

City of Charlotte

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



Zoning Agenda

Tuesday, April 30, 2024

Charlotte-Mecklenburg Government Center

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: 2022-121 by RK Investments Charlotte LLC

Update: Petitioner is requesting deferral to June 4, 2024

Location: Approximately 53.07 acres located on the east side of Elm Lane and west side of Rea Road, south of Bevington Place. (Council District 7 - Driggs)

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

Proposed Zoning: UR-2(CD) (urban residential, conditional) with 5-year vested rights

2. Rezoning Petition: 2022-224 by SRL Central Avenue Properties, LLC

Update: Petitioner is requesting deferral to June 4, 2024

Location: Approximately 1.23 acres located in the northeast quadrant of the intersection of Central Avenue and Morningside Drive, south of Roland Street. (Council District 1 - Anderson)

Current Zoning: MUDD-O (mixed-use development-optional)

Proposed Zoning: MUDD-O SPA (mixed-use development-optional, site plan amendment)

3. Rezoning Petition: 2023-023 by Horizon Development Properties, Inc.

Update: Petitioner is requesting deferral to July 2, 2024

Location: Approximately 8.55 acres located on the east side of Old Providence Road and west side of Providence Road, north of River Oaks Lane. (Council District 6 - Bokhari)

Current Zoning: R-20MF (multi-family residential)

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

4. Rezoning Petition: 2023-038 by Levine Properties

Update: Petitioner is requesting deferral to September 4, 2024

Location: Approximately 84.16 acres located on the north and south side of Sardis Lane, and east side of Providence Road. (Council District 6 - Bokhari)

Current Zoning: N1-A (neighborhood 1-A), N2-B (neighborhood 2-B), B-1SCD (business shopping center), B-1(CD) (neighborhood business, conditional), and R-20MF (multi-family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional) and MUDD-O with 5-year vested rights (mixed use development district - optional)

5. Rezoning Petition: 2023-039 by Northwood Ravin

Update: Petitioner is requesting deferral to June 4, 2024

Location: Approximately 20.12 acres bound by the east side of Old Providence Road and west side of Providence Road, north of River Oaks Lane. (Council District 6 - Bokhari)

Current Zoning: N1-A (neighborhood 1-A) and R-20MF (general commercial)

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

6. Rezoning Petition: 2023-112 by FCA, LLC

Update: Petitioner is requesting deferral to June 4, 2024

Location: Approximately 5.03 acres located at the dead-end of Christie Lane, north of Douglas Drive, east of Steele Creek Road. (Council District 3 - Brown)

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

Proposed Zoning: ML-2(CD) ANDO (manufacturing and logistics 2, conditional, airport noise disclosure overlay)

7. Rezoning Petition: 1987-019C (R-12PUD Innovative)

Location: Approximately northwest of the intersection of Elm Ln. and Ballantyne Commons Pkwy in the Thornhill Subdivision (6719 Stanette Dr.)

Staff Resource: [John Kinley](#)

Request: John Hausmann on behalf Mark Trotta (property owner) is requesting approval of Innovative provisions for the R-12PUD Thornhill Subdivision associated with petition 1987-019C. The subdivision is located northwest of the intersection of Elm Ln. and Ballantyne Commons Pkwy. The site requested for Innovative provisions is parcel 22346244, located at 6719 Stanette Dr.

1. Reduction of the required rear yard from 25 ft to 21 ft (4 ft reduction).
2. Reduction of the rear yard specifically for unenclosed structures without roofs (such as decks and patios) from 25 feet to 12 feet (13-foot reduction).

Current Zoning: R-12PUD (residential, planning unit development)

Staff Recommendation:

Staff recommends approval of the innovative request.

