

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, February 21, 2022**

**Council Chambers**

**City Council Zoning Meeting**

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

**This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.**

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals/Withdrawals

## DECISIONS

**2. Rezoning Petition: 2021-103 by Providence Group Capital, LLC**

***Update: Petitioner is requesting deferral to March 21, 2022***

**Location:** Approximately 2.25 acres located on the north side of Blairhill Road, south of Clanton Road, and west of South Tryon Street. (Council District 3 - Watlington)

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

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

**3. Rezoning Petition: 2021-176 by Anita Thomas**

***Update: Petition deferred by Zoning Committee to their March 1 meeting. Council decision deferral to March 21, 2022***

**Location:** Approximately 0.58 acre located on the east side of Randolph Road, west of Colwick Road, and north of North Sharon Amity Road. (Council District 6 - Bokhari)

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

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

#### 4. Rezoning Petition: 2021-089 by Redwood USA, LLC

**Location:** Approximately 21.30 acres located at the northwest intersection of Rocky River Road and John Russell Road, north of The Plaza. (Council District 4 - Johnson)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_089\\_ZCR](#)

[2021\\_089\\_FSA\\_DONE](#)

[2021\\_089\\_RevSitePlan\\_2022\\_02\\_08](#)

#### 5. Rezoning Petition: 2021-100 by Donald M. Edward

**Location:** Approximately 13.37 acres located at the eastern intersection of Eastfield Road and Independence Hill Road, north of Interstate 485. (EJ-BOCC 1-Powell; closest CC 4-Johnson.)

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

[2021\\_100\\_FSA\\_DONE](#)

[2021\\_100\\_ZCR](#)

[2021\\_100\\_RevSitePlan\\_2021\\_12\\_13](#)

## 6. Rezoning Petition: 2021-152 by R.I. Charlotte Property, L.P.

**Location:** Approximately 2.49 acres located on the west wide of North Tryon Street, south of West W.T. Harris Boulevard, and north of McCullough Drive. (Council District 4 - Johnson)

**Current Zoning:** MUDD-O (mixed-use development district, 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.

[2021\\_152\\_ZCR](#)

[2021\\_152\\_FSA\\_DONE](#)

[2021\\_152\\_RevSitePlan\\_2021\\_12\\_07](#)

## 7. Rezoning Petition: 2021-157 by City of Charlotte Aviation

**Location:** Approximately 58.26 acres located on the north side of Walkers Ferry Road, just west of I-485 and Charlotte Douglas International Airport. (Council District 3 - Watlington)

**Current Zoning:** R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area), R-MH LLWCA (manufactured housing, Lower Lake Wylie Critical Area)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_157\\_ZCR](#)

[2021\\_157\\_FSA\\_DONE](#)

## 8. Rezoning Petition: 2021-158 by Trevi Partners, LLC

**Location:** Approximately 45.31 acres located on the southeast side of North Tryon Street, east of Pavilion Boulevard. (Council District 4 - Johnson)

**Current Zoning:** CC SPA (commercial center, site plan amendment) and UR-C (CD) SPA (urban residential-commercial, conditional, site plan amendment)

**Proposed Zoning:** CC SPA (commercial center, site plan amendment) and UR-C (CD) SPA (urban residential-commercial, conditional, site plan amendment), with 5-year vested rights

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_158\\_ZCR](#)

[2021\\_158\\_FSA\\_DONE](#)

[2021\\_158\\_RevSitePlan\\_2022\\_02\\_09](#)

## 9. Rezoning Petition: 2021-160 by Charlotte-Mecklenburg Schools & Woodfield Development, LLC

**Location:** Approximately 73.97 acres located on the northeast side of North Community House Road and east side of Johnston Road, west of Elm Lane. (Council District 7 - Driggs)

**Current Zoning:** MX-2 (INNOV), R-3 (mixed-use, innovation) & (single-family residential)

**Proposed Zoning:** MUDD-O (mixed-use development, optional) with 5-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.

[2021\\_160\\_ZCR](#)

[2021\\_160\\_FSA\\_DONE](#)

[2021\\_160\\_siteplanRev\\_22\\_2\\_11](#)

## 10. Rezoning Petition: 2021-161 by Charlotte-Mecklenburg Schools & Woodfield Development, LLC

**Location:** Approximately 35.87 acres located along the south side of Ardrey Kell Road, west of Wade Ardrey Road, and east of Marvin Road. (Council District 7 - Driggs)

**Current Zoning:** MX-2 (INNOV) (mixed use, innovative)

**Proposed Zoning:** MUDD-O (mixed-use development, optional) with 5-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.

