

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, February 15, 2021**

**Electronic Regular Meeting Hosted from Room 267**

### **City Council Zoning Meeting**

*Mayor Vi Lyles  
Mayor Pro Tem Julie Eiselt  
Council Member Dimple Ajmera  
Council Member Tariq Bokhari  
Council Member Ed Driggs  
Council Member Larken Egleston  
Council Member Malcolm Graham  
Council Member Renee Johnson  
Council Member Matt Newton  
Council Member Greg Phipps  
Council Member Victoria Watlington  
Council Member Braxton Winston II*

REMOTE MEETING

**1. 5:00 P.M. CITY COUNCIL ZONING MEETING,  
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,  
ELECTRONIC REGULAR MEETING HOSTED FROM ROOM 267**

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals/Withdrawals

## **2. Follow Up Report**

## DECISIONS

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

***Update: Petitioner is requesting deferral to March 15, 2021***

**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)

**4. Rezoning Petition: 2020-038 by Clover Group, Inc.**

***Update: Petitioner is requesting deferral to March 15, 2021***

**Location:** Approximately 9.96 acres located on the east side of Steele Creek Road and south of Erwin Road. (Council District 3 - Watlington)

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

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

## 5. Rezoning Petition: 2019-173 by McCraney Property Company

**Location:** Approximately 150.0 acres located off Garrison Rd, west of I-485 and south of West Blvd.  
(Outside City Limits - nearest Council District 3 - Watlington)

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

**Proposed Zoning:** I-1 (CD) AIR LLWPA (light industrial, conditional, airport noise overlay, Lower Lake Wylie Protected Area)

**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

## 6. Rezoning Petition: 2020-079 by The Sealy Group, Inc.

**Location:** Approximately 5.99 acres located in east Charlotte, north of Albemarle Road and east of Hollirose Drive. (Council District 5 - Newton)

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

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

**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: 2020-109 by Lewis RE Group, LLC**

**Location:** Approximately 2.334 acres located west of Interstate 485, along the southeast side of McKee Road. (Council District 7 - Driggs)

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

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

**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

**8. Rezoning Petition: 2020-120 by M/I Homes**

**Location:** Approximately 24.74 acres located on the south side of Ridge Road, north of Interstate 485. (Council District 4 -Johnson)

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

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

**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: 2020-125 by John Nicholls - Accent Homes Carolinas, Inc.**

**Location:** Approximately 12.13 acres located along Back Creek Church Road, south of University City Boulevard, near the Cabarrus County line. (Council District 4 -Johnson)

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

**Proposed Zoning:** MX-2 (mixed residential)

**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

**10. Rezoning Petition: 2020-127 by RAM Realty Advisors**

**Location:** Approximately 2.60 acres located on the south side of West Tremont Avenue, west of Tryon Street and north of Brookhill Road. (Council District 3 - Watlington)

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

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

**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

**11. Rezoning Petition: 2020-128 by MRL Holdings, LLC**

**Location:** Approximately 0.17 acres located at the southern corner of the intersection of Alexander Street and 15th Street. (Council District 1 - Egleston)

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

**Proposed Zoning:** UR-3 (CD) (urban residential, conditional)

**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

**12. Rezoning Petition: 2020-137 by John Clark, Jr.**

**Location:** Approximately 24.35 acres located along the southern portion of W. Rocky River Road. (Council District 4 -Johnson)

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

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

**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

**13. Rezoning Petition: 2020-143 by Charlotte Water**

**Location:** Approximately 21.34 acres located along the south side of North Tryon Street west of Circle Drive near University City and Mecklenburg/Cabarrus County line. (Council District 4 -Johnson)

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

**Proposed Zoning:** R-8 (residential)

**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



**14. Rezoning Petition: 2020-145 by Crescent Communities**

**Location:** Approximately 18.95 acres located on the north side of Marvin Road, the west side of Johnston Road, and south of Providence Road West. (Council District 7 - Driggs)

**Current Zoning:** O-2 (CD) (office, conditional)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 4-0 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: 2020-146 by Elmington Capital**

