

# City of Charlotte

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



## Zoning Agenda

Monday, July 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. 5:00 P.M. DINNER MEETING, CH-14**
  - 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 July](#)

- 3. Follow Up Report**  
[July Follow-Up Report - Final](#)

**DECISIONS****4. Rezoning Petition: 2018-128 by James Poutier**

***Update: Petitioner is requesting deferral to September 16, 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:** NS LWPA (neighborhood services, Lake Wylie protected area)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to **DEFER** this petition to their July 30, 2019 meeting.

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

***Update: Petitioner is requesting a deferral to September 16, 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)

**Zoning Committee Recommendation:**

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

**6. Rezoning Petition: 2019-006 by Amerco Real Estate Company**

***Update: Petitioner is requesting deferral to September 16, 2019***

**Location:** Approximately 4.63 acres located on the east side of the intersection of Freedom Drive, Ashley Drive and Tuckaseegee Road. (Council District 3 - Mayfield)

**Current Zoning:** B-1SCD AIR (business shopping center district, airport noise overlay)

**Proposed Zoning:** BD(CD) AIR (distributive business, conditional, airport noise overlay) and B-2(CD) AIR (general business, conditional, airport noise overlay)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to **DEFER** this petition to their July 30, 2019 meeting.

## 7. Rezoning Petition: 2016-112 by Argos Real Estate Advisors, Inc.

**Location:** Approximately 28 acres generally surrounded by Stewart Avenue, Chamberlain Avenue, Turner Avenue, State Street and Stewart Creek. (Council District 2 - Harlow)

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

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

[2016-112 reco 07-02-2019 CLG7-3 km0705](#)

[2016-112 Final 07-15-2019 CLG7-3km0705 DP0709](#)

[2016-112 RevSitePlan 07-10-2019](#)

## 8. 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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-110 reco 07-02-2019 CLG7-3 DP0705 km0705 ss](#)

[2018-110 Final 07-15-2019 CLG7-3 km0705](#)

[2018-110 Rev 06-28-2019](#)

**9. Rezoning Petition: 2018-127 by Blue Azela-Providence, LLC**

**Location:** Approximately 1.08 acres located at the intersection of Vernon Drive and Providence Drive, north of Wendover Road and east of Providence Road. (Council District 6 - Bokhari)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-127 reco 07-05-2019 km0705](#)

[2018-127 Final km0705 DP0710](#)

[2018-127 RevSitePlan 07-09-2019](#)

**10. Rezoning Petition: 2018-151 by EBA Crystal Real Estate, LLC**

**Location:** Approximately 20.56 acres located on the east side of J.W. Clay Boulevard, north of West W.T. Harris Boulevard (Council District 4 - Phipps)

**Current Zoning:** CC (commercial center)

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

[2018-151 reco 07-02-2019 km0705](#)

[2018-151 Final km0705](#)

[2018-151 RevSitePlan 07-09-2019](#)

**11. Rezoning Petition: 2018-162 by NRP Properties, LLC**

**Location:** Approximately 6.63 acres located at the intersection of North Tryon Street and West Eastway Drive. (Council District 4 - Phipps)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-2 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[18-162 ZC Recommendation DP0705 LA km0705\\_ss](#)

[2018-162 Final Staff km0705 DP0709](#)

[2018-162 RevSitePlan 07-10-2019](#)

**12. Rezoning Petition: 2018-163 by Sunicap 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 4-3 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-163\\_rec\\_04-30-2019\\_done](#)

[2018-163\\_Finalstaff\\_05-20-2019\\_DP\\_0710](#)

[2018-163\\_RevSitePlan\\_04-23-2019](#)

**13. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-005 Reco 07-02-2019 km0708](#)

[2019-005 Finalkm0708](#)

[2019-005 RevSitePlan 05-28-2019](#)

**14. Rezoning Petition: 2019-008 by CoHab, LLC**

**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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

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

[2019-008 reco 07-05-2019 km0705](#)

[2019-008 Final km0705 DP0710](#)

[2019-008 RevSitePlan 07-09-2019](#)

## 15. 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 4-3 to recommend **DENIAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-009 reco km0705 ss](#)

[2019-009 final km0705 DP0710](#)

[2019-009 RevSitePlan 07-10-19](#)

## 16. Rezoning Petition: 2019-018 by Canopy CLT

**Location:** Approximately 3.10 acres located on the south side of Raleigh Street, west of Sugar Creek Road, south of North Tryon Street. (Council District 1 - Egleston)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[19-018 ZC Recommendation km0705](#)

