

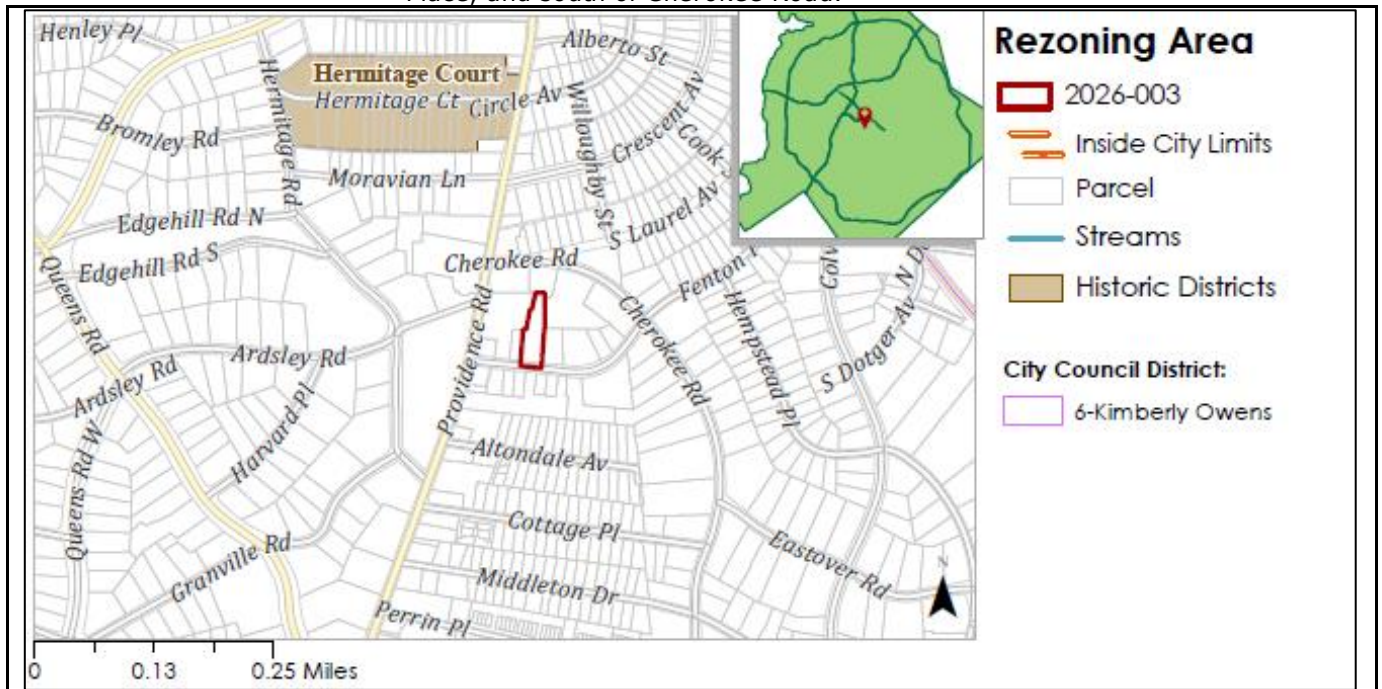
REQUEST

Current Zoning: OFC (Office Flex Campus)
Proposed Zoning: NC(CD) (Neighborhood Center, conditional)

LOCATION

Address: 514 Fenton Place, Charlotte, NC 28207

Approximately 0.84 acres located east of Providence Road, north of Fenton Place, and south of Cherokee Road.



SUMMARY OF PETITION

The petition is currently developed with a surface parking lot and proposes to allow for a mixed used development under the Neighborhood Center zoning district.

**PROPERTY OWNER
PETITIONER**

Consolidated Reality Company INC
SLRH Acquisitions, LLC

AGENT/REPRESENTATIVE

Bridget Grant, Moore and Van Allen

COMMUNITY MEETING

The community meeting was held on March 12, 2026 and 15 people from the community attended.

