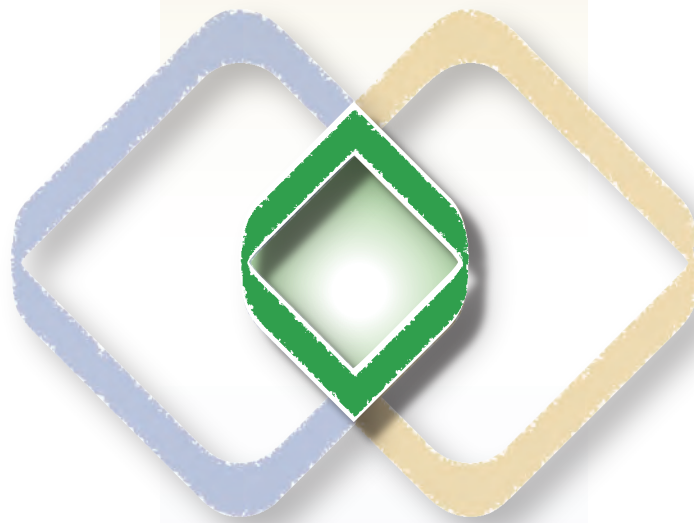


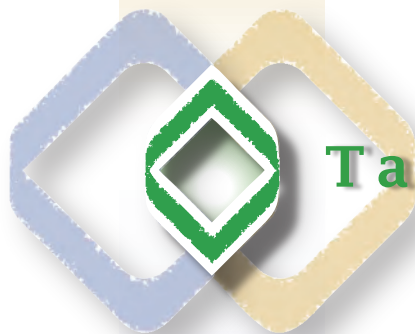
# **Communities United for Action** **EASTSIDE - WESTSIDE** **COALITION MEETING**



**May 3, 2014**

Charlotte-Mecklenburg Planning Department





# Table of Contents

- 1 Planning Department Overview**
- 2 Planning Department Organization Chart**
- 3 Planning Department Initiatives**

## Snapshot Overviews

Eastside Snapshot		Beatties Ford Road Corridor Snapshot	
9	Adopted Future Land Use Map	19	Adopted Future Land Use Map
10	Adopted Area Plans Map	20	Adopted Area Plans Map
11	Existing Zoning Maps <ul style="list-style-type: none"><li>a. East Area 1</li><li>b. East Area 2</li></ul>	21	Existing Zoning Map
12	Glossary of Zoning Terms	22	Glossary of Zoning Terms
13	Rezoning Process	23	Rezoning Process
14	Approved Rezoning Petitions (2009 - March 2014)	24	Approved Rezoning Petitions (2009 - March 2014)
15	Approved Rezoning Petitions Summary Table	25	Approved Rezoning Petitions Summary Table
16	Building Permits Map (2009 - 2013)	26	Building Permits Map (2009 - 2013)
17	Building Permits Summary Table	27	Building Permits Summary Table
18	City Engineering Projects	28	City Engineering Projects
<b>29 Funded CIP Map (2002 - 2010)</b>			
<b>30 Proposed CIP Map</b>			

*Contact Information (see back cover)*



## **Planning Department Overview**

The **Charlotte-Mecklenburg Planning Department** is a public planning agency established in 1954 as a joint City-County Department to provide integrated planning services to the City of Charlotte and unincorporated areas of Mecklenburg County. In 2003, the City and County amended their Inter-local Cooperative Agreement to make the Planning Department a City Department, while still providing planning services to both jurisdictions.

Today, the Planning Department provides a comprehensive array of long-range planning, land development and strategic planning services to improve the quality of life in Charlotte-Mecklenburg. These services address land use, regulatory and special service areas. The Department also works with a 14-member appointed Planning Commission that advises on planning and zoning issues. Additionally, staff works with the City Council, Board of County Commissioners, stakeholder groups, citizens and other advisory boards, which includes the Zoning Board of Adjustment (ZBA), Historic District Commission (HDC) and Charlotte Regional Transportation Planning Organization (CRTPO), to ensure that the community plans and prepares for the future.

The Planning Department has three core service areas responsible for providing a number of key planning services.

### **1. Long Range Planning Services**

- a. Area Plans
- b. Transportation

### **2. Development Services**

- a. Rezoning
- b. Zoning Administration
- c. Subdivision Administration
- d. Historic District Commission

### **3. Strategic Planning**

- a. Urban Design
- b. Capital Facilities
- c. Community Engagement

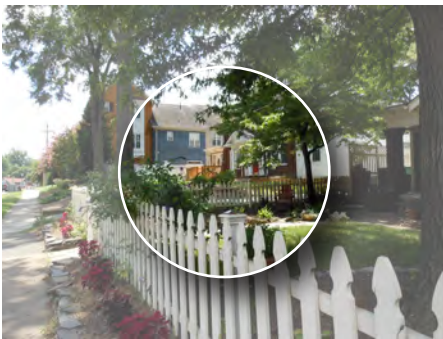


## Planning Director

Leadership Team

### **Business/Executive Services**

Sets strategic direction for the department and manages the overall operation and administration, including budgeting, training, coordinating with City Manager's office and support of the Planning Commission.



Assistant Director

### **Long Range Planning Services**

Develops plans and policies that help to enhance livability, strengthen economic competitiveness, provide transportation options, and ensure the orderly growth of our community.



Assistant Director

### **Strategic Planning Services**

Implements Charlotte's community vision by providing urban design guidance, design services, community outreach, and strategic planning for developing and redeveloping areas.






Assistant Director




### **Development Services**

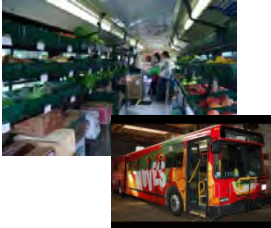

Provides regulatory services designed to help achieve the community vision. These include managing the rezoning, subdivision and historic district processes; updating the Zoning Ordinance; administering the variance and appeals processes; and making ordinance interpretations.











This report highlights key activities the Planning Department was involved in related to advancing the City of Charlotte's corporate strategies.





<p><b>Blue Line Extension (BLE)</b></p> 	<p>These station area plans were adopted as part of the <i>University City Area Plan</i> in 2007; however, there have been changes in some of the station locations since that time. Three public workshops have been held since December 2013. Input from residents, business owners, and the development community at these workshops prompted staff to consider taking a more detailed look at land use and design policies for key locations. We intend to hold another public workshop in early summer with more refined policies for the community to review.</p> <p>All meeting materials are available on the <a href="#">website</a>.</p>	<p>Mandy Vari Ext. 65718</p>
<p><b>Prosperity Hucks Area Plan</b></p> 	<p>City Council Public Comment was scheduled for February 24, but was deferred when concerns were voiced by a group of residents. Staff attended the Mallard Creek neighborhood meeting on March 27 to discuss the plan. Approximately 250 people attended the meeting, voicing considerable interest in further discussion and potential changes. Concerns at the meeting included the amount of apartments in the plan area, traffic congestion, schools and open space, and clarity of plan recommendations. Staff is formulating a schedule for additional input prior to continuing with the plan adoption process.</p> <p>The draft plan is on the Planning Department's <a href="#">website</a>.</p>	<p>Kent Main Ext. 65721</p>
<p><b>Area Plan Implementation Capital Programs</b></p> 	<p><b>Elizabeth Area Plan</b> Project will include pedestrian and bicycle improvements safely connecting parks and greenways throughout the Elizabeth neighborhood as recommended in the <i>Elizabeth Area Plan</i> (2011). This project is currently in the planning and design phase. The In House Design group is working on multi-use-paths. The location of the Belk Plaza multi-use-path is being shifted at CPCC's request. A meeting was held with the Elizabeth Neighborhood leaders on January 9 to give an update. Discussions are on-going regarding proposed sidewalk locations. The Charlottetowne Tunnel has been re-opened and public feedback has been positive.</p> <p><b>10th/Central/Louise</b> Project will include street and pedestrian improvements at the intersection of Tenth Street, Central and Louise avenues, along with pedestrian refuges along Central Avenue, as recommended in the <i>Plaza-Central Pedscape Plan</i> (2003). Kimley-Horn's contract has been amended to include the additional aesthetic enhancements at two of the corners to create a "gateway" improvement. The first public meeting was held November 19, 2013 at Piedmont IB Middle School. There have also been other meetings with the school and business owners. Thus far, all are supportive of the proposed improvements. A presubmittal meeting was also held for a proposed apartment complex in the impact area and coordination with the project team is ongoing. An on-site meeting was held with Duke Energy and they recommended relocating some poles due to the new proposed apartment project, as well as this project.</p>	<p>Alberto Gonzalez Ext. 68315</p>

<p><b>Area Plan Implementation Capital Programs</b></p> <p><i>(continued)</i></p>	<p><b>Fifth Street Streetscape</b>  Project will include streetscape improvements along Fifth Street from Johnson C. Smith to Sycamore Street as reflected in the <i>West End Land Use and Pedscape Plan</i> (2005). Carolina Cajun began construction on December 2, 2013. Council approved the contract for decorative lighting on January 13. Construction continues and is on schedule.</p> <p><b>Toby Creek Greenway, Phase II</b>  The City has partnered with the County, Carolina Thread Trail and the State (CMAQ grant) to build a greenway extension in the University area. This greenway will provide needed transportation choices for nearby residents to access UNCC, local employment/retail centers and future light rail stations. NCDOT has provided an additional \$700,000 to allow a connection to Target. Construction documentation continues and progress is being made on the construction drawings. Design completion is expected by early Summer 2014.</p>	
<p><b>NCDOT Noise Walls I-77/I-277</b></p> 	<p>City Council made their recommendation on the Noise Walls on February 24. On March 11, the North Carolina Department of Transportation (NCDOT) issued a press release stating that they were currently reviewing ballots used to gather votes in support of, or against, the proposed noise walls on Interstate 277 near the Fourth Ward neighborhood in uptown Charlotte.</p> <p>At NCDOT's request, an outside contractor, Atkins, is conducting a detailed review of the recent balloting to validate the votes and to ensure all qualified ballots were counted. This process will probably take at least two to three weeks. As of yet, there has been no report received from the State.</p>	<p>Bridget Dixon  Ext. 24493</p>
<p><b>Voluntary Mixed Income Housing Development Program</b></p> 	<p>Staff is in the final stages of approving the text/layout for the program website, the brochure and an easy to follow flow chart for the customer. Land Development staff will meet in early May to finalize the plan review process. Charlotte Mecklenburg Housing Partnership and Neighborhood &amp; Business Services continue to work on the Housing Plan submittal requirements. A launch of the Voluntary Mixed Income Housing Development Program will take place once the marketing materials for the program are complete.</p>	<p>Brent Wilkinson  Ext. 68329</p>
<p><b>Zoning Ordinance Policy Assessment</b></p> 	<p>Clarion Associates staff members met with Planning staff in Charlotte on April 24-25 to discuss project process, refine contract scope, work products, and schedule, and to facilitate a meeting with wireless communications providers as part of the cell tower standards work item. Other current Clarion contract components include:</p> <ul style="list-style-type: none"> <li>• Study of how regulating plans are adopted and applied in various jurisdictions in North Carolina. This research will guide future incorporation of regulating plan elements into various zoning districts, such as TOD. (Summer/Fall 2014)</li> <li>• Complete revision of the TOD section of the Zoning Ordinance as a new ordinance prototype. (Fall/Winter 2014)</li> </ul>	<p>Alan Goodwin  Ext. 23418</p>

