City of Charlotte

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

Zoning Agenda

Monday, September 16, 2019

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
DINNER AGENDA

1. 5:00 P.M. DINNER MEETING, CH-14
   1. Meeting Agenda
   2. Dinner Meeting Agenda
      1. Agenda Review - Dave Pettine
   3. Follow-Up Report

2. Dinner Meeting Agenda
   1. Agenda Review - Dave Pettine

3. Follow Up Report
   Sept Follow-Up Report - Final
AWARDS AND RECOGNITIONS

4. National Suicide Prevention Month

Action: Council member Newton will read a proclamation recognizing September 2019 as National Suicide Prevention Month.

5. Charlotte Women’s Small Business Month Proclamation

Action: Council member Mitchell will read a proclamation recognizing October 2019 as Charlotte Women’s Small Business Month.

6. Museum Day Proclamation

Action: Mayor Lyles will read a proclamation recognizing September 21, 2019, as Museum Day.

DECISIONS

7. Rezoning Petition: 2018-147 by Laurel Street Residential

Update: Petitioner is requesting deferral to October 21, 2019

Location: Approximately 3.31 acres located on the north side of Mallard Creek Road, east of Prosperity Church Road, west of Galloway Road. (Council District 4 - Phipps)

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 DEFER this petition to their October 1, 2019 meeting.

8. Rezoning Petition: 2018-167 by Verde Homes, LLC

Update: Petitioner is requesting withdrawal of this petition

Location: Approximately 1.74 acres located on the east side of Sardis Road, between Oak Creek Drive and Creek Valley Drive. (Council District 6 - Bokhari)

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

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

*Update: Petitioner is requesting deferral to October 21, 2019*

**Location:** Approximately 4.63 acres located on the east side of the intersection of Freedom Drive, Ashley Drive and Tuckaseegee Road. (Council District 3 - Mayfield)

**Current Zoning:** B-1SCD AIR (business shopping center district, airport noise overlay)

**Proposed Zoning:** BD(CD) AIR (distributive business, conditional, airport noise overlay) and B-2(CD) AIR (general business, conditional, airport noise overlay)

**Zoning Committee Recommendation:**
The Zoning Committee voted 7-0 to **DEFER** this petition to their October 1, 2019 meeting.


*Update: Petitioner is requesting deferral to October 21, 2019*

**Location:** Approximately 30.73 acres located on the north side of South Tryon Street, south of Erwin Road, east of Choate Circle. (Council District 3 - Mayfield)

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

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

**Zoning Committee Recommendation:**
The Zoning Committee voted 5-2 to recommend **DENIAL** of this petition.


**Location:** Approximately 5.5 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard. (Council District 2 - Harlow)

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

**Proposed Zoning:** NS LWPA (neighborhood services, 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.

2018-128_reco_07-30-2019_done
2018-128_Final_09-16-2019_done
2018-128_RevSitePlan_08-15-2019

**Location:** Approximately 20.50 acres located on the west side of Providence Road, north of Lynbridge Road, south of Old Providence Road. (Council District 7 - Driggs)

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

**Proposed Zoning:** R-8MF(CD) (multi-family residential, conditional) and INST(CD) (institutional conditional)

**Zoning Committee Recommendation:**
Staff will provide the Zoning Committee Recommendation during the meeting.

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


**Location:** Approximately 1.75 acres located on the eastside of Waverly Avenue, west side of Kenilworth Avenue, south of Romany Road. (Council District 1 - Egleston)

**Current Zoning:** R-8 (single family residential) & R-22MF (multi-family residential)

**Proposed Zoning:** R-8(CD) (single family residential, conditional) & MUDD(CD) (mixed use development, conditional)

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

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

14. **Rezoning Petition: 2019-008 by CoHab, LLC**

**Location:** Approximately 0.52 acres located on the west side of the intersection of Seigle Avenue and East 15th Street. (Council District 1 - Egleston)

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

**Proposed Zoning:** MUDD(CD) (mixed use development, conditional)

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

**Staff Recommendation:**
Staff does not recommend approval of this petition in its current form.
15. **Rezoning Petition: 2019-009 by Joseph Rhodes**

