

City of Charlotte

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



Zoning Agenda

Monday, October 17, 2022

Council Chamber

City Council Zoning Meeting

Mayor Vi Lyles

Council Member Dimple Ajmera

Council Member Danté Anderson

Council Member Tariq Scott Bokhari

Council Member Ed Driggs

Council Member Malcolm Graham

Council Member Reneé Johnson

Council Member LaWana Mayfield

Council Member James Mitchell

Council Member Marjorie Molina

Council Member Victoria Watlington

Council Member Braxton Winston II

**1. 5:00 P.M. CITY COUNCIL ZONING MEETING
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
REGULAR MEETING HOSTED FROM COUNCIL CHAMBERS**

This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

DECISIONS

2. Rezoning Petition: 2021-264 by Chuck Price

Update: Petitioner is requesting deferral to November 21, 2022

Location: Approximately 4.7 acres located on the north side of Oak Drive, east of Old Statesville Road, and south of Pete Brown Road. (Council District 2 - Graham)

Current Zoning: I-1 (light industrial), R-4 (single-family residential)

Proposed Zoning: I-2 (CD) (general industrial, conditional)

3. Rezoning Petition: 2019-073 by Ravin Partners

Location: Approximately 1.91 acres along the north side of West Tremont Avenue, west of South Tryon Street, and east of Toomey Avenue. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2019_073_ZCR](#)

[2019_073_FSA_DONE](#)

4. Rezoning Petition: 2021-238 by Lennar Carolinas, LLC

Location: Approximately 5.12 acres on the south side of NC Music Factory Boulevard, adjacent to Elmwood Cemetery and near the NC Music Factory entertainment complex. (Council District 2 - Graham)

Current Zoning: I-2 (general industrial)

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

Zoning Committee Recommendation:

The Zoning Committee voted 4-2 to recommend denial of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_238_ZCR_DONE](#)

[2021_238_FSA_DONE](#)

[2021_238_SitePlanRev_07_13_2022](#)

5. Rezoning Petition: 2021-267 by YMCA of Greater Charlotte

Location: Approximately 12.46 acres located on the north side of West Boulevard, east of Donald Ross Road, and south of Wilkinson Boulevard. (Council District 3 - Watlington)

Current Zoning: INST(CD) (institutional, conditional) and R-22 MF (multi-family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 267 ZCR](#)

[2021 267 FSA DONE](#)

[2021 267 RevSitePlan 2022 09 22](#)

6. Rezoning Petition: 2021-281 by Blue Freight Transport, Inc.

Location: Approximately 3.8 acres located on the north side of Fred D. Alexander Boulevard between Oak Street and Brookshire Boulevard. (Council District 2 - Graham)

Current Zoning: R-4 & I-2 LLWPA (single-family residential and general industrial, Lower Lake Wylie Protected Area)

Proposed Zoning: I-2 (CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 281 ZCR](#)

[2021 281 FSA DONE](#)

[2021 281 SitePlanRev 2022 9 22](#)

7. Rezoning Petition: 2022-006 by DHIC, LLC

Location: Approximately 18.88 acres located on the south side of Interstate 485 and west side of Interstate 77, east of Northlake Centre Parkway. (ETJ-BOCC: 1-Powell; Closest CC: 4-Johnson)

Current Zoning: R-3 (single-family residential), BP (business park)

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.

[2022_006_ZCR](#)

[2022_006_FSA](#)

[2022_006_RevSitePlan_2022_9_21](#)

8. Rezoning Petition: 2022-010 by MAGLC, LLC

Location: Approximately 16.65 acres located on the east side of Northlake Centre Parkway, south of Interstate 485, and west of Interstate 77. (ETJ-BOCC: 1-Powell; Closest CC: 4-Johnson)

Current Zoning: BP and R-3 (business park and single-family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 4-2 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_010_ZCR](#)

[2022_010_FSA](#)

[2022_010_RevSitePlan_2022_9_1](#)

9. Rezoning Petition: 2022-014 by Stewart

Location: Approximately 1.08 acres located at the northeast intersection of West 28th Street and Bancroft Street, east of North Graham Street. (Council District 1 - Anderson)

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

Proposed Zoning: NS (neighborhood services)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_014_ZCR](#)

[2022_014_FSA](#)

[2022_014_RevSitePlan_2022_8_15](#)

10. Rezoning Petition: 2022-020 by Denciti Partners, LLC

Location: Approximately 0.71 acre located on the west side of Dewitt Lane, east side of Ellenwood Place, and north side of Freeland Lane, west of South Boulevard. (Council District 3 - Watlington)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_020_ZCR](#)

