

Mayor Patrick L. McCrory    Mayor Pro Tem Susan Burgess  
Michael D. Barnes            Nancy Carter  
Warren Cooksey             Andy Dulin  
Anthony Foxx                Patsy Kinsey  
John W. Lassiter             James E. Mitchell, Jr.  
Edwin B. Peacock III        Warren Turner

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***CITY COUNCIL ZONING AGENDA***  
***Monday, April 21, 2008***

**5:00PM – Council/Manager Dinner**  
**Meeting Chamber Conference Room**

**6:00PM – Zoning Decisions**  
**Meeting Chamber**

***DINNER MEETING***

- ***Review of Agenda – Tammie Keplinger / Tom Drake***

**ALL REZONING PETITIONS MAY BE VIEWED ON THE WEB AT**  
**[www.rezoning.org](http://www.rezoning.org)**

## ***REZONING ACRONYMS***

<u><b>Zoning Districts</b></u>	<u><b>Overlay Districts</b></u>
<ul style="list-style-type: none"> <li>● <b>B-1</b> – neighborhood business district</li> <li>● <b>B-2</b> – general business district</li> <li>● <b>B-1SCD</b> – business shopping center district</li> <li>● <b>BD</b> – distributive business district</li> <li>● <b>BP</b> – business park district</li> <li>● <b>CC</b> – commercial center district</li> <li>● <b>I-1</b> – light industrial district</li> <li>● <b>I-2</b> – general industrial district</li> <li>● <b>INST</b> – institutional district</li> <li>● <b>MUDD</b> – mixed use development district</li> <li>● <b>MX-1</b> – mixed use district</li> <li>● <b>MX-2</b> – mixed use district</li> <li>● <b>MX-3</b> – mixed use district</li> <li>● <b>NS</b> – neighborhood services district</li> <li>● <b>O-1</b> – office district</li> <li>● <b>O-2</b> – office district</li> <li>● <b>O-3</b> – office district</li> <li>● <b>R-3</b> – single-family residential – up to 3 dwelling units per acre (dua)</li> <li>● <b>R-4</b> – single-family residential – up to 4 dua</li> <li>● <b>R-5</b> – single-family residential – up to 5 dua</li> <li>● <b>R-6</b> – single-family residential – up to 6 dua</li> <li>● <b>R-8</b> – single-family residential – up to 8 dua</li> <li>● <b>R-8MF</b> – multi-family residential – up to 8 dua</li> <li>● <b>R-12MF</b> – multi-family residential – up to 12 dua</li> <li>● <b>R-17MF</b> – multi-family residential – up to 17 dua</li> <li>● <b>R-22MF</b> – multi-family residential – up to 22 dua</li> <li>● <b>R-43MF</b> – multi-family residential – up to 43 dua</li> <li>● <b>R-MH</b> – residential manufactured housing</li> <li>● <b>RE-1</b> – research district</li> <li>● <b>RE-2</b> – research district</li> <li>● <b>RE-3</b> – research district</li> <li>● <b>TOD</b> – transit oriented development</li> <li>● <b>TOD-E</b> – transit oriented development – employment</li> <li>● <b>TOD-EO</b> – transit oriented development – employment - optional</li> <li>● <b>TOD-M</b> – transit oriented development – mixed use</li> <li>● <b>TOD-MO</b> – transit oriented development – mixed use – optional</li> <li>● <b>TOD-R</b> – transit oriented development – residential</li> <li>● <b>TOD-RO</b> – transit oriented development – residential - optional</li> <li>● <b>U-I</b> – urban industrial district</li> <li>● <b>UMUD</b> – uptown mixed use district</li> <li>● <b>UMUD-O</b> – uptown mixed use district - optional</li> <li>● <b>UR-1</b> – urban residential</li> <li>● <b>UR-2</b> – urban residential</li> <li>● <b>UR-3</b> – urban residential</li> </ul>	<ul style="list-style-type: none"> <li>● <b>CR/LWW</b> – Catawba River / Lake Wylie watershed</li> <li>● <b>CR/LWWCA</b> – Catawba River / Lake Wylie watershed – critical area</li> <li>● <b>CR/LWWPA</b> – Catawba River / Lake Wylie watershed – protected area</li> <li>● <b>HD-O</b> – historic district overlay</li> <li>● <b>HW</b> – hazardous waste overlay</li> <li>● <b>LNW</b> – Lake Norman watershed</li> <li>● <b>LNWCA</b> – Lake Norman watershed – critical area</li> <li>● <b>LNWPA</b> – Lake Norman watershed – protected area</li> <li>● <b>LLWW</b> – Lower Lake Wylie watershed</li> <li>● <b>LLWWCA</b> – Lower Lake Wylie watershed – critical area</li> <li>● <b>LLWWPA</b> – Lower Lake Wylie watershed – protected area</li> <li>● <b>MILW</b> – Mountain Island Lake watershed</li> <li>● <b>MILWCA</b> – Mountain Island Lake watershed – critical area</li> <li>● <b>MILWPA</b> – Mountain Island Lake watershed – protected area</li> <li>● <b>MH</b> – manufactured home overlay</li> <li>● <b>PED</b> – pedestrian overlay district</li> <li>● <b>PED-O</b> – pedestrian overlay district – optional</li> <li>● <b>TS</b> – transit supportive overlay district</li> </ul> <p style="text-align: center;"><u><b>Miscellaneous Acronyms</b></u></p> <ul style="list-style-type: none"> <li>● <b>CD</b> – conditional</li> <li>● <b>SPA</b> – site plan amendment</li> </ul>

