City of Charlotte

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

Zoning Agenda

Monday, April 15, 2019

Council Chambers

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 Justin Harlow
Council Member LaWana Mayfield
Council Member James Mitchell
Council Member Matt Newton
Council Member Greg Phipps
Council Member Braxton Winston II
DINNER MEETING

1. 5:00 P.M. DINNER MEETING, CH-14
   1. Meeting Agenda
   2. Dinner Meeting Agenda
      1. Agenda Review - Dave Pettine
   3. Follow-Up Report

2. Dinner Meeting Agenda
   1. Agenda Review - Dave Pettine

   Dinner Agenda April

3. Follow Up Report
   April Follow-Up Report - Final
DECISIONS


*Update: Staff is requesting deferral to May 20, 2019*

**Location:** Approximately 0.16 acres located at the intersection of North Davidson Street and East 17th Street. (Council District 1 - Egleston)

**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 DEFER this petition to their April 30, 2019 meeting.

5. Rezoning Petition: 2018-147 by Laurel Street Residential

*Update: Petitioner is requesting deferral to May 20, 2019*

**Location:** Approximately 3.31 acres located on the north side of Mallard Creek Road, east of Prosperity Church Road, west of Galloway Road. (Council District 4 - Phipps)

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

**Zoning Committee Recommendation:**
The Zoning Committee voted 7-0 to DEFER this petition to their April 30, 2019 meeting.


*Update: Petitioner is requesting deferral to May 20, 2019*

**Location:** Approximately 16.6 acres located on the west side of Forest Point Boulevard, off of Nations Ford Road, east of I-77. (Council District 3 - Mayfield)

**Current Zoning:** B-2(CD) (general business, conditional)
**Proposed Zoning:** R-17MF(CD) (multi-family residential, conditional)

**Zoning Committee Recommendation:**
The Zoning Committee voted 7-0 to DEFER this petition to their April 30, 2019 meeting.


*Update: Petitioner is requesting deferral to May 20, 2019*

**Location:** Approximately 10.54 acres located on the southeast corner of West Arrowood Road and West Hebron Street. (Council District 3 - Mayfield)

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

**Zoning Committee Recommendation:**
The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
8. **Rezoning Petition: 2017-186 by Drakeford Co.**

   **Location:** Approximately 0.87 acres located on the north side of West Kingston Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

   **Current Zoning:** R-22MF, HD (multi-family residential, historic district overlay)
   **Proposed Zoning:** UR-2(CD), HD (urban residential, conditional, historic district overlay), with five-year vested rights

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

   **Staff Recommendation:**
   Staff recommends approval of this petition.

   2017-186_Reco_04-02-2019_km0405_done
   2017-186_Final_04-15-2019_km0405_done
   2017-186_revSitePlan_03-27-2019


   **Location:** Approximately 1.04 acres located on the north side of Central Avenue between Tippah Park Court and Landis Avenue. (Council District 1 - Egleston)

   **Current Zoning:** B-1 (neighborhood business) and O-2 (office)
   **Proposed Zoning:** NS (neighborhood services)

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

   **Staff Recommendation:**
   Staff recommends approval of this petition.

   2018-97_Reco_030519_km0307_km0405_done
   2018-97_Final_staff_031819_km0307_km0405_DP0408_done
   2018-097_RevSitePlan_04-09-2019

**Location:** Approximately 264.93 acres located off West Arrowood Road, east of Interstate 485. (Council District 3 - Mayfield)

**Current Zoning:** R-3 AIR (single family residential, airport noise overlay), O-1(CD) AIR (office, conditional, airport noise overlay), and I-1(CD) AIR (light industrial, conditional, airport noise overlay)

**Proposed Zoning:** MUDD-O AIR (mixed use development, optional, airport noise overlay) and I-1 (CD) AIR (light industrial, conditional, airport noise overlay), with five-year vested rights.

