

City of Charlotte

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



Zoning Agenda

Monday, April 15, 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*

DINNER MEETING

1. Meeting Agenda

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

2. Dinner Meeting Agenda

- 1. Agenda Review - Dave Pettine**

[Dinner Agenda April](#)

3. Follow Up Report

[April Follow-Up Report - Final](#)

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

Update: Staff is requesting deferral to May 20, 2019

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

Current Zoning: R-8 (single family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to **DEFER** this petition to their April 30, 2019 meeting.

5. Rezoning Petition: 2018-147 by Laurel Street Residential

Update: Petitioner is requesting deferral to May 20, 2019

Location: Approximately 3.31 acres located on the north side of Mallard Creek Road, east of Prosperity Church Road, west of Galloway Road. (Council District 4 - Phipps)

Current Zoning: R-3 (single family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to **DEFER** this petition to their April 30, 2019 meeting.

6. Rezoning Petition: 2018-165 by NRP Properties, LLC

Update: Petitioner is requesting deferral to May 20, 2019

Location: Approximately 16.6 acres located on the west side of Forest Point Boulevard, off of Nations Ford Road, east of I-77. (Council District 3 - Mayfield)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to **DEFER** this petition to their April 30, 2019 meeting.

7. Rezoning Petition: 2019-004 by C4 Investments, LLC

Update: Petitioner is requesting deferral to May 20, 2019

Location: Approximately 10.54 acres located on the southeast corner of West Arrowood Road and West Hebron Street. (Council District 3 - Mayfield)

Current Zoning: INST (institutional)

Proposed Zoning: R-22MF (multi-family residential)

Zoning Committee Recommendation:

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

8. Rezoning Petition: 2017-186 by Drakeford Co.

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

Current Zoning: R-22MF, HD (multi-family residential, historic district overlay)

Proposed Zoning: UR-2(CD), HD (urban residential, conditional, historic district overlay), with five-year vested rights

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2017-186 Reco 04-02-2019 km0405 done](#)

[2017-186 Final 04-15-2019 km0405 done](#)

[2017-186 revSitePlan 03-27-2019](#)

9. Rezoning Petition: 2018-097 by Stamatis Tsilimos

Location: Approximately 1.04 acres located on the north side of Central Avenue between Tippah Park Court and Landis Avenue. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business) and O-2 (office)

Proposed Zoning: NS (neighborhood services)

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-97 Reco 030519 km0307 km0405 done](#)

[2018-97 Final staff 031819 km0307 km0405 DP0408 done](#)

[2018-097 RevSitePlan 04-09-2019](#)

10. Rezoning Petition: 2018-121 by Steele Creek (1997) LLC

Location: Approximately 264.93 acres located off West Arrowood Road, east of Interstate 485. (Council District 3 - Mayfield)

Current Zoning: R-3 AIR (single family residential, airport noise overlay), O-1(CD) AIR (office, conditional, airport noise overlay), and I-1(CD) AIR (light industrial, conditional, airport noise overlay)

Proposed Zoning: MUDD-O AIR (mixed use development, optional, airport noise overlay) and I-1 (CD) AIR (light industrial, conditional, airport noise overlay), with five-year vested rights.

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-121 Reco 4-2-2019 CLG4-4 DP0405 km0405 done](#)

[2018-121 Final 4-15-2019 CLG4 DP0405 km05 done](#)

[2018-121 RevSitePlan 03-25-2019](#)

11. Rezoning Petition: 2018-143 by LIV Development, LLC

Location: Approximately 8.5 acres located on the east side of North Tryon Street, across from Orchard Trace Lane, south of Sandy Avenue. (Council District 4 - Phipps)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

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

[2018-143 ZC reco 040219 km0405 done](#)

[2018-143 Final 041519 DP0405 km0405 done](#)

[2018-143 RevSitePlan 04-09-2019](#)

12. Rezoning Petition: 2018-144 by Portman Holdings

Location: Approximately 2.21 acres located on the east side of Hawkins Street, south of West Tremont Avenue. (Council District 3 - Mayfield)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-144 reco 04-05-2019 km0405 jf done](#)

[2018-144 Fina 04-15-2019 km0405 done](#)

[2018-144 RevSitePlan 04-02-2019](#)

