

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
Wednesday, October 17, 2007

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

6:00PM – Zoning Decisions/Hearings
Meeting Chamber

DINNER MEETING

- ***Review of Agenda – Keith MacVean***

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REZONING ACRONYMNS

<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

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| | <p>1. Petition No. 2004-95 (decision) by Christ Lutheran Church for a change in zoning of approximately 9.84 acres located on the east side of Providence Road between Mammoth Oaks Drive and Shelton Street from R-3 to INST(CD).</p> |
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	<p>The Zoning Committee unanimously found this petition to be consistent with the <i>South District Plan</i> and reasonable and in the public interest and voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ul style="list-style-type: none"> • The transitional setbacks will be shown on the site plan where applicable. • A total tree save area of 15% including some areas that will be re-vegetated to tree ordinance standards will be provided and indicated on the site plan. • A five foot sidewalk behind a 6' planting strip along the boundaries of the site that public streets that do not presently have sidewalk already in place and will coordinate that sidewalk placement and construction with the City's storm water project scheduled for the area. • The proposed zoning will be noted as Inst (CD) not "I." • The correct acreage will be shown on the site plan and application. <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 1</p>
	<p>2. Petition No. 2006-112 (decision) by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to mitigate the negative impacts between residential and general industrial uses.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the public plans and policies and reasonable and in the public interest and voted 5-1 to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the majority of the Zoning Committee.</p> <p>Attachment 2</p>
	<p>3. Petition No. 2007-10 (decision) by Reed Enterprises of CLT for a change in zoning of approximately 17.06 acres located east of East W.T. Harris Boulevard at the end of Rockmoor Ridge Road from R-3 to MX-2.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>East Side Strategy Plan</i> and reasonable and in the public interest and voted unanimously to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p>

	<p style="text-align: center;">Attachment 3</p> <p>4. Petition No. 2007-31 (decision) by Tribek Properties for a change in zoning of approximately 4.40 acres located on the northeast corner of West Sugar Creek Road and Mineral Springs Road from R-17MF to NS.</p> <p>The Zoning Committee found this petition to be inconsistent with the <i>Northeast District Plan</i> but reasonable and in the public interest by a vote of 4-2 and voted unanimously to recommend APPROVAL of this petition upon resolution of the outstanding issues to staffs satisfaction and with the following modifications:</p> <ul style="list-style-type: none"> • The width of the landscaped area will range from approximately 8 feet at its narrowest point to approximately 80 feet at its widest point. These dimensions will be noted on the Petitioner’s revised conditional rezoning plan. • If a driveway permit for a full access point is granted, the Petitioner will construct an eastbound left turn lane on Mineral Springs Road (future Mallard Creek Road Extension). • One of two options for providing 100 feet of internal channelization from W. Sugar Creek Road will be used. <p>Staff disagrees with the recommendation of the Zoning Committee as this petition is inconsistent with the adopted land use plan.</p> <p style="text-align: center;">Attachment 4</p>
<p>Deferral (one month)</p> <p>Protest (sufficient)</p>	<p>5. Petition No. 2007-52 (decision) by The Ghazi Company for a change in zoning of approximately 13.07 acres located on the northeast corner of South Tryon Street and West Tyvola Road from B-1(CD) to CC and BD(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>

	Attachment 5
Deferral (indefinite)	<p>6. Petition No. 2007-55 (decision) by The Ghazi Company for a change in zoning of approximately 1.82 acres located on the west side of Providence Road between East Barden Road and Jefferson Drive from R-3 to UR-2(CD).</p> <p>The Zoning Committee voted unanimously to recommend an indefinite deferral of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 6</p>
	<p>7. Petition No. 2007-79 (decision) by Charter Properties and Cambridge Properties for a change in zoning of approximately 74.40 acres located on the south side of North Tryon Street and the east side of Pavilion Boulevard from B-1, B-1(CD) and R-3 to NS.</p> <p>The Zoning Committee unanimously found this petition consistent with the <i>Northeast Area Plan</i> and reasonable and in the public interest and voted unanimously to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 7</p>
	<p>8. Petition No. 2007-80 (decision) by Griffith Equities, LLC for a change in zoning of approximately 395.00 acres located on the east side of Old Statesville Road between Pete Brown Road and West W.T. Harris Boulevard from I-1, I-1(CD) and R-4 to MUDD-O and MX-3(Innovative).</p> <p>The Zoning Committee unanimously found this petition consistent with the <i>Northeast District Plan</i> and the <i>Transit Station Principles</i> and reasonable and in the public interest and voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ul style="list-style-type: none"> • Conversion rates will be modified to meet CDOT's request for ratios closer to trip