The community meeting report notes that items discussed at the meeting included an overview of the limited rezoning request for the 0.84-acre OFC-zoned rear portion of parcel 15506102, along with an explanation of how the City of Charlotte’s UDO (Unified Development Ordinance) applies to site design, building height, and land development processes for the petition. The development team reviewed the project background and timeline, noting prior stakeholder meetings as well as the planned public hearing and subsequent review steps. They described the purpose of rezoning the OFC portion to align design standards with the remainder of the site, and presented details such as proposed edge conditions, permitted building heights, buffers, and setback distances from neighboring properties. Illustrative examples were shared to show what could be built under existing versus proposed zoning. A question-and-answer session followed, with attendees asking about maximum

building height, traffic study timing, and planned improvements including new sidewalks and street trees.

The full meeting report is available online.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

- o 2: Neighborhood Diversity & Inclusion may be facilitated by opening options to develop a mix of uses, including multi-family stacked residential units.

Rationale for Recommendation

- The Fenton Place and Providence Road intersection sits within an area identified as a Neighborhood Center Place Type by the *2040 Policy Map*. This activity center is intended to be a walkable mixed-use district that includes a mix of residential buildings, small-scale commercial uses, and neighborhood-serving businesses. The *South Inner Community Area Plan* supports adding new development to what is currently an underutilized surface parking area to create a more connected, pedestrian-friendly center.
- The proposed rezoning to the NC district allows for infill development on the site to encourage redevelopment from an existing parking lot to multi-family residential units along with neighborhood-scale commercial uses such as office, retail, restaurant, personal services, and fitness facilities.
- The site is near existing transit, with nearby bus stops served by CATS Route 14 along Providence Road, encouraging accessibility and connectivity.
- The petition commits to a 10-foot landscape buffer with enhanced plantings, planted to class B landscape yard buffer standards, and a 6-foot fence along the eastern property line to create privacy and soften the transition between any new structures and the homes along the rezoning boundary.
- Prohibits vehicular facilities and minor vehicle repair facilities
- The petition could facilitate the following additional *2040 Comprehensive Plan* Goals:
 - o 1: 10 Minute Neighborhoods may be facilitated by allowing a mix of uses with the opportunity for more goods and services near existing, established neighborhoods.

PLANNING STAFF REVIEW

• **Background and Zoning District Summary**

- Existing Zoning:
 - o OFC: This district is intended to address large-scale office, research, and medical campuses that may include some light industrial components, with associated supporting uses to serve the everyday needs of employees and visitors. OFC developments are relatively low intensity and should foster walkability and connections to the external pedestrian network.
- Proposed Zoning:
 - o NC: This district is intended to support a pedestrian-friendly, mixed-use neighborhood environment, allowing access to daily shopping needs and services within walking distance of nearby residential neighborhoods.
 - o Conditional (CD): Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

