

**Mayor Daniel Clodfelter      Mayor Pro-Tem Michael D. Barnes**

<b>Al Austin</b>	<b>John Autry</b>
<b>Ed Driggs</b>	<b>Claire Fallon</b>
<b>David Howard</b>	<b>Patsy Kinsey</b>
<b>Vi Alexander Lyles</b>	<b>LaWana Mayfield</b>
<b>Greg Phipps</b>	<b>Kenny Smith</b>

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**CITY COUNCIL ZONING AGENDA**  
**Monday, February 16, 2015**

- 5:00PM – Council/Manager Dinner**  
**Meeting Chamber Conference Room**
  
- 6:00PM – Zoning Meeting**  
**Meeting Chamber**

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

## ACRONYMS

### Zoning District Acronyms

- **B-1** – neighborhood business
- **B-2** – general business
- **B-1SCD** – business shopping center (old district)
- **BD** – distributive business
- **BP** – business park
- **CC** – commercial center
- **HW** – hazardous waste
- **I-1** – light industrial
- **I-2** – general industrial
- **INST** – institutional
- **MUDD** – mixed use development
- **MX-1** – mixed use
- **MX-2** – mixed use
- **MX-3** – mixed use
- **NS** – neighborhood services
- **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
- **RE-2** – research
- **RE-3** – research
- **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
- **UMUD** – uptown mixed use
- **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
- **LWPA** – Lake Wylie protected area
- **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
- **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

# ZONING DECISIONS

	<p>1. <a href="#">Petition No. 2014-042</a> (Council District 3 - Mayfield) <b>by Moss Road Development Partners, LLC</b> for a change in zoning for approximately 2.84 acres located on the southwest corner at the intersection of South Tryon Street and Moss Road from NS (neighborhood services) to NS SPA (neighborhood services, site plan amendment).</p> <p>The Zoning Committee found the proposed office building to be consistent with the <i>Steele Creek Area Plan</i> and the proposed retail/automobile services use to be inconsistent with the <i>Steele Creek Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The plan recommends office uses for the subject property.</li> </ul> <p>However, the Zoning Committee found this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The proposed retail use is less intense than office from a traffic perspective and the applicant has worked to develop a plan that addresses building elevations, site design, and relationship to the neighborhood.</li> </ul> <p>The Zoning Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. A Development Data Table has been provided that includes proposed use(s) (general office, medical office, automotive services), and maximum building height (40 feet to top of highest ridge, 30 foot maximum).</li> <li>2. Labelling on the site plan has been corrected to reflect proposed six-foot sidewalk and eight-foot planting strip along Moss Road.</li> <li>3. CATS, CDOT, Engineering and Property Management, and Storm Water Services comments have been addressed as per the following:             <ol style="list-style-type: none"> <li>a. Added note stating petitioner will work with CATS on the location and timing of the installation of a future bus shelter pad on the site if location meets all of CATS and NCDOT requirements.</li> <li>b. Provided language and detail on site plan as provided in CDOT memorandum regarding extension of the existing eastbound right-turn lane on South Tryon Street. The exact configuration of the curb, sidewalk, and ramps will be determined during permitting.</li> <li>c. In response to Engineering and Property Management’s request, language has been provided under Environmental Features pertaining to tree protection and submittal of a tree survey.</li> <li>d. The petitioner has added language provided by Storm Water Services under the heading Environmental Features pertaining to compliance with the Charlotte City Council approved and adopted Post Construction Ordinance.</li> </ol> </li> <li>4. The petitioner has noted that freestanding lighting on the site will utilize full cut-off luminaires, and will be limited to a maximum 25 feet in height.</li> </ol> <p>Staff disagrees with the recommendation of the Zoning Committee, as the retail portion of the rezoning request is inconsistent with the <i>Steele Creek Area Plan</i>, which recommends office uses. In addition, the subject property is adjacent to single family residential and there are other opportunities for this type of use on South Tryon Street.</p> <p><a href="#">Attachment 1</a></p>
<p><b>Protest Petition (Sufficient)</b></p>	<p>2. <a href="#">Petition No. 2014-043</a> (Council District 4 - Phipps) <b>by Mark Patterson</b> for a change in zoning for approximately 2.71 acres located on the west side of Prosperity Church Road between Prosperity Point Lane and Pinewood Lane from R-3 (single family residential) to INST(CD) (institutional, conditional).</p> <p>The Zoning Committee found this petition to be inconsistent with the <i>Northeast District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p>