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

**Staff Recommendation:**
Staff recommends approval of this petition.

2018-121 Reco_4-2-2019 CLG4-4_DP0405_km0405_done
2018-121 Final 4-15-2019 CLG4_DP0405_km05_done
2018-121_RevSitePlan_03-25-2019

11. **Rezoning Petition: 2018-143 by LIV Development, LLC**

**Location:** Approximately 8.5 acres located on the east side of North Tryon Street, across from Orchard Trace Lane, south of Sandy Avenue. (Council District 4 - Phipps)

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

**Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional)

**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 outstanding issues related to site and building design.

2018-143 ZC reco_040219_km0405_done
2018-143 Final 041519_DP0405_km0405_done
2018-143_RevSitePlan_04-09-2019
12. **Rezoning Petition: 2018-144 by Portman Holdings**

   **Location:** Approximately 2.21 acres located on the east side of Hawkins Street, south of West Tremont Avenue. (Council District 3 - Mayfield)

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

   **Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional)

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

   **Staff Recommendation:**
   Staff recommends approval of this petition.

   2018-144_reco_04-05-2019_km0405_if_done
   2018-144_Fina_04-15-2019_km0405_done
   2018-144_RevSitePlan_04-02-2019

13. **Rezoning Petition: 2018-149 by West End Investments, LLC/ Mosaic Village Holdings, LLC/ Paul Edwin Clouer**

   **Location:** Approximately 4.13 acres located on the west side of West Trade Street, south of South Bruns Avenue. (Council District 2 - Harlow)

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

   **Proposed Zoning:** MUDD-O PED (mixed use development, optional, pedestrian overlay), with five-year vested rights.

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

   **Staff Recommendation:**
   Staff recommends approval of this petition.

   2018-149_Reco_4-2-2019_CLG4-4_km0404_done
   2018-149_Final_4-15-2019_CLG4-4_km0404_done
   2018-149_Rev_04-08-2019

**Location:** Approximately 4.48 acres located on the east side of West Sugar Creek Road, south of Munsee Street and west of Yuma Street. (Council District 4 - Phipps)

**Current Zoning:** R-4 (single family residential)

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

15. **Rezoning Petition: 2018-156 by Doug Dunaway**

**Location:** Approximately 0.66 acres located on the south side of the intersection Randolph Road, South Dotger Avenue and Montrose Court. (Council District 1 - Egleston)

**Current Zoning:** R-3 (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.

**Location:** Approximately 9.05 acres located at the intersection of Odum Avenue and Centre Street, southeast of Brookshire Boulevard. (Council District 2 - Harlow)

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

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

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

**Staff Recommendation:**
Staff recommends approval of this petition.

2018-157_ZC Reco_4-2-2019 CLG4-4_km0404_done
2018-157_Final_04-15-2019 CLG4-4_km0404_done

17. Rezoning Petition: 2018-159 by Mary Ann & Charles Mauldwin

**Location:** Approximately 1.85 acres located on the southwest corner of Derita Avenue and Maple Street, west of West Sugar Creek Road. (Council District 4 - Phipps)

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

**Proposed Zoning:** INST(CD) (institutional, conditional)

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

**Staff Recommendation:**
Staff recommends approval of this petition.

2018-159_Reco 4-15-2019 CLG4-5_km0405_done
2018-159_Final_04-15-2019 CLG4-5_km0405_done
2018-159_RevSitePlan_03-25-2019


**Location:** Approximately 0.43 acres located on the south side of Charles Avenue, west of Matheson Avenue. (Council District 1 - Egleston)

**Current Zoning:** 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 recommends approval of this petition.

2018-166_ZC reco_040219_km0405_done
2018-166_Finalstaff_041519_km0405_done

Summary of petition:
The petition proposes to:
1) create four new transit oriented development (TOD) zoning districts that are context based.
2) translate the three existing, conventional transit oriented development districts to the new zoning district designation of transit oriented development - community center (TOD-CC) upon adoption of this text amendment.
3) enhance the design and development standards for TOD to support pedestrian friendly development.
4) establish an Alternative Compliance Review Board.
5) reflect City Council’s priorities related to affordable housing, infrastructure, sustainability and jobs through a voluntary development bonus system.

