

City of Charlotte

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



Zoning Agenda

Monday, September 21, 2020

Virtual Meeting

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 Malcolm Graham
Council Member Renee Johnson
Council Member James Mitchell
Council Member Matt Newton
Council Member Victoria Watlington
Council Member Braxton Winston II

REMOTE MEETING

**1. 5:00 P.M. CITY COUNCIL ZONING MEETING,
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
VIRTUAL MEETING HOSTED FROM ROOM 267**

Call to Order

Introductions

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals/Withdrawals

2. Follow Up Report

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

DECISIONS

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

Update: Petitioner is requesting deferral to October 19, 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)

Current Zoning: I-2 (General Industrial) and R-8 (Single Family Residential)

Proposed Zoning: MUDD-O (Mixed Use Development, Optional)

4. Rezoning Petition: 2020-014 by Carolina Builders, LLC

Update: Petitioner is requesting deferral to October 19, 2020

Location: Approximately 3.9 acres located along the eastern side of Erwin Road and north of Tryon Street. (Council District 3 - Watlington)

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

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

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

Location: Approximately 4.1 acres located on the south side of Southside Drive, west of Old Pineville road, and east of Yancey Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-TR (transit transition)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2019 111 ZCR DONE](#)

[2019 111 FSA DONE](#)

6. Rezoning Petition: 2019-168 by Suncrest Real Estate and Land

Location: Approximately 22.87 acres located on the north side of Oakdale Road between Miranda Road and Interstate 485. (Council District - Outside City limits)

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

Proposed Zoning: MX-2 (CD) LWPA (mixed use, conditional, Lake Wylie Protected Area)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2019_168_ZCReco_DONE](#)

[2019_168_FSA_DONE](#)

[2019_168_RevSitePlan_2020_7_28](#)

7. Rezoning Petition: 2019-179 by Ronald Staley, Jr. of Verde Homes, LLC

Location: Approximately 1 acre located near the SE intersection of Parkwood Avenue and Hawthorne Lane in the Plaza Midwood community. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential) & R-22MF (multi-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_179_ZCR_DONE](#)

[2019_179_FSA_DONE](#)

[2019_179_SitePlanRev_2020_08_18](#)

8. Rezoning Petition: 2019-184 by Taft Mills Group

Location: Approximately 4.2 acres located to the east of W. T. Harris Boulevard, south of Woodland Circle and north of Interstate 485. (Council District 2 - Graham)

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

Proposed Zoning: R-17 MF (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.

[2019_184_ZCReco](#)

[2019_184_FSA_DONE](#)

[2019_184_RevSitePlan_2020_6_16](#)

9. Rezoning Petition: 2020-005 by Ronald Staley, Jr. of Verde Homes, LLC

Location: Approximately 0.92 acres located at the SW intersection of Allen Street and Parkwood Avenue in the Belmont community. (Council District 1 - Egleston)

Current Zoning: R-5 (residential)

Proposed Zoning: NS (neighborhood services)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_005_ZCReco_DONE](#)

[2020_005_FSA_DONE](#)

[2020_005_SitePlanRev_2020_08_17](#)

10. Rezoning Petition: 2020-007 by Erwin Capital

Location: Approximately 13.211 acres located along the northern side of Albemarle Road between Rocky River Church Road and Blair Road. (Outside City Limits)

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

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

[2020_007_ZCReco_DONE](#)

[2020_007_FSA_DONE](#)

[2020_007_RevSitePlan_2020_07_29](#)

11. Rezoning Petition: 2020-017 by Aspen Heights Partners

Location: Approximately 2.75 acres located east of Baltimore Avenue, south of Remount Road, and north of Benjamin Street. (Council District 3 - Watlington)

Current Zoning: R-22 MF (multi-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 recommends APPROVAL of this petition.

[2020_2017_ZCReco_DONE](#)

[2020_017_FSA_DONE](#)

[2020_017_RevSitePlan_2020_07_22](#)

12. Rezoning Petition: 2020-019 by Dependable Development, Inc.

Location: Approximately 18.17 acres located along Plaza Road Extension, east of Faires Road and west of its intersection with Interstate 485. (Council District 5 - Newton)

Current Zoning: R-3 (residential)

Proposed Zoning: R-8 MF (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.

