

City of Charlotte

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



Zoning Agenda

Monday, July 20, 2020

Virtual Meeting

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

REMOTE MEETING

- 1. 5:00 P.M. CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, CH-14
(VIRTUAL MEETING)**

- 2. Follow Up Report**

DECISIONS

3. Rezoning Petition: 2020-081 by University City Partners - Text Amendment**Summary of Petition:**

This Text Amendment proposes to modify the setbacks in the RE-1 and RE-2 zoning districts.

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Text Amendment

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

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)

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

5. Rezoning Petition: 2019-160 by Meritage Homes of the Carolinas, Inc.

Location: Approximately 80.78 acres located on the north side of Pleasant Grove Road between Hutcheson Lane and Kelly Road. (Outside City Limits)

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

Proposed Zoning: MX-2 (Innov) LWPA (mixed use, innovative standards, Lake Wylie Protected Area) with five years 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

6. Rezoning Petition: 2019-177 by Encore Real Estate

Location: Approximately 7.0 acres located on the northeast corner of Prosperity Church Road and Old Ridge Road. (Council District 4 - Johnson)

Current Zoning: UR-2(CD) (urban residential, conditional) and NS (neighborhood services)

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

7. Rezoning Petition: 2019-182 by Carolina Center for Recovery, LLC

Location: Approximately 9.9 acres located on the west side of Statesville Road, across from Gibbon Road, east side of Interstate 77.

Current Zoning: I-1 (light industrial)

Proposed Zoning: INST (CD) (institutional, 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

8. Rezoning Petition: 2020-002 by The Drakeford Company

Location: Approximately 0.55 acres located on the northeastern side of Vail Avenue, south of Deacon Avenue, and southeast of Dotger Avenue. (Council District 1 - Egleston)

Current Zoning: R-22MF (multifamily 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 recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

9. Rezoning Petition: 2020-004 by Boulevard Real Estate Advisor, LLC

Location: Approximately 0.76 acres located on the south side of Freeland Lane, east of Tryon Street, and west of South Boulevard. (Council District 3 - Watlington)

Current Zoning: R-8 (single family residential)

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

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

10. Rezoning Petition: 2020-006 by JFW Realty, Inc. and 501 Associates, LLC

Location: Approximately 0.759 acres located on the northern side of East Morehead Street, south of John Belk Freeway, and east of South Boulevard. (Council District 1 - Egleston)

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay) and UMUD (uptown mixed-use district, pedestrian overlay)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

11. Rezoning Petition: 2020-009 by Ballantyne Country Club, Inc.

Location: Approximately 2.54 acres along the western side of Johnston Road, and east of Nolen Lane.
(Council District 7 - Driggs)

Current Zoning: MX-1 (mixed use)

Proposed Zoning: MX-1 SPA (mixed use, 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

12. Rezoning Petition: 2020-012 by Bowman Sumner, LLC

Location: Approximately 21.92 acres located on the south side of Eastfield Road, north of Interstate 485, and west of Browne Road. (Outside City Limits)

Current Zoning: R-3 (single family residential)

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

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: 2020-016 by Nolan Elanz

Location: Approximately 1.89 acres located in the southeast quadrant of the intersection of Church Street and Bland Street. (Council District 3 - Watlington)

Current Zoning: MUDD-O (mixed use development district)

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

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

14. Rezoning Petition: 2020-018 by Hopper Communities

Location: Approximately 0.917 acres located west of Baltimore Road, south of Remount Road, and east of Interstate 77. (Council District 3 - Watlington)

Current Zoning: R-22MF (multi-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 recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

15. Rezoning Petition: 2020-025 by SunCap Property Group

Location: Approximately 26.34 acres located along the eastern side of Milhaven Lane, south of Sunset Road, and west of Statesville Road. (Council District 2 - Graham)

Current Zoning: CC (commercial center) & R-4(single family residential)

