

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm. 280
January 5, 2015
2:00 P.M.

<p>Defer (to March 25, 2015)</p>	<p>1. <u>Petition No. 2014-021</u> by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to: 1) create a new definition for mobile farmer’s market; 2) allow mobile farmer’s markets in all zoning districts; and 3) create new prescribed conditions for mobile farmer’s markets.</p> <p>Staff recommends a deferral to the March 25, 2015 Zoning Committee Meeting.</p> <p>Attachment 4</p>
	<p>2. <u>Petition No. 2014-031</u> (outside city limits) by Wilkison Partners, LLC for a change in zoning for approximately 6.23 acres located on the southeast corner at the intersection of Youngblood Road and Shelburne Farms Drive from MX-3(LLWCA) (mixed use, Lower Lake Wylie critical area) to MX-3 SPA(LLWCA) (mixed use, site plan amendment, Lower Lake Wylie critical area).</p> <p>Staff recommends approval of the petition upon resolution of outstanding issues.</p> <p>Attachment 4</p> <p>Update: The following issues are outstanding:</p> <ol style="list-style-type: none"> 1. Submit an administrative request for Petition 2001-016C and reduce the number of “village residential” units by 30 units prior to the City Council decision. 2. Clearly show which areas along Shelburne Farms Drive will have a berm and which areas will have a buffer. 3. Modify the proposed berm as it appears to be in conflict with the proposed tree save area. 4. Show which cross sections apply to each street and label accordingly. 5. Clarify whether there is a proposed connection to the existing tennis club through the guest parking area. If there is a connection, identify and label on the site plan.
	<p>3. <u>Petition No. 2014-042</u> (Council District 3 - Mayfield) by Moss Road Development Partners, LLC for a change in zoning for approximately 2.84 acres located on the southwest corner at the intersection of South Tryon Street and Moss Road from NS (neighborhood services) to NS SPA (neighborhood services, site plan amendment).</p> <p>Staff does not support this petition in its current form.</p> <p>Attachment 17</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. Provided a Development Data Table that includes proposed use(s) (general office, medical office, automotive services), and maximum building height (40 feet to top of highest ridge, 30 foot maximum). 2. Labelling on the site plan has been corrected to reflect proposed six-foot sidewalk and eight-foot planting strip along Moss Road. 3. Addressed CATS, CDOT, Engineering and Property Management, and Storm Water Services comments as per the following: <ol style="list-style-type: none"> a. Added note stating petitioner will work with CATS on the location and timing of the installation of a future bus shelter pad on the site if location meets all of CATS and NCDOT requirements. b. Provided language and detail on site plan as provided in CDOT memorandum regarding extension of the existing eastbound right-turn lane on South Tryon

