AGENDA

Meeting Type:	B
Date:	08-30-1993

City of Charlotte, City Clerk's Office

White - Mike out
talking about meeting
Thursday. No one knew
about it.

Mayor White thinks County will take up the 7th
Council on the 13th

Hanna -
Mayor - how many can be there Thurs?
Set a necessary meeting

Henry Wildenhill -
Hous wife
Woman.

Majeed -
Mayor
Patterson
McCray
Reid / MCC to put topless bars issues in PLANNING Committee
Union
to PLANNING Committee

Adjourn 10:05

Mildred - This part is a mess - I would suggest just saying a motion was made by Hom/Wahe to join the County at their regular luncheon meeting on Sept. 2 to hear a presentation on the Law Enforcement Center. Uman.

Comp/ Scar liar

Mayor

Ft 93-80

Fields

Mayor

Sylvia Battle

Mar

Mc/ Campbell

Mayor

Mc/ Mary to adjourn

Mayor

Mayor (Mike cutting out)

Mayor

Mc Cary discussion about what committee bars topless was referred to

Mayor

Mayor

Mayor

Mc Cary

Lindenkies

Mayor

Mayor

Mc Cary Miles gone!

Hamm – NOON meeting – Shows. with County Supr. 2

White – Surprised you don't know about it

93-78

Mayor
Sylvia Biffle
Mayor
Biffle
Fields
Whe / Reid Close hearing
Mayor

93-79

Mayor
Fields
Mayor
Sylvia Biffle
Mayor
Tommy Odom 9:45 pm
James Hamlin
Fields - Mike Cutting out
Mayor
Mayor
Hamlin yes I understand
Mayor
Hamlin - We really have plans
Mayor to develop that property
Sylvia Biffle

Zoning - 8/30/93

Mayor Vincent ✓
Campbell ✓
Chatfield ✓
Hammond ✓
McCrory ✓
Majied ✓
Mangum ✓
Martin ✓
Patterson ✓
Reid ✓
Scarborough ✓
Wheeler ✓

6:00 pm

Mayor
Invocation - Hazel Martin
Mayor
Planning members / introduction
Mayor
McC/MAJ move to cancel public hearings - Una
Mang/Mont Cancel Workshop - Una
Walter Fields
Pat/Hom Deferral - Dent Museum item
#93-73

Mayor
Fields
Mayor
Ken Andrews
Mayor
Mayor
Mayor
93-56

Hom/Pat - close/man

Fields
Mayor
Mayor - ask Walter to explain issue
Fields
Andrews Jubeville
Nic/ wha Use
93-57

Mayor
Scan/ wha - man
93-58

Mayor
Fields
Mayor
Gary Rubin
Jo Ellen Hill
Liz Goldstein 6:30 pm

Bill Sturges
Mayor
Bailey Patrick
Wh / Patt - to Close
Unan

93 - 59

Mayor
Fields

Mayor
Tammy Nisbet ✓

Mayor
Libbie Glenn
Hom / Mot - to Close - Unan

93 - 60

Mayor
Cloud Felter
Mayor
Hom / Wh : Close Unan

93 - 61

Mayor
Fields

Jimmy Johnson
Cloud Felter
Johnson
Michael Woods

Heywood Busch
Ken Lamblo

Mayor
David Krug
David Erdman
Carol Rodell
Jonny Edom
Mc C/ Mart - to close Unan

Mayor
McC
93-62

Mayor
Fielbo
Mayor
Lee McLaren - OPR Associates
Hamm/Scan - to close - Unan
93-63

Mayor
Whe/Scan to excuse Mayor Unan
Fielbo
Hammond
Philip Morris Smith
Hammond
Charles Kiser
Crosfelter

7:00 pm

Yea
Bob Bradshaw
Ralph Whitehead
Hammond
Mart / McC to Close Unan
McCrary
Mazer
93- 64

Fields tape 2 7:30 pm
Mazer
Lynn Saul
Mazer
Sherman J. C. Sanders
McCrary
Fields
McCrary
Bonnie Lawing agrophobic
Mazer
Ham / Mont to Close - Unan
93- 65

Mazer
Fields
Mazer
Duc VO 1638 Parkwood
Fields
VO

~~Hoon~~
Mazer
McHann - to close
Lman
93-66

Mazer
Mary/Reid - to close - Lman.
Mazer
93-67

Mazer
Fields
Morgan
Mazer
McCrary
Bob Young
Jim Blyler
Chris Oates

8:00 am

Mazer
Scan/ whe to close Lman
Mazer
93-68

Mazer
McCrary
Fields
McCrary
Fields

Mayor
Chris Kates
Jerrell Friedel
Mayor
Sen/Hon - to Close - Unan
#93-69

Mayor

Break 8:20
Reconvene 8:30

Fields
Mayor
Stephen Tullock "Young professional" said 3 times!
Mayor
Judd Little / Worland
Hon/ Sen - to Close Unan
Mayor
#93-70

Mayor
Joe Bamburg
Dick Shaffner
Mayor
Ernie Magness
Pat/ Sen to close
Mayor
#93-71

Mayor

Fields

Mayor

Mike Hawley

Martin

Hawley

Mayor

Wh/ Scan to close - lean

#93-72

Mayor

Mag/ Wh lean.

93-73 deferred earlier

#93-74

Mayor

McC/ Wh lean.

#93-75

Mayor

Fields

Chris Oates / Ansland Group

Mayor

Henry Underhill

Mayor

Mart / Hom - (to open + continue
Allow protest petitions to be Filed
until Sept. 3 deadline

Morgan

Underhill

Morgan

Mayor

Chrisfeller
Oates
Mayor - underhill
Hammond - trying to determine the rules
Underhill
Hammond
Underhill (his mike went out) 9:00 pm
Mayor
Martin Pennink - (mike trouble!)
Mayor
Jim Flowers
Mayor
Chris Oates
Mayor
Patt/Sam to continue (motion already on floor)
Mayor
#93-76

Tape 3
9:10 pm

1 NO - DAN JOD.

Mayor
Fields
Jim Flowers
Mayor
Walter Scholtz
Mangum
Scholtz
Mangum (mike trouble)
Scholtz
Mayor

Scholtz
Mangum
Scholtz
Mangum
Scholtz
Mangum
Scholtz
Mayor
Martin
Motion to excuse Scan/Field Unan
Whe/Scan to close Unan

Mayor
93-77
Fields
Mayor
Jim Conner
Mayor
David Bellamy
Mayor
Harry Porter
Chris Oates
Sheriff Ensart Securicor Associates
Whe/MART to close Unan
McCrory

CHARLOTTE

MEETINGS IN AUGUST '93

THE WEEK OF AUGUST 2 - 8

2 Monday 5 00 p m	**CITY COUNCIL/Workshop** CMGC Conference Center
4 Wednesday 8 30 a m	**CIVIL SERVICE BOARD/Hearing (Closed)** CMGC Room 118

THE WEEK OF AUGUST 9 - 13

9, Monday 7 00 p m	**HISTORIC LANDMARKS COMMISSION** Commission Office 500 N Tryon St Suite 200
10 Tuesday 12 00 Noon	**AUDITORIUM COLISEUM CONVENTION CENTER AUTHORITY** Independence Arena 2700 E Independence Blvd
2 30 p m	**HOUSING APPEALS BOARD** CMGC 5th Floor Conference Room
4 00 p m	**AIRPORT ADVISORY COMMITTEE** Charlotte Douglas International Airport Conf Rooms A & B
11 Wednesday 8 00 a m	**CLEAN CITY COMMITTEE** CMGC Room 270
8 30 a m	**CIVIL SERVICE BOARD** CMGC 7th Floor Conference Room
3 00 p m	**HISTORIC DISTRICT COMMISSION** CMGC 8th Floor Conference Room

THE WEEK OF AUGUST 16 - 20

17 Tuesday 2 00 p m	**HOUSING AUTHORITY** Housing Authority 1301 South Boulevard
18 Wednesday 5 00 p m	**CITIZENS CABLE OVERSIGHT COMMITTEE** CMGC 7th Floor Conference Room
19 Thursday 7 45 a m	**PLANNING COMMISSION/Planning Liaison Committee** CMGC 8th Floor Conference Room
2 00 p m	**CMUD ADVISORY COMMITTEE** Utility Department 5100 Brookshire Blvd
2 00 p m	**ADVISORY ENERGY COMMISSION** Hal Marshall Center 700 N Tryon Street
7 00 p m	**CHARLOTTE TREE ADVISORY COMMISSION** CMGC Room 270

THE WEEK OF AUGUST 23 - 27

23, Monday 11 30 a m	**PLANNING COMMISSION/Executive Committee** CMGC 8th Floor Conference Room
5 00 p m	**COUNCIL/MANAGER DINNER** CMGC Conference Center
6 30 p m	**CITIZENS HEARING** CMGC Meeting Chamber [Televised Live Cablevision 16 Vision Cable 32]
7 00 p m	**CITY COUNCIL MEETING** CMGC Meeting Chamber [Televised Live Cablevision 16 Vision Cable 32]
25 Wednesday 7 45 a m	**PRIVATE INDUSTRY COUNCIL** CMGC Conference Center
26 Thursday 4 30 p m	**CHARLOTTE TRANSIT ADVISORY COMMITTEE** CMGC Room 119
5 00 p m	**CHARLOTTE MECKLENBURG ART COMMISSION** Arts & Science Conference Room 214 N Church St

(Continued on Back)

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

AUGUST 30 - 31

30, Monday	
5 00 p m	**COUNCIL/MANAGER DINNER** CMGC Meeting Chamber Conference Room
6 00 p m	**CITY COUNCIL MEETING/Public Hearing on Central District Plan** CMGC Meeting Chamber
31 Tuesday	
1 00 p m	**ZONING BOARD OF ADJUSTMENT** Hal Marshall Center 700 N Tryon Street

NOTE These organizations do not have meetings scheduled for August

Auditorium-Coliseum Convention Center Authority
Community Relations Committee
Firefighters Retirement Board
Insurance & Risk Management Advisory Board
Mayor's International Cabinet
Parade Permit Committee
Youth Involvement Council

CHARLOTTE

Mayor Richard Vinroot | *Mayor Pro Tem Ann Hammond*

Stan Campbell
Daniel G Clodfelter
Patrick McCrory
Nasif Rashad Majeed
Thomas A Mangum
Hoyle H Martin
Cyndee Patterson
Don D Reid
Ella Butler Scarborough
Lynn M Wheeler

Council Agenda

Monday, August 30, 1993

5 00 p m - Council-Manager Dinner
Meeting Chamber Conference Room

6 00 p m - ZONING HEARINGS
Meeting Chamber

Invocation by

ITEM NO.

PUBLIC HEARINGS

To Close
Ham/
Patt
unan.

1 (93-55) Hearing on Petition No 93-55 by Charlotte-Mecklenburg Planning Commission for a change in zoning for three areas in North Charlotte and the Plaza Hills neighborhood described as (A) several lots or parcels bounded by Davidson Street, East 37th Street, Hudson Street and Charles Avenue (from O-2 and R-22MF to R-5), (B) several lots or parcels generally bounded by Herrin Avenue, 36th Street, Byrnes Street and Tappan Place (from R-22MF to R-5), and (C) several lots or parcels generally bounded by 35th Street, Indiana Street, and Ford Street, south of The Plaza (from R-22MF to R-5)

Attachment No 1 PROTEST SUFFICIENT ONLY AS TO THE PORTION OF "A" WHICH IS O-2 TO R-5.

to Close
McCrory
unan.

2 (93-56) Hearing on Petition No 93-56 by Charlotte-Mecklenburg Planning Commission for a change in zoning for three areas generally described as (A) properties generally bounded by The Plaza, Southern Railway tracks, Sugar Creek Road and Trembeth Drive (from R-22MF to R-5), (B) properties fronting on Academy Street, south of Meadow Lane (from R-22MF to R-8, and (C) Eastway Drive Golf course on the southeast corner of Eastway Drive and The Plaza (from O-2 to R-4)

Attachment No 2

to close scal who unan.

3 (93-57) Hearing on Petition No 93-57 by Charlotte-Mecklenburg Planning Commission for a change in zoning for three areas near Eastway Drive generally defined as (A) properties on both sides of Springway Avenue between Eastway Drive and Cardiff Drive (from R-17MF to R-4), (B) properties fronting Townsend Avenue and Bentley Place between Eastway Drive and Dunlavin Way (from R-22MF to R-4), and (C) property on the northeast corner of Kilborne Drive and Eastway Drive (from O-2 to R-17MF)

Attachment No 3

4 (93-58) Hearing on Petition No 93-58 by Charlotte-Mecklenburg Planning Commission for a change in zoning for several areas in the Plaza-Midwood neighborhood generally defined as (A) properties bound by Club and Truman Streets, Roland Street and Kensington Drive (from R-22MF to R-8), (B) properties along Thomas Avenue, north of Central Avenue (from 0-2 to R-22MF), (C) properties bounded by Clement Avenue, Thomas Avenue, Hamorton Place and School Street (from R-22MF to R-8, and (D) a large vacant tract off Belvedere Avenue, near Truman Road (from R-17MF to R-4)

To close whol Part unan.

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Council Members, not excused from voting, in order to rezone the property <u>with regards to Area D only.</u>

Attachment No 4

5 (93-59) Hearing on Petition No 93-59 by Charlotte-Mecklenburg Planning Commission for a change in zoning for properties located on the north side of Central Avenue extending from Briar Creek to Nandina Street and properties west of Lyon Court extending to Veterans Park from B-2 to B-1

Hall Mart to Close unan

Attachment No 5

6 (93-60) Hearing on Petition No 93-60 by Charlotte-Mecklenburg Planning Commission for a change in zoning for properties fronting the north and south sides of Central Avenue from 10th Street to the Brookshire Freeway from B-2 to B-1

to close Hary who unan.

Attachment No 6

PROTEST SUFFICIENT

To close Mot/MCC Unan

7 (93-61) Hearing on Petition No 93-61 by Charlotte-Mecklenburg Planning Commission for a change in zoning for three areas in the Elizabeth Neighborhood defined as (A) properties fronting on the southerly side of East 7th Street extending from Clarice Avenue to Ridgeway Avenue (from O-2 to R-22MF), (B) properties on the north side of 7th Street east of Laurel Avenue (from O-2 to R-22MF), and (C) property on the northeast corner of 7th Street and Clement Avenue (from B-1 to R-5)

Attachment No 7

To close Ham/Sec Unan

8 (93-62) Hearing on Petition No 93-62 by Charlotte-Mecklenburg Planning Commission for a change in zoning for two areas near the Arnold Palmer Business Park defined as (A) properties along Latrobe Drive and Pro Am Drive (from I-2 to I-1), and (B) business property on Wendover Road between Latrobe Drive and the rail line from I-2 to B-1)
PROTEST SUFFICIENT FOR "A"
Attachment No 8

To excuse Mayor Cohen/Mac unan. to close Mot/MCC Unan

9 (93-63) Hearing on Petition No 93-63 by Charlotte-Mecklenburg Planning Commission for several areas along Monroe Road and Old Coliseum area defined as (A) parcel on the north side of Monroe Road west of Bramlett Street (from I-2 to I-1), (B) property from Colonade Drive to Washburn Avenue on the south side of Monroe Road (from I-2 to B-1), (C) property between Colonade Drive, Bramlett Street and the Railway right-of-way and south of Independence Boulevard (from B-1 and O-2 to R-22MF), and (D) land between Colonade Drive, Washburn Avenue and the Merchandise Mart parking area (from B-1 and B-2 to O-2)
PROTEST SUFFICIENT FOR "B" "C" + "D"
Attachment No 9

To close Hom/Frat Unan.

10 (93-64) Hearing on Petition No 93-64 by Charlotte-Mecklenburg Planning Commission for a change in zoning for several areas in the Briar Creek, Woodland and Echo Hills neighborhoods defined as (A) several lots along Commonwealth Avenue between Waterman Avenue and Eastway Drive/Independence Boulevard intersection (from O-2 to R-4, (B) several lots along Woodland Avenue and Commonwealth Avenue (from B-1 and O-2 to R-4), (C) lots off Monroe Road along both sides of Mayview Drive (from O-2 to R-4), and (D) two apartment complexes at the intersection of Pinecrest and Barnhill and the Clairmont Public Housing Community located off Independence Boulevard (from O-2 to R-17MF)
PROTEST SUFFICIENT AREA B and C
Attachment No 10

To close McCullough union

11. (93-65) Hearing on Petition No 93-65 by Charlotte-Mecklenburg Planning Commission for a change in zoning for areas in the Villa Heights neighborhood described as (A) area generally bound by Everett Street, Pinckney Avenue, Harrill Street, McDowell Street, Parkwood Avenue and The Plaza (from R-22MF, O-2 and B-1 to R-5), (B) area generally bound by Matheson Avenue, Pinckney Street, 27th Street and Yadkin (from R-22MF to R-5), and (C) property between Clemson, Holt and Matheson Avenue (from R-22MF to R-5)

Attachment No 11

12 (93-66) Hearing on Petition No 93-66 by Charlotte-Mecklenburg Planning Commission for a change in zoning for areas in the Villa Heights neighborhood described as (A) properties northwest of The Plaza, east of Lola Avenue, and south of Catawba Avenue (excluding existing apartment) (from R-22MF and O-2 to R-8), (B) areas north of Grace Street fronting on The Plaza, Lydia, Duncan and Drummond (from B-1 and O-2 to R-22MF), and (C) areas between Clemson and Matheson Avenues, north of The Plaza (from O-2 and R-22MF to R-8)

to close Morgan Road union.

Attachment No 12

13 (93-67) Hearing on Petition No 93-67 by Charlotte-Mecklenburg Planning Commission for a change in zoning for several locations along and/or adjacent to South Boulevard defined as (A) properties on Northgate Avenue (from O-2 to R-4), (B) properties on the east side of South Boulevard between Scaleybark and Woodlawn (from I-2 to B-2), (C) several tracts bounded by South Boulevard and Old Pineville Road, north of Woodlawn Road (from I-2 to B-2), (D) three areas located on the west side of South Boulevard generally extending from Woodlawn to Scaleybark Road (from I-2 to I-1), (E) properties located on the west side of South Boulevard between Freeland Lane and Clanton Road (from I-1 and I-2 to B-2), and (F) properties fronting on Woodlawn Road generally extending from South Tryon Street along I-77 to Old Pineville Road (from 1-2 to B-2) 2 actions of

to close South side union.

Protest Sufficient for Areas "A", "B", "C", "D" and "E"

Attachment No 13

14 (93-68) Hearing on Petition No 93-68 by Charlotte-Mecklenburg Planning Commission for a change in zoning for (A) properties along South Boulevard on the east side between Magnolia Avenue extending sough of Ideal Way (from I-1 to B-2), and (B) two areas along South Boulevard generally located between Clanton Road and New Bern Street (from I-2 to I-1)

To close South for union.

Attachment No. 14

Protest NOT Sufficient

15 (93-69) Hearing on Petition No 93-69 by Charlotte-Mecklenburg Planning Commission for a change in zoning for several areas in the Sedgefield neighborhood defined as (A) properties fronting on Ardmore Street, Elmhurst Road and Poindexter Drive generally located east of South Boulevard between Ideal Way and Marsh Road (from R-17MF to R-8), (B) properties fronting along Belton Street between Mayfield Avenue and South Boulevard (from R-17MF to R-8), (C) properties located between Weona Avenue and Conway Street south of Hartford Avenue (from R-17MF to R-8), and (D) properties on the south side of Haverford between Poindexter Drive and Elmhurst Road east of South Boulevard (from O-2 to R-17MF)

Protest Sufficient Area "C"

Attachment No 15

16 (93-70) Hearing on Petition No 93-70 by Charlotte-Mecklenburg Planning Commission for a change in zoning for two areas in the Park Road neighborhood defined as (A) properties near the Hillside Drive/Chelsea Drive intersection (from R-22MF to R-8), and (B) properties between Tranquil Avenue and Hillside Avenue west of Selwyn Avenue (from R-22MF to R-8)

Pat/ SCOT to close Unan.

Attachment No 16

to close Pat/ SCOT Unan

17 (93-71) Hearing on Petition No 93-71 by Charlotte-Mecklenburg Planning Commission for a change in zoning Queens College campus bounded by Myers Park Traditional School, Queens Road, Radcliffe Avenue and Wellesley Avenue from R-3 to Institutional

Protest is Sufficient

Attachment No 17

to give Mary/ Walter 10 min

18 (93-72) Hearing on Petition No 93-72 by Charlotte-Mecklenburg Planning Commission for a change in zoning for two areas in or near Eastover neighborhood defined as (A) properties fronting on Middleton Drive and Cherokee Drive, east of Providence Road (from R-22MF to R-5), and (B) properties fronting on Circle Avenue between Willoughby Street and Colonial Avenue (from R-22MF to R-5)

Attachment No 18

* 19 (93-73) Hearing on Petition No 93-73 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the Mint Museum in the Eastover neighborhood defined as property generally located north of Museum Street, south of Randolph Road and west of Briar Creek from R-3 to Institutional

Deferred Pat/ Hand Unan

Attachment No. 19

Protest is Sufficient

20. (93-74) Hearing on Petition No 93-74 by Charlotte-Mecklenburg Planning Commission for a change in zoning for an area in the Myers Park neighborhood defined as properties on both sides of Kings Drive between Brunswick Avenue and Queens Road from O-2 to R-8

Attachment No 20

21 (93-75) Hearing on Petition No 93-75 by Charlotte-Mecklenburg Planning Commission for a change in zoning for three areas in the Dilworth neighborhood defined as (A) properties along Fountain View north of East Boulevard (from R-22MF to R-5), (B) area along Waverly Avenue between the southerly side of Buchanan Street and Romany Road (from R-22MF to R-8), and (C) property along Lombardy Circle north of East Boulevard (from R-22MF to R-8)

Part / Hamm open and to continue and allow F to to Sept 7 / no open client

Protest NOT SUFFICIENT

Attachment No 21

22 (93-76) Hearing on Petition No 93-76 by Charlotte-Mecklenburg Planning Commission for a change in zoning for several areas in the Dilworth Neighborhood defined as (A) tract of land located on the northeast corner of Ideal Way and Kenilworth Avenue, (from O-2 to R-22MF), (B) land located off the east side of Kenilworth Avenue north of Ideal Way and west of Floral Avenue (from B-2 to B-1), and (C) property that fronts on Scott and Kenilworth Avenues between Ideal Way and Ordermore Avenue (from R-22MF to R-5)

must to extend frontage and scott and close to cabe / see

A protest petition has been filed and is sufficient to invoke the 20% rule, requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting in order to rezone the property, <u>with regards to Area A and B only</u>

Attachment No 22

23 (93-77) Hearing on Petition No 93-77 by Charlotte-Mecklenburg Planning Commission for a change in zoning for several areas in Dilworth neighborhood defined as (A) an area generally bounded by Euclid Avenue, Springdale Avenue, Tremont Avenue and Worthington Avenue (from R-22MF to R-5), (B) property fronting Park Avenue between Euclid Avenue and Lyndhurst Avenue (from R-22MF to R-5), (C) properties fronting Lexington Avenue and Mt Vernon from Mt Vernon to Euclid Avenue, excluding multi-family unit on southwest corner of Myrtle and Euclid (from R-22MF to R-8), and (D) properties fronting Lexington Avenue between Myrtle Avenue and Oriole Avenue (from O-2 to R-22MF)

Lyndhurst must to close

Protest NOT Sufficient for "A"

Protest Sufficient for "B" + "D"

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the proeprty, with regards to Area B only.

Attachment No 23

24 (93-78) Hearing on Petition No 93-78 by Charlotte-Mecklenburg Planning Commission for a change in zoning for areas in the Cherry neighborhood along Kings Drive, Independence and Cecil Street between Fox Drive and Henley Street (excluding Midtown Mall property) from B-2 and O-2 to B-1, O-2 and R-22MF

what did he to unc.

Attachment No 24

25 (93-79) Hearing on Petition No 93-79 by Charlotte-Mecklenburg Planning Commission for a change in zoning for two areas in the Cherry neighborhood along Torrence and Baldwin Streets, defined as (A) north of Main Street and south of Third Street (from R-22MF to R-6), and (B) south of Baxter Street between Cherry Street and Queens Road (from B-1, B-2 and R-22MF to R-6)

Attachment No 25 PROTEST is SUFFICENT FOR "A"

26 (93-80) Hearing on Petition No 93-80 by Charlotte-Mecklenburg Planning Commission for a change in zoning for several properties located throughout the Cherry neighborhood along Eli Street, Cherry Street, Baxter Street, Luther and South of Amherst Street from R-22MF, B-1 and B-2 to R-8 and R-12MF

Attachment No 26

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

August 20, 1993

Mayor and Charlotte City Council·

Re· Central District, Villa Heights, Cherry Area Plans
Rezoning Petitions To Be Heard on August 30, 1993

Attached you will find the appropriate petition, accompanying map(s), and the Pre-Hearing Staff Analysis for each petition scheduled for public hearing on Monday, August 30, 1993 at 6 00 o'clock P. M. in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information on the rezoning request and the area properties are located

Sincerely,

Walter G Fields, III
Land Development Manager

WGFIII

cc· Planning Commission Zoning Committee

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-55

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Three areas in North Charlotte and the Plaza Hills neighborhood described as (A) several lots or parcels bounded by Davidson Street, East 37th Street, Hudson Street and Charles Avenue (from O-2 and R-22MF to R-5), (B) several lots or parcels generally bounded by Herrin Avenue, 36th Street, Byrnes Street and Tappan Place (from R-22MF to R-5), and (C) several lots or parcels generally bounded by 35th Street, Indiana Street and Ford Street, south of The Plaza (from R-22MF to R-5)

Request: O-2 & R-22MF to R-5

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A Combination of single family homes, duplexes, and several churches

Area B Single family homes

Area C Single family homes and duplexes

Surrounding Land Uses

Area A Single family homes to the north and south, industrial uses to the west along Davidson Street and commercial uses to the east along The Plaza

Area B A mixture of single family homes and duplexes to the north and east, apartments to the south, industrial uses to the west

Area C Apartments and single family homes to the north, duplexes to the east along Herrin Avenue, single family homes to the south and commercial uses along the Plaza

Proposed Land Uses

Single family is recommended in the plan for all three areas

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's land use and zoning recommendations for these areas

Nonconformities Resulting From This Rezoning

Area A Nineteen nonconforming uses (duplexes on small lots) will be created

Area B No nonconforming uses will be created

Area C Ten nonconforming uses (duplexes on small lots) will be created as a result of this rezoning

Consequences Of Not Rezoning This Property

These are older and well established single family neighborhoods However, these areas are being threatened by the expansion of industrial and commercial uses that are chipping away at the neighborhoods' edges The introduction of higher density housing could further exacerbate problems in these neighborhoods and discourage owners from reinvesting in their property

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-55

Date Filed July 16, 1993

Recieved By M C.M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 162 024 Acres Street Frontage(ft) Not Applicable

Current Land Use Predominantly single family and duplex residents

Zoning Request

Existing Zoning O-2, R-22MF Requested Zoning R-5

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

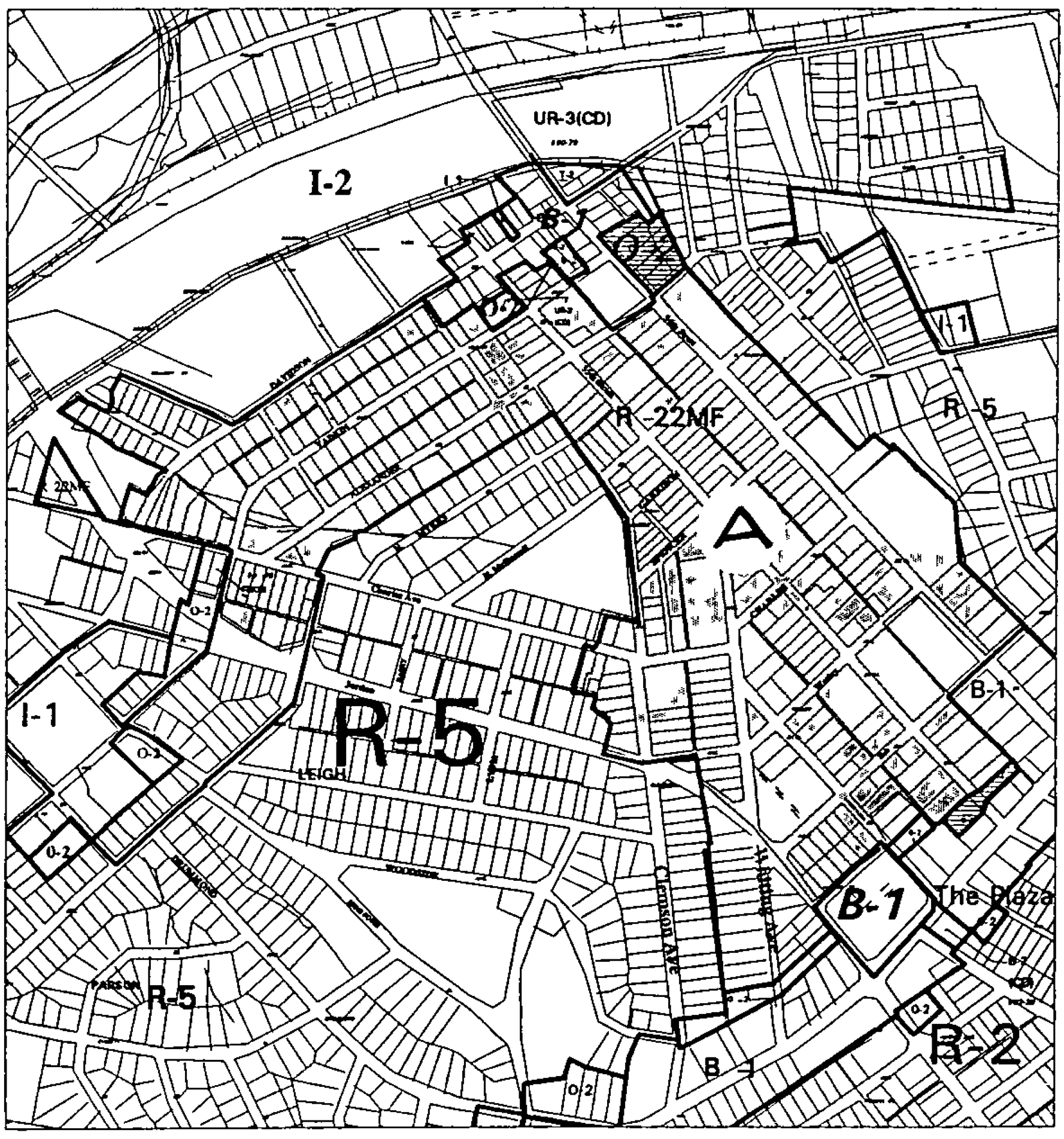
Petition #: 93-55

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): O-2, R-22MF
Zoning Classification (Requested): R-5
Location: Three areas in North Charlotte and the Plaza Hills neighborhood described as (A) several lots or parcels bounded by Davidson Street, East 37th Street, Hudson Street and Charles Avenue (from O-2 and R-22MF to R-5); (B) several lots or parcels generally bounded by Herrin Avenue, 36th Street, Byrnes Street and Tappan Place (from R-22MF to R-5); and (C) several lots or parcels generally bounded by 35th Street, Indiana Street and Ford Street, south of The Plaza (from R-22MF to R-5).

See Attached Sheet(s)

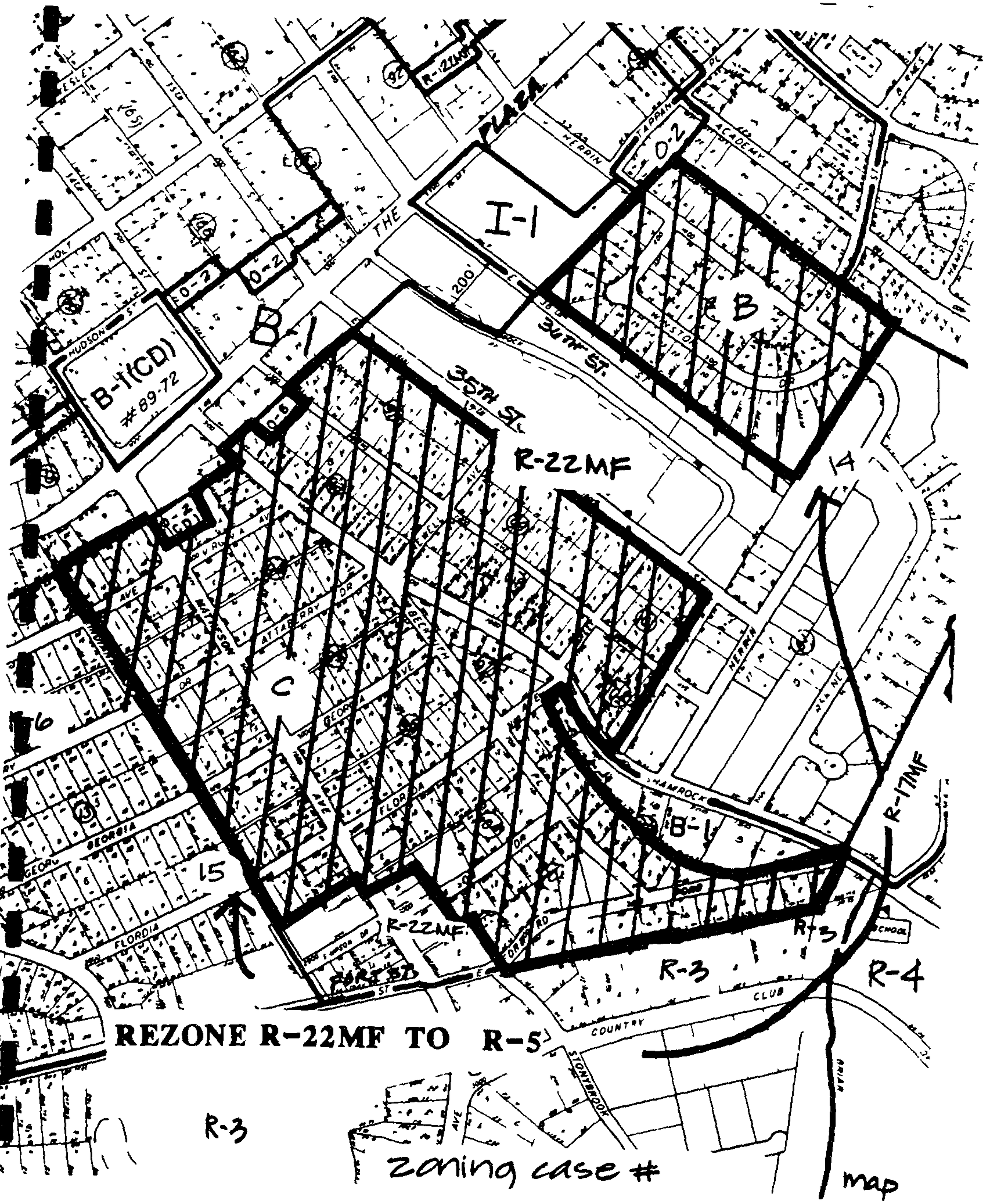
Scale: 1" = 400 feet

Zoning Map Nos.: 89 & 101



R-22MF to R-5

O-2 to R-5


REZONE R-22MF TO R-5
zoning case #
map
THE PLAZA
I-1
B-1
B-1(CD)
#89-72
O-2
O-3
R-22MF
R-17MF
R-3
R-4
B-1
C
B
14
15
16
35TH ST.
34TH ST.
HUDSON ST
GEORGIA
FLORIDA
HAMROCK
COUNTRY CLUB
STONYBROOK
ORCHARD RD
MERRIN
TAPPAN
ACADEMY ST
WINSTON
ALTABRAY DR
BECKWITH AVE
MATTSON
SCHOOL

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-56

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Three areas generally described as (A) properties generally bounded by The Plaza, Southern Railway tracks, Sugar Creek Road and Trembeth Drive (from R-22MF to R-5), (B) properties fronting on Academy Street, south of Meadow Lane (from R-22MF to R-8), and (C) Eastway Drive Golf course on the southeast corner of Eastway Drive and The Plaza (from O-2 to R-4)

Request: R-22MF & O-2 to R-5, R-8 & R-4

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A Single family homes, a neighborhood park, two churches and a few duplexes

Area B A few single family homes and several duplexes

Area C A portion of the Eastwood Golf Course

Surrounding Land Uses

Area A Single family homes to the east, commercial and industrial uses to the west and south, and industrial uses to the north

Area B Single family uses and a few duplexes to the north, south, and west, Garinger High School to the east

Area C A golf course to the south, duplexes and single family homes to the east, several service stations, a shopping center and other retail uses to the north and west

Proposed Land Uses

Area A Single family uses

Area B A mixture of housing types (single family homes, duplexes, triplexes and quadraplexes)

Area C Open space/recreation

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's land use and zoning recommendation for areas A and B Area C is within the East District Plan's boundaries This recommendation was made after the East District Plan was adopted The recommendation was incorporated into the Central District Plan

Nonconformities Resulting From This Rezoning

Area A Four nonconforming uses (duplexes on small lots) will be created

Area B No nonconforming uses will be created

Area C No nonconforming uses will be created

Consequences Of Not Rezoning This Property

Areas A and B The introduction of higher density/multi-family housing would significantly change the character of these predominantly single family neighborhoods These neighborhoods are somewhat fragile and any further intensification of land uses will likely increase problems in these neighborhoods

Area C Much needed open space and recreational land will be reduced in the area if the property is redeveloped for office use

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-56

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 49 93 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Predominantly Single Family, (B) Duplexes, and (C) Golf Course