• **UR-C** – urban residential - commercial

***HISTORIC LANDMARKS***

	<p>01. (A) Hearing to consider designation of the property known as the <b>“Charlotte Fire Station Number 4”</b> (listed under Tax Parcel Number 07805307 and including the exterior of the firehouse building, and the parcel of land listed under Tax Parcel Number 07805307 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of February 1, 2008). The property is owned by the Bank of America Community Development Corporation, and is located at 420 West Fifth Street in the City of Charlotte, North Carolina.</p> <p>(B) Adopt an ordinance designating the <b>“Charlotte Fire Station Number 4”</b> as a Historic Landmark.</p> <p>Attachment 1</p>
	<p>02. (A) Hearing to consider designation of the property known as the <b>“Wing Haven”</b> (listed under Tax Parcel Numbers 151-142-19, 151-142-40 and 151-142-41 and including the interior and exterior of the house, and the land shown on the attached Exhibit “A” and listed under Tax Parcel Numbers 151-142-19, 151-142-40 and 151-142-41 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of February 1, 2008). The property is owned by the Wing Haven Foundation, Inc., and is located at 248 Ridgewood Avenue in the City of Charlotte, North Carolina.</p> <p>(B) Adopt an ordinance designating the <b>“Wing Haven”</b> as a Historic Landmark.</p> <p>Attachment 2</p>

## ***DECISIONS***

	<p>03. <b>Petition No. 2008-040 (decision) by The Boulevard Company</b> for a change in zoning of approximately 1.19 acres located on the west side of North Cedar Street between West 5<sup>th</sup> Street and Cates Street from UR-2 to MUDD(CD).</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>Third Ward Neighborhood Vision Plan</i> and voted to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ul style="list-style-type: none"> <li>• A maximum of 250 units and a maximum of 5,000 square feet of retail are</li> </ul>
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	<p>shown.</p> <ul style="list-style-type: none"> <li>• Overhead utilities currently located on the site are shown on the plan.</li> <li>• The proposed zoning boundary line is indicated on the site plan.</li> <li>• The maximum number of stories is limited to 8.</li> <li>• New utilities, back-flow preventors, and transformers will be underground, screened by an architectural wall or located in the building.</li> <li>• The proposed service areas are within the parking deck.</li> <li>• The Conceptual Elevations are drawn to scale, delineate the based of the high rise, indicate the building materials, the height of the buildings, label the use of the middle one-level structure, identify clear glass, and identify building entrances.</li> <li>• The height of the building will not exceed 100 feet above the average grade along North Cedar Street.</li> <li>• A sand filter will be installed on the property.</li> </ul> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 3</p>
	<p>04. <b>Petition No. 2007-076 (decision) by Novant Health, Inc.</b> for a change in zoning of approximately 6.40 acres bounded by East 3<sup>rd</sup> Street, East 4<sup>th</sup> Street, Queens Road and South Caswell Road from O-2 to MUDD-O.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>Central District Plan</i> and unanimously voted to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <p>From the February 27, 2008 Zoning Committee meeting:</p> <ul style="list-style-type: none"> <li>• The 4th street sidewalk has been increased to 8'.</li> <li>• The Caswell sidewalk has been increased to 6'.</li> <li>• The setback dimensions from the curb will be added to the site plan.</li> <li>• Note #9 will be revised to indicate that the removal of trees as a part of Phase 2 will be subject to the tree ordinance is applicable.</li> <li>• The storm water note will be revised per Storm Water Service's request.</li> <li>• The note regarding the relocation of the monument will be clarified.</li> </ul> <p>From the March 26, 2008 Zoning Committee meeting:</p> <ul style="list-style-type: none"> <li>• Details of the overhead pedestrian bridges have been provided.</li> <li>• The right deceleration lane into the employee parking deck entrance on Third Street is required by NCDOT. The remaining area will be landscaped as illustrated on the elevations.</li> <li>• The pedestrian "alley" from Caswell to Queens is committed to in the development standard notes.</li> <li>• The tree save locations provided in phase one are shown on the site plan.</li> <li>• The optional provisions have been deleted.</li> </ul>