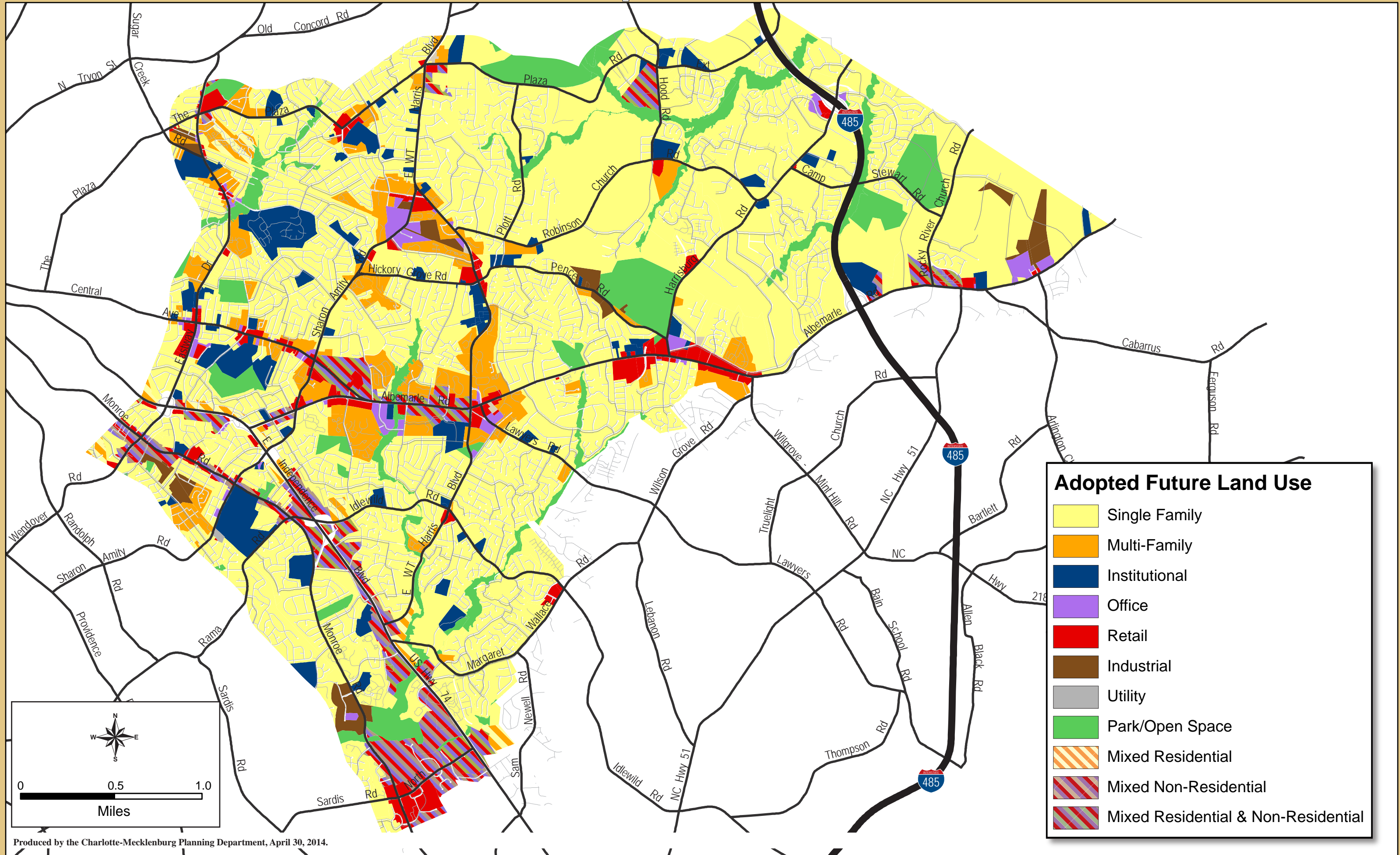
<p><b>Zoning Ordinance Policy Assessment</b></p> <p><i>(continued)</i></p>	<p>Planning staff continues to work on a long-term program for revising the Zoning Ordinance, addressing issues such as: how to approach revisions to the ordinance (incrementally or comprehensively); what type of ordinance would be best for Charlotte (unified development ordinance or stand-alone zoning ordinance); what kind of organizing framework should it have (Euclidian, performance-based, negotiated/transactional, form-based, hybrid); who should be included in the process and the roles of the various stakeholders; and, staff resources, consultant involvement and budget. Staff provided an update to the Planning Commission on February 3.</p>	
<p><b>Eating, Drinking and Entertainment Establishments (EDEE) Text Amendment</b></p> 	<p>The current definition of a restaurant in the Zoning Ordinance doesn't include the word entertainment. A Citizen Advisory Group was established to provide input on issues with the existing regulations. Six meetings were held between January 2013 and January 2014. Eleven additional outreach meetings were held with individual neighborhood and business organizations.</p> <p>The proposed Eating, Drinking and Entertainment Establishments (EDEE) text amendment public hearing was February 17. Staff is recommending additional changes to the proposed text amendment which may result in a new public hearing.</p> <p>Previous meeting information is available at:  <a href="#">Nightclubs, Bars, Lounges and Restaurant Citizen Advisory Group.</a></p>	<p>Debra Campbell Ext. 62205</p>
<p><b>Mobile Farmers' Market Text Amendment</b></p> <p><i>(formerly Mobile Grocery Market)</i></p> 	<p>Council requested staff research and provide a response to current Zoning Ordinance regulations regarding mobile farmers' market operations and how they compare to mobile food vending services. Staff is continuing to get public input on the proposed regulations. A Citizen Advisory Group meeting was held on January 29. The public hearing for the text amendment was held on March 17. Additional changes are currently being considered to the text amendment.</p>	<p>Katrina Young Ext. 63571</p>
<p><b>Mobile Food Vendors Text Amendment</b></p> 	<p>The Mobile Food Vendors Citizen Advisory Group met on April 29 to continue discussions on proposed recommendations for a text amendment. The proposed text amendment could provide more flexibility for mobile food vendors. Mobile food vendors, neighborhood leaders, other department agencies and three council members were in attendance. The next Citizen Advisory Group meeting is scheduled for May 29.</p>	<p>Katrina Young Ext. 63571</p>
<p><b>PED Density Text Amendment</b></p> 	<p>Concerns were brought forth regarding the shortfalls of PED zoning in achieving the goals set out in the <i>Midtown Morehead Cherry Area Plan</i> (2012), specifically from Dilworth residents. Staff is working with residents to address these concerns. A follow-up meeting was held February 27 to present draft recommendations. On March 26, staff convened a group of architects to gather additional input on potential design standards. On April 24, staff held a meeting with property owners and stakeholders in the East Boulevard district to discuss potential changes to the pedestrian overlay district standards within this overlay district. Another meeting is scheduled for May 1 with stakeholders in the Midtown, Morehead Cherry Overlay district to present recommended changes to the standards for this district. A new public hearing is scheduled for May 19 for a text amendment to the PED zoning district to clarify that density is not a standard used in the PED zoning district and to make changes to the standards for the East Boulevard and Midtown Morehead Cherry districts.</p>	<p>Michelle Jones Ext. 30225</p>

<p><b>Student Parking &amp; Housing Text Amendment</b></p> 	<p>Staff will continue to work to refine parking and transportation implementation strategies. The Citizen Advisory Group (CAG) process is on hold while staff works to identify potential consultants (parking, transportation and development experts) to assist with this project. Staff will reconvene the interdepartmental staff team to gather additional information and data. Staff anticipates selecting a consultant and resuming the CAG process in late May 2014.</p>	<p>Barry Mosley <i>Ext. 30225</i></p> <p>Michelle Jones <i>Ext. 30225</i></p>
<p><b>Wireless Communication Facilities</b></p> 	<p>Clarion Associates is assisting the City with updating the wireless communication transmission facilities regulations to reflect best practices around the country, incorporate new legislative requirements, and create more user-friendly regulations.</p> <p>Clarion hosted a meeting with wireless providers on April 24 to obtain their input on challenges they may be facing with the existing regulations. Staff will be facilitating a similar meeting with neighborhood leaders on May 8. The meeting will include an educational piece about wireless facilities, and will seek neighborhood leader input on the current regulations.</p>	<p>Sandra Montgomery <i>Ext. 65722</i></p>
<p><b>Other Text Amendment(s)</b></p> 	<p>A text amendment adding stadiums and coliseums in the MUDD zoning district had a public hearing on April 28.</p> <p>Three text amendments are scheduled for a May public hearing: 1) a text amendment to modify the outdoor recreation screening and buffer standards for recreational facilities, 2) a text amendment to modify the Board of Adjustment's jurisdiction, and 3) a new public hearing is being held to modify the pedestrian overlay district, development and urban design standards and related definitions.</p>	<p>Sandra Montgomery <i>Ext. 65722</i></p>
<p><b>Transit Oriented Development (TOD) Study</b></p> 	<p>Clarion Associates met with Planning staff on April 24-25. The firm is assisting the City in a complete revision of the TOD section of the Zoning Ordinance as a new ordinance pilot project. This task can act as a model for illustrating a possible format and organization of a new zoning ordinance as well as how new standards can result in better quality development in Charlotte.</p> <p>This project will involve a thorough review and analysis of existing TOD standards, discussions of current goals and desired outcomes for TOD, new/updated ordinance standards, new/updated definitions, sample pages illustrating new format, testing of new ordinance to assure that it will achieve the desired results, and demonstration of new TOD standards to City Council and stakeholders. Anticipated completion of this task is by the end of calendar year 2014.</p>	<p>Alan Goodwin <i>Ext. 23418</i></p>
<p><b>Upcoming Rezoning Petitions</b></p> 	<p>There are 9 hearings and 11 decisions scheduled for the upcoming May 19 City Council zoning meeting. Information on cases of special interest is provided below:</p> <p><b>2014-034</b> by Mason Kazel, for approximately 0.61 acres located on the east side of Seigle Avenue between East 10<sup>th</sup> Street and Otts Street across from Green Trial Lane. The proposed rezoning from I-2 (general industrial) to MUDD(CD) (mixed use development district, conditional) will allow the establishment of a restaurant in an existing building.</p>	<p>Claire Lyte-Graham <i>Ext. 63782</i></p>

<p><b>Upcoming Rezoning Petitions</b></p> <p><i>(continued)</i></p>	<p><b>2014-035</b> by Electrolux, North America, Inc., for approximately 90 acres located on the southeast corner at the intersection of David Taylor Drive and Claude Freeman Drive. The proposed rezoning from RE-2 (research) to RE-3(O) 5-year vested rights (research, optional, 5-year vested rights) and O-1(CD) 5-year vested rights (office, conditional, 5-year vested rights) will allow the expansion of the existing Electrolux facility. Significant public interest is anticipated. <i>(June public hearing)</i></p> <p><b>2014-036</b> by City of Charlotte, for approximately 5.18 acres located on the north side of West Boulevard and generally surrounded by Old Steele Creek Road, Elmin Street, Walter Street, and West Boulevard. The proposed rezoning from O-1(CD) (office, conditional) and R-5 (single family residential) to NS (neighborhood services) will allow the construction of police and neighborhood services offices, with associated parking and accessory uses permitted in the NS (neighborhood services) district. <i>(May public hearing)</i></p>	
<p><b>Subdivision Administration</b></p> 	<p>In April, staff approved 3 single family developments with a total of 141 lots and a non-residential development. Staff also granted 3 approvals for revisions to previously approved plans. Five sketch plans were submitted which propose 52 single family lots, 266 multi-family units and 1 non-residential development.</p> <p>On April 1 Planning and Engineering &amp; Property Management launched Electronic Document Review (EDR) for subdivision applications. This enhancement to the subdivision process allows the customer to submit all new applications for subdivision plans, final plats and sketch plans electronically and eliminates the need for paper copies.</p>	<p>Shannon Frye Ext. 68322</p>
<p><b>Historic District Commission (HDC)</b></p> 	<p>In April, 12 applications were reviewed for consideration. Seven applications were approved and 5 were continued.</p> <p>City Council appointed three new members to fill vacant seats on the commission on April 14. Staff will provide a new member orientation workshop in May.</p> <p>Also during April, HDC staff traveled to Raleigh to meet with the Raleigh Historic Development Commission staff and the State Historic Preservation Office. The purpose of the meeting was to discuss best practices in policy and procedures.</p> <p>HDC staff and some Commission members attended a Certified Local Government (CLG) workshop in Cornelius on April 24. Municipalities with CLG status are required by the Historic Preservation Office to provide educational opportunities to historic district commissions and staff annually.</p>	<p>John Howard Ext. 65994</p>
<p><b>Charlotte Regional Transportation Planning Organization (CRTPO)</b></p> 	<p>At its April 16 meeting, the CRTPO governing board adopted the 2040 Metropolitan Transportation Plan (MTP) and made an air quality conformity determination on the document. The updated MTP and conformity determination will be official on or about May 5 when the USDOT is expected to issue a certification letter.</p> <p>Also at the April meeting, the governing board approved a modification to the Thoroughfare Plan alignment for a proposed extension of Ardrey Kell Road, east of Providence Road. It also acted to name CATS as the designated recipient of Federal Transit Administration (FTA) funds for the Section 5307 and Section 5310 programs.</p>	<p>Bob Cook Ext. 68643</p>

