**AGENDA**

<table>
<thead>
<tr>
<th>Meeting Type:</th>
<th>B</th>
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<tbody>
<tr>
<td>Date:</td>
<td>05-17-1982</td>
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</tbody>
</table>

City of Charlotte, City Clerk's Office
Meetings in May ’82

THE WEEK OF MAY 2
4 Tuesday, 9 00 a.m. HISTORIC DISTRICT COMMISSION Edwin Towers, 201 W 10th St., Conference Room
Tuesday, 4 00 p.m. CITY COUNCIL ENVIRONMENTAL HEALTH AND PROTECTION COMMITTEE City Hall, Council Chamber
Tuesday, 7 00 p.m. PUBLIC HEARING/TRANSIT SYSTEM ROUTE & SERVICE CHANGES City Hall, Council Chamber
Tuesday, 7 30 p.m. PLANNING COMMISSION Cameron-Brown Building, First Floor Conference Room

5 Wednesday, 12 Noon INSURANCE & RISK MANAGEMENT AGENCY Education Center, Room 239
6 Thursday, 4 00 p.m. CITIZEN PARTICIPATION TASK FORCE/PLANNING COMMISSION - Cameron Brown Building, First Floor Conference Room
Thursday, 4 00 p.m. M/WBE REVIEW COMMITTEE - City Hall, Second Floor Conference Room

THE WEEK OF MAY 9
10 Monday, 12 Noon PLANNING COMMISSION (Work Session) Cameron-Brown Building, First Floor Conference Room
Monday, 4 00 p.m. CITY COUNCIL LONG RANGE FUNDING COMMITTEE City Hall, Second Floor Conference Room
Monday, 7 00 p.m. CITIZENS HEARING (District 5) Cotswold Elementary School, 300 Greenwich Road
Monday, 7 30 p.m. CITY COUNCIL MEETING (District 5) Cotswold Elementary School, 300 Greenwich Road
Monday, 7 30 p.m. CITIZENS INPUT MEETING/Viewmont Neighborhood Park Hidden Valley Elementary School, 5100 Snow White Lane

11 Tuesday, 9 00 a.m. HISTORIC DISTRICT COMMISSION - Edwin Towers, 201 W. 10th St., Conference Room
Tuesday, 11 00 a.m. AUDITORIUM-COLISEUM-CIVIC CENTER AUTHORITY Civic Center, Conference Room
Tuesday, 3 30 p.m. PLUMBING ADVISORY BOARD - City Hall Annex, Building Inspection Conference Room
Tuesday, 7 30 p.m. CITIZENS INPUT MEETING/Shannon Neighborhood Park Devonshire Elementary School, 6500 Barringer Drive

12 Wednesday, 8 30 a.m. CIVIL SERVICE BOARD City Hall, Third Floor Conference Room
Wednesday, 9.30 a.m. CIVIL SERVICE BOARD/HEARING City Hall, Council Chamber
Wednesday, 7 30 p.m. CITIZENS INPUT MEETING/Archdale Neighborhood Park, Smith Junior High School, 1600 Tyvola Road
Wednesday, 7 30 p.m. HISTORIC PROPERTIES COMMISSION City Hall, Second Floor Conference Room

13 Thursday, 7 30 a.m. AD HOC COMMITTEE ON PLANNING/PLANNING COMMISSION - Cameron-Brown Building, First Floor Conference Room
Thursday, 4 00 p.m. SITE PLAN REVIEW COMMITTEE/PLANNING COMMISSION - Cameron Brown Building, First Floor Conference Room
Thursday, 7 00 p.m. CITIZENS INPUT MEETING/Wilmore Neighborhood Park Staff Development Center (Old Wilmore School), 428 West Boulevard

(Continued)
310 N Kings Drive, Columbia, SC 29204. 378-4264.

Any questions regarding the Run G20 Meetings may be addressed to Citizen Input, Charlotte Parks & Recreation Department.

CITY HOLIDAY/MEMORIAL DAY - ALL CITY OFFICES CLOSED NO CITY COUNCIL MEETINGS

THE WEEK OF MAY 16 - MAY 22

- Mortgage, 7:30 a.m.
- Meet the Mayor, 7:30 a.m.
- Terrace, 4:00 p.m.
- Terrace, 3:00 p.m.
- Terrace, 2:00 p.m.
- Monday, 3:00 p.m.
- Monday, 2:00 p.m.
- Monday, 1:00 p.m.
- Monday, 12:00 p.m.
- Monday, 11:00 a.m.
- Monday, 10:00 a.m.
- Monday, 9:00 a.m.
- Monday, 8:00 a.m.
- Monday, 7:00 a.m.
- Monday, 6:00 a.m.
- Monday, 5:00 a.m.
- Monday, 4:00 a.m.
- Monday, 3:00 a.m.
- Monday, 2:00 a.m.
- Monday, 1:00 a.m.
- Monday, 12:00 a.m.

THE WEEK OF MAY 23 - MAY 29

- Mortgage, 7:30 a.m.
- Meet the Mayor, 7:30 a.m.
- Terrace, 4:00 p.m.
- Terrace, 3:00 p.m.
- Terrace, 2:00 p.m.
- Monday, 3:00 p.m.
- Monday, 2:00 p.m.
- Monday, 1:00 p.m.
- Monday, 12:00 p.m.
- Monday, 11:00 a.m.
- Monday, 10:00 a.m.
- Monday, 9:00 a.m.
- Monday, 8:00 a.m.
- Monday, 7:00 a.m.
- Monday, 6:00 a.m.
- Monday, 5:00 a.m.
- Monday, 4:00 a.m.
- Monday, 3:00 a.m.
- Monday, 2:00 a.m.
- Monday, 1:00 a.m.
- Monday, 12:00 a.m.
IN MEETING ON MONDAY, MAY 17, 1982

5 00 P.M. - City Council/Planning Commission
Refreshments - Room 200

7 00 P.M. - Zoning Hearings and Decisions
Board Room
Educational Center

ITEM NO.

1. Invocation.

PUBLIC HEARINGS

2. Hearing on Petition No. 82-24 by D. L. Phillips Investment Builders, Inc., for a change in zoning from R-9, R-6MF, O-6 and I-2 to I-1(CD) for a 10.4 acre tract fronting 1366.22 feet on the north side of Barringer Drive, approximately 344 feet south of the intersection of Clanton Road and Barringer Drive.

Attachment No. 1.