	<p>generation neutrality.</p> <ul style="list-style-type: none"> • Office to retail conversion rights for the MX-3 shopping center components have been eliminated. • Phasing will be modified to accelerate the improvements to Pete Brown Road and Sugar Creek Road extension. • Modifications have been made to satisfy Mecklenburg Parks and Recreation concerns over the timing of the dedication of greenway area. <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 8</p>
	<p>9. Petition No. 2007-99 (decision) by Boulevard Centro for a change in zoning of approximately 1.10 acres located on the northwest corner of Euclid Avenue and East Tremont Avenue from B-1(CD-O) and R-22MF(HD-O) to UR-2(CD)(HD-O).</p> <p>The Zoning Committee found this petition to be inconsistent with the <i>Dilworth Land Use and Streetscape Plan</i> by a vote of 6-1 and voted 5-2 to recommend DENIAL of this petition.</p> <p>Staff agrees with the recommendation of the majority of the Zoning Committee.</p> <p>Attachment 9</p>
	<p>10. Petition No. 2007-103 (decision) by NRI Communities Charlotte, LLC for a change in zoning of approximately 78.88 acres located on the northwest quadrant of the Johnston Road / I-485 interchange from CC to CC SPA.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the South District Plan and to be reasonable and in the public interest and voted 6-1 to recommend APPROVAL of this petition with the following modifications:</p> <ul style="list-style-type: none"> • The petitioner will pave the trail and construct the bridge to the existing greenway on the other side of McAlpine Creek. • An easement or fee simple conveyance will be made for a future greenway connecting trail under the Johnston Road Bridge. Trail construction will be by

	<p style="text-align: center;">Mecklenburg Parks and Recreation.</p> <ul style="list-style-type: none"> • A “leftover” will be constructed into the north end of the site. <p>Staff agrees with the recommendation of the majority of the Zoning Committee.</p> <p>Attachment 10</p>
	<p>11. Petition No. 2007-104 (decision) by New Bethel Church Ministries, Inc. for a change in zoning of approximately 4.47 acres located on the northwest corner of Wesley Heights Way and Duckworth Avenue from R-8, R-22MF and R-22MF(PED) to UR-3(CD) and UR-3(CD)(PED-O).</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>West End Land Use and Pedscape Plan</i> and <i>Central District Plan</i> and reasonable and in the public interest and voted 5-1 to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the majority of the Zoning Committee.</p> <p>Attachment 11</p>
	<p>12. Petition No. 2007-106 (decision) by Charlotte-Mecklenburg Development Corporation for a change in zoning of approximately 28.31 acres located between Rozzelles Ferry Road and West Trade Street, west South Smallwood Place from B-2, I-1 and R-22MF to I-2(CD).</p> <p>The Zoning Committee unanimously found this petition to be inconsistent with the <i>Central District Plan</i> but reasonable and in the public interest and voted unanimously to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 12</p>
	<p>13. Petition No. 2007-107 (decision) by Lincoln Harris, LLC for a change in zoning of approximately 5.60 acres located on the northeast and northwest corner of North College Street and East Trade Street from UMUD and UMUD-O to UMUD-O and UMUD-O SPA.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>Center City 2010 Vision Plan</i> and reasonable and in the public interest and vote 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. 2007-109 (decision) by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to allow the outdoor advertising sign industry the ability to use electronic changeable face signs (LED, digital, tri-vision, etc.) with limitations and conditions. It also adds new definitions to the ordinance to differentiate between “static”, “electronic changeable face”, and “tri-vision” outdoor advertising signs.</p> <p>The Zoning Committee unanimously found this petition to be consistent with adopted plans and policies, and to be reasonable and in the public interest and voted unanimously to recommend APPROVAL of this amendment.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 14</p>
	<p>15. Petition No. 2007-112 (decision) by Charter Properties, Inc. for a change in zoning of approximately 9.39 acres located east of Prosperity Church Road and south of Ridge Road, just north of Future I-485 from B-1(CD) and R-22MF(CD) to UR-2(CD).</p> <p>The Zoning Committee unanimously found the petition to be consistent with the <i>Prosperity Church Road Villages Plan</i> and was reasonable and in the public interest. And voted unanimously to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 15</p>
	<p>16. Petition No. 2007-114 (decision) by Faison-Hollow, LLC for a change in zoning of approximately 33.70 acres located at the intersection of Quail Wood Drive and Quail Forest Drive from R-3 and R-20MF to MX-2(Innovative).</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>South District Plan</i> and to be reasonable and in the public interest and voted unanimously to recommend APPROVAL with the following modifications:</p> <ul style="list-style-type: none"> • The petitioner has added a note that all lighting will be fully shielded. • The petitioner has addressed Mecklenburg County Park and Recreation Department comments. • The petitioner has labeled open space areas and indicated the types of pedestrian amenities that will be provided. • The petitioner has addressed outstanding storm water issues. <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 16</p>