[2019-018 Final Hearing Staff LA km0705](#)

## 17. Rezoning Petition: 2019-019 by Stanchion Asset Partners

**Location:** Approximately 4.64 acres located at the southwest corner of West Mallard Creek Church Road and David Taylor Road, east of Mallard Creek Road. (Council District 4 - Phipps)

**Current Zoning:** RE-2 (research)

**Proposed Zoning:** RE-3(O) (research, optional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-019 reco km0705](#)

[2019-019 Final km0705 DP0710](#)

[2019-019 RevSitePlan 06-24-2019](#)



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

**Location:** Approximately 23.2 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-021\\_reco\\_07-05-2019\\_km0705](#)

[2019-021\\_Final\\_Staff\\_DP0705\\_km0705](#)

[2019-021\\_RevSitePlan\\_06-24-2019](#)

**19. Rezoning Petition: 2019-023 by Sinacori Builders**

**Location:** Approximately 5.12 acres located on the southeast side of Carmel Road, north of Carmel Vista Lane and south of Quail View Road. (Council District 6 - Bokhari)

**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.

[2019-023\\_reco\\_7-2-19\\_km0705](#)

[2019-023\\_Finalstaff\\_7-15-19\\_km0705](#)

[2019-023\\_RevSitePlan\\_06-24-2019](#)

## 20. Rezoning Petition: 2019-033 by HK Cedarvale, LLC

**Location:** Approximately 9.89 acres located on the west side of Cedarvale Road north of Performance Road, east of Moores Chapel Road. (Outside City Limits)

**Current Zoning:** R-MH LWPA (residential manufactured housing, Lake Wylie Protected Area)

**Proposed Zoning:** I-2(CD) LWPA (general industrial, conditional, 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 upon resolution of outstanding issues related to transportation.

[2019-033\\_reco\\_07-02-2019 CLG7-5\\_km0705](#)

[2019-033\\_FINAL\\_07-15-2019 CLG7-5\\_km0705](#)

[2019-033\\_RevSitePlan\\_06-24-2019](#)

## 21. Rezoning Petition: 2019-034 by United Community School

**Location:** Approximately 10.0 acres located on the west of Suther Road, between University Boulevard and Old Concord Road. (Council District 4 - Phipps)

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

**Proposed Zoning:** INST(CD) SPA (institutional, conditional, site plan amendment)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[19-034 ZC Recommendation\\_km0708](#)

[2019-034 Final\\_Staff\\_LA](#)

[2019-034\\_RevSitePlan\\_07-09-2019](#)

## 22. Rezoning Petition: 2019-040 by Aldersgate at Shalom Park Inc.

**Location:** Approximately 17.17 acres located on the east side of Providence Road, south of Jefferson Drive, south of Fairview Road/Sardis Road. (Council District 6 - Bokhari)

**Current Zoning:** R-3 (single family residential) and R-1 (religious institute)

**Proposed Zoning:** INST (institutional) and 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.

[2019-040 reco 7-2-19 km0708](#)

[2019-040 FinalStaff 7-15-19 km0708](#)

[2019-040 RevSitePlan 06-28-2019](#)

## 23. Rezoning Petition: 2019-042 by Sanctuary Development, LLC

**Location:** Approximately 12.52 acres located on the southeast side of the intersection of North Tryon Street and University City Boulevard. (Council District 4 - Phipps)

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

**Proposed Zoning:** TOD-CC (transit oriented development-community center) and TOD-TR (transit oriented development-transition)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[19-042 ZC Recommendation km005](#)

[2019-042 Final Staff Analysis 7-15-19 km0705](#)

## 24. Rezoning Petition: 2019-043 by Diamondback Acquisitions

**Location:** Approximately 43.58 acres located on southwest side of Belmeade Drive, northwest of Rhyne Road. (Outside City Limits)

**Current Zoning:** R-3 LWPA (single family residential, Lake Wylie Protected Area)

**Proposed Zoning:** MX-2 LWPA (mixed use, 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.

[2019-043 reco 07-02-2019 CLG7-3 km0705 ss](#)

[2019-043 Final 07-15-2019 CLG7-3 km0705](#)

[2019-043 RevSitePlan 06-24-2019](#)

## 25. Rezoning Petition: 2019-044 by Panthers Stadium

**Location:** Approximately 8.60 acres located on the southeast side of South Cedar Street between West 4th Street and West Morehead Street. (Council District 2 - Harlow)

