AGENDA

Meeting Type:	ZONING
Date:	07/18/1988

City of Charlotte, City Clerk's Office

CHARLOTTE

Mayor Sue Myrick | Mayor Pro Tem Al Rousso

John A. (Cus) Campbell
Stanley M. Campbell
Dan Clodfelter
Charles S. Dannelly
Gloria Fenning
Roy Matthews
Cynthia Patterson
Ella Butler Scarborough
Richard Vinroot
Velna W. Woollen

Council Agenda

July 18, 1988

5:00 p.m. - Dinner
Rooms 237 and 239, Education Center
Discussion on SouthPark Land Use Plan

6:00 p.m. - ZONING HEARINGS
Board Room, Education Center

ITEM NO.

1. Invocation by Father Ken Whittington, St. Patrick's Cathedral.

PUBLIC HEARINGS

2. Hearing on Petition No. SUB 88-3 by the Charlotte City Council for a text amendment to Chapter 20 of the Charlotte City Code, Subdivision Regulations.

   Attachment No. 1

3. Hearing on Petition No. 88-57 by the Charlotte-Mecklenburg Planning Commission for a text amendment to the Zoning Ordinance, Section 2100, to amend the City sign regulations to make the City and County ordinances the same.

   Attachment No. 2

4. Hearing on Petition No. 88-47 by Tarracraft, Inc. for a change in zoning from R-15 to R-6MF(CD) for 3.88 acres located at 2438 and 2500 Sharon Road.

   Attachment No. 3-A

5. Hearing on Petition No. 88-48 by Sayre Lineberger Meyer for a change in zoning from B-1 and O-6 to R12MF for 2.76 acres located on Providence Road at the corner of Ardsley and Providence Roads.

The Myers Park Homeowners Association request the hearing be deferred one month, until August 22, 1988, to complete negotiations with the property owner.

Attachment No. 3-B

6. Hearing on Petition No. 88-49 by Myers Park United Methodist Church for a change in zoning from R-12 to R-I (Residential-Institutional for 2.2 acres located at the intersection of Queens Road, Hopedale Avenue, and Pembroke Avenue.

Attachment No. 3-C

7. Hearing on Petition No. 88-50 by Jeff King for a change in zoning from R-6 to R-9MF(CD) for a 2 acre site located on the northerly side of Freedom Drive on both sides of Westone Drive.

Attachment No. 3-D

8. Hearing on Petition No. 88-51 by McMahan-Carter Properties, Inc. for a change in zoning from R-6MF to B-1(CD) for a 4.2 acre site located at the southwest corner of Central Avenue and Briar Creek Road.

Attachment No. 3-E

9. Hearing on Petition No. 88-52 by Herbert L. Rhedrick for a Site Plan Amendment to an existing O-15(CD) for a 1.28 acre site located at 4938 Central Avenue.

Attachment No. 3-F

10. Hearing on Petition No. 88-53 by Crow Charlotte Retail No. 3 for a change in zoning from R-9 to B-1(CD) for a 5.7 acre site located on the southeast corner of Idlewild Road and Idlewild Road North, and a portion of Piney Grove Road to be abandoned.

Attachment No. 3-G

11. Hearing on Petition No. 88-54 by Paw Creek Associates for a change in zoning from O-15 to I-1(CD) for a 15.4 acre site located on North Hoskins Road between Pompano Street and Cricketeer Drive.

Attachment No. 3-H

12. Hearing on Petition No. 88-55 by H. Allen Tate, Jr. for Site Plan Amendment to an existing O-6(CD) for an .804 acre site located on the south side of Albemarle Road, east of Lawyers Road.

Attachment No. 3-I

13. Hearing on Petition No. 88-56 by Chi Eta Phi Sorority, Inc. Iota Chapter, for a change in zoning from R-9 to R-15MF for a 1.27 acre site located at 831 Sugar Creek Road.

