City of Charlotte

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

Zoning Agenda

Monday, April 20, 2020

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 Malcolm Graham
Council Member Renee Johnson
Council Member James Mitchell
Council Member Matt Newton
Council Member Victoria Watlington
Council Member Braxton Winston II
REMOTE MEETING

1. 5:30 P.M. CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, CH-14 (VIRTUAL MEETING)
DECISIONS

2. Rezoning Petition: 2019-152 by Spectrum Companies

   **Location:** Approximately 27.410 acres located off Carolyn Lane and Joe Whitener Road with frontage and access to University City Boulevard. (Council District 4 - Johnson)

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

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

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

   **Attachments:**
   Zoning Committee Recommendation
   Final Staff Analysis
   Site Plan
   2019-152 Final Hearing DONE
   2019-152 ZC Recommendation
   2019-152_RevSitePlan_04-13-2020
ACTIVE TRANSPORTATION PROJECTS

3. Active Transportation Projects

   District1_ActiveProjects
   District2_ActiveProjects
   District3_ActiveProjects
   District4_ActiveProjects
   District5_ActiveProjects
   District6_ActiveProjects
   District7_ActiveProjects
HEARINGS

4. Rezoning Petition: 2019-111 by Hive Fitness, LLC

**Update:** Petitioner is requesting deferral to May 18, 2020

**Location:** Approximately 0.69 acres located on the south side of Southside Drive, west of Old Pineville road, and east of Yancey Road. (Council District 3 - Watlington)

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

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

5. Rezoning Petition: 2019-113 by The Charlotte-Mecklenburg Hospital Authority - Text Amendment

**Update:** Petitioner is requesting deferral to May 18, 2020

**Summary of petition:**
This Text Amendment adds "helistops, limited" as an accessory use allowed with one prescribed condition in the mixed-use development district (MUDD).

6. Rezoning Petition: 2019-114 by The Charlotte Mecklenburg Hospital Authority

**Update:** Petitioner is requesting deferral to May 18, 2020

**Location:** Approximately 70 acres bounded by Scott Avenue, East Morehead Street, and Little Sugar Creek. (Council District 1 - Egleston)

**Current Zoning:** O-2 (office), O-6 (CD) (office, conditional), B-1 (neighborhood business), B-2 (general business), R-6 (single family residential), and R-22MF (multi-family residential)

**Proposed Zoning:** MUDD-O (mixed use development, optional) with 5-year vested rights
7. **Rezoning Petition: 2019-146 by ALB Architecture, PA**

   **Update:** Petitioner is requesting deferral to May 18, 2020

   **Location:** Approximately .17 acres located at the eastern corner of N. Davidson Street and E. 19th Street in the Optimist Park community. (Council District 1 - Egleston)

   **Current Zoning:** R-8 (single family residential)
   **Proposed Zoning:** UR-1 (CD) (urban residential, conditional) & UR-C (CD) (urban residential commercial, conditional)

8. **Rezoning Petition: 2019-166 by Canopy CLT**

   **Update:** Petitioner is requesting deferral to May 18, 2020

   **Location:** Approximately 1.6 acres located on the east side of Providence Road, south of Creola Road, north of Jefferson Drive. (Council District 6 - Bokhari)

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


   **Update:** Petitioner is requesting deferral to July 20, 2020

   **Location:** Approximately 4.2 acres located to the east of W.T. Harris Boulevard, south of Woodland Circle and north of Interstate 485. (Council District 2 - Graham)

   **Current Zoning:** R-3 (single-family, residential)
   **Proposed Zoning:** R-17MF(CD) (multi-family residential, conditional)


    **Location:** Approximately 0.56 acres west of Pecan Avenue, north of Independence Boulevard, south of Central Avenue. (Council district 1 - Egleston)

    **Current Zoning:** None
    **Proposed Zoning:** B-2(PED) (general business, pedestrian overlay district)

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

   **Location:** Approximately 78.68 acres on the east side of Steele Creek Road, south of Byrum Drive and West Boulevard. (Council District 3 - Watlington)