[2020_019_ZCReco_DONE](#)

[2020_019_FSA_DONE](#)

[2020_019_RevSitePlan_2020_07_27](#)

13. Rezoning Petition: 2020-021 by K Sade Ventures, Inc.

Location: Approximately 4.56 acres located along the northern side of University City Boulevard, just west of the Mecklenburg/Cabarrus County line. - (Outside City limits)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_021_ZCReco_DONE](#)

[2020_021_FSA_DONE](#)

[2020_021_RevSitePlan_2020_06_15](#)

14. Rezoning Petition: 2020-022 by Boulevard Real Estate Advisors, LLC

Location: Approximately 4.24 acres located at the northeast intersection of Anderson Street and Spencer Street in the NODA community. (Council District 1 - Egleston)

Current Zoning: I-2 (heavy industrial)

Proposed Zoning: TOD-TR (transit-oriented development, transitional)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_022_ZCReco_DONE](#)

[2020_022_FSA_DONE](#)

15. Rezoning Petition: 2020-034 by Jefferson Apartment Group

Location: Approximately 5.07 acres located .2 miles NE of I-277, SW of North Tryon Street, near Optimist Hall and Norfolk Southern's railyard. (Council District 1 - Egleston)

Current Zoning: I-2 (heavy industrial)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_034_ZCReco_DONE](#)

[2020_034_FSA_DONE](#)

[2020_034_SitePlanRev_2020_09_11](#)

16. Rezoning Petition: 2020-039 by Hinshaw Properties, LLC

Location: Approximately 0.44 acres located north of Firefighter Place, east of 7th Street, and west of Weddington Avenue. (Council District 1 - Egleston)

Current Zoning: R-22 MF (multi-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.

[2020_039_ZCReco_DONE](#)

[2020_039_FSA_DONE](#)

[2020_039_RevSitePlan_2020_07_27](#)

17. Rezoning Petition: 2020-046 by Take 5 Carolinas

Location: Approximately 1.09 acres located southwest of Whitehall Park Drive, on the north side of Tryon Street, east of Sandy Porter Road. (Council District 3 - Watlington)

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

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

[2020_046_ZCReco_DONE](#)

[2020_046_FSA_DONE](#)

[2020_046_RevSitePlan_2020_09_08](#)

18. Rezoning Petition: 2020-047 by Pecan Ridge of Charlotte, LLC

Location: Approximately 1.72 acres located on the eastern side of W. T. Harris Boulevard, north of Forest Drive, and south of Mount Holly-Huntersville Road. (Council District 2 - Graham)

Current Zoning: CC (commercial center)

Proposed Zoning: CC SPA (commercial center, 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.

[2020_047_ZCReco_DONE](#)

[2020_047_FSA_DONE](#)

[2020_047_RevSitePlan_2020_7_31](#)

19. Rezoning Petition: 2020-048 by Flournoy Development Group

Location: Approximately 24.605 acres located along the eastern side of John Adams Road, north of Mallard Creek Church Road, and east of Interstate 85. (Council District 4 - Johnson)

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

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.

[2020_048_ZCReco_DONE](#)

[2020_048_FSA_DONE](#)

[2020_048_RevSitePlan_2020_7_27](#)

20. Rezoning Petition: 2020-051 by M/I Homes of Charlotte, LLC

Location: Approximately 21.90 acres located north of Interstate 485, on the south side of Ridge Road, and east of Cooper's Ridge Lane. (Council District 4 - Johnson)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_051_ZCReco_DONE](#)

[2020_051_FSA_DONE](#)

[2020_051_RevSitePlan_2020_8_7](#)

21. Rezoning Petition: 2020-053 by Laurel Oak Farm, LLC

Location: Approximately 1.32 acres located on the south side of Youngblood Road, west of Buckthorne Ridge Lane, and east of McKee Road. (Outside City Limits)

Current Zoning: R-3 (single-family residential) and MUDD-O (mixed use development, optional)

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

[2020_053_ZCReco_DONE](#)

