

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

CITY COUNCIL ZONING AGENDA
Monday, February 18, 2008

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

6:00PM – Zoning Decisions
Meeting Chamber

DINNER MEETING

- *Review of Agenda – Tammie Keplinger*

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REZONING ACRONYMS

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

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

DECISIONS

Protest (sufficient)	<p>1. Petition No. 2006-154 (decision) by Cram Holdings Group, LLC for a change in zoning of approximately 0.2 acres located on the west side of South Boulevard between Arlington Avenue and East Palmer Street from B-2 to TODM(O).</p> <p><i>A protest petition has been filed and is sufficient to invoke 3/4 majority-voting rule.</i></p> <p><i>The Zoning Committee unanimously found this petition to be consistent with the South</i></p>
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	<p><i>End Transit Station Area Plan</i> and to be reasonable and in the public interest. The Committee unanimously voted to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 1</p>
<p>Protest (sufficient)</p>	<p>2. Petition No. 2007-87 (decision) by Amy Carver for a change in zoning of approximately 0.49 acres located on the southeast corner of Spencer Street and East 37th Street from R-5 to R-6(CD).</p> <p><i>A protest petition has been filed and is sufficient to invoke ¾ majority-voting rule.</i></p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>Northeast Transit Plan</i> and to be reasonable and in the public interest. The Committee unanimously voted to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 2</p>
	<p>3 Petition No. 2007-108 (decision) by Jean M. Harkey for a change in zoning of approximately 1.30 acres located on the east side of Rea Road between Colony Road and Chadwyck Farms Drive from B-1(CD) to R-8MF(CD).</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>General Development Policies (GDPs)</i> and to be reasonable and in the public interest. The Committee unanimously voted to recommend APPROVAL of this petition with the following modifications:</p> <ul style="list-style-type: none"> • The driveway is now standard width over its entire length. • Pedestrian lighting has been included. • The fire truck turnaround has been reconfigured to save trees. • A six-foot sidewalk has been added along Rea Road. • A note has been added that private open space may not be part of the provided buffers. <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 3</p>
	<p>4. Petition No. 2007-110 (decision) by Robert K. Nixon for a change in zoning of approximately 0.19 acres located at the intersection of Pecan and Gordon Street from MUDD-O(PED) to MUDD-O SPA(PED).</p> <p>The Zoning Committee unanimously found this petition consistent with the <i>Plaza Central Pedscape Plan</i> and to be reasonable and in the public interest. The Committee unanimously voted to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p>

	Attachment 4
<p>Protest (sufficient)</p>	<p>5. Petition No. 2007-113 (decision) by Budget Development Partners, LLC for a change in zoning of approximately 1.85 acres located on the south side of West Morehead Street, just west of I-77 from B-1(PED) to B-D(CD)PED-O.</p> <p><i>A protest petition has been filed and is sufficient to invoke ¾ majority-voting rule.</i></p> <p>The Zoning Committee unanimously found this proposal to be consistent with the <i>West Morehead Land Use and Pedscape Plan</i>, and reasonable and in the public interest. The Committee unanimously voted to recommend APPROVAL of this petition</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 5</p>
<p>Deferral (one-month)</p> <p>Protest (sufficient)</p>	<p>6. Petition No. 2007-118 (decision) by Brookechase Properties for a change in zoning of approximately 5.00 acres located on the northeast corner of Providence Road and Westbury Road from R-3 to R-5(CD)and UR-2(CD).</p> <p><i>A protest petition has been filed and is sufficient to invoke ¾ majority-voting rule.</i></p> <p>The Zoning Committee voted unanimously to recommend a ONE-MONTH DEFERRAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 9</p>
	<p>7. Petition No. 2007-129 (decision) by Robert T. Drakeford for a change in zoning of approximately 0.50 acres located on the southwest corner of Auten Street and Duckworth Avenue from R-8 to UR-2(CD).</p> <p>The Zoning Committee unanimously found this petition to be inconsistent with the <i>Central District Plan</i> but to be reasonable and in the public interest. The Committee unanimously voted to recommend APPROVAL of this petition, based upon the following modifications:</p> <ul style="list-style-type: none"> • The number of homes has been reduced from five to four.