**Location:** Approximately 7.23 acres located on the west side of Regal Oaks Drive, east of Winterhaven Drive, and north of Albemarle Road. (Council District 5 - Newton)

**Current Zoning:** O-15 (CD) (office, conditional)

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

**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

**16. Rezoning Petition: 2020-147 by Beacon Partners**

**Location:** Approximately 1.93 acres located along the northwest side of Old Statesville Road. (Council District 2 - Graham)

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

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

**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

**17. Rezoning Petition: 2020-151 by Range Water Real Estate**

**Location:** Approximately 3.455 acres located along the north side of West Tremont Avenue, west of Tryon Street, and south of Woodcrest Avenue. (Council District 3 - Watlington)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**18. Rezoning Petition: 2020-152 by Shreeji Hospitality UNCC, LLC**

**Location:** Approximately 2.99 acres located at the eastern terminus of E. McCullough Drive, east of N. Tryon Street in the University City community. (Council District 4 -Johnson)

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

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

**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: 2020-154 by Carolina Urban Properties, LTD**

**Location:** Approximately 1.11 acres located along the west and east sides of Beatties Ford Road, along the south side of French Street, and north of Mill Road. (Council District 2 - Graham)

**Current Zoning:** B-1 PED (neighborhood business, pedestrian overlay) and R-22MF PED (multi-family, pedestrian overlay)

**Proposed Zoning:** TOD-CC PED (transit-oriented development, community center, pedestrian overlay)

**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

**20. Rezoning Petition: 2020-157 by Specialty Properties, LLC**

**Location:** Approximately 0.76 acres located on the western side of Tuckaseegee Road between Camp Green Street and Berryhill Road. (Council District 3 - Watlington)

**Current Zoning:** B-1 (neighborhood business) and R-5 (single-family residential)

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

**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

**21. Rezoning Petition: 2020-158 by Revolve Residential**

**Location:** Approximately .618 acre located at the northern intersection of Spencer Street and E. 36th Street in the NoDa community. (Council District 1 - Egleston)

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

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

**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

**22. Rezoning Petition: 2020-166 by C4 Investments, LLC**

**Location:** Approximately 8.73 acres located along the east side of Statesville Road, north of Keith Drive, and south of Sunset Road. (Council District 2 - Graham)

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

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

**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

**23. Rezoning Petition: 2020-169 by Charlotte-Mecklenburg Housing Partnership**

**Location:** Approximately 3.556 acres located along the south side of Billingsley Road, on the west side of Marvin Road, east of Ellington Street. (Council District 1 - Egleston)

**Current Zoning:** R-22MF (multi-family residential, up to 8 units per acre)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 4-0 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**

### **24. Active Transportation Projects**

**HEARINGS****25. Rezoning Petition: 2020-133 by D.R. Horton**

***Update: Petitioner is requesting deferral to March 15, 2021***

**Location:** Approximately 26.195 acres located on the south side of Hamilton Road, east of Youngblood Road, and west of Steele Creek Road. (ETJ)

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

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

**26. Rezoning Petition: 2020-155 by Go Store It South Tryon, LLC**

***Update: Petitioner is requesting deferral to March 15, 2021***

**Location:** Approximately 5.39 acres located along the north side of South Tryon, east of Whitehall Park Drive, and west of Interstate 485. (Council District 3 - Watlington)

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

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

**27. Rezoning Petition: 2020-118 by TWG Development**

**Location:** Approximately 9.042 acres located off District Drive between W.T. Harris Boulevard and Shorthorn Street in the University City neighborhood. (Council District 4 - Johnson)

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

**Proposed Zoning:** R-12 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

**28. Rezoning Petition: 2020-134 by Impact, LLC**

**Location:** Approximately 26.59 acres located in the southeastern corner of the intersection of Rhyne Road and Mount Holly Road. (ETJ)

**Current Zoning:** CC, LWPA (commercial center, Lake Wylie Protected Area)

**Proposed Zoning:** CC SPA, LWPA (commercial center site plan amendment, Lake Wylie Protected Area)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**29. Rezoning Petition: 2020-153 by 9900 Mount Holly Road, LLC**