**Current Zoning:** UR-3 (urban residential) and MUDD (mixed use development)

**Proposed Zoning:** 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.

[19-044 ZC Recommendation km0705](#)

[2019-044 Final Staff 7-15-19 km0705](#)

[2019-044 RevSitePlan 06-24-2019](#)

## 26. Rezoning Petition: 2019-045 by Moores Chapel Holdings, LLC

**Location:** Approximately 29.08 acres located off of Springhill Road, Rockwood Drive, south of Mount Holly Road, east of Interstate 485. (Council District 3 - Mayfield)

**Current Zoning:** MX-2 LWPA (mixed use, Lake Wylie Protected Area)

**Proposed Zoning:** MX-2 LWPA SPA (mixed use, Wylie Protected Area, site plan amendment)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-045 reco 07-02-2019 CLG7-3 km0705](#)

[2019-045 Final 07-15-2019 CLG7-3 km0705](#)

[2019-045 RevSitePlan 06-24-2019](#)

## 27. Rezoning Petition: 2019-046 by Spectrum Development Company

**Location:** Approximately 2.16 acres located on the southeast side of South Mint Street, southwest of West Carson Boulevard and northeast of West Palmer Street. (Council District 3 - Mayfield)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-046 ZC Reco km0708](#)

[2019-046 Finalkm0708](#)

**28. Rezoning Petition: 2019-052 by Beaver Creek CRE LLC**

**Location:** Approximately 2.11 acres located on the north side of East Independence Boulevard, Pierson Drive, Bamboo Street and Wilshire Place. (Council District 5 - Newton)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-052 Reco 7-2-19 km0705 ss](#)

[2019-052 finalStaff 7-15-19 km0705](#)

[2019-052 RevSitePlan 06-24-2019](#)

**29. Rezoning Petition: 2019-059 by Win Development, LLC**

**Location:** Approximately 0.34 acres located on the east side of North Graham Street, south of Cannon Avenue, north of Interstate 85. (Council District 4 - Phipps)

**Current Zoning:** I-1 (light industrial)

**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.

[2019-059 reco km0705](#)

[2019-059 Final km0705](#)

## HEARINGS

**30. Rezoning Petition: 2019-038 by Dave Hegnauer****Summary of petition:**

- 1) add new definitions for Commissary Kitchen;
- 2) allow the use in the CC, B-2, B-D, U-1, I-1, and I-2 zoning districts; and
- 3) allow parking of food trucks and trailers associated with commissary kitchen as an allowed accessory use in the CCB-2, and B-D districts.

**Staff recommendation:**

Staff recommends approval of this text amendment upon resolution of outstanding issues related to outdoor storage (parking of mobile food trucks and trailers).

[2019-038 PHstaff 7-15-19 LH07-09 SM7-9 LH7-11](#)

[2019-038 text amendment revision 6-24-19](#)

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

***Update: Petitioner is requesting deferral to September 16, 2019***

**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)

[2018-117 Hopper Communities, Inc September 16th deferral](#)

**32. Rezoning Petition: 2019-047 by NR Pinehurst Property Owner, LLC**

***Update: Petitioner is requesting deferral to September 16, 2019***

**Location:** Approximately 36.06 acres located on the west side of Providence Road between Cloister Drive and Knob Oak Lane and across from Strawberry Hill Drive. (Council District 6 - Bokhari)

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

[2019-047 NR Pinehurst Property Owner, LLC September 16th deferral](#)

**33. Rezoning Petition: 2018-142 by Profit Dixon Partners**

***Update: Petitioner is requesting deferral. Date to be determined by City Council.***

**Location:** Approximately 20.50 acres located on the west side of Providence Road, north of Lynbridge Road, south of Old Providence Road. (Council District 7 - Driggs)

**Current Zoning:** R-3 (single family residential)  
**Proposed Zoning:** R-8MF(CD) (multi-family residential, conditional)

[2018-142 Profit Dixon Partners](#)

### 34. Rezoning Petition: 2019-028 by HHHunt

**Location:** Approximately 26.71 acres located on the north side of Sam Dee Road, west of Harrisburg Road and south of Interstate 485. (Council District 5 - Newton)

**Current Zoning:** R-3 (single family residential) and O-15(CD) (office, conditional)

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-028 PH staff km0710lh7-11 DP0711](#)

[2019-028 RevSitePlan 05-14-2019](#)

### 35. Rezoning Petition: 2019-029 by Crescent Communities

**Location:** Approximately 1.68 acres located at the intersection of East 7th Street and North Caswell Avenue. (Council District 1 - Egleston)