	<ul style="list-style-type: none"> • The proposed district has been changed from UR-2(CD) to UR-1(CD). • Tree save areas have been identified. • Building separations have increased to 10 feet. <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 7</p>
	<p>8. Petition No. 2007-141 (decision) by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to 1) modify the Uptown Mixed Use District (UMUD) regulations by prohibiting fences and similar devices from locating in the required setback, except for temporary fencing for outdoor seating areas used for consumption of food and beverages, 2) add new regulations to permit valet parking services in the UR, NS, MUDD, UMUD, TOD, and TS zoning districts; 3) refine the valet parking regulations in the Pedestrian Overlay District; and 4) add a definition for valet parking service.</p> <p>The Zoning Committee unanimously voted to find this text amendment consistent with adopted plans and policies, and reasonable and in the public interest. The Committee unanimously voted to recommend APPROVAL of this amendment.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 8</p>
	<p>9. Petition No. 2007-144 (decision) by BBC Development, LLC for a change in zoning of approximately 0.71 acres located on the southwest corner of North Davidson Street and Anderson Street from I-2 to MUDD(CD).</p> <p>The Zoning Committee unanimously found this petition to be consistent with <i>Northeast Transit Corridor Station Area Concept</i> and reasonable in the public interest. The Zoning Committee unanimously voted to recommend APPROVAL of this petition with the following modification:</p> <ul style="list-style-type: none"> • The building located on the Site shall be designed in a contemporary and articulated

	<p>manner similar to the three exterior “Conceptual Exterior Renders” depicted along the top of sheet SP.2 dated 10 December, 2007 and revised 01/03/08. Major exterior building materials shall be vision and spandrel glass, prefinished architectural metal panels, stucco, synthetic stucco, architectural colored precast concrete, stone, brick, honed or split-face architectural block, pre-finished wood panels or any other quality architectural material. No vinyl or aluminum siding shall be used. The vision and spandrel glass will not be less than 25% of the total exterior skin. The ground level parking below the building shall be visually screened from North Davidson and Anderson streets with decorative, open screening material allowing for airflow including landscaping.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 9</p>
	<p>10. Petition No. 2007-146 (decision) by Matthew J. Badal for a change in zoning of approximately 0.13 acres located on the east side of South Mint Street between West Park Avenue and Westwood Avenue from B-2 to TOD-MO.</p> <p>The Zoning Committee unanimously found this proposal to be consistent with the <i>South End Transit Station Area Plan</i> and to be reasonable and in the public interest. The Committee unanimously voted to recommend APPROVAL of this request.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 10</p>
	<p>11. Petition No. 2007-158 (decision) by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to 1 add security provisions for structured parking decks, and underground parking decks that provide parking for residential dwelling units for the urban residential, mixed use development, uptown mixed use, transit oriented development, and transit supportive zoning districts.</p> <p>The Zoning Committee unanimously found this text amendment to be consistent with adopted plans and policies, and reasonable and in the public interest. The Committee unanimously voted to recommend APPROVAL of this text amendment.</p>

	<p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 11</p>
	<p>12. Petition No. 2008-01 (decision) by Northlake Pavillion, LLC for a change in zoning of approximately 6.83 acres located on the southeast corner of Metromont Parkway and Statesville Road from I-2 to I-1.</p> <p>The Zoning Committee unanimously found this petition to be consistent the <i>Northeast District Plan</i> and Draft <i>Northlake Area Plan</i> and reasonable and in the public interest. The Committee voted unanimously to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 12</p>
Deferral (one-month)	<p>13. Petition No. 2008-02 (decision) by York Development Group for a change in zoning of approximately 6.62 acres located on the northeast corner of North Community House Road and Ballantyne Commons Parkway from BP(CD) to NS.</p> <p>The Zoning Committee voted unanimously to recommend a ONE-MONTH DEFERRAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 13</p>
	<p>14. Petition No. 2008-05 (decision) by Charlotte-Mecklenburg Planning Commission for a change in zoning of approximately 0.23 acres located on the southeast corner of Camden Road, South of Tryon Street and West Summit Avenue from MUDD(CD) to TOD-M.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>South End Transit Station Area Plan</i> and to be reasonable and in the public interest. The Committee unanimously voted to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p>