<p>Protest (sufficient)</p>	<p>17. Petition No. 2007-116 (decision) by Srini Mannava for a change in zoning of approximately 0.67 acres located on the south side of The Plaza between Aintree Road and Glenfiddich Drive from R-4 to INST(CD)..</p> <p>Please note, the second community meeting report is in attachment.</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>East District Plan</i> and reasonable and in the public interest and voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ul style="list-style-type: none"> • Move driveway out of setback • Adjust both driveway entrance to 26’ feet • Driveway width shown at 16’ feet <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 17</p>
	<p>18. Petition No. 2007-117 (decision) by Select One Sports Club for a change in zoning of approximately 4.47 acres located on the east side of Lancaster Highway between Springwell Street and Johnston Road from O-1(CD) to O-1(CD)SPA.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>South District Plan</i> and reasonable and in the public interest and voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ul style="list-style-type: none"> • The petitioner has corrected the parking data. • The petitioner has addressed outstanding storm water issues. <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 18</p>
	<p>19. Petition No. 2007-123 (decision) by The YMCA of Greater Charlotte for a change in zoning of approximately 1.92 acres located on the south side of Bryant Farms Road and the east side of Community House Road from R-12 PUD (Planned Unit Development) to INST.</p> <p>The Zoning Committee unanimously found this petition to be consistent with the <i>South District Plan</i> and reasonable and in the public interest and voted unanimously to recommend APPROVAL of this petition.</p> <p>Staff agrees with the recommendation of the Zoning Committee.</p> <p>Attachment 19</p>

HEARINGS

<p>Deferral (two months)</p>	<p>20. Petition No. 2007-40 (hearing). Change in zoning from UR-2 to MUDD-O of approximately 1.77 acres located on the west side of North Cedar Street between West 5th Street and Cates Street. Petitioner: <i>The Boulevard Company</i></p> <p>Petitioner is requesting a two-month deferral of this petition to allow more time to create a conditional site plan.</p> <p>Staff recommends a two month deferral of this petition.</p> <p>Attachment 20</p>
	<p>21. Petition No. 2007-45 (hearing). Change in zoning from O-2 and O-2(HD-O) to TOD-R(CD) and TOD-R(CD)(HD-O) of approximately 1.01 acres located on the west side of Euclid Avenue between McDonald Avenue and East Tremont Avenue. Petitioner: <i>Euclid, LLC</i></p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 21</p>
<p>Deferral (two months)</p>	<p>22. Petition No. 2007-82 (hearing). Change in zoning from I-2(CD), MUDD-O, O-1(CD), O-15(CD) and R-4 to MUDD-O and MUDD-O SPA of approximately 170.27 acres located between West Tyvola Road and Billy Graham Parkway at the site of the old Charlotte Coliseum. Petitioner: <i>Pope & Land Enterprises, Inc.</i></p> <p>Staff recommends a two month deferral to allow time for petitioner to address outstanding site plan and CDOT issues.</p> <p>Attachment 22</p>
	<p>23. Petition No. 2007-87 (hearing). Change in zoning from R-5 to R-6(CD) of approximately 0.49 acres located on the southeast corner of Spencer Street and East 37th Street. Petitioner: <i>Amy Carver</i></p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 23</p>
	<p>24. Petition No. 2007-105 (hearing). Change in zoning from R-3 to R-8MF(CD) of approximately 5.34 acres located on the southwest corner of Allison Lane and Alvarado Way. Petitioner: <i>Pebble Creek, LLC</i></p>

