City of Charlotte

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

Zoning Agenda

Monday, July 20, 2020

Virtual Meeting

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 Malcolm Graham
Council Member Renee Johnson
Council Member James Mitchell
Council Member Matt Newton
Council Member Victoria Watlington
Council Member Braxton Winston II
REMOTE MEETING

1. 5:00 P.M. CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, CH-14 (VIRTUAL MEETING)

2. Follow Up Report
   
   July Follow-Up Report - Final
DECISIONS

3. **Rezoning Petition: 2020-081 by University City Partners - Text Amendment**

   **Summary of Petition:**
   This Text Amendment proposes to modify the setbacks in the RE-1 and RE-2 zoning districts.

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

   **Staff Recommendation:**
   Staff recommends APPROVAL of this petition.
   2020_081_ZC_Reco_DONE
   2020_081_Final_Staff_DONE
   2020-081_text_amendment RE-1 and RE-2

4. **Rezoning Petition: 2019-146 by ALB Architecture, PA**

   **Location:** Approximately .17 acres located at the eastern corner of N. Davidson Street and E. 19th Street in the Optimist Park community. (Council District 1 - Egleston)

   **Current Zoning:** R-8 (single family residential)
   **Proposed Zoning:** UR-1 (CD) (urban residential, conditional) & 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.
   2019_146_ZC_Reco_DONE
   2019_146_Final_Staff_DONE
   2019_146_RevSitePlan_2020_06_23
5. **Rezoning Petition: 2019-160 by Meritage Homes of the Carolinas, Inc.**

   **Location:** Approximately 80.78 acres located on the north side of Pleasant Grove Road between Hutcheson Lane and Kelly Road. (Outside City Limits)

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

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

   2019_160_ZC_Reco_DONE
   2019_160_Final_Staff_DONE
   2019-160_RevSitePlan_2020_7_9

6. **Rezoning Petition: 2019-177 by Encore Real Estate**

   **Location:** Approximately 7.0 acres located on the northeast corner of Prosperity Church Road and Old Ridge Road. (Council District 4 - Johnson)

   **Current Zoning:** UR-2(CD) (urban residential, conditional) and NS (neighborhood services)

   **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.

   2019_177_ZC_Reco_DONE
   2019_177_Final_Staff_DONE
   2019-177_RevSitePlan_2020_6_24

   **Location:** Approximately 9.9 acres located on the west side of Statesville Road, across from Gibbon Road, east side of Interstate 77.

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

   - 2019_182_ZC_Reco_DONE
   - 2019_182_Final_Staff_DONE
   - 2019-182_RevSitePlan_2020_6_24

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8. **Rezoning Petition: 2020-002 by The Drakeford Company**

   **Location:** Approximately 0.55 acres located on the northeastern side of Vail Avenue, south of Deacon Avenue, and southeast of Dotger Avenue. (Council District 1 - Egleston)

   **Current Zoning:** R-22MF (multifamily 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.

   - 2020_002_ZC_Reco_DONE
   - 2020_002_Final_Staff_DONE
   - 2020-002_rev_06-22-2020
9. **Rezoning Petition: 2020-004 by Boulevard Real Estate Advisor, LLC**

   **Location:** Approximately 0.76 acres located on the south side of Freeland Lane, east of Tryon Street, and west of South Boulevard. (Council District 3 - Watlington)

   **Current Zoning:** R-8 (single family residential)
   **Proposed Zoning:** TOD-TR (transit-oriented development - transit transition)

   **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 0.759 acres located on the northern side of East Morehead Street, south of John Belk Freeway, and east of South Boulevard. (Council District 1 - Egleston)

   **Current Zoning:** B-1 PED (neighborhood business, pedestrian overlay) and UMUD (uptown mixed-use district, pedestrian overlay)
   **Proposed Zoning:** TOD-UC (transit-oriented development - urban center, pedestrian overlay)

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

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

   **Location:** Approximately 2.54 acres along the western side of Johnston Road, and east of Nolen Lane. (Council District 7 - Driggs)

   **Current Zoning:** MX-1 (mixed use)
   **Proposed Zoning:** MX-1 SPA (mixed use, 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.

12. **Rezoning Petition: 2020-012 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)

   **Current Zoning:** R-3 (single family residential)
   **Proposed Zoning:** MX-1 INNOV (mixed use, innovative)

   **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 1.89 acres located in the southeast quadrant of the intersection of Church Street and Bland Street. (Council District 3 - Watlington)

Current Zoning: MUDD-O (mixed use development district)
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.

