

City of Charlotte

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



Zoning Agenda

Monday, March 16, 2020

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 Malcolm Graham
Council Member Renee Johnson
Council Member James Mitchell
Council Member Matt Newton
Council Member Victoria Watlington
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

DINNER MEETING

- 1. 5:00 P.M. DINNER MEETING, CH-14**
 - 1. Meeting Agenda**
 - 2. Dinner Meeting Agenda**
 - 1. Agenda Review - Dave Pettine**
 - 3. Follow-Up Report**
- 2. Dinner Meeting Agenda**
 - 1. Agenda Review - Dave Pettine**
- 3. Follow Up Report**

5:30 P.M. ZONING MEETING, COUNCIL CHAMBERS

ZONING DECISIONS

4. Rezoning Petition: 2019-009 by Joseph Rhodes

Update: Petitioner is requesting deferral to April 20, 2020

Location: Approximately 16.0 acres located on the east side of Beattis 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)

Zoning Committee Recommendation:

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

5. Rezoning Petition: 2019-152 by Spectrum Companies

Update: Petitioner is requesting deferral to April 20, 2020

Location: Approximately 27.410 acres located off Carolyn Lane and Joe Whitener Road with frontage and access to University City Boulevard. (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.

6. Rezoning Petition: 2018-114 by Seahawk Partner Holdings, LLC

Location: Approximately 0.178 acres located on the eastern side of Thomas Avenue, north of Central Avenue in the Plaza-Midwood Neighborhood. (Council District 1 - Egleston)

Current Zoning: R-5 (residential)

Proposed Zoning: NS (neighborhood services)

Public Hearing Held: February 17, 2020 - Item #19

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends **APPROVAL** of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

7. Rezoning Petition: 2019-069 by Harrison Tucker - CoHab, LLC

Location: Approximately 0.9 acres on the west side of E. 36th St, north of North McDowell St. and south of North Alexander St. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

Proposed Zoning: NS (neighborhood services)

Public Hearing Held: December 16, 2019 - Item #29

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends **APPROVAL** of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

8. Rezoning Petition: 2019-141 by Mark Bolous

Location: Approximately 0.44 acres located on the west corner of N. Sharon Amity Road and Castleton Road. (Council District 5 - Newton)

Current Zoning: R-3 (single family residential)

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

Public Hearing Held: January 21, 2020 - Item #33

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends **APPROVAL** of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

9. Rezoning Petition: 2019-142 by Kennedy Howard

Location: Approximately 0.27 acres located on the southeast corner of Tuckaseegee Road and Enderly Road from B-1 to MUDD-O. (Council District 3 - Watlington)

Current Zoning: B-1 (neighborhood business)

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

Public Hearing Held: February 17, 2020 - Item #22

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff Recommends **APPROVAL** of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

10. Rezoning Petition: 2019-144 by York Acquisitions, LLC

Location: Approximately 23.57 acres located on the west side of North Tryon Street, south of Sir Anthony Drive, north of West Mallard Creek Church Road. (Council District 4 - Johnson)

Current Zoning: R-3 (single-family residential) and R-12(CD) (single-family residential, conditional)

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

Public Hearing Held: January 21, 2020 - Item #35

Zoning Committee Recommendation:

The Zoning Committee voted 5:0 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: 2019-155 by Plaza Midwood Charlotte 2 LP

Location: Approximately 0.18 acres located on the south side of Central Avenue, east of Pecan Avenue and west of Thomas Avenue. (Council District 1 - Egleston)

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

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

Public Hearing Held: February 17, 2020 - Item #24

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends **APPROVAL** of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

12. Rezoning Petition: 2019-157 by ABP Development LLC

Location: Approximately 8.5 acres located on the south side of Polk and White Road, west of Mallard Creek Road. (Council District 4 - Johnson)

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

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

Public Hearing Held: February 17, 2020 - Item #25

Zoning Committee Recommendation:

The Zoning Committee voted 5:1 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: 2019-158 by MPV Properties

Location: Approximately 3.6 acres located on the south side of E. Woodlawn Road, east of Murrayhill Road. (Council District 6 - Bokhari)

Current Zoning: R-4 (single family residential) & UR-2 (CD) (urban residential, conditional)

Proposed Zoning: UR-2 (CD) (urban residential, conditional) & UR-2 (CD) SPA (urban residential, conditional, site plan amendment)

Public Hearing Held: February 17, 2020 - Item #26

Zoning Committee Recommendation:

The Zoning Committee voted 6:0 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: 2019-159 by Ed Zepa

Location: Approximately 0.95 acres located on the west side of Nations Crossing Road, south of Verbena Street. (Council District 3 - Watlington)

Current Zoning: MUDD (CD) (mixed use development, conditional)