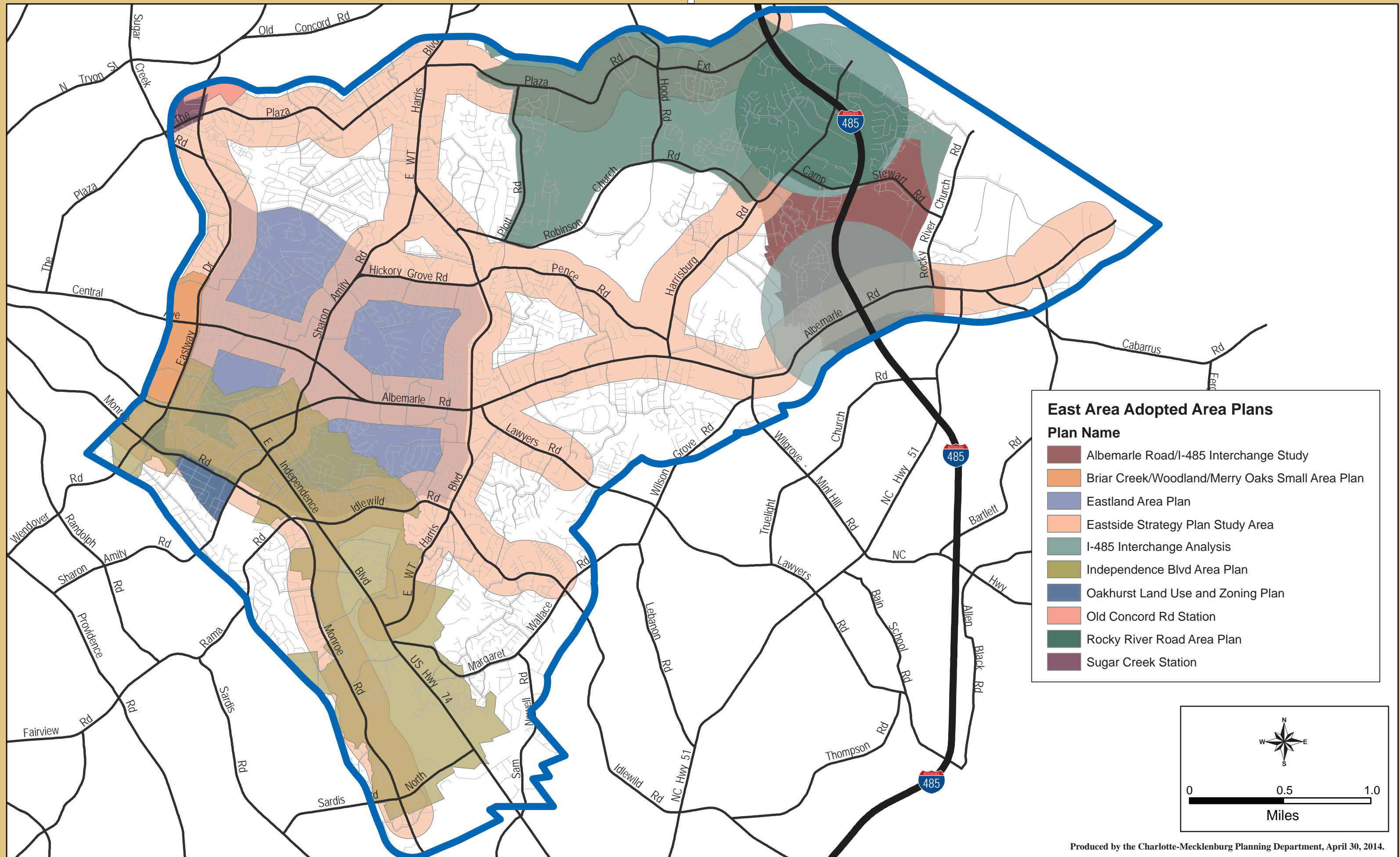
<p><b>Community Investment Program</b></p> 	<p>Staff has been working since the Summer of 2013 to refine a new comprehensive approach and operational structure for capital investment. Led by a steering team comprised of department directors and County leadership - broad, neighborhood-based interdisciplinary strategy teams have been created to inform and engage the community on proposed projects and available services in their area. Enhanced collaboration is occurring across all facets of City business and new partnerships being identified and developed with our public, non-profit, community, and private sector partners. On April 2, staff completed the second of two orientation sessions for core strategy team members that focused on programmatic approach, structure, expectations, messaging and community engagement. Strategy teams are currently identifying potential stakeholders, working on pre-planning activities and developing engagement strategies for their areas.</p>	<p>Bryman Suttle Ext. 68325</p>
<p><b>Applied Innovation Corridor</b></p> 	<p>The City has partnered with a national panel of experts with the Urban Land Institute to identify key strategies needed to implement the Applied Innovation Corridor concept recommended in the Community Investment Plan and the 2020 Center City Vision Plan. ULI will assist the City with engaging the community in a process to refine the vision for the corridor and develop key implementation strategies.</p> <p>A concentrated one-week effort is currently underway that involves a national panel of six to eight experts working with the City, community stakeholders, private developers, community development corporations, and many other organizations to address the challenging real estate and land use issues within the Applied Innovation Corridor. A detailed report and actionable recommendations will be prepared and published 60 – 90 days following the week-long work session.</p>	<p>Alysia Osborne Ext. 63910</p>
<p><b>Annexation Agreements</b></p> 	<p>Charlotte's annexation agreements with Mecklenburg and Union County municipalities are subject to renewal in 2014. Communication continues with staff and attorneys of ten towns (six in Mecklenburg and four in Union), each of which has expressed interest in renewal. The City Attorney's office was instrumental in drafting agreements for Mecklenburg towns, which were sent out for review by town staffs in August and comments have been received from several towns. Drafts have been developed for the Union County towns as well.</p> <p>The survey unit of E&amp;PM has been engaged in making necessary revisions to the narrative descriptions of ETJ boundaries that are central to the Mecklenburg County agreements.</p>	<p>Jonathan Wells Ext. 64090</p>
<p><b>CONNECT Our Future</b></p> 	<p>This multi-jurisdictional effort is coordinated by the Centralina and Catawba Regional COG's to develop a regional growth framework for the 14-county Charlotte region. Community Growth Workshops held throughout the region in September and October have been used to construct a series of alternative growth scenario options for which a public input effort was initiated during late winter.</p> <p>A series of Community Meetings were held across the region (one in Charlotte on April 11), while a "preference survey" went live on-line. Follow-up Consortium meetings are in the process of being scheduled in each county for mid-May. Input obtained at these sessions will help in defining a Preferred Growth Scenario in Summer 2014.</p>	<p>Jonathan Wells Ext. 64090</p>

# East Area Adopted Future Land Use



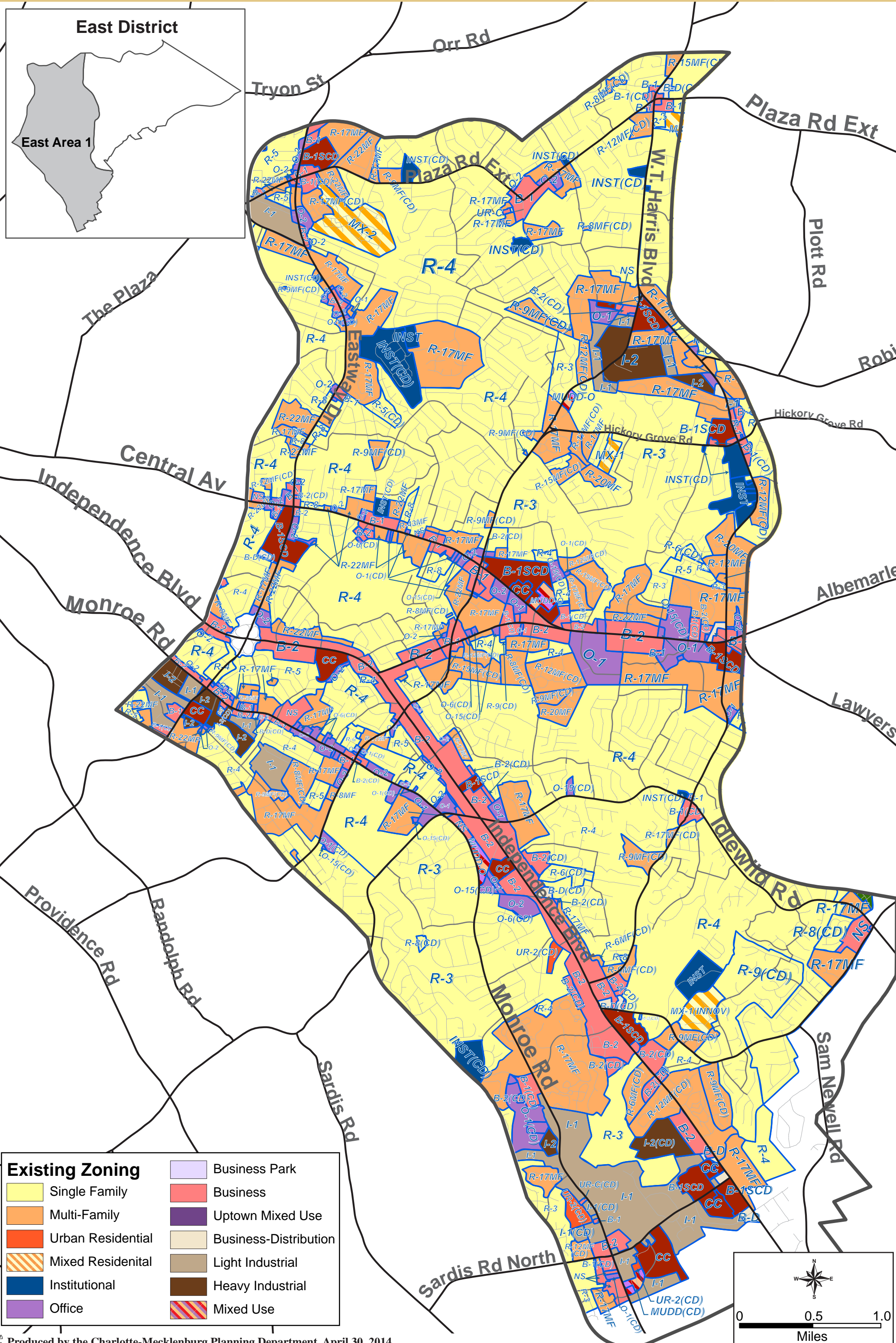


# East Area Adopted Area Plans



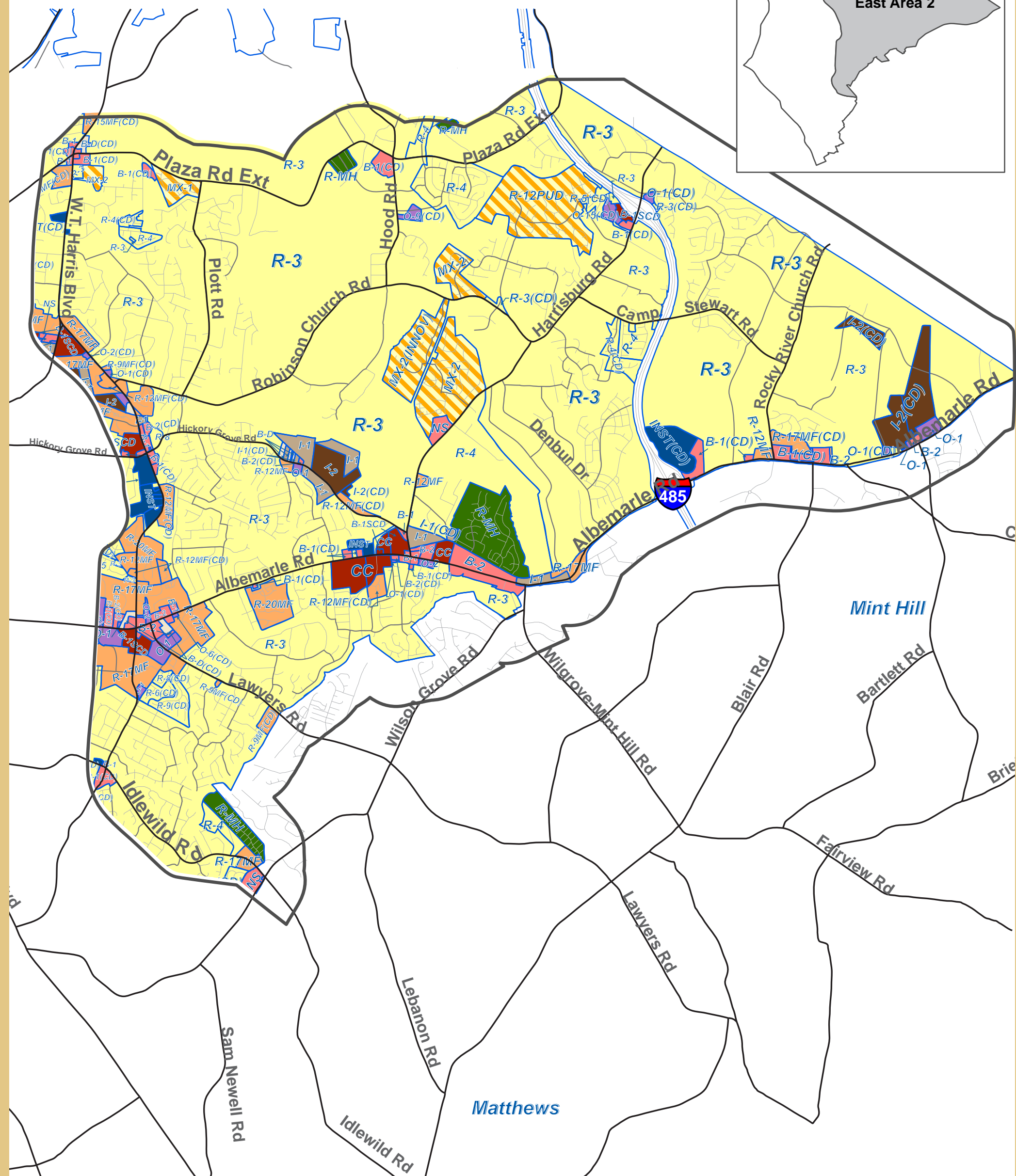
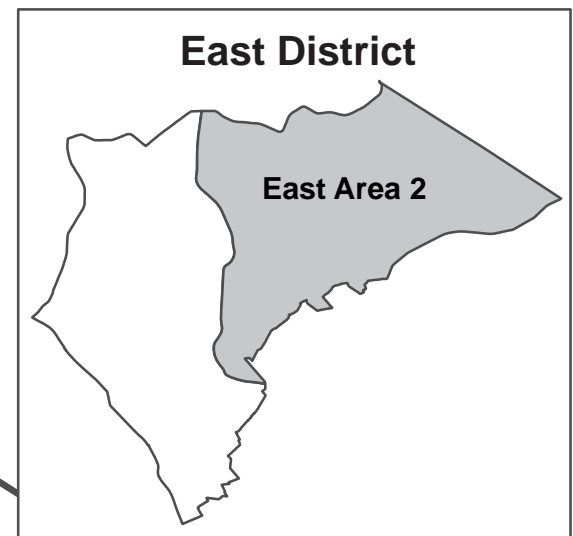


# East Area 1 - Existing Zoning



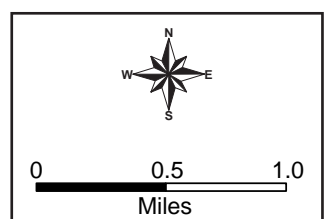


# East Area 2 - Existing Zoning



## Existing Zoning

	Single Family		Business Park
	Multi-Family		Business
	Urban Residential		Uptown Mixed Use
	Mixed Residential		Business-Distribution
	Institutional		Light Industrial
	Office		Heavy Industrial
			Mixed Use







## Charlotte-Mecklenburg Planning Department

### Glossary of Zoning Terminology

#### **Accessory Structure or Use**

A use or structure that is customarily or typically subordinate to and serves a principal use or structure; is clearly subordinate in area, extent, or purpose to the principal use or structure served; and is located on the same lot as the principal use or structure. In no event shall "accessory use" or "accessory structure" be construed to authorize a principal use or structure not otherwise permitted in the district.

#### **Buffer**

A strip of land with natural or planted vegetation located between a use or structure and a side or rear property line intended to separate and partially obstruct the view of two abutting land uses or properties from one another. A buffer area may include any required screening for the site.

#### **Conditional District (CD)**

A district in which the development and use of the property is subject to predetermined ordinance standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. This district allows certain uses to be established only in accordance with specific standards and conditions pertaining to each individual development project.

#### **Dwelling, multi-family**

More than four dwelling units, including modular homes, placed one on top of another or side by side and sharing common walls or common floors and ceilings.

#### **Massing, building**

The height, width and depth of a structure.

#### **Nonconforming Use**

Any use lawfully being made of any land, building, or structure on the effective date of these regulations or on the effective date of any amendment thereto rendering such use nonconforming, which does not comply with these regulations.

#### **Screening**

A fence, wall, hedge, landscaping, earth berm, buffer area or any combination of these provided to create a visual and/or physical separation between certain land uses.

#### **Setback, established**

The distance between the right-of-way line and the front building line of a principal building or structure.

