

City of Charlotte

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



Zoning Agenda

Monday, September 19, 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. Meeting Agenda**
- 2. Dinner Meeting Agenda**
 - 1. Agenda Review - Tammie Keplinger**

[Dinner Agenda 9-19-16 FINAL](#)

- 3. Follow Up Report**

[Follow-Up Report for 9-19-16 notebooklh](#)

5:30 P.M. ZONING MEETING, COUNCIL CHAMBERS**HISTORIC LANDMARK RESOLUTION****4. Biddleville Cemetery**

A Resolution of the City Council of the City of Charlotte calling for a Public Hearing to be held by the City Council on the Question of adopting an ordinance for the property known as the "Biddleville Cemetery" (listed under Tax Parcel Number 06903561 as of September 1, 2016 and including the land associated with Tax Parcel Number 06903561) as an Historic Landmark.

Property Owner: Society of the Minute Men

Location: Five Points Neighborhood Park Charlotte, North Carolina

Attachments:

Biddleville Cemetery Resolution

Biddleville Cemetery Cover

[Biddleville Cemetery Res](#)

[Biddleville Cemetery Cover](#)

5. Charles E. Barnhardt House

A Resolution of the City Council of the City of Charlotte calling for a Public Hearing to be held by the City Council on the Question of adopting an ordinance for the property known as the "Charles E. Barnhardt House" (listed under Tax Parcel Number 09504315 as of September 1, 2016 and including the interior and exterior of the house and a portion of the land of Tax Parcel Number 09504315) as an Historic Landmark.

Property Owner: Country Club Lane LLC

Location: 2733 Country Club Lane in Charlotte, North Carolina

Attachments:

Charles E. Barnhardt House Resolution

Charles E. Barnhardt House Cover

[Barnhardt House Res](#)

[Barnhardt Cover](#)

6. Dilworth Airplane Bungalow

A Resolution of the City Council of the City of Charlotte calling for a Public Hearing to be held by the City Council on the Question of adopting an ordinance for the property known as the "Dilworth Airplane Bungalow" (listed under Tax Parcel Number 12110209 as of September 1, 2016 and including the interior and exterior of the house, and the land associated with Tax Parcel Number 12110209) as an Historic Landmark.

Property Owner: Paula Pridgen

Location: 2144 Park Road in Charlotte, North Carolina

Attachments:

Dilworth Airplane Bungalow Resolution

Dilworth Airplane Bungalow Cover

[Dilworth Airplane Bungalow Res](#)

[Airplane Cover](#)

7. Midwood Elementary School

A Resolution of the City Council of the City of Charlotte calling for a Public Hearing to be held by the City Council on the Question of adopting an ordinance for the property known as the "Midwood Elementary School" (listed under Tax Parcel Number 09507803 as of September 1, 2016 and including the interiors and exteriors of the buildings, and the land associated with Tax Parcel Number 09507803) as an Historic Landmark.

Property Owner: Charlotte Mecklenburg Board of Education

Location: 1817 Central Avenue in Charlotte, North Carolina

Attachments:

Midwood Elementary School Resolution

Midwood Elementary School Cover

[Midwood Elementary School Res](#)

[Midwood Elem School Cover](#)

ZONING DECISIONS**8. Rezoning Petition: 2016-083 by Demeter Properties, LLC**

Update: Defer to October 17, 2016. Due to a tie vote, the Zoning Committee will consider this item at their September 28 work session.

Location: Approximately 15.38 acres located on the north side of David Cox Road between Harris Cove Drive and Davis Lake Parkway. (Council District 4 - Phipps)

Current Zoning: R-9 PUD (multi-family residential, planned unit development), R-4 (single family residential and RU (CD) (rural, conditional)

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

Zoning Committee Recommendation:

The Zoning Committee voted 3-3 which resulted in a tie. In accordance with the Planning Commission Rules of Procedure, this petition is automatically "rolled over" to the next regularly scheduled meeting where such a matter would normally occur.

