

**AGENDA**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**ZONING COMMITTEE WORK SESSION**  
**Charlotte-Mecklenburg Government Center, Rm 280**  
**April 25, 2012**  
**4:30 P.M.**

<p><b>Solomon Fortune</b></p> <p><b>Deferral (to July)</b></p> <p><b>Protest Insufficient</b></p>	<p>1. <a href="#"><u>Petition No. 2008-039</u></a> 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>The petitioner is requesting a three-month deferral to the July 25, 2012 Zoning Committee meeting.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 3</p> <p><b>Update: The following have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. Label on the site plan and write in the conditional notes of the 35 feet and any additional right-of-way that is being proposed for dedication along Alexander Road.</li> <li>2. Relocate trash and recycling away from public street frontage.</li> <li>3. Address CDOT comment.</li> </ol>
<p><b>Solomon Fortune</b></p>	<p>2. <a href="#"><u>Petition No. 2010-080</u></a> by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify the regulations for "Outdoor Seasonal Fresh Produce Sales" by 1) renaming them to "Outdoor Fresh Produce Stands", 2) expanding the zoning districts in which they are permitted with prescribed conditions, and 3) modifying the prescribed conditions.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment was passed out at the City Council Dinner meeting on 4/16/12 and mailed to the ones that were absent.</p> <p><b>Update: Based on comments received from City Council, the Charlotte-Mecklenburg Planning Commission, and citizens, the text amendment has been revised. The revised text amendment was provided to the Zoning Committee in advance. The following issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. Removed the design standards for produce stands.</li> <li>2. Modified the text allowing a produce stand as an accessory use in the residential, office and institutional districts as an accessory use to an "institutional use". Instead of using the term "institutional use", the uses are now listed. A produce stand shall only be allowed as an accessory use to a "religious institution, school, university, college, or hospital".</li> </ol>

<p>Shad Spencer</p> <p>Protests Sufficient</p>	<p>3. <a href="#"><u>Petition No. 2011-065</u></a> by Chapel Cove at Glengate, LLC for a MX-1 INNOV site plan amendment (LLW-PA) &amp; (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>Staff recommends approval of this petition.</p> <p>Attachment 4</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> <li>1. Modified the "Transportation" and "Innovative Standards" notes to indicate the petitioner will increase the pavement width of Withers Cove Road (10-foot travel lanes and a one-foot shoulder on each side of the road) from Hatfield Road to Traymore Lane.</li> <li>2. Modified a note under "Transportation" indicating the installation of a five-foot wide sidewalk/shared walking path along one side of Withers Cove Road extending from Wildlife Road to Traymore Lane.</li> <li>3. Modified Note #1 under "Streetscape and Landscaping" to indicate a minimum five-foot wide trail along the Shopton Road West frontage to reflect the requirements of the 2003 rezoning.</li> <li>4. Addressed CDOT comments by provided a 10-foot wide asphalt pedestrian/bike trail from the terminus of Winget Road to the northern property line of tax parcel 199-151-09 owned by Mecklenburg County.</li> <li>5. Provided a note under "Transportation" indicating the petitioner will complete the construction of Winget Road from Shopton Road West to the western property line of Phase 3 prior to the issuance of the first certificate of occupancy for a dwelling unit within Phase 3.</li> <li>6. At staff's request and due to the inability to enforce, the petitioner removed an architectural standard which stated "a minimum of 50 percent of the single family detached dwellings units constructed on the Site shall have front porches".</li> <li>7. Increased the minimum lot widths within Parcel B by modifying the note to read "a minimum of 40% of the single family lots developed on Parcel B shall have a minimum width of <u>70</u> <del>60</del> feet, and the remaining lots shall have a minimum width of <u>60</u> <del>50</del> feet".</li> <li>8. Increased the minimum lots widths within Phase 3 by modifying the note to read "a minimum of 40% of the single family lots developed on Phase 3 shall have a minimum width of <u>80</u> <del>70</del> feet, and the remaining lots shall have a minimum width of <u>70</u> <del>60</del> feet".</li> <li>9. Modified an "Architectural Standards" note to read "... Notwithstanding the foregoing, vinyl accents, such as <u>trim components</u> <del>vinyl shake-on-reverse gables and dormers</del>, shall be permitted, vinyl may be utilized on the soffits of the single family detached dwelling units and vinyl windows may be installed on the single family detached dwelling units".</li> </ol>
<p>Claire Lyte-Graham</p> <p>Deferral (to July)</p> <p>Protests Sufficient</p>	<p>4. <a href="#"><u>Petition No. 2011-068</u></a> by Morehead Property Investments, LLC for a change in zoning for approximately 1.50 acres located on East Morehead Street between Kenilworth Avenue and Monticello Trail from O-2 to MUDD(CD).</p> <p>The petitioner is requesting a three-month deferral to the July 25, 2012 Zoning Committee meeting.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 5</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> <li>1. Addressed CDOT's comments by adding language Development Note 1c. under "General Provisions" stating that the 40' of right-of-way to be dedicated along East Morehead Street will be extended to the back of the sidewalk to include the full width of the sidewalk width should the sidewalk width go beyond the 40' indicated.</li> </ol>

