

<u>Mayor Anthony Foxx</u>	<u>Mayor Pro-Tem Patrick Cannon</u>
John Autry	Michael D. Barnes
Warren Cooksey	Andy Dulin
Claire Fallon	David Howard
Patsy Kinsey	LaWana Mayfield
James E. Mitchell, Jr.	Beth Pickering

CITY COUNCIL ZONING AGENDA

Monday, March 19, 2012

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

6:00PM – Zoning Meeting
Meeting Chamber

DINNER MEETING

- ***Review of Agenda – Tammie Keplinger***
- ***Area plan status & text amendment update – Debra Campbell***

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

<p><u>Zoning Districts</u></p> <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 ● UR-C – urban residential - commercial 	<p><u>Overlay Districts</u></p> <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><u>Miscellaneous Acronyms</u></p> <ul style="list-style-type: none"> ● CD – conditional ● SPA – site plan amendment
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HISTORIC LANDMARKS

	<p>1. A Resolution of the City Council of the City of Charlotte calling for a Public Hearing to be held April 16, 2012 by the City Council on the Question of Amending the ordinance for the Historic Landmark known as the “Dr. George E. Davis House” originally adopted by the Charlotte City Council on January 21, 1985. The ordinance would be amended to include .365 acres of land in tax parcel 06901220 as shown on the attached plan. The “Dr. George E. Davis House” (listed under Tax Parcel Number 06901220 as of March 1, 2012) is located at 301 Campus Street in Charlotte, North Carolina, and is owned by Johnson C. Smith.</p> <p>Attachment 1</p>
	<p>2. A Resolution of the City Council of the City of Charlotte calling for a Public Hearing to be held April 16, 2012 by the City Council on the Question of Amending the Ordinance for the Historic Landmark known as “Fire Station No. 2” originally adopted by the Charlotte City Council on January 19, 1976. The ordinance would be amended to include all of the .17 acres of land (listed under Tax Parcel Number 12303612 as of March 1, 2012). “Fire Station No. 2” is located at 301 Campus Street in Charlotte, North Carolina, and is owned by CRAM Holdings Group LLC.</p> <p>Attachment 2</p>

DECISIONS

<p>Deferral (to April)</p> <p>Protests Sufficiency TBD</p>	<p>3. <u>Petition No. 2011-065</u> by Chapel Cove at Glengate, LLC for a MX-1 INNOV site plan amendment (LLW-PA) & (LLW-CA) and 5-Year Vested Rights, for approximately 319.91 acres located on the east and west side of Shopton Road West generally surrounded by Winget Road, Elkhorn Drive, Limehurst Place, and Hatfield Road.</p> <p>The Zoning Committee voted unanimously to DEFER this petition to the March 28, 2012 Zoning Committee meeting.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 3</p>
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<p>Protests Insufficient</p>	<p>5. <u>Petition No. 2011-072 by University Investment Groups, LLC</u> for a change in zoning for approximately 6.0 acres located on the northwest corner at the intersection of University City Boulevard and East Mallard Creek Church Road from NS to MUDD(CD).</p> <p>This petition is found to be inconsistent with the <i>University City Area Plan</i>, but to be reasonable and in the public interest, by a 5-1 vote of the Zoning Committee. The Committee voted 5-1 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The building has been modified to show breaks with various architectural materials and open space. 2. The height has been identified as having a maximum of five stories and a total of 90 feet. 3. The overall height is now specified on the site plan. 4. The site plan has been revised to show building elevations with the residential units now wrapping around the structured parking deck. 5. The elevations are now labeled. 6. The storm water note has been addressed. 7. The areas of possible storm water detention and the note relating to storm water have been removed from the site plan as this is a minimum ordinance requirement. 8. The 55-foot building setback is now labeled on the site plan. A note that building setback may be reduced upon written agreement of MUMPO, NCDOT and CDOT has been added to the site plan. 9. The petitioner has agreed to the dedication and reservation of right-of-way along University City Boulevard and East Mallard Creek Church Road. <p>Staff recommends approval of this petition.</p> <p>Attachment 5</p>
	<p>6. <u>Petition No. 2011-079 by Sami Nafisi</u> for a B-1(CD)(LLWPA) site plan amendment for approximately 1.21 acres located on the northeast corner of the intersection at Tuckaseegee Road and Little Rock Road.</p> <p>This petition is found to be consistent with the <i>Northwest District Plan</i> and reasonable and in the public interest, by a unanimous vote of the Zoning Committee. The Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Rezoning petition "2011-079" is now labeled on the site plan. 2. The correct conditional notes in standard form are now provided on the site plan. 3. The site plan now notes a 20-foot maximum height of detached freestanding lighting and states that no wall pak lighting will be allowed. 4. The proposed building material will consist of cement board panels, and is now noted on the site plan. 5. The petitioner has added pertinent notes from the previous site plan (rezoning petition 1999-040) relating to the required Class B buffer and dedication of right-of-way along Tuckaseegee Road and Little Rock Road. 6. The current and proposed zoning are now correctly identified on the site plan. 7. The maximum height of the building is now stated on the site plan as 15'. 8. The petitioner has provided building elevations that includes the proposed expansion. 9. The zoning of adjacent properties and those across the streets are now labeled on the site plan. 10. The petitioner has addressed CDOT's comments by: <ol style="list-style-type: none"> a) adding a note relating to dedication of right-of-way along Tuckaseegee and Little Rock Roads; b) changing "Install Median per CDOT" to "Install Median per NCDOT"; and, c) showing sight triangles on the site plan. <p>Staff recommends approval of this petition.</p> <p>Attachment 6</p>

