City of Charlotte

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

Zoning Agenda

Monday, February 29, 2016

Council Chambers

City Council Zoning Meeting

- Mayor Jennifer W. Roberts -
- Mayor Pro-Tem Vi Lyles -
Al Austin - John Autry
Ed Driggs - Julie Eiselt
Claire Fallon - Patsy Kinsey
LaWana Mayfield - James Mitchell
Greg Phipps - Kenny Smith
CALL TO ORDER

INTRODUCTIONS

INVOCATION

PLEDGE OF ALLEGIANCE

INTRODUCTION OF THE ZONING COMMITTEE

EXPLANATION OF A ZONING MEETING

ZONING HEARINGS

32. Rezoning Petition: 2016-008 by City Center Hotel, Inc.

   **Location:** Approximately 8.64 acres located on the west side of Collins Aikman Drive between McCullough Drive and West W.T. Harris Boulevard. (Council District 4 - Phipps)

   **Current Zoning:** O-2 (CD) (office district, conditional) & B-2 (CD) (general business, conditional)

   **Proposed Zoning:** B-2 (CD) (general business, conditional) 5-Year Vested Rights & B-2 (CD) SPA (general business, conditional site plan amendment) 5-Year Vested Rights

   **Staff Recommendation:**
   Staff does not recommend approval of this petition in its current form due to the lack of design commitments for new uses added to the site and desired pedestrian facilities.

   2016-08_staff analysis_02-15-16-final-final
   2016-008 vicinity map
   2016-008 rezoning map revised
   2016-008_RevisedSitePlan_12-18-2015
   Previsously Approved Cover Page
   2016-08_approved site plan_2008-105

33. Rezoning Petition: 2015-116 by Hwy. 521 Partners, LLC

   **Location:** Approximately 13.22 acres located on the southwest corner at the intersection of Providence Road West and Johnston Road. (Council District 7 - Driggs)

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

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

   **Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to uses, expanses of blank walls, stormwater facilities, and transportation notes.

34. Rezoning Petition: 2016-019 by Johnson C. Smith University

**Location:** Approximately 1.61 acres located on the northeast corner at the intersection of Campus Street and Mill Road. (Council District 2 - Austin)

**Current Zoning:** B-1(PED) (neighborhood business, pedestrian overlay), R-22MF (multi-family residential), & R-22MF (PED) (multi-family residential, pedestrian overlay)

**Proposed Zoning:** MUDD-O (mixed use development, optional) & MUDD-O (PED) (mixed use development, optional, pedestrian overlay)

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to clarification of uses and optional provisions, future parking and dedication of right-of-way.

35. Rezoning Petition: 2016-022 by Philip W. McLamb

**Location:** Approximately 1.02 acres located on the north side of Central Avenue near the intersection of Landis Avenue and Central Avenue. (Council District 1 - Kinsey)

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

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

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

36. Rezoning Petition: 2016-026 by Hopper Communities

**Location:** Approximately 4.56 acres located on the north side of Wesley Heights Way and generally bounded by Sumter Avenue, Auten Street, Duckworth Avenue and Wesley Heights Way. (Council District 2 - Austin)
Current Zoning: R-8 (single family residential) & UR-3(CD) PED-O (urban residential conditional, pedestrian overlay, optional)

Proposed Zoning: UR-3(CD) PED-O (urban residential conditional, pedestrian overlay, optional) & UR-3(CD) SPA PED-O (urban residential conditional, site plan amendment, pedestrian overlay)

Staff Recommendation:
Staff recommends approval of this petition upon resolution of outstanding issues pertaining to building design, pedestrian orientation, and other technical issues.

Rezoning Petition: 2016-032 by NR Pinehurst Owner, LLC

Location: Approximately 36.1 acres located on the west side of Providence Road between Cloister Drive and Knob Oak Lane. (Council District 6 - Smith)

Current Zoning: R-17MF (CD) (multi-family residential, conditional)

Proposed Zoning: MUDD-O (mixed use development, optional) 5 year-vested rights

Staff Recommendation:
Staff does not recommend approval of this petition in its current form because the proposed site plan does not mitigate the building mass of five stories and length of 690 feet along the Providence Road frontage.

Rezoning Petition: 2016-023 by American Towers, LLC

Location: Approximately 2.8 acres located on the east side of Newell Farm Road near the intersection of Old Concord Road and Newell Farm Road. (Council District 4 - Phipps)

Current Zoning: I-1 (CD) (light industrial, conditional)

Proposed Zoning: I-1(CD) SPA (light industrial, conditional, site plan amendment)

Staff Recommendation:
Staff recommends approval of this petition upon resolution of outstanding issues.
39. Rezoning Petition: 2016-027 by Linda Pistone

Location: Approximately 95.67 acres located on the east side of Statesville Road and west side of Old Statesville Road near the intersection of Statesville Road and Old Statesville Road. (Council District 2 - Austin)

Current Zoning: I-1 (CD) (light industrial, conditional)
Proposed Zoning: I-1 (light industrial)

Staff Recommendation:
Staff recommends approval of this petition.

40. Rezoning Petition: 2016-031 by Domenic Polzella

Location: Approximately 7 acres located on the east side of Bob Beatty Road near the intersection of Old Statesville Road and Bob Beatty Road. (Council District 4 - Phipps)

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

Staff Recommendation:
Staff recommends approval of this petition.

42. Rezoning Petition: 2016-021 by Charlotte-Douglas International Airport

Location: Approximately 2.02 acres located on the southeast corner at the intersection of Boyer Street and Withrow Road near Billy Graham Parkway. (Council District 3 - Mayfield)

Current Zoning: R-17MF (multi-family residential)
Proposed Zoning: I-2 (general industrial)

Staff Recommendation:
Staff recommends approval of this petition.
MAYOR AND COUNCIL TOPICS

ADJOURNMENT