

Mayor Patrick L. McCrory Mayor Pro Tem Susan Burgess

Michael D. Barnes

Warren Cooksey

Anthony Foxx

John W. Lassiter

Edwin B. Peacock III

Nancy Carter

Andy Dulin

Patsy Kinsey

James E. Mitchell, Jr.

Warren Turner

CITY COUNCIL ZONING AGENDA

Monday, June 16, 2008

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

**6:00PM – Zoning Decisions
Meeting Chamber**

DINNER MEETING

- ***Review of Agenda – Tammie Keplinger / Tom Drake***
- ***Review of Recommendations from the Zoning Committee Study Group***
 - ***Joel Randolph / Debra Campbell***

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

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

HISTORIC LANDMARKS

	<p>01. (A) Hearing to consider designation of the property known as the “Big Rock Rock Shelter” (listed under Tax Parcel Numbers 22344160 and 22344161 including the contours of the landscape and the parcels of land listed under Tax Parcel Numbers 22344160 and 22344161 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2008). The property is owned by Mecklenburg County, and is</p>
--	---

	<p>located at 6500 Elmstone Drive in the City of Charlotte, North Carolina.</p> <p>(B) Adopt an ordinance designating the “Big Rock Rock Shelter” as a Historic Landmark.</p> <p>Attachment 1</p>
	<p>02. (A) Hearing to consider designation of the property known as the “Bishop John C. Kilgo House” (listed under Tax Parcel Number 09503505 including the interior and exterior of the house and the parcel of land listed under Tax Parcel Number 09503505 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2008). The property is owned by Donald R. and Kiley F. Rawlins, and is located at 2100 the Plaza in the City of Charlotte, North Carolina.</p> <p>(B) Adopt an ordinance designating the “Bishop John C. Kilgo House” as a Historic Landmark.</p> <p>Attachment 2</p>
	<p>03. (A) Hearing to consider designation of the property known as the “Second Ward High School Gymnasium” (listed under Tax Parcel Number 12507126 including the interior and exterior of the gymnasium building and approximately 1.4 acres of land that contain and surround the building listed under Tax Parcel Number 12507126 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2008). The property is owned by the Charlotte-Mecklenburg Board of Education, and is located at 700 E. Martin Luther King Jr. Boulevard in the City of Charlotte, North Carolina.</p> <p>(B) Adopt an ordinance designating the “Second Ward High School Gymnasium” as a Historic Landmark.</p> <p>Attachment 3</p>

DECISIONS

Refer back to Zoning Committee	<p>04. Petition No. 2008-002 (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><i>The Zoning Committee found this petition to be consistent with the South District Plan, but inconsistent with the General Development Policies and voted 4-2 to recommend</i></p>
---------------------------------------	--

	<p>DENIAL of this petition.</p> <p>Staff agrees with the recommendation of the majority of the Zoning Committee.</p> <p>UPDATE: Since the Zoning Committee meeting the petitioner has submitted a new site plan with significant changes. Therefore, staff recommends that this petition be sent back to the Zoning Committee for review.</p> <p>Attachment 4</p>
<p>Deferral due to tie vote. (one-month)</p> <p>Protests (1 sufficient, 1 not sufficient)</p>	<p>05. Petition No. 2008-011 (decision) by Eastern Pride, Inc. for a change in zoning of approximately 0.91 acres located between West Trade Street and West 5th Street, north of North Bruns Avenue from MUDD (CD) PED to B-1(CD) PED-O.</p> <p><i>Two protest petitions have been filed, 1 protest petition is sufficient to invoke ¾ majority-voting rule, but the other protest petition is not sufficient.</i></p> <p>The Zoning Committee found this petition to be consistent with the <i>West End Land Use and Pedscape Plan</i>, and voted 3-3 to recommend APPROVAL of this petition. Due to the tie vote, this petition is automatically deferred to the June Zoning Committee meeting to be reconsidered.</p> <p>More than 30-days have passed since the public hearing on this petition. In the event the City Council proceeds to a vote, staff recommends approval of this petition with the following modifications:</p> <ul style="list-style-type: none"> • A pedestrian promenade located at the main entrance and approximately 20 feet in width will connect to the public sidewalk along West Trade Street. This area will also include two rows of street trees flanking both sides of the sidewalk. The pedestrian promenade also extends along the entire length of the building over to the public sidewalk along West Fifth Street. • The front of the building has been enhanced with additional height and a more defined and inviting entrance. See the attached revised building rendering. • The new renderings and the elevations depict four-sided architecture with additional articulation. <ul style="list-style-type: none"> • The required detention pond and the water quality area will be located in the open space. The detention will be placed underground and the water quality area will be screened. Landscape elements including street trees and plantings for parking lot screening purposes will be located along West Fifth Street, the northerly property line and West Trade Street. • Vegetative material will be planted in accordance with the ordinance at five foot spacing around the parking lot. • The site plan notes that if it is feasible, the detention facility will not disturb the oak tree located along West Fifth Street and the determination as to the feasibility will be made during the permitting process.

