

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, June 7, 2022**

**Charlotte-Mecklenburg Government Center - Virtual**

### **Zoning Committee Work Session**

***Keba Samuel - Chairperson***

***Andrew Blumenthal***

***John Ham***

***Courtney Rhodes***

***Sam Spencer***

***Douglas Welton***

Zoning Committee Work Session

Zoning Items

**1. Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC**

***Update: Petitioner is requesting deferral to July 5, 2022***

**Location:** Approximately 0.99 acres located at the southeastern corner of the intersection of Steele Creek Road and Rigsby Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** NS (neighborhood services)

**2. Rezoning Petition: 2021-238 by Lennar Carolinas, LLC**

***Update: Petitioner is requesting deferral to July 5, 2022***

**Location:** Approximately 5.12 acres on the south side of NC Music Factory Boulevard, adjacent to Elmwood Cemetery and near the NC Music Factory entertainment complex. (Council District 2 - Graham)

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

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

### 3. Rezoning Petition: 2021-112 by Cambridge Properties, Inc.

**Location:** Approximately 15.54 acres located on the east and west side of Ikea Boulevard, south of University City Boulevard, and west of North Tryon Street. (Council District 4 - Johnson)

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

**Proposed Zoning:** MUDD-O (mixed-use development, optional), MUDD (CD) (mixed-use development, conditional), B-2 (CD) (general business, conditional)

**Public Hearing Held:** May 23, 2022 - Item #27

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_112\\_PostHSA\\_DONE](#)

[2021\\_112\\_RevSitePlan\\_2022\\_05\\_26](#)

[2021-112\\_Consistency](#)

### 4. Rezoning Petition: 2021-197 by Crescent Communities

**Location:** Approximately 1.91 acres located at the northeast intersection of Heath Court and Central Avenue, west of Hawthorne Lane, and east of Louise Avenue. (Council District 1 - Egleston)

**Current Zoning:** MUDD-O PED (mixed-use development, optional, pedestrian overlay) and TOD-CC PED (transit-oriented development, community center, pedestrian overlay)

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

**Public Hearing Held:** April 18, 2022 - Item #6

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

**Staff Recommendation:**

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

[2021\\_197\\_PostHSA\\_DONE](#)

[2021\\_197\\_RevSitePlan2022\\_04\\_22](#)

[2021\\_197\\_Consistency](#)

## 5. Rezoning Petition: 2021-217 by Boulevard Real Estate Advisors, LLC

**Location:** Approximately 3.513 acres located at the northwest intersection of Orchard Circle and South Tryon Street, east of Interstate 77, and south of West Peterson Drive. (Council District 3 - Watlington)

**Current Zoning:** B-2 (general business) and R-8 (single-family residential)

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

**Public Hearing Held:** May 23, 2022 - Item #31

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 217 PostHSA DONE](#)

[2021 217 consistency](#)

## 6. Rezoning Petition: 2021-218 by Boulevard Real Estate Advisors, LLC

**Location:** Approximately 3.68 acres located on the west side of South Tryon Street and northeast side of West Peterson Drive, south of Clanton Road. (Council District 3 - Watlington)

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

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

**Public Hearing Held:** May 23, 2022 - Item #32

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 218 PostHSA DONE](#)

[2021 218 consistency](#)

## 7. Rezoning Petition: 2021-225 by Boulevard Real Estate Advisors, LLC

**Location:** Approximately 5.807 acres located on the south and north side of Orchard Circle, west of South Tryon Street, and east of Interstate 77. (Council District 3 - Watlington)

**Current Zoning:** R-8 (single-family residential)

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

**Public Hearing Held:** May 23, 2022 - Item #33

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 225 PostHSA DONE](#)

[2021 225 consistency](#)

## 8. Rezoning Petition: 2021-219 by Lincoln Property Company

**Location:** Approximately 2.65 acres located on the south side of Kenilworth Avenue, west side of Harding Place, and east side of East Morehead Street. (Council District 1 - Egleston)

**Current Zoning:** MUDD-O PED (mixed-use development, optional, site plan amendment, pedestrian overlay)

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

**Public Hearing Held:** April 18, 2022 - Item #35

**Staff Resource:** John Kinley

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 219 PostSA DONE](#)

[2021 219 siteplanRev 22 4 21](#)

[2021 219 CS](#)

## 9. Rezoning Petition: 2021-223 by Selwyn Property Group, Inc.

**Location:** Approximately 2.39 acres located southwest of Pressley Road, northeast of Billy Graham Parkway, and west of Interstate 77. (Council District 3 - Watlington)

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

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

**Public Hearing Held:** May 23, 2022 - Item #34

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 223 PostHSA DONE](#)

[2021 223 SitePlanRev 4 11 2022](#)

[2021 223 consistency](#)

## 10. Rezoning Petition: 2021-235 by Coral Reef Investment Properties IES, LLC

**Location:** Approximately 8.6 acres located on the east side of Tyvola Road near the intersection with Tyvola Centre Drive. (Council District 3 - Watlington)

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

**Proposed Zoning:** R-17 MF (CD) (multi-family residential, conditional) with 5 year vested rights

**Public Hearing Held:** May 23, 2022 - Item #35

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of an outstanding issue related to land use.

