

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, July 15, 2019**

**Council Chambers**

### **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 Justin Harlow  
Council Member LaWana Mayfield  
Council Member James Mitchell  
Council Member Matt Newton  
Council Member Greg Phipps  
Council Member Braxton Winston II***

**DINNER MEETING**

- 1.**
  - 5:00 P.M. DINNER MEETING, CH-14**
    - 1. Meeting Agenda**
    - 2. Dinner Meeting Agenda**
      - 1. Agenda Review - Dave Pettine**
    - 3. Follow-Up Report**
  
- 2. Dinner Meeting Agenda**
  - 1. Agenda Review - Dave Pettine**

[Dinner Agenda July](#)
  
- 3. Follow Up Report**

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

**DECISIONS****4. Rezoning Petition: 2018-128 by James Pouitier**

***Update: Petitioner is requesting deferral to September 16, 2019***

**Location:** Approximately 5.5 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard. (Council District 2 - Harlow)

**Current Zoning:** R-3 LWPA (single family residential, Lake Wylie protected area)

**Proposed Zoning:** NS LWPA (neighborhood services, Lake Wylie protected area)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to **DEFER** this petition to their July 30, 2019 meeting.

**5. Rezoning Petition: 2018-167 by Verde Homes, LLC**

***Update: Petitioner is requesting a deferral to September 16, 2019***

**Location:** Approximately 1.74 acres located on the east side of Sardis Road, between Oak Creek Drive and Creek Valley Drive. (Council District 6 - Bokhari)

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

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

**Zoning Committee Recommendation:**

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

**6. Rezoning Petition: 2019-006 by Amerco Real Estate Company**

***Update: Petitioner is requesting deferral to September 16, 2019***

**Location:** Approximately 4.63 acres located on the east side of the intersection of Freedom Drive, Ashley Drive and Tuckaseegee Road. (Council District 3 - Mayfield)

**Current Zoning:** B-1SCD AIR (business shopping center district, airport noise overlay)

**Proposed Zoning:** BD(CD) AIR (distributive business, conditional, airport noise overlay) and B-2(CD) AIR (general business, conditional, airport noise overlay)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to **DEFER** this petition to their July 30, 2019 meeting.

## 7. Rezoning Petition: 2016-112 by Argos Real Estate Advisors, Inc.

**Location:** Approximately 28 acres generally surrounded by Stewart Avenue, Chamberlain Avenue, Turner Avenue, State Street and Stewart Creek. (Council District 2 - Harlow)

**Current Zoning:** I-1 (light industrial) and I-2 (general industrial)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2016-112 reco 07-02-2019 CLG7-3 km0705](#)

[2016-112 Final 07-15-2019 CLG7-3km0705 DP0709](#)

[2016-112 RevSitePlan 07-10-2019](#)

## 8. Rezoning Petition: 2018-110 by Mattamy Homes

**Location:** Approximately 38.40 acres located on the east side of Shopton Road West, north of South Tryon Street. (Outside City Limits)

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

**Proposed Zoning:** R-8MF(CD) (multi-family residential, conditional), with five-year vested rights

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-110 reco 07-02-2019 CLG7-3 DP0705 km0705 ss](#)

[2018-110 Final 07-15-2019 CLG7-3 km0705](#)

[2018-110 Rev 06-28-2019](#)

**9. Rezoning Petition: 2018-127 by Blue Azela-Providence, LLC**

**Location:** Approximately 1.08 acres located at the intersection of Vernon Drive and Providence Drive, north of Wendover Road and east of Providence Road. (Council District 6 - Bokhari)

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

**Proposed Zoning:** R-8(CD) (single family residential, conditional) with five-year vested rights

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-127 reco 07-05-2019 km0705](#)

[2018-127 Final km0705 DP0710](#)

[2018-127 RevSitePlan 07-09-2019](#)

**10. Rezoning Petition: 2018-151 by EBA Crystal Real Estate, LLC**

**Location:** Approximately 20.56 acres located on the east side of J.W. Clay Boulevard, north of West W.T. Harris Boulevard (Council District 4 - Phipps)

**Current Zoning:** CC (commercial center)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-151 reco 07-02-2019 km0705](#)

[2018-151 Final km0705](#)