[2016-083 reco 08-09-2016 final](#)

[2016-083 vicinity map](#)

[2016-083 rezoning map revised2](#)

9. Rezoning Petition: 2016-075 by The Drakeford Company

Location: Approximately 0.535 acres located on the northwest corner at the intersection of Central Avenue and Chatham Avenue. (Council District 1 - Kinsey)

Current Zoning: B-1 (neighborhood business) and O-2 (office)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 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 Central District Plan, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends retail uses.
- 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:
 - Residential uses, with appropriate urban design elements, are compatible with the surrounding context and the evolving character of this portion of Central Avenue; and
 - The inclusion of a live/work unit provides an opportunity for employment and services along a major street and within walking distance of several other businesses and residences; and
 - Traditional, auto-oriented strip retail uses, as identified by the Central District Plan, are not desirable for future development in this transitioning area and would be less compatible with the adjacent residential uses in the predominantly single family neighborhood; and
 - The proposed residential use also provides an appropriate transition from Central Avenue to the established neighborhood to the north; and
 - The subject site is along a future phase of the proposed LYNX Gold Line Streetcar alignment; and
 - This site's location within ½ mile of the Central Avenue/Plaza Midwood business district places it within walking distance of neighborhood goods and services as well as entertainment opportunities and
 - The site's location on the proposed streetcar line, as well as the ½ mile walk distance to the business district, is a basis for an increase, from 17 to 23 units per acre, over the density calculated through the General Development Policies' evaluation for locations for higher density residential.

[2016-75 reco 07-27-16 final](#)

[2016-075 vicinity map](#)

[2016-075 rezoning map revised](#)

[2016-75 Revised site plan 082616](#)

10. Rezoning Petition: 2016-088 by Annointed Future Daycare

Location: Approximately 1.79 acres located on the south side of Hickory Grove Road between Craigwood Drive and McAlpine Lane. (Council District 5 - Autry)

Current Zoning: R-3 (single family residential)

Proposed Zoning: INST (CD) (institutional, conditional) with five-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 Eastland Area Plan, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends single family land uses.
- 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 site is located on Hickory Grove Road, an existing minor thoroughfare; and
 - The site is separated from abutting properties by utility lines and water quality buffers; and
 - As a result, this site is isolated and a cohesive and interconnected development that includes this site and abutting properties is not feasible; and
 - Although the proposed institutional use is inconsistent with the residential land use recommended by the area plan, locations for new institutional uses are not typically identified within adopted plans; and
 - Instead, these uses are considered on a case-by-case basis, taking into account the compatibility of the specific use with the surrounding development; and
 - In this case, the proposed daycare is separated from other properties; is located across Hickory Grove Road from another institutional use, Hickory Grove Church of God; and is limited to 5,600 square feet and 40 feet in height, a size that is appropriate for a residential environment.

[2016-88_ZC reco_08-09-16_final](#)

[2016-088 vicinity map](#)

[2016-088 rezoning map revised](#)

[2016-088_RevSitePlan_080416](#)

11. Rezoning Petition: 2016-092 by Charlotte-Mecklenburg Housing Partnership, Inc.

Location: Approximately 5.63 acres including 2.707 acres located on the west side of Statesville Road between Cindy Lane and Cochrane Drive and approximately 2.925 acres located on the east side of Meadow Knoll Drive and the north side of Cindy Lane near where Cindy Lane passes over Interstate 77. (Council District 2 - Austin)

Current Zoning: R-4 (single family residential) and MX-1 INNOV (mixed use, innovative)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 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 Northeast District Plan and inconsistent with the General Development Policies, based on information from the staff analysis and the public hearing, and because:
 - The proposed residential use is consistent with the Northeast District Plan;
 - However, the requested residential density of 11.66 units per acre is not supported by the General Development Policies.
- 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 request adds additional property to the O'Dillon Lakes residential development which was originally approved in 2015. The proposed rezoning will be the second phase of the development; and
 - The overall development will include up to 750 residential units. However, this rezoning will not increase the total number of units nor will it increase traffic or impacts on schools beyond what has already been entitled via approval of the 2015 rezoning; and
 - The petition expands the proposed O'Dillon Lakes development which will help to stabilize a once predominantly single family owner occupied neighborhood that is transitioning to a predominantly renter occupied /absentee owner neighborhood; and
 - The site is located within the Sunset/Beatties Ford Comprehensive Neighborhood Improvement Program (CNIP) Area, and this development complements the planned capital investments and supports the community enhancement goals for the area; and
 - The subject site will have access to recreation, natural area, lake, and open space areas within the larger O'Dillon Lakes community.

