

City of Charlotte

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



Zoning Agenda

Monday, February 15, 2021

Electronic Regular Meeting Hosted from Room 267

City Council Zoning Meeting

Mayor Vi Lyles

Mayor Pro Tem Julie Eiselt

Council Member Dimple Ajmera

Council Member Tariq Bokhari

Council Member Ed Driggs

Council Member Larken Egleston

Council Member Malcolm Graham

Council Member Renee Johnson

Council Member Matt Newton

Council Member Greg Phipps

Council Member Victoria Watlington

Council Member Braxton Winston II

REMOTE MEETING

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

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals/Withdrawals

2. Follow Up Report

[February Follow-Up Report_DONE](#)

DECISIONS

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

Update: Petitioner is requesting deferral to March 15, 2021

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)

4. Rezoning Petition: 2020-038 by Clover Group, Inc.

Update: Petitioner is requesting deferral to March 15, 2021

Location: Approximately 9.96 acres located on the east side of Steele Creek Road and south of Erwin Road. (Council District 3 - Watlington)

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

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

5. Rezoning Petition: 2019-173 by McCraney Property Company

Location: Approximately 150.0 acres located off Garrison Rd, west of I-485 and south of West Blvd. (Outside City Limits - nearest Council District 3 - Watlington)

Current Zoning: R-3 AIR LLWPA (single-family residential, airport noise overlay, Lower Lake Wylie Protected Area)

Proposed Zoning: I-1 (CD) AIR LLWPA (light industrial, conditional, airport noise overlay, Lower Lake Wylie Protected Area)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2019_173_ZCR_DONE](#)

[2019_173_FSA_DONE](#)

[2019-173_RevSitePlan_01.05.2021](#)

6. Rezoning Petition: 2020-079 by The Sealy Group, Inc.

Location: Approximately 5.99 acres located in east Charlotte, north of Albemarle Road and east of Hollirose Drive. (Council District 5 - Newton)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_079_ZCR_DONE](#)

[2020_079_FSA_DONE](#)

[2020_079_RevSitePlan_2021_02_09](#)

7. Rezoning Petition: 2020-109 by Lewis RE Group, LLC

Location: Approximately 2.334 acres located west of Interstate 485, along the southeast side of McKee Road. (Council District 7 - Driggs)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_109_ZC_Reco_DONE](#)

[RZP_2020_109_FinalStaff_DONE](#)

[2020_109_revisedPlan4_21_1_28](#)

8. Rezoning Petition: 2020-120 by M/I Homes

Location: Approximately 24.74 acres located on the south side of Ridge Road, north of Interstate 485. (Council District 4 -Johnson)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_120_ZC_Reco_DONE](#)

[2020_120_Final_SA_DONE](#)

[2020-120_RevSitePlan_2021_01_25](#)

9. Rezoning Petition: 2020-125 by John Nicholls - Accent Homes Carolinas, Inc.

Location: Approximately 12.13 acres located along Back Creek Church Road, south of University City Boulevard, near the Cabarrus County line. (Council District 4 -Johnson)

Current Zoning: R-3 (residential)

Proposed Zoning: MX-2 (mixed residential)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_125_ZCReco_DONE](#)

[2020_125_FSA_DONE](#)

[2020_125_RevSitePlan_2021_01_26](#)

10. Rezoning Petition: 2020-127 by RAM Realty Advisors

Location: Approximately 2.60 acres located on the south side of West Tremont Avenue, west of Tryon Street and north of Brookhill Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_127_ZCReco_DONE](#)

[2020_127_FSA_DONE](#)

11. Rezoning Petition: 2020-128 by MRL Holdings, LLC

Location: Approximately 0.17 acres located at the southern corner of the intersection of Alexander Street and 15th Street. (Council District 1 - Egleston)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_128_ZCR_DONE](#)

[2020_128_FSA_DONE](#)

[2020_128_revSitePlan_2021_02_02](#)

12. Rezoning Petition: 2020-137 by John Clark, Jr.

Location: Approximately 24.35 acres located along the southern portion of W. Rocky River Road. (Council District 4 -Johnson)

Current Zoning: R-3 (residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_137_ZCR_DONE](#)

[2020_137_FSA_DONE](#)

[2020_137_RevSitePlan_2021_02_10](#)

13. Rezoning Petition: 2020-143 by Charlotte Water

Location: Approximately 21.34 acres located along the south side of North Tryon Street west of Circle Drive near University City and Mecklenburg/Cabarrus County line. (Council District 4 -Johnson)