	<ul style="list-style-type: none"> <li>The Plan recommends single family residential up to four dwelling units per acre for this site.</li> </ul> <p>However, the Zoning Committee found this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>Area plans typically do not specify locations for institutional uses; and</li> <li>The site has frontage along a major thoroughfare; and</li> <li>The proposed use would serve the needs of the surrounding neighborhoods.</li> </ul> <p>The Zoning Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>Reduced the length of the new internal walkway by eliminating the portion that runs along the inside of the driveway and instead locating it along the guest parking area to connect to the sidewalk along Prosperity Church Road. This walkway may meander to preserve any existing trees.</li> <li>Removed the sign from the site plan.</li> <li>Added the heading "Signage" and a note stating that signage is permitted per the ordinance.</li> </ol> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p><a href="#">Attachment 2</a></p>
<p><b>Council will have to vote whether or not to send back to the Zoning Committee.</b></p> <p><b>Protest Petition (Insufficient)</b></p>	<p>3. <a href="#">Petition No. 2014-092</a> (Council District 3 - Mayfield) by <b>Pavilion Development Company</b> for a change in zoning for approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road from CC (commercial center) to CC SPA (commercial center, site plan amendment).</p> <p>Note: The City Council must determine by a ¾ vote if the following changes to the site plan after the Zoning Committee vote are substantial and if the petition should be referred back to the Zoning Committee for review.</p> <p>The petitioner:</p> <ol style="list-style-type: none"> <li>Filed for an administrative amendment to Petition 1997-015 to remove building square footage from the allotment for Parcel 4 and reduce the eating/drinking/entertainment establishment's square footage allotment by 2,500 square feet. The administrative amendment has been filed and will be finalized if the rezoning is approved by Council.</li> <li>Amended Note B, Parcel 4A to remove "automobile service stations" and "Petitioner is currently showing unsupported use and proposed revision to special conditions for automobile service station use."</li> <li>Amended Note F to make the word "parcel" at the end of the first sentence plural.</li> <li>Deleted the proposed sign location and label.</li> <li>Increased the width of the sidewalks on the right and left side of the building from five feet to seven feet to allow for "shy zone" next to the building.</li> <li>Increased the width of the sidewalk in front of the building from six feet to eight feet to allow for a "shy zone" and parked cars. Curb stops will be used in front of the building.</li> <li>Swapped the labels of the left and right elevations to correctly match the images.</li> </ol> <p>The Zoning Committee found this petition to be inconsistent with the <i>Southwest District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>The Plan recommends retail uses with the exception of automobile service stations.</li> </ul> <p>However, the Zoning Committee found this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>This plan and the recommended uses were approved a long time ago. Given the context of area today, this is a reasonable land use for this particular site; and</li> <li>The petitioner has agreed to address site plan issues 2 through 8.</li> </ul>

The Zoning Committee voted 7-0 to **APPROVE** this petition with the following modifications and with the petitioner's commitment to address outstanding issues 2 through 8 prior to the City Council decision on this case:

