

City of Charlotte

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



Zoning Agenda

Monday, February 20, 2023

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

Deferrals/Withdrawals

CONSENT**2. Consent agenda items 3 through 13 may be considered in one motion except for those items pulled by a Council member. Items are pulled by notifying the City Clerk.**

- A. Items included on the consent agenda are rezoning petitions that meet the following criteria:
- a. Had no public opposition at their public hearing
 - b. Received an approval recommendation from the Zoning Committee
 - c. Have no changes after Zoning Committee
 - d. Staff recommends approval

3. Rezoning Petition: 2021-261 by Josh Zozosky

Location: Approximately 3.5 acres located on the north side of Billy Graham Parkway, west of South Tryon Street. (Council District 3 - Watlington)

Current Zoning: R-17MF (multi-family residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_261_ZCR](#)

[2021_261_FSA](#)

[2021_261_SitePlanRev_2023_2_1](#)

4. Rezoning Petition: 2022-077 by Blue Ocean

Location: Approximately 3.64 acres located on the north side of Yorkmont Road, west of Tyvola Road, and south of Oak Lake Boulevard. (Council District 3 - Watlington)

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

Proposed Zoning: MUDD-O AIR (mixed use development district, optional, airport noise overlay)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_077_ZCR](#)

[2022_077_FSA](#)

[2022_077_SitePlanRev_2023_1_19](#)

5. Rezoning Petition: 2022-082 by Maple Multi-Family Land SE, LP

Location: Approximately 13.26 acres located on the south side of West Mallard Creek Church Road, east of Interstate 85, and north of Berkeley Place Drive. (Council District 4 - Johnson)

Current Zoning: R-43MF (multi-family residential) and R-3 (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.

[2022_082_ZCR](#)

[2022_082_FSA](#)

[2022_082_RevSitePlan_2023_01_20](#)

6. Rezoning Petition: 2022-095 by AHC Funds

Location: Approximately 0.92 acres located on the east side of West 30th Street, north of North Tryon Street, and west of West 31st Street. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial)

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.

[2022_095_ZCR](#)

[2022_095_FSA](#)

7. Rezoning Petition: 2022-097 by OMB Property Holdings, LLC

Location: Approximately 3.24 acres located on the northwest side of Yancey Road, east of South Tryon Street, and west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-1(TS-O) (light industrial, transit supportive overlay)

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.

[2022_097_ZCR](#)

[2022_097_FSA](#)

8. Rezoning Petition: 2022-100 by Copper Builders, LLC

Location: Approximately 0.50 acres located on the south side of Verbena Street, west of Nations Crossing Road, and east of South Tryon Street. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-TR (transit oriented development - transition)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_100_ZCR](#)

[2022_100_FSA](#)

9. Rezoning Petition: 2022-101 by The Dilweg Companies

Location: Approximately 4.94 acres located along the southwest side of 77 Center Drive, east of Interstate 77, and north of Tyvola Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

Proposed Zoning: O-2 (office)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_101_ZCR](#)

[2022_101_FSA](#)

10. Rezoning Petition: 2022-102 by Petit Philippe LLC

Location: Approximately 0.47 acres located at the southeast intersection of Park Road and Reece Road, north of East Woodlawn Road. (Council District 6 - Bokhari)

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

Proposed Zoning: B-1 (neighborhood business)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_102_ZCR](#)

[2022_102_FSA](#)

11. Rezoning Petition: 2022-111 by Piedmont Natural Gas Company

Location: Approximately 36.27 acres located on the east side of Rhyne Road and west side of Interstate 485, south of Mount Holly Road. (ETJ - BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: CC (community center) and B-2(CD) (general business, conditional)

Proposed Zoning: I-2(CD) (general industrial, 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 111 ZCR](#)

[2022 111 FSA](#)

[2022 111 SitePlanRev 2023 1 19](#)

12. Rezoning Petition: 2022-122 by CoHab Development LLC DBA Space Craft

Location: Approximately 2.4 acres located on the north side of North Davidson Street, east of East 26th Street, and south of North Brevard Street. (Council District 1 - Anderson)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 122 ZCR](#)

[2022 122 FSA](#)

13. Rezoning Petition: 2022-127 by AHC Funds

Location: Approximately 1.88 acres located on the east side of West 32nd Street, north of North Tryon Street, and west of Atando Avenue. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial)

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.

