

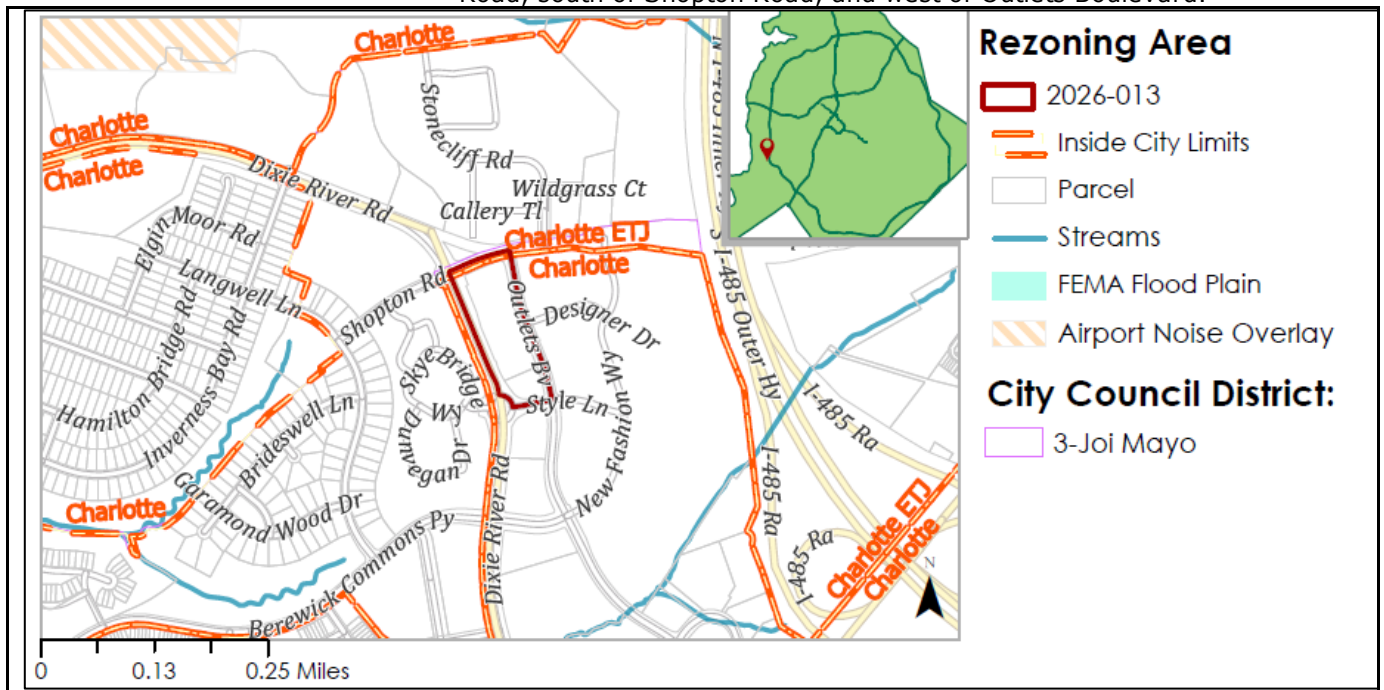
REQUEST

Current Zoning: MUDD-O (Mixed Use Development District-Optional)
Proposed Zoning: MUDD-O SPA (Mixed Use Development District-Optional, Site Plan Amendment)

LOCATION

Address: adjacent to 8536 Outlets Boulevard, Charlotte, NC 28277

Approximately 3.9 acres located north of Style Lane, east of Dixie River Road, south of Shopton Road, and west of Outlets Boulevard.



SUMMARY OF PETITION

The petition proposes to amend a previously approved plan near Charlotte Premium Outlets to allow for an additional 7,000 square feet of retail and/or restaurant uses.

**PROPERTY OWNER
PETITIONER**

Avatar Holdings LLC
Avatar Holdings LLC

AGENT/REPRESENTATIVE

Brian Smith, Urban Design Partners

COMMUNITY MEETING

The community meeting was held on April 9, 2026 and 0 people from the community attended. The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of an outstanding issues related to site and building design.

Plan Consistency

The petition is **consistent** with the goals and policies of the *Southwest Outer Community Area Plan*. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by increasing the presence of goods and service options in the form of 7,000 square feet of gross floor area of retail and/or restaurant uses within ½ mile of a single family neighborhood and apartment community.

Rationale for Recommendation

- The petition would allow for development of a vacant parcel in a Community Activity Center Place Type with 7,000 square feet of retail and/or restaurant uses.
- The proposed new building is designed in an urban form to present a frontage and patio to Style Lane with parking located to the rear of the building.
- The proposed retail and restaurant uses are supportive of this Community Activity Center, which includes the Charlotte Premium Outlets, surrounded by Neighborhood 2 and Neighborhood 1 Place Types. An established sidewalk network connects this site to complementary uses.

