

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, September 19, 2022**

**Council Chamber**

### **City Council Zoning Meeting**

*Mayor Vi Lyles*

*Council Member Dimple Ajmera*

*Council Member Danté Anderson*

*Council Member Tariq Scott Bokhari*

*Council Member Ed Driggs*

*Council Member Malcolm Graham*

*Council Member Reneé Johnson*

*Council Member LaWana Mayfield*

*Council Member James Mitchell*

*Council Member Marjorie Molina*

*Council Member Victoria Watlington*

*Council Member Braxton Winston II*

**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

## 2. Follow Up Report

[8.15.22 City Council Follow Up DONE](#)

## DECISIONS

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

***Update: Petitioner is requesting deferral to October 17, 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)

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

***Update: Petitioner is requesting deferral to October 17, 2022***

**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)

**5. Rezoning Petition: 2022-010 by MAGLC, LLC**

***Update: Petitioner is requesting deferral to October 17, 2022***

**Location:** Approximately 16.65 acres located on the east side of Northlake Centre Parkway, south of Interstate 485, and west of Interstate 77. (ETJ-BOCC: 1-Powell; Closest CC: 4-Johnson)

**Current Zoning:** BP and R-3 (business park and single-family residential)

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

## 6. 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 - Anderson)

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

**Proposed Zoning:** R-8 (CD) (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\\_234\\_ZCR](#)

[2021\\_234\\_FSA\\_DONE](#)

[2021\\_234\\_RevSitePlan\\_2022\\_08\\_23](#)

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

**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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_238\\_ZCR\\_DONE](#)

[2021\\_238\\_FSA\\_DONE](#)

[2021\\_238\\_SitePlanRev\\_07\\_13\\_2022](#)

## 8. 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 - Anderson)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_242\\_ZCR](#)

[2021\\_242\\_FSA\\_DONE\\_9\\_19](#)

[2021\\_242\\_RevSitePlan\\_2022\\_08\\_12](#)

## 9. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_246\\_ZCR](#)

[2021\\_246\\_FSA\\_DONE](#)

[2021\\_246\\_siteplanRev\\_22\\_7\\_1](#)

## 10. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 247 ZCR](#)

[2021 247 FSA DONE](#)

[2021 247 siteplanRev 22 8 18](#)

## 11. Rezoning Petition: 2021-257 by Lennar Carolinas, LLC

**Location:** Approximately 52.67 acres located on the south side of Old Dowd Road and the east side of Amos Smith Road. (ETJ-BOCC: 2-Leake; closest CC: 3-Watlington).

**Current Zoning:** MX-2 (INNOV) LLWCA (mixed use, innovative, Lower Lake Wylie Critical Area)

**Proposed Zoning:** MX-2 (INNOV) LLWCA SPA (mixed use, innovative, Lower Lake Wylie Critical Area, site plan amendment)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

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

[2021 257 ZCR](#)

[2021 257 FSA DONE](#)

[2021 257 SitePlanRev 07 29 2022](#)

## 12. 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 - Anderson)

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

**Proposed Zoning:** TOD-NC (CD) (transit-oriented development - neighborhood center, conditional) and TOD-UC (CD) (transit-oriented development - urban center, 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\\_262\\_ZCR](#)

[2021\\_262\\_FSA\\_DONE](#)

[2021\\_262\\_DevelopmentStandardsRev](#)

## 13. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_263\\_ZCR](#)

[2021\\_263\\_FSA\\_DONE](#)

[2021\\_263\\_siteplanRev\\_22\\_9\\_9](#)

## 14. Rezoning Petition: 2021-264 by Chuck Price

**Location:** Approximately 4.7 acres located on the north side of Oak Drive, east of Old Statesville Road, and south of Pete Brown Road. (Council District 2 - Graham)

**Current Zoning:** I-1 (light industrial), R-4 (single-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\\_264\\_ZCR](#)

[2021\\_264\\_FSA\\_DONE](#)

[2021\\_264\\_RevSitePlan\\_2022\\_08\\_18](#)

## 15. Rezoning Petition: 2021-280 by The Drakeford Company

**Location:** Approximately 15.30 acres located south of Johnnette Drive, east of Lawrence Orr Road, and west of East W.T. Harris Boulevard. (Council District 5 - Molina)

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

**Proposed Zoning:** MX-1 (INNOV) (mixed, innovative)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_280\\_ZCR](#)

[2021\\_280\\_FSA\\_DONE](#)

[2021\\_280\\_RevSitePlan\\_2022\\_09\\_07](#)

## 16. Rezoning Petition: 2021-282 by Greystar Development East, LLC

**Location:** Approximately 7.54 acres located south of Golf Links Drive, west side of Midway Park Drive, north of Ardrey Kell Road. (Council District 7 - Driggs)

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

**Proposed Zoning:** MUDD(CD) (mixed-use development - 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\\_282\\_ZCR](#)

[2021\\_282\\_FSA\\_DONE](#)

[2021\\_282\\_siteplanRev\\_22\\_8\\_18](#)

## 17. Rezoning Petition: 2022-004 by White Point Partners

**Location:** Approximately 25.25 acres located on the north side of The Plaza and east side of Eastway Drive, south of Eastway Park Drive. (Council District 1 - Anderson)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_004\\_ZCR](#)

[2022\\_004\\_FSA\\_DONE](#)

[2022\\_004\\_DevelopmentStandards\\_2022\\_06\\_27](#)

## 18. Rezoning Petition: 2022-012 by RangeWater Real Estate

**Location:** Approximately 18.45 acres located on 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-17 MF (CD) (multi-family 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.