**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 technical revisions.

[2019-029 PH staff DP0611 SM6-11 km0612 lh6-12 DP0708 SM7-8 km DP0710](#)

[2019-029 RevSitePlan 06-17-2019](#)

[Previously Approved Cover Page](#)

[2016-015 Approved Site Plan](#)

### 36. Rezoning Petition: 2019-030 by Continental 475 Fund, LLC

**Location:** Approximately 30.73 acres located on the north side of South Tryon Street, south of Erwin Road, east of Choate Circle. (Council District 3 - Mayfield)

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

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

**Staff Recommendation:**

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

[2019-030 PH 06-17-2019 CLG5-21 AG06-07 DP610 SM6-10 LH6-10 km0611 DP0612 DP0709](#)

[2019-030 Rev2 05-14-2019](#)

### 37. Rezoning Petition: 2019-055 by Movement Resources

**Location:** Approximately 4.19 acres located on the north side of Central Avenue, east of North Sharon Amity Road. (Council District 5 - Newton)

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

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

**Staff Recommendation:**

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

[2019-055 PHstaff km0628 lh0705 SM7-8 DP0710 DP0711](#)

[2019-055 RevSitePlan 06-11-2019](#)

[Previously Approved Cover Page](#)

[2019-055 1985-038 approved site plan](#)

### 38. Rezoning Petition: 2019-058 by Housing Authority of the City of Charlotte

**Location:** Approximately 4.27 acres located at the intersection of West 30th Street and Bellefonte Drive. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**

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

[2019-058 PHstaff 06262019CL km0710 lh0710 DP0710 DP0711](#)

[2019-058 RevSitePlan 06-11-2019](#)

### 39. Rezoning Petition: 2019-063 by VLE Partners, LLC

**Location:** Approximately 2.8 acres located on the east side of The Plaza, south of Belvedere Avenue. (Council District 1 - Egleston)

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

**Proposed Zoning:** MUDD-O SPA HD-O (mixed use development, optional, site plan amendment, historic district overlay)

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of requested technical revisions.

[2019-063 PHstaff km0709 lh0709 DP0710 DP0711](#)

[2019-063 RevSitePlan 06-11-2019](#)

[Previously Approved Cover Page](#)

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



#### 40. Rezoning Petition: 2019-064 by Novant Health

**Location:** Approximately 33.16 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard, north of Interstate 485. (Council District 2 - Harlow)

**Current Zoning:** NS LWPA (neighborhood services, Lake Wylie Protected Area)

**Proposed Zoning:** O-1(CD) LWPA (office, conditional, Lake Wylie Protected Area)

**Staff Recommendation:**

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

[2019-064 PHstaff\\_06272019CL\\_MR\\_DP0710\\_DP0711](#)

[2019-064\\_RevSitePlan\\_06-11-2019](#)

[Previously Approved Cover Page](#)

[2019-064\\_approved\\_2016-128](#)

#### 41. Rezoning Petition: 2018-073 by Moores Chapel Retail, LLC

**Update: *Petitioner is requesting deferral to September 16, 2019***

**Location:** Approximately 3.99 acres located at the intersection of Moores Chapel Road, Rhyne Road, and Belmeade Road. (Council District 3 - Mayfield)

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

**Proposed Zoning:** B-1(CD) LLWPA (neighborhood business, conditional, Lower Lake Wylie - protected area)

[2018-073 Moores Chapel Retail, LLC September 16th Deferral](#)

#### 42. Rezoning Petition: 2019-022 by Metrolina Builders, Inc.

**Location:** Approximately 17.63 acres located at the southwest intersection of Morehead Road and Gene Downs Road, east of Salome Church Road. (Outside City Limits)

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

**Proposed Zoning:** I-2(CD) SPA (general industrial, conditional, site plan amendment)

**Staff Recommendation:**

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

[2019-022 PH staff\\_06252019CL\\_LH0708\\_km0709\\_DP0710\\_DP0711](#)

[2019-022\\_RevSitePlan\\_06-11-2019](#)

[Previously Approved Cover Page](#)

[2019-022\\_approved\\_1998-017C](#)

**43. Rezoning Petition: 2019-027 by Liberty Property Trust**

***Update: Petitioner is requesting deferral to September 16, 2019***

**Location:** Approximately 20.50 acres located at the east side of the intersection of Sam Wilson Road and Laine Road, south of Interstate 85. (Outside City Limits)