	<ul style="list-style-type: none"> • The required detention pond will be underground and the water quality feature will be screened. • The windows in the front entranceway area will be clear. Two out of the three sets of windows along West Trade Street will be clear. The other windows will be opaque so that the back of the fixtures are not visible from the outside. See the attached visual labeled "window rendering." • Down lighting will be provided on the exterior of the building. • No temporary signs will be placed in the windows. • Shopping carts left in the parking area will be gathered by store personnel and returned to the interior of the store. • The building will be built with oversize brick; however, as depicted in the new rendering and the elevations, the brick pattern is broken up with a series of windows, canopies, and soldier courses. • The HVAC units will be screened and any ductwork associated with them will go directly into the building and not up the wall. No ductwork, wires, or pipes will be exposed. In addition, the dumpster or trash handling areas will be screened. <p>Attachment 5</p>
	<p>06. Petition No. 2008-063 (decision) by Arthur Yessayan for a change in zoning of approximately 10.49 acres located on the west side of Beam Road between Center Park Drive and Shopton Road from I-1(CD) to B-D(CD).</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>Southwest District Plan</i> and voted unanimously to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 6</p>
<p>Protest (not sufficient)</p>	<p>07. Petition No. 2008-065 (decision) by Myers Park Presbyterian Church for a change in zoning of approximately 9.02 acres located on both sides of Providence Road at Oxford Place from R-3, R-43MF, O-2 and O-2(CD) to MUDD-O.</p> <p><i>A protest petition has been filed and is not sufficient to invoke $\frac{3}{4}$ majority-voting rule.</i></p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>Central District Plan</i> and voted unanimously to recommend APPROVAL of this petition, based upon the following modifications:</p> <ul style="list-style-type: none"> • The petitioner has included building renderings on both the East and West