[2021 235 PostSA DONE](#)

[2021 235 SitePlanRev 05 26 2022](#)

[2021 235 consistency](#)

## 11. Rezoning Petition: 2021-240 by Ascent Real Estate Capital, LLC

**Location:** Approximately 1.67 acres located at the southeast intersection of Abbey Place and Hedgemore Drive, south of Montford Drive and east of Park Road. (Council District 6 - Bokhari)

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

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

**Public Hearing Held:** May 23, 2022 - Item #28

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 240 PostSA DONE](#)

[2021 240 siteplanREv 22 5 26](#)

[2021 240 CS](#)

## 12. Rezoning Petition: 2021-241 by Jung Yim

**Location:** Approximately 1.85 acres located at the southeast intersection of Sardony Lane and East W.T. Harris Boulevard, north of Rocky River Road. (Council District 4 - Johnson)

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

**Proposed Zoning:** R-17 MF (CD) (multi-family residential, conditional) with 4 year vested rights

**Public Hearing Held:** May 23, 2022 - Item #37

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 241 PostHSA DONE](#)

[2021 241 RevSitePlan 2022 06 01](#)

[2021 241 Consistency](#)

### 13. Rezoning Petition: 2021-244 by Juarez Silva

**Location:** Approximately 1 acre located on the south side of Cindy Lane near the intersection with Bowline Drive. (Council District 2 - Graham)

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

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

**Public Hearing Held:** May 23, 2022 - Item #38

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_244\\_PostHSA\\_DONE](#)

[2021\\_244\\_consistency](#)

### 14. Rezoning Petition: 2021-245 by CC Fund 3, LLC

**Location:** Approximately 1.44 acres bound by the south side of Carter Avenue and north side of Woodward Avenue, west of Vanderbilt Road, and east of Statesville Avenue. (Council District 1 - Egleston)

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

**Proposed Zoning:** MUDD (CD) (mixed-use development district)

**Public Hearing Held:** May 23, 2022 - Item #39

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_245\\_PostHSA\\_DONE](#)

[2021\\_245\\_RevSitePlan\\_2022\\_05\\_26](#)

[2021\\_245\\_Consistency](#)

## 15. Rezoning Petition: 2021-249 by Mill Creek Residential

**Location:** Approximately 25.46 acres located on the west side of Steele Creek Road, south of the intersection with Sledge Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** MX-2 (INNOV) & NS (mixed use, innovation) and (neighborhood services)

**Public Hearing Held:** May 23, 2022 - Item #29

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

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

[2021\\_249\\_PostSA\\_DONE](#)

[2021\\_249\\_SitePlanRev\\_05\\_25\\_2022](#)

[2021\\_249\\_consistency](#)

## 16. Rezoning Petition: 2021-251 by Delray Ventures, LLC

**Location:** Approximately 13.08 acres located along the east side of Mallard Creek Road, north Governor Hunt Road, and west of David Taylor Drive. (Council District 4 - Johnson)

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

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

**Public Hearing Held:** May 23, 2022 - Item #30

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_251\\_PostHSA\\_DONE](#)

[2021\\_251\\_RevSitePlan\\_2022\\_05\\_26](#)

[2021\\_251\\_Consistency](#)

## 17. Rezoning Petition: 2021-253 by Flywheel Group

**Location:** Approximately 15.58 acres located on the southeast side of North Tryon Street and east side of Matheson Avenue, north of Cullman Avenue. (Council District 1 - Egleston)

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

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

**Public Hearing Held:** May 23, 2022 - Item #40

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_253\\_PostHSA\\_DONE](#)

[2021\\_253\\_consistency](#)

## 18. Rezoning Petition: 2021-255 by Bob Shelton

**Location:** Approximately 1.75 acres located on the west side of Statesville Road near the intersection of Spector Drive. (Council District 2 - Graham)

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

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

**Public Hearing Held:** May 23, 2022 - Item #41

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_255\\_PostSA\\_DONE](#)

[2021\\_255\\_consistency](#)

## 19. Rezoning Petition: 2022-011 by Starmount Healthcare Management

**Location:** Approximately 8.34 acres located at the northwest intersection of North Tryon Street and West Sugar Creek Road, east of West Craighead Road. (Council District 1 - Egleston)

**Current Zoning:** R-17 MF (multi-family residential)

**Proposed Zoning:** INST (institutional)

**Public Hearing Held:** May 23, 2022 - Item #42

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 011 PostHSA DONE](#)

[2022 011 Consistency](#)

## 20. Rezoning Petition: 2022-019 by Chris Ogunrinde

**Location:** Approximately 3.74 acres located on the west side of South Tryon Street and northeast side of Pressley Road, east of Interstate 77. (Council District 3 - Watlington)

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

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

**Public Hearing Held:** May 23, 2022 - Item #43

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of his petition.

[2022 019 PostHSA DONE](#)

[2022 019 consistency](#)

## 21. Rezoning Petition: 2022-021 by CrossRoads Corporation for Affordable Housing & Community Development, Inc.

**Location:** Approximately 0.23 acre located at the northwest intersection of Marney Avenue and Alpha Street, east of Skyland Avenue, and southwest of Monroe Road. (Council District 1 - Egleston)

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

**Proposed Zoning:** UR-1 (urban residential)

**Public Hearing Held:** May 23, 2022 - Item #44

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 021 PostHSA DONE](#)

[2022 021 consistency](#)