

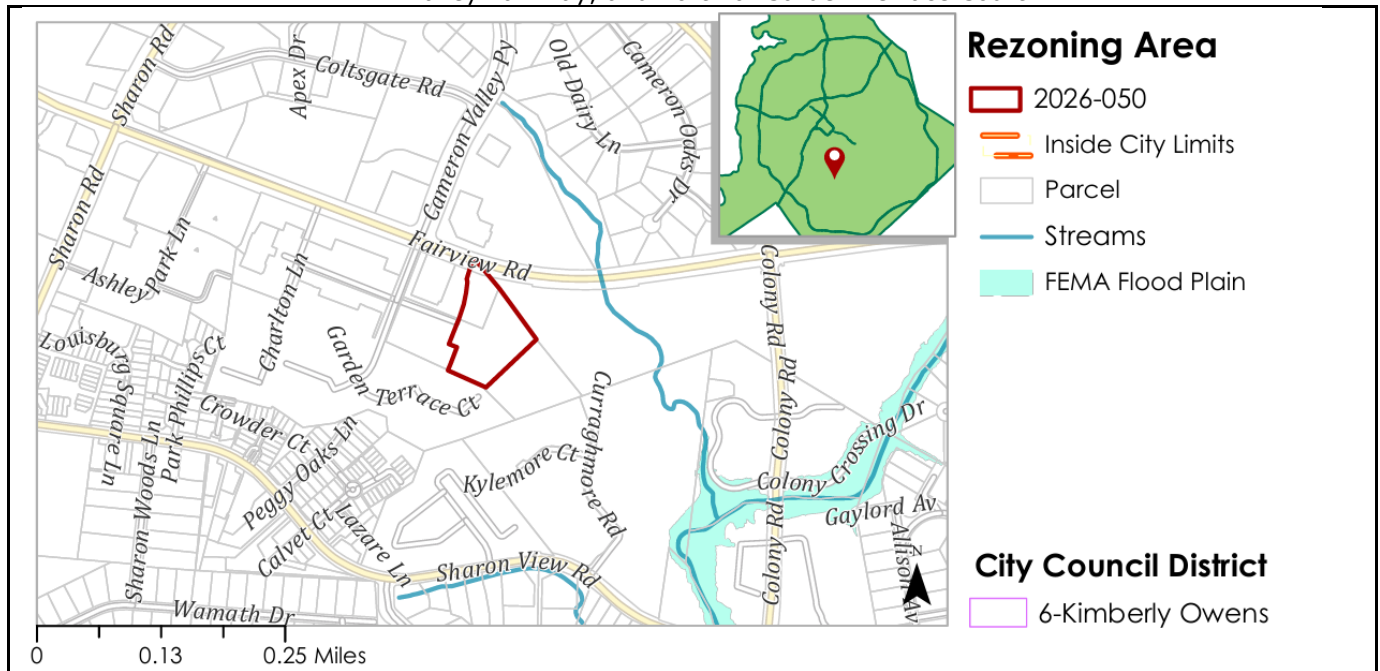
REQUEST

Current Zoning: MUDD-O (Mixed Use Development, Optional)
Proposed Zoning: RAC(CD) (Regional Activity Center, Conditional)

LOCATION

Address: 6920 Fairview Road, Charlotte, NC 28210

Approximately 3.65 acres located south of Fairview Road, east of Cameron Valley Parkway, and north of Garden Terrace Court.



SUMMARY OF PETITION

The petition proposes the development of up to 275 multi-family stacked residential units and up to 15,000 square feet of commercial uses. The site is currently vacant.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Mid-America Apartments, L.P
SPC Retail, LLC
John Carmichael; Robinson Bradshaw

COMMUNITY MEETING

The community meeting was held on September 9, 2026 and 20 people from the community attended. The community meeting report notes that items discussed at the meeting included the petition team introducing the rezoning request for the former Phillips Place theater site and outlining the schedule for upcoming public hearing. The petitioner presented maps, zoning details, and the proposal to rezone the site. The petitioner team explained the consistency of the request with the 2040 Policy Map and described access points, the building envelope, and what portions of the existing parking deck would remain. He emphasized that design details such as elevations and unit mix were not yet available, and that the petitioner is open to receiving additional comments. The meeting then moved to an extensive Q&A session to address community concerns on traffic, parking, stormwater, construction impacts, pedestrian connectivity, and the development timeline.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to environment and requested technical revisions.