13. Rezoning Petition: 2018-149 by West End Investments, LLC/ Mosaic Village Holdings, LLC/ Paul Edwin Clouer

Location: Approximately 4.13 acres located on the west side of West Trade Street, south of South Bruns Avenue. (Council District 2 - Harlow)

Current Zoning: R-8 (single family residential), R-8(CD) (single family residential, conditional), B-1 (neighborhood business), B-1 PED (neighborhood business, pedestrian overlay)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-149 Reco 4-2-2019 CLG4-4 km0404 done](#)

[2018-149 Final 4-15-2019 CLG4-4 km0404 done](#)

[2018-149 Rev 04-08-2019](#)

14. Rezoning Petition: 2018-154 by Charlotte-Mecklenburg Housing Partnership, Inc.

Location: Approximately 4.48 acres located on the east side of West Sugar Creek Road, south of Munsee Street and west of Yuma Street. (Council District 4 - Phipps)

Current Zoning: R-4 (single family residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-154 ZC reco 040219 km0405 done](#)

[2018-154 Finalstaff 041519 km0405 DP0405 done](#)

[2018-154 RevSitePlan 03-25-2019](#)

15. Rezoning Petition: 2018-156 by Doug Dunaway

Location: Approximately 0.66 acres located on the south side of the intersection Randolph Road, South Dotger Avenue and Montrose Court. (Council District 1 - Egleston)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-2(CD) (urban 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.

[2018-156 reco 04-02-2019 km0405 done](#)

[2018-156 Final 04-15-2019 km0405 done](#)

[2018-156 RevSitePlan 03-25-2019](#)

16. Rezoning Petition: 2018-157 by O'Leary Group Business Park, LLC

Location: Approximately 9.05 acres located at the intersection of Odum Avenue and Centre Street, southeast of Brookshire Boulevard. (Council District 2 - Harlow)

Current Zoning: I-1 (light industrial), I-2 (general industrial), I-2(CD) (general industrial, conditional) and B-2 (general business)

Proposed Zoning: I-2 (general industrial)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-157_ZC_Reco_4-2-2019_CLG4-4_km0404_done](#)

[2018-157_Final_04-15-2019_CLG4-4_km0404_done](#)

17. Rezoning Petition: 2018-159 by Mary Ann & Charles Mauldwin

Location: Approximately 1.85 acres located on the southwest corner of Derita Avenue and Maple Street, west of West Sugar Creek Road. (Council District 4 - Phipps)

Current Zoning: R-3 (single family residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-159_Reco_4-15-2019_CLG4-5_km0405_done](#)

[2018-159_Final_04-15-2019_CLG4-5_km0405_done](#)

[2018-159_RevSitePlan_03-25-2019](#)

18. Rezoning Petition: 2018-166 by Camden Development, Inc.

Location: Approximately 0.43 acres located on the south side of Charles Avenue, west of Matheson Avenue. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-166_ZC_reco_040219_km0405_done](#)

[2018-166_Finalstaff_041519_km0405_done](#)

19. Rezoning Petition: 2018-169 by Charlotte Planning, Design and Development Department

Summary of petition:

The petition proposes to:

- 1) create four new transit oriented development (TOD) zoning districts that are context based.
- 2) translate the three existing, conventional transit oriented development districts to the new zoning district designation of transit oriented development - community center (TOD-CC) upon adoption of this text amendment.
- 3) enhance the design and development standards for TOD to support pedestrian friendly development.
- 4) establish an Alternative Compliance Review Board.
- 5) reflect City Council's priorities related to affordable housing, infrastructure, sustainability and jobs through a voluntary development bonus system.

Planning Committee Recommendation:

The Planning Committee voted 5-0 to recommend **APPROVAL** of this petition.

Transportation & Planning Committee Recommendation:

The Transportation & Planning Committee voted 4-0 to send this petition to a full City Council vote at the April 15, 2019 City Council Zoning Meeting.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-169_PC_Recommendation_3-19-19_done](#)

[Attachment #1 Revisions to Planning Cttee 3-19-19](#)

[2018-169_Final_Staff_Analysis_4-15-19_km0403_done](#)

[TAP Review & Vote](#)

[Attachment #2 Revisions after Planning Cttee and to TAP 4-8-19](#)

[Attachment #3 Revisions after TAP 4-10-19 rev.pdf](#)

[2018-169_Text_Amendment_rev5_3-12-19](#)

