
<i>Mayor Patsy Kinsey</i>	<i>Mayor Pro-Tem Patrick Cannon</i>
<i>John Autry</i>	<i>Michael D. Barnes</i>
<i>Warren Cooksey</i>	<i>Andy Dulin</i>
<i>Claire Fallon</i>	<i>David Howard</i>
<i>LaWana Mayfield</i>	<i>Billy Maddalon</i>
<i>James E. Mitchell, Jr.</i>	<i>Beth Pickering</i>

CITY COUNCIL ZONING AGENDA

Monday, October 21, 2013

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

6:00PM – Zoning Meeting
Meeting Chamber

DINNER MEETING: CH14

- **Review of Agenda – Tammie Keplinger**
- **Area plan status & text amendment update – Debra Campbell**
- **Locational and Transit Related Housing – Debra Campbell**

ALL REZONING PETITIONS MAY BE VIEWED ON THE WEB AT
www.rezoning.org

ACRONYMS

Zoning District Acronyms

- **B-1** – neighborhood business district
- **B-2** – general business district
- **B-1SCD** – business shopping center district (old district)
- **BD** – distributive business district
- **BP** – business park district
- **CC** – commercial center district
- **HW** – hazardous waste
- **I-1** – light industrial district
- **I-2** – general industrial district
- **INST** – institutional district
- **MUDD** – mixed use development district
- **MX-1** – mixed use district
- **MX-2** – mixed use district
- **MX-3** – mixed use district
- **NS** – neighborhood services district
- **O-1** – office district
- **O-2** – office district
- **O-3** – office district
- **R-3** – single-family residential – up to 3 dwelling units per acre (dua)
- **R-4** – single-family residential – up to 4 dua
- **R-5** – single-family residential – up to 5 dua
- **R-6** – single-family residential – up to 6 dua
- **R-8** – single-family residential – up to 8 dua
- **R-8MF** – multi-family residential – up to 8 dua
- **R-12MF** – multi-family residential – up to 12 dua
- **R-17MF** – multi-family residential – up to 17 dua
- **R-22MF** – multi-family residential – up to 22 dua
- **R-43MF** – multi-family residential – up to 43 dua
- **R-MH** – residential manufactured housing
- **RE-1** – research district
- **RE-2** – research district
- **RE-3** – research district
- **TOD** – transit oriented development
- **TOD-E** – transit oriented development – employment
- **TOD-M** – transit oriented development – mixed use
- **TOD-R** – transit oriented development – residential
- **U-I** – urban industrial district
- **UMUD** – uptown mixed use district
- **UR-1** – urban residential
- **UR-2** – urban residential
- **UR-3** – urban residential
- **UR-C** – urban residential – commercial

Zoning Overlay District Acronyms

- **CR/LWW** – Catawba River / Lake Wylie watershed
- **CR/LWWCA** – Catawba River / Lake Wylie watershed – critical area
- **CR/LWWPA** – Catawba River / Lake Wylie watershed – protected area
- **HD-O** – historic district overlay
- **LNW** – Lake Norman watershed overlay
- **LNWCA** – Lake Norman watershed –overlay, critical area
- **LNWPA** – Lake Norman watershed – overlay, protected area
- **LLWW** – Lower Lake Wylie watershed overlay
- **LLWWCA** – Lower Lake Wylie watershed – overlay, critical area
- **LLWWPA** – Lower Lake Wylie watershed– overlay, protected area
- **MILW** – Mountain Island Lake watershed overlay
- **MILWCA** – Mountain Island Lake watershed – overlay, critical area
- **MILWPA** – Mountain Island Lake watershed – overlay, protected area
- **MH** - manufactured home overlay
- **PED** – pedestrian overlay district
- **TS** – transit supportive overlay district

Miscellaneous Zoning Acronyms

- **CD** – conditional district
- **INNOV** – innovative standards
- **SPA** – site plan amendment
- **O** – optional provisions