<p>2011-68 continued</p>	<ol style="list-style-type: none"> <li>2. Language has been added to Development Note 3d. under "Setbacks, Side Yards, Rear Yards" to include required and provided (at residential levels above parking levels) side and rear yards. The side and rear yards in MUDD are 0'. The petitioner is providing a 10' side yard at residential levels above parking levels, and a 15' rear yard at residential levels above parking levels.</li> <li>3. Development Note 3c. under "Setbacks, Side Yards, Rear Yards" has been revised to now state that the primary residential building face will be established 15' from the rear property line with no screening. Balconies and other architectural elements (including but not limited to bay windows) shall be allowed within this 15' zone. Also, Development Note 3c. now references a "primary residential building face".</li> <li>4. Development Note 3d. under "Setbacks, Side Yards, Rear Yards" has been revised to eliminate reference to the rear elevation and to include the word "residential" when referring to the "primary building".</li> <li>5. The petitioner has modified Development Notes 3e. and 3f. under "Setbacks, Side Yards, Rear Yards" by removing the reference to the rear elevation.</li> <li>6. The petitioner has modified Development Note 4b. under "Building Height" by clarifying that the building height along the rear property line will be held to the same height standard as Note 4c. along Monticello Terrace.</li> <li>7. Language has been added to Development Note 4c. under "Building Height" to reference Development Note 4b. and Detail 3 on Sheet RZ 2.00 with respect to depiction of restrictions on height in relation to Monticello Terrace. Additionally, Detail 3 (<i>Sample Concept Massing</i>) on Sheet RZ 2.00 (<i>Sample Concept Elevations</i>) has been revised to reflect the intent of the above-referenced notes.</li> <li>8. Development Note 5e. under "Transportation/Parking" has been revised to clarify that any portion of the parking structure above grade and less than 5' from any property line will be a solid wall with an architectural finish.</li> <li>9. The site plan now shows a possible driveway connection at the rear of the property for through-block connectivity to Harding Place, and new Development Note 6d. under "Access and Circulation" states the petitioner's intent to coordinate its design and construction with CDOT and adjacent property development and developers.</li> <li>10. New Development Note 7d. under "Stormwater/Erosion Control" states that the petitioner will meet all city/county/state erosion control regulations and endeavor to eliminate any erosion related impact to adjacent properties.</li> <li>11. The petitioner has modified Development Note 8b. under "Screening and Tree Ordinance" by adding language relating commitment to the preservation of the trees along the street of the development property as well as any trees on adjacent properties that may be adversely affected by the construction of this development, as determined by the arborist.</li> <li>12. Development Notes 8e. thru 8f. under "Screening and Tree Ordinance" have been modified to refer to a primary residential building face, and to remove references to the rear elevation.</li> </ol>
<p>Claire Lyte-Graham</p>	<ol style="list-style-type: none"> <li>5. <a href="#"><u>Petition No. 2012-009</u></a> Dave Ransenberg and Doug Levin for a UR-3(CD) site plan amendment, for approximately 0.45 acres located on the south side of North Davidson Street between Herrin Avenue and Donatello Avenue.  Staff recommends approval of this petition.  Attachment 17  <b>Update: The following issues have been addressed:</b> <ol style="list-style-type: none"> <li>1. The zoning district of the property located across N. Davidson Street and located within the railroad right-of-way is now labeled and identified as I-2 on site plan.</li> <li>2. The site plan now notes that the minimum setback from Warp Street will be 20'.</li> </ol> </li> </ol>