Zoning Request

Existing Zoning R-22MF & O-2 Requested Zoning R-5, R-8 & R-4

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

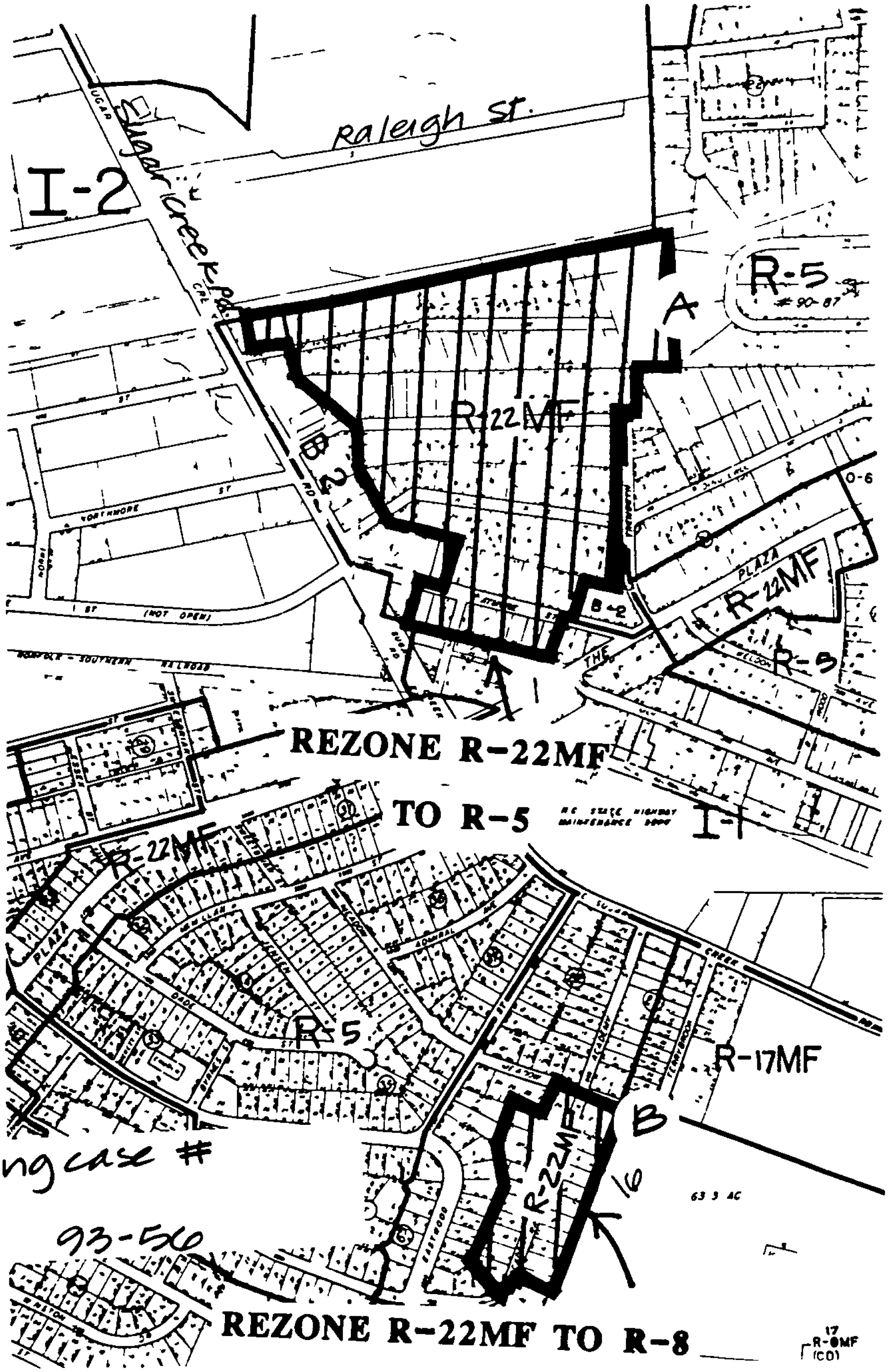
Petition #: 93-56

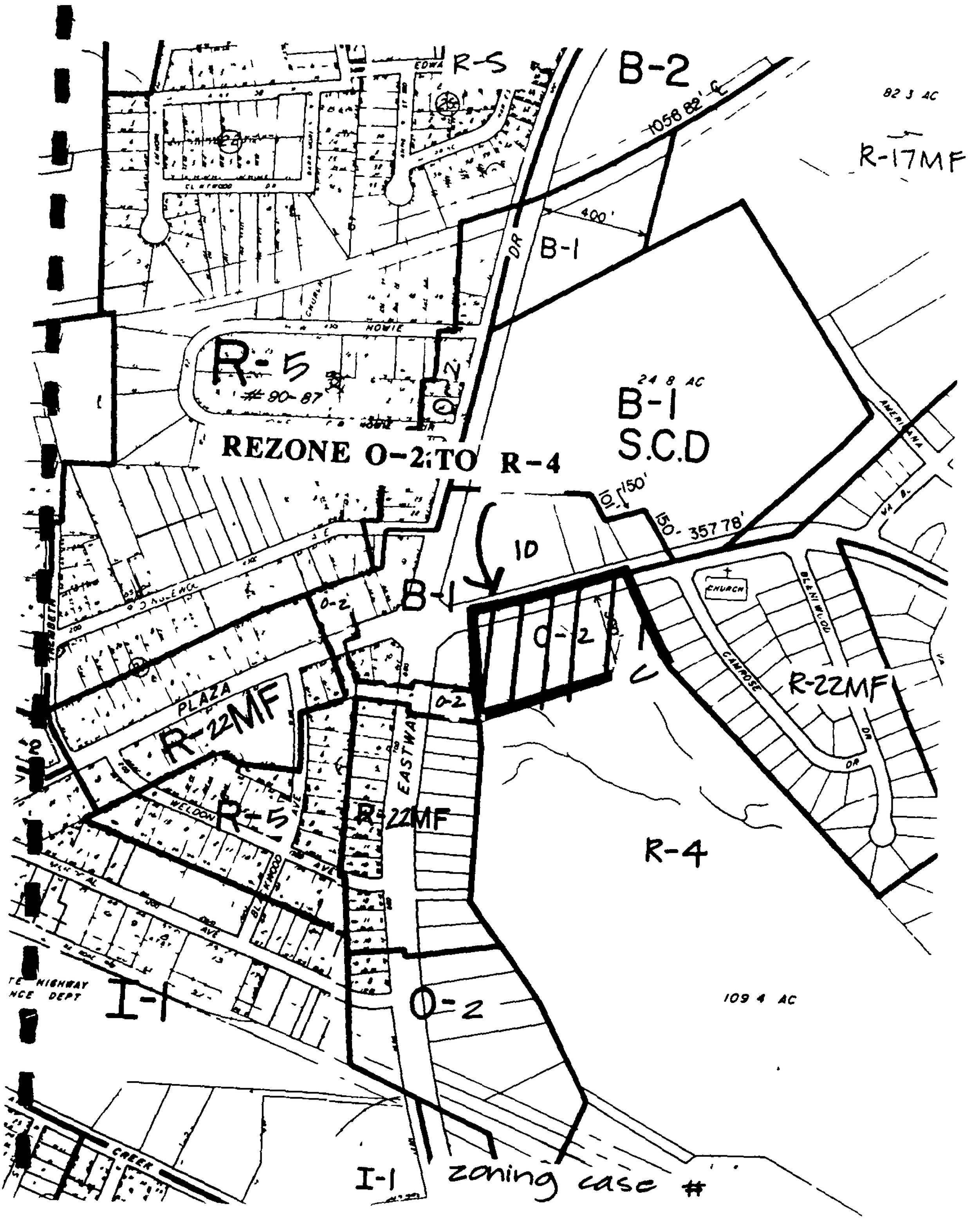
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R-22MF & O-2
Zoning Classification (Requested): R-5, R-8 & R-4
Location: Three areas generally described as (A) properties generally bounded by The Plaza, Southern Railway tracks, Sugar Creek Road and Trembeth Drive (from R-22MF to R-5), (B) properties fronting on Academy Street, south of Meadow Lane (from R-22MF to R-8), and (C) Eastway Drive Golf course on the southeast corner of Eastway Drive and The Plaza (from O-2 to R-4)

See Attached Sheet(s)

Scale: 1" = 400 feet

Zoning Map Nos.: 89 & 90


Raleigh St.
I-2
Sugar Creek Rd.
R-5
#90-87
A
R-22MF
B-2
O-6
PLAZA
R-22MF
B-2
R-9
THE
REZONE R-22MF
TO R-5
R-22MF
PLAZA
R-5
R-17MF
B
R-22MF
16
63.3 AC
zoning case #
93-56
REZONE R-22MF TO R-8
17
R-8MF
(CD)
MAD


R-5
B-2
82 3 AC
1058 82'
R-17MF
400'
B-1
R-5
#90-87
24 8 AC
B-1
S.C.D
REZONE O-2 TO R-4
150'
150
357 78'
10
B-1
O-2
O-2
O-2
CHURCH
R-22MF
PLAZA
R-22MF
EASTWAY
R-5
R-22MF
R-4
I-1
O-2
109 4 AC
I-1
zoning case #

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-57

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Three areas near Eastway Drive generally defined as (A) properties on both sides of Springway Avenue between Eastway Drive and Cardiff Drive (from R-17MF to R-4), (B) properties fronting Townsend Avenue and Bentley Place between Eastway Drive and Dunlavin Way (from R-22MF to R-4), and (C) property on the northeast corner of Kilborne Drive and Eastway Drive (from O-2 to R-17MF)

Request: R17MF, R-22MF & 0-2 to R-4 & R-17MF

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A Vacant lots and a few single family homes

Area B Single family homes, two duplexes, a quadraplex, and a day care center

Area C An apartment complex

Surrounding Land Uses

Area A Single family homes to the west and south, commercial uses to the north, vacant lots and offices to the east

Area B Single family homes to the north and west, apartments to the south and east

Area C Single family homes to the west, commercial uses to the south, apartments and single family homes to the east

Proposed Land Uses

Area A Single Family

Area B Single Family

Area C Multi-family

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's land use and zoning recommendations for areas A and B Area C is within the boundaries of the East District Plan The study group did not review this recommendation and it was incorporated into the Central District Plan

Nonconformities Resulting From This Rezoning

Area A No nonconformities will be created

Area B Four nonconforming uses (two duplexes, a quadraplex, and a day care center) will be created Each of the uses are located on small lots without much room for expansion

Area C No noncoformities will be created

Consequences Of Not Rezoning This Property

Areas A and B This area serves as an entrance into a stable and well maintained single family neighborhood If the rezoning is not approved, homes could be removed or converted to multi-family use, traffic will likely increase causing the entire character of the neighborhood to change

Area C This property could potentially be redeveloped for office use

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-57

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 34 419 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Single Family and Vacant Lots, (B) Single Family, Duplexes, and a Day Care Center; and (C) Apartment complex

Zoning Request

Existing Zoning R17MF, R-22MF & 0-2 Requested Zoning R-4 & R-17MF

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

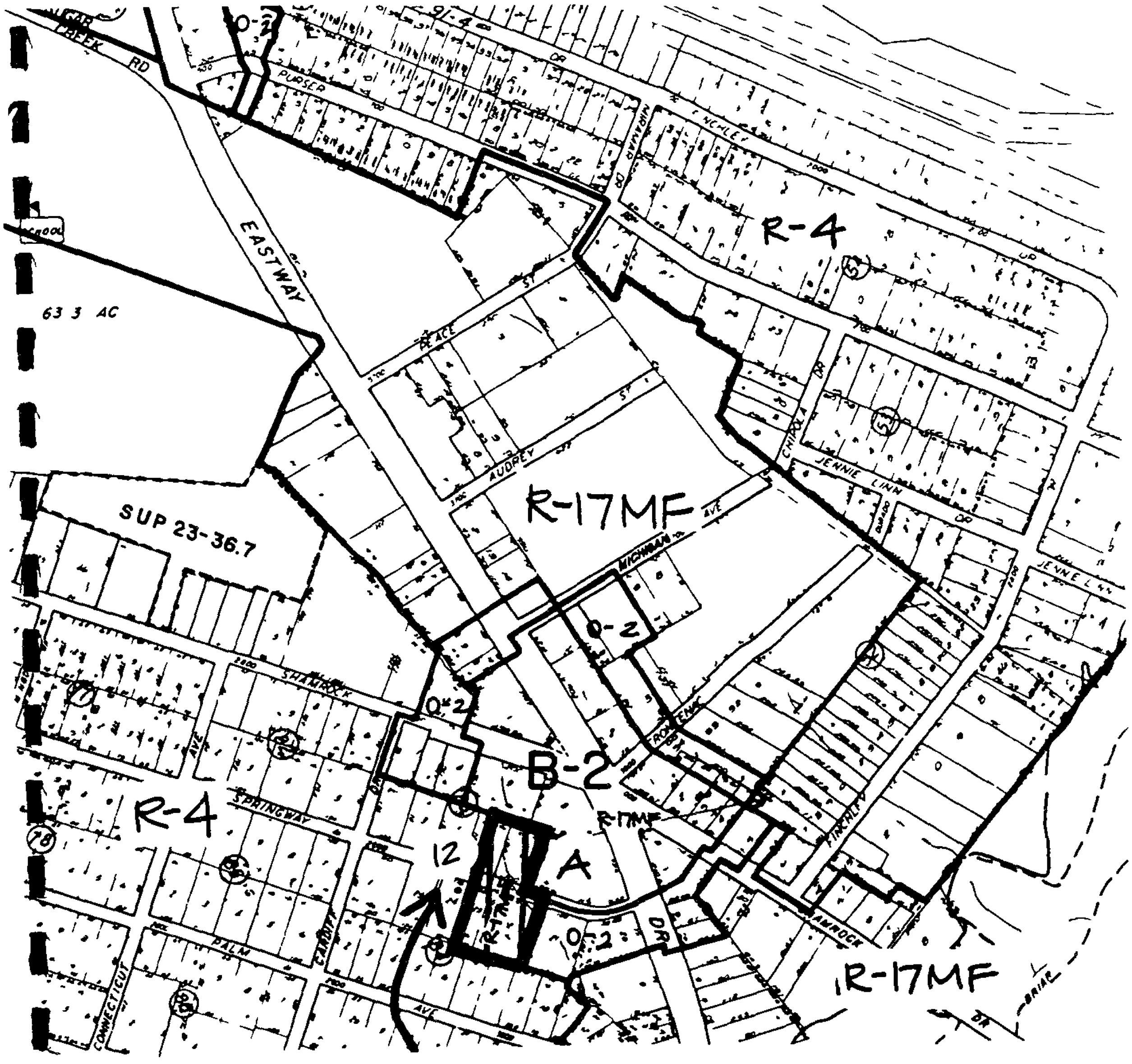
Petition #: 93-57

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R17MF, R-22MF & 0-2
Zoning Classification (Requested): R-4 & R-17MF
Location: Three areas near Eastway Drive generally defined as (A) properties on both sides of Springway Avenue between Eastway Drive and Cardiff Drive (from R-17MF to R-4), (B) properties fronting Townsend Avenue and Bentley Place between Eastway Drive and Dunlavin Way (from R-22MF to R-4), and (C) property on the northeast corner of Kilborne Drive and Eastway Drive (from O-2 to R-17MF).

See Attached Sheet(s)

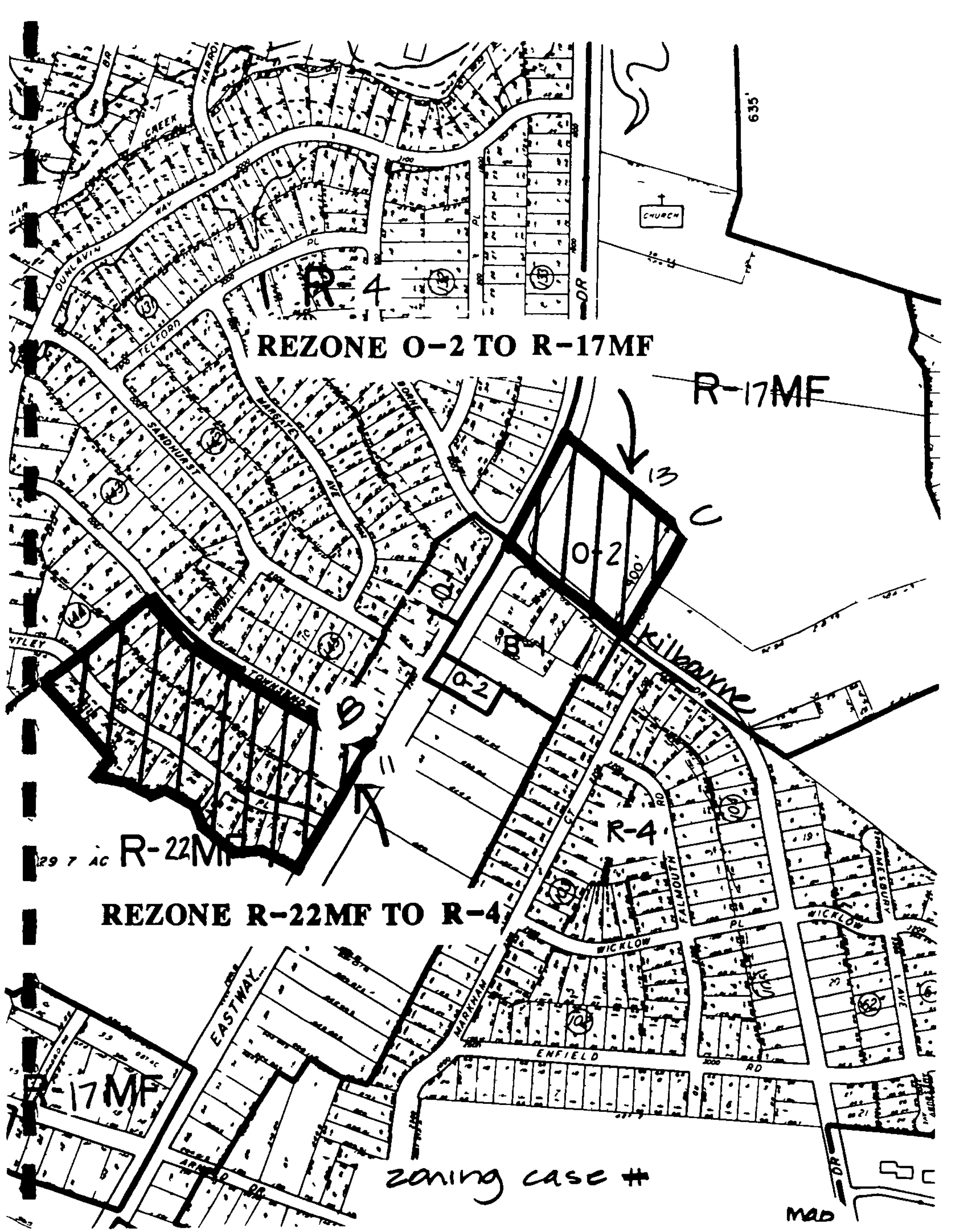
Zoning Map Nos.: 90 & 100

Scale: 1" = 400 feet



REZONE R-17MF TO R-4

MAP


REZONE O-2 TO R-17MF
REZONE R-22MF TO R-4
R-4
R-17MF
O-2
B-1
R-22MF
CHURCH
635'
CREEK
DUNLAVIN
WAY
PL
TELFORD
SANDHURST
MARGATE
AVE
DR
TOWNSEND
Kilbourne
FALMOUTH
WICKLOW
ENFIELD
RD
EASTWAY
MARKHAM
ARNOLD
zoning case #
MAD

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-58

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Several areas in the Plaza-Midwood neighborhood generally defined as (A) properties bounded by Club and Truman Streets, Roland Street and Kensington Drive (from R-22MF to R-8), (B) properties along Thomas Avenue, north of Central Avenue (from O-2 to R-22MF), (C) properties bounded by Clement Avenue, Thomas Avenue, Hamorton Place and School Street (from R-22MF to R-8), and (D) a large vacant tract off Belvedere Avenue, near Truman Road (from R-17MF to R-4)

Request: R-22MF, O-2 & R-17MF to R-22MF, R-8 & R-4

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

In the late 1970's, the Planning Commission prepared a zoning policy study for the Plaza Midwood neighborhood. Several rezonings were initiated and approved by Council Area D in this petition was a part of those rezonings The zoning policy study recommended that the property be rezoned from R-6MFH/(R-43MF) to R-6/(R-5) The Planning Commission recommended and Council approved R-9MF/(R-17MF) which is the current zoning of the property

Existing Land Uses

Area A Duplexes

Area B Parking lot

Area C Combination of duplexes, single family homes, triplexes, and quadraplexes

Area D: Vacant land

Surrounding Land Uses

Area A Single family homes to the north, south, east, and west

Area B Commercial uses to the east, west and south, single family homes to the north

Area C Vacant land and apartments to the north, single family homes to the east, industrial warehouses to the west, and single family homes and commercial uses to the south

Area D Single family homes to the south, north and west, vacant land and the Country Club Golf Course to the east

Proposed Land Uses

Area A Mixture of single family homes, duplexes, triplexes and quadraplexes

Area B Multi-family

Area C Mixture of housing types, single family duplexes, triplexes and quadraplexes

Area D Single family

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's land use and zoning recommendations for these areas

Nonconformities Resulting From This Rezoning

Area A No nonconforming uses will be created

Area B One nonconforming use (a small parking lot used by businesses on Central Avenue) will be created

Area C No nonconforming uses will be created

Area D No nonconforming uses will be created

<u>Consequences Of Not Rezoning This Property</u>

Areas A, C and D The Plaza Midwood neighborhood is an older well established, single family neighborhood Portions of the neighborhood have been designated as a local historic district If the current zoning of these properties remain intact, multi-family uses could be built at a density that would be incompatible with the low density, predominantly single family character of this neighborhood High density housing would also likely increase traffic and safety problems for pedestrians due to narrow streets and lack of sidewalks in the neighborhood

Area B Office uses could be developed and increase the pressure for adjacent residential properties to be converted to nonresidential uses

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-58

Date Filed July 16, 1993

Recieved By M.C.M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 60 469 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Primarily Duplexes and Single Family; (B) Parking Lot and Single Family, (C) Predominately Duplexes and Triplexes with some Single Family, and (D) Vacant Tract of Land

Zoning Request

Existing Zoning R-22MF, O-2 & R-17MF Requested Zoning R-22MF, R-8 & R-4

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

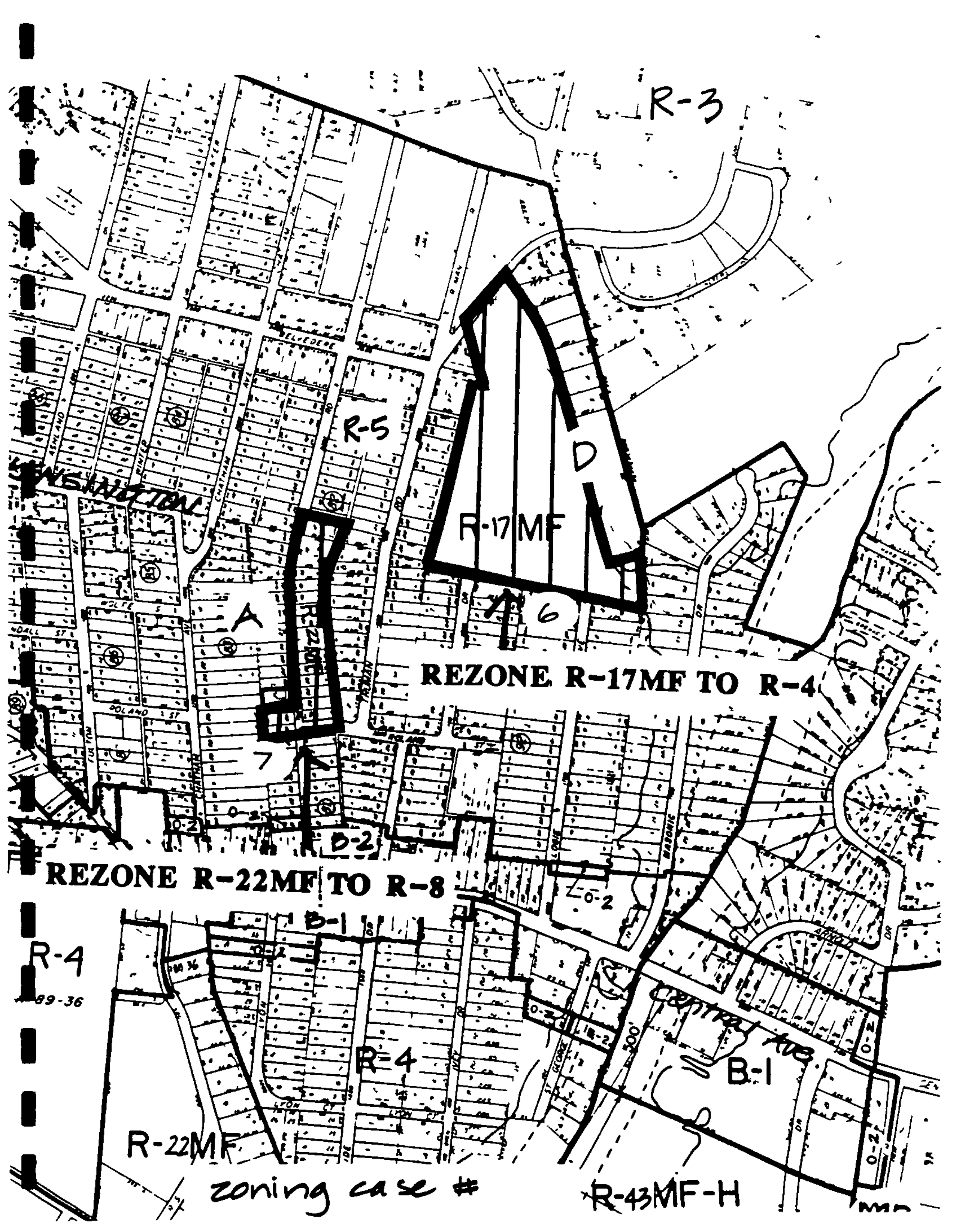
Petition #: 93-58

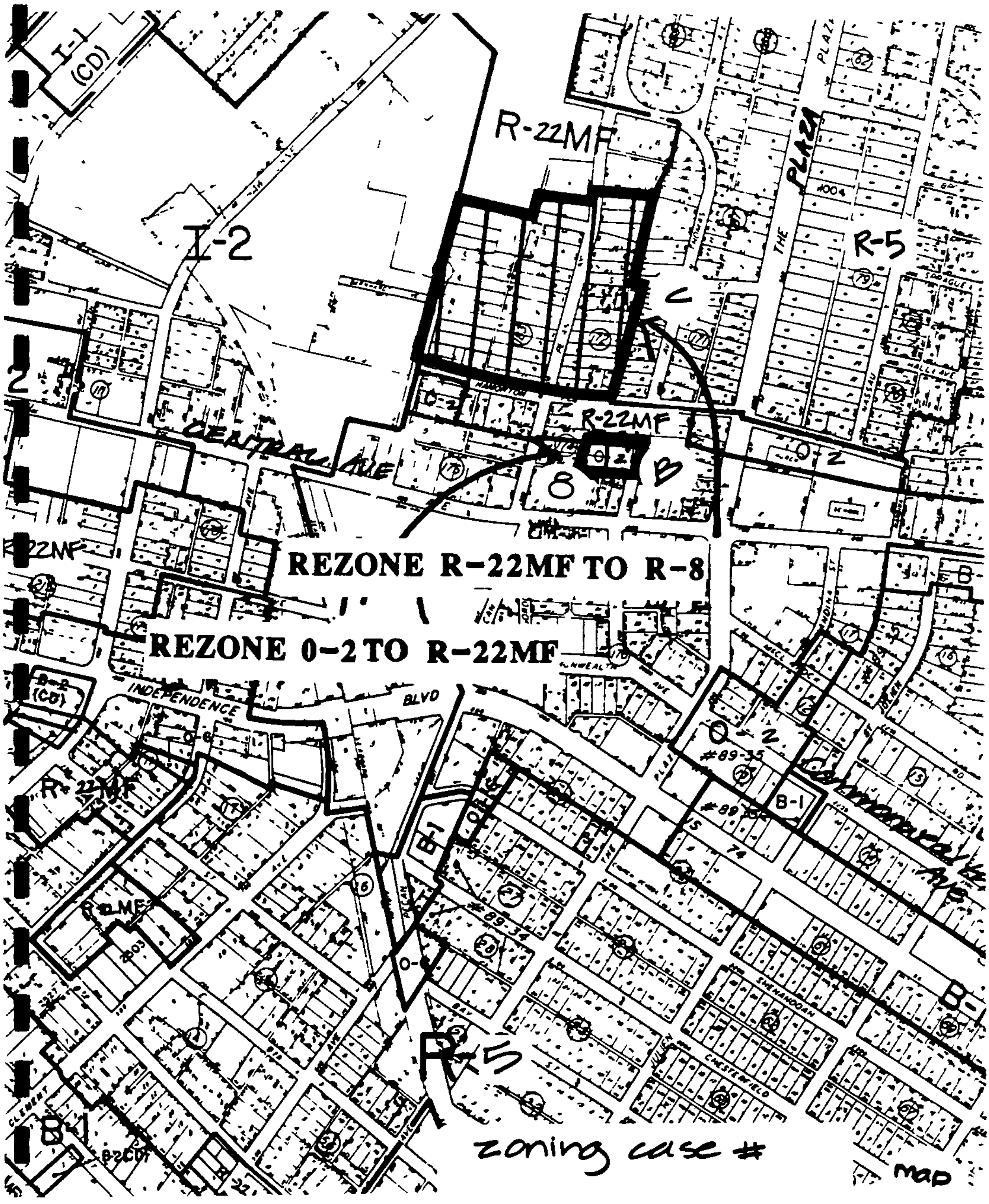
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R-22MF, O-2 & R-17MF
Zoning Classification (Requested): R-22MF, R-8 & R-4
Location: Several areas in the Plaza-Midwood neighborhood generally defined as (A) properties bound by Club and Truman Streets, Roland Street and Kensington Drive (from R-22MF to R-8); (B) properties along Thomas Avenue, north of Central Avenue (from O-2 to R-22MF), (C) properties bound by Clement Avenue, Thomas Avenue, Hamorton Place and School Street (from R-22MF to R-8); and (D) a large vacant tract off Belvedere Avenue, near Truman Road (from R-17MF to R-4).

See Attached Sheet(s)

Zoning Map Nos.: 101

Scale: 1" = 400 feet


R-3
R-5
D
R-17MF
6
A
R-22MF
REZONE R-17MF TO R-4
7
D-2
REZONE R-22MF TO R-8
O-2
B-1
R-4
89-36
R-4
R-22MF
Central Ave
B-1
O-2
zoning case #
R-43MF-H


I-1
(CD)
I-2
R-22MF
THE PLAZA
R-5
C
O-2
R-22MF
CENTRAL AVE
8
O-2
REZONE R-22MF TO R-8
REZONE O-2 TO R-22MF
INDEPENDENCE
BLVD
O-2
#89-35
B-1
#89-36
74
B-1
#89-34
O-2
R-5
SHENANDOAH
CHESTERFIELD
B-1
B-2(CD)
zoning case #
MAP

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-59

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Properties located on the north side of Central Avenue extending from Briar Creek to Nandina Street and properties west of Lyon Court extending to Veterans Park

Request: B-2 to B-1

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

In 1989, City Council approved several rezonings from B-2 to B-1 on the south side of Central Avenue These rezonings were recommended in the Chantilly plan to reflect current land uses and encourage more neighborhood oriented commercial uses compatible with adjacent residential properties

Existing Land Uses

Variety of commercial uses (primarily fast food restaurants, convenience stores, offices, a fraternal organization, auto repair shops, a print shop, glass company, and other retail uses)

Surrounding Land Uses

Single family homes and a few apartments to the north, commercial/business uses, single family homes, Veterans Park, and Army Reserve Facility to the south, commercial

uses to the east and west

Proposed Land Uses

Neighborhood oriented commercial uses

Consistency With Study Group Recommendations

These recommendations were added after the Central District Study Group reviewed the draft plan

Nonconformities Resulting From This Rezoning

Five nonconforming uses (auto glass replacement company, printing company, auto repair shop, and two used car lots) will be created Each of these uses are located on small lots and have little or no room for expansion

Consequences Of Not Rezoning This Property

This part of Central Avenue is predominantly developed with neighborhood oriented commercial uses If the current zoning is maintained, more intensive commercial uses could locate to Central Avenue and change the character of the corridor Also, the adjacent residential neighborhoods could be negatively affected Some uses permitted in B-2 district are permitted to store the goods that they sell or repair outside their buildings This often results in unsightly areas that are exposed to adjacent residential properties The edges of the adjacent neighborhoods could be eroded by these types of uses

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-59

Date Filed July 16, 1993

Recieved By M.C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Attached

Description of Property

Size(Sq Ft -Acres) Approximately 22 188 Acres Street Frontage(ft) Not Applicable

Current Land Use Primarily Commercial Uses

Zoning Request

Existing Zoning B-2 Requested Zoning B-1

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)

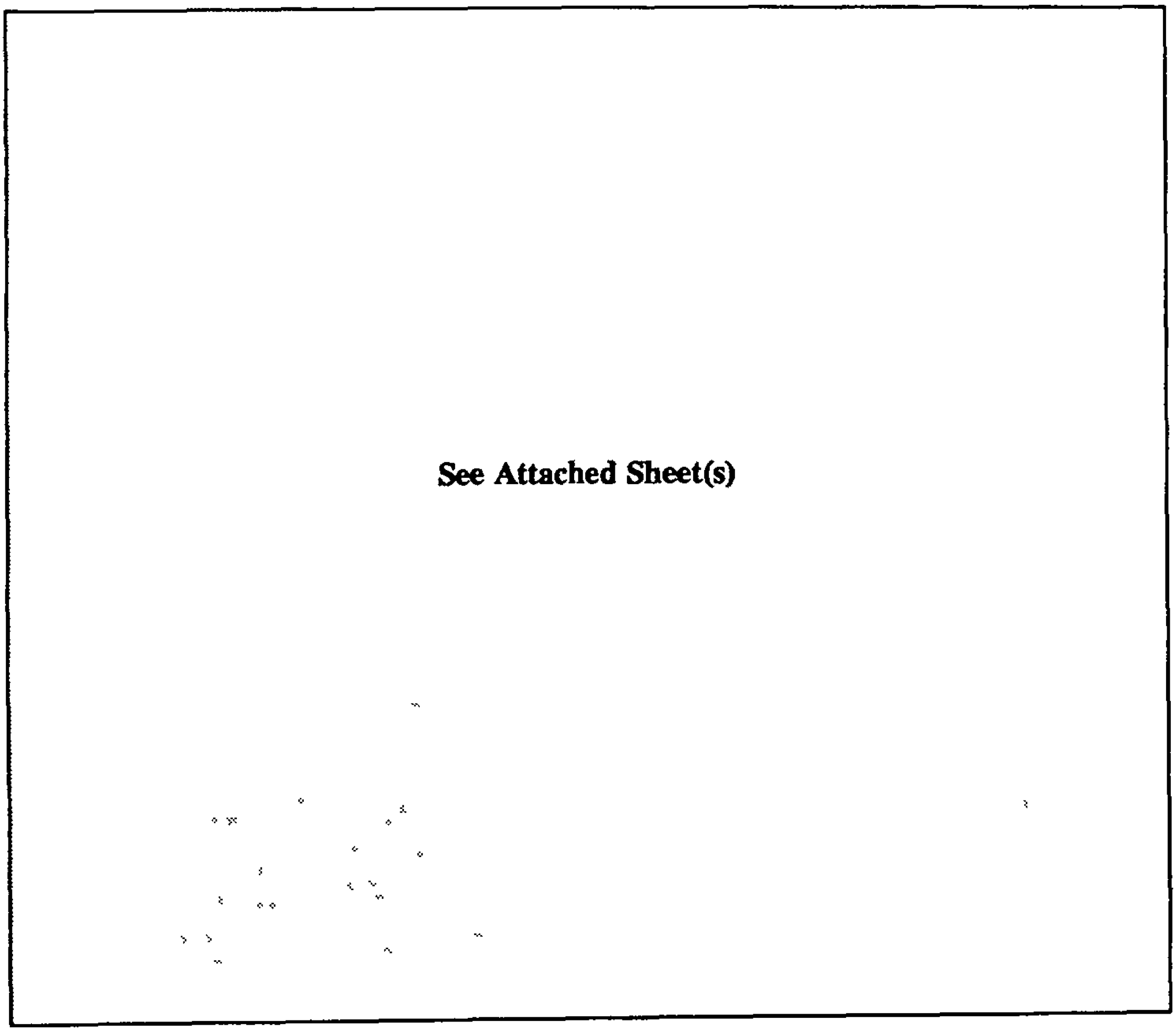
(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

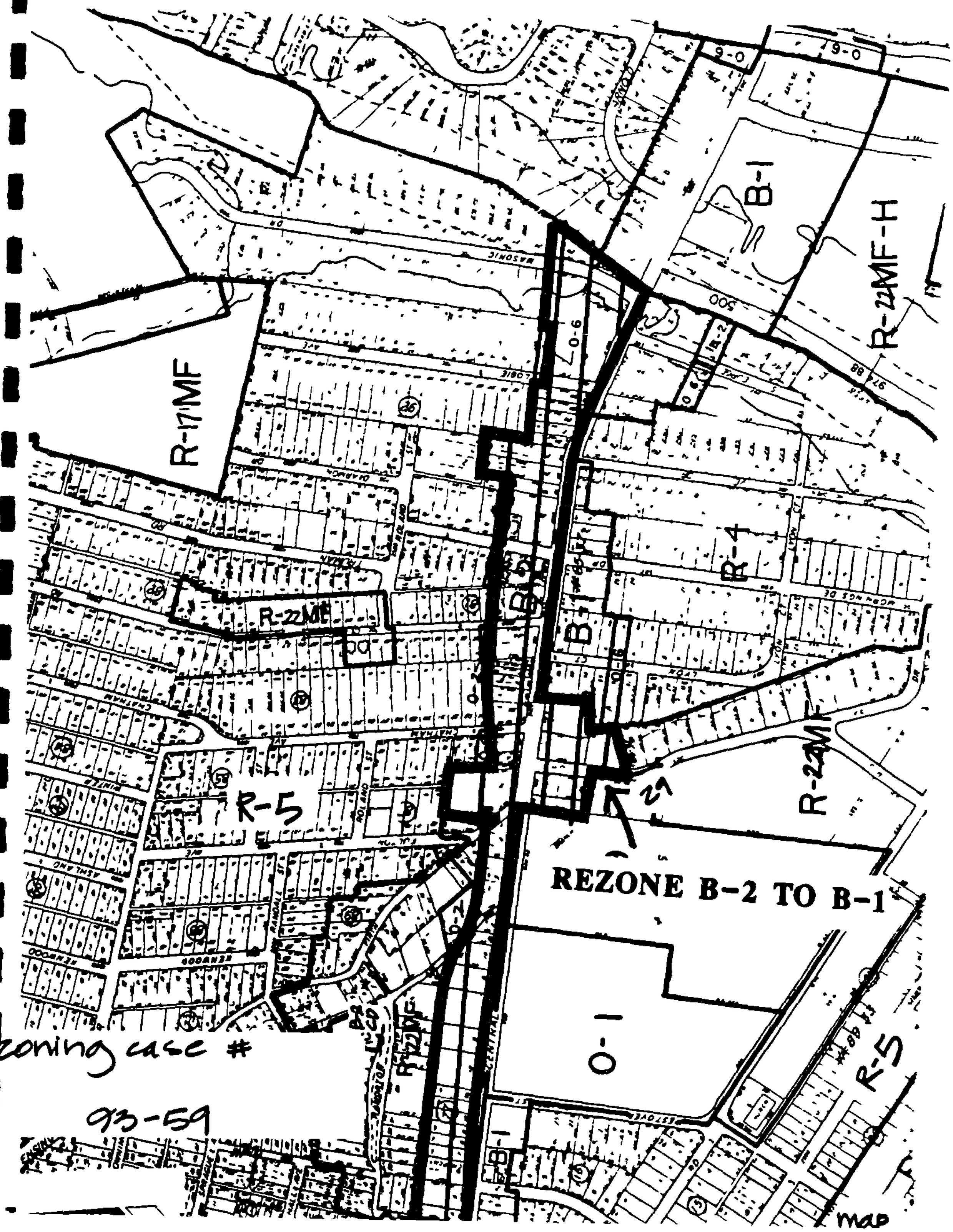
Petition #: 93-59

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): B-2
Zoning Classification (Requested): B-1
Location: Properties located on the north side of Central Avenue extending from Briar Creek to Nandina Street and properties west of Lyon Court extending to Veterans Park.