Miscellaneous Other Acronyms

- **CAG** – citizen advisory group
- **CDOT** – Charlotte Department of Transportation
- **FEMA** – Federal Emergency Management Agency
- **LED** – light emitting diode
- **NCDOT** – North Carolina Department of Transportation
- **PCCO** – Post Construction Control Ordinance

BUSINESS

	<p>1. Youth Vote Proclamation</p> <div style="border: 1px solid black; background-color: #cccccc; padding: 5px; margin: 10px 0;"> <p>Action: Mayor Kinsey will read a proclamation by the Mecklenburg Mayors declaring October 24-25, 2013 as “Youth Vote Days”.</p> </div> <p>Attachment 1</p>
	<p>2. RCA – City Attorney’s Evaluation and Compensation. – Cheryl Brown</p> <p>Attachment 2</p>

HISTORIC LANDMARKS

Hearings

	<p>3. A Public hearing to consider Historic Landmark designation of the property known as the “Cohen-Fumero House” (listed under Tax Parcel Number 13309512 as of August 15, 2013, and including the house, the land, and all features of Tax Parcel Number 13309512) as an Historic Landmark. The property is owned by John Lee Moore, III and Angeles Ortega-Moore, and is located at 1154 Cedarwood Lane, Charlotte, North Carolina.</p> <p>Attachment 3</p>
	<p>4. A Public hearing to consider Historic Landmark designation of the property known as the “Defiance Sock Mills” (listed under Tax Parcel Number 07324219 as of August 15, 2013, and including the buildings, land, and all features of Tax Parcel Number 07324219) as an Historic Landmark. The property is owned by 520 Elliot Street LLC, and is located at 520 Elliot Street, Charlotte, North Carolina.</p> <p>Attachment 4</p>
	<p>5. A Public hearing to consider Historic Landmark designation of the property known as the “Louise Cotton Mill” (listed under Tax Parcel Number 08115335 as of August 15, 2013, and including the buildings, land, and all features of Tax Parcel Number 08115335) as an Historic Landmark. The property is owned by Hawthorne Mill Partners LLC, and is located at 1101 Hawthorne Lane, Charlotte, North Carolina.</p> <p>Attachment 5</p>

ZONING

DECISIONS

<p>Deferral (to December)</p>	<p>6. <u>Petition No. 2013-052</u> (Council District 4 - Barnes) by Arden Group for a change in zoning for approximately 39.06 acres located on the southeast corner at the intersection of Interstate 85 and University City Boulevard across from IKEA Boulevard from CC to B-2(CD).</p> <p>This petition is to be deferred to the December 16, 2013 City Council meeting. Per State law, in an election year, any conditional petition scheduled to be heard that someone speaks against it at the public hearing, shall be deferred until after the new City Council is in place.</p> <p>The Zoning Committee voted 5-0 to DEFER this petition to the October 30, 2013 Zoning Committee meeting.</p> <p>Staff does not recommend approval of this petition as currently proposed.</p> <p>Attachment 6</p>
	<p>7. <u>Petition No. 2013-055</u> (Council District 1 – Maddalon) by Marsh Realty Co. for a change in zoning for approximately 2.47 acres located on the north side of Euclid Avenue between Templeton Avenue and Lexington Avenue from O-2 to TOD-MO.</p> <p>This petition is found to be consistent with the <i>South End Transit Station Area Plan</i> and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee. The Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Provided an elevation and cross section of the proposed 60" high wall/fence along Euclid Avenue to illustrate how the wall/fence and landscaped area will be designed to create an attractive street edge. 2. Modified the site acreage under "Site Development Data" to indicate 2.47 acres. 3. Addressed Urban Forestry's comment regarding the preservation of existing trees within the City's rights-of-way. <p>Staff recommends approval of this petition.</p> <p>Attachment 7</p>
	<p>8. <u>Petition No. 2013-060</u> (Council District 3 – Mayfield) by LandNet, LLC for a change in zoning for approximately 3.56 acres located on the southeast corner at the intersection of South Tryon Street and Steelescrot Parkway from R-3 to NS.</p> <p>This petition is found to be consistent with the <i>Steele Creek Area Plan</i> and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 5-0 vote of the Zoning Committee. The Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Provided an additional pedestrian path along the access drive connecting South Tryon Street to Old Steele Creek Road. 2. The issue regarding placing a screen wall between the parking envelopes and Steelescrot Parkway has been eliminated due to the redesign of the site which minimized the need for the wall. 3. The issue regarding the labeling of the screen wall for the drive-through areas has been eliminated.

