

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, May 20, 2019**

**Council Chambers**

### **City Council Zoning Meeting**

*Mayor Vi Lyles  
Mayor Pro Tem Julie Eiselt  
Council Member Dimple Ajmera  
Council Member Tariq Scott Bokhari  
Council Member Ed Driggs  
Council Member Larken Egleston  
Council Member Justin Harlow  
Council Member LaWana Mayfield  
Council Member James Mitchell  
Council Member Matt Newton  
Council Member Greg Phipps  
Council Member Braxton Winston II*

## ACRONYMS

### Zoning District Acronyms

- **B-1** – neighborhood business
- **B-2** – general business
- **B-1SCD** – business shopping center (old district)
- **BD** – distributive business
- **BP** – business park
- **CC** – commercial center
- **HW** – hazardous waste
- **I-1** – light industrial
- **I-2** – general industrial
- **INST** – institutional
- **MUDD** – mixed use development
- **MX-1** – mixed use
- **MX-2** – mixed use
- **MX-3** – mixed use
- **NS** – neighborhood services
- **O-1** – office district
- **O-2** – office district
- **O-3** – office district
- **R-3** – single-family residential – up to 3 dwelling units per acre (dua)
- **R-4** – single-family residential –up to 4 dua
- **R-5** – single-family residential –up to 5 dua
- **R-6** – single-family residential –up to 6 dua
- **R-8** – single-family residential – up to 8 dua
- **R-8MF** – multi-family residential – up to 8 dua
- **R-12MF** – multi-family residential– up to 12 dua
- **R-17MF** – multi-family residential– up to 17 dua
- **R-22MF** – multi-family residential– up to 22 dua
- **R-43MF** – multi-family residential– up to 43 dua
- **R-MH** – residential manufactured housing
- **RE-1** – research
- **RE-2** – research
- **RE-3** – research
- **TOD** – transit oriented development
- **TOD-CC** – transit oriented development – community center
- **TOD-NC** – transit oriented development– neighborhood center
- **TOD-UC** – transit oriented development –urban center
- **TOD-TR** – transit oriented development –transit transition
- **U-I** – urban industrial
- **UMUD** – uptown mixed use
- **UR-1** – urban residential
- **UR-2** – urban residential
- **UR-3** – urban residential
- **UR-C** – urban residential – commercial

### Zoning Overlay District Acronyms

- **AIR** – Airport Noise overlay
- **CR/LWW** – Catawba River/Lake Wylie watershed
- **CR/LWWCA** – Catawba River/Lake Wylie watershed – critical area
- **CR/LWWPA** – Catawba River/Lake Wylie watershed – protected area
- **HD-O** – historic district overlay
- **LNW** – Lake Norman watershed overlay
- **LNWCA** –Lake Norman watershed –overlay, critical area
- **LNWPA** –Lake Norman watershed – overlay, protected area
- **LLWW** – Lower Lake Wylie watershed overlay
- **LLWWCA** – Lower Lake Wylie watershed – overlay, critical area
- **LLWWPA** – Lower Lake Wylie watershed– overlay, protected area
- **LWPA** – Lake Wylie protected area
- **MILW** – Mountain Island Lake watershed overlay
- **MILWCA** – Mountain Island Lake watershed – overlay, critical area
- **MILWPA** – Mountain Island Lake watershed – overlay, protected area
- **MH** - manufactured home overlay
- **PED** – pedestrian overlay
- **TS** – transit supportive overlay

### Miscellaneous Zoning Acronyms:

- **CD** – conditional
- **INNOV** – innovative standards
- **SPA** – site plan amendment
- **O** – optional provisions

### Miscellaneous Other Acronyms:

- **CAG** – citizen advisory group
- **CDOT** – Charlotte Department of Transportation
- **FEMA** – Federal Emergency Management Agency
- **LED** – light emitting diode
- **NCDOT** – North Carolina Department of Transportation
- **PCCO** – Post Construction Control Ordinance



**Agenda Date:** 5/20/2019

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**Agenda #:** 1. **File #:** 15-10686 **Type:** Dinner Briefing

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**5:00 P.M. DINNER MEETING, CH-14**

