City of Charlotte

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

Zoning Agenda

Monday, July 15, 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. 5:00 P.M. DINNER MEETING, CH-14

   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 July

3. Follow Up Report

   July Follow-Up Report - Final
DECISIONS


Update: Petitioner is requesting deferral to September 16, 2019

Location: Approximately 5.5 acres located on the south side of Mount 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: NS LWPA (neighborhood services, Lake Wylie protected area)

Zoning Committee Recommendation:
The Zoning Committee voted 6-0 to DEFER this petition to their July 30, 2019 meeting.

5. Rezoning Petition: 2018-167 by Verde Homes, LLC

Update: Petitioner is requesting a deferral to September 16, 2019

Location: Approximately 1.74 acres located on the east side of Sardis Road, between Oak Creek Drive and Creek Valley Drive. (Council District 6 - Bokhari)

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

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


Update: Petitioner is requesting deferral to September 16, 2019

Location: Approximately 4.63 acres located on the east side of the intersection of Freedom Drive, Ashley Drive and Tuckaseegee Road. (Council District 3 - Mayfield)

Current Zoning: B-1SCD AIR (business shopping center district, airport noise overlay)
Proposed Zoning: BD(CD) AIR (distributive business, conditional, airport noise overlay) and B-2(CD) AIR (general business, conditional, airport noise overlay)

Zoning Committee Recommendation:
The Zoning Committee voted 6-0 to DEFER this petition to their July 30, 2019 meeting.

**Location:** Approximately 28 acres generally surrounded by Stewart Avenue, Chamberlain Avenue, Turner Avenue, State Street and Stewart Creek. (Council District 2 - Harlow)

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

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

- 2016-112_reco_07-02-2019 CLG7-3_km0705
- 2016-112_Final_07-15-2019 CLG7-3_km0705_DP0709
- 2016-112_RevSitePlan_07-10-2019

8. Rezoning Petition: 2018-110 by Mattamy Homes

**Location:** Approximately 38.40 acres located on the east side of Shopton Road West, north of South Tryon Street. (Outside City Limits)

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

**Proposed Zoning:** R-8MF(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.

- 2018-110_reco_07-02-2019 CLG7-3_DP0705_km0705_ss
- 2018-110_Final_07-15-2019 CLG7-3_km0705
9. **Rezoning Petition: 2018-127 by Blue Azela-Providence, LLC**

**Location:** Approximately 1.08 acres located at the intersection of Vernon Drive and Providence Drive, north of Wendover Road and east of Providence Road. (Council District 6 - Bokhari)

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

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

2018-127_reco_07-05-2019_km0705  
2018-127_Final_km0705_DP0710  
2018-127_RevSitePlan_07-09-2019

10. **Rezoning Petition: 2018-151 by EBA Crystal Real Estate, LLC**

**Location:** Approximately 20.56 acres located on the east side of J.W. Clay Boulevard, north of West W.T. Harris Boulevard (Council District 4 - Phipps)

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

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

2018-151_reco_07-02-2019_km0705  
2018-151_Final_km0705  
2018-151_RevSitePlan_07-09-2019

**Location:** Approximately 6.63 acres located at the intersection of North Tryon Street and West Eastway Drive. (Council District 4 - Phipps)

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

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

**Zoning Committee Recommendation:**
The Zoning Committee voted 5-2 to recommend **APPROVAL** of this petition.

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

12. **Rezoning Petition: 2018-163 by Suncap Property Group, LLC**

**Location:** Approximately 1.75 acres located on the eastside of Waverly Avenue, west side of Kenilworth Avenue, south of Romany Road. (Council District 1 - Egleston)

**Current Zoning:** R-8 (single family residential) & R-22MF (multi-family residential)

**Proposed Zoning:** R-8(CD) (single family residential, conditional) & MUDD(CD) (mixed use development, conditional)

**Zoning Committee Recommendation:**
The Zoning Committee voted 4-3 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**
Staff recommends approval of this petition.
13. **Rezoning Petition: 2019-005 by Ardent Acquisitions, LLC**

**Location:** Approximately 5.58 acres located on the south of West Tremont Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

