

Mayor Daniel Clodfelter     Mayor Pro-Tem Michael D. Barnes  
Al Austin                      John Autry  
Ed Driggs                      Claire Fallon  
David Howard                Patsy Kinsey  
Vi Alexander Lyles         LaWana Mayfield  
Greg Phipps                   Kenny Smith

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***CITY COUNCIL ZONING AGENDA***  
***Monday, April 28, 2014***

**ALL REZONING PETITIONS MAY BE VIEWED ON THE WEB AT**  
**[www.rezoning.org](http://www.rezoning.org)**

## ACRONYMS

### Zoning District Acronyms

- **B-1** – neighborhood business district
- **B-2** – general business district
- **B-1SCD** – business shopping center district (old district)
- **BD** – distributive business district
- **BP** – business park district
- **CC** – commercial center district
- **HW** – hazardous waste
- **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-M** – transit oriented development – mixed use
- **TOD-R** – transit oriented development – residential
- **U-I** – urban industrial district
- **UMUD** – uptown mixed use district
- **UR-1** – urban residential
- **UR-2** – urban residential
- **UR-3** – urban residential
- **UR-C** – urban residential – commercial

### Zoning Overlay District Acronyms

- **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
- **LNW** – Lake Norman watershed overlay
- **LNWCA** – Lake Norman watershed –overlay, critical area
- **LNWPA** – Lake Norman watershed – overlay, protected area
- **LLWW** – Lower Lake Wylie watershed overlay
- **LLWWCA** – Lower Lake Wylie watershed – overlay, critical area
- **LLWWPA** – Lower Lake Wylie watershed– overlay, protected area
- **MILW** – Mountain Island Lake watershed overlay
- **MILWCA** – Mountain Island Lake watershed – overlay, critical area
- **MILWPA** – Mountain Island Lake watershed – overlay, protected area
- **MH** - manufactured home overlay
- **PED** – pedestrian overlay district
- **TS** – transit supportive overlay district

### Miscellaneous Zoning Acronyms

- **CD** – conditional district
- **INNOV** – innovative standards
- **SPA** – site plan amendment
- **O** – optional provisions

### Miscellaneous Other Acronyms

- **CAG** – citizen advisory group
- **CDOT** – Charlotte Department of Transportation
- **FEMA** – Federal Emergency Management Agency
- **LED** – light emitting diode
- **NCDOT** – North Carolina Department of Transportation
- **PCCO** – Post Construction Control Ordinance

# ZONING

## DECISIONS

1. [Petition No. 2013-072](#) (Council District 4 – Phipps) by **Full Moon of Union, LLC** for a change in zoning for approximately 5.94 acres located at the intersection of Eastfield Road and Prosperity Church Road from R-3 (single family residential) to NS (neighborhood services).

This petition is found to be inconsistent with the *Northeast Area Plan* but to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 7-0 vote of the Zoning Committee. The Committee voted 7-0 to recommend **APPROVAL** of this petition with the following modifications:

1. A note has been added that all buildings facing along Eastfield Road will have a minimum of 40% clear vision glass along the façade of the building. If a drug store/pharmacy is constructed the minimum of clear vision class will be 30% along Eastfield Road; however, additional architectural features such as articulated facades, false windows, decorative-off sets, and water tables will be provided.
2. The distance from the centerline from Prosperity Church Road and Eastfield Road have been labeled and shown as right-of-way to be dedicated.
3. A minimum 20-foot build-to line for both buildings proposed along Eastfield Road has been show on the site plan.
4. An eight-foot planting strip and six-foot sidewalk has been shown on the internal private street on the site.
5. The planting strip and sidewalk width along the internal private street.
6. A note has been added that a public access easement will be provided for the private street.
7. An eight-foot planting strip and six-foot sidewalk has been provided along the 30-foot buffer internal to the site.
8. The plan has been labeled to show a minimum of 6,000 square feet for the landscaped area along Eastfield Road.
9. Note 4 A under Streetscape and Landscaping has been modified to read: "The petitioner will submit plans for the wall encroachment along the adjacent single family property line to the appropriate homeowners and provide a letter of approval from the homeowners to the Charlotte-Mecklenburg Planning Department, before submitting for Commercial Plan review. However, if the Homeowners do not agree the wall will be removed."
10. Note 8 "C" under Lighting has been removed.
11. The site layout matches the current CRTPO (formerly MUMPO) approved alignment.
12. The proposed 8,000-square foot building has been adjusted to create an "urban streetscape" along Eastfield Road.
13. A building edge for the proposed buildings along Eastfield Road has been shown on the plan.
14. The proposed and existing masonry wall along the western edge of the property has been shown on the site.
15. Note B under Streetscape and Landscaping has been removed from the plan.
16. Direct sidewalk connections from the proposed buildings to Eastfield Road have been show on the site plan.
17. Transportation issues have been addressed by providing turn lanes that will be constructed by the petitioner along Eastfield and Prosperity Church Road and also providing additional right-of-way along Eastfield and Prosperity Church Road.

