Meeting Agenda

Monday, October 1, 2018

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
5:30 P.M. ZONING MEETING,
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
CHAMBER

1. Rezoning Petition: 2018-074 by Elissa Mullis

   **Location:** Approximately 9.25 acres located on the west side of Hood Road south of Plaza Road Extension. (Outside City Limits)

   **Current Zoning:** R-3 (single family residential)
   **Proposed Zoning:** INST(CD) (institutional)

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

   **Attachments:**
   Pre-Hearing Staff Analysis
   Site Plan
   2018-74_staff_analysis_091718_done
   2018-074_RevSitePlan_08-13-2018

2. Rezoning Petition: 2017-043 by Northlake Systems, LLC

   **Location:** Approximately 7.12 acres located at the northwest intersection of Point O’ Woods Drive and Northlake Center Parkway, south of Philadelphia Court. (Council District 2 - Harlow)

   **Current Zoning:** R-3 (single family residential), R-17MF (multi-family residential) and CC (commercial center)
   **Proposed Zoning:** MUDD-O (mixed use development, optional)

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

   **Attachments:**
   Pre-Hearing Staff Analysis
   Site Plan
   Previously Approved Site Plan
   2017-043_PHstaff 09-17-2018_done
   2017-043_RevSitePlan_08-13-2018
   Previously Approved Cover Page
   2017-043_Approved 2008-060
3. **Rezoning Petition: 2017-195 by Boulevard Real Estate Advisors, LLC**

   **Location:** Approximately 19.78 acres located on both sides of Nations Crossing Road, south of East Woodlawn Road, east of I-77. (Council District 3 - Mayfield)

   **Current Zoning:** I-2 (general industrial)
   **Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional) with five-year vested rights

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

   **Attachments:**
   Pre-Hearing Staff Analysis
   Site Plan
   2017-195_staff_9-17-18_done
   2017-195_RevSitePlan_08-13-2018

4. **Rezoning Petition: 2018-003 by Boulevard Real Estate Advisors, LLC**

   **Location:** Approximately 0.74 acres located on the north side of West Tremont Avenue, east of South Tryon Street. (Council District 3 - Mayfield)

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

   **Staff Recommendation:**
   Staff recommends approval of this petition upon resolution of outstanding issues related to site design, requested optional provisions, and requested technical revisions.

   **Attachments:**
   Pre-Hearing Staff Analysis
   Site Plan
   Previously Approved Site Plan
   2018-003_Prestaff_09-17-2018_done
   2018-003_RevSitePlan_08-13-2018
   Previously Approved Cover Page
   2018-003 prev approved plan 2016-146 approved site plan
5. **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:** R-6 (single family residential)

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

   **Attachment:**
   Pre-Hearing Staff Analysis
   
   2018-23_staff_091718_km0906_done


   **Location:** Approximately 3.49 acres located on the east side of Park Road, north of Sharon Road. (Council District 6 - Bokhari)

   **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 streetscape, visitor parking, and requested technical revisions.

   **Attachments:**
   Pre-Hearing Staff Analysis
   Site Plan
   
   2018-026_staff_9-17-18_done
   2018-026_RevSitePlan_08-13-2018

7. **Rezoning Petition: 2018-059 by Boulevard Real Estate Advisors, LLC**

   **Location:** Approximately 1.01 acres located on the west side of South Mint Street, south of West Carson Boulevard, north of Palmer Street. (Council District 3 - Mayfield)

   **Current Zoning:** I-2 (general industrial)
   **Proposed Zoning:** TOD-M (transit oriented development - mixed use)

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

   **Attachment:**
   Pre-Hearing Staff Analysis
   
   2018-059_PHstaff_09-17-2018_done

- **Location:** Approximately 2.63 acres located on the north side of N. Tryon Street, east of Salem Church Road. (Council District 4 - Phipps)

- **Current Zoning:** NS (neighborhood services)
- **Proposed Zoning:** NS(SPA) (neighborhood services, site plan amendment) with five-year vested rights

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

- **Attachments:**
  - Pre-Hearing Staff Analysis
  - Site Plan
  - Previously Approved Site Plan
  - 2018-65_staff_analysis_091718_done
  - 2018-065_RevSitePlan_08-13-2018
  - Previously Approved Cover Page
  - 2018-65_prev_approvd_site_plan_1-3_2007-047 (1)
  - 2018-65_prev_approvd_site_plan_1-3_2007-047 (2)
  - 2018-65_prev_approvd_site_plan_1-3_2007-047 (3)


- **Location:** Approximately 0.82 acres located on east side of Providence Road at the intersection of Westbury Road. (Council District 6 - Bokhari)

- **Current Zoning:** R-3 (single family residential)
- **Proposed Zoning:** R-4 (single family residential)

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

- **Attachment:**
  - Pre-Hearing Staff Analysis
  - 2018-066_staff_09-17-18_done
10. **Rezoning Petition: 2018-070 by Florian & Oltita Balaj**

   **Location:** Approximately 0.21 acres located on the west side of Boyer Street, north of Wilkinson Boulevard. (Council District 3 - Mayfield)

   **Current Zoning:** R-17(MF) AIR (multi-family residential, airport noise overlay)  
   **Proposed Zoning:** I-2 AIR (light industrial, airport noise overlay)

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

   **Attachment:**  
   Pre-Hearing Staff Analysis

   PH 2018-070_09-17-2018 done

11. **Rezoning Petition: 2018-071 by Dependable Development**

   **Location:** Approximately 9.54 acres located east of Interstate between Caldwell Road and Farmington Ridge Parkway. (Outside City Limits)

   **Current Zoning:** R-5(CD) (single family residential, conditional) with five-year vested rights  
   **Proposed Zoning:** R-5(CD) SPA (single family residential, conditional, site plan amendment) with five-year vested rights

   **Staff Recommendation:**  
   Staff recommends approval of this petition upon resolution of outstanding issues related to the requested zoning district and five-year vested rights, and environment.

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

   2018-71_staff_analysis_091718_done  
   2018-071_site_plan  
   Previously Approved Cover Page  
   2018-71_prev_approved_site_plan_2017-085
12. **Rezoning Petition: 2018-079 by Three Pillars Capital, LLC**

   **Location:** Approximately 0.75 acres located on the North Brevard. (Council District 1 - Egleston)

   **Current Zoning:** I-2 (light industrial)
   **Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional) with three-year vested rights

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

   **Attachments:**
   Pre-Hearing Staff Analysis
   Site Plan
   2018-79_staff_analysis_091718_done
   2018-079_RevSitePlan_08-13-2018

**Adjournment**