

City of Charlotte

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



Meeting Agenda

Tuesday, June 30, 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

Zoning Items

1. Rezoning Petition: 2019-167 by Grubb Management, LLC

Update: Petitioner is requesting deferral of the Zoning Committee recommendation to August 4, 2020

Location: Approximately 0.7 acres (two lots) located on the south side of State Street and north side of Katonah Avenue. (Council District 2 - Graham)

2. Rezoning Petition: 2020-081 by University City Partners - Text Amendment

Summary of Petition:

This Text Amendment proposes to modify the setbacks in the RE-1 and RE-2 zoning districts.

Public Hearing Held: June 15, 2020 - Item #23

Staff Resource: [Sandra Montgomery](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Post-Hearing Staff Analysis

Text Amendment

Statement of Consistency

[2020_081_Post_Hearing_DONE](#)

[2020-081_Text_Amendment](#)

[2020_081_Consistency_Statement_DONE](#)

3. Rezoning Petition: 2019-146 by ALB Architecture, PA

Location: Approximately .17 acres located at the eastern corner of N. Davidson Street and E. 19th Street in the Optimist Park community. (Council District 1 - Egleston)

Current Zoning: R-8 (single family residential)

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

Public Hearing Held: June 15, 2020 - Item #24

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff Recommends APPROVAL of this petition.

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2019_146_Post_Hearing_Staff_DONE](#)

[2019_146_RevSitePlan_2020_06_23](#)

[2019_146_Consistency_Statement_DONE](#)

4. Rezoning Petition: 2019-160 by Meritage Homes of the Carolinas, Inc.

Location: Approximately 80.78 acres located on the north side of Pleasant Grove Road between Hutcheson Lane and Kelly Road. (Outside City Limits)

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

Proposed Zoning: MX-2 (Innov) LWPA (mixed use, innovative standards, Lake Wylie Protected Area) with five years vested rights

Public Hearing Held: June 15, 2020 - Item #25

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2019_160_Post_Staff_DONE](#)

[2019-160_RevSitePlan_2020_6_23](#)

[2019_160_Consistency_Statement_DONE](#)

5. 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)

Current Zoning: UR-2(CD) (urban residential, conditional) and NS (neighborhood services)

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

Public Hearing Held: May 18, 2020 - Item #24

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2019_177_Post_Hearing_Staff](#)

[2019-177_RevSitePlan_2020_6_24](#)

[2019_177_Consistency_Statement_DONE](#)

6. Rezoning Petition: 2019-182 by Carolina Center for Recovery, LLC

Location: Approximately 9.9 acres located on the west side of Statesville Road, across from Gibbon Road, east side of Interstate 77.

Current Zoning: I-1 (light industrial)

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

Public Hearing Held: June 15, 2020 - Item #27

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2019_182_Post_Hearing_Staff_DONE](#)

[2019-182_RevSitePlan_2020_6_24](#)

[2019_182_Consistency_Statement_DONE](#)

7. Rezoning Petition: 2020-002 by The Drakeford Company

Location: Approximately 0.55 acres located on the northeastern side of Vail Avenue, south of Deacon Avenue, and southeast of Dotger Avenue. (Council District 1 - Egleston)

Current Zoning: R-22MF (multifamily residential)

Proposed Zoning: UR-2 (CD) (urban residential, conditional) with 3-year vested rights

Public Hearing Held: June 15, 2020 - Item #30

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020_002_Post_Hearing_Staff_DONE](#)

[2020-002_rev_06-22-2020](#)

[2020_002_Consistency_Statement_DONE](#)

8. Rezoning Petition: 2020-004 by Boulevard Real Estate Advisor, LLC

Location: Approximately 0.76 acres located on the south side of Freeland Lane, east of Tryon Street, and west of South Boulevard. (Council District 3 - Watlington)

Current Zoning: R-8 (single family residential)

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

Public Hearing Held: June 22, 2020 - Item #31

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Post-Hearing Staff Analysis

Statement of Consistency

[2020_004_Post_Hearing_Staff_DONE](#)

[2020_004_Consistency_Statement_DONE](#)

9. Rezoning Petition: 2020-006 by JFW Realty, Inc. and 501 Associates, LLC

Location: Approximately 0.759 acres located on the northern side of East Morehead Street, south of John Belk Freeway, and east of South Boulevard. (Council District 1 - Egleston)

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay) and UMUD (uptown mixed-use district, pedestrian overlay)

Proposed Zoning: TOD-UC (transit-oriented development - urban center, pedestrian overlay)

Public Hearing Held: June 22, 2020 - Item #32

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Post-Hearing Staff Analysis

Statement of Consistency

[2020_006_Post_Hearing_Staff_DONE](#)

[2020_006_Consistency_Statement_DONE](#)

10. Rezoning Petition: 2020-009 by Ballantyne Country Club, Inc.

Location: Approximately 2.54 acres along the western side of Johnston Road, and east of Nolen Lane. (Council District 7 - Driggs)

Current Zoning: MX-1 (mixed use)

Proposed Zoning: MX-1 SPA (mixed use, site plan amendment)

Public Hearing Held: June 22, 2020 - Item #33

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020_009_Post_Hearing_Staff_DONE](#)

[2020_009_SitePlanRev_2020_4_13](#)

[2020_009_Consistency_Statement_DONE](#)

11. Rezoning Petition: 2020-012 by Bowman Sumner, LLC

Location: Approximately 21.92 acres located on the south side of Eastfield Road, north of Interstate 485, and west of Browne Road. (Outside City Limits)

