City of Charlotte

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

Zoning Agenda

Monday, November 16, 2020

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**

[November Follow-Up Report - Final]
DECISIONS


   **Location:** Approximately 23.89 acres located on the south side of W. Arrowood Road, west of Whitehall Executive Center Drive. (Council District 3 - Watlington)

   **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.

4. **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)

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

   **Staff Recommendation:**
   Staff recommends APPROVAL of this petition.
5. **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)

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

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

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

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/closest to District 3 - Watlington)

**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)

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

**Staff Recommendation:**
Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to site and building design.
7. **Rezoning Petition: 2020-066 by Yoruk Development Company, Inc.**

   **Location:** Approximately 3.62 acres located along the north side of Sardis Road, east of Sunnywood Lane, and south of Watergate Road. (Council District 6 - Bokhari)

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

   **Proposed Zoning:** UR-1 (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_066_ZC_Reco_DONE
   - 2020_066_FinalSA_20_11_16
   - 2020_066_SitePlanRev_2020_10_29

8. **Rezoning Petition: 2020-089 by Pulte Group, Inc.**

   **Location:** Approximately 3.42 acres located on the west side of Briar Creek Road, north of Green Oaks Lane, and east of Wembley Drive. (Council District 1 - Egleston)

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

   - 2020_089_ZReco_DONE
   - 2020_089_FinalHSA_DONE
   - 2020_089_SitePlanRev_2020_10_26
9. **Rezoning Petition: 2020-090 by Remount, LLC**

**Location:** Approximately 1.566 acres located along the south side of Watson Drive, the west of Remount Road, and north of West Boulevard. (Council District 3 - Watlington)

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

10. **Rezoning Petition: 2020-093 by Griffman Investments, LLC**

**Location:** Approximately 1.41 acres located along the east side of Griffith Street, the west side of LYNX Blue Line, and south of Poindexter Drive. (Council District 3 - Watlington)

**Current Zoning:** TOD-M (O) (transit-oriented development, mixed, 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.

11. **Rezoning Petition: 2020-094 by Childress Klein**

**Location:** Approximately 9.54 acres located north of Perimeter Pointe Parkway, west of Rebecca Avenue, and south of West Boulevard. (Council District 3 - Watlington)

**Current Zoning:** I-1 (CD) (light industrial, conditional) and R-22 MF (multi-family residential)

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

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

**Staff Recommendation:**
Staff recommends APPROVAL of this petition.
12. **Rezoning Petition: 2020-097 by 6800 Solectron Owner, L.P.**

   **Location:** Approximately 12.40 acres located along the south side of Mallard Creek Road and along the east side of Penninger Circle. (Council District 2 - Graham)

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

   2020_097_ZC_Reco_DONE
   2020_097_FinalSA_DONE
   2020-097_RevSitePlan_2020_10_26

13. **Rezoning Petition: 2020-098 by AHI 3100, LLC**

   **Location:** Approximately 4.18 acres located south of N. Tryon Street and its intersection with E. 36th Street in the NoDa community. (Council District 1 - Egleston)

   **Current Zoning:** B-2 (general business), I-1 (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.

   2020_098_ZCR_DONE
   2020_098_FSA_DONE


   **Location:** Approximately 20.88 acres located along the southeast side of Mallard Creek Road and north of Morris Estate Drive. (Council District 2 - Graham)

   **Current Zoning:** R-3 (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.

   2020_099_ZC_Reco_DONE
   2020_099_Final_SA_DONE
   2020_099_RevSitePlan_2020_11_5
15. **Rezoning Petition: 2020-100 by Delray Ventures, LLC**

**Location:** Approximately 4.9 acres located along the south side of Sharon Amity Road, east of Addison Drive, and west of Water Oak Road. (Council District 5 - Newton)

**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 upon resolution of technical revisions related to stormwater.

2020_100_ZC_Reco_DONE

2020_100_FinalSA_DONE

2020_100_SitePlanRev_2020_11_3


**Location:** Approximately 4.005 non-contiguous acres between three parcels located in the Optimist Park community in the vicinity of Optimist Hall. (Council District 1 - Egleston)

**Current Zoning:** TOD-M (O) & I-2 (transit-oriented development, mixed, optional; heavy 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.

2020_101_FSA_DONE

2020_101_ZCReco_DONE
ACTIVE TRANSPORTATION PROJECTS

17. Active Transportation Projects

District1_ActiveProjects
District2_ActiveProjects
District3_ActiveProjects
District4_ActiveProjects
District5_ActiveProjects
District6_ActiveProjects
District7_ActiveProjects
HEARINGS


Location: Approximately 5.2 acres located on the west side of Wallace Road, north of Woodberry Road, west of East Independence Boulevard. (Council District 5 - Newton)

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

Staff Recommendation:
Staff recommends approval of this petition upon resolution of requested technical revisions related to site plan label and transportation notes.

19. Rezoning Petition: 2020-037 by City of Charlotte Planning, Design and Development

Location: Approximately 49.3 acres located on both the north and south side of Russell Avenue, west of Interstate 77, north of Oaklawn Avenue. (Council District 2 - Graham)

Current Zoning: R-5 (single-family residential)
Proposed Zoning: R-5 (HDO) (single-family residential, historic district overlay)

Staff Recommendation:
Staff recommends APPROVAL of this petition.

20. Rezoning Petition: 2020-073 by Blue Azalea

Location: Approximately 4.8 acres located along both the north and south sides of Sharon View Road, west of Colony Road and east of Sharon Road. (Council District 6 - Bokhari)

Current Zoning: R-3 (single-family residential)
Proposed Zoning: UR-2(CD) 5-year vested rights (urban residential, conditional, with 5-year vest rights).

