

Mayor Daniel Clodfelter Mayor Pro-Tem Michael D. Barnes
Al Austin John Autry
Ed Driggs Claire Fallon
David Howard Patsy Kinsey
Vi Alexander Lyles LaWana Mayfield
Greg Phipps Kenny Smith

CITY COUNCIL ZONING AGENDA ***Monday, July 20, 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

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-15PUD** – residential, planned unit development
- **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

HISTORIC LANDMARKS

RESOLUTIONS

	<p>1. A Resolution of the City Council of the City of Charlotte calling for a Public Hearing to be held by the City Council on the Question of designating the property known as the "William Sidney and Margaret Davis Abernethy House" (listed under Tax Parcel Number 08911116 as of June 1, 2015, and including the interior and exterior of the house, and the parcel of land listed under Tax Parcel Number 08911116) as an Historic Landmark. The property is owned by Rhonda D. Griffith, and is located at 215 W. Eastway Drive, Charlotte, North Carolina.</p> <p><u>Attachment 1</u></p>
	<p>2. A Resolution of the City Council of the City of Charlotte calling for a Public Hearing to be held by the City Council on the Question of designating the property known as the "Arthur Smith Studios" (listed under Tax Parcel Number 16302142 as of June 1, 2015, and including the building, land, and all features of Tax Parcel Number 16302142) as an Historic Landmark. The property is owned by Terraca Properties LLC, and is located at 5457 Monroe Road, Charlotte, North Carolina.</p> <p><u>Attachment 2</u></p>
	<p>3. A Resolution of the City Council of the City of Charlotte calling for a Public Hearing to be held by the City Council on the Question of Amending the ordinance for the Historic Landmark known as the "Richard Wearn House" originally adopted by the Charlotte City Council on December 10, 1979. The ordinance would be amended to include the interior and exterior of the house and the outbuildings, and .856 acres of land associated with the house (land and buildings listed under Tax Parcel Number 05903272 as of June 1, 2015 in the Mecklenburg County Tax Office, Charlotte, North Carolina). The Richard Wearn House is located at 4928 Tuckaseegee Road in Charlotte, North Carolina, and is owned by Susan Lee Ward.</p> <p><u>Attachment 3</u></p>

ZONING DECISIONS

<p>Requesting New Public Hearing (September 21, 2015)</p> <p>Protest (Sufficient)</p>	<p>4. Petition No. 2014-019 (Outside City Limits) by Charlotte-Mecklenburg Planning Department for a change in zoning for two parcels approximately 26.47 acres located on the west corner of the intersection at Mallard Creek Road and Salome Church Road from CC (commercial center) to R-4 (single family residential).</p> <p>The Zoning Committee recommends that this petition be returned to City Council for a new hearing to convert this conventional request to a conditional request.</p> <p>Attachment 4</p>
<p>Protest (Sufficient)</p>	<p>5. Petition No. 2014-078 (Council District 6 – Smith) by Park Selwyn, LLC 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>The Zoning Committee found the residential use to be consistent with the <i>Central District Plan</i>; however, this petition is found to be inconsistent with the density recommendation, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> The plan recommends multi-family residential use at a density of 17 units per acre. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> The site is located on a major thoroughfare; and The additional eight-unit building is a minor expansion of an existing development. <p>The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> Provided and labeled the minimum five-foot side yard between the proposed building and the area dedicated to Mecklenburg County Parks and Recreation. Specified that the height of the screening wall at the rear of the site will be a minimum of six feet in height as measured from the development (internal) side as well as a minimum of six feet on the side facing the single family homes. Shifted the building to the east so that it will sit a minimum of 14 feet from the western property line. Added a note to the Site Data/Summary referring to the dedication of the 0.44 acres on the western side of the site to Parks and Recreation. Amended the proposed building elevations. <p>Staff recommends approval of this petition.</p> <p>Attachment 5</p>
	<p>6. Petition No. 2014-100 (Council District 1 - Kinsey) by Flywheel Group, LLC 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(CD) (transit oriented development - mixed-use, conditional).</p> <p>The Zoning Committee found this petition to be consistent with the <i>Blue Line Extension Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> The plan recommends transit supportive uses for the subject property. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because the proposed request:</p> <ul style="list-style-type: none"> Allows all uses in the TOD-M (transit oriented development – mixed-use district; and

	<ul style="list-style-type: none"> • Portions of the property are within ½ mile of the 36th Street Station. <p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modification:</p> <ol style="list-style-type: none"> 1. Modify Note 9 to read, "Greenway Dedication to Mecklenburg County will be completed prior to TOD-M review and approval." <p>Staff recommends approval of this petition.</p> <p>Attachment 6</p>
<p>Requesting Deferral (to September 21, 2015)</p>	<ol style="list-style-type: none"> 7. Petition No. 2014-101 (Council District 2 - Austin) by Charles M. Shelton, Jr. 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>Attachment 7</p>
<p>Requesting Deferral (to September 21, 2015) due to a full Council not being present</p> <p>Protest (Sufficient)</p>	<ol style="list-style-type: none"> 8. Petition No. 2014-109 (Council District 1 - Kinsey) by Midtown Area Partners II, LLC 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 UR-C(CD) (PED) (urban residential - commercial, conditional, pedestrian overlay), B-1 (PED) (neighborhood business, pedestrian overlay) and R-8 (single family residential) to B-2 (PED-O) (general business, pedestrian overlay, optional), UR-C (PED-O) (urban residential - commercial, pedestrian overlay, optional) and R-8MF (PED-O) (multi-family residential, pedestrian overlay, optional) with five-year vested rights. <p>Attachment 8</p>
<p>* See Notes</p> <p>Protest (Sufficient)</p>	<ol style="list-style-type: none"> 9. Petition No. 2014-110 (Council District 1 – Kinsey) by Unique Southern Estates, LLC 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>Attachment 9</p> <p>*Notes:</p> <ol style="list-style-type: none"> 1. The petitioner is requesting a deferral of the decision on this petition until September 21, 2015 due to a full Council not being present. 2. Staff recommends a new public hearing on this petition; however, the Zoning Committee recommended that Council move forward with the decision without a new public hearing. 3. If Council votes not to have a new public hearing, it must vote whether or not to send back to Zoning Committee due to the change made after the Zoning Committee vote and referenced below. <p>Note: If Council votes not to have a new public hearing it 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"> 1. Amended optional provision Note B to reflect units 10-12. <p>The following item remains outstanding:</p> <ol style="list-style-type: none"> 1. Provide an offsite parking agreement for at least 41 off-site parking spaces per Section 9.8507 of the Zoning Ordinance prior to zoning decision.