Zoning Map Nos.: 101

Scale: 1" = 400 feet


R-17MF
R-22MF
R-5
B-1
B-4
B-2
R-22MF-H
R-22MF
R-5
REZONE B-2 TO B-1
zoning case #
93-59
MAP

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-60

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Properties fronting the north and south sides of Central Avenue from 10th Street to the Brookshire Freeway

Request: B-2 to B-1

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Wholesale distributors and retail uses such as an antique furniture shop, party rentals, florist shop, eye wear distributor, consignment distributor, chair and equipment distributor, parking lot, offices and television repair shop

Surrounding Land Uses

A mixture of single family homes and apartments to the north and south, office, industrial and business uses to the east, Central Piedmont Community College's parking lot to the west

Propose Land Uses

Neighborhood oriented retail uses

Consistency With Study Group Recommendations

This rezoning was added to the plan by the Planning Committee after the study group process was complete

Nonconformities Resulting From This Rezoning

Five nonconforming uses (chair and equipment company, eye wear distributor, antique furniture distributor, consignment distributor, and electric supply distributor) will be created Each of these uses are located on small lots and appear to have no room for further expansion

Consequences Of Not Rezoning This Property

This portion of Central Avenue serves as a gateway into and from the Uptown and CPCC General businesses will not likely provide an attractive entrance into the Uptown and the adjacent residential neighborhoods

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-60

Date Filed July 16, 1993

Recieved By M.C.M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 6 746 Acres Street Frontage(ft) Not Applicable

Current Land Use Combination of Office and Commercial uses

Zoning Request

Existing Zoning B-2 Requested Zoning B-1

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

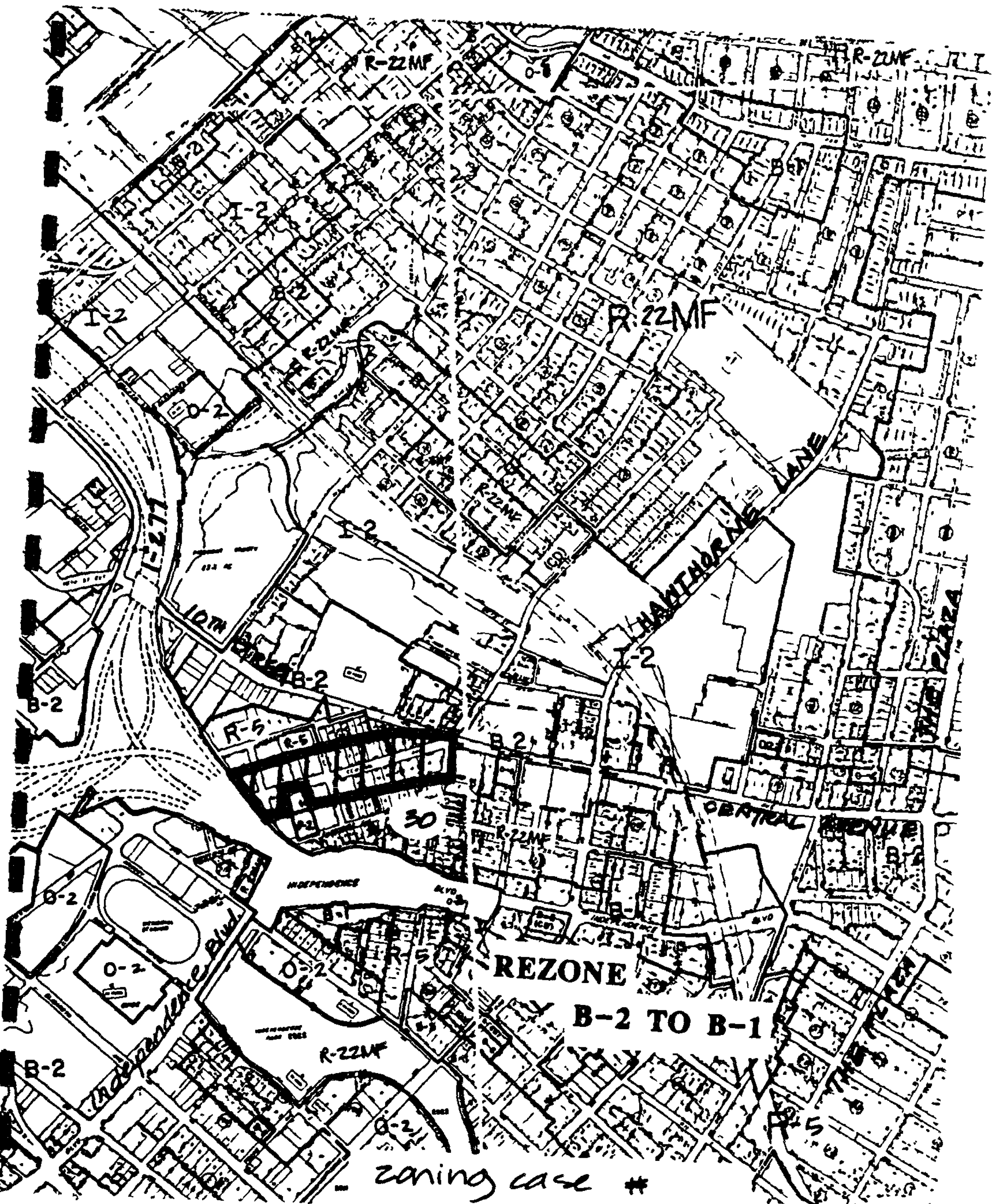
Petition #: 93-60

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): B-2
Zoning Classification (Requested): B-1
Location: Properties fronting the north and south sides of Central Avenue from 10th Street to the Brookshire Freeway.

See Attached Sheet(s)

Zoning Map Nos.: 101 & 102

Scale: 1"= 400 feet


REZONE
B-2 TO B-1
R-22MF
B-2
O-2
I-2
R-5
HAWTHORNE LANE
10TH
I-277
Independence Blvd
HOLLYWOOD BLVD
CENTRAL
PLAZA
zoning case #
17

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-61

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Three areas in the Elizabeth neighborhood defined as (A) properties fronting on the southerly side of East 7th Street extending from Clarice Avenue to Ridgeway Avenue (from O-2 to R-22MF), (B) properties on the north side of 7th Street east of Laurel Avenue (from O-2 to R-22MF), and (C) property on the northeast corner of 7th Street and Clement Avenue (from B-1 to R-5)

Request: O-2 & B-1 to R-22MF & R-5

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

In 1987 Area A in this petition was part of a rezoning initiated by the Planning Commission to be rezoned from O-6/(O-2) to R-6MF/(R-22MF) This rezoning was initiated by the Planning Commission to comply with the intent of the Elizabeth Urban Design and Transportation Study which called for multi-family development at this location City Council approved only part of the rezoning request for multi-family

Existing Land Uses

Area A Apartments

Area B Single family homes

Area C A single family home

Surrounding Land Uses

Area A Single family homes to the south, office and commercial uses to the west and north, a parking lot and doctor's office to the east

Area B Single family homes and a few duplexes to the north and east, apartments, single family homes and offices to the south

Area C Single family homes to the north, commercial uses to the west, south and east

Proposed Land Uses

Area A Multi-family

Area B Multi-family

Area C Single family

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's recommendations for areas A and B Area C was added at the request of the property owner Council's Planning and Public Works Committee recommended the area be included in the plan

Nonconformities Resulting From This Rezoning

No nonconforming uses will be created as a result of this rezoning

Consequences Of Not Rezoning This Property

Many homes along 7th street have been converted to office and commercial uses Residential properties will continue to be in danger of being converted or torn down and replaced with nonresidential development

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-61

Date Filed July 16, 1993

Recieved By M.C.M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Attached Map

Description of Property

Size(Sq Ft -Acres) Approximately 2.517 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Primarily Apartments; (B) Duplexes and Single Family; and (C) Single Family

Zoning Request

Existing Zoning O-2 & B-1 Requested Zoning R-22MF & R-5

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

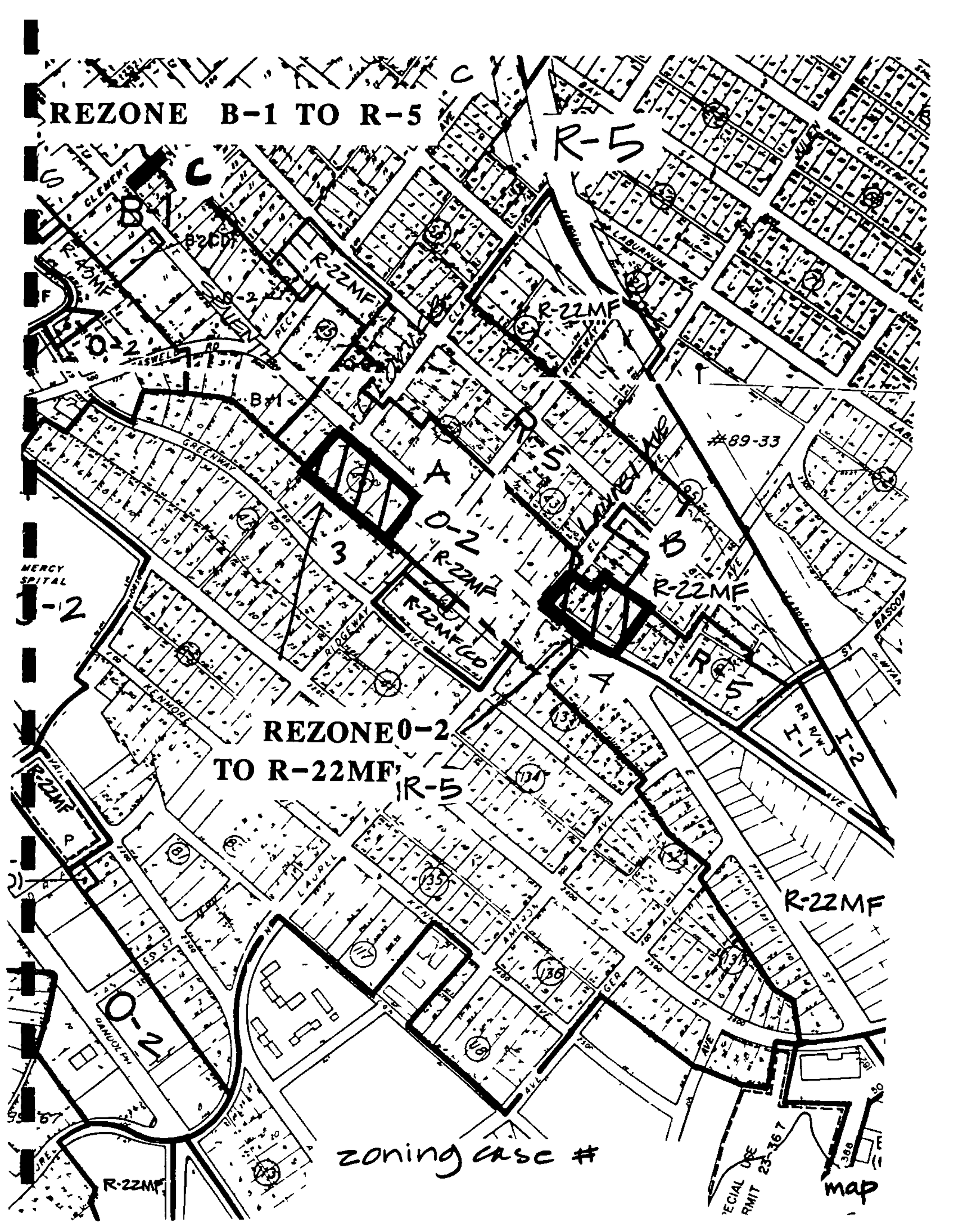
Petition #: 93-61

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): O-2 & B-1
Zoning Classification (Requested): R-22MF & R-5
Location: Three areas in the Elizabeth neighborhood defined as (A) properties fronting on the southerly side of East 7th Street extending from Clarice Avenue to Ridgeway Avenue (from O-2 to R-22MF); (B) properties on the north side of 7th Street east of Laurel Avenue (from O-2 to R-22MF); and (C) property on the northeast corner of 7th Street and Clement Avenue (from B-1 to R-5).

See Attached Sheet(s)

Zoning Map Nos.: 101 & 102

Scale: 1" = 400 feet


REZONE B-1 TO R-5
REZONE O-2 TO R-22MF
R-5
R-22MF
O-2
B-1
B-2CD
R-43MF
I-1
I-2
#89-33
MERCY HOSPITAL
CLEMENT
LABURNUM AVE
CHESTERFIELD
GREENWAY
RIDGEWAY
KENMORE
LAUREL
AMELIA
GERMANTOWN
DANVILLE
BASGOM
zoning case #
map

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-62

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Two areas near the Arnold Palmer Business Park defined as (A) properties along Latrobe Drive and Pro Am Drive (from I-2 to I-1), and (B) business property on Wendover Road between Latrobe Drive and the rail line (from I-2 to B-1)

Request: I-2 to I-1 & B-1

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A Business park (primarily with medical offices, a few light manufacturing uses, and a mini storage warehouse)

Area B Shopping center

Surrounding Land Uses

Area A Industrial uses to the north, commercial to the east, Grier Heights neighborhood to the south (combination of single family, apartments and duplexes)

Area B Business Park to the north, west and south, apartments to the east

Proposed Land Uses

Area A Light industrial

Area B Neighborhood commercial center

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's land use and zoning recommendations for these areas

Nonconformities Resulting From This Rezoning

Area A None

Area B None

Consequences Of Not Rezoning This Property

Area A The Arnold Palmer Business Park is currently developed with medical offices and/or medical related industrial uses This is an attractive, well maintained inner city business park The introduction of more intense, heavy manufacturing uses would be incompatible with the existing development and would change the character of the business park

Area B With the current zoning the commercial property could be redeveloped for industrial use The Grier Heights neighborhood and the adjacent apartment communities need the goods and services that are provided by this commercial center

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-62

Date Filed July 16, 1993

Recieved By M.C.M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 53 69 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Offices and Light Industrial; (B) An existing Shopping Center

Zoning Request

Existing Zoning I-2 Requested Zoning I-1 & B-1

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

Petition #: 93-62

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): I-2
Zoning Classification (Requested): I-1 & B-1
Location: Two areas near the Arnold Palmer Business Park defined as (A) properties along Latrobe Drive and Pro Am Drive (from I-2 to I-1); and (B) business property on Wendover Road between Latrobe Drive and the rail line (from I-2 to B-1).

See Attached Sheet(s)

Zoning Map Nos.: 112

Scale: 1" = 400 feet

□ I-2 to I-1

▨ I-2 to B-1

93-62

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-63

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Several areas along Monroe Road and Old Coliseum area defined as (A) a parcel on the north side of Monroe Road west of Bramlett Street (from I-2 to I-1), (B) property from Colonade Drive to Washburn Avenue on the south side of Monroe Road (from I-2 to B-1), (C) property between Colonade Drive, Bramlett Street and the Railway right-of-way and south of Independence Boulevard (from B-1 & O-2 to R-22MF), and (D) land between Colonade Drive, Washburn Avenue and the Merchandise Mart parking area (from B-1 & B-2 to O-2)

Request: I-2, O-2, B-1 & B-2 to I-1, B-1, R-22MF & O-2

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A Office

Area B Offices, wholesale jeweler, costume shop, marble and granite engraver, restaurants and other small retail shops

Area C Apartments, Chantilly Elementary School

Area D Several offices, single family homes, vacant buildings, television station and vacant lots

Surrounding Land Uses

Area A Railroad overpass and greenhouse to the west, apartments to the north and east, car wash and fence supply company to the south

Area B Commercial and office uses to the north and west, industrial uses to the south, commercial and industrial uses to the east,

Area C Office and commercial uses to the east, an office use to the west, a car wash to the south, hotels and other commercial uses to the north

Area D Chantilly Elementary School and the Merchandise Mart's parking lot to the north, office, commercial and industrial uses to the south

Proposed Land Uses

Area A Office

Area B Neighborhood convenience center

Area C Multi-family

Area D Office

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's land use and zoning recommendations for these areas

Nonconformities Resulting From This Rezoning

Area A None

Area B Three nonconforming uses (wholesale jewelry store, marble and granite engraver and a wholesale costume shop) will be created as a result of this rezoning

Area C No nonconforming uses will be created

Area D No nonconforming uses will be created

<u>Consequences Of Not Rezoning This Property</u>

Monroe Road is a major gateway into the Uptown and the Elizabeth neighborhood The corridor now contains a hodge podge of land uses and zoning However, the desirability of this area as a potential location for more upscale development will be enhanced by the widening of Independence Boulevard, reuse of the Old Coliseum, and availability of vacant land and buildings that could be (re)developed This rezoning presents an opportunity to encourage uses that will help upgrade the appearance of the corridor and establish a more consistent development pattern The relatively marginal uses that are currently located along the north side of the road will likely continue to be developed in the area if the current zoning is maintained

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-63

Date Filed July 16, 1993

Recieved By M.C.M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 64 572 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Light Industrial; (B) Predominantly Commercial Uses; (C) Apartment Complex, Schools and a Parking Lot, and (D) Primarily Offices

Zoning Request

Existing Zoning I-2, O-2, B-1 & B-2 Requested Zoning I-1, B-1, R-22MF & O-2

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

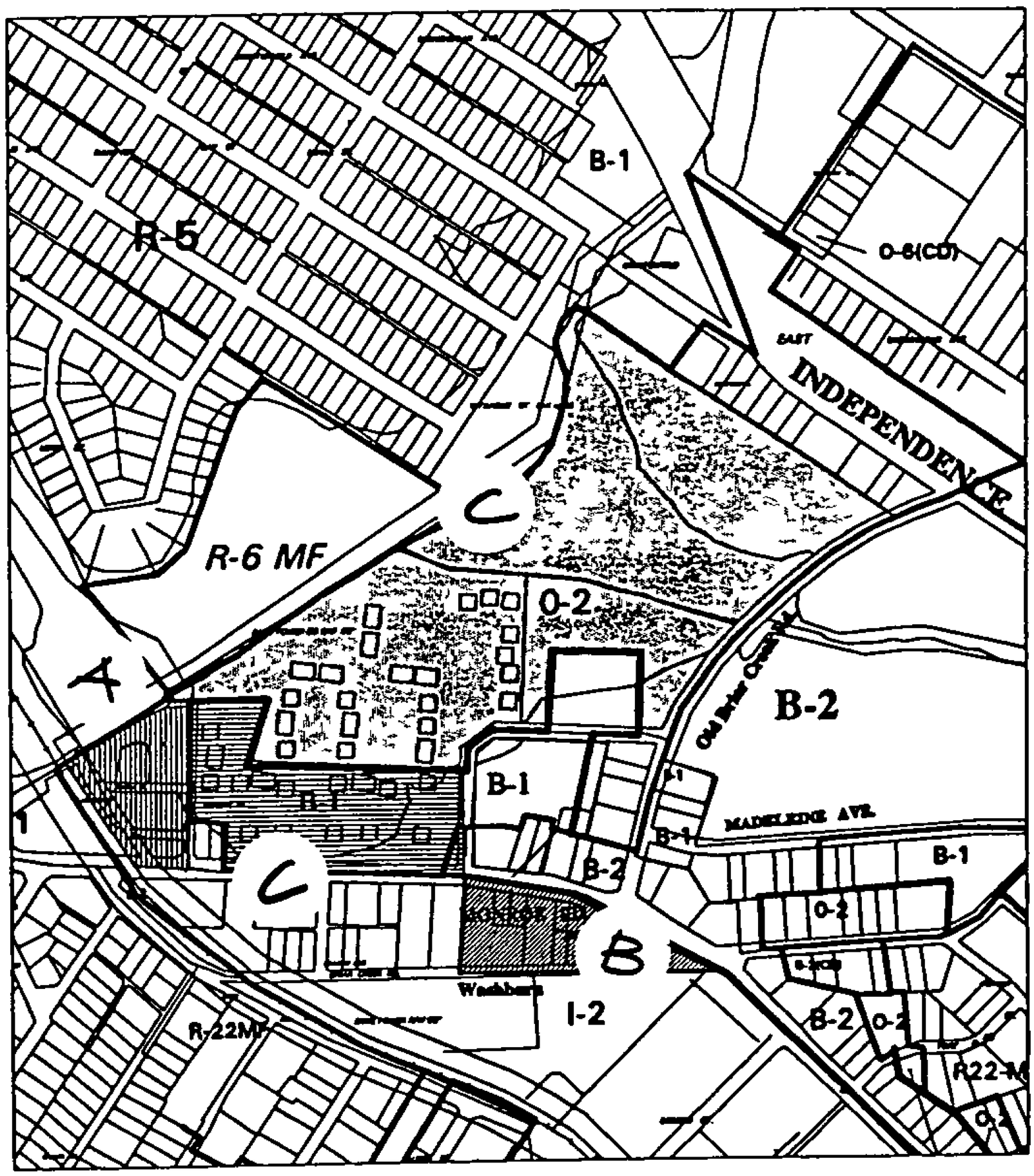
Petition #: 93-63

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): I-2, O-2, B-1 & B-2
Zoning Classification (Requested): I-1, B-1, R-22MF & O-2
Location: Several areas along Monroe Road and Old Coliseum area defined as (A) parcel on the north side of Monroe Road west of Bramlett Street (from I-2 to I-1); (B) property from Colonade Drive to Washburn Avenue on the south side of Monroe Road (from I-2 to B-1); (C) property between Colonade Drive, Bramlett Street and the Railway right-of-way and south of Independence Boulevard (from B-1 & O-2 to R-22MF); and (D) land between Colonade Drive, Washburn Avenue and the Merchandise Mart parking area (from B-1 & B-2 to O-2).

See Attached Sheet(s)

Zoning Map Nos.: 112

Scale: 1" = 400 feet



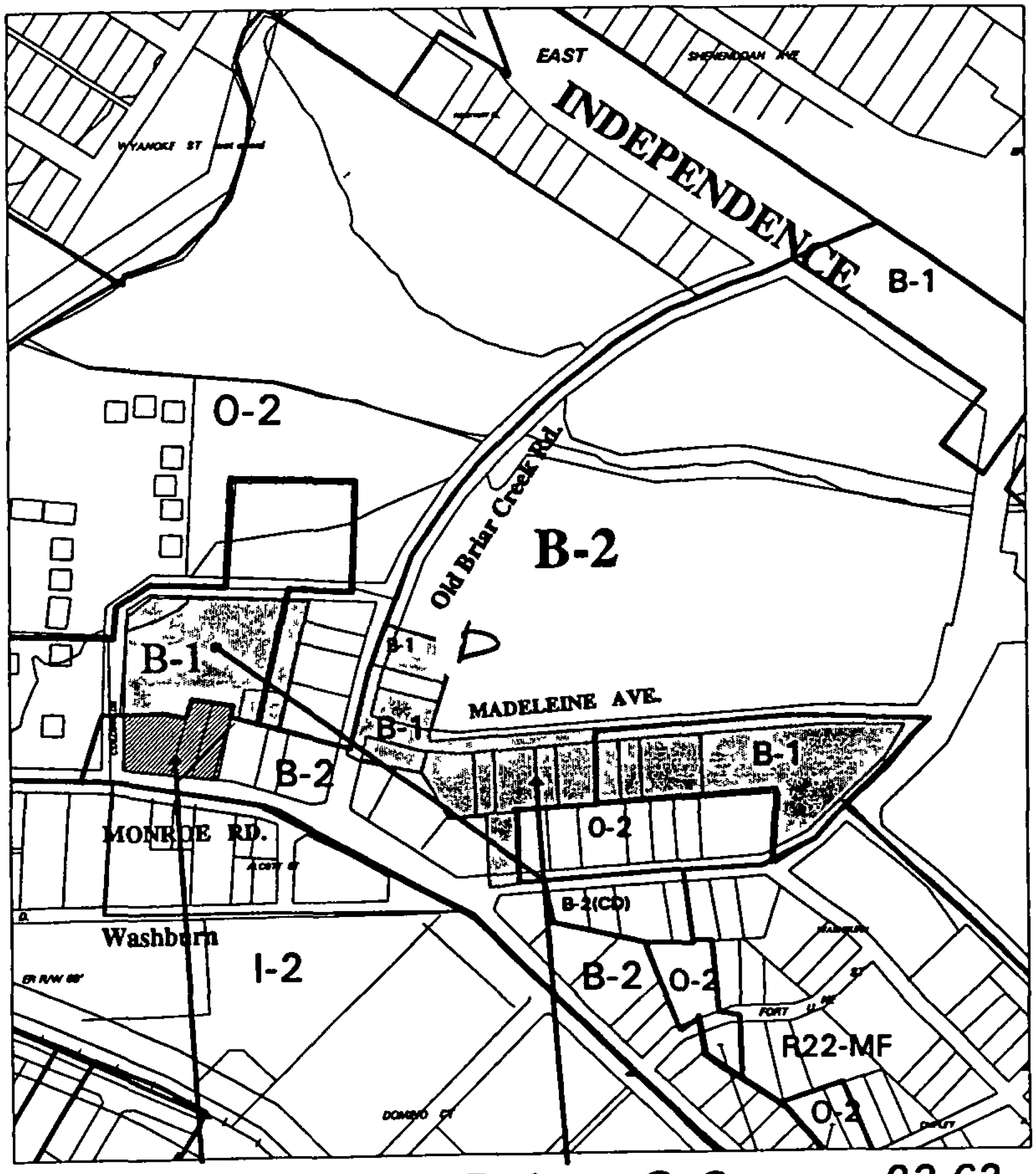
93-63

O-2 to R-22MF

B-1 to R-22MF

I-2 to I-1

I-2 to B-1



B-2 to O-2 B-1 to O-2 93-63

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-64

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Several areas in the Briar Creek/Woodland and Echo Hills neighborhoods defined as (A) several lots along Commonwealth Avenue between Waterman Avenue and Eastway Drive/Independence Boulevard intersection (from O-2 to R-4), (B) several lots along Woodland Avenue and Commonwealth Avenue (from B-1 & O-2 to R-4), (C) lots off of Monroe Road along both sides of Mayview Drive (from O-2 to R-4), and (D) two apartment complexes at the intersection of Pinecrest and Barnhill and the Clairemont Public Housing Community located off Independence Boulevard (from O-2 to R-17MF)

Request: O-2 & B-1 to R-4 & R-17MF

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A Single family homes

Area B Single family homes, a triplex/condominium, and an upholstery shop

Area C Duplex and a vacant lot

Area D Two apartment complexes

Surrounding Land Uses

Area A	Single family homes to the north and east across Eastway Drive, apartments and a television station to the south, and single family homes to the west
Area B	Single family homes to the north, west and east across Eastway Drive, and a television station to the south
Area C	Single family homes to the north, east and west, and commercial uses to the south
Area D	Single family to the north and east, commercial to the south, and a television station to the west

Proposed Land Uses

Area A	Single family homes
Area B	Single family homes
Area C	Single family homes
Area D	Multi-family apartments

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's land use and zoning recommendations for these areas

Nonconformities Resulting From This Rezoning

Area A	None
Area B	Two nonconforming uses (an upholstery shop and triplex) will be created Both uses are on small lots with little room for expansion
Area C	One nonconforming use (a duplex on a small lot) will be created as a result of this rezoning
Area D	None

Consequences Of Not Rezoning This Property

In the past, several residential properties along Commonwealth Avenue have been converted to business uses This trend results in a loss of good housing and the continual stripping of business uses along the already fragile edge of the Briar Creek/Woodland neighborhood If the zoning is maintained, houses will likely continue to be converted to business use

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-64

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 17.94 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Single Family; (B) Single Family and one Triplex/Condominium, (C) Single Family, and (D) Apartment Complexes

Zoning Request

Existing Zoning O-2 & B-1 Requested Zoning R-4 & R-17MF

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

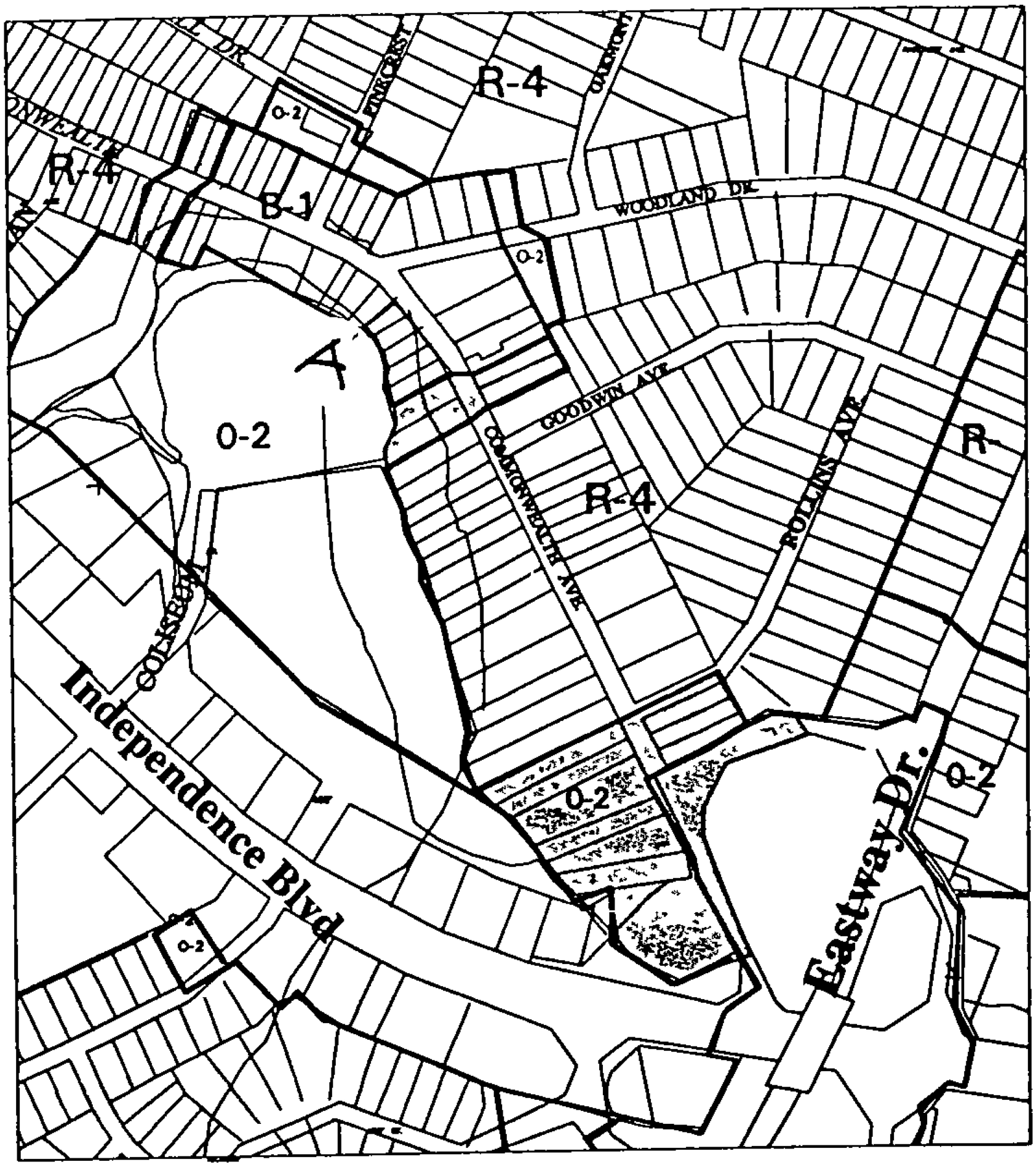
Petition #: 93-64

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): O-2 & B-1
Zoning Classification (Requested): R-4 & R-17MF
Location: Several areas in the Briar Creek Woodland and Echo Hills neighborhoods defined as (A) several lots along Commonwealth Avenue between Waterman Avenue and Eastway Drive/Independence Boulevard intersection (from O-2 to R-4), (B) several lots along Woodland Avenue and Commonwealth Avenue (from B-1 & O-2 to R-4), (C) lots off of Monroe Road along both sides of Mayview Drive (from O-2 to R-4); and (D) two apartment complexes at the intersection of Pinecrest and Barnhill and the Clairemont Public Housing Community located off Independence Boulevard (from O-2 to R-17MF).

See Attached Sheet(s)

Zoning Map Nos.: 112

Scale: 1" = 400 feet

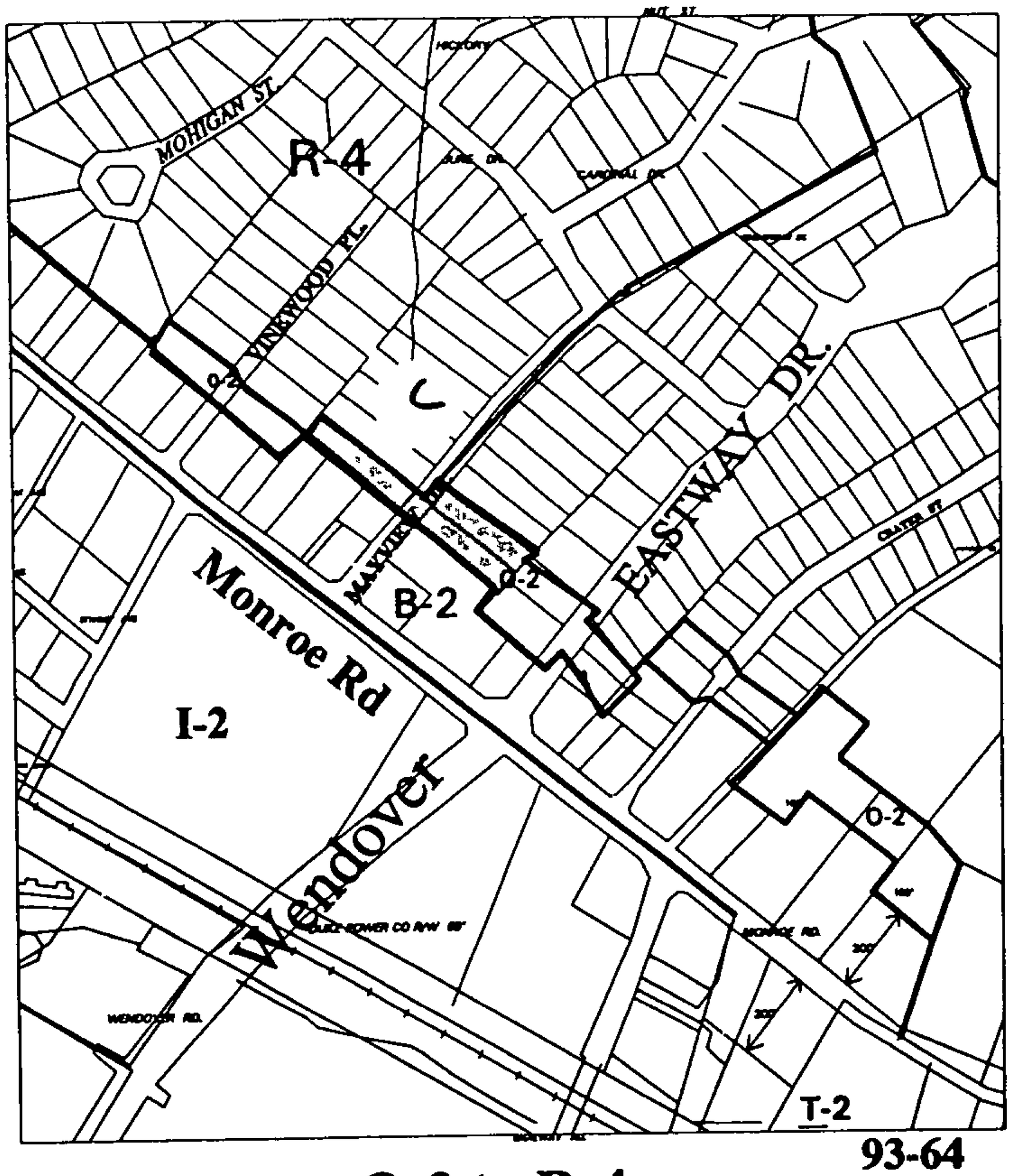

R-4
O-2
B-1
WOODLAND DR
GOODWIN AVE
COMMONWEALTH AVE
ROLLINS AVE
Independence Blvd
Eastway Dr.