	<p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 24</p>
Deferral (two months)	<p>25. Petition No. 2007-110 (hearing). Change in zoning from MUDD-O(PED) to MUDD-O SPA(PED) of approximately 0.19 acres located at the intersection of Pecan Avenue and Gordon Street. <i>Petitioner: Robert Nixon</i></p> <p>Staff recommends a two month deferral of this petition to allow time for petitioner to submit a conditional site plan</p> <p>Attachment 25</p>
Deferral (two months)	<p>26. Petition No. 2007-111 (hearing). Change in zoning from MUDD-O(HD-O) to MUDD-O SPA(HD-O) of approximately 3.54 acres located in the block bounded by North Graham Street, North Smith Street, West 8th Street and West 9th Street <i>Petitioner: Fourth Ward Square Associates</i></p> <p>Please note, the community meeting report was not submitted.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 26</p>
Deferral (two months)	<p>27. Petition No. 2007-113 (hearing). Change in zoning from B-1(PED) to B-D(CD) PED-O of approximately 1.85 acres located on the south side of West Morehead Street, just west of Interstate 77. <i>Petitioner: Budget Development Partners, LLC</i></p> <p>Staff recommends a two month deferral of this petition to allow petitioner to address numerous outstanding site plan issues.</p> <p>Attachment 27</p>
Deferral (two months) Protest (sufficient)	<p>28. Petition No. 2007-118 (hearing). Change in zoning from R-3 to R-12MF(CD) of approximately 5.38 acres located on the northeast corner of Providence Road and Westbury Road. <i>Petitioner: Brookechase Properties</i></p> <p><i>A protest petition has been filed and is sufficient to invoke ¾ majority-voting rule.</i></p> <p>Staff recommends a two month deferral of this petition due to the valid protest petition and the special rules that govern during the City Council election year.</p> <p>Attachment 28</p>

	<p>29. Petition No. 2007-120 (hearing). Change in zoning from R-5 to R-6(CD) of approximately 0.69 acres located on the southeast corner of North McDowell Street and East 37th Street. <i>Petitioner: Bungalow Designs, Inc.</i></p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 29</p>
	<p>30. Petition No. 2007-121 (hearing). Change in zoning from R-3 to BP(CD) of approximately 1.80 acres located on the north side of Dixie River Road, west of I-485. <i>Petitioner: Dixie River Land Co., LLC</i></p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 30</p>
	<p>31. Petition No. 2007-122 (hearing). Change in zoning from R-22MF(HD-O) to R-5(HD-O) of approximately 0.46 acres located on the north side of Hermitage Court between Hermitage Road and Providence Road. <i>Petitioner: Hermitage Court Homeowners</i></p> <p>Staff recommends approval of this petition.</p> <p>Attachment 31</p>
	<p>32. Petition No. 2007-127 (hearing). Change in zoning from R-4, R-43MF and O-2 to MUDD(CD) of approximately 1.20 acres located on the southwest corner of Park Road and Drexel Place. <i>Petitioner: Charlex Development Corporation, LLC</i></p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 32</p>
<p>Deferral (two months)</p>	<p>33. Petition No. 2007-128 (hearing). Change in zoning from R-8 and R-22MF to UR-2(CD) of approximately 6.76 acres located along Main Street, Baxter Street and Luther Street, in the Cherry Neighborhood. <i>Petitioner: StoneHunt Development, LLC</i></p> <p>Staff recommends a two month deferral to allow time for petitioner to address outstanding site plan issues.</p> <p>Attachment 33</p>
	<p>34. Petition No. 2007-132 (hearing). Change in zoning from O-1(CD) to O-1(CD)SPA of approximately 6.97 acres located on the southwest corner Providence Road West and Johnston Road. <i>Petitioner: Pete Lang</i></p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p>