[2020_053_FSA_DONE](#)

[2020_053_SitePlan_2020_07_27](#)

22. Rezoning Petition: 2020-054 by TriPointe Homes

Location: Approximately 13.27 acres located on the east side of Interstate 77, west of Tryon Street and South of Clanton Road. (Council District 3 - Watlington)

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 recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_054_ZCReco_DONE](#)

[2020_054_FSA_DONE](#)

[2020_054_RevSitePlan_2020_07_27](#)

23. Rezoning Petition: 2020-058 by Novant Health, Inc.

Location: Approximately 38.0 acres located at the southeast intersection of Johnston Road and Providence Road West. (Council District 7 - Driggs)

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.

[2020_058_ZCReco_DONE](#)

[2020_058_FSA_DONE](#)

[2020_058_SitePlan_2020_7_27](#)

24. Rezoning Petition: 2020-061 by White Point Partners, LLC

Location: Approximately 2.5 acres located along Brevard Street at its intersection with Belmont Avenue near the Optimist Hall development. (Council District 1 - Egleston)

Current Zoning: TOD-M (O) & I-2 (transit-oriented development, optional and heavy 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.

[2020_061_ZCReco_DONE](#)

[2020_061_FSA_DONE](#)

25. Rezoning Petition: 2020-063 by Kappa Foundation of Charlotte

Location: Approximately 3.48 acres located at the west side of Beatties Ford Road, south of Pauline Lane, and north of Sunset Road. (Council District 2 - Graham)

Current Zoning: R-9 MF (CD) (multi-family residential, conditional), R-4 (single-family residential)

Proposed Zoning: INST (institutional)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_063_ZCReco_DONE](#)

[2020_063_FSA_DONE](#)

26. Rezoning Petition: 2020-065 by Herman E. Ratchford

Location: Approximately 15.84 acres located on the south side of Albemarle Road, west of Regal Oaks Drive, and east of Farm Pond Lane. - (Council District 5 - Newton)

Current Zoning: O-1 (office)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_065_ZCReco_DONE](#)

[2020_065_FSA_DONE](#)

27. Rezoning Petition: 2020-070 by Elmington Capital Group

Location: Approximately 5.8 acres located on the south side of Bullard Street, the north side of Joy Street, and west of Ashley Road. (Council District 3 - Watlington)

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

Proposed Zoning: UR-2 (CD) SPA (urban residential, 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 upon resolution of technical revisions related to environment.

[2020_070_ZCReco_DONE](#)

[2020_070_FSA_DONE](#)

[2020_070_RevSitePlan_9_9_2020](#)

28. Rezoning Petition: 2020-092 by K Sade Ventures, Inc.

Location: Approximately 93.86 acres located on the north side of University City Boulevard at the Mecklenburg County/Cabarrus County line. (Outside City Limits)

Current Zoning: MX-1 (mixed residential)

Proposed Zoning: MX-2 (mixed residential)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_092_ZCReco_DONE](#)

[2020_092_FSA_DONE](#)

[2020_092_RevSitePlan_2020_07_27](#)

ACTIVE TRANSPORTATION PROJECTS

29. Active Transportation Projects

[District1_ActiveProjects](#)

[District2_ActiveProjects](#)

[District3_ActiveProjects](#)

[District4_ActiveProjects](#)

[District5_ActiveProjects](#)

[District6_ActiveProjects](#)

[District7_ActiveProjects](#)

HEARINGS**30. Rezoning Petition: 2020-104 by Charlotte Planning, Design and Development****Summary of Petition:**

Chapter 13, "Signs" of the Zoning Ordinance to provide additional flexibility; provide better scale for certain sign types; provide greater utilization of building wall space for sign area; address unintended consequences; clarify the enforcement process; and update, add, and delete definitions and graphics.

