

Mayor Anthony Foxx
Michael D. Barnes
Nancy Carter
Andy Dulin
Patsy Kinsey
Edwin B. Peacock III

Mayor Pro-Tem Patrick Cannon
Jason Burgess
Warren Cooksey
David Howard
James E. Mitchell, Jr.
Warren Turner

CITY COUNCIL ZONING AGENDA ***Tuesday, January 18, 2011***

5:00PM – Council/Manager Dinner
Meeting Chamber Conference Room

6:00PM – Zoning Meeting
Meeting Chamber

DINNER MEETING

- ***Review of Agenda – Tammie Keplinger***

ALL REZONING PETITIONS MAY BE VIEWED ON THE WEB AT
www.rezoning.org

REZONING ACRONYMS

Zoning Districts

- **B-1** – neighborhood business district
- **B-2** – general business district
- **B-1SCD** – business shopping center district
- **BD** – distributive business district
- **BP** – business park district
- **CC** – commercial center district
- **I-1** – light industrial district
- **I-2** – general industrial district
- **INST** – institutional district
- **MUDD** – mixed use development district
- **MX-1** – mixed use district
- **MX-2** – mixed use district
- **MX-3** – mixed use district
- **NS** – neighborhood services district
- **O-1** – office district
- **O-2** – office district
- **O-3** – office district
- **R-3** – single-family residential – up to 3 dwelling units per acre (dua)
- **R-4** – single-family residential – up to 4 dua
- **R-5** – single-family residential – up to 5 dua
- **R-6** – single-family residential – up to 6 dua
- **R-8** – single-family residential – up to 8 dua
- **R-8MF** – multi-family residential – up to 8 dua
- **R-12MF** – multi-family residential – up to 12 dua
- **R-17MF** – multi-family residential – up to 17 dua
- **R-22MF** – multi-family residential – up to 22 dua
- **R-43MF** – multi-family residential – up to 43 dua
- **R-MH** – residential manufactured housing
- **RE-1** – research district
- **RE-2** – research district
- **RE-3** – research district
- **TOD** – transit oriented development
- **TOD-E** – transit oriented development – employment
- **TOD-EO** – transit oriented development – employment - optional
- **TOD-M** – transit oriented development – mixed use
- **TOD-MO** – transit oriented development – mixed use – optional
- **TOD-R** – transit oriented development – residential
- **TOD-RO** – transit oriented development – residential - optional
- **U-I** – urban industrial district
- **UMUD** – uptown mixed use district
- **UMUD-O** – uptown mixed use district - optional
- **UR-1** – urban residential
- **UR-2** – urban residential
- **UR-3** – urban residential
- **UR-C** – urban residential - commercial

Overlay Districts

- **CR/LWW** – Catawba River / Lake Wylie watershed
- **CR/LWWCA** – Catawba River / Lake Wylie watershed – critical area
- **CR/LWWPA** – Catawba River / Lake Wylie watershed – protected area
- **HD-O** – historic district overlay
- **HW** – hazardous waste overlay
- **LNW** – Lake Norman watershed
- **LNWCA** – Lake Norman watershed – critical area
- **LNWPA** – Lake Norman watershed – protected area
- **LLWW** – Lower Lake Wylie watershed
- **LLWWCA** – Lower Lake Wylie watershed – critical area
- **LLWWPA** – Lower Lake Wylie watershed – protected area
- **MILW** – Mountain Island Lake watershed
- **MILWCA** – Mountain Island Lake watershed – critical area
- **MILWPA** – Mountain Island Lake watershed – protected area
- **MH-** – manufactured home overlay
- **PED** – pedestrian overlay district
- **PED-O** – pedestrian overlay district – optional
- **TS** – transit supportive overlay district

