

AGENDA

Meeting Type:	ZONING
Date:	06/17/1996

City of Charlotte, City Clerk's Office



Mayor Patrick McCrory Mayor Pro Tem Al Rousso

<i>Charles Baker</i>	<i>Don Reid</i>
<i>Patrick Cannon</i>	<i>Ella Butler Scarborough</i>
<i>Malachi Greene</i>	<i>Tim Sellers</i>
<i>Mike Jackson</i>	<i>Sara Spencer</i>
<i>Nasif Rashad Majeed</i>	<i>Lynn Wheeler</i>

Council Agenda

Monday, June 17, 1996

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

6:00 p.m. - ZONING HEARINGS
Meeting Chamber

ITEM NO.

PUBLIC HEARINGS

1. (96-13) Hearing on Petition No. 96-13 by The Metropolitan Group, Inc. for a change in zoning for approximately 0.5 acres located on the northerly side of South Boulevard at Arlington Avenue from B-2 to UMUD.

Attachment No. 1

2. (96-26) Hearing on Petition No. 96-26 by The Boulevard Company for a change in zoning for approximately 5.7 acres located on the westerly side of Park Road south of Marsh Road from R-4 to R-17MF(CD).

The hearing on this petition was deferred at the May 20th meeting.

Attachment No. 2

3. (96-35) Hearing on Petition No. 96-35 by Christopher J. Branch for a change in zoning for approximately 7.14 acres located on the easterly side of Park Road north of Townes Road from R-4 to R-12MF(CD).

The petitioner requested deferral of this petition for 30 days at the May 20th meeting.

Attachment No. 3

4. (96-40) Hearing on Petition No. 96-40 by Thies Realty and Mortgage Company/Hoffman Associates, Limited Partnership, and Ken and Sarah Harris for a change in zoning for approximately 1.6 acres located on the south side of Vernon Drive east of Providence Road from R-3 to R-5.

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.

The hearing on this petition was deferred for 30 days at the May 20th meeting.

Attachment No. 4

5. (96-46) Hearing on Petition No. 96-46 by L. P. & Audrey Mayhew and Geraldine Anderson for a change in zoning for approximately 3.24 acres located on the northwest corner of the intersection of Kelly Street and Sharon Amity Road south of Monroe Road from R-17MF to O-2.

Attachment No. 5

6. (96-47) Hearing on Petition No. 96-47 by Terry Predzimirski for a change in zoning for approximately 13 acres located at the end of Hill Road east of South Boulevard from R-4 to R-5.

Attachment No. 6

7. (96-48) Hearing on Petition No. 96-48 by Bailey Patrick, Jr. for consideration of a text amendment to the City of Charlotte Zoning Ordinance to allow contractor offices and accessory storage, excluding the storage of general construction equipment and vehicles, in the BP (Business Park) District.

Attachment No. 7

8. (96-49) Hearing on Petition No. 96-49 by G. L. Sutcliffe for a change in zoning for a 3.7 acre site located between Reames Road and Interstate 77 north of Sunset Road from R-17MF to I-1.

Attachment No. 8

9. (96-50) Hearing on Petition on No. 96-50 by Cherry Community Organization for a change in zoning for several parcels located on the north and south sides of South Torrence Street at Ranlo Avenue from R-22MF to R-6.

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.

Attachment No. 9

10. (96-51) Hearing on Petition No. 96-51 by Thomas and Mary Simpson for a change in zoning for approximately .75 acres located on the southwesterly corner of the intersection of Sharon Amity Road and Lantana Avenue from R-17MF to O-2

Attachment No. 10

11. (96-52) Hearing on Petition No. 96-52 by McDonald's Corporation for consideration of a CC Site Plan Amendment for a 14.7 acre site located on the southwesterly corner of the intersection of Sharon Road West and Park Road.

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.

Attachment No. 11

12. (96-63) Hearing on Petition No. 96-63 by Claire K. Tate for a change in zoning for approximately 10.74 acres located between Lakewood Avenue and Norwood Drive, south of Kalynne Street from R-5 with a Special Use Permit for Institutional Use in a residential district to Institutional with termination of the Special Use Permit.

A protest petition has been file.