	<p style="text-align: center;">Attachment 14</p> <p>15. Petition No. 2008-06 (decision) by Galleria Partners II, LLC for a change in zoning of approximately 1.96 acres located on the northwest corner of Galleria Boulevard and Galleria Club Lane from CC to UR-2(CD).</p> <p>The Zoning Committee unanimously found this petition to be inconsistent with the East District Plan but reasonable and in the public interest. The Committee unanimously voted to recommend APPROVAL of this petition with the following modifications:</p> <ul style="list-style-type: none"> • A five-foot sidewalk will be constructed connecting the western side of the building to the common property line with the adjacent shopping center. • The four-foot sidewalk that runs between the building and the parking will be extended to connect to Galleria Boulevard on the northern side of the building. This sidewalk as well as the one on the southern side of the building will be increased to 5-feet in width. • 5-foot sidewalks will be added from each unit to the public street. <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>It came to the staff's attention after the Zoning Committee Meeting that the notes requested by Storm Water Services regarding water quality treatment have not been added to the conditional plan. Staff has contacted the petitioner to request that he add the requested notes to the plan.</p> <p style="text-align: center;">Attachment 15</p>
	<p>16. Petition No. 2008-12 (decision) by Merrifield Partners, LLC for a change in zoning of approximately 0.54 acres located on the south side of East 35th Street between North Davidson Street and Norfolk-Southern rail line from I-2 to MUDD.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>North Charlotte District Plan</i> and the <i>Northeast Transit Station Area Concept Plan</i> and reasonable and in the public interest. The Committee unanimously voted to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p style="text-align: center;">Attachment 16</p>
	<p>17. Petition No. 2008-15 (decision) by Charlotte-Mecklenburg Planning Commission for a change in zoning of approximately 0.12 acres located on the west side of Camden Road between West Boulevard and West Kingston Avenue from B-1 to TOD-M.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>South End Transit Station Area Plan</i> and to be reasonable and in the public interest. The Zoning Committee unanimously voted to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p style="text-align: center;">Attachment 17</p>

<p>Protest (sufficient)</p>	<p>18. Petition No. 2008-16 (decision) by Selwyn Avenue Presbyterian Church for a change in zoning of approximately 0.64 acres located on the southeast corner of Selwyn Avenue and Hassell Place from R-3 to O-1(CD).</p> <p><i>A protest petition has been filed and is sufficient to invoke ¾ majority-voting rule.</i></p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>Central District Plan</i> and to be reasonable and in the public interest. The Committee unanimously voted to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 18</p>
	<p>19. Petition No. 2008-17 (decision) by Steve McKirdy for a change in zoning of approximately 59.22 acres located on the south side of Freedom Drive between Allenbrook Drive and Toddville Road from MX-2(LLWPA) to MX-2(Innovative)(LLWPA)</p> <p>The Zoning Committee unanimously found this petition to be consistent with the Northwest District Plan and reasonable and in the public interest. The Zoning Committee unanimously voted to recommend APPROVAL of this petition with the following modifications:</p> <ul style="list-style-type: none"> • The following language will be added under note 7 (Water Quality Protection measures) on page 2: <p>Determination of density of development (low/high) will be determined subsequent to the rezoning and calculated according to standard practices as determined during plan review.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 19</p>
	<p>20. Petition No. 2008-18 (decision) by H.K. Patel for a change in zoning of approximately 2.00 acres located on the east side of Tyvola Glen Circle, northeast of the intersection of Tyvola Road and Nations Ford Road from CC to CC SPA.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>Southwest District</i> and the <i>Westside Strategic plans</i> and to be reasonable and in the public interest. The Zoning Committee unanimously voted to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 20</p>

