

City of Charlotte

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



Zoning Agenda

Monday, June 21, 2021

Electronic Regular Meeting Hosted from Room 267

City Council Zoning Meeting

*Mayor Vi Lyles
Mayor Pro Tem Julie Eiselt
Council Member Dimple Ajmera
Council Member Tariq Bokhari
Council Member Ed Driggs
Council Member Larken Egleston
Council Member Malcolm Graham
Council Member Renee Johnson
Council Member Matt Newton
Council Member Greg Phipps
Council Member Victoria Watlington
Council Member Braxton Winston II*

REMOTE MEETING

**1. 4:00 P.M. CITY COUNCIL ZONING MEETING,
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
ELECTRONIC REGULAR MEETING HOSTED FROM ROOM 267**

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals/Withdrawals

POLICY

2. Adoption of the Charlotte Future 2040 Comprehensive Plan

Action:

Adopt the Plan Policy section of the Final Recommended Draft Charlotte Future 2040 Comprehensive Plan.

Staff Resource(s):

Taiwo Jaiyeoba, City Manager's Office
Alysia Osborne, Planning, Design, and Development

Explanation

- On October 31, 2020, the City of Charlotte released a draft Charlotte Future 2040 Comprehensive Plan (Plan) for public review and comment.
- The Plan includes the Vision and Growth Framework for implementation of the city's goals into a living document that integrates community input and best practices that will guide the city's decision-making and investment in both the near and long term.
- This Plan addresses how the built environment can better reflect and advance community values around topics like equity, transportation, quality of life, economic development, jobs, affordable housing, health, safety, and sustainability.
- The Plan contains three sections: The Plan Policy, the Implementation Strategy, and the Manuals and Metrics.
 - The Plan Policy is considered the main body of the Plan and includes the Plan's 10 Goals, supporting objectives, projects, programs, and introduces ten Place Types that set aspirational direction for how development will contribute to creating complete communities across the city.
 - The Implementation Strategy provides actions for the policies, projects, and programs; strategies for integration with other Plans; a framework for Community Area Plans and mapping; guidance for the Unified Development Ordinance, recommendations for Capital Improvement Projects, and how to track progress.
 - The Manuals and Metrics provide more detail and background on the Equitable Growth Framework's metrics and methodology, as well as more detailed guidance for the aspirational aspects of the ten Place Types. The Place Types Manual also provides guidance for Place Type Mapping and a community process for reviewing recommended Place Type designations.

Background

- In the Winter 2018 to Spring 2019, the first phase of the Comprehensive Plan development process began with a focus on Charlotte's history, existing conditions, and community vision and values.
- The second phase (Summer 2019 - Fall 2019) focused on growth strategies; examining the implication of concentrating future growth along corridors, in and around major activity centers, or in and around neighborhood nodes.
- The third phase (Winter 2019 - Fall 2020) focused on the development of policies, projects, and programs around the city's future growth strategies and overall vision. During this phase, the community, and particularly the Plan Ambassadors and Strategic Advisors, weighed in on the ten main goals and objectives that form the policy framework, the data and conclusions from the Equitable Growth Framework, and the ten Place Types.
- In the fourth phase, (Fall 2020 - Spring 2021) the Executive Summary and draft Plan Policy was released in October 2020 and reviewed by the Charlotte City Council and the community. During this six-month review process, feedback was collected in a variety of ways from many voices throughout Charlotte.
- City Council held a public hearing on the Plan on March 22, 2021.
- After additional engagement with Council and the community, a second revised recommended draft was released on May 20, 2021, to reflect community and Council feedback on the initial draft Plan.

- On June 15, 2021, the Planning Committee of the Planning Commission unanimously recommended (7-0) adoption of the Plan Policy section of the Final Recommended Draft Charlotte Future 2040 Comprehensive Plan.
- Additional information can be found at: <https://www.cltfuture2040plan.com/>.