3. Hearing on Petition No. 82-25 by Charlotte-Mecklenburg Planning Commission to consider a text amendment to the Zoning Ordinance to add Sections 23-4.3 Urban Development Centers and 23-40 Urban Development Center - Village (UDC-V) to provide areas where moderate scale mixed use centers can locate with emphasis placed upon the development of a balance of residential, institutional, retail, office and conference center/hotel uses.

Mr. Robert Landers, Assistant Planning Director, requests the hearing be continued to June 21, 1982 to allow more input into the proposed text change by interested groups and individuals, as well as to maintain concurrent scheduling with the county hearing. A copy of Mr. Landers' letter is attached.

Attachment No. 1.
4. Hearing on Petition No. 82-26 by Charlotte-Mecklenburg Planning Commission to consider a text amendment to the Zoning Ordinance to amend Section 23-2 (22)(c) Identification Sign and add Section 23-2.16(c) Non Residential and 23-76.(j) to 1) permit identification signs for non-residential parks, 2) provide for a definition of non-residential parks, and 3) provide for sign regulations for non-residential parks.
Attachment No. 1.

5. Hearing on Petition No. 82-27 by Charlotte-Mecklenburg Planning Commission to consider a text amendment to the Zoning Ordinance to amend Section 23-67 Parking Spaces May Not Be Reduced to add additional clarifying language.
Attachment No. 1.

6. Hearing on Petition No. 82-28 by Paul J. Reeves, Jr., to consider a text amendment to the Zoning Ordinance to amend Section 23-80(F) to change the 1) maximum area of a sign, 2) the permitted number of signs, and 3) the permitted locations of a detached sign for a day care center in a residential area along a major thoroughfare.
Attachment No. 1.

7. Hearing on Petition No. 82-29 by Caromérica Corporation for a change in zoning from B-2 to I-1(CD) for a 2.0 acre tract located on the north side of Interstate 85, approximately 824 feet east of Little Rock Road.
Attachment No. 1.

8. Hearing on Petition No. 82-30 by Farmington, Incorporated for a change in zoning from R-15 to R-15MF(CD) for a 2.45 acre tract located at the most southerly corner of the intersection of Sharon Road and Sharon Hills Road
Attachment No. 1.

9. Hearing on Petition No. 82-31 by Louis W Otterbourg for a change in zoning from R-15 to R-15MF for a 3.9 acre tract located on both sides of the 3400 block of Circle End Road, approximately 200 feet north of Spring Circle.
Attachment No. 1.
10. Hearing on Petition No. 82-32 by City of Charlotte Engineering Department for a change in zoning from R-9 to I-2(CD) for a 53 acre tract located on the south side of Yorkmont Road, approximately 905 feet west of the intersection of Yorkmont Road and Price Lane.

Attachment No. 1.

11. Hearing on Petition No. 82-33 by Steak and Ale of North Carolina, Inc., for a change in zoning from O-15 to B-1(CD) for a 1.83 acre tract located on the south side of Albemarle Road, approximately 265 feet east of the intersection of Albemarle Road and Grafton Place.

Attachment No. 1.

**POLICY AGENDA**

12. Decision on Petition No. 82-12 by C. D. Stampley, Jr., et al, for a change in zoning from R-6 to O-6(CD) for a 1.432 area tract located at the southwest corner of Woodlawn Road and Pinehurst Place with frontages of approximately 777 feet along Woodlawn Road (no access) and 67 feet along Pinehurst Place.

Protest petitions have been filed and found sufficient to invoke the 3/4 Rule requiring nine affirmative votes of the Mayor and City Council in order to rezone the property.

The Planning Commission recommends the petition be denied.

Attachment No. 2.

13. Decision on Petition No. 81-73 by Harley B. Caston, Jr. for a change in zoning from O-6 to B-1 for a .366 acre parcel located at the southeast corner of Providence Road and Alberto Street with frontages of 117.22 feet on Providence Road and 108.26 feet on Alberto Street.

The Planning Commission recommends the petition be denied in accordance with a recently submitted site development plan.

Attachment No. 2.
14. Recommend adoption of resolutions providing for public hearings as follows

(a) Resolution providing for a hearing on Monday, June 21, 1982, 6:00 p.m., to consider a change in the subdivision ordinance and Section 17-62, construction of sidewalk and drainage facilities in the Charlotte City Code.

(b) Resolution providing for public hearings on Monday, June 21, 1982 on Petitions No. 82-34 through 82-43 for zoning changes, at 6:00 p.m., Education Center.
SCHEDULE OF MEETINGS
MAY 17 THROUGH MAY 21, 1982

Monday, May 17
Long Range Planning Committee
Second Floor Conference Room
City Hall

City Council/Planning Commission
Refreshments - Room 200
City Council/Planning Commission
Zoning Hearings & Decisions
Board Room - Fourth Floor
Education Center

Citizens Input Meeting/Cedarwood Neighborhood Park
Idlewild Elementary School
7101 Idlewild Road

Tuesday, May 18
Citizens Input Meeting/Olde Providence District School Park
Olde Providence Elementary School
3800 Rea Road
Matthews, N.C.

Wednesday, May 19
Citizens Input Meeting/Carmel Road Junior High District School Park
Carmel Road Junior High School
5001 Camilla Drive

Metropolitan Planning Organization
Cameron Brown Building
First Floor Conference Room

Thursday, May 20
Budget Preparation to City Council
City Hall - Council Chamber

Citizens Input Meeting/Briarwood Elementary District School Park
Briarwood Elementary School
1001 Wilann Drive.
ATTACHMENTS
TO: Miss Ruth Armstrong,  
City Clerk

FROM: Robert T. Landers  
Assistant Planning Director

SUBJECT: Urban Development Center-Village (UDC-V) Zoning Ordinance Text Amendment Postponement-Rezoning Petition 33-25

The above referenced rezoning petition is scheduled for public hearing on May 17, 1982. In recent weeks this text amendment has generated a great deal of discussion among many groups and individuals. Recently the Board of County Commissioners, responding to a request to do so, postponed for one month their hearing on this matter to allow for more input into this proposed text change. So as to afford the public the same opportunity as well as to maintain concurrent scheduling with the county hearing, we would respectively request that City Council defer the scheduled hearing on this matter for one month. This would then place this petition on the June 21, 1982 agenda for consideration by the Council.

RTL.RGY/ns
PETITIONER: D. L. Phillips Investment Builders, Inc.

PETITION NO.: 82-24

HEARING DATE: 5/17

ZONING CLASSIFICATION, EXISTING: R-9, R-6MF,

LOCATION: A 10.40 acre tract fronting 1366.22 feet on the northerly side of Barringer Drive, approximately 344 feet south of the intersection of Clanton Road and Barringer Drive.

