

City of Charlotte

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



Zoning Agenda

Monday, May 16, 2016

Council Chambers

City Council Zoning Meeting

**- Mayor Jennifer W. Roberts -
- Mayor Pro-Tem Vi Lyles -
Al Austin - John Autry
Ed Driggs - Julie Eiselt
Claire Fallon - Patsy Kinsey
LaWana Mayfield - James Mitchell
Greg Phipps - Kenny Smith**

5:00 P.M. DINNER MEETING, CH-14

1. Dinner Meeting Agenda

1. Agenda Review - Tammie Keplinger

[Dinner Agenda 5-16-16](#)

2. Follow Up Report

[Follow-up Report FINAL](#)

5:30 P.M. ZONING MEETING, COUNCIL CHAMBERS**ZONING DECISIONS****3. Rezoning Petition: 2016-004 by Selwyn Property Group Investments, LLC**

Update: Petitioner is Requesting to withdraw this petition.

Location: Approximately 2.23 acres located on the west side of Park Road between Wyndcroft Place and Hillside Avenue. (Council District 1 - Kinsey)

Current Zoning: R-4 (single family residential)

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

[2016-004 Slip Sheet](#)

4. Rezoning Petition: 2015-037 by Dominick Ristaino

Update: Requesting Deferral (to June 20, 2016)

Location: Approximately 0.46 acres located on the north side of West Boulevard between South Tryon Street and Wickford Place. (Council District 3 - Mayfield)

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

Proposed Zoning: O-1(CD) (HD) (office, conditional, historic district overlay)

Zoning Committee Recommendation

The Zoning Committee voted 6-0 to **DEFER** this petition to the May 25, 2016 Zoning Committee Work Session.

[2015-037 reco 04-27-2016 final](#)

[2015-037 vicinity map](#)

[2015-037 rezoning map revised](#)

5. Rezoning Petition: 2016-015 by FCD-Development, LLC

Update: Requesting Deferral (to June 20, 2016)

Location: Approximately 1.68 acres located on the northwest corner at the intersection of East 7th Street and North Caswell Road. (Council District 1 - Kinsey)

Current Zoning: NS (neighborhood services)

Proposed Zoning: MUDD (O) (mixed use development, optional) with 5-year vested rights

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to **DEFER** this petition until their May 25th, 2016 meeting.

[2016-015 reco 04-27-2016 final](#)

[2016-015 vicinity map](#)

[2016-015 rezoning map revised](#)

6. Rezoning Petition: 2016-024 by Greystar GP II, LLC

Update: Requesting Deferral (to June 20, 2016)

Location: Approximately 6.01 acres located on the west side of Randolph Road between Sloane Square Way and Rutledge Avenue. (Council District 6 - Smith)

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

Proposed Zoning: UR-2(CD) 5-Year Vested Rights (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to **DEFER** this petition to their May 25, 2016 Zoning Committee Work Session.

[2016-024 reco 4-27-16 final](#)

[2016-024 vicinity map](#)

[2016-024 rezoning map](#)

7. Rezoning Petition: 2016-049 by Loves Travel Stop & Country Store

Update: Requesting Deferral (to June 20, 2016)

Location: Approximately 10.22 acres located on the southeast corner at the intersection of Sam Wilson Road and West Pointe Drive. (Outside City Limits)

Current Zoning: B-2 (LLWPA) & CC (LLWPA) (general business, Lower Lake Wylie Protected Area) & (commercial center, Lower Lake Wylie Protected Area)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to **DEFER** this petition to their May 25, 2016 Zoning Committee Work Session.

[2016-049 reco 04-27-2016 final](#)

[2016-049 vicinity map](#)

[2016-049 rezoning map](#)

8. Rezoning Petition: 2015-093 by 1351 Woodlawn (Melrose), LLC

Update: Protest Petition Sufficient

Location: Approximately 2.9 acres located on the south side of Drexel Place and north side of Woodlawn Road near the intersection of Park Road and Drexel Place and Park Road and Woodlawn Road. (Council District 1 - Kinsey)

Current Zoning: R-4 (single family residential) and UR-3(CD) (urban residential, conditional)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend **APPROVAL** of this petition as modified.