[Final Recommended Draft Plan Policy](#)

[RESOLUTION OF THE CHARLOTTE CITY COUNCIL ADOPTING THE CHARLOTTE FUTURE 2040 COMPREH](#)

DECISIONS**3. Rezoning Petition: 2019-179 by Ronald Staley, Jr. of Verde Homes, LLC**

Update: Petitioner is requesting deferral to July 19, 2021

Location: Approximately 1 acre located near the SE intersection of Parkwood Avenue and Hawthorne Lane in the Plaza Midwood community. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential) & R-22MF (multi-family residential)

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

4. Rezoning Petition: 2021-022 by OMS Dilworth, LLC

Update: Petitioner is requesting deferral to July 19, 2021

Location: Approximately 1.14 acres located in the western quadrant of the intersection of Cleveland Avenue and Worthington Avenue, east of South Boulevard. (Council District 1 - Egleston)

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

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

5. Rezoning Petition: 2017-118 by Phillips Investments Properties

Location: Approximately 0.78 acre located on the west side of Statesville Road, north of Cindy Lane. (Council District 2 - Graham)

Current Zoning: R-4 (single-family residential)

Proposed Zoning: B-2 (CD) (general business, conditional) with five-year vested rights

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2017_118_ZCR_DONE](#)

[2017_118_FSA_DONE](#)

[2017_118_RevSitePlan_2021_04_12](#)

6. Rezoning Petition: 2020-038 by Clover Group, Inc.

Location: Approximately 9.96 acres located on the east side of Steele Creek Road and south of Erwin Road. (Council District 3 - Watlington)

Current Zoning: R-3 (single-family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 4-3 to recommend APPROVAL of this petition.

Staff Recommendation:

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

[2020_038_ZCR_DONE](#)

[2020_038_FSA_DONE](#)

[2020_038_RevSitePlan_2021_04_02](#)

7. Rezoning Petition: 2020-192 by White Point Partners

Location: Approximately 3.50 acres located along the east side of Camden Road, north of East Boulevard, and west of South Boulevard. (Council District 3 - Watlington)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_192_ZCR_DONE](#)

[2020_192_FSA_DONE](#)

[2020_192_RevSitePlan_2021_06_01](#)

8. Rezoning Petition: 2020-197 by The Paces Foundation, Inc.

Location: Approximately 4.54 acres located along the south side of Elmin Street, on the north side of West Boulevard, east of Old Steele Creek Road. (Council District 3 - Watlington)

Current Zoning: R-5 (single-family residential) and R-8 (single-family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_197_ZCR_DONE](#)

[2020_197_FSA_DONE](#)

[2020_197_RevSitePlan_2021_03_17](#)

9. Rezoning Petition: 2021-007 by Pakchanok Lettsome

Location: Approximately 0.2 acre located near the intersection of E. 17th Street and Seigle Avenue in the Belmont Community. (Council District 1 - Egleston)

Current Zoning: R-5 (single-family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 007 ZCR DONE](#)

[2021 007 FSA DONE](#)

[2021 007 RevSitePlan 2021 05 20](#)

10. Rezoning Petition: 2021-009 by Edward Judson McAdams

Location: Approximately .59 acre located at 2100 Matheson Avenue, directly adjacent to Charlotte Country Club. (Council District 1 - Egleston)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: R-4 (single-family residential)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 009 ZCR DONE](#)

[2021 009 FSA DONE](#)

11. Rezoning Petition: 2021-010 by Madison Capital Group

Location: Approximately 4.9 acres located north of Wilkinson Boulevard, south of Arty Drive, and west of Berryhill Road. (Council District 3 - Watlington)

Current Zoning: B-1 (neighborhood business, O-2 (office), and R-22 MF (multi-family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 010 ZCR DONE](#)

[2021 010 FSA DONE](#)

12. Rezoning Petition: 2021-013 by Hebron Road Holdings, LLC

Location: Approximately 8.25 acres bound by Old Hebron Road and Hebron Street, east of Nations Ford Road, and west of South Boulevard. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

Proposed Zoning: I-2 (general industrial)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 013 ZCR DONE](#)

[2021 013 FSA DONE](#)

13. Rezoning Petition: 2021-015 by Exponential Development, LLC

Location: Approximately 2.56 acres located in the northeastern corner of the intersection of West Boulevard and Holabird Lane. (Council District 3 - Watlington)

Current Zoning: B-1S (CD) (business shopping center, conditional)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 015 ZCR DONE](#)

[2021 015 FSA DONE](#)

[2021 015 SitePlanRev 03 15 2021](#)