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

Proposed Zoning: R-8 (residential)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_143_ZCR_DONE](#)

[2020_143_FSA_DONE](#)

14. Rezoning Petition: 2020-145 by Crescent Communities

Location: Approximately 18.95 acres located on the north side of Marvin Road, the west side of Johnston Road, and south of Providence Road West. (Council District 7 - Driggs)

Current Zoning: O-2 (CD) (office, conditional)

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

Zoning Committee Recommendation:

The Zoning Committee voted 4-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_145_ZC_Reco_DONE](#)

[2020_145_FinalSA_DONE](#)

[2020_145_4thsiteplan_2_5_21](#)

15. Rezoning Petition: 2020-146 by Elmington Capital

Location: Approximately 7.23 acres located on the west side of Regal Oaks Drive, east of Winterhaven Drive, and north of Albemarle Road. (Council District 5 - Newton)

Current Zoning: O-15 (CD) (office, conditional)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_146_ZCR_DONE](#)

[2020_146_FSA_DONE](#)

16. Rezoning Petition: 2020-147 by Beacon Partners

Location: Approximately 1.93 acres located along the northwest side of Old Statesville Road. (Council District 2 - Graham)

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

Proposed Zoning: I-1 (light industrial)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_147_ZC_Reco_DONE](#)

[2020_147_Final_SA_DONE](#)

17. Rezoning Petition: 2020-151 by Range Water Real Estate

Location: Approximately 3.455 acres located along the north side of West Tremont Avenue, west of Tryon Street, and south of Woodcrest Avenue. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_151_ZCReco_DONE](#)

[2020_151_FHSA_DONE](#)

[2020_151_RevSitePlan_2021_01_25](#)

18. Rezoning Petition: 2020-152 by Shreeji Hospitality UNCC, LLC

Location: Approximately 2.99 acres located at the eastern terminus of E. McCullough Drive, east of N. Tryon Street in the University City community. (Council District 4 -Johnson)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_152_ZCR_DONE](#)

[2020_152_FSA_DONE](#)

19. Rezoning Petition: 2020-154 by Carolina Urban Properties, LTD

Location: Approximately 1.11 acres located along the west and east sides of Beatties Ford Road, along the south side of French Street, and north of Mill Road. (Council District 2 - Graham)

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay) and R-22MF PED (multi-family, pedestrian overlay)

Proposed Zoning: TOD-CC PED (transit-oriented development, community center, pedestrian overlay)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_154_ZCR_DONE](#)

[2020_154_FSA_DONE](#)

20. Rezoning Petition: 2020-157 by Specialty Properties, LLC

Location: Approximately 0.76 acres located on the western side of Tuckaseegee Road between Camp Green Street and Berryhill Road. (Council District 3 - Watlington)

Current Zoning: B-1 (neighborhood business) and R-5 (single-family residential)

Proposed Zoning: NS (neighborhood services)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_157_ZC_Reco_DONE](#)

[2020_157_Final_DONE](#)

[2020_157_RevSitePlan_2021_02_05](#)

21. Rezoning Petition: 2020-158 by Revolve Residential

Location: Approximately .618 acre located at the northern intersection of Spencer Street and E. 36th Street in the NoDa community. (Council District 1 - Egleston)

Current Zoning: R-5 (residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_158_ZCR_DONE](#)

[2020_158_FSA_DONE](#)

[2020_158_RevSitePlan_2021_01_26](#)

22. Rezoning Petition: 2020-166 by C4 Investments, LLC

Location: Approximately 8.73 acres located along the east side of Statesville Road, north of Keith Drive, and south of Sunset Road. (Council District 2 - Graham)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_166_ZC_Reco_DONE](#)

[2020_166_Final_SA_DONE](#)

[2020-166_RevSitePlans_2021_01_25](#)

23. Rezoning Petition: 2020-169 by Charlotte-Mecklenburg Housing Partnership

Location: Approximately 3.556 acres located along the south side of Billingsley Road, on the west side of Marvin Road, east of Ellington Street. (Council District 1 - Egleston)

Current Zoning: R-22MF (multi-family residential, up to 8 units per acre)

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

Zoning Committee Recommendation:

The Zoning Committee voted 4-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_169_ZCReco_DONE](#)

[2020_169_FSA_DONE](#)

[2020_169_RevSitePlanFINAL_2021_01_30](#)