	<p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 4</p>
<p><b>Protest (sufficient)</b></p>	<p>05. <b>Petition No. 2007-118 (decision) by Brookechase Properties</b> for a change in zoning of approximately 5.00 acres located on the northeast corner of Providence Road and Westbury Road from R-3 to R-5(CD)and UR-2(CD).</p> <p><i>A protest petition has been filed and is sufficient to invoke ¾ majority-voting rule.</i></p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>South District Plan</i> and the <i>General Development Policies</i> and voted unanimously to recommend <b>APPROVAL</b> of this petition, based upon the following modifications:</p> <ul style="list-style-type: none"> <li>• The number of units is reduced to 48 on the UR-2(CD) site.</li> <li>• The maximum building height is 60 feet.</li> <li>• Water quality and quantity improvements have been included.</li> <li>• Tree save areas have been committed to and identified.</li> <li>• The pedestrian/bike trail has been extended to the retail center to the north and “motor vehicles of any kind” prohibited from using the trail.</li> <li>• Commitments regarding the single family homes as detailed in an email from petitioner’s agent dated February 27, 2008 have been added to the site plan.</li> </ul> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 5</p>
<p><b>Protest (sufficient)</b></p>	<p>06. <b>Petition No. 2007-128 (decision) by StoneHunt Development, LLC</b> for a change in zoning of approximately 6.76 acres located along Main Street, Baxter Street and Luther Street, in the Cherry Neighborhood from R-8 and R-22MF to UR-2(CD).</p> <p><i>A protest petition has been filed and is sufficient to invoke ¾ majority-voting rule.</i></p> <p>The Zoning Committee found this petition to be consistent with the <i>Cherry Small Area Plan</i> by a vote of 4-1 and voted 4-1 to recommend a <b>APPROVAL</b> of this petition with the following modifications (Commissioner Howard was recused):</p> <ul style="list-style-type: none"> <li>• Large maturing trees at 40-feet on center will be provided in the planting strip</li> </ul>

