

Mayor Patrick L. McCrory Mayor Pro Tem Patrick De'Angelo Cannon
Susan Burgess James E. Mitchell, Jr.
Nancy Carter Patrick Mumford
Patsy Kinsey Gregory Phipps
John W. Lassiter John H. Tabor, AIA
Don Lochman Warren Turner

CITY COUNCIL ZONING AGENDA
Wednesday, October 19, 2005

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

6:00PM – Zoning Decisions/Hearings
Meeting Chamber

DINNER MEETING

Rezoning Update – December 2005
Debra Campbell, Planning Director

DECISIONS

1. **Petition No. 2004-134 (decision)** by *Real Estate Development Partners, LLC* for a change in zoning of approximately 9.48 acres located on the west side of Providence Road south of Allison Woods Drive from O-1(CD) and R-3 to NS.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition, **CONTINGENT UPON THE FOLLOWING:**

- The necessary variances must be obtained
- Site plan deficiencies must be corrected.
- CDOT must be satisfied as to the transportation improvements that will accompany this petition.

Staff agrees with the Zoning Committee recommendation.

Attachment No. 1

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2004+Petitions/2004-134.htm>

2. **Petition No. 2005-44 (decision)** by *Peter J. Jugis, Bishop of the Roman Catholic Diocese of Charlotte* for a change in zoning of approximately 1.70 acres located on the north side of Williams Pond Lane, east of Rae Road from R-3 to NS.

Two protest petitions were filed but due to withdrawals were found insufficient to invoke 3/4 majority-voting rule.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition based upon the following modification:

- Building signage will be reduced to that allowed by the ordinance.

Staff continues to oppose this rezoning as being inconsistent with adopted plans and adding pressure for further rezonings that would be inconsistent with adopted plans.

Attachment No. 2

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-044.htm>

3. **Petition No. 2005-76 (decision)** by *Crosland, Inc.* for a change in zoning of approximately 130.18 acres located on the north side of Mount Holly Road, west of Belmeade Drive from I-1(CD) LW-PA and I-2(CD) LW-PA to CC LW-PA.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Staff agrees with the Zoning Committee recommendation.

Attachment No. 3

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-076.htm>

4. **Petition No. 2005-82 (decision)** by *Fourth Ward Square Assoc.* for a change in zoning of approximately 3.54 acres located on the northwest side of North Graham Street, south of West 9th Street from UR-C and UR-s to MUDD-O.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Staff agrees with the Zoning Committee recommendation.

Attachment No. 4

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-082.htm>

5. **Petition No. 2005-86 (decision)** by *Galleria Partners I, LLC.* for a change in zoning of approximately 1.74 acres located south of Galleria Boulevard, east of Monroe Road from I-1 to MUDD-CD.

The Zoning Committee voted unanimously to recommends **WITHDRAWAL** of this petition.

Staff agrees with the Zoning Committee recommendation.

Attachment No. 5

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-086.htm>

6. **Petition No. 2005-89 (decision)** by *Lowe's Home Centers, Inc.* for a change in zoning of approximately 11.39 acres located on the east side of South Boulevard, south of Magnolia Avenue from MUDD-O, O-2, B-2, B-1(CD), I-1 and R-5 to MUDD-O and MUDD-O SPA

Two protest petitions have been filed and found sufficient to invoke 3/4 majority-voting rule.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition provided that consideration be given for a driveway on Iverson for the adjacent restaurant property and with the following modifications:

- Staff will continue to work with the petition of building elevations of the outdoor living center.

Staff agrees with the Zoning Committee recommendation.

