

# City of Charlotte

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



## Zoning Agenda

**Monday, September 21, 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: 2019-167 by Grubb Management, LLC**

***Update: Petitioner is requesting deferral to October 19, 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)

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

***Update: Petitioner is requesting deferral to October 19, 2020***

**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)

**5. 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)

**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

**6. 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)

**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: 2019-179 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)

**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: 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)

**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: 2020-005 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)

**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

**10. 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)

**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: 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)

**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: 2020-019 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)

**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: 2020-021 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)

**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: 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. (Council District 1 - Egleston)

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

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

**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

**15. 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)

**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: 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)

**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: 2020-046 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)

**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: 2020-047 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)

**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: 2020-048 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)

**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: 2020-051 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)

**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: 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)

**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: 2020-054 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)

**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: 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)

**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: 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)

**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

**25. 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)

**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

**26. 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)

**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

**27. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of technical revisions related to environment.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**28. 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)

**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

**ACTIVE TRANSPORTATION PROJECTS**

**29. Active Transportation Projects**



**HEARINGS****30. Rezoning Petition: 2020-104 by Charlotte Planning, Design and Development****Summary of Petition:**

Chapter 13, "Signs" of the Zoning Ordinance to provide additional flexibility; provide better scale for certain sign types; provide greater utilization of building wall space for sign area; address unintended consequences; clarify the enforcement process; and update, add, and delete definitions and graphics.

**Attachments:**

Pre-Hearing Staff Analysis  
Text Amendment  
Annotated Signs

**31. Rezoning Petition: 2020-049 by The Keith Corporation**

**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)

**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

**32. 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 recommends APPROVAL of this petition upon resolution of outstanding issues related to site and building design issues, and requested technical revisions related to transportation.

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan

**33. Rezoning Petition: 2020-066 by Yoruk Development Company, Inc.**

**Location:** Approximately 3.62 acres located along the north side of Sardis Road, east of Sunnywood Lane, and south of Watergate Road.

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

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

**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)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**35. Rezoning Petition: 2020-035 by CCP University LLC**

**Location:** Approximately 49 acres located on the south side of IBM Drive, west of Neal Road, and north of University City Boulevard. (Council District 4 - Johnson)

**Current Zoning:** R-4 (single-family residential) and RE-2 (research)

**Proposed Zoning:** UR-2 (CD) (urban residential, conditional) and R-8MF (CD) (multi-family residential, conditional)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

### 36. Rezoning Petition: 2018-034 by Charles & Ellen Gray

**Location:** Approximately 0.71 acres located on the southern corner of the intersection of University City Boulevard and John Kirk Road. (Council District 4 - Johnson)

**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 site and building design.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

### 37. Rezoning Petition: 2019-163 by Novant Health

**Location:** Approximately 23.75 acres located at the west corner intersection of North Tryon Street and West Mallard Creek Church Road. (Council District 4 - Johnson)

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

**Proposed Zoning:** 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 site design and environment.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

### 38. Rezoning Petition: 2020-023 by Phillip Neal Sparrow

**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)

**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

**39. Rezoning Petition: 2020-055 by RangeWater Real Estate**

**Location:** Approximately 27.97 acres located along the east side of IBM Drive west of Interstate 85, south of West W. T. Harris Boulevard. (Council District 4 - Johnson)

**Current Zoning:** RE-2 (Research)

**Proposed Zoning:** R-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

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

**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)

**Staff Recommendation:**

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

**41. Rezoning Petition: 2020-060 by Westplan Investors**

**Location:** Approximately 11.65 acres located east of Interstate 85, north of Berkeley Place Drive, and south of Mallard Creek Church Road. (Council District 4 - Johnson)

**Current Zoning:** CC (commercial center)

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**42. 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 (CD) (multi-family residential, conditional) and B-2 (CD) (general business, conditional)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan

**43. Rezoning Petition: 2020-072 by Freemore, LLC**

**Location:** Approximately 0.48 acres located north of Freedom Drive, south of Thrift Road, and east of Berryhill Road. (Council District 3 - Watlington)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan

**44. Rezoning Petition: 2020-074 by Redwood USA, LLC**

**Location:** Approximately 21.08 acres located off Harris Houston Road in the University City area. (Council District 4 - Johnson)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan

**45. Rezoning Petition: 2020-075 by Mattamy Homes**

**Location:** Approximately 19.6 acres located along the south side of Ridge Road, north of Interstate 485, and west of Mallard Creek Road. (Council District 4 - Johnson)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**46. Rezoning Petition: 2020-078 by City of Charlotte, Aviation**

**Location:** Approximately 19.5 acres located to the north and south of Old Dowd Road, just west of Interstate 485. (Outside City Limits)

**Current Zoning:** I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area), R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**47. Rezoning Petition: 2020-080 by The Courtyard at Park Road, LLC**

**Location:** Approximately 2.376 acres located along the west side of Park Road, east of McDonald Avenue, and south of Ideal Way. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**48. Rezoning Petition: 2020-084 by D. R. Horton**

**Location:** Approximately 9.09 acres located along the west side of Reames Road, north of Sunset Road, and south of Lawnmeadow Drive. (Council District 2 - Graham)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**49. Rezoning Petition: 2020-087 by Plainwood, LLC**

**Location:** Approximately 7.81 acres located on the east side of Brookshire Boulevard, north of Dakota Street, west of Tennessee Avenue. (Council District 2 - Graham)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of technical revisions related to transportation and environment.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan



# City of Charlotte

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

**Agenda Date: 9/21/2020**

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**Agenda #: 1. File #: 15-14175 Type: Dinner Briefing**

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





# City of Charlotte

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

**Agenda Date:** 9/21/2020

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**Agenda #:** 2. **File #:** 15-14176 **Type:** Dinner Briefing

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## **Follow Up Report**



## **City Council Follow-Up Report From the July 20, 2020 Zoning Meeting**

**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.

**2019-168 – Suncrest Real Estate and Land – Located on the north side of Oakdale road between Miranda Road and Interstate 485 - (Council District – Outside City limits)**

**What transportation projects are planned for the Five Points intersection? What are the timelines?**

Staff Response: The Five Points intersection is comprised of Miranda Road, Oakdale Road, Simpson Road and Sunset Road (state-maintained). There are two infrastructure projects planned in this area. There is a CNIP approved project named the Beatties Ford Road/Sunset Road Pedestrian Improvements Project. The project is scoped to install sidewalk on the north side of Sunset Road only. It is currently on hold, at the right-of-way acquisition phase, due to NCDOT. (<https://charlottenc.gov/charlottefuture/CIP/CNIP/Pages/Sunset.aspx>)

The second planned project in this area is Oakdale Double Roundabout Project. The double roundabouts proposed will improve vehicular and pedestrian safety as well as reduce congestion during peak hours and improve traffic operations to acceptable levels (LOS A-C). The proposed design includes several pedestrian elements including one sidewalk, widened shoulders elsewhere to facilitate future sidewalks, and berms, curb ramps, and crosswalks through the roundabouts themselves. NCDOT has currently place this project on hold. There isn't a current timeline available for when the project will proceed with NCDOT. <https://sepiinc.com/projects/oakdale-double-roundabouts-w-5710x/>

**2020-022 – Boulevard Real Estate Advisors, LLC - (Council District 1 – Egleston)**

**How does TOD zoning address stormwater issues, massing, tree requirements and general development policies?**

Staff Response: The recently adopted TOD ordinance has a robust set of design and development standards that address quality design, building height and its relationship with residential areas, building massing, and other elements. While a conventional TOD district isn't required to provide staff with a rezoning site plan, the development team associated with the actual construction of the project is required to have an urban conceptual meeting with our partners in Land Development. This must occur before formal plan submittal where a formalized review occurs to ensure all standards are being met.

TOD does not address stormwater or tree requirements. Our partners at Stormwater and Urban Forestry review the rezoning petition and make the petitioner aware of general requirements/expectations, while a more formalized review comes when the plan is submitted to Land Development for review.