93-64

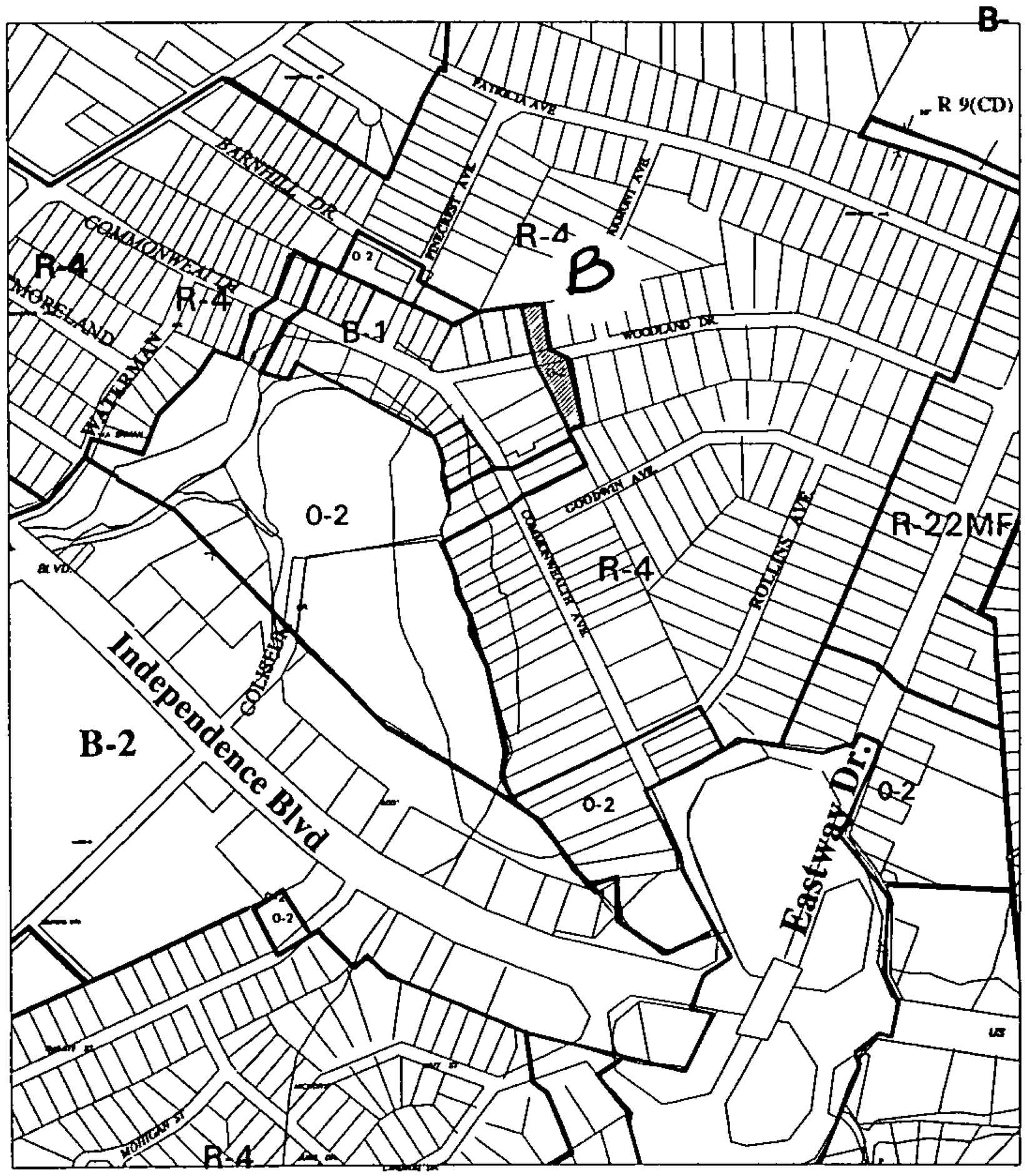
O-2 to R-4

93-64

O-2 to R-17MF


MOHIGAN ST.
R-4
VINEWOOD PL.
O-2
C
EASTWAY DR.
B-2
O-2
Monroe Rd
I-2
Wendover
O-2
T-2
93-64

O-2 to R-4



B-1 to R-4

O-2 to R-4

93-64

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-65

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Areas in the Villa Heights neighborhood described as (A) area generally bounded by Everett Street, Pickney Avenue, Harrill Street, McDowell Street, Parkwood Avenue, and The Plaza (from R-22MF, O-2 & B-1 to R-5), (B) area generally bounded by Matheson Avenue, Pickney Street, 27th Street and Yadkin (from R-22MF to R-5), and (C) property between Clemson, Holt and Matheson Avenue (from R-22MF to R-5)

Request: R-22MF, O-2 & B-1 to R-5

Background and Justification

In January 1993, the Charlotte City Council formally adopted the Villa Heights Special Project Plan The plan generally encompasses the area bounded by Matheson Ave to the north, The Plaza to the east, Parkwood Avenue to the south, and Davidson Street to the west The plan addresses a number of issues dealing with land use, infrastructure needs, housing deterioration, crime, and neighborhood appearance

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of Villa Heights Much of the zoning has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to implement the land use recommendations of the adopted Villa Heights Special Project Plan

Zoning History

Not applicable

Existing Land Uses

Predominantly single family with a number of duplexes on small lots, scattered vacant lots, and two churches

Surrounding Land Uses

Area A Cordelia Park to the west, single family, a church, and duplexes to the north, single family, an apartment complex, and neighborhood businesses to the east, and single family, duplexes, and neighborhood businesses to the south along Parkwood Avenue

Area B single family to the east, large vacant tract, single family, and small office use to the south, industrial to the west, and single family to the north across Matheson Street

Area C single family to the west and north, fraternal organization, duplexes, and neighborhood business to the south, and single family and a business to the east across The Plaza

Proposed Land Uses

Single Family for all three areas

Nonconformities Resulting From This Rezoning

36 duplexes will become nonconforming, however, they are on small lots and have little, if any room for expansion

Consequences Of Not Rezoning This Property

High density housing could by built that would dramatically alter the character of a neighborhood already considered fragile A solid single family area exists north of Catawba Street that would be affected if the area south of Catawba Street further deteriorates Also, the housing stock in the neighborhood could be lost with intensification, this stock is important to preserve for home ownership possibilities

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-65

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 64 95 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Single Family, Duplexes, Vacant Lots, and Institutional, (B) Single Family and Duplexes, and (C) Single Family

Zoning Request

Existing Zoning R-22MF, O-2 & B-1 Requested Zoning R-5

Purpose of Zoning Change To comply with the land use recommendations of the Villa Heights Special Project Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

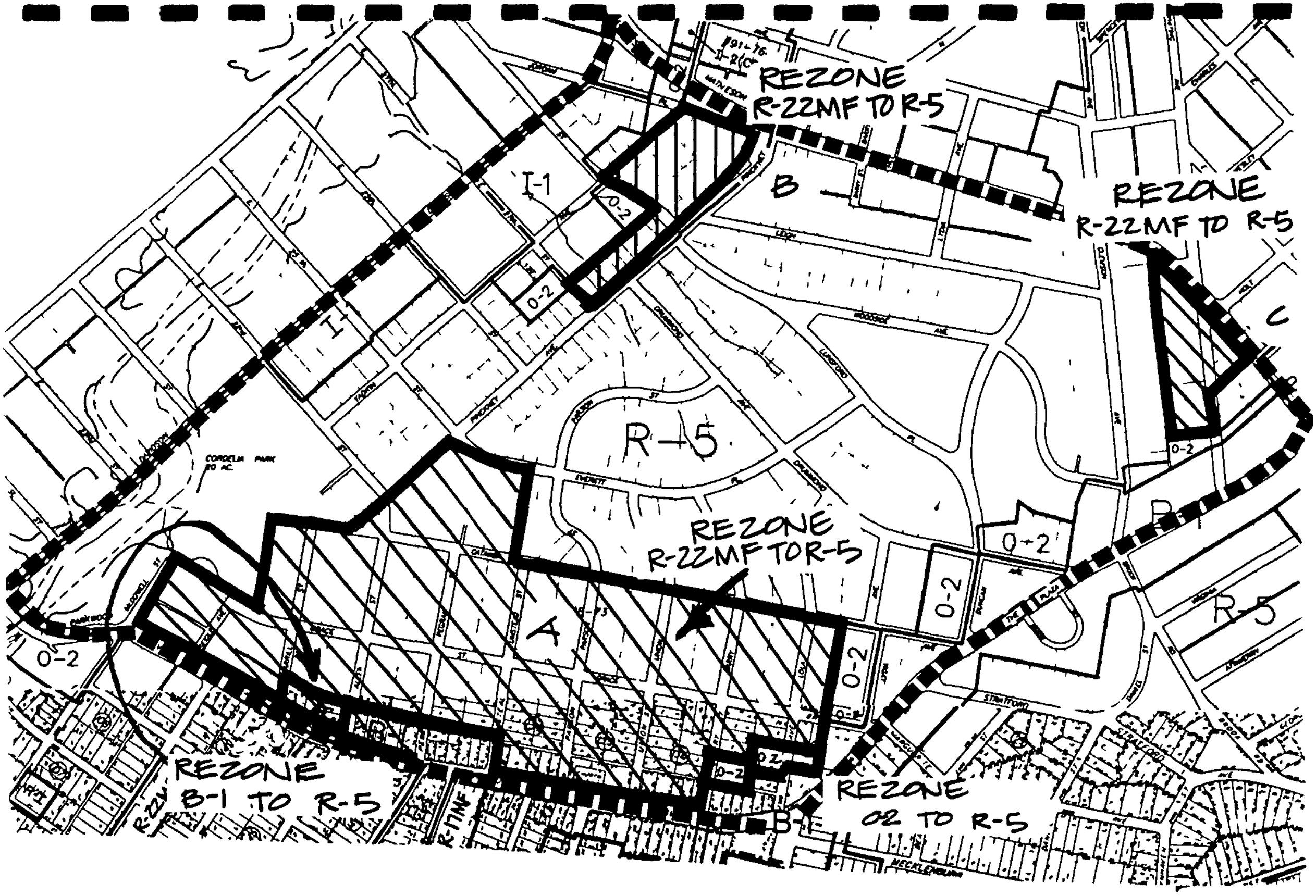
Petition #: 93-65

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R-22MF, O-2 & B-1
Zoning Classification (Requested): R-5
Location: Areas in the Villa Heights neighborhood described as (A) area generally bound by Everett Street, Pickney Avenue, Harrill Street, McDowell Street, Parkwood Avenue, and The Plaza (from R-22MF, O-2 & B-1 to R-5), (B) area generally bound by Matheson Avenue, Pickney Street, 27th Street and Yadkin (from R-22MF to R-5), and (C) property between Clemson, Holt and Matheson Avenue (from R-22MF to R-5).

See Attached Sheet(s)

Zoning Map Nos.: 89 & 101

Scale: 1" = 400 feet



zoning case #

93-65

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-66

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Areas in the Villa Heights neighborhood described as (A) properties northwest of The Plaza, east of Lola Avenue, and south of Catawba Avenue (excluding existing apartment) (from R-22MF & O-2 to R-8), (B) areas north of Grace Street fronting on The Plaza, Lydia, Duncan and Drummond (from B-1 & O-2 to R-22MF), and (C) areas between Clemson and Matheson Avenues, north of The Plaza (from O-2 and R-22MF to R-8)

Request: R-22MF, O-2 & B-1 to R-8 & R-22MF

Background and Justification

In January 1993, the Charlotte City Council formally adopted the Villa Heights Special Project Plan The plan generally encompasses the area bound by Matheson Ave to the north, The Plaza to the east, Parkwood Avenue to the south, and Davidson Street to the west The plan addresses a number of issues dealing with land use, infrastructure needs, housing deterioration, crime, and neighborhood appearance

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of Villa Heights Much of the zoning has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Villa Heights Special Project Plan

Zoning History

Not applicable

Existing Land Uses

Area A single family and duplexes

Area B small apartment complex on corner of Catawba Ave and Lydia, duplexes, triplexes, and quadraplexes elsewhere

Area C single family and duplexes

Surrounding Land Uses

Area A single family, duplexes, and quadraplexes

Area B single family, duplexes, small offices, and neighborhood businesses along The Plaza

Area C single family, duplexes, fraternal organization and neighborhood businesses along The Plaza

Proposed Land Uses

Area A single family, duplexes, triplexes or quadraplexes

Area B multi-family

Area C single family, duplexes, triplexes, or quadraplexes

Nonconformities Resulting From This Rezoning

none

Consequences Of Not Rezoning This Property

Nonresidential development at the edges of the neighborhood could affect the stability of the adjacent residential areas

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-66

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(*address or description*) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 5 72 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Predominantly Single Family, Duplexes, Multi-Family, (B) Duplexes, Tri-plexes, Quadraplex, and (C) Duplex

Zoning Request

Existing Zoning R-22MF, O-2 & B-1 Requested Zoning R-8 & R-22MF

Purpose of Zoning Change To comply with the land use recommendations of the Villa Heights Special Project Plan

Name of Agent

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

Agent's Address

600 East Fourth Street, Charlotte, N C. 28202-2853
Address of Petitioner(s)

Telephone Number

(704)336-2205
Telephone Number

Signature

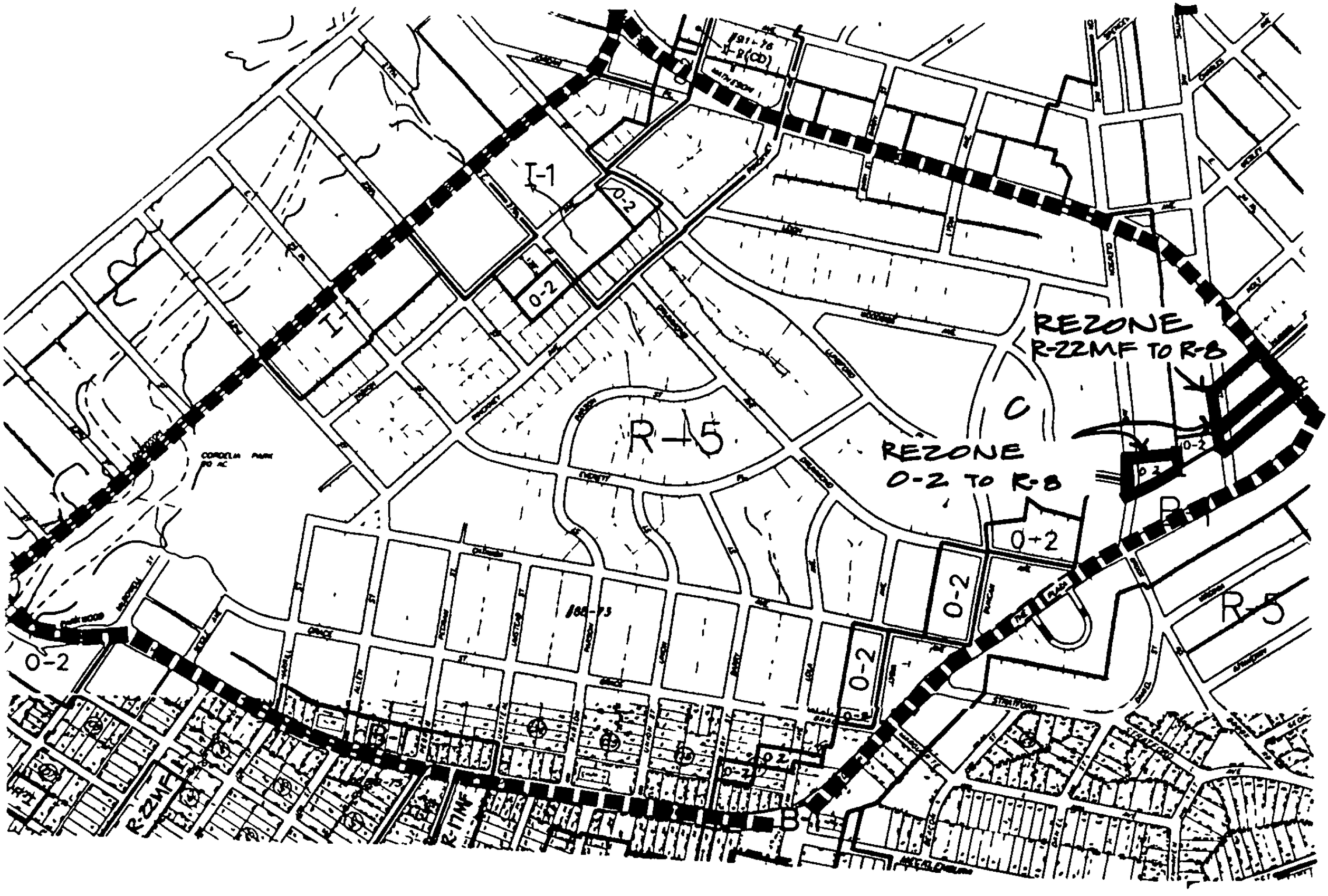
Petition #: 93-66

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R-22MF, O-2 & B-1
Zoning Classification (Requested): R-8 & R-22MF
Location: Areas in the Villa Heights neighborhood described as (A) properties northwest of The Plaza, east of Lola Avenue, and south of Catawba Avenue (excluding existing apartment) (from R-22MF & O-2 to R-8), (B) areas north of Grace Street fronting on The Plaza, Lydia, Duncan and Drummond (from B-1 & O-2 to R-22MF), and (C) areas between Clemson and Matheson Avenues, north of The Plaza (from O-2 and R-22MF to R-8).

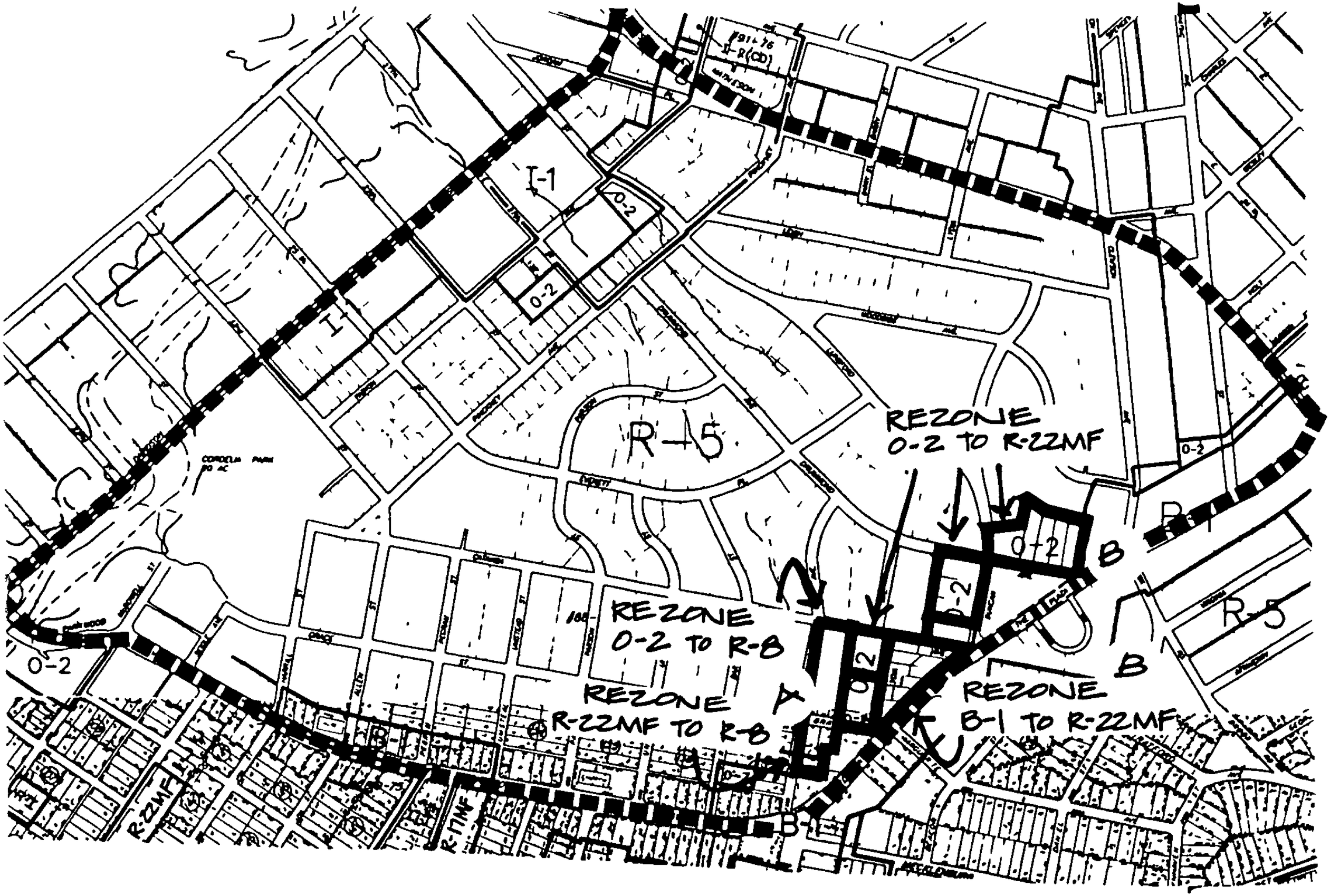
See Attached Sheet(s)

Zoning Map Nos.: 89 & 101

Scale: 1" = 400 feet



Petition No. 93-66



zoning case #

93-66

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-67

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Several locations along and/or adjacent to South Boulevard defined as (A) properties on Northgate Avenue (from O-2 to R-4), (B) properties on the east side of South Boulevard between Scaleybark and Woodlawn (from I-2 to B-2), (C) several tracts bounded by South Boulevard and Old Pineville Road, north of Woodlawn Road (from I-2 to B-2), (D) three areas located on the west side of South Boulevard generally extending from Woodlawn to Scaleybark Road (from I-2 to I-1), (E) properties located on the west side of South Boulevard between Freeland Lane and Clanton Road (from I-1 & I-2 to B-2), and (F) properties fronting on Woodlawn Road generally extending from S Tryon Street along I-77 to Old Pineville Road (from I-2 to B-2)

Request: O-2, I-1 & I-2 to R-4, I-1 & B-2

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A single family

Areas B and C commercial uses, a few warehouses, storage yards, and glass manufacturer

Area D commercial uses including a lumber warehouse

Area E shopping center including Queen Park Cinema

Area F shopping centers, motels and restaurants

Surrounding Land Uses

Area A single family to the east and commercial elsewhere, access is from the east through the adjacent single family neighborhood

Area B single family and multi-family to the east, commercial and industrial to the west across South Blvd , shopping center to the north, and car dealer to the south across Woodlawn

Area C industrial/commercial to the north, shopping center to the south across Woodlawn, commercial to the east across South Blvd , and commercial to the west

Area D industrial, office, and some commercial to the west across Old Pineville Road, commercial to the east across South Blvd and generally commercial to the north and south

Area E industrial to the west, commercial to the east across South Blvd , commercial center to the south, and industrial to the north

Area F single family, commercial, office and limited industrial to the north, commercial to the south, I-77 interchange to the west, and commercial to the east across South Blvd

Proposed Land Uses

Area A Single family

Areas B,C,D,E and F General commercial uses

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's land use and zoning recommendations for these area, a number of properties were deleted from the proposed rezoning since the study group's review by Planning Committee and/or Council

Nonconformities Resulting From This Rezoning

Area A None

Area B Three warehouse uses and a glass manufacturer

Area C One warehouse

Area D one lumber warehouse

Area E None

Area F None

Consequences Of Not Rezoning This Property

South Boulevard in this area and Woodlawn Road are principally strip commercial corridors If additional industrial uses develop among the commercial uses, the overall nature of the corridor will change There is some revitalization taking place by the private sector in this area, allowing industrial uses would not support the efforts to revitalize the commercial businesses

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-67

Date Filed July 16, 1993

Recieved By M C.M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 141 439 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Single Family, (B) & (C) Commercial uses and a few warehouses, (D) Commercial and some light industrial, (E) Commercial, and (F) Primarily commercial

Zoning Request

Existing Zoning O-2, I-1 & I-2 Requested Zoning R-4, I-1 & B-2

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

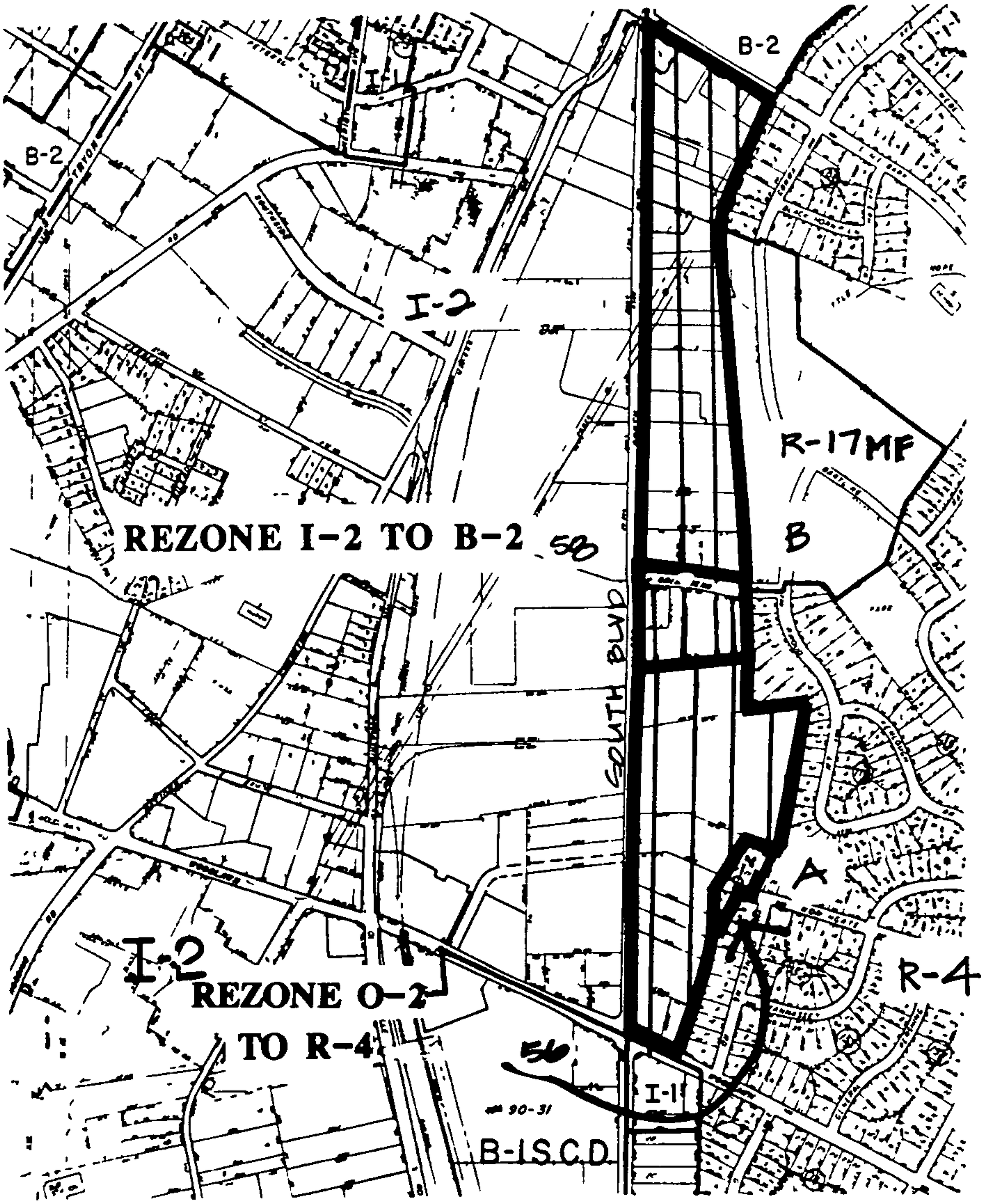
Petition #: 93-67

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): O-2, I-1 & I-2
Zoning Classification (Requested): R-4, I-1 & B-2
Location: Several locations along and/or adjacent to South Boulevard defined as (A) properties on Northgate Avenue (from O-2 to R-4), (B) properties on the east side of South Boulevard between Scaleybark and Woodlawn (from I-2 to B-2), (C) several tracts bounded by South Boulevard and Old Pineville Road, north of Woodlawn Road (from I-2 to B-2); (D) three areas located on the west side of South Boulevard generally extending from Woodlawn to Scaleybark Road (from I-2 to I-1); (E) properties located on the west side of South Boulevard between Freeland Lane and Clanton Road (from I-1 & I-2 to B-2); and (F) properties fronting on Woodlawn Road generally extending from S Tryon Street along I-77 to Old Pineville Road (from I-2 to B-2).

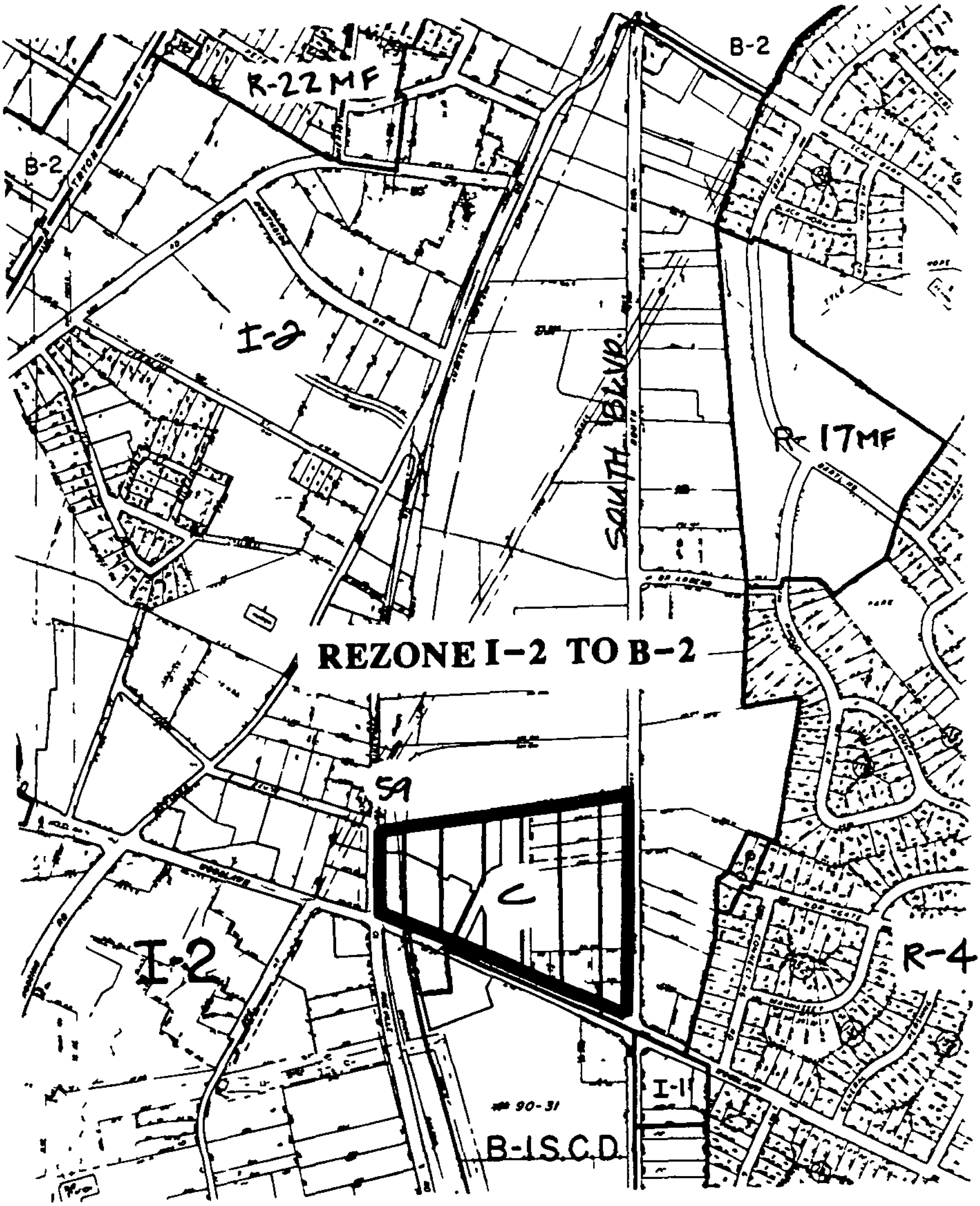
See Attached Sheet(s)

