

# **City of Charlotte**

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



## **Meeting Agenda**

**Monday, October 1, 2018**

**Council Chambers**

### **City Council Zoning Meeting**

*Mayor Vi Lyles  
Mayor Pro Tem Julie Eiselt  
Council Member Dimple Ajmera  
Council Member Tariq Scott Bokhari  
Council Member Ed Driggs  
Council Member Larken Egleston  
Council Member Justin Harlow  
Council Member LaWana Mayfield  
Council Member James Mitchell  
Council Member Matt Newton  
Council Member Greg Phipps  
Council Member Braxton Winston II*

## **5:30 P.M. ZONING MEETING, CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, CHAMBER**

### **1. Rezoning Petition: 2018-074 by Elissa Mullis**

**Location:** Approximately 9.25 acres located on the west side of Hood Road south of Plaza Road Extension. (Outside City Limits)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

[2018-74 staff analysis 091718 done](#)

[2018-074 RevSitePlan 08-13-2018](#)

### **2. Rezoning Petition: 2017-043 by Northlake Systems, LLC**

**Location:** Approximately 7.12 acres located at the northwest intersection of Point O' Woods Drive and Northlake Center Parkway, south of Philadelphia Court. (Council District 2 - Harlow)

**Current Zoning:** R-3 (single family residential), R-17MF (multi-family residential) and CC (commercial center)

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

Previously Approved Site Plan

[2017-043 PHstaff 09-17-2018 done](#)

[2017-043 RevSitePlan 08-13-2018](#)

[Previously Approved Cover Page](#)

[2017-043 Approved 2008-060](#)

### 3. Rezoning Petition: 2017-195 by Boulevard Real Estate Advisors, LLC

**Location:** Approximately 19.78 acres located on both sides of Nations Crossing Road, south of East Woodlawn Road, east of I-77. (Council District 3 - Mayfield)

**Current Zoning:** I-2 (general industrial)

**Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional) with five-year vested rights

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issues related to site design, optional provisions and transportation commitments.

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan

[2017-195\\_staff\\_9-17-18\\_done](#)

[2017-195\\_RevSitePlan\\_08-13-2018](#)

### 4. Rezoning Petition: 2018-003 by Boulevard Real Estate Advisors, LLC

**Location:** Approximately 0.74 acres located on the north side of West Tremont Avenue, east of South Tryon Street. (Council District 3 - Mayfield)

**Current Zoning:** TOD-R(O) (transit oriented development - residential, optional)

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

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issues related to site design, requested optional provisions, and requested technical revisions.

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan  
Previously Approved Site Plan

[2018-003\\_Prestaff\\_09-17-2018\\_done](#)

[2018-003\\_RevSitePlan\\_08-13-2018](#)

[Previously Approved Cover Page](#)

[2018-003\\_prev approved plan 2016-146 approved site plan](#)

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

**Location:** Approximately 0.56 acres located on the south side of Spencer Street, east of East 36th Street, west of Herrin Avenue. (Council District 1 - Egleston)

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

**Proposed Zoning:** R-6 (single family residential)

**Staff Recommendation:**

Staff recommends approval of this conventional petition.

**Attachment:**

Pre-Hearing Staff Analysis

[2018-23 staff 091718 km0906 done](#)

## 6. Rezoning Petition: 2018-026 by Llewellyn Development, LLC

**Location:** Approximately 3.49 acres located on the east side of Park Road, north of Sharon Road. (Council District 6 - Bokhari)

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

**Proposed Zoning:** UR-2(CD) (urban residential, conditional) with five-year vested rights

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issues related to streetscape, visitor parking, and requested technical revisions.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

[2018-026 staff 9-17-18 done](#)

[2018-026 RevSitePlan 08-13-2018](#)

## 7. Rezoning Petition: 2018-059 by Boulevard Real Estate Advisors, LLC

**Location:** Approximately 1.01 acres located on the west side of South Mint Street, south of West Carson Boulevard, north of Palmer Street. (Council District 3 - Mayfield)

**Current Zoning:** I-2 (general industrial)

**Proposed Zoning:** TOD-M (transit oriented development - mixed use)

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachment:**

Pre-Hearing Staff Analysis

[2018-059 PHstaff 09-17-2018 done](#)

## 8. Rezoning Petition: 2018-065 by Raley-Miller Properties

**Location:** Approximately 2.63 acres located on the north side of N. Tryon Street, east of Salem Church Road. (Council District 4 - Phipps)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

Previously Approved Site Plan

[2018-65 staff analysis 091718 done](#)

[2018-065 RevSitePlan 08-13-2018](#)

[Previously Approved Cover Page](#)

[2018-65 prev approvd site plan 1-3 2007-047 \(1\)](#)

[2018-65 prev approvd site plan 1-3 2007-047 \(2\)](#)

[2018-65 prev approvd site plan 1-3 2007-047 \(3\)](#)

## 9. Rezoning Petition: 2018-066 by Anthony Moore

**Location:** Approximately 0.82 acres located on east side of Providence Road at the intersection of Westbury Road. (Council District 6 - Bokhari)

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

**Proposed Zoning:** R-4 (single family residential)

**Staff Recommendation:**

Staff recommends approval of this conventional petition.

**Attachment:**

Pre-Hearing Staff Analysis

[2018-066 staff 09-17-18 done](#)

## 10. Rezoning Petition: 2018-070 by Florian & Oltita Balaj

**Location:** Approximately 0.21 acres located on the west side of Boyer Street, north of Wilkinson Boulevard. (Council District 3 - Mayfield)

**Current Zoning:** R-17(MF) AIR (multi-family residential, airport noise overlay)

**Proposed Zoning:** I-2 AIR (light industrial, airport noise overlay)

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachment:**

Pre-Hearing Staff Analysis

[PH 2018-070 09-17-2018 done](#)

## 11. Rezoning Petition: 2018-071 by Dependable Development

**Location:** Approximately 9.54 acres located east of Interstate between Caldwell Road and Farmington Ridge Parkway. (Outside City Limits)

**Current Zoning:** R-5(CD) (single family residential, conditional) with five-year vested rights

**Proposed Zoning:** R-5(CD) SPA (single family residential, conditional, site plan amendment) with five-year vested rights

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issues related to the requested zoning district and five-year vested rights, and environment.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

Previously Approved Site Plan

[2018-71 staff analysis 091718 done](#)

[2018-071 site plan](#)

[Previously Approved Cover Page](#)

[2018-71 prev approved site plan 2017-085](#)

## 12. Rezoning Petition: 2018-079 by Three Pillars Capital, LLC

**Location:** Approximately 0.75 acres located on the North Brevard. (Council District 1 - Egleston)

**Current Zoning:** I-2 (light industrial)

**Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional) with three-year vested rights

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

[2018-79 staff analysis 091718 done](#)

[2018-079 RevSitePlan 08-13-2018](#)

## Adjournment