[2018-151 RevSitePlan 07-09-2019](#)

**11. Rezoning Petition: 2018-162 by NRP Properties, LLC**

**Location:** Approximately 6.63 acres located at the intersection of North Tryon Street and West Eastway Drive. (Council District 4 - Phipps)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-2 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[18-162 ZC Recommendation DP0705 LA km0705 ss](#)

[2018-162 Final Staff km0705 DP0709](#)

[2018-162 RevSitePlan 07-10-2019](#)

**12. Rezoning Petition: 2018-163 by Suncap Property Group, LLC**

**Location:** Approximately 1.75 acres located on the eastside of Waverly Avenue, west side of Kenilworth Avenue, south of Romany Road. (Council District 1 - Egleston)

**Current Zoning:** R-8 (single family residential) & R-22MF (multi-family residential)

**Proposed Zoning:** R-8(CD) (single family residential, conditional) & MUDD(CD) (mixed use development, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 4-3 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-163\\_rec 04-30-2019 done](#)

[2018-163\\_Finalstaff 05-20-2019 DP 0710](#)

[2018-163\\_RevSitePlan 04-23-2019](#)

**13. Rezoning Petition: 2019-005 by Ardent Acquisitions, LLC**

**Location:** Approximately 5.58 acres located on the south of West Tremont Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

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

**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.

[2019-005 Reco 07-02-2019 km0708](#)

[2019-005 Final km0708](#)

[2019-005 RevSitePlan 05-28-2019](#)

**14. Rezoning Petition: 2019-008 by CoHab, LLC**

**Location:** Approximately 0.52 acres located on the west side of the intersection of Seigle Avenue and East 15th Street. (Council District 1 - Egleston)

**Current Zoning:** R-5 (single 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 does not recommend approval of this petition in its current form.

[2019-008 reco 07-05-2019 km0705](#)

[2019-008 Final km0705 DP0710](#)

[2019-008 RevSitePlan 07-09-2019](#)

## 15. Rezoning Petition: 2019-009 by Joseph Rhodes

**Location:** Approximately 16.0 acres located on the east side of Beatties Ford Road, north of Trinity Road and south of Lakeview Road. (Council District 2 - Harlow)

**Current Zoning:** R-3 (single family residential) and B-2 (general business)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 4-3 to recommend **DENIAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-009 reco km0705 ss](#)

[2019-009 final km0705 DP0710](#)

[2019-009 RevSitePlan 07-10-19](#)

## 16. Rezoning Petition: 2019-018 by Canopy CLT

**Location:** Approximately 3.10 acres located on the south side of Raleigh Street, west of Sugar Creek Road, south of North Tryon Street. (Council District 1 - Egleston)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[19-018 ZC Recommendation km0705](#)

[2019-018 Final Hearing Staff LA km0705](#)

## 17. Rezoning Petition: 2019-019 by Stanchion Asset Partners

**Location:** Approximately 4.64 acres located at the southwest corner of West Mallard Creek Church Road and David Taylor Road, east of Mallard Creek Road. (Council District 4 - Phipps)

**Current Zoning:** RE-2 (research)

**Proposed Zoning:** RE-3(O) (research, optional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-019 reco km0705](#)

[2019-019 Final km0705 DP0710](#)

[2019-019 RevSitePlan 06-24-2019](#)



**18. Rezoning Petition: 2019-021 by McKinney Holdings NC II, LLC**

**Location:** Approximately 23.2 acres southeast intersection of North Tryon Street and Libby Way. (Council District 4 - Phipps)

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

**Proposed Zoning:** TOD-M(CD) (transit oriented development-mixed use, conditional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-021 reco 07-05-2019 km0705](#)

[2019-021 Final Staff DP0705 km0705](#)

[2019-021 RevSitePlan 06-24-2019](#)

**19. Rezoning Petition: 2019-023 by Sinacori Builders**

**Location:** Approximately 5.12 acres located on the southeast side of Carmel Road, north of Carmel Vista Lane and south of Quail View Road. (Council District 6 - Bokhari)

**Current Zoning:** R-3 (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.

[2019-023 reco 7-2-19 km0705](#)

[2019-023 Finalstaff 7-15-19 km0705](#)