[2022_020_FSA](#)

[2022_020_RevSitePlan_2022_10_7](#)

11. Rezoning Petition: 2022-023 by Kindredfruit Properties, LLC

Location: Approximately 0.22 acre located on the north side of Central Avenue between Clement Avenue and Pecan Avenue. (Council District 1 - Anderson)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_023_ZCR](#)

[2022_023_FSA_DONE](#)

[2022_023_SitePlanRev_2022_9_27](#)

12. Rezoning Petition: 2022-025 by Elm Lane THD, LLC

Location: Approximately 1.42 acres located on the west side of Elm Lane, north of Bryant Farms Road, and south of Ballantyne Commons Parkway. (Council District 7 - Driggs)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_025_ZCR](#)

[2022_025_FSA](#)

[2022_025_siteplanRev_22_9_22](#)

13. Rezoning Petition: 2022-028 by Christ the King Lutheran Church, Inc.

Location: Approximately 3.53 acres located on the south side of South Tryon Street between Orchardgate Drive and Steelescroft Parkway. (Council District 3 - Watlington)

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

Proposed Zoning: INST (institutional)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_028_ZCR](#)

[2022_028_FSA](#)

[2021_284_Site Plan](#)

14. Rezoning Petition: 2022-031 by Kairoi Residential

Location: Approximately 2.18 acres located at the southwest intersection of Galleria Boulevard and Monroe Road, south of Sardis Road North. (Council District 6 - Bokhari)

Current Zoning: I-1 (light industrial)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition

[2022_031_ZCR](#)

[2022_031_FSA](#)

[2022_031_siteplanRev_22_9_22](#)

15. Rezoning Petition: 2022-032 by Canvas Residential, LLC

Location: Approximately 4.18 acres located on the north side of West Arrowood Road, east of Forest Point Boulevard, and west of Nations Ford Road. (Council District 3 - Watlington)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_032_ZCR](#)

[2022_032_FSA](#)

[2022_032_siteplanRev_22_9_22](#)

16. Rezoning Petition: 2022-038 by RMR Group, LLC

Location: Approximately 8.80 acres bound by the south side of Yancey Road, north side of Southside Drive, and west side of Old Pineville Road. (Council District 3 - Watlington)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_038_ZCR](#)

[2022_038_FSA](#)

HEARINGS

17. Rezoning Petition: 2021-285 by Clearwater Development Partners, Inc.

Update: Petitioner is requesting deferral to November 21, 2022

Location: Approximately 0.15 acre located in the southern quadrant of the intersection of Cleveland Avenue and East Worthington Avenue, east of South Boulevard. (Council District 1 - Anderson)

Current Zoning: B-1 HD (neighborhood business, historic district)

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

18. Rezoning Petition: 2022-003 by Joy Homes, LLC

Update: Petitioner is requesting deferral to November 21, 2022

Location: Approximately 4.39 acres located on the south side of South Tryon Street just north of Orchardgate Drive. (Council District 3 - Watlington)

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

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

19. Rezoning Petition: 2022-029 by Wade Miller - Skyline Townes, LLC

Update: Petitioner is requesting deferral to November 21, 2022

Location: Approximately 0.35 acres located along the west side of Seigle Avenue and east side of Van Every Street, south of Belmont Avenue. (Council District 1 - Anderson)

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

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

20. Rezoning Petition: 2021-232 by Chick-Fil-A

Update: Petitioner is requesting deferral to November 21, 2022

Location: Approximately 0.88 acres bound by the east side of Randolph Road and west side of Colwick Road, north of North Sharon Amity Road. (Council District 6 - Bokhari)

Current Zoning: B-1 (neighborhood business)

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

21. Rezoning Petition: 2021-244 by Juarez Silva

Location: Approximately 1 acre located on the south side of Cindy Lane near the intersection with Bowline Drive. (Council District 2 - Graham)

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

Proposed Zoning: I-1(CD) (light industrial, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 244 PHSA DONE](#)

[Development Standards 2021 244](#)

22. Rezoning Petition: 2021-284 by Beacon Acquisitions, LLC & Crescent Communities

Location: Approximately 146.9 acres located on the west side of Rhyne Road south of Mount Holly Road and north of Belmeade Drive. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: I-1, I-2 (CD), R-3 LLWPA (light industrial, general industrial, conditional, single-family residential, Lower Lake Wylie Protected Area)