[2021 161 ZCR](#)

[2021 161 FSA DONE](#)

[2021 161 siteplanrev 22 2 14](#)

## 11. Rezoning Petition: 2021-162 by Rosemara Espinoza

**Location:** Approximately 0.73 acre bound by the south side of North Linwood Avenue and north side of Interstate 85, west of Brookshire Boulevard. (Council District 2 - Graham)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 162 ZCR](#)

[2021 162 FSA DONE](#)

## 12. Rezoning Petition: 2021-169 by City of Charlotte Engineering

**Location:** Approximately 9.43 acres located on the south side of Mt. Holly-Huntersville Road, west of Mountain Aire Circle and east of Northwoods Forest Drive. (Council District 2 - Graham)

**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 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_169\\_ZCR](#)

[2021\\_169\\_FSA\\_DONE](#)

[2021\\_169\\_SitePlanRev\\_01\\_20\\_2022](#)

## 13. Rezoning Petition: 2021-173 by OPM Limited & Benfield

**Location:** Approximately 2.22 acres located on the south side of Old Mt. Holly Road, the east side of Melynda Road, and south of Rozzelles Ferry Road. (Council District 2 - Graham)

**Current Zoning:** R-4 and R-5 (single-family residential)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_173\\_ZCR](#)

[2021\\_173\\_FSA\\_DONE](#)

## 14. Rezoning Petition: 2021-180 by Daniel Corporation

**Location:** Approximately 1.70 acres located on the south side of North Graham Street, east side of West 6th Street, and west side of West 7th Street. (Council District 2 - Graham)

**Current Zoning:** UR-3 HD (urban residential, historic district)

**Proposed Zoning:** UMUD-HD (uptown mixed-use district, historic district)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_180\\_ZCR](#)

[2021\\_180\\_FSA\\_DONE](#)



## 15. Rezoning Petition: 2021-183 by James Howell

**Location:** Approximately 1.12 acres located on the north side of Ervin Lane and west side of China Grove Church Road, south of East Westinghouse Boulevard. (Council District 3 - Watlington)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_183\\_ZCR](#)

[2021\\_183\\_FSA\\_DONE](#)

## 16. Rezoning Petition: 2021-184 by Revolve Residential

**Location:** Approximately 0.86 acre located on the west of Yeoman Road, east of South Tryon Street, and north of Woodlawn Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** 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.

[2021\\_184\\_ZCR](#)

[2021\\_184\\_FSA\\_DONE](#)

## 17. Rezoning Petition: 2021-185 by SXCW Properties II, LLC

**Location:** Approximately 2.48 acres located on the east side of Freedom Drive, south of Interstate 85, and west of Tuckaseegee Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** B-2 AIR (general business, airport noise overlay)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_185\\_ZCR](#)

[2021\\_185\\_FSA\\_DONE](#)

## HEARINGS

**18. Rezoning Petition: 2021-014 by Whitestone Holdings, Inc.**

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

**Location:** Approximately 0.23 acre located on the east side of Grandin Road between 4th Street and 4th Street Extension. (Council District 2 - Graham)

**Current Zoning:** R-5 HD (single-family residential, historic district overlay)

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

**19. Rezoning Petition: 2021-056 by Urban Trends Real Estate, Inc.**

**Location:** Approximately 1.35 acres located along the north side of B Avenue, east of Beatties Ford Road, and north of Interstate 85. (Council District 2 - Graham)

**Current Zoning:** R-3 (single-family residential, R-17 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.

[2021\\_056\\_PHS\\_A\\_DONE](#)

[2021\\_056\\_RevSitePlan\\_2021\\_12\\_15](#)

**20. Rezoning Petition: 2021-093 by Steele Creek (1997), LLC**

**Location:** Approximately 184.9 acres located south of Interstate 485, east of Steele Creek Road, north of Brown-Grier Road, and west of Sandy Porter Road. (Council District 3 - Watlington)

**Current Zoning:** R-3 (single-family residential), MUDD (CD) (mixed-use development district, conditional), I-1 (CD) (light industrial, conditional)

**Proposed Zoning:** O-2 (CD) (office, conditional), MUDD-O (mixed-use development district - optional), UR-2 (CD) (urban residential, conditional) with five-years vested rights

**Staff Recommendation:**

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

[2021\\_093\\_PHS\\_A\\_DONE](#)

[2021\\_093\\_RevSitePlan\\_01\\_17\\_2022](#)