<p>Requesting Deferral (to September 21, 2015) due to a full Council not being present</p> <p>Protest (Sufficient)</p>	<p>10. Petition No. 2015-001 (Council District 1 - Kinsey) by Southern Apartment Group for a change in zoning for approximately 3.63 acres located on the east side of North Davidson Street and bounded by East 27th Street, Yadkin Avenue, East 26th Street, and North Davidson Street from MUDD-O (mixed use development, optional) to TOD-MO (transit oriented development - mixed-use, optional).</p> <p>Attachment 10</p>
<p>Requesting Deferral (to July 27, 2015) due to a full Council not being present.</p> <p>Protest (Sufficient)</p>	<p>11. Petition No. 2015-014 (Council District 6 - Smith) by Park Sharon Properties, LLC for a change in zoning for approximately 4.66 acres located on the northeast corner at the intersection of Park Road and Sharon Road from R-3 (single family residential) to UR-2(CD) (urban residential, conditional).</p> <p>Attachment 11</p>
<p>Protest (Sufficient)</p>	<p>12. Petition No. 2015-026 (Council District 1 – Kinsey) by Robert Drakeford for a change in zoning for approximately 1.14 acre located on the north and south sides of McClintock Road near the intersection of St. Julien Street and McClintock Road from R-5 (single family residential) to UR-2(CD) (urban residential, conditional).</p> <p>The Zoning Committee found this petition to be consistent with the <i>Central 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"> • The plan recommends residential land uses at this location and the site meets the <i>General Development Policies (GDP)</i> criteria for over 17 dwelling units per acre. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because the:</p> <ul style="list-style-type: none"> • Request is consistent and compatible with the character and pattern of the surrounding land uses; and • Units are accessed via residential alleys; and • Development contributes to the health, safety and welfare of the neighborhood due to access via rear alleys. <p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Labeled the area on the north side of McClintock Road as Area A and the area on the south side of McClintock Road as Area B. 2. Amended Note 4E to reflect a six-foot sidewalk and eight-foot planting strip along St. Julien Street. 3. Added a note that no garage shall be oriented toward a public street. 4. Homes constructed on the site will have raised brick foundations with brick porch steps/stoops and brick porch columns standing five feet above finished grade minimum. Building materials will consist of two variations of hardi panel siding per home with windows. 5. Corner Lot #6 in Area A will have at least three windows on the ground floor and three on the second floor for the side of the house facing St. Julien Street to avoid blank walls. 6. Corner Lot #4 in Area B will have at least three windows on the ground floor and three on the second floor for the side of the house facing St. Julien Street to avoid blank walls. 7. The side of garage #6 in Area A and garage #4 in Area B will have a window on the side facing St. Julien Street. 8. Homes on Lots 5, 6, and 7 in Area A will be two stories maximum and homes on Lots 1, 2, 3 and 4 will be three stories maximum. 9. Homes on Lots 3 and 4 in Area B will be two stories maximum and Lots 1, 2, and 5 will be three stories maximum.

