

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, October 19, 2020**

**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 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**

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

**DECISIONS****3. Rezoning Petition: 2020-062 by i3i Ventures, LP**

***Update: Petitioner has withdrawn this petition***

**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)

**3b. Rezoning Petition: 2020-049 by The Keith Corporation**

***Update: Petitioner is requesting deferral to November 16, 2020***

**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)

#### 4. **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.

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff Recommends APPROVAL of this text amendment.

[2020\\_104\\_ZCReco\\_DONE](#)

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

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

[2020\\_104\\_FSA\\_DONE](#)

#### 5. **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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2018\\_034\\_ZCR\\_DONE](#)

[2018\\_034\\_FSA\\_DONE](#)

[2020\\_034\\_SitePlanRev\\_2020\\_10\\_14](#)

## 6. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2019\\_163\\_ZC\\_reco\\_DONE](#)

[2019\\_163\\_Final\\_SA\\_DONE](#)

[2019-163\\_RevSitePlan\\_2020\\_9\\_28](#)

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

**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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

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

[2019\\_167\\_ZCReco\\_DONE](#)

[2019\\_167\\_FSA\\_DONE](#)

[2019\\_167\\_RevSitePlan\\_2020\\_10\\_14](#)

## 8. 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](#)

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

**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)

## 10. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 023 ZCReco DONE](#)

[2020 023 FSA DONE](#)

[2020 023 SitePlanRev 2020 09 24](#)



## 11. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_035\\_ZC\\_Reco\\_DONE](#)

[2020\\_035\\_Final\\_SA\\_DONE](#)

[2020-035\\_RevSitePlan\\_2020\\_10\\_13](#)

## 12. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_055\\_ZC\\_Reco\\_DONE](#)

[2020\\_055\\_FSA\\_DONE](#)

[2020-055\\_RevSitePlan\\_2020\\_10\\_13](#)

### 13. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_057\\_ZCReco\\_DONE](#)

[2020\\_057\\_FSA\\_DONE](#)

[2020\\_057\\_RevSitePlan\\_2020\\_10\\_12](#)

### 14. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_059\\_ZCReco\\_DONE](#)

[2020\\_059\\_FinalSA\\_DONE](#)

[2020\\_059\\_SitePlanRev\\_2020\\_09\\_29](#)

## 15. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_060\\_ZC\\_Reco\\_DONE](#)

[2020\\_060\\_Final\\_SA\\_DONE](#)

[2020\\_060\\_SitePlanRev\\_2020\\_09\\_27](#)

## 16. 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. (Council District 6 - Bokhari)

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

**Proposed Zoning:** UR-1 (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\\_066\\_ZC\\_Reco\\_DONE](#)

[2020\\_066\\_FinalSA\\_DONE](#)

[2020\\_066\\_SitePlanRev\\_2020\\_10\\_2](#)

## 17. 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-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\\_067\\_ZCReco\\_DONE](#)

[2020\\_067\\_FSA\\_DONE](#)

[2020\\_067\\_RevSitePlan\\_2020\\_09\\_28](#)

## 18. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_072\\_ZCReco\\_DONE](#)

[2020\\_072\\_FSA\\_DONE](#)

[2020-072\\_SitePlanRev\\_2020\\_10\\_08](#)

## 19. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_074\\_ZCReco\\_DONE](#)

[2020\\_074\\_FSA\\_DONE](#)

[2020-074\\_RevSitePlan\\_2020\\_09\\_28](#)

## 20. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_075\\_ZC\\_Reco\\_DONE](#)

[2020\\_075\\_FinalSA\\_DONE](#)

[2020-075\\_RevSitePlan\\_2020\\_9\\_28](#)

## 21. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_078\\_ZCReco\\_DONE](#)

[2020\\_078\\_FSA\\_DONE](#)

## 22. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_080\\_ZCReco\\_DONE](#)

[2020\\_080\\_SitePlanRev\\_2020\\_09\\_29](#)

[2020\\_080\\_FinalSA\\_DONE](#)

## 23. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_084\\_ZCReco\\_DONE](#)

[2020\\_084\\_FinalSA\\_DONE](#)

[2020-084\\_RevSitePlan\\_2020\\_9\\_6](#)

## 24. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_087\\_ZCReco\\_DONE](#)

[2020\\_087\\_FinalSA\\_DONE](#)

[2020\\_087\\_SitePlanRev\\_2020\\_09\\_28](#)

ACTIVE TRANSPORTATION PROJECTS

## **25. Active Transportation Projects**

[District1\\_ActiveProjects](#)

[District2\\_ActiveProjects](#)

[District3\\_ActiveProjects](#)

[District4\\_ActiveProjects](#)

[District5\\_ActiveProjects](#)

[District6\\_ActiveProjects](#)

[District7\\_ActiveProjects](#)



**HEARINGS****26. Rezoning Petition: 2020-045 by Andrew Klenk**

***Update: Petitioner has withdrawn this petition***

**Location:** Approximately .50 acres located along Bearwood Avenue east of Sugar Creek Road in the Howie Acres Neighborhood. (Council District 1 - Egleston)

**Current Zoning:** R-5 (residential) and B-2 (general business)

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

**27. Rezoning Petition: 2020-037 by Renee-Pride Dunlap**

***Update: Petitioner is requesting deferral to November 16, 2020***

**Location:** Approximately 49.3 acres located on both the north and south side of Russell Avenue, west of Interstate 77, north of Oaklawn Avenue. (Council District 2 - Graham)

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

**Proposed Zoning:** R-5 (HDO) (single-family residential, historic district overlay)

**28. Rezoning Petition: 2019-085 by American Asset Corporation**

**Location:** Approximately 23.89 acres located on the south side of W. Arrowood Road, west of Whitehall Executive Center Drive. (Council District 3 - Watlington)

**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 site and building design and technical revisions related to site and building design.

