

# City of Charlotte

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



## **Zoning Agenda**

**Tuesday, June 20, 2023**

**Canceled**

**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: 2021-120 by Maria Mergianos**

***Canceled: Rescheduled to June 26, 2023***

**Location:** Approximately 0.45 acres located on the east side of The Plaza, north of Mimosa Avenue, and south of Mecklenburg Avenue. (Council District 1 - Anderson)

**Current Zoning:** OFC (office flex campus) and CG (general commercial)

**Proposed Zoning:** NS (neighborhood services)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_120\\_ZCR](#)

[2021\\_120\\_FSA](#)

[2021\\_120\\_RevSitePlan\\_2023\\_05\\_18](#)

**4. Rezoning Petition: 2022-084 by Mission Properties**

***Canceled: Rescheduled to June 26, 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:** N1-A (neighborhood 1 - A)

**Proposed Zoning:** R-17MF (CD) (multi-family 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.

[2022-084\\_ZCR](#)

[2022\\_084\\_FSA](#)

[2022\\_084\\_RevSitePlan\\_2023\\_05\\_19](#)

## 5. Rezoning Petition: 2022-136 by Vision Ventures

***Canceled: Rescheduled to June 26, 2023***

**Location:** Approximately 1.64 acres located along the east side of Catalina Avenue, south of West 28th Street, and north of West 26th Street. (Council District 1 - Anderson)

**Current Zoning:** N1-C (neighborhood 1 - C)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_136\\_ZCR](#)

[2022\\_136\\_FSA](#)

[2022\\_136\\_RevSitePlan\\_2023\\_05\\_18](#)

## 6. Rezoning Petition: 2022-179 by Coral Reef Investment Properties, LLC

***Canceled: Rescheduled to June 26, 2023***

**Location:** Approximately 5.65 acres located along the east and west side of Charlotte Park Drive, south of Pressley Road, and west of Interstate 77. (Council District 3 - Watlington)

**Current Zoning:** CG (general commercial)

**Proposed Zoning:** MUDD(CD) (mixed use development, 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\\_179\\_ZCR](#)

[2022\\_179\\_FSA](#)

[2022\\_179\\_RevSitePlan\\_2023\\_05\\_19](#)

## 7. Rezoning Petition: 2022-181 by AJ Klenk

***Canceled: Rescheduled to June 26, 2023***

**Location:** Approximately 0.22 acres located on the south side of North Davidson Street, north of Yadkin Avenue, and west of East 34th Street. (Council District 1 - Anderson)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_181\\_ZCR](#)

[2022\\_181\\_FSA](#)

[2022\\_181\\_RevSitePlan\\_2023\\_06\\_06](#)

## 8. Rezoning Petition: 2022-184 by United Air Filter Company

***Canceled: Rescheduled to June 26, 2023***

**Location:** Approximately 2.13 acres located on the east side of West Palmer Street, south of West Morehead Street, and north of John Belk Freeway. (Council District 2 - Graham)

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

**Proposed Zoning:** UC (uptown core)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_184\\_ZCR](#)

[2022\\_184\\_FSA](#)

## 9. Rezoning Petition: 2022-185 by Morningstar Properties, LLC

***Canceled: Rescheduled to June 26, 2023***

**Location:** Approximately 6.01 acres located on the south side of David Cox Road, east of Old Statesville Road, and north of West W.T. Harris Boulevard. (Council District 2 - Graham)

**Current Zoning:** ML-1 (manufacturing and logistics)

**Proposed Zoning:** ML-2 (manufacturing and logistics)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_185\\_ZCR](#)

[2022\\_185\\_FSA](#)

## 10. Rezoning Petition: 2022-187 by Vista Residential Partners

***Canceled: Rescheduled to June 26, 2023***

**Location:** Approximately 14.8 acres located on the west side of Krefeld Drive, east of Monroe Road, and west of East Independence Boulevard. (Council District 6 - Bokhari)

**Current Zoning:** R-6MF (CD) (multi-family residential, conditional)

**Proposed Zoning:** R-22MF (CD) (multi-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.

[2022\\_187\\_ZCR](#)

[2022\\_187\\_FSA](#)

[2022\\_187\\_siteplanRev\\_23\\_5\\_18](#)

## 11. Rezoning Petition: 2022-188 by Northbridge, LLC

***Canceled: Rescheduled to June 26, 2023***

**Location:** Approximately 6.25 acres located along the south and west side of Windsor Oak Court, west of England Street, and north of East Hebron Street. (Council District 3 - Watlington)

**Current Zoning:** OFC (office flex campus)

**Proposed Zoning:** ML-2 (manufacturing and logistics - 2)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_188\\_ZCR](#)