**Setback, required**

The minimum distance by which a building, structure, or use must be separated from either 1) the street right-of-way or 2) the back of curb (existing or future) based on the street type a parcel abuts and/or the zoning designation.

**Street**

A public right-of-way or fee simple tract of land not less than 30 feet in width, set aside for public travel, which has been accepted by or offered for maintenance to the City or State.

**Residential Zoning Districts****Single Family Districts (R-3, R-4, R-5, R-6 and R-8)**

The single family districts were established to protect and promote the development of single family housing and a limited number of public and institutional uses. The standards for these districts are designed for various densities and housing types. The R-3 and R-4 districts are directed toward suburban single family living. The R-5, R-6 and R-8 districts address urban single family living. The allowed number of dwelling units per acre is indicated by the numerical identification attached to each district. For example, the R-4 zoning district allows a maximum of four (4) dwelling units per acre.

**Multi-Family Districts (R-8MF, R-12MF, R-17MF, R-22MF and R-43MF)**

The multi-family districts were established to protect and promote the development of a variety of housing types, including apartments, condominiums, and other forms of attached housing. These districts allow for housing to be developed at a full range of densities. It is intended that higher densities be located near employment centers, shopping facilities, and roads capable of handling the traffic generated by higher-density development. These districts may also accommodate limited institutional, public, and commercial uses appropriate within a residential environment. The allowed number of dwelling units per acre is indicated by the numerical identification attached to each district.

**Urban Residential (UR-1, UR-2, UR-3 and UR-C)**

These districts are intended for use in special areas of the community and may be considered for limited applications. The intent of the UR-1 district is to protect and enhance designated single family areas and encourage appropriate infill development. The intent of the UR-2 district is to promote maximum opportunities for moderate density residential development. The intent of the UR-3 district is to provide for high density residential development. The intent of the Urban Residential Commercial (UR-C) is to promote a diversity of residential, retail, office, recreational and cultural uses in a mixed use, higher density pattern.

**Mixed Use Districts (MX-1, MX-2 and MX-3)**

The district encourages mixed use development with a strong emphasis on pedestrian scale, urban development and amenities.

## **Non-Residential Zoning Districts**

### **Business (B-1, B-2 and BD)**

The purpose of the B-1 (Neighborhood Business) district is to create and protect business centers for retail uses such as groceries, drugs and household items and the provision of professional services. The purpose of the B-2 (General Business) district is to create and protect business areas for retail uses, the provision of professional and business services and, in some cases, wholesaling services. This district will generally be near major thoroughfares. The purpose of the B-D (Distributive Business) district is to provide areas in which distributive uses, such as warehousing, office and wholesaling uses may be established.

### **Industrial (I-1 and I-2)**

The I-1 (Light Industrial) district was established to create and protect industrial areas for light manufacturing and distribution of products. The I-2 (General Industrial) district was established to create and protect wholesaling and industrial areas for manufacturing, processing and assembling of parts and products, distribution of products at wholesale, transportation terminals, and a broad variety of specialized industrial operations.

### **Institutional (INST)**

This district was established for the development of major cultural, educational, medical, governmental, religious, athletic and other institutions in order to support and enhance their benefit to the community.

### **Mixed Use Development District (MUDD)**

The district encourages mixed use development with a strong emphasis on pedestrian scale, urban development and amenities. The MUDD-O district allows options on some of the required development standards.

### **Office (O-1, O-2 and O-3)**

The office districts were established to provide areas, which are conducive to the establishment and operation of offices, institutions and commercial activities not involving the sale of merchandise.

### **Uptown Mixed Use District (UMUD)**

The purpose of the district is to strengthen the high-density core of the central business area. This district encourages the coordinated development of retail and wholesale trade; business, professional and financial services, offices, hotels, convention and conference centers, merchandise markets and high-density residential developments.

## **Overlay Zoning District**

### **Pedestrian**

The purpose of this district is to reestablish an urban fabric by promoting a mixture of uses in a pedestrian-oriented setting of moderate intensity and to support economic development along business corridors. The district encourages the reuse of existing structures, particularly those that contribute to the unique character or history of the area. The standards also encourage high quality design, mixed use development, the use of public transit and development which compliments adjacent neighborhoods.



# REZONING PROCESS



**1.** Property owner wants to develop or use their property in a way that does not conform with their current zoning



**2.** Pre-application conference



**3.** Submittal of application, site plans and filing fee



**4.** Rezoning signs are put up. Adjoining property owners and neighborhood leaders are notified

## 5. Open House Forum

- Petitioner holds community meeting
- Protest Petitions may be filed



**6.** Staff analysis and recommendation



**7.** Public Hearing. Zoning Committee may be involved from start to finish but formally comes into the process at the City Council joint public hearing



**8.** Zoning Committee recommendation



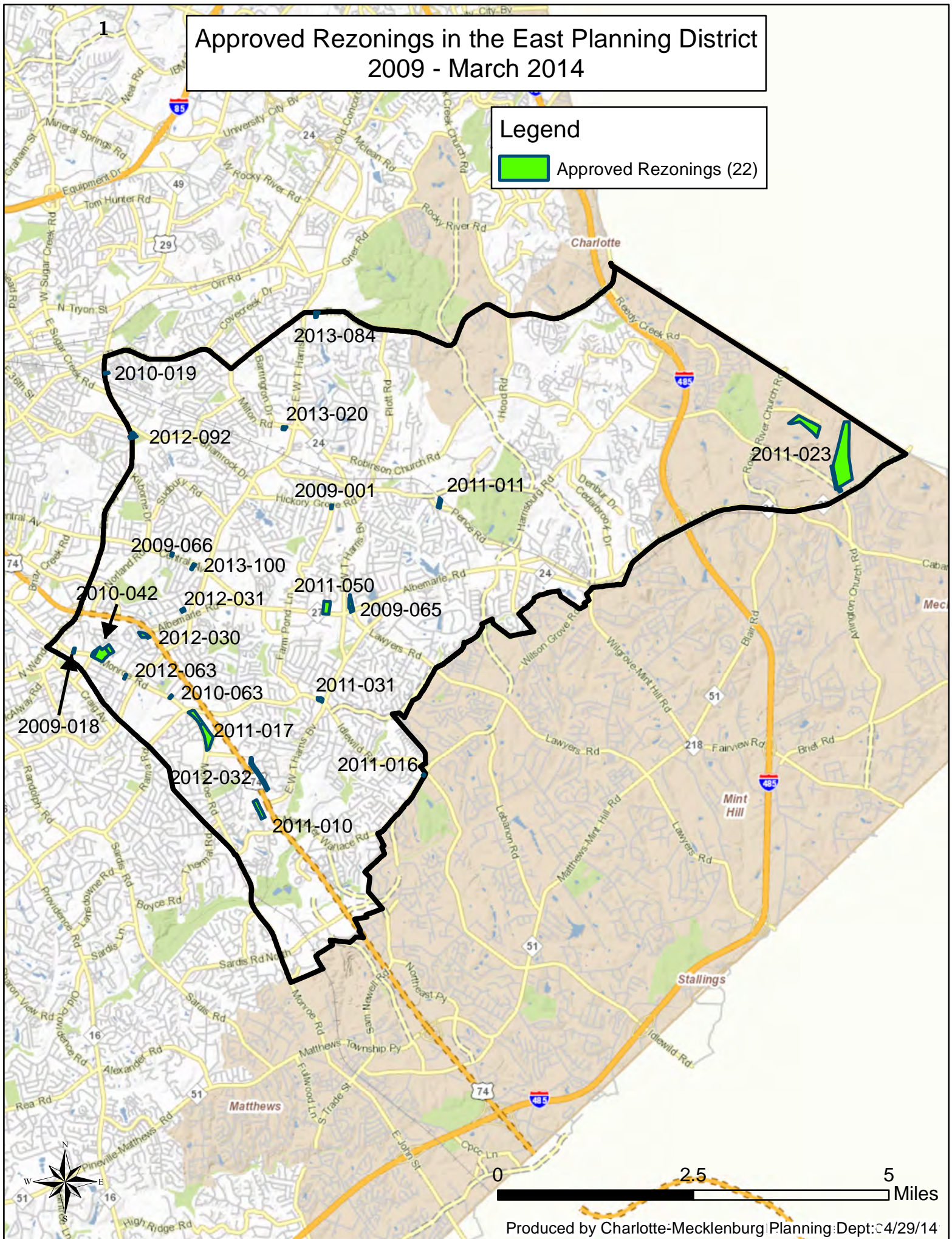
**9.** City Council decision



# Approved Rezoning in the East Planning District 2009 - March 2014

## Legend

 Approved Rezoning (22)





# Eastside Approved Rezoning Petitions

2009 – March 2014

Petition #	Petitioner	Rezone From	Rezone To
2009-001	Janice White	R-3	INST(CD)
2009-018	Rick Seifert	B-1	B-2
2009-065	Charlotte Area Transit System	R-17MF and B-2	O-2
2009-066	Rosalia & Jorge Benito	R-4	NS
2010-019	Betty S. Tiece by Pamela Tiece Rhynes, POA	R-22MF	O-2
2010-042	David R. Krug Associates Inc.	R-5, R-17MF and I-2	NS
2010-063	Richard Latorre	R-4	O-1(CD)
2011-010	Hendrick Automotive Group	B-2(CD)	B-2(CD) SPA
2011-011	David H. Baldauf and G. T. Godwin	B-D	I-1(CD)
2011-016	Kidane Haile	B-1	NS
2011-017	Goode Development Corp. & Goode Properties	R-22MF and R-17MF	NS and MUDD-O
2011-023	Vulcon Construction Materials	O-1, R-3 and R-3(CD)	I-2(CD)
2011-031	New Hope Baptist Church	R-4	INST(CD)
2011-050	QuikTrip Corporation	B-2(CD)	B-1(CD)
2012-030	Charlotte-Mecklenburg Planning Department	B-2	R-4
2012-031	Charlotte-Mecklenburg Planning Department	R-17MF	R-4
2012-032	Charlotte-Mecklenburg Planning Department	R-17MF	R-8
2012-063	Francis Obeng	B-1(CD)	O-2(CD)
2012-092	Nasr N Basily	R-17MF	O-1(CD)
2013-020	Durban Development, LLC	B-1SCD	NS
2013-084	Charles C. Davis, Jr.	R-3	B-1(CD)
2013-100	SMA Carolina, LLC	R-22MF	O-1(CD) SPA

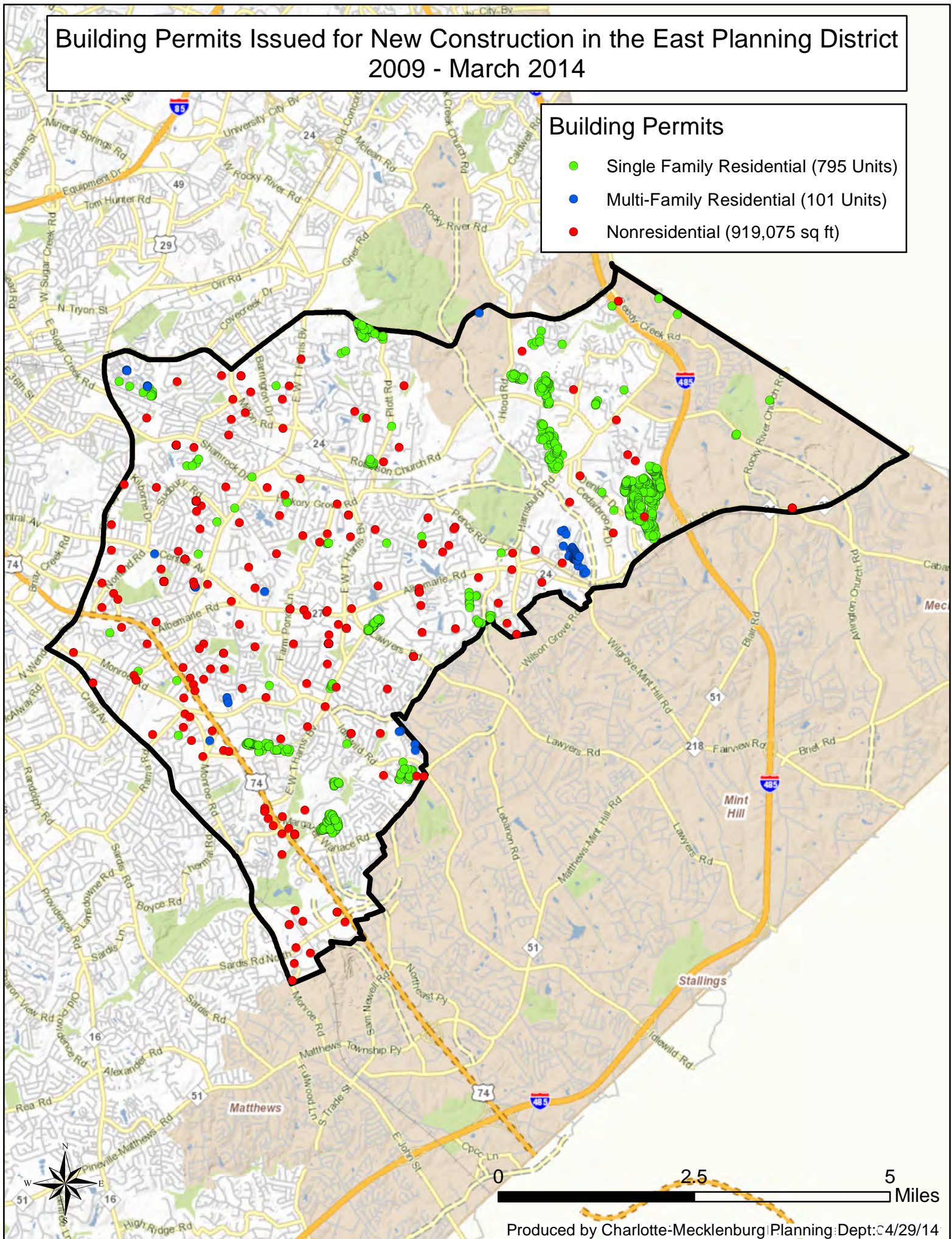
Visit [www.charlotterezoning.org](http://www.charlotterezoning.org) for detailed information about each rezoning petition.