Staff recommendation:

Staff disagrees with the recommendation of the Zoning Committee as the scale, mass and encroachment into the single-family area is inconsistent with the adopted area plan.

Statement of Consistency:

Due to an incomplete consistency statement provided to and passed by the Zoning Committee, staff recommends that Council adopt an updated version of the consistency statement if voting to approve this petition. The updated version corrects the portion of the statement by the Zoning Committee that addresses consistency with the *Park Woodlawn Area Plan* but does not change their rationale for recommending approval.

Below is the updated consistency statement for approving the petition (in green), as recommended by the Zoning Committee. Also provided is a consistency statement for denying the petition (in red), as recommended by staff.

(Consistency Statements on following page)

[2015-093 reco 04-27-2016 final](#)

[Consistency Statements 2015-093](#)

[2015-093 vicinity map](#)

[2015-093 rezoning map](#)

[2015-093 RevisedSitePlan 05-04-2016](#)

9. Rezoning Petition: 2015-111 by North Wendover Partners, LLC

Update: Protest Petition Sufficient

Location: Approximately 2.48 acres located on the southwest corner at the intersection of North Wendover Road and Melchor Avenue. (Council District 1 - Kinsey)

Current Zoning: R-3 (single family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *South District Plan*, based on information from the staff analysis and the public hearing, and because:
 - The petition is consistent with the residential use recommended by the *South District Plan*. In addition, the site meets the criteria set forth in the *General Development Policies* for consideration of an increase in density up to 17 dwelling units per acre.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The property is located on a segment of Wendover with multi-family, office, and government uses. Immediately east of the site is an existing multi-family development that also has access from Wendover Road; and
 - The site is separated from existing single family residential units by a stream and a fairly significant grade change; and
 - The proposed driveway location aligns with a potential future extension of Cascade Circle from Billingsley Road to Wendover Road; and
 - Access to the site is limited to the single driveway reducing the number of potential driveways along this heavily traveled portion of Wendover Road.

[2015-111 reco 3-30-16 final](#)

[2015-111 vicinity map](#)

[2015-111 rezoning map](#)

[2015-111 RevisedSitePlan 04-07-2016](#)

10. Rezoning Petition: 2016-025 by BNA Homes, LLC

Location: Approximately 9.52 acres located on the east side of Wright's Ferry Road near the intersection of South Tryon Street and Wright's Ferry Road. (Council District 3 - Mayfield)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-12MF (CD) (multi-family residential, conditional) & BD (CD) (distributive business, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:

Staff disagrees with the recommendation of the Zoning Committee because the request is inconsistent with the adopted plan and the proposed climate controlled storage use is out of character with the immediately surrounding residential development.

Statement of Consistency:

- The Zoning Committee found this petition to be inconsistent with the *Steele Creek Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends residential up to four dwelling units per acre for this site, as well as the properties to the north and south of this site.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The proposed development serves as a transition between the higher density residential development and lower density single family residential neighborhoods;
 - The BD (CD) portion of the property is a small portion of the site and will be used for circulation, buffers and storm water.

[2016-025 reco 03-30-2016 final-revised lq](#)

[2016-025 vicinity map](#)

[2016-025 rezoning map](#)

[2016-025 RevisedSitePlan 05-03-2016](#)

11. Rezoning Petition: 2016-028 by Stor-All Properties, Inc.

Location: Approximately 4.09 acres located on the north side of South Tryon Street between Wright's Ferry Road and Grandiflora Drive. (Council District 3 - Mayfield)

Current Zoning: R-3 (single family residential)

Proposed Zoning: BD (CD) (distributive business, conditional) 5-year Vested Rights

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:

Staff disagrees with the recommendation of the Zoning Committee for the following reasons:

- The proposed climate controlled storage facility is inconsistent with the recommended residential land use for the site.
- The proposed use will be located on a site at an entrance to a future residential neighborhood, and also surrounded by residential development.
- The climate controlled storage is out of character with the surrounding residential development which primarily consists of single family detached homes, apartments, and an assisted living facility.
- The proposal does not meet a number of Area Plan design policies that address building transparency, pedestrian access and connections, building massing and residential design character.