HEARINGS

	<p>21. Petition No. 2007-76 (hearing) by Novant Health, Inc. for a change in zoning of approximately 6.40 acres bounded by East 3rd Street, East 4th Street, Queens Road and South Caswell Road from O-2 to MUDD-O.</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 21</p>
Deferral (one month)	<p>22. Petition No. 2007-101 (hearing) by Dhaliwal Mac, LLC for a change in zoning of approximately 26.85 acres located on the southwest corner of West W.T. Harris Boulevard and Old Statesville Road from I-1(CD), I-2(CD) and R-MH to CC.</p> <p>Staff recommends a ONE-MONTH DEFERRAL of this petition.</p> <p>Attachment 22</p>
	<p>23. Petition No. 2007-128 (hearing) by StoneHunt Development, LLC for a change in zoning of approximately 6.76 acres located along Main Street, Baxter Street and Luther Street, in the Cherry Neighborhood from R-8 and R-22MF to UR-2(CD).</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 23</p>
	<p>24. Petition No. 2007-131 (hearing) by Leon T. Shanklin for a change in zoning of approximately 0.97 acres located on the northeast corner of South Tryon Street and East Peterson Drive from R-8 to MUDD(CD).</p> <p>Staff recommends APPROVAL of this petition.</p> <p>Attachment 24</p>
Deferral (one-month)	<p>25. Petition No. 2007-140 (hearing) by The Altrua Group for a change in zoning of approximately 14.80 acres located on the east side of Reames Road between Bella Vista Court and Lawnmeadow Drive from R-3 to R-8MF(CD).</p>

	<p>Petitioner is requesting a one-month deferral of this petition.</p> <p>Staff recommends a ONE-MONTH DEFERRAL of this petition.</p> <p>Attachment 25</p>
Deferral (one-month)	<p>26. Petition No. 2007-145 (hearing) by Tribek Properties for a change in zoning of approximately 6.35 acres located on the southwest corner of Mt. Holly-Huntersville Road and West W.T. Harris Boulevard from R-3 to NS.</p> <p>Staff recommends a ONE-MONTH DEFERRAL of this petition.</p> <p>Attachment 26</p>
	<p>27. Petition No. 2008-03 (hearing) by Romanian Baptist Church of Charlotte for a change in zoning of approximately 3.83 acres located on the northeast corner of Faires Farm Road and Katherine Kiker Road from R-12(CD) to INST(CD).</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 27</p>
	<p>28. Petition No. 2008-04 (hearing) by North Davidson Acquisitions for a change in zoning of approximately 3.87 acres located on the northeast corner of North Davidson Street and East 36th Street from NS, O-2 and R-5 to MUDD-O.</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 28</p>
Deferral (one-month)	<p>29. Petition No. 2008-07 (hearing) by Citiline Resortline Properties of the Carolinas, LLC for a change in zoning of approximately 1.18 acres located on the south side of East 10th Street between Seigle Avenue and Jackson Avenue from B-2 and R-5 to MUDD(CD).</p> <p>Petitioner is requesting a one-month deferral of this petition.</p> <p>Staff recommends a ONE-MONTH DEFERRAL of this petition.</p> <p>Attachment 29</p>
Deferral (one-month)	<p>30. Petition No. 2008-13 (hearing) by The Boulevard Company for a change in zoning of approximately 2.94 acres located on the southeast corner of North Clarkson Street and Cates Street from UR-2 to MUDD.</p> <p>Petitioner is requesting a one-month deferral of this petition.</p>

	<p>Staff recommends ONE-MONTH DEFERRAL of this petition.</p> <p>Attachment 30</p>
	<p>31. Petition No. 2008-14 (hearing) by Rocky River Road Associates, LLC for a change in zoning of approximately 72.41 acres located on the northeastern quadrant of the Rocky River Road / I-485 interchange from R-3 to R-8MF(CD), R-12MF(CD) and O-2(CD).</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan and infrastructure issues.</p> <p>Attachment 31</p>
	<p>32. Petition No. 2008-20 (hearing) by Beacon Partners for a change in zoning of approximately 4.80 acres located on the south side of David Cox Road between Old Statesville Road and Harris Cove Drive from I-1 to I-2(CD).</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 32</p>
	<p>33. Petition No. 2008-21 (hearing) by KSJ Development, Inc. for a change in zoning of approximately 7.53 acres located on the southwest corner of Hampton Church Road and Washington Boulevard from B-1(CD) to B-1(CD) SPA.</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 33</p>
	<p>34. Petition No. 2008-22 (hearing) by Centex Homes for a change in zoning of approximately 31.02 acres located on the northwest corner of Tyvola Centre Drive and West Tyvola Road from BP(CD) to MX-2.</p> <p>Staff recommends APPROVAL of this petition.</p> <p>Attachment 34</p>
	<p>35. Petition No. 2008-23 (hearing) by Charlotte Truck Center for a change in zoning of approximately 28.70 acres located on the northwest corner of Equipment Drive and Jeremiah Boulevard from BP to I-1(CD) and B-2(CD).</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 35</p>
	<p>36. Petition No. 2008-24 (hearing) by MLP Real Estate Acquisitions, LLC for a change</p>