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

Public Hearing Held: February 17, 2020 - Item #27

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends **APPROVAL** of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

15. Rezoning Petition: 2019-161 by Crescent Communities, LLC

Location: Approximately 2.4 acres bounded by S. Tryon Street and W. Hill Street east of John Belk Freeway. (Council District 1 - Egleston)

Current Zoning: UMUD-O (uptown mixed use, optional)

Proposed Zoning: UMUD-O SPA (uptown mixed use, optional, site plan amendment)

Public Hearing Held: February 17, 2020 - Item #28

Zoning Committee Recommendation:

The Zoning Committee voted 6:0 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: 2019-162 by Harbor Baptist Church

Location: Approximately 2.88 acres located along the northern side of Old Concord Road near its intersection with N. Tryon Street and in close proximity to the LYNEX Blue Line's Old Concord Road transit station. (Council District 4 - Johnson)

Current Zoning: I-2 (industrial)

Proposed Zoning: TOD-TR (transit-oriented development, transitional)

Public Hearing Held: February 17, 2020 - Item #29

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends **APPROVAL** of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

17. Rezoning Petition: 2019-164 by PDAN Holdings, LLC

Location: Approximately 1.1 acres located on the north side of Johnston Oehler Road, west of Oehler Bridge Drive. (Council District 4 - Johnson)

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

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

Public Hearing Held: February 17, 2020 - Item #30

Zoning Committee Recommendation:

The Zoning Committee voted 6:0 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: 2019-165 by Wood Partners

Location: Approximately 4.0 acres located on the north side of West Morehead Street, between Millerton Avenue and Morton Street. (Council District 3 - Watlington)

Current Zoning: I-1 (Light Industrial), R-5 (Single Family Residential), R-22MF Multi Family Residential), and O-2 (office)

Proposed Zoning: TOD-CC (Transit Oriented Development - Community Center)

Public Hearing Held: February 17, 2020 - Item #31

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends **APPROVAL** of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

19. Rezoning Petition: 2019-169 by Thompson Thrift Development Inc.

Location: Approximately 15.9 acres located on the east side of Ridge Road, at Odell School Road, south of Mallard Creek Road. (Outside City Limits)

Current Zoning: CC (commercial center)

Proposed Zoning: CC SPA (commercial center, site plan amendment) with five-years vested rights

Public Hearing Held: February 17, 2020 - Item #33

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 outstanding issues related to transportation.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

ACTIVE TRANSPORTATION PROJECTS

20. Active Transportation Projects

ZONING HEARINGS

21. Rezoning Petition: 2019-111 by Hive Fitness, LLC

Update: Petitioner is requesting deferral to April 20, 2020

Location: Approximately 0.69 acres located on the south side of Southside Drive, west of Old Pineville road, and east of Yancey Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

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

22. Rezoning Petition: 2019-146 by ALB Architecture, PA

Update: Petitioner is requesting deferral to April 20, 2020

Location: Approximately .17 acres located at the eastern corner of N. Davidson Street and E. 19th Street in the Optimist Park community. (Council District 1 - Egleston)

Current Zoning: R-8 (single family residential)

Proposed Zoning: UR-1 (CD) (urban residential, conditional) & UR-C (CD) (urban residential commercial, conditional)

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

Update: Petitioner is requesting deferral to May 18, 2020

Location: Approximately 0.7 acres (two lots) located on the south side of State Street and north side of Katonah Avenue. (Council District 2 - Graham)

Current Zoning: I-2 (General Industrial) and R-8 (Single Family Residential)

Proposed Zoning: MUDD-O (Mixed Use Development, Optional)

24. Rezoning Petition: 2019-113 by The Charlotte-Mecklenburg Hospital Authority - Text Amendment**Summary of petition:**

This Text Amendment adds "helistops, limited" as an accessory use allowed with one prescribed condition in the mixed-use development district (MUDD).

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis
Text Amendment

25. Rezoning Petition: 2019-114 by The Charlotte Mecklenburg Hospital Authority

Location: Approximately 70 acres bounded by Scott Avenue, East Morehead Street, and Little Sugar Creek. (Council District 1 - Egleston)

Current Zoning: O-2 (office), O-6 (CD) (office, conditional), B-1 (neighborhood business), B-2 (general business), R-6 (single family residential), and R-22MF (multi-family residential)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis
Site Plan

26. Rezoning Petition: 2019-115 by Northwood Development, LLC

Location: Approximately 454.24 located on the north side of Ballantyne Commons Pkwy., south of I-485 on both sides of Johnston Road. (Council District 7 - Driggs)

Current Zoning: BP (CD) (business park, conditional) & O-3 (CD) (office, conditional)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis
Site Plan

27. Rezoning Petition: 2019-156 by Parkwood Plaza

Location: Approximately 0.52 acres located at 1118 Parkwood Avenue, adjacent to Pegram Street in the Belmont neighborhood. (Council District 1 - Egleston)

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.