	<p>Street. The exact configuration of the curb, sidewalk, and ramps will be determined during permitting.</p> <ul style="list-style-type: none"> c. In response to Engineering and Property Management’s request, language has been provided under Environmental Features pertaining to tree protection and submittal of a tree survey. d. The petitioner has added language provided by Storm Water Services under the heading Environmental Features pertaining to compliance with the Charlotte City Council approved and adopted Post Construction Ordinance. <p>4. The petitioner has noted that freestanding lighting on the site will utilize full cut-off luminaries, and will be limited to a maximum 25 feet in height.</p> <p>The following issues are outstanding:</p> <ul style="list-style-type: none"> 1. The retail portion of the rezoning request is inconsistent the <i>Steele Creek Area Plan</i>, which recommends office. 2. Limit uses to personal services and eliminate retail uses.
<p>Defer (to February 25, 2015)</p>	<p>4. Petition No. 2014-068 (Council District 2- Austin) by City of Charlotte for a change in zoning for approximately 5.59 acres generally bounded by Statesville Avenue, Dalton Avenue, North Graham Street and Armour Drive from I-2 (general industrial) to MUDD-O (mixed use development, optional).</p> <p>The petitioner requests a two month deferral to the February 25, 2015 Zoning Committee Meeting.</p>
<p>Defer Indefinitely</p>	<p>5. Petition No. 2014-071 by Charlotte-Mecklenburg Planning Department & Charlotte-Mecklenburg Police Department for a Text Amendment to the City of Charlotte Zoning Ordinance to:</p> <ul style="list-style-type: none"> a. Add new definitions for “animal care and control division”, “animal care and control fosterer”, “animal rescue group” and “animal rescue group fosterer”; b. Modify the definitions for “commercial kennel” and “private kennel”; c. Modify the prohibited customary home occupation list; and d. Modify the prescribed conditions for private kennels. <p>Staff requests an indefinite deferral of this text amendment.</p>
	<p>6. Petition No. 2014-074 (Council District 6 – Driggs) by Terwilliger Pappas Multifamily Partners, LLC for a change in zoning for approximately 10 acres located on the northeast corner at the intersection of North Community House Road and Bryant Farms Road from B-1(CD) (neighborhood business, conditional) to NS (neighborhood services).</p> <p>Staff recommends deferral of this petition to address the outstanding issues.</p> <p>Attachment 18</p> <p>Update: The following issues have been addressed:</p> <p>Development Area A</p> <ul style="list-style-type: none"> 1. A note has been added to prohibit the following uses from the site plan: gasoline sales, with or without convenience stores, and automotive uses. 2. A note has been added stating that solid waste/recycling areas will not be allowed to abut Community House Road or Bryant Farms Road unless such areas are enclosed by a wall treatment similar to the architecture of the building. 3. A note has been added that a five foot sidewalk will be provided to create pedestrian connections between the multi-family component and the non-residential uses. <p>Development Area B</p> <ul style="list-style-type: none"> 1. Dumpster locations for Area “B” has been shown on the plan. 2. A note has been added that buildings in Area “B” will be 25 percent masonry material on each side. 3. The dog walk area referenced in Note 2.D has been labeled on the plan.

4. The possible additional garages have been shown on the plan located along the rear property line.
5. Detail of the required plantings for the 25-foot landscape buffer have been shown for Area "B".
6. Note 5.C has been removed.
7. A note has been added that the site will comply with the Post Construction Control Ordinance.

The following items have been added since the public hearing.

1. Multi-Family Design Guidelines for Development Area B:
 - a. Building facades shall front on and address the external and internal streets to reinforce the streetscape.
 - b. Building footprint shall be arranged to enclose and define a variety of public and private spaces, courtyards, open space and green space.
 - c. Provide an ADA accessible path that is connected to the street sidewalk system to provide wheelchair access to the residential building.
 - d. Architectural façade treatment shall be similar on all sides of the apartment buildings.
 - e. Facades along external and internal streets shall incorporate a minimum of 25% masonry materials such as brick, stucco or stone.
 - f. The principal building entrances shall be articulated to identify them as a primary entry point.
 - g. Exterior elevations shall incorporate a variety of architectural features such as balconies, patios, windows, doors, columns, common building doorways, covered entrances, pitched roofs and parapets at flat roof areas to provide architectural scale and detail.
 - h. Windows and doors shall account for at least 25% of the total Facade area along the external and internal streets, with each floor calculated independently from floor to ceiling.
 - i. Windows shall have a vertical orientation with their height greater than their width.
 - j. For street facades, the maximum length without a window or door on any floor shall not exceed 25'.
 - k. Street facades shall incorporate projections and/or indentations so that the maximum length without such an offset in the façade is 100'. The minimum depth of such required offsets shall be 12" from frame wall to the frame wall. For street facades over 100', at least 15% of the total façade length shall be offset from the primary façade plane.
 - l. Exterior materials of buildings along the external and internal streets shall be limited to brick, stone, pre-cast concrete, wood, stucco, fiber cement siding or panels, glass, or granite. Vinyl or aluminum siding, exposed standard concrete masonry unit (CMU) block, corrugated steel, exposed plywood, and exposed pressboard are prohibited. However, vinyl as a building material may be used on windows, soffits, and on handrails/railings
 - m. Exterior walls of a single building shall utilize a maximum of five primary building materials (textures, colors, etc.). This requirement shall not include secondary materials such as windows, doors, porches, balconies, foundations, awnings or architectural details.
 - n. Materials may be combined horizontally or vertically. A visually heavier material (such as brick or stone) shall be used below a lighter material (such as siding or stucco).
 - o. Accessory structures, such as garages, shall be consistent with the Principal Building in material, texture, and color, but may have simplified architectural detailing and features.
 - p. Concrete foundations, if more than 8" is exposed above grade, shall be coated or faced in stucco, brick, synthetic stone, or natural stone.
 - q. Pitched roofs shall have a minimum slope of 4:12. Pitched roofs materials may include slate, wood shingles, standing seam pre-finished metal, architectural composition or asphalt shingles.
 - r. Vents, stacks, and roof fans in pitched roof shall be painted to blend with the roof color to minimize their visibility from external streets.