Statement of Consistency:

- The Zoning Committee found this petition to be inconsistent with the *Steele Creek Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The Plan recommends residential up to four dwelling units per acre.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The proposed climate controlled storage facility is designed to support residential uses in the general area.
 - The climate controlled storage facility is accessible indoors.
 - The site is located on a major road with commercial activities.
 - The petitioner has committed to architectural treatments that further enhance the structure.

[2016-028_reco_03-30-2016 final](#)

[2016-028 vicinity map](#)

[2016-028 rezoning map revised](#)

[2016-028 RevisedSitePlan_04-08-2016](#)

12. Rezoning Petition: 2016-029 by White Point Paces Properties, LLC

Update: The recommendation on 2016-029 will be distributed through the Council Manager Memo on Friday, May 13, 2016.

Location: Approximately 11.85 acres located on the east and west side of North Brevard Street and generally surrounded by Parkwood Avenue, Belmont Avenue, East 16th Street, and North Brevard Street. (Council District 1 - Kinsey)

Current Zoning: R-8 (single-family residential), R-22MF (multi-family residential), and I-2 (general industrial)

Proposed Zoning: TOD-M (O) (transit oriented development-mixed use, optional) 5-Year Vested Rights

13. Rezoning Petition: 2016-039 by MPV Properties, LLC

Location: Approximately 3.48 acres located on the east side of South Tryon Street between Wright's Ferry Road and Grandiflora Drive. (Council District 3 - Mayfield)

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

Proposed Zoning: O-1(CD) (office, conditional) 5-Year Vested Rights

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be inconsistent with the *Steele Creek Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends residential at up to four dwelling units per acre.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The subject property is located on South Tryon Street, between a religious institution and Carolinas Medical Center.; and
 - While the proposed office and child care facility is not consistent with the residential land use recommended by the plan, smaller office and institutional uses are compatible with the abutting hospital and religious institution; and
 - In addition, the subject parcel is cut off from larger tracts of land proposed for single family residential development by land owned by the church, thus limiting the potential for single family residential development on this site.

[2016-039 reco 04-27-2016 final](#)

[2016-039 vicinity map](#)

[2016-039 rezoning map revised](#)

[2016-039 RevisedSitePlan 04-21-2016](#)

14. Rezoning Petition: 2016-040 by Providence Road Farms, LLC

Location: Approximately 47.55 acres located on the east side of Providence Road between Providence Country Club Drive and Allison Woods Drive and across from Ardrey Kell Road. (Council District 7 - Driggs)

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 5-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *Providence Road/I-485 Area Plan* as amended by previous rezoning, based on information from the staff analysis and the public hearing, and because:
 - The site is recommended for residential, office, and retail uses.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The site is located in the Providence Road/I-485 Mixed Use Activity Center, which is a priority area to accommodate future growth; and
 - The proposed site plan amendment provides for additional flexibility for the location of drive-through uses on the site, as well as a minor change to the signs allowed on Providence Road as proposed in the original approved plan; and
 - The rezoning for the Waverly development was initially approved in 2014 to allow a mixed use development permitting up to 560,000 square feet of office and commercial land uses, 150-room hotel and 561 dwelling units; and
 - The requested changes will not impact the overall goals and design for the development.

[2016-040 reco 4-27-16 final](#)

[2016-040 vicinity map](#)

[2016-040 rezoning map](#)

[2016-040 site plan rev 03-21-2016](#)

15. Rezoning Petition: 2016-044 by W. Holt Parham

Location: Approximately 0.9 acres located on the northeast corner at the intersection of South Tryon Street and West Kingston Avenue. (Council District 3 - Mayfield)

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: TOD-MO (transit oriented development-mixed use, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *South End Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends mixed-use transit supportive development for the area in which the site is located.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The subject site is within a 1/4 mile walk of the East/West Boulevard Transit Station on the LYNX Blue Line; and
 - The proposed development will provide a mix of transit supportive non-residential uses, including hotel and commercial uses, which are appropriate for a transit station area; and
 - The petition provides a corner open space that encourages pedestrian activity and complements the pedestrian environment; and
 - The proposed site plan includes active ground floor uses along South Tryon Street and Kingston Street. These uses will support a walkable environment; and
 - The 75-foot building height optional request is only 15 feet greater in height than what is allowed by the ordinance standards. The additional height will not have a negative impact on the Wilmore neighborhood, which is separated from this site by commercial development.