Attachment No. 3-J

BUSINESS AGENDA

14. Approval of the SouthPark Analysis as approved by the Planning Committee as a guide for land use and zoning decisions in the SouthPark area.

Attachment No. 4

POLICY AGENDA

15. Decision on Petition No. SUB 88-2 by the Charlotte-Mecklenburg Planning Commission for a text amendment to Chapter 20 of the Charlotte City Code, Subdivision Regulations.

The Planning Committee recommends that this text amendment, as amended, be approved.

Attachment No. 5

16. Decision on Petition No. 88-25 by the Charlotte-Mecklenburg Planning Commission for a text amendment to Section No. 3214.4 of the zoning appendix to lower the minimum project size for innovative housing developments from 5 acres to 2 acres.

Motion to deny failed 5-2 at the June 20th meeting.

The Planning Committee recommends that the text amendment be approved.

Attachment No. 6

14A. Consider request from Oakdale neighborhood residents to change the veneer material to clay brick on Fire Station #25.

Background: On July 11, 1988, residents of the Oakdale neighborhood appeared before City Council expressing concern about the facade of Fire Station #25, currently under construction.

Attached is a letter from the architect estimating the time (two months) and cost (approximately $70,000) to make the change. The time and cost estimates are the architect's and do not represent quotes from contractors. If Council approves the request, City staff and the architect stand ready to implement the change as quickly and cheaply as possible.

Because Fire Station #25 is under construction, the time and cost of the change must be negotiated with the four existing prime contractors. It will be a situation in which the City will be at the mercy of the contractors and the North Carolina General Statutes. The general contractor, Behr Construction Company, has informed us that he currently has his masons working on the interior of the building. He further states that the masons will complete the interior work on Wednesday, July 20 and will next need to return to installing exterior veneer in order to stay employed on the project.

Funding: Funding is available in the Annexation Fire Station Capital account. With present conditions in the local construction industry being very active, however, it is likely that all funds budgeted for the Arrowood and University Research Park Annexation Fire Stations will be needed. If this situation occurs, we will look at other alternatives at that point.

WILKERSON
MOOSE
ASSOCIATES INC
ARCHITECTURE ENGINEERING PLANNING

En
R
JUL 1 1 1988
City of Charlotte

July 8, 1988

Mr. Barry Blackwood
Engineering Department
600 E. 4th Street
Charlotte, N.C. 28202-2844

Re: Fire Station #25
Revising Veneer Material
WMA Project No. 478

Dear Mr. Blackwood,

As per the Owners request to evaluate the cost of removing existing veneer material (concrete masonry units) and replacing the same with clay masonry materials, we respectfully submit the following:

Behr Construction Company cost are broken down as follows:

1. Remove block already laid. 2,000.00
2. Remove from site and install "6" new door frames. 1,350.00
3. Supply and install clay masonry units. 26,100.00
4. Additional mortar and sand required for installation of clay masonry products. 1,038.00
5. Additional cleaning expense for clay masonry product. 900.00

123 NORTH BREVARD STREET • CHARLOTTE NORTH CAROLINA 28202 • 704/334 7571

6.	Additional time required for general conditions calculated at 8 weeks (2 months)	
	a. Supervision	5,200.00
	b. Site trailer rental	300.00
	c. Temporary toilet	110.00
	d. Temporary power	200.00
	e. Temporary water	100.00
	f. Daily clean-up	400.00
	g. Truck & travel expenses	400.00
	h. Temporary heat	200.00
7.	Pick up unused block and haul within a 10 mile radius.	* 250.00
8.	Labor taxes, insurance, misc. expenses.	1,350.00
9.	Sales tax	517.00
10.	Deduct difference in masonry labor contract.	(-8,275.00)
11.	15% overhead and profit	5,725.00
12.	Payment and performance bond	1,097.00

