City of Charlotte

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

Meeting Agenda

Tuesday, January 19, 2021

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

January Follow-Up Report Final
2b. At-Large Council Member Vacancy

Action:
Approve the process and schedule to fill the At-Large Council member seat vacancy.

Staff Resource(s):
Patrick Baker, City Attorney’s Office

Explanation
- At-Large Council member James Mitchell has submitted his resignation effective January 11, 2021.
- State law provides that the vacancy shall be filled by appointment of the City Council. In cities whose elections are conducted on a partisan basis, the person appointed shall be a member of the same political party as the person being replaced. Other qualifications as provided for by statute are that the appointed successor:
  - Be a registered voter;
  - Be 21 years of age or older; and
  - Reside within a Charlotte municipal district and be qualified to vote in City Council elections.

Recommendation
- In light of the need to fill the current at-large vacancy, please consider the proposed expedited schedule:
  - Tuesday, January 19, 2021: Application process opens
    - The Charlotte Communications & Marketing Office and City Clerk’s Office will advertise the vacancy and solicit applications from qualified candidates through the media and City website.
    - The application will be available on the City’s website, by e-mail, or by fax.
    - The application will include the following eight fields: 1) Name, 2) Street Address, 3) Telephone, 4) E-mail address, 5) Date of Birth, 6) Confirmation of registered voter in Democratic Party, 7) Confirmation of residency in Charlotte and qualification to vote in municipal elections, and 8) Acknowledgment of review of Council’s Code of Ethics.
  - Tuesday, January 26, 2021 at 5:00 p.m.: Application process closes
    - All interested candidates must submit an application to the City Clerk’s Office.
  - Wednesday, January 27, 2021: Completed applications provided to Council
    - Completed applications will be distributed to City Council in Council’s packets.
  - Friday, January 29, 2021: Public Forum for qualified applicants
    - A Special Meeting of the City Council will be called to hold a candidate forum to receive comments from qualified candidates who have applied for the position if they wish to speak, where each candidate will be allotted three minutes.
  - Monday, February 1, 2021: Council appointment
    - Council will vote to appoint a qualified individual to fill the vacancy.
  - Tuesday, February 2, 2021: Swearing-In
    - The person appointed to fill the vacancy will be sworn in by the Mayor and City Clerk.
    - A formal swearing-in ceremony will be held on Monday, February 8.
  - Monday, February 8, 2021: Formal Swearing-In Ceremony for Appointee
    - A formal swearing-in ceremony will be held where the new elected Council member will join the full Council at the dais for the January 10, 2022 Business Meeting.

Attachment(s)
Application
Memorandum
Application for At-Large Council Seat 2021
Memo on filling Council vacancy – 2021
DECISIONS

3. **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 (CD) LWPA (general business, conditional, Lake Wylie watershed - overlay, protected area)

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

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

   **Attachments:**
   Zoning Committee Recommendation
   Final Staff Analysis
   Statement of Consistency

   - 2019_037_ZCR_DONE
   - 2019_037_FSA_DONE
   - 2019_037_RevSitePlan_2021.01.07


   **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)

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

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

   **Attachments:**
   Zoning Committee Recommendation
   Final Staff Analysis
   Site Plan
   - 2019_089_ZCR_DONE
   - 2019_089_FSA_DONE
   - 2019_089_RevSitePlan_2021_01_07

**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 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)

**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_173_ZCR_DONE
2019_173_FSA_DONE
2019-173_RevSitePlan_01.05.2021


**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.

**Attachments:**
Zoning Committee Recommendation
Final Staff Analysis
Site Plan

2019_179_ZCR_DONE
2019_179_FSA_DONE
2019_179_SitePlanRev_2020_08_18
7. 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.

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.

Attachments:
Zoning Committee Recommendation
Final Staff Analysis
Site Plan

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

Location: Approximately 58.04 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.

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.

Attachments:
Zoning Committee Recommendation
Final Staff Analysis
Site Plan
9. **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)

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

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

   **Attachments:**
   Zoning Committee Recommendation
   Final Staff Analysis
   Site Plan

   2020_091_ZCReco_DONE
   2020_091_FSA_DONE
   2020_091_RevSitePlan_2020_12_29


    **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)

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

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

    **Attachments:**
    Zoning Committee Recommendation
    Final Staff Analysis
    Site Plan

    2020_102_ZCReco_DONE
    2020_102_FinalSA_DONE
    2020-102_RevSitePlan_2021_1_11

   **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 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

   ![2020_105_ZCReco_DONE](2020_105_ZCReco_DONE)  
   ![2020_105_FSA_DONE](2020_105_FSA_DONE)  

12. **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)

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

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

   **Attachments:**  
Zoning Committee Recommendation  
Final Staff Analysis  
Site Plan

   ![2020_107_ZCReco_DONE](2020_107_ZCReco_DONE)  
   ![2020_107_FSA_DONE](2020_107_FSA_DONE)  

**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) LLWPA (multi-family residential, conditional, Lower Lake Wylie Protected Area)

**Proposed Zoning:** NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)

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

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

**Attachments:**
Zoning Committee Recommendation
Final Staff Analysis
Site Plan

14. 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.

