

1414 W TRADE ST

West End Apartments

Printed On: 5/29/26



RZP-2024-140

City of Charlotte - Engineering and Land Development

600 East Fourth Street

Charlotte North Carolina 28202-2850

Permit Status: Approved

RZP-2024-140

Status Date: 17-Mar-2025

Rezoning/Petition/na

<u>Company/Individual Name</u>	<u>Address</u>	<u>Phone</u>
Owner WESTSIDE ENTERPRISES INC	PO BOX 562685 CHARLOTTE,NC28256	

Applicant Landworks Design Group, PA (Matt Langston)	1230 W Morehead St, Suite 304 Charlotte,NC 28208	7048411604
Rezoning Agent Landworks Design Group, PA (Matt Langston)	1230 W Morehead St, Suite 304 Charlotte,NC 28208	7048411604
Applicant Urban Trend Properties (Chris Ogunrinde)		

<u>Parcel Nbr</u>	<u>Tract</u>	<u>Block</u>	<u>Lot</u>
07818701		7	01

Value:

<u>Application Information</u>	
Council District/Representative	2
rezonePresub	Yes
Rezoning Presubmittal Date	10/30/2024
Site Area	0.451
Owner(s) Address	PO Box 562685 Charlotte, NC 28256
Owner(s) Name	Westside Enterprises, Inc.
Applicant/Petitioner Name	Urban Trends Real Estate
Upload Plans Acknowledgement	CHECKED
Additional Vesting Requested (get 2 by c	No
Committing to affordable/ workforce hou	Yes
Current Use	Commercial
Existing Zoning	NC
Is site historically designated or in a Hist	No
Is the proposed development aligned wit	Yes
Overlays	N/A
Primary Proposed Zoning	TOD-NC Transit Neighborhood Center Zc
Proposed Use	Multifamily Apartments
Proposed Zoning	TOD-NC
Purpose of Zoning Change	To allow for greater building height for this
Request Type	Conventional
What Place Type does the 2040 Policy R	NC

Rezoning/Petition/na

Application Table Information

Description

ID

11ba93f6-bfc1-4234-9e6b-b

CreatedDate	LastUpdatedDate
12/11/2024 5:13PM	12/11/2024 5:13PM

CreatedDate	LastUpdatedDate
12/23/2024 1:34PM	12/23/2024 1:34PM

Description

21.3 REQUIRED SOLID WAST

ID

41cd1f47-7a3d-411d-93d2-0

Discipline

Charlotte Water

Rezoning/Petition/na	
Type	condition
Title	Garbage/Recycle
CreatedByName	LastUpdateBy
Lander Lowe	Lander Lowe
CreatedByName	LastUpdateBy
Mavis Gant	Mavis Gant
Type	note
Status	Open
	Open
Discipline	Solid Waste
Title	Water/sewer

Comments:
Proposed Affordable Housing Apartment development at 1414 W Trade St.

Rezoning/Petition/na

Fees			
<u>Description</u>	<u>Comments</u>		<u>Amount</u>
CATS-Rezoning			\$420.00
CDOT-Rezoning Conventional			\$1,465.00
City Clerk-Legal Ad			\$370.00
Fire-Rezoning Conditional Major			\$210.00
PDD Land Development-Rezoning			\$200.00
Planning-Rezoning Conventional			\$3,515.00
Stormwater Services-Rezoning			\$180.00
Total Fees Due: \$0.00		Total Fees Paid:	\$6,360.00

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<u>Task</u>	<u>Assign To</u>	<u>Status</u>	<u>Status By</u>	<u>Date</u>	<u>Comments</u>
Info Received	Joe Mangum	Complete	Joe Mangum	11/27/24	
RZ Gateway	Joe Mangum	Complete	Joe Mangum	11/27/24	
Application Distribution	Joe Mangum	Complete	Joe Mangum	11/27/24	
CATS Review	Evan Punch	No Comments	Evan Punch	12/19/24	
CDOT Review	Jacob Carpenter	No Comments	Jacob Carpenter	12/20/24	See CDOT Memo
Charlotte Water Review	Keri Cantrell	Comments	Lander Lowe	12/11/24	Summary: Water and sewer service is accessible for this rezoning boundary.
					Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Frazier St.
					Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located Frazier St.
					Additional Comments
					Development is encouraged to contact Installation Development Services (IDS) at (704) 336-5499 to review service connection design requirements and City Ordinances (e.g., backflow, separate meter Ordinance, public/private pipeline extensions). Contact CLT Water New Services Department for water/sewer services. Contact CLT Water Donated Projects if public infrastructure will be extended through property. Will need to send plans to Charlotte Water for private water permitting (if applicable). Will need to send plans to NCDEQ for private sewer permitting (if applicable). Comments: Will need to acquire Capacity Assurance Program (CAP) Approval.
					Reservation of sanitary sewer system capacity through the Charlotte Water's Capacity Assurance Program is the responsibility of the customer/development. Contact the New Services Group at (704) 432-2854 for further information on reserving capacity up to 24 months.
					This sheet indicates the findings of a cursory review of Utilities System Information for the presence or absence of public water or wastewater infrastructure only. The findings do not imply available capacity in water and sanitary sewer lines, pump stations, or treatment facilities. Reservation of capacity is achieved through the Charlotte Water's Capacity Assurance Program.
CMS Review	Renee Golz	No Comments	Stuart Valzonis	12/30/24	
		Received			
Code Enforcement Review	Mark Fowler	No Comments	Stuart Valzonis	12/30/24	
		Received			
Fire Review	Tyler Wilkinson	No Comments	Tyler Wilkinson	12/2/24	15 min

Rezoning/Petition/na					
Housing Review	Ruth Ippolito	Comments	Ruth Ippolito	12/12/24	HNS is supportive of incorporation of affordable housing within this petition. Details to be confirmed.
Land Use Review	Maria Floren	No Comments Received	Stuart Valzonis	12/30/24	
LUESA Review	Erin Stanforth	Comments	Erin Stanforth	12/18/24	
Parks and Rec Review	Katie Lloyd	No Comments	Katie Lloyd	12/10/24	
Solid Waste Review	Mavis Gant	Comments	Mavis Gant	12/23/24	
Stormwater Review	Brendan Smith	No Comments	Brendan Smith	12/5/24	
Subdivision Review	Jessica Almaraz	No Comments	Josh Weaver	12/23/24	
Urban Design Review	Justin Ritchey	No Comments	Justin Ritchey	12/3/24	
Urban Forestry/Arborist Review	Henry Kunzig	No Comments	Henry Kunzig	12/20/24	
Entitlement Services Review	Stuart Valzonis	No Comments	Stuart Valzonis	12/23/24	
Plan Collection	Stuart Valzonis	For Public Hearing	Stuart Valzonis	12/30/24	
Public Hearing	Joe Mangum	Move to Zoning Committee	Julia Stoll	3/20/25	
Zoning Committee Meeting	Joe Mangum	Complete	Julia Stoll	3/20/25	
City Council Decision	Joe Mangum	Approved	Julia Stoll	3/20/25	
Update GIS Approved	Christopher McDonald	Complete	Christopher McDonald	3/24/25	

Driveway Review Subtasks					
<u>SubTask</u>	<u>Assign To</u>	<u>Status</u>	<u>Status By</u>	<u>Date</u>	<u>Comments</u>