Staff recommends approval of this petition.

[Attachment 1](#)

Protest  
Sufficient

2. [Petition No. 2013-085](#) (Outside City Limits) by Providence Road Farms, LLC / Crosland Southeast / Childress Klein Properties for a change in zoning for approximately 89.5 acres located on the east side of Providence Road between Golf Links Drive and Chancelot Lane from R-3 (single family residential) & R-3(CD) (single family residential, conditional) to MUDD-O (mixed use development, optional) & MX-2(Innov.), 5 year vested rights (mixed use, innovative, 5 year vested rights).

This petition is found to be inconsistent with the *Providence Road / I-485 Area Plan* but to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 7-0 vote of the Zoning Committee. The Committee voted 7-0 to recommend **APPROVAL** of this petition with the following modifications:

1. Modified Note 1.c "Graphics and Alterations/Modifications" on Sheet RZ-3A to clarify the processes involved to allow modifications to the rezoning plan.
2. Modified Note 2.I.a on Sheet RZ-3A to read: "To allow vehicular parking, maneuvering and service between the proposed buildings and Providence Road, Golf Links Drive and the interior public and private streets, in the manner generally depicted on the Rezoning Plan. Additional detail on where and how parking and maneuvering is allowed to occur between the buildings and streets and is contained in Sections 5 and 6."
3. Modified the optional provision in Note 2.I.m on Sheet RZ-3A to indicate that the minimum eight-foot wide planting strip will be provided between the sidewalk and Providence Road for at least 55 percent of the length of the Providence Road frontage rather than a minimum of 50 percent.
4. Modified Note 4.III.j on Sheet RZ-3A to allow adjustments to vehicular circulation subject to CDOT approval.
5. Modified Note 5.III.c on Sheet RZ-3A to indicate that a minimum eight-foot wide planting strip will be provided between the sidewalk and Providence Road for at least 55 percent of the length of the Providence Road frontage rather than a minimum of 50 percent.
6. Modified Note 5.II.k on Sheet RZ-3A to read: "~~Building materials accent walls~~ Buildings, accent walls, landscaping, hardscape elements and/or similar site furnishings will be developed within Development Areas B, C, D, and E in a manner that is harmonious, complementary and creates a cohesive appearance along Providence Road, ~~keeping in mind differences in the proposed land uses and structure that may developed in these areas while allowing each building to have its own unique characteristics.~~"
7. Modified Note 5.IV.g on Sheet RZ-3A to state: "Surface parking areas, except the surface parking area located between Private Street 1 within Development Area A and Development Area C, shall be framed by either a public or private street, or an abutting exterior property line designed in a manner that utilizes landscape islands ~~as required by the Tree Ordinance~~ to create smaller pockets of parking areas as generally depicted on Sheet RZ-4."
8. Defined "personal services."
9. Deleted Note 11.b on Sheet RZ-3B that allows the site to be considered a mixed-use center for the purposes of compliance with the Tree Ordinance.
10. Modified the third sentence of the building fenestration note on Sheet RZ-4 to state: "~~Fenestrations shall extend from the sill or from a base of contrasting material, a height of no more than three feet from the exterior average grade at the base of the~~ building to at least the height of the door head."
11. Modified the note under "Secondary Frontage" on Sheet RZ-4 to indicate that the buildings must have at least 40 percent fenestration in aggregate but in no case will any individual building have less than 25 percent fenestration.
12. Eliminated the "schematic depictions" note on Sheets RZ-4 and RZ-5.
13. Provided building elevations of the proposed multi-family buildings and the carport/garage buildings located within "Development Area I" that front along the public streets.
14. Removed the reference to outparcel sign locations on Sheet RZ-5.
15. Reduced the size of Sheets RZ-4 and RZ-5 to 24"X36" site plan sheets.