Pre-Hearing Staff Analysis

Site Plan

28. Rezoning Petition: 2019-166 by Canopy CLT

Update: Petitioner is requesting deferral to April 20, 2020

Location: Approximately 1.6 acres located on the east side of Providence Road, south of Creola Road, north of Jefferson Drive. (Council District 6 - Bokhari)

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

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

Staff Recommendation:

Staff does not recommend approval in current form.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

29. Rezoning Petition: 2019-168 by Suncrest Real Estate and Land

Location: Approximately 22.87 acres located on the north side of Oakdale Road between Miranda Road and Interstate 485. (Council District - Outside City limits)

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

Proposed Zoning: MX-2 (CD) LWPA (mixed use, conditional, Lake Wylie Protected Area)

Staff Recommendation:

Staff Recommends approval of this petition upon resolution of outstanding issues related to transportation.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

30. Rezoning Petition: 2019-171 by Anthony Kuhn

Location: Approximately 2.55 acres located at 3000 N. Tryon Street, west of its intersection with 36th Street. (Council District 1 - Egleston)

Current Zoning: I-2 (industrial)

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

Staff Recommendation:

Staff Recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

31. Rezoning Petition: 2019-172 by Sharon Academy Properties, LLC

Location: Approximately 4.12 acres located on the northeast corner of Tyvola Road and Wedgewood Drive, west of Marion Diehl Park Drive. (Council District 6 - Bokhari)

Current Zoning: R-4 (single family residential)

Proposed Zoning: INST (institutional)

Staff Recommendation:

Staff Recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

32. Rezoning Petition: 2019-174 by 2901, LLC

Location: Approximately 1.12 acres located on the south side of Coltsgate Road, east of Sharon Road, north of Fairview Road. (Council District 6 - Bokhari)

Current Zoning: O-6(CD) (office)

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 requested technical revisions.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

33. Rezoning Petition: 2019-176 by Charlotte-Douglas International Airport

Location: Approximately 78.68 acres on the east side of Steele Creek Road, south of Byrum Drive and West Boulevard. (Council District 3 - Watlington)

Current Zoning: R-3 AIR (single-family residential, airport noise overlay)

Proposed Zoning: I-2 AIR (general industrial, airport noise overlay)

Staff Recommendation:

Staff Recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

34. Rezoning Petition: 2019-178 by DRB Group

Location: Approximately 11.48 acres located on the east side of Rozzelles Ferry Road, west of West Trade Street, near Judson Avenue and Zebulon Avenue. (Council District 2 - Graham)

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

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, environment and technical revisions related to land use.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

35. Rezoning Petition: 2019-181 by Clay Cooper - Woda Cooper Development, Inc.

Location: Approximately 6.54 acres located on the east side of Northlake Centre Parkway, north of Northlake Mall Drive. (Council District - Outside City Limits)

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.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

36. Rezoning Petition: 2019-183 by Rhyno Partners Coffee, LLC

Location: Approximately 0.241 acres located on the west side of The Plaza, north of Commonwealth Avenue. (Council District 1 - Egleston)

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

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

37. Rezoning Petition: 2019-184 by Taft Mills Group

Location: Approximately 4.2 acres located to the east of W.T. Harris Boulevard, south of Woodland Circle and north of Interstate 485. (Council District 2 - Graham)

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

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis
Site Plan

38. Rezoning Petition: 2019-185 by Freedom Communities

Location: Approximately 1.67 acres located on the south side of Tuckaseegee Road, east of Gaston Street and west of Karendale Avenue. (Council District 3 - Watlington)

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

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis
Site Plan

39. Rezoning Petition: 2020-036 by Charlotte Planning, Design and Development

Location: Approximately 0.56 acres west of Pecan Avenue, north of Independence Boulevard, south of Central Avenue. (Council district 1 - Egleston)

Current Zoning: None

Proposed Zoning: B-2(PED) (general business, pedestrian overlay district)

Staff Recommendation:

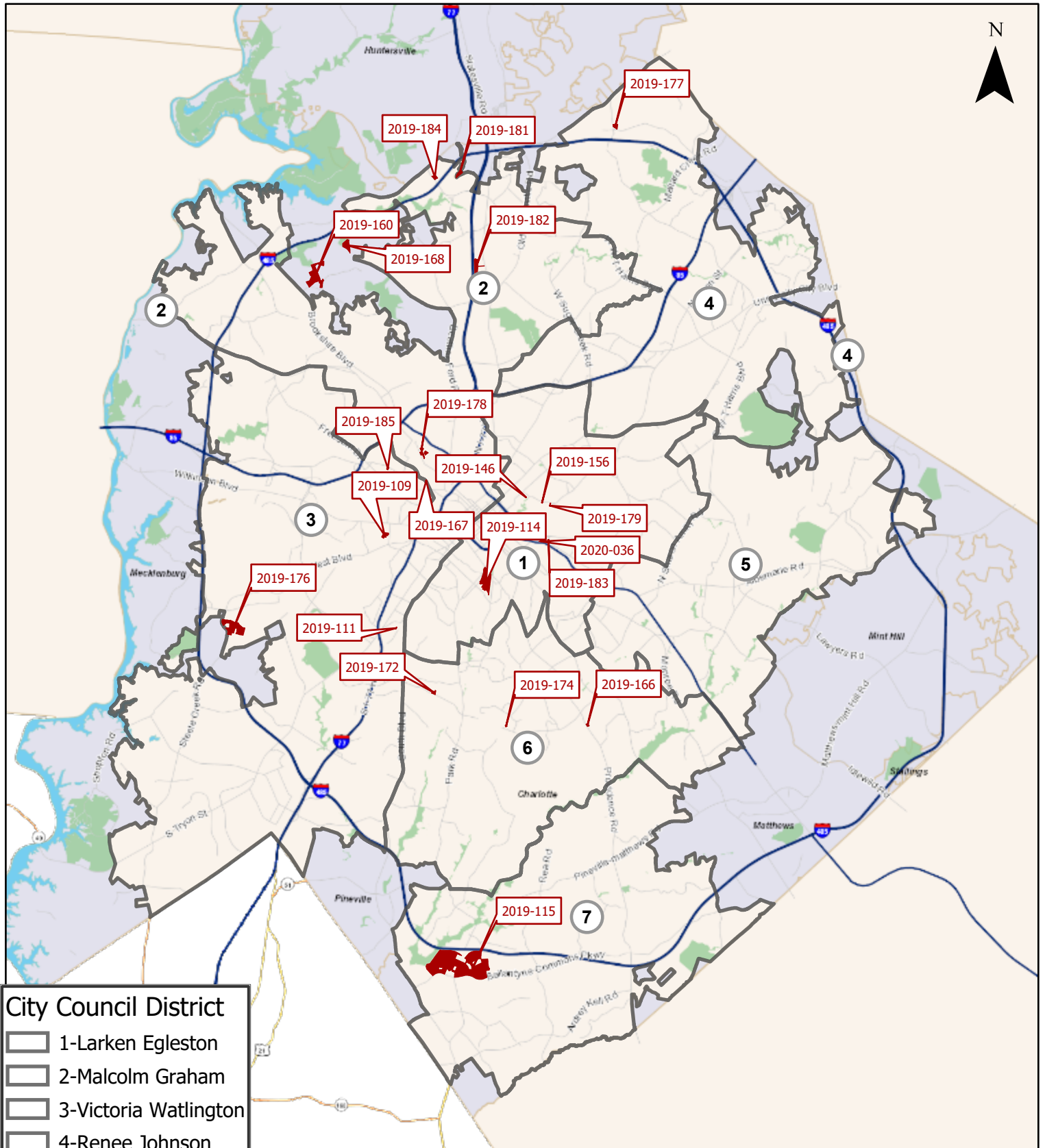
Staff Recommends approval of this petition.








Attachments:

Pre-Hearing Staff Analysis

March 2020 Rezoningings

City of Charlotte, Mecklenburg County



- City Council District**
-  1-Larken Egleston
 -  2-Malcolm Graham
 -  3-Victoria Watlington
 -  4-Renee Johnson
 -  5-Matt Newton
 -  6-Tariq Bokhari
 -  7-Edmund H. Driggs

Map Created 3/3/2020

0 2 4 8 Miles



Agenda Date: 2/17/2020

Agenda #: 1. File #: 15-12820 Type: Dinner Briefing

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

1. Meeting Agenda

2. Dinner Meeting Agenda

1. Agenda Review - Dave Pettine

3. Follow-Up Report



Agenda Date: 2/17/2020

Agenda #: 2. **File #:** 15-12821 **Type:** Dinner Briefing

Dinner Meeting Agenda

1. Agenda Review - Dave Pettine



City of Charlotte

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

Agenda Date: 2/17/2020

Agenda #: 3. **File #:** 15-12822 **Type:** Dinner Briefing

Follow Up Report



City Council Follow-Up Report From the February 17, 2020 Zoning Meeting

2019-157 ABP Development LLC – located on the south side of Polk and White Road, west of Mallard Creek Road. (Council District 4 – Johnson)

What would a project look like to meet the multi-family, higher density definition in the Plan?

Staff Response: Principal concerns in determining compatibility are massing, scale, and buffers in relation to existing properties. Ample site access and street connectivity not dependent on local residential streets also are a significant factor.