City of Charlotte

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

Zoning Agenda

Tuesday, January 19, 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

ALL REZONING PETITIONS MAY BE VIEWED ON THE WEB AT
www.rezoning.org

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

6:00 P.M. ZONING MEETING, COUNCIL CHAMBERS

1. Dinner Meeting Agenda

1. Agenda Review - Tammie Keplinger

Dinner Agenda - FINAL

Zoning Committee RZ Cases Jan 2016

2. Follow Up Report

Follow-Up Report-Rev

3. Upcoming Cases of Special Interest

January Upcoming Rezoning Cases of Special Interest_01-12-2016_Draft

HISTORIC LANDMARK RESOLUTION

4. Edward M. Rozzell House Property

A recommendation to adopt a resolution to hold a Public Hearing on the Question of designating the property known as the "Edward M. Rozzell House Property" (listed under Tax Parcel Number 03122258 as of December 22, 2015) as an Historic Landmark.

Property Owner: United States of America
Location: 11601 Old Rozzelles Ferry Road Charlotte, North Carolina

Rozzell Hse Res Cover

Rozzell House Property Res.doc

5. Sloan-Porter House

A recommendation to adopt a resolution to hold a Public Hearing on the Question of designating the property known as the "Sloan-Porter House" (listed under Tax Parcel Number 11317102 as of December 31, 2015) as an Historic Landmark.

Property Owner: Brian S. Clarke, and Christine Elizabeth Mille Clarke
Location: 10124 Walkers Ferry Road Charlotte, North Carolina

Sloan-Porter House Cover

Sloan-Porter House Res

ZONING DECISIONS

6. Rezoning Petition: 2014-019 by Carolina Development Services, LLC

Location: Approximately 26.5 acres located on the west corner of the intersection at Mallard Creek Road and Salome Church Road. (Council District 4 - Phipps)

Current Zoning: CC (commercial center)
Proposed Zoning: CC SPA 5-Year Vested Rights (commercial center, site plan amendment)

Zoning Committee Recommendation:
The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:
Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:
The Zoning Committee found this petition to be consistent with the *Northeast Area Plan* based on information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family and/or retail land uses for this site.

Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because the petition:

- Incorporated standards on site design, open space and buffers, street design and connectivity, and building form and design (as identified in the District 4 Multi-Family Assessment); and
- Reduces the overall intensity of the site by eliminating 107,000 square feet of retail entitlement and reducing the total allowed number of residential units to 380 (422 currently allowed).

2014-019 reco 01-04-2016

2014-019 vicinity map

2014-019 rezoning map revised3

2014-019 revised site plan 01-08-2016

7. Rezoning Petition: 2015-090 by Copper Builders, Inc.

Update: Protest Petition (Sufficient)

Location: Approximately 4.53 acres located on the north side of Pineville-Matthews Road between Rea Road and Windswept Drive (Council District 7 - Driggs)

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

Zoning Committee Recommendation:
The Zoning Committee voted 6-1 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:
Staff agrees with the recommendation of the majority of the Zoning Committee.

Statement of Consistency:
The Zoning Committee found this petition to be inconsistent with the *South District Plan;* however, they found the petition to be consistent with the *General Development Policies-Residential* based on information from the staff analysis and the public hearing, and because:

- The plan recommends institutional uses for this site as amended by a previous rezoning; and
- The proposed residential density of 5.51 units per acre is supported by the *General Development Policies-Residential.*

Therefore, this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because:

- The requested residential density of 5.51 units per acre is supported by the *General Development Policies*; and
- The residential density in the area surrounding the subject property ranges from three dwelling units per acres to eight units per acre; and
- There is a concentration of six to eight units per acre adjoining the subject property at the intersection of Rea Road and Pineville-Matthews Road; and
- The proposal is also compatible with the low scale residential character of the surrounding area.

2015-090_reco_1-4-16

Item 36-3 2015-090 vicinity map

2015-090 rezoning map

2015-090_RevisedSitePlan_12-22-15

8. Rezoning Petition: 2015-092 by QuikTrip Corporation

Location: Approximately 5.11 acres located on the northwest corner at the intersection of East W.T. Harris Boulevard and The Plaza. (Council District 5 - Autry)

Current Zoning: R-4 (single family residential) and B-1 (CD) (neighborhood business, conditional).
Proposed Zoning: B-1 (CD) (neighborhood business, conditional) and 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 as modified.