ACTIVE TRANSPORTATION PROJECTS

24. Active Transportation Projects

[District1_ActiveProjects](#)

[District2_ActiveProjects](#)

[District3_ActiveProjects](#)

[District4_ActiveProjects](#)

[District5_ActiveProjects](#)

[District6_ActiveProjects](#)

[District7_ActiveProjects](#)

HEARINGS**25. Rezoning Petition: 2020-133 by D.R. Horton**

Update: Petitioner is requesting deferral to March 15, 2021

Location: Approximately 26.195 acres located on the south side of Hamilton Road, east of Youngblood Road, and west of Steele Creek Road. (ETJ)

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

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

26. Rezoning Petition: 2020-155 by Go Store It South Tryon, LLC

Update: Petitioner is requesting deferral to March 15, 2021

Location: Approximately 5.39 acres located along the north side of South Tryon, east of Whitehall Park Drive, and west of Interstate 485. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

27. Rezoning Petition: 2020-118 by TWG Development

Location: Approximately 9.042 acres located off District Drive between W.T. Harris Boulevard and Shorthorn Street in the University City neighborhood. (Council District 4 - Johnson)

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

Proposed Zoning: R-12 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 118 PHSA DONE](#)

[2020 118 SitePlan 2021 01 12](#)

28. Rezoning Petition: 2020-134 by Impact, LLC

Location: Approximately 26.59 acres located in the southeastern corner of the intersection of Rhyne Road and Mount Holly Road. (ETJ)

Current Zoning: CC, LWPA (commercial center, Lake Wylie Protected Area)

Proposed Zoning: CC SPA, LWPA (commercial center site plan amendment, Lake Wylie Protected Area)

Staff Recommendation:

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

[2020_134_PHS_A_DONE](#)

[2020_134_RevSitePlan_2021_01_11](#)

29. Rezoning Petition: 2020-153 by 9900 Mount Holly Road, LLC

Location: Approximately 13.04 acres located along the north side of Mount Holly Road, south of Stonyridge Drive, and northwest of Sonoma Valley Drive. (Council District 2 - Graham)

Current Zoning: R-17 MF LWPA (multi-family residential, Lake Wylie Protected Area) and R-3 LWPA (single-family residential, Lake Wylie Protected Area)

Proposed Zoning: R-17 MF (CD) LWPA (multi-family residential, conditional, Lake Wylie Protected Area)

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, environment, and transportation.

[2020_153_PHS_A_DONE](#)

[2020_153_RevSitePlan_2020_1_11](#)

30. Rezoning Petition: 2020-172 by Alex Ransenberg

Location: Approximately .312 acre located at the eastern intersection of Wesley Avenue and Whiting Avenue in the NoDa community. (Council District 1 - Egleston)

Current Zoning: R-5 (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.

[2020_172_PHS_A_DONE](#)

[2020_172_SitePlan_2021_01_12](#)

31. Rezoning Petition: 2020-180 by NRP Properties, LLC

Location: Approximately 9.931 acres located on the east side of Sugar Creek Road, south of Rolling Hill Drive, and north Tryon Street. (Council District 4 - Johnson)

Current Zoning: R-12MF (multi-family residential) and R-4 (single-family residential)

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

Staff Recommendation:

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

[2020_180_PHSА_DONE](#)

[2020-180_RevSitePlan_2021_01_11](#)

32. Rezoning Petition: 2020-175 by Lincoln Harris, LLC

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 2 - Graham)

Current Zoning: UMUD (uptown mixed-use district)

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

Staff Recommendation:

Staff does not support the request in its current form.

[2020_175_PHSА_DONE](#)

[2020_175_RevSitePlan_2021_01_12](#)

33. Rezoning Petition: 2020-068 by Levine Properties, Inc.

Location: Approximately 8.5 acres located along the east and west side of Hedgemore Road, south of Woodlawn Road, and west of Selwyn Avenue. (Council District 6 - Bokhari)

Current Zoning: O-1 (office) and MUDD (CD) (mixed-use development district, conditional)

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

Staff Recommendation:

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

[2020_068_PHSА_DONE](#)

[2020_068_RevSitePlan_2020_12_14](#)

34. Rezoning Petition: 2020-083 by The Keith Corporation

Location: Approximately 2.397 acres located along the northeast side of 5th Street, the southwest side of Park Drive, and north of Caswell Road. (Council District 1 - Egleston)

Current Zoning: O-2 (office) and R-43MF (multi-family residential)

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 site and design.