**1. Meeting Agenda**

**2. Dinner Meeting Agenda**

**1. Agenda Review - Dave Pettine**

**3. Follow-Up Report**

**DECISIONS****4. Rezoning Petition: 2018-110 by Mattamy Homes**

***Update: Petitioner is requesting deferral to June 17, 2019***

**Location:** Approximately 38.40 acres located on the east side of Shopton Road West, north of South Tryon Street. (Outside City Limits)

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

**Proposed Zoning:** R-8MF(CD) (multi-family residential, conditional), with five-year vested rights

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to **DEFER** this petition to their June 17, 2019 meeting.

**5. Rezoning Petition: 2018-147 by Laurel Street Residential**

***Update: Petitioner is requesting deferral to June 17, 2019***

**Location:** Approximately 3.31 acres located on the north side of Mallard Creek Road, east of Prosperity Church Road, west of Galloway Road. (Council District 4 - Phipps)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to **DEFER** this petition to their June 17, 2019 meeting.

**6. Rezoning Petition: 2018-165 by NRP Properties, LLC**

***Update: Petitioner is requesting deferral to June 17, 2019***

**Location:** Approximately 16.6 acres located on the west side of Forest Point Boulevard, off of Nations Ford Road, east of I-77. (Council District 3 - Mayfield)

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

**Proposed Zoning:** R-17MF(CD) (multi-family residential, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to **DEFER** this petition to their June 17, 2019 meeting.

**7. Rezoning Petition: 2019-001 by The 6125 Company, LLC**

***Update: Petitioner is requesting deferral to June 17, 2019***

**Location:** Approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road. (Council District 3 - Mayfield)

**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 **DEFER** this petition to their June 17, 2019 meeting.

**8. Rezoning Petition: 2019-005 by Ardent Acquisitions, LLC**

***Update: Petitioner is requesting deferral to June 17, 2019***

**Location:** Approximately 5.58 acres located on the south of West Tremont Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to **DEFER** this petition to their June 17, 2019 meeting.

**9. Rezoning Petition: 2018-153 by Browder Investments, LLC**

***Update: Petitioner is requesting withdrawal of this petition***

**Location:** Approximately 0.83 acres located on the west side of South Tryon Street, north of West Summit Avenue and east of Winnifred Street. (Council District 3 - Mayfield)

**Zoning Committee Recommendation:**

The Zoning Committee supports withdrawal of this petition.

**10. Rezoning Petition: 2017-186 by Drakeford Co.**

**Location:** Approximately 0.87 acres located on the north side of West Kingston Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

**Current Zoning:** R-22MF, HD (multi-family residential, historic district overlay)

**Proposed Zoning:** UR-2(CD), HD (urban residential, conditional, historic district overlay), with five-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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**11. Rezoning Petition: 2018-012 by Harrison Tucker & John Perovich**

**Location:** Approximately 0.173 acres located at the intersection of North Davidson Street and East 17th Street. (Council District 1 - Egleston)

**Current Zoning:** R-8 (single 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 does not recommend approval of this petition in its current form.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**12. Rezoning Petition: 2018-126 by Exeter Meadow Oak, LLC**

**Location:** Approximately 47.46 acres located at west side of the intersection of Billy Graham Parkway and West Tyvola Road. (Council District 3 - Mayfield)

**Current Zoning:** R-22MF AIR (multi-family residential, airport noise overlay)

**Proposed Zoning:** I-1(CD) AIR (light industrial, conditional, 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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**13. Rezoning Petition: 2018-132 by Alliance Residential Company**

**Location:** Approximately 10.50 acres north side of Ridge Road, west of Prosperity Ridge Road, east Prosperity Church Road. (Council District 4 - Phipps)

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

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

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**14. Rezoning Petition: 2018-137 by Lakewood Apartments, LLC**

**Location:** Approximately 0.48 acres located on the north side of Lakewood Avenue, west of Rozzelles Ferry Road. (Council District 2 - Harlow)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**15. Rezoning Petition: 2018-146 by NorthState Development, LLC**

