

City of Charlotte

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



Zoning Agenda

Tuesday, June 2, 2020

**Charlotte-Mecklenburg Government Center - Virtual
Meeting**

Zoning Committee Work Session

Sam Spencer - Chairperson

Phillip Gussman

John Ham

Peter Kelly

Victoria Nwasike

Cozzie Watkins

Nancy Wiggins

Zoning Committee Work Session

Deferrals

1. Rezoning Petition: 2019-177 by Encore Real Estate

Location: Approximately 7.0 acres located on the northeast corner of Prosperity Church Road and Old Ridge Road. (Council District 4 - Johnson)

2. Rezoning Petition: 2020-025 by SunCap Property Group

Location: Approximately 25.97 acres located along the eastern side of Milhaven Lane, south of Sunset Road, and west of Statesville Road. (Council District 2 - Graham)

Zoning Items

3. Rezoning Petition: 2020-044 by Charlotte Planning, Design & Development Department - Text Amendment

Summary of Petition:

- 1) Modify the TOD requirements to provide greater flexibility, address unintended consequences, provide consistency between sections, add missing standards, update selected standards, revise administrative authority, correct inaccuracies, and update section references.
- 2) Modify and PED applicability regulations as related to TOD.
- 3) Update, delete, and add definitions and graphics.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020-044 Post Staff Analysis_DONE](#)

[2020-044 Annotated Changes to TOD revision 2 6-2-2020 final_ZC 6pdf](#)

[2020-044 text amendment revision 3 as of 6-2-20 ZC final4 for pdf](#)

4. **Rezoning Petition: 2019-113 by The Charlotte-Mecklenburg Hospital Authority - Text Amendment**

Summary of petition:

This Text Amendment adds "helistops, limited" as an accessory use allowed with one prescribed condition in the mixed-use development district (MUDD).

Staff Recommendation:

Staff recommends approval of this petition.

[2019-113 Post hearing DONE](#)

[2019-113 Text Amendement rev. 1](#)

5. **Rezoning Petition: 2019-114 by The Charlotte Mecklenburg Hospital Authority**

Location: Approximately 70 acres bounded by Scott Avenue, East Morehead Street, and Little Sugar Creek. (Council District 1 - Egleston)

Current Zoning: O-2 (office), O-6 (CD) (office, conditional), B-1 (neighborhood business), B-2 (general business), R-6 (single family residential), and R-22MF (multi-family residential)

Proposed Zoning: MUDD-O (mixed use development, optional) with 5-year vested rights

Staff Recommendation:

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

[2019-114 Post Hearing DONE](#)

[2019-114 RevSitePlan 2020 5 26](#)

[2019-114 Consistency Statement DONE](#)

6. **Rezoning Petition: 2019-170 by James Doyle**

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

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: NS (neighborhood services)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2019-170 Post Hearing DONE](#)

[2019-170 RevSitePlan 2020 5 26](#)

[2019-170 Consistency Statement DONE](#)

7. Rezoning Petition: 2019-174 by 2901, LLC

Location: Approximately 1.12 acres located on the south side of Coltsgate Road, east of Sharon Road, north of Fairview Road. (Council District 6 - Bokhari)

Current Zoning: O-6(CD) (office)

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019_174_Post_Hearing_DONE](#)

[2019_174_RevSitePlan_2020_5_28](#)

[2019_174_Consistency_Statement_DONE](#)

8. Rezoning Petition: 2020-027 by the City of Charlotte and Crosland Southeast

Location: Approximately 78 acres of the former Eastland Mall site, located near the eastern intersection of N. Sharon Amity Road and Central Avenue. (Council District 5 - Newton)

Current Zoning: B-1 SCD, CC, MUDD-O, and B-1 (CD)

Proposed Zoning: MUDD-O (mixed use development, optional; and MX-2 (innov) (mixed residential, innovative) with five-year vested rights

Staff Recommendation:

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

[2020-027_Post_Hearing_DONE](#)

[2020-027_RevSitePlan_2020_05_22](#)

[2020-027_Consistency_Statement_DONE](#)

9. Rezoning Petition: 2020-003 by Fairview Builders

Location: Approximately 0.3 acres located at the southern intersection of Seigle Avenue and Van Every Street in the Belmont neighborhood. (Council District 1 - Egleston)