	<p>10. Homes in Area A will have a 25-foot minimum setback measured from the property line.</p> <p>11. The home on Lot #7 in Area A will have a 50-foot minimum front setback as measured from the back of curb on St. Julien Street.</p> <p>12. Homes in Area B facing McClintock Road will have a 20-foot minimum front setback measured from the back of curb of McClintock Road.</p> <p>13. The home on Lot 5 in Area B will have a 30-foot minimum front setback as measured from the back of curb on St. Julien Street.</p> <p>14. A 20-foot minimum setback for heated living space as measured from back of curb for side of homes facing St. Julien Street will be provided. A 16-foot minimum overall setback measured from back of curb for side of homes facing St. Julien Street will be provided.</p> <p>15. Evergreen foundation shrubs will be planted where applicable along the side of homes facing St. Julien Street; the shrubs will be 30 inches tall and spaced five feet on center at installation.</p> <p>16. Evergreen shrubs will be planted along the northwest corner of the alley facing St. Julien Street for screening in Area A. Shrubs will be 30 inches tall and spaced five feet on center at installation.</p> <p>17. A five-foot tall privacy fence will be installed at the northern corner of Area A behind homes on Lots 1 and 7.</p> <p>18. Amended Note H under heading of Architectural Standards as follows: Garages at home numbers 1 and 7 north of McClintock Road, Area A, will be one story maximum. Home numbers 2, 3, 4, 5, and 6 garages will have optional heated living space above. This space will be additional living space for the primary homes.</p> <p>19. Amended Note I under heading of Architectural Standards as follows: Garages for homes numbers 1, 2, 3, 4, and 5 located south of McClintock Road in Area B will have optional heated living space above. This space will be additional living space for the primary home.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 12</p>
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<p>Council will have to vote whether or not to send back to the Zoning Committee.</p>	<p>13. Petition No. 2015-039 (Council District 1 – Kinsey) by DAMBCA, LLC for a change in zoning for approximately 1.644 acres located on the east side of Matheson Avenue between North Brevard Street and North Davidson Street from I-2 (general industrial) and MUDD-O (mixed use development, optional) to TOD-MO (transit oriented development - mixed-use, optional).</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"> 1. Removed the reference to existing R-5 (single family residential) zoning in the Site Data as the petitioner has removed this portion of the site from the request as shown on the site plan. 2. Added street names to Building Height Exhibit Sheet RZ5.0 to better assist in determining proposed locations of varying building heights. <p>The Zoning Committee found the proposed land use to be consistent with the <i>Blue Line Extension 36th Street Station Area Plan</i>; however, the Zoning Committee found that the building height was inconsistent with the <i>Blue Line Extension 36th Street Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends transit supportive land uses for the subject property. <p>However, this petition is found 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"> • It does not negatively affect the single family due to the SWIM buffer; and • The design is unique. <p>The Zoning Committee voted 5-1 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Added a reference to Optional Provision request pertaining to new Building Height Exhibit
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- as it relates to proposed height along North Davidson Street.
2. Added a reference to Optional Provision request pertaining to new Building Height Exhibit as it relates to proposed height along Matheson Avenue.
 3. Provided development notes on Sheet RZ-2.0 of the site plan for maximum building heights and locations that correspond to what is shown on the site plan and per comments.
 4. Revised Optional Provisions language and Architectural and Design Standards language to reference new Building Height Exhibit (Sheet RZ5.0) as it relates to proposed height along North Davidson Street, Matheson Avenue and the property line that abuts existing residential along Faison Avenue.
 5. Added Architectural and Design Standards language stating that the exterior building materials for the building to be constructed on the site will be a combination of the following: brick along the base of the building, cementitious siding, corrugated metal siding, metal grates, metal canopies, metal railings and/or aluminum railings, aluminum storefront and a metal standing seam roof. Vinyl as an exterior building material may only be used on windows and soffits.
 6. Removed the portion of the rezoning site with frontage on Faison Avenue from the site plan.
 7. Amended Site Data to reflect reduction in acreage as a result of removing portion of rezoning site with frontage on Faison Avenue.
 8. Modified General Provisions Note A to reflect decrease in acreage.
 9. Modified Optional Provision A to state the maximum heights of the building to be constructed on the site shall be provided on the building height Exhibit attached to the rezoning plan.
 10. Added an optional provision request as follows: "The building height exhibit designates the maximum heights of the parapet of the building along the edges or perimeter of the building. The roof of the building will be below the immediately adjacent parapet of the building. The heights of the parapet are measured from the average grade at the base of the building to the top of the parapet."
 11. Added an optional provision request as follows: "A 'NODA' sign shall be installed by petitioner on the southeast corner of the building as generally depicted on the conceptual architectural rendering of the North Davidson Street elevation of the building. The 'NODA' sign shall not exceed 36 square feet in size. In addition to the 'NODA' sign, petitioner may install any other signs on the building or on the site that are permitted in the TOD-M zoning district, and the 'NODA' sign shall not count towards the maximum number of signs allowed on the building or on the site or towards the total maximum sign surface area allowed. The design of the 'NODA' sign may vary from the design depicted on the conceptual architectural rendering of the North Davidson Street elevation of the building."
 12. Added an optional provision request as follows: "The total maximum sign surface area of the signs installed on the building may exceed the maximum allowed under the ordinance by 15% as noted above. The sign surface area of the 'NODA' sign shall not count towards the maximum sign surface area allowed."
 13. Added Architectural and Design Standards language that states the building height exhibit designates the maximum heights of the parapet of the building along the edges or perimeter of the building. The roof of the building will be below the immediately adjacent parapet of the building. The heights of the parapet are measured from the average grade at the base of the building to the top of the parapet.
 14. Added Architectural and Design Standards language that states as depicted on the conceptual architectural rendering of the North Davidson Street elevation of the building, four display enclosures or cases shall be located on this elevation of the building for the display of murals and/or art work provided by local artists or others.
 15. Added Architectural and Design Standards language that states space will be reserved on the Matheson Avenue edge of the site for a potential sculpture. Petitioner shall not be required to provide or install a sculpture on the site, but shall be required to reserve a space for a sculpture if provided by local artists or others.
 16. Added Environmental Features heading and language that states the 20-foot streamside zone portion of the 35-foot wide SWIM buffer shall remain undisturbed.
 17. Modified building elevations by relabeling, and to incorporate additional information regarding elevation datum as related to Matheson Avenue.
 18. Added Sheet RZ-4.0 entitled Building Rendering and Height Exhibit, providing a detail of North Davidson Avenue Streetscape with building elevations, maximum building height, and elevation datum as relates to Matheson Avenue. Detail also illustrates relationship