**Current Zoning:** I-2(CD) (general 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.

2019-005_Reco_07-02-2019_km0708
2019-005_Final_km0708
2019-005_RevSitePlan_05-28-2019

14. **Rezoning Petition: 2019-008 by CoHab, LLC**

**Location:** Approximately 0.52 acres located on the west side of the intersection of Seigle Avenue and East 15th Street. (Council District 1 - Egleston)

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

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

2019-008_reco_07-05-2019_km0705
2019-008_Final_km0705_DP0710
2019-008_RevSitePlan_07-09-2019
15. **Rezoning Petition: 2019-009 by Joseph Rhodes**

**Location:** Approximately 16.0 acres located on the east side of Beatties Ford Road, north of Trinity Road and south of Lakeview Road. (Council District 2 - Harlow)

**Current Zoning:** R-3 (single family residential) and B-2 (general business)

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

**Zoning Committee Recommendation:**
The Zoning Committee voted 4-3 to recommend DENIAL of this petition.

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


**Location:** Approximately 3.10 acres located on the south side of Raleigh Street, west of Sugar Creek Road, south of North Tryon Street. (Council District 1 - Egleston)

**Current Zoning:** I-2 (general 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.

17. **Rezoning Petition: 2019-019 by Stanchion Asset Partners**

**Location:** Approximately 4.64 acres located at the southwest corner of West Mallard Creek Church Road and David Taylor Road, east of Mallard Creek Road. (Council District 4 - Phipps)

**Current Zoning:** RE-2 (research)

**Proposed Zoning:** RE-3(O) (research, optional)

**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 23.2 acres southeast intersection of North Tryon Street and Libby Way. (Council District 4 - Phipps)

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

**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.


**Location:** Approximately 5.12 acres located on the southeast side of Carmel Road, north of Carmel Vista Lane and south of Quail View 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 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**
Staff recommends approval of this petition.
20. **Rezoning Petition: 2019-033 by HK Cedarvale, LLC**

**Location:** Approximately 9.89 acres located on the west side of Cedarvale Road north of Performance Road, east of Moores Chapel Road. (Outside City Limits)

**Current Zoning:** R-MH LWPA (residential manufactured housing, Lake Wylie Protected Area)

**Proposed Zoning:** I-2(CD) LWPA (general industrial, conditional, Lake Wylie Protected Area)

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

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

2019-033_reco_07-02-2019 CLG7-5_km0705


2019-033_RevSitePlan_06-24-2019


**Location:** Approximately 10.0 acres located on the west of Suther Road, between University Boulevard and Old Concord 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 7-0 to recommend **APPROVAL** of this petition.

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

19-034 ZC Recommendation_km0708

2019-034_Final_Staff_LA

2019-034_RevSitePlan_07-09-2019
22. **Rezoning Petition: 2019-040 by Aldersgate at Shalom Park Inc.**

**Location:** Approximately 17.17 acres located on the east side of Providence Road, south of Jefferson Drive, south of Fairview Road/Sardis Road. (Council District 6 - Bokhari)

**Current Zoning:** R-3 (single family residential) and R-1 (religious institute)

**Proposed Zoning:** INST (institutional) and 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.

2019-040_reco_7-2-19_km0708

2019-040_FinalStaff_7-15-19_km0708

2019-040_RevSitePlan_06-28-2019


**Location:** Approximately 12.52 acres located on the southeast side of the intersection of North Tryon Street and University City Boulevard. (Council District 4 - Phipps)

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

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

19-042_ZC_Recomentation_km005

2019-042_Final_Staff_Analysis_7-15-19_km0705

24. **Rezoning Petition: 2019-043 by Diamondback Acquisitions**

**Location:** Approximately 43.58 acres located on southwest side of Belmeade Drive, northwest of Rhyne Road. (Outside City Limits)

**Current Zoning:** R-3 LWPA (single family residential, Lake Wylie Protected Area)

**Proposed Zoning:** MX-2 LWPA (mixed use, Lake Wylie Protected Area)

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

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

2019-043_reco_07-02-2019_CLG7-3_km0705_ss

2019-043_Final_07-15-2019_CLG7-3_km0705

2019-043_RevSitePlan_06-24-2019
25. **Rezoning Petition: 2019-044 by Panthers Stadium**