Proposed Zoning: 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

16. Rezoning Petition: 2020-026 by Union at Tryon, LP

Location: Approximately 7.5 acres located between Shopping Center Drive and Hampton Church Road, east of N. Tryon Street in the University City neighborhood. (Council District 4 - Johnson)

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

Proposed Zoning: MUDD-O (mixed-use development, 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: 2020-030 by OZF Properties, LLC

Location: Approximately 1.46 acres located south of Greenland Avenue, bound on the east side of Monument Street, and Remount Road on the west side. (Council District 3 - Watlington)

Current Zoning: R-5 (single family residential)

Proposed Zoning: MUDD-O (mixed use development district, 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

18. Rezoning Petition: 2020-032 by Bridgewood Houston Property Company, L.P.

Location: Approximately 1.379 acres bounded by Royal Court and Morehead Street, southeast of Euclid Avenue. (Council District 1 - Egleston)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

19. Rezoning Petition: 2020-033 by Fifth Third Bank

Location: Approximately 0.354 acres bound by the east side of Providence Road, the north side of Huntley Place, and south of Perrin Place. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: MUDD (CD) (mixed use development district, 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

20. Rezoning Petition: 2020-040 by Alenky Signature Homes, LLC

Location: Approximately 0.398 acres located on the eastern side of Commonwealth Avenue, the northern side of Goodwin Avenue and south of Woodland Drive. (Council District 1 - Egleston)

Current Zoning: R-4 (single family residential)

Proposed Zoning: R-8 (single 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

21. Rezoning Petition: 2020-050 by Charlotte-Mecklenburg Housing Partnership

Location: Approximately 10 acres located on the west side of Park Road, south of Marsh Road, and north of Hillside Avenue. (Council District 1 - Egleston)

Current Zoning: INST (CD) (institutional, conditional)

Proposed Zoning: MUDD-O (mixed use development, 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

22. Rezoning Petition: 2020-064 by Truist Bank

Location: Approximately 2.34 acres bounded by the northeast side of 5th Street, southeast of North Tryon Street, southwest of East 6th Street, and northwest of North College Street. (Council District 1 - Egleston)

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

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

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

ACTIVE TRANSPORTATION PROJECTS

23. Active Transportation Projects

HEARINGS**24. Rezoning Petition: 2019-175 by Weekley Homes, LLC**

Update: Petitioner has withdrawn this petition

Location: Approximately 37.17 acres located on the west side of Blakeney Heath Road, south of Bryant Farms Road, north of Ardrey Kell Road. (Council District 7 - Driggs)

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

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

25. Rezoning Petition: 2020-023 by Phillip Neal Sparrow

Update: Petitioner is requesting deferral to September 21, 2020

Location: Approximately 10.918 acres located on the southern side of John Gladden Road, north of Wilkinson Boulevard, and west of Sam Wilson Road. (Outside City Limits)

Current Zoning: R-MH LWPA LLWPA (residential manufactured housing, Lake Wylie Protected Area, Lower Lake Wylie Protected Area)

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

26. Rezoning Petition: 2020-045 by Andrew Klenk

Update: Petitioner is requesting deferral to September 21, 2020

Location: Approximately .50 acres located along Bearwood Avenue east of Sugar Creek Road in the Howie Acres Neighborhood. (Council District 1 - Egleston)

Current Zoning: R-5 (residential) and B-2 (general business)

Proposed Zoning: UR-1 (urban residential, conditional)

27. Rezoning Petition: 2020-049 by The Keith Corporation

Update: Petitioner is requesting deferral to September 21, 2020

Location: Approximately 156.32 acres located on the south side of Interstate 85, east of Moores Chapel Road, and north of Wilkinson Boulevard. (Outside City Limits)

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

Proposed Zoning: I-2 (CD) LWPA LWCA (general industrial, conditional, Lake Wylie Protected Area, Lake Wylie Critical Area)

