City of Charlotte

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

Zoning Agenda

Monday, December 17, 2018

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 - Tammie Keplinger

   3. Follow-Up Report

2. Dinner Meeting Agenda

   1. Agenda Review - Tammie Keplinger

   Dinner Agenda December_TK

3. Follow Up Report

   November Follow-Up Report 12-17-18_done
4. **Business Investment Grant**

**Action:**
A. Conduct a public hearing regarding approval of a Business Investment Grant,

B. Approve the City’s share of a Business Investment Grant to Honeywell International, Inc. for a total estimated amount of $17,139,557 over 15 years, and

C. Authorize the City Manager to approve all contracts and leases related to the relocation.

**Staff Resource(s):**
Tracy Dodson, City Manager’s Office
Lori Lencheski, Economic Development

**Explanation**
- On November 30, 2018, Honeywell International, Inc. announced its selection of Charlotte for a capital investment of $248 million to relocate its global headquarters to Charlotte.
- City Council is being asked to approve a Business Investment Grant estimated to be up to $17,139,557 over 15 years. Mecklenburg County’s share is estimated at $28,882,017.
  - On November 7, 2018, the Mecklenburg County Board of Commissioners, in Closed Session, indicated its intent to approve a Business Investment Grant to Honeywell International, Inc.,
  - On October 22, 2018, the City Council, in Closed Session, indicated its intent to approve a Business Investment Grant to Honeywell International, Inc.,
  - The total City/County combined grant is estimated to be $46,021,574 over 15 years, and
  - In addition to the grant for the expansion, the State of North Carolina also a Development Investment Grant in the amount of $32,500,000.
- In addition to the $248 million capital investment, Honeywell International, Inc. has committed to:
  - 750 jobs over five years ($348,000 average wage),
  - 500 jobs to be hired locally over that time period.
- Additional benefits also include:
  - Workforce development partnerships and relationship with company can be utilized to connect talent to available positions,
  - The project’s alignment with:
    - City Values and Winning Cities Characteristics,
    - Letter to the Community (Good Paying Jobs), and
    - Equitable Economic Development, and Economic Opportunity
      - Diversity of jobs on proposed project,
      - Job retention through Corporate Expansion, and
      - Growth industry with significant job and contracting opportunities.

**Background**
- Current headquarters is in New Jersey.
- Sales upward of $40.0 billion in 2017.
- Invents and manufactures technologies that address some of the world’s most critical issues around energy, safety, security, productivity, and global urbanization.
  - Specializes in:
    - Aerospace,
    - Home and Building Technologies,
    - Safety and Productivity Solutions, and
    - Performance Materials and Technologies.
- **Positive Buzz** - 1st Fortune 100 relocation to Charlotte.
- **Open Mind (Innovation)** - State of the art technologies that help other high growth industries.
- **Workforce Dynamics** - Headquarters will create diversity of jobs.
- **Millennial Magnet** - Local corporate practice of heavy recruitment from UNC Charlotte and other local colleges and universities throughout the region.
- **Open Book** - Sharing technological innovation with many industries.

**Business Investment Grant**

- Request meets the City Council approved criteria for a large-impact headquarter relocation, 90 percent grant.
- The general terms and conditions of this grant include:
  - The company will be asked to coordinate job fairs and recruitment events for both temporary and permanent jobs with the City and County. Community organizations and residents will receive ample notice of these employment activities in addition to training opportunities with City job training and placement partnerships.
  - Actual grant payments are based on the value of the investment as appraised by the Mecklenburg County Tax Office.
  - Property taxes due from Honeywell International, Inc. must be paid before a grant payment is made.
  - If Honeywell International, Inc. removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the investment grant paid to date.
  - If Honeywell International, Inc. moves the investment from Charlotte within five years of the end of the Business Investment Program (BIP) grant term, a portion of the grant must be repaid as follows:
    - Within one year of the end of the BIP term - 90 percent of grant payments,
    - Within two years of the end of the BIP term - 75 percent of grant payments,
    - Within three years of the end of the BIP term - 60 percent of grant payments,
    - Within four years of the end of the BIP term - 45 percent of grant payments, and
    - Within five years of the end of the BIP term - 30 percent of grant payments.