**Location:** Approximately 13.04 acres located along the north side of Mount Holly Road, south of Stonyridge Drive, and northwest of Sonoma Valley Drive. (Council District 2 - Graham)

**Current Zoning:** R-17 MF LWPA (multi-family residential, Lake Wylie Protected Area) and R-3 LWPA (single-family residential, Lake Wylie Protected Area)

**Proposed Zoning:** R-17 MF (CD) LWPA (multi-family residential, conditional, Lake Wylie Protected Area)

**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, environment, and transportation.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan



**30. Rezoning Petition: 2020-172 by Alex Ransenberg**

**Location:** Approximately .312 acre located at the eastern intersection of Wesley Avenue and Whiting Avenue in the NoDa community. (Council District 1 - Egleston)

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

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

**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

**31. Rezoning Petition: 2020-180 by NRP Properties, LLC**

**Location:** Approximately 9.931 acres located on the east side of Sugar Creek Road, south of Rolling Hill Drive, and north Tryon Street. (Council District 4 - Johnson)

**Current Zoning:** R-12MF (multi-family residential) and R-4 (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 environment.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**32. Rezoning Petition: 2020-175 by Lincoln Harris, LLC**

**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 2 - Graham)

**Current Zoning:** UMUD (uptown mixed-use district)

**Proposed Zoning:** UMUD-O (uptown mixed-use district, optional)

**Staff Recommendation:**

Staff does not support the request in its current form.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**33. Rezoning Petition: 2020-068 by Levine Properties, Inc.**

**Location:** Approximately 8.5 acres located along the east and west side of Hedgemore Road, south of Woodlawn Road, and west of Selwyn Avenue. (Council District 6 - Bokhari)

**Current Zoning:** O-1 (office) and MUDD (CD) (mixed-use development district, conditional)

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**34. Rezoning Petition: 2020-083 by The Keith Corporation**

**Location:** Approximately 2.397 acres located along the northeast side of 5th Street, the southwest side of Park Drive, and north of Caswell Road. (Council District 1 - Egleston)

**Current Zoning:** O-2 (office) and R-43MF (multi-family residential)

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**35. Rezoning Petition: 2020-141 by Flagship Healthcare Properties, LLC**

**Location:** Approximately 1.55 acres located along the southeast side of Colonial Avenue, along the west side of Vail Avenue, and the northeast side of Randolph Road. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**36. Rezoning Petition: 2020-156 by Eastgroup Properties**

**Location:** Approximately 38.33 acres located along the east and west side of Pinecrest Drive, north of Shopton Road, and east of Interstate 485. (ETJ nearest Council District 3 - Watlington)

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

**Proposed Zoning:** I-1 (CD) AIR (light industrial, conditional, airport noise overlay)

**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 and environment.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**37. Rezoning Petition: 2020-159 by Bainbridge Communities Acquisitions III, LLC**

**Location:** Approximately 14.83 acres bound by the northern side of Mallard Creek Road, the northeast side of Ridge Road and the eastern side of Beard Road. (Council District 4 - Johnson)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**38. Rezoning Petition: 2020-161 by KM JDH Beatties Ford, LLC**

**Location:** Approximately 0.377 acres located on the south side of Mt Holly-Huntersville Road, east of Fox Thorne Drive and west of Beatties Ford Road. (Council District 2 - Graham)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**39. Rezoning Petition: 2020-162 by Mt. Island Promenade, LLC**

**Location:** Approximately 6.11 acres located along the northwest side of Smith Farm Road, the southeast side of Corning Place, and south of Riverbend Village Drive. (Council District 2 - Graham)

**Current Zoning:** NS LWPA (neighborhood services, Lake Wylie Protected Area)

**Proposed Zoning:** NS SPA LWPA (neighborhood services, site plan amendment, Lake Wylie Protected Area)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**40. Rezoning Petition: 2020-165 by Taylor Davis**

**Location:** Approximately 6.99 acres located along the south side of Mt. Holly - Huntersville Road, the east side of Beatties Ford Road, and north of Interstate 485. (Council District 2 - Graham)

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

**Proposed Zoning:** R-8MF (CD) SPA (multi-family residential, conditional site plan amendment) with 5-year vested rights.