1. CDOT withdrew their opposition to the left-in only access off the right-in driveway and no longer has any outstanding issues with the petition.
2. Provided building, dumpster enclosure and pump island elevations for all sides as part of the rezoning plans.
3. Revised the Site Area under Site Data for Parcel 4A to reflect the acreage for the parcel after the proposed subdivision (total site acreage minus acreage of parcel 4B).
4. Removed the "Max SF allowed: 16,000 SF. Office, 10,500 SF. Retail, 24,000 SF. Restaurant" from the Site Data.
5. Removed the "+/-" in proposed building height for Parcel 4A.
6. Revised the Proposed Floor Area Ratio, under the Site Data, for both parcels to reflect the proposed building area compared to proposed acreage for each parcel.
7. Removed Note B in its entirety and replaced with the following:
  - First paragraph - "Parcel 4A – All uses in the CC Zoning District except automobile service stations, building material sales, dwellings, and eating/drinking/entertainment establishments with drive-in service windows."
  - Second paragraph – "Parcel 4B – All uses in the CC Zoning District except automobile service stations, building material sales, dwellings, and eating/ drinking/entertainment establishments with drive-in service windows. The building layout is conceptual in nature; the petitioner reserves the right to not develop this parcel or to make minor site plan adjustments that match the general intent of the plan as shown on this site plan and in accordance with Section 6.207."
8. Deleted Note C in its entirety and replaced with the following: "Parcel 4A may be developed with a maximum 3,010 SF building excluding permitted accessory structures. Parcel 4B may be developed with a maximum 2,500 SF building excluding permitted accessory structures."
9. Revised the second paragraph under Note E. as follows: "Landscape strips and islands shall be created to break the visual impact of the parking areas."
10. Revised the labels for the 35-foot setback to refer to the setback line.
11. Provided the 35-foot wide landscaped buffer with berm between Nations Ford Road and parking areas and dumpster enclosure north and south of the building.
12. Revised the third paragraph under Note E. as follows: "Continuous landscaping strips and islands shall be created along Nations Ford Road to break up the visual impact of the parking areas as shown on the site plan."
13. Provided a revised "Section Thru Landscaped Buffer" detail from Petition 1997-015 showing the eight-foot planting strip, six-foot sidewalk, 35-foot wide buffer with a three- to four-foot high berm, tiered evergreen plantings and small maturing trees on the rezoning site plan.
14. Amended the label "Landscaping per master plan" to state "Landscaped buffer (see inset detail)" and clearly indicate the locations of the berm on the site plan.
15. Revised Note F by removing the following language: "As stated in Note 16 of the special conditions associated with the overall rezoning plan, petition #97-15," and making all references to "parcel" and "building" plural.
16. Added the following paragraph to Note F: "The buildings must be designed to encourage and complement the pedestrian scale interest and activity by the use of transparent windows and doors arranged so that the uses are visible from and/or accessible to the street and right-in access driveway off Tyvola on at least 50% of the length of the first floor frontage facing the street and right-in access driveway."
17. Amended Note G to remove the following: "per Note 6 of the special conditions of the overall rezoning plan, petition #97-15."
18. Eliminated the language, under Note H, referring to Note 4 of the overall rezoning plan, petition #97-15 and references to the "shopping center" signs.
19. Added a note under General Provisions stating that the petitioner will be required to file an administrative amendment to Petition 1997-015.