**Location:** Approximately 16.0 acres located on the east side of Beatties Ford Road, north of Trinity Road and south of Lakeview Road. (Council District 2 - Harlow)

**Current Zoning:** R-3 (single family residential) and B-2 (general business)

**Proposed Zoning:** 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.

2019-009 reco_7-30_done

2019-009_Final_9-16-2019_done

2019-009_RevSitePlan_07-10-2019


**Location:** Approximately 17.63 acres located at the southwest intersection of Morehead Road and Gene Downs Road, east of Salome Church Road. (Outside City Limits)

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

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

2019-022 reco done

2019-022_Final staff done

2019-022_RevSitePlan_06-11-2019
17. **Rezoning Petition: 2019-028 by HHHunt**

**Location:** Approximately 26.71 acres located on the north side of Sam Dee Road, west of Harrisburg Road and south of Interstate 485. (Council District 5 - Newton)

**Current Zoning:** R-3 (single family residential) and O-15(CD) (office, conditional)

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

- 2019-028 ZC Reco_done
- 2019-028 Final staff_done
- 2019-028_RevSitePlan_07-22-2019

18. **Rezoning Petition: 2019-029 by Crescent Communities**

**Location:** Approximately 1.68 acres located at the intersection of East 7th Street and North Caswell Avenue. (Council District 1 - Egleston)

**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 6-0 to recommend **APPROVAL** of this petition.

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

- 2019-029 ZC Reco_done
- 2019-029_Final Staff_done
- 2019-029_RevSitePlan_08-29-2019


**Update: Petitioner is requesting deferral to October 21, 2019**

**Location:** Approximately 14.72 acres located on the northwest side of Highway 29 North, east of Caprington Avenue. (Outside City Limits)

**Current Zoning:** R-3 (single family residential), R-17MF(CD) (multi-family residential, conditional) and MX-2 (mixed use)

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

**Zoning Committee Recommendation:**
The Zoning Committee voted 6-0 to recommend **DENIAL** of this petition.
20. Rezoning Petition: 2019-038 by Dave Hegnauer

Summary of petition:
This text amendment proposes to:

1) add a new definition for “commercial kitchen”;
2) add “commercial kitchen” as a use by-right in the U-I (urban industrial), I-1 (light industrial), I-2 (general industrial), CC (commercial center), B-2 (general business) and B-D (distributive business) zoning districts; and
3) allow outdoor storage (parking of food trucks and trailers associated with a commercial kitchen) as an accessory use to a commercial kitchen by-right in the U-I (urban industrial), I-1 (light industrial), and I-2 (general industrial) zoning districts, and with prescribed conditions in the CC (commercial center), B-2 (general business), and B-D (distributive business) zoning districts.

Zoning Committee Recommendation:
The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

Staff recommendation:
Staff recommends approval of this text amendment upon resolution of outstanding issues related to outdoor storage (parking of mobile food trucks and trailers).


Location: Approximately 26.50 acres located on the west side of Salome Church Road, near Morehead Road, southeast of Interstate 85. (Outside City Limits)

Current Zoning: CC SPA (commercial center, site plan amendment)
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.
22. **Rezoning Petition: 2019-050 by Land Growth, LLC**

**Location:** Approximately 1.45 acres located at the intersection of East Independence Boulevard and Crownpoint Executive Drive. (Council District 6 - Bokhari)

**Current Zoning:** B-D (distributive business)

**Proposed Zoning:** B-2 (general business)

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

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

2019-050_Reco_7-30-19_done

2019-050_Finalstaff_9-16-19_done

23. **Rezoning Petition: 2019-053 by Hopper Communities**

**Location:** Approximately 2.65 acres off Bryant Park Drive, west of Suttle Avenue, north of Wilkinson Boulevard and south of Morehead Street. (Council District 3 - Mayfield)

**Current Zoning:** O-1 (office district) and I-2 (general industrial)

**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.

2019-053_reco_07-30-2019_done

2019-053_Final_09-16-2019_done

2019-053_RevSitePlan_07-22-2019

24. **Rezoning Petition: 2019-054 by Cebron W. Hester**

**Location:** Approximately 1.93 acres located on the north side of Lakebrook Road, west of Sam Wilson Road, south of Interstate 85. (Outside City Limits)