2013-060
continued

4. Limited the number of uses with accessory drive-through service windows to either two uses with drive-through windows or one use with a drive-through window and one convenience store.
5. Indicated a minimum open space requirement of 15 percent of the site.
6. Eliminated Note 1.d. on Sheet RZ-2 except for the second and third sentences. Relocate those two sentences to the end of Note 1.a. Also, added to that note a reference to the additional screening requirements of the drive-through lanes indicated in Note 5.e.
7. Modified Note 2.a. on Sheet RZ-2 to eliminate automobile repair, residential, equipment rental and leasing, locksmith/gunsmiths, nurseries/greenhouses, and pet services (outdoor) as permitted uses.
8. Modified Note 4.a. on Sheet RZ-2 to read: "...Each exterior building wall façade, exclusive of doors and windows, will be constructed with a minimum of 50% brick, brick veneer, stone, cementitious board (such as HardiPlank), and /or simulated stone. The masonry material and color chosen shall be consistent throughout the development..."
9. Modified the last sentence of Note 5.e. on Sheet RZ-2 to read: "The screen wall will be a minimum of three feet in height and if a low wall is constructed, it will be constructed using materials consistent with the materials used on the buildings within the development. The screen wall will be located within a minimum five-foot wide planting strip behind the required public sidewalk and be placed a minimum three feet from the sidewalk".
10. Addressed Transportation comments.
11. Modified Note 4.b. to read: "The design of the building walls that front on Steelescrot Parkway and the building wall that is parallel to the interior access drive of the building at the corner of the access drive and Steelescrot Parkway will include elements such as but not be limited to building entrances, non-reflective and/or clear vision glass along at least one third of the building façade to provide views into the interior activities of the building that lies parallel to the interior access, outdoor dining area, a patio, outdoor seating area(s), gardens, or other features that are intended to enhance the relationship between the building and the pedestrian environment.
12. Eliminated the note under "Environmental Features" referencing any future General Assembly actions.
13. Provided a minimum five-foot wide sidewalk and eight-foot planting strip along the internal access drives.

Staff recommends approval of this petition.

Attachment 8

9. **Petition No. 2013-064** (Council District 4 - Barnes) by **Charlotte-Mecklenburg Planning Department** for a change in zoning for approximately 14.44 acres located on the southwest corner at the intersection of North Tryon Street and Tom Hunter Road from B-2 to TOD-M.

This petition is found to be consistent with the *Blue Line Extension Transit Station Area Plan* and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee. The Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff recommends approval of this petition.

