

Mayor Patrick L. McCrory Mayor Pro Tem Susan Burgess
Michael Barnes John W. Lassiter
Nancy Carter Don Lochman
Andy Dulin James E. Mitchell, Jr.
Anthony Foxx Patrick Mumford
Patsy Kinsey Warren Turner

CITY COUNCIL ZONING AGENDA
Monday, July 17, 2006

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

6:00PM – Zoning Decisions/Hearings
Meeting Chamber

DINNER MEETING

- ***Update – 2007 Annexation – Jonathon Wells***
- ***City Council Follow-Up Report – Keith MacVean***
- ***Update – Direct MUMPO Vote on Section A of the Monroe Bypass***
– Dixie-Berryhill Thoroughfare Amendment
Mike Davis & Tim Gibbs (CDOT)

DECISIONS

1. **Petition No. 2006-05 (decision)** by *Paul L. Herndon* for a change in zoning of approximately 18.7 acres located east of Sandy Porter Road and south of West Arrowood Road from B-1(CD), O-2 (CD) & R-3 to B-1(CD), O-2(CD) AND B-1(CD) SPA.

The Zoning Committee found this petition to be consistent with the Southwest District Plan (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition with the following modifications:

- The site will be limited to 45,000 square feet of retail square footage and 290,000 square feet of office.
- A note will be added stating that Planning Staff will review and comment on the final design.
- Buffers will be supplemented as needed to meet ordinance requirements.

Staff agrees with the Zoning Committee's recommendation.

Attachment No. 1

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-005.htm>

2. **Petition No. 2006-42 (decision)** by *Pappas-Tate, LLC* for a change in zoning of approximately 7.1 acres located south of Fairview Road and east of Sharon Road from R-15MF(CD) and O-2 (CD) to MUDD-O.

No valid protest petitions exist at this time.

The Zoning Committee unanimously recommended a **DEFERRAL** of this petition until a special meeting on July 17, 2006.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 2

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-042.htm>

3. **Petition No. 2006-47 (decision)** by *Jeffery Epstein* for a change in zoning of approximately 5.1 acres located north of Transport Drive and west of Sidney Circle from I-1 to I-2(CD).

The Zoning Committee found this petition to be consistent with the Northeast District Plan (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 3

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-047.htm>

4. **Petition No. 2006-53 (decision)** by *Manor House Investment Company, LLC* for a change in zoning of approximately 4.8 acres located at the intersection of Colony Road and Selwyn Avenue from B-1 and O-2 to MUDD-O.

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

The Zoning Committee found this petition to be consistent with the Central District Plan and the General Development Policies (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee and request that a decision not be made on this request until a correct revised site plan is submitted.

Attachment No. 4

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-053.htm>

5. **Petition No. 2006-55 (decision)** by *The VUE Charlotte, LLC* for a change in zoning of approximately 0.35 acres located on the northwest corner of North Pine Street and West 5th Street from UMUD to UMUD-O.

The Zoning Committee found this petition to be consistent with the Center City 2010 Vision Plan (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 5

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-055.htm>

6. **Petition No. 2006-59 (decision)** by *Self Storage Development, LLC* for a change in zoning of approximately 5.6 acres located east of the intersection of Annalexa Lane and Ballantyne Commons Parkway from R-3 to BD(CD).

The Zoning Committee unanimously recommended a **ONE-MONTH DEFERRAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 6

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-059.htm>

7. **Petition No. 2006-61 (decision)** by *Mike Parks of Tryon Coastal Ventures* for a change in zoning of approximately 19.2 acres located north of York Road and west of Greybriar Forest Lane from R-3 to R-8MF(CD).

The Zoning Committee found this petition consistent with the Southwest District Plan and the General Development Policies (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 7

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-061.htm>

8. **Petition No. 2006-67 (decision)** by *Charlotte-Mecklenburg Planning Commission* for adoption of a text amendment to the City of Charlotte Zoning Ordinance to add new requirements for landscape screening on residential reverse frontage lots along major and minor thoroughfares, as well as along major collectors that function as a minor arterial, whether or not they are on the thoroughfare maps. The screening will provide a visual screen between the use and the street which will not provide direct vehicular access.

The Zoning Committee found this text amendment inconsistent with the current plans and policies, but reasonable and in the public interest and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 8

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-067.htm>

9. **Petition No. 2006-71 (decision)** by *North Davidson Partners, LLC* for a change in zoning of approximately 1.3 acres located northwest of the intersection of North McDowell and East 35th Street from R-5 to UR-1(CD).