14. Rezoning Petition: 2020-018 by Hopper Communities

Location: Approximately 0.917 acres located west of Baltimore Road, south of Remount Road, and east of Interstate 77. (Council District 3 - Watlington)

Current Zoning: 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.

15. Rezoning Petition: 2020-025 by SunCap Property Group

Location: Approximately 26.34 acres located along the eastern side of Milhaven Lane, south of Sunset Road, and west of Statesville Road. (Council District 2 - Graham)

Current Zoning: CC (commercial center) & R-4 (single family residential)
Proposed Zoning: I-1 (CD) (light industrial, conditional)

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.
16. **Rezoning Petition: 2020-026 by Union at Tryon, LP**

**Location:** Approximately 7.5 acres located between Shopping Center Drive and Hampton Church Road, east of N. Tryon Street in the University City neighborhood. (Council District 4 - Johnson)

**Current Zoning:** B-1 (CD) (neighborhood business, conditional)

**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.

17. **Rezoning Petition: 2020-030 by OZF Properties, LLC**

**Location:** Approximately 1.46 acres located south of Greenland Avenue, bound on the east side of Monument Street, and Remount Road on the west side. (Council District 3 - Watlington)

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

**Proposed Zoning:** MUDD-O (mixed use development district, 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 1.379 acres bounded by Royal Court and Morehead Street, southeast of Euclid Avenue. (Council District 1 - Egleston)

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

**Proposed Zoning:** MUDP-O SPA (mixed use development district, 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.

2020_032_ZC_Reco_DONE
2020_032_Final_Staff_DONE2
2020-032_rev_06-22-2020

19. **Rezoning Petition: 2020-033 by Fifth Third Bank**

**Location:** Approximately 0.354 acres bound by the east side of Providence Road, the north side of Huntley Place, and south of Perrin Place. (Council District 1 - Egleston)

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

**Proposed Zoning:** MUDP (CD) (mixed use development district, 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_033_ZC_Reco_DONE
2020_033_Final_Staff_DONE
2020-033_rev_06-23-2020
20. Rezoning Petition: 2020-040 by Alenky Signature Homes, LLC

Location: Approximately 0.398 acres located on the eastern side of Commonwealth Avenue, the northern side of Goodwin Avenue and south of Woodland Drive. (Council District 1 - Egleston)

Current Zoning: R-4 (single family residential)
Proposed Zoning: R-8 (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.

2020_040_ZC_Reco_DONE
2020_040_Final_Staff_DONE


Location: Approximately 10 acres located on the west side of Park Road, south of Marsh Road, and north of Hillside Avenue. (Council District 1 - Egleston)

Current Zoning: INST (CD) (institutional, conditional)
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.

2020_050_ZC_Reco_DONE
2020_050_Final_Staff_DONE
2020-050_rev_06-22-2020
22. **Rezoning Petition: 2020-064 by Truist Bank**

**Location:** Approximately 2.34 acres bounded by the northeast side of 5th Street, southeast of North Tryon Street, southwest of East 6th Street, and northwest of North College Street. (Council District 1 - Egleston)

**Current Zoning:** UMUD-O (uptown mixed use, optional)

**Proposed Zoning:** UMUD-O SPA (uptown mixed use, optional, site plan amendment)

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

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

- 2020_064_ZC_Reco_DONE
- 2020_064_Final_Staff_DONE
- 2020-064_rev_06-23-2020
ACTIVE TRANSPORTATION PROJECTS

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

24. **Rezoning Petition: 2019-175 by Weekley Homes, LLC**

   *Update: Petitioner has withdrawn this petition*

   **Location:** Approximately 37.17 acres located on the west side of Blakeney Heath Road, south of Bryant Farms Road, north of Ardrey Kell Road. (Council District 7 - Driggs)

   **Current Zoning:** R-3 (single-family residential)
   **Proposed Zoning:** UR-2(CD) (urban residential)

25. **Rezoning Petition: 2020-023 by Phillip Neal Sparrow**

   *Update: Petitioner is requesting deferral to September 21, 2020*

   **Location:** Approximately 10.918 acres located on the southern side of John Gladden Road, north of Wilkinson Boulevard, and west of Sam Wilson Road. (Outside City Limits)