**Attachments:**
Zoning Committee Recommendation
Final Staff Analysis

2020_111_ZCReco_DONE
2020_111_FSA_DONE
2020_111_RevSitePlan_2020_12_22
15. **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 Rozzelle’s 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)

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

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

**Attachments:**
- Zoning Committee Recommendation
- Final Staff Analysis
- Site Plan

16. **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)

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

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

**Attachments:**
- Zoning Committee Recommendation
- Final Staff Analysis

2020_121_ZCRrec_DONE
2020_121_FSA_DONE
2020_121_RevSitePlan_2021_01_04

2020_126_ZCReco_DONE
2020_126_FSA_DONE
17. **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)

- **Zoning Committee Recommendation:**
  The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

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

- **Attachments:**
  - Zoning Committee Recommendation
  - Final Staff Analysis

  2020_129_ZCReco_DONE  
  2020_129_FSA_DONE


- **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)

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

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

- **Attachments:**
  - Zoning Committee Recommendation
  - Final Staff Analysis

  2020_130_ZCReco_DONE  
  2020_130_Final_SA_DONE

**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)

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

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

**Attachments:**
- Zoning Committee Recommendation
- Final Staff Analysis

- 2020_131_ZCReco_DONE
- 2020_131_FSA_DONE

20. **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)

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

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

**Attachments:**
- Zoning Committee Recommendation
- Final Staff Analysis
- Site Plan

- 2020_132_ZCRecoDONE
- 2020_132_Final_SA_DONE
- 2020-132_RevSitePlan_2020-11_16

   **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)

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

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

   **Attachments:**
   Zoning Committee Recommendation
   Final Staff Analysis
   Site Plan

      2020_136_ZCReco_DONE
      2020_136_Final_SA_DONE
      2020_136_RevSitePlan_2020_12_28

22. **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)

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

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

   **Attachments:**
   Zoning Committee Recommendation
   Final Staff Analysis
   Site Plan

      2020_138_ZCReco_DONE
      2020_138_Final_SA_DONE
      2020-138_RevSitePlan_2021_1_4
23. **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)

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

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

   **Attachments:**
Zoning Committee Recommendation
Final Staff Analysis
2020_139_ZCReco_DONE
2020_139_Final_SA_DONE

24. **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 Rozelles 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)

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

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

   **Attachments:**
Zoning Committee Recommendation
Final Staff Analysis
Site Plan

2020_140_ZCRec_DONE
2020_140_FSA_DONE
2020_140_RevSitePlan_2020_12_29
25. 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: MUD-O (mixed-use development, optional) and TOD-M (O) (transit-oriented development - mixed use, optional)

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

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.

Attachments:
Zoning Committee Recommendation
Final Staff Analysis

2020_149_ZCReco_DONE
2020_149_FSA_DONE
ACTIVE TRANSPORTATION PROJECTS

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

27. Rezoning Petition: 2015-027 by Charlotte Housing Authority

Update: Petitioner is requesting deferral to July 19, 2021

Location: Approximately 3.031 acres located on the southeast corner at the intersection of Cherry Street and East 1st Street. (Council District 1 - Egleston)

Current Zoning: R-22MF (multi-family, residential)
Proposed Zoning: UR-C(CD) (urban residential - commercial, conditional)

28. Rezoning Petition: 2020-155 by Go Store It South Tryon, LLC

Update: Petitioner is requesting deferral to February 15, 2021

Location: Approximately 5.39 acres located along the north side of South Tryon, east of Whitehall Park Drive, and west of Interstate 485. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)
Proposed Zoning: I-2 (CD) (general industrial, conditional)

29. Rezoning Petition: 2020-079 by The Sealy Group, Inc.

Location: Approximately 5.99 acres located in east Charlotte, north of Albemarle Road and east of Hollirose Drive. (Council District 5 - Newton)

Current Zoning: R-3 (single-family residential)
Proposed Zoning: NS (neighborhood services) and R-12 MF (CD) (multi-family residential, conditional)

