

City of Charlotte

*Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202*



Zoning Agenda

Tuesday, August 1, 2023

Charlotte-Mecklenburg Government Center - Room 280

Zoning Committee Work Session

Douglas A. Welton, Chairperson

Terry Lansdell

Shana Neeley

Wil Russell

Clayton Sealey

Rebekah Whilden

Rick Winiker

Zoning Committee Work Session

Zoning Item

1. Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC

Update: Petitioner is requesting deferral to September 6, 2023

Location: Approximately 0.99 acres located at the southeastern corner of the intersection of Steele Creek Road and Rigsby Road. (Council District 3 - Watlington)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: NS (neighborhood services)

2. Rezoning Petition: 2022-099 by Levine Properties

Update: Petitioner is requesting deferral to September 6, 2023

Location: Approximately 0.94 acres located at the southeast intersection of Commonwealth Avenue and The Plaza, north of East Independence Boulevard. (Council District 1 - Anderson)

Current Zoning: NC (neighborhood center)

Proposed Zoning: MUDD-O (mixed use development district, optional)

3. Rezoning Petition: 2022-109 by Urban Trends Real Estate, Inc.

Update: Petitioner is requesting deferral to September 6, 2023

Location: Approximately 2.09 acres located on the northeast side of The Plaza, south of Bridgeport Drive, and west of Barrington Drive. (Council District 5 - Molina)

Current Zoning: N1-B (neighborhood 1 - B) and CG (general commercial)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

4. Rezoning Petition: 2023-075 by City of Charlotte

Location: Approximately 4.33 acres located on the south side of Reagan Drive and west side of Tom Hunter Road, east of West Sugar Creek Road. (Council District 1 - Anderson)

Current Zoning: CG (general commercial) and N1-B (neighborhood 1 - B)

Proposed Zoning: N2-B (neighborhood 2 - B)

Public Hearing Held: July 17, 2023 - Item #30

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_075_PostHSA](#)

[2023-075 Consistency](#)

5. Rezoning Petition: 2021-221 by Paulette Canaday

Location: Approximately 5.10 acres located on the west side of Statesville Road, east of Millhaven Lane, and south of Sunset Road. (Council District 2 - Graham)

Current Zoning: N1-B (neighborhood 1 - B)

Proposed Zoning: INST(CD) (institutional, conditional)

Public Hearing Held: July 10, 2023 - Item #5

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_221_PostHSA](#)

[2021_221_RevSitePlan_2023_07_17](#)

[2021_221 Consistency](#)

6. Rezoning Petition: 2022-048 by Tribute Companies, Inc.

Location: Approximately 182.71 acres located along the south side of Interstate 485 South interchange, east of John Adams Road, and north of North Tryon Street. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: MX-2 (mixed use) with 5-year vested rights

Public Hearing Held: April 17, 2023 - Item #35

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 048 PostHSA DONE](#)

[2022 048 RevSitePlan 2023 07 10](#)

[2022 048 Consistency](#)

7. Rezoning Petition: 2022-114 by Rohit Patel

Location: Approximately 4.18 acres located on the northeast side of Ridge Road, south of Mallard Creek Road, and north of Interstate 85. (ETJ - BOCC: 3-Dunlap; Closest CC: 4-Johnson)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

Public Hearing Held: July 10, 2023 - Item #6

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 114 PostHSA](#)

[2022 114 RevSitePlan 2023 05 16](#)

[2022 114 Consistency](#)

8. Rezoning Petition: 2022-148 by Third & Urban LLC

Location: Approximately 15 acres located on the south side of State Street, north of Tuckaseegee Road, and east of Berryhill Road. (Council District 2 - Graham)

Current Zoning: ML-2 (manufacturing and logistics - 2) and MUDD-O (mixed-use development district - optional)

Proposed Zoning: IMU (innovative mixed use)

Public Hearing Held: July 17, 2023 - Item #34

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 148 PostHSA](#)

[2022 148 consistency](#)