[City Council Decision Draft 4-10-19](#)

20. Rezoning Petition: 2019-010 by JDSI, LLC

Location: Approximately 33.48 acres located on the east side of Brookshire Boulevard at the intersection of Old Plank Road. (Council District 2 - Harlow)

Current Zoning: R-3 LWPA (single family residential, Lower Lake Wylie protected area) and I-1 LWPA (light industrial, Lower Lake Wylie protected area)

Proposed Zoning: R-6 LWPA (single family residential, Lower Lake Wylie protected area) and R-8 LWPA (single family residential, Lower Lake Wylie protected area)

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2019-010 reco km0404 done](#)

[2019-010-Final staff km0404 done](#)

HEARINGS

21. Rezoning Petition: 2018-128 by James Poutier

Update: Petitioner is requesting deferral to May 20, 2019

Location: Approximately 5.5 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard. (Council District 2 - Harlow)

Current Zoning: R-3 LWPA (single family residential, Lake Wylie protected area)

Proposed Zoning: UR-2(CD) LWPA (urban residential, conditional, Lake Wylie protected area), with five-year vested rights

[2018-128 James Poutier May 20, 2019 deferral](#)

22. Rezoning Petition: 2018-167 by Verde Homes, LLC

Update: Petitioner is requesting deferral to May 20, 2019

Location: Approximately 1.74 acres located on the east side of Sardis Road, between Oak Creek Drive and Creek Valley Drive. (Council District 6 - Bokhari)

Current Zoning: R-3 (single family residential)

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

[2018-167 Verde Homes LLC May 20, 2019 deferral](#)

23. Rezoning Petition: 2019-002 by Laurel Street Residential, LLC

Update: Petitioner is requesting deferral to May 20, 2019

Location: Approximately 1.45 acres located at the corner of East 7th Street and North Alexander Street. (Council District 1 - Egleston)

Current Zoning: UR-2 (urban residential)

Proposed Zoning: TOD-R (transit oriented development - residential)

[2019-002 Laurel Steet Residential May 20, 2019 deferral](#)

24. Rezoning Petition: 2019-003 by Laurel Street Residential, LLC

Update: Petitioner is requesting deferral to May 20, 2019

Location: Approximately 4.03 acres located on the west side of North Tryon Street between University City Boulevard and Brookside Lane. (Council District 4 - Phipps)

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

Proposed Zoning: TOD-R (transit oriented development - residential)

[2019-003 Laurel Street Residential, LLC May 20, 2019 deferral](#)

25. Rezoning Petition: 2019-013 by Andrew Klenk

Update: Petitioner is requesting deferral to May 20, 2019

Location: Approximately 0.22 acres located on the southeast side of North Davidson Street between East 33rd Street and East 34th Street. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

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

[2019-013 Andrew Klenk May 20, 2019 deferral](#)

26. Rezoning Petition: 2019-021 by McKinney Holdings NC II, LLC

Update: Petitioner is requesting deferral to May 20, 2019

Location: Approximately 23.10 acres southeast intersection of North Tryon Street and Libby Way. (Council District 4 - Phipps)

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

Proposed Zoning: TOD-M(CD) (transit oriented development-mixed use, conditional)

[2019-021 McKinney Holdings NC II, LLC deferral](#)

27. Rezoning Petition: 2019-024 by Investicore, LLC

Update: Petitioner is requesting deferral to May 20, 2019

Location: Approximately 1.74 acres located on the west side of South Boulevard, north of Clanton Road. (Council District 3 - Mayfield)

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

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

[2019-024 Investicore LLC deferral](#)

28. Rezoning Petition: 2018-110 by Mattamy Homes

Location: Approximately 38.40 acres located on the east side of Shopton Road West, north of South Tryon Street. (Outside City Limits)

Current Zoning: R-3 (single family residential)

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

Staff Recommendation:

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

[2018-110 PH Staff DONE rev](#)

[2018-110 RevSitePlan 02-11-2019](#)

29. Rezoning Petition: 2018-132 by Alliance Residential Holdings, LLC

Location: Approximately 10.50 acres north side of Ridge Road, west of Prosperity Ridge Road, east Prosperity Church Road. (Council District 4 - Phipps)

Current Zoning: R-3 (single family residential)

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, site and building design, and technical revision.