Plan Consistency

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

- 1: 10 Minute Neighborhoods may be facilitated by adding up to multi-family units commercial uses in an existing walkable environment. Concentrating new housing and neighborhood-serving commercial space in this Center increases the number of residents and destinations within a short walking distance.
- 2: Neighborhood Diversity & Inclusion may be facilitated by introducing 275 new multi-family units in the heart of the Regional Activity Center where there is a strong concentration of commercial uses and amenities and fewer housing options within the core. This helps diversify the area's housing choices, offering residents the opportunity to live within the Center.

○

Rationale for Recommendation

- The site is located within the SouthPark Regional Activity Center, an area characterized by established higher-intensity commercial and residential development. The proposal aligns with this context by placing new multi-family housing in an area already supported by robust infrastructure and mixed-use activity.
- Streetscape improvements along Fairview Road, including a 12-foot multi-use path and 8-foot planting strip, enhance pedestrian conditions and advance the corridor's shift toward a more walkable environment.
- The project adds a 10-foot landscape strip and a 6-foot solid fence along the southern property line for additional buffering for the existing, abutting residential.
- A 15-foot easement is reserved for a potential future public pedestrian/greenway trail for connectivity.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

- Existing Zoning:
 - MUDD-O: RZP- 2021-151 rezoned the site to allow up to 250,000 square feet of office space and up to 20,000 square feet of commercial uses, with options to convert some office space to additional retail or lodging. It also permitted building heights up to 250 feet within the designated envelope.
- Proposed Zoning:
 - RAC: This district is intended to accommodate major employment locations, cultural destinations, and mixed-use development that serves both the local and regional markets. The standards of the district encourage an urban pedestrian-oriented environment that is characterized by high-quality design and ease of access via transit.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

