

**AGENDA**

Meeting Type:	ZONING
Date:	05/20 / 1996

City of Charlotte, City Clerk's Office



*Mayor Patrick McCrory    Mayor Pro Tem Al Rousso*

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<i>Charles Baker</i>	<i>Don Reid</i>
<i>Patrick Cannon</i>	<i>Ella Butler Scarborough</i>
<i>Malachi Greene</i>	<i>Tim Sellers</i>
<i>Mike Jackson</i>	<i>Sara Spencer</i>
<i>Nasif Rashad Majeed</i>	<i>Lynn Wheeler</i>

## ***Council Agenda***

Monday, May 20, 1996

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

6:00 p.m. - ZONING HEARINGS  
Meeting Chamber

### ITEM NO.

#### PUBLIC HEARINGS

1. (96-26) Hearing on Petition No. 96-26 by The Boulevard Company for a change in zoning for approximately 5.7 acres located on the westerly side of Park Road south of Marsh Road from R-4 to R-17MF(CD).  
  
Attachment No. 1
2. (96-31) Hearing on Petition No. 96-31 by Northpark Limited, et.al, for a change in zoning for approximately 13.441 acres located on the west side of Reames Road, north of Northpark Boulevard from R-3 to I-1(CD).  
  
Attachment No. 2
3. (96-34) Hearing on Petition No. 96-34 by Carlos DeConz for a change in zoning for approximately 5.7 acres located on the northerly side of Alleghany Street east of Carrowmore Place from R-12MF to I-1.  
  
Attachment No. 3

**ITEM NO.**

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4. (96-35) Hearing on Petition No. 96-35 by Christopher J. Branch for a change in zoning for approximately 7.14 acres located on the easterly side of Park Road north of Townes Road from R-4 to R-12MF(CD).

Attachment No. 4

5. (96-36) Hearing on Petition No. 96-36 by Christopher J. Branch for a change in zoning for approximately one acre located on the easterly corner of the intersection of Laurel Avenue and East 7th Street from O-2 to O-3(CD).

Attachment No. 5

6. (96-37) Hearing on Petition No. 96-37 by James F. Beahan for a change in zoning for approximately 13,000 square feet located on the northerly side of the Rutland Plastic Technologies, Inc. properties east of Rodney Street and south of the outer belt right-of-way from R-4 to I-2.

Attachment No. 6

7. (96-38) Hearing on Petition No. 96-38 by First Colony Group, Ltd. for a change in zoning for approximately 20.1 acres located on the northerly side of University City Boulevard (NC 49) west of Oak Leigh Drive from R-3 to R-17MF(CD).

Attachment No. 7

8. (96-40) Hearing on Petition No. 96-40 by Thies Realty and Mortgage Company/Hoffman Associates, Limited Partnership and Ken and Sarah Harris for a change in zoning for approximately 1.6 acres located on the south side of Vernon Drive east of Providence Road from R-3 to R-5.

A protest petition has been filed.

Attachment No. 8

9. (96-41) Hearing on Petition No. 96-41 by D. L. Phillips Investment Builders, Inc. for a change in zoning for approximately 9.59 acres located on the westerly side of Barringer Drive at Stuart Andrew Boulevard from I-1(CD) to I-2(CD) and consideration of an I-1(CD) Site Plan Amendment.

A protest petition has been filed.

Attachment No. 9

**ITEM NO.**

10. (96-42) Hearing on Petition No. 96-42 by Biddle Point LLC, c/o J.C.S.U. for a change in zoning for approximately .7 acres located on the southerly side of Rozzelles Ferry Road at Beatties Ford Road from B-2 to NS (Neighborhood Service).

Attachment No. 10

11. (96-43) Hearing on Petition No. 96-43 by Resources for Senior Living, L.L.C. for a change in zoning for approximately 5.099 acres located on the northeasterly corner of the intersection of Rea Road and Highway 51 from R-3 to R-12MF(CD).