**Fiscal Note**

Funding: Business Investment Grant
DECISIONS


   *Update: Petitioner is requesting deferral to January 22, 2019*

   **Location:** Approximately 0.17 acres located at the northeast corner of East 17th Street and North McDowell Street. (Council District 1 - Egleston)

   **Current Zoning:** R-5 (single family residential)
   **Proposed Zoning:** UR-2(CD) (urban residential, conditional)

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 6-0 to DEFER this petition to their January 3, 2019 meeting.

2018-011 reco 118-done

6. **Rezoning Petition: 2017-195 by Boulevard Real Estate Advisors, LLC**

   **Location:** Approximately 19.78 acres located on both sides of Nations Crossing Road, south of East Woodlawn Road, east of I-77. (Council District 3 - Mayfield)

   **Current Zoning:** I-2 (general industrial)
   **Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional) with five-year vested rights

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

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

2017-195_Reco_12-4-18_done
2017-195_Finalstaff_12-17-18_done
2017-195_RevSitePlan_12-4-18

7. **Rezoning Petition: 2018-012 by Harrison Tucker & John Perovich**

   *Update: Petitioner is requesting deferral to January 22, 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 4-3 to recommend DENIAL of this petition.

2018-012_reco 7-2-18_done
8. **Rezoning Petition: 2018-049 by Revolve Residential**

   **Location:** Approximately 2.57 acres bounded by Charles Avenue, Whiting Avenue, Spencer Street, and Clemson Avenue, north of Matheson Avenue. (Council District 1 - Egleston)

   **Current Zoning:** R-5 (single family residential)
   **Proposed Zoning:** MUDD-O (mixed use development, optional)

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

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

   2018-049_Reco_120418_done
   2018-49_final_121718_done
   2018-49_REVSitePlan_12.07.18


   **Location:** Approximately 18.06 acres located on the north side of Mallard Creek Road, east of Ridge Road, west of Carolina Lily Lane. (Outside City Limits)

   **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.

   2018-067_ZC_Reco_12-04-18_done
   2018-067_Final_12-17-2018_CLG12-13_done
   2018-067_RevSitePlan_12-13-2018
10. **Rezoning Petition: 2018-072 by Thunderbyrd, LLC**

   **Location:** Approximately 7.68 acres located on the south side of Miranda Road, west of Primm Road. (Outside City Limits)

   **Current Zoning:** R-3 LWPA (single family residential, Lake Wylie Protected Area)
   **Proposed Zoning:** R-5(CD) LWPA (single family residential, conditional, 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.

   2018-072_reco_12-04-2018 done
   2018-072_Final_12-17-2018 done
   2018-072_RevSitePlan_10-18-2018

11. **Rezoning Petition: 2018-078 by Monte Ritchey/Conformity Corp.**

   **Location:** Approximately 0.74 acres located at the end of Waco Street and Ellison Street, near South Kings Drive. (Council District 1 - Egleston)

   **Current Zoning:** R-6 (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.

   2018-078_Reco_12-04-2018-done
   2018-078_Finalstaff_12-17-18_done
   2018-078_RevSitePlan_11-16-2018
12. **Rezoning Petition: 2018-086 by Jacob Norris**

   **Location:** Approximately 0.30 acres located at the intersection of The Plaza and McClintock Road. (Council District 1 - Egleston)

   **Current Zoning:** B-2 (PED) (general business, pedestrian overlay)
   **Proposed Zoning:** MUDD-O (PED) (mixed use development - optional, pedestrian overlay)

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 5-1 to recommend **APPROVAL** of this petition.

   **Staff Recommendation:**
   Staff recommends approval of this petition.
   
   2018-86_ZC_120418_done
   2018-086_final_121718_done
   2018-086_RevSitePlan_11-26-2018

13. **Rezoning Petition: 2018-088 by OMS BCP, LLC**

   **Location:** Approximately 1.27 acres located on the north side of Ballantyne Commons Parkway, east of Rea Road. (Council District 7 - Driggs)

   **Current Zoning:** O-1(CD) (office, conditional)
   **Proposed Zoning:** O-1(CD) SPA (office, conditional, site plan amendment)

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 5-1 to recommend **APPROVAL** of this petition.