[2018-132 PH 4-15-2019 CLG3-20 AG4-01 DP0403 SM4-4 km0408 lh4-8 DP0410 CLG4-10 kmdone](#)

[2018-132 RevSitePlan 03-11-2019](#)

30. Rezoning Petition: 2018-146 by NorthState Development, LLC

Location: Approximately 18.39 acres located on the east side of Shopton Road West, north of Sledge Road across from Pine Harbor Road. (Outside City Limits)

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

Proposed Zoning: MX-1 LLWWPA (mixed use, Lower Lake Wylie Watershed Protected Area)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to environmental regulations and technical items.

[2018-146 PH 2018-146 DONE](#)

[2018-146 RevSitePlan 03-11-2019](#)

31. Rezoning Petition: 2018-163 by Suncap Property Group, LLC

Location: Approximately 1.75 acres located on the eastside of Waverly Avenue, west side of Kenilworth Avenue, south of Romany Road. (Council District 1 - Egleston)

Current Zoning: R-8 (single family residential) & R-22MF (multi-family residential)

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

Staff Recommendation:

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

[2018-163 PHstaff DONE](#)

[2018-163 RevSitePlan 03-13-2019](#)

32. Rezoning Petition: 2018-152 by Kyle Short

Location: Approximately 0.56 acres located at the southwest corner of North Sharon Amity Road and Emory Lane, east of Randolph Road. (Council District 5 - Newton)

Current Zoning: R-3 (single family residential)

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

Staff Recommendation:

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

[2018-152 PHstaff REVISED DONE](#)

[2018-152 RevSitePlan 03-11-2019](#)

33. Rezoning Petition: 2019-008 by CoHab, LLC

Update: Petitioner is requesting deferral to May 20, 2019

Location: Approximately 0.52 acres located on the west side of the intersection of Seigle Avenue and East 15th Street. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

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

[2019-008 CoHab LLc deferral slip sheet](#)

34. Rezoning Petition: 2019-016 by Lennar Carolinas, LLC

Location: Approximately 42.13 acres located on the south side of Hamilton Road, east of Steele Creek Road. (Council District 3 - Mayfield)

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 infrastructure, site and building design and technical items.

[2019-016 PH DONE](#)

[2019-016 RevSitePlan 03-11-2019](#)

35. Rezoning Petition: 2018-126 by Exeter Meadow Oak, LLC

Location: Approximately 47.46 acres located at west side of the intersection of Billy Graham Parkway and West Tyvola Road. (Council District 3 - Mayfield)

Current Zoning: R-22MF AIR (multi-family residential, airport noise overlay)

Proposed Zoning: I-1(CD) AIR (light industrial, conditional, airport noise overlay)

Staff Recommendation:

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

[2018-126 PH 04-15-2019 CLG3-25 km0404 LH4-5 SM4-8 DP0409 CLG4-10 kmdone](#)

[2018-126 RevSitePlan 12-18-2018](#)

36. Rezoning Petition: 2018-137 by Lakewood Apartments, LLC

Location: Approximately 0.48 acres located on the north side of Lakewood Avenue, west of Rozzelles Ferry Road. (Council District 2 - Harlow)

Current Zoning: R-5 (single family residential)

Proposed Zoning: B-2(CD) (general business, conditional)

Staff Recommendation:

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

[2018-137 PH 04-15-2019 CLG3-20 AG4-02 SM4-4 DP0408 km0408 CLG4-10 kmdone](#)

[2018-137 RevSitePlan 03-11-2019](#)

37. Rezoning Petition: 2018-145 by Brendan Mylton

Location: Approximately 1.25 acres located off St. George Street, south of Central Avenue, and east of Morningside Drive. (Council District 1 - Egleston)

Current Zoning: R-4 (single family residential)

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

Staff Recommendation:

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

[2018-145 PHstaff done](#)

[2018-145 REVsiteplan 031119](#)

38. Rezoning Petition: 2018-148 by Beacon Partners

Location: Approximately 1.84 acres located on the north side of West Boulevard, east of South Tryon Street and west of Hawkins Street. (Council District 3 - Mayfield)

Current Zoning: B-1 (neighborhood business)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of the outstanding issue related to site design.