[2022\\_188\\_FSA](#)

## 12. Rezoning Petition: 2022-192 by Ascent Real Estate Capital, LLC

***Canceled: Rescheduled to June 26, 2023***

**Location:** Approximately 2 acres bound by the east side of Plymouth Avenue, south side of Dunloe Street, west side of Sylvania Avenue, and north side of North Tryon Street. (Council District 1 - Anderson)

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

**Proposed Zoning:** MUDD(CD) (mixed use development district, 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\\_192\\_ZCR](#)

[2022\\_192\\_FSA](#)

[2022-192\\_SitePlanRev\\_2023\\_18\\_5](#)

### 13. Rezoning Petition: 2022-193 by Brown Group, Inc.

***Canceled: Rescheduled to June 26, 2023***

**Location:** Approximately 19.79 acres located on the east side of Legranger Road and west side of Interstate 85, south of West Mallard Creek Church Road. (Council District 4 - Johnson)

**Current Zoning:** RC (research campus) and N1-B (neighborhood 1 - B)

**Proposed Zoning:** RE-3(CD) (research, conditional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_193\\_ZCR](#)

[2022\\_193\\_FSA](#)

[2022\\_193\\_RevSitePlan\\_2023\\_05\\_18](#)



**DECISIONS****14. Rezoning Petition: 2022-177 by Appaloosa Real Estate Partners**

***Update: Petitioner has withdrawn this petition***

**Location:** Approximately 15.52 acres located at the southeast intersection of Mallard Creek Road and Galloway Road, west of Lexington Approach Drive. (Council District 4 - Johnson)

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

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

**15. Rezoning Petition: 2022-134 by Muhsin Muhammad II**

***Update: Petitioner is requesting deferral to July 17, 2023***

**Location:** Approximately 15.48 acres located along the northeast side of Trojan Drive and east side of Outlets Boulevard, west of Steele Creek Road. (Council District 3 - Watlington)

**Current Zoning:** O-2 (CD) LLWPA (office, conditional, Lower Lake Wylie Protected Area), NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)

**Proposed Zoning:** O-2 (CD) SPA LLWPA (office, conditional, site plan amendment, Lower Lake Wylie Protected Area), NS SPA LLWPA (neighborhood services, site plan amendment, Lower Lake Wylie Protected Area)

**16. Rezoning Petition: 2022-147 by SouthPark Towers PropCo, LLC**

***Update: Petitioner is requesting deferral to July 17, 2023***

**Location:** Approximately 9.94 acres bound by the south side of Fairview Road, east side of Piedmont Row Drive South, and the north and west side of Barclay Downs Drive. (Council District 6 - Bokhari)

**Current Zoning:** OFC (office flex campus)

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

**17. Rezoning Petition: 2022-160 by Penler Development, LLC**

***Update: Petitioner is requesting deferral to July 17, 2023***

**Location:** Approximately 24.13 acres located along the south side of Mount Holly Road and east side of Creston Circle, west of Interstate 485. (ETJ-BOCC: 2-Leake; Closest CC: 2-Graham)

**Current Zoning:** ML-1 (manufacturing and logistics), CG (general commercial), N1-A (neighborhood 1 - A)

**Proposed Zoning:** R-12MF (CD) LWPA LWCA (multi-family residential, conditional, Lake Wylie Protected Area, Lake Wylie Critical Area)

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

***Canceled: Rescheduled to June 26, 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 213 ZCR](#)

[2021 213 FSA](#)

[2021 213 siteplanRev 23 5 18](#)

**19. Rezoning Petition: 2022-175 by Rocky River Holdings LLC**

***Canceled: Rescheduled to June 26, 2023***

**Location:** Approximately 42.46 acres located along the north side of Rocky River Road, west of Back Creek Church Road, and southeast of John Russell Road. (ETJ-BOCC: 3-Dunlap; Closest CC: 4-Johnson)

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

**Proposed Zoning:** R-8MF (CD) (multi-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.

[2022 175 ZCR](#)

[2022 175 FSA DONE](#)

[2022 175 RevSitePlan 2023 06 14](#)

## 20. Rezoning Petition: 2022-190 by Charlotte Pipe and Foundry Company

***Canceled: Rescheduled to June 26, 2023***

**Location:** Approximately 1.08 acres located on the west side of Providence Road, north of Ardsley Road, and south of Moravian Lane. (Council District 6 - Bokhari)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_190\\_ZCR](#)

[2022\\_190\\_FSA](#)

[2022\\_190\\_RevSitePlan\\_2023\\_06\\_07](#)

