

City of Charlotte

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



Zoning Agenda

Monday, November 18, 2019

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

1. Meeting Agenda

- 1. Meeting Agenda**
- 2. Dinner Meeting Agenda**
 - 1. Agenda Review - Dave Pettine**
- 3. Follow-Up Report**

[Acronyms 2019.pdf](#)

[November Overall 2019.pdf](#)

2. Dinner Meeting Agenda

- 1. Agenda Review - Dave Pettine**

[The Dinner Meeting Agenda with Agenda Updates will be provided on Monday.pdf](#)

3. Follow Up Report

[November Follow-Up Report -Final.pdf](#)

DECISIONS**4. Rezoning Petition: 2019-100 by Matt Connolly-Pike Properties, LLC**

Update: Petitioner is requesting a deferral to December 18, 2019.

Location: Approximately 1.01 acres located on the west side of Seigle Avenue and south of McAden Street. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

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

5. Rezoning Petition: 2018-117 by Hopper Communities, Inc.

Location: Approximately 1.7 acres located on the east side of South Tryon Street, south of East Cama Street and north East Peterson Drive. (Council District 3 - Mayfield)

Current Zoning: R-8 (single family residential) and MUDD(CD) (mixed use development, conditional)

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

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2018-117 reco DONE.pdf](#)

[2018-117 Final DONE.pdf](#)

[2018-117 RevSitePlan 10-29-2019.pdf](#)

6. Rezoning Petition: 2019-009 by Joseph Rhodes

Location: Approximately 16.0 acres located on the east side of Beatties Ford Road, north of Trinity Road and south of Lakeview Road. (Council District 2 - Harlow)

Current Zoning: R-3 (single family residential) and B-2 (general business)

Proposed Zoning: R-8MF(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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019-009_reco_DONE.pdf](#)

[2019-009_Final_DONE.pdf](#)

[2019-009_RevSitePlan_10-23-2019.pdf](#)

[Previously approved site plan cover sheet.pdf](#)

[2019-009_PrevAppSitePlan_2006-139.pdf](#)

7. Rezoning Petition: 2019-032 by US Developments, Inc.

Location: Approximately 14.72 acres located on the northwest side of Highway 29 North, east of Caprington Avenue. (Outside City Limits)

Current Zoning: R-3 (single family residential), R-17MF (CD) (multi-family, conditional) and MX-2 (mixed use)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5:0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019-032_Reco_DONE.pdf](#)

[2019-032_Final_DONE.pdf](#)

[2019-032_RevSitePlan_10-29-2019.pdf](#)

8. Rezoning Petition: 2019-049 by Apollo Holding Company

Location: Approximately 9.00 acres located on the north side of Queen City Drive, south of Tuckaseegee Road, west of Toddville Road, north of I-85. (Council District 3 - Mayfield)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6:0 to recommended **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019-049_reco_DONE.pdf](#)

[2019-049_Final_DONE.pdf](#)

[2019-049_RevSitePlan_10-29-2019.pdf](#)

9. Rezoning Petition: 2019-051 by Joyce M. Green

Location: Approximately .66 acres located on the east side of West Sugar Creek Road at Lynn Lee Circle. (Council District 2 - Harlow)

Current Zoning: R-3 (single family residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019-051_reco_DONE.pdf](#)

[2019-051_Final_staff_DONE.pdf](#)

[2019-051_RevSitePlan_10-30-2019.pdf](#)

10. Rezoning Petition: 2019-068 by Blu South, LLC

Location: Approximately 6.17 acres located on the east side of China Grove Church Road, west of South Boulevard, north of I-485. (Council District 3 - Mayfield)

Current Zoning: R-4 (single family residential)

Proposed Zoning: R-8 (single family residential)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2019-068_Reco_DONE.pdf](#)

[2019-068_FinalStaff_DONE.pdf](#)

11. Rezoning Petition: 2019-071 by FH 1524 Sunset Road, LLC

Location: Approximately 54.99 acres located on the south side of Sunset Road, east of Oakland Road (Outside City Limits)

Current Zoning: R-3 (single family residential)

Proposed Zoning: MX-2 (mixed use)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019-071_ZC_Reco_DONE.pdf](#)

[2019-071_Final_DONE.pdf](#)

[2019-071_RevSitePlan_11-05-2019.pdf](#)