Acreage: 10.40

ZONING MAP NO.: 11

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE
# Official Rezoning Application

**City of Charlotte**

## Ownership Information

**Property Owner:** D. L. Phillips Investment Builders, Inc.

**Owner's Address:** Suite A-500 Mart Office Building

**Address:** 800 Briar Creek Road, Charlotte, N.C., 28205

## Description of Property

<table>
<thead>
<tr>
<th>Size (Acres)</th>
<th>Street Frontage (ft.)</th>
</tr>
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<tbody>
<tr>
<td>8.93 Acres</td>
<td>1,315.94 ft.</td>
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## Location of Property

- **Date Property Acquired:** October 1, 1996
- **Deed Reference:** By Corporate Merger (1723-141)

## Zoning Request

- **Purpose of Zoning Change:** To make development of tract compatible with remainder of Barringer Drive frontage thru Phillips Industrial Park

**Existing Zoning:** R6 - MF, L-2, 0-6, R-9

**Requested Zoning:** 1-1 CD

**Purpose of Zoning Request:** To make development of tract compatible with remainder of Barringer Drive frontage thru Phillips Industrial Park

**Name of Petitioner(s):** D. L. Phillips Investment Builders, Inc.

**Address:** 800 Briar Creek Rd, Charlotte, N.C., 28205

**Telephone Number:** (704) 358-1893

**Signature:** [Signature]

**Notary:** [Notary]

**Petitioner:** [Petitioner]

**Date:** 3/10/82

**Received By:** [Received By]

**Office Use Only:** [Office Use Only]
This district is intended for application at select locations throughout the urbanized and urbanizing area. This district provides areas where moderate scale mixed use centers can locate with an emphasis on the development of a balance of residential, institutional, retail, office and conference center/hotel uses.
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE

An Ordinance Amending Chapter 23

Section 1 Chapter 23, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Article II, Division 1, by adding a new Section 23-4.3. Urban Development Centers as follows:

   Urban Development Centers

2. Amend Article III by adding a new Division 5. Urban Development Center Districts as follows:

   (A) Urban Development Center - Village (UDC-V).

   Intent: The adopted Comprehensive Plan - 1995 calls for mixed use centers integrated within the urban fabric of this community. The intent of these centers is to create vibrant, mixed-use environments that are easily accessible and provide a focal point for public utilities and services in the area. The UDC-V permits moderate scale mixed use centers with an emphasis on the development of a balance of residential, institutional, retail, office and conference center uses. It also provides for integrated pedestrian, automotive and public transit circulation and access. Bonuses and transfers which allow the overall objective of specific area plans for the vicinity in which the UDC-V District is applied.

   1. Provide a focal point for public utilities and services in the area.

   2. Provide a focal point for major urban land uses in the area.

   3. Provide a focal point for major urban land uses in the area.

   (B) Applicability. The UDC-V District is intended for application at select locations throughout the urbanized and suburbanizing areas in the vicinity to which this District is applied and must contain a minimum area of 50

Ordinance No
acres and a maximum area of 160 acres. Such sites must also be accessed directly by at least two thoroughfares as defined on the current Thoroughfare Plan. Such sites must have water and sewer service, or executed contracts to extend such service, before any construction begins that is subject to these provisions. The site must also be on an existing transit route or located so that transit could be easily extended from existing routes in the foreseeable future. The UDC-V parameters may be increased by up to 20% of the allowable non-residential and/or residential space and by up to 20% of the maximum site area. In approving such a voluntary application to increase the UDC-V parameters, the City Council shall take into consideration whether the UDC-V location will enhance an area of regional significance with regard to the following:

1. Transit accessibility,
2. Major existing employment opportunities,
3. Major employment expansion opportunities,
4. Home-to-work proximity, or
5. Mixed use center opportunities.

The UDC-V District may also be applied in areas where some development has occurred previously. In such cases UDC-V development must still comply with all of the provisions of this ordinance.

(C) Permitted Uses.

1. Residential uses - single family detached, single family attached and multi-family - separately or in conjunction with retail and/or office uses.
2. Office uses - professional, business and corporate.
3. Hotels and facilities for conferences, meetings or similar activities as a separate use or in conjunction with other office or retail uses.
4. General and specialized retail, personal services, business services, banks, theatres, mini-warehouses or other similar services as a separate use or in conjunction with other uses.
5. Museums, libraries, churches, schools, post offices, hospitals, or other similar institutional uses.
6. Parks, playground, YMCA's, YWCA's, or similar public or private recreational facilities.

(D) Development Standards.

1. Concept Plan - To insure the appropriate consideration of the impacts of development upon adjacent uses, a Concept Plan shall be submitted and reviewed in accordance with Section E

   Concept Plan - The Concept Plan shall govern the review of edge conditions, development coordination and off-site assessment in the UDC-V District.

2. Application - At the time of application for a change of zoning to the UDC-V District, all property owners or their agents shall certify that they have the authority to bind the property to the proffered plan and that the property will be so bound if the zoning change sought for it is approved by the City Council.
The maximum gross floor area shall be calculated as

\[
\text{Maximum Gross Floor Area} = \text{Total Site Area} \times 0.06
\]

follows

designated in the Concept Plan, shall be calculated as

\[
\text{In sq ft} \quad (\text{Total Site Area} \times 0.64)
\]

follows

designed in the Concept Plan, shall be calculated as

\[
\text{Maximum Gross Floor Area} = \text{Total Site Area} \times 0.04
\]

follows

designed in the Concept Plan, shall be calculated as

\[
\text{Minimum Gross Floor Area} = \text{Total Site Area} \times 0.01
\]

follows

designed in the Concept Plan, shall be calculated as

\[
\text{Maximum Gross Floor Area} = \text{Total Site Area} \times 0.025
\]

follows

4. Permitted site usage

The following site usage and site uses

interrelated design of residential and retail and office uses

that designated area which contains an

with one dwelling unit above or below another dwelling unit,

units either sharing a common means of entry and/or designated

structure containing two (2) or more dwelling

multifamily - a structure containing one (1) or more dwelling

located above or below another dwelling unit and which

designated external wall another dwelling unit or, attachment or other means of exiting a common roof, shall or

family attached - a dwelling unit which shares by

family detached - a structure which contains one

Definitions: For the purposes of this District the following

\[\text{sq ft} \quad (\text{sq ft}) \quad \text{sq ft} \quad (\text{sq ft}) \quad \]

\[\text{sq ft} \quad (\text{sq ft}) \quad \text{sq ft} \quad (\text{sq ft}) \quad \]
(f) Any unused non-residential development potential may be converted to residential development space. The amount of residential developed under this provision may be equal to no more than the area of non-residential space converted.