   **Current Zoning:** R-MH LWPA LLWPA (residential manufactured housing, Lake Wylie Protected Area, Lower Lake Wylie Protected Area)
   **Proposed Zoning:** I-2 (CD) LWPA LLWPA (general industrial, Lake Wylie Protected Area, Lower Lake Wylie Protected Area)

26. **Rezoning Petition: 2020-045 by Andrew Klenk**

   *Update: Petitioner is requesting deferral to September 21, 2020*

   **Location:** Approximately .50 acres located along Bearwood Avenue east of Sugar Creek Road in the Howie Acres Neighborhood. (Council District 1 - Egleston)

   **Current Zoning:** R-5 (residential) and B-2 (general business)
   **Proposed Zoning:** UR-1 (urban residential, conditional)

27. **Rezoning Petition: 2020-049 by The Keith Corporation**

   *Update: Petitioner is requesting deferral to September 21, 2020*

   **Location:** Approximately 156.32 acres located on the south side of Interstate 85, east of Moores Chapel Road, and north of Wilkinson Boulevard. (Outside City Limits)

   **Current Zoning:** R-3 LWPA LWCA (single-family residential, Lake Wylie Protected Area, Lake Wylie Critical Area)
   **Proposed Zoning:** I-2 (CD) LWPA LWCA (general industrial, conditional, Lake Wylie Protected Area, Lake Wylie Critical Area)
28. Rezoning Petition: 2020-057 by Lakemont Property Investors, LLC

*Update: Petitioner is requesting deferral to September 21, 2020*

*Location:* Approximately 44 acres located west of Interstate 485, on the north side of Old Dowd Road, and east of Sam Wilson Road. (ETJ)

*Current Zoning:* R-4 LLWPA LLWCA AIR (single-family residential, Lower Lake Wylie Protected Area, Lower Lake Wylie Critical Area, Airport Noise Overlay)

*Proposed Zoning:* I-2 (CD) LLWPA LLWCA AIR (general industrial, Lower Lake Wylie Protected Area, Lower Lake Wylie Critical Area, Airport Noise Overlay)

29. Rezoning Petition: 2020-067 by Terranova Group, LLC

*Update: Petitioner is requesting deferral to September 21, 2020*

*Location:* Approximately 2.96 acres located at the 2400 block of Mecklenburg Avenue, just east of its intersection with Matheson Avenue near the Charlotte Country Club. (Council District 1 - Egleston)

*Current Zoning:* R-3 (residential)

*Proposed Zoning:* UR-1 (CD) (urban residential, conditional)

30. 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)

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

31. Rezoning Petition: 2019-111 by Hive Fitness, LLC

*Location:* Approximately 4.1 acres located on the south side of Southside Drive, west of Old Pineville road, and east of Yancey Road. (Council District 3 - Watlington)

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

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

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

   **Location:** Approximately 22.87 acres located on the north side of Oakdale Road between Miranda Road and Interstate 485. (Council District - Outside City limits)

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

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

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

   ![Image](2019_168_PHSA_DONE)
   ![Image](2019-168_RevSitePlan_2020_5_12)

33. **Rezoning Petition: 2019-184 by Taft Mills Group**

   **Location:** Approximately 4.2 acres located to the east of W. T. Harris Boulevard, south of Woodland Circle and north of Interstate 485. (Council District 2 - Graham)

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

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

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

   ![Image](2019_184_PHSA DONE)
   ![Image](2019-184_RevSitePlan_2020_6_16)

34. **Rezoning Petition: 2020-005 by Ronald Staley, Jr. of Verde Homes, LLC**

   **Location:** Approximately 0.92 acres located at the SW intersection of Allen Street and Parkwood Avenue in the Belmont community. (Council District 1 - Egleston)

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

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

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

   ![Image](2020_005_PHSA_DONE)
   ![Image](2020_005_SitePlanRev_2020_06_16)
35. **Rezoning Petition: 2020-007 by Erwin Capital**

   **Location:** Approximately 13.211 acres located along the northern side of Albemarle Road between Rocky River Church Road and Blair Road. (Outside City Limits)

   **Current Zoning:** B-1 (CD) (neighborhood business, conditional)
   **Proposed Zoning:** B-1 (CD) SPA (neighborhood business, conditional, site plan amendment)

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

36. **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)

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

37. **Rezoning Petition: 2020-017 by Aspen Heights Partners**

   **Location:** Approximately 2.75 acres located east of Baltimore Avenue, south of Remount Road, and north of Benjamin Street. (Council District 3 - Watlington)