Staff Recommendation:
Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:
The Zoning Committee found a portion of the petition to be consistent with the *Northeast District Plan* and a portion of the site inconsistent with the *Northeast District Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses for the portion of the site that is currently zoned B-1 (CD) and single family residential for the remaining portion of the site.

However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- The intersection of East W. T. Harris Boulevard and The Plaza is identified as a neighborhood center in the *Northeast District Plan*; and
- A significant portion of the site was previously developed with a retail use, which has since been

demolished; and
- The proposed development will re-establish retail on the portion of the site, which is currently vacant; and
- The remainder of the property, which is currently developed with single family residential and a church fronting The Plaza, will be primarily utilized for site access, tree save, landscaping, and buffering, and has been designed to be compatible with the adjacent residential on Hunters Crossing Lane and across The Plaza.

2015-92_ZC Reco_01-04-16-final

2015-092 vicinity map

2015-092 rezoning map revised

2015-092_RevisedSitePlan_12-28-2015

9. Rezoning Petition: 2015-101 by Kolter Acquisitions, LLC

Location: Approximately 371 acres located on the northwest corner at the intersection of Rocky River Church Road and Albemarle Road. (Outside City Limits)

Current Zoning: R-3 (single family residential), R-12MF (multi-family residential) and B-1 (CD) (neighborhood business, conditional)
Proposed Zoning: NS (neighborhood services) 5-year Vested Rights and MX-1 (INNOV) 5-year Vested Rights (mixed use, innovative)

Zoning Committee Recommendation:
The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:
Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:
The Zoning Committee found the request to rezone the portion of the subject property to MX-1 (mixed use) to be consistent with the adopted policies in the *Albemarle Road/I-485 Interchange Study.* The Committee further found that a portion of the area proposed for NS (neighborhood services) is consistent with the plan policies; however, the remaining area proposed for NS is inconsistent with the plan based on information from the staff analysis and the public hearing, and because:

- The plan recommends single family land uses between four and eight dwelling units per acre for the MX-1 (mixed use) portion of the property and a mix of residential, office, and retail uses and single family residential up to eight units per acre for the NS (neighborhood services) portion of the property.

However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- Rezoning petition 2008-051 established O-2(CD) (office, conditional) and B-1(CD) (neighborhood business, conditional) zoning for a future hospital and limited commercial development for the properties along Albemarle Road between the subject property and I-485 and
- In light of the proposed hospital and retail uses to the west of the subject site, and the commercial zoning to the east of the site, well designed office and retail uses are appropriate for the portion of the site fronting Albemarle Road; and
- The proposed non-residential development along Albemarle Road is intended to have a pedestrian oriented character and provides a direct connection to the large residential neighborhood that is planned for the rear portion of the site, and could also complement the hospital with potential medical offices and services; and
- This commercial center will provide goods and services within walking distance of the neighborhood,

which the Albemarle/I-485 plan envisioned for residents of this area; and
- The single family residential neighborhood is designed to promote walkability, provide a series of water quality facilities designed to serve as amenities, and retain significant open space.

2015-101_ZC Reco_01-04-016-final

2015-101 vicinity map

2015-101 rezoning map

2015-101 REV Site Plan 12-23-15

10. Rezoning Petition: 2015-107 by D.R. Horton

Location: Approximately 12.99 acres located on the south side of David Cox Road near the intersection of David Cox Road and Davis Lake Parkway. (Council District 2 - Austin)

Current Zoning: INST (CD) (institutional, conditional) & MX-2 (INNOV) (mixed use, innovative standards)
Proposed Zoning: MX-2 (INNOV) (mixed used, innovative standards) & MX-2 (INNOV) SPA (mixed use, innovative standards site plan amendment)

Zoning Committee Recommendation:
The Zoning Committee voted 6-1 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:
Staff agrees with the recommendation of the majority of the Zoning Committee.

Statement of Consistency:
The Zoning Committee found a portion of this petition to be consistent with the *Northeast District Plan* and the portion currently zoned institutional to be inconsistent with the plan based on information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses for a portion of the site; and
- The plan recommends institutional uses for a portion of the site as amended by a previous rezoning.

