

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, June 5, 2018**

**Charlotte-Mecklenburg Government Center - Room 280**

### **Zoning Committee Work Session**

## Zoning Committee Work Session

### Deferrals

#### 1. Rezoning Petition: 2017-186 by the Drakeford Co.

***Update: Petitioner is requesting deferral of Zoning Committee Recommendation to July 31, 2018***

**Location:** Approximately 0.87 acres located on the north side of West Kingston Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

**Public Hearing Held:** *March 19, 2018 - Item #33*

**Staff Resource:** [Solomon Fortune](#)

#### 2. Rezoning Petition: 2017-204 by Ed Zepa

***Update: Petitioner is requesting deferral of Zoning Committee Recommendation to July 2, 2018***

**Location:** Approximately 0.95 acres located on the west side of Nations Crossing Road, south of Old Pineville Road. (Council District 3 - Mayfield)

**Public Hearing Held:** *May 30, 2018 - Item #29 on the May 21st Zoning Agenda*

**Staff Resource:** [Solomon Fortune](#)

#### 3. Rezoning Petition: 2017-205 by Pope & Land Enterprises, Inc.

***Update: Petitioner is requesting deferral of Zoning Committee Recommendation to July 2, 2018***

**Location:** Approximately 23.38 acres located on the north side of West Tyvola Road, south of Yorkmont Road. (Council District 3 - Mayfield)

**Public Hearing Held:** *May 30, 2018 - Item #30 on the May 21st Zoning Agenda*

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

**4. Rezoning Petition: 2018-012 by Harrison Tucker & John Perovich**

***Update: Petitioner is requesting deferral of Zoning Committee Recommendation to July 2, 2018***

**Location:** Approximately 0.16 acres located at the intersection of North Davidson Street and East 17th Street. (Council District 1 - Egleston)

**Public Hearing Held:** *April 16, 2018 - Item #41*

**Staff Resource:** [Sonja Strayhorn Sanders](#)

[2018-012 POSTstaff\\_060518\\_km0605\\_done](#)

[2018-012\\_RevSitePlan\\_05-29-2018](#)

[Consistency Statement\\_060518\\_km0605\\_done](#)

**5. Rezoning Petition: 2018-031 by CitiSculpt**

***Update: Petitioner is requesting deferral of Zoning Committee Recommendation to July 2, 2018***

**Location:** Approximately 0.49 acres located on the south side of Kenilworth Avenue, east of Harding Place. (Council District 1 - Egleston)

**Public Hearing Held:** *May 30, 2018 - Item #43 on the May 21st Zoning Agenda*

**Staff Resource:** [Solomon Fortune](#)

## Zoning Items

### 6. Rezoning Petition: 2017-100 by LAXMI Hotels Groups, Inc.

**Location:** Approximately 5.4 acres located on the east side of Little Rock Road between Tuckaseegee Road and Manderly Drive. (Council District 3 - Mayfield)

**Public Hearing Held:** *May 30, 2018- Item #28 on the May 21st Zoning Agenda*

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

**Staff Recommendation:**

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

[PH 2017-100 06-05-2018 CLG6-4 LH6-4 done](#)

[2017-100 RevSitePlan 06-01-2018](#)

[Previously Approved Cover Page](#)

[2017-100 Pre App 2013-017](#)

[2017-100 ZC Consistency 6-5-2018 CLG6-4 km0604 done](#)

### 7. Rezoning Petition: 2017-177 by NAI Southern Real Estate

**Location:** Approximately 3.4 acres bounded by East 3rd Street, East 4th Street and the southeast side of Baldwin Avenue. (Council District 1 - Egleston)

**Public Hearing Held:** *April 16, 2018 - Item #26*

**Staff Resource:** [Solomon Fortune](#)

**Staff recommendation:**

Staff recommends approval of this petition.