**HEARINGS****21. Rezoning Petition: 2015-027 by Charlotte Housing Authority/Horizon Development Properties Inc.**

***Update: Petitioner is requesting deferral to December 18, 2023***

**Location:** Approximately 3.031 acres located on the southeast corner at the intersection of Cherry Street and East 1st Street. (Council District 1 - Anderson)

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

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

**22. Rezoning Petition: 2022-066 by Wood Partners**

***Update: Petitioner is requesting deferral to July 17, 2023***

**Location:** Approximately 13.50 acres located at the northeast intersection of Albemarle Road and Novant Health Parkway, west of Cresswind Boulevard. (Council District 5 - Molina)

**Current Zoning:** NS (neighborhood services), B-1(CD) (neighborhood business, conditional), R-3 (single family residential)

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

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

***Update: Petitioner is requesting deferral to July 17, 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)

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

***Update: Petitioner is requesting deferral to July 17, 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)

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

***Update: Petitioner is requesting deferral to August 21, 2023***

**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:** CG HDO (general commercial, historic district overlay)

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

## 26. Rezoning Petition: 2022-068 by Barbara A. Freeman

***Update: Petitioner is requesting deferral to July 17, 2023***

**Location:** Approximately 2.03 acres located at the northeast intersection of South Tryon Street and Wright's Ferry Road, west of Steele Creek Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** NC (neighborhood center)

## 27. Rezoning Petition: 2021-221 by Paulette Canaday

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 5.10 acres located on the west side of Statesville Road, east of Millhaven Lane, and south of Sunset Road. (Council District 2 - Graham)

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

**Proposed Zoning:** INST(CD) (institutional, conditional)

**Staff Recommendation:**

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

[2021 221 PHSA DONE](#)

[2021 221 RevSitePlan 2023 04 06](#)

## 28. Rezoning Petition: 2022-114 by Rohit Patel

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 4.18 acres located on the northeast side of Ridge Road, south of Mallard Creek Road, and north of Interstate 85. (ETJ - BOCC: 3-Dunlap; Closest CC: 4-Johnson)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_114\\_PHSa\\_DONE](#)

[2022\\_114\\_RevSitePlan\\_2023\\_05\\_16](#)

## 29. Rezoning Petition: 2022-119 by Blackburn Communities, LLC

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 9.2 acres located on the north and south side of Johnston Oehler Road and south side of Robert Helms Road, east of Prosperity Church Road. (Council District 4 - Johnson)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_119\\_PHSa\\_DONE](#)

[2022\\_119\\_SitePlan\\_2023\\_5\\_15](#)

## 30. Rezoning Petition: 2022-148 by Third & Urban LLC

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 15 acres located on the south side of State Street, north of Tuckaseegee Road, and east of Berryhill Road. (Council District 2 - Graham)

**Current Zoning:** ML-2 (manufacturing and logistics - 2) and MUDD-O (mixed-use development district - optional)

**Proposed Zoning:** IMU (innovative mixed use)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_148\\_PHSa\\_DONE](#)

### 31. Rezoning Petition: 2022-151 by Rayna Properties, LLC

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 4.37 acres located on the north side of David Cox Road, east of West Sugar Creek Road, and south of Hayden Drive. (Council District 4 - Johnson)

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

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

**Staff Recommendation:**

Staff does not recommend approval of this petition in its current form. Staff may reevaluate its recommendation with a development outcome that better aligns to the Neighborhood 1 Place Type.

[2022\\_151\\_PHSa\\_DONE](#)

[2022\\_151\\_SitePlan\\_2023\\_5\\_10](#)

### 32. Rezoning Petition: 2022-161 by Pulte Group

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 29.33 acres located at the southwest intersection of Steele Creek Road and Parkside Crossing Drive, south of Sledge Road. (ETJ - BOCC: 2-Leake; Closest CC: 3-Watlington)

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

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

**Staff Recommendation:**

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

[2022\\_161\\_PHSa\\_DONE](#)

[2022\\_161\\_SitePlanRev\\_2023\\_5\\_15](#)

### 33. Rezoning Petition: 2022-183 by Blu South LLC

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 32.42 acres located along the north side of Interstate 485, west of China Grove Church Road, and south of East Westinghouse Boulevard. (Council District 3 - Watlington)

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

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

**Staff Recommendation:**

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

[2022\\_183\\_PHSa\\_DONE](#)

[2022\\_183\\_siteplanRed\\_23\\_5\\_15](#)

### 34. Rezoning Petition: 2022-198 by Ardent Acquisitions LLC

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 2.73 acres located along the east side of South Tryon Street, west of Nations Ford Road, and east of West Tyvola Road. (Council District 3 - Watlington)