[1987-019C INNOV 6719 Stanette REV](#)

[6719 STANETTE DR Innovative Request Survey](#)

[1987-019C AAApr1992](#)

8. Rezoning Petition: 2024-043 by Charlotte Planning, Design, & Development - Text Amendment

The purpose of this UDO text amendment is to make changes to the conservation residential development standards in Section 4.5 of the UDO to increase the quantity and quality of required open space, increase transitions to adjacent parcels, and revise frontage requirements. There are proposed changes in 5 of the 39 Articles. These changes include increasing the amount of open space from two to five acres; adding a landscape yard at the perimeter of the site; requiring lots to front on public streets, common open space, or green area; increasing the minimum dimensions of required common open space; establishing design standards for required open space; and minor changes and additions to standards)

Public Hearing Held: April 15, 2024 - Item #29

Staff Resource: [Alyson Craig](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_043 Post_SA](#)

[2024_043_textamendment](#)

[2024-043 Consistency 4-30-24](#)

9. Rezoning Petition: 2022-105 by Moores Chapel Retail, LLC

Location: Approximately 3.99 acres located at the intersection of Rhyne Road and Moores Chapel Road.
(Council District 3 - Brown)

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

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

Public Hearing Held: April 15, 2024 - Item #30

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

[2022_105_PostHSA](#)

[2022_105_SitePlanRev_2024_4_18](#)

[2022-105_Consistency](#)

10. Rezoning Petition: 2023-015 by Tribek Properties

Location: Approximately 4.54 acres located in the southwest quadrant of the intersection of Wilkinson Boulevard and Remount Road, north of Parker Drive. (Council District 3 - Brown)

Current Zoning: ML-2 (manufacturing and logistics, 2)

Proposed Zoning: TOD-NC(CD) (transit oriented development, neighborhood center, conditional)

Public Hearing Held: January 16, 2024 - Item #44

Staff Resource: [Holly Cramer](#)

Staff Recommendation: Staff recommends approval of this petition upon resolution of requested technical revisions.

[2023_015_PostHSA](#)

[2023_015_RevSitePlan_2024_04_18](#)

[2023_015_consistency](#)

11. Rezoning Petition: 2023-033 by CRD Elizabeth LLC

Location: Approximately 1.63 acres located along the northeast side of East 7th Street, south of Lamar Avenue, and north of Clement Avenue. (Council District 1 - Anderson)

Current Zoning: CG (general commercial)

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

Public Hearing Held: April 15, 2024 - Item #34

Staff Resource: [Holly Cramer](#)

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

[2023_033_PostHSA](#)

[2023_033_RevSitePlan_2024_04_18](#)

[2023_033_consistency](#)

12. Rezoning Petition: 2023-042 by Wilmore Preservation LLC

Location: Approximately 3.23 acres located on the northeastern corner of the intersection of West Boulevard and Mint Street. (Council District 3 - Brown)

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

Proposed Zoning: MUDD-O (HDO) (mixed use development district, historic district overlay)

Public Hearing Held: April 15, 2024 - Item #35

Staff Resource: [Joe Mangum](#)

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

[2023_042_PostHSA](#)

[2023_042_SitePlanRev_2024_4_18](#)

[2023_042_Consistency](#)

13. Rezoning Petition: 2024-004 by The Drox Group, LLC

Location: Approximately 4.1 acres located on the east side of South Tryon Street, west of Nations Ford Road, and north of Queen Anne Road. (Council District 3 - Brown)

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

Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional)

Public Hearing Held: April 15, 2024 - Item #36

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_004_PostHSA](#)

[2024_004_SitePlanRev_2024_4_18](#)

[2024_004_Consistency](#)

14. Rezoning Petition: 2024-005 by Portman Residential, LLC

Location: Approximately 1.21 acres located on the west side of Chamberlain Avenue, north of State Street, and south of Yellowstone Drive. (Council District 2 - Graham)

Current Zoning: ML-2 (manufacturing and logistics-2)

Proposed Zoning: IMU (innovation mixed use)

Public Hearing Held: April 15, 2024 - Item #37

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_005_Post_HSA](#)

[2024_005_CS_DONE](#)