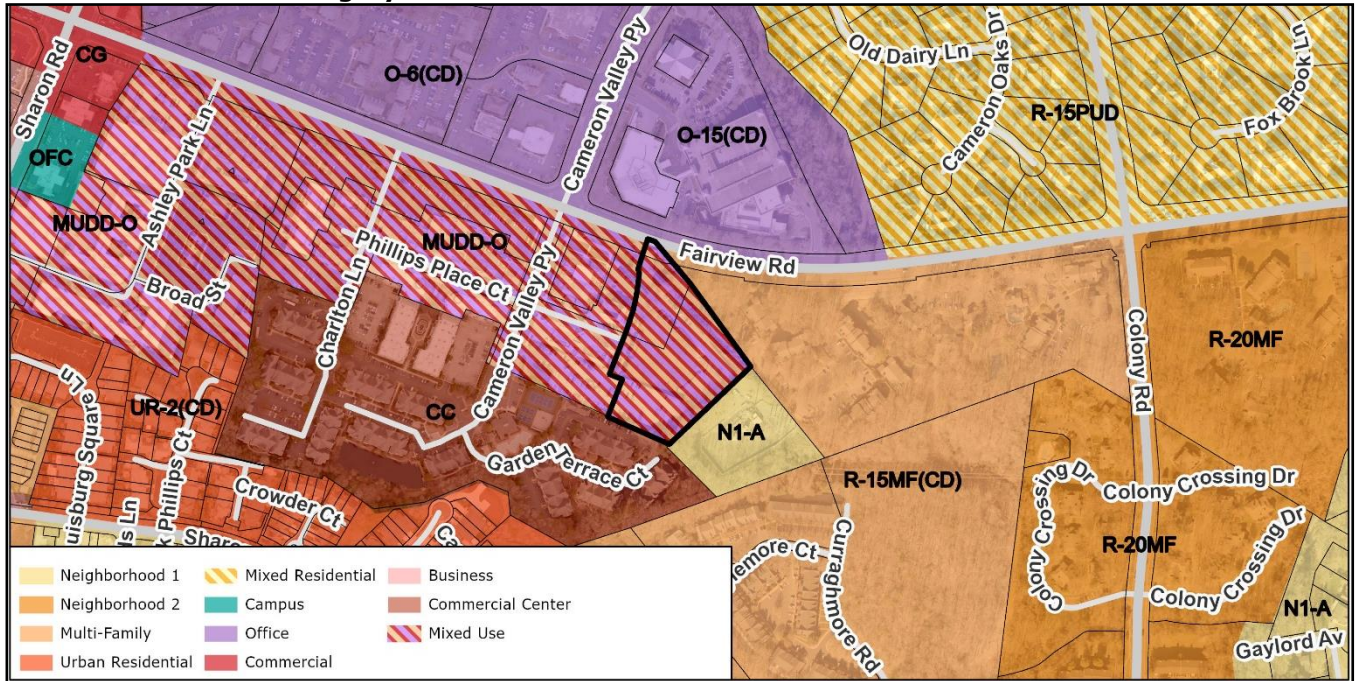
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The site will be rezoned to RAC(CD) and may include one principal building within the designated building envelope.
- Development proposes up to 275 multifamily stacked dwelling units.
- Up to 15,000 square feet of non-residential uses may be included on the ground floor only; these uses do not include leasing offices, clubhouse, gym, or other residential amenity spaces, as those are treated as accessory uses.
- Maximum building height permitted is 120 feet.
- A minimum 10 foot landscape yard with a 6 foot opaque fence will be provided along the southern property line (Class C landscape yard).
- Transportation Improvements:
 - A minimum 8 foot planting strip and 12 foot multi use path will be installed along Fairview Road.
 - Off street parking may be provided through structured and/or surface parking, located on or off site.

- Internal sidewalks and pedestrian connections will be provided, with locations subject to minor modifications during permitting.
- Environmental:
 - Landscape areas and buffers will meet Class C landscape yard standards along the southern edge of the site.
 - Open space and green area requirements will be met per the UDO.
 - A 15 foot permanent easement will be provided for a potential future public pedestrian/greenway trail.

• **Site Context and Imagery**



- The site is zoned MUDD-O (Mixed Use Development District – Optional) and is located within an established mixed-use activity center anchored by Phillips Place and Fairview Road. It is surrounded to the west and northwest by additional MUDD-O and CC (Commercial Center) districts that support a blend of commercial, retail, and residential uses. North of Fairview Road, the zoning transitions to office districts (O-15(CD) (Office-15, conditional) and O-6(CD) (Office-6, conditional), reinforcing the corridor’s commercial and employment character. To the south and east, zoning shifts to predominantly residential districts N1-A (Neighborhood 1-A), R-15MF(CD) (Multi-family Residential), and R-20MF (Multi-family Residential). The site sits at a key transitional point between a mixed-use corridor and surrounding multi-family residential communities.



- The surrounding area features a blend of commercial, mixed-use, and residential development, with dense retail and service uses clustered to the west and northwest within the Phillips Place and SouthPark commercial districts. Office buildings and structured parking are located along Fairview Road, forming a commercial corridor adjacent to the site. To the east and southeast, the landscape transitions into established residential neighborhoods characterized by multi-family homes and wooded buffers.



This is a street view of the site which is currently vacant.



This is a street view north of the site and consists of medical offices.