Planning Committee Recommendation:
The Planning Committee voted 5-0 to recommend APPROVAL of this petition.

Transportation & Planning Committee Recommendation:
The Transportation & Planning Committee voted 4-0 to send this petition to a full City Council vote at the April 15, 2019 City Council Zoning Meeting.

Staff Recommendation:
Staff recommends approval of this petition.

20. Rezoning Petition: 2019-010 by JDSI, LLC

Location: Approximately 33.48 acres located on the east side of Brookshire Boulevard at the intersection of Old Plank Road. (Council District 2 - Harlow)

Current Zoning: R-3 LWPA (single family residential, Lower Lake Wylie protected area) and I-1 LWPA (light industrial, Lower Lake Wylie protected area)

Proposed Zoning: R-6 LWPA (single family residential, Lower Lake Wylie protected area) and R-8 LWPA (single family residential, Lower Lake Wylie protected area)

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

Staff Recommendation:
Staff recommends approval of this petition.
HEARINGS


*Update: Petitioner is requesting deferral to May 20, 2019*

**Location:** Approximately 5.5 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard. (Council District 2 - Harlow)

**Current Zoning:** R-3 LWPA (single family residential, Lake Wylie protected area)

**Proposed Zoning:** UR-2(CD) LWPA (urban residential, conditional, Lake Wylie protected area), with five-year vested rights

2018-128 James Pouitier May 20, 2019 deferral

22. **Rezoning Petition: 2018-167 by Verde Homes, LLC**

*Update: Petitioner is requesting deferral to May 20, 2019*

**Location:** Approximately 1.74 acres located on the east side of Sardis Road, between Oak Creek Drive and Creek Valley Drive. (Council District 6 - Bokhari)

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

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

2018-167 Verde Homes LLC May 20, 2019 deferral

23. **Rezoning Petition: 2019-002 by Laurel Street Residential, LLC**

*Update: Petitioner is requesting deferral to May 20, 2019*

**Location:** Approximately 1.45 acres located at the corner of East 7th Street and North Alexander Street. (Council District 1 - Egleston)

**Current Zoning:** UR-2 (urban residential)

**Proposed Zoning:** TOD-R (transit oriented development - residential)

2019-002 Laurel Street Residential May 20, 2019 deferral

24. **Rezoning Petition: 2019-003 by Laurel Street Residential, LLC**

*Update: Petitioner is requesting deferral to May 20, 2019*

**Location:** Approximately 4.03 acres located on the west side of North Tryon Street between University City Boulevard and Brookside Lane. (Council District 4 - Phipps)

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

**Proposed Zoning:** TOD-R (transit oriented development - residential)

2019-003 Elissa Mullis May 20, 2019 deferral

*Update: Petitioner is requesting deferral to May 20, 2019*

**Location:** Approximately 0.22 acres located on the southeast side of North Davidson Street between East 33rd Street and East 34th Street. (Council District 1 - Egleston)

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

**Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional)

2019-013 Andrew Klenk  May 20, 2019 deferral


*Update: Petitioner is requesting deferral to May 20, 2019*

**Location:** Approximately 23.10 acres southeast intersection of North Tryon Street and Libby Way. (Council District 4 - Phipps)

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

**Proposed Zoning:** TOD-M(CD) (transit oriented development-mixed use, conditional)

2019-021 McKinney Holdings NC II, LLC deferral

27. **Rezoning Petition: 2019-024 by Investicore, LLC**

*Update: Petitioner is requesting deferral to May 20, 2019*

**Location:** Approximately 1.74 acres located on the west side of South Boulevard, north of Clanton Road. (Council District 3 - Mayfield)