Attachment No. 12

DECISIONS

13. (96-15) Decision on Petition No. 96-15 by Crescent Resources, Inc. for a change in zoning for approximately 15.47 acres on the east side of Reames Road, north of NorthPark Boulevard from R-3 and I-1 to I-1(CD).

Council deferred action on this at the March 18, April 15 and May 20th meetings.

The Zoning Committee recommends this petition be approved, with the following modification:

- Removal of Note 17, which addresses the possibility of eliminating the buffer shown on the site plan.

Attachment No. 13

14. (96-19) Decision on Petition No. 96-19 by Charlotte-Mecklenburg Planning Commission for consideration of a text amendment to establish an additional district to be known as the Urban Corridor District (UCD).

Council deferred action on this at the April 15th meeting.

The Council referred this to the Council Economic Development and Planning Committee at the May 20th meeting. The Committee will meet on July 3, 1996 at 3:30 p.m. Please indicate a deferral period at this meeting (i.e. defer to July or September Zoning Meeting).

Attachment No. 14

15. (96-31) Decision on Petition No. 96-31 by Northpark Limited, et. al. for a change in zoning for approximately 13.4 acres located on the west side of Reames Road, north of Northpark Boulevard, from R-3 to I-1(CD).

The Zoning Committee recommends this petition be deferred for one month.

Attachment No. 15

16. (96-34) Decision on Petition No. 96-34 by Carlos DeConz for a change in zoning for approximately 5.7 acres located on the northerly side of Alleghany Street east of Carrowmore Place from R-12MF to I-1.

The Zoning Committee recommends this petition be approved.

Attachment No. 16

17. (96-36) Decision on Petition No. 96-36 by Christopher J. Branch for a change in zoning for approximately one acre located on the southeasterly corner of the intersection of Laurel Avenue and East 7th Street from O-2 to O-3(CD).

The Zoning Committee recommends this petition be deferred for one month.

Attachment No. 17

18. (96-37) Decision on Petition No. 96-37 by James F. Beahan for a change in zoning for approximately 13,000 square feet located on the northerly side of the Rutland Plastic Technologies, Inc. properties east of Rodney Street and south of I-485 from R-4 to I-2.

The Zoning Committee recommends this petition be approved.

Attachment No. 18

19. (96-38) Decision on Petition No. 96-38 by First Colony Group, Ltd. for a change in zoning for approximately 20.1 acres located on the northerly side of University City Boulevard (NC 49) west of Oak Leigh Drive from R-3 to R-17MF(CD).

The Zoning Committee recommends this petition be approved with the following modifications:

- The petitioner commits to an off-site detention facility which will discharge at a maximum rate equal to what the flow would have been if this area had developed with single family residences, as previously envisioned.

Attachment No. 19

20. (96-41) Decision on Petition No. 96-41 by D. L. Philips Investments Builders, Inc. for a change in zoning for approximately 9.6 acres on the west side of Barringer Drive at Stuart Andrew Boulevard from I-1(CD) to I-2(CD) and consideration of an I-1(CD) Site Plan Amendment.

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.

The Zoning Committee recommends this petition be approved with the following modifications:

- That there be no vehicular traffic or loading docks permitted on the side of the tract abutting the existing residential development, that tractor trailer parking is limited to the parking area shown on the site plan, and incorporation of a note providing a stormwater easement through the site.

Attachment No. 20

21. (96-42) Decision on Petition No. 96-42 by Biddle Point LLC, c/o J.C.S.U. for a change in zoning for approximately .7 acres located on the southerly side of Rozzelles Ferry Road at Beatties Ford Road from B-2 to NS (Neighborhood Service).

The Zoning Committee recommends this petition be approved.

22. (96-43) Decision on Petition No. 96-43 by Resources for Senior Living, L.L.C. for a change in zoning for approximately 5.099 acres located on the northeasterly corner of the intersection of Rea Road and Highway 51 from R-3 to R-12MF(CD).

The Zoning Committee recommends this petition be approved.

Attachment No. 22

23. Resolution calling for public hearings on Monday, July 15, 1996 at 6:00 p.m. in the Meeting Chamber of the Charlotte-Mecklenburg Government Center for Petition Nos. 95-90 and 96-53 through 96-62 for zoning changes.