[2017-177 staff post 06-05-2018 done km0604 Final](#)

[2017-177 RevSitePlan 06-01-2018](#)

[Previously Approved Cover Page](#)

[2017-177 Previously approved plan 2002-066 approved site plan](#)

[2017-177 Consistency Statement 06-05-2018 km0604 done](#)

**8. Rezoning Petition: 2017-180 by JS Helms Family Properties, LLC**

**Location:** Approximately 66.90 acres located on the north side of Albemarle Road and west of I-485. (Outside City Limits)

**Public Hearing Held:** *May 30, 2018 - Item #27 on the May 21st Zoning Agenda*

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

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

[2017-180 POSTstaff 060518 km0604 done](#)

[2017-180 RevSitePlan 06-01-2018](#)

[Consistency Statement 060418 km0604 done](#)

**9. Rezoning Petition: 2017-202 by Sinacori Builders, LLC**

**Location:** Approximately 0.83 acres located at the intersection of Providence Road and Providence Church Road, north of Ballantyne Commons Parkway. (Council District 7 - Driggs)

**Public Hearing Held:** *May 30, 2018 - Item #23 on the May 21st Zoning Agenda*

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2017-202 Poststaff 6-5-18 lh6-5 done](#)

[2017-202 siteplan 6-2-18](#)

[2017-202 consistency 6-5-18 km0604 done](#)

**10. Rezoning Petition: 2018-005 by Meritage Homes of the Carolinas, Inc.**

**Location:** Approximately 141.93 acres located on the south side of Camp Stewart Road, east of Interstate 485 current side of Larkhaven Gold Course. (Outside City Limits)

**Public Hearing Held:** *April 16, 2018 - Item #28*

**Staff Resource:** [Sonja Strayhorn Sanders](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-005 POSTstaff 060518 km0604 done](#)

[2018-005 RevSitePlan 05-29-2018](#)

[Consistency Statement 050118 km0604 done](#)

## 11. Rezoning Petition: 2018-007 by City of Charlotte/Engineering & Property Management

**Location:** Approximately 24.34 acres located at the intersection Beam Road and Shopton Road. (Council District 3 - Mayfield)

**Public Hearing Held:** *May 30, 2018 - Item #31 on the May 21st Zoning Agenda*

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

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of the outstanding issue pertaining to environment.

[Post 2018-007 06-05-2018 CLG6-1 km0604 done](#)

[2018-007 RevSitePlan 06-01-2018](#)

[Previously Approved Cover Page](#)

[2018-007 Prev App 1999-079](#)

[2018-007 ZC Consistency 6-5-2018 CLG6-1 km0604 done](#)

## 12. Rezoning Petition: 2018-009 by Andrew J. Kalinoski

**Location:** Approximately 2.19 acres located on the west side of J.W. Clay Boulevard, north of W.T. Harris Boulevard. (Council District 4 - Phipps)

**Public Hearing Held:** *May 30, 2018 - Item #32 on the May 21st Zoning Agenda*

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

Staff recommends approval of this conventional petition.

[2018-09 POSTstaff 060518 km0604 done](#)

[2018-09 Consistency Statement 060518 km0604 done](#)

### 13. Rezoning Petition: 2018-013 by Westcore Properties, AC, LLC

**Location:** Approximately 6.27 acres located on the east side of Penninger Circle, south of Mallard Creek Road. (Council District 2 - Harlow)

**Public Hearing Held:** *May 30, 2018 - Item #33 on the May 21st Zoning Agenda*

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-013 Post Staff 06-05-2018 CLG6-1 LH6-4 done](#)

[2018-013 RevSitePlan 06-01-2018](#)

[Previously Approved Cover Page](#)

[2018-013 Prev App 2010-069](#)

[2018-013 ZC Consistency 6-5-2018 CLG6-1 km0604 done](#)

### 14. Rezoning Petition: 2018-016 by Michael Loeb

**Location:** Approximately 0.35 acres located at the intersection of East Sugar Creek Road and Anderson Street, south of The Plaza. (Council District 1 - Egleston)

**Public Hearing Held:** *May 30, 2018 - Item #34 on the May 21st Zoning Agenda*

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-16 POST staff 060518 lh](#)

[2018-16 Consistency 060118 km0604](#)

### 15. Rezoning Petition: 2018-017 by Underdogs, LLC

**Location:** Approximately 2.09 acres located on the west side of South Boulevard, north of East Arrowood Road (Council District 3 - Mayfield)

**Public Hearing Held:** *May 30, 2018 - Item #35 on the May 21st Zoning Agenda*

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends approval of this conventional petition.