	<p>between existing residential development on Faison Avenue and proposed building.</p> <p>19. Color rendering on Sheet RZ-4.0 has been modified to reflect possible locations of murals and art work on elevation facing North Davidson Avenue. Color rendering also now incorporates proposed signage locations.</p> <p>20. Added new Sheet RZ-5.0 entitled Building Height Exhibit that identifies proposed maximum building heights at certain locations (not to exceed 60 feet).</p> <p>The following item remains outstanding:</p> <p>1. Amend labeling and building footprint on former Sheet RZ-2.0 of site plan to reflect adherence to the TOD-M (transit oriented development – mixed-use) zoning district height plane requirement as it relates to the existing single family residences along Faison Avenue.</p> <p>Staff recommends denial of this petition as the request for additional height does not provide an adequate transition to abutting single family and will negatively impact abutting single family residential.</p> <p>Attachment 13</p>
<p>Requesting Deferral (to September 21, 2015)</p>	<p>14. Petition No. 2015-050 (Council District 4 – Phipps) by Bukola Olasimbo for a change in zoning for approximately 0.47 acres located on the west side of Derita Avenue between Maple Street and Hewitt Drive from R-3 (single family residential) to INST(CD) (institutional, conditional).</p> <p>The Zoning Committee voted 6-0 to DEFER this petition to their July 29, 2015 meeting.</p> <p>Attachment 14</p>
	<p>15. Petition No. 2015-053 (Council District 6 – Smith) by Lat Purser & Associates for a change in zoning for approximately 0.37 acres located on the southwest corner at the intersection of Montford Drive and Park Road from O-2 (office) to MUDD(CD) (mixed use development, conditional).</p> <p>The Zoning Committee found this petition to be consistent with the <i>Park Woodlawn Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends a mix of residential, office and/or retail land uses for the area in which the site is located. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The development provides a non-residential use; and • The development implements the non-residential community design guidelines recommended in the plan. <p>The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications and petitioner’s commitment to address the additional outstanding issues:</p> <ol style="list-style-type: none"> 1. Provided pedestrian ramps on the east and west side of the driveway along Montford Drive. Design should be coordinated with CDOT during the construction review process. 2. Amended the proposed zoning under the development summary to specify MUDD(CD) rather than MUDD. 3. Amended Note 4 to reduce the height of freestanding lighting to 20 feet. Removed language about “wall pak” lighting and replaced with the following “All lighting within the site shall be designed and shielded such that direct illumination does not exceed past any property line and shall be consistent with the zoning ordinance requirements.” 4. Expanded Note 7 to indicate the existing landscaping. 5. Relocated the area proposed for roll-out waste bins onto the site. 6. Provided screening for the area set aside for roll-out waste bins. 7. Eliminated the signage from the building elevations/renderings. 8. Committed to removing the “retail” label from the building and replace with “proposed building.” 9. Committed to working with the planning staff to address the location of the waste facilities. 10. Committed to labeling the landscape along the western property line (i.e. existing hedge to

	<p>remain).</p> <ol style="list-style-type: none"> 11. Committed to amending the Development Summary (Proposed Uses and Development Totals) or Note 3 so the proposed/allowed uses match. 12. Committed to confirming that all parking spaces in the middle of the site are within 40 feet of a tree by showing tree islands or trees near the spaces. 13. Committed to amending renderings to reflect the provision of recessed doors along Park Road per Section 9.8506(2)(h) of the Zoning Ordinance. <p>Staff recommends approval of this petition</p> <p>Attachment 15</p>
<p>Requesting Deferral (to September 21, 2015)</p>	<ol style="list-style-type: none"> 16. Petition No. 2015-054 (Council District 3 – Mayfield) by Childress Klein for a change in zoning for approximately 1.56 acres located on the northeast corner at the intersection of South Tryon Street and Moss Road from B-1SCD (business shopping center) to B-1(CD) (neighborhood business, conditional). <p>Attachment 16</p>
	<ol style="list-style-type: none"> 17. Petition No. 2015-057 (Council District 6 – Smith) by PRSC Holdings (Edens), LLC for a change in zoning for approximately 1.14 acres located on the north side of East Woodlawn Road between Park Road and Brandywine Road from B-1 (neighborhood business) to NS (neighborhood services). <p>The Zoning Committee found this petition to be consistent with the <i>Park Woodlawn Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends office and retail uses for the subject property. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The property is located within an existing shopping center; and • The site plan provides limitations on uses, building materials and the location of drive-through windows; and • The site plan commits to the construction of a pedestrian refuge island in East Woodlawn Road; and • The site contributes to the urban environment by having the buildings front the public street. <p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. A note has been added limiting the site to one accessory drive-through window. 2. The width of the proposed planting strip along the internal drive has been labeled. 3. Elevations for the proposed structure identified as Space 525 has been provided. 4. The proposed outdoor dining area along Woodlawn Road has been amended and clarified and is no longer in conflict with the proposed sidewalk. 5. The proposed street cross section has been added to the plan for Woodlawn Road. <p>Staff recommends approval of this petition</p> <p>Attachment 17</p>
	<ol style="list-style-type: none"> 18. Petition No. 2015-060 (Council District 2- Austin) by Con-Way Freight, Inc. for a change in zoning for approximately 2.54 acres located on the east side of Statesville Road across from Spector Drive near the intersection of Statesville Road and Old Statesville Road from I-1 (light industrial) to I-2 (general industrial). <p>The Zoning Committee found this petition to be consistent 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"> • The adopted plan recommends heavy industrial land uses for this and surrounding parcels. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because the proposed</p>