## 21. Rezoning Petition: 2021-111 by Regal Oaks Investments, LLC

**Location:** Approximately 6.40 acres located on the north side of Albemarle Road and east side of Regal Oaks Drive, west of East W.T. Harris Boulevard. (Council District 5 - Newton)

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

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

**Staff Recommendation:**

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

[2021\\_111\\_PHSА\\_DONE](#)

[2021\\_111\\_RevSitePlan\\_2022\\_01\\_17](#)

## 22. Rezoning Petition: 2021-133 by Drakeford Communities

**Location:** Approximately 6.57 acres located south of Alleghany Street, west of Ashley Road, and north of Bullard Street. (Council District 3 - Watlington)

**Current Zoning:** R-12 MF (multi-family residential)

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

**Staff Recommendation:**

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

[2021\\_133\\_PHSА\\_DONE](#)

[2021\\_133\\_RevSitePlan\\_01\\_17\\_2022](#)

## 23. Rezoning Petition: 2021-141 by The Drakeford Company

**Location:** Approximately 0.33 acres located on the east side of East 34th Street, northwest of The Plaza, and east of Matheson Avenue. (Council District 1 - Egleston)

**Current Zoning:** O-2 (office)

**Proposed Zoning:** NS (neighborhood services) with 3-year vested rights

**Staff Recommendation:**

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

[2021\\_141\\_PHSА\\_DONE](#)

[2021\\_141\\_RevSitePlan\\_2022\\_01\\_14](#)

## 24. Rezoning Petition: 2021-146 by Kinger Homes, LLC

**Location:** Approximately 3.70 acres located on the northwest side of Mallard Creek Road, east of Prosperity Church Road. (Council District 4 - Johnson)

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

**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 and site and building design.

[2021\\_146\\_PHSА\\_DONE](#)

[2021\\_146\\_RevSitePlan\\_2022\\_01\\_14](#)

## 25. Rezoning Petition: 2021-154 by Matt Gallagher

**Location:** Approximately 9.3 acres located east of Price Lane, west of Parkway Plaza Boulevard, and south of Yorkmont Road. (Council District 3 - Watlington)

**Current Zoning:** I-1 (CD) (light industrial, conditional)

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

**Staff Recommendation:**

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

[2021\\_154\\_PHSА\\_DONE](#)

[2021\\_154\\_RevSitePlan\\_01\\_14\\_2022](#)

## 26. Rezoning Petition: 2021-172 by Browder Group Real Estate, LLC

**Location:** Approximately 10.79 acres on either side of Thrift Road near the intersection of Jay Street. (Council District 3 - Watlington)

**Current Zoning:** 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.

[2021\\_172\\_PHSА\\_DONE](#)

[2021\\_172\\_RevSitePlan\\_01\\_18\\_2022](#)

## 27. Rezoning Petition: 2021-174 by Blu South, LLC

**Location:** Approximately 36.73 acres located south of East Westinghouse Boulevard, west of China Grove Church Road, and northeast of Interstate 485. (Council District 3 - Watlington)

**Current Zoning:** B-2 (CD) (general business, conditional), R-12 MF (multi-family residential), and R-4 (single-family residential)

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

[2021\\_174\\_PHSADONE](#)

[2021\\_174\\_siteplanrev\\_22\\_1\\_13](#)

## 28. Rezoning Petition: 2021-175 by Green Street Land Co. LLC

**Location:** Approximately 26.84 acres bound by the east side of Harrisburg Road, north of Robinwood Drive, and southwest side of Interstate 485. (ETJ-BOCC: 4-Jerell, nearest CC: 5-Newton)

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

**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, site and building design, and environment.

[2021\\_175\\_PHSADONE](#)

[2021\\_175\\_RevSitePlan\\_2022\\_01\\_17](#)

## 29. Rezoning Petition: 2021-178 by SDP Acquisitions I, LLC

**Location:** Approximately 15.97 acres located on the west side of Statesville Avenue, north of Atando Avenue, and east of Interstate 77. (Council District 1 - Egleston)

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

**Proposed Zoning:** R-22 MF (CD) (multi-family residential, conditional) and R-22 MF (CD) SPA (multi-family residential, conditional, site plan amendment)

**Staff Recommendation:**

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

[2021\\_178\\_PHSADONE](#)

[2021-178\\_RevSitePlan\\_2022\\_01\\_17](#)

### 30. Rezoning Petition: 2021-181 by Evolve Acquisitions, LLC

**Location:** Approximately 17.83 acres located on the east side of Northlake Centre Parkway, north side of Northlake Mall Drive, and south side of Interstate 485. (Council District 2 - Graham)

**Current Zoning:** BP (business park) and 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 building and site design.