[2019-023 RevSitePlan 06-24-2019](#)

**20. Rezoning Petition: 2019-033 by HK Cedarvale, LLC**

**Location:** Approximately 9.89 acres located on the west side of Cedarvale Road north of Performance Road, east of Moores Chapel Road. (Outside City Limits)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-1 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

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

[2019-033 reco 07-02-2019 CLG7-5 km0705](#)

[2019-033 FINAL 07-15-2019 CLG7-5 km0705](#)

[2019-033 RevSitePlan 06-24-2019](#)

**21. Rezoning Petition: 2019-034 by United Community School**

**Location:** Approximately 10.0 acres located on the west of Suther Road, between University Boulevard and Old Concord Road. (Council District 4 - Phipps)

**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.

[19-034 ZC Recommendation km0708](#)

[2019-034 Final Staff LA](#)

[2019-034 RevSitePlan 07-09-2019](#)

**22. Rezoning Petition: 2019-040 by Aldersgate at Shalom Park Inc.**

**Location:** Approximately 17.17 acres located on the east side of Providence Road, south of Jefferson Drive, south of Fairview Road/Sardis Road. (Council District 6 - Bokhari)

**Current Zoning:** R-3 (single family residential) and R-1 (religious institute)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-040 reco 7-2-19 km0708](#)

[2019-040 FinalStaff 7-15-19 km0708](#)

[2019-040 RevSitePlan 06-28-2019](#)

**23. Rezoning Petition: 2019-042 by Sanctuary Development, LLC**

**Location:** Approximately 12.52 acres located on the southeast side of the intersection of North Tryon Street and University City Boulevard. (Council District 4 - Phipps)

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

**Proposed Zoning:** TOD-CC (transit oriented development-community center) and TOD-TR (transit oriented development-transition)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[19-042 ZC Recommendation km005](#)

[2019-042 Final Staff Analysis 7-15-19 km0705](#)

**24. Rezoning Petition: 2019-043 by Diamondback Acquisitions**

**Location:** Approximately 43.58 acres located on southwest side of Belmeade Drive, northwest of Rhyne Road. (Outside City Limits)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-1 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-043 reco 07-02-2019 CLG7-3 km0705 ss](#)

[2019-043 Final 07-15-2019 CLG7-3 km0705](#)

[2019-043 RevSitePlan 06-24-2019](#)

## 25. Rezoning Petition: 2019-044 by Panthers Stadium

**Location:** Approximately 8.60 acres located on the southeast side of South Cedar Street between West 4th Street and West Morehead Street. (Council District 2 - Harlow)

**Current Zoning:** UR-3 (urban residential) and MUDD (mixed use development)

**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.

[19-044 ZC Recommendation km0705](#)

[2019-044 Final Staff 7-15-19 km0705](#)

[2019-044 RevSitePlan 06-24-2019](#)

## 26. Rezoning Petition: 2019-045 by Moores Chapel Holdings, LLC

**Location:** Approximately 29.08 acres located off of Springhill Road, Rockwood Drive, south of Mount Holly Road, east of Interstate 485. (Council District 3 - Mayfield)

**Current Zoning:** MX-2 LWPA (mixed use, Lake Wylie Protected Area)

**Proposed Zoning:** MX-2 LWPA SPA (mixed use, Wylie Protected Area, 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.

[2019-045 reco 07-02-2019 CLG7-3 km0705](#)

[2019-045 Final 07-15-2019 CLG7-3 km0705](#)

[2019-045 RevSitePlan 06-24-2019](#)

## 27. Rezoning Petition: 2019-046 by Spectrum Development Company

**Location:** Approximately 2.16 acres located on the southeast side of South Mint Street, southwest of West Carson Boulevard and northeast of West Palmer Street. (Council District 3 - Mayfield)

**Current Zoning:** I-2 (general 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.

[2019-046 ZC Reco km0708](#)

[2019-046 Finalkm0708](#)

**28. Rezoning Petition: 2019-052 by Beaver Creek CRE LLC**

**Location:** Approximately 2.11 acres located on the north side of East Independence Boulevard, Pierson Drive, Bamboo Street and Wilshire Place. (Council District 5 - Newton)