Attachment No. 6

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-089.htm>

7. **Petition No. 2005-105 (decision)** by *Atlantic Coast Trailer Sales* for adoption of a text amendment to the City of Charlotte Zoning Ordinance to revise Section 9.1102 "Uses permitted by right" by revising the definition of mixed-use development to clarify that a mixed-used development can consist of one or more mixed-use buildings or a combination of single use and mixed-use buildings in a pedestrian environment and to revise Section

12.101(5) “Every lot must abut a street” to add a reference that a mixed-use development, such as a mixed-use building, need not abut a public street so long as the overall site abuts a street and otherwise meets the requirements of Section 12.101(5).

The Zoning Committee voted unanimously to recommend **DENIAL** of this petition with the understanding staff will continue to work with the petitioner to seek a resolution.

Staff agrees with the Zoning Committee recommendation.

Attachment No. 7

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-105.htm>

8. **Petition No. 2005-110 (decision)** by North Davidson at 28th Street, LLC for a change in zoning of approximately 5.5 acres located at the intersection of North Davidson Street and East 28th Street from I-1 and O-2 to MUDD-O.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Staff agrees with the Zoning Committee recommendation.

Attachment No. 8

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-110.htm>

9. **Petition No. 2005-116 (decision)** by Charlotte-Mecklenburg Planning Commission for a change in zoning of approximately 2.5563 acres located southeast of the intersection of West Tremont Avenue and Hawkins Street from I-2 to TOD-M.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Staff agrees with the Zoning Committee recommendation.

Attachment No. 9

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-116.htm>

10. **Petition No. 2005-117 (decision)** by Charlotte-Mecklenburg Planning Commission for a change in zoning of approximately 4.78 acres located northwest of South Boulevard and at the southeast end of Foster Avenue from I-2 to TOD-M.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Staff agrees with the Zoning Committee recommendation.

Attachment No. 10

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-117.htm>

11. **Petition No. 2005-118 (decision)** by *MPP Westinghouse, LLC* for a change in zoning of approximately 10.5 acres located southeast of the intersection of Nations Ford Road and Westinghouse Boulevard from I-1 and I-2 to I-2(CD).

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modification:

- The petitioner will add a note to the site plan indicating that if practical and at the petitioner's discretion, a buffer variance may be requested to allow connectivity from Westinghouse Boulevard to the rear of the site.

Staff recommends that the petitioner add the notes to the site plan requested by Storm Water Services before the petition is approved.

Attachment No. 11

<http://www.charneck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-118.htm>

12. **Petition No. 2005-120 (decision)** by *K. Hovnanian Homes of North Carolina, Inc.* for a change in zoning of approximately 9.86 acres located north of Highland Creek Parkway, east of its intersection with Cambridge Bay Drive from R-4(CD) to R-8(CD).

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Staff agrees with the Zoning Committee recommendation.

Attachment No. 12

<http://www.charneck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-120.htm>

13. **Petition No. 2005-121 (decision)** by *Lauth Property Group c/o Paxton Hollar* for a change in zoning of approximately 53.1 acres located south of Moores Chapel Road from R-4 to CC and MX-2.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:

- Street "B" within the MX-2 portion of the site will be extended as a public street over the right-of-way associated with I-485 to connect to the existing I-485 Service Road prior to the issuance of building permits for the development within Parcel B.
- The site plan will indicate that a total of 60-feet of right-of-way will be provided along Kendall Drive.
- The development standards will commit to construction of a northbound left turn lane on Little Rock Road prior to the issuance of certificates of occupancy for the site.
- The site plan will recognize installation of a single lane roundabout at the intersection of Moore's Chapel Road and Kendall Drive as an optional alternative to a standard signalized intersection.

Staff agrees with the Zoning Committee recommendation.

Attachment No. 13

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-121.htm>

14. **Petition No. 2005-122 (decision)** by *Hord Properties, LLC* for a change in zoning of approximately 0.912 acres located north of the intersection of Sandy Porter Road and South Tryon Road from R-17 MF to NS.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Staff disagrees with the recommendation of the Zoning Committee as the area plans recommend residential for the property. Office zoning would provide an appropriate transition between the adjacent commercial and multi-family zoning districts.