However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- The subject site is part of approximately 383 acres originally rezoned in 1991 to allow a planned community consisting of 1,020 residential units, 292,000 square feet of office, and 197,000 square feet of commercial uses; and
- The site is located within an area with more intense development and abuts a retail center and is across Davis Lake Parkway from existing multi-family residential; and
- This proposal is a minor increase in density from 7.6 to 7.9 dwelling units per acre from the rezoning approved in 2008 for the subject property; and
- Although a portion of the property was rezoned for institutional uses, the development rights for multi-family residential are still in place for the majority of the site; and
- The proposal will provide improved pedestrian and vehicular connectivity through an internal network of sidewalks, public streets, and private drives, including a new connection to David Cox Road; and
- The project will enhance the existing water quality pond with amenities such as benches and walking trails.

2015-107_reco_01-04-2016-final

2015-107 vicinity map

2015-107 rezoning map

2015-107_RevisedSitePlan_01-12-16

11. Rezoning Petition: 2015-118 by Pavillion Development Company

Update: Protest Petition (Sufficient)

Location: Approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road. (Council District 3 - Mayfield)

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

Zoning Committee Recommendation:
The Zoning Committee voted to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:
Staff disagrees with the recommendation of the Zoning Committee.

Statement of Consistency:
The Zoning Committee found this petition to be inconsistent with the *Southwest District Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan, as amended by petition 1997-015, prohibits automobile oriented uses such as convenience stores with fuel sales.

However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- The petitioner has addressed concerns related to the lease and conversion of the site from a service station to general retail in the event the lease is terminated; and
- The proposal prohibits a 24-hour diner; and
- The propose use will be an amenity to the area.

2015-118_reco_01-04-2016 - final

2015-118 vicinity map

2015-118 rezoning map

2015-118_rev_12-22-2015

12. Rezoning Petition: 2015-123 by Bainbridge Communities Acquisition I, LLC

Location: Approximately 1.6 acres located on the northwest corner of South Boulevard and Poindexter Drive. (Council District 3 - Mayfield)

Current Zoning: I-1 (light industrial) and TOD-M (transit oriented development-mixed use)
Proposed Zoning: TOD-RO (transit oriented development-residential, optional)

Zoning Committee Recommendation:
The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:
Staff recommends with the recommendation of the Zoning Committee.

Statement of Consistency:
The Zoning Committee found this petition to be consistent with the *New Bern Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends transit supportive development for this site.

Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- The site is within ¼-mile walk of the New Bern station; and
- The request is consistent with the *New Bern Transit Station Area Plan*; and
- Underutilized land will be replaced with new residential units, providing increased density in a transit corridor; and
- The development will activate the South Boulevard Rail Trail with ground floor residential uses and storefront-type lobby/leasing and common areas;

2015-123_reco_01-04-2016

2015-123 vicinity map

2015-123 rezoning map revised

2015-123_RevisedSitePlan_12-18-2015

13. Rezoning Petition: 2015-125 by White Point Paces

Location: Approximately 4.78 acres located east of 13th Street, west of Belmont Avenue between North Brevard Street and North Davidson. (Council District 1 - Kinsey)

Current Zoning: B-1 (neighborhood business) B-2 (general business), and I-2 (general industrial)
Proposed Zoning: TOD-M (transit oriented development-mixed use)

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

Staff Recommendation:
Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:
The Zoning Committee found this petition to be consistent with the *Blue Line Extension Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends transit supportive development for this site.

Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- It is consistent with the *Blue Line Extension Transit Station Area Plan* recommendation for transit supportive development; and
- Rezoning will allow site to convert to transit supportive land uses; and

- Redevelopment will support the revitalization of this part of Optimist Park neighborhood; and
- Conventional TOD-M (transit oriented development - mixed-use) applies standards and regulations to create the desired form and intensity of transit supportive development.

