Zoning Agenda

Monday, December 21, 2020

Electronic Regular Meeting Hosted from Room 267

City Council Zoning Meeting

Mayor Vi Lyles
Mayor Pro Tem Julie Eiselt
Council Member Dimple Ajmera
Council Member Tariq Bokhari
Council Member Ed Driggs
Council Member Larken Egleston
Council Member Malcolm Graham
Council Member Renee Johnson
Council Member Matt Newton
Council Member Victoria Watlington
Council Member Braxton Winston II
REMOTE MEETING

1. 5:00 P.M. CITY COUNCIL ZONING MEETING, CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, ELECTRONIC REGULAR MEETING HOSTED FROM ROOM 267

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals/Withdrawals
2. **Follow Up Report**

   [December Follow-Up Report - Final]
CITY CLERK COMPENSATION

3. City Clerk Compensation

Action:
Approve a 2020 compensation adjustment for the City Clerk

Staff Resource(s):
Sheila Simpson, Human Resources

Explanation
- On November 2, 2020, the Mayor and City Council met to conduct the performance evaluation of the City Clerk and discuss a potential compensation adjustment.
- The Human Resources Director assisted the Mayor and the City Council as they considered details associated with the compensation of the City Clerk.
- The action will authorize a compensation adjustment for the City Clerk for 2020.
DECISIONS


*Update: Petitioner has withdrawn this petition*

**Location:** Approximately 23.89 acres located on the south side of W. Arrowood Road, west of Whitehall Executive Center Drive. (Council District 3 - Watlington)

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

5. Rezoning Petition: 2019-179 by Ronald Staley, Jr. of Verde Homes, LLC

**Location:** Approximately 1 acre located near the SE intersection of Parkwood Avenue and Hawthorne Lane in the Plaza Midwood community. (Council District 1 - Egleston)

**Current Zoning:** R-5 (single family residential) & R-22MF (multi-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 5.2 acres located on the west side of Wallace Road, north of Woodberry Road, west of East Independence Boulevard. (Council District 5 - Newton)

**Current Zoning:** R-3 (single-family residential) & UR-2 (CD) (urban residential, conditional)
**Proposed Zoning:** UR-2 (CD) (urban residential, conditional) & UR-2 (CD) SPA (urban residential, 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.
7. Rezoning Petition: 2020-013 by Boulevard Real Estate Advisors, LLC

Location: Approximately 0.613 acres located on the eastern side of the intersection of Tryon Street and Cama Street, and south of Freeland Lane. (Council District 3 - Watlington)

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

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.

8. Rezoning Petition: 2020-014 by Carolina Builders, LLC

Location: Approximately 3.9 acres located along the eastern side of Erwin Road and north of Tryon Street. (Council District 3 - Watlington)

Current Zoning: R-8 MF (CD) (multi-family residential, conditional)
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.
9. Rezoning Petition: 2020-037 by City of Charlotte Planning, Design and Development

Location: Approximately 49.3 acres located on both the north and south side of Russell Avenue, west of Interstate 77, north of Oaklawn Avenue. (Council District 2 - Graham)

Current Zoning: R-5 (single-family residential)
Proposed Zoning: R-5 (HDO) (single-family residential, historic district overlay)

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.

2020_037_ZCReco_DONE
2020_037_FinalISA_DONE

10. Rezoning Petition: 2020-042 by Boulevard Real Estate Advisors, LLC

Location: Approximately 0.236 acres located east of South Tryon Street, south of Tryclan Drive, and west of Dewitt Lane. (Council District 3 - Watlington)

Current Zoning: R-5 (single family residential)
Proposed Zoning: O-1(CD) (office, conditional)

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

2020_042_ZCReco_DONE
2020_042_FSA_DONE
2020_042_RevSitePlan_2020_12_3


Location: Approximately 1 acre located on the west side of the intersection of East Boulevard and Scott Avenue, east of Kenilworth Avenue. (Council District 1 - Egleston)

Current Zoning: NS PED (neighborhood services, pedestrian overlay)
Proposed Zoning: MUDD (CD) PED (mixed-use development, conditional, pedestrian overlay)

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.