	<p>in zoning of approximately 12.81 acres located on the southwest corner of Northlake Centre Parkway, Mt. Holly-Huntersville Road and Alexanderana Road from R-3 to R-17MF(CD),</p> <p>Staff recommends APPROVAL of this petition upon resolution of the outstanding site plan issues.</p> <p>Attachment 36</p>
	<p>37. Petition No. 2008-25 (hearing) by Insite Properties, LLC for a change in zoning of approximately 1.53 acres located on the northwest corner of East Morehead Street and Royal Court from B-1 and B-2 to MUDD-O.</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 37</p>
	<p>38. Petition No. 2008-26 (hearing) by Tetrad Development, LLC for a change in zoning of approximately 2.12 acres located on the south side of South Bruns Avenue, between Mahopac Street and Katonah Avenue from R-8 to UR-2(CD).</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 38</p>
	<p>39. Petition No. 2008-27 (hearing) by Sagrado Builders Corporation for a change in zoning of approximately 6.05 acres located on the north side of Ballantyne Commons Parkway between Annalex Lane and Providence Road from R-3 to UR-2(CD).</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 39</p>
	<p>40. Petition No. 2008-28 (hearing) by Michael Melton for a change in zoning of approximately 0.39 acres located on the northeast corner of The Plaza and Shamrock Drive from B-2(CD) to B-1(CD).</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 40</p>
	<p>41. Petition No. 2008-29 (hearing) by Friendship Community Development</p>

	<p>Corporation for a change in zoning of approximately 0.60 acres located on the northwest corner of Custer Street and Catherine Simmons Avenue from R-12MF to UR-2(CD).</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 41</p>
	<p>42. Petition No. 2008-30 (hearing) by BRC Salome Church, LLC for a change in zoning of approximately 15.10 acres located on the west side of Salome Church Road, north of North Tryon Street from R-3 and R-22MF(CD) to R-17MF(CD).</p> <p>Staff recommends DENIAL of this petition in its current form.</p> <p>Attachment 42</p>
	<p>43. Petition No. 2008-31 (hearing) by Mountain Island Promenade, LLC for a change in zoning of approximately 116.30 acres located on the northeast quadrant of the Brookshire Boulevard / I-485 Interchange from B-D(CD)(LWPA) and NS(LWPA) to B-D(CD) SPA(LWPA) and NS SPA(LWPA).</p> <p>Staff recommends APPROVAL of site plans A and B upon the resolution of the outstanding issues. However, staff recommends DENIAL of site plan C and D which will allow an increase in big box retail buildings.</p> <p>Attachment 43</p>
	<p>44. Petition No. 2008-33 (hearing) by Pacific Southern Development, LLC for a change in zoning of approximately 2.08 acres located on the west side of Park Road between Heather Lane and Drexel Place from R-4 and O-2 to MUDD(CD).</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 44</p>
	<p>45. Petition No. 2008-34 (hearing) by Metro Landmarks for a change in zoning of approximately 0.23 acres located on the west side of Euclid Avenue between East Worthington Avenue and East Boulevard from R-22MF(PED)(HD-O) to O-2(PED)(HD-O)</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 45</p>
	<p>46. Petition No. 2008-35 (hearing) by Charlotte-Mecklenburg Housing Partnership</p>

	<p>for a change in zoning of approximately 10.52 acres located on both sides of Statesville Avenue between Woodward Avenue and Dearborn Avenue from R-8, R12MF(CD), R-22MFrom CC to CC SPA.</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 46</p>
	<p>47. Petition No. 2008-37 (hearing) by Ronald McDonald House of Charlotte for a change in zoning of approximately 1.12 acres located on the north side of East Morehead Street between Queens Road and Bromley Road from R-12MF to O-2(CD).</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 47</p>

	<p>Appendix: Residential Location and Design Assessment Matrix (G.D.P.)</p>
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