**Location:** Approximately 8.60 acres located on the southeast side of South Cedar Street between West 4th Street and West Morehead Street. (Council District 2 - Harlow)

**Current Zoning:** UR-3 (urban residential) and MUDD (mixed use development)

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

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

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

- 19-044 ZC Recommendation_km0705
- 2019-044_Final_Staff_7-15-19_km0705
- 2019-044_RevSitePlan_06-24-2019


**Location:** Approximately 29.08 acres located off of Springhill Road, Rockwood Drive, south of Mount Holly Road, east of Interstate 485. (Council District 3 - Mayfield)

**Current Zoning:** MX-2 LWPA (mixed use, Lake Wylie Protected Area)

**Proposed Zoning:** MX-2 LWPA SPA (mixed use, Wylie Protected Area, 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.

- 2019-045_reco_07-02-2019 CLG7-3_km0705
- 2019-045_Final_07-15-2019 CLG7-3_km0705
- 2019-045_RevSitePlan_06-24-2019


**Location:** Approximately 2.16 acres located on the southeast side of South Mint Street, southwest of West Carson Boulevard and northeast of West Palmer Street. (Council District 3 - Mayfield)

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

**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.

- 2019-046 ZC Reco_km0708
- 2019-046_Finalkm0708
28. **Rezoning Petition: 2019-052 by Beaver Creek CRE LLC**

**Location:** Approximately 2.11 acres located on the north side of East Independence Boulevard, Pierson Drive, Bamboo Street and Wilshire Place. (Council District 5 - Newton)

**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 recommend **APPROVAL** of this petition.

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

2019-052_Reco_7-2-19_km0705_ss  
2019-052_finalStaff_7-15-19_km0705  
2019-052_RevSitePlan_06-24-2019

29. **Rezoning Petition: 2019-059 by Win Development, LLC**

**Location:** Approximately 0.34 acres located on the east side of North Graham Street, south of Cannon Avenue, north of Interstate 85. (Council District 4 - Phipps)

**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.

2019-059_reco_km0705  
2019-059_Final_km0705
HEARINGS

30. Rezoning Petition: 2019-038 by Dave Hegnauer

Summary of petition:
1) add new definitions for Commissary Kitchen;
2) allow the use in the CC, B-2, B-D, U-1, I-1, and I-2 zoning districts; and
3) allow parking of food trucks and trailers associated with commissary kitchen as an allowed accessory use in the CCB-2, and B-D districts.

Staff recommendation:
Staff recommends approval of this text amendment upon resolution of outstanding issues related to outdoor storage (parking of mobile food trucks and trailers).


Update: Petitioner is requesting deferral to September 16, 2019

Location: Approximately 1.7 acres located on the east side of South Tryon Street, south of East Cama Street and north East Peterson Drive. (Council District 3 - Mayfield)

Current Zoning: R-8 (single family residential) and MUDD(CD) (mixed use development, conditional)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

32. Rezoning Petition: 2019-047 by NR Pinehurst Property Owner, LLC

Update: Petitioner is requesting deferral to September 16, 2019

Location: Approximately 36.06 acres located on the west side of Providence Road between Cloister Drive and Knob Oak Lane and across from Strawberry Hill 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)

33. Rezoning Petition: 2018-142 by Profit Dixon Partners

Update: Petitioner is requesting deferral. Date to be determined by City Council.