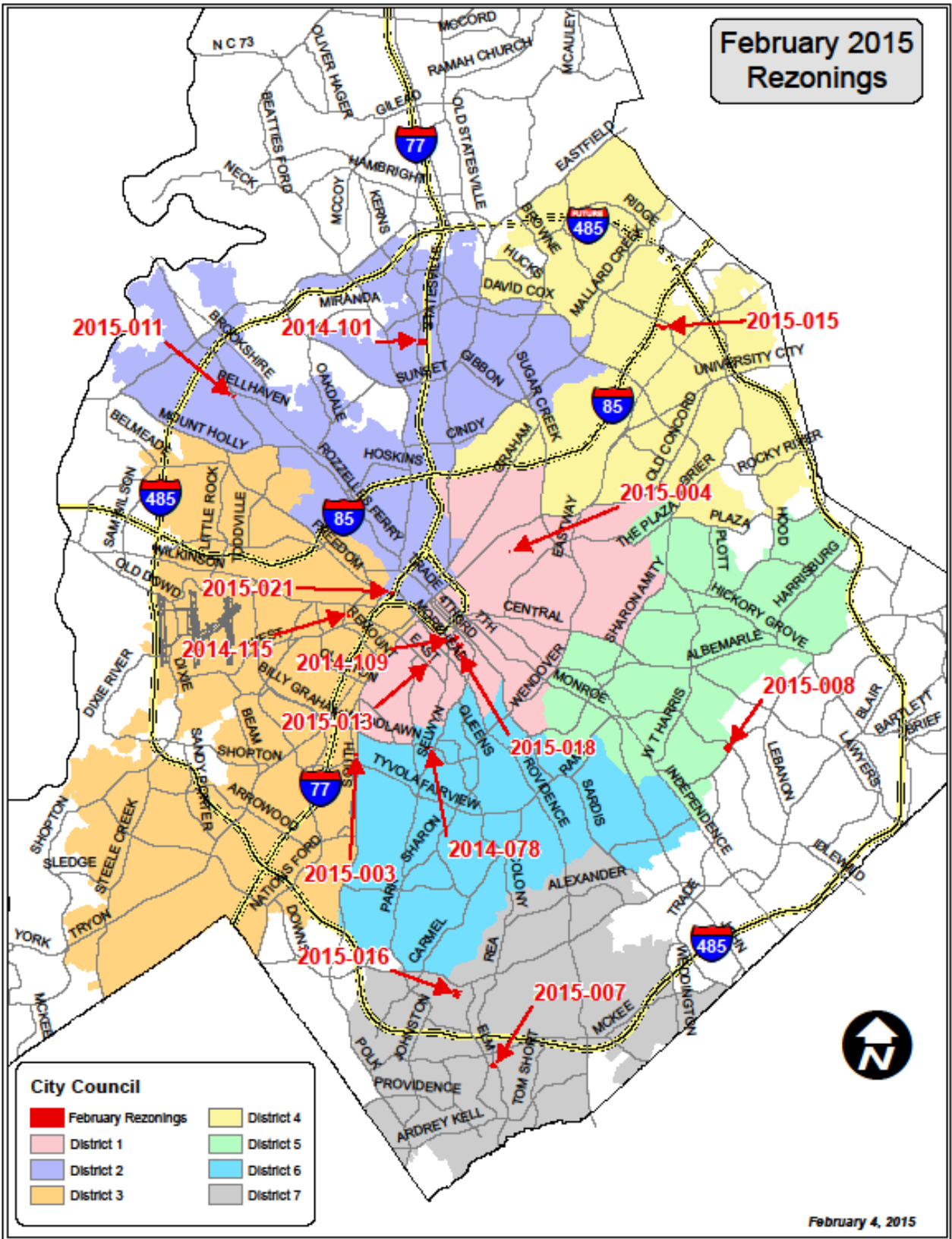
Staff disagrees with the recommendation of the Zoning Committee. The petition is inconsistent with the Southwest District Plan, as amended by rezoning petition 1997-015. There have not been significant changes in development patterns in this area since petition

	<p>1997-015 was approved.</p> <p><a href="#">Attachment 3</a></p>
<b>New Public Hearing (TBD)</b>	<p>4. <a href="#">Petition No. 2014-100</a> (Council District 1 – Kinsey) by <b>Charlotte-Mecklenburg Planning Department</b> for a change in zoning for approximately 15.50 acres located on the southeast corner at the intersection of West 30th Street and Chick Godley Road from UR-3(CD) (urban residential, conditional) to TOD-M (transit oriented development – mixed-use).</p> <p>The Zoning Committee voted 7-0 to recommend that this petition be returned to City Council for a new hearing to convert this conventional request to a conditional request.</p> <p><a href="#">Attachment 4</a></p>
<b>New Public Hearing (March)</b>	<p>5. <a href="#">Petition No. 2014-103</a> (Council District 7 – Driggs) by <b>Weekley Homes, LP</b> for a change in zoning for approximately 5.5 acres located on the north side of Endhaven Lane between North Community House Road and Misty Ridge Lane from R-3 (single family residential) to UR-2(CD) (urban residential, conditional).</p> <p><b>Note: Staff recommends a new public hearing be held on March 16, 2015 due to the significant changes since the Zoning Committee vote.</b></p> <p>The Zoning Committee found this petition to be consistent with the <i>South District Plan</i> and the <i>General Development Policies</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>The South District Plan recommends residential land uses for the site and the proposed density is slightly higher than the eight dwelling units per acre recommended by the <i>General Development Policies</i>.</li> </ul> <p>Therefore, the Zoning Committee found this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>The petition is consistent with the South District Plan and the General Development Policies.</li> </ul> <p>The Zoning Committee voted 6-1 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>A note has been added that a pedestrian refuge will be provided along Endhaven Lane.</li> <li>Freestanding lighting has been limited to 20 feet.</li> <li>Possible on-street parking has been labeled and shown on the site plan</li> <li>Elevations have been provided for the facades facing Endhaven Lane.</li> </ol> <p>Staff agrees with the recommendation of the majority of the Zoning Committee.</p> <p><a href="#">Attachment 5</a></p>
<b>Deferral (to April)</b> <b>Protest Petition (Sufficient)</b>	<p>6. <a href="#">Petition No. 2014-110</a> (Council District 1 – Kinsey) by <b>Unique Southern Estates, LLC</b> for a change in zoning for approximately 4.54 acres located at the southeast corner of the intersection of The Plaza and Belvedere Avenue from R-5 (single family residential), R-5(HD-O) (single family residential, historic district overlay) and B-2(CD)(HD-O) (general business, conditional, historic district overlay) to MUDD-O (mixed use development, optional) and MUDD-O(HD-O) (mixed use development, optional, historic district overlay).</p> <p>The Zoning Committee voted 7-0 to <b>DEFER</b> this petition to the March 25, 2015 Zoning Committee meeting.</p> <p><a href="#">Attachment 6</a></p>
<b>Deferral (to April)</b>	<p>7. <a href="#">Petition No. 2014-113</a> (Council District 4 – Phipps) by <b>Dona M. Patterson</b> for a change in zoning for approximately 0.65 acres located on the east side of West Sugar Creek Road between Penny Way and North Tryon Street from R-12MF (multi-family residential) to O-1(CD) (office, conditional).</p> <p><b>Note: Staff recommends a deferral on the decision for this petition until</b></p>