Zoning Map Nos.: 110 & 126

Scale: 1" = 400 feet

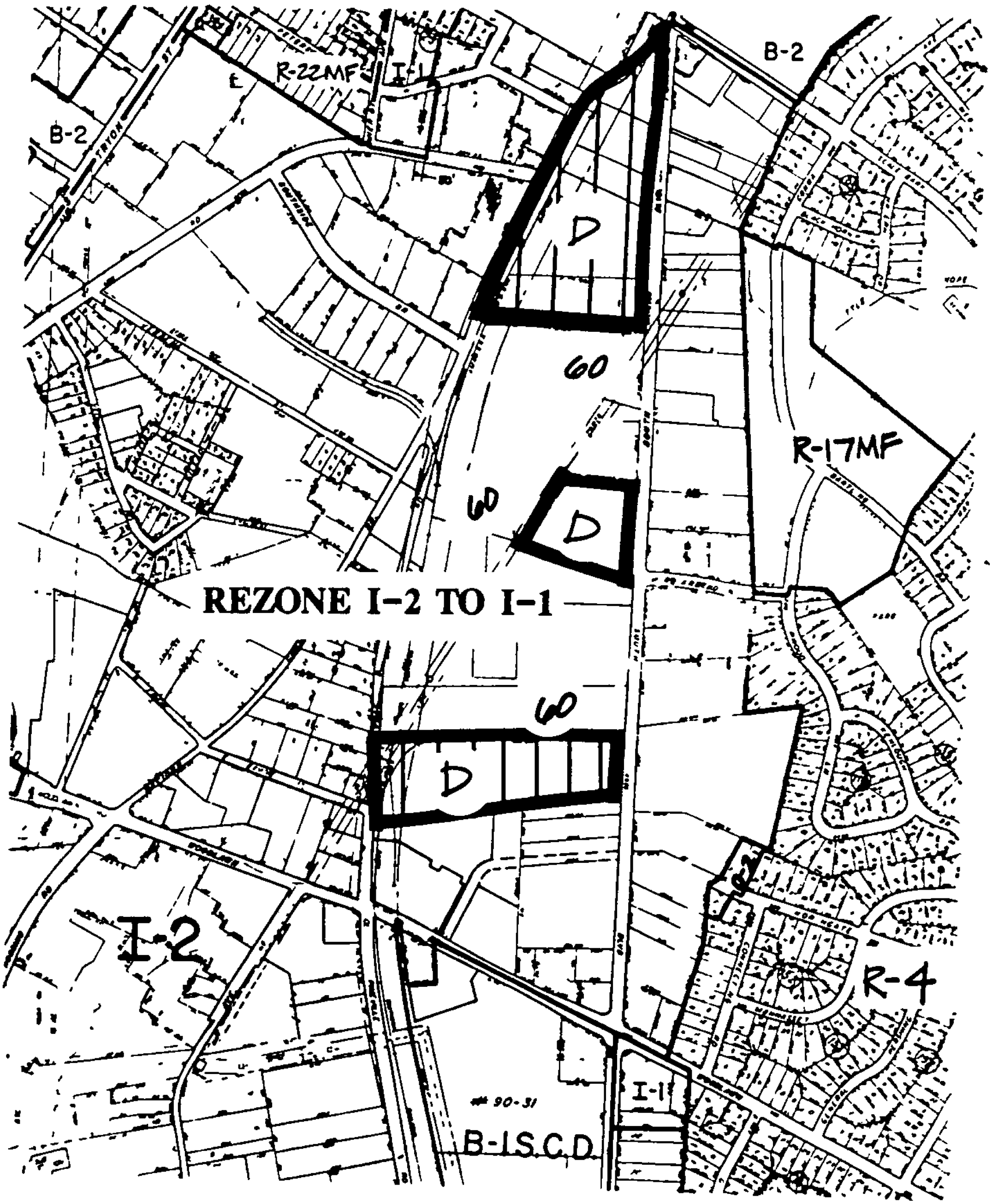


zoning case #
93-67

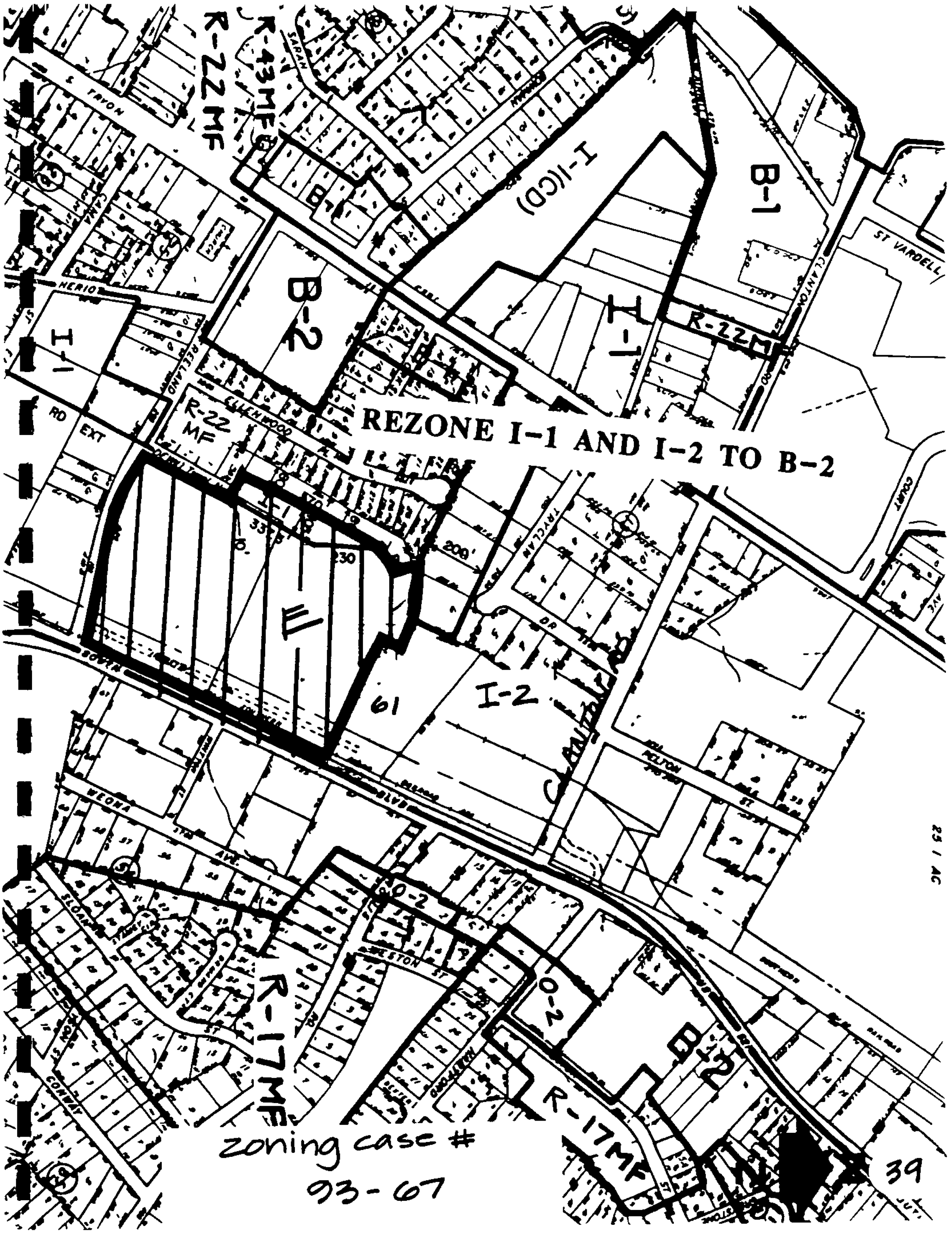


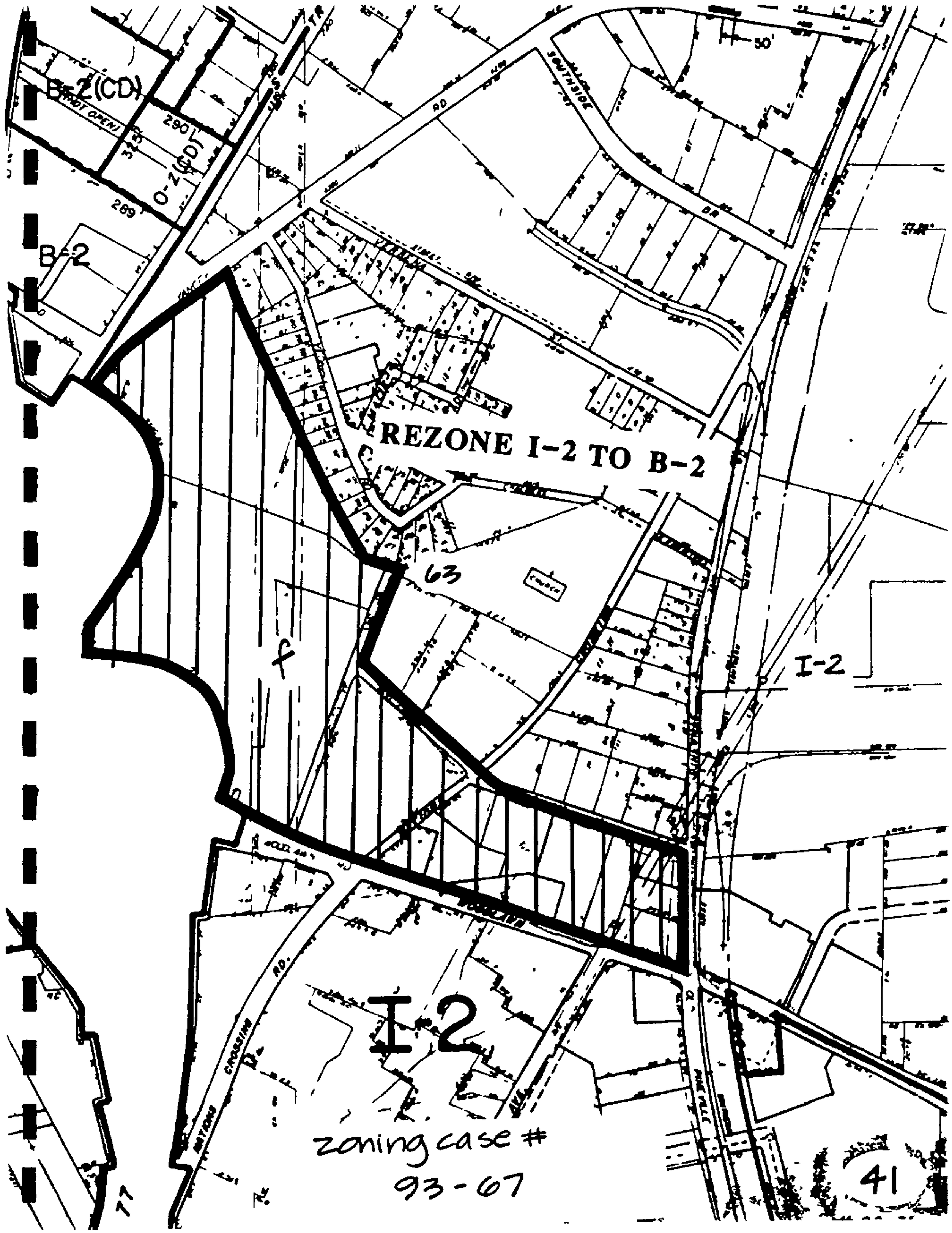
zoning case #

93-67



zoning case #
93-67


REZONE I-1 AND I-2 TO B-2
R-22 MF
R-43MF
I-1(CD)
B-1
B-2
I-1
R-22
R-22 MF
I-1
I-2
O-2
O-2
R-17MF
R-17MF
B-2
zoning case #
93-67
25 / AC


REZONE I-2 TO B-2
B-2(CD)
NOT OPEN
290
289
O-2(CD)
B-2
SOUTHSIDE
RD
DR
VIRGINIA
63
I-2
I-2
MATTONS CROSSING RD.
zoning case #
93-67
41

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-68

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: (A) properties along South Boulevard on the east side between Magnolia Avenue extending south of Ideal Way (from I-1 to B-2), and (B) two areas along South Boulevard generally located between Clanton Road and New Bern Street (from I-2 to I-1)

Request: I-1 & I-2 to B-2 & I-1

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A Mainly general businesses found in a B-2 zoning district with a few light industrial uses

Area B commercial and industrial uses

Surrounding Land Uses

Area A single family, Dilworth Business Park, and multi-family to the east, commercial to the north and south, and commercial and industrial across South Blvd to the west

Area B railroad tracks and heavy industrial to the west, commercial and industrial to the south and north, and commercial to the east across South Blvd

Proposed Land Uses

Area A general commercial businesses

Area B mainly commercial with a few light industrial businesses

Consistency With Study Group Recommendations

The Central District study group supported the recommendations for these areas The Dilworth Business Park was removed from the proposed rezonings by the Planning Committee

Nonconformities Resulting From This Rezoning

Area A 3 industrial uses (oil companies and heating and cooling company)

Area B None

Consequences Of Not Rezoning This Property

Area A The east side of South Boulevard abuts residential neighorhoods and is envisioned for commercial uses If the industrial zoning remains, industrial uses could redevelop along this strip, changing the commercial nature of the corridor and perhaps create more serious land use compatibility problems with the adjacent neighborhoods than would commercial uses (noise, dirt, truck traffic, etc)

Area B Heavy industrial uses could develop which could have a negative influence on the image of the corridor and commercial redevelopment activity

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-68

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 23 131 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Primarily Commercial with some Light Industrial, and (B) Commercial and Industrial

Zoning Request

Existing Zoning I-1 & I-2 Requested Zoning B-2 & I-1

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

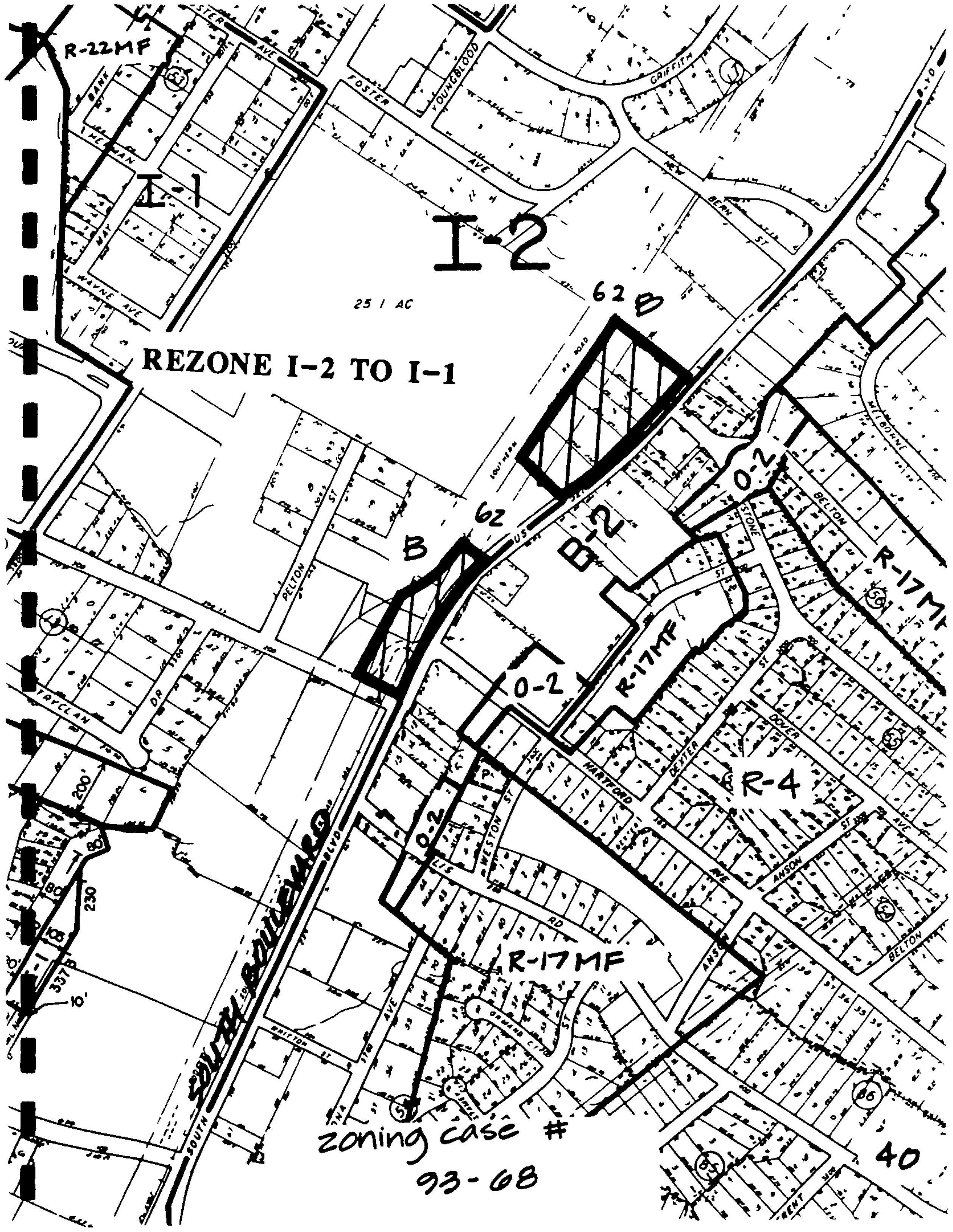
Petition #: 93-68

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): I-1 & I-2
Zoning Classification (Requested): B-2 & I-1
Location: (A) properties along South Boulevard on the east side between Magnolia Avenue extending south of Ideal Way (from I-1 to B-2), and (B) two areas along South Boulevard generally located between Clanton Road and New Bern Street (from I-2 to I-1)

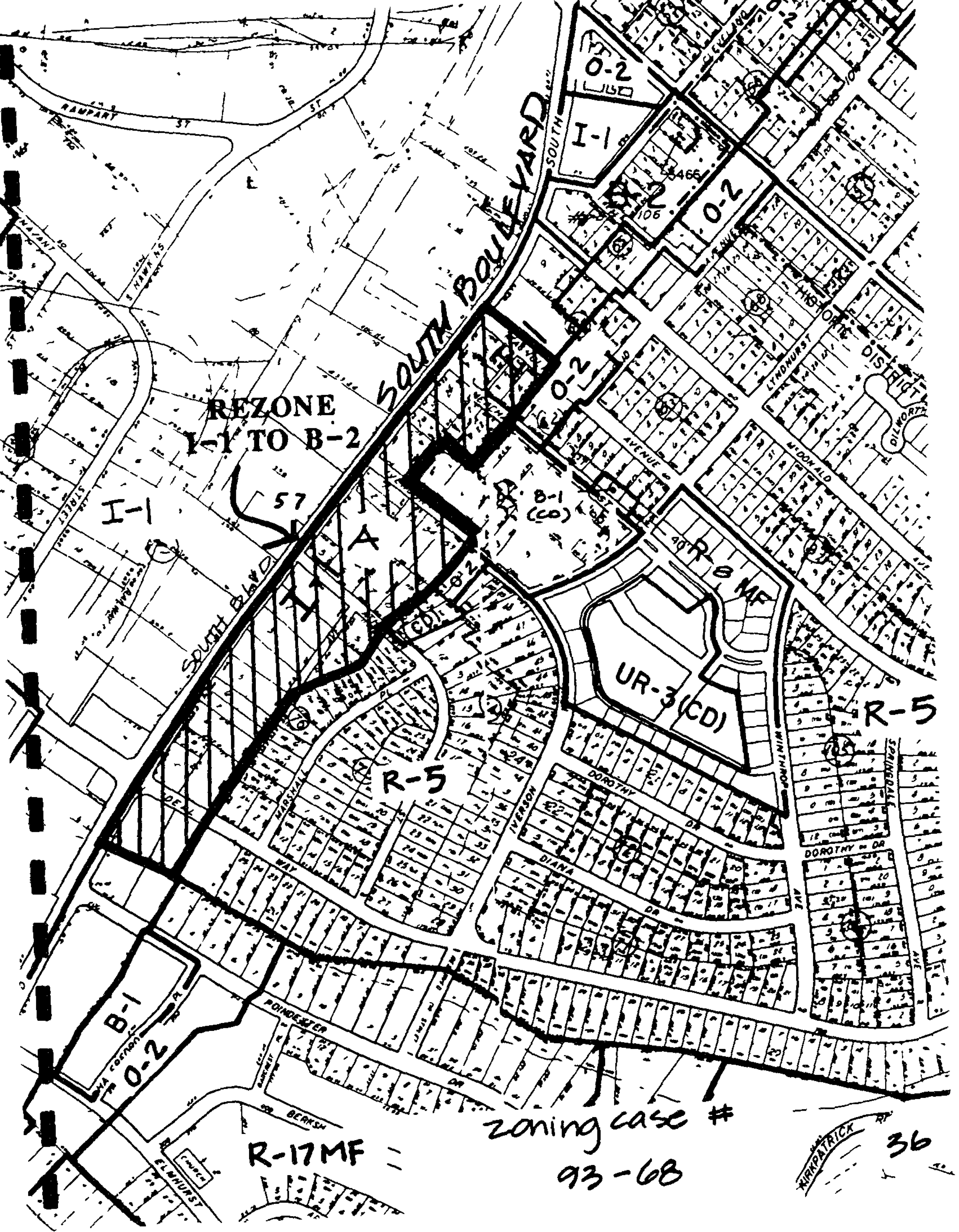
See Attached Sheet(s)

Zoning Map Nos.: 110 & 111

Scale: 1" = 400 feet



zoning case #
93-68


REZONE
I-1 TO B-2
57
I-1
O-2
I-1
O-2
O-2
O-2
B-1
(CD)
B-2
(CD)
R-8 MF
UR-3 (CD)
R-5
R-5
B-1
O-2
R-17MF
RAMPART ST
SOUTH BOULEVARD
SOUTH BLVD
STREET
AVENUE
MCDONALD
LYNDHURST
DOROTHY DR
DIANA DR
WINTHROP
IVERSON
MARSHALL
WAY
POINDEXTER
DR
BERKSH
ELMHURST
KIRKPATRICK
zoning case #
93-68
36

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-69

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Several areas in the Sedgefield neighborhood defined as (A) properties fronting on Ardmore Street, Elmhurst Road and Poindexter Drive generally located east of South Boulevard between Ideal Way and Marsh Road(from R-17MF to R-8), (B) properties fronting along Belton Street between Mayfield Avenue and South Boulevard (from R-17MF to R-8), (C) properties located between Weona Avenue and Conway Street south of Hartford Avenue (from R-17MF to R-8), and (D) properties on the south side of Haverford between Poindexter Drive and Elmhurst Road east of South Boulevard (from O-2 to R-17MF)

Request: R-17MF & O-2 to R-8 & R-17MF

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Areas A, B, and C duplexes

Area D apartments

Surrounding Land Uses

Areas A and B single family to the north, east, and south, and multi-family, offices, and businesses along South Blvd to the west

Area C single family to the east, single family and commercial to the south, commercial to the west along South Blvd , and multi-family to the north

Area D duplexes to the north, multi-family to the east, vacant land and businesses to the south and west along South Blvd

Proposed Land Uses

Areas A, B, and C low density attached single family housing

Area D multi-family

Consistency With Study Group Recommendations

The Central District Study group supported the plan's recommendations for this area

Nonconformities Resulting From This Rezoning

None

Consequences Of Not Rezoning This Property

These properties are already developed with either duplexes or apartments and constitute a stable neighborhood edge for the single family neighborhoods east of them Allowing higher density would alter the character of these very well established residential areas

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-69

Date Filed July 16, 1993

Recieved By M.C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 63 137 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Duplexes, (B) Duplexes; (C) Duplexes, (D) Apartments

Zoning Request

Existing Zoning R-17MF & O-2 Requested Zoning R-8 & R-17MF

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

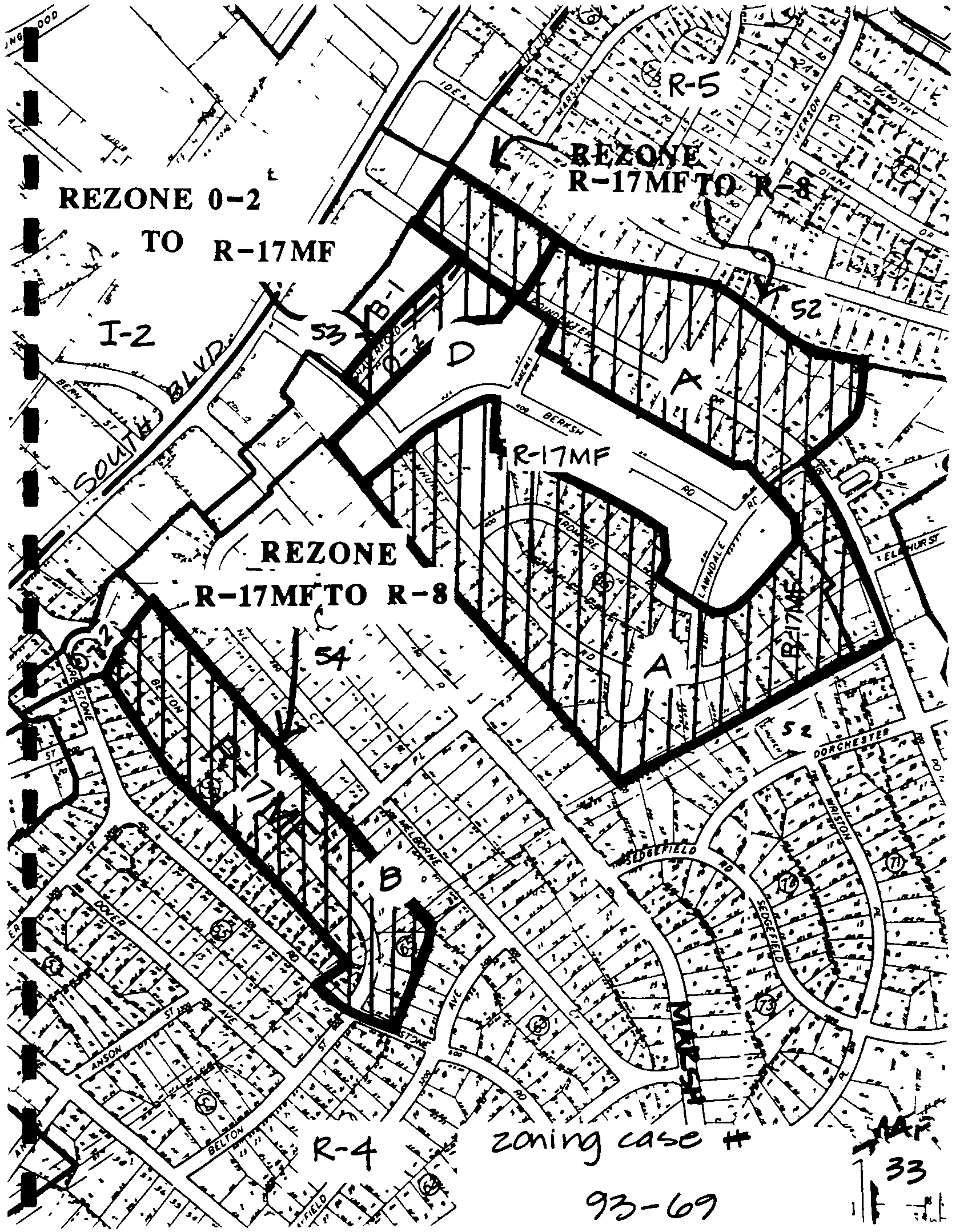
Petition #: 93-69

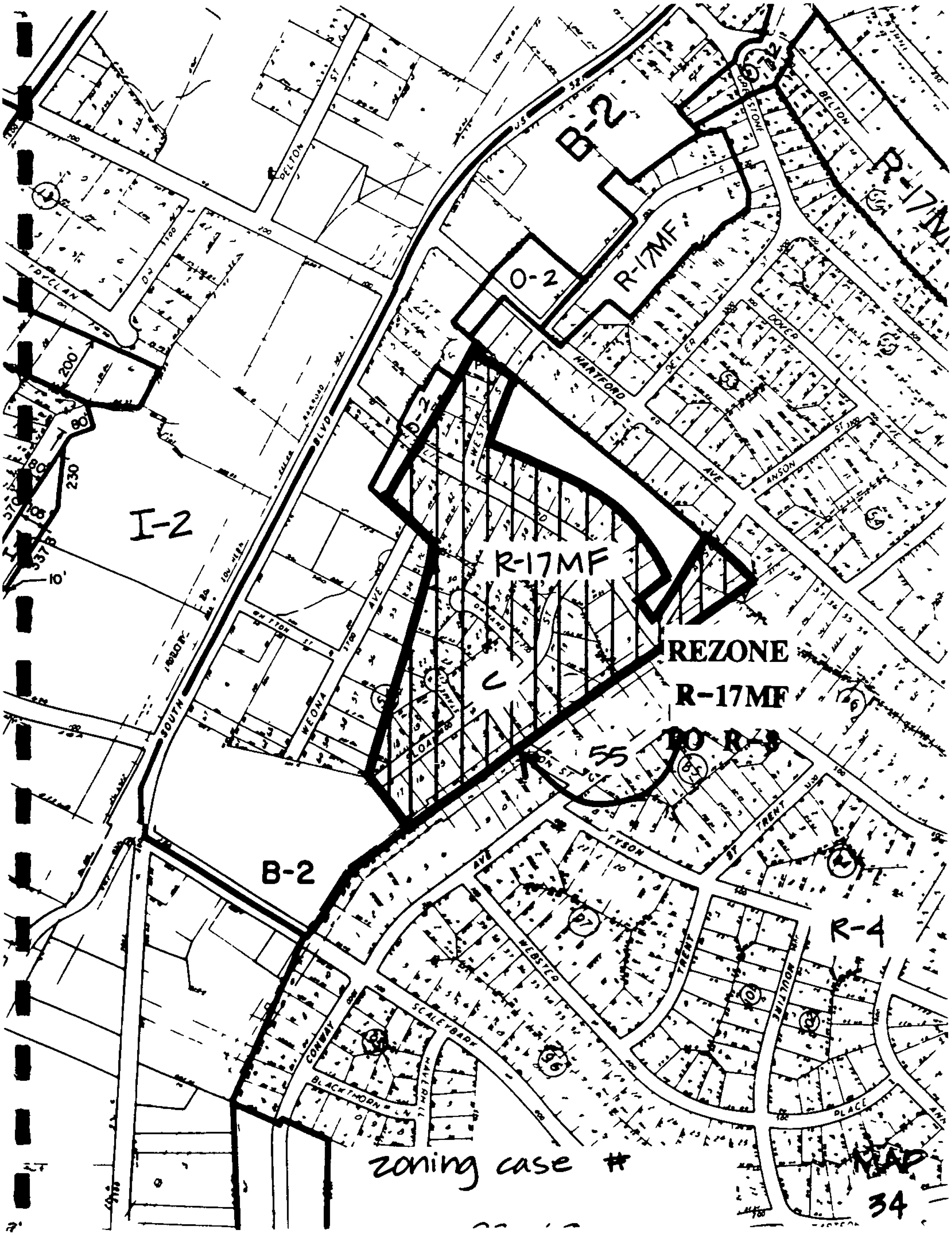
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R-17MF & O-2
Zoning Classification (Requested): R-8 & R-17MF
Location: Several areas in the Sedgefield neighborhood defined as (A) properties fronting on Ardmore Street, Elmhurst Road and Poindexter Drive generally located east of South Boulevard between Ideal Way and Marsh Road(from R-17MF to R-8); (B) properties fronting along Belton Street between Mayfield Avenue and South Boulevard (from R-17MF to R-8); (C) properties located between Weona Avenue and Conway Street south of Hartford Avenue (from R-17MF to R 8), and (D) properties on the south side of Haverford between Poindexter Drive and Elmhurst Road east of South Boulevard (from O-2 to R-17MF).

See Attached Sheet(s)

Zoning Map Nos.: 110, 111 & 126

Scale: 1" = 400 feet


REZONE 0-2
TO R-17MF
REZONE
R-17MF TO R-8
REZONE
R-17MF TO R-8
R-5
I-2
B-1
O-2
D
A
R-17MF
B
R-4
IDEA
MARSHAL
IVERSON
DIANA
DR
WOOTHY
BLVD
SOUTH
BERN
ST
BERKSH
RD
LAWNDALE
ELMHURST
ROANOKE
MELBOURNE
BELTON
CARSTONE
DOVER
ANSON
AVE
STONE
SEDGEFIELD
WRISTON
DORCHESTER
MAP
33
zoning case #
93-69


B-2
O-2
R-17MF
R-17MF
R-17MF
REZONE
R-17MF
55
R-4
I-2
B-2
D-2
C
BELTON
TRYCLAN
HARTFORD
DOVER
ANSON
SOUTH
WEONA
TYSON
TRENT
WEBSTER
SCALEBARK
CONWAY
BLACKTHORN
MOULTRIE
PLACE
200'
10'
zoning case #
MAP
34

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-70

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Two areas in the Park Road neighborhood defined as (A) properties near the Hillside Drive/Chelsea Drive intersection (from R-22MF to R-8), and (B) properties between Tranquil Avenue and Hillside Avenue west of Selwyn Avenue (from R-22MF to R-8)

Request: R-22MF to R-8

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

single family and duplexes in both area

Surrounding Land Uses

Area A single family in all directions

Area B single family to the west and north, office and single family to the south, single family and multi-family to the west along Selwyn Ave

Proposed Land Uses

single family and/or low density attached housing

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's recommendation for this area

Nonconformities Resulting From This Rezoning

none

Consequences Of Not Rezoning This Property

High density multi-family development in the interior of this very solid single family area and on its edge west of Selwyn Avenue could significantly impact the adjacent single family areas

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-70

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 6 311 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Duplexes and Single Family, (B) Duplexes and Single Family

Zoning Request

Existing Zoning R-22MF Requested Zoning R-8

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

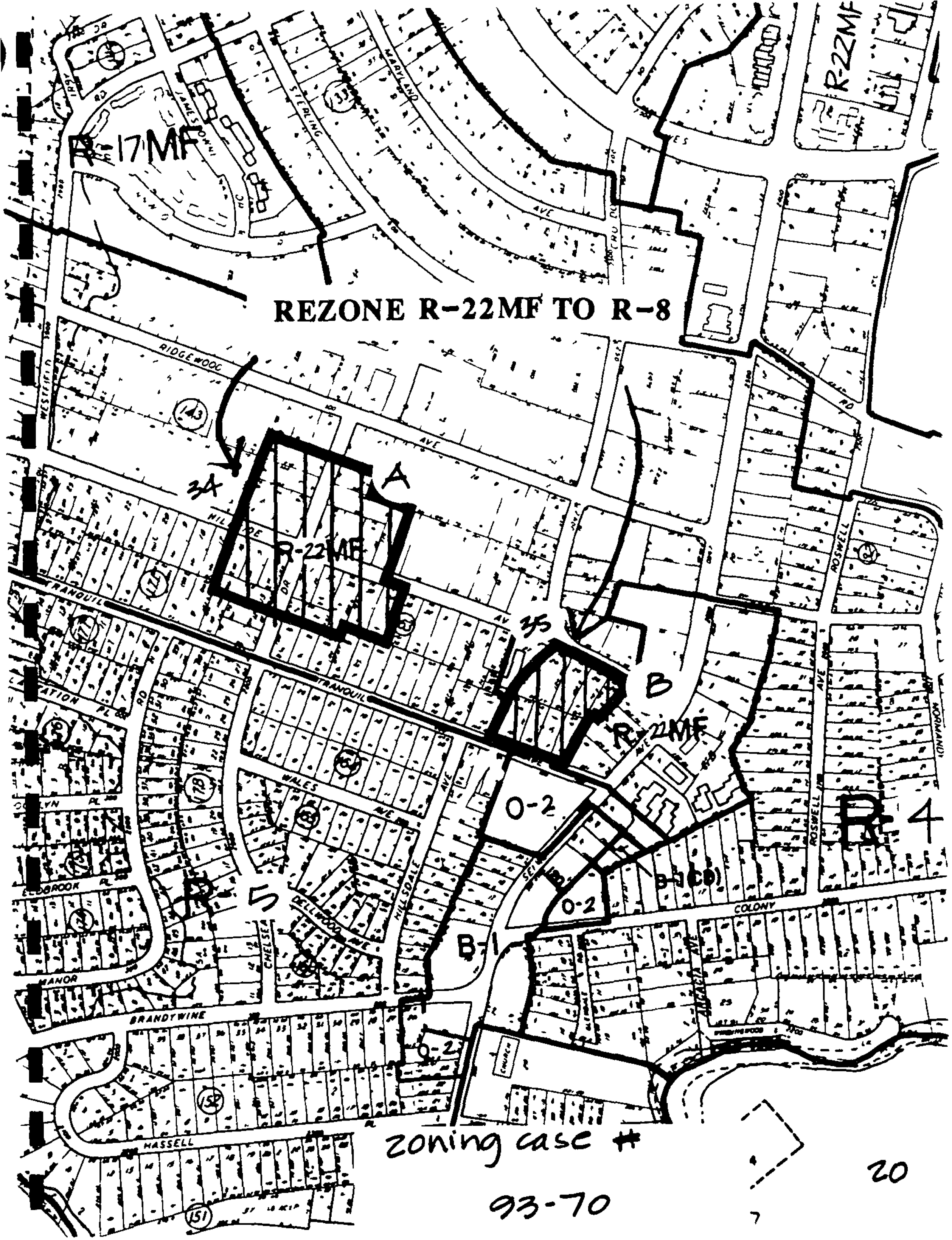
Petition #: 93-70

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R-22MF
Zoning Classification (Requested): R-8
Location: Two areas in the Park Road neighborhood defined as (A) properties near the Hillside Drive/Chelsea Drive intersection (from R-22MF to R-8), and (B) properties between Tranquil Avenue and Hillside Avenue west of Selwyn Avenue (from R-22MF to R-8)

See Attached Sheet(s)

Scale: 1" = 400 feet

Zoning Map Nos.: 125


REZONE R-22MF TO R-8
R-17MF
R-22MF
A
B
R-22MF
R-22MF
O-2
O-2
O-2
O-2
B-1
B-1 (CD)
R-4
R-5
JAMESTOWN
STERLING
MARYLAND
AVE
RIDGEWOOD
AVE
HILLSIDE
TRANQUIL
TRANQUIL
WALES
AVE
HILLSDALE
CHELSEA
BELLWOOD
ROSWELL
AVE
COLONY
ACACIA
AVE
BRANDYWINE
HASSELL
MANOR
ELDBROOK
PL
WESTFIELD
RD
NORMANDY
RD
zoning case #
93-70
20

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-71

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Queens College campus bounded by Myers Park Traditional School, Queens Road, Radcliffe Avenue and Wellesley Avenue

Request: R-3 to Institutional

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Instructional buildings, auditoriums, dormitories, and other campus facilities

Surrounding Land Uses

Single family housing, churches, school

Proposed Land Uses

institutional

Consistency With Study Group Recommendations

This rezoning was added to the plan by the Planning Committee after the study group process was complete

Nonconformities Resulting From This Rezoning

Some of the setbacks may become nonconforming as a result of this rezoning, but this will not affect acquiring permits for new construction, unless such permit would result in an expansion of the specific nonconforming setback

Consequences Of Not Rezoning This Property

When the new zoning ordinance was adopted, the institutional district was revised The intent was to have all large institutional uses such as colleges and universities zoned institutional Many such uses are located in single family districts, yet the uses are clearly of a magnitude that can impact adjacent residential areas The revised institutional zone provides more stringent development standards with regard to setbacks and buffers to ensure greater compatibility with neighborhoods

Recognizing the existance of Queens College and JC Smiith University, both zoned single family, the ordinance retained colleges and universities as by-right uses in residential districts so as not to make these institutions nonconforming However, the decision made at the time the ordinance was drafted, was that these existing colleges would eventually be rezoned to the institutional district, after which a text amendment would be prepared eliminating colleges and universities as by-right uses in residential districts This proposed rezoning is in response to the earlier decision to rezone the institutions

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-71

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 24 50 Acres Street Frontage(ft) Not Applicable