Location: Approximately 20.50 acres located on the west side of Providence Road, north of Lynbridge Road, south of Old Providence Road. (Council District 7 - Driggs)

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)
34. **Rezoning Petition: 2019-028 by HHHunt**

**Location:** Approximately 26.71 acres located on the north side of Sam Dee Road, west of Harrisburg Road and south of Interstate 485. (Council District 5 - Newton)

**Current Zoning:** R-3 (single family residential) and O-15(CD) (office, conditional)

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

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

- 2019-028 PH staff_km0710lh7-11_DP0711
- 2019-028_RevSitePlan_05-14-2019

35. **Rezoning Petition: 2019-029 by Crescent Communities**

**Location:** Approximately 1.68 acres located at the intersection of East 7th Street and North Caswell Avenue. (Council District 1 - Egleston)

**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 transportation and technical revisions.

- 2019-029 PH staff_DP0611_SM6-11_km0612_lh6-12_DP0708_SM7-8_km_DP0710
- 2019-029_RevSitePlan_06-17-2019
- Previously Approved Cover Page
- 2016-015 Approved Site Plan

36. **Rezoning Petition: 2019-030 by Continental 475 Fund, LLC**

**Location:** Approximately 30.73 acres located on the north side of South Tryon Street, south of Erwin Road, east of Choate Circle. (Council District 3 - Mayfield)

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

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

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

- 2019-030 PH_06-17-2019_CLG5-21_AG06-07_DP610_SM6-10_LH6-10_km0611_DP0612_DP0709
- 2019-030_Rev2_05-14-2019
37. Rezoning Petition: 2019-055 by Movement Resources

Location: Approximately 4.19 acres located on the north side of Central Avenue, east of North Sharon Amity Road. (Council District 5 - Newton)

Current Zoning: B-1S(CD) (neighborhood business, conditional)
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 technical revisions.

Previously Approved Cover Page
2019-055_1985-038 approved site plan

38. Rezoning Petition: 2019-058 by Housing Authority of the City of Charlotte

Location: Approximately 4.27 acres located at the intersection of West 30th Street and Bellefonte Drive. (Council District 1 - Egleston)

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

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

Previously Approved Cover Page
2019-058_RevSitePlan_06-11-2019


Location: Approximately 2.8 acres located on the east side of The Plaza, south of Belvedere Avenue. (Council District 1 - Egleston)

Current Zoning: MUDD-O HD-O (mixed use development, optional, historic district overlay)
Proposed Zoning: MUDD-O SPA HD-O (mixed use development, optional, site plan amendment, historic district overlay)

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

Previously Approved Cover Page
2018-018_RevSitePlan_06-01-2018
40. Rezoning Petition: 2019-064 by Novant Health

Location: Approximately 33.16 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard, north of Interstate 485. (Council District 2 - Harlow)

Current Zoning: NS LWPA (neighborhood services, Lake Wylie Protected Area)
Proposed Zoning: O-1(CD) LWPA (office, conditional, Lake Wylie Protected Area)

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

2019-064 PHstaff_06272019CL_MR_DP0710_DP0711
2019-064_RevSitePlan_06-11-2019
Previously Approved Cover Page
2019-064__approved 2016-128

41. Rezoning Petition: 2018-073 by Moores Chapel Retail, LLC

Update: Petitioner is requesting deferral to September 16, 2019

Location: Approximately 3.99 acres located at the intersection of Moores Chapel Road, Rhyne Road, and Belmeade Road. (Council District 3 - Mayfield)

Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie - protected area)
Proposed Zoning: B-1(CD) LLWPA (neighborhood business, conditional, Lower Lake Wylie - protected area)

2018-073 Moores Chapel Retail, LLC September 16th Deferral

42. Rezoning Petition: 2019-022 by Metrolina Builders, Inc.

Location: Approximately 17.63 acres located at the southwest intersection of Morehead Road and Gene Downs Road, east of Salome Church Road. (Outside City Limits)

Current Zoning: I-2(CD) (general industrial, conditional)
Proposed Zoning: I-2(CD) SPA (general industrial, conditional, site plan amendment)

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

2019-022 PH staff_06252019CL_LH0708_km0709_DP0710_DP0711
2019-022_RevSitePlan_06-11-2019
Previously Approved Cover Page
2019-022_approved 1998-017C
43. Rezoning Petition: 2019-027 by Liberty Property Trust

*Update: Petitioner is requesting deferral to September 16, 2019*

**Location:** Approximately 20.50 acres located at the east side of the intersection of Sam Wilson Road and Laine Road, south of Interstate 85. (Outside City Limits)