**Current Zoning:** I-1(CD) LWPA (light industrial, conditional, Lake Wylie Protected Area)

**Proposed Zoning:** I-1 LWPA (light industrial, 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.

2019-054_reco_07-30-2019_done

2019-054_Final_09-16-2019_done
25. **Rezoning Petition: 2019-055 by Movement Resources**

**Location:** Approximately 4.19 acres located on the north side of Central Avenue, east of North Sharon Amity Road. (Council District 5 - Newton)

**Current Zoning:** B-1SCD (business shopping center)

**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.

- 2019-055 ZC Reco_done
- 2019-055 Final_staff_done
- 2019-055 site plan_08-18-2019

26. **Rezoning Petition: 2019-058 by Housing Authority of the City of Charlotte**

**Location:** Approximately 4.27 acres located at the intersection of West 30th Street and Bellefonte Drive. (Council District 1 - Egleston)

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

**Proposed Zoning:** UR-3(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.

- 2019-058 reco_done
- 2019-058 Final Staff_done
- 2019-058_RevSitePlan_06-11-2019
27. **Rezoning Petition: 2019-060 by 4400 Park Road, LLC**

**Location:** Approximately 0.31 acres located off of Drexmore Avenue, south of East Woodlawn Road, west of Park Road. (Council District 6 - Bokhari)

**Current Zoning:** R-4 (single family residential)
**Proposed Zoning:** O-2(CD) (office, conditional)

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

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

2019-060_Reco_7-30-19_done
2019-060_FinalStaff_9-16-19_done
2019-060_RevSitePlan_08-12-2019


**Location:** Approximately 2.8 acres located on the east side of The Plaza, south of Belvedere Avenue. (Council District 1 - Egleston)

**Current Zoning:** MUDD-O HD-O (mixed use development, optional, historic district overlay)
**Proposed Zoning:** MUDD-O SPA HD-O (mixed use development, optional, site plan amendment, historic district overlay)

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

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

2019-063_ZC_Reco_done
2019-063_Final_Staff_done
2019-063_RevSitePlan_07-22-2019
29. Rezoning Petition: 2019-064 by Novant Health

**Location:** Approximately 33.16 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard, north of Interstate 485. (Council District 2 - Harlow)

**Current Zoning:** NS LWPA (neighborhood services, Lake Wylie Protected Area)

**Proposed Zoning:** O-1(CD) LWPA (office, conditional, 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.

- 2019-064 Reco_done
- 2019-064 Final_done
- 2019-064_RevSitePlan_07-22-2019

30. Rezoning Petition: 2019-065 by Charlotte Douglas International Airport

**Location:** Approximately 15.17 acres located north of Wilkinson Boulevard, east of Interstate 485 and south of Interstate 85. (Council District 3 - Mayfield)

**Current Zoning:** B-2 AIR LLWPA (general business, airport noise overlay, Lower Lake Wylie Protected Area)

**Proposed Zoning:** I-2 AIR LLWPA (general industrial, airport noise overlay, 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.

- 2019-065 ZC Reco_done
- 2019-065 Final Staff_done

31. Rezoning Petition: 2019-066 by FCP

**Location:** Approximately 0.18 acres located east of East 36th Street and north of North Davidson Street. (Council District 1 - Egleston)

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

**Proposed Zoning:** TOD-CC (transit oriented development - community center)

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

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

- 2019-066_Reco_7-30-19_done
- 2019-066_Finalstaff_9-16-19_done
32. **Rezoning Petition: 2019-067 by JD Brooks**

*Location:* Approximately 0.15 acres located on the north side of East Worthington Avenue, east of South Boulevard. (Council District 1 - Egleston)

*Current Zoning:* B-1 HD-O (neighborhood business, historic district overlay)

*Proposed Zoning:* TOD-UC HD-O (transit oriented development - urban center, historic district overlay)