	<p style="text-align: center;"><b>April 20, 2015 to allow the Zoning Board of Adjustment to rule on the proposed variance.</b></p> <p>The Zoning Committee found this petition to be inconsistent with the <i>Northeast District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The plan recommends multi-family uses for the site.</li> </ul> <p>However, the Zoning Committee found this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing, because:</p> <ul style="list-style-type: none"> <li>• It allows the reuse of the existing residential structure for an office, retains the residential character of the structure, and serves as a transition between the cemetery and the residential land uses.</li> </ul> <p>The Zoning Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Note 5 has been removed from the plan.</li> <li>2. Note 1 has been removed from the plan.</li> <li>3. The current use has been updated to reflect a single family home.</li> <li>4. The five-foot sidewalk from the existing structure to the public sidewalk system has been shown.</li> <li>5. The possible dumpster location has been shown.</li> <li>6. The proposed driveway has been shown with one-way access.</li> <li>7. A note has been added that the existing structure shall remain and any reference to a new structure has been removed.</li> <li>8. A note has been added that attached and detached lighting will be downwardly directed. Detached lighting will be limited to a height of 15 feet.</li> </ol> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p style="text-align: center;"><a href="#"><u>Attachment 7</u></a></p>
	<p>8. <a href="#"><u>Petition No. 2015-002</u></a> by <b>Charlotte Montessori School</b> for a Text Amendment to the City of Charlotte Zoning Ordinance to modify the street frontage and primary access requirements for child care centers.</p> <p>The Zoning Committee found this petition to be consistent with the <i>Centers, Corridors and Wedges Growth Framework</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• It meets the plan goal to ensure a diverse, growing, and adaptable economy.</li> </ul> <p>Therefore, the Zoning Committee found this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because the text amendment:</p> <ul style="list-style-type: none"> <li>• Deletes the street frontage and primary access requirements for childcare centers located in non-residential districts; and</li> <li>• Clarifies the street frontage and primary access requirements for childcare centers located in residential zoning districts; and</li> <li>• Corrects the list of zoning districts in which childcare centers are currently permitted.</li> </ul> <p>The Zoning Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p style="text-align: center;"><a href="#"><u>Attachment 8</u></a></p>