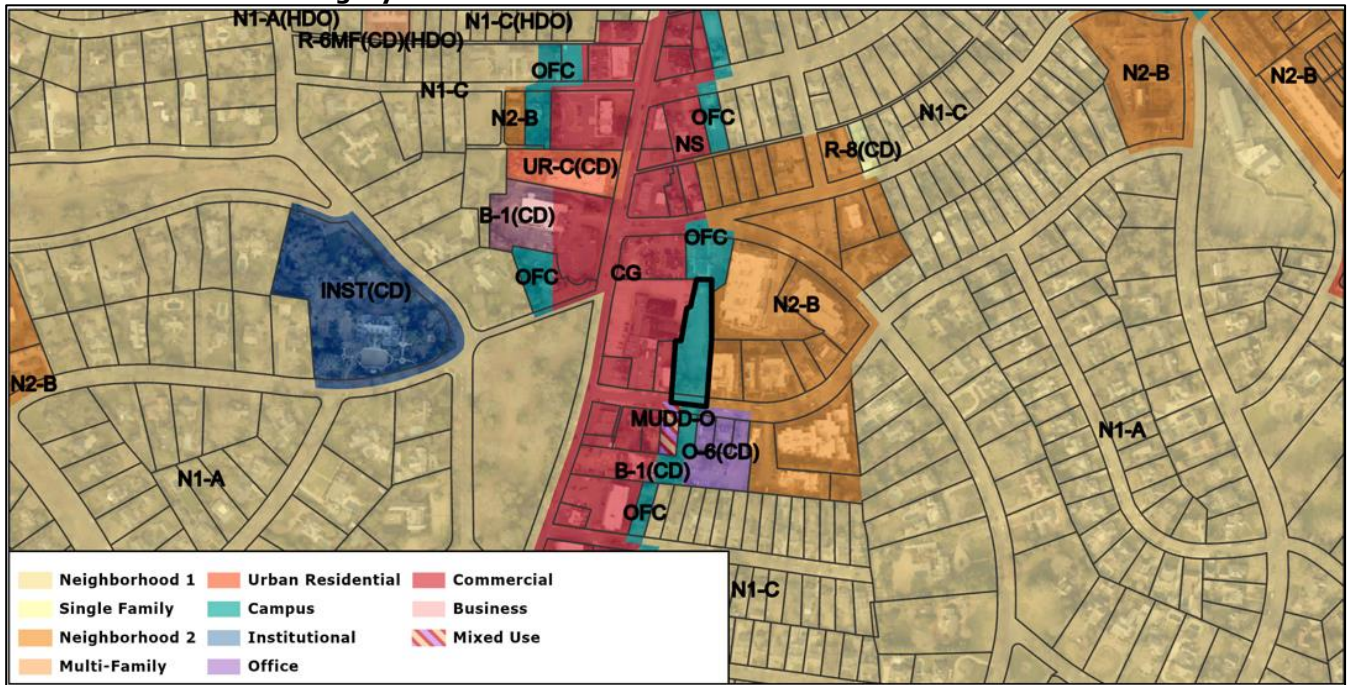
• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

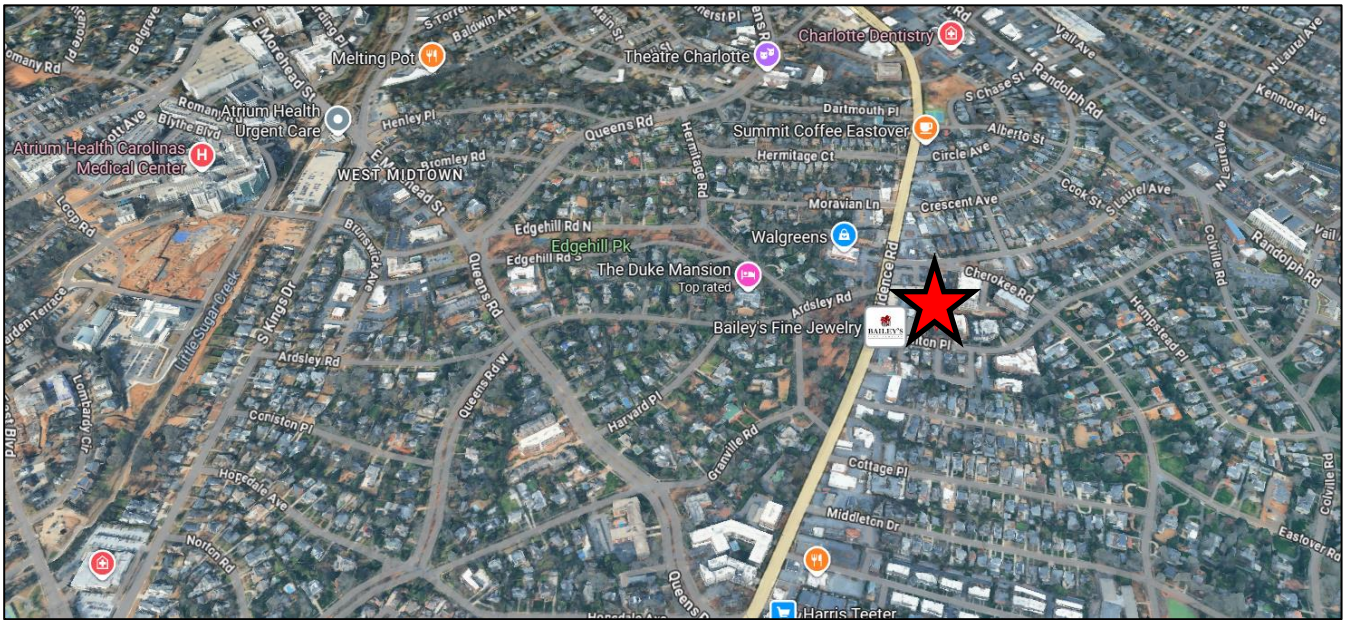
- The rezoning petition proposes to rezone approximately 0.84 acres located east of Providence Road, north of Fenton Place, and south of Cherokee Road from OFC (Office Flex Campus) to NC(CD) (Neighborhood Center, conditional).