	<p>along all public ROW.</p> <ul style="list-style-type: none"> <li>• The petitioner has provided details of the screening fence around the dumpsters.</li> <li>• Common open spaces and amenities are shown.</li> <li>• The maximum number of buildings is limited to 14.</li> <li>• The parking space configuration in the parking lot is shown.</li> <li>• The development standard notes commit to minimum 10% tree save area as per the tree ordinance and these areas are indicated on the site plan.</li> <li>• Buffer and screening abutting the single-family homes is provided with a note that if the developer purchases those properties, the buffer will no longer be required.</li> <li>• The minimum 400 square foot private open space sub lot is shown for each townhome unit.</li> <li>• Building elevations have been provided with a commitment to materials.</li> <li>• The maximum height of the lighting is 15-feet.</li> <li>• The trees that are to be saved are labeled.</li> <li>• Parking areas will screened from the public right-of-way and the abutting properties are required by the Zoning Ordinance.</li> <li>• The petitioner will put all new utilities underground.</li> <li>• Note # 9 the first asterisk had been corrected to state "standard 2'-6" curb" not "stand 2'-6" curb";</li> <li>• Note #20 has been corrected to state "acquires" not "Aquarius".</li> </ul> <p>Staff agrees with the recommendation of the majority of the Zoning Committee.</p> <p>Attachment 6</p>
<p><b>Protest (sufficient)</b></p>	<p>07. <b>Petition No. 2007-145 (decision) by Tribek Properties</b> for a change in zoning of approximately 6.35 acres located on the southwest corner of Mt. Holly-Huntersville Road and West W.T. Harris Boulevard from R-3 to NS.</p> <p><i>A protest petition has been filed and is sufficient to invoke ¾ majority-voting rule.</i></p> <p>The Zoning Committee unanimously found this petition to be inconsistent with the <i>Northwest District Plan</i> but consistent with the <i>North Lake Area Plan (draft)</i> and voted 5-1 to recommend a <b>APPROVAL</b> of this petition with the following modifications:</p> <ul style="list-style-type: none"> <li>• The location of the storm water detention and water quality treatment areas are</li> </ul>

	<p>not permitted within the setbacks or buffers.</p> <ul style="list-style-type: none"> <li>• Building elevations have not been provided however the petitioner has agreed to design standards for Tract B.</li> <li>• A site development table has been added indicating the proposed zoning, retail square footage, number of residential units, and parking calculations.</li> <li>• The maximum height of freestanding light fixtures is limited to 30-feet on tract A. Decorative, pedestrian scale lighting not to exceed 15-feet in height will be provided on Tract B.</li> <li>• A 20-foot rear yard and a buffer will be provided between the town homes and the retail area. The buffer includes a solid 8-foot masonry wall and a class B buffer.</li> <li>• The planned multi-family rear setbacks along the adjoining residential properties has been increased to 50-feet.</li> <li>• The site plan includes details of the fence/wall used to reduce the buffer widths.</li> <li>• A note has been added that planning staff will review any construction plans relating to the site to be sure that the location of the centerline or the realigned Harris Boulevard is accurately depicted on the plans.</li> <li>• Sidewalks will be provided in accordance with applicable ordinances.</li> <li>• The petitioner has agreed to dedicate 50-feet from the centerline of both WT Harris and Mount Holly Huntersville Road. If additional right-of-way is needed the petitioner will make it available to the City of State at the R-3 prices.</li> <li>• The revised site plan shows a pylon sign at WT Harris and Mount Holly Huntersville Road will be removed and permitted through the normal sign permitting process.</li> </ul> <p>Staff is recommending approval of this petition.</p> <p>Attachment 7</p>
<p><b>Deferral (one-month)</b></p>	<p>08. <b>Petition No. 2008-002 (decision) by York Development Group</b> for a change in zoning of approximately 6.62 acres located on the northeast corner of North Community House Road and Ballantyne Commons Parkway from BP(CD) to NS.</p> <p>Petitioner is requesting a one-month deferral of this petition.</p> <p>The Zoning Committee is recommending a <b>ONE-MONTH DEFERRAL</b> of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p>



	<p>Attachment 8</p>
	<p>09. <b>Petition No. 2008-014 (decision) by Rocky River Road Associates, LLC</b> for a change in zoning of approximately 72.41 acres located on the northeastern quadrant of the Rocky River Road / I-485 interchange from R-3 to R-8MF(CD), R-12MF(CD) and O-2(CD).</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>Rocky River Road Area Plan</i> and voted unanimously to recommend <b>APPROVAL</b> of this petition, based upon the following modifications:</p> <ul style="list-style-type: none"> <li>• The ability to substitute 60 multi-family units for the office space has been removed.</li> <li>• Notes have been added providing details of the buildings to be constructed, including design details and exterior materials.</li> </ul> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 9</p>
	<p>10. <b>Petition No. 2008-020 (decision) by Beacon Partners</b> for a change in zoning of approximately 4.80 acres located on the south side of David Cox Road between Old Statesville Road and Harris Cove Drive from I-1 to I-2(CD).</p> <p>The Zoning Committee found this petition to be consistent with the <i>Northeast District Plan</i> and reasonable and in the public interest by a vote of 6-0 and voted 4-2 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ul style="list-style-type: none"> <li>• Addition of storm water language, as requested by Storm Water Services</li> </ul> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 10.</p>
<b>Withdrawal</b>	<p>11. <b>Petition No. 2008-022 (decision) by Centex Homes</b> for a change in zoning of approximately 31.02 acres located on the northwest corner of Tyvola Centre Drive and West Tyvola Road from BP(CD) to BP(CD)SPA and MX-2 (Innov.).</p> <p>Petitioner is requesting <b>WITHDRAWAL</b> of this petition.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>General Development Policies</i> and voted unanimously to recommend <b>APPROVAL</b> of this petition.</p>

