City of Charlotte

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

Zoning Agenda

Monday, June 18, 2018

Council Chambers

City Council Zoning Meeting

- Mayor Vi Lyles -
- Mayor Pro-Tem Julie Eiselt -
Dimple Ajmera - Tariq Bokhari
Ed Driggs - Larken Egleston
Justin Harlow - LaWana Mayfield
James Mitchell - Matt Newton
Greg Phipps - Braxton Winston
DINNER MEETING

1. Meeting Agenda
2. Dinner Meeting Agenda
   1. Agenda Review - Tammie Keplinger

Dinner Agenda June Final

3. Follow Up Report

June Follow-Up Report 6-18-18 combined done
ZONING DECISIONS

4. **Rezoning Petition: 2017-186 by the Drakeford Co.**

   *Update: Petitioner is requesting deferral to September 17, 2018*

   **Location:** Approximately 0.87 acres located on the north side of West Kingston Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

   **Current Zoning:** R-22MF, HD (multi-family residential, historic district overlay)
   **Proposed Zoning:** UR-2(CD), HD (urban residential, conditional, historic district overlay), with five-year vested rights

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 5-0 to DEFER this petition to their next meeting schedule for July 31, 2018.

5. **Rezoning Petition: 2017-204 by Ed Zepsa**

   *Update: Petitioner is requesting deferral to July 16, 2018*

   **Location:** Approximately 0.95 acres located on the west side of Nations Crossing Road, south of Old Pineville Road. (Council District 3 - Mayfield)

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

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 5-0 to DEFER this petition to their next meeting scheduled for July 2, 2018.


   *Update: Petitioner is requesting deferral to July 16, 2018*

   **Location:** Approximately 23.38 acres located on the north side of West Tyvola Road, south of Yorkmont Road. (Council District 3 - Mayfield)

   **Current Zoning:** MUDD-O (mixed use development district, optional)
   **Proposed Zoning:** MUDD-O SPA (mixed use development, optional) with five-year vested rights

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 5-0 to DEFER this petition to their next meeting scheduled for July 2, 2018.
7. **Rezoning Petition: 2018-012 by Harrison Tucker & John Perovich**

*Update: Petitioner is requesting deferral to July 16, 2018*

(Location: Approximately 0.16 acres located at the intersection of North Davidson Street and East 17th Street. (Council District 1 - Egleston)

**Current Zoning:** R-8 (single family residential)

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

**Zoning Committee Recommendation:**
The Zoning Committee voted 5-0 to DEFER this petition until their July 2, 2018 meeting.

2018-012 reco 6-5-18 done

8. **Rezoning Petition: 2018-031 by CitiSculpt**

*Update: Petitioner is requesting deferral to July 16, 2018*

(Location: Approximately 0.49 acres located on the south side of Kenilworth Avenue, east of Harding Place. (Council District 1 - Egleston)

**Current Zoning:** O-2(PED) (office, pedestrian overlay)

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

**Zoning Committee Recommendation:**
The Zoning Committee voted 5-0 to DEFER this petition to their next meeting scheduled for July 2, 2018.

2018-031 reco 06-05-2018 Done
9. **Rezoning Petition: 2017-100 by LAXMI Hotels Groups, Inc.**

   **Location:** Approximately 5.4 acres located on the east side of Little Rock Road between Tuckaseegee Road and Manderly Drive. (Council District 3 - Mayfield)

   **Current Zoning:** B-1(CD) LLWPA, AIR (neighborhood business, conditional, Lower Lake Wylie Protected Area, Airport Noise Overlay) and R-3 LLWPA, AIR (single family residential, Lower Lake Wylie Protected Area, Airport Noise Overlay)

   **Proposed Zoning:** O-1(CD) LLWPA, AIR (office, conditional, Lower Lake Wylie Protected Area, Airport Noise Overlay)

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 5-0 to recommend **APPROVAL** of this petition.