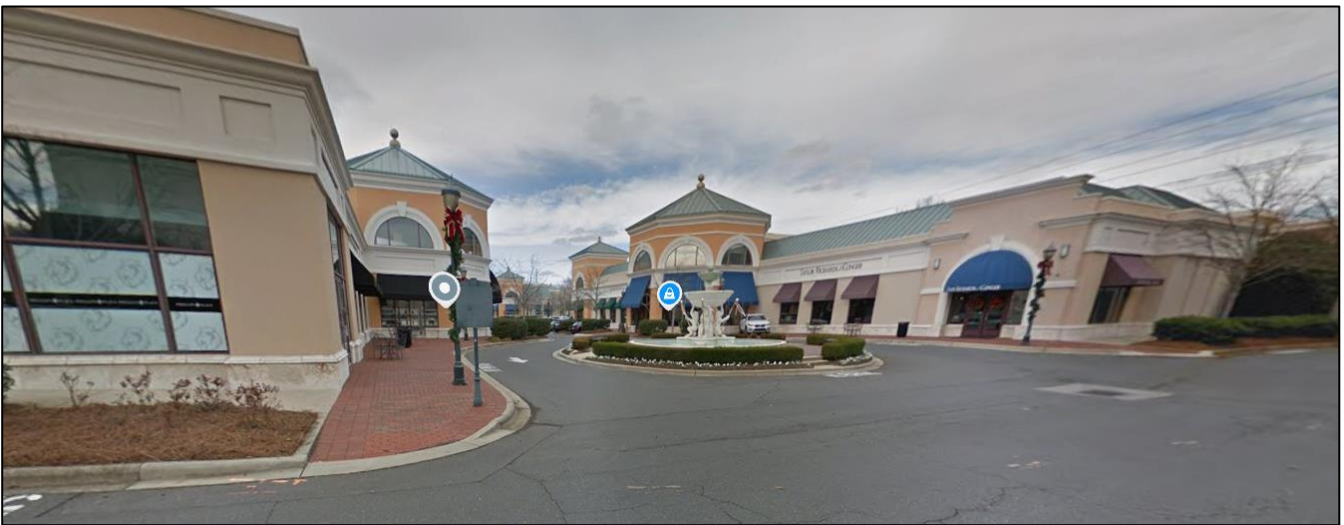
This is a street view east of the site and contains a multi-family stacked apartment development.



This is a street view south of the site and consists of a multi-family residential development.