[2018-017 Post Hearing Staff 05-31-2018 km0604](#)

[2018-017 consistency statement km0604](#)

## 16. Rezoning Petition: 2018-018 by Unique Southern Estates, LLC

**Location:** Approximately 4.54 acres located on the east side of The Plaza, south of Belvedere Avenue. (Council District 1 - Egleston)

**Public Hearing Held:** *May 30, 2018 - Item #26 on the May 21st Zoning Agenda*

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-18 POST Staff 060518 km0604](#)

[2018-018 RevSitePlan 06-01-2018](#)

[Previously Approved Cover Page](#)

[2018-18 prev approved 2000-017 approved site plan](#)

[2018-018Consistency Statement 060518 km0604 done](#)

## 17. Rezoning Petition: 2018-019 by Ricardo Torres

**Location:** Approximately 0.42 acres located on the east side of North Sharon Amity Road, north of Clearmont Avenue, south of Central Avenue. (Council District 5 - Newton)

**Public Hearing Held:** *May 30, 2018- Item #37 on the May 21st Zoning Agenda*

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-19 POST staff 060518 lh060118 done](#)

[2018-019 RevSitePlan 04-16-2018](#)

[Previously Approved Cover Page](#)

[2018-19 prev approved 1999-032 approved site plan](#)

[2018-19 Consistency 060118 km0604 done](#)

## 18. Rezoning Petition: 2018-020 by LCRE Arrowood, LLC

**Location:** Approximately 3.16 acres located on the west side of Old Pineville Road and south of Kings Ridge Drive. (Council District 3 - Mayfield)

**Public Hearing Held:** *May 30, 2018 - Item #36 on the May 21st Zoning Agenda*

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends approval of this conventional petition.

[2018-020 Post staff 05-31-2018 km0604 done](#)

[2018-020 consistency statement km0604 done](#)



## 19. Rezoning Petition: 2018-021 by Michael Melton

**Location:** Approximately .0.37 acres located at the intersection of The Plaza and Shamrock Drive.  
(Council District 1 - Egleston)

**Public Hearing Held:** *May 30, 2018 - Item #38 on the May 21st Zoning Agenda*

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

Staff recommends approval of this conventional petition.

[2018-21 POST staff 060518 lh6-1 done](#)

[2018-21 Consistency 060118 km0604 done](#)

## 20. Rezoning Petition: 2018-023 by Jason Idilbi

**Location:** Approximately 0.54 acres located on the south side of Spencer Street, east of East 36th Street, west of Herrin Avenue. (Council District 1 - Egleston)

**Public Hearing Held:** *May 30, 2018 - Item #39 on the May 21st Zoning Agenda*

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

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

[2018-23 POSTstaff 060518 LH6-4 done](#)

[2018-023 RevSitePlan 04-16-2018](#)

[Consistency Statement 060418 km0604 done](#)

## 21. Rezoning Petition: 2018-025 by Charlotte Douglas International Airport

**Location:** Approximately 108.00 acres located north of Wilkinson Boulevard, east of I-485 and south of I-85. (Council District 3 - Mayfield) (Outside City Limits)

**Public Hearing Held:** *May 30, 2018 - Item #40 on the May 21st Zoning Agenda*

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

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of the outstanding issue pertaining to transportation.

[2018-025 Post Staff 06-05-2018 CLG6-1 km0604 done](#)

[2018-025 RevSitePlan 06-01-2018](#)

[2018-025 ZC Consistency 6-5-2018 CLG6-1 km0604 done](#)

## 22. Rezoning Petition: 2018-028 by Pollack Shores

**Location:** Approximately 28.05 acres located on the north side of Shopton Road, west of I-485. (Outside City Limits)

**Public Hearing Held:** *May 30, 2018 - Item #41 on the May 21st Zoning Agenda*

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

**Staff Recommendation:**

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

[2018-028 Post Staff 06-05-2018 CLG06-01 km0604 done](#)

[2018-028 RevSitePlan 06-01-2018](#)

[Previously Approved Cover Page](#)

[2018-028 Prev App 2001-030](#)

[2018-028 ZC Consistency 6-5-2018 CLG6-1 km0604 done](#)

## 23. Rezoning Petition: 2018-029 by Metrolina Properties, Ltd. Ptsp

**Location:** Approximately 15.78 acres bounded by Northlake Centre Parkway and I-485. (Council District 2 - Harlow) (Outside City Limits)

**Public Hearing Held:** *May 30, 2018- Item #42 on the May 21st Zoning Agenda*

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

**Staff Recommendation:**

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

[2018-029 Post Staff 06-05-2018 CLGG5-30 LH6-4 done](#)

[2018-029 RevSitePlan 06-01-2018](#)

[Previously Approved Cover Page](#)

[2018-029 PrevApp 1987-006C](#)

[2018-029 ZC Consistency 6-5-2018 CLG6-1 done](#)