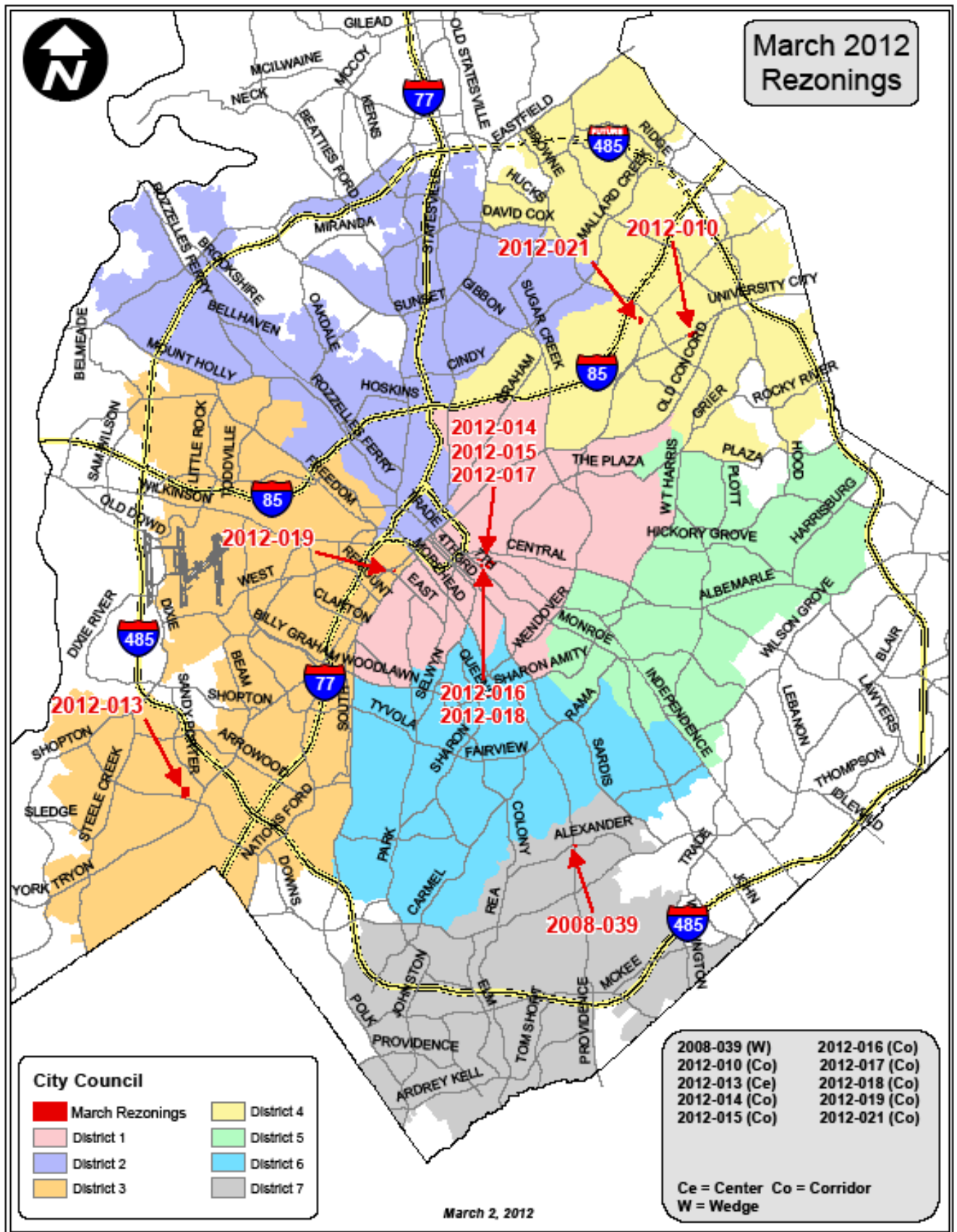
	<p>7. <u>Petition No. 2011-082</u> by Steele Creek 1997 Limited Partnership for a change in zoning for approximately 11.0 acres located on the southwest corner of the intersection of South Tryon Street and Steele Creek Road from R-17MF(CD) and CC to CC and CC SPA.</p> <p>This petition is found to be consistent with the <i>Steele Creek Area Plan</i> and reasonable and in the public interest, by a unanimous vote of the Zoning Committee. The Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Modified Note 2d on Sheet RZ-3 pertaining to "Building Edge" to commit to both building edges within building/parking envelopes C and D. 2. Provided sidewalk connections out to the abutting public/private streets to facilitate a better sidewalk network. 3. Addressed the following CDOT issues. <ol style="list-style-type: none"> a. The petitioner complied with the Traffic Impact Study's (TIS) mitigation proposal b. The revised TIS addressed NC 49/NC 160 traffic impacts caused by the proposed development by restriping the existing dedicated NB/SB NC 160 right-turn lanes to thru/right turn lanes. c. The NC 160 continuous raised median CDOT issue was addressed with a revision to the conditional notes, received Monday, February 27, 2012. <p>Staff recommends approval.</p> <p>Attachment 7</p>
	<p>8. <u>Petition No. 2011-083</u> by Steele Creek 1997 Limited Partnership for a change in zoning for approximately 22.0 acres located on the southern corner of the intersection of Steele Creek Road and Walker Branch Drive from R-17MF(CD) to CC.</p> <p>This petition is found to be consistent with the <i>Steele Creek Area Plan</i> and reasonable and in the public interest, by a unanimous vote of the Zoning Committee. The Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Increased the height of the screen wall shown on Cross-Section D on Sheet RZ-2 and indicated the minimum height to be 2 to 2.5 feet high. 2. Provided a note under "Streetscape and Landscaping" on Sheet RZ-3 that walls and/or plantings will be used to screen the loading dock/service areas from the open space/plaza areas. 3. Modified Note 2e on Sheet RZ-3 as follows: "...the drive-through window and its associated drive lane may be located between the building and Steele Creek Road or between the building and Private Street B. In such event, the Petitioner will provide a low wall (1.5 to 2 <u>to 2.5</u> feet high) and low accent planting..." 4. Modified Note 2g on Sheet RZ-3 to commit to all building edges identified on the site plan. 5. Removed the last sentence within Note 6g on Sheet RZ-3 which read: "In areas where the multi-use trail is more than five (5) feet below the grade of the service area the trees and shrubs may be omitted". 6. Modified Note 8b on Sheet RZ-3 to indicate the petitioner will initiate the procedure to convey land for greenway prior to the issuance of the certificate of occupancy for the first building located adjacent to the 100-foot SWIM buffer. 7. Addressed the following CDOT issues. <ol style="list-style-type: none"> a. The petitioner complied with the Traffic Impact Study's (TIS) mitigation proposal b. The revised TIS addressed NC 49/NC 160 traffic impacts caused by the proposed development by restriping the existing dedicated NB/SB NC 160 right-turn lanes to thru/right turn lanes. c. The NC 160 continuous raised median CDOT issue was addressed with a revision to the conditional notes, received Monday, February 27, 2012. <p>Staff recommends approval of this petition upon resolution of the outstanding issues.</p> <p>Attachment 8</p>