[2016-092 reco 07-27-2016 final \(2\)](#)

[2016-092 vicinity map](#)

[2016-092 rezoning map revised](#)

[2016-092 RevSitePlan 08-25-2016](#)

12. Rezoning Petition: 2016-094 by The Berry Company, LLC

Location: Approximately 0.82 acres located on the east side of Johnston Road between Pineville-Matthews Road and Walsh Boulevard. (Council District 6 - Smith)

Current Zoning: O-1 (office)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-1 to recommend **APPROVAL** of this petition as modified.

Staff Recommendation:

Staff agrees with the recommendation of the majority of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be inconsistent with the *South District Plan*, based on information from the staff analysis and the public hearing, and because:
 - The *South District Plan* recommends office uses for the 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 subject site fronts Johnston Road with a large, multi-story parking garage on the property adjacent and to the rear of the site; and
 - The proposed use is compatible with the surrounding uses both from a land use and design perspective; and
 - The proposed multi-level storage building will be designed to resemble an office building and will help screen the view of the exposed parking deck behind it; and
 - The ground floor active uses and 4,000-square foot urban open space will provide an active streetscape along Johnston Road; and
 - The request enhances the pedestrian environment by removing back-of-curb sidewalk and replacing it with an eight-foot sidewalk and eight-foot planting strip.

[2016-094 reco 8-9-16 final](#)

[2016-094 vicinity map](#)

[2016-094 rezoning map revised](#)

[2016-094 RevSitePlan 08-22-2016](#)

13. Rezoning Petition: 2016-102 by The Olde Mecklenburg Brewery, LLC

Location: Approximately 9.52 acres located on the east side of South Tryon Street between Yancey Road and East Peterson Drive. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

Proposed Zoning: I-2 (TS-O) (general industrial, transit supportive, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 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 *Scaleybark Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends low to moderate intensity office, industrial and warehouse-distribution 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 within a ½ mile walk of the Scaleybark Transit Station on the LYNX Blue Line; and
 - However, the *Scaleybark Transit Station Area Plan* did not identify the area in which the site is located as a location for transit supportive development typically found in transit station areas; and
 - Instead the plan anticipated maintenance of the office, industrial and warehouse-distribution uses that were in place at the time of the plan development; and
 - Since the adoption of the plan, the area in which the site is located has begun to transition from office, industrial, and warehouse-distribution uses to eating/drinking/entertainment establishments and retail uses; and
 - The proposal will continue to use two buildings for manufacturing and office and will add a new building for manufacturing, consistent with the area plan; and
 - The site also will be enhanced by adding a new biergarten to the existing eating/drinking/entertainment use, which is part of the evolving entertainment district located near the Scaleybark Station; and
 - As a result of the rezoning, the development will provide sidewalk and buffers which will improve both safety and the pedestrian experience.

[2016-102 reco 07-27-2016 final](#)

[2016-102 vicinity map](#)

[2016-102 rezoning map revised3](#)

[2016-102 rev site plan 7-21-16](#)

14. Rezoning Petition: 2016-103 by JRE Real Estate, LLC

Location: Approximately 3 acres located on the east side of Statesville Road between Reames Road and Metromont Parkway. (Council District 2 - Austin)

Current Zoning: I-1 (light industrial)

Proposed Zoning: I-2 (general industrial)

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 Northlake Area Plan, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends industrial/warehouse/distribution land use.
- 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 in a Growth Corridor as per the Centers, Corridors, and Wedges Growth Framework; and
 - The property is surrounded by existing industrial zoning and uses allowed in the industrial districts; and
 - The adopted plan recommends industrial future land uses for this site.