	<p>Campuses.</p> <ul style="list-style-type: none"> • The petitioner has included a note disallowing parking decks. • The petitioner has shown the dumpster location for the East Campus 150 feet from the southern property line. • The petitioner is limiting the lighting to 20 feet in height and installing fixtures that will produce zero foot candles at the property line. • The petitioner has added a note indicating parking of church vehicles will not be allowed on the East Campus within 75 feet of the northern, eastern and southern property lines. • The petitioner has added a note that the existing or future building (if redeveloped) known as 1543 Queens Road will remain residential in character and be limited to two stories. <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 7</p>
	<p>08. Petition No. 2008-066 (decision) by Financial Enterprises III, LLC for a change in zoning of approximately 6.50 acres located on the northwest corner of North Tryon Street and West W.T. Harris Boulevard from CC and B-1SCD to CC SPA and CC.</p> <p>The Zoning Committee unanimously found this petition to be <u>inconsistent</u> with the <i>University City Area Plan</i>, but reasonable and in the public interest and voted unanimously to recommend APPROVAL of this petition, based upon the following modifications:</p> <ul style="list-style-type: none"> • Three (3) additional parking spaces have been added to the proposed parking area within Parcel 2. • The petitioner has agreed to provide a five-foot sidewalk along a portion of J.M. Keynes Drive with options to include or omit stairs. • The petitioner has relocated the proposed crosswalk. • The petitioner has noted the setbacks for Parcel 1 along N. Tryon Street and W. W.T. Harris Boulevard. • The petitioner has labeled existing sidewalk adjacent N. Tryon Street on Parcel 1 • The petitioner has added large and small maturing trees within 100 foot setback along W. W.T. Harris Boulevard • The petitioner has agreed to modify the development standards notes regarding parking, uses, setbacks, storm water, and access points and sidewalks. <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 8</p>
	<p>09. Petition No. 2008-067 (decision) by Colwick Medical Partners, LLC for a change in zoning of approximately 1.69 acres located on the east side of Colwick Road between Chiswick Road and Greenwich Road from O-2 to NS.</p> <p>The Zoning Committee unanimously found this petition to be <u>inconsistent</u> with the <i>South District Plan</i>, but reasonable and in the public interest and voted 6-1 to recommend APPROVAL of this petition, based upon the following modifications:</p> <ul style="list-style-type: none"> • “personal services “ uses have been defined and will be added to the site plan

	<ul style="list-style-type: none"> • Petitioner has agreed to comply with Post-Construction Controls Ordinance <p>Staff does not agree with the recommendation of the majority of the Zoning Committee.</p> <p>Attachment 09</p>
	<p>10. Petition No. 2008-068 (decision) by Southern Holdings IV, LLC for a change in zoning of approximately 11.05 acres located on the northeast corner of Eastfield Road and Highland Creek Parkway from R-9PUD to NS.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>Northeast District Plan</i> and voted unanimously to recommend APPROVAL of this petition, based upon the following modifications:</p> <ul style="list-style-type: none"> • The total number of parking spaces provided and how they were calculated will be added to the development summary. The total number of parking spaces provided is approximately 430 based on one space per 275 square feet. • The maximum building height for the structures on the site will be added to the development summary. The maximum building height is 40 feet. • The Petitioner will replace the existing five (5) foot sidewalk along Highland Creek Parkway with a six (6) foot sidewalk. • The Petitioner will clarify by adding wording to the Development Standards that if buildings One, Two or Three are broken up, the area between the buildings will be used as either pedestrian plazas or landscape areas, parking will not be allowed. • The Petitioner will provide conceptual streetscape renderings that will illustrate the general character of the proposed buildings. • The site plan will be revised to indicate that the driveway on Eastfield Road will be limited to right-in/right-out unless the North Carolina Department of Transportation approves the driveway with the addition of a left-in access, at which time the driveway will be constructed to allow left turns into the Site from Eastfield Road. • The Petitioner will remove from note 8b the wording regarding “mutual agreement”. The new Note will read that the design of the left turn lane is subject to the applicable CDOT and NCDOT standards. • The Petitioner will be able to widen Eastfield Road asymmetrically as requested. Wording to that effect will be added to the Development Standards. • The existing five (5) foot sidewalk along Eastfield Road will be replaced with a six (6) foot sidewalk. • The Petitioner and CDOT have agreed that the current location for the new internal public street is acceptable. • The proposed public street will be designed and constructed to meet <i>Urban Street Design Guidelines</i> with the addition of angled parking. The final details to be worked out through the subdivision review process. • Parking along the new public street will be located at least 100 feet from the Highland Creek Parkway and 20 feet from the end of corner radius of any intersecting street or driveway. • The Petitioner met with Mr. Alan Buch and agreed to construct a berm and a six (6) foot brick wall (where the berm is not located) between the new public street and Mr.