# Building Permits Issued for New Construction in the East Planning District 2009 - March 2014

## Building Permits

- Single Family Residential (795 Units)
- Multi-Family Residential (101 Units)
- Nonresidential (919,075 sq ft)





# Eastside Building Permits

## Non-Residential and Residential

RESIDENTIAL			
Year	Single Family Detached Units	Multi-Family Units	Total
2014*	57	17	74
2013	229	24	253
2012	174	20	194
2011	93	2	95
2010	122	30	152
2009	120	8	128
Total	795	101	896

NON-RESIDENTIAL		
Year	Number of Permits	Heated Square Feet
2014*	10	217,827
2013	58	69,057
2012	50	190,181
2011	20	17,143
2010	31	233,967
2009	55	190,900
Total	224	919,075



## Eastside – City Engineering Projects

### 1. 10th/Central/Louise Pedestrian Improvements

*Project Description:* This project will provide pedestrian improvements at the intersection.

*Status:* The first public meeting was held November 19, 2013 at Piedmont Middle School. The staff team will review input from the public meeting and complete the Planning Phase this spring. The Preliminary Design Phase will follow.

*Contact:* Sharon Buchanan, [sbuchanan@charlottenc.gov](mailto:sbuchanan@charlottenc.gov), 704-336-2044

### 2. Commonwealth and The Plaza Business Corridor

*Project Description:* This project draws upon existing street character and texture to improve pedestrian and vehicular spaces along the street.

*Status:* Construction is complete. The contractor is currently working on a punch list of construction items.

*Contact:* Tom Russell, [trussell@charlottenc.gov](mailto:trussell@charlottenc.gov), 704-336-4639

### 3. Delta Lake

*Project Description:* This 2010 Neighborhood Bond Project will provide curb & gutter and storm drainage along Delta Lake Drive and portions of Lisa Circle and Michael Drive and sidewalk along Delta Lake Drive.

*Status:* The project is substantially complete and is in warranty. The landscaping phase commenced February 2014.

*Contact:* Kristie Kennedy, [kkennedy@charlottenc.gov](mailto:kkennedy@charlottenc.gov), 704-336-6194

### 4. East Forest Area

*Project Description:* This 2008 Neighborhood Bond Project will provide sidewalk, handicap accessible ramps and storm drainage upgrades.

*Status:* During the Planning Phase, the project was divided into two phases. Construction of Phase 1 is complete. Curb and gutter replacement is complete along Gayle Avenue, Dwight Street and Revlon Place. Charlotte Mecklenburg Utilities requested the extension of water lines along Bainbridge to Monroe and in the cul-de-sac of Beechdale Drive. Landscaping of Phase 1 and the Real Estate Acquisition Phase are complete. The bid phase began in November, 2013. Construction should begin during the summer 2014.

*Contact:* Kristie Kennedy, [kkennedy@charlottenc.gov](mailto:kkennedy@charlottenc.gov), 704-336-6194.

### 5. Eastway/Sheffield

*Project Description:* This project includes infrastructure improvements such as sidewalk, curb and gutter, and minor storm drainage improvements in the Eastway/Sheffield neighborhood.

*Status:* Construction is underway. All work is scheduled to be complete by early 2015.

*Contact:* Keith Carpenter, [kcarpenter@charlottenc.gov](mailto:kcarpenter@charlottenc.gov), 704-336-3650

## **6. Eastwoods**

*Project Description:* This project will provide infrastructure improvements for such things as sidewalk, curb & gutter and drainage improvements.

*Status:* Real Estate Phase has been completed, and the plans are being finalized. Construction should begin summer 2014.

*Contact:* Cary Chereshkoff, [cchereshkoff@charlottenc.gov](mailto:cchereshkoff@charlottenc.gov), 704-336-7040

## **7. Farm Pond**

*Project Description:* This project includes infrastructure improvements such as sidewalk, curb and gutter and storm drainage improvements in the Farm Pond neighborhood.

*Status:* The real estate acquisition and bid phases are complete. Construction began January 27 and should be complete in early 2015.

*Contact:* Keith Carpenter, [kcarpenter@charlottenc.gov](mailto:kcarpenter@charlottenc.gov), 704-336-3650

## **8. Finchley-Purser/Shamrock Hills (formerly Shannon Park)**

*Project Description:* This project will make infrastructure improvements such as curb and gutter, sidewalk and storm drainage. This project is bounded by Eastway Drive, Shamrock Drive, AC&W Railroad Tracks and Tipperary Place.

*Status:* The bid phase began in July 2013. Construction is expected to begin this spring.

*Contact:* Kristie Kennedy, [kkennedy@charlottenc.gov](mailto:kkennedy@charlottenc.gov), 704-336-6194.

## **9. Grove Park**

*Project Description:* This 2010 Neighborhood Bond Project will provide neighborhood improvements such as storm drainage and street resurfacing to upgrade infrastructure and revitalize the neighborhood. Additionally, water lines will be upgraded by Charlotte-Mecklenburg Utility along Tiverton Road and Lakeside Drive Extension North.

*Status:* Construction is complete.

*Contact:* Kristie Kennedy, [kkennedy@charlottenc.gov](mailto:kkennedy@charlottenc.gov), 704-336-6194.

## **10. Hope Valley / Oak Forest**

*Project Description:* This project will build infrastructure improvements such as sidewalk, curb and gutter and minor storm drainage improvements in the Hope Valley/Oak Forest neighborhood.

*Status:* The plans are in final review. After the Project Team signs off on the final plans, they will be sent to our Contract Section and put out for bid with construction following.

*Contact:* Cary Chereshkoff, [cchereshkoff@charlottenc.gov](mailto:cchereshkoff@charlottenc.gov), 704-336-7040

## 11. Howie Acres

*Project Description:* This neighborhood project is funded through the 2000 and 2006 voter-approved bonds. Improvements will provide storm drainage, sidewalk and curb and gutter in the Howie Acres neighborhood.

*Status:* Right-of-way acquisition on Phase 2 is underway. Property acquisition is complete with the exception of the Mecklenburg County park property. The bid phase and construction will immediately follow.

*Contact:* Keith Carpenter, [kcarpenter@charlottenc.gov](mailto:kcarpenter@charlottenc.gov), 704-336-3650

## 12. Idlewild Road Widening

*Project Description:* This project includes roadway improvements along Idlewild Road from W.T. Harris Boulevard to Margaret Wallace Road.

*Status:* Construction is scheduled to be complete by April 2015.

*Contact:* Dan Leaver, [dleaver@charlottenc.gov](mailto:dleaver@charlottenc.gov), 704-336-6388

## 13. Mecklenburg Avenue Traffic Calming

*Project Description:* This project will make improvements to Mecklenburg Avenue to create a better environment for all modes of roadway transportation.

*Status:* The bid phase will begin by early October.

*Contact:* Jonathan Sossamon, [jsossamon@charlottenc.gov](mailto:jsossamon@charlottenc.gov), 704-432-0406

## 14. Shamrock Gardens

*Project Description:* This project will make infrastructure improvements such as curb and gutter, sidewalk and storm drainage. This project is bounded by Anne Street, Shamrock Drive, Eastway Drive and Country Club Drive.

*Status:* Construction began in January and will include utility relocation of power poles on Springway Drive, Palm Avenue, Hilliard Drive and Cardiff Avenue and the improvements listed below:

- **Flamingo Avenue:** New sidewalk, curb and gutter
- **Palm Avenue:** New sidewalk, curb and gutter
- **Hilliard Drive:** New curb and gutter
- **Connecticut Avenue (Hilliard to Palm):** New street with curb, sidewalk and storm drainage.
- **Cardiff Avenue (Palm to Springway):** New street with curb, sidewalk and storm drainage.
- **Cardiff Avenue (Hilliard to Palm and Palm to Shamrock):** New sidewalk, curb and gutter
- **Springway Drive (Flamingo to dead end):** New curb and gutter.
- **Airlie Street (Country Club to Jeff and Hilliard to Shamrock):** Road narrowing with new sidewalk, curb and gutter.
- **Jeff Street (Ventosa to Airlie):** New curb and gutter.
- **Brixton Court:** Cul de sac median with new curb and landscaping.
- **Country Club Drive:** New railing over Briar Creek

*Contact:* Kristie Kennedy, [kkennedy@charlottenc.gov](mailto:kkennedy@charlottenc.gov), 704-336-6194.

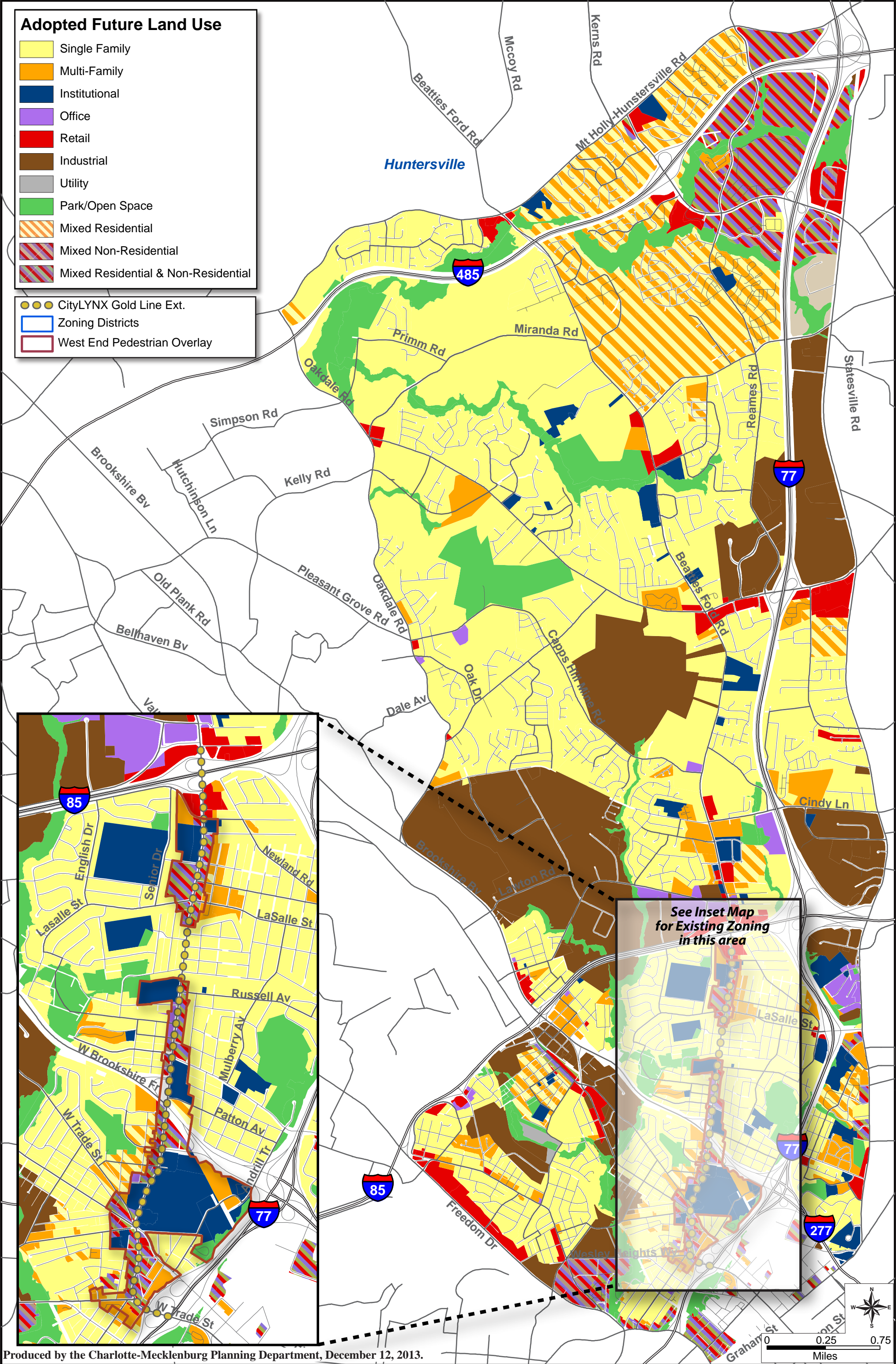
## **15. W.T. Harris Boulevard and The Plaza Intersection**

*Project Description:* This project will identify, design, and construct improvements at this intersection to enhance conditions for vehicles, pedestrians, bicyclist and transit users at existing intersections.

*Status:* The project team used the City's Transportation Action Plan and Urban Street Design Guidelines in combination with comments from citizens, to guide the planning of the project. Design improvements included improved medians, lane markings, rationalized speed limits, extended turn lane storage and adjusted curb radii. Construction is complete.