14. Rezoning Petition: 2021-030 by Lucern Capital Partners

Location: Approximately 2.55 acres located on the east side of Research Drive, north of West W. T. Harris Boulevard, and west of Interstate 85. (Council District 4 - Johnson)

Current Zoning: O-1 (CD) (office, conditional)

Proposed Zoning: RE-3(O) (research, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_030_ZCR_DONE](#)

[2021_030_FSA_DONE](#)

[2021_030_REvSitePlan_2021_06_03](#)

15. Rezoning Petition: 2021-031 by Halley Douglas, Inc.

Location: Approximately 0.23 acre located on the north side of Laurel Avenue, east of Providence Road, and west of Randolph Road. (Council District 1 - Egleston)

Current Zoning: R-5 (single-family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_031_ZCR_DONE](#)

[2021_031_FSA_DONE](#)

[2021_031_RevSitePlan_2021_06_02](#)

16. Rezoning Petition: 2021-110 by Charlotte Planning, Design, & Development - Text Amendment

Summary of Petition:

This Text Amendment proposes to update the Zoning Ordinance to bring it into compliance with new North Carolina General Statute legislation (Chapter 160D) related to land use effective 7-1-21. This text amendment 1) updates N.C.G.S. references to align with Chapter 160D; 2) updates the processes for all development approvals, including written notices of decisions to both the applicant and the property owner; 3) updates the processes for filing applications, notice requirements, evidentiary hearing provisions and quasi-judicial procedures; and 4) adds conflict of interest standards for boards and administrative staff.

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021-110 ZCR](#)

[2021_110_FSA_done](#)

[2021-110 Summary of Text Amendment rev 2](#)

17. Rezoning Petition: 2021-109 by Charlotte Planning, Design, & Development - Text Amendment

This Text Amendment proposes to update the Subdivision Ordinance to bring it into compliance with new North Carolina General Statute legislation (Chapter 160D) related to land use effective 7-1-21. This text amendment 1) updates N.C.G.S. references to align with new Chapter 160D legislation; 2) adds conflict of interest standards for boards, commissions, and administrative staff; 3) adds a requirement for written notices of decisions on preliminary plans and final plats, to be provided to the applicant and the property owner, if different; 4) modifies the performance guarantee regulations; 5) adds requirements for inspectors to present proper credentials prior to inspections, and that proper consent must be given to inspect areas not open to the public or an appropriate inspection warrant must be secured; 6) adds and modifies definitions, and 7) adds text that notifications of decisions sent by first-class mail are deemed received on the third business day for the purposes of filing an appeal.

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021-109 ZCR done](#)

[2021-109_FSA_done](#)

[2021_109 Summary Text Amendment](#)

18. Rezoning Petition: 2021-113 by Charlotte Planning, Design, & Development - Text Amendment

Summary of Petition:

This Text Amendment proposes to update the Charlotte Tree Ordinance to bring it into compliance by July 1, 2021 with the requirements of North Carolina General Statute 160D. The text amendment 1) updates N.C.G.S. references to align with Chapter 160D legislation; 2) updates the processes and requirements for enforcement procedures; 3) updates the requirements for administrative decisions, evidentiary hearings and quasi-judicial procedures; 4) adds new vested rights and permit choice rules; and 5) adds conflict of interest standards for boards and administrative staff.

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021-113 ZCR done](#)

[2021 113 FSA done](#)

[2021-113 Text Amendment Summary rev1](#)

HEARINGS

19. Rezoning Petition: 2021-014 by Whitestone Holdings, Inc.

Update: Petitioner is requesting deferral to July 19, 2021

Location: Approximately 0.23 acre located on the east side of Grandin Road between 4th Street and 4th Street Extension. (Council District 2 - Graham)

Current Zoning: R-5 HD (single-family residential, historic district overlay)

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

20. Rezoning Petition: 2020-133 by D.R. Horton

Update: Petitioner is requesting deferral to July 19, 2021

Location: Approximately 26.195 acres located on the south side of Hamilton Road, east of Youngblood Road, and west of Steele Creek Road. (ETJ)

Current Zoning: R-3 (single-family residential)

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

21. Rezoning Petition: 2020-160 by Aldersgate United Methodist Retirement Community

Location: Approximately 70.014 acres located along Shamrock Drive within the greater Aldersgate Retirement Community. (Council District 1 - Egleston)

Current Zoning: R-17 MF; INST; INST (CD) (multi-family residential; institutional; institutional, conditional)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of one outstanding issue related to site and building design.