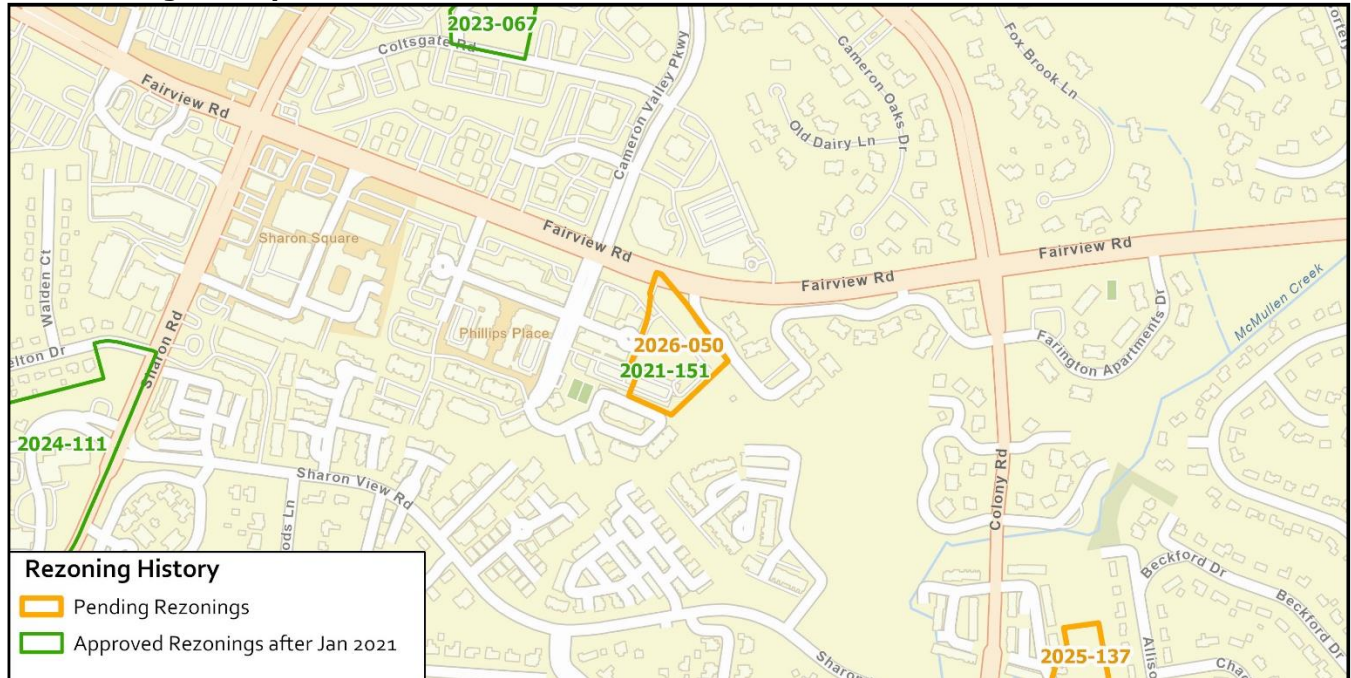


This is a street view southeast of the site and contains utility infrastructure.



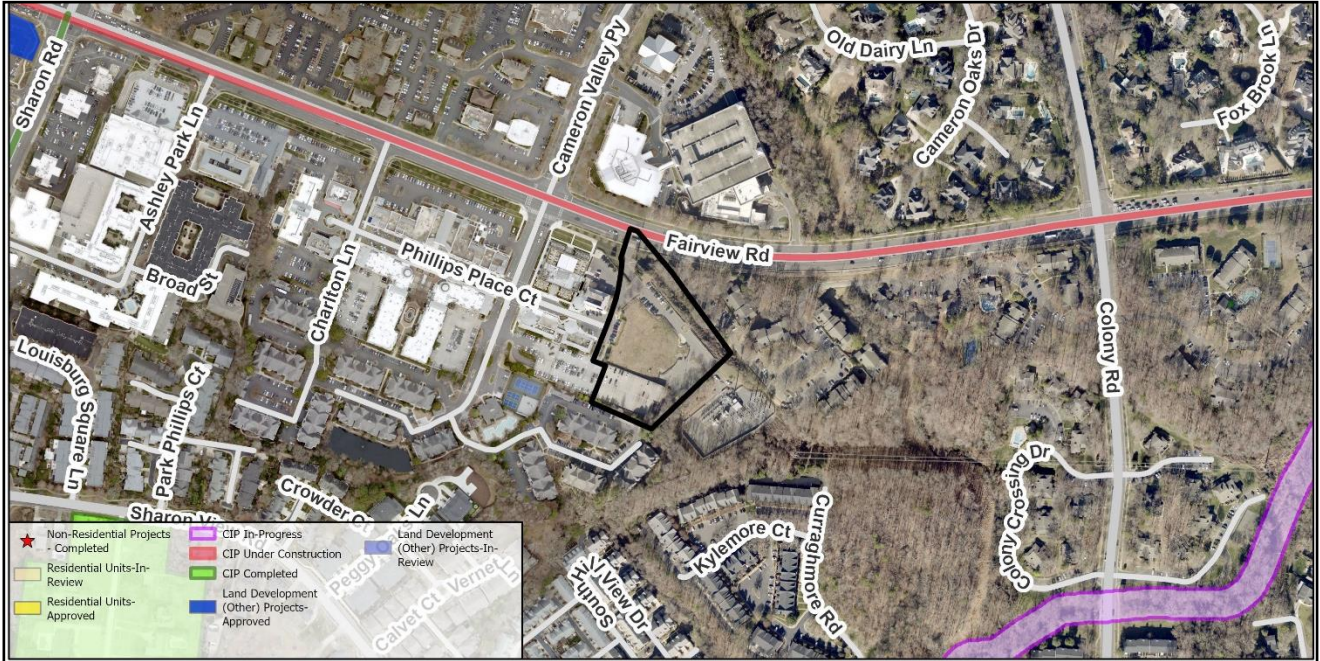
This is a street view west of the site and contains a shopping center.