[2018-148 PHstaff DONE](#)

[2018-148 RevSitePlan 03-11-2019](#)

39. Rezoning Petition: 2018-153 by Browder Investments, LLC

Location: Approximately 0.83 acres located on the west side of South Tryon Street, north of West Summit Avenue and east of Winnifred Street. (Council District 3 - Mayfield)

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

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, transportation, and requested technical revisions.

[2018-153 PHstaff DONE](#)

[2018-153 RevSitePlan 03-12-2019](#)

40. Rezoning Petition: 2018-155 by North State Development

Location: Approximately 8.39 acres located at the end of Dixie River Road, east of Steele Creek Road, south of I-485. (Council District 3 - Mayfield)

Current Zoning: R-3 (single family residential)

Proposed Zoning: MUDD(CD) (mixed use development, conditional) & I-1(CD) (light industrial, conditional)

Staff Recommendation:

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

[2018-155 PHstaff DONE](#)

[2018-155 RevStePlan 03-19-2019](#)

41. Rezoning Petition: 2018-164 by Tzeggai Yohannes

Location: Approximately 0.92 acres located on the west side of North Sharon Amity Road, north of Central Avenue. (Council District 1 - Egleston)

Current Zoning: O-2 (office)

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

Staff Recommendation:

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

[2018-164 PHstaff DONE](#)

[2018-164 RevSitePlan 03-11-2019](#)

42. Rezoning Petition: 2019-001 by The 6125 Company, LLC

Location: Approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road. (Council District 3 - Mayfield)

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

Proposed Zoning: MUDD(O) SPA (mixed use development, optional, site plan amendment)

Staff Recommendation:

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

[2019-001 PHstaff DONE](#)

[2019-001 RevSitePlan 03-11-2019](#)

[Previously Approved Cover Page](#)

[2019-001 Approved 2016-081](#)

[Previously Approved Cover Page](#)

[2019-001 Approved 1997-015](#)

[Previously Approved Cover Page](#)

[2019-001 Approved 1988-001](#)

43. Rezoning Petition: 2019-005 by Ardent Acquisitions, LLC

Location: Approximately 5.58 acres located on the south of West Tremont Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

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

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

Staff Recommendation:

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

[2019-005 PHstaff DP0408 km0408 SM4-8 LH4-8 DP0410 SF-04-10 kmdone](#)

[2019-005 RevSitePlan 03-11-2019](#)

[Previously Approved Cover Page](#)

[2019-005 previously approved plan 2000-015 approved site plan](#)

44. Rezoning Petition: 2019-011 by Milestone Investments, LLC

Location: Approximately 13.17 acres located on the east side of the intersection of Yorkmont Road and Parkway Plaza Boulevard. (Council District 3 - Mayfield)

Current Zoning: O-1(CD) (office, 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.

[2019-011 PH DONE](#)

[2019-011 RevSitePlan 03-11-2019](#)

[Previously Approved Cover Page](#)

[2019-011 Approved 1998-50C \(1\)](#)

45. Rezoning Petition: 2019-012 by Lidl US Operations, LLC

Location: Approximately 2.84 acres located on the southwest corner of South Tryon Street and Moss Road. (Council District 3 - Mayfield)

Current Zoning: NS (neighborhood services)

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

Staff Recommendation:

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

[2019-012 PH Staff DONE](#)

[2019-012 RevSitePlan 03-12-2019](#)

[Previously Approved Cover Page](#)

[2019-012 Approved 2014-042](#)

46. Rezoning Petition: 2019-014 by Mission Properties

Location: Approximately 1.06 acres located on the southwest corner of the intersection of Old Pineville Road and Griffith Road. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-M(CD) (transit oriented development-mixed use, conditional)

Staff Recommendation:

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

[2019-014 PHstaff DONE](#)

[2019-014 RevSitePlan 03-11-2019](#)

47. Rezoning Petition: 2019-041 by Eastside Connections JV, LLC

Location: Approximately 13.18 acres located on the west side of East Independence Boulevard generally surrounded by Monroe Road, Idlewild Road, Independence Boulevard and Long Avenue. (Council District 6 - Bokhari)

Current Zoning: MUDD-O (mixed use development, optional) & NS (neighborhood services)

Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment) & NS SPA (neighborhood services, site plan amendment)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-041 analysis DONE](#)

[2019-041 site plan](#)

[Previously Approved Cover Page](#)

[2019-041 prevApprovedPlan 2017-016](#)