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

   **Attachments:**
   Zoning Committee Recommendation
   Final Staff Analysis
   Site Plan
   2017-100 reco 06-05-2018 done
   Final 2017-100 06-18-2018 done
   2017-100 RevSitePlan 06-11-2018

10. **Rezoning Petition: 2017-177 by NAI Southern Real Estate**

    **Location:** Approximately 3.4 acres bounded by East 3rd Street, East 4th Street and the southeast side of Baldwin Avenue. (Council District 1 - Egleston)

    **Current Zoning:** O-2 (office) 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) with five-year vested rights.

    **Zoning Committee Recommendation:**
    The Zoning Committee voted 5-1 to recommend **APPROVAL** of this petition.

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

    **Attachments:**
    2017-177 reco 06-05-2018 done
    2017-177 final staff 06-18-2018 done
    2017-177 RevSitePlan 06-07-2018
11. **Rezoning Petition: 2017-180 by JS Helms Family Properties, LLC**

**Location:** Approximately 66.90 acres located on the north side of Albemarle Road and west of I-485. (Outside City Limits)

**Current Zoning:** R-3 (single family residential)
**Proposed Zoning:** NS (neighborhood services) and MX-1 (mixed use)

**Zoning Committee Recommendation:**
The Zoning Committee voted 4-2 to recommend **APPROVAL** of this petition.

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

2017-180_reco_060518_TKdone  
2017-180_finalstaff_061818 done  
2017-180_RevSitePlan_06-11-2018

12. **Rezoning Petition: 2017-202 by Sinacori Builders, LLC**

**Location:** Approximately 0.83 acres located at the intersection of Providence Road and Providence Church Road, north of Ballantyne Commons Parkway. (Council District 7 - Driggs)

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

2017-202_reco_6-5-18_done  
2017-202_Finalstaff_6-18-18 done  
2017-202_RevSitePlan_6-14-18
13. **Rezoning Petition: 2018-005 by Meritage Homes of the Carolinas, Inc.**

   **Location:** Approximately 141.9 acres located on the south side of Camp Stewart Road, east of Interstate 485 current side of Larkhaven Golf Course. (Outside City Limits)

   **Current Zoning:** R-3 (single family residential)
   **Proposed Zoning:** R-5(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.
   
   - 2018-005 reco_061818_Done
   - 2018-005 final staff_060518 done
   - 2018-005_RevSitePlan_05-29-2018


   **Location:** Approximately 24.34 acres located at the intersection Beam Road and Shopton Road. (Council District 3 - Mayfield)

   **Current Zoning:** B-2(CD) AIR (general business, conditional, Airport Noise Overlay)
   **Proposed Zoning:** B-2(CD) SPA AIR (general business, conditional, site plan amendment, Airport Noise Overlay)

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

   **Staff Recommendation:**
   Staff recommends approval of this petition.
   
   - 2018-007_reco_06-18-2018_done
   - Final Staff 2018-007_06-18-2018 done
   - 2018-007_RevSitePlan_06-01-2018
15. **Rezoning Petition: 2018-009 by Andrew J. Kalinoski**

   **Location:** Approximately 2.19 acres located on the west side of J.W. Clay Boulevard, north of W.T. Harris Boulevard. (Council District 4 - Phipps)

   **Current Zoning:** CC (commercial center)
   **Proposed Zoning:** B-1(TS) (neighborhood business, transit supportive overlay)

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

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


   **Location:** Approximately 6.27 acres located on the east side of Penninger Circle, south of Mallard Creek Road. (Council District 2 - Harlow)

   **Current Zoning:** INST(CD) (institutional, conditional)
   **Proposed Zoning:** RE-1(CD) (research, conditional)

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

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


   **Location:** Approximately 0.35 acres located at the intersection of East Sugar Creek Road and Anderson Street, south of The Plaza. (Council District 1 - Egleston)

   **Current Zoning:** R-4 (single family residential)
   **Proposed Zoning:** R-5 (single family residential)

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

   **Staff Recommendation:**
   Staff recommends approval of this petition.
18. Rezoning Petition: 2018-017 by Underdogs, LLC

**Location:** Approximately 2.09 acres located on the west side of South Boulevard, north of East Arrowood Road. (Council District 3 - Mayfield)

**Current Zoning:** B-1S(CD) (business shopping center, conditional)

**Proposed Zoning:** TOD-M (transit oriented development - mixed use)

**Zoning Committee Recommendation:**
The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

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


**Location:** Approximately 4.54 acres located on the east side of The Plaza, south of Belvedere Avenue. (Council District 1 - Egleston)

**Current Zoning:** R-5 (single family, residential), R-5 HD-O (single family residential, historic district overlay), and B-2(CD) HD-O (general business, conditional, historic district overlay)

**Proposed Zoning:** MUDD-O (mixed use development, optional), and MUDD-O HD-O (mixed use development, optional, historic district overlay), 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.
20. Rezoning Petition: 2018-019 by Ricardo Torres

Location: Approximately 0.42 acres located on the east side of North Sharon Amity Road, north of Clearmont Avenue, south of Central Avenue. (Council District 5 - Newton)

Current Zoning: O-1(CD) (office, conditional)
Proposed Zoning: O-1(CD) SPA (office, conditional, site plan amendment)

Zoning Committee Recommendation:
The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:
Staff recommends approval of this petition.