- The proposed uses include multi-family stacked residential units and commercial uses permitted in the NC district such as office, retail, restaurant/bar, personal services, and fitness uses.
- Parking is proposed at grade, on the ground floor, and/or within subterranean levels. Portions of structured parking at the ground-floor level may be above grade only when screened from shared property lines with landscaping, walls, or similar treatments
- The petition commits to setback conditions as follows: principal buildings above grade must comply with the minimum setback distances from the eastern property line as specified in the conditional plan: 38 feet from Parcel 155-061-84, 18 feet from Parcel 155-066-01, and 24 feet from Parcel 155-061-18. Egress pathways, stairs, landscape walls, and similar features may encroach into these setback areas.
- The rezoning proposes a minimum 10-foot-wide Class C landscape yard with enhanced plantings planted to class B landscape yard buffer standards along the eastern property line.
- The petition proposes to a 6-foot-tall fence to be installed between the building and the required 10-foot landscape yard along the eastern property line.
- Prohibits vehicular facilities and minor vehicle repair facilities

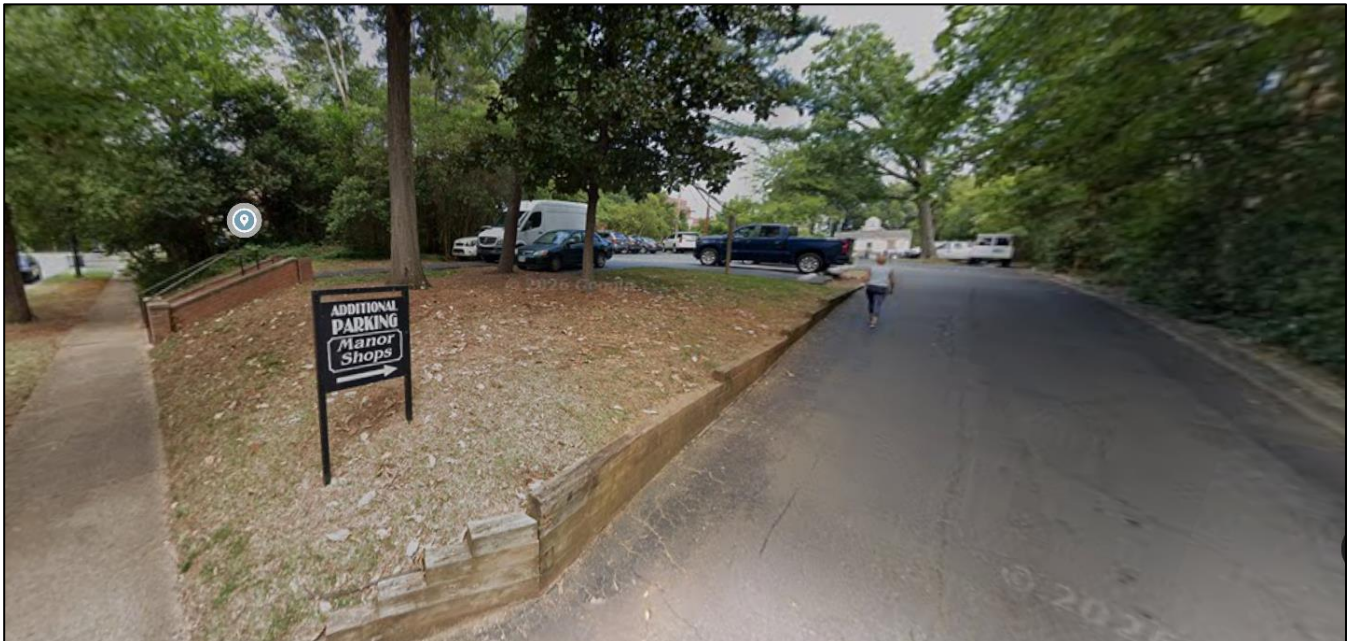
• **Site Context and Imagery**



The site is zoned OFC (Office Flex Campus) and used for surface parking, with surrounding zoning consisting of office, mixed-use (MUDD-O), General Commercial (CG), and N2-B (Neighborhood 2-B) zoning. The broader area contains a diverse mix of Neighborhood 1 and 2 districts, single-family and multi-family residential, office, business, commercial, mixed-use, and institutional zoning designations.



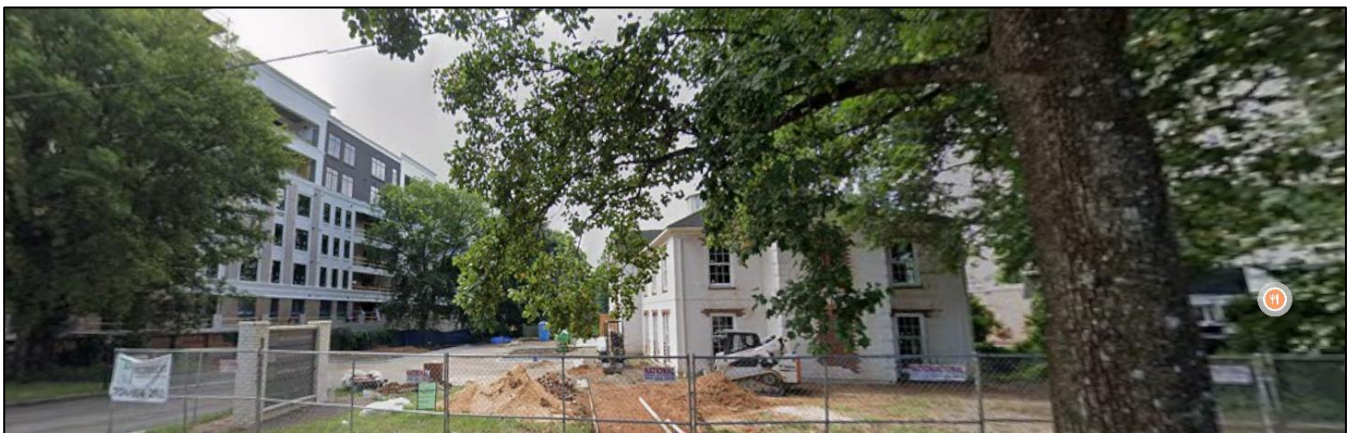
The site is indicated by a red star and is framed by a variety of land uses: to the north is Cherokee Road, beyond that are low-rise office and retail uses at the Providence Road intersection transitioning into single-family homes; to the south, it adjoins Fenton Place condominiums and extends into Eastover's single-family residential area; on the east, it directly borders well-established single-family homes in the Eastover neighborhood; and to the west, across Providence Road, lie office buildings and small-scale commercial establishments that line the corridor.