Attachment No. 14

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-122.htm>

15. **Petition No. 2005-123 (decision)** by *Hempstead Properties, LLC* for a change in zoning of approximately 1.06 acres located north of the intersection of Walker Road and Millbrook Road from R-17 MF and R-4 to UR-2(CD).

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition, **contingent upon** satisfactorily resolving the remaining CDOT issues.

Staff agrees with the Zoning Committee recommendation.

Attachment No. 15

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-123.htm>

16. **Petition No. 2005-124 (decision)** by *Brookchase Properties* for a change in zoning of approximately 3.86 acres located south of the intersection of Ballantyne Commons Parkway and Williams Pond Lane from R-3 to O-1(CD).

A majority of the Zoning Committee voted to recommend **APPROVAL** of this petition based upon the following modifications:

- An additional area of buffer will be provided along the western corner of the site, where it is not shown on the site plan.

Staff cannot support this petition until the two outstanding issues are resolved. It is a standard practice to have the downstream drainage system analyzed but petitioner has declined to do that. Without that analysis, downstream flooding could occur. Staff opposes the clearing of an existing heavily vegetated buffer to be replaced by plantings that will take a decade or more to reach an equivalent effectiveness. Clearing of the existing buffer also has negative water quality impacts.

Attachment No. 16

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-124.htm>

17. **Petition No. 2005-125 (decision)** by *Tom Massey and Larry Reed* for a change in zoning of approximately 1.55 acres located south of the intersection of Oak Drive and Old Statesville Road from I-1 and R-4.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Staff agrees with the Zoning Committee recommendation

Attachment No. 17

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-125.htm>

18. **Petition No. 2005-126 (decision)** by *Lichtin / Torrington Property Owners Association* for a change in zoning of approximately 36.6 acres located south of the intersection of North Community House Road and Johnston Road from CC to CC SPA

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Staff agrees with the Zoning Committee recommendation

Attachment No. 18

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-126.htm>

19. **Petition No. 2005-127 (decision)**, by *GLM Holding, LLC and Henry Pharr II, Trustee* for a change in zoning of approximately 10.54 acres located southeast of the intersection of Mallard Glen Drive and West Mallard Creek Church Road from R-17 MF (CD) to R-17 MF (CD) SPA.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Staff recommends approval of this petition contingent upon the petitioner providing one-half of the cost of the proposed signal.

Attachment No. 19

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-127.htm>

20. **Petition No. 2005-128 (decision)**, by *Guy Properties* for a change in zoning of approximately .4416 acres located north of the intersection of N. Davidson Street and East 36th Street from I-2 to MUDD-O.

The Zoning Committee vote unanimously to recommend **APPROVAL** contingent on the Staff and Petitioner working out the final details of the streetscape improvements along North Davison Street.

Staff agrees with the Zoning Committee recommendation

Attachment No. 20

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-128.htm>

21. **Petition No. 2005-130 (decision).** by *Carolina Health Care System* for a change in zoning of approximately 16.3 acres located southwest of the intersection of York Road and Steele Creek Road from R-3 to O-2 (CD).

A protest petition has been filed and is sufficient to invoke the ¾ majority-voting rule.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:

- Petition will continue to work with CDOT to work out details of the proposed public street.

Staff agrees with the recommendation of the Zoning Committee but is recommending that the parking between the building and the proposed public street be eliminated to allow the buildings to front the street.

Attachment No. 21

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-130.htm>

22. **Petition No. 2005-131 (decision).** By *DeWitt Real Estate Services* for a change in zoning of approximately 26.9 acres located south of the intersection of Walker Road and Weddington Road from R-3 to MX-2 Innovative.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modification:

- The petitioner will contribute up to \$5,000 to relocate the gates of the park entrance to west of the future access point at the west side of the property.