28. Rezoning Petition: 2020-057 by Lakemont Property Investors, LLC

Update: Petitioner is requesting deferral to September 21, 2020

Location: Approximately 44 acres located west of Interstate 485, on the north side of Old Dowd Road, and east of Sam Wilson Road. (ETJ)

Current Zoning: R-4 LLWPA LLWCA AIR (single-family residential, Lower Lake Wylie Protected Area, Lower Lake Wylie Critical Area, Airport Noise Overlay)

Proposed Zoning: I-2 (CD) LLWPA LLWCA AIR (general industrial, Lower Lake Wylie Protected Area, Lower Lake Wylie Critical Area, Airport Noise Overlay)

29. Rezoning Petition: 2020-067 by Terranova Group, LLC

Update: Petitioner is requesting deferral to September 21, 2020

Location: Approximately 2.96 acres located at the 2400 block of Mecklenburg Avenue, just east of its intersection with Matheson Avenue near the Charlotte Country Club. (Council District 1 - Egleston)

Current Zoning: R-3 (residential)

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

30. Rezoning Petition: 2019-179 by Ronald Staley, Jr. of Verde Homes, LLC

Location: Approximately 1 acre located near the SE intersection of Parkwood Avenue and Hawthorne Lane in the Plaza Midwood community. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential) & R-22MF (multi-family residential)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

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

Location: Approximately 4.1 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: TOD-TR (transit transition)

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

32. 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

33. 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-17 MF (CD) (multi-family residential, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis
Site Plan

34. Rezoning Petition: 2020-005 by Ronald Staley, Jr. of Verde Homes, LLC

Location: Approximately 0.92 acres located at the SW intersection of Allen Street and Parkwood Avenue in the Belmont community. (Council District 1 - Egleston)

Current Zoning: R-5 (residential)

Proposed Zoning: NS (neighborhood services)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis
Site Plan

35. Rezoning Petition: 2020-007 by Erwin Capital

Location: Approximately 13.211 acres located along the northern side of Albemarle Road between Rocky River Church Road and Blair Road. (Outside City Limits)

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

Proposed Zoning: B-1 (CD) SPA (neighborhood business, 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.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

36. Rezoning Petition: 2020-014 by Carolina Builders, LLC

Location: Approximately 3.9 acres located along the eastern side of Erwin Road and north of Tryon Street. (Council District 3 - Watlington)

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

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 revision related to site and building design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

37. Rezoning Petition: 2020-017 by Aspen Heights Partners

Location: Approximately 2.75 acres located east of Baltimore Avenue, south of Remount Road, and north of Benjamin Street. (Council District 3 - Watlington)

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

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

38. Rezoning Petition: 2020-019 by Dependable Development, Inc.

Location: Approximately 18.17 acres located along Plaza Road Extension, east of Faires Road and west of its intersection with Interstate 485. (Council District 5 - Newton)

Current Zoning: R-3 (residential)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of requested technical revisions.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

39. Rezoning Petition: 2020-021 by K Sade Ventures, Inc.

Location: Approximately 4.56 acres located along the northern side of University City Boulevard, just west of the Mecklenburg/Cabarrus County line. - (Outside City limits)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

40. Rezoning Petition: 2020-022 by Boulevard Real Estate Advisors, LLC

Location: Approximately 4.24 acres located at the northeast intersection of Anderson Street and Spencer Street in the NODA community.