The Zoning Committee found this petition consistent with the Northeast Transit Corridor, North Charlotte Plan and Central District Plan (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 9

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-071.htm>

10. **Petition No. 2006-73 (decision)** by *Project Innovations, LLC*. for a change in zoning of approximately 0.9 acres located on Belle Terre Avenue west of Thomas Avenue and south of Kennon Street from R-5 to UR-2(CD).

The Zoning Committee unanimously recommended a **ONE-MONTH DEFERRAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 10

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-073.htm>

11. **Petition No. 2006-74 (decision)** by *Fairview Plaza Associates, LP* for a change in zoning of approximately 1.9 acres located on the south side of Fairview Road between Park South Drive and JA Jones Drive from O-3(CD) to MUDD(CD).

The Zoning Committee found this petition consistent with the South Park Area Plan (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 11

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-074.htm>

12. **Petition No. 2006-76 (decision)** by *LandMark Llewellyn Holdings, LLC* for a change in zoning of approximately 15.8 acres located on the southeast side of McKee Road south of Kuykendall Road and abutting I-485 on its southeast from R-3 to MX-2(Innovative).

The Zoning Committee found this petition consistent with the General Development Policies (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 12

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-076.htm>

13. **Petition No. 2006-77 (decision)** by *Modern Dwellings, LLC* for a change in zoning of approximately 3.6 acres located on the west side of Little Hope Road south of Marsh Road from R-4 to UR-1(CD).

The Zoning Committee found this petition consistent with the Central District Plan and the General Development Policies (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition with the following modifications:

- The entrance will be divided so as to save an existing oak tree.
- A minimum of 10% of the site will be designated as tree save area.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 13

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-077.htm>

14. **Petition No. 2006-78 (decision)** by *Pappas Properties, LLC* for a change in zoning of approximately 314.2 acres located west of Steele Creek Road south of Dixie River Road, mostly north of Shopton Road West from R-3, MX-1, CC, BP and O-2(CD) (LLWCA, LLWPA) to CC, CC SPA, BP SPA, MX-1, O-2(CD), O-2(CD) and O-2(CD)SPA (LLWCA, LLWPA).

The Zoning Committee unanimously recommended a **DEFERRAL** of this petition until a special meeting on July 17, 2006.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 14

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-078.htm>

15. **Petition No. 2006-79 (decision)** by *Pappas Properties, LLC* for a change in zoning of approximately 2.8 acres located on Windygap Road and fronting Lake Wylie from MX-1 LLWCA to R-3 LLWCA.

The Zoning Committee found this petition consistent with the Dixie Berryhill Strategic Plan (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 15

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-079.htm>

16. **Petition No. 2006-80 (decision)** by *Steele Creek Masonic Lodge* for a change in zoning of approximately 4.7 acres located on the east side of Steele Creek Road south of Huntington Meadow Lane from R-3 to INST(CD).

The Zoning Committee found this petition consistent with the Lower Steele Area Mixed Use Center Concept Plan (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition with the following modifications:

- The petition number will be added to the site plan
- The petitioner will add storm water notes.
- The petitioner will add a note dedicating the SWIM buffer for greenway to Mecklenburg County prior to the issuance of a certificate of occupancy.
- A driveway will be added in front of the proposed building for a special event.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 16

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-080.htm>

17. **Petition No. 2006-81 (decision)** by *Pembroke Partners Limited Partnership* for a change in zoning of approximately 6.7 acres located south of Williams Pond Lane between Elm Lane and Rea Road from R-3 to NS.

The Zoning Committee found this petition consistent with the Southwest District Plan and the General Development Policies (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition with the following modifications:

- A permanent access easement will be provided to the southern property line to facilitate future pedestrian access should the current or future abutting property owner agree to that access.
- The loading space adjacent to the Williams Pond will be replaced with a vegetated area.
- Additional stacking for the bank drive-thru has been provided.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 17

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-081.htm>

18. **Petition No. 2006-82 (decision)** by *Value Place, LLC* for a change in zoning of approximately 2.5 acres located on the north side of Mallard Oaks Drive west of John Adams Road from O-1(CD) to O-1(CD) SPA.

The Zoning Committee found this petition consistent with Northeast Area Plan (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 18

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-082.htm>

19. **Petition No. 2006-83 (decision)** by *Pfeiffer University* for a change in zoning of approximately 6.2 acres located on the east side of Park Road south of Mockingbird Lane from O-1 to MUDD(CD).