2018-019 reco_6-5-18_Done
2018-19 Finalstaff_060518 done
2018-019_RevSitePlan_04-16-2018


Location: Approximately 3.16 acres located on the west side of Old Pineville Road and south of Kings Ridge Road. (Council District 3 - Mayfield)

Current Zoning: B-1S(CD) (business shopping center, conditional)
Proposed Zoning: TOD-M (transit oriented development-mixed use)

Zoning Committee Recommendation:
The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:
Staff recommends approval of this conventional petition.

2018-020 reco_06-05-2018_Done
2018-020_Final staff_06-06-2018 done


Location: Approximately 0.37 acres located at the intersection of The Plaza and Shamrock Drive. (Council District 1 - Egleston)

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

Zoning Committee Recommendation:
The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:
Staff recommends approval of this conventional petition.

2018-021 reco_6-5-18 done
2018-Final staff_061818 done
23. **Rezoning Petition: 2018-023 by Jason Idilbi**

**Location:** Approximately 0.56 acres located on the south side of Spencer Street, east of East 36th Street, west of Herrin Avenue. (Council District 1 - Egleston)

**Current Zoning:** R-5 (single family residential)
**Proposed Zoning:** UR-2(CD) (urban residential, conditional)

**Zoning Committee Recommendation:**
The Zoning Committee voted 5-1 to recommend DENIAL of this petition.

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

2018-023 reco_6-5-18_done
2018-23_finalstaff_061818_done
2018-023_RevSitePlan_06-05-2018a


**Location:** Approximately 108.00 acres located north of Wilkinson Boulevard, east of I-485 and south of I-85. (Council District 3 - Mayfield)

**Current Zoning:** B-2 (general business), I-2 (general industrial), R-3 (single family residential) and R-MH (residential manufactured housing) all LLWPA (Lower Lake Wylie Protected Area) and AIR (Airport Noise Overlay)
**Proposed Zoning:** I-2 LLWPA AIR (general industrial, Lower Lake Wyle Protected Area, Airport Noise Overlay) and I-2(CD) LLWPA AIR (general industrial, conditional, Lower Lake Wyle Protected Area, Airport Noise Overlay)

**Zoning Committee Recommendation:**
The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

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

2018-025_reco_06-18-2018_done
2018-025_Final_Staff_06-18-2018_done
2018-025_RevSitePlan_06-07-2018

**Location:** Approximately 28.05 acres located on the north side of Shopton Road, west of Interstate 485. (Outside City Limits)

**Current Zoning:** R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area), MX-1 LLWPA (mixed use, Lower Lake Wylie Protected Area), and CC LLWPA (commercial center, Lower Lake Wylie Protected Area)

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

- 2018-028 reco_6-5-18_done
- 2018-028_final Staff_06-18-2018_done
- 2018-028_RevSitePlan_06-11-2018


**Location:** Approximately 15.78 acres bounded by Northlake Centre Parkway and Interstate 485. (Council District 2 - Harlow & Outside City Limits)

**Current Zoning:** R-3 (single family residential) and BP (business park)

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

**Zoning Committee Recommendation:**
The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of the outstanding issue pertaining to environment.

- 2018-029 reco_6-5-18_done
- 2018-029_Final Staff_06-18-2018_done
- 2018-029_RevSitePlan_06-11-2018

**ZONING HEARINGS**

*Update: Petitioner is requesting withdrawal of this petition*

- **Location:** Approximately 3.74 acres located east of intersection of Moore Chapel Road and Belmeade Drive.
- **Current Zoning:** R-3 (single family residential)
- **Proposed Zoning:** B-1(CD) (business neighborhood, conditional)

28. **Rezoning Petition: 2017-050 by Circa Investments, LLC**

*Update: Petitioner requesting deferral to July 16, 2018*

- **Location:** Approximately 0.77 acres located south of Crescent Avenue and north of South Laurel Avenue, between Providence Road and Willoughby Street. (Council District 1 - Egleston)
- **Current Zoning:** B-1 (neighborhood business) and O-2 (office)
- **Proposed Zoning:** NS (neighborhood services)