[2019\\_085\\_PHstaff\\_DONE](#)

[2019-085\\_RevSitePlan\\_2020\\_9\\_15](#)

## 29. Rezoning Petition: 2019-128 by Pulte Group, Inc.

**Location:** Approximately 240.32 acres located on the west side of Steele Creek Road, south of Sledge Road, east of Shopton Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** MX-3 (mixed use) and UR-2 (CD) (urban residential, conditional)

**Staff Recommendation:**

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

[2019\\_128\\_PHstaff\\_DONE](#)

[2019-128\\_RevSitePlan\\_2020\\_9\\_15](#)

## 30. Rezoning Petition: 2020-052 by Selwyn Property Group, Inc.

**Location:** Approximately 1 acre located on the west side of the intersection of East Boulevard and Scott Avenue, east of Kenilworth Avenue. (Council District 1 - Egleston)

**Current Zoning:** NS PED (neighborhood services, pedestrian overlay)

**Proposed Zoning:** MUDD (CD) PED (mixed-use development, conditional, pedestrian overlay)

**Staff Recommendation:**

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

[2020\\_052\\_PHSa\\_DONE](#)

[2020\\_052\\_SitePlanRev\\_2020\\_9\\_14](#)

## 31. Rezoning Petition: 2020-089 by Pulte Group, Inc.

**Location:** Approximately 3.42 acres located on the west side of Briar Creek Road, north of Green Oaks Lane, and east of Wembley Drive. (Council District 1 - Egleston)

**Current Zoning:** R-22 MF (multi-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 site and building design.

[2020\\_089\\_PHSa\\_DONE](#)

[2020\\_089\\_SitePlanRev\\_2020\\_9\\_14](#)

### 32. Rezoning Petition: 2020-090 by Remount, LLC

**Location:** Approximately 1.566 acres located along the south side of Watson Drive, the west of Remount Road, and north of West Boulevard. (Council District 3 - Watlington)

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

**Proposed Zoning:** TOD-TR (transit-oriented development - transit transition)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_090\\_PHSa\\_DONE](#)

### 33. Rezoning Petition: 2020-093 by Griffman Investments, LLC

**Location:** Approximately 1.41 acres located along the east side of Griffith Street, the west side of LYNX Blue Line, and south of Poindexter Drive. (Council District 3 - Watlington)

**Current Zoning:** TOD-M (O) (transit-oriented development, mixed, optional)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_093\\_PHSa\\_DONE](#)

### 34. Rezoning Petition: 2020-094 by Childress Klein

**Location:** Approximately 9.54 acres located north of Perimeter Pointe Parkway, west of Rebecca Avenue, and south of West Boulevard. (Council District 3 - Watlington)

**Current Zoning:** I-1 (CD) (light industrial, conditional) and R-22 MF (multi-family residential)

**Proposed Zoning:** I-1 (CD) (light industrial, conditional) and I-1 (CD) SPA (light industrial, conditional, site plan amendment)

**Staff Recommendation:**

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

[2020\\_094\\_PHSa\\_DONE](#)

[2020\\_094\\_SitePlanRev\\_2020\\_09\\_15](#)

### 35. Rezoning Petition: 2020-097 by 6800 Solectron Owner, L.P.

**Location:** Approximately 12.40 acres located along the south side of Mallard Creek Road and along the east side of Penninger Circle. (Council District 3 - Watlington)

**Current Zoning:** RE-1 (CD) (research, conditional) and INST (CD) (institutional, conditional)

**Proposed Zoning:** RE-1 (CD) (research, conditional) and RE-1 (CD) SPA (research, conditional, site plan amendment)

**Staff Recommendation:**

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

[2020\\_097\\_PHSa\\_DONE](#)

[2020-097\\_RevSitePlan\\_2020\\_9\\_14](#)

### 36. Rezoning Petition: 2020-098 by AHI 3100, LLC

**Location:** Approximately 4.18 acres located south of N. Tryon Street and its intersection with E. 36th Street in the NoDa community. (Council District 1 - Egleston)

**Current Zoning:** B-2 (general business), I-1 (industrial)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_098\\_PHSa\\_DONE](#)

### 37. Rezoning Petition: 2020-099 by D. R. Horton

**Location:** Approximately 20.88 acres located along the southeast side of Mallard Creek Road and north of Morris Estate 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 and requested technical revisions.

[2020\\_099\\_PHSa\\_DONE](#)

[2020\\_099\\_RevSitePlan\\_2020\\_9\\_15](#)

### 38. Rezoning Petition: 2020-100 by Delray Ventures, LLC

**Location:** Approximately 4.9 acres located along the south side of Sharon Amity Road, east of Addison Drive, and west of Water Oak Road. (Council District 5 - Newton)

**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 and technical revisions related to site and building design, transportation and environment.

[2020\\_100\\_PHSa\\_DONE](#)

[2020\\_100\\_SitePlan\\_2020\\_09\\_14](#)

### 39. Rezoning Petition: 2020-101 by White Point Paces Partners, LLC

**Location:** Approximately 4.005 non-contiguous acres between three parcels, both located in the Optimist Park community in the vicinity of Optimist Hall. (Council District 1 - Egleston)

**Current Zoning:** TOD-M (O) & I-2 (transit-oriented development, mixed, optional; heavy industrial)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_101\\_PHSa\\_DONE](#)

### Adjournment