PLANNING STAFF REVIEW

• **Background and Zoning District Summary**

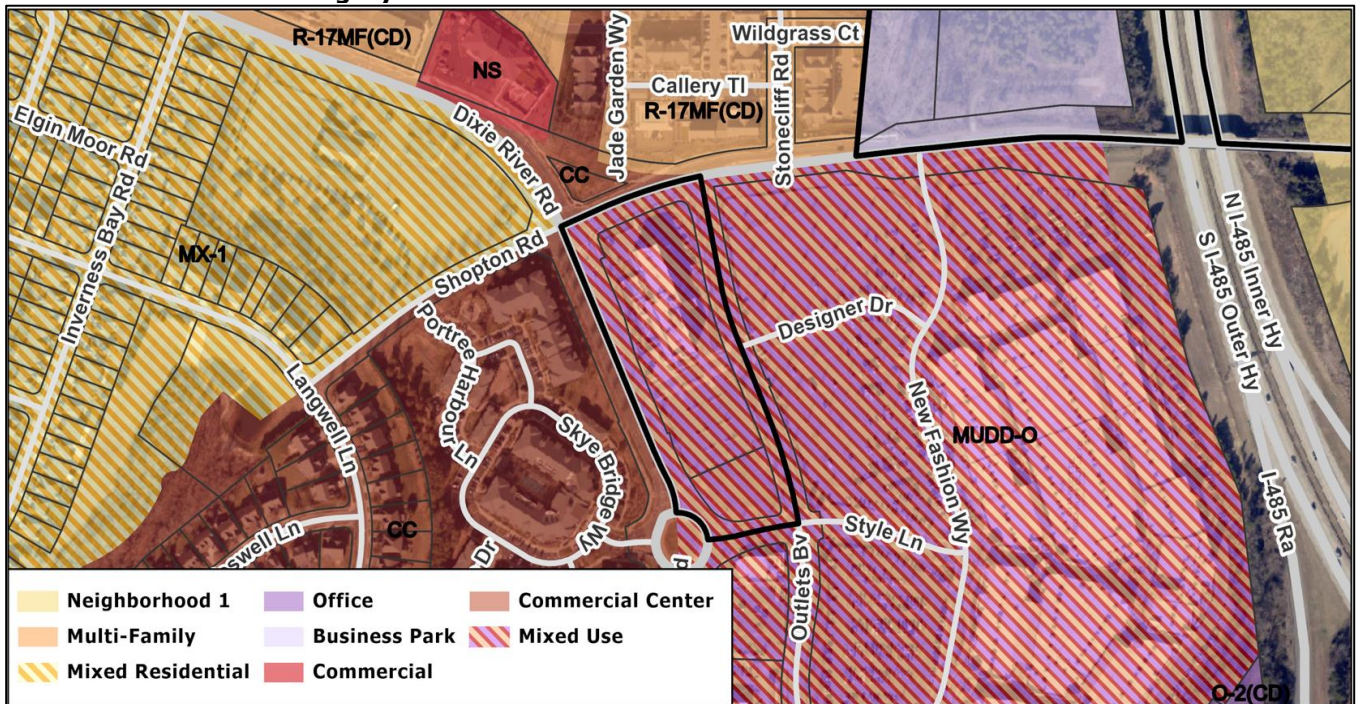
- Existing Zoning:
 - MUDD-O: The Mixed Use Development District encourages mixed use development while maintaining a strong emphasis on pedestrian scale, urban form, and amenities. The "O" indicates that some standards of the MUDD district were modified with the approval of this conditional zoning district. The optional provisions approved under the current zoning established by petition 2016-027 include modifications to signage standards and permitting vehicular parking and maneuvering between buildings and public streets in specified locations.
- Proposed Zoning:
 - MUDD-O SPA: The petition proposes to amend the existing MUDD-O zoning to allow for an additional 7,000 square feet of retail and/or restaurant uses. By definition, the MUDD-O zoning district is a conditional zoning district that includes a site plan and proposes site-specific commitments that further restrict the use of the site.

• **Proposed Request Details**

The site plan amendment contains the following changes:

- Maintains all commitments and development standards of the previously approved plan.
- Allows for an additional 7,000 square feet of retail and/or restaurant uses in Development Area B.

• **Site Context and Imagery**



- This site and the properties to the east and south are zoned MUDD-O to support mixed use development. The properties to the west are zoned CC (Commercial Center) and MX-1 (Mixed Residential), while the properties to the north are zoned CC, R-17MF(CD) (Multi-family Residential, Conditional), and BP(CD) (Business Park, Conditional).