12. Rezoning Petition: 2019-078 by Charter Properties

Location: Approximately 39.75 acres located on the north side of Johnston Oehler Road, east of Prosperity Ridge Road, south of Interstate 485. (Council District 4 - Phipps)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-3 (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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019-078_ZC_Reco_DONE.pdf](#)

[2019-078_Final_DONE.pdf](#)

[2019-078_RevSitePlan_10-29-2019.pdf](#)

13. Rezoning Petition: 2019-084 by Lake Mather, LLC

Location: Approximately 0.18 acres located on Greystone Road, east of South Boulevard, south March Road. (Council District 1 - Egleston)

Current Zoning: R-4 (single family residential)

Proposed Zoning: UR-1 (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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019-084_reco_DONE.pdf](#)

[2019-084_Final_DONE.pdf](#)

[2019-084_Rev_10-28-2019.pdf](#)

14. Rezoning Petition: 2019-087 by JDSI, LLC

Location: Approximately 13.8 acres located on the west side of Harrisburg Road, south of Starnes-Randall Road. (Council District 5 - Newton)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8 (single family residential)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2019-087_ZC_Rec_DONE.pdf](#)

[2019-087_FinalStaff_DONE.pdf](#)

15. Rezoning Petition: 2019-090 by Culp Road Materials, LLC

Location: Approximately 34.6 acres located on the south side of Old Dowd Road, west of Interstate 485. (Outside City Limits)

Current Zoning: R-3 and R-MH LLWCA (single family residential, residential manufactured housing, Lower Lake Wylie watershed-overlay, critical area)

Proposed Zoning: I-2 (CD) LLWCA with five-year vested rights (general industrial, conditional, Lower Lake Wylie watershed-overlay, critical area)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019-090_ZC_Reco_DONE.pdf](#)

[2019-090_Final_DONE.pdf](#)

[2019-090_RevSitePlan_10-28-2019.PDF](#)

16. Rezoning Petition: 2019-091 by Ramon Adams

Location: Approximately 2.6 acres located on the north side of McLean Road, east of Faires Farm Road, west of Michael Crossing Drive, east of Old Concord Road. (Council District 4 - Phipps)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-6 (single family residential)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2019-091_ZC_Rec_DONE.pdf](#)

[2019-091_FinalStaff_DONE.pdf](#)

17. Rezoning Petition: 2019-094 by Andrew Parker

Location: Approximately 0.41 acres located on the east side of North Davidson Street, north of Charles Avenue and Matheson Avenue. (Council District 1 - Egleston)

Current Zoning: R-5) (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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019-094_ZC_Rec_DONE.pdf](#)

[2019-094_FinalStaff_DONE.pdf](#)

[2019-094_RevSitePlan_10-29-19.pdf](#)

18. Rezoning Petition: 2019-097 by Ardent Acquisitions, LLC

Location: Approximately 17.02 acres located on the west side of South Tryon Street, south of Blairhill Road, south of Clanton Road, east of Interstate 77. (Council District 3 - Mayfield)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2019-097_reco_DONE.pdf](#)

[2019-097 Final_DONE.pdf](#)

19. Rezoning Petition: 2019-099 by Townes Mozer

Location: Approximately 2.33 acres located on the southwest corner of South Tryon Street and Griffith Street. (Council District 3 - Mayfield)

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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2019-099_reco_DONE.pdf](#)

[2019-099 Final_DONE.pdf](#)

20. Rezoning Petition: 2019-102 by City of Charlotte

Location: Approximately 1,771.18 acres generally located along South Boulevard, North Davidson Street and North Tryon Street, generally within a half mile of the JW Clay Boulevard, McCullough, University City Boulevard, Tom Hunter, Old Concord Road, Sugar Creek, 36th Street, 25th Street, Parkwood, Carson, Bland Street, East/West, New Bern, Scaleybark, Woodlawn, Tyvola, Archdale, Arrowood, Sharon Road West and I-485/South Boulevard LYNX Blue Line transit stations, between I-485 to the south, and UNC - Charlotte campus to the north, excluding areas within I-277 Loop. (Council Districts: 1-Egleston; 3-Mayfield; 4-Phipps; and 6-Bokhari)