Staff agrees with the Zoning Committee recommendation

Attachment No. 22

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-131.htm>

23. **Petition No. 2005-132 (decision).** by *Francella Witherspoon* for a change in zoning of approximately .23 acres located south of the intersection of East 33rd Street and North Davidson Street from R-5 to MUDD-O.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Staff agrees with the Zoning Committee recommendation

Attachment No. 23

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-132.htm>

24. **Petition No. 2005-134 (decision)**, by *David Young and Dawn Young* for a change in zoning of approximately 1.06 acres located southeast of the intersection of Shopton Road and Pleasant Way Lane from R-3 to I-2 (CD).

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Staff agrees with the Zoning Committee recommendation

Attachment No. 24

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-134.htm>

25. **Petition No. 2005-135 (decision)**, by *The F.A. Bartlett Tree Expert Company* for a change in zoning of approximately 101.6 acres located southeast of the intersection of Hamilton Road and Youngblood Road from R-3 and O-1 to RE-1 (CD).

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Staff agrees with the Zoning Committee recommendation

Attachment No. 25

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-135.htm>

HEARINGS

26. **Petition No. 2005-85 (hearing)**. Change in zoning from R-5 to UR-1(CD) for approximately .335 acres located to the southeast of Charles Avenue north of East 35th Street.
Petitioner: James and Patricia Sack

Staff recommends **DENIAL** of this petition.

Attachment No. 26

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-085.htm>

27. **Petition No. 2005-106 (hearing)**. Change in zoning from B-1 to TOD-M (CD) for approximately 0.72 of an acre located at the intersection of East Tremont Avenue and Cleveland Avenue. ***Petitioner: Tidewater Development, LLC***

Staff recommends **APPROVAL** of this petition.

Attachment No. 27

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-106.htm>

28. **Petition No. 2005-119 (hearing).** Change in zoning from MUDD to MUDD-O for approximately 1.66 acres located southeast of McNinch Street and northeast of West Morehead Street. *Petitioner: Citiline Development, LLC*

Staff recommends **APPROVAL** of this petition.

Attachment No. 28

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-119.htm>

29. **Petition 2005-129 (hearing).** Change in zoning from R-3, R-4 and I-1 to MX-3 for approximately 142 acres located northeast of the intersection of Hucks Road and Arthur Davis Road. *Petitioner: Gandy Communities Inc.*

Staff recommends **APPROVAL** of this petition.

Attachment No. 29

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-129.htm>

30. **Petition 2005-136 (hearing).** Change in zoning from R-3 to INST (CD) for approximately 0.66 of an acre located south of the intersection of E WT Harris Boulevard and Demill Lane. *Petitioner: Tangela Erwin*

Staff recommends **APPROVAL** of this petition.

Attachment No. 30

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-136.htm>

31. **Petition 2005-137** Change in zoning from R-3 to INST (CD) for approximately 7.74 acres located west of the intersection of Boys Town Road and Ardrey Kell Road. *Petitioner: Charlotte Sports Center*

Staff recommends **APPROVAL** of this petition.

Attachment No. 31

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-137.htm>

32. **Petition No. 2005-138 (hearing).** Change in zoning from B-1 to BD (CD) for approximately 1.15 acres located south of the intersection of Shinkansen Drive and Stourbridge Lion Drive. *Petitioner: Doug Scott*

Staff recommends **APPROVAL** of this petition.

Attachment No. 32

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-138.htm>

33. **Petition 2005-139 (hearing).** Change in zoning from B-1 to MUDD-O for approximately 0.25 of an acre located south of the intersection of E 7th Street and Lamar Avenue; northeast of Park Drive *Petitioner: Rob Hottfried*

Staff recommends **APPROVAL** of this petition.

Attachment No. 33

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-139.htm>

34. **Petition 2005-141 (hearing).** Change in zoning from R-4 to R-8(CD) for approximately 8.16 acres located north of Glory Street and south of Northaven Drive *Petitioner: Triven Properties, LLC*

Staff recommends **APPROVAL** of this petition.