Current Zoning: R-3 (single family residential)

Proposed Zoning: MX-1 INNOV (mixed use, innovative)

Public Hearing Held: June 22, 2020 - Item #34

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020_012_Post_Hearing_Staff_DONE](#)

[2020-012_RevSitePlan_2020_6_23](#)

[2020_012_Consistency_Statement_DONE](#)

12. Rezoning Petition: 2020-016 by Nolan Elanz

Location: Approximately 1.89 acres located in the southeast quadrant of the intersection of Church Street and Bland Street. (Council District 3 - Watlington)

Current Zoning: MUDD-O (mixed use development district)

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

Public Hearing Held: June 22, 2020 - Item #35

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Post-Hearing Staff Analysis

Statement of Consistency

[2020_016_Post_Hearing_Staff_DONE](#)

[2020_016_Consistency_Statement_DONE](#)

13. Rezoning Petition: 2020-018 by Hopper Communities

Location: Approximately 0.917 acres located west of Baltimore Road, south of Remount Road, and east of Interstate 77. (Council District 3 - Watlington)

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

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

Public Hearing Held: June 22, 2020 - Item #36

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

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

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020_018_Post_Hearing_DONE](#)

[2020-018_rev_06-23-2020](#)

[2020_018_Consistency_Statement_DONE](#)

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

Location: Approximately 26.34 acres located along the eastern side of Milhaven Lane, south of Sunset Road, and west of Statesville Road. (Council District 2 - Graham)

Current Zoning: CC (commercial center) & R-4(single family residential)

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

Public Hearing Held: June 22, 2020 - Item #40

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020_025_Post_Hearing_Staff_DONE](#)

[2020-025_RevSitePlan_2020_6_23](#)

[2020_025_Consistency_Statement_DONE](#)

15. Rezoning Petition: 2020-026 by Union at Tryon, LP

Location: Approximately 7.5 acres located between Shopping Center Drive and Hampton Church Road, east of N. Tryon Street in the University City neighborhood. (Council District 4 - Johnson)

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

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

Public Hearing Held: June 22, 2020 - Item #37

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020_026_Post_Staff_DONE](#)

[2020_026_RevSitePlan_2020_06_23](#)

[2020_026_Consistency_Statement_DONE](#)

16. Rezoning Petition: 2020-030 by OZF Properties, LLC

Location: Approximately 1.46 acres located south of Greenland Avenue, bound on the east side of Monument Street, and Remount Road on the west side. (Council District 3 - Watlington)

Current Zoning: R-5 (single family residential)

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

Public Hearing Held: June 22, 2020 - Item #38

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

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

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020_030_Post_Staff_DONE](#)

[2020_030_SitePlan3rdRevision_6-23-2020](#)

[2020_030_Consistency_Statement_DONE](#)

17. Rezoning Petition: 2020-032 by Bridgewood Houston Property Company, L.P.

Location: Approximately 1.379 acres bounded by Royal Court and Morehead Street, southeast of Euclid Avenue. (Council District 1 - Egleston)

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

Proposed Zoning: MUDD-O PED SPA (mixed use development district, optional, pedestrian overlay, site plan amendment)

Public Hearing Held: June 15, 2020 - Item #28

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

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

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020_032 Post Hearing DONE](#)

[2020-032_rev_06-22-2020](#)

[2020_032 Consistency Statement DONE](#)

18. Rezoning Petition: 2020-033 by Fifth Third Bank

Location: Approximately 0.354 acres bound by the east side of Providence Road, the north side of Huntley Place, and south of Perrin Place. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business)

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

Public Hearing Held: June 22, 2020 - Item #39

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020_033 Post Hearing DONE](#)

[2020-033_rev_06-23-2020](#)

[2020_033 Consistency Statement DONE](#)

19. Rezoning Petition: 2020-040 by Alenky Signature Homes, LLC

Location: Approximately 0.398 acres located on the eastern side of Commonwealth Avenue, the northern side of Goodwin Avenue and south of Woodland Drive. (Council District 1 - Egleston)

Current Zoning: R-4 (single family residential)

Proposed Zoning: R-8 (single family residential)

Public Hearing Held: June 22, 2020 - Item #42

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Post-Hearing Staff Analysis

Statement of Consistency

[2020_040_Post_Hearing_Staff_DONE](#)

[2020_040_Consistency_Statement_DONE](#)

20. Rezoning Petition: 2020-050 by Charlotte-Mecklenburg Housing Partnership

Location: Approximately 10 acres located on the west side of Park Road, south of Marsh Road, and north of Hillside Avenue. (Council District 1 - Egleston)

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

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

Public Hearing Held: June 15, 2020 - Item #29

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020_050_Post_Hearing_Staff_DONE](#)

[2020-050_rev_06-22-2020](#)

[2020_050_Consistency_Statement_DONE](#)

21. Rezoning Petition: 2020-064 by Truist Bank

Location: Approximately 2.34 acres bounded by the northeast side of 5th Street, southeast of North Tryon Street, southwest of East 6th Street, and northwest of North College Street. (Council District 1 - Egleston)

Current Zoning: UMUD-O (uptown mixed use, optional)

Proposed Zoning: UMUD-O SPA (uptown mixed use, optional, site plan amendment)

Public Hearing Held: June 22, 2020 - Item #42z

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020_064_Post_Hearing_Staff_DONE](#)

[2020-064_rev_06-23-2020](#)

[2020_064_Consistency_Statement_DONE](#)