<p><b>Protest Petition (Insufficient)</b></p>	<p>9. <a href="#">Petition No. 2015-005</a> (Council District 4 – Phipps) <b>by SIM USA</b> for a change in zoning for approximately 89.96 acres located on the south side of Choate Circle and at the southern intersection of Moss Road and Choate Circle from INST(CD) (institutional, conditional) to INST(CD) SPA (institutional, conditional, site plan amendment).</p> <p>The Zoning Committee found this petition to be consistent with the <i>Steele Creek Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The <i>Plan</i> recommends institutional uses for the subject property, and communication towers are a permitted use in the institutional zoning district.</li> </ul> <p>Therefore, the Zoning Committee found this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The proposed communication tower is located over 1/3 of a mile from the nearest single family homes and approximately 1/3 of a mile from the nearest public street.</li> </ul> <p>The Zoning Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Addressed the CDOT issue by amending Note 3 to eliminate "...within a reasonable period of time after the Charlotte Department of Transportation has determined that any such left turn lane is warranted by reason of increased traffic volumes" and replaced with the following: "...upon future development of said Tracts (excluding the communications tower installation)."</li> <li>2. Addressed the Park and Recreation issue by providing greenway documentation for easements for Polk Ditch, Walker Branch, and Steele Creek on this property for future greenway development.</li> <li>3. Provided a note stating that construction plans for the six-foot sidewalk and eight-foot planting strip along Choate Circle would be submitted prior to issuance of final approvals for the telecommunications tower and that the sidewalk and planting strip would be constructed within six months of the approval of this rezoning.</li> <li>4. Amended Transportation Note 4. to remove the words "contemporaneously with, and in sequences keyed to, new development taking place on each such Tract (excluding the communications tower installation), but in all events, no later than the fifth anniversary of the date on which this Rezoning Petition is approved by Charlotte City Council" and replaced with language requiring construction plans for the sidewalk and planting strip to be submitted to the City prior to issuance of the final approvals for the communications tower and that the sidewalk and planting strip be constructed within six months of the approval of the rezoning.</li> <li>5. Removed all references to Tract II. Grayed the area of Tract II and labeled "Not included in rezoning." Amended the application and site plan data to reflect the reduced acreage.</li> <li>6. Provided a note that prohibits all buffers from being reduced.</li> <li>7. Amended Note 2 under Permitted Development within the Site by replacing "a 200-foot monopole communications tower" with "up to a 210-foot monopole communications tower."</li> <li>8. Amended the definition of the term "Petitioners" to reflect a singular petitioner.</li> </ol> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p><a href="#">Attachment 9</a></p>
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## ZONING HEARINGS

<p><b>Protest Petition (Sufficient)</b></p>	<p>10. <a href="#">Petition No. 2014-078</a> (Council District 6- Smith) <b>by Park Selwyn, LLC</b> for a change in zoning for approximately 1.21 acres located on the north side of East Woodlawn Road between Brandywine Road and Selwyn Avenue from UR-2(CD) (urban residential, conditional) to UR-2(CD) SPA (urban residential, conditional, site plan amendment).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p><a href="#">Attachment 10</a></p>
<p><b>Deferral (to March)</b></p>	<p>11. <a href="#">Petition No. 2014-101</a> (Council District 2 – Austin) <b>by LGI Homes NC, LLC</b> for a change in zoning for approximately 14.30 acres located on the east side of Reames Road between Bella Vista Court and Lawnmeadow Drive from UR-1(CD) (urban residential, conditional) to R-5(CD) (single family residential, conditional).</p> <p><a href="#">Attachment 11</a></p>
<p><b>Deferral (to March)</b></p> <p><b>Protest Petition (Sufficient)</b></p>	<p>12. <a href="#">Petition No. 2014-109</a> (Council District 1 -Kinsey) <b>by Midtown Area Partners II, LLC</b> for a change in zoning for approximately 1.99 acres located on the northeast corner of the intersection of Baxter Street and South Kings Drive and the south side of Luther Street between Cecil Street and Cherry Street from R-8 (single family residential), UR-C(CD)(PED) (urban residential – commercial, conditional, pedestrian overlay) and B-1(PED) (neighborhood business, pedestrian overlay) to MUDD-O (mixed use development, optional) and MUDD-O(PED) (mixed use development, optional, pedestrian overlay).</p> <p><a href="#">Attachment 12</a></p>
<p><b>Deferral (to March)</b></p>	<p>13. <a href="#">Petition No. 2014-115</a> (Council District 3 – Mayfield) <b>by Satwinder Singh</b> for a change in zoning for approximately 1.13 acres located on the south side of Parker Drive between Remount Road and Berryhill Road from I-1 (light industrial) to I-2(CD) (general industrial, conditional).</p> <p><a href="#">Attachment 13</a></p>
	<p>14. <a href="#">Petition No. 2015-003</a> (Council District 3 – Mayfield) <b>by Charlotte-Mecklenburg Planning Department</b> for a change in zoning for approximately 2.17 acres located on the west side of South Boulevard across from Seneca Place from B-2 (general business) to TOD-M (transit oriented development - mixed-use).</p> <p>Staff recommends approval of this petition.</p> <p><a href="#">Attachment 14</a></p>
	<p>15. <a href="#">Petition No. 2015-004</a> (Council District 1 – Kinsey) <b>by Charlotte-Mecklenburg Planning Department</b> for a change in zoning for approximately 0.177 acres located on the east side of North Davidson Street between East 32nd Street and East 33rd Street from R-5 (single family residential) to TOD-MO (transit oriented development - mixed-use, optional).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p><a href="#">Attachment 15</a></p>
	<p>16. <a href="#">Petition No. 2015-007</a> (Council District 7 – Driggs) <b>by Village at Robinson Farm, LLC</b> for a change in zoning for approximately 5.69 acres located on the southwest corner at the intersection of Rea Road and Williams Pond Lane from NS (neighborhood services) to NS SPA (neighborhood services, site plan amendment).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p><a href="#">Attachment 16</a></p>