[2016-044 reco 04-27-2016 final](#)

[2016-044 vicinity map](#)

[2016-044 rezoning map revised](#)

[2016-044 RevisedSitePlan 05-04-2016](#)

16. Rezoning Petition: 2016-045 by Pamlico Investments, Inc.

Update: The recommendation on 2016-045 will be distributed through the Council Manager Memo on Friday, May 13, 2016.

Location: Approximately 1.37 acres located on the southwest corner at the intersection of East 10th Street and Seigle Avenue. (Council District 1 - Kinsey)

Current Zoning: B-1 & R-22MF (neighborhood business) & (multi-family, residential)

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

17. Rezoning Petition: 2016-055 by Real Estate Investment Fund

Location: Approximately 2.52 acres located on the west side of Prosperity Church Road between Johnston Oehler Road and Interstate 485. (Council District 4 - Phipps)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *Prosperity Hucks Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends a mix of uses at this site.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The subject site is located along Robert Helms Road and Docia Crossing Road, fronting on I-485; and
 - The site is located within the growing Prosperity Church Road Activity Center, and the proposal supports the adopted Plan's policies regarding development that should be compact, pedestrian oriented and well-connected internally, and to surrounding development; and
 - This site's location within a Mixed Use Activity Center, will provide a mixture of uses that yield shorter vehicle trip lengths that are less impactful than accommodating the same uses spread over greater distances; and
 - The proposed rezoning of the site to MUDD-O (mixed use development, optional) to allow for a climate controlled storage facility and ground floor accessory retail uses is in a format that is consistent with the design policies detailed in the *Prosperity Hucks Area Plan*.

[2016-055 reco 4-27-16 final](#)

[2016-055 vicinity map](#)

[2016-055 rezoning map revised](#)

[2016-055 RevisedSitePlan 05-04-2016](#)

18. Rezoning Petition: 2016-058 by Collin Brown

Location: Approximately 0.81 acres located on the west side of South Church Street between Interstate 277 and West Stonewall Street. (Council District 2 - Austin)

Current Zoning: UMUD-O (uptown mixed use, optional)

Proposed Zoning: UMUD (uptown mixed use)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff agrees with the recommendation of this Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *Charlotte Center City 2020 Vision Plan*, based on information from the staff analysis and the public hearing, and because:
 - While this plan does not make a specific land use recommendation for the site, it encourages future development that will contribute to the overall viability and livability of Center City.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - This conventional rezoning request allows a site currently used for a distribution warehouse, associated parking and maneuvering, to be developed with any use allowed in UMUD (uptown mixed use) zoning.
 - Use of conventional UMUD (uptown mixed use) zoning applies standards and regulations to create the desired form and intensity of development in Uptown and a conditional rezoning is not necessary.
 - UMUD (uptown mixed use) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
 - The UMUD standards and allowed uses will promote development that supports the *Charlotte Center City 2020 Vision Plan's* goal of creating a viable and livable Center City.

[2016-058 reco 04-27-2016 final](#)

[2016-058 vicinity map](#)

[2016-058 rezoning map](#)

19. Rezoning Petition: 2016-060 by Triple C Brewing Company, LLC

Location: Approximately 1.5 acres located on the west side of Griffith Street between Poindexter Drive and Youngblood Street. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *New Bern Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends mixed-use transit supportive development for this site.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The subject site is within a 1/2 mile walk of the New Bern Transit Station on the LYNX Blue Line; and
 - The proposal allows a site previously used for industrial/office to convert to transit supportive land uses; and
 - Use of conventional TOD-M (transit oriented development - mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary; and
 - TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

[2016-0060 reco 04-27-2016 final](#)

[2016-060 vicinity map](#)

[2016-060 rezoning map revised](#)

ZONING HEARINGS

20. Rezoning Petition: 2016-016 by Clarke Allen

Update: Community Meeting Report was not submitted. Defer (to June 20, 2016)

Location: Approximately 4.3 acres located on the northwest corner at the intersection of North Davidson and East 26th Street. (Council District 1 - Kinsey)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-M (O) (transit oriented development, residential, optional) & TOD-M (transit oriented development, residential)

[2016-016](#)

21. Rezoning Petition: 2016-037 by Dr. Michael Berglass, DDS

Location: Approximately 0.44 acres located on the south side of Central Avenue between Crystal Road and Cyrus Drive. (Council District 1 - Kinsey)

Current Zoning: UR-C (CD) (urban residential-commercial, conditional)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of requested technical revision.