2020_052_ZCReco_DONE
2020_052_FSA_DONE
2020_052_SitePlanRev_2020_11_23
12. **Rezoning Petition: 2020-073 by Blue Azalea**

**Location:** Approximately 4.8 acres located along both the north and south sides of Sharon View Road, west of Colony Road and east of Sharon Road. (Council District 6 - Bokhari)

**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.

2020_073_ZCReco_DONE
2020_073_FinalSA_DONE
2020_073_siteplan_2020_11_23


**Location:** Approximately 0.51 acres located at the NE intersection of Parkwood Avenue and Allen Street in the Villa Heights community. (Council District 1 - Egleston)

**Current Zoning:** B-1 (neighborhood business) 
**Proposed Zoning:** NS (neighborhood services)

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

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

2020_076_ZCReco_DONE
2020_076_FSADONE
2020_076_RevSitePlan_2020_11_24

14. **Rezoning Petition: 2020-090 by Remount, LLC**

**Location:** Approximately 1.566 acres located along the south side of Watson Drive, the west of Remount Road, and north of West Boulevard. (Council District 3 - Watlington)

**Current Zoning:** R-22 MF (multi-family residential) 
**Proposed Zoning:** TOD-TR (transit-oriented development - transit transition)

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

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

2020_090_ZCReco_DONE
2020_090_FinalSA_DONE
15. **Rezoning Petition: 2020-105 by Matt Connolly - White Zombie, LLC**

**Location:** Approximately .95 acres located at the eastern corner of the intersection of Seigle Avenue and Van Every Street. (Council District 1 - Egleston)

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

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

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

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

- 2020_105_ZCReco_DONE
- 2020_105_FSA_DONE
- 2020_105_RevSitePlan_2020_12_16

16. **Rezoning Petition: 2020-113 by Catalyst Capital**

**Location:** Approximately 6.95 acres located along the south side of Wilkinson Boulevard and along the west side of Berryhill Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** TOD-CC (transit-oriented development - community center)

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

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

- 2020_113_ZCReco_DONE
- 2020_113_FSA_DONE
17. **Rezoning Petition: 2020-114 by Freedom Drive Terminal, LLC**

   **Location:** Approximately 6.01 acres located east of Little Rock Road, north of Fred D. Alexander Boulevard, and south of Old Mount Holly Road. (Council District 3 - Watlington)

   **Current Zoning:** B-1 LLWPA (neighborhood business, Lower Lake Wylie Protected Area), R-4 LLWPA (single-family residential, Lower Lake Wylie Protected Area)

   **Proposed Zoning:** I-1 LLWPA (light industrial, Lower 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.

   2020_114_ZCReco_DONE
   2020_114_FSA_DONE

18. **Rezoning Petition: 2020-115 by Crosland Southeast**

   **Location:** Approximately 2 acres located on the west side of Pecan Avenue, north of Independence Boulevard, south of Central Avenue. (Council District 1 - Egleston)

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

   **Proposed Zoning:** TOD-UC PED (transit-oriented development - urban center, pedestrian overlay)

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

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

   2020_115_ZCReco_DONE
   2020_115_FSA_DONE


   **Location:** Approximately 15 acres located on the east side of Old Nations Ford Road and the south side of Hebron Street. (Council District 3 - Watlington)

   **Current Zoning:** R-17 MF (multi-family residential) and I-1 (light industrial)

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

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

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

   2020_117_ZCReco_DONE
   2020_117_FinalSA_DONE
20. **Rezoning Petition: 2020-118 by TWG Development**

**Location:** Approximately 9.042 acres located off District Drive between W.T. Harris Boulevard and Shorthorn Street in the University City neighborhood. (Council District 4 - Johnson)

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

**Proposed Zoning:** R-12 MF (multi-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.

2020_118_ZCReco_DONE

2020_118_FSA_DONE


**Location:** Approximately 9.78 acres north of Shopton Road, east of Steele Creek Road, and west of Pinecrest Drive. (Outside City Limits - Closest to District 3 - Watlington)

**Current Zoning:** R-3 AIR (single-family residential, airport noise overlay)

**Proposed Zoning:** I-2 (CD) AIR (general industrial, conditional, 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.

2020_119_ZCReco_DONE

2020_119_FSA_DONE

2020_119_RevSitePlan_2020_11_17
22. **Rezoning Petition: 2020-123 by Collett Properties, Inc.**

   **Location:** Approximately 13.22 acres located on the north side of Business Center Drive and Interstate 85 and west of Little Rock Road. (Council District 3 - Watlington)

   **Current Zoning:** R-3 AIR LLWPA (single-family residential, airport noise overlay, Lower Lake Wylie Protected Area) and B-2 AIR LLWPA (general business, airport noise overlay, Lower Lake Wylie Protected Area)

   **Proposed Zoning:** I-1 (CD) AIR LLWPA (light industrial, airport overlay, Lower 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.

23. **Rezoning Petition: 2020-124 by Mission Properties**

   **Location:** Approximately 0.33 acres located along the southeast side of Dunloe Street, the southwest side of Sylvania Avenue, west of Tryon Street. (Council District 1 - Egleston)

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

   **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.
24. Rezoning Petition: 2020-148 by Bowman Sumner, LLC

Location: Approximately 21.92 acres located on the south side of Eastfield Road, north of Interstate 485, and west of Browne Road. (Outside City Limits/Adjacent to District 4 - Johnson)

Current Zoning: MX-1 INNOV (mixed use, innovative)
Proposed Zoning: MX-2 INNOV (mixed use, innovative)

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.