   **Current Zoning:** R-22 MF (multi-family residential)
   **Proposed Zoning:** MUDD (CD) (mixed use development, conditional)

   **Staff Recommendation:**
   Staff recommends approval of this petition upon resolution of outstanding issues related to environment, transportation, site and building design and technical revisions.
38. **Rezoning Petition: 2020-019 by Dependable Development, Inc.**

   **Location:** Approximately 18.17 acres located along Plaza Road Extension, east of Faires Road and west of its intersection with Interstate 485. (Council District 5 - Newton)

   **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 requested technical revisions.

   ![2020_019_PHSA_DONE](2020_019_PHSA_DONE)
   ![2020_019_RevSitePlan_2020_05_11](2020_019_RevSitePlan_2020_05_11)


   **Location:** Approximately 4.56 acres located along the northern side of University City Boulevard, just west of the Mecklenburg/Cabarrus County line. - (Outside City limits)

   **Current Zoning:** B-1 (CD) (neighborhood business)
   **Proposed Zoning:** B-2 (CD) (general business, conditional)

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

   ![2020_021_PHSA_DONE](2020_021_PHSA_DONE)
   ![2020_021_RevSitePlan_2020_06_15](2020_021_RevSitePlan_2020_06_15)

40. **Rezoning Petition: 2020-022 by Boulevard Real Estate Advisors, LLC**

   **Location:** Approximately 4.24 acres located at the northeast intersection of Anderson Street and Spencer Street in the NODA community.

   **Current Zoning:** I-2 (heavy industrial)
   **Proposed Zoning:** TOD-TR (transit-oriented development, transitional)

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

   ![2020_022_PHSA_DONE](2020_022_PHSA_DONE)
41. **Rezoning Petition: 2020-034 by Jefferson Apartment Group**

   **Location:** Approximately 5.07 acres located .2 miles NE of I-277, SW of North Tryon Street, near Optimist Hall and Norfolk Southern’s railyard. (Council District 1 - Egleston)

   **Current Zoning:** I-2 (heavy industrial)
   **Proposed Zoning:** MUDD (CD) (mixed-use development, conditional)

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

42. **Rezoning Petition: 2020-039 by Hinshaw Properties, LLC**

   **Location:** Approximately 0.44 acres located north of Firefighter Place, east of 7th Street, and west of Weddington Avenue. (Council District 1 - Egleston)

   **Current Zoning:** R-22 MF (multi-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 site and building design and transportation.

43. **Rezoning Petition: 2020-046 by Take 5 Carolinas**

   **Location:** Approximately 1.09 acres located southwest of Whitehall Park Drive, on the north side of Tryon Street, east of Sandy Porter Road. (Council District 3 - Watlington)

   **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 related to site and building design.
44. **Rezoning Petition: 2020-047 by Pecan Ridge of Charlotte, LLC**

   **Location:** Approximately 1.72 acres located on the eastern side of W. T. Harris Boulevard, north of Forest Drive, and south of Mount Holly-Huntersville Road. (Council District 2 - Graham)

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

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

   2020_047_PHSA_DONE
   2020-047_RevSitePlan_2020_6_16

45. **Rezoning Petition: 2020-048 by Flournoy Development Group**

   **Location:** Approximately 24.605 acres located along the eastern side of John Adams Road, north of Mallard Creek Church Road, and east of Interstate 85. (Council District 4 - Johnson)

   **Current Zoning:** B-1 (CD) (neighborhood business, conditional), O-1 (CD) (office district, conditional)
   **Proposed Zoning:** MUDD-O (mixed-use development, optional)

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

   2020_048_PHSA_DONE
   2020_048_RevSitePlan_2020_05_12

46. **Rezoning Petition: 2020-051 by M/I Homes of Charlotte, LLC**

   **Location:** Approximately 21.90 acres located north of Interstate 485, on the south side of Ridge Road, and east of Cooper’s Ridge Lane. (Council District 4 - Johnson)

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

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

   2020_051_PHSA_DONE
   2020-051_RevisedSitePlan_2020_5_11
47. **Rezoning Petition: 2020-053 by Laurel Oak Farm, LLC**

   **Location:** Approximately 1.32 acres located on the south side of Youngblood Road, west of Buckthorne Ridge Lane, and east of McKee Road. (Outside City Limits)

   **Current Zoning:** R-3 (single-family residential) and MUDD-O (mixed use development, optional)
   **Proposed Zoning:** MUDD-O (mixed use development, optional) and 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.