[2022 127 ZCR](#)

[2022 127 FSA](#)

DECISIONS**14. Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC**

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 0.99 acres located at the southeastern corner of the intersection of Steele Creek Road and Rigsby Road. (Council District 3 - Watlington)

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

Proposed Zoning: NS (neighborhood services)

15. Rezoning Petition: 2021-213 by Goldberg Companies, Inc.

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 42.85 acres located on the south side of Pineville-Matthews Road, east of Hugh Forest Road, and west of Reverdy Lane. (Council District 7 - Driggs)

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

Proposed Zoning: R-12 MF (CD) SPA (multi-family residential, conditional, site plan amendment)

16. Rezoning Petition: 2022-008 by Ram Realty Acquisitions V LLC

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 26.9 acres located in the southeastern quadrant of the Steele Creek Road interchange with Interstate 485. (Council District 3 - Watlington)

Current Zoning: R-3 (single family residential)

Proposed Zoning: NS (neighborhood services) and MUDD-O (mixed use development district, optional) with 5-year vested rights.

17. Rezoning Petition: 2022-059 by Taylor Morrison

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 50.70 acres located along the west side of Garrison Road, east of Dixie River Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: MUDD-O AIR LLWPA (mixed use district, optional, airport noise overlay, Lower Lake Wylie - Protected Area) and R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie - Protected Area)

Proposed Zoning: MX-2 INNOV AIR LLWPA (mixed use district, innovative, airport noise overlay, Lower Lake Wylie - Protected Area)

18. Rezoning Petition: 2022-060 by Providence Group Capital

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 5.90 acres located on the west side of South Boulevard and east side of Old Pineville Road, north of East Woodlawn Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

19. Rezoning Petition: 2022-087 by Appaloosa Real Estate Partners

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 11.65 acres located on the east side of Mallard Creek Road, north of Governor Hunt Road, and west of David Taylor Drive. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

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

20. Rezoning Petition: 2022-093 by ZCM B1, LLC

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 1.56 acres located on the north side of Gondola Avenue, east of West Sugar Creek Road, and north of Cinderella Road. (Council District 1 - Anderson)

Current Zoning: R-4 (single family residential)

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

21. 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. (Council District 5 - Molina)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_042_ZCR](#)

[2022_042_FSA](#)

22. Rezoning Petition: 2022-065 by Griffin Family Investments

Location: Approximately 37.10 acres located on the east side of Beatties Ford Road, south of McIntyre Avenue, and north of Sunset Road. (Council District 2 - Graham)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-2 (CD) (urban residential, 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_065_ZCR](#)

[2022-065_FSA](#)

[2022_065_RevSitePlan_2023_02_14](#)

23. Rezoning Petition: 2022-075 by Mortebe, LLC

Location: Approximately 20.96 acres located on the north and south side of East Westinghouse Boulevard, west of South Boulevard. (Council District 3 - Watlington)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff does not recommend approval of this petition.

[2022_075_ZCR](#)

[2022_075_FSA](#)

24. Rezoning Petition: 2022-094 by CCC Uptown Gardens, LLC c/o Chaucer Creek Capital, LLC

Location: Approximately 3.59 acres bound by the north side of North Graham Street, south side of North Smith Street, east side of West 7th Street, and west side of West 8th Street. (Council District 2 - Graham)

Current Zoning: UR-2 HD (urban residential, historic district overlay)

Proposed Zoning: UMUD-HD (uptown mixed use district, historic district overlay)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_094_ZCR](#)

[2022_094_FSA](#)

25. Rezoning Petition: 2022-103 by Dominion Realty Partners, LLC

Location: Approximately 10.18 acres located on the north side of Perimeter Pointe Parkway and southwest side of Rebecca Avenue, west of West Tyvola Road, and south of West Boulevard. (Council District 3 - Watlington)

Current Zoning: I-1(CD) (general industrial, conditional) and R-22MF (multi-family residential)

Proposed Zoning: UR-2(CD) (urban residential, 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_103_ZCR](#)

[2022_103_FSA](#)

[2022_103_SitePlanRev_2023_2_1](#)

HEARINGS

26. Rezoning Petition: 2007-055 by The Ghazi Company

Update: Petitioner has withdrawn this petition

Location: Approximately 1.82 acres located on the west side of Providence Road between East Barden Road and Jefferson Drive. (Council District 6 - Bokhari)