**Location:** Approximately 18.39 acres located on the east side of Shopton Road West, north of Sledge Road across from Pine Harbor Road. (Outside City Limits)

**Current Zoning:** R-3 LLWWPA (single family residential, Lower Lake Wylie Watershed Protected Area)

**Proposed Zoning:** MX-1 LLWWPA (mixed use, Lower Lake Wylie Watershed 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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan



**16. Rezoning Petition: 2018-148 by Beacon Partners**

**Location:** Approximately 1.84 acres located on the north side of West Boulevard, east of South Tryon Street and west of Hawkins Street. (Council District 3 - Mayfield)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**17. Rezoning Petition: 2018-152 by Kyle Short**

**Location:** Approximately 0.56 acres located at the southwest corner of North Sharon Amity Road and Emory Lane, east of Randolph Road. (Council District 5 - Newton)

**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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**18. Rezoning Petition: 2018-155 by North State Capital Partners, LLC**

**Location:** Approximately 8.39 acres located at the end of Dixie River Road, east of Steele Creek Road, south of I-485. (Council District 3 - Mayfield)

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

**Proposed Zoning:** MUDD(CD) (mixed use development, conditional) & I-1(CD) (light industrial, conditional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**19. Rezoning Petition: 2018-163 by Suncap Property Group, LLC**

**Location:** Approximately 1.75 acres located on the eastside of Waverly Avenue, west side of Kenilworth Avenue, south of Romany Road. (Council District 1 - Egleston)

**Current Zoning:** R-8 (single family residential) & R-22MF (multi-family residential)

**Proposed Zoning:** R-8(CD) (single family residential, conditional) & MUDD(CD) (mixed use development, conditional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**20. Rezoning Petition: 2018-164 by Tzeggai Yohannes**

**Location:** Approximately 0.92 acres located on the west side of North Sharon Amity Road, north of Central Avenue. (Council District 1 - Egleston)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**21. Rezoning Petition: 2019-004 by C4 Investments, LLC**

**Location:** Approximately 10.54 acres located on the southeast corner of West Arrowood Road and West Hebron Street. (Council District 3 - Mayfield)

**Current Zoning:** INST (institutional)

**Proposed Zoning:** R-22MF (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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

**22. Rezoning Petition: 2019-011 by Milestone Investments, LLC**

**Location:** Approximately 13.17 acres located on the east side of the intersection of Yorkmont Road and Parkway Plaza Boulevard. (Council District 3 - Mayfield)

**Current Zoning:** O-1(CD) (office, conditional)

**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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**23. Rezoning Petition: 2019-012 by Lidl US Operations, LLC**

**Location:** Approximately 2.84 acres located on the southwest corner of South Tryon Street and Moss Road. (Council District 3 - Mayfield)

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

**Proposed Zoning:** NS(SPA) (neighborhood services, 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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**24. Rezoning Petition: 2019-016 by Lennar Carolinas, LLC**

**Location:** Approximately 42.13 acres located on the south side of Hamilton Road, east of Steele Creek Road. (Council District 3 - Mayfield)

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

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

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**25. Rezoning Petition: 2019-041 by Eastside Connections JV, LLC**

**Location:** Approximately 13.18 acres located on the west side of East Independence Boulevard generally surrounded by Monroe Road, Idlewild Road, Independence Boulevard and Long Avenue. (Council District 5 - Newton)

**Current Zoning:** MUDD-O (mixed use development, optional) and NS (neighborhood services)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**HEARINGS****26. Rezoning Petition: 2015-027 by Charlotte Housing Authority**

***Update: Petitioner is requesting deferral to December 16, 2019***

**Location:** Approximately 3.031 acres located on the southeast corner at the intersection of Cherry Street and East 1st Street. (Council District 1 - Egleston)

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

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

**27. Rezoning Petition: 2018-128 by James Poutier**

***Update: Petitioner is requesting deferral to June 17, 2019***

**Location:** Approximately 5.5 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard. (Council District 2 - Harlow)

**Current Zoning:** R-3 LWPA (single family residential, Lake Wylie protected area)

**Proposed Zoning:** UR-2(CD) LWPA (urban residential, conditional, Lake Wylie protected area), with five-year vested rights