<p>2012-009 continued</p>	<ol style="list-style-type: none"> <li>3. The <i>Signage</i> note has been removed from the site plan.</li> <li>4. A note has been added to the site plan stating all freestanding light fixtures will be uniform in design and shall not exceed 20' in height.</li> <li>5. CDOT issues have been addressed with the following actions: <ol style="list-style-type: none"> <li>a. The proposed fence along North Davidson Street has been reduced in height from 42" to 30".</li> <li>b. The site plan shows dedicated right-of-way 30' from centerline of the existing North Davidson Street right-of-way.</li> </ol> </li> </ol>
<p>Sonja Sanders</p> <p>Protest Sufficient</p>	<ol style="list-style-type: none"> <li>6. <a href="#">Petition No. 2012-010</a> 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.</li> </ol> <p>Staff recommends approval of this petition.</p> <p>Attachment 7</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> <li>1. Reduced the maximum number of units to 200, resulting in an overall density of 43 units per acre.</li> <li>2. Limited nonresidential square footage to a maximum of 5,000 square feet.</li> <li>3. Altered the site plan to enhance compatibility and integration with the abutting neighborhood as follows: (a) limited building height to three stories for Buildings AB and E, which abut existing homes to the rear of the site; (b) moved building AB farther away from rear property line (10 feet on the eastern end and 25 feet on the western end.</li> <li>4. Amended Note K under the heading of Architectural Standards to specify the maximum building height of Building AB at the rear of the building. Clearly noted height limit on all sheets.</li> <li>5. Provided written confirmation from Duke Energy stating that Duke Power will not object to the planting of shrubs and trees that are of a species that will not exceed, at maturity, 15 feet in height in the utility easement along the rear of the property.</li> <li>6. Amended Note 4E under the heading of Permitted Uses to specify that the commercial uses are limited to those listed in 4A and stated that ground floor commercial uses are permitted in a residential building and/or parking structure.</li> <li>7. Provided a 10-foot minimum building separation abutting the residential use to the east on Building AB.</li> <li>8. Showed and labeled the required loading space.</li> <li>9. Deleted Note 4 under the heading of Optional Provisions.</li> <li>10. Deleted standard MUDD requirements listed in Notes 6 A, B and C under the heading of Architectural Standards and Notes 7 C and D under the heading Streetscape and Landscaping.</li> <li>11. Amended Note 6I (I.1) to delete vinyl siding as an exterior building material, with the exception of vinyl windows.</li> <li>12. Showed and labeled possible location of solid waste and recycling containers.</li> <li>13. Removed five-year vested rights from the heading of Optional Requests as it is not an optional request. Additionally deleted the request for five-year vested rights.</li> <li>14. Addressed CDOT comments.</li> <li>15. Added Note 6H under the heading of Architectural Standards to state "a greenscreen or decorative architectural screening to be installed at all openings on all levels of the structured parking deck façade facing the rear yard of the site."</li> <li>16. Reflect parking maximums to be provided as follows: <u>Multi-family</u> - one space per bedroom minus 20 spaces for multi-family units; <u>Visitor</u>- one space per 15 bedrooms; <u>Restaurant</u>- one space per 150 square feet; <u>Other Uses</u>- one space per 600 square feet.</li> </ol>

2012-010 continued	<p>17. Amended Note 5C under the heading of Transportation to state “access to the site from Mark Twain Road is proposed as full access with a median opening. The petition shall open the median (no left-turn lanes) and extend the median from its existing location (approximately 80 feet) to the University City Boulevard (NC 49) right-of-way. The petitioner shall provide for a pedestrian refuge area if needed, if feasible align Advent Lutheran Church’s existing driveway to the new median opening, and add new landscaping material or transplant any existing vegetation impacted by construction to the proposed median extension. A landscaping plan for the Mark Twain median will be required during the driveway and construction plan approval process.”</p> <p>18. Amended Note 6D under the heading of Architectural Standards to state” all buildings constructed on the site shall be architecturally compatible in appearance through the use of similar, as well as complementary building materials, colors and design (giving due considerations of the use of each building). Should a decorative architectural screening be used on the rear yard façade of the structured parking deck, it must be reviewed and approved by the Charlotte-Mecklenburg Planning Department prior to the issuance of a building permit for the parking deck.”</p> <p>19. Amended Note 13 under the heading of Phasing to state the development will be built in one phase.</p> <p>20. Amended Note 4A to limit permitted uses to the following uses: barber and beauty shops; dwellings detached, duplex, triplex, quadraplex, attached, multi-family and planned multi-family developments, and mixed use buildings; restaurants including open air or sidewalk cafes; retail sales limited to uses permitted in the B-1 district, structured parking decks as a principal or accessory use.</p> <p>21. Deleted Note 6K under the heading of Architectural Standards.</p> <p>22. Added Hardie plank siding as a permitted building material under Note 6H.</p>
Claire Lyte-Graham	<p>7. <a href="#">Petition No. 2012-016</a> 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 11</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>
Michael Cataldo	<p>8. <a href="#">Petition No. 2012-017</a> 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 12</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>
Claire Lyte-Graham	<p>9. <a href="#">Petition No. 2012-018</a> 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 13</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>