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

**Proposed Zoning:** 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.

[2019-052 Reco 7-2-19 km0705 ss](#)

[2019-052 finalStaff 7-15-19 km0705](#)

[2019-052 RevSitePlan 06-24-2019](#)

**29. Rezoning Petition: 2019-059 by Win Development, LLC**

**Location:** Approximately 0.34 acres located on the east side of North Graham Street, south of Cannon Avenue, north of Interstate 85. (Council District 4 - Phipps)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-059 reco km0705](#)

[2019-059 Final km0705](#)

**HEARINGS****30. Rezoning Petition: 2019-038 by Dave Hegnauer****Summary of petition:**

- 1) add new definitions for Commissary Kitchen;
- 2) allow the use in the CC, B-2, B-D, U-1, I-1, and I-2 zoning districts; and
- 3) allow parking of food trucks and trailers associated with commissary kitchen as an allowed accessory use in the CCB-2, and B-D districts.

**Staff recommendation:**

Staff recommends approval of this text amendment upon resolution of outstanding issues related to outdoor storage (parking of mobile food trucks and trailers).

[2019-038 PHstaff 7-15-19 LH07-09 SM7-9 LH7-11](#)

[2019-038 text amendment revision 6-24-19](#)

**31. Rezoning Petition: 2018-117 by Hopper Communities, Inc.**

***Update: Petitioner is requesting deferral to September 16, 2019***

**Location:** Approximately 1.7 acres located on the east side of South Tryon Street, south of East Cama Street and north East Peterson Drive. (Council District 3 - Mayfield)

**Current Zoning:** R-8 (single family residential) and MUDD(CD) (mixed use development, conditional)  
**Proposed Zoning:** UR-2(CD) (urban residential, conditional)

[2018-117 Hopper Communities, Inc September 16th deferral](#)

**32. Rezoning Petition: 2019-047 by NR Pinehurst Property Owner, LLC**

***Update: Petitioner is requesting deferral to September 16, 2019***

**Location:** Approximately 36.06 acres located on the west side of Providence Road between Cloister Drive and Knob Oak Lane and across from Strawberry Hill Drive. (Council District 6 - Bokhari)

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

[2019-047 NR Pinehurst Property Owner, LLC September 16th deferral](#)

**33. Rezoning Petition: 2018-142 by Profit Dixon Partners**

***Update: Petitioner is requesting deferral. Date to be determined by City Council.***

**Location:** Approximately 20.50 acres located on the west side of Providence Road, north of Lynbridge Road, south of Old Providence Road. (Council District 7 - Driggs)

**Current Zoning:** R-3 (single family residential)  
**Proposed Zoning:** R-8MF(CD) (multi-family residential, conditional)

[2018-142 Profit Dixon Partners](#)

**34. Rezoning Petition: 2019-028 by HHHunt**

**Location:** Approximately 26.71 acres located on the north side of Sam Dee Road, west of Harrisburg Road and south of Interstate 485. (Council District 5 - Newton)

**Current Zoning:** R-3 (single family residential) and O-15(CD) (office, conditional)

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-028 PH staff km0710lh7-11 DP0711](#)

[2019-028 RevSitePlan 05-14-2019](#)

**35. Rezoning Petition: 2019-029 by Crescent Communities**

**Location:** Approximately 1.68 acres located at the intersection of East 7th Street and North Caswell Avenue. (Council District 1 - Egleston)

**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 transportation and technical revisions.

[2019-029 PH staff DP0611 SM6-11 km0612 lh6-12 DP0708 SM7-8 km DP0710](#)

[2019-029 RevSitePlan 06-17-2019](#)

[Previously Approved Cover Page](#)

[2016-015 Approved Site Plan](#)

**36. Rezoning Petition: 2019-030 by Continental 475 Fund, LLC**

**Location:** Approximately 30.73 acres located on the north side of South Tryon Street, south of Erwin Road, east of Choate Circle. (Council District 3 - Mayfield)

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

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

**Staff Recommendation:**

Staff does not recommend approval of this petition in its current form.

