City of Charlotte

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

Zoning Agenda

Monday, February 18, 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. Meeting Agenda
   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 February

3. Follow Up Report
   February Follow-Up Report Final
HISTORIC LANDMARKS

4. Reginald Armistice Hawkins House

A Public Hearing on the Question of adopting an ordinance for the property known as the "Reginald Armistice Hawkins House" (listed under Tax Parcel Number 07839808 including the interior and the exterior of the house, the land, and all landscape features associated with tax parcel) as an Historic Landmark.

Property Owner: Daniel and Kristin Tart
Location: 1703 Madison Avenue in Charlotte, North Carolina

Hawkins RCA
Hawkins House PH Cover
Hawkins Ord
Hawkins House S&R
Hawkins House HLC Vote
Hawkins - SHPO Ltr
Hawkins House Dept Review Findings
DECISIONS


*Update: Petitioner is requesting deferral to March 18, 2019*

**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)

**Zoning Committee Recommendation:**
The Zoning Committee voted 7-0 to **DEFER** this petition to their March 5, 2019 meeting.

6. **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.

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

**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)

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

**Staff Recommendation:**
Staff does not recommend approval of this petition.

**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 7-0 to recommend **APPROVAL** of this petition.

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


**Update: Staff is requesting deferral to March 18, 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.

10. Rezoning Petition: 2018-051 by SXCW Properties

**Location:** Approximately 3.72 acres located at the southwest corner of Mallard Creek Road and Carolina Lily Lane. (Outside City Limits)

**Current Zoning:** CC (commercial center)

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

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

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

2018-011_reco_020519_km0211DONE
2018-011_finalstaff021819_km0211DONE
2018-011_RevSitePlan_01-31-2019

2018-051_reco_2-5-2019 CLG2-9_km0211DONE
2018-051_Final_02-18-2019 CLG2-9_km0211DONE
2018-051_RevSitePlan_01-29-2019
11. **Rezoning Petition: 2018-053 by Boulevard Real Estate Advisors, LLC**

**Location:** Approximately 3.17 acres located on the west side of South Tryon Street, north of Yorkshire Drive, and 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)

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

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

2018-053_reco_02-05-2019_km0208r
2018-053_Final_02-18-2019_km0208DONE
2018-053_RevSitePlan_01-28-2019


**Location:** Approximately 0.88 acres 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)

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

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

2018-083_reco_1-3-19_km0108DONE
2018-083_FinalStaff_1-22-19_km0108_km0211DONE
2018-083_RevSitePlan_12-20-2018

   **Location:** Approximately 0.53 acres located on Odum Avenue, southeast of the intersection of Rozzelles Ferry Road and Honeywood Avenue. (Council District 2 - Harlow)

   **Current Zoning:** 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.

   2018-102 Final_2-5-2018 CLG2-9_km0211rDONE
   2018-102 Final Staff_2-18-2019 CLG2-9_km0211DONE


   **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)

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

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

   2018-115_reco_2-5-19_km0208DONE
   2018-115 Final staff analysis_km0208DONE

15. **Rezoning Petition: 2018-129 by Thomas Concrete of Carolina, Inc.**

   **Location:** Approximately 7.0 acres located on the north side of Old Dowd Road, west of I-485. (Outside City Limits)

   **Current Zoning:** I-1 LLWCA (light industrial, Lower Lake Wylie - critical area)
   **Proposed Zoning:** I-2(CD) LLWCA (general industrial, conditional, Lower Lake Wylie - critical area)

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

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

   2018-129_reco_02-05-2019 CLG2-9_km0211rDONE
   2018-129 Final 2-18-2019 CLG2-9_km0211DONE
   2018-129_RevSitePlan_01-28-2019
16. Rezoning Petition: 2018-130 by 2301 Distribution, LLC

Location: Approximately 0.97 acres located at the intersection of Dunavant Street and Distribution Street, east of South Tryon Street. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)
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.

17. Rezoning Petition: 2018-131 by HCBV, LLC

Location: Approximately 1.47 acres located on the north side of South Mint Street, east of Summit Avenue. (Council District 3 - Mayfield)

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.