This is a street view of the site facing north on Fenton Place. The site is currently developed with surface parking.



This is a street view of the site, facing south.



This is a street view from Cherokee Road, of the property to the north of the site. It is developed with an office with an associated parking lot.



This is a street view from Providence Road of the development to the west of the site. It is currently developed with various commercial uses.



This is a street view from Fenton Place of the property to the east of the site. It is currently developed with multi-family units.



This is a street view from Cherokee Road, of the property to the northeast of the site. It is developed with multi-family stacked units.

• **Rezoning History in Area**



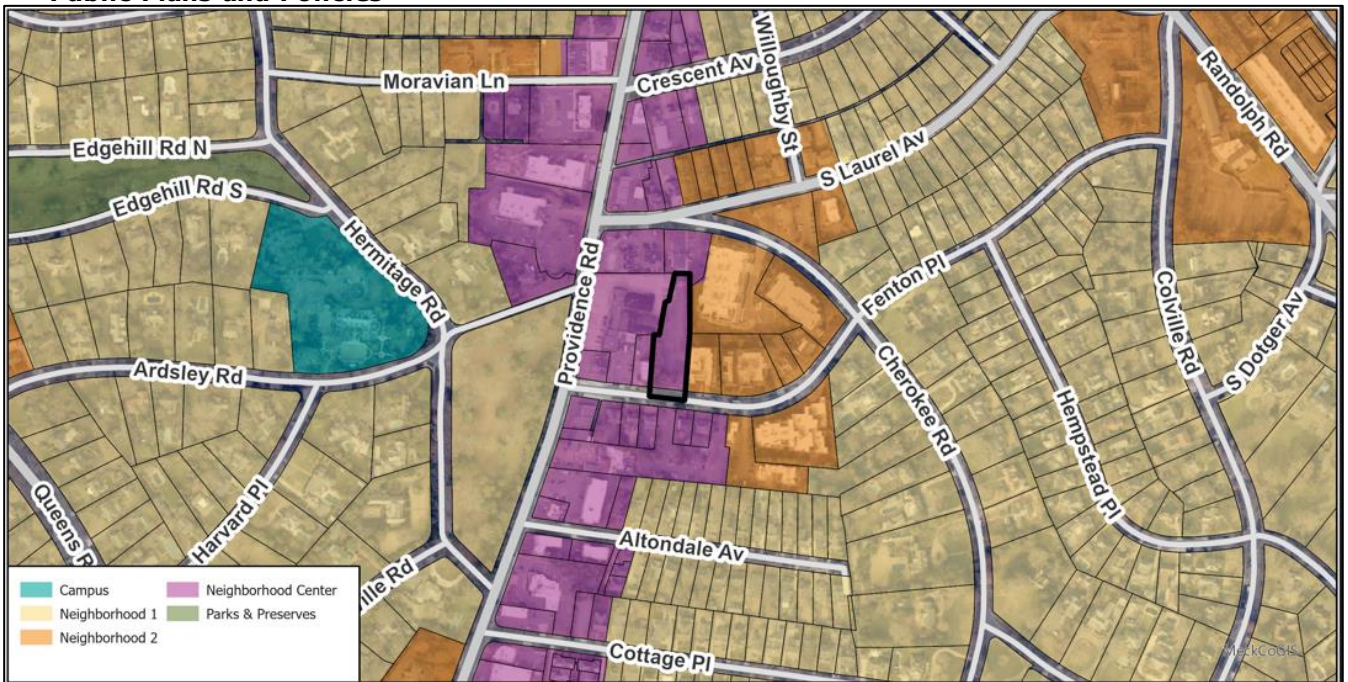
Petition Number	Summary of Petition	Status
2020-041	Rezoned approximately 1.12 acres from B-1 (Neighborhood Business) to O-2 (Office) to allow for all uses permitted within the O-2 zoning district.	Rezoning withdrawn.
2021-031	Rezoned approximately 0.23 acres from R-5 (Single Family Residential) district to R-8(CD) (Single Family Residential, conditional) to allow for a duplex.	Rezoning approved, permit application approved (LDPLAT-2024-00167), and site construction complete for a condominium, currently addressed 238 south Laurel Avenue.
2022-113	Rezoned approximately 1.02 acres from B-1 (Neighborhood Business) to O-2 (Office) to MUDD(CD) to allow for a mixed-use development including residential, office, and retail uses.	Rezoning withdrawn.
2022-190	Rezoned approximately 1.08 acres from UR-C(CD) (Urban Residential- Commercial, conditional) to UR-C(CD) SPA (Urban Residential- Commercial, conditional, site plan amendment) to allow for the development of a product knowledge building, containing non-residential permitted uses including office, training, vocational school, conference and meeting rooms, and small-scale event space.	Rezoning approved, permit application approved (LDGP-2023-00224), and site construction complete for a for a 28,000 square foot building with associated surface parking for a Charlotte Pipe and Foundry Product Knowledge Training.