Proposed Zoning: I-1 (CD) LLWPA (light industrial, Lower Lake Wylie Protected Area)

Staff Recommendation:

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

[2021 284 PHSA DONE](#)

[2021 284 SitePlanRev 2022 9 12](#)

23. Rezoning Petition: 2022-015 by Florenza Properties, LLC

Location: Approximately 7.49 acres located on the east side of North Sharon Amity Road, north of Central Avenue, and south of Wilora Lake Road. (Council District 5 - Molina)

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

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

Staff Recommendation:

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

[2022_015_PHSА_DONE](#)

[2022_015_RevSitePlan_2022_07_11](#)

24. Rezoning Petition: 2022-051 by Joseph Boyapati

Location: Approximately 4.98 acres located on the south side of Sam Neely Road, west of Steel Creek Road, and east of Krislyn Woods Place. (Council District 3 - Watlington)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to tree save, buffers, and technical revisions.

[2022_051_PHSА_DONE](#)

[2022_051_RevSitePlan_2022_9_12](#)

25. Rezoning Petition: 2022-042 by Brian Iagnemma

Location: Approximately 22.90 acres located along the west side of Harrisburg Road, south of Sam Dee Road, and southwest of Interstate 485. (District 5 - Molina)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_042_PHSА_DONE](#)

26. Rezoning Petition: 2022-088 by Mecklenburg County

Location: Approximately 10.54 acres located on the north side of South Tryon Street between York Center Drive and John Price Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

Proposed Zoning: I-2 (CD) (general industrial, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_088_PHSА_DONE](#)

[2022_088_SitePlanRev_2022_9_12](#)

27. Rezoning Petition: 2022-143 by Mecklenburg County

Location: Approximately 9.58 acres located on the east side of Forest Point Boulevard, north of West Arrowood Road, and west of Nations Ford Road. (District 3 - Watlington)

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

Proposed Zoning: B-2 (general business)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_143_PHSА_DONE](#)

28. Rezoning Petition: 2022-046 by The Salvation Army of Greater Charlotte

Location: Approximately 5.98 acres located on the north side of Queen City Drive just west of the intersection with Sloan Drive. (Council District 3 - Watlington)

Current Zoning: B-2 (CD) AIR (general business, conditional, airport noise overlay)

Proposed Zoning: B-2 AIR (general business, airport noise overlay)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_046_PHSА_DONE](#)

29. Rezoning Petition: 2022-045 by DreamKey Partners

Location: Approximately 16.43 acres located at the southwest intersection of Wheatley Avenue and Ellington Street, north of Billingsley Road. (Council District 1 - Anderson)

Current Zoning: O-1, O-1 (CD), and R-5 (office, office, conditional, and single-family residential)

Proposed Zoning: UR-2 (CD) and UR-1 (CD) (urban residential, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation and future trail connections.

[2022_045_PHSА_DONE](#)

[2022_045_RevSitePlan_2022_9_12](#)

30. Rezoning Petition: 2021-275 by Abacus Acquisitions, LLC

Location: Approximately 7.54 acres located on the west side of Grimes Street, north side of Franklin Avenue, east side of North Graham Street, and south side of West 28th Street. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial) and R-5 (single-family residential)

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

Staff Recommendation:

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

[2021_275_PHSА_DONE](#)

[2021_275_RevSitePlan_2022_09_13](#)

31. Rezoning Petition: 2021-279 by Crescent Communities

Location: Approximately 61.01 acres located west of Dixie River Road and south of Sadler Road in the River District. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

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

Proposed Zoning: MX-2 (INNOV) (mixed-use, innovative, Lower Lake Wylie Protected Area)

Staff Recommendation:

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

[2021_279_PHSА_DONE](#)

[2021_279_SitePlanRev_2022_9_12](#)

32. Rezoning Petition: 2022-013 by Charles T. Carpenter

Location: Approximately 0.664 acre located on the north side of Joyce Drive, west of Milton Avenue, and south of The Plaza. (Council District 1 - Anderson)

Current Zoning: R-4 (single-family residential) and B-1 (neighborhood business)

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

Staff Recommendation:

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

[2022_013_PHSA_DONE](#)

[2022_013_RevSitePlan_2022_07_13](#)

33. Rezoning Petition: 2022-016 by Vision Properties

Location: Approximately 25.91 acres located on the east and west side of Carmel Commons Boulevard and east side of Carmel Road, south of Pineville-Matthews Road. (Council District 7 - Driggs)

Current Zoning: O-1 (office)

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

Staff Recommendation:

