

City of Charlotte

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



Zoning Agenda

Monday, April 20, 2020

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 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. 5:30 P.M. CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, CH-14
(VIRTUAL MEETING)**

DECISIONS

2. Rezoning Petition: 2019-152 by Spectrum Companies

Location: Approximately 27.410 acres located off Carolyn Lane and Joe Whitener Road with frontage and access to University City Boulevard. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends **APPROVAL** of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019-152 Final Hearing DONE](#)

[2019-152 ZC Recommendation](#)

[2019-152 RevSitePlan 04-13-2020](#)

ACTIVE TRANSPORTATION PROJECTS

3. Active Transportation Projects

[District1_ActiveProjects](#)

[District2_ActiveProjects](#)

[District3_ActiveProjects](#)

[District4_ActiveProjects](#)

[District5_ActiveProjects](#)

[District6_ActiveProjects](#)

[District7_ActiveProjects](#)

HEARINGS**4. Rezoning Petition: 2019-111 by Hive Fitness, LLC**

Update: Petitioner is requesting deferral to May 18, 2020

Location: Approximately 0.69 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: MUDD(O) (mixed use development, optional)

5. Rezoning Petition: 2019-113 by The Charlotte-Mecklenburg Hospital Authority - Text Amendment

Update: Petitioner is requesting deferral to May 18, 2020

Summary of petition:

This Text Amendment adds "helistops, limited" as an accessory use allowed with one prescribed condition in the mixed-use development district (MUDD).

6. Rezoning Petition: 2019-114 by The Charlotte Mecklenburg Hospital Authority

Update: Petitioner is requesting deferral to May 18, 2020

Location: Approximately 70 acres bounded by Scott Avenue, East Morehead Street, and Little Sugar Creek. (Council District 1 - Egleston)

Current Zoning: O-2 (office), O-6 (CD) (office, conditional), B-1 (neighborhood business), B-2 (general business), R-6 (single family residential), and R-22MF (multi-family residential)

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

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

Update: Petitioner is requesting deferral to May 18, 2020

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

Current Zoning: R-8 (single family residential)

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

8. Rezoning Petition: 2019-166 by Canopy CLT

Update: Petitioner is requesting deferral to May 18, 2020

Location: Approximately 1.6 acres located on the east side of Providence Road, south of Creola Road, north of Jefferson Drive. (Council District 6 - Bokhari)

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

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

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

Update: Petitioner is requesting deferral to July 20, 2020

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-17MF(CD) (multi-family residential, conditional)

10. Rezoning Petition: 2020-036 by Charlotte Planning, Design and Development

Location: Approximately 0.56 acres west of Pecan Avenue, north of Independence Boulevard, south of Central Avenue. (Council district 1 - Egleston)

Current Zoning: None

Proposed Zoning: B-2(PED) (general business, pedestrian overlay district)

Staff Recommendation:

Staff Recommends approval of this petition.

[2020-036 PH DONE](#)

11. Rezoning Petition: 2019-176 by Charlotte-Douglas International Airport

Location: Approximately 78.68 acres on the east side of Steele Creek Road, south of Byrum Drive and West Boulevard. (Council District 3 - Watlington)

Current Zoning: R-3 AIR (single-family residential, airport noise overlay)

Proposed Zoning: I-2 AIR (general industrial, airport noise overlay)

Staff Recommendation:

Staff Recommends approval of this petition.

[2019-176 PH Staff DONE apr](#)

12. Rezoning Petition: 2019-171 by Anthony Kuhn

Location: Approximately 2.55 acres located at 3000 N. Tryon Street, west of its intersection with 36th Street. (Council District 1 - Egleston)

Current Zoning: I-2 (industrial)

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

Staff Recommendation:

Staff Recommends approval of this petition.

[2019-171 Pre Hearing DONE](#)

13. Rezoning Petition: 2019-185 by Freedom Communities

Location: Approximately 1.67 acres located on the south side of Tuckaseegee Road, east of Gaston Street and west of Karendale Avenue. (Council District 3 - Watlington)

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

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

Staff Recommendation:

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

[2019-185 PH Staff DONE](#)

[2019-185 RevSitePlan 02-11-2020](#)

14. Rezoning Petition: 2019-174 by 2901, LLC

Location: Approximately 1.12 acres located on the south side of Coltsgate Road, east of Sharon Road, north of Fairview Road. (Council District 6 - Bokhari)

Current Zoning: O-6(CD) (office)

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, transportation and requested technical revisions.

[2019-174 PH DONE](#)

[2019-174 RevSitePlan 02-11-2020](#)

15. Rezoning Petition: 2019-156 by Parkwood Plaza

Location: Approximately 0.52 acres located at 1118 Parkwood Avenue, adjacent to Pegram Street in the Belmont neighborhood. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

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

Staff Recommendation:

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

[2019-156 PreHearing DONE](#)

[2019-156 RevSitePlan 02-11-2020](#)

16. Rezoning Petition: 2019-115 by Northwood Development, LLC

Location: Approximately 454.24 located on the north side of Ballantyne Commons Pkwy., south of I-485 on both sides of Johnston Road. (Council District 7 - Driggs)

Current Zoning: BP (CD) (business park, conditional) & O-3 (CD) (office, conditional)

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, transportation and requested technical revisions.

[2019-115 PHstaff DONE April rev](#)

[2019-115 RevSitePlan 3-25-2020](#)

17. Rezoning Petition: 2019-183 by Rhyno Partners Coffee, LLC

Location: Approximately 0.241 acres located on the west side of The Plaza, north of Commonwealth Avenue. (Council District 1 - Egleston)

Current Zoning: B-2 PED (general business, pedestrian overlay)

Proposed Zoning: B-2 PED(O) (general business, pedestrian overlay-optional)

Staff Recommendation:

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

[2019-183 PH DONE](#)

[2019-183-RevSitePlan 02-11-2020](#)

18. Rezoning Petition: 2019-172 by Sharon Academy Properties, LLC

Location: Approximately 4.12 acres located on the northeast corner of Tyvola Road and Wedgewood Drive, west of Marion Diehl Park Drive. (Council District 6 - Bokhari)

Current Zoning: R-4 (single family residential)

Proposed Zoning: INST (institutional)

Staff Recommendation:

Staff Recommends approval of this petition.

[2019-172 PH DONE apr](#)

19. Rezoning Petition: 2019-178 by DRB Group

Location: Approximately 11.48 acres located on the east side of Rozzelles Ferry Road, west of West Trade Street, near Judson Avenue and Zebulon Avenue. (Council District 2 - Graham)

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

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

Staff Recommendation:

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

[2019-178 PH Staff DONE](#)

[2019-178 RevSitePlan 02-11-2020](#)

20. Rezoning Petition: 2019-181 by Clay Cooper - Woda Cooper Development, Inc.

Location: Approximately 6.54 acres located on the east side of Northlake Centre Parkway, north of Northlake Mall Drive. (Council District - Outside City Limits)

Current Zoning: R-3 (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.

[2019-181 PH staff DONE](#)

[2019-181 RevSitePlan 02-11-2020](#)

21. 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)

Staff Recommendation:

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

[2019-168-PHstaff DONE apr](#)

[2019-168 RevSitePlan 02-11-2020](#)