   **Staff Recommendation:**
   Staff recommends approval of this petition.
   
   2018-088_Reco_12-4-18_done
   2018-088_Finalstaff_12-17-18_done_done
   2018-088_RevSitePlan_11-28-2018

   **Location:** Approximately 1.43 acres located on the west side of Nations Ford Road, north of West Tyvola Road. (Council District 3 - Mayfield)

   **Current Zoning:** R-4 (single family residential)  
   **Proposed Zoning:** R-12MF(CD) (multi-family 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.

15. **Rezoning Petition: 2018-098 by Cygnus Construction, LLC**

   **Location:** Approximately 0.20 acres located at the intersection of Parkwood Avenue and East 15th Street.  
   (Council District 1 - Egleston)

   **Current Zoning:** R-8 (single family residential)  
   **Proposed Zoning:** TOD-M (transit oriented development-mixed use)

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

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


   **Location:** Approximately 3.59 acres located on the north side of East 36th Street between Holt Street and Spencer Street. (Council District 1 - Egleston)

   **Current Zoning:** R-5 (single family residential) and R-8MF(CD) (multi-family residential, conditional)  
   **Proposed Zoning:** MUDD(CD) (mixed use development, conditional)

   **Zoning Committee Recommendation:**  
   The Zoning Committee voted 6-0 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.

   **Location:** Approximately 2.7 acres located on the south side of McKee Road, east of Kuykendall Road. (Council District 7- Driggs)

   **Current Zoning:** R-3 (single family residential)
   **Proposed Zoning:** R-6 (single family residential)

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

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

18. **Rezoning Petition: 2018-103 by Griffin Industrial Reality**

   **Location:** Approximately 35.91 acres located on the west side of Old Statesville Road, north of Hucks Road. (Outside City Limits)

   **Current Zoning:** R-4 (single family residential) and I-1 (light industrial)
   **Proposed Zoning:** I-2(CD) (general industrial, conditional)

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

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


   **Location:** Approximately 3.25 acres located on the west side of Mallard Creek Road, south of Governor Hunt Road. (Council District 4-Phipps)

   **Current Zoning:** INST(CD) (institutional, conditional)
   **Proposed Zoning:** INST(CD) SPA (institutional, conditional, site plan amendment)

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

   **Staff Recommendation:**
   Staff recommends approval of this petition.
20. **Rezoning Petition: 2018-107 by JDSI, LLC**

**Location:** Approximately 6.29 acres located on the east side of East W.T. Harris Boulevard and the end of Susan Drive, north of Hickory Grove Road. (Council District 5-Newton)

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

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

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

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

2018-107_ZC_120418_done

2018-107_Final_staff_done


**Location:** Approximately 10.54 acres located between South Tryon Street and John Price Road across from Nevada Boulevard. (Council District 3-Mayfield)

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

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

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

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

2018-108_ZC_Reco_12-04-18_done

2018-108_Final_12-17-2018_done

2018-108_RevSitePlan_12-14-18

**Location:** Approximately 24.23 acres located on the west side of Sandy Porter Road, north of I-485. (Outside City Limits)

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

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

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

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

- 2018-109 Reco 12-04-18 done
- 2018-109 Final_12-17-2018 done


**Location:** Approximately 0.33 acres located at the intersection of East Sugar Creek Road and Anderson Street, south of The Plaza. (Council District 1-Egleston)

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

**Proposed Zoning:** R-8(CD) (single family 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.

- 2018-112_ZC_120418_done
- 2018-112_final staff_121718_done
- 2018-112_RevSitePlan_10_23-2018
HEARINGS

24. Rezoning Petition: 2017-206 by BWN Investments, LLC

   Update: Petitioner has requested a deferral of this petition to January 22, 2019

   Location: Approximately 3.35 acres located on the east side of East W.T. Harris Boulevard, at the intersection of Lawyers Road, north of Albemarle Road. (Council District 5 - Newton)