5 Conference center/hotel size permitted. The conference center/hotel gross floor area allowed is considered to be a part of the gross floor area allotted to residential and related uses, for the purposes of this ordinance. Furthermore, such conference center/hotel facilities may not exceed 100,000 square feet in gross floor area.

6. Non-residential space transfer provision. An increase of up to 20% of the maximum permitted retail gross floor area and 30% of the maximum permitted office gross floor area is permitted under the following conditions:

(a) Retail gross floor area may be added up to the limits defined above provided that for every one square foot of retail gross floor area added, two square feet of office gross floor area is deleted.

(b) Office gross floor area may be added up to the limits defined above provided that for every two square feet of office gross floor area, one square foot of retail gross floor area is deleted.

7 Development phasing. No more than 50% of the approved retail and office gross floor area may be constructed until at least 25% of the approved residential gross floor area of the plan is constructed or under construction.

8 Parking. Parking for the permitted uses in the UDC-V District is subject to the following regulations:

(a) For the first 50% of the approved retail and office gross floor area, parking may be provided at not more than 1 space per 180 square feet of gross floor area.

(b) For the second 50% of the approved retail and office gross floor area, parking may be provided at not more than 1 space per 200 square feet of gross floor area.

(c) Parking for medical office uses anywhere in the UDC-V District and at any phase in development may be provided at not more than 1 space per 150 square feet gross floor area even if the result is that more parking is provided than would have been under parts (a) and (b) of this section.

(d) Parking shall be provided for permitted land uses for which no specific requirements are listed in this section in accordance with the parking standards in Sec. 23-61 through 23-75.

(e) All parking lots shall have at least 10% of their area landscaped and planted. In addition, the periphery of each parking lot is to be landscaped and planted so as to protect and preserve the character of the project.
Development standards and exceptions. The following standards shall be imposed on the site and adjacent areas.

1) Pedestrian and transit access must be provided to accommodate pedestrian and transit users.

2) Land uses and uses ancillary to the development site must be designed to minimize the impacts on adjacent streets.

3) Character of adjoining residential areas must be addressed.

4) A storm water treatment system must comply with existing state and local standards at every phase in development.

5) Natural features that are classified as compact or supportable shall be preserved.

6) For every parking space provided, one additional space may be for park-and-ride or ride-sharing purposes, or additional space may be above the maximum normally permitted.

7) A portion of the parking spaces provided may be for use by employees only.

The site may be designed to meet the requirements of the following standards.

Site integration. The site must be developed so as to integrate with the land uses adjacent to the site.

1) Within the mixed use core of the site, for the loading and unloading of transit andizzie uses, adjacent land area must be provided.

2) Streets, access streets, street circulation and property access must be designed with existing state and local standards.

3) The storm water treatment system must comply with existing state and local standards at every phase in development.

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6) For every parking space provided, one additional space may be for park-and-ride or ride-sharing purposes, or additional space may be for use by employees only.

7) A portion of the parking spaces provided may be for use by employees only.

The site may be designed to meet the requirements of the following standards.
(j) sidewalks,
k) curb and gutter, and
(l) street type (public or private)

E) Concept Plan

1 Intent. By virtue of the special nature of mixed use centers and the significant role they are expected to play in the management of growth and development within the Charlotte-Mecklenburg urban area, a special process to review development is created. The emphasis of this process is on how the development proposal will impact its environment, on how the development will be managed at critical locations and on the establishment of the upper limits of the development proposed. It is therefore the purpose of this section to ensure that minimum standards established for the UDC-V District are achieved and that the administrative approval of any specific building plans is accomplished in an efficient and timely manner.

2. Elements of the Concept Plan. The elements of the Concept Plan are the Development Program and the Off-Site Inventory.

3 Concept Plan review required. The proposed construction of any component approved in the Concept Plan shall not be approved for development permits by the Building Inspection Department until the Planning Director, or his designated agent, acting as an agent of the Superintendent of the Building Inspection Department has determined that the structures are in compliance with the Concept Plan and all other provisions of this ordinance.

4 Concept Plan review.

(a) Application. Each applicant for a change of zoning to the UDC-V District must be accompanied by a Concept Plan for the proposed development. The Concept Plan and the application must be filed with the Planning Commission, and must be accompanied by a Development Program and an Off-Site Inventory.

(b) Development Program. A Development Program shall indicate the following:

1 total square feet of residential gross floor area proposed
2 total gross floor area proposed for retail, office, hotel and institutional uses
3 traffic impact analysis for the use mix sought
4 transit access plan
5 auto access plan
6 pedestrian access plan
7 schematic diagram indicating the general locations, amounts and types of uses
8 cross-sections showing proposed treatment of the streetscape along thoroughfares at areas of significant change in topography and intensity of use. These cross
Concept Plan

Persons who request it of the City Council, shall be informed of the application, and other
designated agents shall inform the applicant, and other
residents of the District, the Planning Director of the
District, and the Council, who have determined the applicant to be consistent with the criteria and standards listed in this
decision with such modifications and conditions as may
be approved by the City Council. The Concept Plan, approved
with respect to each application, shall be approved to each application,
with respect to each application.

Decision on Concept Plan

For this District

and the retention of the criteria and standards listed
or this designation agent to discuss the proposed Concept Plan
seek a pre-application consultation with the Planning Director

Applicants are encouraged to

2

The locations and capacities of existing public utilities

are available in the office of the City-County Tax Collector

some of this property based on the property and addresses of all

applicants the file with the names and addresses of all

a map depicting generalized land use for all properties

The Off-Site Inventory shall consist

be retained on the site

information on the strategic town, transit, and transportation

opportunities or great opportunities

vistas, historic and significant streets, parks/parks

environmental sensitivity, historic, and protected

detail of intended development at points of

presented such as the following

The various aspects of the proposed development may be

Appendix Project Information

permitted for these plans

of the planned, to be used in landscaping and maintenance

layout of a street park or location of a development

circulation (auto and pedestrian)

be: surface water runoff, security, traffic, and

sections may include such factors as exposure, planting

of developing residential projects. These cross

be employed in coordinating and addressing the changes

site proposed for the UC-D District, the UC-D District

55 feet on either side of a property line, where the

cross-sections at typical locations, and to a depth of

the right-of-way

the improvement as well as 20 feet on either side of

the detailed shall include at least the plantings for

the purposes of which include such factors as mass, bulk, screen-
(g) Development Permit Approval. Within 15 business days following the submission of an application for a development permit to construct any uses subject to this District, the Planning Director or his designated agent shall make a recommendation to the Superintendent of the Building Inspection Department. The conclusions of this recommendation shall specifically address the relationship between the proposed construction and the Concept Plan and the criteria and standards listed in this District.