Total estimate for general contract portion of proposed change:	$38,962.00	
Ind-Com Electric Company time extension and miscellaneous expenses	$8,650.00	
Mecklenburg Plumbing time extension and miscellaneous expenses	4,000.00	
Moore Air Conditioning Company time extension & Miscellaneous expenses	3,000.00	
Total estimate for general, electrical, mechanical, and plumbing change:		$54,612.00

July 8, 1988

Mr. Barry Blackwood

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The Architectural/Engineering costs related to this change are as follows:

1.	Time to develop cost proposal for project changes as outlined above	2,112.00
2.	Project Administration/Revise Construction Documents	7,677.00
3.	Construction Administration	3,922.00
4.	Printing/Reproduction Costs	300.00
Total Architectural & Engineering		$14,011.00
Total Cost		$68,623.00

SAY $70,000.00

Due to the time frame of this request, this office has not conducted an evaluation of this information. Please note masonary must be in the cost frame as designated by the general contractor.

The A & E time estimate is based on the owner providing the clay masonry product to be used and is not inclusive of our design staffs involvement in the review process by the community.

This information is furnished as per your request, and does not constitute a recommendation by this firm. Wilkerson Moose Associates stands ready to assist the Owner with the inclusion of this work into the construction contract.

Please advise as soon as possible the owners decision regarding this work. Should you have any questions or comments, please do not hesitate to call on me.

Regards,

WILKERSON MOOSE ASSOCIATES INC.

Ricayne A. Herron

Ricayne A. Herron
Construction Administrator

RAH/tm

17. Decision on Petition No. 88-11 by First Colony Group, Ltd. for a change in zoning from R-15 to O-6(CD) for a 7.08 acre site located on the north side of Fairview Road approximately 1,250 feet east of Sharon Road.

The Zoning Committee recommends that this petition be approved contingent upon the adoption of the revised SouthPark Land Use Plan.

Attachment No. 7-K

18. Decision on Petition No. 88-29 by Mark Tribbett for a change in zoning from R-6MF and O-6 to O-6(CD) for a 3.5 acre site located at 1600 East Third Street between Baldwin Avenue and Lillington Avenue.

The Zoning Committee recommends that this petition be approved.

Attachment No. 7-L

19. Decision on Petition No. 88-32 by HBH Investments for a change in zoning from R-15 to R-15(CD), R-PUD (Innovative), O-15(CD), and B-1SCD for a 176 acre site located on the east side of Sharon Road between Colony Road and Morrison Boulevard extending through to Fairview Road.

The Zoning Committee recommends that this petition be approved contingent upon the adoption of Section E and F of the revised SouthPark Land Use Plan.

Attachment No. 7-M

20. Decision on Petition No. 88-33 by Sardis North Associates for a change in zoning from I-1 and B-D to B-1SCD for a 34.20 acre site located just off the northwesterly corner of Independence Boulevard and Sardis Road North.

The Zoning Committee recommends that this petition be approved.

Attachment No. 7-N

21. Decision on Petition No. 88-34 by Strawberry Hill Associates for a change in zoning from R-15MF to B-1(CD) for a 6.2 acre site located just off the northeasterly corner of Providence Road and Old Sardis Road.

The Zoning Committee recommends that this petition be approved.

Attachment No. 7-O

22. Decision on Petition No. 88-35 by Carmel Financial Group, Inc. for a change in zoning from R-9MF and R-9 to O-15(CD), B-D(CD) and B-1(CD) for a 58.78 acre site located on the westerly side of Nations Ford Road, between Arrowood Road and Nations Ford Road.

The Zoning Committee recommends that this petition be approved.

Attachment No. 7-P

23. Decision on Petition No. 88-38 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-3 to UR-C for a 9.5 acre site bounded by West First Street on the north, South Cedar Street on the east, Southern Railroad on the south, and I-77 on the west.

The Zoning Committee recommends that the petition be approved.