2015-125_ZC Reco_01-04-16

2015-125 vicinity map

2015-125 rezoning map revised

14. Rezoning Petition: 2015-128 by Cousins Acquisition Entity, LLC

Location: Approximately 2.3 acres located on the west side of South Tryon Street between West Park Avenue and Camden Road. (Council District 3 - Mayfield)

Current Zoning: B-1 (neighborhood business), TOD-M (transit oriented development-mixed use) and MUDD-O (mixed use development, optional)
Proposed Zoning: TOD-M (O) 5-Year Vested Rights (transit oriented development, optional) 5-Year Vested Rights

Zoning Committee Recommendation:
The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:
Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:
The Zoning Committee found this petition to be consistent with the *South End Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends a mix of transit oriented uses with the greatest intensity of development within ¼ mile of the transit station.

Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- Significant employment uses support the mixed use goal of the *South End Transit Station Area Plan*; and
- Includes street level pedestrian activation with neighborhood-serving retail uses and urban open spaces; and
- Strengthens Camden Road as South End's "Main Street"; and
- Building height is attenuated by stepping the building back on two sides. The building mass on the southern half of the site is consistent in scale with surrounding buildings;

2015-128_reco_01-04-2016

2015-128 vicinity map

2015-128 rezoning map

2015-128_RevisedSitePlan_12-23-2015

15. Rezoning Petition: 2015-129 by Doug Bradley

Location: Approximately 2.98 acres located on the northwest corner at the intersection of Otts Street and Louise Avenue. (Council District 1 - Kinsey)

Current Zoning: I-2 (general industrial)
Proposed Zoning: MUDD-O (mixed use development, optional)

Zoning Committee Recommendation:
The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:
Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:
The Zoning Committee found this petition to be inconsistent with the *Belmont Area Revitalization Plan*, based on information from the staff analysis and the public hearing, and because:

- The petition is inconsistent with the *Belmont Area Revitalization Plan* recommendation for industrial uses.

However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- Although inconsistent with plan's recommendation for industrial uses, the *Belmont Area Revitalization Plan* does recommend removal of some industrial uses to help buffer the City's Fleet Management site from the Belmont neighborhood; and
- This site would be an appropriate site for non-industrial uses that would buffer the neighborhood; and
- This project proposes to repurpose the existing factory constructed in 1945, and the City has approved approximately $65,000 in façade grants for improvements to restore the exterior of key facades; and
- The retail and office uses that would be allowed by MUDD (mixed use development) zoning could provide opportunities for goods and services to the residents of the Belmont neighborhood.

2015-129_ZC Reco_01-04-16

2015-129 vicinity map

2015-129 rezoning map_rev

2015-129 REV 12-23-15

16. Rezoning Petition: 2015-131 by Synco Properties

Location: Approximately 27 acres located on the west side of Sharon Road between Morrison Boulevard and Colony Road. (Council District 6 - Smith)

Current Zoning: R-17MF (multi-family residential)
Proposed Zoning: MUDD-O 5-Year Vested Rights (mixed use development, optional, with 5-Year Vested Rights)

Zoning Committee Recommendation:
The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:
Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:
The Zoning Committee found this petition to be inconsistent with the *SouthPark Small Area Plan* based on information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family with limited retail/service uses for this site.

However, this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because:

- The *SouthPark Small Area Plan* envisioned the area transitioning from a suburban shopping and business environment to a walkable town center; and
- The *Centers, Corridors and Wedges Growth Framework* identifies SouthPark as a Mixed Use Activity Center, a priority area for intensification; and
- The proposal is inconsistent with the specific land uses recommended, but is consistent with the larger vision articulated in the area plan and in the *Centers, Corridors and Wedges Growth Framework,* as well as recent development; and
- The site plan includes a vertical mix of uses and active ground floor uses; and
- The site plan also provides wide setbacks along the existing public streets to allow preservation of mature trees and to add green space.

2015-131_reco_1-4-16

2015-131 vicinity map

2015-131 rezoning map

2015-131_RevisedSitePlan_01-14-2016

17. Rezoning Petition: 2015-132 by Simonini Saratoga, LLC

Location: Approximately 0.36 acres located on the north side of Huntley Place near the intersection of Huntley Place and Providence Road. (Council District 1 - Kinsey)

Current Zoning: R-4 (single-family residential) and B-1 (neighborhood business)
Proposed Zoning: UR-3(CD) (urban residential, conditional)

Zoning Committee Recommendation:
The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:
Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:
The Zoning Committee found this petition to be inconsistent with the *Central District Plan*; however, they found the petition to be consistent with the *General Development Policies-Residential* based on information from the staff analysis and the public hearing, and because:

- The plan recommends retail development for this site;
- However, the proposed residential density of 11.11 units per acre is supported by the *General Development Policies-Residential*.

Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- Although the *Central District Plan* identifies site for retail, it also envisions a mix of uses including residential could be appropriate for this and surrounding sites; and
- The requested residential density of 11.11 units per acre is supported by the *General Development Policies*; and
- Proposed development will provide a moderate density residential transition from the Providence Road commercial area to the single family neighborhood; and
- The low scale and generous setbacks of the proposed units are compatible with the existing neighborhood; and
- The site has been designed to maintain the existing sidewalk and pedestrian activity along Huntley

Place.

2015-132_reco_01-04-2016

2015-132 vicinity map

2015-132 rezoning map revised

2015-132_RevisedSitePlan_12-23-2015

18. Rezoning Petition: 2015-133 by BRC Salome Church LLC

Location: Approximately 20.6 acres located near the northwest corner at the intersection of Salome Church Road and North Tryon Street. (Council District 4 - Phipps)

Current Zoning: R-3 (single-family residential) and R-22MF (CD) (multi-family residential, conditional)
Proposed Zoning: R-12MF (CD) (multi-family residential, conditional)

Zoning Committee Recommendation:
The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:
Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:
The Zoning Committee found this petition to be consistent with the *Northeast Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential development at up to 12 dwelling units per acre for this site.

Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- The proposed development is consistent with the adopted plan recommendation, which calls for residential development up to 12 units per acre; and
- The site is located at a confluence of major streets, on or near I-485, North Tryon Street and Salome Church Road, and is located in an area planned and zoned for primarily residential development; and
- The site design meets the plan's recommendation for higher density residential, by providing an internal network of streets that connects to abutting properties and to Salome Church Road and by fronting buildings along these streets; and
- Architecture features such as building materials, minimization of long and blank walls, and roof pitches have been included to support the goal of designing buildings to fit into a larger neighborhood context;

2015-133_ZC Reco_01-04-16

2015-133 vicinity map

2015-133 rezoning map

2015-133 Rev Site Plan 01-13-16

19. Rezoning Petition: 2015-134 by Charlotte Merlane FDS 713525

Location: Approximately 1.84 acres located on the northwest corner at the intersection of West Sugar Creek Road and Merlane Drive. (Council District 1 - Kinsey)

Current Zoning: R-4 (single family residential)

Proposed Zoning: NS (neighborhood services)

Zoning Committee Recommendation:
The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:
Staff disagrees with the recommendation of the Zoning Committee for reasons listed in the Zoning Committee recommendation.

Statement of Consistency:
The Zoning Committee found this petition to be inconsistent with the *Central District Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential development at up to four dwelling units per acre for this site.

However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- The petition will bring new development and encourage future development in the area.

2015-134_ZC Reco_01-04-16_final

2015-134 vicinity map

2015-134 rezoning map

2015-134_RevisedSitePlan_01-13-2016

ZONING HEARINGS

20. Rezoning Petition: 2015-058 by Childress Klein

Update: Community Meeting Report was not submitted. Defer to (February 15, 2016)

Location: Approximately 7.1 acres located on the southwest corner at the intersection of Morrison Boulevard and Sharon Road. (Council District 6 - Smith)

Current Zoning: R-3 (single family residential) & B-1SCD (business shopping center)
Proposed Zoning: MUDD-O (mixed use development, optional) 5-Year Vested Rights

2015-058 No Community Meeting Insert

21. Rezoning Petition: 2015-059 by Childress Klein

Update: Community Meeting Report was not submitted. Defer to (February 15, 2016)

Location: Approximately 1.53 acres located on the north side of Coltsgate Road between Sharon Road and Cameron Valley Parkway. (Council District 6 - Smith)

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

2015-059 No Community Meeting Insert

22. Rezoning Petition: 2015-111 by North Wendover Partners, LLC

Update: Community Meeting Report was not submitted. Defer to (February 15, 2016)

Location: Approximately 2.48 acres located on the southwest corner at the intersection of North Wendover Road and Melchor Avenue. (Council District 1 - Kinsey)