	Attachment 34
	<p>35. Petition No. 2007-133 (hearing). Change in zoning from R-3 to B-1(CD) of approximately 2.60 acres located on the north side of Albemarle Road between I-485 and Rocky River Church Road. <i>Petitioner: Jerry Helms</i></p> <p>Staff cannot support this petition at this time.</p> <p>Attachment 35</p>
Deferral (two months)	<p>36. Petition No. 2007-134 (hearing). Change in zoning from NS to O-2(CD) of approximately 7.75 acres located on the southwest corner of West Boulevard and Clanton Road. <i>Petitioner: Charlotte Housing Authority</i></p> <p>Please note, the community meeting report was not submitted.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 36</p>
	<p>37. Petition No. 2007-135 (hearing). Change in zoning from B-1SCD to B-1(CD) of approximately 3.22 acres located on the west side of South Tryon Street between West Arrowood Road and Thornfield Road. <i>Petitioner: CPD Australia P/L</i></p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 37</p>
	<p>38. Petition No. 2007-138 (hearing). Change in zoning from B-2 to MUDD(CD) of approximately 6.84 acres located on the southeast corner of East Independence Boulevard and Arena Boulevard. <i>Petitioner: BV Belk Properties</i></p> <p>Staff recommends denial of this petition in its current form.</p> <p>Attachment 38</p>
	<p>39. Petition No. 2007-90 (hearing). Change in zoning from I-1 and I-2 to TOD-M of approximately 10.55 acres located on the southwest corner of South Boulevard and Freeland Lane. <i>Petitioner: Charlotte-Mecklenburg Planning Commission</i></p> <p>Staff recommends approval of this petition.</p>

	Attachment 39
	<p>40. Petition No. 2007-119 (hearing). Consideration of a text amendment to the City of Charlotte Zoning Ordinance to address the situation that can occur when a property has several overlay zoning districts associated with it, one of which is an historic district. This text amendment clarifies that the Historic Overlay District regulations shall supersede other zoning districts and overlay district regulations with respect to compatibility, context, and appropriateness of exterior design. It also adds a new definition for “Zoning Districts”. <i>Petitioner: Charlotte-Mecklenburg Planning Department</i></p> <p>Staff recommends approval of this petition.</p> <p>Attachment 40</p>
	<p>41. Petition No. 2007-124 (hearing). Change in zoning from I-2 and MUDD-O to TOD-M of approximately 4.59 acres located on the northeast corner of South Tryon Street and West Tremont Avenue. <i>Petitioner: Charlotte-Mecklenburg Planning Department</i></p> <p>Staff recommends approval of this petition.</p> <p>Attachment 41</p>
	<p>42. Petition No. 2007-125 (hearing). Change in zoning from B-D(CD) to I-1 of approximately 0.58 acres located on the south side of Old Hebron Road, east of Nations Ford Road. <i>Petitioner: Charlotte-Mecklenburg Planning Commission</i></p> <p>Staff recommends approval of this petition.</p> <p>Attachment 42</p>
	<p>43. Petition No. 2007-126 (hearing). Change in zoning from I-2 to TOD-M of approximately 0.62 acres located on the east side of Dunavant Street between Remount Road and Hawkins Street. <i>Petitioner: Charlotte-Mecklenburg Planning Commission</i></p> <p>Staff recommends approval of this petition.</p> <p>Attachment 43</p>
	<p>44. Petition No. 2007-130 (hearing). Change in zoning from B-1 and I-1 to TOD-M of approximately 0.92 acres located on the northwest corner of Camden Road and West Kingston Avenue. <i>Petitioner: Charlotte-Mecklenburg Planning Commission</i></p> <p>Staff recommends approval of this petition.</p> <p>Attachment 44</p>

	<p>45. Petition No. 2007-139 (hearing). Consideration of a text amendment to the City of Charlotte Zoning Ordinance to change the permitting department from Engineering and Property Management to Neighborhood Development. <i>Petitioner: Charlotte-Mecklenburg Planning Department</i></p> <p>Staff recommends approval of this petition.</p> <p>Attachment 45</p>
	<p>46. Petition No. 2007-141 (hearing). Consideration of a text amendment to the City of Charlotte Zoning Ordinance to 1) modify the UMUD regulations by prohibiting fences and similar devices in the required setback, 2) add new regulations to UMUD to allow valet parking, and 3) refine the valet parking regulations in PED. <i>Petitioner: Charlotte-Mecklenburg Planning Department</i></p> <p>Staff recommends approval of this petition.</p> <p>Attachment 46</p>
<p>Appendix: Residential Location and Design Assessment Matrix (G.D.P.)</p>	