Attachment 9

	<p>10. Petition No. 2013-065 (Council District 1 – Maddalon) by Weekley Homes LP for a change in zoning for approximately 1.24 acres located on the south side of Iverson Way between South Boulevard and Lyndhurst Avenue from R-5, B-2 and O-2 to UR-2(CD).</p> <p>This majority of the petition is found to be consistent with the <i>New Bern Transit Station Area Plan</i>, with a small portion inconsistent with the <i>Dilworth Land Use Plan</i>, and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 5-0 vote of the Zoning Committee. The Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Provided elevations for the buildings along Iverson Way and clarified that the front façade of those buildings face Iverson Way. 2. The issue regarding an additional “Architectural Standards” note has been eliminated due to building elevations being provided. 3. The issue regarding the list of building materials allowed has been removed due to the elimination of the note requiring a minimum 30 percent of masonry products on the building exteriors. 4. Modified the setback identified on Sheet RZ-1 as “20-foot setback from the back of existing or proposed curb”. 5. Modified the yard requirements illustrated on the Technical Data Sheet and the Conceptual Site Plan to indicate “5-foot side yard/10-foot rear yard”. 6. Deleted the following wording from the first sentence of note “b” under “General Provisions” on Sheet RZ-1: “..., such as those that regulate streets, sidewalks, trees, bicycle parking, and site development,...”. 7. Deleted the note on the upper right corner of Sheet RZ-2 which indicates the Conceptual Site Plan reflects a possible arrangement of uses and they may be modified so long as the maximum building envelope and intensity limitation are not violated. 8. The portions of the proposed public sidewalk along Iverson Way located outside the existing right-of-way will need to be located within a sidewalk utility easement measured a minimum of two feet from the back of sidewalk. <i>This issue will be addressed during permitting.</i> 9. Rewrote the note under “Streetscape and Landscaping” on Sheet RZ-1 to commit to certain buffer standards along the property line next to the existing single family home within the R-5 (single family residential) zoning district. These include a buffer planted to a class C buffer standard along the first 100 linear feet of the buffer and the remaining length of the buffer would include additional planting and a privacy fence. 10. Modified Sheet RZ-2 to illustrate the minimum six-foot public pedestrian access trail to be constructed by the petitioner to the property line with parcel 121-074-09. It is intended that the trail will be extended across the abutting property in the future to connect to Atherton Street. 11. Deleted the second sentence of note “b” under “General Provisions” on Sheet RZ-1. 12. Modified the “Lighting” note on Sheet RZ-1 to read: “All lighting on the site will utilize full cut-off luminaries and freestanding lighting will be limited to 20 feet in total height, but architectural lighting will be permitted.” <p>Staff recommends approval of this petition.</p> <p>Attachment 10</p>
	<p>11. Petition No. 2013-066 (Council District 6 - Dulin) by Weekley Homes LP for a change in zoning for approximately 5.22 acres located on the north side of Sharon View Road near the intersection of Sharon View Road and Mountainbrook Road from R-3 to UR-2(CD).</p> <p>This petition is found to be consistent with the <i>SouthPark Small Area Plan</i> and to be reasonable and in the public interest based on information from the staff analysis and the public hearing by a vote of 5-0 of the Zoning Committee. The Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Provided building elevations. 2. Deleted reference under Transportation to parking areas indicated on the concept plan. 3. Clarified the maximum height of pedestrian lighting as 12 feet.

2013-066
continued

4. Guest parking shown and labeled.
5. Illustrated and noted the required six-foot sidewalk and eight-foot planting strip along the site's frontage on Sharon View Road.
6. The following request has been withdrawn: Modify the proposed internal public street cul-de-sac to a T-intersection design.
7. Depicted the location of the proposed curb and gutter along Sharon View Road, and labeled and dimensioned 24 feet from the street centerline to the face of curb and gutter.
8. Modified the site plan to show a sight line from a point on the new street, 15 feet behind the Sharon View Road curb line, to a point 445 feet eastward along Sharon View Road.
9. Added a note stating that all costs associated with the pedestrian street lights will be at the petitioner's expense.
10. Addressed Storm Water comment by adding the following note to the site plan: "The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points."
11. Specified the location of the proposed entrance and landscape feature.
12. Labeled the proposed internal public street as a local residential medium street classification.

Staff recommends approval of this petition.

Attachment 11

12. [Petition No. 2013-067](#) (Outside City Limits) by **Withrow Capital** for a change in zoning for approximately 18.95 acres located on the west side of Northlake Centre Parkway near the intersection of Madison Square Place, Northlake Mall Drive and Northlake Centre Parkway from R-3 and BP to UR-3(CD).

