

City of Charlotte

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



Zoning Agenda

Tuesday, November 2, 2021

Charlotte-Mecklenburg Government Center - Virtual

Zoning Committee Work Session

Keba Samuel - Chairperson
Andrew Blumenthal
Astrid Chirinos
John Ham
Courtney Rhodes
Sam Spencer
Douglas Welton

Zoning Committee Work Session

Zoning Items

1. Rezoning Petition: 2016-056 by Lori Milam

Innovative Request for Zoning Petition No. 2016-056: Lori Milam of Land Design is requesting approval of innovative provisions for the MX-2 portion of the River District for petition 2016-056. The site is located at the intersection of Sadler Road and Fox Valley Road.

The following items are the requested innovative provision:

1. A Minimum rear yard of five feet for lots that have access from an alley.
2. A Minimum five-foot side yard for lots (including those along a public street).
3. A minimum building width of 75 feet for single family attached units.
4. A minimum lot width of 30 feet for detached single family.
5. Maximum building coverage if 70 percent for detached dwellings.
6. Single-family lots may front on proposed opens space.

Current Zoning: MUDD-O (LLWPA) (mixed use development, optional, Lower Lake Wylie protected area), MUDD-O (LLWCA) (mixed use development, optional, Lower Lake Wylie critical area), MX-2 (INNOV) (LLWPA) (mixed use, innovative, Lower Lake Wylie protected area), and MX-2 (INNOV) (LLWCA) (mixed use, innovative, Lower Lake Wylie critical area), with five-year vested rights

Staff Resource: [Solomon Fortune](#)

Attachments:

Site Plan

[2016-056 Innovative Submittal- Plan](#)

2. Rezoning Petition: 2020-112 by BRI 1882 Innovation Park Development, LLC

Location: Approximately 57.2 acres on the east side of IBM Drive, South of West W.T. Harris Boulevard, and west of Interstate 85 Highway. (Council District 4 - Johnson)

Current Zoning: RE-2 (research)

Proposed Zoning: RE-3 (O) (research, optional) with 5-years vested rights

Public Hearing Held: October 18, 2021 - Item #26

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2020_112_PostHSA_DONE](#)

[2020_112_RevSitePlan_2021_10_21](#)

[2020_112_Consistency_DONE](#)

3. Rezoning Petition: 2020-181 by Albemarle Property Investors, LLC

Location: Approximately 11.24 acres located at the NW intersection of Rocky River Church Road and Albemarle Road in Unincorporated Mecklenburg County. (ETJ nearest CC: 5-Newton)

Current Zoning: NS, R-3 (neighborhood services, residential)

Proposed Zoning: NS (SPA), NS (neighborhood services, site plan amendment, neighborhood services) with 5-year vested rights

Public Hearing Held: October 18, 2021 - Item #27

Staff Resource: [Will Linville](#)

Staff Recommendation:

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

[2020_181_PostHSA_DONE](#)

[2020_181_RevSitePlan_2021_10_25](#)

[2021_181_Consistency_DONE](#)

4. Rezoning Petition: 2021-033 by Charlotte Pipe & Foundry Co.

Location: Approximately 55 acres located along the north and south side of John Belk Freeway, east of Interstate 77, and northwest of South Mint Street. (Council District 2 - Graham, and Council District 3 - Watlington)

Current Zoning: MUDD-O (mixed-use development, optional) I-2 (general industrial), and I-2 (CD) (general industrial, conditional)

Proposed Zoning: UMUD-O (uptown mixed use, optional), with 5-year vested rights

Public Hearing Held: October 18, 2021 - Item #28

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

Staff Recommendation:

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

[2021_033_PostHSA_DONE](#)

[2021_033_RevSitePlan_2021_10_21](#)

[2021_033_Consistency_DONE](#)

5. Rezoning Petition: 2021-060 by SRL Central Avenue Properties, LLC

Location: Approximately 2.56 acres located at the NE corner of the intersection of Central Avenue and Morningside Drive in the Plaza-Midwood community. (Council District 1 - Egleston)

Current Zoning: B-1/B-2 (neighborhood business, general business)

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

Public Hearing Held: October 18, 2021 - Item #29

Staff Resource: [Will Linville](#)

Staff Recommendation:

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

[2021_060_PostHSA_DONE](#)

[2021_060_SitePlanRev_2021_10_25](#)