[2016-103 reco 07-27-2016 final](#)

[2016-103 vicinity map](#)

[2016-103 rezoning map](#)

15. Rezoning Petition: 2016-105 by Charlotte-Mecklenburg Planning Department

Location: Approximately 0.08 acres located on the south side of Baxter Street between Queens Road and Eli Street. (Council District 1 - Kinsey)

Current Zoning: R-6 (single family residential)

Proposed Zoning: R-22MF (multi-family residential)

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 *Midtown, Morehead, Cherry Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends residential uses at a density up to 22 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 subject 0.08-acre site is part of a larger 0.47-acre tax parcel; and
 - The remainder of the tax parcel is currently zoned R-22MF; and
 - Due to the small size of the subject site, it cannot be developed under the R-6 (single family residential) zoning; and
 - The proposed rezoning will result in the entire 0.47-acre tax parcel being zoned R-22MF (multi-family residential); and
 - With the exception of the R-6 (single family residential) zoned property directly to the west, the subject site is surrounded by properties on Queens Road and Baxter Street zoned for multi-family development; and
 - The request is consistent with the residential land use and density recommended by the recently adopted area plan.

[2016-105 reco 07-26-2016 final](#)

[2016-105 vicinity map](#)

[2016-105 rezoning map](#)

ZONING HEARINGS**16. Rezoning Petition: 2016-016 by Clarke Allen**

Update: Petitioner requesting withdrawal of this petition.

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 (transit oriented development - mixed use) & TOD-M (O) (transit oriented development-mixed use, optional)

[2016-016 rezoning map revised4](#)

17. Rezoning Petition: 2016-097 by Simonini Saratoga Foxcroft, LLC

Update: Petitioner requesting deferral to (October 17, 2016)

Location: Approximately 6.32 acres located on the east side of Sharon Lane between Providence Road and Heathmoor Lane. (Council District 6 - Smith)

Current Zoning: R-3 (single family residential)

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

[2016-097 Slip Sheet](#)

18. Rezoning Petition: 2016-087 by Haven Campus Communities

Location: Approximately 6.83 acres located on the south side of University City Boulevard between Suther Road and John Kirk Drive. (Council District 4 - Phipps)

Current Zoning: R-3 (single family, residential); O-1(CD) (office, conditional) & INST (institutional)

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

Staff Recommendation:

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

[2016-087 Staff analysis 09-19-16 Final final](#)

[2016-087 vicinity map revised](#)

[2016-087 rezoning map revised2](#)

[2016-087 RevSitePlan 08-22-2016](#)

[Previously Approved Cover Page](#)

[2016-87 approved site pln 1996-024](#)

19. Rezoning Petition: 2016-118 by NVR Homes

Location: Approximately 2.97 acres located east of Sharon Road between Sharon Acres Road and Sharon Hills Road. (Council District 6 - Smith)

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 requested technical revisions.

[2016-118 staff 9-19-16 Final final](#)

[2016-118 vicinity map](#)

[2016-118 rezoning map](#)

[2016-118 revised site plan 08-22-2016](#)

20. Rezoning Petition: 2016-101 by Shining Hope Farms

Location: Approximately 34.47 acres located west of Beatties Ford Road near the intersection of Kidd Lane and Beatties Ford Road. (Outside City Limits)

Current Zoning: R-3 (single family residential) and INST (CD) (institutional, conditional)

Proposed Zoning: INST (CD) (institutional, conditional) and INST (CD) SPA (institutional, conditional, site plan amendment)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to access and proposed use on Tract 2.

[2016-101 staff 09-19-2016 final final](#)

[2016-101 vicinity map revised](#)

[2016-101 rezoning map revised2](#)

[2016-101 RevSitePlan 08-22-2016](#)

[Previously Approved Cover Page](#)

[2016-101 Combined Previously Approved Site Plan](#)

21. Rezoning Petition: 2016-116 by BNA Homes

Location: Approximately 15.87 acres located on the southeast corner at the intersection of South Tryon Street and Beam Road. (Council District 3 - Mayfield)

Current Zoning: MX-1(mixed Use)

Proposed Zoning: MX-2 (mixed Use)

Staff Recommendation:

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

[2016-116 staff 9-19-16 final final](#)

[2016-116 vicinity map](#)

[2016-116 rezoning map](#)

[2016-116 revised site plan 08-22-2016](#)

[Previously Approved Cover Page](#)

[2016-116 Approved Site Plan 2006-149](#)

22. Rezoning Petition: 2016-074 by McKinney Holdings NC II, LLC

Location: Approximately 15 acres located on the east side of North Tryon Street between Sandy Avenue and Rocky River Road. (Council District 4 - Phipps)

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

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

Staff Recommendation:

Staff recommends approval of this petition.