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

   2017-206 BWN Investments January 22, 2019 Deferral


   Update: Petitioner is requesting deferral to January 22, 2019

   Location: Approximately 20.08 acres located on the east side of Beatties Ford Road, south of Miranda Road, north of Lakeview Road. (Outside City Limits)

   Current Zoning: R-3 (single family residential)
   Proposed Zoning: R-4 (single family residential)

   2018-115 JDSI, LLC January 22 2019 Deferral


   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

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

   2017-186_PH_12-17-2018-TK 12-2_km1203 12-10LH_SM 12-11_SF-12-12-TK 12-12_km1213final
   2017-186_RevSitePlan_09-10-2018
27. **Rezoning Petition: 2018-053 by Boulevard Real Estate Advisors, LLC**

**Location:** Approximately 3.17 acres located on the west side of South Tryon, north of Yorkshire Drive, south of Clanton Road. (Council District 3 - Mayfield)

**Current Zoning:** R-5 (single family residential), B-1 (neighborhood business), I-1 (light industrial), 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 related to site design and requested technical revisions.

2018-053_PH_12-17-2018_done
2018-053_RevSitePlan_11-09-2018


**Location:** Approximately 0.88 located on the south side of Woodlawn Road, east of Park Road. (Council District 6 - Bokhari)

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

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

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

2018-083_staff_12-17-18_done
2018-083_RevSitePlan_11-14-2018

29. **Rezoning Petition: 2018-106 by Lincoln Harris**

**Location:** Approximately 2.58 acres located on Carnegie Boulevard, near Torp Landing Boulevard & Charmeck Palisades Drive, west of Barclay Downs Drive. (Council District 6 - Bokhari)

**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 site and building design, transportation, and technical revisions.

2018-106_staff_12-17-18_done
2018-106_RevSitePlan_11-09-2018

Previously Approved Cover Page

2018-106_approvedplan_2010-056
30. **Rezoning Petition: 2018-118 by JKS Management, LLC**

**Location:** Approximately 0.82 acres located on the south side of Montford Drive, east of Park Road. (Council District 6 - Bokhari)

**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 streetscape and setback as well as a requested technical issue related to land use.

- [2018-118_staff_12-17-18_done](#)
- [2018-118_RevSitePlan_11-09-2018](#)
- [Previously Approved Cover Page](#)
- [2018-118_approvedplan_2017-116](#)

31. **Rezoning Petition: 2018-120 by Clarius Partners, LLC**

**Location:** Approximately 34.63 acres located on the north side of Tuckaseegee Road, west of Westwood Drive, north of I-85. (Council District 3 - Mayfield)

**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)

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

- [2018-120 PH Staff_12-17-18 done](#)
- [2018-120_RevSitePlan_11-13-2018](#)

32. **Rezoning Petition: 2018-058 by White Oak Management, Inc.**

**Location:** Approximately 0.77 acres located on the east side of Craig Avenue, north of North Sharon Amity Road. (Council District 5 - Newton)

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

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

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

- [2018-058_PHstaff_12-17-18_done](#)
- [2018-058_RevSitePlan_06-26-2018](#)

**Summary of petition:**
1) add two new definitions for "useable common open space" and "private open space" and modify a current definition for "sublot".
2) provide an alternative to requiring private open space when land is sold with an attached single family dwelling unit by allowing a percentage of useable common open space to be provided instead. This would apply in multiple zoning districts.
3) Allows additional features and amenities to count towards private open space and useable open space.

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

34. **Rezoning Petition: 2018-069 by Dependable Development**

**Location:** Approximately 10 acres located on the west side of Mt. Holly-Huntersville Road, south of Mt. Holly Road. (Outside City Limits)

**Current Zoning:** B-2 LWPA (general business, Lake Wylie protected area), I-1 LWCA LWPA (light industrial, Lake Wylie critical area, Lake Wylie protected area)

**Proposed Zoning:** MX-2 LWCA LWPA (mixed use, Lake Wylie critical area, Lake Wylie protected area) with five-year vested rights.

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to tree save, stormwater, amenities and architecture as well as several technical items.