[2019-030 PH 06-17-2019 CLG5-21 AG06-07 DP610 SM6-10 LH6-10 km0611 DP0612 DP0709](#)

[2019-030 Rev2 05-14-2019](#)

**37. Rezoning Petition: 2019-055 by Movement Resources**

**Location:** Approximately 4.19 acres located on the north side of Central Avenue, east of North Sharon Amity Road. (Council District 5 - Newton)

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

**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 technical revisions.

[2019-055 PHstaff km0628 lh0705 SM7-8 DP0710 DP0711](#)

[2019-055 RevSitePlan 06-11-2019](#)

[Previously Approved Cover Page](#)

[2019-055 1985-038 approved site plan](#)

**38. Rezoning Petition: 2019-058 by Housing Authority of the City of Charlotte**

**Location:** Approximately 4.27 acres located at the intersection of West 30th Street and Bellefonte Drive. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**

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

[2019-058 PHstaff 06262019CL km0710 lh0710 DP0710 DP0711](#)

[2019-058 RevSitePlan 06-11-2019](#)

**39. Rezoning Petition: 2019-063 by VLE Partners, LLC**

**Location:** Approximately 2.8 acres located on the east side of The Plaza, south of Belvedere Avenue. (Council District 1 - Egleston)

**Current Zoning:** MUDD-O HD-O (mixed use development, optional, historic district overlay)

**Proposed Zoning:** MUDD-O SPA HD-O (mixed use development, optional, site plan amendment, historic district overlay)

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of requested technical revisions.

[2019-063 PHstaff km0709 lh0709 DP0710 DP0711](#)

[2019-063 RevSitePlan 06-11-2019](#)

[Previously Approved Cover Page](#)

[2018-018 RevSitePlan 06-01-2018](#)



**40. Rezoning Petition: 2019-064 by Novant Health**

**Location:** Approximately 33.16 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard, north of Interstate 485. (Council District 2 - Harlow)

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

**Proposed Zoning:** O-1(CD) LWPA (office, conditional, Lake Wylie Protected Area)

**Staff Recommendation:**

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

[2019-064 PHstaff\\_06272019CL\\_MR\\_DP0710\\_DP0711](#)

[2019-064\\_RevSitePlan\\_06-11-2019](#)

[Previously Approved Cover Page](#)

[2019-064\\_approved 2016-128](#)

**41. Rezoning Petition: 2018-073 by Moores Chapel Retail, LLC**

***Update: Petitioner is requesting deferral to September 16, 2019***

**Location:** Approximately 3.99 acres located at the intersection of Moores Chapel Road, Rhyne Road, and Belmeade Road. (Council District 3 - Mayfield)

**Current Zoning:** R-3 LLWPA (single family residential, Lower Lake Wylie - protected area)

**Proposed Zoning:** B-1(CD) LLWPA (neighborhood business, conditional, Lower Lake Wylie - protected area)

[2018-073 Moores Chapel Retail, LLC September 16th Deferral](#)

**42. Rezoning Petition: 2019-022 by Metrolina Builders, Inc.**

**Location:** Approximately 17.63 acres located at the southwest intersection of Morehead Road and Gene Downs Road, east of Salome Church Road. (Outside City Limits)

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

**Proposed Zoning:** I-2(CD) SPA (general industrial, conditional, site plan amendment)

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation technical revisions.

[2019-022 PH staff\\_06252019CL\\_LH0708\\_km0709\\_DP0710\\_DP0711](#)

[2019-022\\_RevSitePlan\\_06-11-2019](#)

[Previously Approved Cover Page](#)

[2019-022\\_approved 1998-017C](#)

**43. Rezoning Petition: 2019-027 by Liberty Property Trust**

***Update: Petitioner is requesting deferral to September 16, 2019***

**Location:** Approximately 20.50 acres located at the east side of the intersection of Sam Wilson Road and Laine Road, south of Interstate 85. (Outside City Limits)

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

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

[2019-027 Liberty Property Trust September 16th deferral](#)

**44. Rezoning Petition: 2019-039 by Dependable Development, Inc.**

**Location:** Approximately 26.50 acres located on the west side of Salome Church Road, near Morehead Road, southeast of Interstate 85. (Outside City Limits)

**Current Zoning:** CC(SPA) (commercial center, site plan amendment)

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

**Staff Recommendation:**

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

[2019-039 PHstaff 06252019CL\\_MR\\_km0709\\_lh0710\\_DP0710](#)