[2016-074 staff 09-19-16 final final](#)

[2016-074 vicinity map revised4](#)

[2016-074 rezoning map revised3](#)

[2016-074 revised site plan 08-22-2016](#)

[Previously Approved Cover Page](#)

[2016-74 approved site pln 1989-041C](#)

23. Rezoning Petition: 2016-053 by Brookline Residential, LLC

Location: Approximately 14.21 acres located on the west side of Reames Road between Lakeview Road and Anston Crossing Drive. (Council District 2 - Austin)

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

Proposed Zoning: UR-2(CD) (urban residential, conditional) with five year vested rights

Staff Recommendation:

Staff does not recommend approval of this petition.

[2016-053 staff 9-19-16 final final](#)

[2016-053 vicinity map](#)

[2016-053 rezoning map revised3](#)

[2016-053 rev site plan 08-22-2016](#)

[Previously Approved Cover Page](#)

[2013-047 Approved Site Plan](#)

24. Rezoning Petition: 2016-089 by Derita Masonic Lodge

Location: Approximately 4.35 acres located on the south side of DeArmon Road between Mineral Ridge Way and Hampton Place Drive. (Council District 4 - Phipps)

Current Zoning: R-3 (single family residential)

Proposed Zoning: INST (CD) (institutional, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to infrastructure and design, and minor technical revisions.

[2016-089 staff 09-19-2016 final final](#)

[2016-089 vicinity map revised](#)

[2016-089 rezoning map revised2](#)

[2016-089 RevSitePlan 08222016 w Elevations](#)

25. Rezoning Petition: 2016-100 by MPV Properties, LLC

Location: Approximately 41 acres located south of South Tryon Street near the intersection of Steele Creek Road and Walker Branch Drive. (Council District 3 - Mayfield)

Current Zoning: R-3(CD) (single family residential, conditional) and R-17MF (CD) (multi-family residential, conditional)

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 stream restoration and greenway dedication.

[2016-100 staff 09-19-2016 final final](#)

[2016-100 vicinity map revised](#)

[2016-100 rezoning map revised2](#)

[2016-100 RevSitePlan 08-22-2016](#)

[Previously Approved Cover Page](#)

[2016-100 approved site plan 1992-014C](#)

26. Rezoning Petition: 2016-111 by Philemon NODA Partners, LLC

Location: Approximately 9.91 acres located north of North Davidson Street on the southwest corner at the intersection of Philemon Avenue and East Craighead Road.
(Council District 1 - Kinsey)

Current Zoning: I-1 (light industrial) and UR-2(CD) (urban residential, conditional)

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

Staff Recommendation:

Staff recommends approval of this petition upon of outstanding issues related to transportation cross sections, timing of transportation improvements, open space, building entrances, setbacks, and trees.

[2016-111 staff 09-19-16 final final](#)

[2016-111 vicinity map](#)

[2016-111 rezoning map revised2](#)

[2016-111 RevSitePlan 08-18-2016](#)

[Previously Approved Cover Page](#)

[2016-111 approved site pln 2009-006](#)

27. Rezoning Petition: 2016-106 by Bobby and Deborah Hogan

Location: Approximately 8.60 acres located on the east side of Statesville Road, north of Spector Drive and Old Statesville Road. (Council District 2 - Austin)

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

Proposed Zoning: I-2(CD) SPA (general industrial, conditional, site plan amendment)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of the minor technical items related to sidewalks.

[2016-106 staff 9-19-16 final final](#)

[2016-106 vicinity map](#)

[2016-106 rezoning map revised2](#)

[2016-106 revised site plan 08-22-2016](#)

[Previously Approved Cover Page](#)

[2016-106 approved site plan 2006-124](#)

28. Rezoning Petition: 2016-107 by Trevi Partners, LLC

Location: Approximately 15.86 acres located on the southeast side of North Tryon Street between Wednesbury Boulevard and Caprington Avenue. (Council District 4 - Phipps)

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

Proposed Zoning: UR-C (CD) (urban residential - commercial, conditional) and UR-C (CD) SPA (urban residential - commercial, conditional, site plan amendment), with five year vested rights.