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

[2022_016_PHSA_DONE](#)

[2022_016_SitePlanRev_22_9_12](#)

34. Rezoning Petition: 2022-018 by MCRT SFR Investments, LLC

Location: Approximately 77.20 acres located south of Johnston Oehler Road, east of Prosperity Church Road, and west of Mallard Creek Road. (Council District 4 - Johnson)

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

Proposed Zoning: MX-2 (mixed use)

Staff Recommendation:

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

[2022_018_PHSA_DONE](#)

[2022_018_RevSitePlan_2022_09_13](#)

35. Rezoning Petition: 2022-026 by Cross Commercial Real Estate Group

Location: Approximately 3.15 acres in the southeastern corner of the intersection of Steele Creek Road and Shopton Road West. (Council District 3 - Watlington)

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

Proposed Zoning: NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)

Staff Recommendation:

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

[2022_026_PHSADONE](#)

[2022_026_SitePlanRev_2022_9_9](#)

36. Rezoning Petition: 2022-030 by Vlastimil Didik

Location: Approximately 0.36 acre located at the southeast intersection of Matheson Avenue and Pinckney Avenue, west of Clemson Avenue. (Council District 1 - Anderson)

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

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

Staff Recommendation:

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

[2022_030_PHSADONE](#)

[2022_030_RevSitePlan_2022_09_13](#)

37. Rezoning Petition: 2022-040 by FRH Realty, LLC

Location: Approximately 3.58 acres located on the east side of North Tryon Street, west of Matheson Avenue, and north of Brevard Street. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

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

[2022_040_PHSADONE](#)

[2022_040_revsiteplan_2022_09_12](#)

38. Rezoning Petition: 2022-044 by 2130 North Tryon Street, LLC

Location: Approximately 3.67 acres located on the east side of North Tryon Street, west of Matheson Avenue, and north of North Brevard Street. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

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

[2022_044_PHSА_DONE](#)

[2022_044_RevSitePlan_2022_09_12](#)

39. Rezoning Petition: 2022-047 by Joseph Leland

Update: Petitioner is requesting deferral to November 21, 2022

Location: Approximately 0.28 acres located on the west side of Eastway Drive, south of Arnold Drive, and north of Central Avenue. (Council District 1 - Anderson)

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

Proposed Zoning: O-2 (CD) (office, conditional)

40. Rezoning Petition: 2022-050 by Ascent Real Estate Capital, LLC

Location: Approximately 2.94 acres located at the northeast intersection of Long Avenue and Connection Point Boulevard, west of East Independence Boulevard. (Council District 5 - Molina)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_050_PHSА_DONE](#)

[2022_050_siteplanRev_22_9_12](#)

41. Rezoning Petition: 2022-052 by Carolinas Properties, LLC

Location: Approximately 1.9 acres located on the north side of Tuckaseegee Road, west of Toddville Road, and north of Interstate 85. (Council District 3 - Watlington)

Current Zoning: R-3 AIR LLWPA (single-family residential, airport noise overlay, Lower Lake Wylie Protected Area)

Proposed Zoning: R-17 MF AIR LLWPA (CD) (multi-family residential, airport noise overlay, Lower Lake Wylie Protected Area, conditional)

Staff Recommendation:

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

[2022_052_PHSА_DONE](#)

[2022_052_siteplanRev_22_9_12](#)

42. Rezoning Petition: 2022-055 by Elmington Capital Group

Location: Approximately 13 acres located in the southeastern quadrant of the intersection of Alleghany Street and Ashley Road. (Council District 2 - Graham)

Current Zoning: B-D (CD), INST, R-17 MF (business distributive, conditional institutional, multi-family residential)

Proposed Zoning: R-22 MF (CD) (multi-family residential, conditional)

Staff Recommendation:

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

[2022_055_PHSА_DONE](#)

[2022_055_SitePlanRev_2022_9_12](#)

43. Rezoning Petition: 2022-074 by Crosland SE

Location: Approximately 2.40 acres located on the west side of Alleghany Street, south of Denver Avenue, and north of Wilkinson Boulevard. (Council District 3 - Watlington)

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

Proposed Zoning: R-22 MF AIR (multi-family residential, airport noise overlay)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_074_PHSА_DONE](#)

44. Rezoning Petition: 2022-027 by Childress Klein

Update: Petitioner is requesting deferral to November 21, 2022

Location: Approximately 2.27 acres located on the east side of Sharon Road, west of Colony Road, and north of Fairview Road. (Council District 6 - Bokhari)

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

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

Adjournment