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

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

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HEARINGS

33. **Rezoning Petition: 2018-117 by Hopper Communities, Inc.**

*Update: Petitioner is requesting deferral to October 21, 2019*

*Location:* Approximately 1.7 acres located on the east side of South Tryon Street, south of East Cama Street and north East Peterson Drive. (Council District 3 - Mayfield)

*Current Zoning:* R-8 (single family residential) and MUDD(CD) (mixed use development, conditional)

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

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34. **Rezoning Petition: 2019-037 by Jay Kamdar**

*Update: Petitioner is requesting deferral to October 21, 2019*

*Location:* Approximately 3.08 acres located on the west side of Sam Wilson Road, north of Performance Road. (Outside City Limits)

*Current Zoning:* R-17MF LWPA (multi-family residential, Lake Wylie watershed - overlay, protected area)

*Proposed Zoning:* B-2 LWPA (general business, Lake Wylie watershed - overlay, protected area)

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35. **Rezoning Petition: 2019-072 by Ardent Acquisitions, LLC**

*Update: Petitioner is requesting deferral to October 21, 2019*

*Location:* Approximately 38.83 acres located on the north side of Cannon Avenue, west of Sugar Creek Road, east of North Graham Street, north of Interstate 85. (Council District 4 - Phipps)

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

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

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Summary of petition:
This text amendment proposes to update the sign regulations to:

1) simplify the regulations making them easier to use and understand, with added graphics;
2) provide consistency and uniformity in standards across similar zoning districts;
3) modify the standards for sign size, materials, location, lighting, portability, quantity and height;
4) provide greater flexibility by allowing more signs without a permit, but subject to specific standards;
5) introduce new sign types, including A-frame sign, accessory use sign, light pole banner, multi-use planned development ground sign, roof sign, skyline sign, temporary outdoor sales sign, vehicle dealership temporary sign, wall sign (painted), and wall sign (projected);
6) create content-neutral sign standards, to be consistent with a recent U.S. Supreme Court ruling; and
7) move the procedures for obtaining a sign permit into a separate document.

Staff recommendation:
Staff recommends approval of this petition.

2019-103 PH_9-16-19 final final.pdf
2019-103 UDO Chapter 13 9-4-19.pdf
2019-103 ZO text amendment rev 1_9-4-19.pdf

37. Rezoning Petition: 2019-104 by Charlotte Planning, Design & Development Department

Summary of petition:
This text amendment proposes to update the Tree Ordinance and Zoning Ordinance for sites zoned for urban development. Specifically, the text amendment:

1) promotes better integration of trees into urban sites;
2) provides flexibility of where trees are planted on urban sites;
3) results in no net loss of code required trees on urban sites;
4) modifies the perimeter tree planting, internal tree planting and tree save area requirements on urban sites;
5) adds new definitions.

Staff recommendation:
Staff recommends approval of this petition.

2019-104 PH_9-16-19 final final.pdf
2019-104 Chapter 21 text amendment_tree_rev 1.pdf
2019-104 text amendment_zoning1.pdf
Proposed Tree Ordinance Changes Highlighted in Yellow.pdf
38. **Rezoning Petition: 2018-073 by Moores Chapel Retail, LLC**

**Location:** Approximately 3.99 acres located at the intersection of Moores Chapel Road, Rhyne Road, and Belmeade Road. (Council District 3 - Mayfield)

**Current Zoning:** R-3 LLWPA (single family residential, Lower Lake Wylie - protected area)

**Proposed Zoning:** B-1(CD) LLWPA (neighborhood business, conditional, Lower Lake Wylie - protected area)

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

2018-073 PH_09-16-2019_done

2018-073_06-11-2019


**Location:** Approximately 14.5 acres located on the west side of Old Statesville Road, south of West W.T. Harris Boulevard. (Council District 2 - Harlow)