The site, marked by a red star, is surrounded by a mix of uses including commercial, institutional, apartments, and single family dwellings.



Street view of the site as seen from the intersection of Outlets Boulevard and Style Lane.



Street view of the property to the north of the site, which is developed with a hotel.



Street view of the property to the east of the site across Outlets Boulevard, which is developed with the Charlotte Premium Outlets and associated parking.

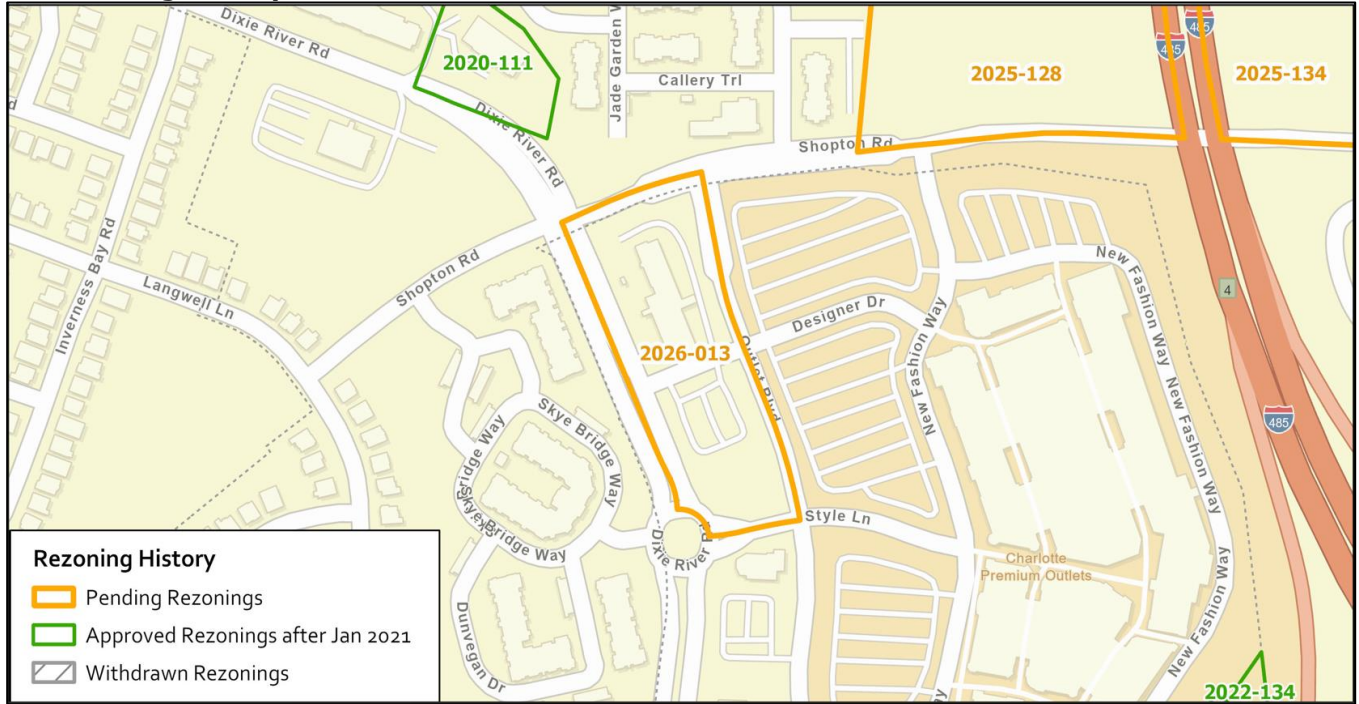


Street view of the property to the south of the site across Style Lane, which is developed with a restaurant.



Street view of the property to the west of the site across Dixie River Road, which is developed with apartments.