2020_148_ZCReco_DONE
2020_148_Final_SA_DONE
2020-148_RevSitePlan_2020_10_7
ACTIVE TRANSPORTATION PROJECTS

25. Active Transportation Projects
   District1_ActiveProjects
   District2_ActiveProjects
   District3_ActiveProjects
   District4_ActiveProjects
   District5_ActiveProjects
   District6_ActiveProjects
   District7_ActiveProjects
HEARINGS

26. Rezoning Petition: 2020-133 by D.R. Horton

Update: Petitioner is requesting deferral to January 19, 2021

Location: Approximately 26.195 acres located on the south side of Hamilton Road, east of Youngblood Road, and west of Steele Creek Road. (ETJ)

Current Zoning: R-3 (single-family residential)
Proposed Zoning: R-8 MF (CD) (multi-family residential, conditional)

27. Rezoning Petition: 2019-037 by Jay Kamdar

Location: Approximately 3.08 acres located on the west side of Sam Wilson Road, north of Performance Road. (Outside City Limits; Closest to District 3 - Watlington)

Current Zoning: R-17MF LWPA (multi-family residential, Lake Wylie watershed - overlay, protected area)
Proposed Zoning: B-2 LWPA (general business, Lake Wylie watershed - overlay, protected area)

Staff Recommendation:
Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to land use and transportation.

2019_037_PHSA_DONE
2019-037 Jay Kamdar October 21st Deferral


Location: Approximately 16.7 acres located on the north side of Queen City Drive, east of Little Rock Road, south of Tuckaseegee Road, north of I-85. (Council District 3 - Watlington)

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

Staff Recommendation:
Staff recommends APPROVAL of this petition upon resolution of a requested technical revision related to environmental features and land use.

2019_089_PHSA_DONE
2019_089_RevSitePlan_2020_11_17

**Location:** Approximately 150.0 acres located off Garrison Rd, west of I-485 and south of West Blvd. (Outside City Limits - nearest Council District 3 - Watlington)

**Current Zoning:** R-3 (single-family residential)
**Proposed Zoning:** I-1 (CD) (light industrial)

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

2019_173_PHS_A DONE
2019-173_RevSitePlan_2020_09_15 - Comments

30. **Rezoning Petition: 2020-088 by WSB Retail Partners, LLC**

**Location:** Approximately 49.79 acres located along the northeast side of Prosperity Church Road and the south side of Johnston Oehler Road. (Council District 4 - Johnson)

**Current Zoning:** MX-1 (mixed use) and R-3 (single-family residential)
**Proposed Zoning:** CC (commercial center) UR-2 (CD) (urban residential, conditional) with five-years vested rights.

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

2020_088_PHS_A DONE
2020-088_RevSitePlan_2020_11_16

31. **Rezoning Petition: 2020-038 by Clover Group, Inc.**

**Location:** Approximately 9.96 acres located on the east side of Steele Creek Road and south of Erwin Road. (Council District 3 - Watlington)

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

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

2020_038_PHS_A DONE
2020_038_RevSitePlan_2020_11_19
32. **Rezoning Petition: 2020-086 by Greystar GP II, LLC**

**Location:** Approximately 71.94 acres located on the south side of University City Boulevard, west of Interstate 485, north of Mineral Springs Road. (Council District 4 - Johnson)

**Current Zoning:** RE-2 (research and RE-2 (CD) (research, conditional)

**Proposed Zoning:** R-12 MF (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 and environment.

3200_086 PHSA DONE
2020-086_RevSitePlan_2020_11_16

33. **Rezoning Petition: 2020-091 by Mecklenburg County**

**Location:** Approximately 40.85 acres located east of Nations Ford Road, west of Interstate 77, and south of Sharview Circle. (Council District 3 - Watlington)

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

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

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

3200_091 PHSA DONE
2020_091_revSitePlan_2020_11_16


**Location:** Approximately 23.369 acres located along the northwest side of Neal Road, on the southwest side of IBM Drive, west of Highway 85. (Council District 4 - Johnson)

**Current Zoning:** R-8 MF (CD) (multi-family residential, conditional) and R-4 (single-family residential)

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

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

2020_102 PHSA DONE
2020-102_Revised Site Plan_2020_11_16
35. **Rezoning Petition: 2020-107 by Drakeford Communities**

   **Location:** Approximately 1.3 acres located along the east side of Briar Creek Road, north of Carolyn Drive, and south of Central Avenue. (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 the outstanding issue related to environment.