Staff Recommendation:
Staff recommends APPROVAL of this petition upon resolution of outstanding issues and requested technical revisions related to site/building design, transportation and environment.
21. **Rezoning Petition: 2020-052 by Selwyn Property Group, Inc.**

   **Location:** Approximately 1 acre located on the west side of the intersection of East Boulevard and Scott Avenue, east of Kenilworth Avenue. (Council District 1 - Egleston)

   **Current Zoning:** NS PED (neighborhood services, pedestrian overlay)
   **Proposed Zoning:** MUDD (CD) PED (mixed-use development, conditional, pedestrian overlay)

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

2020_052_PHSA_DONE
2020_052_SitePlanRev_2020_9_14

22. **Rezoning Petition: 2020-013 by Boulevard Real Estate Advisors, LLC**

   **Location:** Approximately 0.613 acres located on the eastern side of the intersection of Tryon Street and Cama Street, and south of Freeland Lane. (Council District 3 - Watlington)

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

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

2020_013_PHSA_DONE
2020_013_RevSitePlan_2020_10_12

23. **Rezoning Petition: 2020-042 by Boulevard Real Estate Advisors, LLC**

   **Location:** Approximately 0.236 acres located east of South Tryon Street, south of Tryclan Drive, and west of Dewitt Lane. (Council District 1 - Egleston)

   **Current Zoning:** R-5 (single family residential)
   **Proposed Zoning:** O-1(CD) (office, conditional)

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

2020_042_PHSA_DONE
2020_042_SitePlanRev_2020_10_9

**Location:** Approximately 0.51 acres located at the NE intersection of Parkwood Avenue and Allen Street in the Belmont community.  (Council District 1 - Egleston)

**Current Zoning:** B-1 (neighborhood business)
**Proposed Zoning:** NS (neighborhood services)

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

2020_076_PHSA_DONE
2020_076_RevSitePlan_2020_10_13

25. **Rezoning Petition: 2020-105 by Saratoga Asset Management, LLC**

**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)

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

2020_105_PHSA_DONE
2020_105_RevSitePlan_2020_10_13

26. **Rezoning Petition: 2020-113 by Catalyst Capital**

**Location:** Approximately 6.95 acres located along the south side of Wilkinson Boulevard and along the west side of Berryhill Road.  (Council District 3 - Watlington)

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

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

2020_113_PHSA_DONE
27. **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 Wiley Protected Area), R-4 LLWPA (single-family residential, Lower Lake Wiley Protected Area)

   **Proposed Zoning:** I-1 LLWPA (light industrial, Lower Lake Wiley Protected Area)

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

   2020_114_PHSA_DONE

28. **Rezoning Petition: 2020-115 by Crosland Southeast**

   **Location:** Approximately 2 acres located on the west side of Pecan Avenue, north of Independence Boulevard, south of Central Avenue. (Council District 1 - Egleston)

   **Current Zoning:** 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.

   2020_115_PHSA_DONE

29. **Rezoning Petition: 2020-117 by Vulcan Materials Company**

   **Location:** Approximately 15 acres located on the east side of Old Nations Ford Road and the south side of Hebron Street. (Council District 3 - Watlington)

   **Current Zoning:** R-17 MF (multi-family residential) and I-1 (light industrial)

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

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

   2020_117_PHSA_DONE

30. **Rezoning Petition: 2020-118 by TWG Development**

   **Location:** Approximately 9.042 acres located off District Drive between W.T. Harris Boulevard and Shorthorn Street in the University City neighborhood.

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

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

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

   2020-118_PHSA_DONE
31. **Rezoning Petition: 2020-119 by The Maintenance Team, Inc.**

   **Location:** Approximately 9.78 acres north of Shopton Road, east of Steele Creek Road, and west of Pinecrest Drive. (Outside City Limits - Closest to District 3 - Watlington)

   **Current Zoning:** R-3 AIR (single-family residential, airport noise overlay)

   **Proposed Zoning:** I-2 (CD) AIR (general industrial, conditional, airport noise overlay)

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

   2020_119_PHSA_DONE

   2020_119_RevSitePlan_2020_10_12

32. **Rezoning Petition: 2020-123 by Collett Properties, Inc.**

   **Location:** Approximately 13.22 acres located on the north side of Business Center Drive and Interstate 85 and west of Little Rock Road. (Council District 3 - Watlington)

   **Current Zoning:** R-3 AIR LLWPA (single-family residential, airport noise overlay, Lower Lake Wylie Protected Area) and B-2 AIR LLWPA (general business, airport noise overlay, Lower Lake Wylie Protected Area)

   **Proposed Zoning:** I-1 (CD) AIR LLWPA (light industrial, airport overlay, Lower Lake Wylie Protected Area)

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

   2020_123_PHSA_DONE

   2020_123_RevSitePlan_2020_10_12

33. **Rezoning Petition: 2020-124 by Mission Properties**

   **Location:** Approximately 0.33 acres located along the southeast side of Dunloe Street, the southwest side of Sylvania Avenue, west of Tryon Street. (Council District 1 - Egleston)

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

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

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

   2020_124_PHSA_DONE

   2020-124_RevSitePlan_10_12
34. **Rezoning Petition: 2020-148 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/Adjacent to District 4 - Johnson)

**Current Zoning:** MX-1 INNOV (mixed use, innovative)

**Proposed Zoning:** MX-2 INNOV (mixed use, innovative)

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

2020_148 PHSA_DONE

2020-148_RevSitePlan_2020_10_7

Adjournment