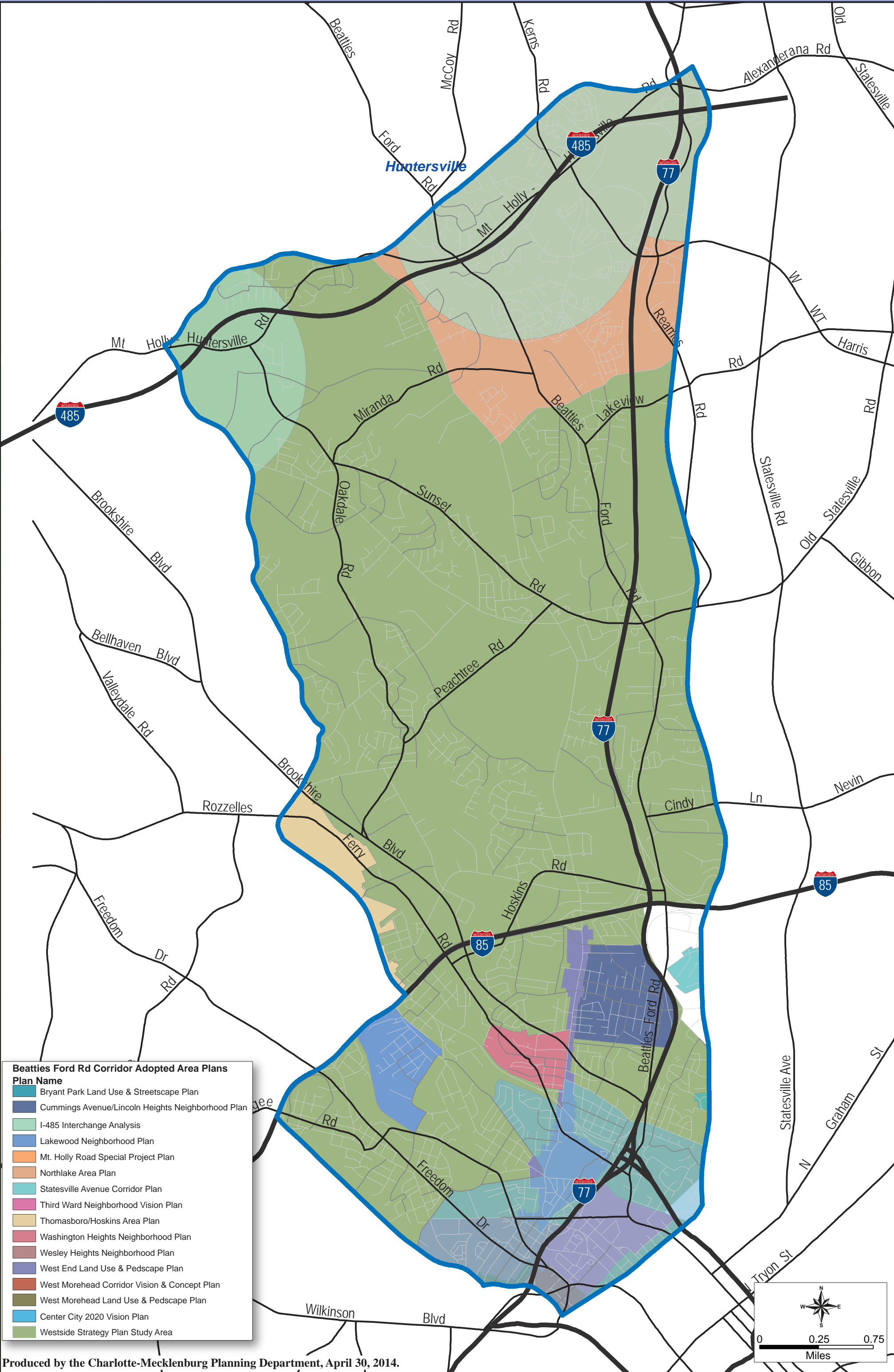
*Contact:* Leslie Bing, [lbings@charlottenc.gov](mailto:lbings@charlottenc.gov), 704-336-7277

# Beatties Ford Road Corridor- Adopted Future Land Use





# Beatties Ford Road Corridor Adopted Area Plans

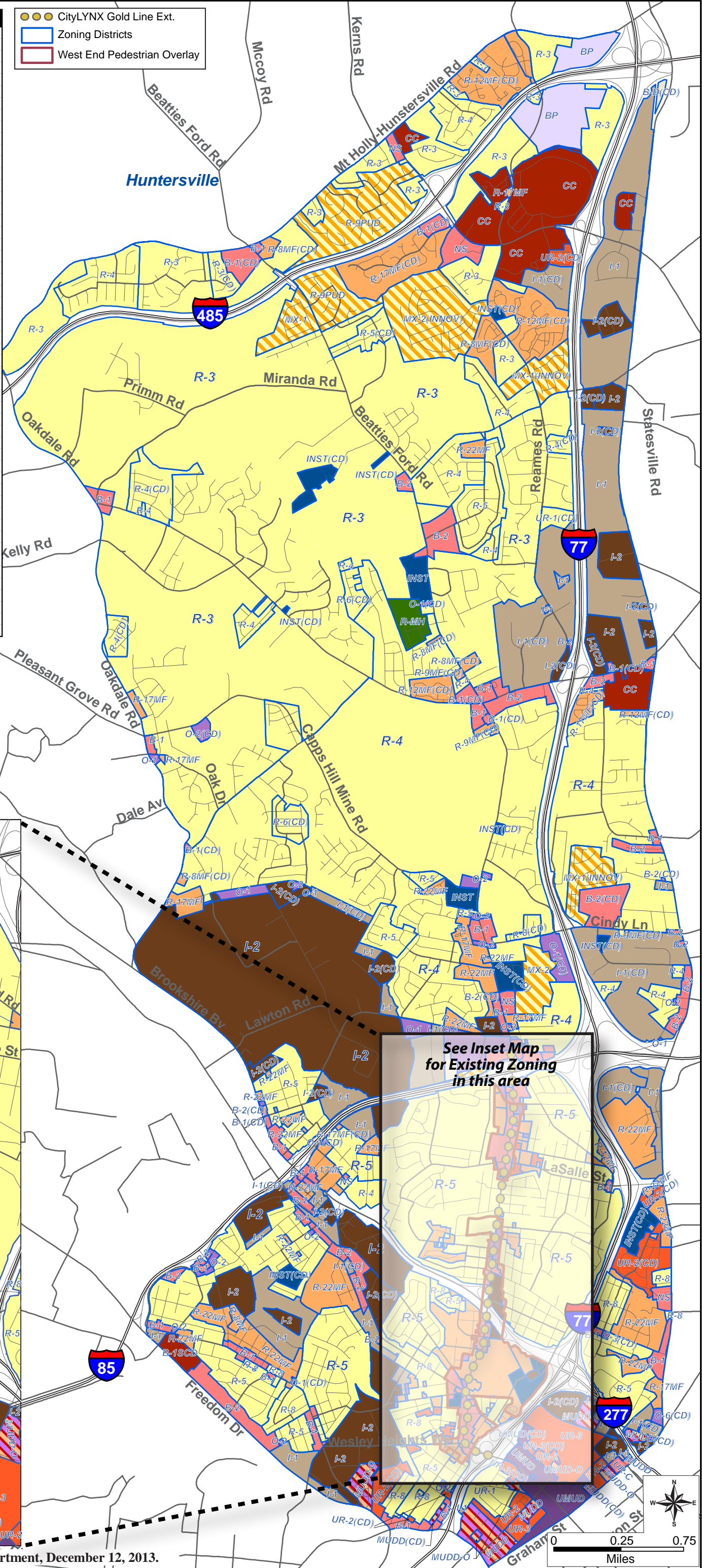
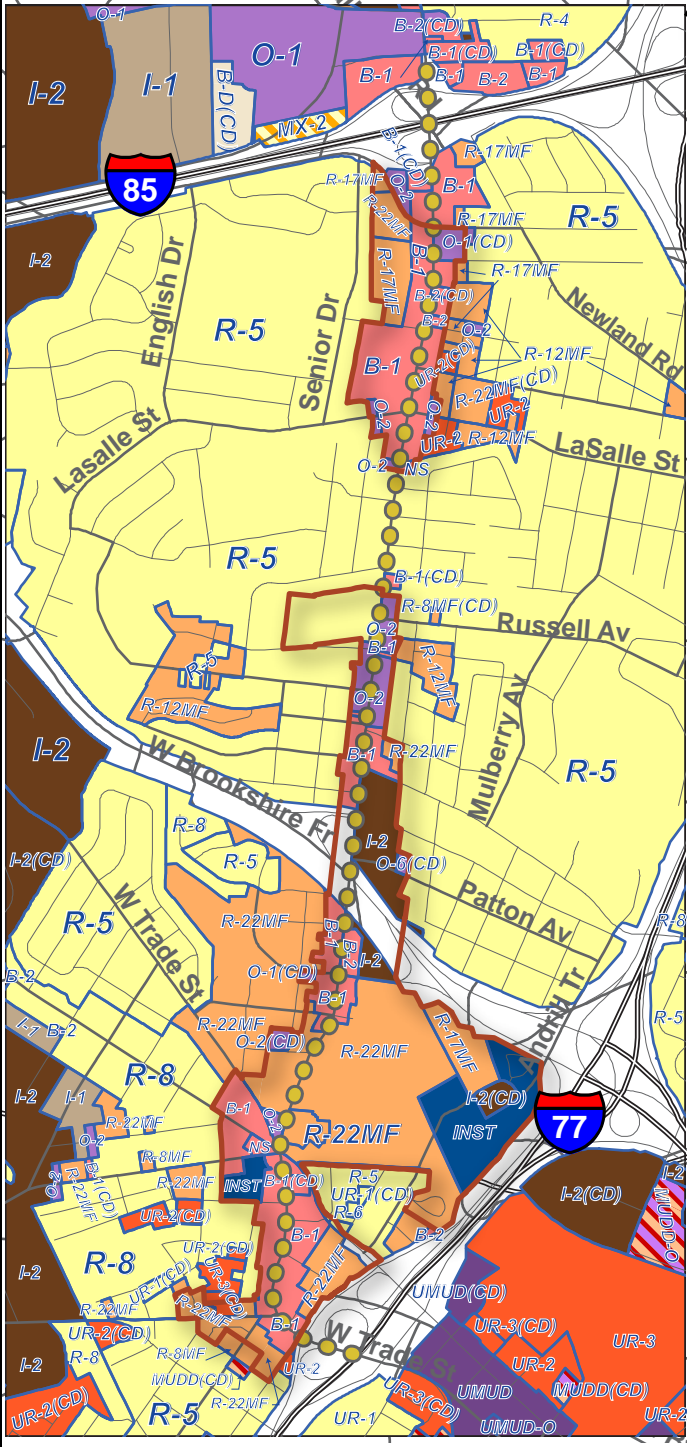




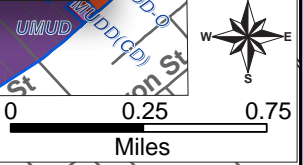
# Beatties Ford Road Corridor - Existing Zoning

Zoning Classifications	
R-3	Single Family Residential, up to 3 dua
R-4	Single Family Residential, up to 4 dua
R-5	Single Family Residential, up to 5 dua
R-6	Single Family Residential, up to 6 dua
R-6(CD)	Single Family Residential Conditional, up to 6 dua
R-8	Single Family Residential, up to 8 dua
R-8(CD)	Single Family Residential Conditional, up to 8 dua
R-8MF	Multi-Family Residential, up to 8 dua
R-8MF(CD)	Multi-Family Residential Conditional, up to 8 dua
R-9MF(CD)	Multi-Family Residential Conditional, up to 9 dua
R-12MF	Multi-Family Residential, up to 12 dua
R-17MF	Multi-Family Residential, up to 17 dua
R-17MF(CD)	Multi-Family Residential Conditional, up to 17 dua
R-22MF	Multi-Family Residential, up to 22 dua
R-22MF(CD)	Multi-Family Residential Conditional, up to 22 dua
R-22MF(PED-O)	Multi-Family Residential, Pedestrian Overlay, up to 22 dua
UR-1	Urban Residential
UR-1(CD)	Urban Residential Conditional
UR-2	Urban Residential
UR-2(CD)	Urban Residential Conditional
UR-3	Urban Residential
UR-3(CD)	Urban Residential Conditional
UR-3(CD)PED-O	Urban Residential Conditional, Pedestrian Overlay
MX-1(INNOV)	Residential Mixed Use Innovative
MX-2	Residential Mixed Use
INST	Institutional
INST(CD)	Institutional Conditional
O-1	Office
O-1(CD)	Office Conditional
O-1(CD)(PED-O)	Office Conditional, Pedestrian Overlay
O-2	Office
O-2(CD)	Office Conditional
O-3(CD)	Office Conditional
O-6(CD)	Office Conditional
B-1	Neighborhood Business District
B-1(CD)	Neighborhood Business District Conditional
B-1(CD)PED-O	Neighborhood Business District Conditional, PED Overlay
B-2	General Business District
B-2(CD)	General Business District Conditional
UR-C	Urban Residential, Commercial
NS	Neighborhood Services
UMUD	Uptown Mixed Use
UMUD(CD)	Uptown Mixed Use Conditional
UMUD-O	Uptown Mixed Use Optional
B-D(CD)	Distributive Business District Conditional
I-1	Light Industrial
I-1(CD)	Light Industrial Conditional
I-2	General Industrial
I-2(CD)	General Industrial Conditional
MUDD	Mixed Use Development District
MUDD(CD)	Mixed Use Development District Conditional
MUDD-O	Mixed Use Development District Optional

Existing Zoning	
Single Family	Business Park
Multi-Family	Business
Urban Residential	Uptown Mixed Use
Mixed Residenital	Business-Distribution
Institutional	Light Industrial
Office	Heavy Industrial
	Mixed Use



See Inset Map  
for Existing Zoning  
in this area







## Charlotte-Mecklenburg Planning Department

### Glossary of Zoning Terminology

#### **Accessory Structure or Use**

A use or structure that is customarily or typically subordinate to and serves a principal use or structure; is clearly subordinate in area, extent, or purpose to the principal use or structure served; and is located on the same lot as the principal use or structure. In no event shall "accessory use" or "accessory structure" be construed to authorize a principal use or structure not otherwise permitted in the district.

#### **Buffer**

A strip of land with natural or planted vegetation located between a use or structure and a side or rear property line intended to separate and partially obstruct the view of two abutting land uses or properties from one another. A buffer area may include any required screening for the site.

#### **Conditional District (CD)**

A district in which the development and use of the property is subject to predetermined ordinance standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. This district allows certain uses to be established only in accordance with specific standards and conditions pertaining to each individual development project.

#### **Dwelling, multi-family**

More than four dwelling units, including modular homes, placed one on top of another or side by side and sharing common walls or common floors and ceilings.

#### **Massing, building**

The height, width and depth of a structure.

#### **Nonconforming Use**

Any use lawfully being made of any land, building, or structure on the effective date of these regulations or on the effective date of any amendment thereto rendering such use nonconforming, which does not comply with these regulations.