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

Attachments:
Pre-Hearing Staff Analysis
Site Plan
2020_079_PreHearing_DONE
2020_079_RevSitePlan_2020_12_15_STAFFCOMMENTS
30. **Rezoning Petition: 2020-109 by Lewis RE Group, LLC**

**Location:** Approximately 2.334 acres located west of Interstate 485, along the southeast side of McKee Road. (Council District 7 - Driggs)

**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.

**Attachments:**
- Pre-Hearing Staff Analysis
- Site Plan
  - RZP_2020_109_PHSA DONE
  - 2020_109_RevisedPlan_20_12_14


**Location:** Approximately 0.58 acres located along the east side of Pecan Avenue, north of Commonwealth Avenue, and south of Central Avenue. (Council District 1 - Egleston)

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

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

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

**Attachments:**
- Pre-Hearing Staff Analysis
  - 2020_116_PHSA_DONE
  - 2008-154 approved site plan
32. **Rezoning Petition: 2020-120 by M/I Homes**

**Location:** Approximately 24.74 acres located on the south side of Ridge Road, north of Interstate 485. (Council District 4 - Johnson)

**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.

**Attachments:**
- Pre-Hearing Staff Analysis
- Site Plan
  - 2020_120_PHSA_DONE
  - 2020-120_RevSitePlan_2020_12_16

33. **Rezoning Petition: 2020-125 by John Nicholls - Accent Homes Carolinas, Inc.**

**Location:** Approximately 12.13 acres located along Back Creek Church Road, south of University City Boulevard, near the Cabarrus County line. (Council District 4 - Johnson)

**Current Zoning:** R-3 (residential)
**Proposed Zoning:** MX-2 (mixed residential)

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

**Attachments:**
- Pre-Hearing Staff Analysis
- Site Plan
  - 2020_125_PHSA_DONE
  - 2020_125_RevSitePlan_2020_12_15

34. **Rezoning Petition: 2020-127 by RAM Realty Advisors**

**Location:** Approximately 2.60 acres located on the south side of West Tremont Avenue, west of Tryon Street and north of Brookhill Road. (Council District 3 - Watlington)

**Current Zoning:** I-1 (light industrial)
**Proposed Zoning:** TOD-NC (transit-oriented development-transit neighborhood center)

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

**Attachments:**
- Pre-Hearing Staff Analysis
  - 2020_127_PHSA_DONE
35. **Rezoning Petition: 2020-128 by MRL Holdings, LLC**

   **Location:** Approximately 0.17 acres located at the southern corner of the intersection of Alexander Street and 15th Street.  (Council District 1 - Egleston)

   **Current Zoning:** R-22MF (multi-family residential)
   **Proposed Zoning:** UR-3 (CD)

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

   **Attachments:**
   Pre-Hearing Staff Analysis
   Site Plan
   
   2020_128_PHSA_DONE
   2020_128_revSitePlan_2020_12_15

36. **Rezoning Petition: 2020-137 by John Clark, Jr.**

   **Location:** Approximately 24.35 acres located along the southern portion of W. Rocky River Road.  (Council District 4 -Johnson)

   **Current Zoning:** R-3 (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 site and building design and transportation and requested technical revisions related to the environment.

   **Attachments:**
   Pre-Hearing Staff Analysis
   Site Plan
   
   2020_137_PHSA_DONE
   2020_137_RevSitePlan_2020_12_15

37. **Rezoning Petition: 2020-143 by Charlotte Water**

   **Location:** Approximately 21.34 acres located along the south side of North Tryon Street west of Circle Drive near University City and Mecklenburg/Cabarrus County line.  (Council District 4 -Johnson)

   **Current Zoning:** UR-2 (CD) (urban residential, commercial, conditional)
   **Proposed Zoning:** R-8 (residential)

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

   **Attachments:**
   Pre-Hearing Staff Analysis
   
   2020_143_PHSA_DONE
38. **Rezoning Petition: 2020-145 by Crescent Communities**

**Location:** Approximately 18.95 acres located on the north side of Marvin Road, the west side of Johnston Road, and south of Providence Road West. (Council District 7 - Driggs)

**Current Zoning:** O-2 (CD) (office, conditional)  
**Proposed Zoning:** UR-2 (CD) (urban residential, conditional)

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

**Attachments:**  
Pre-Hearing Staff Analysis  
Site Plan  
RZP_2020_145_PHSA_DONE  
2020-145_2ndSitePlan_20_12_15

39. **Rezoning Petition: 2020-146 by Elmington Capital**

**Location:** Approximately 7.23 acres located on the west side of Regal Oaks Drive, east of Winterhaven Drive, and north of Albemarle Road. (Council District 5 - Newton)