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

**Proposed Zoning:** TOD-M(O) (transit oriented development-mixed use)

2019-024 Investicore LLC deferral

28. **Rezoning Petition: 2018-110 by Mattamy Homes**

**Location:** Approximately 38.40 acres located on the east side of Shopton Road West, north of South Tryon Street. (Outside City Limits)

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

**Proposed Zoning:** R-8MF(CD) (multi-family residential, conditional), with five-year vested rights

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

2018-110_PH Staff DONE_rev

2018-110_RevSitePlan_02-11-2019
29. **Rezoning Petition: 2018-132 by Alliance Residential Holdings, LLC**

**Location:** Approximately 10.50 acres north side of Ridge Road, west of Prosperity Ridge Road, east Prosperity Church Road. (Council District 4 - Phipps)

**Current Zoning:** R-3 (single family residential)
**Proposed Zoning:** MUDD-O (mixed use development, optional), with five-year vested rights

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

2018-132 PH_4-15-2019 CLG3-20 AG4-01_DP0403_SM4-4_km0408 lh4-8_DP0410 CLG4-10_kmdone
2018-132_RevSitePlan_03-11-2019


**Location:** Approximately 18.39 acres located on the east side of Shopton Road West, north of Sledge Road across from Pine Harbor Road. (Outside City Limits)

**Current Zoning:** R-3 LLWWPA (single family residential, Lower Lake Wyile Watershed Protected Area)
**Proposed Zoning:** MX-1 LLWWPA (mixed use, Lower Lake Wyile Watershed Protected Area)

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to environmental regulations and technical items.

2018-146 PH 2018-146_DONE
2018-146_RevSitePlan_03-11-2019

31. **Rezoning Petition: 2018-163 by Suncap Property Group, LLC**

**Location:** Approximately 1.75 acres located on the eastside of Waverly Avenue, west side of Kenilworth Avenue, south of Romany Road. (Council District 1 - Egleston)

**Current Zoning:** R-8 (single family residential) & R-22MF (multi-family residential)
**Proposed Zoning:** R-8(CD) (single family residential, conditional) & MUDD(CD) (mixed use development, conditional)

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and requested technical revisions.

2018-163_PHstaff_DONE
2018-163_RevSitePlan_03-13-2019
32. Rezoning Petition: 2018-152 by Kyle Short

Location: Approximately 0.56 acres located at the southwest corner of North Sharon Amity Road and Emory Lane, east of Randolph Road. (Council District 5 - Newton)

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 related to site and building design.

2018-152 PHstaff_DONE
2018-152_RevSitePlan_03-11-2019

33. Rezoning Petition: 2019-008 by CoHab, LLC

Update: Petitioner is requesting deferral to May 20, 2019

Location: Approximately 0.52 acres located on the west side of the intersection of Seigle Avenue and East 15th Street. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

2019-008 CoHab LLC deferral slip sheet

34. Rezoning Petition: 2019-016 by Lennar Carolinas, LLC

Location: Approximately 42.13 acres located on the south side of Hamilton Road, east of Steele Creek Road. (Council District 3 - Mayfield)

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional) with five-year vested rights

Staff Recommendation:
Staff recommends approval of this petition upon resolution of outstanding issues related to infrastructure, site and building design and technical items.

2019-016 PH_DONE
2019-016_RevSitePlan_03-11-2019
35. **Rezoning Petition: 2018-126 by Exeter Meadow Oak, LLC**

**Location:** Approximately 47.46 acres located at west side of the intersection of Billy Graham Parkway and West Tyvola Road. (Council District 3 - Mayfield)

**Current Zoning:** R-22MF AIR (multi-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.

---

36. **Rezoning Petition: 2018-137 by Lakewood Apartments, LLC**

**Location:** Approximately 0.48 acres located on the north side of Lakewood Avenue, west of Rozzelles Ferry Road. (Council District 2 - Harlow)

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

**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 site and building design.

---

37. **Rezoning Petition: 2018-145 by Brendan Mylton**

**Location:** Approximately 1.25 acres located off St. George Street, south of Central Avenue, and east of Morningside Drive. (Council District 1 - Egleston)

**Current Zoning:** R-4 (single family residential)

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

**Staff Recommendation:** 
Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environment, and technical revisions.
38. **Rezoning Petition: 2018-148 by Beacon Partners**

**Location:** Approximately 1.84 acres located on the north side of West Boulevard, east of South Tryon Street and west of Hawkins Street. (Council District 3 - Mayfield)

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

**Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional)

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of the outstanding issue related to site design.