Staff Recommendation:

Staff recommends approval of this petition upon the resubmittal of a revised site plan for the associated administrative amendment and resolution of outstanding issues pertaining to transportation and site and building design, and minor technical revisions.

[2016-107 staff 09-19-16 final final](#)

[2016-107 vicinity map](#)

[2016-107 rezoning map revised5](#)

[2016-107 revised site plan-08-22-2016](#)

[Previously Approved Cover Page](#)

[2016-107 approved site plan 2010-047](#)

29. Rezoning Petition: 2016-114 by Harris Doulaveris

Location: Approximately 1.95 acres located on the north side of Albemarle Road between Hollirose Drive and Circumferential Road. (Council District 5 - Autry)

Current Zoning: B-1(CD) (neighborhood business, conditional)

Proposed Zoning: B-2(CD) (general business, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to building and parking envelopes, sidewalks, and parking.

[2016-114 staff analysis 09-19-16 final final](#)

[2016-114 vicinity map](#)

[2016-114 rezoning map](#)

[2016-114-RevSitePlan 08-17-2016](#)

[Previously Approved Cover Page](#)

[2016-114 approved pln 2008-106](#)

30. Rezoning Petition: 2016-121 by Chen Development, LLC

Location: Approximately 0.39 acres located on the northwest corner at the intersection of Park Road and Montford Drive. (Council District 6 - Smith)

Current Zoning: O-2 (office)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issue related to site design and other technical revisions.

[2016-121 staff 9-19-16 final final](#)

[2016-121 vicinity map](#)

[2016-121 rezoning map revised](#)

[2016-121 revised site plan 08-22-2016](#)

31. Rezoning Petition: 2016-108 by Laurel Falls

Location: Approximately 0.42 acres located on the north side of West Bland Street between South Tryon Street and Winnifred 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.

[2016-108 staff 09-19-2016 final final](#)

[2016-108 vicinity map](#)

[2016-108 rezoning map](#)

32. Rezoning Petition: 2016-096 by City of Charlotte

Location: Approximately 1.52 acres located on the east side of Lawyers Road between Albemarle Road and East W.T. Harris Boulevard. (Council District 5 - Autry)

Current Zoning: R-17MF (multi-family residential)

Proposed Zoning: O-2 (office)

Staff Recommendation:

Staff recommends approval of this petition.

[2016-096 staff 09-19-16 final final](#)

[2016-096 vicinity map](#)

[2016-096 rezoning map](#)

33. Rezoning Petition: 2016-104 by Central Piedmont Community College

Location: Approximately 18.7 acres located on the southeast corner at the intersection of West Hebron Street and West Arrowood Road and also located at the northwest corner near the intersection of West Hebron Street and Nations Ford Road. (Council District 3 - Mayfield)

Current Zoning: B-1(CD) (neighborhood business, conditional) (hereby known as "northern parcel") and INST (institutional) (hereby known as "southern parcel")

Proposed Zoning: INST (institutional) for the northern parcel and O-1 (office) for the southern parcel

Staff Recommendation:

Staff recommends approval of this petition.

[2016-104 staff 9-19-16 final final](#)

[2016-104 vicinity map](#)

[2016-104 rezoning map](#)

34. Rezoning Petition: 2016-122 by Foundry Commercial

Location: Approximately 17.2 acres located on the north side of Ed Brown Road and the west side of Steele Creek Road. (Council District 3 - Mayfield)

Current Zoning: R-3 (single family residential) and I-2(CD) (general industrial, conditional)

Proposed Zoning: I-1 (light industrial)

Staff Recommendation:

Staff recommends approval of this petition.

[2016-122 staff 9-19-16 final final](#)

[2016-122 vicinity map revised](#)

[2016-122 rezoning map revised](#)

35. Rezoning Petition: 2016-125 by Eclan & Associates, Inc.

Location: Approximately 1.80 acres located on the southeast corner of Tuckaseegee Road and Mulberry Church Road. (Council District 3 - Mayfield)

Current Zoning: R-17MF (multi-family residential)

Proposed Zoning: O-1 (office)

Staff Recommendation:

Staff recommends approval of this petition.

[2016-0125 staff 09-19-2016 final final](#)

[2016-125 vicinity map revised](#)

[2016-125 rezoning map revised](#)