- s. Flat roofs shall be screened from view from external and internal streets by a parapet.
 - t. Roof top condensing units and other equipment shall be screened from the external and internal streets by a parapet or other architectural feature such as a chimney.
2. A clarification and addition to the required buffer planting along the existing single-family development.
- a. A modified 40 foot Class C Buffer will be provided where Development Area B abuts existing single-family homes as generally depicted on the Rezoning Plan and such buffer shall be installed prior to the issuance of the first certificate of occupancy for the first principle building on Development Area B. The outer 25 feet of this Buffer will be an undisturbed Buffer, existing vegetation preserved within this portion of the Buffer may be used to meet minimum Buffer planting requirements. To create an effective and enhanced Buffer treatment that is unique and responsive to the existing conditions around the perimeter of the Site the proposed Buffer will be enhanced in three different ways (Otterdale Court Buffer, Buffton Court Buffer and Moss Mill Lane Buffer) as described below:
 - b. The portion of the Buffer known as Otterdale Court Buffer will be improved with: (i) small maturing evergreen trees eight (8) feet on center, the small maturing evergreen trees must be seven (7) to eight (8) feet tall at installation (this will take the place of the Class C Buffer shrub requirement); and (ii) a six (6) foot decorative aluminum fence, the fence will be located on the interior edge of the Buffer and the small maturing evergreen trees will be located between the fence and the adjoining property line, the evergreen trees will be arranged as generally depicted on the Rezoning Plan;
 - c. The portion of the Buffer known as Buffton Court will be improved with: (i) ten (10) small maturing evergreen trees per 100 linear feet, the small maturing evergreen trees must be seven (7) to eight (8) feet tall at installation (this will take the place of the Class C Buffer shrub requirement); (ii) no less than three (3) one-story garages will be placed at the edge of the buffer to create a solid wall; (iii) a six (6) foot decorative aluminum fence, the fence will be located on the interior edge of the Buffer and between the proposed garages of the Buffer, the small maturing evergreen trees will be located between the fence and the adjoining property line. The small maturing evergreen trees will be arranged within the buffer to maximize the screening of the Site from the adjoining single-family homes; and
 - d. The portion of the Buffer known as Moss Mill Lane Buffer will be improved with: (i) small maturing evergreen trees (the number of small evergreen trees to be planted will be calculated at the rate one (1) tree every eight (8) feet along the length of the Buffer), the small maturing evergreen trees must be seven (7) to eight (8) feet tall at installation (this will take the place of the Class C Buffer shrub requirement); (ii) a six (6) foot decorative aluminum fence, the fence will be located on the interior edge of the Buffer, the small maturing evergreen trees will be located in the undisturbed portion of the buffer and arranged to maximize their effectiveness at screening the Site from the adjoining single-family homes; (iii) no less than one (1) one-story garages will be placed at the edge of the buffer to create a solid wall; and (iv) a row of evergreen shrubs will be placed between the proposed parking spaces and the decorative aluminum fence as generally depicted on the Rezoning Plan.
 - e. Utilities may cross the buffer at angles of 75 degrees or greater. Retaining walls may be located in buffer but not in the undisturbed portion of the Buffer.