2013-085  
continued

16. Addressed Charlotte-Mecklenburg Storm Water Services outstanding issue by removing notes "a" through "d" under Note 8 "Environmental Features" on Sheet RZ-3B in their entirety and replacing them with the following: "The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points".
17. Addressed the following remaining Transportation outstanding issues:
  - a. Clarified when Ardrey Kell Road would be constructed to the northernmost property line.
  - b. Indicated the back of curb location for Ardrey Kell Road to be 29.5 feet from the centerline of the street.
  - c. Revised the first bullet under Transportation Note "D" to the following: "Install a full-movement traffic signal upon meeting applicable MUTCD signal warrants. A signal warrant analysis will be submitted upon completion of Development Area "A"".
  - d. Deleted the last two sentence of Note 4.III.g on Sheet RZ-3A.
  - e. Indicated that the proposed median shown on Ardrey Kell extension at the intersection with Providence Road will accommodate an eight-foot pedestrian refuge island. The final design of the pedestrian refuge island will be determined during the driveway permit process.
  - f. Revised the first bullet under Note "f" of the "Transportation Improvements and Access" section to the following: "Install a traffic signal with full pedestrian accommodations upon meeting the applicable MUTCD signal warrants. The petitioner will provide a signal warrant analysis to CDOT for review and approval upon completion of the construction of the dense multi-use area of the site."
  - g. Revised "Access" Note "g" to the following: "The petitioner will coordinate the design of any decorative pavement elements proposed within the public right-of-way with CDOT during the driveway permit process. Furthermore, the petitioner understands that they would need to obtain an encroachment agreement for any decorative pavers and/or stamped pavement proposed in the public right-of-way."
  - h. Revised "Access" Note "i" to the following: "The alignment of the internal public and private streets, vehicular circulation and driveways may be modified by the petitioner, subject to CDOT's final approval, to accommodate changes in in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards and industry best practices so long as the street network set forth on the Rezoning Plan is not materially altered."
  - i. Revised the wording of the "Right-of-way Availability" note as such:
    - i. Remove the minimum 60 day good faith period, and specify that all minimum good faith time periods will be in accordance with the standard City right-of-way acquisition process as administered by the City's Engineering & Property Management Department.
    - ii. Re-word the sentence starting with "Furthermore, in the event...." to the following: "Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in acquisition of additional right-of-way as contemplated herein above, then the petitioner will contact the Planning Department and CDOT regarding an appropriate infrastructure phasing plan that appropriately matches the scale of the development proposed to the public infrastructure mitigations."

Staff recommends approval of this petition.