[2022\\_012\\_ZCR](#)

[2022\\_012\\_FSA\\_DONE](#)

[2022\\_012\\_siteplanRev\\_22\\_8\\_18](#)

## 19. Rezoning Petition: 2022-007 by St. Charles Avenue, LLC

**Location:** Approximately 0.34 acre located on the west side of Castleton Road, north of North Sharon Amity Road, and east of Craig Avenue. (Council District 5 - Molina)

**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.

[2022\\_007\\_ZCR](#)

[2022\\_007\\_FSA\\_DONE](#)

[2022\\_007\\_siteplanRev\\_22\\_8\\_18](#)

## 20. Rezoning Petition: 2022-022 by Appaloosa Real Estate Partners

**Location:** Approximately 26.65 acres located on the east side of Beard Road, north of Mallard Creek Road. (Council District 4 - Johnson)

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

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

[2022\\_022\\_ZCR](#)

[2022\\_022\\_FSA\\_DONE](#)

[2022\\_022\\_RevSitePlan\\_2022\\_08\\_19](#)

## 21. Rezoning Petition: 2022-085 by City of Charlotte

**Location:** Approximately 3.12 acres located on the west side of Beam Road, north of Shopton Road, and south of Center Park Drive. (Council District 3 - Watlington)

**Current Zoning:** R-3 (single-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\\_085\\_ZCR](#)

[2022\\_085\\_FSA\\_DONE](#)

## HEARINGS

**22. Rezoning Petition: 2022-003 by Joy Homes, LLC**

***Update: Petitioner is requesting deferral to October 17, 2022***

**Location:** Approximately 4.39 acres located on the south side of South Tryon Street just north of Orchardgate Drive. (Council District 3 - Watlington)

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

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

**23. Rezoning Petition: 2022-016 by Vision Properties**

***Update: Petitioner is requesting deferral to October 17, 2022***

**Location:** Approximately 25.91 acres located on the east and west side of Carmel Commons Boulevard and east side of Carmel Road, south of Pineville-Matthews Road. (Council District 7 - Driggs)

**Current Zoning:** O-1 (office)

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

**24. Rezoning Petition: 2022-027 by Childress Klein**

***Update: Petitioner is requesting deferral to October 17, 2022***

**Location:** Approximately 2.27 acres located on the east side of Sharon Road, west of Colony Road, and north of Fairview Road. (Council District 6 - Bokhari)

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

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

## 25. Rezoning Petition: 2021-232 by Chick-Fil-A

**Update: Petitioner is requesting deferral to October 17, 2022**

**Location:** Approximately 0.88 acres bound by the east side of Randolph Road and west side of Colwick Road, north of North Sharon Amity Road. (Council District 6 - Bokhari)

**Current Zoning:** B-1 (neighborhood business)

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

[2021\\_232\\_PHSA\\_DONE](#)

[2021\\_232\\_siteplanRev\\_22\\_8\\_15](#)

## 26. Rezoning Petition: 2021-274 by Dickerson Realty Florida, Inc.

**Location:** Approximately 0.57 acre located on the west side of West Carson Boulevard, north of South Mint Street, and east of West Palmer Street. (Council District 3 - Watlington)

**Current Zoning:** MUDD (mixed-use development)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_274\\_PHSA\\_DONE](#)

## 27. Rezoning Petition: 2022-020 by Denciti Partners, LLC

**Location:** Approximately 0.71 acre located on the west side of Dewitt Lane, east side of Ellenwood Place, and north side of Freeland Lane, west of South Boulevard. (Council District 3 - Watlington)

**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.

[2022\\_020\\_PHSA\\_DONE](#)

[2022\\_020\\_RevSitePlan\\_2022\\_8\\_15](#)

## 28. Rezoning Petition: 2019-073 by Ravin Partners

**Location:** Approximately 1.91 acres along the north side of West Tremont Avenue, west of South Tryon Street, and east of Toomey Avenue. (Council District 3 - Watlington)

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

**Proposed Zoning:** TOD-NC (transit-oriented development - neighborhood center)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2019\\_073\\_PHSА\\_DONE](#)

## 29. Rezoning Petition: 2021-267 by YMCA of Greater Charlotte

**Location:** Approximately 12.46 acres located on the north side of West Boulevard, east of Donald Ross Road, and south of Wilkinson Boulevard. (Council District 3 - Watlington)