**Current Zoning:** I-1(CD) (light industrial, conditional), R-MH (manufactured housing), and B-2 (general business)

**Proposed Zoning:** UR-3(CD) (urban residential, conditional)

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

2018-092 PH_09-16-2019_done

2018-092_RevSitePlan_08-12-2019

Previously Approved Cover Page

2018-092_Prev_Approved_Plan_1997-051

40. **Rezoning Petition: 2018-160 by K Sade Ventures**

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

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

**Proposed Zoning:** MX-1(CD) (mixed use, conditional)

**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.

2018-160_PHstaff_done

2018-160_RevSitePlan_08-12-2019
41. **Rezoning Petition: 2019-027 by Liberty Property Trust**

**Location:** Approximately 20.50 acres located at the east side of the intersection of Sam Wilson Road and Laine Road, south of Interstate 85. (Outside City Limits)

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

**Proposed Zoning:** I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area)

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

2019-027 PH_09-16-2019_DONE

2019-027_RevSitePlan_08-12-2019

42. **Rezoning Petition: 2019-047 by NR Pinehurst Property Owner, LLC**

**Location:** Approximately 36.06 acres located on the west side of Providence Road between Cloister Drive and Knob Oak Lane and across from Strawberry Hill Drive. (Council District 6 - Bokhari)

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

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

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

2019-047_PHstaff_9-16-19_DONE

2019-047_RevSitePlan_08-12-2019

Previously Approved Cover Page

2019-047_Prev_Approved_2016-032

43. **Rezoning Petition: 2019-074 by Josh Jolley**

**Location:** Approximately 3.96 acres located on the west side of Wallace Road, north of Woodberry Road, west of East Independent 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 outstanding issues related to site and building design and curb and gutter construction.

2019-074 PHstaff_9-16-19_done

2019-074_RevSitePlan_08-12-2019
44. Rezoning Petition: 2019-078 by Charter Properties

*Update: Petitioner is requesting deferral to October 21, 2019*

**Location:** Approximately 39.75 acres located on the north side of Johnston Oehler Road, east of Prosperity Ridge Road, south of Interstate 485. (Council District 4 - Phipps)

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

**Proposed Zoning:** UR-3(CD) (urban residential, conditional), with five-year vested rights

2019-078 Charter Properties October 21st Deferral

45. Rezoning Petition: 2019-084 by Lake Mather, LLC

**Location:** Approximately 0.18 acres located on Greystone Road, east of South Boulevard, south of Marsh Road. (Council District 1 - Egleston)

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

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

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

2019-084 PH 09-16-2019 DONE

2019-084_RevSitePlan_08-12-2019

46. Rezoning Petition: 2019-061 by Davis Development

**Location:** Approximately 15.55 acres located on the east side of Northlake Centre Parkway, north of Calhoun Street, south of Interstate 485. (Outside City Limits)

**Current Zoning:** BP (business park)

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

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

2019-061 PHstaff done

2019-061_RevSitePlan_08-12-2019
47. **Rezoning Petition: 2019-118 by Beacon Development Company**

**Location:** Approximately 90.47 acres located on the west side of Beam Road, north of Cross Beam Drive. (Council District 3 - Mayfield)

**Current Zoning:** BD(CD) AIR (distributive business, conditional, airport noise overlay)

**Proposed Zoning:** I-1 AIR (light industrial, airport noise overlay)

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

2019-118_PHstaff_DONE

Previously Approved Cover Page

2019-118_approved site plan 1988-12(C)


**Location:** Approximately 8.70 acres located on the west side of Rhyne Road, south of Mt. Holly Road, west of Interstate 485. (Outside City Limits)

**Current Zoning:** R-3 LWPA (single family residential, Lake Wylie Watershed - overlay, protected area)

**Proposed Zoning:** I-2(CD) LWPA (general industrial, conditional, Lake Wylie Watershed - overlay, protected area)

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

2019-036_PH_09-16-2019_done

2019-036_RevSitePlan_08-12-2019

49. **Rezoning Petition: 2019-049 by Apollo Holding Company**

*Update: Petitioner is requesting deferral to October 21, 2019*

**Location:** Approximately 9.00 acres located on the north side of Queen City Drive, south of Tuckaseegee Road, west of Todddville Road, north of Interstate 85. (Council District 3 - Mayfield)

**Current Zoning:** R-17MF AIR (multi-family residential, airport noise overlay)

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

2019-049 Apollo Holding Company October 21st Deferral
50. **Rezoning Petition: 2019-056 by White Point Partners, LLC**