**Current Zoning:** O-15 (CD) (office, conditional)  
**Proposed Zoning:** R-22 MF (multi-family residential)

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

**Attachments:**  
Pre-Hearing Staff Analysis  
2020_146_PHSA_DONE

40. **Rezoning Petition: 2020-147 by Beacon Partners**

**Location:** Approximately 1.93 acres located along the northwest side of Old Statesville Road. (Council District 2 - Graham)

**Current Zoning:** B-2 (general business) and I-1 (CD) (light industrial, conditional)  
**Proposed Zoning:** I-1 (light industrial)

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

**Attachments:**  
Pre-Hearing Staff Analysis  
2020_147_PHSA_DONE
41. Rezoning Petition: 2020-151 by Range Water Real Estate

**Location:** Approximately 3.455 acres located along the north side of West Tremont Avenue, west of Tryon Street, and south of Woodcrest Avenue. (Council District 3 - Watlington)

**Current Zoning:** I-1 (light industrial)
**Proposed Zoning:** MUDD-O (mixed use development, optional)

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

**Attachments:**
- Pre-Hearing Staff Analysis
- Site Plan
- 2020_151_PHSA_DONE
- 2020_151_RevSitePlan_2020_12_15

42. Rezoning Petition: 2020-152 by Shreeji Hospitality UNCC, LLC

**Location:** Approximately 2.99 acres located at the eastern terminus of E. McCullough Drive, east of N. Tryon Street in the University City community. (Council District 4 - Johnson)

**Current Zoning:** O-1 (CD) (office, conditional)
**Proposed Zoning:** TOD-CC (transit-oriented development, community center)

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

**Attachments:**
- Pre-Hearing Staff Analysis
- 2020_152_PHSA_DONE

43. Rezoning Petition: 2020-154 by Carolina Urban Properties, LTD

**Location:** Approximately 1.11 acres located along the west and east sides of Beatties Ford Road, along the south side of French Street, and north of Mill Road. (Council District 2 - Graham)

**Current Zoning:** B-1 PED (neighborhood business, pedestrian overlay) and R-22MF PED (multi-family, pedestrian overlay)
**Proposed Zoning:** TOD-CC PED (transit-oriented development, community center, pedestrian overlay)

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

**Attachments:**
- Pre-Hearing Staff Analysis
- 2020_154_PHSA_DONE
44. Rezoning Petition: 2020-157 by Specialty Properties, LLC

**Location:** Approximately 0.76 acres located on the western side of Tuckaseegee Road between Camp Green Street and Berryhill Road. (Council District 3 - Watlington)

**Current Zoning:** B-1 (neighborhood business) and R-5 (single-family residential)

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

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

**Attachments:**
- Pre-Hearing Staff Analysis
- Site Plan
  - 2020_157_PHSA_DONE
  - 2020_157_RevSitePlan_2020_12_15

45. Rezoning Petition: 2020-158 by Revolve Residential

**Location:** Approximately .618 acre located at the northern intersection of Spencer Street and E. 36th Street in the NoDa community. (Council District 1 - Egleston)

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

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

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

**Attachments:**
- Pre-Hearing Staff Analysis
- Site Plan
  - 2020_158_PHSA_DONE
  - 2020_158_RevSitePlan_2020_12_15
46. Rezoning Petition: 2020-166 by C4 Investments, LLC

**Location:** Approximately 8.73 acres located along the east side of Statesville Road, north of Keith Drive, and south of Sunset Road. (Council District 2 - Graham)

**Current Zoning:** O-1 (CD) (office, 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, environment, and site design.

**Attachments:**
- Pre-Hearing Staff Analysis
- Site Plan
  
  2020_166_PHSA_DONE
  2020-166_RevSitePlan_2020_12_15

47. Rezoning Petition: 2020-169 by Charlotte-Mecklenburg Housing Partnership

**Location:** Approximately 3.556 acres located along the south side of Billingsley Road, on the west side of Marvin Road, east of Ellington Street. (Council District 1 - Egleston)

**Current Zoning:** R-22MF (multi-family residential, up to 8 units per acre)

**Proposed Zoning:** UR-2 (CD) (urban residential, conditional)

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

**Attachments:**
- Pre-Hearing Staff Analysis
- Site Plan

  2020_169_PHSA_DONE
  2020_169_RevSitePlan_2020_12_15

ADJOURNMENT