#### **Screening**

A fence, wall, hedge, landscaping, earth berm, buffer area or any combination of these provided to create a visual and/or physical separation between certain land uses.

#### **Setback, established**

The distance between the right-of-way line and the front building line of a principal building or structure.

**Setback, required**

The minimum distance by which a building, structure, or use must be separated from either 1) the street right-of-way or 2) the back of curb (existing or future) based on the street type a parcel abuts and/or the zoning designation.

**Street**

A public right-of-way or fee simple tract of land not less than 30 feet in width, set aside for public travel, which has been accepted by or offered for maintenance to the City or State.

**Residential Zoning Districts****Single Family Districts (R-3, R-4, R-5, R-6 and R-8)**

The single family districts were established to protect and promote the development of single family housing and a limited number of public and institutional uses. The standards for these districts are designed for various densities and housing types. The R-3 and R-4 districts are directed toward suburban single family living. The R-5, R-6 and R-8 districts address urban single family living. The allowed number of dwelling units per acre is indicated by the numerical identification attached to each district. For example, the R-4 zoning district allows a maximum of four (4) dwelling units per acre.

**Multi-Family Districts (R-8MF, R-12MF, R-17MF, R-22MF and R-43MF)**

The multi-family districts were established to protect and promote the development of a variety of housing types, including apartments, condominiums, and other forms of attached housing. These districts allow for housing to be developed at a full range of densities. It is intended that higher densities be located near employment centers, shopping facilities, and roads capable of handling the traffic generated by higher-density development. These districts may also accommodate limited institutional, public, and commercial uses appropriate within a residential environment. The allowed number of dwelling units per acre is indicated by the numerical identification attached to each district.

**Urban Residential (UR-1, UR-2, UR-3 and UR-C)**

These districts are intended for use in special areas of the community and may be considered for limited applications. The intent of the UR-1 district is to protect and enhance designated single family areas and encourage appropriate infill development. The intent of the UR-2 district is to promote maximum opportunities for moderate density residential development. The intent of the UR-3 district is to provide for high density residential development. The intent of the Urban Residential Commercial (UR-C) is to promote a diversity of residential, retail, office, recreational and cultural uses in a mixed use, higher density pattern.

**Mixed Use Districts (MX-1, MX-2 and MX-3)**

The district encourages mixed use development with a strong emphasis on pedestrian scale, urban development and amenities.

## **Non-Residential Zoning Districts**

### **Business (B-1, B-2 and BD)**

The purpose of the B-1 (Neighborhood Business) district is to create and protect business centers for retail uses such as groceries, drugs and household items and the provision of professional services. The purpose of the B-2 (General Business) district is to create and protect business areas for retail uses, the provision of professional and business services and, in some cases, wholesaling services. This district will generally be near major thoroughfares. The purpose of the B-D (Distributive Business) district is to provide areas in which distributive uses, such as warehousing, office and wholesaling uses may be established.

### **Industrial (I-1 and I-2)**

The I-1 (Light Industrial) district was established to create and protect industrial areas for light manufacturing and distribution of products. The I-2 (General Industrial) district was established to create and protect wholesaling and industrial areas for manufacturing, processing and assembling of parts and products, distribution of products at wholesale, transportation terminals, and a broad variety of specialized industrial operations.

### **Institutional (INST)**

This district was established for the development of major cultural, educational, medical, governmental, religious, athletic and other institutions in order to support and enhance their benefit to the community.

### **Mixed Use Development District (MUDD)**

The district encourages mixed use development with a strong emphasis on pedestrian scale, urban development and amenities. The MUDD-O district allows options on some of the required development standards.

### **Office (O-1, O-2 and O-3)**

The office districts were established to provide areas, which are conducive to the establishment and operation of offices, institutions and commercial activities not involving the sale of merchandise.

### **Uptown Mixed Use District (UMUD)**

The purpose of the district is to strengthen the high-density core of the central business area. This district encourages the coordinated development of retail and wholesale trade; business, professional and financial services, offices, hotels, convention and conference centers, merchandise markets and high-density residential developments.

## **Overlay Zoning District**

### **Pedestrian**

The purpose of this district is to reestablish an urban fabric by promoting a mixture of uses in a pedestrian-oriented setting of moderate intensity and to support economic development along business corridors. The district encourages the reuse of existing structures, particularly those that contribute to the unique character or history of the area. The standards also encourage high quality design, mixed use development, the use of public transit and development which compliments adjacent neighborhoods.



# REZONING PROCESS



**1.** Property owner wants to develop or use their property in a way that does not conform with their current zoning



**2.** Pre-application conference



**3.** Submittal of application, site plans and filing fee



**4.** Rezoning signs are put up. Adjoining property owners and neighborhood leaders are notified

## 5. Open House Forum

- Petitioner holds community meeting
- Protest Petitions may be filed



**6.** Staff analysis and recommendation



**7.** Public Hearing. *Zoning Committee may be involved from start to finish but formally comes into the process at the City Council joint public hearing*



**8.** Zoning Committee recommendation



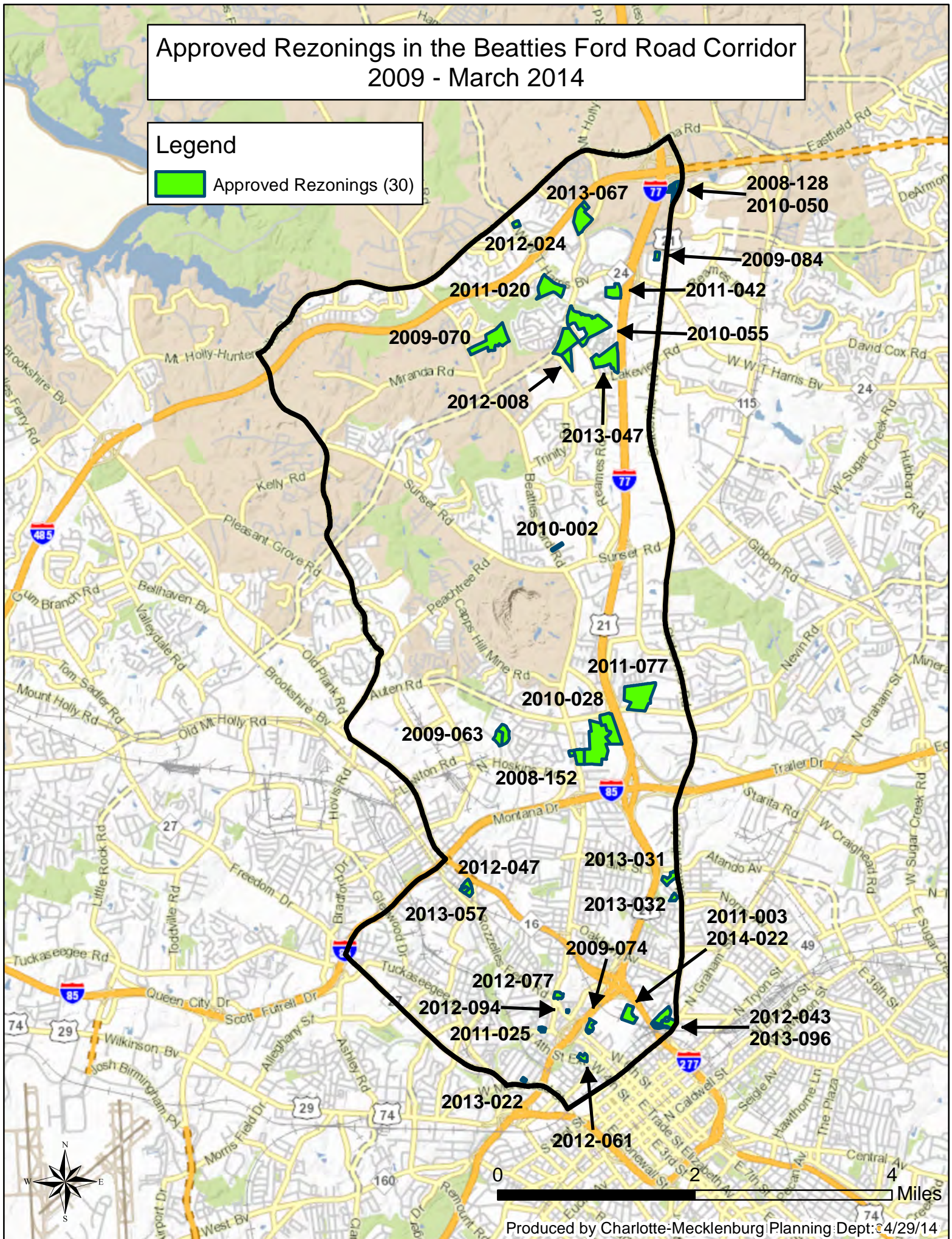
**9.** City Council decision



# Approved Rezoning in the Beatties Ford Road Corridor 2009 - March 2014

## Legend

 Approved Rezoning (30)





# Beatties Ford Road Corridor Approved Rezoning Petitions

2009 – March 2014

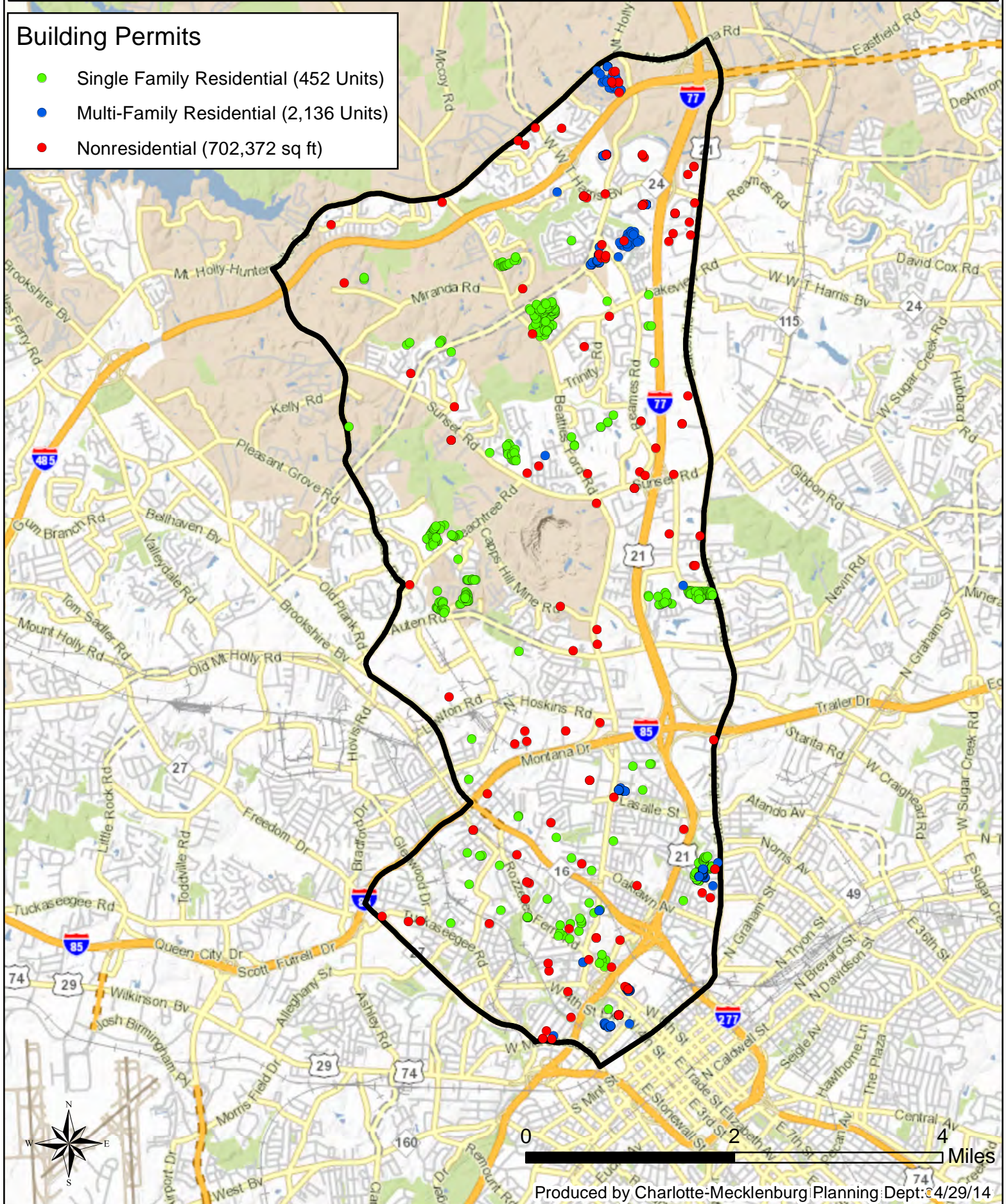
Petition #	Petitioner	Rezone From	Rezone To
2008-128	Sherpa Land Company LLC	R-17MF and I-1	BD(CD)
2008-152	Friendship Missionary Baptist Church	O-2	INST(CD)
2009-063	Yarbrough Realty & Management Services, Inc.	I-1 and I-2	I-2(CD)
2009-070	McAlpine-North Lake Landing, LLC	R-3	R-5(CD)
2009-074	Sycamore I, LLC, c/o John P. Arciero	UR-2 and UR-3	UMUD(CD)
2009-084	YM Management Group, LLC	CC	CC SPA
2010-002	Deltas of Charlotte Foundation	R-8MF(CD)	R-8MF(CD) SPA
2010-028	Mecklenburg County Park & Rec	NS, MX-2 and O-1(CD)	NS SPA, MX-2 SPA and O-1(CD) SPA
2010-050	DavidLand, LLC	B-D	I-1
2010-055	Charter Properties, Inc., John Porter	R-12MF(CD)	R-12MF(CD) SPA
2011-003	Music Factory Condominiums, LLC	MUDD-O	MUDD-O SPA
2011-020	Percival McGuire Commercial Real Estate	R-3	NS
2011-025	Char-Meck Housing Partnership. Inc.	UR-3(CD)(PED-O) and UR-3(CD)	UR-3(CD) SPA
2011-042	WP East Development Enterprises, LLC	CC	UR-2(CD)
2011-077	Carolina Golf Lodge	R-4	B-2(CD)
2012-008	NLCM LLC	R-8MF(CD) and R-3	R-8MF(CD) SPA and R-8MF(CD)
2012-024	The Drakeford Company	CC	MUDD-O
2012-043	Seaboard Street Condominiums, LLC	I-1, I-1(CD) and I-2	MUDD-O and MUDD-O SPA
2012-047	O'Leary Resource Recovery Center	I-1	I-2(CD)
2012-061	Gateway West-FCA, LLC	MUDD-O	MUDD-O SPA
2012-077	Johnson C Smith University	R-22MF PED	R-22MF PED-O
2012-094	Kelley E. Moulton	UR-1(CD)	R-6
2013-022	Mission Properties, LLC	R-5	UR-2(CD)
2013-031	The Housing Partnership, Fred Dodson, Jr.	R-22MF	UR-2(CD)
2013-032	The Housing Partnership, Fred Dodson, Jr.	R-22MF and UR-2(CD)	UR-2(CD) and UR-2(CD) SPA
2013-057	O'Leary Group Waste Systems, LLC	I-1	I-2
2013-047	Brookline Residential, LLC	MX-1	UR-2(CD)
2013-067	Charter Properties	R-3 and BP	UR-3(CD)
2013-096	Second Harvest Food Bank of Metrolina, Inc.	I-1 and I-1(CD)	I-1(CD) and I-1(CD) SPA
2014-022	Ingenuity Sun Media, LLC	MUDD-O	MUDD-O SPA