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

**Proposed Zoning:** I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area)

[2019-027 Liberty Property Trust September 16th deferral](#)

**44. Rezoning Petition: 2019-039 by Dependable Development, Inc.**

**Location:** Approximately 26.50 acres located on the west side of Salome Church Road, near Morehead Road, southeast of Interstate 85. (Outside City Limits)

**Current Zoning:** CC(SPA) (commercial center, site plan amendment)

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

**Staff Recommendation:**

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

[2019-039 PHstaff 06252019CL\\_MR\\_km0709\\_lh0710\\_DP0710](#)

[2019-039 RevSitePlan 05-14-2019](#)

[Previously Approved Cover Page](#)

[2014-019 approved site plan](#)

**45. Rezoning Petition: 2019-049 by Apollo Holding Company**

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

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

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

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

[2019-049 Apollo Holding Company September 16th deferral](#)

**46. Rezoning Petition: 2019-050 by Land Growth, LLC**

**Location:** Approximately 1.45 acres located at the intersection of East Independence Boulevard and Crownpoint Executive Drive. (Council District 6 - Bokhari)

**Current Zoning:** B-D (distributive business)

**Proposed Zoning:** B-2 (general business)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-050 PHstaff 7-15-19\\_km0625\\_lh0705\\_DP0710](#)

## 47. Rezoning Petition: 2019-053 by Hopper Communities

**Location:** Approximately 2.65 acres off Bryant Park Drive, west of Suttle Avenue, north of Wilkinson Boulevard and south of Morehead Street. (Council District 3 - Mayfield)

**Current Zoning:** O-1 (office district) and I-2 (general industrial)

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

**Staff Recommendation:**

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

[2019-053 PH 07-15-2019 CLG6-20 AG6-27 DP0708 LH0708 km0709 DP0710](#)

[2019-053 RevSitePlans 06-13-2019](#)

## 48. Rezoning Petition: 2019-054 by Cebron W. Hester

**Location:** Approximately 1.93 acres located on the north side of Lakebrook Road, west of Sam Wilson Road, south of Interstate 85. (Outside City Limits)

**Current Zoning:** I-1(CD) LWPA (light industrial, conditional, Lake Wylie Protected Area)

**Proposed Zoning:** I-1 LWPA (light industrial, Lake Wylie Protected Area)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-054 PH 07-15-2019 CLG7-2 AG7-02 LH0709 DP0710 DP0711](#)

[Previously Approved Cover Page](#)

[2019-054 approved 2016-020](#)

[Previously Approved Cover Page](#)

[2019-054 approved 1985-017C](#)

## 49. Rezoning Petition: 2019-060 by 4400 Park Road, LLC

**Location:** Approximately 0.31 acres located off of Drexmore Avenue, south of East Woodlawn Road, west of Park Road. (Council District 6 - Bokhari)

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

**Proposed Zoning:** O-2(CD) (office district, conditional)

**Staff Recommendation:**

Staff recommends denial of this petition.

[2019-060 PHstaff 7-15-19 SC2 km0628 lh7-05 SM7-8 DP0710 DP0711](#)

[2019-060 RevSitePlan 06-11-2019](#)

**50. Rezoning Petition: 2019-065 by Charlotte Douglas International Airport**

**Location:** Approximately 15.17 acres located north of Wilkinson Boulevard, east of Interstate 485 and south of Interstate 85. (Council District 3 - Mayfield)

**Current Zoning:** B-2 AIR LLWPA (general business, airport noise overlay, Lower Lake Wylie Protected Area)

**Proposed Zoning:** I-2 AIR LLWPA (general industrial, airport noise overlay, Lower Lake Wylie Protected Area))

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-065 PHstaff AG 06-27 LH07-05 SM7-8 DP0710 MR](#)

**51. Rezoning Petition: 2019-066 by FCP**

**Location:** Approximately 0.18 acres located east of East 36th Street and north of North Davidson Street. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-066 PHstaff 7-15-19 JK km0626 SM7-8 DP0710](#)

**52. Rezoning Petition: 2019-067 by JD Brooks**

**Location:** Approximately 0.15 acres located on the north side of East Worthington Avenue, east of South Boulevard. (Council District 1 - Egleston)

**Current Zoning:** B-1 HD-O (neighborhood business, historic district overlay)

**Proposed Zoning:** TOD-UC HD-O (transit oriented development - urban center, historic district overlay)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-067 PH 07-15-2019 CLG7-5 km0709 DP0710](#)