

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm. 280
March 26, 2014
4:30 P.M.

Please click this link: [March 2014 map](#) to see a map showing the location of all rezoning cases on this agenda.

Solomon Fortune	<p>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).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 17</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none">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 glass will be 30% along Eastfield Road however additional architectural such as articulated facades, false windows, decorative-off sets, and water table.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 drive on the site.5. An eight-foot planting strip and six-foot sidewalk has been provided along the 30-foot buffer internal to the site.6. A note has been added that a public access easement will be provided for the private road.7. The planting strip and sidewalk width along the internal private street has been labeled.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. A note has been added that an eight-foot planting strip and six-foot sidewalk along one side of the private drive.13. The proposed 8,000-square foot building has been adjusted proposed to create an "urban streetscape" along Eastfield Road.14. A building edge for the proposed buildings along Eastfield Road has been shown on the plan.
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2013-072 continued	<p>15. The proposed and existing masonry wall along the western edge of the property has been shown on the site.</p> <p>16. Note B under Streetscape and Landscaping has been removed from the plan.</p> <p>17. Direct sidewalk connections from the proposed buildings to Eastfield Road have been shown on the site plan.</p> <p>18. Transportation issues have been addressed by providing turn lanes that will be constructed by the petitioner along Eastfield and Prosperity Church Road. Providing additional right-of-way along Eastfield and Prosperity Church Road.</p>
<p>Shad Spencer</p> <p>Protest Sufficiency TBD</p> <p>(Update to be provided on Tuesday, March 25th)</p>	<p>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).</p> <p>Staff recommends approval of this petition upon resolution of the outstanding issues.</p> <p>Attachment 18</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. Modify the last sentence of Note 1.c on Sheet RZ-3A to read: "Changes to the Rezoning Plan not permitted <u>anticipated</u> by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance." 2. Modify 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 65 percent of the length of the Providence Road frontage rather than a minimum of 50 percent. 3. Eliminate Note 4.III.i on Sheet RZ-3A regarding adjustments to vehicular circulation. Changes are allowed per Section 6.207 of the Zoning Ordinance. 4. Modify Note 5.II.k on Sheet RZ-3A to read: "<u>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 generally harmonious and complimentary to improvements located in the nearby vicinity in order to further create a generally unified appearance along Providence Road.</u>" 5. Modify 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 65 percent of the length of the Providence Road frontage rather than a minimum of 50 percent. 6. Modify 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 <u>designed in a manner that utilizes landscape islands and public/private street to create smaller pockets of parking areas as generally depicted on Sheet RZ-4</u>". 7. Delete 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. 8. Define "personal services." 9. Modify 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." 10. Modify the note on under "Secondary Frontage" on Sheet RZ-4 to indicate that the percentage of fenestration will be measured per building and not the aggregate edge of all buildings. 11. Show the locations where parking, maneuvering, and service areas between the buildings and streets will be allowed.

2013-085 continued	<p>12. Eliminate the “schematic depictions” note on Sheets RZ-4 and RZ-5. Changes are allowed per Section 6.207 of the Zoning Ordinance.</p> <p>13. Provide building elevations of the proposed multi-family buildings and the carport/garage buildings located within “Development Area I” that front along the public streets.</p> <p>14. Remove the reference to outparcel sign locations on Sheet RZ-5.</p> <p>15. Reduce the size of Sheets RZ-4 and RZ-5 to 24”X36” site plan sheets.</p> <p>16. Address Transportation outstanding issues.</p> <p>17. Address Charlotte-Mecklenburg Storm Water Services outstanding issue.</p>
Sandra Montgomery Deferral (to May 5)	<p>3. Petition No. 2013-090 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to create new definitions and regulations for eating, drinking and entertainment establishments by replacing definitions and regulations for restaurants, nightclubs, bars and lounges. Allows eating, drinking and entertainment establishments by right or with prescribed conditions in the following zoning districts: multi-family, UR-2, urban residential, UR-3, urban residential, UR-C, urban residential, commercial, institutional, research, office, business, MX-1, mixed use, MX-2, mixed use, MX-3, mixed use, MUDD, mixed use development, UMUD, uptown mixed use development, CC, commercial center, NS, neighborhood services, TOD, transit oriented development, U-I, urban industrial, industrial, PED, pedestrian overlay and TS, transit supportive overlay.</p> <p>Staff recommends a deferral of this petition to the April meeting (May 5, 2014).</p> <p>Attachment 2</p> <p>Update: There are no outstanding issues with this petition.</p>
John Kinley Deferral (to May 5)	<p>4. Petition No. 2013-102 (Council District 1 – Kinsey) by Wajahat & Ferah Syed 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) & MUDD-O (mixed use development, optional) to TOD-MO (transit oriented development, mixed, optional) & MUDD-O SPA (mixed use development, optional, site plan amendment).</p> <p>Staff recommends a deferral of this petition to the April meeting (May 5, 2014) to allow the Petitioner time to address outstanding issues.</p> <p>Attachment 19</p> <p>Update: The following issues have been addressed:</p> <p>Area A:</p> <ol style="list-style-type: none"> 1. Labeled the possible future expansion area on the plan. 2. Added the words “Area A” under the Petition # in the title block. 3. Removed the two labels stating “14-foot setback not feasible....” 4. Amended Note 6 under General Notes to read: “Possible expansion on the side and behind the existing building will meet setback and yard requirements.” 5. Addressed the following CDOT issues: <ol style="list-style-type: none"> a. Removed proposed parallel parking cutout on 34th street to allow the use of the existing curblin for on-street parking. <p>Area B:</p> <ol style="list-style-type: none"> 1. Added the words “Area B” under the Petition # in the title block. 2. Changed the label for the planting strip from three feet to four feet. 3. Amended Note 6 under General Notes to read: “Possible expansion behind the existing building will meet setback and yard requirements.” 4. Amended the word “TOD” in Note 5 under General Notes to “TOD-M.”