[2020_160_PHS_A_DONE](#)

[2020_160_RevSitePlan_2021_05_18](#)

22. Rezoning Petition: 2021-040 by Mattamy Homes

Location: Approximately 41.50 acres located along the northern portion of Rocky River Road between John Russell Road and Back Creek Church Road. (ETJ-BOCC: 3-Dunlap, nearest CC: 4 - Johnson)

Current Zoning: R-3 (single-family residential)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding technical revisions related to environment and site and building design.

[2021_040_PHSА_DONE](#)

[2021_040_SitePlanRev_2021_05_18](#)

23. Rezoning Petition: 2021-004 by 1511 Central, LLC

Location: Approximately .905 acre located at the NE intersection of Central Avenue and Pecan Avenue in the Plaza-Midwood community. (Council District 1 - Egleston)

Current Zoning: B-2 PED (business, pedestrian overlay)

Proposed Zoning: B-2 PED (O) (business, pedestrian overlay, optional)

Staff Recommendation:

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

[2021_004_PHSА_DONE](#)

[2021_004_RevSitePlan_2021_05_14_USETHISFORPUBLICHEARING](#)

24. Rezoning Petition: 2021-008 by The Morgan Companies

Location: Approximately 4.41 acres located along the west side of Carmel Commons Boulevard, south of Pineville-Matthews Road, and east of Carmel Road. (Council District 7 - Driggs)

Current Zoning: O-1 (office)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to site and building design, transportation and technical revisions related to land use.

[2021_008_PHSА_DONE](#)

[2021_008_RevSitePlan_2021_5_17](#)

25. Rezoning Petition: 2021-021 by Portman Residential

Location: Approximately 27.65 acres located on the north side of State Street, southwest of Rozzelles Ferry Road, and east of Tuckaseegee Road. (Council District 2 - Graham)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation and site and building design, and requested technical revisions related to site and building design.

[2021 021 PHSA DONE](#)

[2021 021 RevSitePlan 05 17 2021](#)

26. Rezoning Petition: 2021-025 by NVR, Inc.

Location: Approximately 13.05 acres located along the north and south sides of Wallace Lane and east of the East Independence Expressway. (Council District 5 - Newton)

Current Zoning: UR-2 (CD) (urban residential, conditional) & R-4 (single-family residential)

Proposed Zoning: UR-2 (CD) SPA (urban residential, conditional, site plan amendment) & UR-2 (CD) (urban residential, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of requested technical revisions related to site/building design and transportation.

[2021 025 PHSA DONE](#)

[2021 025 RevSitePlan 2021 5 11](#)

27. Rezoning Petition: 2021-027 by Evergreen Living

Location: Approximately 18.97 acres bound by the north side of Interstate 485, south side of Mt. Holly-Huntersville Road, and east side of Oakdale Road. (ETJ-BOCC: 1-Powell, nearest CC: 2-Graham)

Current Zoning: R-3 LWPA (single-family residential, Lake Wylie Protected Area)

Proposed Zoning: R-8 MF (CD) LWPA (multi-family residential, conditional, Lake Wylie Protected Area)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation.

[2021 027 PHSA DONE](#)

[2021 027 RevSitePlan 2021 05 17](#)

28. Rezoning Petition: 2021-034 by JCAN Properties, LLC

Location: Approximately .29 acre located at 2020 Parson Street in the Villa Heights neighborhood.
(Council District 1 - Egleston)

Current Zoning: R-5 (single-family residential)

Proposed Zoning: R-8 (single-family residential)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_034_PHSА_DONE](#)

29. Rezoning Petition: 2021-035 by Argosy Real Estate Partners IV, LLC

Location: Approximately 3.99 acres located on the west side of Westpark Drive, east of Highway 77, south of Tyvola Road and west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial) and I-2 (general industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of requested technical revisions related to transportation and environment.