**Location:** Approximately 4.95 acres located on the south side of West Morehead Street, west of Julian Price Place. (Council District 3 - Mayfield)

**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.

- 2019-056 PH_09-16-2019_DONE
- 2019-056_RevSitePlan_08-13-2019

51. **Rezoning Petition: 2019-062 by Suncrest Real Estate & Land**

**Location:** Approximately 13.01 acres located at the southeast intersection of Rocky River Road and Old Concord Road. (Council District 4 - Phipps)

**Current Zoning:** B-1(CD) (neighborhood business, conditional) and O-1(CD) (office, 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 requested site design and environmental technical revisions.

- 2019-062 PHstaff_DONE
- 2019-062_RevSitePlan_08-12-2019
- Previously Approved Cover Page
- 2019-062_PrevApproved Site Plan_2012-084

52. **Rezoning Petition: 2019-068 by Chelsea Building Group, LLC**

**Location:** Approximately 6.17 acres on the east side of China Grove Church Road, west of South Boulevard, north of Interstate 485. (Council District 3 - Mayfield)

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

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

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

- 2019-068 PHstaff_9-16-19_done
53. **Rezoning Petition: 2019-070 by RENC CH, LLC**

**Location:** Approximately 42.41 acres located on Wallace Road between Woodberry Road and East Independence Boulevard. (Council District 5 - Newton)

**Current Zoning:** B-2 (general business) and B-2(CD) (general business, conditional)

**Proposed Zoning:** B-2 (general business) and B-2(CD) SPA (general business, conditional, site plan amendment)

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

- 2019-070 PHstaff_9-16-19_done
- 2019-070_RevSitePlan_08-12-2019
- Previously Approved Cover Page
- 2019-070_Prev_Approved_Plan2016-141

54. **Rezoning Petition: 2019-071 by FH 1524 Sunset Road, LLC**

**Location:** Approximately 54.99 acres located on the south side of Sunset Road, east of Oakdale Road. (Outside City Limits)

**Current Zoning:** R-3 LWPA (single family residential, Lake Wylie watershed - overlay, protected area)

**Proposed Zoning:** MX-2 LWPA (mixed use, Lake Wylie watershed - overlay, protected area)

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

- 2019-071 PHstaff_done
- 2019-071_RevSitePlan_08-12-2019

55. **Rezoning Petition: 2019-076 by Hopper Communities**

**Location:** Approximately 2.39 acres located on the south side of Rozzelles Ferry Road, west of South Turner Avenue, east of South Gardner Avenue. (Council District 2 - Harlow)

**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 technical revisions related to site design.

- 2019-076 PHstaff_done
- 2019-076_RevSitePlan_08-12-2019

   **Location:** Approximately 1.25 acres located on the west side Statesville Road, south of Riley Avenue, north of Distribution Center Drive. (Council District 2 - Harlow)

   **Current Zoning:** R-4 (single family residential) and B-2 (general business)

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

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

   2019-079 PHstaff_done
   2019-079_RevSitePlan_08-12-2019

57. **Rezoning Petition: 2019-081 by Tyvola Station Partners, LLC**

   **Location:** Approximately 10.5 acres located on the north side of Tyvola Road, west of Old Pineville Road. (Council District 3 - Mayfield)

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

   **Proposed Zoning:** TOD-CC (transit oriented development - community center) and TOD-TR (transit oriented development - transition)

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

   2019-081 PHstaff_9-16-19_done

58. **Rezoning Petition: 2019-082 by Pacific National Group, LLC**

   **Location:** Approximately 0.32 acres located on the east side of South Boulevard, south of East Worthington Avenue. (Council District 1 - Egleston)

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

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

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

   2019-082 PHstaff_07-31-2019_done

59. **Rezoning Petition: 2019-083 by James M. Howell**

   **Location:** Approximately 0.56 acres located on the west side of China Grove Church Road, south of Aileen Circle, north of Ervin Lane. (Council District 3 - Mayfield)

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

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

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

   2019-083 PHstaff_9-16-19_done