The petition is found to be consistent with the *Northlake Area Plan* and to be reasonable and in the public interest based on information from the staff analysis and the public hearing by a 5-0 vote of the Zoning Committee. The Committee voted 5-0 to recommend **APPROVAL** of this petition with the following modifications:

1. The petitioner has removed the second paragraph under the "Purpose" statement (Sheet RZ-1.0). Site plan notes have been revised to allow for commitments regarding building frontage, placement and orientation; location of parking in relation to buildings; architectural materials; and placement of the proposed clubhouse.
2. The setback on Northlake Centre Parkway has been changed to 24 feet per the adopted Streetscape Plan.
3. Transportation Note (a) has been amended to reflect one public street connection and one private street connection to Northlake Centre Parkway.
4. The accompanying elevations have been removed and additional language committing to architectural features has been provided.
5. The Architectural Standards language has been amended to remove references to images of buildings.
6. Architectural Standards Note (a) has been amended to stipulate 30% masonry on all exteriors below the roofline. The words "and/or hardi-plank/fiber cement board" have been eliminated from this note.
7. The petitioner has removed the following language from General Provisions (b): "...such as those that regulate streets, sidewalks, trees, bicycle parking, and site development...These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan."
8. Both site plan sheets are now consistent with respect to the proposed Class C Buffer along abutting R-3 (single family residential) zoned properties. Both sheets label the Class C Buffer reduced 25% with fence.

2013-067
continued

9. Per the request of the Park and Recreation Department, the petitioner committed to dedicate and convey to Mecklenburg County the 100-foot SWIM buffer on the front portion of the site. The dedication will be accomplished prior to the issuance of the first Certificate of Occupancy for the site. Planning staff is rescinding the request that the petitioner commit to providing a direct pedestrian connection between the development and the future trail due to uncertainty with respect to the design of the trail.
10. Misspellings have been corrected on both sheets.
11. Staff has rescinded the following request as the petitioner has confirmed this area is zoned BP (business park): There is a small area zoned R-3 (single family residential) that is not part of this rezoning and abuts the proposed public street. Label this area on Sheets RZ-1.0 and RZ-2.0.
12. Added language as requested by Storm Water Services under Environmental Features.
13. Addressed Transportation Comments:
 - a) Revised Transportation Note c to provide a 150' left- turn/storage lane with appropriate taper length.
 - b) Addressed comment regarding proposed future Hucks Road street extension by deleting Transportation Note d, and adding the following language for clarity:
 - I. Note 1: Public Street Extension – This street is designed and located to be extended into the adjacent parcel and connect to Northlake Parkway at the northernmost existing median break.
 - II. Note 2: Future Hucks Road Extension – The future Hucks Road Extension is intended to extend east of Northlake Parkway from the northernmost median break of Northlake Parkway. This intersection is a location for a potential traffic signal, to be determined based on future traffic analysis.
14. Based upon discussions with petitioner, the third sentence under Streetscape and Landscaping has been modified to read: "...an average of 70% of the total..."
15. The petitioner has numbered the development notes under Streetscape and Landscaping.
16. Due to possible miscommunication on the part of staff, the petitioner incorrectly removed a previous note under Environmental Features pertaining to design, landscaping, and screening of the water quality facility. The petitioner has agreed to place this one sentence note back on the site plan.

Staff recommends approval of this petition.

Attachment 12

13. Petition No. 2013-068 (Council District 1 – Maddalon) by **WFG Associates, LLC** for a change in zoning for approximately 1.15 acres located on the west corner at the intersection of East Worthington Avenue and Cleveland Avenue from TOD-R(CD) to TOD-R(CD) SPA.

This petition is found to be consistent with the *South End Transit Station Area Plan* and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee. The Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff recommends approval of this petition.