(h) Appeal of Development Permit Disapproval. If the Planning Director or his designated agent recommends disapproval of a development permit to construct any uses subject to this District, the grounds for such disapproval shall be stated in writing to the Superintendent of the Building Inspection Department and the applicant. After such disapproval an appeal from the recommendation of the Planning Director may be taken to the Planning Commission. The Planning Commission may disapprove in whole or in part, or otherwise modify the action of the Planning Director. A development permit to construct any uses subject to the District recommended for approval by the Planning Commission shall be eligible for consideration by the Superintendent of the Building Inspection Department.

(i) Procedures. Applicants for a change of zoning to the UDC-V District shall be given the opportunity to present their petition to the City Council within a time not to exceed 45 minutes. Opponents of such a proposed change in zoning, as a group, shall be allowed an equal amount of time. With the exception of these time provisions, all other rules of procedure governing hearings for a change of zoning shall be applicable.

(j) Amendments to an approved Concept Plan. Amendments to an approved Concept Plan shall be processed in a manner consistent with the requirements for approval of a Concept Plan. However, changes in detail which do not alter the basic relationships of the proposed development to adjacent properties or which do not alter the uses permitted or increase the density or intensity of development may be authorized, without public hearing, by the Planning Director.

(k) Compliance with approved Concept Plan. Development of any site or project for which a Concept Plan has been approved shall comply with the provisions, conditions and restrictions - if any - of the approved Concept Plan. Failure to comply with such provisions, conditions or restrictions shall be considered a violation of the zoning ordinance.
Ruth Armstrong, City Clerk

In Ordinance Book No. , Page , reference being made in Minute Book , and recorded in Full, in the Regular Session convened on the day of , 19 , Carolina in Regular Session convened on the City Council of the City of Charlotte, North Carolina, this Ordinance was read, approved and adopted by the City Council of the City of Charlotte, North Carolina.

City Attorney

Approved as to form.

Section 2. That this Ordinance shall become effective upon its adoption.
ZONING ORDINANCE
TEXT AMENDMENT APPLICATION
CITY OF CHARLOTTE

Petition No. 82-26
Date Filed 3/12/82
Received By S. D. Watkins
OFFICE USE ONLY

Article No. 1. Definitions & VI Sign Regulations

Division No. 1 General Regulations

Section No. 23-2.(22)(c) Identification Sign. and 23-2.(16)(c) Non-Residential Park &
23-76.(j).

Purpose of Change

Permit identification signs for non-residential parks, provide for a definition of
non-residential parks, and provide for sign regulations for non-residential parks.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)
301 South McDowell Street
Address of Petitioner(s)
374-2205
Telephone Number
Signature
Ordinance No._________________________  

An Ordinance Amending Chapter 23 of the City Code – Zoning Ordinance

An Ordinance Amending the City Code with respect to the Zoning Ordinance

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Chapter 23, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Article 1, Section 2. Definitions. by changing the period at the end of the sentence in Section 23-2.(22)(c) Identification sign. to a semi-colon and by adding the following:

"; the name of the non-residential park on which the sign is located."

2. Amend Article 1, Section 2. Definitions. by renumbering the existing Section 23-2.(16e) to Section 23-2.(16f) and adding the following new section:

"(16e) Non-residential park. A commercial, office or industrial complex of three or more buildings, or three or more lots of tracts of land."

3. Amend Article VI, Division 1. Sign Regulations. by adding the following new Section 23-76.(j):

"(j) In office, business or industrial zones not more than one permanent non-residential park identification signs of not more than fifty (50) square feet per street front on private property. All such signs may be located anywhere on private property behind the right-of-way line, provided no portion of such signs is located within thirty-five (35) feet of the intersection of the right-of-way lines of two (2) streets, or of a property line and the edge of a driveway."

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

__________________________
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____ day of ____________, 19__, the reference having been made in Minute Book _____, and recorded in full in Ordinance Book _____, at page _____.

Ruth Armstrong,  
City Clerk
ZONING ORDINANCE
TEXT AMENDMENT APPLICATION
CITY OF CHARLOTTE

Petition No 82-27
Date Filed 3/12/82
Received By S. D. Watkins

OFFICE USE ONLY

Article No V  Off-Street Parking and Loading Requirements

Division No 1. Off-Street Parking Requirements

Section No 23-67 Parking Spaces May Not Be Reduced.

Purpose of Change

Add new language to Section 23-67 to read:

"Off-street parking spaces for buildings and uses existing at the time of the adoption of this Article V, which failed to have the minimum parking spaces required by Section 23-62, shall not be reduced when those buildings and uses continue to be in existence."

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)
301 South McDowell Street
Address of Petitioner(s)
374-2205
Telephone Number
Signature
Section 2. That this ordinance shall become effective upon its adoption.

This and such ordinance shall continue to be in existence, sections required by Section 23-62, shall not be reduced when those building and parking spaces required by the adoption of this article, which exist at the time of the enactment of ordnance, shall not be reduced.

Following to Section 23-67, parking spaces or shall not be reduced.

I. Amended Article I, Division I, Off-Street Parking Requirements by adding the following:

Section I. Chapter 27, "Zoning" of the Code of the City of Charlotte, as hereby amended:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

With respect to the zoning ordinance, an ordinance amending the city code of the city code - Zoning ordinance of the City Code of Charlotte.
Additional language to section 23-80 (g) to permit a maximum sign size of 25 sq. ft. for day care centers throughout the city of Charlotte and/or for day care centers fronting on major thoroughfares. Permitted number of signs for Day Care along thoroughfares is to be two, one is detached from the building and the other to be attached. The permitted location for the detached sign is to be behind the street right-of-way.
City Clerk
Ruth Armstrong

Ordinance book, at page 1, reference having been made in nuisance book and recorded in full in the regular session convened on the 19th day of April, 19__

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina.

City Attorney

APPROVED AS TO FORM:

Section 2. That this ordinance shall become effective upon its adoption.