Attachment 2

<p><b>Deferral (to May)</b></p>	<p>3. <a href="#"><u>Petition No. 2013-102</u></a> (Council District 1 – Kinsey) <b>by Wajahat &amp; Ferah Syed</b> for a change in zoning for approximately 0.40 acres located on the south side of North Davidson Street between East 33rd Street and East 35th Street from R-5 (single family residential) &amp; MUDD-O (mixed use development, optional) to TOD-MO (transit oriented development, mixed, optional) &amp; MUDD-O SPA (mixed use development, optional, site plan amendment).</p> <p>The Zoning Committee voted 7-0 to <b>DEFER</b> this petition to their May 5, 2014 meeting.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 3</p>
<p><b>Deferral (to May)</b></p>	<p>4. <a href="#"><u>Petition No. 2014-013</u></a> (Council District 7 - Driggs) <b>by Hawthorn Retirement, LLC</b> for a change in zoning for approximately 10.01 acres located on the east side of Providence Road between Lakeside Drive and Kuykendall Road from R-3 (single family residential) to INST(CD) (institutional, conditional).</p> <p>Petitioner is requesting a one-month deferral of this petition to the May 19, 2014 meeting.</p> <p>This petition is found to be inconsistent with the <i>South District Plan</i> but to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 6-1 vote of the Zoning Committee. The Committee voted 6-1 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Amended note 2a to refer to Section 9.503 and specify the type of "Home for the Aged" units as dependent units. The petitioner added the following language for clarity, "except for the two independent units, for management staff only, not for rental purposes."</li> <li>2. Amended note 4a to specify a maximum proposed building height of 44 feet, which is more restrictive than the 45 feet requested by staff.</li> <li>3. Placed an X over note 5c; the note will be removed completely with final plan submission.</li> <li>4. Amended note 6a to reflect the amount of tree save provided as specified in the Development Data on sheet 2/3.</li> <li>5. Provided additional building articulation and step downs along the southeastern and northern building façades.</li> <li>6. Revised the Site Section A-A to reflect the current site design.</li> <li>7. Deleted references to Lots A and B in the data table and amended site acreage under the data table to show the proposed acres to remain R-3 and proposed acres to be rezoned.</li> <li>8. Amended the Providence/Kuykendall perspective drawing and explained it is for representational purposes and to refer to the preliminary landscape plan for exact trees and plantings.</li> <li>9. Clarified the use of vinyl by stating the prohibition will not include soffits and windows.</li> <li>10. Added a note to each sign location on the landscape plan stating that they will be subject to a separate permit.</li> <li>11. Added the required eight-foot planting strip along Providence Road to the Preliminary Landscape Plan.</li> <li>12. Amended note 8a to limit the height of freestanding lights to 16 feet, which is more restrictive than the 20 feet requested by staff.</li> <li>13. Clarified "non-peak hours" by specifying the hours of 7am-9am and 4pm-6pm.</li> <li>14. Added the proposed CATS waiting pad to the Preliminary Landscape Plan.</li> <li>15. Removed the "Undisturbed Natural Area" label located on the lower edge of the Preliminary Landscape Plan at the Kuykendall driveway.</li> <li>16. Clarified the conflict between the "Undisturbed Natural Area" labels and the 46-foot Class C buffer that is being planted along the northern property line in common with the abutting property by removing the "Undisturbed Natural Area" labels and adding a note stating "Work within the buffer area limited to planting additional trees and shrubs for benefit of neighboring property owners."</li> <li>17. Labeled the sidewalk around and extending from the covered well to the sidewalk along Kuykendall Road shown on the lower right hand corner of the Preliminary Landscape Plan.</li> </ol>