39. **Rezoning Petition: 2018-153 by Browder Investments, LLC**

**Location:** Approximately 0.83 acres located on the west side of South Tryon Street, north of West Summit Avenue and east of Winnifred Street. (Council District 3 - Mayfield)

**Current Zoning:** TOD-M (transit oriented development - mixed use)

**Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional)

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to site design, transportation, and requested technical revisions.


**Location:** Approximately 8.39 acres located at the end of Dixie River Road, east of Steele Creek Road, south of I-485. (Council District 3 - Mayfield)

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

**Proposed Zoning:** MUDD(CD) (mixed use development, conditional) & I-1(CD) (light industrial, conditional)

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environment.
41. Rezoning Petition: 2018-164 by Tzeggai Yohannes

**Location:** Approximately 0.92 acres located on the west side of North Sharon Amity Road, north of Central Avenue. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

2018-164_PHstaff_DONE
2018-164_RevSitePlan_03-11-2019

42. Rezoning Petition: 2019-001 by The 6125 Company, LLC

**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:** 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 transportation, and site and building design.

2019-001_PHstaff_DONE
2019-001_RevSitePlan_03-11-2019

Previously Approved Cover Page
2019-001 Approved 2016-081

Previously Approved Cover Page
2019-001 Approved 1997-015

Previously Approved Cover Page
2019-001 Approved 1988-001
43. **Rezoning Petition: 2019-005 by Ardent Acquisitions, LLC**

**Location:** Approximately 5.58 acres located on the south of West Tremont Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

**Current Zoning:** I-2(CD) (general industrial, 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 design and environmental.

2019-005_PHstaff_DP0408_km0408_SM4-8_LH4-8_DP0410_SF-04-10_kmdone
2019-005_RevSitePlan_03-11-2019
Previously Approved Cover Page
2019-005 previously approved plan 2000-015 approved site plan

44. **Rezoning Petition: 2019-011 by Milestone Investments, LLC**

**Location:** Approximately 13.17 acres located on the east side of the intersection of Yorkmont Road and Parkway Plaza Boulevard. (Council District 3 - Mayfield)

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

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

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

2019-011_PH_DONE
2019-011 RevSitePlan_03-11-2019
Previously Approved Cover Page
2019-011_Approved_1998-50C (1)


**Location:** Approximately 2.84 acres located on the southwest corner of South Tryon Street and Moss Road. (Council District 3 - Mayfield)

**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 site and building design.

2019-012_PHPHStaff_DONE
2019-012_RevSitePlan_03-12-2019
Previously Approved Cover Page
2019-012_Approved_2014-042
46. Rezoning Petition: 2019-014 by Mission Properties

Location: Approximately 1.06 acres located on the southwest corner of the intersection of Old Pineville Road and Griffith Road. (Council District 3 - Mayfield)

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 outstanding issues and requested technical revisions related to site and building design and environment.

47. Rezoning Petition: 2019-041 by Eastside Connections JV, LLC

Location: Approximately 13.18 acres located on the west side of East Independence Boulevard generally surrounded by Monroe Road, Idlewild Road, Independence Boulevard and Long Avenue. (Council District 6 - Bokhari)

Current Zoning: MUDD-O (mixed use development, optional) & NS (neighborhood services)
Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment) & NS SPA (neighborhood services, site plan amendment)

Staff Recommendation:
Staff recommends approval of this petition.