	<p>rezoning:</p> <ul style="list-style-type: none"> Aligns the zoning on the site with the adjacent property under the same ownership. <p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 18</p>
	<p>19. Petition No. 2015-061 (Council District 1- Kinsey) by 3106 North Davidson, LLC for a change in zoning for approximately 0.155 acres located on the east side of North Davidson Street between East 34th Street and East 35th Street from B-1 (neighborhood business) to MUDD-O (mixed use development, optional).</p> <p>The Zoning Committee found that the non-residential uses allowed in the MUDD district proposed by this petition are found to be consistent with the <i>Blue Line Extension Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> The plan recommends a mix of residential, office and retail uses. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because the request:</p> <ul style="list-style-type: none"> Allows reuse of the existing structure with a 500-square foot addition and 910 square feet for outdoor seating; and Allows all non-residential uses permitted in the MUDD district and provides active uses at the ground level and clear glass windows and doors with entrances that front and connect to the sidewalk; and Limits maximum building height to 40 feet; and Prohibits vinyl as a building material; and Provides a six-foot fence and landscape screen along a portion of the rear property line adjacent to single family zoning; and Requests an option to not require off-street parking spaces; and Provides 26 bicycle parking spaces. <p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> Redrew the site plan using an engineering scale. Reflected a small and large maturing tree interior to the site. Removed the note indicated that Loblolly Pines will be provided at the rear of the property abutting the R-5 (single family) property and indicated that evergreen trees will be provided. Staff rescinded the request to reflect space for perimeter trees along North Davidson Street as required by the Tree Ordinance. <p>Staff recommends approval of this petition.</p> <p>Attachment 19</p>
	<p>20. Petition No. 2015-062 (Council District 2- Austin) by Silver Hammer Properties, LLC for a change in zoning for approximately 20.91 acres located at the intersection of NC Music Factory Boulevard and Hamilton Street generally surrounded by Interstate 77, West Brookshire Freeway, and Seaboard Coast Line Railroad from I-2(CD) (general industrial, conditional) to MUDD(CD) (mixed use development, conditional) with five-year vested rights.</p> <p>The Zoning Committee found this petition to be consistent with the <i>Center City 2020 Vision Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> The plan recommends a variety of residential, office, retail, entertainment, and cultural uses for the subject property. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because the request:</p> <ul style="list-style-type: none"> Provides a mixture of uses; and Transfers development rights from the adjacent development; and

	<ul style="list-style-type: none"> • Provides architectural guidelines for portions of the site; and • Specific building materials. <p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The petitioner has agreed to request an administrative amendment for the adjacent parcels rezoned in 2005 and 2014 reducing the amount of developable square footage by what is being added to this site. 2. The note has been modified that all modifications will be in accordance with Section 6.2 of the Zoning Ordinance. 3. A wetland's letter has been submitted for the subject site. 4. An easement or possible dedication has been agreed upon with Mecklenburg County Park and Recreation for the proposed Greenway. 5. Transportation comments have been addressed. <p>Staff recommends approval of this petition.</p> <p>Attachment 20</p>
	<p>21. Petition No. 2015-064 (Council District 2 – Austin) by CitiSculpt for a change in zoning for approximately 0.47 acres located on the south side of West Morehead Street between South Summit Street and Interstate 77 from B-D(CD) (PED-O) (distributive business, conditional, pedestrian overlay, optional) to O-1 (PED) (office district, pedestrian overlay).</p> <p>The Zoning Committee found this petition to be consistent with the <i>West Morehead Land Use and Pedscape Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends all uses in the O-1 (PED) (office, pedestrian overlay) district. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because the proposed request:</p> <ul style="list-style-type: none"> • Is compatible with surrounding zoning and uses. <p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 21</p>
	<p>22. Petition No. 2015-065 (Council District 1- Kinsey) by David Powlen, RLA for a change in zoning for approximately 0.28 acres located on the west side of Weston Street between Hartford Avenue and Greystone Road from R-17MF (multi-family residential) to B-2 (general business).</p> <p>The Zoning Committee found this petition to be inconsistent with the <i>New Bern Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends mixed use transit supportive development for the subject property. <p>However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because the request:</p> <ul style="list-style-type: none"> • Is compatible with the adjacent commercial property; and • Aligns the zoning on the site with the adjacent property under the same ownership. <p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 22</p>
	<p>23. Petition No. 2015-067 (Council District 5 – Autry) by Sovran Self Storage, Inc. for a</p>