Miscellaneous Acronyms

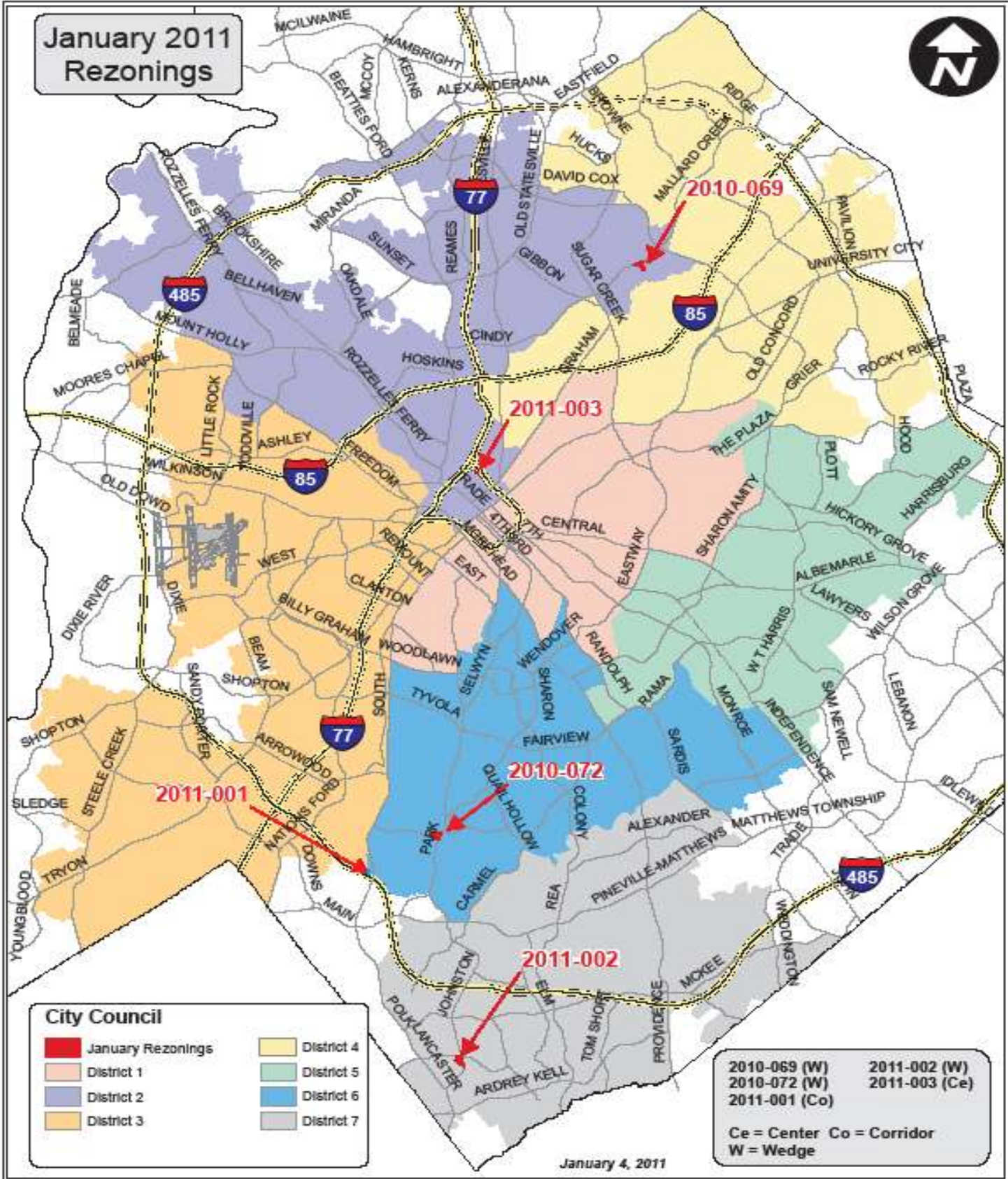
- **CD** – conditional
- **SPA** – site plan amendment