Attachment No. 34

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-141.htm>

35. **Petition 2005-143 (hearing).** Change in zoning from R-5 to R-8(CD) for approximately 0.31 of an acre located north of North Myers Street and south of North Alexander Street *Petitioner: Russell and Laura Gibbs*

Staff recommends **APPROVAL** of this petition.

Attachment No. 35

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-143.htm>

36. **Petition 2005-146 (hearing).** Change in zoning from R-3 to INST (CD) for approximately 1.35 acres located east of Glenkirk Road and west of Park South Drive *Petitioner: Lynn Ivey*

Staff recommends **APPROVAL** of this petition.

Attachment No. 36

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-146.htm>

37. **Petition 2005-148 (hearing).** Change in zoning from INST to O-1(CD) for approximately 5.75 acres located north of University City Boulevard *Petitioner: State Employees Credit Union*

Staff recommends **APPROVAL** of this petition.

Attachment No. 37

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-148.htm>

38. **Petition 2005-149 (hearing).** Change in zoning from R-5(CD), CC and R-17MF (CD) to R-17MF (CD) and R-17MF (CD) SPA for approximately 43.3 acres located northwest of the intersection of York Road and Steele Creek Road *Petitioner: John D. Porter III, Charter Properties, Inc.*

Staff recommends **APPROVAL** of this petition.

Attachment No. 38

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-149.htm>

39. **Petition 2005-150 (hearing).** Change in zoning from I-1 and R-3 to CC, B-2(CD) and MX-2 for approximately 131.26 acres located north and east of I-485 and south of Mount Holly Road *Petitioner: Mt Holly Developers, LLC*

Staff recommends **APPROVAL** of this petition.

Attachment No. 39

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-150.htm>

40. **Petition No. 2005-151 (hearing).** Change in zoning from R-4 to B-1(CD) for approximately 0.75 of an acre located east of Statesville Road and north of Winslow Drive *Petitioner: TALCO Express*

Staff recommends **DENIAL** of this petition.

Attachment No. 40

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-151.htm>

41. **Petition No. 2005-152 (hearing).** Change in zoning from R-3 to INST (CD) for approximately 9.51 acres located west of the intersection of Prosperity Church Road and Kotlik Drive. *Petitioner: Colson and Colson Construction Co.*

Staff recommends **APPROVAL** of this petition.

Attachment No. 41

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-152.htm>

42. **Petition No. 2005-153 (hearing).** Change in zoning from MUDD-O and MUDD (CD) to MUDD-O and MUDD-O SPA for approximately 115 acres located south of the intersection of I-485 and South Tryon Street. *Petitioner: Thomas B. Henson*

Staff recommends **APPROVAL** of this petition.

Attachment No. 42

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-153.htm>

43. **Petition No. 2005-145 (hearing).** Change in zoning from I-1 and I-2 to B-1 and I-1 for approximately 51.35 acres located west of I-77 and south of Freedom Drive **Petitioner:** *Charlotte-Mecklenburg Planning Commission*

Staff recommends **APPROVAL** of this petition.

Attachment No. 43

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-145.htm>

44. **Petition No. 2005-144 (hearing).** Apply the Pedestrian Overlay District Designation (PED) to approximately 57 acres located west of I-77 and south of Freedom Drive *Petitioner:* *Charlotte-Mecklenburg Planning Commission*

Staff recommends **APPROVAL** of this petition.

Attachment No. 44

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-144.htm>

45. **Petition No. 2005-147 (hearing).** Text amendment to the City of Charlotte Zoning Ordinance to distinguish local Ordinance regulations from FEMA floodplain terminology. *Petitioner:* *Charlotte-Mecklenburg Planning Commission*

Staff recommends **APPROVAL** of this petition.

Attachment No. 45

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-147.htm>

Appendix: Residential Location and Design Assessment Matrix (G.D.P.)