**Current Zoning:** INST(CD) (institutional, conditional) and 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.

[2021\\_267\\_PHSА\\_DONE](#)

[2021\\_267\\_RevSitePlan\\_2022\\_08\\_15](#)

## 30. Rezoning Petition: 2021-281 by Blue Freight Transport, Inc.

**Location:** Approximately 3.8 acres located on the north side of Fred D. Alexander Boulevard between Oak Street and Brookshire Boulevard. (Council District 2 - Graham)

**Current Zoning:** R-4 & I-2 LLWPA (single-family residential and general industrial, Lower Lake Wylie Protected Area)

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

**Staff Recommendation:**

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

[2021\\_281\\_PHSА\\_DONE](#)

[2021\\_281\\_SitePlanRev\\_2022\\_8\\_15](#)

### 31. Rezoning Petition: 2021-285 by Clearwater Development Partners, Inc.

**Location:** Approximately 0.15 acre located in the southern quadrant of the intersection of Cleveland Avenue and East Worthington Avenue, east of South Boulevard. (Council District 1 - Anderson)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_285\\_PHSА\\_DONE](#)

[2021\\_285\\_SitePlanRev\\_2022\\_7\\_11](#)

### 32. Rezoning Petition: 2022-006 by DHIC, LLC

**Location:** Approximately 18.88 acres located on the south side of Interstate 485 and west side of Interstate 77, east of Northlake Centre Parkway. (ETJ-BOCC: 1-Powell; Closest CC: 4-Johnson)

**Current Zoning:** R-3 (single-family residential), BP (business park)

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

**Staff Recommendation:**

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

[2022\\_006\\_PHSА\\_DONE](#)

[2022\\_006\\_RevSitePlan\\_2022\\_07\\_11](#)

### 33. Rezoning Petition: 2022-014 by Stewart

**Location:** Approximately 1.08 acres located at the northeast intersection of West 28th Street and Bancroft Street, east of North Graham Street. (Council District 1 - Anderson)

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

**Proposed Zoning:** NS (neighborhood services)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_014\\_PHSА\\_DONE](#)

[2022\\_014\\_RevSitePlan\\_2022\\_8\\_15](#)

### 34. Rezoning Petition: 2022-023 by Kindredfruit Properties, LLC

**Location:** Approximately 0.22 acre located on the north side of Central Avenue between Clement Avenue and Pecan Avenue. (Council District 1 - Anderson)

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

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

**Staff Recommendation:**

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

[2022\\_023\\_PHSА\\_DONE](#)

[2022\\_023\\_SitePlanRev\\_2022\\_8\\_12](#)

### 35. Rezoning Petition: 2022-025 by Elm Lane THD, LLC

**Location:** Approximately 1.42 acres located on the west side of Elm Lane, north of Bryant Farms Road, and south of Ballantyne Commons Parkway. (Council District 7 - Driggs)

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

[2022\\_025\\_PHSА\\_DONE](#)

[2022\\_025\\_siteplanRev\\_22\\_8\\_15](#)

### 36. Rezoning Petition: 2022-028 by Christ the King Lutheran Church, Inc.

**Location:** Approximately 3.53 acres located on the south side of South Tryon Street between Orchardgate Drive and Steeplecroft Parkway. (Council District 3 - Watlington)

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

**Proposed Zoning:** INST (institutional)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_028\\_PHSА\\_DONE](#)

### 37. Rezoning Petition: 2022-031 by Kairoi Residential

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

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

**Staff Recommendation:**

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

[2022\\_031\\_PHSА DONE](#)

[2022\\_031\\_siteplanRev\\_22\\_8\\_15](#)

### 38. Rezoning Petition: 2022-032 by Canvas Residential, LLC

**Location:** Approximately 4.18 acres located on the north side of West Arrowood Road, east of Forest Point Boulevard, and west of Nations Ford Road. (Council District 3 - Watlington)

**Current Zoning:** R-4 (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 site and building design and technical revisions related to land use and environment.

[2022\\_032\\_PHSА DONE](#)

[2022\\_032\\_siteplanRev\\_22\\_8\\_15](#)

### 39. Rezoning Petition: 2022-035 by Eid Refaey - A and E Rental Homes, LLC

**Location:** Approximately 0.37 acre located at the southwest intersection of Parkwood Avenue and Harrill Street, east of Seigle Avenue. (Council District 1 - Anderson)

**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, environment, and site and building design.

[2022\\_035\\_PHSА DONE](#)

[2022\\_035\\_RevSitePlan\\_2022\\_08\\_15](#)

## 40. Rezoning Petition: 2022-038 by RMR Group, LLC

**Location:** Approximately 8.80 acres bound by the south side of Yancey Road, north side of Southside Drive, and west side of Old Pineville Road. (Council District 3 - Watlington)

**Current Zoning:** I-2 and MUDD-O (general industrial and mixed-use development -optional)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_038\\_PHSА\\_DONE](#)

Adjournment