• **Rezoning History in Area**



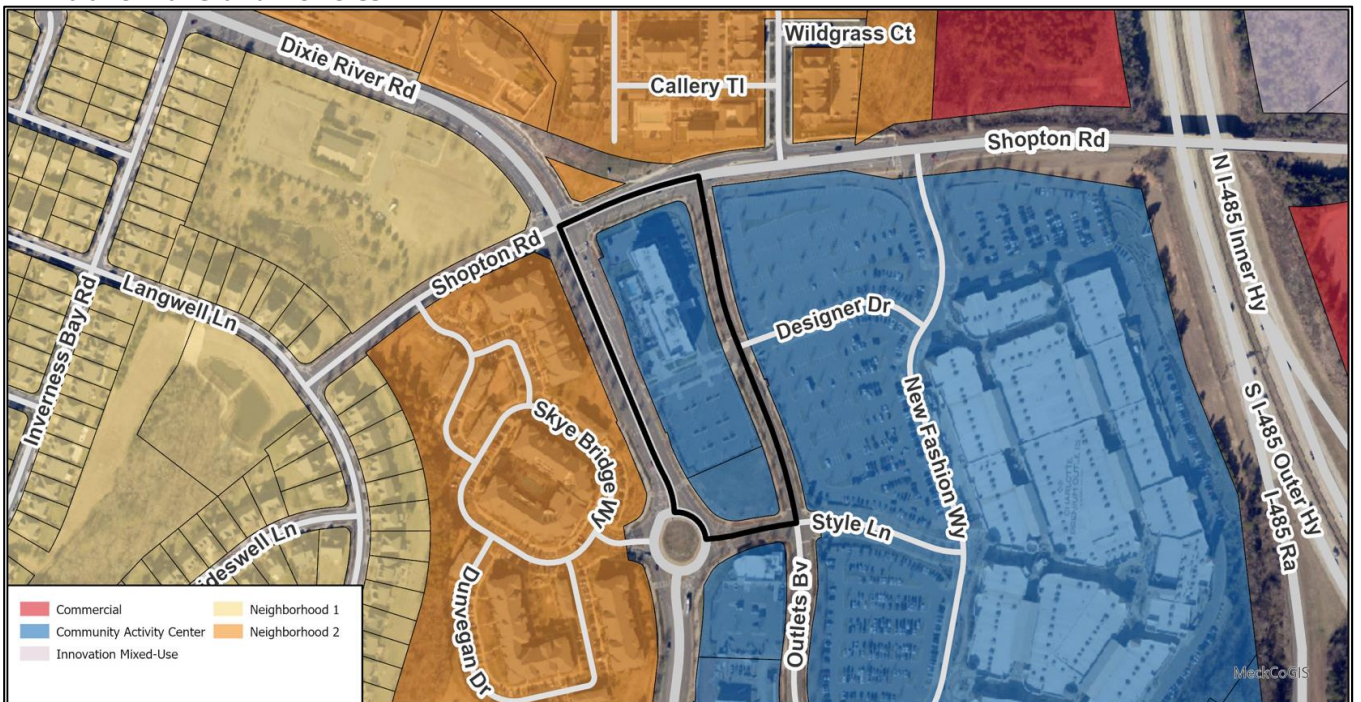
Petition Number	Summary of Petition	Status
2025-134	Proposes to rezone 399 acres from N1-A (Neighborhood 1-A), N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay), CG (General Commercial), and ML-2 (Manufacturing & Logistics 2) to ML-2(CD) (Manufacturing & Logistics 2, Conditional) and ML-2(CD) ANDO (Manufacturing & Logistics 2, Conditional, Airport Noise Disclosure Overlay) to allow for limited uses permitted in the ML-2 zoning district.	Pending
2025-128	Proposes to rezone 15.16 acres from BP(CD) to N2-B(CD) (Neighborhood 2-B, Conditional) to allow for a community of 330 apartments.	Pending
2020-111	Rezoned 1.61 acres from R-17MF(CD) LLWPA (Multifamily Residential, Conditional, Lower Lake Wylie Protected Area) to NS LLWPA (Neighborhood Services, Lower Lake Wylie Protected Area).	Rezoning approved, Childcare center approved and completed (LDC-2021-00268)

• **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• **Public Plans and Policies**



- The *Southwest Outer Community Area Plan* and accompanying *2040 Policy Map* recommends the Community Activity Center Place Type. The proposed rezoning is in alignment with the adopted Community Activity Center Place Type.
 - Community Activity Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.

- This site is within the *Southwest Outer Community Area Plan*. The rezoning petition may help facilitate the priority goal 1: 10 Minute Neighborhoods by increasing the presence of goods and service options in the form of 7,000 square feet of gross floor area of retail and/or restaurant uses within ½ mile of a single family neighborhood and apartment community.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is adjacent to Dixie River Road, a City-maintained major arterial, south of Shopton Road, a State-maintained minor arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. All outstanding CDOT comments have been addressed.
- **Active Projects:**
 - N/A
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 931 trips per day (based on 125 hotel rooms).
 - Existing Zoning Entitlements: 931 trips per day (based on 125 hotel rooms).
 - Proposed Zoning: 1,456 trips per day (based on 125 hotel rooms and 7,000 SF retail).

- **Storm Water Services**

- The petitioner provided notes committing to compliance with the Charlotte Post Construction Controls ordinance.
- **Considerations:**
 - No outstanding issues.

- **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main along Shopton Rd.
- Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Shopton Rd.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.

- **Charlotte Area Transit System**

- **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** See advisory comments at www.rezoning.org

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Site and Building Design

1. Reduce rezoning site to only include parcel 19924158.