The following issues are outstanding:

Development Area A

- 1. The petition lacks the detail typically included on a conditional rezoning for the approximately two-acre portion of the site that is located at the intersection of North Community House Road and Bryant Farms Road and is proposed for non-residential uses. There are, however, sufficient details provided for the remainder of the site

	<p>planned for multi-family. These details include a site plan, elevations, and architectural commitments.</p> <ol style="list-style-type: none"> 2. Conditional rezonings typically include: <ol style="list-style-type: none"> a. Detailed site plan and conceptual elevations with supplemental notes to support the intent of the illustrations, or b. Detailed notes that address permitted uses, building placement, building orientation, parking location, service and dumpster locations, pedestrian amenities, drive thru circulation and screening, lighting heights specifically when adjacent to residential, and architectural treatment. 3. Additional details are needed for the non-residential portion of the proposed rezoning to ensure that the site design is consistent with the purpose of the NS (neighborhood services) zoning district to encourage and accommodate the development and continued existence of mixed use districts, which provide a focus for neighborhood retail and service activities. Emphasis in the district is placed upon creating a pedestrian scale urban environment with strong linkages to the neighborhood and access to transit. 4. Specifically, the petitioner should: <ol style="list-style-type: none"> a. Add a note that commits to placing the building(s) along Community House Road and Bryant Farms Road, with no parking located between the building(s) and the streets. b. Provide minimum standards for blank walls visible from Community House Road and Bryant Farms Road, with facades greater than 20' in length and over 5' in height treated with a combination of display windows, building step backs, change in materials, landscaping or other pedestrian oriented architectural features. c. Add a note that a where a drive-through window is allowed, only the drive-through service lane (no parking) may be located between the building and North Community House Road and Bryant Farms Road, and that low walls and accent plantings be provided when maneuvering is located in this area. d. Commit to not orienting the service side of the building(s) to Community House Road or Bryant Farms Road. e. Amend Note 5.B and site plan to remove the allowance for parking in the 25-foot setback for Area "A". f. Provide detail of the proposed landscape setback for Area "A".
	<p>7. <u>Petition No. 2014-092</u> (Council District 3 - Mayfield) by Pavilion Development Company for a change in zoning for approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road from CC (commercial center) to CC SPA (commercial center, site plan amendment).</p> <p>Staff recommends denial of the petition.</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. CDOT withdrew their opposition to the left-in only access off the right-in driveway and no longer have any outstanding issues with the petition. 2. Provided building, dumpster enclosure and pump island elevations for all sides as part of the rezoning plans. 3. Revised the Site Area under Site Data for Parcel 4A to reflect the acreage for the parcel after the proposed subdivision (total site acreage minus acreage of parcel 4B). 4. Removed the "Max SF allowed: 16,000 SF. Office, 10,500 SF. Retail, 24,000 SF. Restaurant" from the Site Data. 5. Removed the "+/-" in proposed building height for Parcel 4A. 6. Revised the Proposed Floor Area Ratio, under the Site Data, for both parcels to reflect the proposed building area compared to proposed acreage for each parcel. 7. Removed Note B. in its entirety and replaced with the follow: First paragraph - "Parcel 4A - All uses in the CC Zoning District except automobile service stations, building material sales, dwellings, and eating/drinking/entertainment establishments with drive-in service windows." Second paragraph - "Parcel 4B - All uses in the CC Zoning District except automobile service stations, building material sales, dwellings,