   ![2020_107_PHSA_DONE](2020_107_PHSA_DONE)
   ![2020_107_RevSitePlan_2020_09_30](2020_107_RevSitePlan_2020_09_30)

36. **Rezoning Petition: 2020-111 by MR3 Development, LLC**

   **Location:** Approximately 1.61 acres located north of Dixie River Road, just west of Shopton Road. (Outside City Limits; Closest to District 3 - Watlington)

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

   **Staff Recommendation:**
   Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to land use.

   ![2020_111_PHSA_DONE](2020_111_PHSA_DONE)
   ![2020_111_RevSitePlan_2020_10_12](2020_111_RevSitePlan_2020_10_12)

37. **Rezoning Petition: 2020-121 by James Doyle - Chamberlain Townhomes, LLC**

   **Location:** Approximately 1.10 acres located along the east side of South Turner Avenue, the west side of Bacon Avenue and south of Rozzelles Ferry Road. (Council District 2 - Graham)

   **Current Zoning:** I-1 and R-22 MF (general industrial and multi-family residential)
   **Proposed Zoning:** UR-2 (CD) (urban residential, conditional)

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

   ![2020_121_PHSA_DONE](2020_121_PHSA_DONE)
   ![2020_121_RevSitePlan_2020_11_16](2020_121_RevSitePlan_2020_11_16)
38. **Rezoning Petition: 2020-126 by Carolina Capital Real Estate Partners**

**Location:** Approximately 4.25 acres located along the east side of Yeoman Road, southwest of Verbena Street and west of Old Pineville Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** TOD-TR (transit-oriented development - transition)

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

39. **Rezoning Petition: 2020-129 by Providence Group Capital, LLC**

**Location:** Approximately 3.264 acres located south of the intersection of Dunavant Street and Tryon Street, northeast of Remount Road. (Council District 3 - Watlington)

**Current Zoning:** TOD-NC (transit-oriented development - neighborhood center)

**Proposed Zoning:** TOD-UC (transit-oriented development - urban center)

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

40. **Rezoning Petition: 2020-130 by US 21 Holding Company, LLC**

**Location:** Approximately 12.769 acres located along the west side of Statesville Road, along the north side of Lakeview Road, and east of Interstate 77. (Council District 2 - Graham)

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

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

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

41. **Rezoning Petition: 2020-131 by John Nichols**

**Location:** Approximately 1.54 acres located along the south side of Central Avenue, the east side of Hawthorne Lane, and north of Independence Boulevard. (Council District 1 - Egleston)

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

**Proposed Zoning:** TOD-CC PED (transit-oriented development-community center, pedestrian overlay)

**Staff Recommendation:**
Staff recommends APPROVAL of this petition.
42. **Rezoning Petition: 2020-132 by 1124 Galloway, LLC**  

**Location:** Approximately 8.04 acres located on the north side of Galloway Road, east of Interstate 85, west of Interstate 485. (Council District 4 - Johnson)  

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

**Proposed Zoning:** R-12 MF (CD) (multi-family residential, conditional)  

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

43. **Rezoning Petition: 2020-136 by Scaffolding Solutions**  

**Location:** Approximately 8.95 acres located along the south side of W.T. Harris Boulevard, east of Old Statesville Road, and south of David Cox Road. (Council District 2 - Graham)  

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

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

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

44. **Rezoning Petition: 2020-138 by Rosemary Burt**  

**Location:** Approximately 0.472 acres located along the south side of Rutgers Avenue, the east side of Ligustrum Street, and west of Sugar Creek Road. (Council District 1 - Egleston)  

**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 transportation and technical revisions related to environment.
45. **Rezoning Petition: 2020-139 by Red Cedar Capital Partners**

   **Location:** Approximately 12.89 acres located along the west side of Browne Road, east of Sweetbriar Ridge Drive, and north of Hucks Road. (ETJ; Closest to District 4 - Johnson)

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

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

46. **Rezoning Petition: 2020-140 by RJS Properties, Inc.**

   **Location:** Approximately 0.53 acres located in the southeast quadrant of the intersection of Zebulon Avenue and Rozzelles Ferry Road and west of Trade Street. (Council District 2 - Graham)

   **Current Zoning:** I-2 (CD) (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 transportation and requested technical revisions related to site and building design.

47. **Rezoning Petition: 2020-149 by White Point Partners**

   **Location:** Approximately 1 acre located in the western quadrant of the intersection of Kingston Avenue and south Boulevard, east of Camden Road. (Council District 3 - Watlington)

   **Current Zoning:** MUDD-O (mixed-use development, optional) and TOD-M (O) (transit-oriented development - mixed use, optional)
   **Proposed Zoning:** TOD-UC (transit-oriented development - urban center)

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

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**ADJOURNMENT**