Current Zoning: B-1, B-1 HD-O, B-1 TS, B-1(CD), B-1SCD, B-2, B-2 HD-O, B-2 TS HD-O, B-2(CD), CC, NS, BP, B-D, B-D(CD), I-1, I-1 HD-O, I-1 TS, I-1 TS HD-O, I-1(CD), I-2, I-2 TS, I-2(CD), O-1, O-1(CD), O-2, O-2 HD-O, O-15(CD), INST, MUDD, TOD-CC, TOD-CC HD-O, R-17MF, R-22MF, R-22MF HD-O, R-43MF, R-3, R-4, R-5, R-8

Proposed Zoning: TOD Urban Center (TOD-UC), TOD Neighborhood Center (TOD-NC), TOD Community Center (TOD-CC), or TOD Transitional (TOD-TR)

Zoning Committee Recommendation:

Zoning Committee voted 5:0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2019-102_reco_DONE.pdf](#)

[2019-102_Final_DONE.pdf](#)

21. Rezoning Petition: 2019-119 by RKW Builders

Location: Approximately 0.29 across located on North Alexander Street between East 34th Street and East 35th Street. (Council District 1 - Egleston)

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

Proposed Zoning: R-5 (single family residential)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2019-119_ZC_Rec_DONE.pdf](#)

[2019-119_FinalStaff_DONE.pdf](#)

22. Rezoning Petition: 2019-122 by Beacon Partners

Location: Approximately 39.70 acres located on the west side of Old Statesville Road, north of Gibbon Road. (Council District 2 - Harlow)

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

Proposed Zoning: I-1 (light industrial)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2019-122 reco_DONE.pdf](#)

[2019-122 Final staff_DONE.pdf](#)

HEARINGS**23. Rezoning Petition: 2019-035 by Novant Health, Inc.**

Location: Approximately 40.43 acres located at the southeast intersection of Johnston Road and Providence Road West. (Council District 7 - Driggs)

Current Zoning: R-3 (single family residential)

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

24. Rezoning Petition: 2019-080 by Seahawk Partner Holdings, LLC

Location: Approximately 11.15 acres located on the west side of Commonwealth Avenue and east of Char Meck Lane, north of Monroe Road. (Council District 5 - Newton)

Current Zoning: R-5 (single family residential) and R-8MF (multi-family residential)

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

25. Rezoning Petition: 2019-110 by Jay Patel

Update: *Petitioner is requesting a deferral to December 16, 2019.*

Location: Approximately 1.24 acres located north of Central Avenue, west of Hawthorne Lane, east of Heath Court. (Council District 1 - Egleston)

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

Proposed Zoning: TOD-CC (PED) (transit oriented development - transit community center, pedestrian overlay district)

26. Rezoning Petition: 2019-117 by Montana Drive OZ Fund, LLC

Petitioner is requesting a deferral to December 16, 2019.

Location: Approximately 11.51 acres located on the south of Montana Drive, south of I-85, east of Tennessee Avenue. (Council District 2 - Harlow)

Current Zoning: R-5 (single family residential)

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

27. Rezoning Petition: 2018-150 by TDC Greenville, LLC

Location: Approximately 5.279 acres located on the west side of Statesville Avenue, south of Oaklawn Avenue, also bounded by Callahan Street and Spring Street. (Council District 2 - Harlow)

Current Zoning: B-1 (neighborhood business)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2018-150PH_Staff_DONE.pdf](#)

[2018-150_RevSitePlan_09-17-2019.pdf](#)

28. Rezoning Petition: 2019-069 by Harrison Tucker - CoHab, LLC

Location: Approximately 0.9 acres on the west side of E. 36th St, north of North McDowell St. and south of North Alexander St. (Council District 1 - Egleston)

Current Zoning: R-5 (single family)

Proposed Zoning: NS (neighborhood services)

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

[2019-069 PHstaff_DONE.pdf](#)

[2019-069_RevSitePlan_10-25-2019.pdf](#)

29. Rezoning Petition: 2019-072 by Ardent Acquisitions, LLC

Location: Approximately 38.83 acres located on the north side of Cannon Avenue, west of Sugar Creek Road, east of North Graham Street, north of I-85. (Council District 4 - Phipps)

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 building height, transportation, and environmental issues.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2019-072 PHstaff_DONE.pdf](#)