DECISIONS

<p>Deferral (1-month to February)</p> <p>Protest Sufficient</p>	<p>1. Petition No. 2010-051 by Habitat for Humanity of Charlotte, Inc. for a change in zoning of approximately 3.629 acres located on the west side of Bingham Drive near North Tryon Street from I-2 to UR-2(CD).</p> <p>Staff is requesting a one-month deferral of this petition to allow the Zoning Committee to make a recommendation.</p> <p>Attachment 1</p>
<p>Deferral (1-month to February)</p>	<p>2. Petition No. 2010-067 by Mecklenburg County Park & Recreation Department for a change in zoning of approximately 1.64 acres located on the south side of Bevington Place between Elm Lane and Rea Road from R-15(CD) to NS.</p> <p>Staff is requesting a one-month deferral of this petition to allow the Zoning Committee to make a recommendation.</p> <p>Attachment 2</p>
<p>Deferral (1-week to January 24th)</p> <p>Protests Sufficient</p>	<p>3. Petition No. 2010-068 by Lightway Properties, LLC, for a change in zoning of approximately 6.50 acres located on the north side of Ballantyne Commons Parkway between Annalexa Lane and Providence Promenade Drive North from UR-2(CD) and R-3 to O-1(CD) and O-1.</p> <p>Staff is requesting a deferral of this petition to the January 24, 2011 Council Business Meeting.</p> <p>Attachment 3</p>
<p>Deferral (1-month to February)</p>	<p>4. Petition No. 2010-075 by Woodie Enterprises, Inc for a change in zoning of approximately 0.474 acres located on the east side of Carmel Road near the intersection of Carmel Road and Pineville-Matthews Road (HWY 51) from B-1(CD) and O-1 to B-1(CD) SPA and B-1(CD).</p> <p>Staff is requesting a one-month deferral of this petition to allow the Zoning Committee to make a recommendation.</p> <p>Attachment 4</p>
<p>Deferral (1-month to February)</p>	<p>5. Petition No. 2010-076 by Anders Platt for a change in zoning of approximately 3.4 acres located at the northeast corner of the intersection of West Boulevard and Dr. Carver Road from R-22MF and I-1 to INST(CD).</p> <p>Staff is requesting a one-month deferral of this petition to allow the Zoning Committee to make a recommendation.</p> <p>Attachment 5</p>

<p>Deferral (1-month to February)</p>	<p>6. Petition No. 2010-078 by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to add a new definition for heating, ventilation and air conditioning (HVAC) and revise the regulations.</p> <p>Staff is requesting a one-month deferral of this petition to allow the Zoning Committee to make a recommendation.</p> <p>Attachment 6</p>
<p>Deferral (1-month to February)</p>	<p>7. Petition No. 2010-079 by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to add a new use, definition, and prescribed conditions for an eco-industrial facility.</p> <p>Staff is requesting a one-month deferral of this petition to allow the Zoning Committee to make a recommendation.</p> <p>Attachment 7</p>

January 2011 Rezoning



City Council

 January Rezoning	 District 4
 District 1	 District 5
 District 2	 District 6
 District 3	 District 7

2010-069 (W)	2011-002 (W)
2010-072 (W)	2011-003 (Ce)
2011-001 (Co)	

Ce = Center Co = Corridor
W = Wedge

January 4, 2011

HEARINGS

	<p>8. Petition No. 2010-069 by Patrick N. Dillon for a change in zoning of approximately 13.98 acres located on the east side of the intersection of Mallard Creek Road and Penninger Circle and located across from Mason Drive from R-3 to INST (CD).</p> <p>Staff is recommending approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 8</p>
<p>Protests Sufficient</p>	<p>9. Petition No. 2010-072 by Quail Corners Associates, LLC for a CC site plan amendment for approximately 14.40 acres located at the southwest corner of the intersection of Park Road and Sharon Road West.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 9</p>
	<p>10. Petition No. 2011-001 by Automotive Management Services, Inc. for a change in zoning of approximately 0.451 acres located along the west side of South Boulevard and bounded by Interstate 485 on the south and the Southern Railway on the west from B-1 to B-2(CD).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 10</p>
	<p>11. Petition No. 2011-002 by 521 Partners, LLC for an O-1 (CD) site plan amendment for approximately 12.54 acres located on the southwest corner at the intersection of Providence Road West and Johnston Road.</p> <p>Staff does not recommend approval of this petition as currently proposed.</p> <p>Attachment 11</p>
	<p>12. Petition No. 2011-003 by Music Factory Condominiums, LLC for a MUDD-O site plan amendment for approximately 1.77 acres located along the east side of Hamilton Street between Seaboard Street and West Brookshire Freeway.</p> <p>Staff does not recommend approval of this petition as currently proposed.</p> <p>Attachment 12</p>
	<p>13. Petition 2010-080 by Charlotte Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to replace the regulations for "Outdoor Seasonal Fresh Produce Sales" with a new definition and regulations for "Fresh Produce Markets".</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 13</p>
	<p>14. Petition 2011-004 by Charlotte Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to comply with NC Statutes and Session Law 2009-178 regarding new requirements for third party rezoning petitions.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 14</p>

15. Petition 2011-005 by Charlotte Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to comply with NC Fair Housing Act and Session Law 2009-533 to prevent discrimination against affordable housing.

Staff recommends approval of this petition.

Attachment 15