



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-138

April 7, 2026

REQUEST

Current Zoning: R-17MF(CD) (Multi-Family, conditional)
Proposed Zoning: R-17MF(CD) SPA (Multi-Family, conditional, site plan amendment)

LOCATION

Approximately 8.62 acres located along the east side of West Tyvola Road, south of South Tryon Street, and west of Sleepy Hollow Road.

(Council District 3 - Mayo)

PETITIONER

Coral Reef Investments, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

The petition is **consistent** with the goals and policies of the *Southwest Middle Community Area Plan* based on the information from the staff analysis and the public hearing. The petition may facilitate the following priority goals of the area plan:

- 2: Neighborhood Diversity & Inclusion may be facilitated by adding additional multi-family stacked units in a mostly developed area where there is a gap in access to housing diversity.
- 3: Housing Access for All may be facilitated by increasing the number of work-force housing units from 6 to 7 units.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition is a site plan amendment (SPA) to previously approved rezoning petition, 2021-235. It requests reducing the permitted number of principal structures, minorly increasing the number of multi-family dwelling units and workforce housing units, removing a pedestrian connection to Sleepy Hollow Road, and modifying a driveway location on West Tyvola Road.
- The site is in alignment with the *2040 Policy Map's* designation of Neighborhood 2 Place Type, which serves as a transition between lower-intensity development and

higher-intensity commercial or mixed-use centers. The site abuts single-family development to the east, a commercial center with restaurant and retail uses to the north, multi-family apartment developments across West Tyvola Road to the west, and a public park to the southeast.

- The Neighborhood 2 Place Type supports low- to mid-rise multi-family residential development. The plan proposes a maximum building height of 65 feet.
- Overall, the site plan amendment introduces minor changes that do not significantly alter the previously approved rezoning plan.
- The site is served by the CATS number 60 local bus and a short walk from the number 16 local bus providing service to the Tyvola Road LYNX Blue Line Station, the airport, and the Charlotte Transportation Center.

Motion/Second: Gaston / Shaw

Yeas: Gaston, Shaw, Millen, Stuart, Caprioli, and Welton

Nays: None

Absent: McDonald

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *Southwest Middle Community Area Plan*.

There was no further discussion of this petition.

PLANNER

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