<p><b>Sandra Montgomery</b></p>	<p>10. <a href="#"><u>Petition No. 2012-020</u></a> by <b>Charlotte-Mecklenburg Planning Department</b> 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 15</p> <p><b>Update: The following issue has been addressed:</b></p> <ol style="list-style-type: none"> <li>1. <b>The City Attorney has been asked to provide an opinion on the text amendment. The response will be provided when received.</b></li> </ol>
<p><b>Shad Spencer</b></p>	<p>11. <a href="#"><u>Petition No. 2012-024</u></a> by <b>NRP Properties/ Northlake Seniors</b> for a change in zoning for approximately 1.72 acres located on the northeast corner at the intersection of West W.T. Harris Boulevard and Forest Drive from CC to MUDD-O.</p> <p>Staff recommends denial of this petition.</p> <p>Attachment 18</p> <p><b>Update: The following issues have been addressed:</b></p> <p><b><u>Elderly Multi-Family Alternative:</u></b></p> <ol style="list-style-type: none"> <li>1. <b>Reduced the maximum building height from four stories to three stories and 45 feet.</b></li> <li>2. <b>Increased the setback along Forest Drive to 30 feet to match the abutting R-3 zoning setback requirement.</b></li> <li>3. <b>Removed Note B under "Transportation".</b></li> <li>4. <b>Indicated the pedestrian connection along the northern driveway will be a minimum of five feet.</b></li> <li>5. <b>Modified the site plan to reference "West W.T. Harris Blvd" not "N. W.T. Harris Blvd".</b></li> <li>6. <b>Indicated the correct scale of 3/32" = 1' on sheet RZ-2.</b></li> <li>7. <b>Specified services and amenities associated with the institutional use.</b></li> </ol> <p><b><u>Commercial Alternative:</u></b></p> <ol style="list-style-type: none"> <li>1. <b>Eliminated Note B.3 under "Optional Provisions" regarding urban open space. Urban open space is not required for developments less than 50,000 square feet.</b></li> <li>2. <b>Modified Note B.4 under "Optional Provisions" to only request a modified streetscape for Forest Drive to include an eight-foot planting strip and five-foot sidewalk. The planting strip may be reduced to four feet in areas to maintain existing trees.</b></li> <li>3. <b>Modified Note B under "Streetscape and Landscaping/Fence/Buffers" to indicate an eight-foot planting strip and six-foot sidewalk along West W.T. Harris Boulevard and the streetscape proposed by the optional provision for Forest Drive.</b></li> <li>4. <b>Removed Notes D.2 (d) and (e) under "Streetscape and Landscaping/Fence/Buffers".</b></li> <li>5. <b>Removed Note B under "Open Space".</b></li> <li>6. <b>Clarified and labeled a 42-foot setback along Forest Drive on Sheet RZ-3.</b></li> <li>7. <b>Clarified on the site plan that the "Existing Screen Fence" along Forest Drive and the eastern property line is to remain.</b></li> <li>8. <b>Modified the site plan to reference "West W.T. Harris Blvd" not "N. W.T. Harris Blvd".</b></li> </ol>



<p>2012-024 continued</p>	<p><b>The following issues are outstanding:</b></p> <p><b><u>Elderly Multi-Family Alternative:</u></b></p> <ol style="list-style-type: none"> <li>1. Modify the rezoning request from MUDD-O to UR-3(CD).</li> </ol> <p><b><u>Commercial Alternative</u></b> – Eliminate the commercial alternative. If not eliminated, the petitioner should:</p> <ol style="list-style-type: none"> <li>1. Eliminate Note D under “Transportation” and modify Note C to require right-of-way dedication along West W.T. Harris Boulevard similar to what is provided for the Elderly Multi-Family Scenario.</li> <li>2. Indicate a minimum five-foot pedestrian connection from West W.T. Harris Boulevard along the northern driveway to the existing abutting shopping center on Sheet RZ-3.</li> <li>3. Indicate a minimum five-foot wide pedestrian connection from the building out to both abutting public streets on Sheet RZ-3.</li> </ol> <p><b>The following items have been modified on the site plan:</b></p> <ol style="list-style-type: none"> <li>1. Decreased the number of elderly multi-family dwelling units from 70 to 60 units.</li> <li>2. Modified the list of permitted uses within the Commercial Alternative to include “An automotive service station without gasoline sales, including minor adjustments, repairs, lubrication and accessory car washes”.</li> </ol>
<p>Shad Spencer</p>	<p>12. <a href="#"><u>Petition No. 2012-026</u></a> by <b>Thompson Child &amp; Family Focus</b> for a change in zoning for approximately 3.65 acres located on the northwest corner at the intersection of North Wendover Road and Marvin Road from R-22MF to O-1(CD).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 19</p> <p><b>Update: The following issue has been addressed:</b></p> <ol style="list-style-type: none"> <li>1. Clarified that the existing buffer along the western property line, abutting the NS zoned parcel, will be maintained.</li> </ol>
<p>Sonja Sanders</p>	<p>13. <a href="#"><u>Petition No. 2012-027</u></a> by <b>Keith Hawthorne Automotive</b> for a change in zoning for approximately 9.80 acres located on the east side of South Boulevard at the intersection of South Boulevard and Hill Road from R-4, R-17MF, and R-22MF to B-2(CD).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 20</p> <p><b>Update: The following issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. Staff has rescinded the request to Amend Note 1(e) to either delete the last sentence or specify a maximum number of accessory buildings and structures.</li> <li>2. Amended Sheet RZ-1 to clearly delineate the existing parking area that constitutes the grandfathered portion of the site.</li> <li>3. Amended the legend to reference a Class B buffer and clearly delineated buffer areas to be reduced to a width of 56.25 feet.</li> </ol>