**Current Zoning:** R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area)

**Proposed Zoning:** I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area)

2019-027 Liberty Property Trust September 16th deferral


**Location:** Approximately 26.50 acres located on the west side of Salome Church Road, near Morehead Road, southeast of Interstate 85. (Outside City Limits)

**Current Zoning:** CC(SPA) (commercial center, site plan amendment)

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

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

2019-039_PHstaff_06252019CL_MR_km0709_lh0710_DP0710

2019-039_RevSitePlan_05-14-2019

Previously Approved Cover Page

2014-019 approved site plan

45. Rezoning Petition: 2019-049 by Apollo Holding Company

*Update: Petitioner is requesting a deferral to September 16, 2019*

**Location:** Approximately 9.00 acres located on the north side of Queen City Drive, south of Tuckaseegee Road, west of Toddville Road, north of Interstate 85. (Council District 3 - Mayfield)

**Current Zoning:** R-17MF AIR (multi-family residential, airport noise overlay)

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

2019-049 Apollo Holding Company September 16th deferral

46. Rezoning Petition: 2019-050 by Land Growth, LLC

**Location:** Approximately 1.45 acres located at the intersection of East Independence Boulevard and Crownpoint Executive Drive. (Council District 6 - Bokhari)

**Current Zoning:** B-D (distributive business)

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

Staff Recommendation:
Staff recommends approval of this petition.

2019-050_PHstaff_7-15-19_km0625_lh0705_DP0710
47. **Rezoning Petition: 2019-053 by Hopper Communities**

**Location:** Approximately 2.65 acres off Bryant Park Drive, west of Suttle Avenue, north of Wilkinson Boulevard and south of Morehead Street. (Council District 3 - Mayfield)

**Current Zoning:** O-1 (office district) and I-2 (general industrial)

**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.

2019-053_RevSitePlans_06-13-2019

48. **Rezoning Petition: 2019-054 by Cebron W. Hester**

**Location:** Approximately 1.93 acres located on the north side of Lakebrook Road, west of Sam Wilson Road, south of Interstate 85. (Outside City Limits)

**Current Zoning:** I-1(CD) LWPA (light industrial, conditional, Lake Wylie Protected Area)

**Proposed Zoning:** I-1 LWPA (light industrial, Lake Wylie Protected Area)

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

2019-054 PH_07-15-2019 CLG7-2 AG7-02 LH0709 DP0710 DP0711
Previously Approved Cover Page
2019-054 approved 2016-020
Previously Approved Cover Page
2019-054 approved 1985-017C

49. **Rezoning Petition: 2019-060 by 4400 Park Road, LLC**

**Location:** Approximately 0.31 acres located off of Drexmore Avenue, south of East Woodlawn Road, west of Park Road. (Council District 6 - Bokhari)

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

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

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

2019-060 PHstaff_7-15-19 SC2_km0628 lh7-05 SM7-8 DP0710 DP0711
2019-060_RevSitePlan_06-11-2019
50. **Rezoning Petition: 2019-065 by Charlotte Douglas International Airport**

**Location:** Approximately 15.17 acres located north of Wilkinson Boulevard, east of Interstate 485 and south of Interstate 85. (Council District 3 - Mayfield)

**Current Zoning:** B-2 AIR LLWPA (general business, airport noise overlay, Lower Lake Wylie Protected Area)

**Proposed Zoning:** I-2 AIR LLWPA (general industrial, airport noise overlay, Lower Lake Wylie Protected Area)

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

51. **Rezoning Petition: 2019-066 by FCP**

**Location:** Approximately 0.18 acres located east of East 36th Street and north of North Davidson Street. (Council District 1 - Egleston)

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

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

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

52. **Rezoning Petition: 2019-067 by JD Brooks**

**Location:** Approximately 0.15 acres located on the north side of East Worthington Avenue, east of South Boulevard. (Council District 1 - Egleston)

**Current Zoning:** B-1 HD-O (neighborhood business, historic districtoverlay)

**Proposed Zoning:** TOD-UC HD-O (transit oriented development - urban center, historic district overlay)

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