Current Land Use Queens College

Zoning Request

Existing Zoning R-3 Requested Zoning Institutional

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

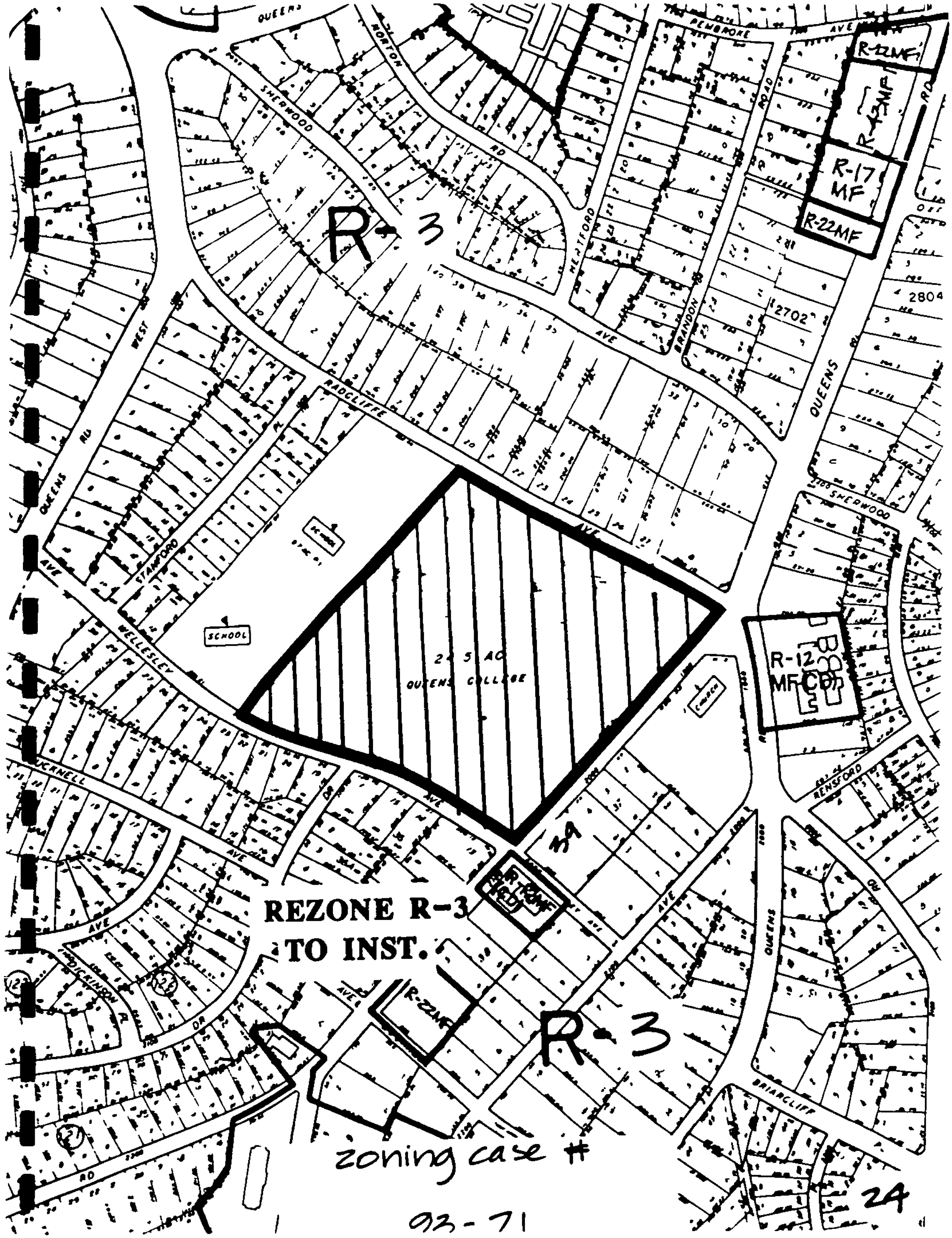
Petition #: 93-71

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R-3
Zoning Classification (Requested): Institutional
Location: Queens College campus bounded by Myers Park Traditional School, Queens Road, Radcliffe Avenue and Wellesley Avenue

See Attached Sheet(s)

Zoning Map Nos.: 111 & 125

Scale: 1" = 400 feet


REZONE R-3
TO INST.
R-3
R-3
R-22MF
R-17 MF
R-22MF
R-12 MF
2.5 AC
QUEENS COLLEGE
SCHOOL
CHURCH
SHERWOOD
NORTON
RADCLIFFE
WELLESLEY
STAMFORD
HEMFORD
BRANDON
PEMBROKE
RENSFORD
BRIARCLIFF
QUEENS
2702
2804
zoning case #
93-71
24

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-72

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Two areas in or near Eastover neighborhood defined as (A) properties fronting on Middleton Drive and Cherokee Drive, east of Providence Road (from R-22MF to R-5), and (B) properties fronting on Circle Avenue between Willoughby Street and Colonial Avenue (from R-22MF to R-5)

Request: R-22MF to R-5

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central District has been in place since the early 1960's The zoning, in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A single family housing

Area B single family housing and a few duplexes

Surrounding Land Uses

Area A single family to the north and east, multi-family to the south, and office and commercial to the west along Providence Rd

Area B single family to the east and south, multi-family, office, and park to the west, and office to the north

Proposed Land Uses

single family

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's recommendations for these areas

Nonconformities Resulting From This Rezoning

Area A 2 duplexes

Area B 6 duplexes

Consequences Of Not Rezoning This Property

Both areas If higher density residential develops, the character of the neighborhood would change, these are stable single family areas

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-72

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 12.46 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Single Family; and (B) Single Family & Duplexes

Zoning Request

Existing Zoning R-22MF Requested Zoning R-5

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

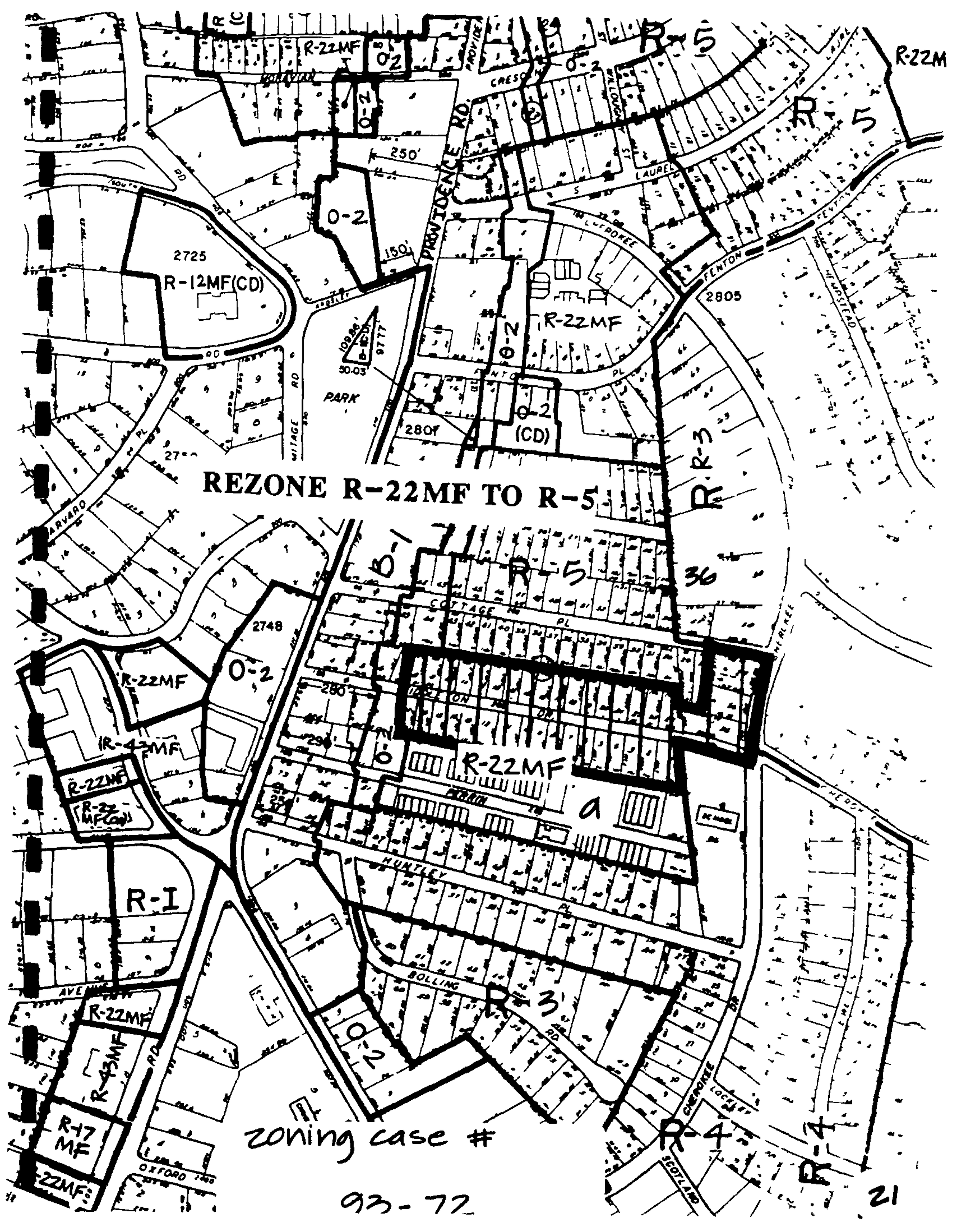
Petition #: 93-72

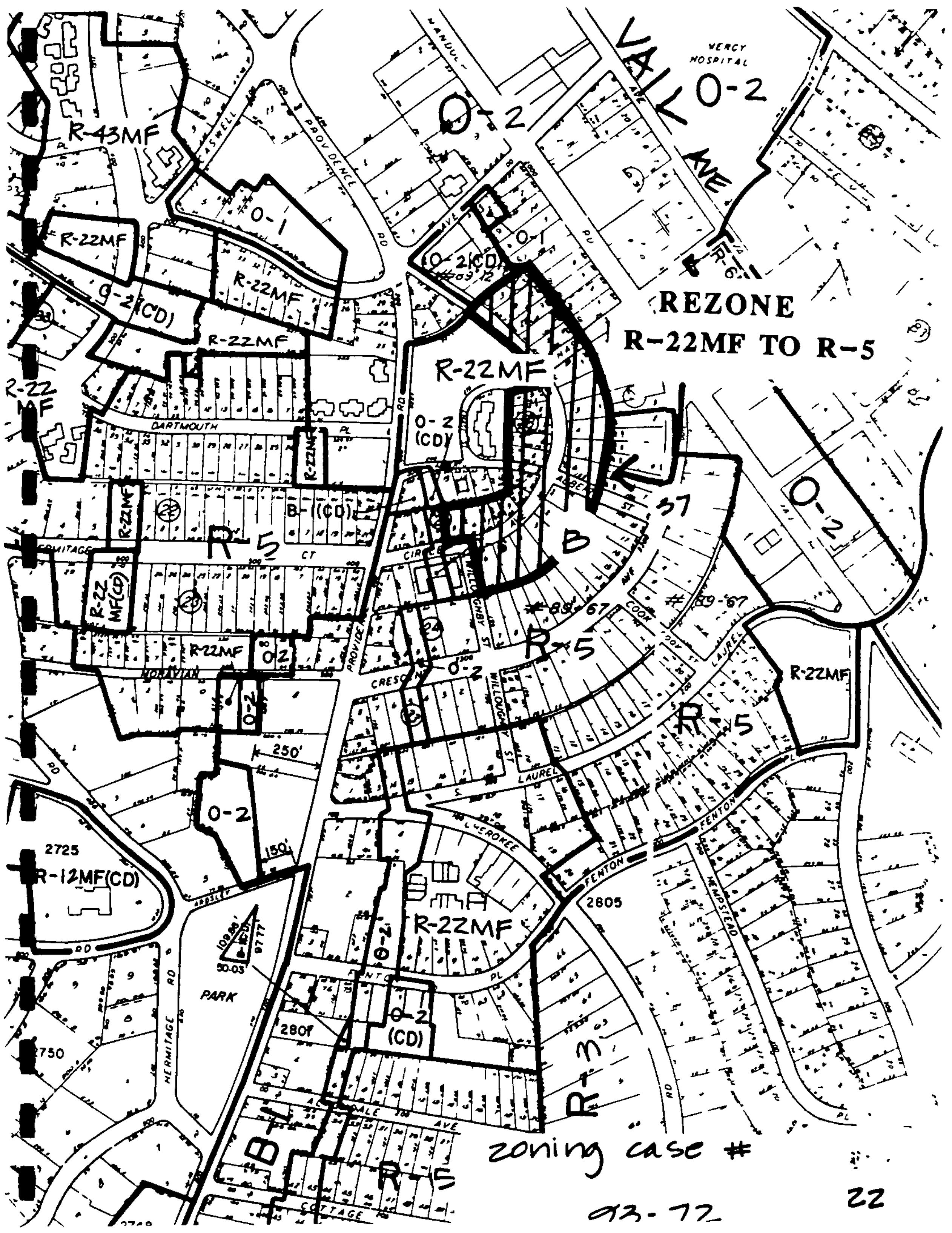
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R-22MF
Zoning Classification (Requested): R-5
Location: Two areas in or near Eastover neighborhood defined as (A) properties fronting on Middleton Drive and Cherokee Drive, east of Providence Road (from R-22MF to R-5), and (B) properties fronting on Circle Avenue between Willoughby Street and Colonial Avenue (from R-22MF to R-5).

See Attached Sheet(s)

Zoning Map Nos.: 111 & 112

Scale: 1" = 400 feet


REZONE R-22MF TO R-5
zoning case #
93-72
R-22MF
O-2
R-5
R-22M
250'
150'
PROVIDENCE RD.
CRESCENT
LAUREL
CHEROKEE
FENTON
HAMPSTEAD
2725
R-12MF(CD)
2805
2801
PARK
O-2 (CD)
R-3
B-1
COTTAGE
2748
R-43MF
R-1
BOLLING
R-4
CHEROKEE
SCOTLAND
OXFORD
HUNTLEY
21


REZONE
R-22MF TO R-5
VALLEY AVE
MERCY HOSPITAL
O-2
R-43MF
R-22MF
O-1
O-2(CD)
R-22MF
O-2 (CD)
R-22MF
DARTMOUTH
R-22MF
B-1(CD)
R-5
CT
R-22MF(CD)
R-22MF
O-2
MORAVIAN
250'
O-2
150'
2725
R-12MF(CD)
PROVIDENCE RD
CRESCENT
WILLOUGHBY ST
LAUREL
COOK
R-5
R-22MF
R-5
CHEROKEE
FENTON
FENTON
2805
R-22MF
O-2
O-2 (CD)
2801
HEMPSTEAD
PARK
HERMITAGE RD
2750
B-1
R-5
COTTAGE
zoning case #
93-72
22

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-73

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Mint Museum in the Eastover neighborhood defined as property generally located north of Museum Street, south of Randolph Road and west of Briar Creek

Request: R-3 to Institutional

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Large museums were permitted in single family districts when the old zoning ordinance was in effect In January 1992 when the new ordinance took effect, the Mint Museum became a nonconforming use in a single family district

Existing Land Uses

museum

Surrounding Land Uses

single family and multi-family housing

Proposed Land Uses

institutional

Consistency With Study Group Recommendations

This proposed rezoning was added by the Planning Committee after the study group process was complete

Nonconformities Resulting From This Rezoning

none

Consequences Of Not Rezoning This Property

The Mint Museum can not expand parking and/or its building

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-73

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 5 25 Acres Street Frontage(ft) Not Applicable

Current Land Use Mint Museum

Zoning Request

Existing Zoning R-3 Requested Zoning Institutional

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

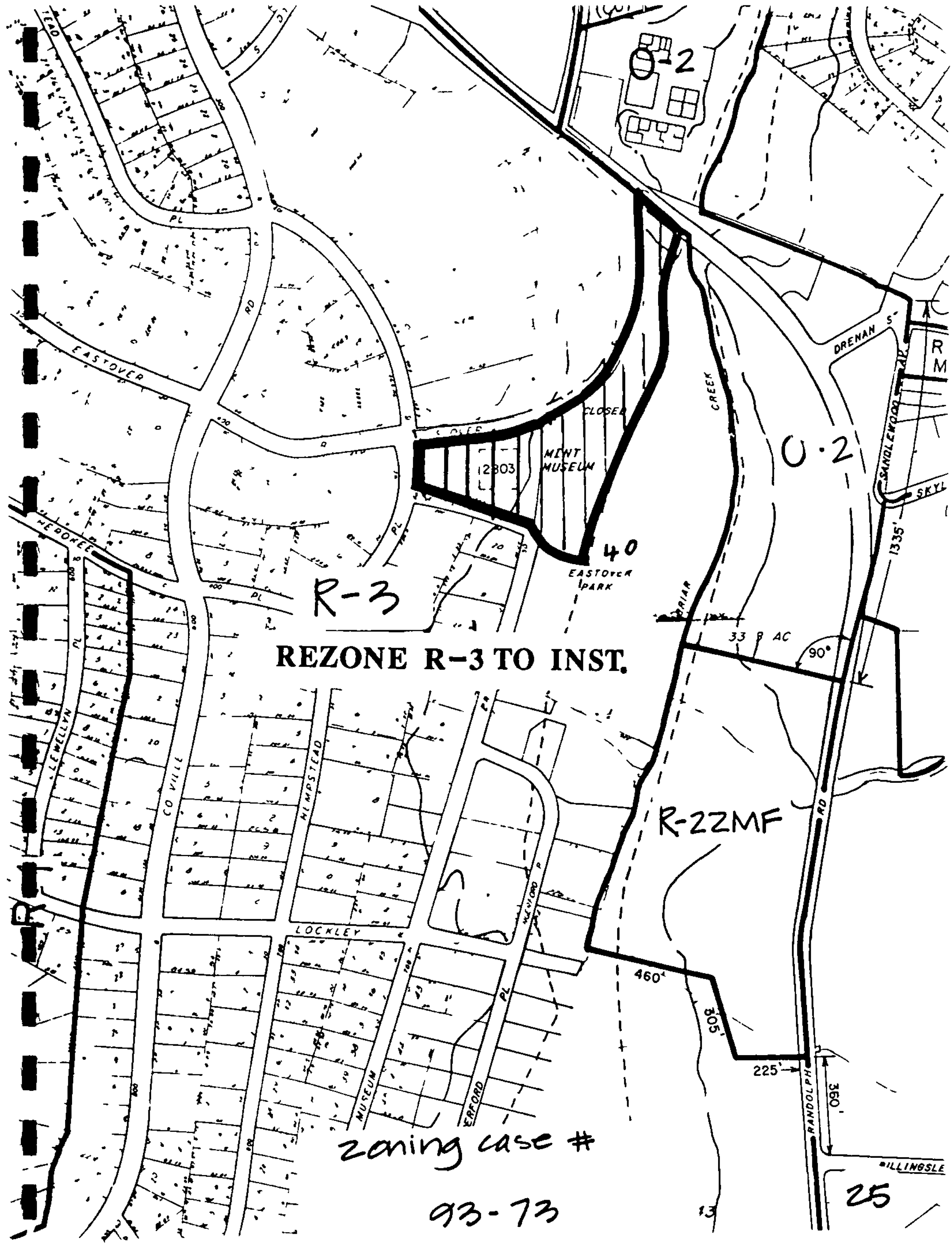
Petition #: 93-73

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R-3
Zoning Classification (Requested): Institutional
Location: Mint Museum in the Eastover neighborhood defined as property generally located north of Museum Street, south of Randolph Road and west of Briar Creek

See Attached Sheet(s)

Zoning Map Nos.: 112

Scale: 1" = 400 feet


O-2
EASTOVER
RD
PL
CLOSED
MINT MUSEUM
12803
40
EASTOVER PARK
CREEK
DRENAN
SANDLEWOOD
SKYL
1335'
O·2
HEDGEE
R-3
REZONE R-3 TO INST.
33 8 AC
90°
LEWELLYN
COVILLE
HAMPSTEAD
LOCKLEY
MUSEUM
ERFORD
PL
R-22MF
460'
305'
225'
360'
RANDOLPH
RD
BILLINGSLE
25
zoning case #
93-73

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-74

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Area in the Myers Park neighborhood defined as properties on both sides of Kings Drive between Brunswick Avenue and Queens Road

Request: O-2 to R-8

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not Applicable

Existing Land Uses

duplexes and single family houses

Surrounding Land Uses

Carolinas Medical Center and Sugar Creek to the west, mainly single family to the east with the exception of offices off Brunswick Ave , offices to the north, and a medical clinic and single family to the north at the intersection of Queens and East Blvd

Proposed Land Uses

single family, duplexes, triplexes, and quadraplexes

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's recommendations for this area, a parking lot was deleted from their original recommendation by the Planning and Public Works Committee

Nonconformities Resulting From This Rezoning

None

Consequences Of Not Rezoning This Property

The residential edges of neighorborhoods like Dilworth, Myers Park, and Cherry have been significantly eroded by the expansion of the hospital and other medical related uses Piecemeal conversion of homes for nonresidential uses could occur causing further encroachment into Myers Park

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-74

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 22 527 Acres Street Frontage(ft) Not Applicable

Current Land Use Duplexes and Single Family

Zoning Request

Existing Zoning O-2 Requested Zoning R-8

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

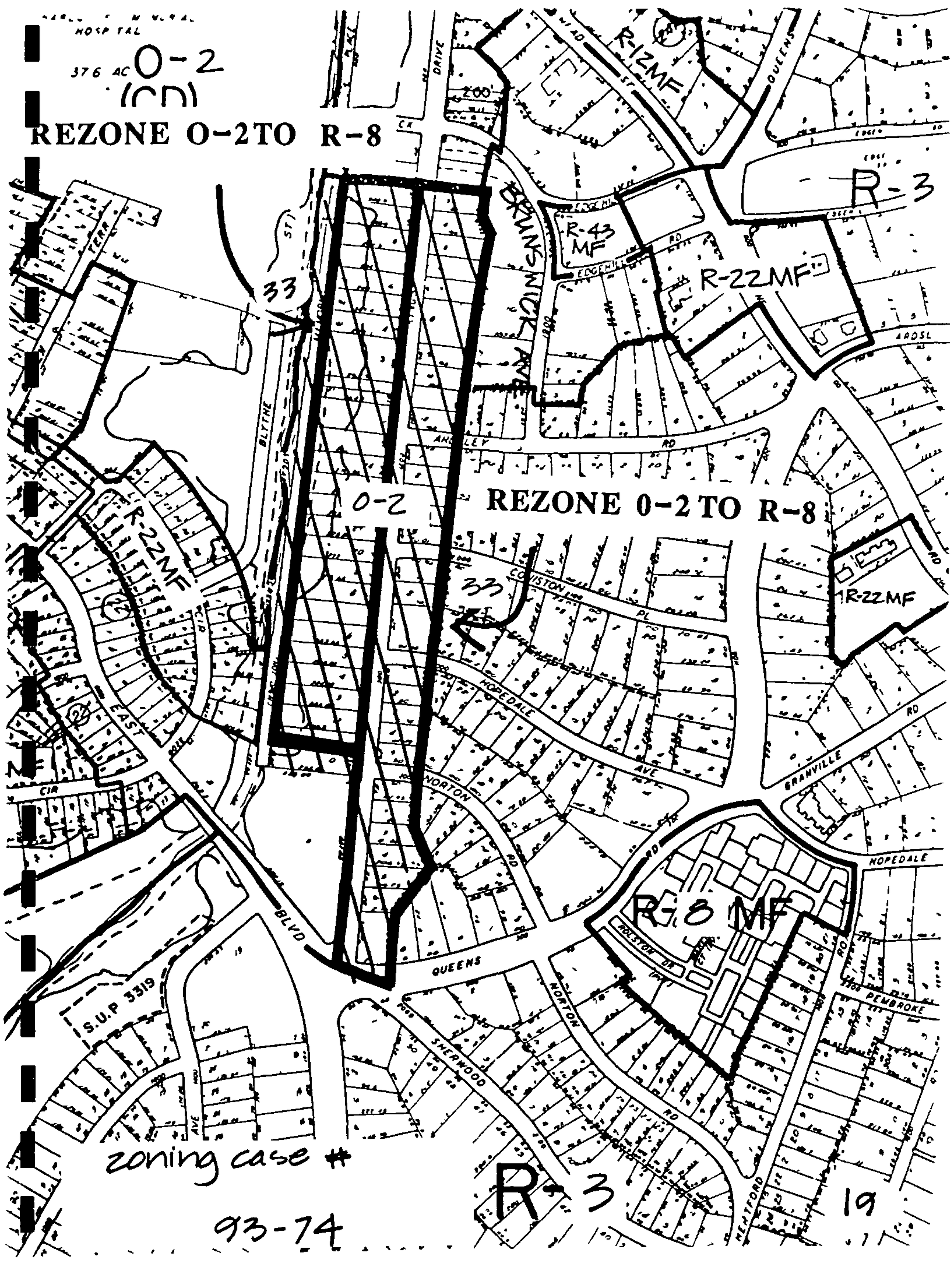
Petition #: 93-74

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): O-2
Zoning Classification (Requested): R-8
Location: Area in the Myers Park neighborhood defined as properties on both sides of Kings Drive between Brunswick Avenue and Queens Road.

See Attached Sheet(s)

Zoning Map Nos.: 111

Scale: 1"= 400 feet


REZONE O-2TO R-8
REZONE 0-2 TO R-8
O-2
(CD)
R-12MF
R-3
R-43 MF
R-22MF
R-22MF
R-22MF
R-8 MF
S.U.P 3319
zoning case #
93-74
R-3
19
BRUNSWICK
BLYTHE
ARGYLE RD
COVISTON PL
HOPEDALE AVE
NORTON RD
QUEENS BLVD
SHERWOOD RD
GRANVILLE RD
HOPEDALE
PEMBROKE
HEMFORD
ROLSTON DR
EAST HILL
CIR
AVE
ARDSL
EDGEMILL RD
QUEENS

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-75

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Three areas in the Dilworth neighborhood defined as (A) properties along Fountain View north of East Boulevard (from R-22MF to R-5), (B) area along Waverly Avenue between the southerly side of Buchanan Street and Romany Road (from R-22MF to R-8), and (C) property along Lombardy Circle north of East Boulevard (from R-22MF to R-8)

Request: R-22MF to R-5 & R-8

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A single family housing

Area B single family housing and duplexes

Area C single family housing and duplexes

Surrounding Land Uses

Area A single familly and duplexes to the west, single family, duplex, office, and commercial along East Blvd to the south, single family to the east, and Carolinas Medical

Center to the north

Area B private elementary school to the west along Buchanan St , Latta Park to the north along Romany Road, single family and duplexes to the east along Kenilworth Ave , and senior citizen housing complex to the south along East Blvd

Area C offices to the south and west, single family and duplexes to the east along Kings Drive, and Carolinas Medical Center and Sugar Creek to the north off Blythe Street

Proposed Land Uses

high density single family and low density attached single family housing

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's recommendations for this area In addition, a group consisting of representatives from the Dilworth Neighborhood Association and Carolinas Medical Center convened to plan for areas in the vicinity of the hospital The group agreed with these proposed rezonings

Nonconformities Resulting From This Rezoning

None

Consequences Of Not Rezoning This Property

Higher density housing could be built in the middle of low density residential areas impacting the character of those areas

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-75

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 29.633 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Single Family, (B) Single Family and Duplexes, and (C) Single Family and Duplexes

Zoning Request

Existing Zoning R-22MF Requested Zoning R-5 & R-8

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

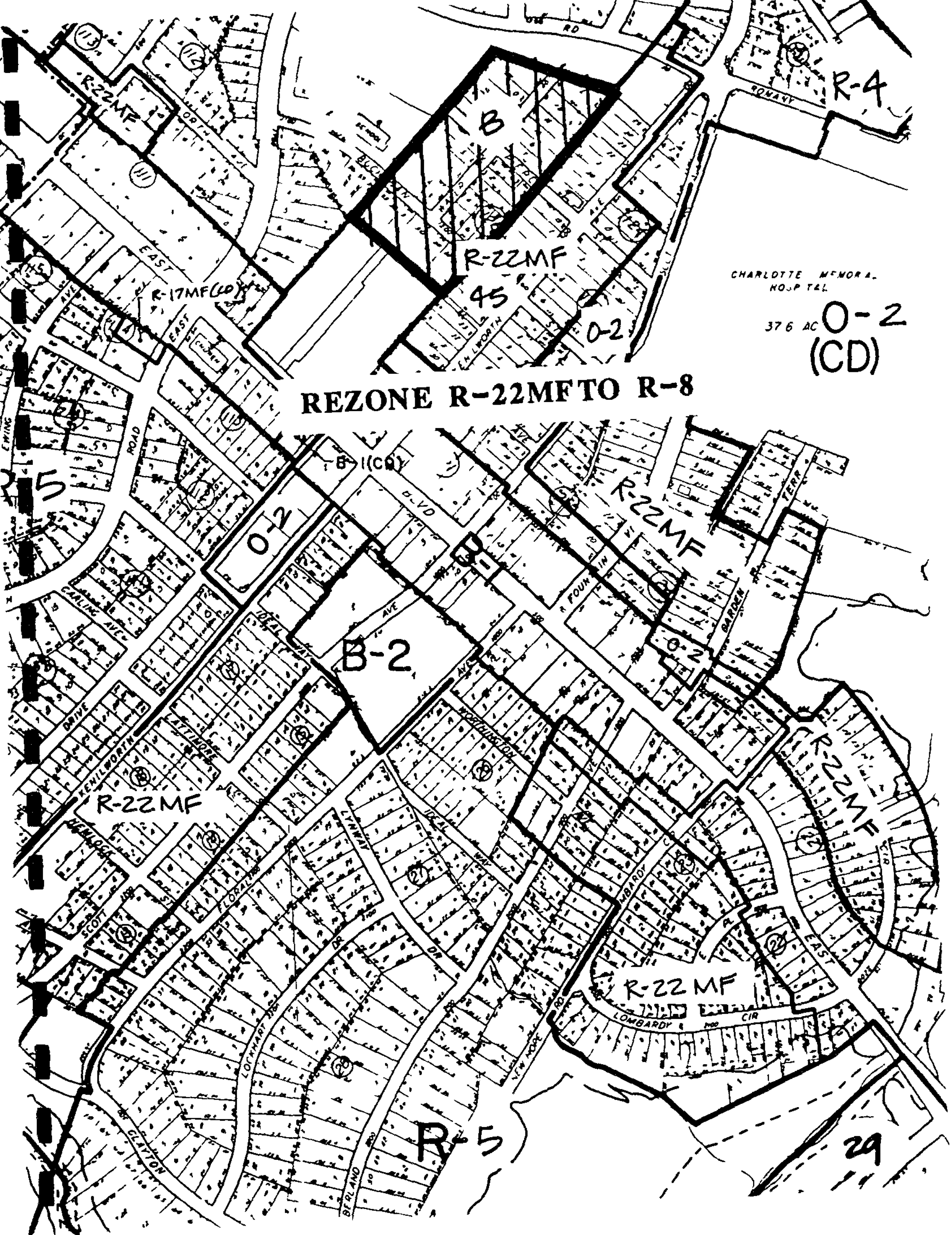
Petition #: 93-75

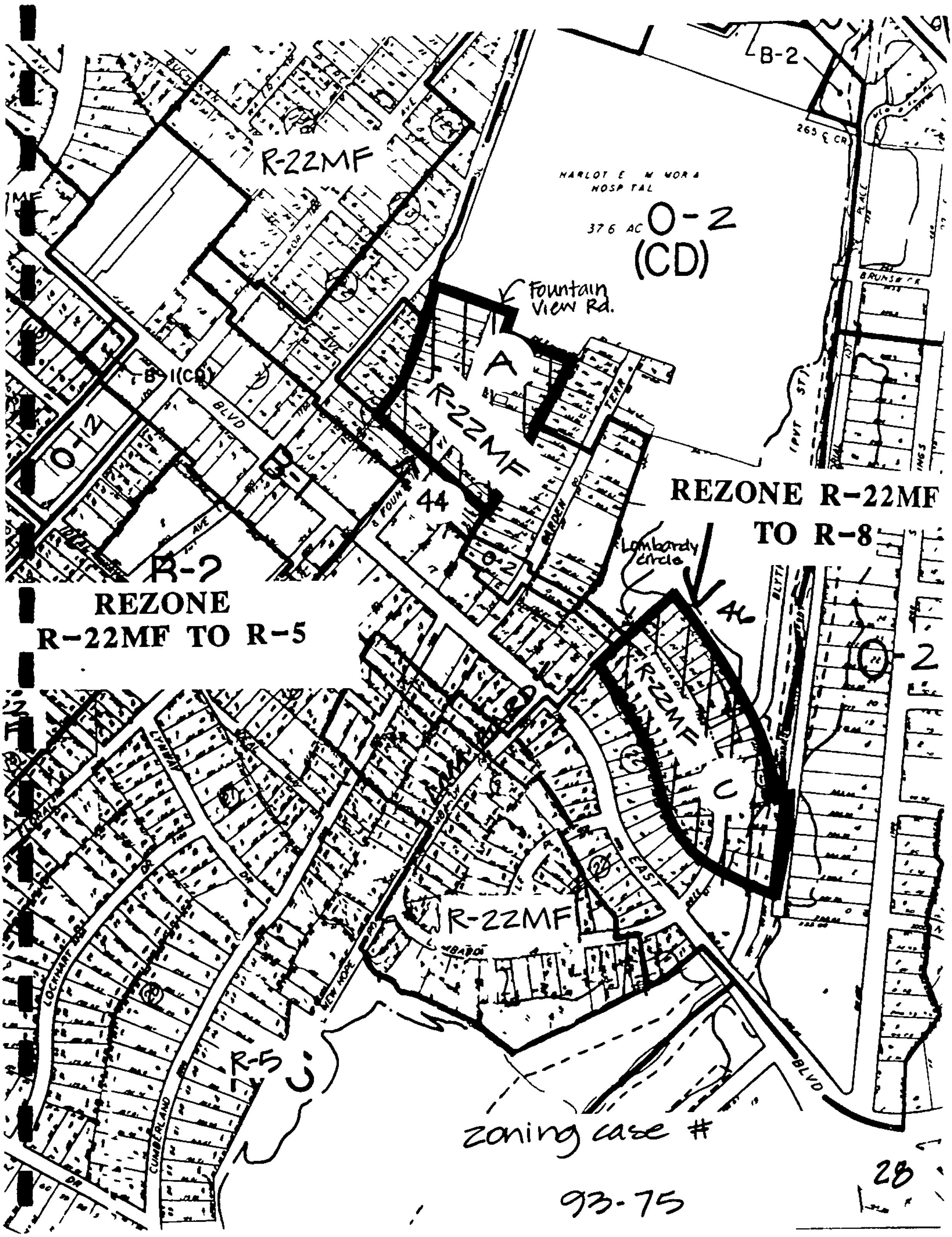
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R-22MF
Zoning Classification (Requested): R-5 & R-8
Location: Three areas in the Dilworth neighborhood defined as (A) properties along Fountain View north of East Boulevard (from R-22MF to R-5), (B) area along Waverly Avenue between the southerly side of Buchanan Street and Romany Road (from R-22MF to R-8); and (C) property along Lombardy Circle north of East Boulevard (from R-22MF to R-8).