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**41. Rezoning Petition: 2020-167 by Hopper Communities**

**Location:** Approximately 3.08 acres located on the west side of Bancroft Street, north of 24th Street, and east of Graham Street. (Council District 1 - Egleston)

**Current Zoning:** I-2 (general industrial) and R-5 (single-family residential)

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**42. Rezoning Petition: 2020-170 by Sree Properties**

**Location:** Approximately .26 acres with frontages on Downs Avenue and Shamrock Drive, east of Newell Avenue. (Council District 1 - Egleston)

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

**Proposed Zoning:** R-8 (residential)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**43. Rezoning Petition: 2020-174 by MOD CLT, LLC**

**Location:** Approximately 0.44 acre at the southeastern corner of the intersection of Norwood Drive and Parkway Avenue. (Council District 2 - Graham)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**44. Rezoning Petition: 2020-178 by Teresa M. Orsini**

**Location:** Approximately 0.7 acre located SW of the intersection of Belmont Avenue and Seigle Avenue in the Belmont neighborhood. (Council District 1 - Egleston)

**Current Zoning:** MUDD-O/I-2 (mixed-use development, optional & industrial)

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**ADJOURNMENT**



# City of Charlotte

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

**Agenda Date: 2/15/2021**

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**Agenda #: 1. File #: 15-15182 Type: Dinner Briefing**

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**5:00 P.M. CITY COUNCIL ZONING MEETING,  
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,  
ELECTRONIC REGULAR MEETING HOSTED FROM ROOM 267**



# City of Charlotte

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

**Agenda Date:** 2/15/2021

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**Agenda #:** 2. **File #:** 15-15183 **Type:** Dinner Briefing

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## **Follow Up Report**



## **City Council Follow-Up Report From the January 19, 2021 Zoning Meeting**

**2020-127 – RAM Realty Advisors – Located at on the south side of West Tremont Avenue, west of Tryon Street and north of Brookhill Road. (Council District 3 – Watlington)**

**Are bike parking spaces provided?**

Staff Response: Bike parking is required in all TOD districts and is handled during permitting. Please refer to table below regarding bicycle parking requirements for uses within the TOD districts (next page). The development will have to meet these requirements.



### 15.5.3 Bicycle Parking

- A. The bicycle parking requirements for the uses within the TOD Districts are listed below in Table 15.6: TOD District Bicycle Parking Requirements.
- B. Bicycle parking shall be designed in accordance with the standards of Section 12.202.A.
- C. A minimum of two short-term bicycle spaces are required per use.
- D. No more than 30 short-term bicycle spaces are required for any individual use.
- E. Long-term bicycle spaces are required for the uses included in Table 15.6. The required number of long-term spaces is the percentage shown in Table 15.6 of total required bicycle spaces. Uses with three or fewer required bicycle spaces are exempt from the requirement for long-term bicycle parking spaces.

**Table 15.6: TOD District Bicycle Parking Requirements**

PRINCIPAL USE	MINIMUM NUMBER OF BICYCLE SPACES	REQUIRED LONG-TERM SPACES
Residential Use (Not required for single-family attached)	1/5 du or 1/4 rooms for congregate living	80% of required spaces
Commercial Use	1/1,500sf GFA	25% of required spaces
Institutional & Governmental Use	1/5,000sf GFA	
Educational Facility - Pre-School/Kindergarten	1/8 classrooms	
Educational Facility - Primary or Secondary	1/4 classrooms	
Public Health & Social Service Use	1/5 du or 1/4 rooms for congregate living	
Parking Lot or Structured Parking Facility (Principal Use)	1/25 spaces	50% of required spaces
Transit Station	8 minimum	8 minimum
Open Space Use	2 per acre	25% of required spaces