<p>2013-102 continued</p>	<p>The following issues remain outstanding:</p> <ol style="list-style-type: none"> Revise site plans for Area A and Area B so that all elements are to scale. <p>Area A:</p> <ol style="list-style-type: none"> Provide a note on the plan stating the following: "Provided there is not enough space between the house and the west property line for the accessible parking and accessible ramp, all parking shall be located on the portion of the site with direct access to 34th Street. No access will be allowed on Davidson Street." Show how trash pick-up will be handled.
<p>Claire Lyte-Graham</p>	<p>5. <u>Petition No. 2014-001</u> (Council District 1 – Kinsey) by Weekley Homes, LP for a change in zoning for approximately 1.02 acres located on the northeast corner at the intersection of Ideal Way and Euclid Avenue from R-5, single-family residential and MUDD(CD), mixed use development, conditional to UR-2(CD), urban residential, conditional.</p> <p>The petitioner requested that this petition be referred back to the Zoning Committee for reconsideration. This item would then be on the City Council Business Agenda on April 7, 2014 for decision.</p> <p>At the February 4, 2014 meeting, this petition was found to be inconsistent with the <i>Dilworth Land Use and Streetscape 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 4-2 to recommend DENIAL of this petition. The following modifications were made prior to the February 4, 2014 meeting:</p> <ol style="list-style-type: none"> The petitioner provided a six-foot sidewalk along Marshall Place. The sidewalk widths on Euclid Avenue and Ideal Way are clearly labeled on the site plan. The height of the proposed ornamental fence will be a maximum four feet. The petitioner has amended the Development Data to clearly specify the existing site area (1.028 acres) and the amount of proposed right-of-way dedication (0.188 acres). The site plan delineates proposed right-of-way from centerline for all abutting streets. A note has been added to the site plan stating this additional right-of-way will be dedicated and conveyed to the City. The petitioner has added language to the site plan indicating that the building materials will include brick, stone and/or other masonry products and hardi plank or other similar durable siding materials. No vinyl will be used as siding material. The petitioner has provided language that states no expanses of blank walls exceeding 20 feet in length will be allowed for the two end units that have a side along Euclid Avenue. The "net" acreage has been removed from the site plan. The proposed density is based on the gross acreage as per the Zoning Ordinance (22.37 dwelling units per acre). The five-foot side yard along the property line abutting the R-5 (single family residential) zoned parcel has been increased to ten feet. <p>Staff recommends denial of this petition.</p> <p>Attachment 4</p> <p>Update: The following modifications were made to the site plan after the February 4, 2014 meeting and are the reason the petitioner has requested additional review by the Zoning Committee:</p> <ol style="list-style-type: none"> The petitioner has reduced the number of units for the overall development from 23 to 21, resulting in a decrease in density from 22.37 units per acre to 20.4 units per acre.