- Rezoning History in Area**



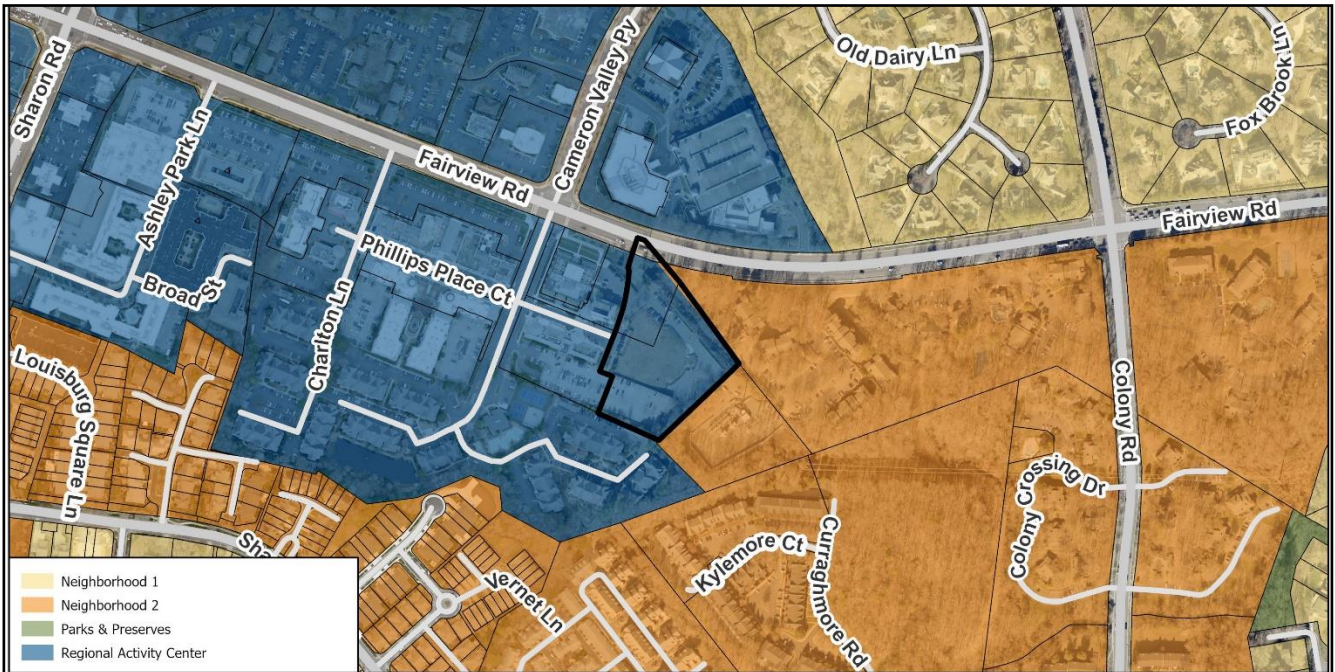
Petition Number	Summary of Petition	Status
2021-151	Rezoned 3.65 acres from MUDD-O district to MUDD-O SPA district to allow for the redevelopment of the existing movie theater with up to 250,000 square feet of office uses and up to 20,000 square feet of commercial uses subject to conversion rights for the site located in the Phillips Place Shopping Center in the SouthPark area.	Rezoning approved, permit application submitted and approved (SDFPMA-2020-00146), subdivision of an existing lot related to Restoration Hardware.
2023-067	Rezoned 2.28 acres from MUDD-O district to RAC(CD) district to allow for a multi-family residential development as part of the Apex Southpark project.	Rezoning approved, permit application submitted and approved (SDFPMA-2020-00474), construction complete.
2024-111	Rezoned 27.2 acres from R-3(CD) (Single Family Residential, conditional), MUDD-O, INST(CD) SPA (Institutional, conditional, site plan amendment) district to R-3 SPA (CD) (Single Family Residential-, site plan amendment) , MUDD-O SPA (Mixed Use Development, Optional, site plan amendment), and INST(CD) SPA (Institutional, conditional, site plan amendment) district to combine two buildings into one, increase building height, modify elevations, expand the MUDD-O footprint, and add a monument sign on a site currently developed as an independent and assisted living campus.	Rezoning approved, permit application submitted and approved (SDFPMA-2020-00474), construction complete.
2025-137	Rezoned 3.07 acres from N1-A (Neighborhood 1-A) and R-20MF (Multi-family Residential) district to N2-A(CD) (Neighborhood 2-A, conditional) district to allow for a multi-family development tied to rezoning petition 1971-086 and proposes to allow for the development of up to 10 multi-family attached residential units.	Rezoning pending for final decision.