[2020_104_PHSA_DONE](#)

[2020-104 Text Amendment 8-10-20](#)

[2020-104 Annotated Signs Chapter 8-10-20](#)

31. Rezoning Petition: 2020-049 by The Keith Corporation

Location: Approximately 156.32 acres located on the south side of Interstate 85, east of Moores Chapel Road, and north of Wilkinson Boulevard. (Outside City Limits)

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

Proposed Zoning: I-2 (CD) LWPA LWCA (general industrial, conditional, Lake Wylie Protected Area, Lake Wylie Critical Area)

Staff Recommendation:

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

[2020_049_PHSA_DONE](#)

[2020_049_SitePlanRev_2020_08_17](#)

32. Rezoning Petition: 2020-059 by Hanover R.S. Limited Partnership

Location: Approximately 1.474 acres located on the southeast side of Euclid Avenue, southwest of Royal Court, and northeast of Morehead Street. (Council District 1 - Egleston)

Current Zoning: B-1 PED (neighborhood business, optional, pedestrian overlay) and MUDD (mixed use development district)

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

Staff Recommendation:

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

[2020_059_PHSA_DONE](#)

[2020_059_SitePlanRev_2020_08_17](#)

33. Rezoning Petition: 2020-066 by Yoruk Development Company, Inc.

Location: Approximately 3.62 acres located along the north side of Sardis Road, east of Sunnywood Lane, and south of Watergate Road.

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 and requested technical revisions related to site design, transportation and tree save.

[2020_066_PHSA_DONE](#)

[2020_066_SitePlanRev_2020_08_17](#)

34. Rezoning Petition: 2020-067 by Terranova Group, LLC

Location: Approximately 2.96 acres located at the 2400 block of Mecklenburg Avenue, just east of its intersection with Matheson Avenue near the Charlotte Country Club. (Council District 1 - Egleston)

Current Zoning: R-3 (residential)

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

Staff Recommendation:

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

[2020_067_PHSA_DONE](#)

[2020_067_SitePlanRev_2020_08_17](#)

35. Rezoning Petition: 2020-035 by CCP University LLC

Location: Approximately 49 acres located on the south side of IBM Drive, west of Neal Road, and north of University City Boulevard. (Council District 4 - Johnson)

Current Zoning: R-4 (single-family residential) and RE-2 (research)

Proposed Zoning: UR-2 (CD) (urban residential, conditional) and R-8MF (CD) (multi-family residential, conditional)

Staff Recommendation:

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

[2020_035_PHSA_DONE](#)

[2020_035_SitePlanRev_2020_08_17](#)

36. Rezoning Petition: 2018-034 by Charles & Ellen Gray

Location: Approximately 0.71 acres located on the southern corner of the intersection of University City Boulevard and John Kirk Road. (Council District 4 - Johnson)

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

Proposed Zoning: B-1 (CD) SPA (neighborhood business, conditional, site plan amendment)

Staff Recommendation:

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

[2018_034_PHS_A_DONE](#)

[2018_034_SitePlanRev_2020_08_17](#)

37. Rezoning Petition: 2019-163 by Novant Health

Location: Approximately 23.75 acres located at the west corner intersection of North Tryon Street and West Mallard Creek Church Road. (Council District 4 - Johnson)

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 site design and environment.

[2019_163_PHS_A_DONE](#)

[2019_163_RevSitePlan_2020_8_17](#)

38. Rezoning Petition: 2020-023 by Phillip Neal Sparrow

Location: Approximately 10.918 acres located on the southern side of John Gladden Road, north of Wilkinson Boulevard, and west of Sam Wilson Road. (Outside City Limits)

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

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

Staff Recommendation:

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

[2020_023_PHS_A_DONE](#)

[2020_023_RevSitePlan_2020_06_15](#)

39. Rezoning Petition: 2020-055 by RangeWater Real Estate

Location: Approximately 27.97 acres located along the east side of IBM Drive west of Interstate 85, south of West W. T. Harris Boulevard. (Council District 4 - Johnson)

Current Zoning: RE-2 (Research)

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

Staff Recommendation:

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

[2020_055_PHSА_DONE](#)

[2020_055_SitePlanRev_2020_08_17](#)

40. Rezoning Petition: 2020-057 by Lakemont Property Investors, LLC

Location: Approximately 44 acres located west of Interstate 485, on the north side of Old Dowd Road, and east of Sam Wilson Road. (ETJ)

