

## Rezoning Cases of Special Interest – October 2015

November Decisions (13 scheduled)					
Petition	Petitioner	Council District	Location	Description	Additional Info
2014-019	Carolina Development Services, LLC	4 – Phipps	West corner of the intersection at Mallard Creek Road and Salome Church Road.	CC SPA (commercial center, site plan amendment) to allow up to 380 multi-family residential dwelling units at a density of 14.34 units per acre.  This request was a staff initiated rezoning to implement recommendations within the Council District 4 Multi-family Assessment Report. The petition was presented as a conventional rezoning request at the February 17, 2014 City Council meeting. The Planning Department was originally the applicant, and staff has been working with the property owner to develop a site plan for the property. The property owner has taken on the role of applicant and converting the rezoning to a conditional request, resulting in a new public hearing.	
2015-109	WaterWalk Redevelopment Services LLC	4 – Phipps	West side of University Executive Park Drive near the intersection of West W.T. Harris Boulevard and University Executive Park Drive.	Rezoning from O-2(CD) (office, conditional) to MUDD-O (mixed use development, optional) to allow up to 150 corporate housing units made up of a combination of hotel and residential dwelling units together with accessory uses. Maximum building height will not exceed four (4) stories.  Requested Optional provisions pertain to location of parking and signage.	
2015-114	Camp Greene Properties, LLC	3 – Mayfield	Northeast corner at the intersection of Remount Road and Greenland Avenue.	Rezoning from R-5 (single family residential) to UR-2(CD) (Urban residential, conditional) to allow up to 16 single family attached (townhomes) units at a density of 15.30 units per acre.	

December Hearings (30 scheduled)					
Petition	Petitioner	Council District	Location	Description	Additional Info
2015-120	Grubb Properties	6 - Smith	Bounded by Park Road, Abbey Place, Hedgemore Drive and Mockingbird Lane.	Rezoning from O-1 (office) to MUDD-O (mixed use development district, optional) with five (5) year vested rights, to allow up to 600,000 square feet of commercial uses (inclusive of 228,324 square feet of existing office uses) and up to 450 residential units, with conversion rights and a proposed maximum building height of 120 feet.  Requested optional provisions pertain to parking, signage, recessed doorways, streetscape requirements, location of water quality and stormwater detention facilities, location of backflow prevention devices, and definition of the “base” of the building.	

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2015-121	CitiSculpt	6 – Smith	Sharon Road, west of Sharon Hills Road and east of Sharon Acres Road.	Rezoning from R-3 (single family residential) to UR-2(CD) (urban residential, conditional), to allow up to 160 age restricted dependent and/or independent living units/beds (nursing home, rest home, home for the aged, elderly, and disabled) together with accessory uses, as allowed in the UR-2 (urban residential) zoning district.
2015-122	David Weekley Homes	7 – Driggs	West side of North Community House Road, north of Bryant Farms Road and south of Briarwick Lane.	Rezoning from R-3 (single family residential) to MX-2 (mixed use) with five (5) year vested rights to allow to allow 95 residential units (68 townhomes, 27 single family detached lots) at a density of 6.25 dwelling units per acre.
2015-124	JAAM Holdings Ltd. Ptsp.	2 – Austin	East side of Toddville Road, north of the Piedmont & Northern Railroad and abutting Melynda Road.	Rezoning from I-1 (light industrial) to I-2 (general industrial) to allow uses in I-2 (general industrial) zoning district.
2015-126	Parkwood Residences, LLC	1 – Kinsey	North side of Parkwood Avenue bounded by North Caldwell Street, East 21 <sup>st</sup> Street and North Brevard Street	Rezoning from I-1 (light industrial) and I-2 (general industrial) to TOD-R(CD) (transit oriented development-residential, conditional) to allow up to 351 multi-family dwelling units at a density of 101.74 units per acre with a proposed building height of 85 feet (120 feet maximum).
2015-131	Synco Properties	6 – Smith	Southwest corner at the intersection of Colony and Sharon Roads.	Rezoning from R-17MF(CD) (multi-family residential) to MUDD-O (mixed use development district-optional) to allow up to 1,100 residential units, 250,000 square feet of office uses, 225 hotel rooms, and 300,000 square feet of retail. Proposed maximum building height of 160 feet within certain areas of development.  Requested optional provisions pertain to parking; building height; streetscape; location of water quality and stormwater detention facilities, recessed entrances; innovative street designs; definition of the "base" of the building; drive-through service as an accessory to a bank or financial institution; and signage.
2015-133	BRC Salome Church LLC	4 – Phipps	West side of Salome Church Road, north of North Tryon Street and east of I-485.	Rezoning from R-3 (single family residential) and R-22MF (multi-family residential) to R-12MF(CD) to allow up to 228 residential dwelling units (multi-family, duplex, triplex, and quadrplex) at a density of 11.07 units per acre. Maximum building height will not exceed three (3) stories or 48 feet.