Current Zoning: I-2 (heavy industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

41. Rezoning Petition: 2020-034 by Jefferson Apartment Group

Location: Approximately 5.07 acres located .2 miles NE of I-277, SW of North Tryon Street, near Optimist Hall and Norfolk Southern's railyard. (Council District 1 - Egleston)

Current Zoning: I-2 (heavy industrial)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

42. Rezoning Petition: 2020-039 by Hinshaw Properties, LLC

Location: Approximately 0.44 acres located north of Firefighter Place, east of 7th Street, and west of Weddington Avenue. (Council District 1 - Egleston)

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

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

43. Rezoning Petition: 2020-046 by Take 5 Carolinas

Location: Approximately 1.09 acres located southwest of Whitehall Park Drive, on the north side of Tryon Street, east of Sandy Porter Road. (Council District 3 - Watlington)

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

Proposed Zoning: I-1 (CD) SPA (light industrial, conditional, site plan amendment)

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

44. Rezoning Petition: 2020-047 by Pecan Ridge of Charlotte, LLC

Location: Approximately 1.72 acres located on the eastern side of W. T. Harris Boulevard, north of Forest Drive, and south of Mount Holly-Huntersville Road. (Council District 2 - Graham)

Current Zoning: CC (commercial center)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

45. Rezoning Petition: 2020-048 by Flournoy Development Group

Location: Approximately 24.605 acres located along the eastern side of John Adams Road, north of Mallard Creek Church Road, and east of Interstate 85. (Council District 4 - Johnson)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of a technical revisions related to site design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

46. Rezoning Petition: 2020-051 by M/I Homes of Charlotte, LLC

Location: Approximately 21.90 acres located north of Interstate 485, on the south side of Ridge Road, and east of Cooper's Ridge Lane. (Council District 4 - Johnson)

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

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

47. Rezoning Petition: 2020-053 by Laurel Oak Farm, LLC

Location: Approximately 1.32 acres located on the south side of Youngblood Road, west of Buckthorne Ridge Lane, and east of McKee Road. (Outside City Limits)

Current Zoning: R-3 (single-family residential) and MUDD-O (mixed use development, optional)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

Previously Approved Site Plan

48. Rezoning Petition: 2020-054 by TriPointe Homes

Location: Approximately 13.27 acres located on the east side of Interstate 77, west of Tryon Street and South of Clanton Road. (Council District 3 - Watlington)

Current Zoning: R-8 (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.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

49. Rezoning Petition: 2020-058 by Novant Health, Inc.

Location: Approximately 38.0 acres located at the southeast intersection of Johnston Road and Providence Road West. (Council District 7 - Driggs)

Current Zoning: INST (CD) (institutional conditional)

Proposed Zoning: INST (CD) SPA (institutional, conditional, site plan amendment)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

50. Rezoning Petition: 2020-059 by Hanover R.S. Limited Partnership

Location: Approximately 1.474 acres located on the southeast side of Euclid Avenue, southwest of Royal Court, and northeast of Morehead Street. (Council District 1 - Egleston)

Current Zoning: B-1 PED (neighborhood business, optional, pedestrian overlay) and MUDD (mixed use development district)

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

Staff Recommendation:

Staff does not support this petition in its current form.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

51. Rezoning Petition: 2020-061 by White Point Partners, LLC

Location: Approximately 2.5 acres located along Brevard Street at its intersection with Belmont Avenue near the Optimist Hall development. (Council District 1 - Egleston)

Current Zoning: TOD-M (O) & I-2 (transit-oriented development, optional and heavy industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

52. Rezoning Petition: 2020-062 by i3i Ventures, LP

Location: Approximately 17.3 acres located east of Old Statesville Road, south of Gibbon Road, northwest of Garvin Drive. (Council District 2 - Graham)

Current Zoning: I-2 (CD) (general industrial, conditional), R-3 (single-family residential)

Proposed Zoning: R-8 MF (multi-family residential), B-2 (general business)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

53. Rezoning Petition: 2020-063 by Kappa Foundation of Charlotte

Location: Approximately 3.48 acres located at the west side of Beatties Ford Road, south of Pauline Lane, and north of Sunset Road. (Council District 2 - Graham)

Current Zoning: R-9 MF (CD) (multi-family residential, conditional), R-4 (single-family residential)

Proposed Zoning: INST (institutional)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