<p><b>2014-013 continued</b></p>	<p>18. Amended site plan to reflect a required 50-foot Class C buffer instead of the 46-foot Class C buffer.</p> <p>19. Removed unneeded sheets in the site plan packet.</p> <p>20. Added note 8b for garage lighting.</p> <p>21. Added overhang foliage to the retaining wall on the landscape plan and site sections.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 4</p>
<p><b>Deferral (to May)</b></p> <p><b>Protests Sufficient</b></p>	<p>5. <b>Petition No. 2014-014</b> (Council District 2 - Austin) by <b>Sam's Real Estate Holdings, Georgia, LLC</b> for a change in zoning for approximately 1.9 acres located on the north corner at the intersection of Northlake Centre Parkway and Point O'Woods Drive from R-3, single family residential to NS, neighborhood services.</p> <p>The Zoning Committee voted 7-0 to <b>DEFER</b> this petition to their May 5, 2014 meeting.</p> <p>Staff does not recommend approval of this petition in its current form.</p> <p>Attachment 5</p>
	<p>6. <b>Petition No. 2014-015</b> (Council District 2 - Austin) by <b>St. Michael &amp; All Angels</b> for a change in zoning for approximately 5.73 acres located on the southeast corner at the intersection of West Sugar Creek Road and David Cox Road from NS (neighborhood services) to R-3 (single family residential).</p> <p>This petition is found to be inconsistent with the <i>Northeast District Plan</i> but to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 7-0 vote of the Zoning Committee. The Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition.</p> <p>Attachment 6</p>
<p><b>Deferral (to May)</b></p>	<p>7. <b>Petition No. 2014-021</b> by <b>Charlotte-Mecklenburg Planning Department</b> for a Text Amendment to the City of Charlotte Zoning Ordinance adding a new definition for mobile farmer's markets and allowing it with prescribed conditions in a variety of zoning districts.</p> <p>The Zoning Committee voted 7-0 to <b>DEFER</b> this petition to their May 5, 2014 meeting.</p> <p>Staff recommends one-month deferral of this petition to allow time to consider modifications to the text amendment.</p> <p>Attachment 7</p>
	<p>8. <b>Petition No. 2014-023</b> (Council District 1 – Kinsey) by <b>Edgeline Residential, LLC</b> for a change in zoning for approximately 2.15 acres located on the south corner at the intersection of North Caldwell Street and East 16th Street and generally surrounded by East 16th Street, North Davidson Street, and East 16th Street from MUDD(CD) (mixed use development, conditional) to MUDD(CD) SPA (mixed use development, conditional, site plan amendment).</p> <p>This petition is found to be consistent with the <i>Blue Line Extension(BLE) Transit Station Area Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 7-0 vote of the Zoning Committee. The Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <p>1. The proposed 20,000 square feet of non-residential uses has been listed on the site plan.</p>

<p>2014-023 continued</p>	<ol style="list-style-type: none"> <li>2. A note has been added that states "The streetscapes along 16th Street and Caldwell Street will include enhancements at four locations generally depicted on the site plan. Those enhancements will include a minimum of one piece of artwork at one location, plus specialty pavers and a bench at the other three locations. A minimum of 30 percent of the grillwork will be decorative along 16th Street and Caldwell Street."</li> <li>3. A note has been provided that decorative grillwork will be provided for the parking deck.</li> <li>4. "Veterinary use/indoor pet services" has been added as an allowed use on the site plan.</li> <li>5. A note has been added that "no spans of blank unarticulated walls greater than twenty feet in length will be allowed".</li> <li>6. "A note has been provided that the elevator lobby entrance located along 16th street will incorporate glass into the façade at the elevator lobby."</li> </ol> <p>Staff recommends approval of this petition.</p> <p>Attachment 8</p>
<p>Protest Sufficient</p>	<ol style="list-style-type: none"> <li>9. <b>Petition No. 2014-024</b> (Council District 12 – Kinsey) <b>by Stonehunt, LLC</b> for a change in zoning for approximately 5.71 acres located on the west side of Luther Street generally surrounded by Cherry Street, Main Street, Baxter Street and Eli Street from UR-2(CD) (urban residential, conditional) to UR-2(CD) SPA (urban residential, conditional, site plan amendment).</li> </ol> <p>This petition is found to be inconsistent with the <i>Midtown Morehead Cherry Area Plan</i> and to not be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 4-2 vote of the Zoning Committee. The Committee voted 5-1 to recommend <b>DENIAL</b> of this petition. The following modifications have been made:</p> <ol style="list-style-type: none"> <li>1. Amended acreage on site plan to reflect 5.71 acres, as specified on the amended application.</li> <li>2. Labeled Sites B and C as referenced on the site plan.</li> <li>3. Specified building materials as cement fiber siding, natural wood siding, masonry and stone exterior finishes, with a minimum 10 percent masonry material. Each home will be set on a stone or masonry foundation. CMU and other raw concrete are not allowed as a finished foundation wall. CMU block parged in stucco is not allowed as a foundation wall finish.</li> <li>4. Noted that duplex units will display the same architectural integrity and requirements as the single family homes, which includes porches with a minimum depth of eight feet.</li> <li>5. Added a note that referenced the site comprised of Site A, B and C as a planned development devoted to residential single family detached dwelling units and two duplexes.</li> <li>6. Specified that the lots in Areas B and C may have frontage on either street.</li> <li>7. Labeled planting strips and/or sidewalks along all street frontages.</li> <li>8. Added a note specifying that the petitioner will construct two duplexes within the planned development and each of the resulting four housing units will be affordable to buyers whose income is at or below 80 percent of the Charlotte Metropolitan Statistical Area (MSA) adjusted mean income.</li> <li>9. Provided a legend on Page 1.</li> </ol> <p>Staff recommends approval of this petition.</p> <p>Attachment 9</p>