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

No Community Meeting 2015-111

23. Rezoning Petition: 2016-008 by City Center Hotel, Inc.

Update: Petitioner has requested a deferral of this petition until (February 15, 2016)

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

2016-08_staff analysis_01-19-16-final-final

2016-008 vicinity map

2016-008 rezoning map revised

24. Rezoning Petition: 2015-099 by Pappas Properties

Location: Text Amendment to the City of Charlotte Zoning Ordinance to 1) add retail establishments and eating, drinking and entertainment establishments in hotels and motels, office, and multi-family buildings; and 2) add and modify the prescribed conditions when located in an office zoning district, with PED (pedestrian overlay) district designation.

Staff Recommendation:
Staff recommends approval of this petition.

2015-099_staff_1-19-16 - final-final

2015-099 matrix rev 7__1-8-16

2015-099 amendment rev 11

25. Rezoning Petition: 2015-122 by David Weekley Homes

Location: Approximately 15.2 acres located on the southeast corner at the intersection of North Community House Road and Paulston Road. (Council District 7 - Driggs)

Current Zoning: R-3 (single family residential)
Proposed Zoning: MX-2 (mixed use) 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 comply with the *Subdivision Ordinance* provision requiring more than one point of access.

2015-122_staff_1-19-16 - final-final

2015-122 vicinity map

2015-122 rezoning map

2015-122_RevisedSitePlan_12-18-2015

26. Rezoning Petition: 2016-013 by Richter Development, LLC

Location: Approximately 2.47 acres located on the south side of East Woodlawn Road between Halstead Drive and Park Road. (Council District 6 - Smith)

Current Zoning: R-6MF (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 site and building design and transportation.

2016-013_staff_1-19-16_final-final

2016-013 vicinity map

2016-013 rezoning map revised

2016-013_RevisedSitePlan_12-18-2015

Previsously Approved Cover Page

2016-013_ApprovedPlan_1979-024

27. Rezoning Petition: 2015-120 by Grubb Properties, Inc.

Location: Approximately 10.7 acres located on the southeast corner at the intersection of Park Road and Abbey Place. (Council District 6 - Smith)

Current Zoning: O-1 (office district)
Proposed Zoning: MUDD-O (mix use development, optional) 5-Year Vested Rights

Staff Recommendation:
Staff recommends approval of this petition upon resolution of technical revisions and outstanding issues related to land use, site and building design, transportation and other minor issues.

2015-120_staff_1-19-16 - final - final

2015-120 vicinity map

2015-120 rezoning map

2015-120_RevisedSitePlan_12-18-2015

28. Rezoning Petition: 2016-003 by Eastern Hospitality NC, LLC

Location: Approximately 7.1 acres located on the east side of Nations Ford Road between West Tyvola Road and Stonebrook Drive. (Council District 3 - Mayfield)

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

Staff Recommendation:
Staff recommends approval of this petition upon resolution of the outstanding issues primarily related to transportation facilities.

2016-003_staff_01-19-2016 -final-final

2016-003 vicinity map

2016-003 rezoning map

2016-003_RevisedSitePlan_12-18-2015

Previsously Approved Cover Page

2016-003_approved 1997-015

29. Rezoning Petition: 2016-001 by CitiSculpt, LLC

Location: Approximately 3.65 acres located on the east side of Benfield Road between Johnston Oehler Road and Prosperity Church Road. (Council District 4 - Phipps)

Current Zoning: NS (neighborhood services)

Proposed Zoning: NS SPA (neighborhood services, site plan amendment)

Staff Recommendation:
Staff recommends approval of this petition upon resolution of outstanding issues related to sidewalk, pedestrian access to buildings and length of buildings.

2016-001_staff_01-19-2016 - final-final

2016-001 vicinity map

2016-001 rezoning map

2016-001_RevisedSitePlan_12-18-2015

Previsously Approved Cover Page

2016-001 Approved Site Plans

30. Rezoning Petition: 2016-002 by Mosaic Village Holdings, LLC

Location: Approximately 2.75 acres located on the west side of West Trade Street between North Bruns Avenue and Montgomery Street. (Council District 2 - Austin)

Current Zoning: B-1 (PED) (neighborhood business, pedestrian overlay) & R-8 (single family residential)
Proposed Zoning: B-1 (PED-O) (neighborhood business, pedestrian overlay-optional) & R-8(CD) (single family residential, conditional)

Staff Recommendation:
Staff recommends approval of this petition.