[2021_035_PHSА_DONE](#)

[2021_035_siteplan_21_5_17](#)

30. Rezoning Petition: 2021-037 by Providence Group Capital, LLC

Location: Approximately 0.76 acre located along the east side of South Tryon Street, north of Remount Road, and west of South Boulevard. (Council District 3 - Watlington)

Current Zoning: TOC-NC (transit-oriented development - neighborhood center)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_037_PHSА_DONE](#)

31. Rezoning Petition: 2021-038 by White Point Partners, LLC

Location: Approximately 2 acres located at the southern intersection of Charles Avenue and Brevard Street. (Council District 1 - Egleston)

Current Zoning: TOD-M (CD) (transit-oriented development, mixed, conditional)

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

Staff Recommendation:

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

[2021_038_PHSА_DONE](#)

[2021_038_SitePlanRev_2021_05_18](#)

32. Rezoning Petition: 2021-039 by Crescent Communities, LLC

Location: Approximately 21.5 acres located along the east and west side of Senator Royall Drive, south of West Mallard Creek Church Road, and west of Interstate 85. (Council District 4 - Johnson)

Current Zoning: RE-1 (research)

Proposed Zoning: RE-3 (O) (research, optional)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation.

[2021_039_PHSА_DONE](#)

[2021_039_RevSitePlan_2021_05_17](#)

33. Rezoning Petition: 2021-041 by Pareshkumar Patel

Location: Approximately 1.95 acres located along the west side of Ronald Street, northeast of Old Plank Road, and west of Oakdale Road. (Council District 2 - Graham)

Current Zoning: R-4 (single-family residential)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_041_PHSА_DONE](#)

34. Rezoning Petition: 2021-042 by Sirius Lane Partners, LLC

Location: Approximately 10.73 acres on the north side of Shopton Road, east of Sandy Porter Road, and west of Pinecrest Drive. (Outside City Limits)

Current Zoning: I-1 (CD) AIR (light industrial, conditional, airport noise overlay)

Proposed Zoning: I-2 (CD) AIR (general industrial, conditional, airport noise overlay)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of requested technical revisions related to site and building design and transportation.

[2021_042_PHSА_DONE](#)

[2021_042_RevSitePlan_05_14_2021](#)

35. Rezoning Petition: 2021-043 by Robert Allen

Location: Approximately 1.21 acres located on the north side of Fairview Road, east of Park Road, and west of Barclay Downs Drive. (Council District 6 - Bokhari)

Current Zoning: UR-C (CD) (urban residential-commercial, conditional)

Proposed Zoning: R-3 (single-family residential)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_043_PHSА_DONE](#)

36. Rezoning Petition: 2021-045 by Madison Capital Group, LLC

Location: Approximately 19 acres located on the east side of Mallard Creek Road, northeast of Ridge Road, and west of Highway 85. (ETJ-BOCC: 3-Dunlap, nearest CC: 4-Johnson)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: R-17 MF (CD) (multi-family residential, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation.

[2021_045_PHSА_DONE](#)

[2021_045_RevSitePlan_2021_05_17](#)

37. Rezoning Petition: 2021-046 by Alenky Family Foundation

Location: Approximately 0.26 acre located along the south side of Rutgers Avenue, west of West Sugar Creek Road, and north of North Tryon Street. (Council District 1 - Egleston)

Current Zoning: R-4 (single-family residential)

Proposed Zoning: UR-1 (CD) (urban residential, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of technical issues related to building design.

[2021_046_PHSА_DONE](#)

[2021_046_RevSitePlan_2021_05_17](#)

38. Rezoning Petition: 2021-047 by Carolyn Associates Owner, LLC

Location: Approximately 27.410 acres located off Carolyn Lane and Joe Whitener Road with frontage and access to University City Boulevard. (Council District 4 - Johnson)

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

Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment)

Staff Recommendation:

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

[2021_047_PHSА_DONE](#)

[2021_047_SitePlanRev_2021_05_17](#)

39. Rezoning Petition: 2021-088 by The Charlotte-Mecklenburg Hospital Authority

Location: Approximately 3.37 acres located on the northwest intersection of South Kings Drive and Medical Center Drive, east of Blythe Boulevard. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: O-3 (office)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_088_PHSА_DONE](#)

Adjournment