**28. Rezoning Petition: 2019-021 by McKinney Holdings NC II, LLC**

***Update: Petitioner is requesting deferral to June 17, 2019***

**Location:** Approximately 23.10 acres southeast intersection of North Tryon Street and Libby Way. (Council District 4 - Phipps)

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

**Proposed Zoning:** TOD-M(CD) (transit oriented development-mixed use, conditional)

**29. Rezoning Petition: 2019-027 by Liberty Property Trust**

***Update: Petitioner is requesting deferral to June 17, 2019***

**Location:** Approximately 20.5 acres located at the east side of the intersection of Sam Wilson Road and Laine Road, south of Interstate 85. (Outside City Limits)

**Current Zoning:** R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area)

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

**30. Rezoning Petition: 2018-127 by Blue Azela-Providence, LLC**

**Location:** Approximately 1.08 acres located at the intersection of Vernon Drive and Providence Drive, north of Wendover Road and east of Providence Road. (Council District 6 - Bokhari)

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

**Proposed Zoning:** R-8(CD) (single family residential, conditional) with five-year vested rights

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**31. Rezoning Petition: 2018-145 by Brendan Mylton**

**Location:** Approximately 1.25 acres located off St. George Street, south of Central Avenue, and east of Morningside Drive. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issues related to the environment.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**32. Rezoning Petition: 2018-167 by Verde Homes, LLC**

**Location:** Approximately 1.74 acres located on the east side of Sardis Road, between Oak Creek Drive and Creek Valley Drive. (Council District 6 - Bokhari)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**33. Rezoning Petition: 2019-002 by Laurel Street Residential, LLC**

**Location:** Approximately 1.45 acres located at the corner of East 7th Street and North Alexander Street.  
(Council District 1 - Egleston)

**Current Zoning:** UR-2 (urban residential)

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

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachment:**

Pre-Hearing Staff Analysis

**34. Rezoning Petition: 2019-003 by Laurel Street Residential, LLC**

**Location:** Approximately 4.03 acres located on the west side of North Tryon Street between University City Boulevard and Brookside Lane. (Council District 4 - Phipps)

**Current Zoning:** I-1 (light industrial) and I-2(CD) (general industrial, conditional)

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

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachment:**

Pre-Hearing Staff Analysis

**35. Rezoning Petition: 2019-006 by Amerco Real Estate Company**

**Location:** Approximately 4.63 acres located on the east side of the intersection of Freedom Drive, Ashley Drive and Tuckaseegee Road. (Council District 3 - Mayfield)

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

**Proposed Zoning:** BD(CD) AIR (distributive business, conditional, airport noise overlay) and B-2(CD) AIR (general business, conditional, airport noise overlay)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

Previously Approved Site Plan



**36. Rezoning Petition: 2019-008 by CoHab, LLC**

**Location:** Approximately 0.52 acres located on the west side of the intersection of Seigle Avenue and East 15th Street. (Council District 1 - Egleston)

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

**Proposed Zoning:** MUDD(CD) (mixed use development, conditional) with five-year vested rights

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**37. Rezoning Petition: 2019-009 by Joseph Rhodes**

**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 - Harlow)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**38. Rezoning Petition: 2019-013 by Andrew Klenk**

**Location:** Approximately 0.22 acres located on the southeast side of North Davidson Street between East 33rd Street and East 34th Street. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**39. Rezoning Petition: 2019-014 by Mission Properties**

**Location:** Approximately 1.06 acres located on the southwest corner of the intersection of Old Pineville Road and Griffith Road. (Council District 3 - Mayfield)

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

**Proposed Zoning:** TOD-M(CD) (transit oriented development-mixed use, conditional)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**40. Rezoning Petition: 2019-015 by Greg Godley/Sugar Creek Ventures**

**Location:** Approximately 18.5 acres located on the west side of East Sugar Creek Road, south of North Tryon Street. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachment:**

Pre-Hearing Staff Analysis

**41. Rezoning Petition: 2019-017 by Chelsea Building Group, LLC**

**Location:** Approximately 3.31 acres located on the south side of McKee Road, east of Kuykendall Road, west of Interstate 485. (Council District 7 - Driggs)