• **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 Inner Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood Center Place Type. The proposed rezoning is in alignment with the adopted Neighborhood Center Place Type.
 - Neighborhood Centers are small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.
 - This site is within the *South Inner Area Plan*. The rezoning petition may help facilitate priority Goal 2, Neighborhood Diversity and Inclusion by opening options to develop a mix of uses, including multi-family stacked residential units. The petition could facilitate the additional

Comprehensive Plan Goal 1, 10-Minute Neighborhoods, by allowing a mix of uses with the opportunity for more goods and services near existing, established neighborhoods.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to Fenton Place, a City-maintained local street, east of Providence Road, a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to minor conditional rezoning that has no significant traffic impacts. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- **Active Projects:**
 - N/A
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 1476 trips per day (based on retail uses present on the entirety of the parcel though this rezoning boundary for a portion of the parcel only contains surface parking and no primary uses).
 - Existing Zoning Entitlements: 1476 trips per day (based on OFC).
 - Proposed Zoning: To many uses to determine (based on NC).

- **Storm Water Services**

- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Fenton Pl. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main along Fenton Pl.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- The Tier 1 conditions of the plan allow a variety of uses and lack specific unit information; therefore, the impact on local schools cannot be determined.
 - Eastover Elementary currently at 85% utilization
 - Sedgefield Middle currently at 60% utilization
 - Myers Park High currently at 108% utilization
- **Considerations:**
 - Existing school capacity in this area is currently adequate for elementary, middle, and high schools. Utilization is above 100% for high school; however, it is below the flex limit of 130%. See advisory comments at www.rezoning.org

- **Charlotte Area Transit System**

- **Considerations:**
 - Reviewed, no comments.

- **CITY DEPARTMENT COMMENTS**

- **Charlotte Department of Housing and Neighborhood Services:** Reviewed, no comments.
- **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:** Reviewed, no comments.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:**
 - **Considerations:**
 - Recommends that the petitioner includes the entirety of parcel 15506102 in the rezoning so that the proposed redevelopment can be considered holistically and reviewed as such. Recommends that the petitioner consider an adaptive reuse of the Manor Theatre building. And if the petitioner were to demolish all of the buildings and redevelop the site, there should be efforts made to work with the Historic Landmarks Department to identify ways that the rezoning can ensure elements of historic preservation through specific architectural notes on items such as building materials or facade features.
 - See advisory comments at www.rezoning.org
- **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 HEARINGSite and Building Design

- ~~1. Entitlement Services: Consider a larger or enhanced landscape yard that meets planting standards for a Class B landscape yard, especially where the site is adjacent to the condominiums. ADDRESSED~~
- ~~2. Entitlement Services: Provide a clear list of prohibited uses for the site such as auto-centric uses. ADDRESSED~~

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGTransportation

- ~~3. CDOT: Revise Transportation note b to include required streetscape improvements along Providence Road frontage. ADDRESSED~~

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Sheighla Tippett (980) 384-4632