

# City of Charlotte

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



## Zoning Agenda

**Monday, February 29, 2016**

**Council Chambers**

### **City Council Zoning Meeting**

**- Mayor Jennifer W. Roberts -  
- Mayor Pro-Tem Vi Lyles -  
Al Austin - John Autry  
Ed Driggs - Julie Eiselt  
Claire Fallon - Patsy Kinsey  
LaWana Mayfield - James Mitchell  
Greg Phipps - Kenny Smith**

**5:00 P.M. DINNER MEETING, CH-14****5:30 P.M. ZONING MEETING, COUNCIL CHAMBERS****CALL TO ORDER****INTRODUCTIONS****INVOCATION****PLEDGE OF ALLEGIANCE****INTRODUCTION OF THE ZONING COMMITTEE****EXPLANATION OF A ZONING MEETING****ZONING HEARINGS****32. Rezoning Petition: 2016-008 by City Center Hotel, Inc.**

**Location:** Approximately 8.64 acres located on the west side of Collins Aikman Drive between McCullough Drive and West W.T. Harris Boulevard. (Council District 4 - Phipps)

**Current Zoning:** O-2 (CD) (office district, conditional) & B-2 (CD) (general business, conditional)

**Proposed Zoning:** B-2 (CD) (general business, conditional) 5-Year Vested Rights & B-2 (CD) SPA (general business, conditional site plan amendment) 5-Year Vested Rights

**Staff Recommendation:**

Staff does not recommend approval of this petition in its current form due to the lack of design commitments for new uses added to the site and desired pedestrian facilities.

[2016-08 staff analysis 02-15-16-final-final](#)

[2016-008 vicinity map](#)

[2016-008 rezoning map revised](#)

[2016-008 RevisedSitePlan 12-18-2015](#)

[Previously Approved Cover Page](#)

[2016-08 approved site plan 2008-105](#)

**33. Rezoning Petition: 2015-116 by Hwy. 521 Partners, LLC**

**Location:** Approximately 13.22 acres located on the southwest corner at the intersection of Providence Road West and Johnston Road. (Council District 7 - Driggs)

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

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

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issues related to uses, expanses of blank walls, stormwater facilities, and transportation notes.

[2015-116 staff 2-15-16-final-final](#)

[2015-116 vicinity map](#)

[2015-116 rezoning map](#)

[2015-116 RevisedSitePlan 01-15-2016](#)

[Previously Approved Cover Page](#)

[2015-116 prev approved plan 2011-002AAJuly2014](#)

### 34. Rezoning Petition: 2016-019 by Johnson C. Smith University

**Location:** Approximately 1.61 acres located on the northeast corner at the intersection of Campus Street and Mill Road. (Council District 2 - Austin)

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

**Proposed Zoning:** MUDD-O (mixed use development, optional) & MUDD-O (PED) (mixed use development, optional, pedestrian overlay)

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issues related to clarification of uses and optional provisions, future parking and dedication of right-of-way.

[2016-019 staff 02-15-2016-final-final](#)

[2016-019 vicinity map](#)

[2016-019 rezoning map](#)

[2016-019 RevisedSitePlan 01-15-2016](#)

### 35. Rezoning Petition: 2016-022 by Philip W. McLamb

**Location:** Approximately 1.02 acres located on the north side of Central Avenue near the intersection of Landis Avenue and Central Avenue. (Council District 1 - Kinsey)

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

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2016-022 Staff analysis 02-15-16 final-final](#)

[2016-022 vicinity map](#)

[2016-022 rezoning map revised2](#)

[2016-022 RevisedSitePlan 01-15-2016](#)

### 36. Rezoning Petition: 2016-026 by Hopper Communities

**Location:** Approximately 4.56 acres located on the north side of Wesley Heights Way and generally bounded by Sumter Avenue, Auten Street, Duckworth Avenue and Wesley Heights Way. (Council District 2 - Austin)

**Current Zoning:** R-8 (single family residential) & UR-3(CD) PED-O (urban residential conditional, pedestrian overlay, optional)

**Proposed Zoning:** UR-3(CD) PED-O (urban residential conditional, pedestrian overlay, optional) & UR-3(CD) SPA PED-O (urban residential conditional, site plan amendment, pedestrian overlay)

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issues pertaining to building design, pedestrian orientation, and other technical issues.

[2016-026 staff 02-15-2016-final-final](#)

[2016-026 vicinity map](#)

[2016-026 rezoning map revised](#)

[2016-026 RevisedSitePlan 01-15-2016](#)

[Previously Approved Cover Page](#)

[2016-026 approved 2011-025](#)

[2016-026 approved 2007-104](#)

### 37. Rezoning Petition: 2016-032 by NR Pinehurst Owner, LLC

**Location:** Approximately 36.1 acres located on the west side of Providence Road between Cloister Drive and Knob Oak Lane. (Council District 6 - Smith)

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

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

**Staff Recommendation:**

Staff does not recommend approval of this petition in its current form because the proposed site plan does not mitigate the building mass of five stories and length of 690 feet along the Providence Road frontage.

[2016-032 staff 2-15-16-final-final](#)

[2016-032 vicinity map](#)

[2016-032 rezoning map revised](#)

[2016-032 RevisedSitePlan 01-05-2016](#)

[Previously Approved Cover Page](#)

[2016-032 prev approved plan 2015-052](#)

### 38. Rezoning Petition: 2016-023 by American Towers, LLC

**Location:** Approximately 2.8 acres located on the east side of Newell Farm Road near the intersection of Old Concord Road and Newell Farm Road. (Council District 4 - Phipps)

**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.

[2016-23 staff analysis 02-15-16-final-final](#)

[2016-023 vicinity map](#)

[2016-023 rezoning map revised](#)

[2016-023 site plan](#)

[Previously Approved Cover Page](#)

[2016-23 prev approved plan 1997-036C](#)

### **39. Rezoning Petition: 2016-027 by Linda Pistone**

**Location:** Approximately 95.67 acres located on the east side of Statesville Road and west side of Old Statesville Road near the intersection of Statesville Road and Old Statesville Road.  
(Council District 2 - Austin)

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

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2016-027 staff 02-15-2016 final-final](#)

[2016-027 vicinity map](#)

[2016-027 rezoning map](#)

### **40. Rezoning Petition: 2016-031 by Domenic Polzella**

**Location:** Approximately 7 acres located on the east side of Bob Beatty Road near the intersection of Old Statesville Road and Bob Beatty Road . (Council District 4 - Phipps)

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

**Proposed Zoning:** B-2 (general business)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2016-031 staff 02-15-2016 final-final](#)

[2016-031 vicinity map](#)

[2016-031 rezoning map revised](#)

### **42. Rezoning Petition: 2016-021 by Charlotte-Douglas International Airport**

**Location:** Approximately 2.02 acres located on the southeast corner at the intersection of Boyer Street and Withrow Road near Billy Graham Parkway. (Council District 3 - Mayfield)

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

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2016-021 staff 02-15-2016-final-final](#)

[2016-021 vicinity map](#)

[2016-021 rezoning map](#)

**MAYOR AND COUNCIL TOPICS**

**ADJOURNMENT**