[2019-072_RevSitePlan_09-17-2019.pdf](#)

30. Rezoning Petition: 2019-088 by JDSI, LLC

Location: Approximately 29.75 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: R-8 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2019_088_DONE_UPDATED_FOR_NOV.pdf](#)

31. Rezoning Petition: 2019-098 by Flagship Healthcare

Location: Approximately 8.12 acres located on the north side of Randolph Road, north of Eastover Ridge Drive, east of Cranbrook Lane. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

Proposed Zoning: NS (neighborhood service)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2019-098 PH_DONE.pdf](#)

[2019-098_RevSitePlan_10-15-2019.pdf](#)

32. Rezoning Petition: 2019-106 by Darren Vincent

Location: Approximately 0.89 acres located on the east side of Driewood Court, north of Mallard Creek Road and south of Prosperity Church Road. (Council District 4 - Phipps)

Current Zoning: NS (neighborhood service)

Proposed Zoning: NS SPA (neighborhood service, site plan amendment)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of technical revisions related to transportation.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

Previously Approved Site Plan

[2019-106 PHstaff_DONE.pdf](#)

[2019-106 RevSitePlan_10-15-2019.pdf](#)

[Previously approved site plan cover sheet.pdf](#)

[2019-106 PreappSitePlan_2006-139.pdf](#)

33. Rezoning Petition: 2019-107 by Albemarle Road Partners

Location: Approximately 1.217 acres located on the north side of Albemarle Road, east of Hollirose Drive. (Council District 5 - Newton)

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

Proposed Zoning: NS (neighborhood services)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

Previously Approved Site Plan

[2019-107 PHstaff_DONE.pdf](#)

[2019-107 RevSitePlan_10-15-2019.pdf](#)

[Previously approved site plan cover sheet.pdf](#)

[2019-107 PreAppSitePlan_1992-070.PDF](#)

34. Rezoning Petition: 2019-108 by J.S. & Associates

Location: Approximately 13.21 acres located on the west side of Neal Road, southwest of IBM Drive.
(Council District 4 - Phipps)

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.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2019-108 PHstaff_DONE.pdf](#)

[2019-108_RevSitePlan_10-15-2019.pdf](#)

35. Rezoning Petition: 2019-110 by Jay Patel

Update: Duplicate of Tab #25, where Petitioner requests a deferral of this petition to December 16, 2019.

Location: Approximately 1.24 acres located north of Central Avenue, west of Hawthorne Lane, east of Heath Court. (Council District 1 - Egleston)

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

Proposed Zoning: TOD-CC (PED) (transit oriented development - transit community center, pedestrian overlay district)

36. Rezoning Petition: 2019-111 by Hive Fitness, LLC

Location: Approximately 0.69 acres located on the south side of Southside Drive, west of Old Pineville road, and east of Yancey Road. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2019-111 PH_DONE.pdf](#)

[2019-111_RevSitePlan_10-15-2019.pdf](#)

37. Rezoning Petition: 2019-112 by Mark Heisig

Location: Approximately 0.33 acres located on the east side of Pinecrest Avenue, north of Commonwealth Avenue. (Council District 1 - Egleston)

Current Zoning: O-2 (office)

Proposed Zoning: R-4 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2019-112 PH_DONE.pdf](#)

38. Rezoning Petition: 2019-116 by Billy Graham Evangelistic Association

Location: Approximately 1.47 located on the north side of Billy Graham Parkway, east of Westmont Drive and south of Woodridge Center Drive. (Council District 3 - Mayfield)

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

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2019-116 PH_DONE.pdf](#)

[2019-116 RevSitePlan_10-15-2019.pdf](#)

39. Rezoning Petition: 2019-120 by Titan Partners, LLC

Location: Approximately 8.5 acres located on the north side of Wilkinson Boulevard and on the east side of West Morehead Street. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

Staff recommends approval of this text amendment.

Attachments:

Pre-Hearing Staff Analysis

[2019-120 PHstaff_DONE.pdf](#)

40. Rezoning Petition: 2019-121 by Jamarío Rickenbacker

Location: Approximately 1.15 acres located on the north side of West Boulevard, west of Holabird Lane.
(Council District 3 - Mayfield)

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

Proposed Zoning: B-1 (neighborhood business)

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2019-121 PHstaff_DONE.pdf](#)