[2019-039 RevSitePlan 05-14-2019](#)

[Previously Approved Cover Page](#)

[2014-019 approved site plan](#)

**45. Rezoning Petition: 2019-049 by Apollo Holding Company**

***Update: Petitioner is requesting a deferral to September 16, 2019***

**Location:** Approximately 9.00 acres located on the north side of Queen City Drive, south of Tuckaseegee Road, west of Toddville Road, north of Interstate 85. (Council District 3 - Mayfield)

**Current Zoning:** R-17MF AIR (multi-family residential, airport noise overlay)

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

[2019-049 Apollo Holding Company September 16th deferral](#)

**46. Rezoning Petition: 2019-050 by Land Growth, LLC**

**Location:** Approximately 1.45 acres located at the intersection of East Independence Boulevard and Crownpoint Executive Drive. (Council District 6 - Bokhari)

**Current Zoning:** B-D (distributive business)

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-050 PHstaff 7-15-19\\_km0625\\_lh0705\\_DP0710](#)

**47. Rezoning Petition: 2019-053 by Hopper Communities**

**Location:** Approximately 2.65 acres off Bryant Park Drive, west of Suttle Avenue, north of Wilkinson Boulevard and south of Morehead Street. (Council District 3 - Mayfield)

**Current Zoning:** O-1 (office district) and I-2 (general industrial)

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

**Staff Recommendation:**

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

[2019-053 PH 07-15-2019 CLG6-20 AG6-27 DP0708 LH0708 km0709 DP0710](#)

[2019-053 RevSitePlans 06-13-2019](#)

**48. Rezoning Petition: 2019-054 by Cebtron W. Hester**

**Location:** Approximately 1.93 acres located on the north side of Lakebrook Road, west of Sam Wilson Road, south of Interstate 85. (Outside City Limits)

**Current Zoning:** I-1(CD) LWPA (light industrial, conditional, Lake Wylie Protected Area)

**Proposed Zoning:** I-1 LWPA (light industrial, Lake Wylie Protected Area)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-054 PH 07-15-2019 CLG7-2 AG7-02 LH0709 DP0710 DP0711](#)

[Previously Approved Cover Page](#)

[2019-054 approved 2016-020](#)

[Previously Approved Cover Page](#)

[2019-054 approved 1985-017C](#)

**49. Rezoning Petition: 2019-060 by 4400 Park Road, LLC**

**Location:** Approximately 0.31 acres located off of Drexmore Avenue, south of East Woodlawn Road, west of Park Road. (Council District 6 - Bokhari)

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

**Proposed Zoning:** O-2(CD) (office district, conditional)

**Staff Recommendation:**

Staff recommends denial of this petition.

[2019-060 PHstaff 7-15-19 SC2 km0628 lh7-05 SM7-8 DP0710 DP0711](#)

[2019-060 RevSitePlan 06-11-2019](#)

**50. Rezoning Petition: 2019-065 by Charlotte Douglas International Airport**

**Location:** Approximately 15.17 acres located north of Wilkinson Boulevard, east of Interstate 485 and south of Interstate 85. (Council District 3 - Mayfield)

**Current Zoning:** B-2 AIR LLWPA (general business, airport noise overlay, Lower Lake Wylie Protected Area)

**Proposed Zoning:** I-2 AIR LLWPA (general industrial, airport noise overlay, Lower Lake Wylie Protected Area))

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-065 PHstaff AG 06-27 LH07-05 SM7-8 DP0710 MR](#)

**51. Rezoning Petition: 2019-066 by FCP**

**Location:** Approximately 0.18 acres located east of East 36th Street and north of North Davidson Street. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-066 PHstaff 7-15-19 JK km0626 SM7-8 DP0710](#)

**52. Rezoning Petition: 2019-067 by JD Brooks**

**Location:** Approximately 0.15 acres located on the north side of East Worthington Avenue, east of South Boulevard. (Council District 1 - Egleston)

**Current Zoning:** B-1 HD-O (neighborhood business, historic district overlay)

**Proposed Zoning:** TOD-UC HD-O (transit oriented development - urban center, historic district overlay)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-067 PH 07-15-2019 CLG7-5 km0709 DP0710](#)