The Zoning Committee found this petition consistent with South District Plan (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition with the following modifications:

- A shared parking formula has been agreed upon.
- Building designs have been modified that protect existing trees and establish residential courtyards in the project.
- Vegetated buffers have been added to protect adjacent residences.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 19

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-083.htm>

20. **Petition No. 2006-84 (decision)** by *CK Catawba, LLC* for a change in zoning of approximately 3.1 acres located on the north side of Wilkinson Boulevard east of Moores Chapel Road from R-3 LWCA to I-1(CD) LWCA.

The Zoning Committee found this petition **inconsistent** with Dixie Berryhill Strategic Plan but reasonable and in the public interest and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 20

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-084.htm>

21. **Petition No. 2006-86 (decision)** by *D.C.M. Properties, LLC* for a change in zoning of approximately 5.0 acres located on the northeast corner of N. Tryon Street and Northchase Drive from B-2(CD) to B-2(CD) SPA.

The Zoning Committee found this petition consistent with Northeast District Plan (therefore reasonable and in the public interest) and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 21

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-086.htm>

HEARINGS

22. **Petition No. 2006-19 (hearing)**. Change in zoning from R-4 to INST(CD) for approximately 9.8 acres located north of The Plaza and east of Glenfiddich Drive. ***Petitioner: Family Support Services, Inc.***

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

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment 22

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-019.htm>

23. **Petition No. 2006-45 (hearing)**. Change in zoning from R-3 and O-1(CD) to NS for approximately 68.9 acres located south of the intersection of US Highway 29 and Caprington Avenue. ***Petitioner: Greyson Ridge Development, LLC***

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment 23

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-045.htm>

24. **Petition No. 2006-60 (hearing).** Change in zoning from B-1(CD), O-1(CD) and R-4 to NS for approximately 120.0 acres located north of the intersection of Brookshire Boulevard and Interstate-485. *Petitioner: Withrow Capital Investments, LLC / Cambridge Properties, Inc.*

Two protest petitions have been filed, one is sufficient to invoke ¾ majority-voting rule and the other is yet to be determined.

Staff recommends approval of this petition upon resolution of outstanding site plan and transportation issues.

Attachment No. 24

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-060.htm>

25. **Petition No. 2006-72 (hearing).** Change in zoning from R-3 to R-8MF(CD) for approximately 5.7 acres located on Rumble Road and about ½ mile northeast of intersection of Graham Street and West Sugar Creek Road. *Petitioner: PCNC*

Petitioner is requesting a deferral until September.

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment No. 25

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-072.htm>

26. **Petition No. 2006-75 (hearing).** Change in zoning from R-5 to MUDD-O for approximately 0.58 acres located on the corner west of Providence Road and north of Hermitage Court. *Petitioner: Southeast Resort Investment Partners, LLC*

A protest petition has been filed, sufficiency to be determined.

Staff continues to evaluate this petition and is currently awaiting Historic District Commission review scheduled for July 12, 2006.

Attachment No. 26

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-075.htm>

27. **Petition No. 2006-85 (hearing).** Change in zoning from I-1 and I-2 to I-2(CD) for approximately 6.3 acres located on the southeast corner of Westinghouse Boulevard and Goodrich Drive. *Petitioner: Robert T. Godley Family, LLC*

Petitioner is requesting a one-month deferral of this petition.

Staff recommends approval of this petition.

Attachment No. 27

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-085.htm>

28. **Petition No. 2006-87 (hearing).** Change in zoning from B-1 SCD to CC for approximately 21.7 acres located on the northwestern corner of Randolph and Sharon Amity Roads. *Petitioner: Cotswold Center et. al.*

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment No. 28

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-087.htm>

29. **Petition No. 2006-89 (hearing).** Change in zoning from I-1 to MUDD(CD) for approximately 1.9 acres located on the west side of South Church Street south of West Summit Avenue. *Petitioner: The Boulevard @ 1500 S. Church, LLC*

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment No. 29

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-089.htm>

30. **Petition No. 2006-92 (hearing).** Change in zoning from MUDD, MUDD(CD) and MUDD-O to MUDD-O for approximately 1.9 acres located between North Brevard and the North Caldwell Streets and between East 12th and East 13th Streets. *Petitioner: Roger Lewis (Crosland), Alpha Mill, LLC and Charles Woodyard, Charlotte Housing Authority*

Staff recommends approval of this petition.