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

**Proposed Zoning:** R-6 (single family residential)

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachment:**

Pre-Hearing Staff Analysis

**42. Rezoning Petition: 2019-024 by Investicore, LLC**

**Location:** Approximately 1.74 acres located on the west side of South Boulevard, north of Clanton Road. (Council District 3 - Mayfield)

**Current Zoning:** I-1 (light industrial) and I-2 (general industrial)

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

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachment:**

Pre-Hearing Staff Analysis

**43. Rezoning Petition: 2019-025 by White Point Partners, LLC**

**Location:** Approximately 1.20 acres located at the south side of the intersection of West Kingston Avenue and Camden Road. (Council District 3 - Mayfield)

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

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

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachment:**

Pre-Hearing Staff Analysis

**44. Rezoning Petition: 2019-026 by Beacon Development**

**Location:** Approximately 3.0 acres located on the south side of Clanton Road, both side of Dewitt Lane and Tryclan Drive, east of South Tryon Street. (Council District 3 - Mayfield)

**Current Zoning:** I-1 (light industrial) and I-2 (general industrial)

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

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachment:**

Pre-Hearing Staff Analysis

**45. Rezoning Petition: 2019-032 by US Developments, Inc**

**Location:** Approximately 14.72 acres located on the northwest side of Highway 29 North, east of Caprington Avenue. (Outside City Limits)

**Current Zoning:** R-3 (single family residential), R-17MF(CD) (multi-family residential, conditional) and MX-2 (mixed use)

**Proposed Zoning:** R-17(MF) (multi-family residential)

**Staff Recommendation:**

Staff recommends denial of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

Previously Approved Site Plan

**46. Rezoning Petition: 2019-048 by B & B RE Ventures, LLC**

**Location:** Approximately 3.6 acres located at the intersection of Old Pineville Road and the north side of Scholtz Road, south of Springbrook Road. (Council District 3 - Mayfield)

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

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

**Staff Recommendation:**

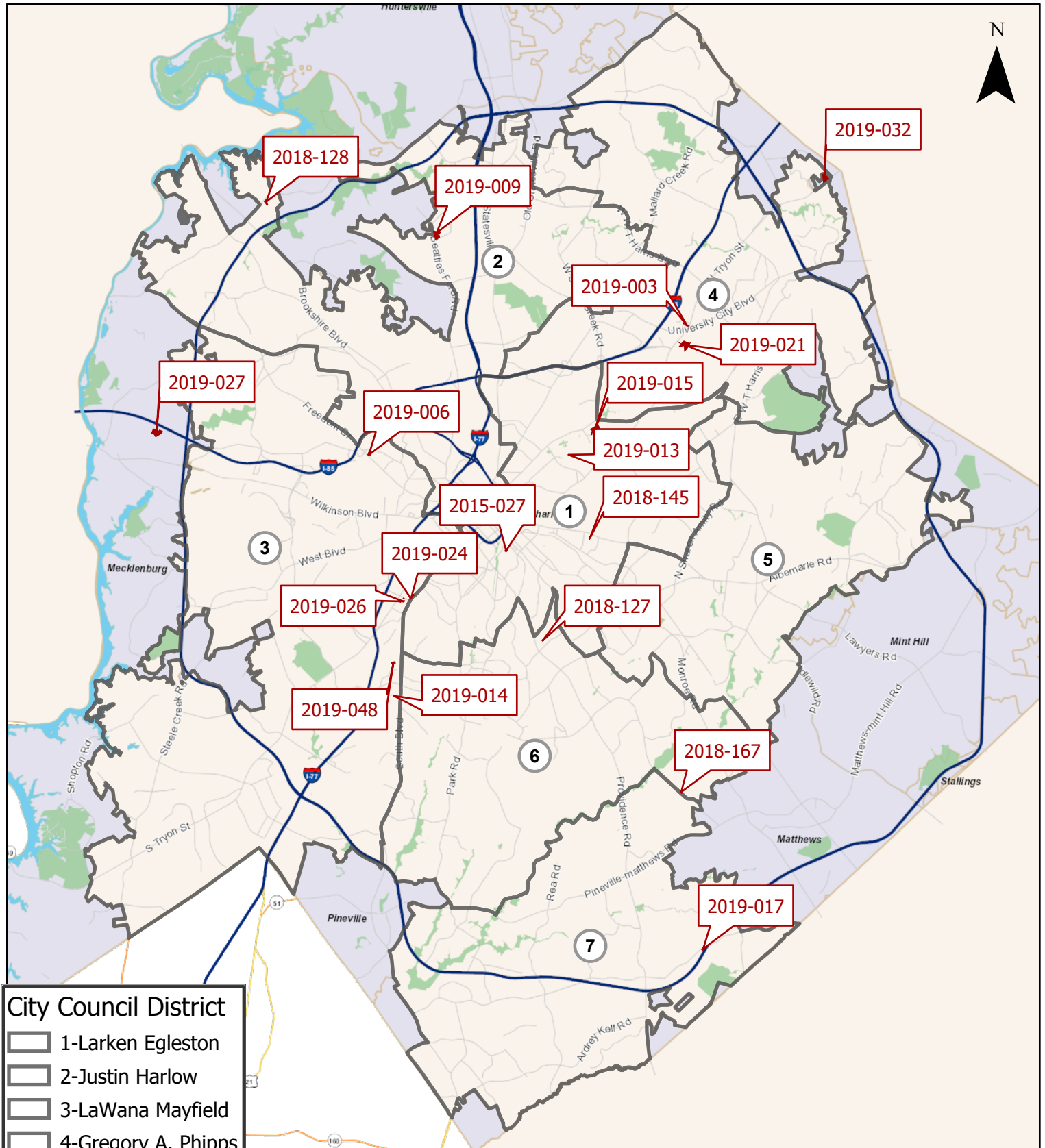
Staff recommends approval of this petition.