29. **Rezoning Petition: 2017-192 by C4 Investments, LLC**

*Update: Petitioner is requesting withdrawal of this petition*

- **Location:** Approximately 8.7 acres located on the east side of W.T. Harris Boulevard, west of Old Lawyers Road, south of Albemarle Road. (Council District 5 - Newton)
- **Current Zoning:** B-1S(CD) (business shopping center (old district), conditional) and O-1 (office)
- **Proposed Zoning:** UR-2(CD) (urban residential, conditional)


*Update: Staff requesting deferral to July 16, 2018*

- **Location:** Approximately 0.17 acres located at the northeast corner of East 17th Street and North McDowell Street. (Council District 1 - Egleston)
- **Current Zoning:** R-5 (single family residential)
- **Proposed Zoning:** UR-2(CD) (urban residential, conditional) with five-year vested rights
31. Rezoning Petition: 2018-002 by James Shad

*Update: Petitioner requesting deferral to July 16, 2018*

**Location:** Approximately 4.5 acres located on the north side of Hickory Grove Road, east of W.T. Harris Boulevard. (Council District 5 - Newton)

**Current Zoning:** R-8 (single family residential) and B-2(CD) (general business, conditional)

**Proposed Zoning:** B-2 (CD) (general business, conditional) and B-2(CD) SPA (general business, conditional, site plan amendment) with five-year vested rights.

32. Rezoning Petition: 2018-045 by Andy Bilmanis

*Update: Petitioner requesting deferral to July 16, 2018*

**Location:** Approximately 7.37 acres located off of Callabridge Court, off of Mount Holly Huntersville Road, north of Brookshire Boulevard. (Outside City Limits)

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

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

33. Rezoning Petition: 2018-043 by Pike Nurseries

*Update: Petitioner is requesting deferral to July 16, 2018*

**Location:** Approximately 5.85 acres located south of Ridge Road, west of Prosperity Church Road, east of Benfield Road, north of I-485. (Council District 4 - Phipps)

**Current Zoning:** CC(CD) (commercial center, conditional)

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

34. Rezoning Petition: 2017-203 by South End West Syndicate, LLC

**Location:** Approximately 0.75 acres located at the intersection of South Tryon Street and West Worthington Avenue, south of West Boulevard. (Council District 3 - Mayfield)

**Current Zoning:** B-1 (neighborhood business) and R-8 (single family residential)

**Proposed Zoning:** TOD-R(O) (transit oriented development-residential, optional)

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to site design.
35. **Rezoning Petition: 2018-024 by The Drakeford Company**

**Location:** Approximately 0.87 acres located on the north side of Reece Road, east of Arbor Lane, east of Park Road, north of Park Road Shopping Center. (Council District 6 - Bokhari)

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

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

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

- [2018-024_PH_Staff_06-18-2018_done](2018-024_PH_Staff_06-18-2018_done)
- [2018-024_RevSitePlan_05-14-2018](2018-024_RevSitePlan_05-14-2018)


**Location:** Approximately 2.75 acres located on the east side of Northpointe Industrial Boulevard, north of North Hoskins Road. (Council District 2 - Harlow)

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

**Proposed Zoning:** I-2(CD) (general industrial, conditional)

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to environment and technical items.


37. **Rezoning Petition: 2018-047 by Foundation of the University of North Carolina at Charlotte, Inc.**

**Location:** Approximately 4.42 acres located on the east side of North Tryon Street across from J.W. Clay Boulevard. (Council District 1 - Egleston)

**Current Zoning:** INST (institutional) and TOD-M(O) (transit oriented development - mixed use, optional)

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

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

- [2018-047 Slip Sheet](2018-047_Slip_Sheet)
- [2018-047_RevSitePlan_05-14-2018](2018-047_RevSitePlan_05-14-2018)
- [Previously Approved Cover Page](Previously_Approved_Cover_Page)
- [2018-47 prev_2016-035 Approved Site Plan](2018-47_prev_2016-035_Approved_Site_Plan)
38. **Rezoning Petition: 2018-037 by Adam Florenza**

   **Location:** Approximately 12.5 acres located on the west side of Steele Creek Road, north of South Tryon Street. (Council District 3 - Mayfield)