In paragraphs (a), Section 23-95, in paragraph (e), except as permitted by the Charlotte-Mecklenburg Thoroughfare Plan shall be as follows:

1. Amended Section 23-80(f) by adding a second paragraph (undeleted) to read:

Section 1. Chapter 73, "Zoning" of the Code of the City of Charlotte is hereby

An ordinance amending the City Code

Ordinance No., 23-8-28
Paul J. Reeves, Jr.

PETITIONER  Caromérica Corporation

PETITION NO.  82-29       HEARING DATE  5/17

ZONING CLASSIFICATION, EXISTING  R-2       REQUESTED  I-1(CD)

LOCATION  A 2.0 acre tract located on the northerly side of Interstate 85, approximately 824 feet east of Little Rock Road.

Acreage.  2.0

ZONING MAP NO.  47

PROPERTY PROPOSED FOR CHANGE

SCALE 1" =  800'
Request for Rezoning

Zoning Request

Truck assembly, sales and service.

Current Land Use

Industrial

Size (sq ft acres) 2.00 Acres

Street Frontage (ft) 357.33

Description of Property

4930 South Interstate 85

Location of Property

(address of description) 2.00 Acres at

Tax Parcel Number 61-392-27

Deed Reference 2975-145

May 22, 1968

Charterote, N.C. 28211

Owner

Property Owner

Commercial Corporation

Ownership Information

City of Charlotte

Official Rezoning Application

Received by 5/2/82

Date Filed 1/2/82

Petition No. 2-29-
PETITIONER: Farmington, Incorporated

PETITION NO. 82-30  HEARING DATE 5/17

ZONING CLASSIFICATION, EXISTING: R-15  REQUESTED: R-15MF(CD)

LOCATION: A 2.45 acre tract located at the most southerly corner of the intersection of Sharon Road and Sharon Hills Road.

Acreage: 2.45

ZONING MAP NO. 30  SCALE 1" = 80'  PROPERTY PROPOSED FOR CHANGE
<table>
<thead>
<tr>
<th>Ownership Information</th>
<th>Location Of Property</th>
<th>Description Of Property</th>
<th>Zoning Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner: Farmington Incorporation</td>
<td>First Union Plaza, CB-6, Charlotte, N.C. 28288</td>
<td>Sharon Road and Sharon Hills Road</td>
<td>R-15</td>
</tr>
<tr>
<td>Date Property Acquired: January 16, 1982</td>
<td>Date Parcel Number: 209-193-15</td>
<td>Street Frontage (ft.): 910 +/-</td>
<td>Requested Zoning: R-15 (CD)</td>
</tr>
<tr>
<td>Deed Reference:</td>
<td></td>
<td>Current Land Use: Vacant and undeveloped</td>
<td>Purpose of Zoning Change: To permit attached housing to be constructed in accordance with a plan sensitive to area conditions</td>
</tr>
</tbody>
</table>

**Purpose of Zoning Change:**
To permit attached housing to be constructed in accordance with a plan sensitive to area conditions.
PETITIONER  Louis W. Otterbourg

PETITION NO.  82-31                                       HEARING DATE   5/17

ZONING CLASSIFICATION, EXISTING R-15           REQUESTED R-15MF

LOCATION    A 3.9 acre tract located on both sides of the 3400 block
            of Circle End Road, approximately 200 feet north of Spring Circle.

Acreage: 3.9

ZONING MAP NO.  29                                       SCALE 1" =  800'

PROPERTY PROPOSED FOR CHANGE
Signature of Property Owner or Other

Name and Address of Agent (s)

Name of Property Owner(s)

Telephone Number

Address of Property

Street Frontage (ft) 300

Size (sq ft Acres) 3.9 Acres

City Limits

End Charlotte, N.Ct., Begins 100 Feet Between Swan Run and

Block of Circle’s

Tax Parcel Number

Deed Reference

Date Property Acquired

Owner's Address

Property Owner

Ownership Information

OFFICIAL REZONING APPLICATION

CITY OF CHARLOTTE

OFFICE USE ONLY

Received by 3/29/19

Filed April 7, 1992

Petition No. 92-34
March 17, 1982

City Council
City of Charlotte
600 E Trade St
Charlotte, N C.

Gentlemen

As owner of property on Circle's End, I am aware and do approve of the proposed petition by Mr Louis W. Otterbourg to zone said property for multi-family use.

Yours truly,

[Signature]

Marie Truller (Edna)

Name
7614 Whippoorwill Drive

Address
Charlotte, N.C. 28210
March 17, 1982

City Council
City of Charlotte
600 E. Trade St.
Charlotte, N.C.

Gentlemen

As owner of property on Circle's End, I am aware that Mr. Louis W. Ottebour to zone said property for multi-family use.

Yours truly,

[Signature]
Name: R. Hartman
Address: 18 Barnes Rd.
Charlotte, N.C. 28211
3.19.82
March 17, 1982

City Council
City of Charlotte
600 E Trade St
Charlotte, N C

Gentlemen

As owner of property on Circle's End, I am aware and do approve of the proposed petition by Mr Louis W Otterbourg to zone said property for multi-family use

Yours truly,

[Signature]

Name

[Address]

Apple Valley, CA 92507
Yours truly,

[signature]

Walter Family use

Louis W. Appleby was the person who approved the petition by Mr.

Gentlemen

Charlottesville, N. C.
600 E. Trade St.
City of Charlottesville
City Council

March 17, 1982
March 17, 1982

City Council
City of Charlotte
600 E Trade St
Charlotte, N C

Gentlemen

As owner of property on Circle's End, I am aware and do approve of the proposed petition by Mr. Louis W. Otterbourg to zone said property for multi-family use.

Yours truly,

Name: 
Address: 1111 Broadway, Charlotte, N C 28210
PETITIONER  City of Charlotte - Engineering Department

PETITION NO.  82-32  HEARING DATE  5/17

ZONING CLASSIFICATION, EXISTING  R-9  REQUESTED  I-2(CD)

LOCATION  A 53+ acre tract located on the southerly side of Yorkmont Road, approximately 905 feet west of the intersection of Yorkmont Road and Price Lane.

Acreage: 53+

ZONING MAP NO.  36  SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Ownership Information
Property Owner: City of Charlotte
Owner's Address: 600 East Trade Street, Charlotte, N.C. 28202
Date Property Acquired: 7/22/26
Deed Reference: 633-57
Tax Parcel Number: 143-131-01

Location Of Property (address or description): West Side of Yorkmont Road,
905' West of Price Lane

Description Of Property
Size (Sq Ft Acres): ±53 Acres
Street Frontage (ft): 2030 Feet
Current Land Use: Single Residence with some out buildings surrounded by undeveloped land.