<p>2014-001 continued</p>	<ol style="list-style-type: none"> 2. The petitioner has made the following changes to the portion of the development facing Marshall Place: <ol style="list-style-type: none"> a. Reduced number of units from eight to six, with a slight increase in the size of the building footprints. b. Created two triplexes out of the six units with open area/space as separation. c. Provided an elevation of the proposed triplexes created along Marshall Place. 3. Added language to Architectural Standards note that states the side yard proposed along the property line abutting R-5 zoned property will be landscaped with a privacy fence and landscaping. <p>Update: The following issue remains outstanding:</p> <ol style="list-style-type: none"> 1. The proposed density is inconsistent with the area plan.
<p>John Kinley</p> <p>Protests Sufficiency TBD</p>	<ol style="list-style-type: none"> 6. Petition No. 2014-013 (Council District 7 - Driggs) by Hawthorn Retirement, LLC 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>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. 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." 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. 3. Placed an X over note 5c, the note will be removed completely with final plan submission. 4. Amended Note 6a to reflect the amount of tree save provided as specified in the Development Data on sheet 2/3. 5. Provided additional building articulation and step downs along the southeastern and northern building façades. 6. Revised the Site Section A-A to reflect the current site design. 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. 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. 9. Clarified the prohibition of the use of vinyl by stating if the prohibition will not include soffits and windows. 10. Added a notes to each sign location on the landscape plan stating that they will be subject to a separate permit. 11. Added the required eight-foot planting strip along Providence Road to the Preliminary Landscape Plan. 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. 13. Clarified "non-peak hours" by specifying the hours of 7am-9am and 4pm-6pm. 14. Added the proposed CATS waiting pad to the Preliminary Landscape Plan. 15. Removed the "Undisturbed Natural Area" label located on the lower edge of the Preliminary Landscape Plan at the Kuykendall driveway.

<p>2014-013 continued</p>	<ol style="list-style-type: none"> 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.” 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. 18. Amended site plan to reflect a required 50-foot Class C buffer instead of the 46-foot Class C buffer. 19. Removed unneeded sheets in the site plan packet. <p>Update: The following items have been added or amended:</p> <ol style="list-style-type: none"> 1. Added note 8b for garage lighting. 2. Added overhang foliage to the retaining wall on the landscape plan and site sections.
<p>Claire Lyte-Graham</p> <p>Deferral (to May 5)</p>	<ol style="list-style-type: none"> 7. <u>Petition No. 2014-014</u> (Council District 2 - Austin) by Sam's Real Estate Holdings, Georgia, LLC 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>The petitioner is requesting a deferral of this petition to the April meeting (May 5, 2014).</p> <p>Staff does not recommend approval of this petition in its current form.</p> <p>Attachment 11</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. Modify the site design and layout to ensure the proposed building has a stronger presence along Northlake Centre Parkway and Point O'Woods Drive. The frontage is disrupted by the location of the proposed water quality area and parking that should be located in the rear of the site. 2. Provide information noting how the water quality area will be incorporated into the site. 3. Ensure the proposed building contains clear glass windows that face the streets. 4. Modify the building façade to provide for better pedestrian access via doors, and walkways connecting to sidewalks along Northlake Centre Parkway and Point O'Woods Drive. 5. Should provide additional building elevations, including perspectives of the building internal to the site, as well as from Northlake Centre Parkway and Point O'Woods Drive. 6. Identify and label the required cross section components (including dimensions) for Northlake Centre Parkway, as per the Northlake Area Plan. The cross-section requirements for Northlake Centre Parkway should be labeled on the site plan as follow: 24-foot setback, 8-foot amenity zone, eight-foot pedestrian sidewalk, eight-foot planting strip, five-foot bike lane, 22-foot travel lanes, and 16-foot median/turn lane. 7. Confirm the cross-section for Point O'Woods Drive (Commercial local) by identifying and labeling all requirements for the cross-section on the site plan. The cross-section includes the following: 16-foot setback, eight-foot pedestrian sidewalk, eight-foot planting strip, seven-foot parking/trees, and 26-foot mixed vehicle zone with 13-foot lanes.