   **Current Zoning:** R-3 (single family residential)
   **Proposed Zoning:** UR-2(CD) (urban residential, conditional) with five-year vested rights

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

   ![Links](2018-037_PH_06-18-2018_done)
   ![Links](2018-037_RevSitePlan_05-14-2018)


   **Location:** Approximately 1.57 acres located on the south side of East Woodlawn Road, between Old Woods Road and Fairbluff Place, east of South Boulevard. (Council District 6 - Bokhari)

   **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 design and environment.

   ![Links](2018-022_PHstaff_6-18-18_JK5-25_done)
   ![Links](2018-022_RevSitePlan_05-14-2018)
   ![Links](Previously Approved Cover Page)
   ![Links](2018-022_prev approved plan 2016-137)

40. **Rezoning Petition: 2018-032 by Myers Park Methodist Church**

   **Location:** Approximately 4.62 acres located on the south side of the intersection of Providence Road and Queens Road, north of Oxford Place. (Council District 6 - Bokhari)

   **Current Zoning:** O-2(CD) (office, conditional)
   **Proposed Zoning:** MUDD-O (mixed use development, optional) with five-year vested rights

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

   ![Links](2018-032_PH_Staff_06-18-2018_done)
   ![Links](2018-032_RevSitePlan_05-14-2018)
   ![Links](Previously Approved Cover Page)
   ![Links](2018-032 previously approved site plan 2000-088 approved site plan)
41. **Rezoning Petition: 2018-042 by SBBH, LLC**

**Location:** Approximately 3.15 acres located on the southeast corner of the North Graham Street and Dalton Avenue. (Council District 1 - Egleston)

**Current Zoning:** 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 transportation and environment.

2018-42_phstaff-061818_done
2018-042_RevSitePlan_05-14-2018

42. **Rezoning Petition: 2018-035 by EM & C Investments, LLC**

**Location:** Approximately 13.02 acres located on the south side of University City Boulevard, west of the Mecklenburg/Cabarrus County Line. (Outside City Limits)

**Current Zoning:** B-1SCD (business shopping center district)
**Proposed Zoning:** I-2(CD) (general industrial, conditional)

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

2018-35_staff_analysis_061818_done
2018-035_RevSitePlan_05-14-2018
2018-035_approved_site_plan_1988-026C

43. **Rezoning Petition: 2018-036 by No Fear Investments, LLC**

**Location:** Approximately 0.41 acres located on the east side of Olando Street south of Norris Avenue, north of Moretz Avenue. (Council District 1 - Egleston)

**Current Zoning:** I-1 (light industrial)
**Proposed Zoning:** R-8 (single family residential)

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

2018-036_PHstaff_6-18-18_done
44. **Rezoning Petition: 2018-038 by Derrick Walker**

- **Location:** Approximately 1.45 acres located on the north side of Horseshoe Lane, east of West Boulevard. (Council District 3 - Mayfield)

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

- **Staff Recommendation:**
  Staff recommends approval of this petition upon resolution of the outstanding issue pertaining to environment.

45. **Rezoning Petition: 2018-039 by Lischerong Enterprises & Holdings**

- **Location:** Approximately 0.17 acres located on the north side of Fairwood Avenue, east of South Tryon Street. (Council District 3 - Mayfield)

- **Current Zoning:** I-1 (light industrial)
- **Proposed Zoning:** TOD-M (transit oriented development - mixed use)

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

46. **Rezoning Petition: 2018-040 by Charlie Casselman**

- **Location:** Approximately 0.38 acres located on the north side of Monroe Road, west of Commonwealth Avenue. (Council District 5 - Newton)

- **Current Zoning:** R-17MF (multi-family residential)
- **Proposed Zoning:** B-1 (neighborhood business)

- **Staff Recommendation:**
  Staff recommends approval of this petition.
47. **Rezoning Petition: 2018-041 by Saussy Burbank, LLC**

**Location:** Approximately 1.27 acres located on the north side of East 36th Street, east of Spencer Street. (Council District 1 - Egleston)

**Current Zoning:** R-5 (single family residential) and UR-2(CD) (urban residential, conditional)

**Proposed Zoning:** UR-2(CD) (urban residential, conditional) and 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 the environment.

2018-41_staff_061818_done

2018-041_RevSitePlan_05-14-2018

Previously Approved Cover Page

2018-041_approved site plan 2017-071