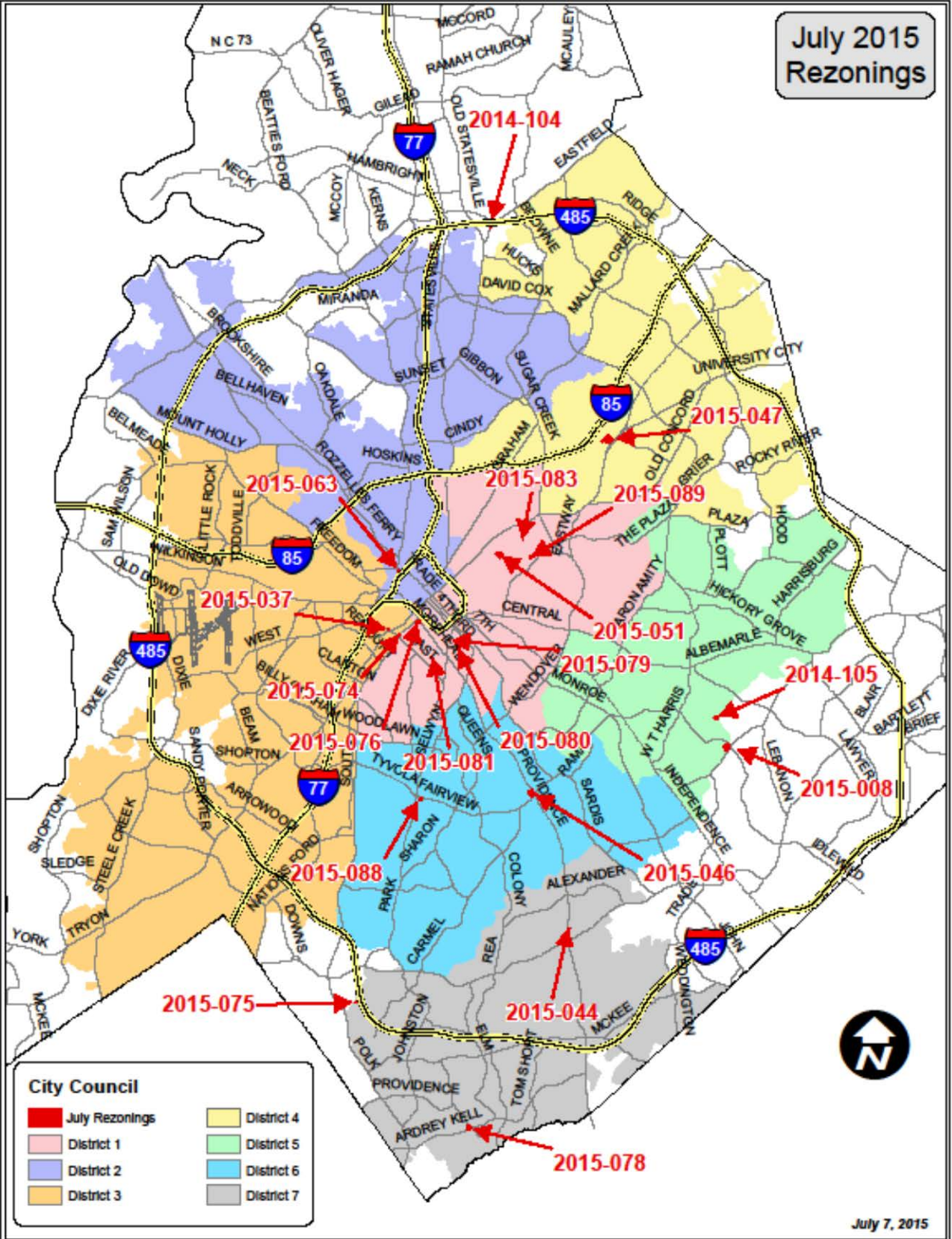
	<p>change in zoning for approximately 4.24 acres located on the northeast corner at the intersection of East Independence Boulevard and Wallace Lane from BD(CD) (distributive business, conditional) to BD(CD) SPA (distributive business, conditional site plan amendment).</p> <p>The Zoning Committee found this petition to be consistent with the <i>Independence Boulevard Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends a mix of office and retail uses for the subject property. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because the request:</p> <ul style="list-style-type: none"> • Allows an interior expansion of an existing self-storage/indoor warehousing facility; and • Does not increase the overall number of buildings on the site. <p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 23</p>
	<p>24. Petition No. 2015-068 (Council District 3- Mayfield) by FCD Development, LLC for a change in zoning for approximately 3.06 acres located on the north side of Dunavant Street between South Tryon Street and Hawkins Street from I-2 (general industrial) to TOD-M (transit oriented development - mixed-use).</p> <p>The Zoning Committee found this petition to be consistent with the <i>New Bern Transit Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends a mix of transit supportive uses for the subject property. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The request is compatible with the adjacent uses and zoning. <p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 24</p>
	<p>25. Petition No. 2015-069 (Council District 3- Mayfield) by Cottonwood Residential for a change in zoning for approximately 4.29 acres located on the south side of Shopton Road between Courtney Oaks Road and South Tryon Street from NS (neighborhood services) to R-17MF(CD) (multi-family residential, conditional).</p> <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"> • The plan recommends office and retail uses for the subject property. <p>However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because the request:</p> <ul style="list-style-type: none"> • Is compatible with surrounding land uses; and • Is an expansion of the existing Courtney Oaks Apartment community; and • The buildings and parking areas are designed in order to enhance the pedestrian experience. <p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. A north arrow and metes and bounds information has been added to the site plan. 2. Reference to petition 2001-054 under Site Development Data has been removed from site plan. 3. Maximum building height of three (3) stories is noted under Site Development Data. 4. Staff rescinded the comment that the setback from Shopton Road should be 35 feet as

	<p>the setback was determined to be 30 feet and is shown correctly on the revised site plan.</p> <ol style="list-style-type: none"> 5. Staff rescinded the comment to revise the parking, the proposed storm water facility and open space along Shopton Road, as they do not conflict. 6. Staff rescinded the request to amend the 10-foot side yard and 40-foot rear yard adjacent to the south property line as it is shown correctly. 7. Addressed CDOT, Engineering and Property Management, and Urban Forestry comments with the following: <ol style="list-style-type: none"> a. Addressed CDOT comment by making the proposed private street connect to the existing driveway/private street on adjacent parcel. b. Addressed Engineering and Property Management's comment by adding a note to the site plan that states street trees located in the public right of way will be protected during all phases of construction by fencing. The Petitioner will demonstrate compliance with this requirement during the permitting process. c. Addressed City Arborist comment by adding a note to the site plan that states street trees located in the public right-of-way will be protected during all phases of construction by fencing. The petitioner will demonstrate compliance with this requirement during the permitting process. 8. Modified Streetscape and Landscaping Note 6 regarding petitioner's commitment to establishing a landscape area along portions of the rezoning site's northern boundary line adjacent to the existing office parcels. Language specifies width of landscape area, plant materials, and intent to obtain an easement from the owner(s) of the adjacent office parcels to establish and maintain portion of landscape area on office parcels. Petitioner will provide a recorded copy of easement to Planning Department during the permitting process. <p>Staff recommends approval of this petition.</p> <p>Attachment 25</p>
	<p>26. Petition No. 2015-070 (Council District 1-Kinsey) by Justin W. Lanford for a change in zoning for approximately 0.11 acres located on the southeast corner at the intersection of Catawba Avenue and Allen Street from R-5 (single-family residential) to UR-1 (urban residential).</p> <p>The Zoning Committee found this petition to be consistent with the <i>Belmont Area Revitalization Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends residential uses for the subject property. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • Meeting the development standards for the current R-5 (single family residential) district is difficult for the existing lot of record due to the small size. <p>The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 26</p>
	<p>27. Petition No. 2015-071 (Council District 3-Mayfield) by Spectrum Properties Residential, Inc. for a change in zoning for approximately 0.68 acres located on the northwest corner at the intersection of South Tryon Street and West Catherine Street from I-2 (general industrial) to TOD-M (transit oriented development – mixed-use).</p> <p>The Zoning Committee found this petition to be consistent with the <i>South End Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends a mix of transit supportive uses for the subject property. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because the rezoning petition:</p> <ul style="list-style-type: none"> • Allows all uses in the TOD-M (transit oriented - mixed-use) district; and