	<p>Buch's property. Detailed drawings of this agreement are shown as a part of the conditional plan.</p> <ul style="list-style-type: none"> • A note was added to the plan restricting construction access to the site to Eastfield Road subject to approval by the appropriate review agencies. • The height of the masonry screen wall along Highland Creek Parkway and Eastfield used to screen the parking spaces on Parcel A was increased in height from two (2) feet to three (3) feet. • A note not allowing Neon signs was added to the plan. • A note was added to the plan indicating that if the Petitioner can secure approval from the City pedestrian cross-walks will be installed on Highland Creek Parkway at the main access to the site. • A note restricting dumpster pick up hours to after 6:30 a.m. and before 11:00 p.m. will be added to the Plan. <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 10</p>
	<p>11. Petition No. 2008-069 (decision) by City of Charlotte for a change in zoning of approximately 2,165.17 acres located along Wilkinson Boulevard, Tuckaseegee Road, Little Rock Road, Old Dowd Road, Wallace Neal Road, Dixie Road and West Boulevard from B-2(LLWPA), B-D, B-D(LLWPA), B-D(CD)(LLWPA), I-1, I-1(LLWPA), I-1(CD), I-2 (CD), I-2(CD)(LLWPA), R-3, R-3(LLWPA), R-4(LLWPA) and R-MH(LLWPA) to I-2 and I-2(LLWPA).</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>West Side Strategic Plan</i>. The Zoning Committee strongly encouraged and recommended that the airport work with Steele Creek Presbyterian Church to facilitate the appropriate buffer for the church and voted unanimously to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 11</p>
	<p>12. Petition No. 2008-071 (decision) by The Drakeford Company for a change in zoning of approximately 0.64 acres located on the south side of McClintock Road between The Plaza and Nandina Street from B-2(PED) to B-2(PED-O).</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>Plaza-Central Pedscape Plan</i> and voted unanimously to recommend APPROVAL of this petition, based upon the following modifications:</p> <ul style="list-style-type: none"> • The petitioner has corrected the dwelling units per acre to read 37.5.

	<p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 12</p>
	<p>13. Petition No. 2008-072 (decision) by Charlotte-Mecklenburg Planning Commission for a change in zoning of approximately 1.05 acres located on the west side of South Boulevard between New Bern Street and Greystone Road from I-1 to TOD-M.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>General Development Policies</i> and voted unanimously to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 13</p>
	<p>14. Petition No. 2008-074 (decision) by Public Library of Charlotte & Mecklenburg County for a change in zoning of approximately 1.54 acres located on the north side of Hickory Grove Road between Dogwood Place and Lawrence Orr Road from B-1SCD to B-1(CD).</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>East District Plan</i> and voted unanimously to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 14</p>
<p>Protest (not sufficient)</p>	<p>15. Petition No. 2008-078 (decision) by WP East Acquisitions, LLC for a change in zoning of approximately 8.12 acres located on the north side of East Mallard Creek Church Road between Stone Quarry Road and Bonnie Cone Lane from INST to R-17MF(CD).</p> <p>The Zoning Committee unanimously found this petition to be inconsistent with the <i>Northeast District Plan</i>, but reasonable and in the public interest and voted unanimously to recommend APPROVAL of this petition, based upon the following modifications:</p> <ul style="list-style-type: none"> • Provide and stripe opposing left turn lanes on Bonnie Cone Lane and Mary Alexander Road onto East Mallard Creek Church Road that meet CDOT and

	<p>NCDOT requirements. If additional right-of-way is needed, it shall be dedicated (along Bonnie Cone Lane), or purchased if the City needs to condemn property along Mary Alexander Road. Show on site plan and modify the notes.</p> <ul style="list-style-type: none"> • In addition to providing the small maturing trees 20’ on center in front of Building #1, provide shrubbery that will reach 6’ at maturity, along the front face of Building #1 where CMU block is used, and modify the notes. • Provide ornamental grillwork in the CMU block openings to partially screen the parking deck under Building #1 (northwest side), and modify the notes. • There are dual designations for side and rear yards along Stone Quarry Road and Bonnie Cone Lane. Remove the “rear yard” designations and keep the “10’ side yard” designation. The rear yard of 40’ should be labeled at the northern tip of the property. <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 15</p>
--	--