	<p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 11</p>
<p><b>Deferral (one-month)</b></p> <p><b>Protest (sufficient)</b></p>	<p>12. <b>Petition No. 2008-031 (decision) by Mountain Island Promenade, LLC</b> for a change in zoning of approximately 111.30 acres located on the northeast quadrant of the Brookshire Boulevard / I-485 Interchange from B-D(CD)(LWPA) and NS(LWPA) to B-D(CD)SPA(LWPA) and NS SPA(LWAP).</p> <p><i>A protest petition has been filed and is sufficient to invoke ¾ majority-voting rule.</i></p> <p>The Zoning Committee is recommending a <b>ONE-MONTH DEFERRAL</b> of this petition to allow the petitioner time to work with staff on building elevations and architectural notes.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 12</p>
	<p>13. <b>Petition No. 2008-036 (decision) by Commercial Transportation, Inc.</b> for a change in zoning of approximately 6.91 acres located south of Old Mt. Holly Road, on the southeast end of Aqua Chem Drive from I-1(CD) to I-2(CD).</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>Northwest District Plan</i> and voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ul style="list-style-type: none"> <li>• Uses will be limited to a truck terminal/truck parking and all uses in the I-1.</li> <li>• A note has been added that Storm Water detention facilities will not be located within the required buffer.</li> </ul> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 13</p>
	<p>14. <b>Petition No. 2008-038 (decision) by Charlotte-Mecklenburg Planning Commission</b> for a change in zoning of approximately 1.54 acres located on the east side of Hawkins Street between West Tremont Avenue and Rampart Street from I-2 to TOD-M.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>South End Transit Station Area Plan</i> and voted unanimously to recommend <b>APPROVAL</b> of this petition.</p> <p>Staff recommends approval of this petition.</p>

	<p>Attachment 14</p>
	<p>15. <b>Petition No. 2008-042 (decision) by Crescent Resources, LLC</b> for a change in zoning of approximately 15.06 acres bounded by West Tyvola Road, Yorkmont Road and Billy Graham Parkway from O-15(CD) to O-2(CD).</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>Southwest District Plan</i> and voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ul style="list-style-type: none"> <li>• An alternate location for a smaller parking deck is shown on the site plan submitted. The deck is located slightly to the northeast of the original deck and is two rows of parking smaller. Both decks are proposed to be 4 stories in height.</li> <li>• The maximum floor area devoted to office and ancillary uses will be reduced to 310,000 square feet with the structured parking area not included in that total. However, the site plan shows two existing buildings with 283,834 square feet. The site plan indicates that the remaining 26,166 square feet will be office or ancillary uses and will be located in either of the two office towers located on the site.</li> <li>• The maximum size of the parking deck will be 185,000 square feet.</li> <li>• Elevations of the proposed parking decks have been included.</li> <li>• All parking standards required by the Zoning Ordinance will be met.</li> </ul> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 15</p>
	<p>16. <b>Petition No. 2008-043 (decision) by Mark S. Engel</b> for a change in zoning of approximately 2.65 acres located on the south side of Westinghouse Boulevard between I-77 and Granite Street from I-2 to I-1.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>Southwest District Plan</i> and voted unanimously to recommend <b>APPROVAL</b> of this petition.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 16</p>
<p><b>Deferral (one-month)</b></p>	<p>17. <b>Petition No. 2008-044 (decision) by Cambridge Properties, Inc.</b> for a change in zoning of approximately 12.40 acres located on the southwest corner of Davis Lake Parkway and Harris Woods Boulevard from O-1(CD) to MX-2(Innov.).</p> <p>The Zoning Committee is recommending a <b>ONE-MONTH DEFERRAL</b> of this petition</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 17</p>