Attachment 13

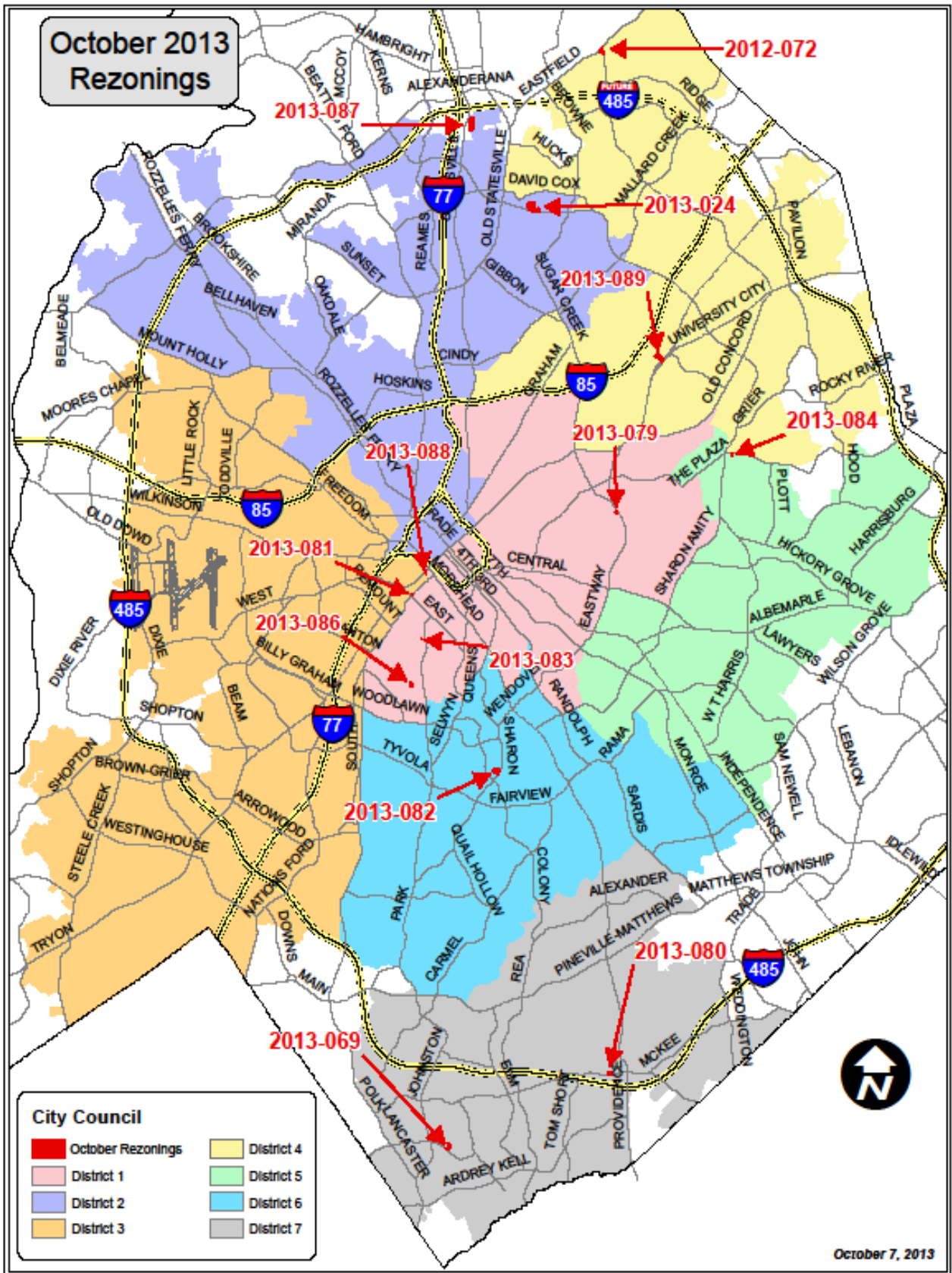
	<p>14. Petition No. 2013-070 (Council District 7 - Cooksey) by Liberty Healthcare Properties of Mecklenburg County for a change in zoning for approximately 17.48 acres located on the south side of Providence Road West between Old Ardrey Kell Road and Community House Road from INST(CD) to INST(CD) SPA.</p> <p>This petition is found to be consistent with the <i>South District Plan</i> and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee. The Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Provided all the story-story building height sections from the original plan. 2. Staff is no longer asking for a two-story section in the building addition. <p>Staff recommends approval of this petition.</p> <p>Attachment 14</p>
	<p>15. Petition No. 2013-073 (Council District 1 – Maddalon) by Eastway II Holdings, LLC for a change in zoning for approximately 3.74 acres located on the west side of Eastway Drive at the intersection of Eastway Drive and Biscayne Drive from B-1SCD to B-D(CD).</p> <p>This petition is found to be inconsistent with the <i>Central District Plan</i>, however, to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee. The Committee voted 6-0 to recommend APPROVAL of this petition.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 15</p>
	<p>16. Petition No. 2013-074 (Council District 1 – Maddalon) by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.24 acres located on the east side of South Boulevard near the intersection of Rensselaer Avenue and South Boulevard from B-1 to TOD-M.</p> <p>This petition is found to be consistent with the <i>South End Transit Station Area Plan</i> and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee. The Committee voted 6-0 to recommend APPROVAL of this petition.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 16</p>
	<p>17. Petition No. 2013-076 (Council District 3 – Mayfield) by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.19 acres located on the west corner at the intersection of South Church Street and West Palmer Street from I-2 to TOD-M.</p> <p>This petition is found to be consistent with the <i>South End Transit Station Area Plan</i> and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee. The Committee voted 6-0 to recommend APPROVAL of this petition.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 14</p>