HEARINGS

<p>Protests (sufficient)</p>	<p>16. Petition No. 2007-140 (hearing) by Hill Land Corporation 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 UR-1(CD).</p> <p><i>Two protest petitions have been filed and are sufficient to invoke ¾ majority-voting rule.</i></p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 16</p>
	<p>17. Petition No. 2008-056 (hearing) by Hathaway Development Company for a change in zoning of approximately 19.10 acres located on both sides of West Tyvola Road between Nations Ford Road and Tyvola Centre Drive from R-4 to R-17MF (CD).</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 17</p>
<p>Deferral (three- months to</p>	<p>18. Petition No. 2008-058 (hearing) by Crosland, LLC for a change in zoning of approximately 18.50 acres located on the north side of the intersection of Moores Chapel Road and Sam Wilson Road from R-3(LWPA) to CC(LWPA).</p>

<p>September)</p> <p>Protest (sufficient)</p>	<p>Petitioner is requesting a three-month deferral of this petition to September.</p> <p><i>A protest petition has been filed and is sufficient to invoke ¾ majority-voting rule.</i></p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 18</p>
<p>Protest (sufficient)</p>	<p>19. Petition No. 2008-060 (hearing) by Gandy Communities, Inc. for a change in zoning of approximately 24.33 acres located on the east side of Point O’ Woods Drive and the west side of Northlake Centre Parkway from R-3 to CC.</p> <p><i>A protest petition has been filed and is sufficient to invoke ¾ majority-voting rule.</i></p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 19</p>
	<p>20. Petition No. 2008-064 (hearing) by Chad Frazer for a change in zoning of approximately 1.40 acres located on the west side of Frazier Avenue between West 5th Street and Martin Street from R-5 to UR-1(CD).</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 20</p>
	<p>21. Petition No. 2008-070 (hearing) by Noda @ 27th Street, LLC for a change in zoning of approximately 3.63 acres located in the block bounded by North Davidson Street, East 26th Street and Yadkin Avenue from I-2 to MUDD-O.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 21</p>
	<p>22. Petition No. 2008-073 (hearing) by Charlotte-Mecklenburg Housing Partnership for a change in zoning of approximately 64.11 acres located on both sides of Statesville Avenue between Newland Road and Woodward Avenue from R-8, R-22MF, NS and I-2 to NS, NS SPA and UR-2(CD).</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 22</p>
<p>Deferral (one-month)</p>	<p>23. Petition No. 2008-076 (hearing) by Charles T. Hodges for a change in zoning of approximately 2.78 acres located at the intersection of South Tryon Street and Ayrslay</p>

	<p>Town Boulevard from MUDD-O to MUDD-O SPA.</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 23</p>
Deferral (one-month)	<p>24. Petition No. 2008-077 (hearing) by Lincoln Harris, LLC for a change in zoning of approximately 10.60 acres located on the northwest corner of North Wendover Road and Ellington Street from R-22MF to UR-2(CD) and MUDD-O.</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 24</p>
Deferral (one-month)	<p>25. Petition No. 2008-080 (hearing) by Lorenzo J. Cavaliere for a change in zoning of approximately 2.34 acres located on the southwest corner of Providence Road West and Marvin Road from R-3 to INST(CD).</p> <p>Petitioner is requesting a one-month deferral of this petition to allow time to hold a community meeting.</p> <p>Staff recommends a one-month deferral of this petition to allow time for petitioner to hold a community meeting.</p> <p>Attachment 25</p>
Deferral (one-month)	<p>26. Petition No. 2008-081 (hearing) by Raley Miller Properties for a change in zoning of approximately 9.26 acres located on the northeast corner of Ridge Road and Prosperity Church Road from R-3 to NS.</p> <p>Petitioner is requesting a one-month deferral of this petition to address outstanding site plan issues.</p> <p>Staff recommends a one-month deferral of this petition.</p> <p>Attachment 26</p>

