City of Charlotte

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

Zoning Agenda

Monday, October 19, 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
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**

October Follow-Up Report - Final
3. **Rezoning Petition: 2020-062 by i3i Ventures, LP**

   *Update: Petitioner has withdrawn this petition*

   **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 (CD) (multi-family residential, conditional) and B-2 (CD) (general business, conditional)

3b. **Rezoning Petition: 2020-049 by The Keith Corporation**

   *Update: Petitioner is requesting deferral to November 16, 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)
4. **Rezoning Petition: 2020-104 by Charlotte Planning, Design and Development**

   **Summary of Petition:**
   Chapter 13, “Signs” of the Zoning Ordinance to provide additional flexibility; provide better scale for certain sign types; provide greater utilization of building wall space for sign area; address unintended consequences; clarify the enforcement process; and update, add, and delete definitions and graphics.

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

   **Staff Recommendation:**
   Staff Recommends APPROVAL of this text amendment.

   2020_104_ZCReco_DONE
   2020-104_Text Amendment_8-10-20
   2020-104_Annotated Signs Chapter 8-10-20
   2020_104_FSA_DONE

5. **Rezoning Petition: 2018-034 by Charles & Ellen Gray**

   **Location:** Approximately 0.71 acres located on the southern corner of the intersection of University City Boulevard and John Kirk Road. (Council District 4 - Johnson)

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

   2018_034_ZCR_DONE
   2018_034_FSA_DONE
   2020_034_SitePlanRev_2020_10_14

   **Location:** Approximately 23.75 acres located at the west corner intersection of North Tryon Street and West Mallard Creek Church Road. (Council District 4 - Johnson)

   **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_163_ZC_reco_DONE
   - 2019_163_Final_SA_DONE


   **Location:** Approximately 0.7 acres (two lots) located on the south side of State Street and north side of Katonah Avenue. (Council District 2 - Graham)

   **Current Zoning:** I-2 (General Industrial) and R-8 (Single Family Residential)
   **Proposed Zoning:** MUDD-O (Mixed Use Development, Optional)

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 4-3 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.

   - 2019_167_ZCReco_DONE
   - 2019_167_FSA_DONE
   - 2019_167_RevSitePlan_2020_10_14
8. **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.

   2019_179_ZCR_DONE
   2019_179_FSA_DONE
   2019_179_SitePlanRev_2020_08_18

9. **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)

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

    **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)

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

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

    2020_023_ZCReco_DONE
    2020_023_FSA_DONE
    2020_023_SitePlanRev_2020_09_24
11. **Rezoning Petition: 2020-035 by CCP University LLC**

**Location:** Approximately 49 acres located on the south side of IBM Drive, west of Neal Road, and north of University City Boulevard. (Council District 4 - Johnson)

**Current Zoning:** R-4 (single-family residential) and RE-2 (research)

**Proposed Zoning:** UR-2 (CD) (urban residential, conditional) and R-8MF (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_035_ZC_Reco_DONE
- 2020_035_Final_SA_DONE
- 2020-035_RevSitePlan_2020_10_13

12. **Rezoning Petition: 2020-055 by RangeWater Real Estate**

**Location:** Approximately 27.97 acres located along the east side of IBM Drive west of Interstate 85, south of West W. T. Harris Boulevard. (Council District 4 - Johnson)

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

**Proposed Zoning:** R-17MF (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_055_ZC_Reco_DONE
- 2020_055_FSA_DONE
- 2020-055_RevSitePlan_2020_10_13
13. **Rezoning Petition: 2020-057 by Lakemont Property Investors, LLC**

**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)

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

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

2020_057_ZCReco_DONE
2020_057_FSA_DONE
2020_057_RevSitePlan_2020_10_12


**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)

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

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

2020_059_ZCReco_DONE
2020_059_FinalSA_DONE
2020_059_SitePlanRev_2020_09_29
15. **Rezoning Petition: 2020-060 by Westplan Investors**

**Location:** Approximately 11.65 acres located east of Interstate 85, north of Berkeley Place Drive, and south of Mallard Creek Church Road. (Council District 4 - Johnson)

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

**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.

16. **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.
17. Rezoning Petition: 2020-067 by Terranova Group, LLC

**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-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_067_ZCReco_DONE
2020_067_FSADONE
2020_067_RevSitePlan_2020_09_28

18. Rezoning Petition: 2020-072 by Freemore, LLC

**Location:** Approximately 0.48 acres located north of Freedom Drive, south of Thrift Road, and east of Berryhill Road. (Council District 3 - Watlington)

**Current Zoning:** I-1 (industrial)
**Proposed Zoning:** MUDD-O (mixed-se 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.

