

ELIZABETH AREA REZONINGS (since 2004)						
Petitioner	Petition #	Acreage	Former Zoning	Requested Zoning	Outcome	Development Proposed
Providence Road Land Partners, LLC	2005-92	3.07	B-2	MUDD-O	Approved 02/19/07	188,000 s.f. of commercial floor space plus 300 residential units
Central Piedmont Community College	2005-99	1.86	B-2	MUDD-O	Approved 07/18/05	194,545 s.f. of expansion comprising two buildings on separate parcels
Rob Gottfried	2005-139	0.25	B-1	MUDD-O	Approved 12/19/05	863 s.f. expansion of restaurant and reduction in parking ratio
B & E Properties	2006-144	0.90	O-2	MUDD(CD)	Approved 12/18/06	New 20,000 s.f. medical office building
Central Piedmont Community College	2007-63	4.0	B-2 and O-2	MUDD	Approved 06/18/07	To accommodate future expansion and maintain consistency in zoning for campus
Novant Health, Inc.	2007-76	6.40	O-2	MUDD-O	Approved 04/21/08	Up to 775,000 s.f. of additional hospital expansion plus parking deck
Winter Elizabeth, LLC	2009-48	6.87	R-22MF	MUDD(CD)	Public Hearing December 21, 2009	Up to 366 units of new residential development in two structures
The Boulevard 2000, LLC	2004-114	0.97	R-22MF	UR-3 (CD)	Denied March 21, 2005	48 new residential units
Gateway Homes, LLC	2006-146	2.1	R-22MF	UR-2 (CD)	Withdrawn	45 new residential units
The Boulevard Company	2008-041	1.48	B-1	MUDD	Withdrawn	Mixed-Use Development

Zoning Classifications in the Table

B-1 and B-2 – Business/commercial zones

O-2 – Office zoning

R-22MF – Multi-Family Residential zoning with a maximum of 22 dwelling units per acre

MUDD – Mixed Use Development District can have one or more land use types on the same site (commercial/retail, office, residential)

UR – Urban Residential zoning

Rezoning Types

O – Optional (petitioner requests to opt out of one or more zoning requirements). Site plan submission required.

(CD) – Conditional (petitioner is requested to exceed minimum zoning requirements). Site plan submission required.

Straight-Up – Rezoning will meet the applicable zoning requirements. No site plan is required to be submitted with the petition. m

Elizabeth Area Plan Rezoning