Attachment No. 7-Q

24. Decision on Petition No. 88-40 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-3 to U-MUD for an 8 acre site bounded by South Mint Street on the west, South Church Street on the east, and John Belk Freeway on the south and West Stonewall Street on the north.

The Zoning Committee recommends that this petition be approved.

Attachment No. 7-R

25. Decision on Petition No. 88-42 by Wolf Property Corporation for a change in zoning from R-9MF to O-15(CD) for a 1.3 acre site located on the westerly side of Newell-Hickory Grove Road at Williams Road.

The Zoning Committee recommends that this petition be denied.

Attachment No. 7-S

Zoning Petition No. 88-44 by Province Development

At the June 20 zoning hearing, Council members asked for additional information concerning drainage in the proposed development. The Engineering Department provides the following information.

Stormwater runoff from most of the Hideaway Bay project discharges into a creek that travels through Verndale Farms and Verndale Park, ultimately reaching Campbell Creek. The stream crosses beneath three streets. The first is Butterwick Lane developed in recent years with a 54" pipe culvert. The second and third are Barcliff and Dale Avenue. These streets are in the older Verndale Park neighborhood and have 48" pipe culverts, which do not meet current design standards. We are aware that during heavy rainfall, yard flooding occurs at the 48" culverts.

The amount of impervious cover created with patio homes is similar to that of multi-family town homes. Although either type of development results in similar quantities of stormwater runoff, technically, the patio homes are considered single-family homes and are not subject to detention requirements. The proposed rezoning to R-20 MF (innovative) would allow the construction of patio homes, but not require detention.

A multi-family site plan including stormwater detention was approved for the subject site in 1984. Upon further investigation, we have determined the detention facilities for the previous site plan have been installed and will be equally effective for the proposed patio homes. Therefore, the rezoning will not adversely impact downstream drainage conditions.

26. Decision on Petition No. 88-43 by Sree, Incorporated for a change in zoning from O-6 to B-1(CD) for a 1 acre tract located on the northerly side of Wilson Lane, approximately 200 feet west of Sugar Creek Road.

The Zoning Committee recommends that this petition be denied.

Attachment No. 7-T

27. Decision on Petition No. 88-44 by Providence Development, Ltd. for a change in zoning from R-15MF(CD) to R-20MF (Innovative) for a 7.4 acre site located off Verndale Road at the end of Bayswater Lane and adjacent to Hideaway Bay Townhomes.

The Zoning Committee recommends that this petition be approved.

Attachment No. 7-U

28. Decision on Petition No. 88-45 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from UR-C to UR-3 for a 15.5 acre tract located at 329 Irwin Avenue, bounded by I-77 on the west and Clark Street on the east.

The Zoning Committee recommends that this petition be approved.

Attachment No. 7-W

29. Decision on Petition No. 88-46 by the Charlotte-Mecklenburg Planning Commission, for a change in zoning from O-6 to UR-2 for a .34 acre site located on the westerly corner of North Sycamore Street and West Sixth Street.

The Zoning Committee recommends that the petition be approved.

Attachment No. 7-X

30. Recommend adoption of a resolution calling for a joint public hearing on Monday, August 15, 1988, by the City Council and the Charlotte-Mecklenburg Historic Properties Commission concerning the designation of the Old Advent Christian Church and the land associated therewith as historic property.

31. Recommend adoption of a Resolution calling for a joint public hearing on Monday, August 15, 1988, by the City Council and the Charlotte-Mecklenburg Historic Properties Commission concerning the designation of the Old Holy Comforter Episcopal Church and the land associated therewith as historic property.

32. Recommend adoption of a resolution calling for public hearings on Monday, August 15, 1988, at 6:00 p.m. in the Board Room of the Education Center, on Petitions 88-58 through 88-67 for zoning changes.

33. Recommend adoption of a resolution calling for a special public hearing August 29, 1988, for rezonings recommended in the Wilkinson Boulevard and Belmont Special Project Plans.