[2021_060_Consistency_DONE](#)

6. Rezoning Petition: 2021-082 by Kinger Homes, LLC

Location: Approximately 0.39 acre located on the east side of Craig Avenue, west of Monroe Road, and north of North Sharon Amity Road. (Council District 5 - Newton)

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

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

Public Hearing Held: October 18, 2021 - Item #30

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_082_PostHSA_DONE](#)

[2021_082_siteplanrev_21_10_21](#)

[2021_082_Consistency_DONE](#)

7. Rezoning Petition: 2021-090 by APM Mallard Creek, LLC

Location: Approximately 4.18 acres located on the west side of Mallard Creek Road, northeast of West W.T. Harris Boulevard, and west of Interstate 85. (Council District 4 - Johnson)

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

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

Public Hearing Held: October 18, 2021 - Item #31

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_090_PostHSA_DONE](#)

[2021_090_RevSitePlan_2021_10_21](#)

[2021_090_Consistency_DONE](#)

8. Rezoning Petition: 2021-094 by Icon Custom Masonry, Inc.

Location: Approximately 1.88 acres located on the north side of Wisteria Drive, east of South Boulevard, and south of Archdale Drive. (Council District 6 - Bokhari)

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

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

Public Hearing Held: October 18, 2021 - Item #32

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_094_PostHSA_DONE](#)

[2021_094_siteplanrev_21_10_21](#)

[2021_094_Consistency_DONE](#)

9. Rezoning Petition: 2021-098 by Range Water Real Estate

Location: Approximately 3.49 acres located at the intersection of Nations Crossing Road and West Exmore Street, north of Woodlawn Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-CC (transit-oriented development - community center)

Public Hearing Held: October 18, 2021 - Item #33

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_098_Post_HSA_DONE](#)

[2021_098_consistency_DONE](#)

10. Rezoning Petition: 2021-099 by Duckworth Property Management

Location: Approximately 0.46 acre located on the east side of Statesville Road, south of Cindy Lane and north of Interstate 85. (Council District 4 - Johnson)

Current Zoning: B-2 (CD) (general business, conditional)

Proposed Zoning: B-2 (general business)

Public Hearing Held: October 18, 2021 - Item #34

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_099_PostHSA_DONE](#)

[2021_099_Consistency_DONE](#)

11. Rezoning Petition: 2021-103 by Providence Group Capital, LLC

Location: Approximately 2.25 acres located on the north side of Blairhill Road, south of Clanton Road, and west of South Tryon Street. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

Public Hearing Held: October 18, 2021 - Item #35

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

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

[2021_103_Post_HSA_DONE](#)

[2021_103_consistency_DONE](#)

12. Rezoning Petition: 2021-104 by The Beechwood Organization

Location: Approximately 0.69 acre located at the northeast intersection of Providence Road and Ferncliff Road, west of Randolph Road. (Council District 6 - Bokhari)

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

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

Public Hearing Held: October 18, 2021 - Item #36

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_104_PostHSA_DONE](#)

[2021_104_siteplanrev_21_10_21](#)

[2021_104_Consistency_DONE](#)

13. Rezoning Petition: 2021-105 by Carolina Capital Real Estate Partners

Location: Approximately 4.44 acres located on the north side of Rountree Road, south side of Scholtz Road, west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-2 (industrial)

Proposed Zoning: TOD-CC (transit-oriented development - commercial center)

Public Hearing Held: October 18, 2021 - Item #37

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_105_PostHSA_DONE](#)

[2021_105_Consistency_DONE](#)

14. Rezoning Petition: 2021-163 by BP-Metropolitan NC, LLC

Location: Approximately 3.23 acres located on the east and west side of East 7th Street, north of North College Street, and south of North Tryon Street. (Council District 1 - Egleston)

Current Zoning: UMUD (uptown mixed use) and UMUD-O (uptown mixed use, optional)

Proposed Zoning: UMUD-O SPA (uptown mixed use, optional, site plan amendment) and UMUD-O (uptown mixed use, optional)

Public Hearing Held: October 18, 2021 - Item #38

Staff Resource: [Dave Pettine](#)

Staff Recommendation:

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

[2021_163_PostHSA_DONE](#)

[2021_163_RevSitePlan_21_10_21](#)

[2021_163_consistency_DONE](#)