[2021\\_181\\_PHS\\_A\\_DONE](#)

[2021\\_181\\_RevSitePlan\\_2022\\_01\\_17](#)

### 31. Rezoning Petition: 2021-188 by Dominion Realty Partners

**Location:** Approximately 15.83 acres located along the north and south side of Rountree Road, east of Interstate 77, and north of Tyvola Road. (Council District 3 - Watlington)

**Current Zoning:** I-1, Industrial

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of technical revisions related site and building design and transportation.

[2021\\_188\\_PHS\\_A\\_DONE](#)

[2021\\_188\\_siteplan\\_22\\_1\\_13](#)

### 32. Rezoning Petition: 2021-189 by Bentley Pham

**Location:** Approximately 0.52 acre located at the southeast intersection of Tuckaseegee Road and Timberbrook Drive, north of Interstate 85. (Council District 3 - Watlington)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_189\\_PHS\\_A\\_DONE](#)

### 33. Rezoning Petition: 2021-191 by Bentley Pham

**Location:** Approximately 0.35 acre located on the west side of Glenwood Drive, north of Tuckaseegee Road, and south of Interstate 85. (Council District 3 - Watlington)

**Current Zoning:** R-5 AIR (single-family residential, airport noise overlay)

**Proposed Zoning:** R-8 MF AIR (multi-family residential, airport noise overlay)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_191\\_PHS\\_A\\_DONE](#)

### 34. Rezoning Petition: 2021-193 by Fork Lift Pro

**Location:** Approximately 17.38 acres located off Graham Park Drive, north of South Tryon Street and south of Westinghouse Boulevard. (Council District 3 - Watlington)

**Current Zoning:** I-1, I-1 (CD) (light industrial, light industrial, conditional)

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

**Staff Recommendation:**

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

[2021\\_193\\_PHSA\\_DONE](#)

[2021\\_193\\_RevSitePlan\\_01\\_13\\_2022](#)

### 35. Rezoning Petition: 2021-194 by Fourstore, LLC

**Location:** Approximately 1.24 acres located on the east side of East W.T. Harris Boulevard, north of Albemarle Road, and west of Lawyers Road. (Council District 5 - Newton)

**Current Zoning:** O-1 (office) and B-2 (general business)

**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.

[2021\\_194\\_PHSA\\_DONE](#)

[2021\\_194\\_RevSitePlan\\_2022\\_01\\_14](#)

### 36. 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)

**Staff Recommendation:**

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

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

[2021\\_197\\_RevSitePlan\\_2022\\_01\\_17](#)

### 37. Rezoning Petition: 2021-199 by Nest Homes Communities, LLC

**Location:** Approximately 0.23 acre located on the south side of North Davidson Street, northwest of Yadkin Avenue, and east of Matheson Avenue.

**Current Zoning:** R-5 (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 site and building design.

[2021\\_199\\_PHSA\\_DONE](#)

[2021\\_199\\_RevSitePlan\\_2022\\_01\\_17](#)

### 38. Rezoning Petition: 2021-200 by Trade Street Townhomes, LLC

**Location:** Approximately 3.21 acres located on the east side of Wildwood Avenue, north of South Hoskins Road, and west of Rozzelles Ferry Road. (Council District 2 - Graham)

**Current Zoning:** R-5 (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 and technical revisions related to environment and site design.

[2021\\_200\\_PHSA\\_DONE](#)

[2021\\_200\\_RevSitePlan\\_2022\\_01\\_14](#)

### 39. Rezoning Petition: 2021-203 by Land Growth, LLC

**Location:** Approximately 2.80 acres located on the north and south side of Crownpoint Executive Drive, west of Independence Boulevard, and south of Sardis Road. (Council District 6 - Bokhari)

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

**Proposed Zoning:** B-2 (general business) and I-1 (light industrial)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_203\\_PHSA\\_DONE](#)



## 40. Rezoning Petition: 2021-205 by City of Charlotte Aviation

**Location:** Approximately 5.70 acres located on the north side of Denver Avenue, west of Alleghany Street, and south of Scott Futrell Drive. (Council District 3 - Watlington)

**Current Zoning:** B-D AIR (distributive business, airport noise overlay) and R-22 MF AIR (multi-family residential, airport noise overlay)

**Proposed Zoning:** I-1 AIR (light industrial, airport noise overlay)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_205\\_PHSА\\_DONE](#)

Adjournment