	<p>17. <a href="#">Petition No. 2015-008</a> (Council District 5 – Autry) <b>by Mintworth DEI, LLC</b> for a change in zoning for approximately 10.01 acres located on the southwest corner at the intersection of Idlewild Road and Wyalong Drive from NS (neighborhood services) to NS SPA (neighborhood services, site plan amendment).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p><a href="#">Attachment 17</a></p>
	<p>18. <a href="#">Petition No. 2015-011</a> (Council District 2- Austin) <b>by Phyllis Hough</b> for a change in zoning for approximately 0.505 acres located on the east side of Valleydale Road across from Mellwood Drive from R-4 (LWPA) (single family residential, Lake Wylie Protected Area) to INST(CD) (LWPA) (institutional, conditional, Lake Wylie Protected Area).</p> <p>Staff does not recommend approval of this petition.</p> <p><a href="#">Attachment 18</a></p>
<b>Protest Petition (TBD)</b>	<p>19. <a href="#">Petition No. 2015-013</a> (Council District 1 – Kinsey) <b>by Meeting Street Homes and Communities</b> for a change in zoning for approximately 0.42 acres located on the west side of Kenilworth Avenue between Buchanan Street and East Boulevard from R-22MF (multi-family residential) and B-1 (neighborhood business) to MUDD(CD) (mixed use development, conditional).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p><a href="#">Attachment 19</a></p>
	<p>20. <a href="#">Petition No. 2015-015</a> (Council District 4–Phipps) <b>by J.R. Davis, LLC</b> for a change in zoning for approximately 18.03 acres located on the north side of Berkeley Place Drive between Pinnacle Drive and Revenna Lane from BD(CD) (distributive business, conditional) and CC (commercial center) to CC (commercial center) and BD(CD) (distributive business, conditional).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p><a href="#">Attachment 20</a></p>
	<p>21. <a href="#">Petition No. 2015-016</a> (Council District 7 – Driggs) <b>by Touchstone Village, LLC</b> for a change in zoning for approximately 10.24 acres located on the northwest corner at the intersection of Bevington Place and Carswell Lane from B-1(CD) (neighborhood business, conditional) to NS (neighborhood services).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p><a href="#">Attachment 21</a></p>
<b>Protest Petition (TBD)</b>	<p>22. <a href="#">Petition No. 2015-018</a> (Council District 1 – Kinsey) <b>by Laurel Street Residential, LLC</b> for a change in zoning for approximately 1.87 acres located on the west side of Baxter Street across from Avant Street from R-6 (single family residential) to UR-2(CD) (urban residential, conditional).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p><a href="#">Attachment 22</a></p>
	<p>23. <a href="#">Petition No. 2015-021</a> (Council District 2 – Austin) <b>by CitiSculpt</b> for a change in zoning for approximately 1.38 acres located on the south side of West Morehead Street between South Summit Street and Interstate 77 from BD(CD) (PED-O) (distributive business, conditional, pedestrian overlay, optional) to O-1(PED) (office, pedestrian overlay).</p> <p>Staff recommends approval of this petition.</p> <p><a href="#">Attachment 2</a></p>