10. [Petition No. 2014-025](#) (Council District 7 – Driggs) by **Trinity Capital Advisors, LLC** for a change in zoning for approximately 8.50 acres located on the north side of Interstate 485 between Johnston Road, Toringdon Way, and North Community House Road from CC (commercial center) to CC SPA (commercial center, site plan amendment).

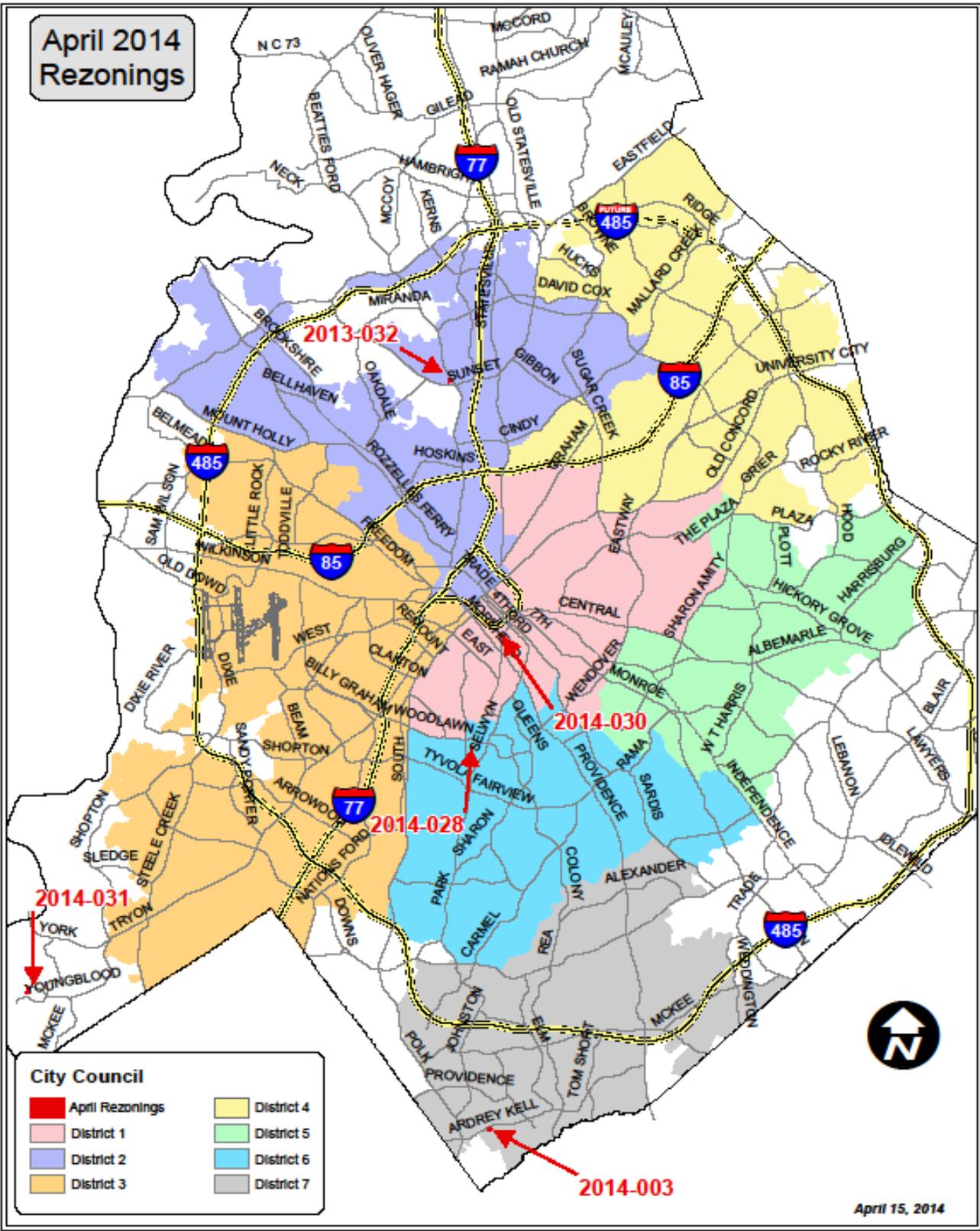
This petition is found to be consistent with the *South District Plan* and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 7-0 vote of the Zoning Committee. The Committee voted 7-0 to recommend **APPROVAL** of this petition with the following modifications:

1. Added notes stating "If a bank/financial institution is constructed on the Site as the allowed use with accessory drive-through windows it must be constructed with an internal drive-through window. An internal drive-through window will be defined as the drive-through lanes designed in such a manner that:
  - a. the area where a car(s) stops to utilize the pickup window(s) is located between two buildings; or
  - b. a solid building edge/wall covers at least 80% of the length of the area where a car(s) stops to utilize the pickup window(s) associated with the drive-through lanes.If a Limited Service Restaurant, as defined above, is constructed on the Site as the allowed use with an accessory drive-through window it may not be developed as a free standing use, it must be part of a building designed for more than one tenant or more than one use. In addition, the Limited Service Restaurant must be constructed with an internal drive through window as defined above."
2. Amended Note 7g indicating that off-street parking areas, as well as maneuvering for parking or drive-through windows, will not be located between Community House Road, the internal private drive and the proposed buildings; however, vehicular parking and maneuvering may be located to the side or behind such buildings.
3. Provided detail of how building edges will relate to uses across the internal street.
4. Added a note committing to provision of an open space area located within Development Area C at the intersection of Community House Road and the internal private drive as generally depicted on the Schematic Site Plan. This open space area will be designed as a focal point for the development and will include attractively landscaped areas and may also include development signage as well as other architectural features.
5. Added note requiring buildings located along the internal private drive to be designed with building facades that face the internal private drive and to have a minimum of 50 percent fenestration.
6. Reduced the number of uses that may be developed with accessory drive through windows from two uses to one use.
7. Reduced the maximum gross floor area of a Limited Service Restaurant from 2,500 square feet to 1,800 square feet.
8. Amended Note 7c to add that the minimum average height of the one story building will be no less than 25 feet as measured to the top of the parapet wall.
9. Amended Note 7d to specify that the allowed drive-through lanes must be located internally to the proposed building.
10. Provided a cross-section of proposed open space area to be located in Development Area C at the intersection of Community House Road and the internal private drive labeled as Inset A.

Staff recommends approval of this petition.

[Attachment 10](#)

<b>Deferral (to June)</b>	<p>11. <a href="#">Petition No. 2014-027</a> (Council District 3 – Mayfield) by <b>Charlotte-Mecklenburg Planning Department</b> for a change in zoning for two parcels approximately 0.81 acres located on the west side of Dunavant Street between Remount Road and Merve Place from I-2 (general industrial) to TOD-M (transit oriented development, mixed).</p> <p>This petition is found to be consistent with the <i>New Bern Transit Station Area Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 7-0 vote of the Zoning Committee. The Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition.</p> <p>Staff recommends approval of this petition.</p> <p><a href="#">Attachment 11</a></p>
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17. [Petition No. 2014-38](#) by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to add stadiums, coliseums, and arenas as uses permitted under prescribed conditions in the MUDD (mixed use development) district, and to correct the use table to indicate stadiums and coliseums are currently permitted, under prescribed conditions, in the UMUD (uptown mixed use district).

Staff recommends approval of this petition.

[Attachment 17](#)