Attachment No. 30

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-092.htm>

31. **Petition No. 2006-96 (hearing).** Change in zoning from O-2(CD) and B-2(CD) to NS for approximately 41.2 acres located on the west side of McCullough Drive south of W.T. Harris Boulevard. *Petitioner: Phillips Development and Realty, LLC*

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment No. 31

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-096.htm>

32. **Petition No. 2006-97 (hearing).** Change in zoning from I-2 to MUDD for approximately 2.2 acres located on the west side of North Davidson Street between East 15th Street and East 16th Street. *Petitioner: Center City Climate Controlled Storage, LLC*

Petitioner is requesting a deferral of this petition until September to allow time to convert to a conditional plan.

Attachment No. 32

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-097.htm>

33. **Petition No. 2006-098 (hearing).** Change in zoning from B-1(CD) LWPA to B-2(CD) LWPA for approximately 1.2 acres located on the north side of Mt. Holly-Huntersville Road just east of Mt. Holly Road. *Petitioner: Ken Kayla Real Estate, LLC*

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment No. 33

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-098.htm>

34. **Petition No. 2006-99 (hearing).** Change in zoning from R-5 to MUDD(CD) for approximately 0.47 acres located on the southeast corner of Grandin Road and West 4th Street. *Petitioner: Diamond Oak Development, Inc.*

Please note: Council agreed to hear and decide this petition on the same night.

Staff recommends denial of this petition.

Attachment No. 34

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-099.htm>

35. **Petition No. 2006-100 (hearing).** Change in zoning from NS to BD(CD) and NS SPA for approximately 6.6 acres located on the east side of U.S. Highway 521 (Lancaster Highway) south of Johnston Road. *Petitioner: RE Investments*

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment No. 35

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-100.htm>

36. **Petition No. 2006-90 (hearing).** Change in zoning from I-2 to TOD-M for approximately 8.4 acres located on the west side of South Boulevard south of Clanton Road. *Petitioner: City of Charlotte - EDO*

Staff recommends approval of this petition.

Attachment No. 36

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-090.htm>

37. **Petition No. 2006-91 (hearing).** Change in zoning from I-2 to TOD-M for approximately 1.5 acres located on the west side of South Tryon Street south of Carson Boulevard. ***Petitioner: Charlotte-Mecklenburg Planning Commission***

Staff recommends approval of this petition.

Attachment No. 37

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-091.htm>

38. **Petition No. 2006-93 (hearing).** Consideration of a text amendment to the City of Charlotte Zoning Ordinance: The Zoning Ordinance currently has a definition for “lot width”. That definition provides 4 methods by which the lot width can be determined:

1. The distance between the side lot lines measured along the setback line, or
2. The distance between the side lot lines measured along a setback line shown on a recorded plat when that setback line is greater than the setback required in the ordinance along the turnaround portion of a cul-de-sac street and the minimum lot frontage at the right-of-way shall be no less than 15’, or
3. On residential lots other than those along the turnaround portion of a cul-de-sac, the distance between the side lot lines measured along a setback line shown on a recorded plat when that line is greater than the minimum setback required in the ordinance. Such increased setback shall be no greater than 30 feet more than the setback of the lots abutting on either side if the lots from the same street and the minimum lot frontage at the right-of-way shall be no less than 30’. (*This is often referred to as “coving”*)
4. On lots located on the outside curve of a street, the lot width shall be measured along a line tangent to the midpoint of the setback projected to the side lot lines. On lots located on the inside curve of a street, the lot width shall be measured along the chord of the setback arc where it intersects the side lot lines.

This text amendment clarifies that in the third method, the residential lots must be “created along new streets”, in order to use this definition of “lot width”.

A new definition for “building envelope” has been added in this text amendment. A requirement has been added that all lots shall establish a continuous building with a minimum area of no less than 1200 square feet, and that no portion of the building envelope area can be have a dimension of less than 15’. ***Petitioner: Charlotte-Mecklenburg Planning Commission***

Staff recommends approval of this petition.

Attachment No. 38

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-093.htm>

39. **Petition No. 2006-94 (hearing).** Consideration of a text amendment to the City of Charlotte Zoning Ordinance to revise the definitions for “manufactured home”, “mobile home”, and “modular home” to be more in line with the federal and state definitions of each term. ***Petitioner: Charlotte-Mecklenburg Planning Commission***

Staff recommends approval of this petition.

Attachment No. 39

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-094.htm>

40. **Petition No. 2006-112 (hearing).** Consideration of a text amendment to the City of Charlotte Zoning Ordinance to amend the Zoning Ordinance to mitigate the negative impacts between residential and general industrial uses. ***Petitioner: Charlotte-Mecklenburg Planning Commission***

Staff recommends approval of this petition.

Attachment No. 40

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-112.htm>

41. **Water and Sewer**

Attachment No. 41

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