<p>Protest Sufficient</p>	<p>9. Petition No. 2012-001 by Mercury NoDa, LLC for a MUDD-O site plan amendment and 5-Year Vested Rights, for approximately 3.87 acres located on the northeast corner of North Davidson Street and East 36th Street.</p> <p>This petition is found to be consistent with the <i>North Charlotte Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee. The Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Provided a more detailed Mercury Street building elevation and committed to masonry materials along the first two stories. 2. Reduced the height of the building along Mercury Street from four stories to three stories. 3. Added a note which indicates the possibility of a larger parking structure if the City of Charlotte elects to participate and fund construction of additional public parking. 4. Provided a note which indicates that roll out dumpsters will be contained inside the building at all times except on trash pickup days. 5. Added a note that states "the project will contain a minimum allowance of \$30,000 for the purposes of installation and purchase of public art". <p>Staff recommends approval of this petition.</p> <p>Attachment 9</p>
	<p>10. Petition No. 2012-006 by Lomax Properties for a MUDD-O site plan amendment for approximately 5.75 acres located on the north side of Millerton Avenue near the intersection of West Morehead Street.</p> <p>This petition is found to be consistent with <i>The Bryant Park Land Use and Pedscape Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee. The Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Delineated a six-foot sidewalk along Millerton Avenue rather than a five-foot sidewalk. 2. Indicated internal sidewalks abutting parking areas will have a minimum width of seven feet. 3. Eliminated the proposed sign. Signage will meet ordinance minimums. 4. Provided an internal streetscape containing a minimum five-foot sidewalk and eight-foot planting strip on both sides of the internal private drive connecting Millerton Avenue to buildings #1 and #2. 5. Reorganized and consolidated the site plan notes within the standardized form. Placed the following Development Data Summary notes under the appropriate headings. <ol style="list-style-type: none"> a. Notes #1 and #6 under "General Provisions" b. Eliminated Notes #2 thru #5, #9 and #10. c. Notes #7 and #14 under "Transportation. Corrected typos in Note #14. d. Note #8 under "Fire Protection". e. Note #11 under "Lighting". f. The last sentence of Note #12 modified and placed under "Architectural Standards" to read "Direct sidewalk connections will be provided from the buildings that abut Millerton Avenue <u>out to the public sidewalk</u>". g. Note #13 under "Streetscape". h. Notes #15 and #16 under "Environmental Features". i. Notes #17 and #18 under "Other". j. Note #19 under "Parks, Greenways, and Open Space". k. Notes #20 and #21 under "Architectural Standards". l. Note 22 under "Optional Provisions". m. Placed "CDOT Notes" under "Transportation". 6. Eliminated the reference of "total parking shown: 279". 7. Eliminated the note under "Permitted Uses" and provided the following note "Up to 270 multi-family residential units and associated accessory uses".