   2020_053_PHSA_DONE
   2020_053_RevSitePlan_2020_06_16
   2020_053_Prev_ApprovedPlan_2013-093

48. **Rezoning Petition: 2020-054 by TriPointe Homes**

   **Location:** Approximately 13.27 acres located on the east side of Interstate 77, west of Tryon Street and South of Clanton Road. (Council District 3 - Watlington)

   **Current Zoning:** R-8 (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 site and building design.

   2020_054_PHSA_DONE
   2020-054_REV_06-11-2020

49. **Rezoning Petition: 2020-058 by Novant Health, Inc.**

   **Location:** Approximately 38.0 acres located at the southeast intersection of Johnston Road and Providence Road West. (Council District 7 - Driggs)

   **Current Zoning:** INST (CD) (institutional conditional)
   **Proposed Zoning:** INST (CD) SPA (institutional, conditional, site plan amendment)

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

   2020_058_PHSA_DONE
   2020_058_SitePlan_2020_6_15
50. **Rezoning Petition: 2020-059 by Hanover R.S. Limited Partnership**

**Location:** Approximately 1.474 acres located on the southeast side of Euclid Avenue, southwest of Royal Court, and northeast of Morehead Street. (Council District 1 - Egleston)

**Current Zoning:** B-1 PED (neighborhood business, optional, pedestrian overlay) and MUDD (mixed use development district)

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

**Staff Recommendation:**
Staff does not support this petition in its current form.

2020_059_PHSA_DONE

2020-059_Rev_06-15-2020

51. **Rezoning Petition: 2020-061 by White Point Partners, LLC**

**Location:** Approximately 2.5 acres located along Brevard Street at its intersection with Belmont Avenue near the Optimist Hall development. (Council District 1 - Egleston)

**Current Zoning:** TOD-M (O) & I-2 (transit-oriented development, optional and heavy industrial)

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

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

2020_061_PHSA_DONE

52. **Rezoning Petition: 2020-062 by i3i Ventures, LP**

**Location:** Approximately 17.3 acres located east of Old Statesville Road, south of Gibbon Road, northwest of Garvin Drive. (Council District 2 - Graham)

**Current Zoning:** I-2 (CD) (general industrial, conditional), R-3 (single-family residential)

**Proposed Zoning:** R-8 MF (multi-family residential), B-2 (general business)

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

2020_062_PHSA_DONE
53. **Rezoning Petition: 2020-063 by Kappa Foundation of Charlotte**

**Location:** Approximately 3.48 acres located at the west side of Beatties Ford Road, south of Pauline Lane, and north of Sunset Road. (Council District 2 - Graham)

**Current Zoning:** R-9 MF (CD) (multi-family residential, conditional), R-4 (single-family residential)

**Proposed Zoning:** INST (institutional)

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

54. **Rezoning Petition: 2020-065 by Herman E. Ratchford**

**Location:** Approximately 15.84 acres located on the south side of Albemarle Road, west of Regal Oaks Drive, and east of Farm Pond Lane. (Council District 5 - Newton)

**Current Zoning:** O-1 (office)

**Proposed Zoning:** R-17 MF (multi-family residential)

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

55. **Rezoning Petition: 2020-070 by Elmington Capital Group**

**Location:** Approximately 5.8 acres located on the south side of Bullard Street, the north side of Joy Street, and west of Ashley Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** UR-2 (CD) SPA (urban residential, conditional, site plan amendment)

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

2020_063_PHSA_DONE

2020_065_PHSA_DONE

2020_070_PHSA_DONE

2020_070_SitePlan_2020_6_15

2020_070_Prev_ApprovedPlan_2016-134
56. **Rezoning Petition: 2020-092 by K Sade Ventures, Inc.**

**Location:** Approximately 93.86 acres located on the north side of University City Boulevard at the Mecklenburg County/Cabarrus County line. (Outside City Limits)

**Current Zoning:** MX-1 (mixed 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.

57. **Rezoning Petition: 2020-110 by City of Charlotte: General Services**

**Location:** Approximately 2.5 acres located on the north side of Sweden Road, west of South Boulevard, and east of England Street. (Council District 3 - Watlington)

**Current Zoning:** TOD-CC (transit-oriented development, community center)
**Proposed Zoning:** I-2 (industrial)

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