See Attached Sheet(s)

Zoning Map Nos.: 111

Scale: 1" = 400 feet


REZONE R-22MF TO R-8
R-22MF
B
R-4
R-22MF
45
O-2
CHARLOTTE MEMORIAL HOSPITAL
37.6 AC
O-2
(CD)
EAST
R-17MF(CD)
B-1(CD)
O-2
R-22MF
O-2
B-2
O-2
R-22MF
R-22MF
R-22MF
R-5
R-5
29


R-22MF
B-2
HARLOT E M MORA
HOSPITAL
37.6 AC
O-2
(CD)
Fountain View Rd.
A
R-22MF
B-1(CD)
O-2
BLVD
44
R-2
REZONE
R-22MF TO R-5
REZONE R-22MF
TO R-8
Lombardy Circle
46
R-22MF
O-2
C
EAST
R-22MF
R-5
BLVD
zoning case #
93-75
28

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-76

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Several areas in the Dilworth neighborhood defined as (A) tract of land located on the northeast corner of Ideal Way and Kenilworth Avenue, (from O-2 to R-22MF), (B) land located off the east side of Kenilworth Avenue north of Ideal Way and west of Floral Avenue (from B-2 to B-1), and (C) property that fronts on Scott and Kenilworth Avenues between Ideal Way and Ordermore Avenue (from R-22MF to R-5)

Request: B-2, O-2 & R-22MF to B-1, R-22MF & R-5

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A Hopehaven group home

Area B shopping center (Tally's Grocery) on east side of Scott Ave and vacant tract with old greenhouse buildings on west side of Scott Avenue

Area C principally single family, duplexes, Duke Power Transfer Station

Surrounding Land Uses

Area A single family to the west and south, offices to the north, and single family to the east

Area B commercial along East Blvd to the north, single family to the west, east, and south

Area C shopping center to the north, single family to the east and west, and single family and apartments to the south

Proposed Land Uses

Area A neighborhood commercial

Area B multi-family

Area C single family

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's recommendation for Area C, the remaining proposed rezonings were added by the Planning Committee

Nonconformities Resulting From This Rezoning

Area A none

Area B No more than a total of 10 employees and residents are legal for a group home in a multi-family zone, however, if the number exceeds 10 and the property is rezoned, that number will be allowed through the grandfather clause

Area C 4 duplexes on small lots

Consequences Of Not Rezoning This Property

Area A The B-2 district allows uses that may not be compatible with the neighborhood businesses in the area

Area B The existing residential structure could be converted to office, extending nonresidential uses into the residential areas around it

Area C Higher density housing, particularly developed piecemeal would alter the character of this area and valuable, affordable housing stock could be lost

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-76

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 18 338 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Vacant lot and existing Shopping Center, (B) Vacant lot, and (C) Single Family

Zoning Request

Existing Zoning B-2, O-2 & R-22MF Requested Zoning B-1, R-22MF & R-5

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

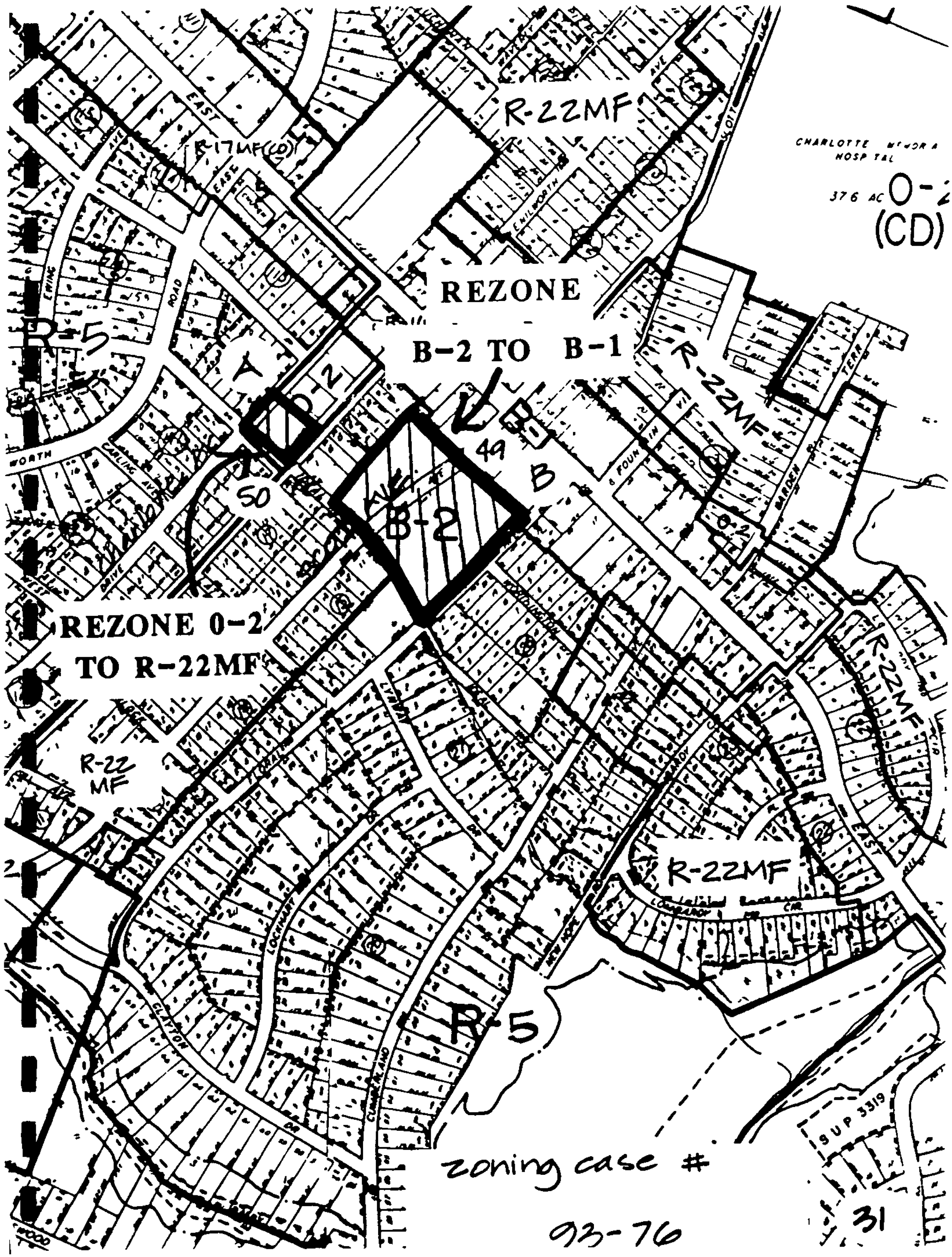
Petition #: 93-76

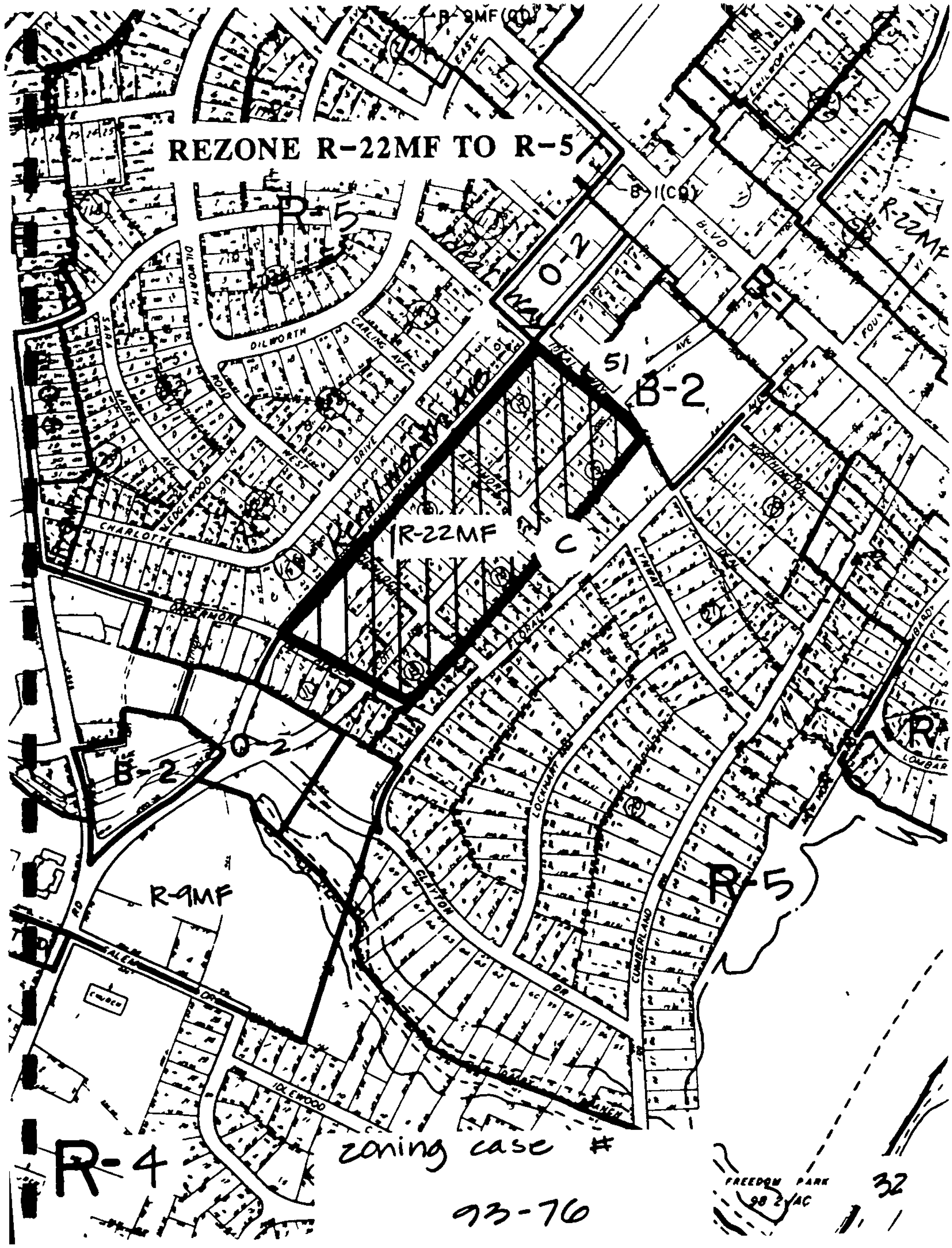
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): B-2, O-2 & R-22MF
Zoning Classification (Requested): B-1, R-22MF & R-5
Location: Several areas in the Dilworth neighborhood defined as (A) tract of land located on the northeast corner of Ideal Way and Kenilworth Avenue, (from O-2 to R-22MF), (B) land located off the east side of Kenilworth Avenue north of Ideal Way and west of Floral Avenue (from B-2 to B-1), and (C) property that fronts on Scott and Kenilworth Avenues between Ideal Way and Ordermore Avenue (from R-22MF to R-5).

See Attached Sheet(s)

Zoning Map Nos.: 111

Scale: 1" = 400 feet


R-22MF
R-17MF(CD)
CHARLOTTE MEDICAL HOSPITAL
O-2
(CD)
REZONE
B-2 TO B-1
R-5
R-22MF
49
B
50
B-2
REZONE O-2
TO R-22MF
R-22
MF
R-22MF
R-5
SUP 3319
31
zoning case #
93-76



zoning case #

93-76

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-77

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Several areas in the Dilworth neighborhood defined as (A) an area generally bounded by Euclid Avenue, Springdale Avenue, Tremont Avenue and Worthington Avenue (from R-22MF to R-5), (B) property fronting Park Avenue between Euclid Avenue and Lyndhurst Avenue (from R-22MF to R-5), (C) properties fronting Lexington Avenue and Mt Vernon from Mt Vernon to Euclid Avenue, excluding multi-family units on southwest corner of Myrtle and Euclid (from R-22MF to R-8), and (D) properties fronting Lexington Avenue between Myrtle Avenue and Oriole Avenue (from O-2 to R-22MF)

Request: R-22MF & O-2 to R-5, R-8 & R-22MF

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A single family, a few duplexes, and a church

Area B single family house and vacant lot

Area C single family and a few duplexes

Area D single family and duplexes

Surrounding Land Uses

Area A single family to the south and east, single family, duplexes, and offices to the north, and single family and duplexes to the west

Proposed Land Uses

Areas A and B single family

Area C single family, duplexes, triplexes or quadraplexes

Area D multi-family

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's land use and zoning recommendations for these areas

Nonconformities Resulting From This Rezoning

Area A Eight duplexes on small lots

Areas B and C None

Area D None

Consequences Of Not Rezoning This Property

Areas A, B, C High density housing could be built which would be out of character with the established single family character Also, this could lead to the loss of valuable core city housing

Area D Nonresidential development could be built on a street that is clearly residential in nature, altering the character of the street and placing pressure on adjacent land for continued nonresidential zoning

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-77

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 24 912 Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Single Family, (B) Single Family and vacant lot; (C) Single Family, and (D) Single Family and Duplexes

Zoning Request

Existing Zoning R-22MF & O-2 Requested Zoning R-5, R-8 & R-22MF

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

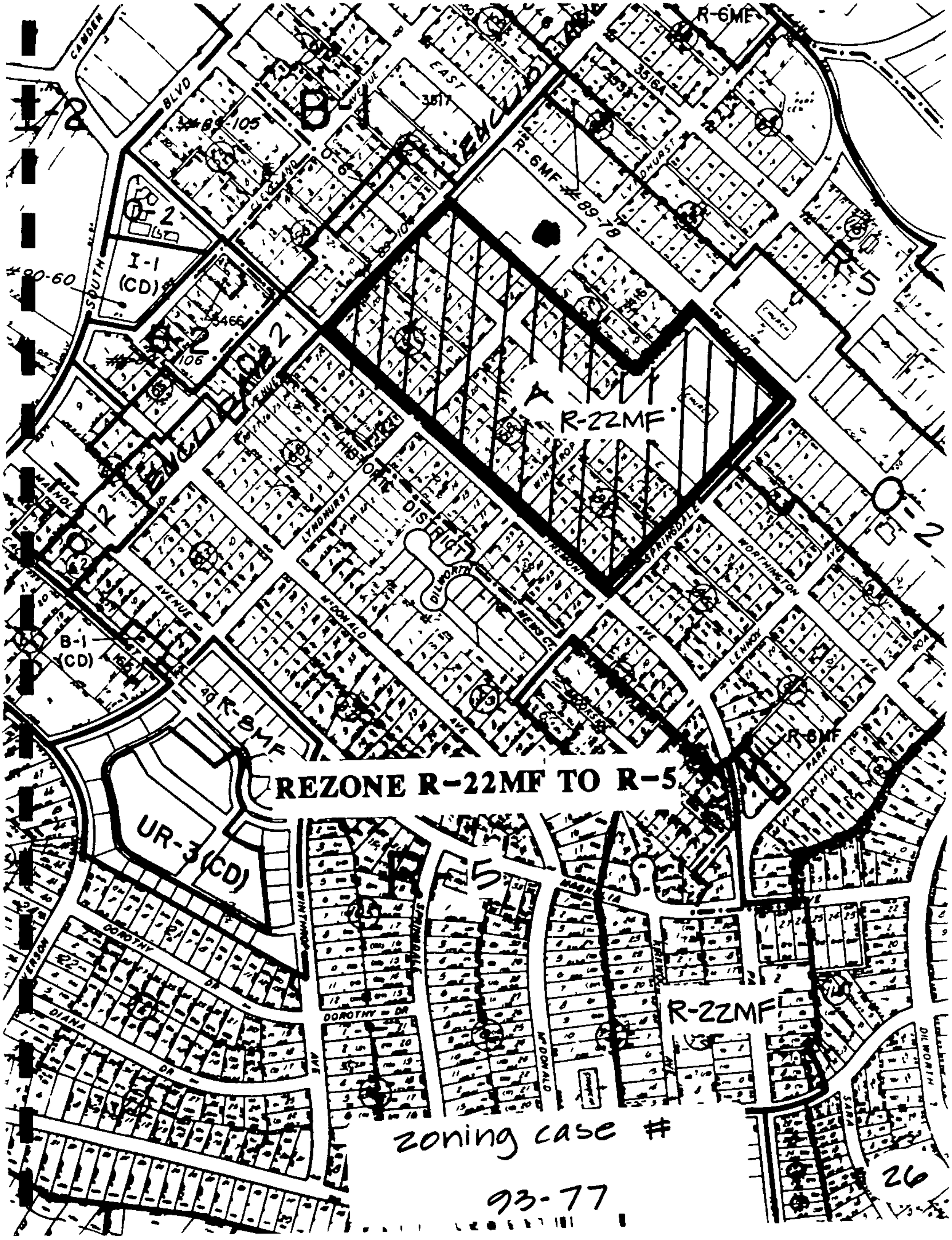
Petition #: 93-77

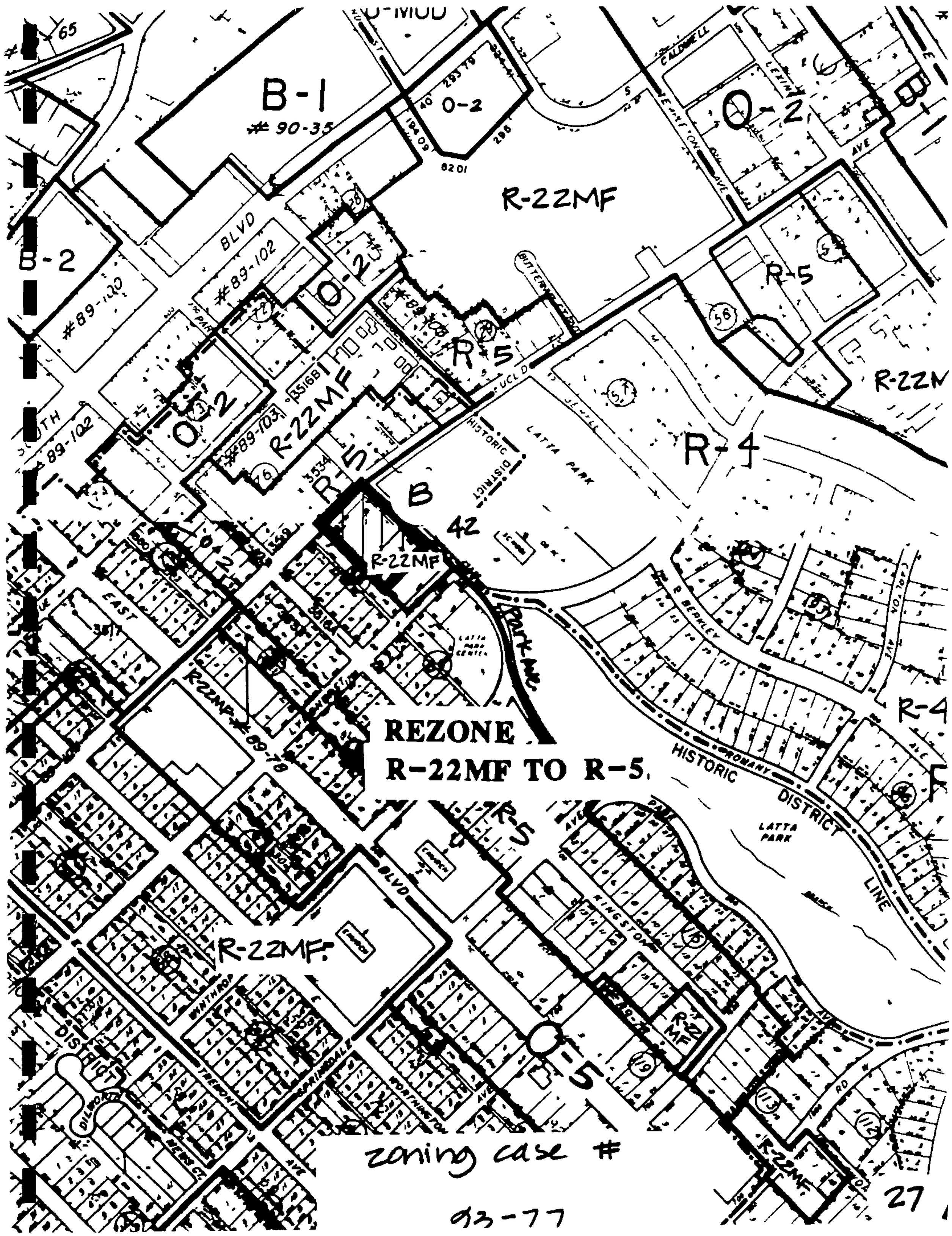
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R-22MF & O-2
Zoning Classification (Requested): R-5, R-8 & R-22MF
Location: Several areas in the Dilworth neighborhood defined as (A) an area generally bounded by Euclid Avenue, Springdale Avenue, Tremont Avenue and Worthington Avenue (from R-22MF to R 5), (B) property fronting Park Avenue between Euclid Avenue and Lyndhurst Avenue (from R-22MF to R-5), (C) properties fronting Lexington Avenue and Mt. Vernon from Mt Vernon to Euclid Avenue, excluding multi-family unit on southwest corner of Myrtle and Euclid (from R-22MF to R-8); and (D) properties fronting Lexington Avenue between Myrtle Avenue and Oriole Avenue (from O-2 to R-22MF)

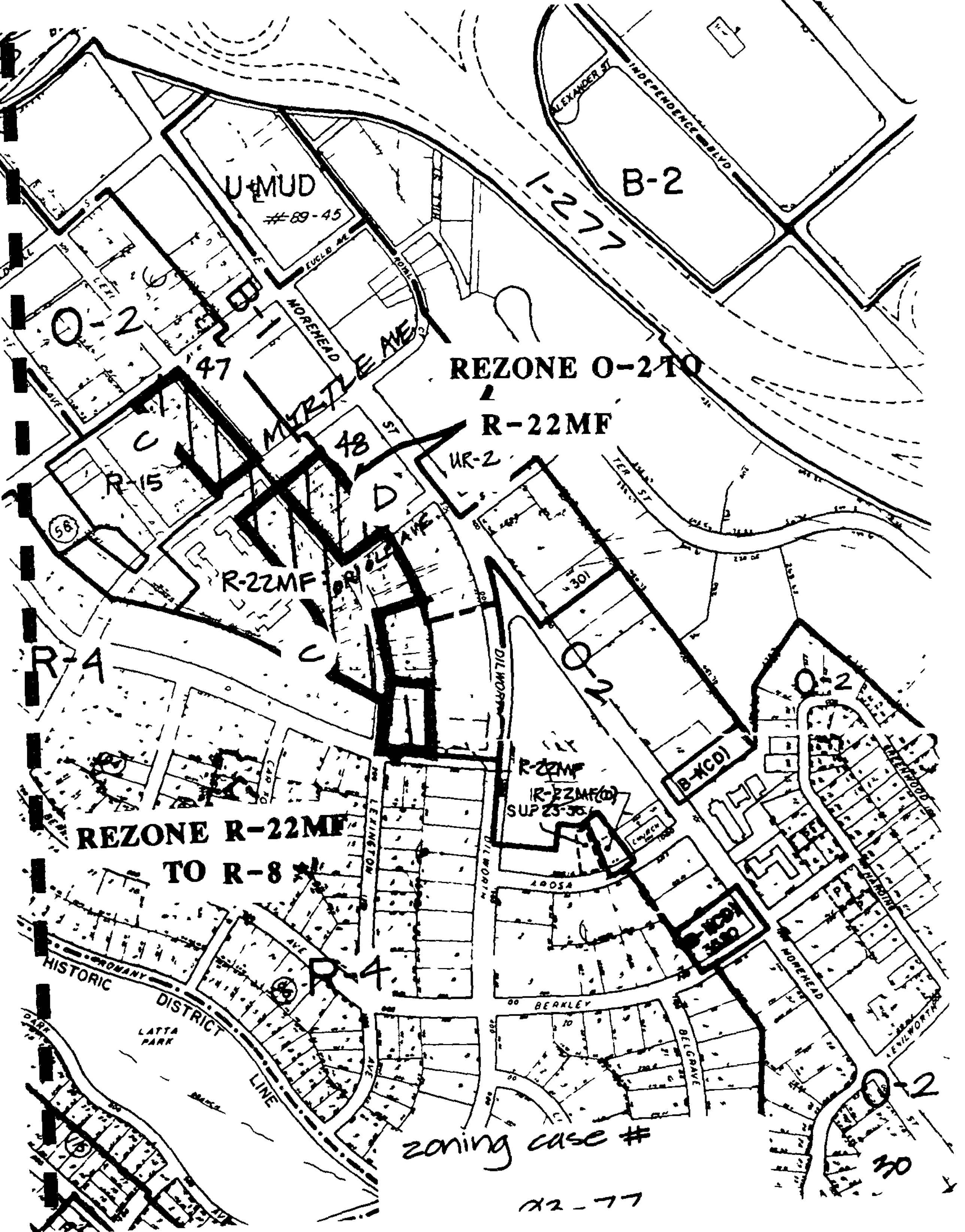
See Attached Sheet(s)

Zoning Map Nos.: 102 & 111

Scale: 1" = 400 feet


REZONE R-22MF TO R-5
zoning case #
93-77
R-6MF
R-6MF
R-22MF
I-1 (CD)
B-1 (CD)
R-8MF
UR-3 (CD)
R-22MF
R-8MF
R-5
R-5
CAMDEN BLVD
SOUTH
EAST
CLEVELAND AVENUE
LYNDHURST
LYNDHURST AVENUE
McDONALD AVENUE
DILWORTH DISTRICT
DILWORTH MEWS CT.
WINTHROP
THEBONT
SPRINGDALE
WORTHINGTON AVE
LENNOX AVE
PARK
DOROTHY DR
DIANA DR
JOHNSTON
McDONALD
DILWORTH
89-105
89-78
90-60
89-10
89-106
35466
3617
35164
26


REZONE
R-22MF TO R-5.
zoning case #
93-77
B-1
#90-35
O-2
R-22MF
R-5
B-2
#89-100
#89-102
#89-103
#89-78
R-4
B
42
LATTA PARK
HISTORIC DISTRICT
BLVD
EAST
CALDWELL
AVE
BUTTERFIELD
R-22MF
R-5
R-4
HISTORIC
DISTRICT
LINE
LATTA PARK
KINGSTON
WINTHROP
SPRINGDALE
NORTHINGTON
TREMONT
DILWORTH
R-22MF
27


U-MUD
#89-45
I-277
B-2
ALEXANDER ST
INDEPENDENCE BLVD
EUCLID AVE
MOREHEAD
ROYAL
O-2
B-1
47
MYRTLE AVE
REZONE O-2 TO
R-22MF
C
48
R-15
D
UR-2
56
R-22MF
301
R-4
C
O-2
O-2
R-22MF
IR-22MF(CD)
SUP 23-30
B-1(CD)
REZONE R-22MF
TO R-8
ARDSA
R-4
HISTORIC
DISTRICT
LINE
LATTA
PARK
BERKLEY
BELGRAVE
MOREHEAD
EVILWORTH
O-2
zoning case #
30
22-77

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-78

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Areas in the Cherry neighborhood along Kings Drive, Independence and Cecil Street between Fox Drive and Henley Street (excluding Midtown Mall property)

Request: B-2 & O-2 to B-1, O-2 & R-22MF

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Cherry Small Area Plan The Cherry Plan generally encompasses the area bounded by Independence Boulevard and Fourth Street on the north, Henley Place an Morehead Street on the south, Sugar Creek on the west and Queens Road on the east The plan addresses a number of issues dealing with land use, housing, infrastructure needs, crime, and neighborhood appearance

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of Cherry The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to implement the land use recommendations as adopted in the Cherry Plan

Zoning History

Not applicable

Existing Land Uses

Commercial shopping centers, fast food restaurants, offices, single family homes a duplex and vacant lots

Surrounding Land Uses

Offices and commercial uses to the north and northwest, Carolinas Medical Center to the south, Cherry community to the east, residential and office uses to the west

Proposed Land Uses

Neighborhood commercial for properties that front on Kings Drive and Cecil Street Office development for the property that fronts on Torrence Street south of Ellison Street Multi-family is proposed for the area along Fox Drive and Independence

Consistency With Study Group Recommendations

The Cherry Study Group supported the plan's land use and zoning recommendations for these areas

Nonconformities Resulting From This Rezoning

No nonconforming uses will be created as a result of this rezoning

Consequences Of Not Rezoning This Property

Kings Drive is already primarily developed with neighborhood oriented commercial uses Several new centers have been built Midtown Square recently underwent extensive renovation These types of improvements and investments made in the area should be protected from incompatible general business type uses that will negatively affect the appearance of the corridor The residential neighborhoods that abut Kings Drive (Cherry and part of Myers Park) could be affected by intense commercial uses

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-78

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 30 726 Acres Street Frontage(ft) Not Applicable

Current Land Use Commercial, Office and Single Family

Zoning Request

Existing Zoning B-2 & O-2 Requested Zoning B-1, O-2 & R-22MF

Purpose of Zoning Change To comply with the land use recommendations of the Cherry Small Area Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

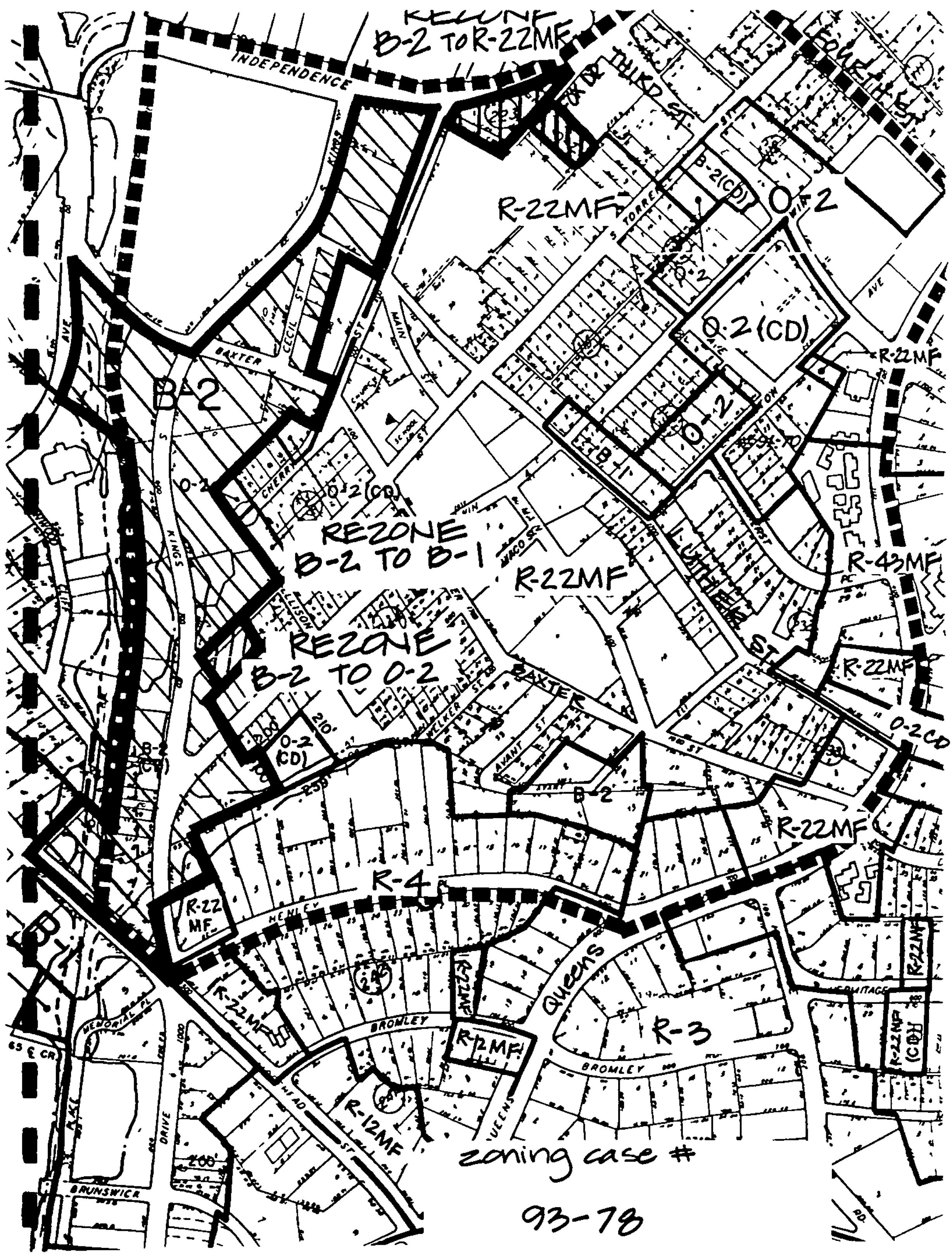
Petition #: 93-78

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): B-2 & O-2
Zoning Classification (Requested): B-1, O-2 & R-22MF
Location: Areas in the Cherry neighborhood along Kings Drive, Independence and Cecil Street between Fox Drive and Henley Street (excluding Midtown Mall property)

See Attached Sheet(s)

Zoning Map Nos.: 102 & 111

Scale: 1" = 400 feet


RECONF
B-2 TO R-22MF
INDEPENDENCE
THIRD ST
R-22MF
B-2(CD)
O-2
O-2 (CD)
R-22MF
B-2
O-2
O-2 (CD)
REZONE
B-2 TO B-1
R-22MF
R-43MF
REZONE
B-2 TO O-2
R-22MF
O-2 CD
O-2 (CD)
B-2
R-22MF
R-4
R-22 MF
R-22MF
R-12MF
R-3
R-22MF
R-22MF (CD)
R-12MF
zoning case #
93-78

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-79

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Two areas in the Cherry neighborhood along Torrence and Baldwin Streets defined as (A) north of Main Street and south of Third Street (from R-22MF to R-6), and (B) south of Baxter Street between Cherry Street and Queens Road (from B-1, B-2 & R-22MF to R-6)

Request: R-22MF, B-1 & B-2 to R-6

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Cherry Small Area Plan The Cherry Plan generally encompasses the area bound by Independence Boulevard and Fourth Street on the north, Henley Place and Morehead Street on the south, Sugar Creek on the west, Queens Road on the east The plan addresses a number of issues dealing with land use, housing, infrastructure needs, crime, and neighborhood appearance

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of Cherry Much of the zoning in the interior of neighborhood has been in place since the early 1960's The zoning,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Cherry Plan

Zoning History

Not applicable

Existing Land Uses

Area A Single family homes, duplexes and vacant lots

Area B Single family homes, duplexes, quadraplexes, vacant lots, and an oil company

Surrounding Land Uses

Area A Office and commercial uses to the east, a hospital and other medical related offices to the south, duplexes, single family homes, a park, churches and a school to the west

Area B Commercial land office uses to the north and west, duplexes to the east, and single family properties to the south

Proposed Land Uses

Single family homes

Consistency With Study Group Recommendations

The Cherry Small Area Plan Study Group supported the plan's land use and zoning recommendations

Nonconformities Resulting From This Rezoning

Ten nonconforming uses (nine duplexes and a quadraplex on small lots) will be created as a result of this rezoning The oil company requires I-1 zoning and therefore, is currently nonconforming in the B-2 district

Consequences Of Not Rezoning This Property

The homes on Baldwin and Torrence Streets are the best maintained single family properties in the neighborhood Multi-family development could dramatically change the character of the area and could result in the loss of existing housing Further intensification of housing may also weaken revitalization efforts to increase home ownership opportunities

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-79

Date Filed July 16, 1993

Recieved By M.C.M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximately 34 507 Acres Street Frontage(ft) Not Applicable

Current Land Use Single Family, Duplexes, Triplex and Churches

Zoning Request

Existing Zoning R-22MF, B-1 & B-2 Requested Zoning R-6

Purpose of Zoning Change To comply with the land use recommendations of the Cherry Small Area Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

Petition #: 93-79

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R-22MF, B-1 & B-2
Zoning Classification (Requested): R-6
Location: Two areas in the Cherry neighborhood along Torrence and Baldwin Streets defined as (A) north of Main Street and south of Third Street (from R-22MF to R-6); and (B) south of Baxter Street between Cherry Street and Queens Road (from B-1, B-2 & R-22MF to R-6).