2014-014 continued	<p>8. Clarify the following statements and indicate what is specifically being committed to by noting that the “petitioner will work with CDOT”:</p> <ol style="list-style-type: none"> Petitioner will work with CDOT on changes to the signal located at the intersection of the proposed private driveway and Northlake Centre Parkway. Petitioner will work with CDOT on the design and installation of a northbound left turn lane and storage at the signalized intersection that serves Northlake Mall and the properties to the west, including the petitioner’s site. <p>9. Specify architectural standards for this site. The Architectural Standards language refers to the regulations of the NS (Neighborhood Services) district. This district has no design guidelines.</p> <p>10. Add that a drive through window as an accessory use is prohibited under Permitted Uses,</p> <p>11. Provide more detail on treatment of the open space provided at the intersection area Northlake Centre Parkway and Point O’Woods Drive.</p> <p>12. Limit the maximum height of freestanding lighting to 25 feet.</p> <p>13. Address all CDOT comments.</p>
John Kinley	<p>8. Petition No. 2014-015 (Council District 2 - Austin) by St. Michael & All Angels 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>Staff recommends approval of this petition.</p> <p>Attachment 23</p> <p>Update: There are no outstanding issues with this petition.</p>
Sandra Montgomery Deferral (to May 5)	<p>9. Petition No. 2014-021 by Charlotte-Mecklenburg Planning Department 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>Staff recommends a deferral of this petition to the April meeting (May 5, 2014).</p> <p>Attachment 29</p> <p>Update: There are no outstanding issues with this petition.</p>
Solomon Fortune	<p>10. Petition No. 2014-023 (Council District 1 – Kinsey) by Edgeline Residential, LLC 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>Staff recommends approval of this petition upon resolution of the outstanding issue.</p> <p>Attachment 24</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> The proposed 20,000 square feet of non-residential uses has been listed on the site plan. A note has been added that states “ The streetscapes along 16th street and Caldwell Street will include enhancements at four location 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 decorated along 16th street and Caldwell Street.”

<p>2014-023 continued</p>	<ol style="list-style-type: none"> 3. A note has been provided that decorative grillwork will be provided for the parking deck. 4. "Veterinary use/indoor pet services" has been updated on the site plan. 5. A note has been added that "no spans of blank unarticulated walls greater than twenty feet in length will be allowed". <p>Update: The following item has been added since the public hearing:</p> <ol style="list-style-type: none"> 1. "The street level building elevation along 16th street will incorporate glass into the façade at the elevator lobby." <p>Update: The following issue remains outstanding:</p> <ol style="list-style-type: none"> 1. Transportation has requesting that the petitioner extended the existing recessed on-street parking from its current location to the 16th Street/North Caldwell intersection.
<p>Sonja Sanders</p> <p>Protest Sufficiency TBD</p>	<ol style="list-style-type: none"> 11. Petition No. 2014-024 (Council District 12 – Kinsey) by Stonehunt, LLC 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). <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. Amended acreage on site plan to reflect 5.71 acres, as specified on the amended application. 2. Labeled Sites B & C as referenced on the site plan. 3. Specified building materials 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 store or masonry foundation. CMU and other raw concrete is not allowed as a finished foundation wall. CMU block parged in stucco is not allowed as a foundation wall finish. 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. 5. Added a note that referenced the site comprised of Site A, B and C as a unified development devoted to residential single family detached dwelling units and two duplexes. 6. Specified that the lots in Area B and C may have frontage on either street. 7. Labeled planting strips and/or sidewalks along all street frontages. <p>Update: The following items have been added since the public hearing:</p> <ol style="list-style-type: none"> 1. 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 MSA adjusted mean income. 2. Provided a legend on Page 1.
<p>Sonja Sanders</p>	<ol style="list-style-type: none"> 12. 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). <p>Staff recommends approval of this petition.</p> <p>Attachment 26</p>

<p>2014-025 continued</p>	<p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 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: (i) the area where a car(s) stops to utilize the pickup window(s) is located between two buildings; or (ii) 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 to disallow vehicular parking and maneuvering behind the established setback. 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. <p>Update: The following items have been amended or added since the public hearing:</p> <ol style="list-style-type: none"> 1. Reduced the number of uses that may be developed with accessory drive through windows from two uses to one use. 2. Reduced the maximum gross floor area of a Limited Service Restaurant from 2,500 square feet to 1,800 square feet. 3. 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. 4. Amended Note 7d to specify that the allowed drive through lanes must be located internally to the proposed building. 5. 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 and indicating subject to final design and City approval.
<p>John Kinley</p>	<p>13. <u>Petition No. 2014-027</u> (Council District 3 – Mayfield) by Charlotte-Mecklenburg Planning Department 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>Staff recommends approval of this petition.</p> <p>Attachment 30</p> <p>Update: There are no outstanding issues with this petition.</p>