Current Zoning: R-4 LLWPA LLWCA AIR (single-family residential, Lower Lake Wylie Protected Area, Lower Lake Wylie Critical Area, Airport Noise Overlay)

Proposed Zoning: I-2 (CD) LLWPA LLWCA AIR (general industrial, Lower Lake Wylie Protected Area, Lower Lake Wylie Critical Area, Airport Noise Overlay)

Staff Recommendation:

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

[2020_057_PHSА_DONE](#)

[2020_057_SitePlanRev_2020_08_17](#)

41. Rezoning Petition: 2020-060 by Westplan Investors

Location: Approximately 11.65 acres located east of Interstate 85, north of Berkeley Place Drive, and south of Mallard Creek Church Road. (Council District 4 - Johnson)

Current Zoning: CC (commercial center)

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

Staff Recommendation:

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

[2020_060_PHSА_DONE](#)

[2020_060_SitePlanRev_2020_08_17](#)

42. Rezoning Petition: 2020-062 by i3i Ventures, LP

Location: Approximately 17.3 acres located east of Old Statesville Road, south of Gibbon Road, northwest of Garvin Drive. (Council District 2 - Graham)

Current Zoning: I-2 (CD) (general industrial, conditional), R-3 (single-family residential)

Proposed Zoning: R-8 MF (CD) (multi-family residential, conditional) and B-2 (CD) (general business, conditional)

Staff Recommendation:

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

[2020_062_PHSА_DONE](#)

[2020_062_SitePlanRev_2020_08_17](#)

43. Rezoning Petition: 2020-072 by Freemore, LLC

Location: Approximately 0.48 acres located north of Freedom Drive, south of Thrift Road, and east of Berryhill Road. (Council District 3 - Watlington)

Current Zoning: I-1 (industrial)

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

Staff Recommendation:

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

[2020_072_PHSА_DONE](#)

[2020_072_SitePlanRev_2020_08_17](#)

44. Rezoning Petition: 2020-074 by Redwood USA, LLC

Location: Approximately 21.08 acres located off Harris Houston Road in the University City area. (Council District 4 - Johnson)

Current Zoning: R-3 (single family)

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

Staff Recommendation:

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

[2020_074_PHSА_DONE](#)

[2020_074_SitePlanRev_2020_08_17](#)

45. Rezoning Petition: 2020-075 by Mattamy Homes

Location: Approximately 19.6 acres located along the south side of Ridge Road, north of Interstate 485, and west of Mallard Creek Road. (Council District 4 - Johnson)

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

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

Staff Recommendation:

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

[2020_075_PHSА_DONE](#)

[2020_075_SitePlanRev_2020_08_17](#)

46. Rezoning Petition: 2020-078 by City of Charlotte, Aviation

Location: Approximately 19.5 acres located to the north and south of Old Dowd Road, just west of Interstate 485. (Outside City Limits)

Current Zoning: I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area), R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_078_PHSА_DONE](#)

47. Rezoning Petition: 2020-080 by The Courtyard at Park Road, LLC

Location: Approximately 2.376 acres located along the west side of Park Road, east of McDonald Avenue, and south of Ideal Way. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: NS (neighborhood services)

Staff Recommendation:

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

[2020_080_PHSА_DONE](#)

[2020_080_SitePlanRev_2020_08_17](#)

48. Rezoning Petition: 2020-084 by D. R. Horton

Location: Approximately 9.09 acres located along the west side of Reames Road, north of Sunset Road, and south of Lawnmeadow Drive. (Council District 2 - Graham)

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

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

Staff Recommendation:

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

[2020_084_PHSА_DONE](#)

[2020_084_SitePlanRev_2020_08_17](#)

49. Rezoning Petition: 2020-087 by Plainwood, LLC

Location: Approximately 7.81 acres located on the east side of Brookshire Boulevard, north of Dakota Street, west of Tennessee Avenue. (Council District 2 - Graham)

Current Zoning: R-5 (single-family residential)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of technical revisions related to transportation and environment.

[2020_087_PHSА_DONE](#)

[2020_087_SitePlanRev_2020_08_17](#)

Adjournment