   **Current Zoning:** R-3 AIR (single-family residential, airport noise overlay)
   **Proposed Zoning:** I-2 AIR (general industrial, airport noise overlay)

   **Staff Recommendation:**
   Staff Recommends approval of this petition.
   
   Image Reference: 2019-176_PH Staff DONE_apr


   **Location:** Approximately 2.55 acres located at 3000 N. Tryon Street, west of its intersection with 36th Street. (Council District 1 - Egleston)

   **Current Zoning:** I-2 (industrial)
   **Proposed Zoning:** TOD-UC (transit-oriented development, urban center)

   **Staff Recommendation:**
   Staff Recommends approval of this petition.
   
   Image Reference: 2019-171 Pre Hearing DONE

13. **Rezoning Petition: 2019-185 by Freedom Communities**

   **Location:** Approximately 1.67 acres located on the south side of Tuckaseegee Road, east of Gaston Street and west of Karendale Avenue. (Council District 3 - Watlington)

   **Current Zoning:** R-5 (single-family, residential)
   **Proposed Zoning:** UR-C(CD) (urban residential, commercial, conditional district)

   **Staff Recommendation:**
   Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and land use.
   
   Image Reference: 2019-185_PH Staff DONE
   2019-185_RevSitePlan_02-11-2020

*Location:* Approximately 1.12 acres located on the south side of Coltsgate Road, east of Sharon Road, north of Fairview Road. (Council District 6 - Bokhari)

*Current Zoning:* O-6(CD) (office)

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

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

15. **Rezoning Petition: 2019-156 by Parkwood Plaza**

*Location:* Approximately 0.52 acres located at 1118 Parkwood Avenue, adjacent to Pegram Street in the Belmont neighborhood. (Council District 1 - Egleston)

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

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

*Staff Recommendation:* Staff does not recommend approval of this petition in its current form.


*Location:* Approximately 454.24 located on the north side of Ballantyne Commons Pkwy., south of I-485 on both sides of Johnston Road. (Council District 7 - Driggs)

*Current Zoning:* BP (CD) (business park, conditional) & O-3 (CD) (office, conditional)

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

*Staff Recommendation:* Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design, transportation and requested technical revisions.
17. Rezoning Petition: 2019-183 by Rhyno Partners Coffee, LLC

**Location:** Approximately 0.241 acres located on the west side of The Plaza, north of Commonwealth Avenue. (Council District 1 - Egleston)

**Current Zoning:** B-2 PED (general business, pedestrian overlay)

**Proposed Zoning:** B-2 PED(O) (general business, pedestrian overlay-optional)

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

2019-183 PH_DONE
2019-183-RevSitePlan_02-11-2020

18. Rezoning Petition: 2019-172 by Sharon Academy Properties, LLC

**Location:** Approximately 4.12 acres located on the northeast corner of Tyvola Road and Wedgewood Drive, west of Marion Diehl Park Drive. (Council District 6 - Bokhari)

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

**Proposed Zoning:** INST (institutional)

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

2019-172 PH_DONE_apr


**Location:** Approximately 11.48 acres located on the east side of Rozzles Ferry Road, west of West Trade Street, near Judson Avenue and Zebulon Avenue. (Council District 2 - Graham)

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

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

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, environment and technical revisions related to land use.

2019-178 PH Staff_DONE
2019-178_RevSitePlan_02-11-2020

   **Location:** Approximately 6.54 acres located on the east side of Northlake Centre Parkway, north of Northlake Mall Drive. (Council District - Outside City Limits)

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

   2019-181 PH staff DONE
   2019-181_RevSitePlan_02-11-2020


   **Location:** Approximately 22.87 acres located on the north side of Oakdale Road between Miranda Road and Interstate 485. (Council District - Outside City limits)

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

   **Proposed Zoning:** MX-2 (CD) LWPA (mixed use, conditional, Lake Wylie Protected Area)

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

   2019-168-PHstaff_DONE_apr
   2019-168_RevSitePlan_02-11-2020