Zoning Request
Existing Zoning: R-9
Requested Zoning: I-2 (CD)
Purpose of zoning change: To allow development of a Regional Farmers Market

Name of Agent
Agent's Address
Telephone Number

C. D. Readling, City Engineer
301 S. McDowell St., Suite 400
(704) 374-2291

Signature of Property Owner if Other Than Petitioner
REGIONAL FARMERS MARKET

Description of Intended Use for Yorkmont Road Site

The site is to be used for a regional Farmers Market, operated by the North Carolina Department of Agriculture to serve the Charlotte area and surrounding counties. The market will provide space for individuals to sell agricultural and related products on either the wholesale or retail level. The wholesale area would accommodate those who wish to buy or sell in large quantities.

Site Features

Features on the site include a small office building from which the market is to be managed and buildings to provide shelter to the vendors and their produce. A paved space large enough to allow trucks to load will be provided around the wholesale area. Parking will be located in the area of the buildings for the convenience of the customers.

The entrance to the market will contain an attractive sign and two flag poles located on the median at the entrance. The office building will probably be of conventional design in an attractive manner with a wood siding exterior. The median will be grassed with shrubbery and landscaped attractively. The street will be paved and curbed and guttered.

The retail buildings will be a single-level building and probably a pre-engineered steel type. The retail building will be approximately 50' x 300' with each stall being 10 feet wide, 19 feet deep with a 12 foot pedestrian aisle down the center. Allowing for restrooms and cross aisles, each building should accommodate 48 vendors. At least one of the buildings will be enclosed with overhead or roll up doors along the long dimension. This will permit it to be used as an open air building or closed during cool seasons.

The trucker's building will accommodate those larger producers who wish to sell in quantities no less than one bushel, box or hamper. It will be a pre-engineered steel building approximately 60 feet wide and 400 feet long.

The exterior of all buildings will probably be finished with some type of wood siding installed in such a manner as to present an attractive setting.

Traffic Impact

Based on information from the Charlotte Department of Transportation, the market is not expected to disrupt traffic flow on Yorkmont Road. The peak periods of traffic associated with the market will commonly be during the summer and during the morning hours. The market is currently planned to open at 10 00 a.m. which would not interfere with the 7 00 a.m. to 8 30 a.m. morning traffic peak on Yorkmont Road.
Landscaping and Screening

The road frontage and entrance drive will be constructed to have a pleasing appearance as viewed from Yorkmont Road and the Billy Graham Parkway. Many of the trees around the edge of the site will be left to help screen the site from the road and adjacent properties. Additionally, screening will be provided as needed. The entrance will be attractively landscaped along both sides of the drive and in the median.

Site Size

The actual size of the market site will be less than the fifty-three acres indicated. The acreage will be adjusted to reflect an appraisal which is presently being prepared. The rezoning request will be revised to reflect the final size by the public hearing date.
PETITIONER  Steak and Ale of North Carolina, Inc.

PETITION NO.  82-33  HEARING DATE  5/17

ZONING CLASSIFICATION, EXISTING  O-15  REQUESTED  B-1(CD)

LOCATION  A 1.83 acre tract located on the southerly side of Albemarle Road, approximately 265 feet east of the intersection of Albemarle Road and Grafton Place.

Acreage:  1.83

ZONING MAP NO.  23  SCALE  1" = 800'

PROPERTY PROPOSED FOR CHANGE
Petitioner: Robert C. Delinger, Architect

Address: 9 Woodlawn Green, Charlotte, NC 28210

Name of Agent: Robert C. Delinger

Purpose of Zoning Change: To allow construction of a Restaurant

Requested Zoning: B-1 (CD)

Current Land Use: Vacant

Size (sq ft acres): 99,547 sq ft, (1.83 acres)

Description of Property:

Location of Property:

Tax Parcel Number: 13959.01 Lot 1

Deed Reference: Book 2677 Page 509

Date Property Acquired: 1968

Owners Name: Hugh S. Every and Wife, Marjorie M. Every

City of Charlotte

Official Rezoning Application

Received by: 5/12/22

Date Filed: 5/17/22

Petition No: 82-123
April 7, 1982

Planning Commission
City of Charlotte
North Carolina

As owners of the property on Albemarle Road tax code 133-51-1, we have contracted with Steak and Ale of North Carolina to ground lease that portion fronting 250 feet on Albemarle Road and totalling approximately 79,547 sq. ft. for use as a restaurant.

We hereby give consent for a rezoning petition by Steak and Ale of North Carolina for rezoning from O-6 to B-1CD.

Hugh S. Eudy
Maryphene Eudy
April 23, 1982

Mayor Eddie Knox  
Members, City Council  
Charlotte, North Carolina

Dear Mayor and Council Members:

Attached are recommendations of the Charlotte-Mecklenburg Planning Commission on petitions for rezoning which have been heard and referred to the Planning Commission for consideration. The recommendations as reflected herein were arrived at in a meeting of the Planning Commission held on April 19, 1982.

According to the adopted rules of procedure, these recommendations will be sent to the interested parties with a time period for the conveyance of any written statement set to elapse on May 6, 1982. This will then permit these matters to be placed on your agenda for consideration of decisions on May 17, 1982.

If you have any questions or wish to discuss any aspect of these recommendations, please let me know.

Respectfully submitted,

Robert G. Young,  
Zoning Hearing Supervisor

RGY:ns
Attachments
DATE April 19, 1982

PETITION NO. 82-12

PETITIONER(S) C. D. Stampley, Jr. et al.

REQUEST Change from R-6 to 0-6(CD).

LOCATION A 1.4 acre tract located at the southwest corner of Woodlawn Road and Pinehurst Place.

ACTION The Planning Commission recommends that the petition be disapproved.

VOTE Yeas: Cummings, Ervin, Evans, Jernigan, Lawing, McCoy and Trotter.

Nays: Boyce, Curry.

REASONS:

This zone change was requested in order to allow construction of a small office building for C. D. Stampley Enterprises, Inc.

The following issues associated with this request can be identified:

1. Area objectives. Would the approval of 0-6 zoning at this location be consistent with overall area land use and zoning patterns?

2. Future affect. If approved what affect would this change have on future land use and zoning decisions in this area?

3. Site and Site Plan. Does the proposed site plan submitted as a part of this request offer a reasonable development solution to a difficult site to develop? Are other development options available?