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

**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\\_198\\_PHSa\\_DONE](#)

[2022\\_198\\_SitePlanRev\\_2023\\_5\\_14](#)

### 35. Rezoning Petition: 2022-208 by Summit Avenue Keswick, LLC

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 7.6 acres located on the west side of North Tryon Street and east side of Keswick Avenue, south of West 24th Street. (Council District 1 - Anderson)

**Current Zoning:** ML-2 (manufacturing and logistics - 2) and I-2(CD) (general industrial, conditional)

**Proposed Zoning:** IMU (innovation mixed-use)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_208\\_PHSa\\_DONE](#)

### 36. Rezoning Petition: 2022-199 by Mission Properties

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 19.91 acres located on the east side of North Tryon Street, east of Pavilion Boulevard. (ETJ - BOCC: 3-Dunlap; Closest CC: 4-Johnson)

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

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

**Staff Recommendation:**

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

[2022\\_199\\_PHSa\\_DONE](#)

[2022\\_199\\_RevSitePlan\\_2023\\_05\\_15](#)



### 37. Rezoning Petition: 2022-200 by IP P2 CCP, LLC

**Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).**

**Location:** Approximately 12.403 acres located on the west side of IBM Drive, south of Baucom Road, and north of University City Boulevard. (Council District 4 - Johnson)

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

**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 environment.

[2022\\_200\\_PHSa\\_DONE](#)

[2022\\_200\\_RevSitePlan\\_2023\\_05\\_15](#)

### 38. Rezoning Petition: 2022-204 by Jay Jeet, LLC

**Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).**

**Location:** Approximately 5.19 acres located on the south side of Sunset Road, west of Beatties Ford Road, and east of Peachtree Road. (ETJ - BOCC: 2-Leake; Closest CC: 2-Graham)

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

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

**Staff Recommendation:**

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

[2022\\_204\\_PHSa\\_DONE](#)

[2022\\_204\\_SitePlanRev\\_2023\\_5\\_12](#)

### 39. Rezoning Petition: 2022-205 by DR Horton

**Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).**

**Location:** Approximately 21.12 acres located along the southeast side of Mallard Creek Road, west of Penninger Circle, and north of Morris Estate Drive. (Council District 2 - Graham)

**Current Zoning:** N1-A (neighborhood 1 - A) and R-8MF(CD) (multi-family residential, conditional)

**Proposed Zoning:** R-8MF(CD) (multi-family residential) and R-8MF(CD) SPA (multi-family residential, conditional, site plan amendment)

**Staff Recommendation:**

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

[2022\\_205\\_PHSa\\_DONE](#)

[2022\\_205\\_RevSitePlan\\_2023\\_05\\_15](#)

#### 40. Rezoning Petition: 2022-207 by SLC Development, LLC

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 0.17 acres located on the north side of East Tremont Avenue, southeast of South Boulevard, and west of East Worthington Avenue. (Council District 1 - Anderson)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 207 PHSA DONE](#)

#### 41. Rezoning Petition: 2022-212 by Chipotle Mexican Grill of Colorado, LLC

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 0.86 acres located in the northwest quadrant of the intersection of Park Road and East Woodlawn Road, south of Drexel Place. (Council District 1 - Anderson)

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

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

**Staff Recommendation:**

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

[2022 212 PHSA DONE](#)

[2022 212 RevSitePlan 2023 05 24](#)

#### 42. Rezoning Petition: 2022-217 by Mecklenburg County

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 9.22 acres located on the north side of Reno Avenue and east side of Venice Knights Way, south of West Brookshire Freeway. (Council District 2 - Graham)

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

**Proposed Zoning:** IC-2 (institutional campus)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 217 PHSA DONE](#)

### 43. Rezoning Petition: 2022-222 by Pearl Properties LLC

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 0.37 acres located on the east side of Parson Street, west of Union Street, and north of Parkwood Avenue. (Council District 1 - Anderson)

**Current Zoning:** N1-C (neighborhood 1 - C)

**Proposed Zoning:** N1-D (neighborhood 1 - D)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 222 PHSA DONE](#)

### 44. Rezoning Petition: 2022-191 by Red Cedar Capital Partners

***Canceled: Hearing not held. To be rescheduled at a subsequent Council meeting(s).***

**Location:** Approximately 4.86 acres located on the east side of Plott Road, south of The Plaza, and north of Meadowcroft Court. (Council District 5 - Molina)

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

**Proposed Zoning:** R-8 (CD) (single 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 PHSA DONE](#)

[2022 191 RevSitePlan 23 4 10](#)