Current Zoning: R-3 (single family residential)

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

27. Rezoning Petition: 2021-177 by QuikTrip Corporation

Update: Petitioner has withdrawn this petition

Location: Approximately 2.13 acres located in the southeast quadrant of the intersection of Mallard Creek Road and West W.T. Harris Boulevard, west of IBM Drive. (Council District 2 - Graham)

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

Proposed Zoning: B-1(CD) SPA (neighborhood business, conditional, site plan amendment)

28. Rezoning Petition: 2021-277 by Buildom LLC

Update: Petitioner is requesting deferral to April 17, 2023

Location: Approximately 0.40 acres located on the east side of Providence Road, north side of Phil Aull Place, south of South Colonial Avenue. (Council District 1 - Anderson)

Current Zoning: O-2 (office)

Proposed Zoning: NS (neighborhood services)

29. Rezoning Petition: 2022-037 by SunCap Property Group, LLC

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 2.01 acres located at the northeast intersection of East Boulevard and Scott Avenue, west of Kenilworth Avenue. (Council District 1 - Anderson)

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay), NS PED (neighborhood services, pedestrian overlay), O-2 PED (office, pedestrian overlay), MUDD-O PED (mixed use development district, pedestrian overlay)

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

30. Rezoning Petition: 2022-070 by Carter Acquisitions, LLC

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 31.41 acres located on the west side of Old Statesville Road, south of Vance Davis Drive, and north of Reames Road. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson)

Current Zoning: BP (business park)

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

31. Rezoning Petition: 2022-076 by Sam's Mart

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 0.81 acres located at the southeast intersection of Albemarle Road and Farm Pond Lane, west of East W.T. Harris Boulevard. (Council District 5 - Molina)

Current Zoning: B-2 (general business)

Proposed Zoning: NS (neighborhood services)

32. Rezoning Petition: 2022-084 by Mission Properties

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 20.85 acres located along the south side of Ridge Road and north side of the Interstate 485 interchange. (ETJ - BOCC: 1-Powell; Closest CC: 4-Johnson)

Current Zoning: R-3 (single family residential)

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

33. Rezoning Petition: 2022-091 by Tim Pratt - Copper Builders LLC

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 1.53 acres located on the south side of Lynnwood Drive, west of Sterling Road, and north of Ridgewood Avenue. (Council District 6 - Bokhari)

Current Zoning: R-17MF (multi-family residential)

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

34. Rezoning Petition: 2022-092 by Sam's Mart

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 2.8 acres located on the south side of Albemarle Road and west side of Reddman Road, south of Central Avenue. (Council District 5 - Molina)

Current Zoning: O-1 (office)

Proposed Zoning: B-2 (general business)

35. Rezoning Petition: 2022-099 by Levine Properties

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 0.94 acres located at the southeast intersection of Commonwealth Avenue and The Plaza, north of East Independence Boulevard. (Council District 1 - Anderson)

Current Zoning: O-2 PED (office, pedestrian overlay)

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

36. Rezoning Petition: 2022-109 by Urban Trends Real Estate, Inc.

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 2.09 acres located on the northeast side of The Plaza, south of Bridgeport Drive, and west of Barrington Drive. (Council District 5 - Molina)

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

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

37. Rezoning Petition: 2022-152 by Vinroy Reid

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 0.87 acres located on the southeast side of Char-Meck Lane, north of Monroe Road, and east of North Wendover Road. (Council District 5 - Molina)

Current Zoning: R-5 (single family residential) and O-2 (office)

Proposed Zoning: B-2 (general business)

38. Rezoning Petition: 2022-080 by RD Southpark, LLC

Location: Approximately 9.13 acres bound by the north side of Roxborough Road, west side of Colony Road, and east side of Rexford Road, south of Wickersham Road. (Council District 6 - Bokhari)

Current Zoning: R-17MF (multi-family)

Proposed Zoning: MUDD-O (mixed use development district, optional) with 5-year vested rights

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues and technical revisions related to site and building design, ROW trees and minor adjustments to transportation notes.