Location: Approximately 1.10 acres located south of the Norfolk Southern Railway between 35th Street and 36th Street. (Council District 1 - Egleston)

Current Zoning: TOD-M(O) (transit oriented development - mixed use, optional)
Proposed Zoning: TOD-M(O) SPA (transit oriented development - mixed use, optional, site plan amendment)

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

Staff Recommendation:
Staff recommends approval of this petition.
HEARINGS


   **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:** O-2 (office) and B-1 (neighborhood business)

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

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

   2018-97_PHstaff_021819_DONE

   2018-097_RevSitPlan_01-18-2019_NO COMMENTS

20. **Rezoning Petition: 2018-121 by Steele Creek 1997**

   **Update: Staff is requesting deferral to March 18, 2019**

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

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

   **Proposed Zoning:** MUD-O (mixed use development, optional), I-1 (CD) (light industrial, conditional), and I-1(CD) SPA (light industrial, conditional, site plan amendment)

   2018-121 Steele Creek 1997 March 18, 2019 Deferral


   **Update: Petitioner is requesting deferral to March 18, 2019**

   **Location:** Approximately 5.5 acres located on the south side of Mt. 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 March 18, 2019 Deferral
22. **Rezoning Petition: 2018-133 by City of Charlotte**

   **Location:** Approximately 4.28 acres located at the intersection of Providence Road West and Ballancroft Parkway, west of Johnston Road. (Council District 7 - Driggs)

   **Current Zoning:** R-3 (single family residential)
   **Proposed Zoning:** NS (neighborhood services)

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

2018-133_staff_2-18-19_DONE  
2018-133_RevSitePlan_01-17-2019

23. **Rezoning Petition: 2018-134 by HHHunt**

   **Location:** Approximately 20.03 acres located at the intersection of Old Statesville Road and Independence Road, south of I-485. (Outside City Limits)

   **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 environment and site and building design.

2018-134_PHstaff DONE  
2018-134_RevSitePlan_01-14-2019

24. **Rezoning Petition: 2018-135 by Woodlawn Station Holdings, LLC**

   **Location:** Approximately 1.49 acres located on the west side of Old Pineville Road, north of Springbrook Road and south of Woodlawn Road. (Council District 3 - Mayfield)

   **Current Zoning:** I-2 (general industrial)
   **Proposed Zoning:** TOD-R(O) (transit oriented development - residential, optional)

   **Staff Recommendation:**
   Staff recommends approval upon resolution of requested technical revisions related to land use and site and building design.

2018-135_staff_2-18-19_DONE_Revised2  
2018-135_RevSitePlan_01-14-2019
25. **Rezoning Petition: 2018-139 by DavidLand, LLC**

   **Location:** Approximately 2.44 acres located on the west side of Statesville Road, south of I-485 and east of I-77 (Outside City Limits)

   **Current Zoning:** B-D(CD) (distributive business, conditional)
   **Proposed Zoning:** I-1 (light industrial)

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

2018-139 PHstaff DONE

Previously Approved Cover Page
2018-139 Approved 2008-128

26. **Rezoning Petition: 2018-140 by Profile Management, LLC**

   **Location:** Approximately 11.87 acres located on the north side of Ridge Road, west of I-85. (Outside City Limits)

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

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

2018-140 PHstaff DONE

2018-140_RevSitePlan_01-14-2019

27. **Rezoning Petition: 2018-141 by Broadstreet Homes, Inc.**

   **Location:** Approximately 17.90 acres located on the west side of Harrisburg Road, north of Camp Stewart Road west of Mecklenburg Shrine Club Road. (Council District 5 - Newton)

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

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

2018-141_prestaff_DONE
28. **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)

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

2018-144 PHstaff_DONE

2018-144_RevSitePlan_01-14-2019

Previously Approved Cover Page

Previously approved plan for petition 2018-144

29. **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 (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 and site and building design.

2018-149 PHstaff DONE

2018-149 RevSitePlan_01-14-2019

Previously Approved Cover Page

2018-149 Approved 2016-002