2012-027 continued	<ol style="list-style-type: none"> <li>4. Relocated the 56.25 foot measurement from the grandfathered portion of the site to the portion where a buffer is required.</li> <li>5. Removed reference to a required buffer on the portion of the site that is grandfathered. Stated that only a fence will be provided.</li> <li>6. Possible location of storm water detention is shown and labeled.</li> <li>7. Amended Note 6(d) to state that outdoor speakers, if provided will be directed toward South Boulevard and will not be directed toward the abutting residential uses.</li> </ol> <p>The following item has been added to the site plan:</p> <ol style="list-style-type: none"> <li>1. Amended Note 3b under the heading of Access to state "based on the proposed building layout, access to the site from Woodstock Drive or the extension of Woodstock Drive into the site is not required or proposed. However, should a modification to the proposed building layout require the Petitioner to submit a request for an Administrative Amendment and the revised building layout results in a building layout that may allow for the extension of Woodstock Drive as required by the Subdivision Ordinance, then access from and the extension of Woodstock Drive in to the site may be required.</li> </ol>
Claire Lyte-Graham	<p>14. <a href="#">Petition No. 2012-028</a> by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 1.13 acre located on the east corner at the intersection of Commonwealth Avenue and Morningside Drive from O-2 to R-22MF.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 21</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>
Claire Lyte-Graham	<p>15. <a href="#">Petition No. 2012-030</a> by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 4.0 acres located along East Independence Boulevard between Pierson Drive and North Sharon Amity Road from B-2 to R-4.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 22</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>
Sonja Sanders	<p>16. <a href="#">Petition No. 2012-031</a> by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.93 acres located on the west side of Driftwood Drive near the intersection of Albemarle Road and Driftwood Drive from R-17MF to R-4.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 23</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>
Solomon Fortune	<p>17. <a href="#">Petition No. 2012-032</a> by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 7.89 acres located along the west side of Briardale Drive between Wallace Lane and Sharon Forest Drive from R-17MF to R-8.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 24</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>



Solomon Fortune	<p>18. <a href="#"><u>Petition No. 2012-033</u></a> by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 15.11 acres located north of Monroe Road and abutting North Wendover Road, Mayview Drive, and Coldstream Lane from R-17MF to R-4.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 25</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>
Solomon Fortune	<p>19. <a href="#"><u>Petition No. 2012-034</u></a> by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.57 acres located along Fugate Avenue near the intersection of Monroe Road and Fugate Avenue from O-2 to R-4.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 26</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>
Claire Lyte-Graham	<p>20. <a href="#"><u>Petition No. 2012-042</u></a> by TCB NoDa Mills, LLC for a change in zoning for approximately 10.30 acres located on the north side of North Davidson Street between East 36th Street and Patterson Road from UR-3(CD) and I-2 to TOD-R.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 27</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>
Sandra Montgomery	<p>21. <a href="#"><u>Petition No. 2010-079</u></a> by Charlotte-Mecklenburg Planning Commission for a text amendment to the City of Charlotte Zoning Ordinance regarding eco-industrial facilities.</p> <p><b>Update: Staff was asked at the April 27, 2011 Zoning Committee meeting to provide an update every three months. The eco-industrial text amendment has been expanded to include alternative energy facility definitions and regulations. A consultant provided staff with research and recommendations.</b></p>