3. Request for Decision for Rezoning Petition 2011-018

Action:	**Render a decision on proposed rezoning 2011-018 by University City Partners for a Text Amendment related to the research districts (Sections 6.201, Table 9.101, 9.601 through 9.607, 11.701 through 11.709, 12.106, 12.202, 12.212, 12.213, 12.218, 12.301, Table 12.302(a) 12.413, 12.415, 12.417, 12.502, 12.532, 12.534, and 12.538, and the Table of Contents of the Zoning Ordinance).**

Staff Resource: Tammie Keplinger, Planning Coordinator, Planning Department

Explanation

- Due to an advertising error by the Charlotte Observer, the public hearing on this petition was deferred from April 25 to May 16.
- The decision for this petition has been scheduled for the May 23 Council meeting in order to avoid any further delays for the petitioner.
- This petition is found to be consistent with the *University Research Park Area Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee.
- The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition, with the following modifications:
    - Delete "Land clearing and inert debris landfills (LCID): on-site" in its entirety from Table 9.101, "Table of Uses", under the header "Other Uses".
    - Insert "Land clearing and inert debris landfills (LCID): on-site" in Table 9.101, "Table of Uses", under the header "Accessory Uses and Structures".
    - Delete item (5) titled "Land clearing and inert debris landfills (LCID): on-site" from Section 9.603 to be consistent with Table 9.101.
    - Replace the word, "intergraded" with "integrated" in Section 11.701, so that the sentence reads as follows: "More urban in character than the RE-1 or RE-2 district, the RE-3 district encourages employment uses that are well <u>integrated</u> into the surroundings and complement the existing adjacent and nearby uses."
    - Correct Section 11.709, last sentence to say "Planning Department staff".
    - Delete the entire sentence in Section 11.708(2) that reads, "In order to expedite the rezoning process, RE-3-O applications shall not count toward the maximum number of cases that the City hears each month."
- The Zoning Committee also requested that staff consider adding language that links the purpose statement in RE-1 and RE-2 located in Section 9.601 and the purpose statement in RE-3 located in Section 11.701. Staff agrees and has made minor modifications to these sections.

Attachments
Zoning Committee Recommendation
Text Amendment