- and eating/ drinking/entertainment establishments with drive-in service windows. The building layout is conceptual in nature; the petitioner reserves the right to not develop this parcel or to make minor site plan adjustments that match the general intent of the plan as shown on this site plan and in accordance with Section 6.207.”
8. Deleted Note C. in its entirety and replace with the following: “Parcel 4A may be developed with a maximum 3,010 SF building excluding permitted accessory structures. Parcel 4B may be developed with a maximum 2,500 SF building excluding permitted accessory structures.”
 9. Revised the second paragraph under Note E. as follows: “Landscape strips and islands shall be created to break the visual impact of the parking areas.”
 10. Revised the labels for the 35-foot setback to refer to the setback line.
 11. Provided the 35-foot wide landscaped buffer with berm between Nations Ford Road and parking areas and dumpster enclosure north and south of the building.
 12. Revised the third paragraph under Note E. as follows: “Continuous landscaping strips and islands shall be created along Nations Ford Road to break up the visual impact of the parking areas as shown on the site plan.”
 13. Provided a revised “Section Thru Landscaped Buffer” detail from Petition 1997-015 showing the eight-foot planting strip, six-foot sidewalk, 35-foot wide buffer with a three- to four-foot high berm, tiered evergreen plantings and small maturing trees on the rezoning site plan.
 14. Amended the label “Landscaping per master plan” to state “Landscaped buffer (see inset detail)” and clearly indicate the locations of the berm on the site plan.
 15. Revised Note F. by removing the following language: “As stated in Note 16 of the special conditions associated with the overall rezoning plan, petition #97-15,” and making all references to “parcel” and “building” plural.
 16. Added the following paragraph to Note F.: “The buildings must be designed to encourage and complement the pedestrian scale interest and activity by the use of transparent windows and doors arranged so that the uses are visible from and/or accessible to the street and right-in access driveway off Tyvola on at least 50% of the length of the first floor frontage facing the street and right-in access driveway.”
 17. Amended Note G. to remove the following: “per Note 6 of the special conditions of the overall rezoning plan, petition #97-15.”
 18. Eliminated the language, under Note H., referring to Note 4 of the overall rezoning plan, petition #97-15 and references to the “shopping center” signs.

The following items have been added or modified since the public hearing:

1. Added a note under General Provisions stating that the petitioner will be required to file an administrative amendment to Petition 1997-015.

The following issues are outstanding:

1. Change the proposed use for Parcel 4A to a use that is permitted in CC excluding automobile service stations, building material sales, dwellings, and eating/drinking/entertainment establishments with drive-in service windows.
2. File for an administrative amendment to Petition 1997-015 to remove building square footage from the allotment for Parcel 4 and reduce the eating/drinking/entertainment establishment’s square footage allotment by 2,500 square feet. The administrative amendment must be filed and ready for approval prior to a decision on the rezoning. Add a note to the site plan requiring filing on an administrative amendment as described in the previous sentence.
3. Amend Note B, Parcel 4A to remove “automobile service stations” and “Petitioner is currently showing unsupported use and proposed revision to special conditions for automobile service station use.”
4. Amend Note F. to make the word “parcel” at the end of the first sentence plural.
5. Delete the proposed sign location and label.
6. Increased the width of the sidewalks on the right and left side of the building from five feet to six feet to allow for “shy zone” next to the building.
7. Increase the width of the sidewalk in front of the building from six feet to eight feet to allow for the “shy zone” and parked cars, curb stops should be used in front of the building.
8. Swap the labels of the left and right elevations to correct match the images.

8. **Petition No. 2014-096** (Council District 7 - Driggs) **by Lenox Development Group, LLC** for a change in zoning for approximately 6.09 acres located on the north side of Ardrey Kell Road and between Blakeney Heath Road and Community House Road across from Carson Whitley Avenue from R-3 (single family residential) to NS (neighborhood services).

Staff recommends approval upon resolution of the outstanding issue.