**Attachment:**

Pre-Hearing Staff Analysis

# May 2019 Rezonings

City of Charlotte, Mecklenburg County



- City Council District**
- 1-Larken Egleston
  - 2-Justin Harlow
  - 3-LaWana Mayfield
  - 4-Gregory A. Phipps
  - 5-Matt Newton
  - 6-Tariq Bokhari
  - 7-Edmund H. Driggs

0 1.75 3.5 7 Miles



# City of Charlotte

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

**Agenda Date:** 5/20/2019

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**Agenda #:** 2. **File #:** 15-10687 **Type:** Dinner Briefing

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## **Dinner Meeting Agenda**

### **1. Agenda Review - Dave Pettine**

## DINNER MEETING AGENDA

### Monday, May 20, 2019

#### 1. Agenda Review – Dave Pettine

Item #	Petition #	Petitioner/Description	Update
Item #4	2018-110	<b>Mattamy Homes</b> – Located on the east side of Shopton Road West, north of South Tryon Street	<b>Decision</b> Deferral – 1 month to June 17, 2019
Item #5	2018-147	<b>Laurel Street Residential</b> – Located on the north side of Mallard Creek Road, east of Prosperity Church Road, west of Galloway Road.	<b>Decision</b> Deferral – 1 month to June 17, 2019
Item #6	2018-165	<b>NRP Properties, LLC</b> – Located on the west side of Forest Point Boulevard, off of Nations Ford Road, east of Interstate 77.	<b>Decision</b> Deferral – 1 month to June 17, 2019
Item #7	2019-001	<b>The 6125 Company LLC</b> – Located on the northeast corner of the intersection of Nations Ford Road and Tyvola Road.	<b>Decision</b> Deferral – 1 month to June 17, 2019
Item #8	2019-005	<b>Ardent Acquisitions, LLC</b> – Located on the south of West Tremon Avenue, west of South Tryon Street.	<b>Decision</b> Deferral – 1 month to June 17, 2019
Item #9	2018-153	<b>Browder Investments, LLC</b> – Located on the west side of South Tryon Street, north of West Summit Avenue and east of Winnifred Street.	<b>Decision</b> Withdraw
Item #26	2015-027	<b>Charlotte Housing Authority</b> – Located on the southeast corner at the intersection of Cherry Street and East 1 <sup>st</sup> Street.	<b>Hearing</b> Deferral to December 16, 2019
Item #27	2018-128	<b>James Poutier</b> – Located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard.	<b>Hearing</b> Deferral – 1 month to June 17, 2019
Item #28	2019-021	<b>McKinney Holdings NC II, LLC</b> – Located on the southwest intersection of North Tryon Street and Libby Way	<b>Hearing</b> Deferral – 1 month to June 17, 2019
Item #29	2019-027	<b>Liberty Property Trust</b> – Located at the east side of the intersection of Sam Wilson Road and Laine Road, south of Interstate 85.	<b>Hearing</b> Deferral – 1 month to June 17, 2019



