

City of Charlotte

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



Zoning Agenda

Monday, June 20, 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: 2019-009 by Joseph Rhodes

Update: Petitioner has withdrawn this petition

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 - Graham)

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

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

3. Rezoning Petition: 2021-079 by Piedmont Capital, LLC

Update: Petitioner is requesting deferral to July 18, 2022

Location: Approximately 7.88 acres located on the north side of North Wendover Road, west of Monroe Road, and east of Randolph Road. (Council District 1 - Egleston)

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

Proposed Zoning: NS (neighborhood services)

4. Rezoning Petition: 2021-141 by The Drakeford Company

Update: Petitioner is requesting deferral to July 18, 2022

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

5. Rezoning Petition: 2021-197 by Crescent Communities

Update: Petitioner is requesting deferral to July 18, 2022

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)

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

Update: Petitioner is requesting deferral to July 18, 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)

7. Rezoning Petition: 2021-219 by Lincoln Property Company

Update: Petitioner is requesting deferral to July 18, 2022

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)

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

Update: *Petitioner is requesting deferral to July 18, 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)

9. Rezoning Petition: 2022-019 by Chris Ogunrinde

Update: *Petitioner is requesting deferral to July 18, 2022*

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)

10. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_112_ZCR](#)

[2021_112_FSA_DONE](#)

[2021_112_RevSitePlan_2022_05_26](#)

11. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_199_ZCR](#)

[2021_199_FSA_DONE](#)

[2021_199_RevSitePlan_2022_06_10](#)

12. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_217_ZCR](#)

[2021_217_FSA_DONE](#)

13. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 218 ZCR](#)

[2021 218 FSA DONE](#)

14. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 223 ZCR](#)

[2021 223 FSA DONE](#)

[2021 223 SitePlanRev 4 11 2022](#)

15. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_225_ZCR](#)

[2021_225_FSA_DONE](#)

16. 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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_235_ZCR](#)

[2021_235_FSA_DONE](#)

[2021_235_SitePlanRev_06_14_2022](#)

17. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_240_Reco](#)

[2021_240_FSA_DONE](#)

[2021_240_siteplanREv_22_5_26](#)

18. 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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_241_ZCR](#)

[2021_241_FSA_DONE](#)

[2021_241_RevSitePlan_2022_06_13](#)

19. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 4-2 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_244_ZCR](#)

[2021_244_FSA_DONE](#)

20. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_245_ZCR](#)

[2021_245_FSA_DONE](#)

[2021_RevSitePlan_2022_06_14](#)

21. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_249_ZCR](#)

[2021_249_FSA_DONE](#)

[2021-249_SitePlanRev_06_14_2022](#)

22. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_251_ZCR](#)

[2021_251_FSA_DONE](#)

[2021_251_RevSitePlan_2022_05_26](#)

23. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_253_ZCR](#)

[2021_253_FSA_DONE](#)

24. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_255_ZCR](#)

[2021_255_FSA_DONE](#)

25. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_011_ZCR](#)

[2022_011_FSA_DONE](#)

26. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_021_ZCR](#)

[2022_021_FSA_DONE](#)

HEARINGS

27. Rezoning Petition: 2019-077 by WPCP, LP

Update: Petitioner has withdrawn this petition

Location: Approximately 5.1 acres located on Yancey Rd. west of Old Pineville Road, North of Southside Drive, and South of East Peterson 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)

28. Rezoning Petition: 2021-237 by Balogh Properties, LLC

Update: Petition is deferred to July 18, 2022

Location: Approximately 2.08 acres located on the east side of Providence Road, north of South Sharon Amity Road, and south of Andover Road. (Council District 6 - Bokhari)

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

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

29. Rezoning Petition: 2021-139 by Boulevard at 1800 Central, LLC

Location: Approximately 0.69 acres located at the southeast intersection of Central Avenue and Nandina Street, east of The Plaza. (Council District 1 - Egleston)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_139_PHSA_DONE](#)

[2021_139_DevStandards](#)

30. Rezoning Petition: 2021-211 by Legacy Construction Unlimited, Inc.

Location: Approximately 0.35 acres located along the west side of Seigle Avenue and east side of Van Every Street, south of Belmont Avenue. (Council District 1 - Egleston)

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

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

Staff Recommendation:

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

[2021_211_PHSA_DONE](#)

[2021_211_RevSitePlan_2022_05_16](#)

31. Rezoning Petition: 2021-213 by Goldberg Companies, Inc.

Location: Approximately 42.85 acres located on the south side of Pineville-Matthews Road, east of Hugh Forest Road, and west of Reverdy Lane. (Council District 7 - Driggs)

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

Proposed Zoning: R-12 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 and technical revisions related to labeling and open space commitment.

[2021_213_PHSA_DONE](#)

[2021_213_siteplanRev_22_5_16](#)

32. Rezoning Petition: 2021-242 by Robert D. Dowdy, LLC

Location: Approximately 0.19 acres located at the southwest intersection of East 35th Street and North McDowell Street, north of Charles Street. (Council District 1 - Egleston)

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

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

Staff Recommendation:

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

[2021_242_PHSA_DONE](#)

[2021_242_RevSitePlan_2022_04_12](#)

33. Rezoning Petition: 2021-246 by MPV Properties

Location: Approximately 1.50 acres located on the east side of Providence Road, north of Pineville-Matthews Road, and south of Beverly Crest Boulevard. (Council District 7 - Driggs)

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

Proposed Zoning: O-1 (CD) (office, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of technical revision related to lighting height.