• 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 *South Middle Area Plan* and accompanying *2040 Policy Map* recommends the Regional Activity Center Place Type. The proposed rezoning is in alignment with the adopted Regional Activity Center Place Type.
 - Regional Activity Centers are large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.
 - This site is within the *South Middle Area Plan*. The rezoning petition may help facilitate the priority goals 1 and 2 given its commitment to develop up to 275 multi-family stacked units, as well as up to 15,000 square feet of commercial uses and increasing housing choice within a

larger Regional Activity Center that includes a balance of non-residential uses and amenities within walking distance.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to Fairview Road, a city-maintained major arterial, east of Cameron Valley Parkway, a privately maintained local street. The petition is located in a Southpark mixed use activity center outside of Route 4, within the Southpark Small Area Plan.
- **Active Projects:**
 - N/A
- **Transportation Considerations:**
 - See Requested Technical Revisions, Note 4
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant).
 - Existing Zoning Entitlements: 4593 trips per day (based on General Office, Retail).
 - Proposed Zoning: 2051 trips per day (based on Apartments and Retail).

- **Storm Water Services**

- This property drains to McMullen Creek, which is an impaired/degraded stream, and may contribute to downstream flooding. This project has the opportunity to mitigate future impacts to this drainageway,
- **Considerations:**
 - See Requested Technical Revisions, Note 5

- **Charlotte Water**

- Sewer is accessible for this rezoning boundary. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections.
- The closest water distribution main is approximately 250 feet west of the rezoning boundary along Fairview Rd. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections.
- Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Fairview Rd.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- The development may add 94 students to the schools in this area. The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Sharon Elementary currently at 59% utilization, would increase to 63%
 - A Graham Middle currently at 81% utilization, would increase to 83%
 - S Meck High currently at 68% utilization, would increase to 69%.
- **Considerations:**
 - The schools serving this development currently operate at the utilization levels shown above. Charlotte-Mecklenburg Schools evaluate both school capacity and utilization when assessing the potential impacts of new development. School capacity is the number of students a facility is designed to accommodate, while school utilization represents enrollment as a percentage of that capacity. While utilization above 100% indicates enrollment exceeds permanent building capacity, schools may continue operating through the use of mobile classrooms, program adjustments, boundary changes, or future capital investments.
 - See advisory comments at www.rezoning.org

- **Charlotte Area Transit System**

- CATS will require the installation of an ADA-compliant bus detail as part of the Land development process.
- **Considerations:**
 - See advisory comments at www.rezoning.org

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** Reviewed, no comments.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** Reviewed, no comments.
- **Erosion Control:** Reviewed, no comments.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** See Outstanding Issues, Notes 1 and 2

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGEnvironment

1. A tree survey shall be required for all conditional zoning map amendments.
2. There are existing street trees along Fairview Road that need to be illustrated.
3. Please specify what type of open space is being proposed and depict its designated locations meeting the minimum dimension requirements. Programmed, usable open space is the intent, so please include prescriptive standards for the open space notes for each component.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGInfrastructure

4. Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued." (The transportation improvements for this site would consist of the 12' MUP as shown on plans.)
5. Add a note for mitigation and stormwater management options related to the property drains to McMullen Creek, an impaired/degraded stream, and may contribute to downstream flooding.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Sheighla Tippet (980) 384-4632