9. Rezoning Petition: 2022-119 by Blackburn Communities, LLC

Location: Approximately 9.2 acres located on the north and south side of Johnston Oehler Road and south side of Robert Helms Road, east of Prosperity Church Road. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: UR-3(CD) (urban residential, conditional)

Public Hearing Held: July 10, 2023 - Item #7

Staff Resource: [Maxx Oliver](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 119 PostHSA](#)

[2022 119 SitePlan 2023 7 20](#)

[2022 119 Consistency](#)

10. Rezoning Petition: 2022-160 by Penler Development, LLC

Location: Approximately 24.13 acres located along the south side of Mount Holly Road and east side of Creston Circle, west of Interstate 485. (ETJ-BOCC: 2-Leake; Closest CC: 2-Graham)

Current Zoning: M&L-1 (manufacturing and logistics 1), CG (general commercial), N-1A (neighborhood 1-A)

Proposed Zoning: R-12MF(CD)

Public Hearing Held: April 17, 2023 - Item #38

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff does not recommend approval of this petition in its current form.

[2022 160 PostHSA August](#)

[2022 160 RevSitePlan 2023 06 21](#)

[2022 160 consistency](#)

11. Rezoning Petition: 2022-161 by Pulte Group

Location: Approximately 29.33 acres located at the southwest intersection of Steele Creek Road and Parkside Crossing Drive, south of Sledge Road. (ETJ - BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Public Hearing Held: July 10, 2023 - Item #9

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 161 PostHSA](#)

[2022 161 SitePlanRev 2023 7 14](#)

[2022 161 consistency](#)

12. Rezoning Petition: 2022-168 by Nick Armstrong

Location: Approximately 0.55 acres located south of Tuckaseegee Road and east of Enderly Road.
(Council District 2 - Graham)

Current Zoning: N1-C (neighborhood 1 - C), MUDD-O (mixed use development district, optional)
Proposed Zoning: MUDD-O (mixed use development district, optional) and MUDD-O SPA (mixed use development district, optional, site plan amendment)

Public Hearing Held: July 17, 2023 - Item #25

Staff Resource: [Joe Mangum](#)

Staff Recommendation:
Staff recommends APPROVAL of this petition.

[2022_168_PostHSA_DONE](#)

[2022_168_SitePlanRev_2023_7_24](#)

[2022_168_consistency](#)

13. Rezoning Petition: 2022-183 by Blu South LLC

Location: Approximately 32.42 acres located along the north side of Interstate 485, west of China Grove Church Road, and south of East Westinghouse Boulevard. (Council District 3 - Watlington)

Current Zoning: I-1(CD) (light industrial, conditional)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

Public Hearing Held: July 10, 2023 - Item #10

Staff Resource: [John Kinley](#)

Staff Recommendation:
Staff recommends approval of this petition upon resolution of outstanding issues and technical revisions related to transportation and site and building design.

[2022_183_PostHSA_DONE](#)

[2022_183_siteplanRev_23_7_20](#)

[2022_183_CS](#)

14. Rezoning Petition: 2022-199 by Mission Properties

Location: Approximately 19.91 acres located on the east side of North Tryon Street, east of Pavilion Boulevard. (ETJ - BOCC: 3-Dunlap; Closest CC: 4-Johnson)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

Public Hearing Held: July 17, 2023 - Item #38

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_199_PostHSA_DONE](#)

[2022_199_RevSitePlan_2023_07_19](#)

[2022_199_Consistency](#)

15. Rezoning Petition: 2022-200 by IP P2 CCP, LLC

Location: Approximately 12.403 acres located on the west side of IBM Drive, south of Baucom Road, and north of University City Boulevard. (Council District 4 - Johnson)

Current Zoning: R-8MF(CD) (multi-family residential, conditional)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Public Hearing Held: July 17, 2023 - Item #40

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to environment.