[2020_083_PHSА_DONE](#)

[2020_083_RevSitePlan_2021_01_12](#)

35. Rezoning Petition: 2020-141 by Flagship Healthcare Properties, LLC

Location: Approximately 1.55 acres located along the southeast side of Colonial Avenue, along the west side of Vail Avenue, and the northeast side of Randolph Road. (Council District 1 - Egleston)

Current Zoning: O-2 (office)

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

Staff Recommendation:

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

[2020_141_PHSА_DONE](#)

[2020_141_RevSitePlan_2021_01_12](#)

36. Rezoning Petition: 2020-156 by Eastgroup Properties

Location: Approximately 38.33 acres located along the east and west side of Pinecrest Drive, north of Shopton Road, and east of Interstate 485. (ETJ nearest Council District 3 - Watlington)

Current Zoning: R-3 AIR (single-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 and technical revisions related to site and building design and environment.

[2020_156_PHSА_DONE](#)

[2020_156_RevSitePlan_2021_01_11](#)

37. Rezoning Petition: 2020-159 by Bainbridge Communities Acquisitions III, LLC

Location: Approximately 14.83 acres bound by the northern side of Mallard Creek Road, the northeast side of Ridge Road and the eastern side of Beard Road. (Council District 4 - Johnson)

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

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

Staff Recommendation:

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

[2020_159_PHSА DONE](#)

[2020-159_RevSitePlan_2021_01_11](#)

38. Rezoning Petition: 2020-161 by KM JDH Beatties Ford, LLC

Location: Approximately 0.377 acres located on the south side of Mt Holly-Huntersville Road, east of Fox Thorne Drive and west of Beatties Ford Road. (Council District 2 - Graham)

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

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 land use.

[2020_161_PHSА DONE](#)

[2020-161_RevSitePlan_2021_01_11](#)

39. Rezoning Petition: 2020-162 by Mt. Island Promenade, LLC

Location: Approximately 6.11 acres located along the northwest side of Smith Farm Road, the southeast side of Corning Place, and south of Riverbend Village Drive. (Council District 2 - Graham)

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

Proposed Zoning: NS SPA LWPA (neighborhood services, site plan amendment, Lake Wylie Protected Area)

Staff Recommendation:

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

[2020_162_PHSА DONE](#)

[2020-162_RevSitePlan_2021_01_11](#)

40. Rezoning Petition: 2020-165 by Taylor Davis

Location: Approximately 6.99 acres located along the south side of Mt. Holly - Huntersville Road, the east side of Beatties Ford Road, and north of Interstate 485. (Council District 2 - Graham)

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

Proposed Zoning: R-8MF (CD) SPA (multi-family residential, conditional site plan amendment) with 5-year vested rights.

Staff Recommendation:

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

[2020_165_PHSА_DONE](#)

[2020-165_RevSitePlan_2021_01_11](#)

41. Rezoning Petition: 2020-167 by Hopper Communities

Location: Approximately 3.08 acres located on the west side of Bancroft Street, north of 24th Street, and east of Graham Street. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial) and R-5 (single-family residential)

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 site and building design.

[2020_167_PHSА_DONE](#)

[2020-167_RevSitePlan_2021_01_11](#)

42. Rezoning Petition: 2020-170 by Sree Properties

Location: Approximately .26 acres with frontages on Downs Avenue and Shamrock Drive, east of Newell Avenue. (Council District 1 - Egleston)

Current Zoning: R-5 (residential)

Proposed Zoning: R-8 (residential)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_170_PHSА_DONE](#)

43. Rezoning Petition: 2020-174 by MOD CLT, LLC

Location: Approximately 0.44 acre at the southeastern corner of the intersection of Norwood Drive and Parkway Avenue. (Council District 2 - Graham)

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

Proposed Zoning: R-8 (single-family residential)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_174_PHSА DONE](#)

44. Rezoning Petition: 2020-178 by Teresa M. Orsini

Location: Approximately 0.7 acre located SW of the intersection of Belmont Avenue and Seigle Avenue in the Belmont neighborhood. (Council District 1 - Egleston)

Current Zoning: MUDD-O/I-2 (mixed-use development, optional & industrial)

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

Staff Recommendation:

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

[2020_178_PHSА DONE](#)

[2020_179_RevSitePlan_2021_01_11](#)

ADJOURNMENT