18. [Petition No. 2013-078](#) (Council District 3 – Mayfield) by **Charlotte Douglas International Airport** for a change in zoning for approximately 60 acres generally surrounded by Wilkinson Boulevard, Marshall Drive, Shoreline Drive, Interstate 85, and Virginia Circle from R-3 & B-2 to I-2.

This petition is found to be consistent with the *Westside Strategic Plan* and *Southwest District Plan* and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 5-0 vote of the Zoning Committee. The Committee voted 5-0 to recommend **APPROVAL** of this petition with the following modifications:

Staff recommends approval of this petition.

Attachment 18



ZONING

HEARINGS

	<p>19. <u>Petition No. 2013-024</u> (Council District 2 – Mitchell) by Cambridge-Davis Lake, LLC for a change in zoning for approximately 16.56 acres located on the northwest corner of the intersection at West W.T. Harris Boulevard and Davis Lake Parkway from CC to CC SPA.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 19</p>
<p>Deferral (to December)</p> <p>Protest Sufficient</p>	<p>20. <u>Petition No. 2013-069</u> (Council District 7 – Cooksey) by James Lawrence for a change in zoning for approximately 5.0 acres located on the north side of Providence Road West near the intersection of Tolliver Drive and Providence Road West from R-3 to UR-1(CD).</p> <p>This petition is automatically deferred to the December 16, 2013 City Council meeting. Per State law, in an election year, any conditional petition scheduled to be heard that has a valid protest filed against it or someone speaks against it, shall be deferred until after the new City Council is in place.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 20</p>
	<p>21. <u>Petition No. 2013-072</u> (Council District 4 – Barnes) by Aventine Development, Inc. for a change in zoning for approximately 5.94 acres located at the intersection of Eastfield Road and Prosperity Church Road from R-3 to NS.</p> <p>Staff does not recommend approval of this petition as currently proposed.</p> <p>Attachment 21</p>
	<p>22. <u>Petition No. 2013-079</u> (Council District 1 – Maddalon) by Joseph Okoye & Sylvia Okoye for a change in zoning for approximately 1.59 acres located on the west side of Eastway Drive near the intersection of Audrey Street and Eastway Drive from R-17MF to INST.</p> <p>Staff does not recommend approval of this petition as currently proposed.</p> <p>Attachment 22</p>
	<p>23. <u>Petition No. 2013-080</u> (Council District 7 – Cooksey) by LightWay Properties, LLC for a change in zoning for approximately 5.7 acres located on the north side of Ballantyne Commons Parkway between Annalexa Lane and Providence Promenade Drive North from O-1(CD) to UR-2 and UR-2(CD).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 23</p>