	<ol style="list-style-type: none"> 8. Relocated Note b under "Other" to "Architectural Standards". Modified the note to indicate the solid waste enclosure will have a roof. 9. Provided typical building elevations of the proposed buildings to illustrate the scale and massing. 10. Provided a note under "Streetscape" to state "The petitioner will provide a CATS concrete passenger waiting pad along Millerton Avenue per CATS standards". 11. Addressed Mecklenburg County Parks and Recreation Department's comment by identifying a greenway easement at the northern corner of the subject site, next to the future Stewart Creek greenway, to allow an entrance plaza to the greenway trail. <p>Staff recommends approval of this petition.</p> <p>Attachment 10</p>
<p>Protest Sufficient</p>	<p>11. <u>Petition No. 2012-007</u> by Rainier Builders for a change in zoning for approximately 0.62 acres located on the north side of Yadkin Avenue between East 35th Street and East 36th Street from R-5 and O-2 to MUDD-O.</p> <p>This petition is found to be inconsistent with the <i>North Charlotte Plan</i> but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee. The Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. "Rezoning Petition 2012-007" is now noted on the site plan. 2. The zoning of adjacent properties and those properties across Yadkin Avenue and East 35th Street are now labeled on the site plan. 3. The widths of the landscape strips along East 35th Street are now labeled as 1'-10" and 3'. 4. Petitioner has added language to the site plan identifying locations of existing Oak and Maple trees in proposed tree save areas as the reason for the proposed streetscape amendment. 5. Language has been added to the site plan stating the existing wood shed in alley will be removed or relocated. 6. The word "amenity" is now spelled correctly on site plan. 7. The <i>8' Landscape Area</i> along Yadkin Avenue is now labeled <i>8' foot Landscape Strip</i>. 8. Language has been added to the site plan stating plantings will consist of 25% Evergreen trees, 75% Evergreen shrubs, and 40% large maturing trees. 9. The petitioner has revised language on the site plan to clarify that the corner of an existing fence is located on adjacent Fire Station property. 10. The petitioner has responded to the CDOT comment by stating the optional request is intended to preserve the large existing trees and to retain the existing site wall. The petitioner will work with Urban Forestry and if it is found the trees are not worth preserving, the petitioner will provide the required streetscape improvements along 35th Street. However, the petitioner reserves the right to use the optional request if needed. 11. The petitioner has responded to comments from Urban Design by incorporating larger windows (including two at the pedestrian level), and more painted fiber-cement lap siding to the side elevation facing 35th Street. Sheet A3 has been added to the site plan package. A note has been added stating that the sidewalk at 35th Street will be widened to the wall where possible to preserve existing trees if requested. 12. The Subdivision comments requesting for r/w dedication along Yadkin Avenue has been removed as it is no longer a requirement. <p>Staff recommends approval of this petition.</p> <p>Attachment 11</p>