# Building Permits Issued for New Construction in the Beatties Ford Road Corridor 2009 - March 2014

## Building Permits

- Single Family Residential (452 Units)
- Multi-Family Residential (2,136 Units)
- Nonresidential (702,372 sq ft)





# Beatties Ford Road Corridor Building Permits

## Non-Residential and Residential

RESIDENTIAL			
Year	Single Family Detached Units	Multi-Family Units	Total
2014*	52	194	246
2013	139	319	458
2012	78	447	525
2011	20	664	684
2010	85	4	89
2009	78	508	586
Total	452	2,136	2,588

NON-RESIDENTIAL		
Year	Number of Permits	Heated Square Feet
2014*	6	19,865
2013	27	124,511
2012	30	153,163
2011	16	83,550
2010	19	77,062
2009	27	244,221
Total	125	702,372



## Beatties Ford Road Corridor – City Engineering Projects

### 1. Beatties Ford Road Business Corridor

*Project Description:* This project will provide infrastructure improvements that will improve safety and aesthetics aimed at enhancing the economic vitality of the area.

*Status:* Construction began July 15, 2013 and is expected to be complete mid-2015.

*Contact:* Tom Russell, [trussell@charlottenc.gov](mailto:trussell@charlottenc.gov), 704-336-5276

### 2. Beatties Ford Road Widening

*Project Description:* This Transportation Bond Project will widen Beatties Ford Road from Capps Hill Mine Road to Sunset Road.

*Project Status:* The real estate acquisition phase is wrapping up. Advanced grading for overhead utilities began in December 2013. This work will prepare the project area for overhead utility relocation to begin in the second quarter of 2014.

*Contact:* Imad Fakhreddin, [ifakhreddin@charlottenc.gov](mailto:ifakhreddin@charlottenc.gov), 704-336-7926

### 3. Lincoln Heights / Wilson Heights

*Project Description:* Construction of new sidewalk, curb and gutter, planting strips and storm drainage improvements in the Lincoln Heights and Wilson Heights neighborhoods.

*Project Status:* Construction is complete. Construction and landscaping are in the warranty phase. The contractor is working on items identified by City staff that need improvements such as yard landscaping.

*Contacts:* Lamar Davis, [ldavis@charlottenc.gov](mailto:ldavis@charlottenc.gov), 704-336-6006  
Mae Bryant, [mbryant@charlottenc.gov](mailto:mbryant@charlottenc.gov), 704-336-6459, Construction Coordinator

### 4. McCrorey Heights

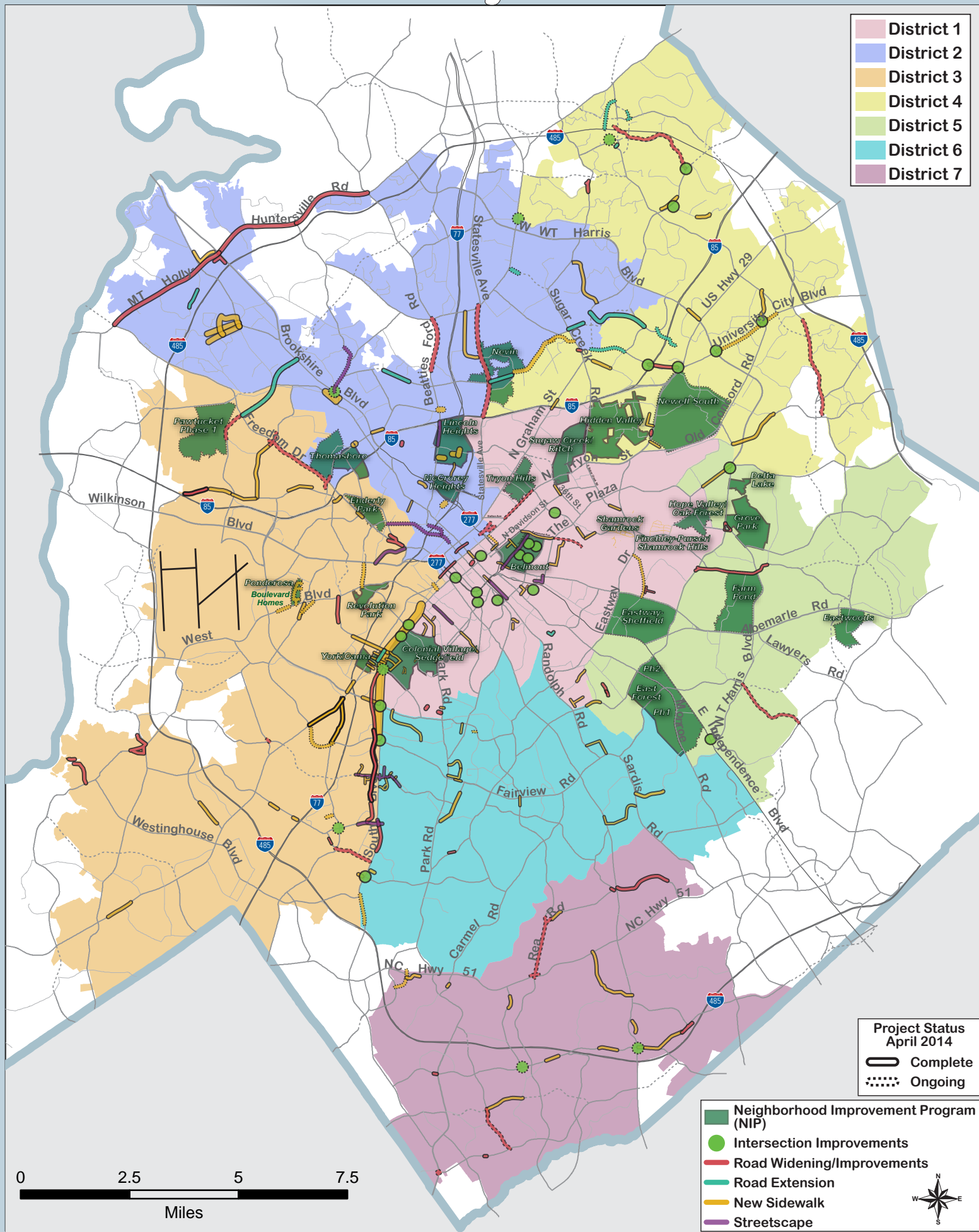
*Project Description:* Construction of new sidewalk, curb and gutter, planting strips and storm drainage improvements in the McCrorey Heights neighborhood.

*Project Status:* Construction is complete. The construction and landscaping projects are in the warranty phase.

*Contact:* Lamar Davis, [ldavis@charlottenc.gov](mailto:ldavis@charlottenc.gov), 704-336-6006

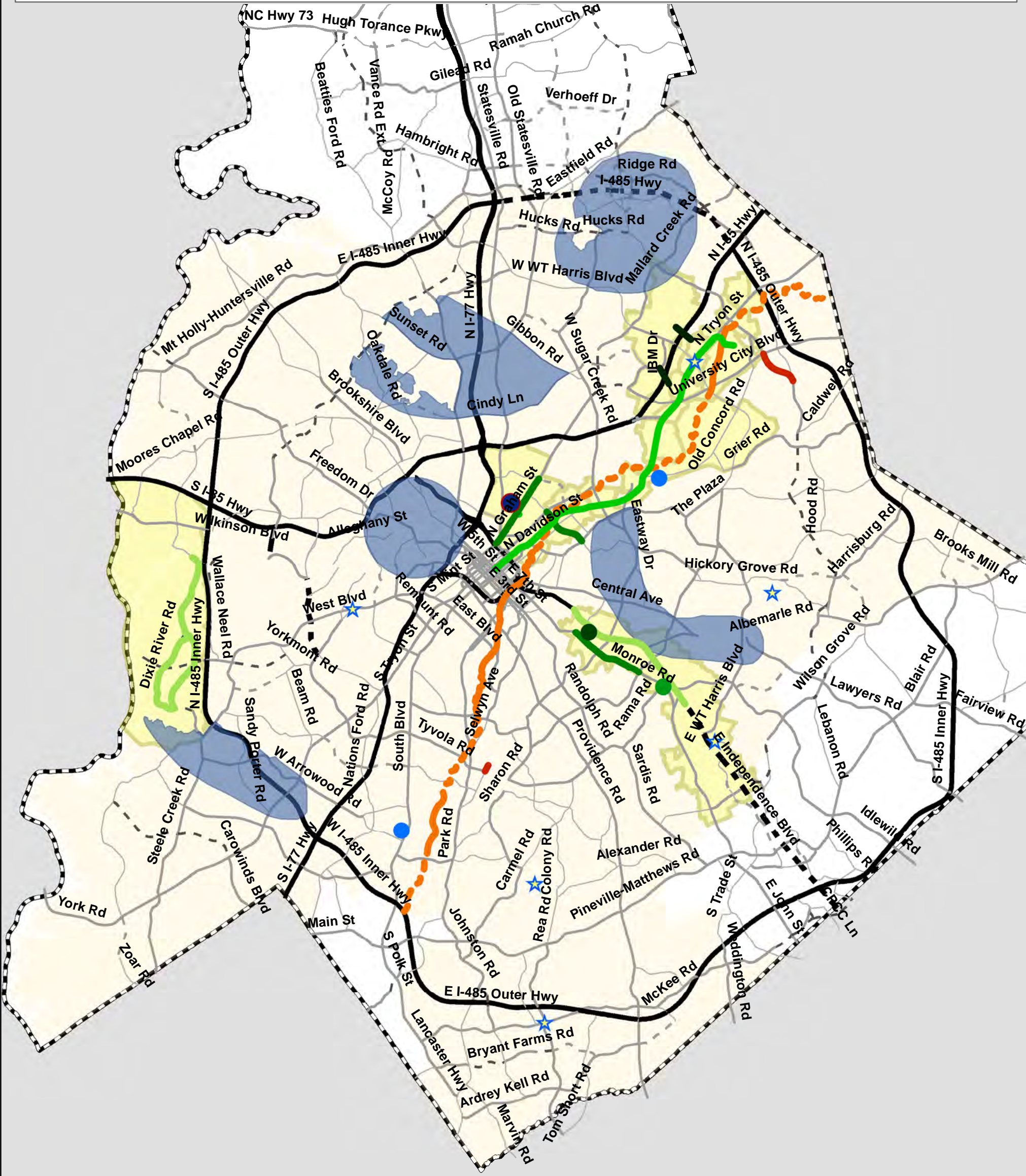


# Funded CIP Projects 2002-2010





# Proposed Community Investment Plan 2014-2020



## Legend

Corridor Investments

### Improving Communities

Joint Communications Center

Police Stations

Maintenance Facilities

Comprehensive Neighborhood Improvement Program

### Investing in Corridors

Ovens/Bojangles Area Redevelopment

Intersection Improvement

Bridges over I-85

Streetscape

Connections for Pedestrians, Bicyclists, Motorists

Road/Infrastructure Projects

### Increasing Connections

Road Projects

Existing Multi-Use Trail

Proposed Multi-Use Trail

N

0 2 4 6

Miles





EASTSIDE-WESTSIDE  
**COALITION MEETING**

**Charlotte City Council Representatives**

**EASTSIDE  
Council District 5**

---

**John Autry**, Council member  
jautry@charlottenc.gov  
(704) 336-3435

Charlotte City Council Office  
600 East Fourth Street  
Charlotte, NC 28202

**WESTSIDE  
Council District 2**

---

**Al Austin**, Council member  
aaustin@charlottenc.gov  
(704) 336-3435

Charlotte City Council Office  
600 East Fourth Street  
Charlotte, NC 28202



**Charlotte-Mecklenburg Planning Department**

Debra Campbell, *Planning Director*  
dcampbell@charlottenc.gov  
(704) 336-2205

**EASTSIDE**

---

**Area Plan Contact**

**East District**  
Alysia Osborne  
adosborne@charlotte.nc.gov  
(704) 336-3910

**Central District**  
Alan Goodwin  
agoodwin@charlottenc.gov  
(704) 432-3418

**Rezoning Staff Contact**  
Solomon Fortune  
sfortune@charlottenc.gov  
(704) 336-8326

**WESTSIDE**

---

**Area Plan Contact**

**Northwest District**  
Amanda Vari  
avari@charlotte.nc.gov  
(704) 336-5718

**Central District**  
Alan Goodwin  
agoodwin@charlottenc.gov  
(704) 432-3418

**Rezoning Staff Contact**  
Claire Lyte-Graham  
cgraham@charlottenc.gov  
(704) 336-3782