Attachment 11

Update: The following issues have been addressed:

1. The proposed use is inconsistent with the South District Plan recommendation for single family at three units per acre. However, the proposed development consisting of office and personal service uses is form sensitive to the surrounding residential uses.
2. Limited permitted uses to "personal services" as listed in Note 2(a), and uses allowed in the office district that are also allowed in the NS district.
3. Staff has rescinded this request. Reduce overall square footage from 30,000 to 20,000 square feet.
4. Committed building design to be residential in character by amending Note 4b to reduce the required amount of fenestration for building facades facing Ardrey Kell Road from 40 percent to 20 percent. Also added note to building elevations to state "the architectural design may differ from building to building but will be compatible in scale and material types with complementary color pallets, with possible different fenestration sizes and types. Building character will relate to Blakeney nonresidential areas and façade articulation may be in keeping with more general office and medical office fenestration requirements." Deleted signage from the building elevations.

The following items have been added or modified since the public hearing:

1. Amended Prohibited or Limited Uses to specify Eating, Drinking and Entertainment Establishments Type 1 and 2 as a prohibited use.
2. Amended Sheet RZ-002a to reflect relocated area for the trash and recycling enclosure, location of a proposed chain link security fence, location of an existing berm that is to remain, and fence elevations.
3. Amended Note 1d to reduce the total number of principal buildings from four to three.
4. Amended Note 2a to add wireless phone service providers as an example of a personal service use.
5. Amended Note 2b to specify a minimum of 50 percent of the allowed square footage must be occupied by uses allowed in the Office zoning district that are also allowed in the NS zoning district. The other 50 percent of the uses may be a combination of personal service uses and uses allowed in the office zoning district that are also allowed in the NS district.
6. Added Note 5cd as follows: The petitioner will install a five foot black vinyl coated chain link fence across the tree save area at the western edge of the property as generally depicted on the rezoning plan. The black vinyl chain link fence will tie into the decorative wooden fence located within the buffer and extend to the site's western property boundary.
7. Amended Note 5h to add the following: The proposed dumpster and recycling area will be located along the western property boundary as generally depicted on the rezoning plan.
8. Added Note 6b as follows: The petitioner was granted a variance to reduce the PCCO buffer required along the western property boundary to a 100 foot buffer. The variance was granted by SWAC on October 16, 2014.
9. Added Note 6d as follows: The petitioner will clear the obstructions (silt and debris) from the creek channel(s) that extends into the site from the Blakeney Heath Neighborhood and between the rear of the homes on Fieldcroft Drive and Autumn Applause Drive. This clearing will take place subject to and contingent upon the adjoining property owners granting the petitioner the right, and releasing the petitioner from any liability, while performing the work and subject to the issuance of any required City and/or State permits. The petitioner will clear the