[2022_080_PHSa_DONE](#)

[2022_080_siteplanRev_23_1_17](#)

39. Rezoning Petition: 2022-053 by Rayna Properties, LLC

Location: Approximately 5.63 acres located on the west side of Prosperity Church Road, northeast of Mallard Creek Road, and south of Prosperity Point Lane. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_053_PHSa_DONE](#)

[2022_053_RevSitePlan_2023_01_17](#)

40. Rezoning Petition: 2022-062 by Jeff Constantineau

Location: Approximately 0.38 acres located on the east side of Nations Ford Road, north of Tyvola Road, and west of Interstate 77. (Council District 3 - Watlington)

Current Zoning: R-17MF (multi-family residential)

Proposed Zoning: NS (neighborhood services)

Staff Recommendation:

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

[2022_062_PHSa_DONE](#)

[2022_062_SitePlanRev_2022_11_14](#)

41. Rezoning Petition: 2022-078 by Sere Ventures, LLC

Location: Approximately 7.41 acres located on the northeast side of West Trade Street, west of Brookshire Freeway, and east of Rozzelles Ferry Road. (Council District 2 - Graham)

Current Zoning: I-2 (general industrial)

Proposed Zoning: MUDD(CD) (mixed use development district, conditional) and UR-2(CD) (urban residential, conditional)

Staff Recommendation:

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

[2022_078_PHSa_DONE](#)

[2022_078_SitePlanRev_2023_1_17](#)

42. Rezoning Petition: 2022-086 by PDAN Holdings, LLC

Location: Approximately 2.46 acres located on the north side of Johnston Oehler Road and south side of Interstate 485, west of Mallard Creek Road. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

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

Staff Recommendation:

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

[2022_086_PHSa_DONE](#)

[2022_086_RevSitePlan_2023_01_17](#)

43. Rezoning Petition: 2022-089 by Taylor Morrison

Location: Approximately 43.72 acres located on the south side of Mt. Holly-Huntersville Road and north side of Interstate 485, west of Oakdale Road. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson)

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

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

Staff Recommendation:

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

[2022_089_PHSa_DONE](#)

[2022_089_RevSitePlan_2023_01_17](#)

44. Rezoning Petition: 2022-106 by Drakeford Communities

Location: Approximately 0.50 acres located at the southeast intersection of Renner Street and Fairmont Street, east of Beatties Ford Road, and north of Oaklawn Avenue. (Council District 1 - Anderson)

Current Zoning: R-5 (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 requested technical revisions based on site design.

[2022_106_PHSa_DONE](#)

[2022_106_RevSitePlan_2023_01_17](#)

45. Rezoning Petition: 2022-117 by Mungo Homes

Location: Approximately 9.16 acres located on the northeast side of Old Plank Road, east of Brookshire Boulevard, and west of Harland Street. (Council District 2 - Graham)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8MF(CD) (multi-family residential, conditional) with 5-year vested rights

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and requested technical revisions.

[2022_117_PHSa_DONE](#)

[2022_117_RevSitePlan_2023_1_17](#)

46. Rezoning Petition: 2022-128 by Kinger Homes LLC

Location: Approximately 2.05 acres located on the west side of Mallard Creek Road, south of Silver Birch Drive, and west of David Taylor Drive. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and urban forestry and requested technical revisions.

[2022_128_PHSa_DONE](#)

[2022_128_RevSitePlan_2023_1_17](#)

47. Rezoning Petition: 2022-132 by Fall Line Development Inc.

Location: Approximately 17.95 acres located at the southeast intersection of IBM Drive and University Pointe Boulevard, west of Interstate 85, and north of University City Boulevard. (Council District 4 - Johnson)

Current Zoning: RE-2 (research)

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

Staff Recommendation:

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

[2022_132_PHSADONE](#)

[2022_132_SitePlanRev_2022_1_17](#)

48. Rezoning Petition: 2022-142 by EC Legacy Properties, LLC

Location: Approximately 1.57 acres located at the northeast intersection of Albemarle Road and Mallard Drive, south of Rainbow Drive. (Council District 5 - Molina)

Current Zoning: R-3 (single family residential)

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

Staff Recommendation:

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

[2022_142_PHSARev_DONE](#)

[2022_142_RevSitePlan_2023_01_17](#)

49. Rezoning Petition: 2022-150 by Le’Kisha Stevenson

Location: Approximately 0.88 acres located on the south side of Hickory Grove Road, east of East W.T. Harris Boulevard, and south of Robinson Church Road. (Council District 5 - Molina)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8 (single family residential)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_150_PHSADONE](#)