	<ul style="list-style-type: none"> • Is compatible with surrounding uses and zoning. <p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 27</p>
	<p>28. Petition No. 2015-072 (Council District 7-Driggs) by Real Estate Services Group, Inc. for a change in zoning for approximately 1.55 acres located on the west side of Lancaster Highway between Ardrey Kell Road and Carolina Academy Road from R-3 (single family residential) to O-1(CD) (office, conditional).</p> <p>The Zoning Committee found this petition to be inconsistent with the <i>South District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends single family use for the site. <p>However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The parcel's shape, size and orientation to a major thoroughfare are not conducive to single family uses; and • The site's vehicular isolation from adjoining parcels is not conducive to single family development or use; and • The site is designed to limit impacts to neighboring single family uses by providing a buffer adjacent to the single family uses and locating buildings toward Lancaster Highway away from the single family homes; and • The building height is limited to 40 feet and one story with the tenant spaces having entries, clear glass doors and windows facing Lancaster Highway. <p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Provided sidewalk connections from each tenant space to the public sidewalk in order to address the request to connect the sidewalk in front of the building to the sidewalk at the back of the planting strip with a minimum five-foot wide connection at the southern edge of the site. 2. Amended the proposed use under the Development Summary to delete the words "by law" and replace with "below." 3. Removed reference details of an earth berm in Trees, Screening, Landscaping and Buffer Areas Note B. 4. Staff rescinded the request to amend Architectural Standards Note B to refer to sheet RZ-1 rather than AS-1.0 as sheet AS-1.0 is provided. 5. Amended Note B under Trees, Screening, Landscaping, and Buffer Areas to specify a six-foot solid wood fence. <p>Staff recommends approval of this petition.</p> <p>Attachment 28</p>
<p>Requesting (Withdrawal)</p>	<p>29. Petition No. 2015-085 by Sarah Cherne/Junior Achievement of the Central Carolinas for a Text Amendment to the City of Charlotte Zoning Ordinance for recreation centers to:</p> <ol style="list-style-type: none"> 1. modify the prescribed size condition for recreation centers in a variety of zoning districts by increasing the maximum square footage if the recreation center is located in buildings constructed prior to 1980; 2. add recreation centers as a use allowed with prescribed conditions in the MX-1, MX-2, and MX-3 (mixed use) districts and in the CC (commercial center) zoning district. 3. relocate recreation centers with prescribed conditions that are incorrectly listed in the sections of the Zoning Ordinance related to "uses by-right", into the correct sections related to "uses allowed under prescribed conditions"; and 4. update the use table. <p>The Zoning Committee voted 6-0 to recommend WITHDRAWAL of this petition.</p>

	<u>Attachment 29</u>
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July 2015 Rezonings



July 7, 2015

ZONING HEARINGS

	<p>30. Petition No. 2014-104 (Outside City Limits) by Charlotte-Mecklenburg Planning Department for the extension of the extra territorial jurisdiction and the establishment of zoning for approximately 6.77 acres located at the northeast corner of the intersection of Arthur Davis Road and Independence Hill Road from Town of Huntersville zoning to R-4 (single family residential).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 30</p>
	<p>31. Petition No. 2014-105 (Outside City Limits) by Charlotte-Mecklenburg Planning Department for the extension of the extra territorial jurisdiction and the establishment of zoning for approximately 9 acres located at the end of Lea Woods Lane and between Grayling Court and Falconwood Court from Town of Mint Hill zoning to R-4 (single family residential).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 31</p>
<p>Requesting Deferral (to September 21, 2015)</p>	<p>32. Petition No. 2015-008 (Council District 5-Autry) by Mintworth DEI, LLC 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>Attachment 32</p>
	<p>33. Petition No. 2015-037 (Council District 3-Mayfield) by Dominick Ristaino for a change in zoning for approximately 0.46 acres located on the north side of West Boulevard between South Tryon Street and Wickford Place from R-5 (HD-O) (single family residential, historic district overlay) to O-1(CD) (HD-O) (office, historic district overlay).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 33</p>
<p>Protest (Sufficient)</p>	<p>34. Petition No. 2015-044 (Council District 7-Driggs) by David Willis for a change in zoning for approximately 1.5 acres located on the east side of Providence Road across from Springs Farm Lane from R-3 (single family residential) to UR-C(CD) (urban residential commercial, conditional).</p> <p>Staff recommends approval of the petition upon resolution of the outstanding issues.</p> <p>Attachment 34</p>
	<p>35. Petition No. 2015-046 (Council District 6-Smith) by Mallard Creek Associates #1, LLC for a change in zoning for approximately 10.8 acres located on the northwest corner at the intersection of Providence Road, Fairview Road, and Sardis Road from R-12MF (multi-family residential) and B-1(CD) (neighborhood business, conditional) to MUDD-O (mixed use development, optional).</p> <p>Staff does not recommend approval of this petition as currently proposed.</p> <p>Attachment 35</p>
	<p>36. Petition No. 2015-047 (Council District 4-Phipps) by Carolina States Regional Center, LLC for a change in zoning for approximately 22 acres located on the east side of Macfarlane Boulevard near the intersection of North US 29 By-Pass Highway and North Tryon Street from I-1 (light industrial) to TOD-M(CD) (transit oriented development - mixed-use, conditional).</p>