[2022_200_PostHSA](#)

[2022_200_RevSitePlan_2023_07_19](#)

[2022_200_Consistency](#)

16. Rezoning Petition: 2022-204 by Jay Jeet, LLC

Location: Approximately 5.19 acres located on the south side of Sunset Road, west of Beatties Ford Road, and east of Peachtree Road. (ETJ - BOCC: 2-Leake; Closest CC: 2-Graham)

Current Zoning: N1-B (neighborhood 1- B)

Proposed Zoning: MUDD(CD) (mixed-use development district, conditional)

Public Hearing Held: July 10, 2023 - Item #12

Staff Resource: [Maxx Oliver](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 204 PostHSA](#)

[2022 204 RevSitePlan 2023 07 20](#)

[2022 204 Consistency](#)

17. Rezoning Petition: 2022-205 by DR Horton

Location: Approximately 21.12 acres located along the southeast side of Mallard Creek Road, west of Penninger Circle, and north of Morris Estate Drive. (Council District 2 - Graham)

Current Zoning: N1-A (neighborhood 1 - A) and R-8MF(CD) (multi-family residential, conditional)

Proposed Zoning: R-8MF(CD) (multi-family residential) and R-8MF(CD) SPA (multi-family residential, conditional, site plan amendment)

Public Hearing Held: July 10, 2023 - Item #13

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 205 PostHSA](#)

[2022 205 RevSitePlan 2023 07 20](#)

[2022 205 Consistency](#)

18. Rezoning Petition: 2022-207 by SLC Development, LLC

Location: Approximately 0.17 acres located on the north side of East Tremont Avenue, southeast of South Boulevard, and west of East Worthington Avenue. (Council District 1 - Anderson)

Current Zoning: TOD-M(O) (transit oriented development-mixed use, optional)

Proposed Zoning: TOD-UC (transit oriented development-urban center)

Public Hearing Held: July 10, 2023 - Item #14

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 207 PostHSA](#)

[2022 207 Consistency](#)

19. Rezoning Petition: 2022-208 by Summit Avenue Keswick, LLC

Location: Approximately 7.6 acres located on the west side of North Tryon Street and east side of Keswick Avenue, south of West 24th Street. (Council District 1 - Anderson)

Current Zoning: ML-2 (manufacturing and logistics - 2) and I-2(CD) (general industrial, conditional)

Proposed Zoning: IMU (innovation mixed-use)

Public Hearing Held: July 10, 2023 - Item #11

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 208 PostHSA](#)

[2022 208 consistency](#)

20. Rezoning Petition: 2022-212 by Chipotle Mexican Grill of Colorado, LLC

Location: Approximately 0.86 acres located in the northwest quadrant of the intersection of Park Road and East Woodlawn Road, south of Drexel Place. (Council District 1 - Anderson)

Current Zoning: B-1(CD) (neighborhood business, conditional)

Proposed Zoning: MUDD(CD) (mixed use development, conditional)

Public Hearing Held: July 17, 2023 - Item #43

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of an outstanding issue related to transportation and a requested technical revision.

[2022 212 PostHSA DONE](#)

[2022 212 RevSitePlan 2023 07 20](#)

[2022 212 consistency](#)

21. Rezoning Petition: 2022-217 by Mecklenburg County

Location: Approximately 9.22 acres located on the north side of Reno Avenue and east side of Venice Knights Way, south of West Brookshire Freeway. (Council District 2 - Graham)

Current Zoning: ML-2 (manufacturing and logistics)

Proposed Zoning: IC-2 (institutional campus)

Public Hearing Held: July 10, 2023 - Item #15

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 217 PostHSA](#)

[2022 217 consistency](#)

22. Rezoning Petition: 2022-222 by Pearl Properties LLC

Location: Approximately 0.37 acres located on the east side of Parson Street, west of Union Street, and north of Parkwood Avenue. (Council District 1 - Anderson)

Current Zoning: N1-C (neighborhood 1 - C)

Proposed Zoning: N1-D (neighborhood 1 - D)

Public Hearing Held: July 10, 2023 - Item #16

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 222 PostHSA](#)

[2022 222 Consistency](#)