# City of Charlotte

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

**Agenda Date:** 5/20/2019

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**Agenda #:** 3. **File #:** 15-10688 **Type:** Dinner Briefing

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## **Follow Up Report**





## **City Council Follow-Up Report From the April 15, 2019 Zoning Meeting**

**2018-110 Mattamy Homes - located on the east side of Shopton Road West, north of South Tryon Street. (Outside of City Limits)**

**When was the adjacent site zoned R-8MF for a density of 6.7 units per acre? Was that before or after the area plan?**

Staff Response: City Council approved rezoning petition 2006-061 (referenced adjacent site) on July 16, 2006. The request rezoned approximately 19.36 acres from R-3 (single family residential) to R-8MF(CD) (multi-family residential, conditional) in order to allow up to 130 for sale townhomes at a density of 6.7 dwelling units per acre. The approved site plan is attached. The *Southwest District Plan* (adopted 1991) recommended single family residential up to 3 dwelling units per acre. The *General Development Policies* (adopted 2003) recommended a density of up to 6 dwelling units per acre.

The *Steele Creek Area Plan* was adopted by City Council on February 27, 2012.

**2018-146 NorthState Development, LLC - located on the east side of Shopton Road West, north of Sledge Road across from Pine Harbor Road. (Outside City Limits)**

**When was the last traffic study done in the Steele Creek area? Was it for a specific area?**

Staff Response: Rezoning petition #2017-146 required a traffic impact study in the area and will be providing roadway improvements at the intersection of Shopton Road West and South Tryon. The construction plans are under review and the construction will start later this year.

**2018-163 Suncap Property Group, LLC - located on the east side of Waverly Avenue, west side of Kenilworth Avenue, south of Romany Road. (Council District 1 – Egleston)**

**What is the width of the pedestrian access? Where will the pedestrian access points be located?**

Staff Response: The pedestrian access to the building will have to be a minimum of five feet per building code. The site plan provides notes that pedestrian connections may be provided from the courtyard and or units to the public sidewalk system for building area 'A'. The proposed townhomes will provide a connection from the units out to the public sidewalk system for development area 'B'

**2019-016     Lennar Carolinas, LLC - located on the south side of Hamilton Road, east of Steele Creek Road. (Council District 3 – Mayfield)**

**Is accident data used in traffic studies?**

Staff Response: Yes. CDOT reviews accident data and congestion near adjacent intersections of all proposed rezoning petitions to provide an in-depth review of the traffic impacts of a development.

**2019-005     Ardent Acquisitions, LLC – located on the south side of West Tremont Avenue, west of South Tryon Street (Council District 3 – Mayfield)**

**Did the Steele Creek Development Response Study look at the transportation aspects of the area and did it embrace everything it should have? Provide details.**

Staff Response: The Development Response Study process is designed to provide the Charlotte Planning, Design & Development Department with a focused method to evaluate and work with development proposals that call for unanticipated development activity or significant changes to existing area plans or zoning. This process is intended as an internal and advisory exercise that allows Planning staff to test and consider the impacts of proposed development regarding land use, transportation network and urban design concepts. The intent is to quickly uncover the critical issues and utilize the design workshop to develop and test ways issues might get resolved, identify next steps and unresolved issues along the way. The design ideas, illustrative plans, and land use concepts are advisory only and do not represent official policy changes to existing zoning or adopted area plans.

Yes, the Development Response Study did address the critical issues.