	<p>obstructions in the creek channel(s) as part of the site development work and prior to the issuance of the first certificate of occupancy for the first building constructed on the site.</p> <p>10. Amended Note 7b as follows: The allowed wall signage constructed on the site will utilize similar and/or complementary colors and type face so as to create a cohesive appearance.</p> <p>The following item is outstanding:</p> <p>1. Amend Note 2a to delete wireless phone service providers and alike, as an example of a personal service use.</p>
<p>Defer (to January 28, 2015)</p>	<p>9. <u>Petition No. 2014-101</u> (Council District 2 - Austin) by LGI Homes NC, LLC for a change in zoning for approximately 14.30 acres located on the east side of Reames Road between Bella Vista Court and Lawnmeadow Drive from UR-1(CD) (urban residential, conditional) to R-5 (single-family residential).</p> <p>The petitioner has requested a 1-month deferral to the January (January 28, 2015) Zoning Committee Meeting.</p> <p>Attachment 12</p>
	<p>10. <u>Petition No. 2014-108</u> (Council District 5 – Autry) by U-Haul Company of Charlotte for a change in zoning for 1.4 acres generally located at the southwest corner of the intersection between Albemarle Road and Farm Pond Lane from B-2 (general business) to B-D(CD) (distributive business, conditional).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 20</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. Removed the commitment to dedicate land to Mecklenburg County Park and Recreation for greenway, since this area is not located on the property to be rezoned. 2. Removed the commitment for the screening fence, as it is not located on the property to be rezoned. 3. Note 2 under Architectural Standards has been removed from the site plan.
	<p>11. <u>Petition No. 2014-112</u> (Council District 6 – Smith) by Mohammad R. Bolouri for a change in zoning for approximately 1.23 acres located on the east side of Sardis Road across from Wilby Drive from INST(CD) (institutional, conditional) to INST(CD) SPA (institutional, conditional, site plan amendment).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 22</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. Noted on site plan the acreage of the parcel. 2. Noted the proposed zoning on the site plan: INST (CD) SPA. 3. Amended Survey Note 8 to indicate that the required minimum lot size in the institutional district is 15,000 square feet. 4. The parking tabulation provided on the site plan has been adjusted to reflect required parking for medical offices at one space per 200 square feet, and adult care centers at one space per employee plus one space per six adults. 5. Modified site plan to note that the facility will have a minimum 1,500 square feet of adult day care use, and 3,500 square feet of medical office. 6. Site plan has been amended to specify a minimum 1,500 square feet will be devoted to the adult day care use. 7. Added language provided by Storm Water Services pertaining to the location and size of storm water management systems.

	<p>12. <u>Petition No. 2014-114</u> by Stor-All Storage for a Text Amendment to the City of Charlotte Zoning Ordinance to allow an increase in the maximum FAR for “warehousing, within a completely enclosed building” when the building is multi-story.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 26</p> <p>Update: There are no outstanding issues with this petition.</p>
	<p>13. <u>Petition No. 2014-116</u> (Council District 6 – Smith) by Spectrum Properties Residential, Inc. for a change in zoning for approximately 9.07 acres located on the north and south sides of Abbey Place near the intersection of Park Road and Abbey Place from R-17MF (multi-family residential) to UR-2(CD) (urban residential, conditional).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 23</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. Addressed CDOT issues as follows: <ol style="list-style-type: none"> a. Amended transportation Note 3.c. to remove “and the necessary grading and clearing for the construction of the sidewalk can also be accommodated within the existing right-of-way.” Added the following, “If the construction of this sidewalk cannot be accommodated within the existing right-of-way of Abbey Place the Petitioner will approach the adjoining property owner to secure the needed easements to construct the sidewalk. If the adjoining property owner is not willing to provide the necessary easements the Petitioner will not be required to construct the sidewalk.” b. Amended transportation Note 3.d. to read “The petitioner will request that it be allowed to construct crosswalks on Abbey Place. CDOT will determine during the construction permitting process if marked mid-block crosswalks are necessary for crossing Abbey Place.” c. Removed the three designated marked mid-block crosswalks on the site plan sheet RZ-2. 2. Amended Note 5. a. to reflect a required setback of 16-feet and to match the eight-foot sidewalk and eight-foot planting strip provided on each side of Abbey Place. 3. Amended Note 4. b. to change the word “building” to “buildings” when referencing the buildings that may be constructed on the site and actual buildings constructed on the site. 4. Provided a note specifying that the area depicted as Possible Open Space/Stormwater BMP is not to be used for parking or building area. 5. Committed to a minimum of 12,000 square feet in each development area that will be included the Open Space/Stormwater BMP area. 6. Deleted the Note 6. e. about end fronting facades and specified in the revised Note 6. e. that all facades shall incorporate windows, arches, balconies, or other architectural details along with varying build materials or roof lines, or building offsets. 7. Deleted Note 6. f. and specified in the revised Note 6. e. that all facades shall incorporate windows, arches, balconies, or other architectural details along with varying build materials or roof lines, or building offsets. <p>The following items have been added or modified since the public hearing:</p> <ol style="list-style-type: none"> 1. Added a note stating that “if approved by CDOT and approved by the residents of Halstead Drive/Drexmore Avenue as required by the City’s Neighborhood Traffic Management Policies; the Petitioner will replace the existing speed bump located on Halstead Drive near the intersection of Drexmore Avenue with stop signs”. 2. Added a note stating the “working in conjunction with CDOT, the petitioner will explore the installation of traffic calming measures at the intersection of Longwood Drive and Bradbury Drive”. 3. Added a note specifying that the petitioner will instruct contractors to access the site