[2021_246_PHSADONE](#)

[2021_246_siteplanRev_22_5_7](#)

34. Rezoning Petition: 2021-234 by Matt Gallagher

Location: Approximately 7.48 acres located on east side of Oneida Road, and west of Citadel Place, north of Interstate 85. (Council District 1 - Egleston)

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

Proposed Zoning: R-8 (CD) (single-family residential) with 5-year vested rights

Staff Recommendation:

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

[2021_234_PHSADONE](#)

[2021_234_RevSitePlan_2022_05_16](#)

35. Rezoning Petition: 2021-243 by KEH Properties, LLC

Location: Approximately 0.15 acres located at the northwest intersection of Kennon Street and Hawthorne Lane, south of Parkwood Avenue, and west of Thomas Avenue. (Council District 1 - Egleston)

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

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

Staff Recommendation:

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

[2021_243_PHSADONE](#)

[2021_243_RevSitePlan_2022_05_16](#)

36. Rezoning Petition: 2021-247 by HRLP Morrocroft LP

Location: Approximately 7.56 acres located on the east side of Colony Road and west side of Morrison Boulevard (now named Carnegie Bv.), north of Fairview Road. (Council District 6 - Bokhari)

Current Zoning: B-1SCD (business, shopping center)

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 environment.

[2021_247_PHSА_DONE](#)

[2021_247_SitePlanRev_2022_05_16](#)

37. Rezoning Petition: 2021-248 by Embrey

Location: Approximately 7.02 acres located at the northwest intersection of North Tryon Street and Atando Avenue, east of West 32nd Street. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

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

[2021_248_PHSА_DONE](#)

[2021_248_RevSitePlan_2022_05_16](#)

38. Rezoning Petition: 2021-252 by WP East Acquisitions, LLC

Location: Approximately 3.10 acres located at the southeast intersection of Seigle Avenue and East 10th Street, north of Central Avenue, and east of Interstate 277. (Council District 1 - Egleston)

Current Zoning: B-2 (general business)

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

Staff Recommendation:

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

[2021_252_PHSА_DONE](#)

[2021_252_SitePlanRev_2022_5_16](#)

39. Rezoning Petition: 2021-254 by Joseph Horton

Location: Approximately 2.18 acres located at the southwest intersection of Galleria Boulevard and Monroe Road, south of Sardis Road North. (Council District 6 - Bokhari)

Current Zoning: NS (neighborhood services)

Proposed Zoning: NS SPA (neighborhood services, site plan amendment)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_254_PHS_A_DONE](#)

[2021_254_siteplanREV_22_4_11](#)

40. Rezoning Petition: 2021-258 by RD University Oaks, LLC

Location: Approximately 64.05 acres located along the north side of University City Boulevard, east side of Neal Road, west side of Interstate 85, south of IBM Drive. (Council District 4 - Johnson)

Current Zoning: RE-2 (research)

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.

[2021_258_PHS_A_DONE](#)

[2021_258_RevSitePlan_2022_05_16](#)

41. Rezoning Petition: 2021-259 by Integra Land Company

Location: Approximately 3.57 acres bound by the north side of North Tryon Street, east side of West 26th Street, west side of West 27th Street, and south side of North Church Street. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

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

[2021_259_PHS_A_DONE](#)

[2021_259_RevSitePlan_2022_05_16](#)

42. Rezoning Petition: 2021-260 by Promenade Shopping Center, Inc.

Location: Approximately 27.6 acres located on the southwestern corner of the intersection of Providence Road and Ballantyne Commons Parkway. (Council District 7 - Driggs)

Current Zoning: CC (commercial center)

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

Staff Recommendation:

Staff recommends APPROAL of this petition upon resolution of outstanding issues related to transportation and land use.

[2021_260_PHSA_DONE](#)

[2021_260_SitePlanRev_05_16_2022](#)

43. Rezoning Petition: 2021-262 by CRD Dilworth, LLC

Location: Approximately 1.14 acres located in the western quadrant of the intersection of East Worthington Avenue and Cleveland Avenue, east of South Boulevard. (Council District 1 - Egleston)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_262_PHSA_DONE](#)

[2021_262_DevelopmentStandards](#)

44. Rezoning Petition: 2021-263 by Colwick Development, LLC

Location: Approximately 2.8 acres located at the northeast intersection of Colwick Road and Chiswick Road, south of Greenwich Road, and east of Randolph Road. (Council District 6 - Bokhari)

Current Zoning: O-2 (office)

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

Staff Recommendation:

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

[2021_263_PHSA_DONE](#)

[2021_263_siteplanRev_22_5_16pdf](#)

45. Rezoning Petition: 2021-268 by THR Holdings, LLC

Location: Approximately 0.25 acre located at the southeast intersection of Drummond Avenue and Pinckney Avenue, south of Matheson Avenue. (Council District 1 - Egleston)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_268_PHSА_DONE](#)

46. Rezoning Petition: 2021-270 by The Drakeford Company

Location: Approximately 4.09 acres located on the north side of Rocky River Road, west of East W.T. Harris Boulevard, and east of Old Concord Road. (Council District 4 - Johnson)

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 and site and building design.

[2021_270_PHSА_DONE](#)

[2021_270_SitePlan_22_5_16](#)

47. Rezoning Petition: 2021-271 by 300 East 36 Development Holdings, LLC

Location: Approximately 1.3 acres located on the south side of Cullman Avenue, west of East 36th Street, and east of Matheson Avenue. (Council District 1 - Egleston)

Current Zoning: I-1 (light industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_271_PHSА_DONE](#)

48. Rezoning Petition: 2021-272 by Baybridge Group

Location: Approximately 4.35 acres located on the east side of Johnston Road and south side of Carmel Chace Drive, south of Carmel Road. (Council District 7 - Driggs)

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

Proposed Zoning: R-12 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 and site and building design and technical revisions related to site and building design and environment.

[2021_272_PHS_A_DONE](#)

[2021_272_siteplanRev_22_5_16](#)

Adjournment