[2016-037 Staff 05-16-16 final 5-10](#)

[2016-037 vicinity map](#)

[2016-037 rezoning map revised](#)

[2016-037 RevisedSitePlan 04-12-2016](#)

[Previously Approved Cover Page](#)

[2008-157 Approved Site Plan for 2016-37](#)

22. Rezoning Petition: 2016-041 by Horizons at Steele Creek, LLC

Location: Approximately 3.2 acres located at the end of Calawood Way near the intersection of Steele Creek Road and Calawood Way. (Council District 3 - Mayfield)

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

Proposed Zoning: R-17MF (CD) (LLWPA) (Multi0Family residential, conditional, Lower Lake Wylie Protected Area)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to technical and site issues.

[2016-041 staff 05-16-2016 final 5-10](#)

[2016-041 vicinity map](#)

[2016-041 rezoning map revised](#)

[2016-041 RevisedSitePlan 04-18-2016](#)

23. Rezoning Petition: 2016-046 by 1101 Central Group LLC

Location: Approximately 1.24 acres located on the north side of Central Avenue between Heath Court and Hawthorne Lane. (Council District 1 - Kinsey)

Current Zoning: B-2 (PED)

Proposed Zoning: MUDD-O (PED)

Staff Recommendation:

Staff recommends approval upon resolution of a minor site design issue and requested technical revisions.

[2016-046 staff 051616 final 5-10](#)

[2016-046 vicinity map](#)

[2016-046 rezoning map revised2](#)

[2016-046 RevisedSitePlan 04-18-2016](#)

24. Rezoning Petition: 2016-050 by Marnicaly at UNCC, LLC

Location: Approximately 2.59 acres located on the west side of Old Concord Road between Suther Road and John Kirk Drive. (Council District 4 - Phipps)

Current Zoning: INST (institutional)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to the curb line location on Old Concord Road and the site's vehicular circulation.

[2016-050 staff 051616 final 5-10](#)

[2016-050 vicinity map](#)

[2016-050 rezoning map](#)

[2016-050 RevisedSitePlan 04-18-2016](#)

25. Rezoning Petition: 2016-057 by FedEx Ground Package System, Inc

Location: Approximately 16.5 acres located on the west side of Toddville Road between Freedom Drive and CSX Way. (Council District 3 - Mayfield)

Current Zoning: R-17MF (LLWPA) (multi-family residential, Lower Lake Wylie protected area)

Proposed Zoning: I-2(CD) (LLWPA) (general industrial, conditional, Lower Lake Wylie Protected Area, 5-Year Vested Rights.

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to land use, transportation, environment and requested technical revisions.

[2016-057 staff 5-16-16 final 5-10](#)

[2016-057 vicinity map](#)

[2016-057 rezoning map revised](#)

[2016-057 RevisedSitePlan 04-18-2016](#)

26. Rezoning Petition: 2016-059 by Renaissance West Community Initiative

Location: Approximately 1.25 acres located on the north side of West Boulevard between Billy Graham Parkway and Leake Street. (Council District 3 - Mayfield)

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 vehicular stacking for the proposed use, streetscape and bus waiting pad.

[2016-059 staff 05-16-2016 final 5-10](#)

[2016-059 vicinity map](#)

[2016-059 rezoning map](#)

[2016-059 RevisedSitePlan 04-15-2016](#)

[Previously Approved Cover Page](#)

[2016-059 previously approved 2009-043 site plan approved](#)

27. Rezoning Petition: 2016-062 by Benson Ejindu

Location: Approximately 1.23 acres located on the north side of The Plaza near the intersection of East W.T. Harris Boulevard and The Plaza. (Council District 4 - Phipps)

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

Proposed Zoning: O-1 (CD) (office district, conditional)

Staff Recommendation:

Staff recommends approval of this petition.