	<p>Staff does not recommend approval of this petition in its current form.</p> <p>Attachment 36</p>
	<p>37. Petition No. 2015-051 (Council District 1-Kinsy) by Wellmon Family Limited Partnership for a change in zoning for approximately 9.09 acres located on the west side of North Davidson Street and generally bounded by North Brevard Street, Charles Avenue, Matheson Avenue, Jordan Place, and North Davidson Street from I-2 (general industrial) to TOD-M(CD) (transit oriented development - mixed-use, conditional).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 37</p>
	<p>38. Petition No. 2015-063 (Council District 2-Austin) by Bojangles' Restaurants, Inc. for a change in zoning for approximately 0.91 acres located on the south side of West Trade Street between Grandin Road and Interstate 77 from B-1 (PED) (neighborhood business, pedestrian overlay) to MUDD-O (PED) (mixed use development, optional, pedestrian overlay).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 38</p>
	<p>39. Petition No. 2015-074 (Council District 3-Mayfield) by 1700 South, LLC for a change in zoning for approximately 0.26 acres located on the west side of South Boulevard between East Boulevard and East Kingston Avenue from B-1 (neighborhood business) to TOD-M (transit oriented development - mixed-use).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 39</p>
	<p>40. Petition No. 2015-075 (Council District 7-Driggs) by York Development Group for a change in zoning for approximately 2.88 acres located on the south side of Park Road between Carolina Place Parkway and Kingfisher Drive abutting Interstate 485 from B-1 (neighborhood business) to B-2 (general business).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 40</p>
	<p>41. Petition No. 2015-076 (Council District 1-Kinsey) by YMCA of Greater Charlotte for a change in zoning for approximately 4.4 acres located on the southwest corner at the intersection of South Boulevard and East Morehead Street from B-1 (neighborhood business) to MUDD-O (mixed use development, optional).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 41</p>
	<p>42. Petition No. 2015-077 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance adding a new definition for a temporary health care structure and allowing it in prescribed conditions, as an accessory use to a single family detached dwelling located on the same lot.</p> <p>Staff recommends approval of this text amendment.</p> <p>Attachment 42</p>

<p>Protest (Sufficient)</p>	<p>43. Petition No. 2015-078 (Council District 7-Driggs) by Taylor/Theus Development Holdings, LLC for a change in zoning for approximately 5.67 acres located on the northwest corner at the intersection of Ardrey Kell Road and Community House Road from R-3 (single family residential) to BD(CD) (distributive business, conditional).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 43</p>
	<p>44. Petition No. 2015-079 (Council District 1-Kinsey) by Royden Goode for a change in zoning for approximately 0.30 acres located on the southeast corner at the intersection of South Kings Drive, Metropolitan Avenue, and Baxter Street from UR-C(CD) (urban residential - commercial, conditional) and B-1 (neighborhood business) to B-1(CD) (PED) (neighborhood business conditional, pedestrian overlay).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 44</p>
<p>Protest (Sufficiency to be determined)</p>	<p>45. Petition No. 2015-080 (Council District 1-Kinsey) by Virgate 1, LLC & Carolina Cottage Homes, LLC for a change in zoning for approximately 5.71 acres located on the west side of Luther Street generally surrounded by Cherry Street, Main Street, Baxter Street and Eli Street 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>Attachment 45</p>
	<p>46. Petition No. 2015-081 (Council District 1-Kinsey) by Selwyn Property Group Investments, LLC for a change in zoning for approximately 0.40 acres located on the southwest corner at the intersection of Kenilworth Avenue and Pierce Street from R-22MF (multi-family residential) to UR-2(CD) (urban residential, conditional).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 46</p>
	<p>47. Petition No. 2015-083 (Council District 1-Kinsey) by 3410 NODA, LLC for a change in zoning for approximately 0.122 acres located on the east side of North Davidson Street between Mercury Street and East 37th Street from R-5 (single family residential) to MUDD-O (mixed development, optional).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 47</p>
	<p>48. Petition No. 2015-084 by StorCon Development, LLC for a Text Amendment to the City of Charlotte Zoning Ordinance adding warehousing within an enclosed building, for a self-storage facility, as a use allowed with prescribed conditions.</p> <p>Staff recommends approval of this text amendment.</p> <p>Attachment 48</p>
	<p>49. Petition No. 2015-088 (Council District 6-Smith) by Charlotte Parker & Marion McGaha for a change in zoning for approximately 1.95 acres located on the south side of Fairview Road between Park Road and Closeburn Road from R-3 (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>Attachment 49</p>

	<p>50. Petition No. 2015-089 (Council District 1-Kinsey) by Debrorah Beatty/Gary Boger for a change in zoning for approximately 1.35 acres located on the south side of East 36th Street between Wesley Avenue and Holt Street from R-22MF (multi-family residential) to UR-2(CD) (urban residential, conditional).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 50</p>
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