Current Zoning: I-2 (heavy industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020-003_Post_Hearing_DONE](#)

[2020-003_RevSitePlan_2020_05_22](#)

[2020-003_Consistency_Statement_DONE](#)

10. Rezoning Petition: 2020-010 by Christ the King Lutheran Church

Location: Approximately 15.8 acres located south of Tryon Street, west of Steelescrot Parkway, and north of Asheford Woods Lane. (Council District 3 - Watlington)

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

Proposed Zoning: INST (institutional)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020-010 Post Staff DONE](#)

[2020-010 Consistency Statement DONE](#)

11. Rezoning Petition: 2020-029 by JACO Acquisition

Location: Approximately 1 acre located at the intersection of Distribution Street and Dunavant Street, east of Tryon Street. (Council District 3 - Watlington)

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

Proposed Zoning: TOD-NC (transit oriented development - transit neighborhood center)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020-029 Post Hearing DONE](#)

[2020-029 Consistency Statement DONE](#)

12. Rezoning Petition: 2020-008 by RK Investments Charlotte, LLC

Location: Approximately 4.97 acres located on the western side of Reames Road, east of Potomac Boulevard, and west of Interstate 77. (Council District 2 - Graham)

Current Zoning: R-3 (single family residential)

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

Staff Recommendation:

Staff recommends approval of this petition.

[2020-008 Post staff DONE](#)

[RZP 2020-008 RevSitePlan 2020 5 22](#)

[2020-008 Consistency DONE](#)

13. Rezoning Petition: 2020-011 by Souvik Ghosal

Location: Approximately 1.35 acres located west of Margaret Wallace Road, northeast of Glen Lyon Drive. (Council District 5-Newton)

Current Zoning: R-4 (single family)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 011 Post Hearing DONE](#)

[2020 011 RevSitePlan 2020 5 28](#)

[2020 11 Consistency Statement DONE](#)

14. Rezoning Petition: 2020-015 by McShane Partners, LLC

Location: Approximately 0.23 acres located on the eastern side of Park Drive, southeast of the intersection of Lamar Avenue and 7th Street. (Council District 1 - Egleston)

Current Zoning: R-43MF (multifamily residential)

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

Staff Recommendation:

Staff recommends approval of this petition.

[2020-015 Post Hearing DONE](#)

[2020-015 Rev 05-26-2020](#)

[2020-015 Consistency Statement DONE](#)

15. Rezoning Petition: 2020-020 by RIAB Properties, LLC

Location: Approximately 2.962 acres located south of Arrowood Road, north of Hanson Road, and east of Microsoft Way. (Council District 3 - Watlington)

Current Zoning: BD (CD) (business distributive, conditional), I-1 (light industrial), and R-3 (single family residential)

Proposed Zoning: O-2 (general office)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020-020 Post Staff DONE](#)

[2020-020 Consistency Statement DONE](#)

16. Rezoning Petition: 2020-024 by Dominion Realty Partners, LLC

Location: Approximately 1.827 acres located south of Fairview Road, east of Barclay Downs Drive, and west of Sharon Road. (Council District 6 - Bokhari)

Current Zoning: O-1 (office)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 24 Post Hearing DONE](#)

[2020 024 SitePlanRev 2020 4 16](#)

[2020 024 Consistency Statement DONE](#)

17. Rezoning Petition: 2020-028 by Nyeshia Weaver

Location: Approximately 5.33 acres located at the intersection of Monroe Road on the western side of the property and Wallace Road on the north side of the property. (Council District 5 - Newton)

Current Zoning: R-3 (single family residential)

Proposed Zoning: INST (institutional)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 028 Post Hearing DONE](#)

[2020 028 Consistency Statement DONE](#)

18. Rezoning Petition: 2020-031 by The Creek Kids Zone

Location: Approximately 3.1 acres located on the western side of Sugar Creek Road, north of Cushman Street, and south of Merlane Drive. (Council District 1 - Egleston)

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

Proposed Zoning: INST (institutional)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020-031 Post Hearing DONE](#)

[2020-031 Consistency Statement DONE](#)