54. Rezoning Petition: 2020-065 by Herman E. Ratchford

Location: Approximately 15.84 acres located on the south side of Albemarle Road, west of Regal Oaks Drive, and east of Farm Pond Lane. - (Council District 5 - Newton)

Current Zoning: O-1 (office)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

55. Rezoning Petition: 2020-070 by Elmington Capital Group

Location: Approximately 5.8 acres located on the south side of Bullard Street, the north side of Joy Street, and west of Ashley Road. (Council District 3 - Watlington)

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

Proposed Zoning: UR-2 (CD) SPA (urban 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 environment and site and building design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

Previously Approved Site Plan

56. Rezoning Petition: 2020-092 by K Sade Ventures, Inc.

Location: Approximately 93.86 acres located on the north side of University City Boulevard at the Mecklenburg County/Cabarrus County line. (Outside City Limits)

Current Zoning: MX-1 (mixed residential)

Proposed Zoning: MX-2 (mixed residential)

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

57. Rezoning Petition: 2020-110 by City of Charlotte: General Services

Location: Approximately 2.5 acres located on the north side of Sweden Road, west of South Boulevard, and east of England Street. (Council District 3 - Watlington)

Current Zoning: TOD-CC (transit-oriented development, community center)

Proposed Zoning: I-2 (industrial)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis



City of Charlotte

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

Agenda Date: 7/20/2020

Agenda #: 1. File #: 15-13735 Type: Dinner Briefing

**5:00 P.M. CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, CH-14
(VIRTUAL MEETING)**



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

Agenda Date: 7/20/2020

Agenda #: 2. File #: 15-13736 Type: Dinner Briefing

Follow Up Report



City Council Follow-Up Report
From the June 15, 2020 and the June 22, 2020
Zoning Meeting

2019-160 – Meritage Homes of the Carolinas, Inc. – Located on the north side of Pleasant Grove Road between Hutcheson Lane and Kelly Road (Outside City Limits)

Explain how the community will police itself.

Staff Response: They will have a homeowner’s association.

What will the rents be?

Staff Response: This is a for sale product.

2019-167 – Grubb Management, LLC – Located on the south side of State Street and north side of Katonah Avenue. (Council District 2 – Graham)

Can the petitioner prohibit car ownership and how would it be enforced? Will ownership of a motorcycle or moped be permitted?

Staff Response: The restriction of car ownership would not be a condition that the City would allow on a rezoning petition, and petitioner has not proposed to add it as a condition to this plan. Any prohibition of car ownership imposed by the petitioner as a landlord on a tenant would be part of a private lease agreement and would not be enforced by the City. Petitioner is discussing with its legal counsel whether such a restriction on ownership is prudent and how it would be enforced. The petitioner is currently not proposing any separate parking spaces for mopeds or motorcycles so ownership of these vehicles would be similarly restricted.

The petition was deferred by Zoning Committee on June 30, 2020 and will not be on the City Council agenda for decision on July 20, 2020, as the petitioner is working through this issue and expects to resolve it prior to returning to Zoning Committee.

2020-032 – Bridgewood Houston Property Company, LLC – Bounded by Royal Court and Morehead Street, southeast of Euclid Avenue. (Council District 1 – Egleston)

Can anything be done to improve stormwater issues in the general area?

Staff Response: Doug Lozner, Watershed Area Manager, Charlotte-Mecklenburg Storm Water Services (CMSWS) responded to this question. Morehead Street is a state maintained road and Charlotte-Mecklenburg Storm Water Services (CMSWS) does not maintain the drainage system within those roads.

CMSWS included recommendations in its memo for this petition to help mitigate potential impacts from this proposed development, but the petitioner has chosen to not follow the recommendations. Similar recommendations were made and included on the original approved 2008-025 rezoning petition for this site.

CMSWS also made the same recommendations for the adjacent parcel and pending rezoning petition 2020-059. To date, that petitioner has chosen to not follow the recommendations as well.