	<p>Staff recommends a one-month deferral of this petition.</p> <p>Attachment 19</p>
<b>Protest (not sufficient)</b>	<p>20. <b>Petition No. 2008-011 (hearing) by Charles Thomas &amp; Barnes Boykin – Eastern Pride, Inc.</b> for a change in zoning of approximately 0.91 acres located between West Trade Street and West 5<sup>th</sup> Street, north of North Bruns Avenue from MUDD(CD)PED to B-1(CD)PED-O.</p> <p><i>A protest petition has been filed and is not sufficient to invoke ¾ majority-voting rule.</i></p> <p>Staff recommends approval of this petition.</p> <p>Attachment 20</p>
	<p>21. <b>Petition No. 2008-040 (hearing) by Lichtin/Toringdon, LLC</b> for a change in zoning of approximately 36.60 acres located on the northeast quadrant of the Johnston Road / I-485 Interchange from CC to CC SPA.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 21</p>
	<p>22. <b>Petition No. 2008-047 (hearing) by R&amp;Y Solutions, LLC</b> for a change in zoning of approximately 2.58 acres located on the south side of Wilkinson Boulevard between Donald Ross Road and Ashley Road from I-2 to I-1.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 22</p>
	<p>23. <b>Petition No. 2008-048 (hearing) by DTJT Properties, LLC</b> for a change in zoning of approximately 12.19 acres located south of Old Mt. Holly Road, along the west side of Aqua Chem Drive from I-1(CD) to I-2(CD).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 23</p>
	<p>24. <b>Petition No. 2008-050 (hearing) by Liberate Financial, LLC</b> for a change in zoning of approximately 1.91 acres located on the north side of Charles Avenue between Yadkin Avenue and North McDowell Street from R-5 to UR-1(CD).</p>

	<p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 24</p>
	<p>25. <b>Petition No. 2008-051 (hearing) by CB Richard Ellis</b> for a change in zoning of approximately 1.53 acres located on the northwest corner of South Tryon Street and Steele Creek Road from CC to CC SPA.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 25</p>
	<p>26. <b>Petition No. 2008-052 (hearing) by Novant Health, Inc.</b> for a change in zoning of approximately 81.75 acres located on the northeast quadrant of the I-485 / Albemarle Road Interchange from R-3 to B-1(CD) and INST(CD).</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 26</p>
	<p>27. <b>Petition No. 2008-054 (hearing) by Bransen L. Patch</b> for a change in zoning of approximately 11.97 acres located on the south corner of the intersection of Ardrey Kell Road and Tom Short Road from B-1(CD) to B-1(CD)SPA.</p> <p>Staff recommends ????</p> <p>Attachment 27</p>
	<p>28. <b>Petition No. 2008-055 (hearing) by Merrifield Partners, LLC</b> for a change in zoning of approximately 2.44 acres located on the east side of East W.T. Harris Boulevard between Old Concord Road and Back Creek Drive from O-1(CD) to O-1(CD) SPA.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 28</p>
	<p>29. <b>Petition No. 2008-059 (hearing) by Crescent Resources, LLC</b> for a change in zoning of approximately 168.0 acres located on the east side of the I-85 / City Boulevard interchange from B-1SCD, I-1, O-2, RE-1 and MUDD-O to CC.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 29</p>
	<p>30. <b>Petition No. 2008-045 (hearing) by Charlotte-Mecklenburg Planning Commission</b> for a change in zoning of approximately 0.84 acres located on the northeast corner of the intersection of Camden Road, South Tryon Street and West Summit Avenue from MUDD(CD) and I-2 to TOD-M.</p>

	<p>Staff recommends approval of this petition.</p> <p>Attachment 30</p>
	<p>31. <b>Petition No. 2008-046 (hearing) by City of Charlotte</b> for a change in zoning of approximately 269.27 acres located along Westmont Drive at the Irwin Creek Treatment Facility from R-4, R-5 and R-22MF to I-2.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 31</p>
	<p>32. <b>Petition No. 2008-062 (hearing) by Charlotte-Mecklenburg Planning Commission</b> for a change in zoning of approximately 0.92 acres located on the northwest corner of South Church Street and Quincey Street from I-2 to TOD-M.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 32</p>