See Attached Sheet(s)

Zoning Map Nos.: 111

Scale: 1" = 400 feet

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-80

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Several properties located throughout the Cherry neighborhood along Eli Street, Cherry Street, Baxter Street, Luther and south of Amherst Street

Request: R-22MF, B-1 & B-2 to R-8 & R-12MF

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Cherry Small Area Plan The Cherry Plan generally encompasses the area bound by Independence Boulevard and Fourth Street on the north, Henley Place and Morehead Street on the south, Sugar Creek on the west, Queens Road on the east The plan addresses a number of issues dealing with land use, housing, infrastructure needs, crime, and neighborhood appearance

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of Cherry Much of the zoning in the interior of the neighborhood has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to implement the land use recommendations as adopted in the Cherry Plan

Zoning History

Not applicable

Existing Land Uses

Mixture of housing (single family, duplexes and triplexes)

Surrounding Land Uses

Single family homes, neighborhood commercial uses and an oil company to the west and southwest, single family homes, condominiums, and medical facilities to the east, apartments to the north

Proposed Land Uses

Mixture of housing types (single family homes, duplexes, and triplexes at a density of 8 units to the acre northwest of Eli Street and 12 units to the acre south of Eli)

Consistency With Study Group Recommendations

The Cherry Small Area Plan Study Group supported the plan's land use and zoning recommendations proposed for the area west and north of Eli Street Staff later met with the community organization and agreed to amend the plan to reflect their redevelopment plans for the neighborhood for the area south of Eli Street

Nonconformities Resulting From This Rezoning

No nonconformities will be created as a result of this rezoning

Consequences Of Not Rezoning This Property

The neighborhood organization is planning to convert several of the duplexes to single family homes and sell to families in the neighborhood High density housing could weaken the organization's efforts to sell homes and increase home ownership opportunities in the neighborhood Also, homes could be torn down to accommodate higher density housing

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-80

Date Filed July 16, 1993

Recieved By M.C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Approximatley 31 732 Acres Street Frontage(ft) Not Applicable

Current Land Use Single Family, Duplexes & Heating Oil Distributor

Zoning Request

Existing Zoning R-22MF, B-1 & B-2 Requested Zoning R-8 & R-12MF

Purpose of Zoning Change To comply with the land use recommendations of the Cherry Small Area Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

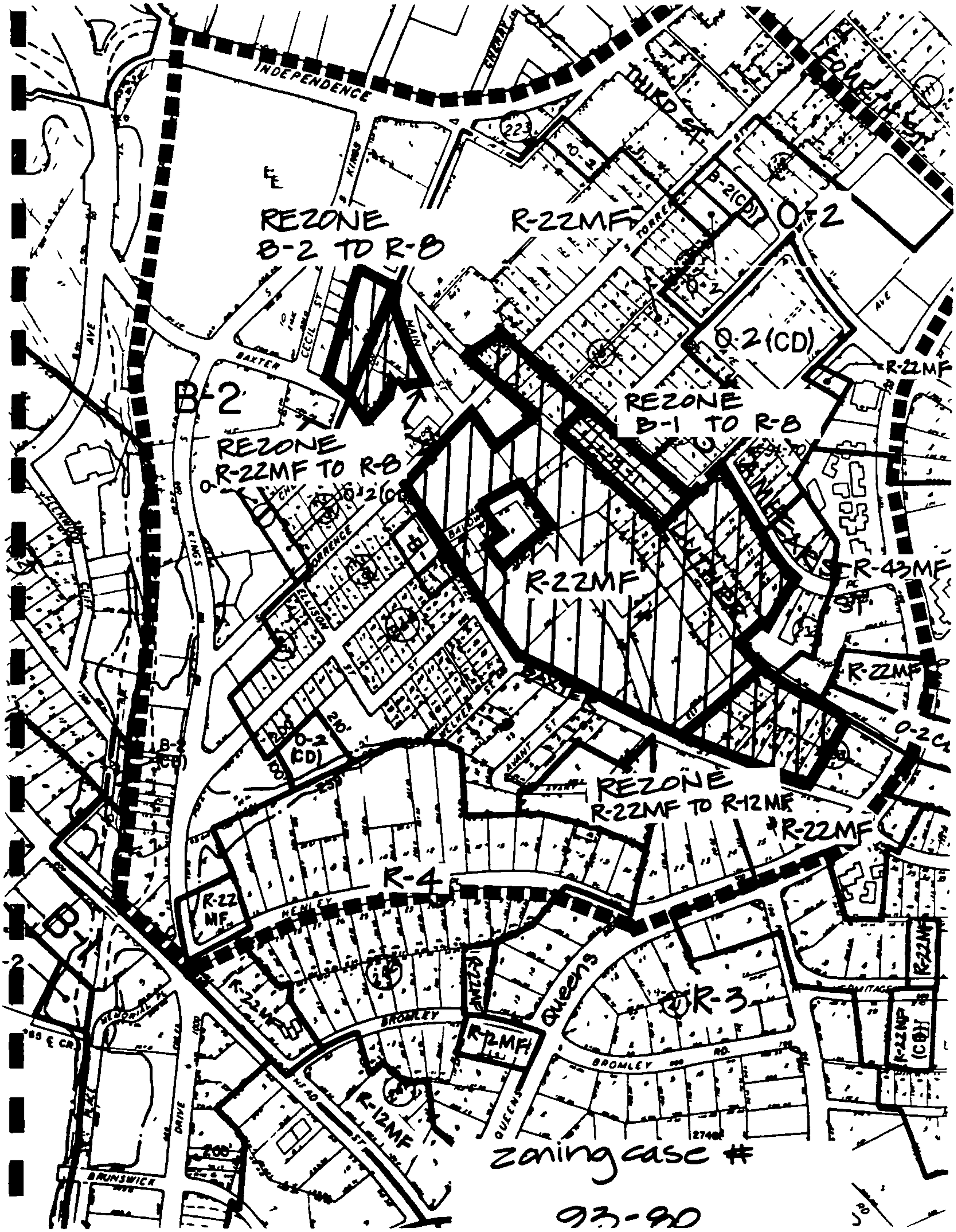
Petition #: 93-80

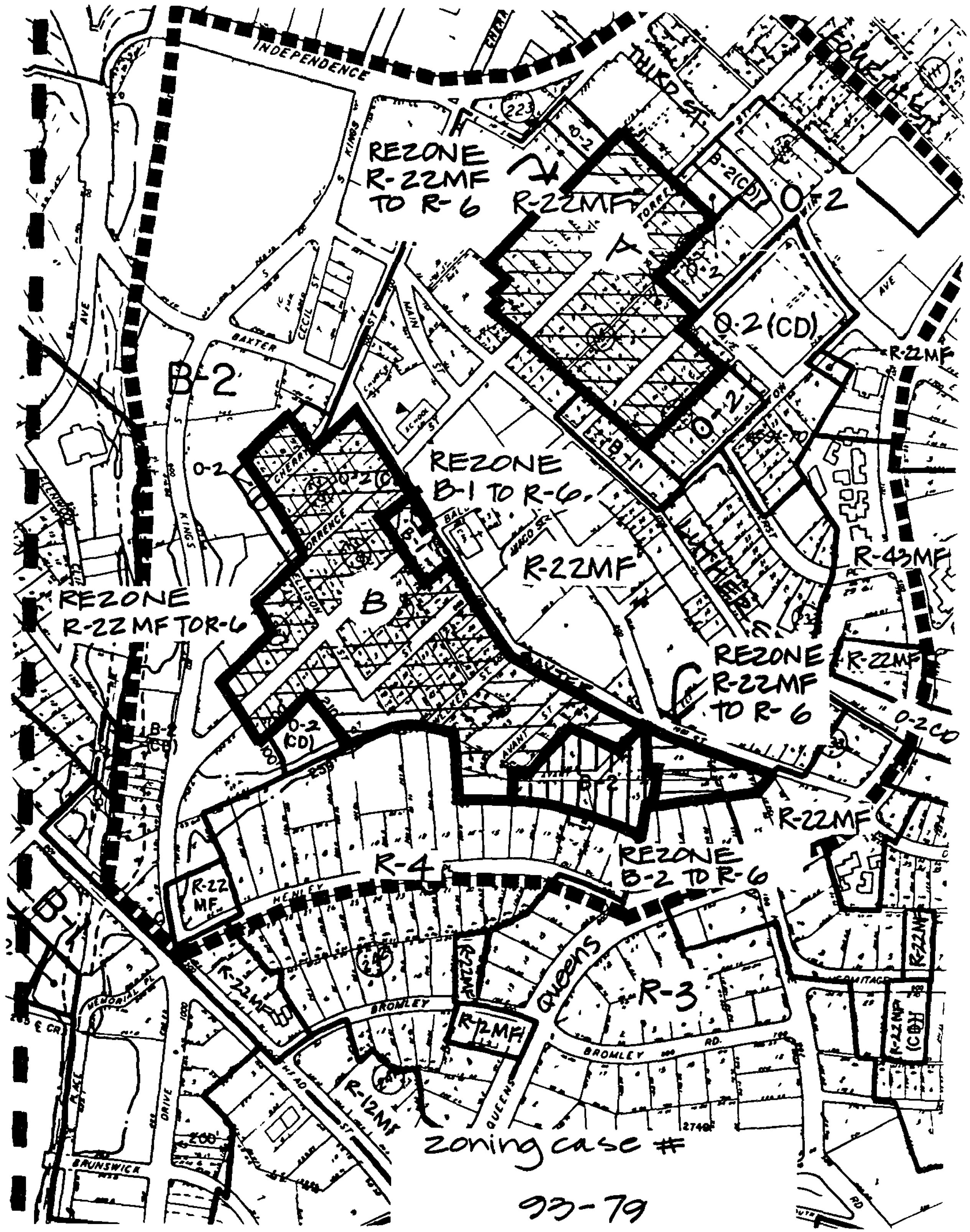
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R-22MF, B-1 & B-2
Zoning Classification (Requested): R-8 & R-12MF
Location: Several properties located throughout the Cherry neighborhood along Eli Street, Cherry Street, Baxter Street, Luther and south of Amherst Street.

See Attached Sheet(s)

Zoning Map Nos.: 111

Scale: 1"= 400 feet


INDEPENDENCE
THIRD ST
REZONE
B-2 TO R-8
R-22MF
O-2
O-2 (CD)
R-22MF
REZONE
B-1 TO R-8
B-2
REZONE
R-22MF TO R-8
R-22MF
R-43MF
R-22MF
O-2
REZONE
R-22MF TO R-12MF
R-22MF
R-4
R-22 MF
R-22MF
R-3
R-12MF
R-12MF
zoning case #
93-90


INDEPENDENCE
THIRD ST
FOURTH ST
REZONE
R-22MF
TO R-6
R-22MF
O-2
B-2(CD)
O-2
O-2 (CD)
R-22MF
B-2
O-2
REZONE
B-1 TO R-6
R-22MF
R-43MF
REZONE
R-22MF TO R-6
B
REZONE
R-22MF
TO R-6
R-22MF
O-2 CD
O-2 (CD)
B-2 (CD)
B-2
R-22MF
R-4
REZONE
B-2 TO R-6
R-22 MF
B-1
R-22MF
R-12MF
Queens
R-3
R-12MF
zoning case #
93-79

Terry Taylor-Allen
1631 Fountain View
Charlotte, NC 28203

704/375-8064

August 30, 1993

Charlotte-Mecklenburg Planning Commission
Charlotte-Mecklenburg Government Center
600 E. 4th Street
Charlotte, NC 28202

SUBJECT: Zoning Petition # 93-75

To The Commission:

I am writing to express my strong support for re-zoning the property described in Petition #93-75 from R-22MF to R-5. I believe the R-5 zoning will be more protective of the neighborhood and help preserve its residential quality.

I urge you to approve the petition to re-zone.

Sincerely,

Terry Taylor-Allen

Hinson Realty

Robert G Hinson
Broker

AUGUST 25, 1993

RECEIVED
AUG 26 1993
OFFICE OF CITY CLERK

Betty Freeze, City Clerk
Charlotte Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202

SUBJECT: Petition # 93-59

I firmly disagree with the Planning Commission's attempt to change any zoning for the Plaza/Midwood area until the property owners and the Planning Commission can determine what impact the completion of the work on Independence Boulevard will have on our area. We certainly do not need to make a decision that could have a very negatative impact on this area and could result in a disaster that would take decades to correct. No one knows what impact the completion of the Independence Boulevard project will have on the Plaza/Midwood area until the project is actually completed.

Please **VOTE NO** on any zoning changes for the Plaza/Midwood area until we can see what impact the completion of the Independence Boulevard project is going to have on our property and our business.

Yours truly,

Robert G. Hinson

P O Box 26141 • Charlotte, NC 28221 • 704/332-9068

Charlotte, N.C.
August 26, 1993

Dear Mr Guze,
Regarding case # 9358
we support the Central
Districts' plan to rezone
B8 & B4.

Yours truly
Verna G. Blalock
W R Blalock
2200 Pepperdam Lane
Charlotte, N.C. 28215

QUEENS COLLEGE
CHARLOTTE

RECEIVED
AUG 26 1993
OFFICE OF CITY CLERK

BILLY O WIREMAN
PRESIDENT

August 26, 1993

RE: ZONING PETITION #93-71

MAYOR RICHARD VINROOT
CITY COUNCIL MEMBERS
City Clerk's Office (copies mailed to homes of each City Council Member and Mayor)
600 East Fourth Street
Charlotte, NC 28202

Dear Mayor and Members of City Council

Queens College is proud of its history as a long-time resident of Charlotte For 136 years we have been part of the Charlotte community and for the past 79 years we have been part of the Myers Park neighborhood During all this time we have tried to be good neighbors to those people around us and active participants and supporters of actions which are in the best interest of our community and neighborhood

We recently were notified by the Charlotte-Mecklenburg Planning Commission that at your instruction they have filed an **official petition (#93-71) to rezone the Queens College campus from R-3 to Institutional** We have reviewed the Code of the City of Charlotte as it pertains to these two zoning classifications and have concluded that we are unable to see that such a change would be advantageous to either Queens College or the Myers Park neighborhood of which we are proud to be a part We have been able to accomplish the activities of the college under R-3 zoning in the past and expect to be able to do so in the future, at least as we are able to predict those needs today We understand that our neighbors as represented by the Myers Park Homeowners Association also feel this way Consequently, we have filed a protest to the petition for the proposed rezoning

We ask that you respect the desires of Queens College and our Myers Park neighbors and **make a decision against the proposed changes affecting Queens College in zoning petition #93-71.**

Sincerely and respectfully,

Billy O. Wireman

Billy O Wireman
President

bow lf

1900 SELWYN AVENUE CHARLOTTE NC 28274 PHONE 704/337 2216 FAX 704/337 2503

RECEIVED
AUG 24 1993
OFFICE OF CITY CLERK

August 24, 1993

HAND DELIVERED

Ms Brenda Freeze
City Clerk
City Council
600 East 4th Street
Charlotte, NC 28202 2857

Re Petition #93-70
Property 126 Tranquil Avenue

I am concerned over and against the plan to rezone certain properties in my neighborhood from R-22 MF to R 8 It greatly distresses me

First, I bought my residence because of it's zoning It is a duplex I do not appreciate or support this "spot zoning" which the Planning Commission has devised If nothing else it devalues my property and others like it Looking across my front yard is the parking lot of the Manor House, a commercial motel Next door and dotted throughout the blocks are many duplexes Behind me is a six unit condominium It seems to me this neighborhood has survived the city well and will in the future

Secondly, I am well aware of the value of my property and would in no way desecrate it to blight the neighborhood But if you down-zone" my property and the others like it, I fear in time these duplexes will deteriorate and you will have run down housing, mainly because down-zoning will depreciate their values

Thirdly, greater Charlotte needs multi family housing, and will require more in the future This neighborhood is an asset to the city as it is now zoned because it provides affordable and accessible housing to the business, education and cultural centers that our younger generation needs

Your support in bringing some sense and balance to this issue is needed and I trust your vote, like mine, will be totally against the zoning change

Sincerely,

Ann T. Wood

Ann T Wood

CARILLON

RECEIVED
AUG 10 1993
OFFICE OF CITY CLERK

August 6, 1993

Ms Brenda Freeze
City Clerk
600 E Fourth Street
Charlotte, North Carolina 28202

RE ZONING PETITION #93-72

Dear Ms Freeze

Thank you for your letter of August 2, 1993 regarding the rezoning of adjacent property from R-22MF to R-5 As an adjacent property owner, I support the change to comply with the Central District Plan

I feel that it is important to protect the future growth and development of our city through proper planning Please pass along my support of this rezoning to City Council

Very truly yours,

Jon S Jenrette

Jon S Jenrette
333 Circle Avenue
Charlotte, North Carolina 28207

JSJ/sks

Michael and Laurie Woods
410 Clement Avenue
Charlotte NC 28204

August 29,1993

Charlotte-Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, NC 28202-2853

To whom it may concern.

We are writing in support of Zoning Petition #93-61 which proposes to rezone the property at 400 Clement Avenue, adjacent to our own home, from B-1 to R-5.

This property is at the corner of Clement Avenue and East 7th Street and has long been used as a residence. The entry to this house was relocated from East 7th Street to Clement Avenue making it a part of the residential street. The continued use of this property as a residence would reinforce the mixture of both residential and commercial uses along this part of East 7th Street. It would also anchor the corner of Clement Avenue, one of the best residential streets in the Elizabeth neighborhood. The residential zoning of the property would also go a long way towards preserving the fine old turn-of-the-century house on the property.

We hope that the City Council will vote in favor of this zoning petition.

Sincerely,

Michael Woods

Laurie Woods

BINSWANGER
230 S TRYON STREET SUITE 1200 CHARLOTTE NC 28202
(704) 377-0801 • FAX (704) 377-9046

RECEIVED
AUG 24 1993
OFFICE OF CITY CLERK

August 25, 1993

HAND DELIVERED

Ms Brenda Freeze
City Clerk
City Council
600 East 4th Street
Charlotte, NC 28202-2857

Re Petition #93-70
Property 126 Tranquil Avenue

Dear Brenda

I am writing this letter as my show of protest on the Planning Commissions' intended down-zoning as provided in the City Council's adopted Central District Plan The current zoning of my property located at 124 Tranquil Avenue is in keeping with the balance of my neighborhood and does not need to be altered in an manner whatsoever Furthermore, I am in the real estate industry and I am in a much better position to evaluate and understand the values of property than you people on the City Council This is an investment that I choose to make and I can't, for the life of me, understand how government feels it has the right to become involved in my investment decisions

Government's responsibility is to protect and serve the citizens Get out of my life

Sincerely,

Elliott C Wood

Elliott C Wood
Vice President

ECW/tl

SEVENTH STREET PROPERTIES, LTD.

616 Colonnade Drive • Post Office Box 220311 • Charlotte NC 28222-0311
(704) 376 0505 • Fax (704) 376 0160
Ralph L Whitehead P E
General Partner

August 27, 1993

The Charlotte City Council
c/o Charlotte-Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, NC 28202-2853

Rezoning Petition
No 93-63

SUBJECT Proposed Zoning Changes Per Central District Plan and Zoning Petition No. 93-63 which Proposes to Rezone Property from B-1 and B-2 to O-2 in the vicinity of Monroe Road, Old Briar Creek Road and Colonnade Drive

Ladies and Gentlemen:

The above real estate partnership purchased 2 25 acres of property at 616 Colonnade Drive (Tax Map 159-015-14) in 1986 zoned for NEIGHBORHOOD BUSINESS (B-1). Substantial improvements were made on said property including a 12,134 Sq. Ft. office building, 60-space paved parking lot, utilities, storm drainage, outdoor lighting and landscaping.

The office building has been used by the engineering firm, Ralph Whitehead & Associates, since construction was completed in December 1986 I sold the engineering company to seven (7) employees in February 1990, and the new owners executed a four (4) year lease which expires February 28, 1994 The current owners of the engineering firm have informed me that they will vacate the building by February 28, 1994. The partnership (owner) has had "For Sale/Lease" signs erected for more than 18 months and advertised in newspapers, but very little interest has been shown by anyone in the office building. There have been potential buyers expressing interest in purchasing our property for business purposes because it is zoned B-1. One offer to purchase two (2) small areas was received and rejected in July 1993

The "For Sale or Lease" signs were erected long before we received the rezoning notice proposing to change the property from B-1 to O-2. I filed a petition of protest intended to invoke the City Council's 3/4 majority vote rule with the City Clerk prior to 5.00 p.m on Tuesday, August 24, 1993, signed by three (3) property owners representing over 65 percent of the block bounded by Monroe Road, Colonnade Drive and Old Briar Creek Road. These property owners, and others, with whom I have discussed the proposed rezoning, want the current zoning of said block to remain unchanged. Several of the affected property owners will attend the Public Hearing with me on Monday, August 30, 1993 at 6.00 p.m. I have filled out a speaker's card and given it to the City Clerk requesting an opportunity to speak against the petition at the Public Hearing.

The partnership is trying to sell the office building at 616 Colonnade Drive so that the four (4) partners or owners (all of whom are between 66 and 70 years of age) may enjoy a comfortable retirement after working more than 43 years each as professional engineers. During this period of excessive office space and slowly recovering economy, we believe this property is more likely to be sold in a very depressed and competitive commercial real estate market if it remains zoned for NEIGHBORHOOD BUSINESS (B-1)

Sincerely Yours,

SEVENTH STREET PROPERTIES, LTD

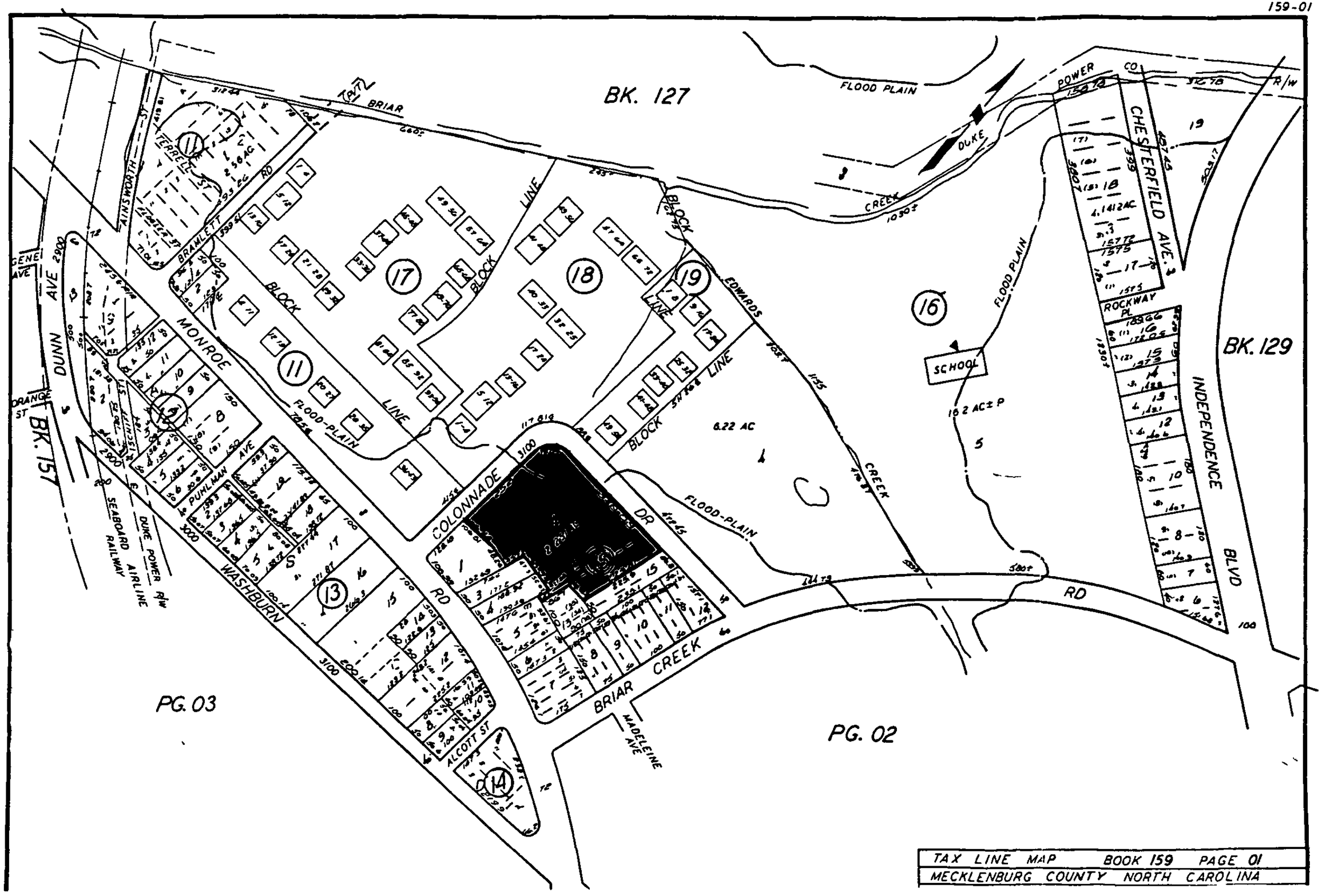
Ralph L. Whitehead

Ralph L Whitehead, P.E
General Partner

RLW/g

cc To the Limited Partners:
Mr Albert C. Smith, P.E.
Mr. Derryl O. Willis, P.E.
Mr Hubert McDonald, Jr , P.E.

Ms. Brenda Freeze, City Clerk



TAX LINE MAP BOOK 159 PAGE 01
MECKLENBURG COUNTY NORTH CAROLINA

RECEIVED
AUG 30 1993
OFFICE OF CITY CLERK

August 25, 1993

Ms. Brenda Freeze, City Clerk
Charlotte/Mecklenburg Government Center
600 East Fourth Street
Charlotte, NC 28202-2857

Re: Zoning Case No. 93-58

Dear Ms. Freeze:

As a resident of the Plaza-Midwood neighborhood living at 2328 Mecklenburg Avenue, I am writing to express my support for the Central District plan to re-zone parts of our neighborhood. It is my understanding that the proposed change will change the present zoning to R-8 and R-4.

I and all of my neighbors I have talked to believe that this proposed change better reflects the character of a single family neighborhood. I am unable to attend the August 30, 1993 hearing, but wanted to write and express my support for the proposed changes.

Very truly yours,

H. William Palmer, Jr.

H. William Palmer, Jr.
For the Firm

HWP/jac

August 25, 1993

RECEIVED
AUG 30 1993
OFFICE OF CITY CLERK

Dear Ms Freeze,

This letter is in reference to the re-zoning 93-58 on Belvedere Avenue (near Truman Road and Peppercorn Lane) Our entire neighborhood is thrilled to find out that this plot of land is being rezoned to R-4 or maybe R-5 This was information I obtained from Mr Jack Daniels

In case you are not familiar with Plaza-Midwood let me briefly tell you about it It's one of Charlotte's best kept secrets and we love that it is a quiet, sleepy neighborhood in the middle of bustling downtown We even have raccoons and owls but don't want the threat of R-17 MF hanging over us anymore

So, in summary, the neighborhood is in full support of a re-zoning to R-4 or R-5 We want to retain the setting that we have here - single family dwellings - and feel that if we do not receive the re-zoning and something were to be built here it would ruin the structural integrity that we now have This is not an area for apartments or duplexes

Thank you for your time and interest

Sincerely,
Mary Jo Ashcraft

REID ASSOCIATES, INC.

ADVERTISING • MARKETING CONSULTING • 1515 MOCKINGBIRD LANE • SUITE 304 • CHARLOTTE, NC 28209 • 704-523-8851

118-083093-White

August 30, 1993

Wendell White
City Manager
City of Charlotte
CMGC
600 East Fourth Street
Charlotte, NC 28202

Dear Wendell:

Ref: City Council Agenda for August 30, 1993

In reviewing our Council agenda for Monday, August 30th I noticed that many of the 28 zoning hearings involve the downzoning of property. I am very reluctant to support these rezoning requests when it appears the result will be the lowering of property values. From my viewpoint, when this occurs, it is simply the confiscation of property, and violates my strong belief that private property should not be taken without adequate compensation.

In Order to clarify, for all rezoning request in the future, would you include an independent appraisal of the property before rezoning and an independent professional opinion of what the property value will be after the rezoning.

If my request needs council approval, please have this subject placed on a future council agenda for discussion.

Sincerely,

Don Reid

CC Mayor and Members of City Council
Media

Post-it™ brand fax transmittal memo 7671 | # of pages ▸ CMC

To Darlene	From Don Reid
Co. Shrum	Co.
Dept. Pls. Dist to	Phone #
Fax # WHITE, Mayor	Fax # & Council

Elizabeth Community Association
P.O.Box 253
Elizabeth Contract Station
Charlotte, NC 28224

August 30, 1993

Carol Morris
Charlotte Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, NC 28202

Re Rezoning of Property located at 400 Clement Avenue

Dear Carol

It has come to the attention of the Elizabeth Community Association that the above mentioned property was included in a parcel of properties that were zoned commercial and faced East Seventh Street

It is the opinion of the Board of the ECA that this would badly compromise the integrity of the surrounding neighborhood if this property were to have a commercial use In fact, the entrance to this lovely old home has been changed in recent years to face Clement Avenue rather that East Seventh to maintain the residential nature of the street

It is our understanding that the owner of this property, Mrs W Olin Johnson, is in agreement with this and does not, in fact, wish to have her home zoned commercial

We would hope that the Planning Commission would be amenable to having this property protected as residential and not commercial property

Sincerely,

Margaret Johnston, Owner

Ginny Johnson

Ginny Johnson
President

cc Mayor Vinroot and Members of Council

1916 Bay Street
Charlotte, N. C.
October 13, 1992

Charlotte Mecklenberg Planning Commission
600 East Fourth Street
Charlotte, N. C.

Att: Carol Morris

Re. Property located at 400 Clement Avenue

Dear Carol,

It has come to the attention of the Elizabeth Community Association that the above mentioned property is to be included with a parcel of several properties facing Seventh Street that is to be zoned commercial.

It is the opinion of the Board of the ECA that this would badly compromise the integrity of the surrounding neighborhood if this property were to have a commercial use.

The entrance of this lovely old home has in fact been changed in recent years to face Clement Avenue rather than Seventh Street to maintain the residential nature of the street.

It is our understanding that the owner of the property, Mrs. W. Olin Johnston is in agreement with this and does not, in fact, wish to have her home zoned commercial.

We would hope that the Planning Commission would be amenable to having this property be protected as residential property and not commercial property.

Sincerely,

Ginny Johnson
President
Elizabeth Community Association

400 Clement Avenue
Charlotte, N. C.
October 13, 1992

Charlotte Mecklenberg Planning Commission
600 East Fourth Street
Charlotte, N. C.

Att: Carol Morris

Dear Ms. Morris,

It is my preference not to have my home and property zoned as commercial property, but to have it zoned residential in order to maintain the integrity of this neighborhood and of Clement Avenue

Sincerely,

Margaret Johnston

Margaret Johnston

Charlotte Catering & Bakery, Inc.

2707 Central Avenue
Charlotte N C 28205
(704) 377-8700

MEMO TO: CHARLOTTE CITY COUNCIL
FROM: LIBBIE GLENN, OWNER, CHARLOTTE CATERING & BAKERY
DATE: AUGUST 28, 1992
SUBJECT: DOWN ZONING B2 to B1

In 1986 when I was looking for a B2 location, it was very hard to find a correctly zoned B2 location in order to manufacture and sell bakery products.

NOW after being in operation seven (7) years you want to down zone and DOWNGRADE my facility to a B1 putting me into a non-conforming use. This means no one will want to buy this location in an illegal zoning location and I will lose money if I decide to sell and it is a major part of my retirement investment. You will be taking away from my retirement plan which is the same as taking money from me. I have been in this business 13 years.

I am a hardworking single woman trying to keep up in business against many odds already against me and this is creating a hardship on me mentally and physically.

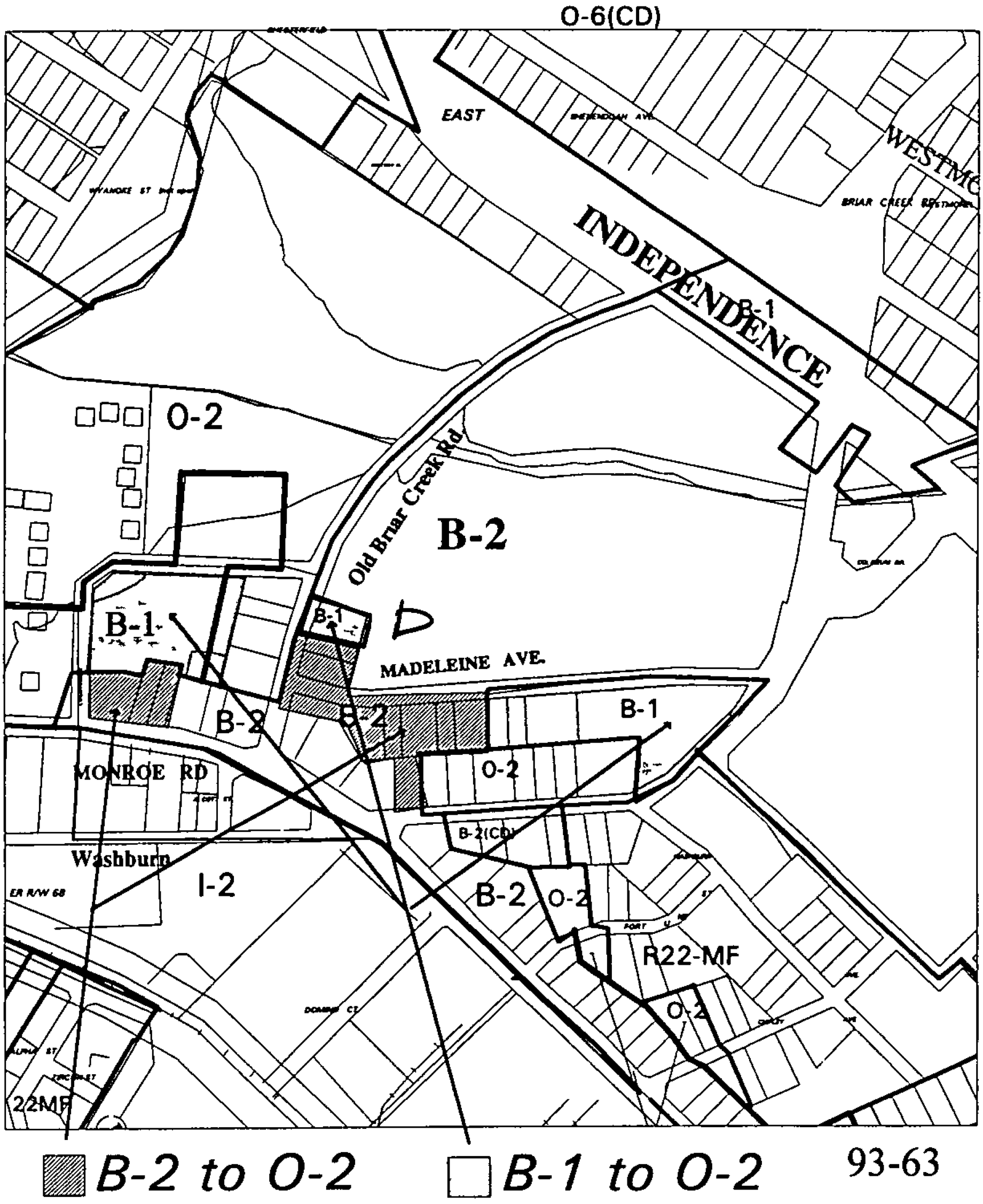
I am currently paying exorbitant real estate taxes since I've owned this property and operating a B2 business and now you are trying to make me illegal.

This year my real estate ~~taxes have~~ amount has gone up almost $10,000.00 in ONE YEAR! I hope my taxes will come down if I am down zoned.

With my business being grandfathered this will cause a great hardship and as a small business owner if something should happen such as a hurricane or fire, I would not be able to rebuild my business and operate under a B1 zoning; there, you would be running my business out.

Libbie Glenn

Revised



93-63

BriarCreek-Woodland

NEIGHBORHOOD ASSOCIATION

Post Office Box 18833 Charlotte, NC 28218

Petition 93-64 **Woodland Neighborhood Asoc. Position**

I. Rezone B-1 and O-2 properties along Commonwealth and Woodland to R-4. **FOR**

Reasons supporting our position:

A. **SINGLE FAMILY (R-4) REZONING FOR ALL 33 PROPERTIES WAS THE RECOMMENDATION OF THE CHARLOTTE CITY PLANNING DEPARTMENT IN THE DRAFT OF THEIR CENTRAL DISTRICT PLAN.**

B. **SINGLE FAMILY (R-4) WAS ALSO THE FINDINGS OF CITY COUNCIL'S SUB-COMMITTEE.** One property owner desired MF rezoning (rather than Single Family) and the matter was **referred to City Council's Sub-Committee,** (set up to study/resolve such differences) **Their findings also recommended rezonings to Single Family.**

C. **WE FEEL SINGLE FAMILY ZONING WILL STRENGTHEN AND PRESERVE STABILITY IN WOODLANDS.** The present **multifamily development surroundings Woodlands** is one of the greatest - **if not the greatest** concentrations of apartment complexes and apartments adjacent to a Single Family Neighborhood **anywhere in Charlotte.** (Please see map attached - 20 apartment complexes, 1667 apartments) Additional Multifamily rezoning of any of the subject 33 properties would place an unfair burden on this neighborhood

D. **THE GOAL STATEMENTS OR PRINCIPLES, LISTED BY CITY PLANNING IN THE PLAN VISION SECTION OF THEIR CENTRAL DISTRICT PLAN (SEE PAGE 4 OF THAT PLAN) WOULD SEEM TO SUPPORT THE PROPOSED REZONING TO SINGLE-FAMILY FOR THESE 33 PROPERTIES.**

> **"We must preserve the character and quality of neighborhoods that are currently stable".**

Despite some loss of housing from construction of Independence Freeway - Woodlands **currently remains stable.** Young people are coming in-buying older homes - improving properties - raising their famlies Isn't this precisely what the City is aiming for in District Plans and the **above goal?** Here in Woodlands the City has the stable neighborhood - **they and we** desire

Petition 93-64 **Woodland Neighborhood Asoc. Position**

II. Rezone Claremont Public Housing Complex and adjoining property ~~(which is 4.5 acres, undeveloped and on a flood-plain)~~ to R-17MF. **AGAINST**

David R. Krug & Associates

DATE: August 30, 1993

TO: Honorable Mayor Richard Vinroot
City Council Members

FROM: David R. Krug

RE: Central District Plan
Elizabeth Down Zonings Map #3 - Zoning Case #93-61
Meck. Co. I. D. #127-094-07/08/09/10/11

Planning Commission Staff is recommending the above parcels be downzoned from O-2 to R-22MF. These properties should not be downzoned and should be deleted from the Central District Plan for the following reasons:

1. Recommended to be deleted from Plan by Planning Committee on August 27, 1991. (Minutes attached.)

2. Not recommended to be downzoned in Elizabeth Small Area Plan or Elizabeth Neighborhood Urban Design Study.

3. City Council voted not to downzone same property, March, 1987.

4. East 7th Street is a major thoroughfare carrying 21,000± cars every 24 hours.

5. Individual property has been parceled out for re-zoning - this is spot zoning.

6. Office zoning is consistent with current uses:

   - Carolina Eye Associates is a modern office building in 2200 block of East 7th Street. (See Photos.)

   - 2115 East 7th Street is a newly constructed two story medical office building. (See Photos.)

   - 2300 East 7th Street directly across from subject property has a new two story office building. (This property was deleted from this zoning petition proposal because construction had commenced and property would be nonconforming.) (See Photos).

131 Providence Road
Charlotte North Carolina 28207
704/376 8000

9. 2301-2315 East 7th Street and 2317 Weddington Avenue (subject of zoning change): Architectural working drawings for a two story medical office building have been completed. Building permit has been issued and construction will commence soon. This would become a nonconforming use.

This property is slated for office development in the immediate future. There would be no common good to make this property nonconforming and would severely adversely affect its financiability and marketability.

I urge you not to allow this downzoning to occur. Current zoning is compatible and appropriate for the area and conforms to present and planned uses. Re-zoning would put these properties into nonconforming status. If Planning Staff wants to encourage multi-family development, they could create incentives to stimulate growth. Dis-incentives by the devaluation of property is not the answer.

Sincerely,

David R. Krug

DRK:pjm

Parcels Owned and Subject to Re-Zoning:

Meck. Co. Tax I.D. #127-046-24/25 (No protest)
#127-094-07/08/09/10/11 (Petition Being Protested)

Enclosures

August 27, 1991

Planning Committee

The Planning Committee met on August 27, 1991 at 4·00 P.M. with Chairman Mead presiding and Commissioners Baker, James, Lassiter, Majeed, Tabor and Whelchel present

Absent· None

Chairman Mead declared a quorum present and called the meeting to order.

Chairman Mead reported back to the Committee on his conversation with Susan Hancock of Habitat For Humanity and the varying styles of architecture and design of houses in the Habitat neighborhoods.

Elizabeth Rezoning Recommendations

Reconsideration of previous rezonings
• 7th Street, Bascom Street and Ridgeway area.

A motion was made by Commissioner Lassiter, seconded by Commissioner James and carried by the votes cast as shown, that the property remain O-6 and instructed staff to come back with a UR-3 analysis for this area.

Yeas· Baker, James, Lassiter, Mead, Tabor and Whelchel
Nays. Majeed

Historic District Recommendation

A motion was made by Commissioner Lassiter, seconded by Commissioner Majeed and unanimously carried to recommend an Historic District designation for the Plaza-Midwood area.

Plaza-Midwood Rezoning Recommendation

• Heath Court Area

A motion was made by Commissioner Majeed, seconded by Commissioner Lassiter and unanimously carried, to approve staff recommendation to rezone from B-2 to B-1 the north and south side of Central Avenue between the Heath Court and Brookshire Freeway.

• Area between the railroad tracks and Heath Court on the north and south side of Central Avenue.

A motion was made by Commissioner Majeed, seconded by Commissioner James and carried, by the votes cast as shown, to approve staff recommendation to rezone from I-2 to B-2