	<p>from Park Road for construction traffic.</p> <ol style="list-style-type: none"> 4. Added a note specifying that staging for the development will not be allowed on adjoining single family zoning properties. 5. Removed, through a formatting error, the words "in interest or assigns" from Note 12. a.
	<p>14. Petition No. 2014-118 (Council District 1 – Kinsey) by Cotswold Partners, LLC for a change in zoning for approximately 2.21 acres located on the east side of Randolph Road between Greenwich Road and North Sharon Amity Road from B-1 (neighborhood business) to MUDD-O (mixed use development, optional).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 24</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. Four-sided elevations of the proposed building have been provided. 2. The optional request for increased ground mounted signage has been removed. 3. Note has been modified that only one principal building will be on the site. 4. Optional request "F" has been removed from the site plan. 5. A detail of the loading dock screen wall along Colwick Road has been provided with the elevations. 6. A detail of the street wall has been provided within the elevations. 7. The request to allow all existing building, parking and uses to remain under this plan has been removed. 8. A note has been added that the ground floor elevations along Randolph road will be treated with a combination of fenestration, clear glass, prominent entrances, changes in material, building step backs and landscaping. 9. A note has been added that the maximum allowed square footage includes the building but not the parking structure. 10. A note has been added that a concrete pad will be provided for a future bus pad.
	<p>15. Petition No. 2015-010 (Council District 2 – Austin) by The Salvation Army for a change in zoning for approximately 2.68 acres located on the west side of Statesville Avenue south of Oliver Street and east of Spratt Street from O-6(CD) (office, conditional) to MUDD-O (mixed use development, optional).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 25</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. The proposed uses on the site plan have been listed as a homeless shelter, daycare, and administrative offices. 2. The maximum square footage has been modified to 50,000 square feet. 3. A note has been added specifying that expansion area is interior to the existing building. 4. The amount of open space to be provided has been labelled on the plan. 5. A note has been added that the existing 69 parking spaces provided on site and along the project frontage on Spratt Street will satisfy the parking requirement.
	<p>16. Petition No. 2014-001c (Outside City Limits) by Southern Apartment Group – Ballantyne, LLC for a change in zoning for approximately 3.78 acres located on the west side of Lancaster Highway between Southcrest Lane and Winghurst Drive from R-8MF(CD) (multi-family residential, conditional) to NS (neighborhood services).</p> <p>Staff does not recommend approval of this petition in its current form.</p> <p>Update: The following items have been added or modified since the public hearing:</p>

	<ol style="list-style-type: none"> 1. Parking ratio has been amended from 1.0 space for each 300 gross square feet of office use to 1.0 space for each 350 gross square feet of office use. 2. Provided a color version of the conceptual site plan (Sheet RZ-2). <p>The following issue is outstanding:</p> <ol style="list-style-type: none"> 1. Eliminate the office uses and reduce the density of the residential.
	<ol style="list-style-type: none"> 17. Innovative Request for Rezoning Petition 2005-014: Tom Waters is requesting approval of innovative provisions for a portion of an existing street in the Vineyards development associated with rezoning petition 2005-014. The site is located on the north and south side along River Walk Way. <p>The following items are the requested innovative provisions:</p> <ol style="list-style-type: none"> 1. Allow a modification of the required sidewalk from five feet to four feet.