	<p>12. <u>Petition No. 2012-008</u> by NLCM, LLC for a change in zoning for approximately 30.21 acres located on the southwest corner at the intersection of Reames Road and Bayview Parkway from R-3 and R-8MF(CD) to R-8MF(CD) and R-8MF(CD) site plan amendment.</p> <p>This petition is found to be consistent with the <i>Northlake Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee. The Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Provided a six-foot wide bike/pedestrian connection from the end of Malvina Lane to the public sidewalk along Reames Road. 2. Modified Note 4(B) to state "...The streetscape treatment along new public streets <u>and along Reames Road</u> will meet or exceed the standards of the ordinance...". 3. Provided a note to indicate the streetscape for internal private streets will include a minimum of a five-foot wide sidewalk and a two-foot wide planting strip along both sides of the streets. 4. Modified the site plan to indicate the street trees will be located within the eight-foot planting strips. 5. Graphically depicted the internal sidewalk network from the buildings out to the public sidewalks. 6. Indicated a minimum 20-foot dimension from the face of the garages to the back of sidewalks along the private streets. 7. Modified Note 3(E) to eliminate "cementious siding" from the list of masonry materials. 8. Provided a note under "Buffers and Open Space" to indicate a 50-foot landscape setback will be provided along the future Fred D. Alexander Boulevard and will be improved according to the requirements of Section 12.308(1)(a thru f) of the Zoning Ordinance. 9. Provided a note to clarify the petitioner will provide a concrete CATS passenger waiting pad along Reames Road. 10. Modified the "Maximum Building Height" to state "Maximum allowed by ordinance. However, not to exceed three stories". 11. Labeled Reames Road. 12. Modified Note 3(E) to change the percentage of masonry material on the exterior walls from 50 percent to 25 percent to reflect the building elevations presented at the public hearing. <p>Staff recommends approval of this petition.</p> <p>Attachment 12</p>
	<p>13. <u>Petition No. 2012-011</u> by Singh Development, LLC for a change in zoning for approximately 8.44 acres located on the east side of Randolph Road between Wonderwood Drive and Shasta Lane from UR-2(CD) to INST(CD).</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, by a unanimous vote of the Zoning Committee. The Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Clarified the three-story portions of the proposed building. 2. Labeled side property line and 100-foot greenway dedication area. 3. Referenced proposed units as nursing home/dependent care units. 4. Added note that site will comply with Post Construction Controls Ordinance. 5. Provision of a compacting dumpster that will be housed in a four-sided structure with a pitched roof and an all brick façade. 6. The northernmost driveway will prohibit left-turn movements to and from Randolph Road subject to review and approval by CDOT. 7. Site will provide on-site storm water management facilities sufficient to control the peak flow of the 100-year storm event. <p>Staff recommends approval of this petition.</p> <p>Attachment 13</p>