2020_072_ZCReco_DONE
2020_072_FSA_DONE
2020-072_SitePlanRev_2020_10_08
19. Rezoning Petition: 2020-074 by Redwood USA, LLC

Location: Approximately 21.08 acres located off Harris Houston Road in the University City area. (Council District 4 - Johnson)

Current Zoning: R-3 (single family)
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.

20. Rezoning Petition: 2020-075 by Mattamy Homes

Location: Approximately 19.6 acres located along the south side of Ridge Road, north of Interstate 485, and west of Mallard Creek Road. (Council District 4 - Johnson)

Current Zoning: R-3 (single-family residential)
Proposed Zoning: R-8 MF (CD) (single-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.

21. Rezoning Petition: 2020-078 by City of Charlotte, Aviation

Location: Approximately 19.5 acres located to the north and south of Old Dowd Road, just west of Interstate 485. (Outside City Limits)

Current Zoning: I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area), R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area)
Proposed Zoning: I-2 LLWPA (general industrial, Lower Lake Wylie Protected Area)

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.
22. **Rezoning Petition: 2020-080 by The Courtyard at Park Road, LLC**

   **Location:** Approximately 2.376 acres located along the west side of Park Road, east of McDonald Avenue, and south of Ideal Way. (Council District 1 - Egleston)

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

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

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

   2020_080_ZCReco_DONE
   2020_080_SitePlanRev_2020_09_29
   2020_080_FinalSA_DONE

23. **Rezoning Petition: 2020-084 by D. R. Horton**

   **Location:** Approximately 9.09 acres located along the west side of Reames Road, north of Sunset Road, and south of Lawnmeadow 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_084_ZCReco_DONE
   2020_084_FinalSA_DONE
   2020-084_RevSitePlan_2020_9_6
24. **Rezoning Petition: 2020-087 by Plainwood, LLC**

**Location:** Approximately 7.81 acres located on the east side of Brookshire Boulevard, north of Dakota Street, west of Tennessee Avenue. (Council District 2 - Graham)

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

**Proposed Zoning:** R-12 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_087_ZCReco_DONE
- 2020_087_FinalSA_DONE
- 2020_087_SitePlanRev_2020_09_28
ACTIVE TRANSPORTATION PROJECTS

25. Active Transportation Projects

District1_ActiveProjects
District2_ActiveProjects
District3_ActiveProjects
District4_ActiveProjects
District5_ActiveProjects
District6_ActiveProjects
District7_ActiveProjects
HEARINGS

26. Rezoning Petition: 2020-045 by Andrew Klenk

*Update: Petitioner has withdrawn this petition*

*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: 2020-037 by Renee-Pride Dunlap

*Update: Petitioner is requesting deferral to November 16, 2020*

*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)


*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)

*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 site and building design.

*2019_085_PHstaff_DONE*

*2019-085_RevSitePlan_2020_9_15*
29. **Rezoning Petition: 2019-128 by Pulte Group, Inc.**

**Location:** Approximately 240.32 acres located on the west side of Steele Creek Road, south of Sledge Road, east of Shopton Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** MX-3 (mixed use) and UR-2 (CD) (urban residential, conditional)

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

2019_128_PHstaff_DONE
2019-128_RevSitePlan_2020_9_15

30. **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:** M U D D (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 urban design.

2020_052_PHSA_DONE
2020_052_SitePlanRev_2020_9_14

31. **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)

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

2020_089_PHSA_DONE
2020_089_SitePlanRev_2020_9_14
32. **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)

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

33. **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)

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

34. **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)

   **Staff Recommendation:**
   Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation.
35. 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 3 - Watlington)

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)

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

2020_097_PHSA_DONE
2020-097_RevSitePlan_2020_9_14

36. 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)

Staff Recommendation:
Staff recommends APPROVAL of this petition.

2020_098_PHSA_DONE

37. Rezoning Petition: 2020-099 by D. R. Horton

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)

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

2020_099_PHSA_DONE
2020_099_RevSitePlan_2020_9_15
38. **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)

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


**Location:** Approximately 4.005 non-contiguous acres between three parcels, both 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)

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

Adjournment