	<p>27. Petition No. 2008-083 (hearing) by William T. Brandon for a change in zoning of approximately 1.34 acres located on the northeast corner of The Plaza and Barrington Drive from R-4 to INST (CD).</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 27</p>
Deferral (one-month)	<p>28. Petition No. 2008-084 (hearing) by Northside Baptist Church for a change in zoning of approximately 0.42 acres located on the north side of Equipment Drive between Jeremiah Road and Mineral Springs Road from INST (CD) to INST(CD) SPA.</p> <p>Staff recommends a one-month deferral of this petition.</p> <p>Attachment 28</p>
	<p>29. Petition No. 2008-087 (hearing) by Pinnacle Point Development, LLC for a change in zoning of approximately 27.20 acres located on the northwest corner of West Mallard Creek Church Road and Berkeley Place Drive from CC to B-D(CD) and CC SPA.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 29</p>
	<p>30. Petition No. 2008-088 (hearing) by Harris Development Group for a change in zoning of approximately 2.74 acres located on the southwest corner of South Boulevard and East Carson Boulevard from TOD-M to TOD-MO.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 30</p>
	<p>31. Petition No. 2008-089 (hearing) by Patriot Conti Charlotte, LLC for a change in zoning of approximately 6.97 acres located on the east side of Continental Boulevard, south of Pioneer Avenue from I-2 to I-1.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 31</p>
	<p>32. Petition No. 2008-090 (hearing) by Moody Lake Office Park Limited Partnership for a change in zoning of approximately 6.60 acres located on the southeast corner of West Arrowood Road and Sandy Porter Road from B-1(CD) and O-2(CD) to B-2(CD) and O-2(CD) SPA.</p>

	<p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 32</p>
Deferral (one-month)	<p>33. Petition No. 2008-091 (hearing) by Couchell Investment Company for a change in zoning of approximately 7.13 acres located on the east side of Statesville Road between West W.T. Harris Boulevard and Metromont Parkway from I-2 to I-1.</p> <p>The petitioner is requesting a one-month deferral of this petition.</p> <p>Staff recommends a one-month deferral of this petition.</p> <p>Attachment 33</p>
Deferral (one-month)	<p>34. Petition No. 2008-092 (hearing) by Doral II Limited Partnership for a change in zoning of approximately 18.75 acres located on the north side of Monroe Road between Bramlet Road and Colonnade Drive from R-22MF and B-2 to MUDD-O.</p> <p>Staff recommends approval a one-month deferral of this petition.</p> <p>Attachment 34</p>
	<p>35. Petition No. 2008-093 (hearing) by Mecklenburg Land Development, LLC for a change in zoning of approximately 4.01 acres located at the intersection of Lancaster Highway and Johnston Road from NS to NS SPA.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 35</p>
	<p>36. Petition No. 2008-095 (hearing) by Childress-Klein Properties for a change in zoning of approximately 1.29 acres located on the northwest corner of South Tryon Street and West 1st Street from UMUD-O to UMUD-O SPA.</p> <p>Petitioner held a community meeting, but inadvertently did not notify the Neighborhood Leaders. They have since notified the Neighborhood Leaders of a meeting to be held Thursday, June 12th at 6:30 pm. Petitioner will inform City Council of the outcome of the meeting the night of the public hearing, June 16th, 2008.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 36</p>

	<p>37. Petition No. 2008-096 (hearing) by City of Charlotte for a change in zoning of approximately 10.84 acres located on the northwest, northeast and southeast quadrant of the I-277 / South Boulevard interchange from (not currently zoned) to UMUD.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 37</p>
	<p>38. Petition No. 2008-097 (hearing) by City of Charlotte for a change in zoning of approximately 2.28 acres located on the southeast corner of South McDowell Street and East Stonewell Street from (not currently zoned) to UMUD.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 38</p>
	<p>39. Petition No. 2008-099 (hearing) by Don & Caroline Naysmith for a change in zoning of approximately 4.60 acres located on the northeast corner of Shamrock Drive and North Sharon Amity Road from B-2(CD) and R-3 to MUDD-O.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 39</p>