2016-002_staff_01-19-2016 final-final

2016-002 vicinity map

2016-002 rezoning map revised2

2016-002_RevisedSitePlan_12-18-2015

31. Rezoning Petition: 2016-004 by Selwyn Property Group Investments, LLC

Location: Approximately 2.23 acres located on the west side of Park Road between Wyndcrofte Place and Hillside Avenue. (Council District 1 - Kinsey)

Current Zoning: 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 building elevations, setbacks, and buffers as well as the requested technical revisions.

2016-004_staff_01-19-2016 - final-final

2016-004 vicinity map

2016-004 rezoning map revised2

2016-004_RevisedSitePlan_12-18-2015

32. Rezoning Petition: 2016-005 by WP East Acquisitions, LLC

Location: Approximately 3.3 acres located on the southeast corner at the intersection of North Brevard Street and East 25th Street. (Council District 1 - Kinsey)

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-M (CD) (transit oriented development-mixed use, conditional)

Staff Recommendation:
Staff recommends approval of this petition upon resolution of the outstanding issues related to accessible parking.

2016-05_Staff Analysis 01-19-16_final-final

2016-005 vicinity map

2016-005 rezoning map revised

2016-005_RevisedSitePlan_12-18-2015

33. Rezoning Petition: 2016-006 by Air West Commerce Center II, LLC & EWN Holdings, LLC

Location: Approximately 6.04 acres located on the southwest corner at the intersection of Billy Graham Parkway and Wilkinson Boulevard. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)
Proposed Zoning: I-1 (light industrial)

Staff Recommendation:
Staff recommends approval of this petition.

2016-006_staff_01-19-2016_final-final

2016-006 vicinity map

2016-006 rezoning map

34. Rezoning Petition: 2016-009 by Eastgroup Properties, LP

Location: Approximately 48.80 acres located on the west side of Sandy Porter Road between Shopton Road and Interstate 485. (Outside City Limits)

Current Zoning: R-3 (single family residential)
Proposed Zoning: I-1 (CD) (light industrial, conditional) 5-Year Vested Rights

Staff Recommendation:
Staff recommends approval of this petition upon resolution of the outstanding issues related to street improvements.

2016-009_staff_01-19-2016 final-final

2016-009 vicinity map

2016-009 rezoning map revised2

2016-009_RevisedSitePlan_12-18-2015

35. Rezoning Petition: 2016-010 by Fourstore, LLC

Location: Approximately 4.3 acres located on the southeast corner at the intersection of West Mallard

Creek Church Road and Legranger Road. (Council District 4 - Phipps)

Current Zoning: R-4 (single family residential)
Proposed Zoning: BD (CD) (distributive business, conditional)

Staff Recommendation:
Staff recommends approval of this petition upon resolution of outstanding issues pertaining to transportation, environment, and site building design.

2016-010_staff_01-19-2016 - final-final

2016-010 vicinity map

2016-010 rezoning map

2016-010_RevisedSitePlan_12-18-2015

36. Rezoning Petition: 2016-011 by Meck City Social Parent, LLC

Location: Approximately 1.18 acres located on the southeast corner at the intersection of Yancey Road and Southside Drive. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)
Proposed Zoning: MUDD-O (mixed use development, optional)

Staff Recommendation:
Staff recommends approval of this petition upon resolution of technical revisions and outstanding issues related to site design and on-street.

2016-011_staff_01-19-2016 - final-final

2016-011 vicinity map

2016-011 rezoning map revised

2016-011_RevisedSitePlan_12-18-2015

37. Rezoning Petition: 2016-012 by Christopher Byers

Location: Approximately 0.59 acres located on the northeast corner at the intersection of Winnifred Street and West Bland Street. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-M (transit oriented development-mixed use)

Staff Recommendation:
Staff recommends approval of this petition.

2016-012_staff_1-19-16 final-final

2016-012 vicinity map

2016-012 rezoning map