[2016-062 05-16-16-Final 5-10-Final](#)

[2016-062 vicinity map](#)

[2016-062 rezoning map](#)

[2016-062 RevisedSitePlan 04-18-2016](#)

28. Rezoning Petition: 2016-063 by Imprint Properties, LLC

Location: Approximately 1.18 acres located on the north side of North Davidson Street between Donatello Avenue and Anderson Street. (Council District 1 - Kinsey)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues pertaining to the sidewalk design, placement of windows and doors, and requested technical revisions.

[2016 063 staff 051616 final 5-11](#)

[2016-063 vicinity map](#)

[2016-063 rezoning map revised](#)

[2016-063 RevisedSitePlan 04-15-2016](#)

29. Rezoning Petition: 2016-066 by JWM Family Enterprises, Inc.

Location: Approximately 5.32 acres located on the southwest corner at the intersection of Roxborough Road and Rexford Road. (Council District 6 - Smith)

Current Zoning: O-1 (office district) & O-15 (CD) (office district, conditional)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to landscaping along the streets, sidewalks, and transportation improvements.

[2016-066 staff 5-16-16 final-5-12](#)

[2016-066 vicinity map](#)

[2016-066 rezoning map](#)

[2016-066 RevisedSitePlan 04-18-2016](#)

30. Rezoning Petition: 2016-068 by YMCA of Greater Charlotte, Inc.

Location: Approximately 1.03 acres located on the east side of South Caldwell Street between Templeton Avenue and Lexington Avenue. (Council District 1 - Kinsey)

Current Zoning: O-2 (office district)

Proposed Zoning: TOD-MO (transit oriented development, mixed use, optional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to site design.

[2016-068 staff 05-16-2016 final 5-11](#)

[2016-068 vicinity map](#)

[2016-068 rezoning map revised](#)

[2016-068 RevisedSitePlan 04-18-2016](#)

31. Rezoning Petition: 2016-069 by White Point Paces Properties, LLC

Location: Approximately 0.83 acres located on the southeast corner at the intersection of Belmont Avenue and North Caldwell Street. (Council District 1 - Kinsey)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

Staff recommends approval of this petition.

[2016 069 staff 051616 final 5-10](#)

[2016-069 vicinity map](#)

[2016-069 rezoning map](#)

32. Rezoning Petition: 2016-070 by Woodfield Acquisitions, LLC

Location: Approximately 21.68 acres located north of Madison Square Place and near the intersection of Madison Square Place and Northlake Centre Parkway. (Council District 2 - Austin)

Current Zoning: R-3 (single family residential) & CC (commercial center)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of an outstanding issue related to building height.

[2016-070 staff 5-16-16 final 5-10](#)

[2016-070 vicinity map](#)

[2016-070 rezoning map](#)

[2016-070 RevisedSitePlan 04-18-2016](#)

33. Rezoning Petition: 2016-071 by Aston Properties, Inc.

Location: Approximately 3.28 acres located on the north side of West Tyvola Road between City Park Drive and Speer Boulevard from MUDD-O to MUDD-O SPA 5-Year Vested Rights. (Council District 3 - Mayfield)

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

Proposed Zoning: MUDD-O SPA 5-Year Vested Rights (mixed use development, optional, site plan amendment, 5-Year Vested Rights)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to vehicular access, screening and requested technical revisions.

[2016-071 staff 04-14-2016 final 5-11](#)

[2016-071 vicinity map](#)

[2016-071 rezoning map](#)

[2016-071 RevisedSitePlan 04-18-2016](#)

34. Rezoning Petition: 2016-072 by DV XV, LLC

Location: Approximately 0.43 acres located on the north side of South Colonial Avenue between Queens Road and Providence Road. (Council District 1 - Kinsey)

Current Zoning: O-1 (office)

Proposed Zoning: O-2 (office)

Staff Recommendation:

Staff recommends approval of this petition.

[2016-072 staff 05-16-2016 final 5-10](#)

[2016-072 vicinity map](#)

[2016-072 rezoning map](#)

35. Rezoning Petition: 2016-078 by South End Gold, LLC

Location: Approximately 0.14 acres located on the north side of West Palmer Street between South Graham Street and South Mint Street. (Council District 1 - Kinsey)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

Staff recommends approval of this petition.

[2016-078 staff 05-16-2016 final 5-10](#)

[2016-078 vicinity map](#)

[2016-078 rezoning map](#)