35. **Rezoning Petition: 2018-075 by Fountain Residential Partners**

**Location:** Approximately 10.77 acres located at the northeast intersection of East Mallard Creek Church Road and University City Boulevard. (Council District 4 - Phipps)

**Current Zoning:** R-12MF(CD) (multi-family residential, conditional) and INST (institutional)

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

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.
36. **Rezoning Petition: 2018-085 by The Spectrum Companies**

**Location:** Approximately 4.89 acres located on the west side of South Tryon Street, south of Carson Boulevard. (Council District 3 - Mayfield)

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

**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 and building design.


2018-085_RevSitePlan_11-13-2018

37. **Rezoning Petition: 2018-095 by WeWork Companies**

**Location:** Approximately 0.82 acres located at the corner of North Tryon Street and West 4th Street. (Council District 2 - Harlow)

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

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

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution requested technical revisions.

2018-095_PH_12-17-2018_done

2018-095_RevSitePlan_11-13-2018


**Location:** Approximately 0.90 acres located on the south side of East 36th Street between The Plaza and Holt Street. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to allowed uses, sidewalk, screening and signage.

2018-105_staff_12-17-18_done

2018-105_RevSitePlan_11-13-2018

**Location:** Approximately 5.79 acres bounded by Drummond Avenue, Lydia Avenue, Catawba Avenue, Duncan Avenue, off of The Plaza. (Council District 1 - Egleston)

**Current Zoning:** R-5 (single family residential), R-22MF (multi-family residential), and O-2 (office)

**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 site and building design.

2018-111 Hearing_12-17-19
2018-111_RevSitePlan_11-09-2018

40. **Rezoning Petition: 2018-113 by Ryan Companies**

**Location:** Approximately 11.34 acres located on the north side of Shopton Road, west of Beam Road. (Council District 3 - Mayfield)

**Current Zoning:** I-1 AIR (light industrial, Airport Noise overlay)

**Proposed Zoning:** INST AIR (institutional, Airport Noise overlay)

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

2018-113 PH staff 12-17-2018-done

41. **Rezoning Petition: 2018-116 by JDSI, LLC**

**Location:** Approximately 1.34 acres located on the northeast corner of Mallard Creek Road and Hubbard Road. (Council District 2 - Harlow)

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

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

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

2018-116 PH staff 12-17-18_done
42. Rezoning Petition: 2018-119 by Lincoln Harris, LLC

*Update: Petitioner is requesting a decision the same day as the Public Hearing.*

**Location:** Approximately 2.18 acres bounded by South Tryon Street, West Stonewell Street, South Church Street and John Belk Freeway. (Council District 2 - Harlow)

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

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

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

2018-119_PH_staff_12-17-2018_done
2018-119_RevSitePlan_11-09-2018

43. Rezoning Petition: 2018-122 by Greg Grueneich & Brian Wallace

**Location:** Approximately 0.24 acres located near the intersection of East 4th Street and South Torrence Street, south of Charlottetowne Avenue. (Council District 3 - Egleston)

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

**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, environment, and transportation.

2018-122_PH_staff_12-17-2018-done
2018-122_RevSitePlan_11-09-2018


**Location:** Approximately 14.20 acres located along McFarlane Boulevard, and south of University City Boulevard. (Council District 4 - Phipps)

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

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

**Staff Recommendation:**
Staff does not recommend approval of this petition in its current form due to the requested size of the detached video signage.

2018-123 PH staff_12-17-18_done
2018-123 site plan
Previously Approved Cover Page
2018-123 prev approvedplan_2017-108
45. **Rezoning Petition: 2018-124 by Cross Development, LLC**

   **Location:** Approximately 2.75 acres located on the south side of University City Boulevard, east of Cabarrus Farm Road. (Outside City Limits)

   **Current Zoning:** B-1 SCD (business shopping center)
   **Proposed Zoning:** I-1 (light industrial)

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

   2018-124 PH staff_12-17-18_done

46. **Rezoning Petition: 2018-125 by Brookshire Boulevard Investments, LLC**

   **Location:** Approximately 1.06 acres located on the west side of Brookshire Boulevard, north of Lawton Road. (Council District 2 - Harlow)

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

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

   2018-125 PH staff_12-17-18_done