	<p>14. <u>Petition No. 2012-012</u> by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to Update the Zoning Districts in which Crematory facilities are allowed and the prescribed conditions.</p> <p>This petition is found to be consistent with adopted policies and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee. The Committee voted unanimously to recommend APPROVAL of this petition.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 14</p>
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HEARINGS

Protest Sufficient	<p>15. Petition No. 2012-010 by Crescent Resources for a change in zoning for approximately 4.70 acres located on the south side of University City Boulevard between Mark Twain Road and Suther Road from R-17MF to MUDD-O 5-Year Vested Rights.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 15</p>
	<p>16. Petition No. 2012-013 by Marc H. Silverman for a change in zoning for approximately 21.38 acres located at the intersection of Westinghouse Boulevard and D. Ducks Lane between Stockport Place and South Tryon Street from I-1 and I-1(CD) to I-2(CD).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 16</p>
	<p>17. Petition No. 2012-021 Colonial Realty Limited Partnership for a O-2(CD) site plan amendment, for approximately 5.1 acres located on the west side of University Executive Park Drive off West W.T. Harris Boulevard.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 17</p>
Protest Insufficient	<p>18. Petition No. 2008-039 by Charlotte-Mecklenburg Historic Landmarks Commission for a change in zoning for approximately 1.55 acres located on the southeast corner of Providence Road and Alexander Road from R-3 to O-1(CD) 5-Year Vested Rights.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 18</p>
	<p>19. Petition No. 2012-014 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.48 acres located on the east and west side of Louise Avenue between East Independence Boulevard and East 8th Street from B-1 and O-2 to R-5 and R-12MF.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 19</p>
	<p>20. Petition No. 2012-015 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.65 acres located south of Independence Boulevard and between Hawthorne Lane and Lamar Avenue from B-1 and O-2 to R-12MF.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 20</p>
	<p>21. Petition No. 2012-016 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.79 acres located on the north side of Clement Avenue across from East 9th Street and generally bounded by Bay Street, Lamar Avenue, and East 8th Street from R-22MF to R-5.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 21</p>

	<p>22. Petition No. 2012-017 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.67 acres located south of Independence Boulevard along the east and west side of Clement Avenue from B-1 and I-2 to R-5.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 22</p>
	<p>23. Petition No. 2012-018 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.26 acres located on the north side of Hawthorne Lane between East 7th Street and East 8th Street from R-22MF and O-2 to R-5.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 23</p>
	<p>24. Petition No. 2012-019 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.47 acres located on the south side of West Kingston Avenue between Camden Road and Hawkins Street from B-1 from TOD-M.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 24</p>
	<p>25. Petition No. 2012-020 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to replace the term, "Planning Commission" with "Planning Department", when referring to the Charlotte-Mecklenburg Planning Department staff.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 25</p>