

Mayor Patrick L. McCrory
Nancy G. Carter
Harold Cogdell, Jr.
Malcolm Graham
Don Lochman
James E. Mitchell, Jr.

Mayor Pro Tem Patrick De'Angelo Cannon
Patrick Mumford
Sara S. Spencer
John Tabor
Lynn Wheeler
Joe White

CITY COUNCIL ZONING AGENDA

Monday, December 17, 2001

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

6:00 p.m. - **ZONING DECISIONS**
Meeting Chamber

DECISIONS

- 1. Petition No. 2000-130 (decision) by Charlotte Engineering and Property Management Department** to consider a text amendment to the City of Charlotte Zoning Ordinance to amend the current UMUD district regulations within the Tryon Street pedestrian mall, conformance to various approved streetscape plans and to expand the boundaries of the pedestrian mall.

The Zoning Committee voted unanimously to recommend APPROVAL of this petition.

Attachment No. 1

- 2. Uptown Streetscape Guidelines (decision)** to approve modifications to the Uptown Streetscape Plan. Such modifications create a Core Uptown Streetscape Plan for the streets bounded by Church Street to the west, Trolley Corridor to the east and I-277 Loop to the north and south. The Core Uptown Streetscape Plan creates a set of urban design guidelines for new development within the bounds of the aforementioned streets.

Attachment No. 2

- Petition No. 2001-09 (decision) by Pappas Properties Development, LLC, and Home Depot Expo Design Center** for a change in zoning for approximately 24.7 acres bounded by S. Kings Drive, Baxter Street, Kenilworth Avenue, and John Belk Freeway (I-277), south of Third Street and intersected by S. Independence Boulevard from B-2 to MUDD-O.

The Zoning Committee voted unanimously to recommend WITHDRAWAL of this petition.

The petitioners are requesting that they be allowed to withdraw this petition.

Attachment No. 3

- Petition No. 2001-107 (decision) by Centex Homes (Randol Tilghman)** for a change in zoning for approximately 100 acres located on the west side of Reames Road, south of Vance Road from R-3 to MX-2 Innovative and R-8MF(CD).

The Zoning Committee voted to recommend APPROVAL of this petition.

Attachment No. 4

- Petition No. 2001-132 (decision) by Thomas Henson** for a change in zoning for approximately 85 acres located on the east of South Tryon Street (NC Hwy 49), north and south of Cambridge Beltway Drive from I-1 and CC to MUDD-O.

The Zoning Committee voted unanimously to recommend APPROVAL of this petition.

Attachment No. 5

PUBLIC HEARINGS

- Consideration of an ordinance designating the property known as the **Mecklenburg County Courthouse** located at 700 East Trade Street in Charlotte, North Carolina as a historic landmark.

Attachment No. 6

- Petition No. 2001-106 (hearing) by Emma G. Vernon** for a change in zoning for approximately 27 acres located on the east and west sides of Oakdale Road, north and east of Woodland Circle from R-3 to R-4(CD).

A protest petition has been filed and is sufficient to invoke the $\frac{3}{4}$ majority voting rule.

Attachment No. 7

- 8. Petition No. 2001-109 (hearing) by Nations Ford Community Church** for a change in zoning for approximately 20 acres located between Nations Ford Road and Interstate 77, north of West Tyvola Road from R-17MF to INST(CD).

Attachment No. 8

- 9. Petition No. 2001-116 (hearing) by Karen A. C. Shaw** for a change in zoning for approximately 4.4 acres located on the northeast corner of I-485 Highway and Packard Street, west of South Boulevard and south of Myrtle Avenue from R-4 to R-8MF(CD).

A protest petition has been filed and is sufficient to invoke the $\frac{3}{4}$ majority voting rule.

Attachment No. 9

- 10. Petition No. 2001-123 (hearing) by Theater Charlotte** for a change in zoning for approximately 0.85 acres located on the east side of Queens Road, north of Dartmouth Place and south of Colonial Avenue from O-6(CD) to O-2(CD).

A protest petition has been filed and is sufficient to invoke the $\frac{3}{4}$ majority voting rule.

Attachment No. 10

- 11. Petition No. 2001-135 (hearing) by Verna & Associates** for a change in zoning for approximately 0.51 acres located on the northwest corner of East Third Street and South Caldwell Street from UMUD to UMUD-O.

Attachment No. 11

- 12. Petition No. 2001-137 (hearing) by Naomi S. Griffin Estate** for a change in zoning for approximately 3 acres located on the south side of Enoch Drive, east of W. Sugar Creek Road from R-3 to R-5.

Attachment No. 12

- 13. Petition No. 2001-139 (hearing) by Monte Ritchey** for a change in zoning for approximately 1.41 acres located between Oakland Avenue and Hawthorne Lane, south of Independence Boulevard from R-22MF, O-2 and B-1 to UR-2(CD).

A protest petition has been filed and is sufficient to invoke the $\frac{3}{4}$ majority voting rule.

Attachment No. 13

14. Petition No. 2001-141 (hearing) by Elite Home Builders of Charlotte, Inc., for a change in zoning for approximately 0.80 acres located on the northwest corner of Roswell Avenue and Bucknell Avenue from R-3 to R-8(CD).

Attachment No. 14

15. Petition No. 2001-143 (hearing) by Alma Suttle Nemrava for a change in zoning for approximately 0.35 acres located on the west side of Interstate 485, north of Wilkinson Boulevard from R-MH to B-2.

Attachment No. 15

16. Petition No. 2001-145 (hearing) by Charter Properties, Inc., for a change in zoning for approximately 23 acres located on the east side of W. T. Harris Boulevard, north of Cliff Cameron Drive from R-3 and RE-1 to R-12MF(CD).

Attachment No. 16

17. Petition No. 2001-146 (hearing) by The Conformity Corp. for a change in zoning for approximately 0.27 acres located on the north side of Hawthorne Lane, east of Seventh Street from R-22MF and O-2 to UR-3(CD).

A protest petition has been filed. We are investigating this petition to determine if it is sufficient to invoke the $\frac{3}{4}$ majority voting rule.

Attachment No. 17

18. Petition No. 2001-147 (hearing) by John McClave for a change in zoning for approximately 2.15 acres located on the north side of Carmel Road, west of Waterford Drive from R-3 to R-8(CD).

Attachment No. 18

19. Petition No. 2001-148 (hearing) by City Attorney's Office to consider a text amendment to Sections 2.201 and 6.206(2) of the City of Charlotte Zoning Ordinance to clarify that a change in the uses and the location of structures on an approved site plan shall only be permitted pursuant to Section 6.207.

Attachment No. 19

20. Petition No. 2001-149 (hearing) by Russell Ranson, III, Crosland Land Company to consider a text amendment to the City of Charlotte Zoning Ordinance by adding a new item under the use “outdoor recreation” to permit on-street parking spaces to be counted toward the minimum number of spaces required under certain circumstances.

Attachment No. 20

21. Petition No. 2001-150 (hearing) by Charles Daniel Watts to consider a text amendment to the City of Charlotte Zoning Ordinance to add a new use, commercial rooming house, to particular non-residential zoning districts.

Attachment No. 21