	<p>24. Petition No. 2013-081 (Council District 3 – Mayfield) by Joanna Andrinopoulos for a change in zoning for approximately 0.45 acres located on the west side of South Boulevard between East Kingston Avenue and East Boulevard from B-1 to MUDD(O).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 24</p>
	<p>25. Petition No. 2013-082 (Council District 6 – Dulin) by Grubb Properties, Inc. for a change in zoning for approximately 7.95 acres located on the west side of Sharon Road between Morrocroft Lane and Sharon Township Lane from MUDD(O) to MUDD(O) SPA.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 25</p>
	<p>26. Petition No. 2013-083 (Council District 1 – Maddalon) by Dilworth Center for a change in zoning for approximately 0.50 acres located on the west side of Park Road across from Charlotte Drive from B-1(CD) to B-1(CD) SPA.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 26</p>
Deferral (to December)	<p>27. Petition No. 2013-084 (Council District 5 – Autry) by Charles C. Davis, Jr. for a change in zoning for approximately 1.54 acres located on the south side of The Plaza near the intersection of East W.T. Harris Boulevard and The Plaza from R-3 to B-1(CD).</p> <p>A community meeting report, which meets ordinance requirements, has not been submitted for this petition; therefore, it cannot go hearing and will be deferred to the December 16, 2013 meeting.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 27</p>
	<p>28. Petition No. 2013-086 (Council District 1 – Maddalon) by Grandfather Homes for a change in zoning for approximately 3.61 acres located on the west side of Little Hope Road between Marsh Road and Paddock Circle from UR-1(CD) to UR-1(CD) SPA.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 28</p>
	<p>29. Petition No. 2013-087 (Council District 2 – Mitchell) by Beacon #30, LLC for a change in zoning for approximately 20.47 acres located on the west side of Twin Lakes Parkway between Vance Davis Drive and Statesville Road from BP to I-1.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 29</p>

<p>Deferral (to December)</p>	<p>30. Petition No. 2012-090 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to 1) allow the Zoning Board of Adjustment to have jurisdiction to grant variances on certain standards within the Transit Oriented Development districts (TOD), the Pedestrian Overlay district (PED), Mixed Use Development district (MUDD), and Uptown Mixed Use district (UMUD), and Transit Supportive Overlay District (TS), 2) allow the Board of Adjustment to have authority to consider variances related to the number of, or size of, permissible signs in a conditional district, and 3) allow the Board of Adjustment to have jurisdiction with respect to an interpretation of, or decision about the TOD or PED development or urban design standards.</p> <p>Staff recommends two-month deferral of this petition to the December 16, 2013 meeting.</p> <p>Attachment 30</p>
	<p>31. Petition No. 2013-061 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to add exposition centers as a use permitted under prescribed conditions in B-2 and I-1 zoning districts.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 31</p>
	<p>32. Petition No. 2013-088 (Council District 3 – Mayfield) by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.60 acres located on the southeast corner at the intersection of South Tryon Street and East Carson Boulevard from I-2 to TOD-M.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 32</p>
	<p>33. Petition No. 2013-089 (Council District 4 – Barnes) by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 11.44 acres located on the north side of North Tryon Street and I-85 Service Road, between Macfarlane Boulevard and Stetson Drive from I-1 to TOD-M.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 33</p>
	<p>34. Petition No. 2013-090 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to create new definitions and regulations for eating, drinking and entertainment establishments by replacing definitions and regulations for restaurants, nightclubs, bars and lounges. Allows eating, drinking and entertainment establishments by right or with prescribed conditions in the following zoning districts: multi-family, UR-2, UR-3, UR-C, institutional, research, office, business, MX-1, MX-2, MX-3, MUDD, UMUD, CC, NS, TOD, U-I, industrial, PED and TS.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 34</p>