In arriving at answers to the above issues, the following facts should be considered:

1. Existing zoning. The subject property is currently zoned R-6 as is property across on the northerly side of Woodlawn Road. An area along Selwyn Avenue is zoned R-12. To the south of the site property is zoned R-6MF, while to the west begins a large concentration of both office and commercial zoning.
Based on the above findings, the Planning Commission recommends the petition be
merit on the Planning Place.

7. Approval of this request will attract into an otherwise restential environ-
ment.

6. Approval of this request could lead to other non-residential requests.

5. This request is in conflict with adopted policies for Woodlawn Road.

4. The site offers opportunities for infill housing, which appears more reason-
able.

3. Recognition of the difficulties associated with the development of this
site, the development plan offers one development alternative. However,
rather steep topography, making development of the site difficult.

2. The subject property is zoned P-6.

1. The subject property is zoned R-6.

Findings may also be stated:

Based on the above issues, facts and general findings, the following determin-
cations are made. Three determinations are made. Accordingly, the planning
board.

3. Thoroughfare, Woodlawn Road is a four lane thoroughfare.

2. Greenway Plan, Petitioner's property is bound on the west by Little Sugar
Creek. This section of Little Sugar Creek has been designated for acquist-
tion.

1. Comprehensive Plan, The plan map indicates residential development
activity of the petitioners' property.

The following General Findings can be arrived at.

1. Livery Traffic along non-residential strip extending along these
Woodlawn, Killarney, Woodlawn, Airpark Parkway, and Woodlawn Road respectively.

2. The site will be within a major collecting facility.

3. Site plan, the site is located near the Woodlawn Manchurian Drive.

4. Screen Planting will be added to the parking areas.

Based on the above, this request is consistent with the planning criteria and other rele-
tant findings. To the east is the existing shopping center and other retail
property. To the north is the general area to the north and east is developed with single
family homes. To the east is the 500 acre undeveloped. To the south are the Selwyn Villa-
ges condominiums. Therefore, the Planning Board recommends the petition be
approved.
PETITIONER  C. D. Stampley, Jr., et al

PETITION NO.  82-12  HEARING DATE  4/19

ZONING CLASSIFICATION, EXISTING  R-6  REQUESTED  0-6(CD)

LOCATION  An 1.432 acre tract located at the southwest corner of Woodlawn Road and Pinehurst Place with frontages of approximately 777 feet along Woodlawn Road (no access) and 67 feet along Pinehurst Place.

Acreage. 1.432"
DATE April 19, 1982

PETITION NO. 82-22

PETITIONER(S) University Park Baptist Church

REQUEST Change from R-6 to B-1(CD).

LOCATION A 1.9 acre tract located at the northeast corner of Senior Drive and Keller Avenue.

ACTION The Planning Commission deferred action on this petition pending further study as to the possibilities of a zoning ordinance text amendment to allow retail book stores in churches.

VOTE

REASONS:
DATE April 19, 1982

PETITION NO. 82-23

PETITIONER(S) James E. Body and Associates

REQUEST Change from R-12 to 0-15(CD).

LOCATION A 28.9 acre tract on the northerly side of NC 51 immediately
to the west of McAlpine Creek.

ACTION The Planning Commission deferred action on this petition for 45
days for further study.

VOTE

REASONS:
DATE April 19, 1982

PETITION NO. 81-73

PETITIONER(S) Harley B. Gaston, Jr.

REQUEST Change from 0-6 to 0-6(CD) and B-1(CD).

LOCATION A .366 acre parcel located at the southeast corner of Providence
Road and Alberto St. with frontages of 117.22 ft. on Providence
Road and 108.26 ft. on Alberto Street.

ACTION The Planning Commission recommends that the petition be
disapproved in accordance with a recently submitted site
development plan.

VOTE Yeas: Boyce, Ervin, Evans, Jernigan, Lawing, McCoy and Trotter.

Nays: None.

REASONS: (Commissioners Cummings and Curry abstained from voting.)

This petition involves the use of property for conditional neighborhood business
purposes and associated conditional off-street parking purposes.

The following issues associated with this request can be identified:

1. Future affects. If approved, what influence would this change have on
future land use questions in the vicinity?

2. Land use relationships. Does a business use at this location conform
satisfactorily to surrounding patterns of existing and expected land uses?

3. Traffic consideration. Is the subject site an acceptable location for
business purposes with a relationship to the thoroughfare it fronts on as
well as to overall neighborhood interests with regard to through traffic?

4. Site Plan. Does the recently submitted conditional site plan provide a
development plan that is in the best interest of overall planning for this
site and neighborhood?
Based on the above findings, the Planning Commission recommends that this part
be denied.

The zoning on this site and development patterns would indicate a desirable retention of the exist
and restrictions for the property, it is believed that overall area objectives

5. Knight this plan, supplemented would provide for some development conditions
parking in the neighborhood create additional traffic problems.

B. Operational Road and through the neighborhood and possibly lead to an-street
commercial traffic at this site would create additional traffic along

be discerned.

3. The current zoning of non-residential zoning alone Providence Road should
center Heights neighborhood.

a. Morgan Avenue to Broward to commercial to commercial uses to the south as well as to the north.

b. Providence Road serves a transitory function, both

2. Appropriate building.

1. The subject property is currently zoned O-6, but has been used as a 4-unit
findings may also be made:
based on the above issues, facts and general findings, the following detailed

1. Stonewall Preserve plan, the Comprehensive Plan, the Comprehensive Plan Indicatess the area in the

The following general findings can be arrived at:

opinion in the vicinity.

- property are developed with residential use as is much of the other area.

- a number of the subject's property is a home facility. Other parcels are used to the subject

- commercial and office use. Across the subject site on Providence Road

- south and west to Providence Road, a combination of mostly

- building, immediately to the north is a neighborhood park, while to the

- 2. Existing land use. The subject property currently has no on an apartment

- Providence Road and to the north is an area also zoned O-6.

- T-Zoning and the residential zoning which predominates the area, across

- property in question, across a total of 6 acres a transition between the

- mass zoning excesses along Providence Road beginning to the north of the

- subject property is currently zoned O-6. 6-1 bus-

stated:

In articulating an answer to the above issues, the following facts should be con-

Page 2
April 19, 1992
Petition No. 81-73
PETITIONER
Harley B. Gaston, Jr.

PETITION NO. 81-73 HEARING DATE 12/21

ZONING CLASSIFICATION, EXISTING 0-6 REQUESTED B-1

LOCATION A .366 acre parcel located at the southeast corner of Providence Road and Alberto Street with frontages of 117.22 feet on Providence Road and 108.26 feet on Alberto Street.

Acreage: .366