Attachment No. 11

**DECISIONS**

12. (96-15) Decision on Petition No. 96-15 by Crescent Resources, Inc., for a change in zoning for approximately 15.47 acres located on the east side of Reames Road, north of Northpark Boulevard from R-3 and I-1 to I-1(CD).

Council deferred action on this petition for 30 days at the March 18th meeting and the April 15th meeting.

The Zoning Committee recommends that this petition be approved, with the following modification:

- Removal of Note 17, which addresses the possibility of eliminating the buffer shown on the site plan.

Attachment No. 12

13. (96-17) Decision on Petition No. 96-17 by Norcroft Sweetwater Homeowner's Association and Mallard Grove Homeowner's Association for a change in zoning for approximately 3 acres located on the northwesterly corner of the intersection of West W. T. Harris Boulevard and Norcroft Drive from B-1(CD) to R-12MF.

A protest Petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved with the following modification:

- The requested zoning be changed to R-22MF.

Attachment No. 13

14. (96-19) Decision on Petition No. 96-19 by Charlotte- Mecklenburg Planning Commission for consideration of a text amendment to establish an additional district to be known as the Urban Corridor District (UCD).

Council deferred action on this petition for one month at the April 15th meeting at the request of the Zoning Committee.

The Zoning Committee recommends that this text amendment be approved with the modification submitted by the City Attorney's Office, which is the revised language in the draft ordinance, and the following additional modification:

- Section 9.1202.2 - first sentence be modified to read, "This district may be applied only after a Corridor Design Plan has received a recommendation by the Planning Commission and been adopted by the City Council."
- Section 9.1204 the first sentence should read, "Corridor Design Plans having received a recommendation by the Planning Commission and having been adopted by the City Council will contain specific development standards and policies related to particular transportation corridors."

Attachment No. 14

15. (96-25) Decision on Petition No. 96-25 by Avery Oil for a change in zoning for approximately 1.46 acres located on the east side of Brookshire Boulevard north of North Hoskins Road from R-22MF and O-6(CD) to B-2(CD) and O-1(CD).

The Council deferred action on this petition for 30 days at the April 15th meeting at the request of the Zoning Committee.

The Zoning Committee recommends this petition be approved.

Attachment No. 15

16. (96-29) Decision on Petition No. 96-29 by Peter A. Pappas/Harris Group Partners for consideration of a CC Site Plan Amendment for approximately 34.78 acres located on the southerly side of Fairview Road at Cameron Valley Parkway.

The Zoning Committee recommends that this petition be approved.

Attachment No. 16

17. (96-30) Decision on Petition No. 96-30 by John P. and Barbara R. Frith for a change in zoning for approximately 1.38 acres located on the southeasterly corner of the intersection of Park Avenue and Euclid Avenue from R-22MF to R-5.

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved, with the following modification:

- Deletion of tax parcel 123-082-12, the site which has received preliminary historic district commission approval for a multi-family development.

Attachment No. 17

18. (96-32) Decision on Petition No. 96-32 by Indigo Hospitality Management, Inc. for a change in zoning for approximately 10.722 acres located on the north side of I-85 west of Sloan Drive from R-17MF to B-2(CD).

The Zoning Committee recommends that this petition be approved, with the following modification:

- No structure shall exceed four stories in height.

Attachment No. 18

19. (96-33) Decision on Petition No. 96-33 by Lang Priester for a change in zoning for approximately 1.46 acres on the east side of Newland Road between Gilbert Street and Holly Street from R-5 to O-1(CD).

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved with the following modification:

- The requested district be modified to R-8MF(CD).

Attachment No. 19.

20. Resolution calling for public hearings on Monday, June 17, 1996, at 6:00 p.m. in the Meeting Chamber of the Charlotte-Mecklenburg Government Center for Petition Nos. 96-13 and 96-46 through 96-52 for zoning changes.