AGENDA

Meeting Type:	Z
Date	01-22-1991
SUBJECT	

City of Charlotte, City Clerk's Office

CHARLOTTE

Meetings in January '91

THE WEEK OF JANUARY 1 - JANUARY 5

1	Tuesday	NEW YEAR'S DAY - All City Offices Closed
3	Thursday, 10 00 a m	PARADE PERMIT COMMITTEE - CMGC, Room 119

THE WEEK OF JANUARY 6 - JANUARY 12

7	Monday, 12 Noon	PLANNING COMMISSION/Work Session CMGC, 8th Floor Conference Room
	Monday, 1 00 p m	HOUSING AUTHORITY 1301 South Boulevard
	Monday, 5 00 p m	CITY COUNCIL WORKSHOP - CMGC, Conference Center
8	Tuesday, 2 30 p m	HOUSING APPEALS BOARD - CMGC, 5th Floor Conference Room
	Tuesday, 3 00 p m	AIRPORT ADVISORY COMMITTEE - CMGC, Room 118
	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee CMGC, 8th Floor Conference Room
9	Wednesday, 7 45 a m	PRIVATE INDUSTRY COUNCIL CMGC, Conference Center
	Wednesday, 8 30 a m	CIVIL SERVICE BOARD CMGC, 7th Floor Conference Room
	Wednesday, 4 00 p m	HISTORIC DISTRICT COMMISSION - CMGC, 8th Floor Conference Room
11	Friday, 9 00 a m	TAXICAB REVIEW BOARD Law Enforcement Center, 825 E Fourth Street, Room 302

THE WEEK OF JANUARY 13 - JANUARY 19

14	Monday, 5 00 p m	COUNCIL/MANAGER DINNER - CMGC, Conference Center
	Monday, 6 30 p m	CITIZENS HEARING - CMGC, Meeting Chamber (Televised on Cable Channel 32)
	Monday, 7 00 p m	CITY COUNCIL MEETING CMGC, Meeting Chamber (Televised on Cable Channel 32)
	Monday, 7 30 p m	HISTORIC LANDMARKS COMMISSION - 1221 S Caldwell Street
15	Tuesday, 12 Noon	CITY COUNCIL/COUNTY COMMISSION/SCHOOL BOARD LUNCHEON - CMGC, Conference Center
	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room
16	Wednesday, 8 00 a m	CLEAN CITY COMMITTEE - CMGC, Room 270
	Wednesday, 9 00 a m	TAXICAB REVIEW BOARD - Law Enforcement Center, 825 E Fourth Street, Room 302
	Wednesday, 2 30 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee - CMGC, 8th Floor Conference Room
	Wednesday, 7 00 p m	METROPOLITAN PLANNING ORGANIZATION CMGC, Conference Center
17	Thursday, 7 00 p m	CHARLOTTE TREE ADVISORY COMMISSION CMGC, Room 270
18	Friday, 7 30 a m	PLANNING LIAISON COMMITTEE - CMGC, 8th Floor Conference Room

(CONTINUED ON BACK)

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

THE WEEK OF JANUARY 20 - JANUARY 26

21	Monday	**MARTIN LUTHER KING HOLIDAY** All City Offices Closed
22	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
	Tuesday, 5 00 p m	**COUNCIL/MANAGER DINNER** - CMGC, Meeting Chamber Conference Room
	Tuesday, 6 00 p m	**CITY COUNCIL/Zoning Hearing** - CMGC, Meeting Chamber
23	Wednesday, 1 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Discovery Place's OmniMax Project Semifinalists** - Discovery Place's Conference Room, 301 North Tryon Street
	Wednesday, 7 30 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/OmniMax Semifinalists' Public Presentation** - Discovery Place's Auditorium, 301 North Tryon Street
24	Thursday, 7 30 a m	**FIREMAN'S RETIREMENT BOARD** - 428 East Fourth Street, Suite 205

THE WEEK OF JANUARY 27 - JANUARY 31

28	Monday, 10 30 a m	**AUDITORIUM-COLISEUM-CONVENTION CENTER** - Charlotte Convention Center, 101 S College Street, VIP-B Conference Room
	Monday, 4 30 p m	**PLANNING COMMISSION/Zoning Work Session** - CMGC, 8th Floor Conference Room
	Monday, 5 00 p m	**COUNCIL/MANAGER DINNER** - CMGC, Conference Center
	Monday, 6 30 p m	**CITIZENS HEARING** - CMGC, Meeting Chamber (Televised on Cable Channel 32)
	Monday, 7 00 p m	**CITY COUNCIL MEETING** - CMGC, Meeting Chamber (Televised on Cable Channel 32)
29	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
30	Wednesday, 2 00 p m	**HOUSING AUTHORITY** - 1301 South Boulevard
	Wednesday, 2 30 p m	**CHARLOTTE-MECKELNBURG ART COMMISSION/Executive Committee** CMGC, 8th Floor Conference Room
31	Thursday, 5 00 p m	**CHARLOTTE-MECKELNBURG ART COMMISSION** - CMGC, 8th Floor Conference Room

These organizations will <u>not</u> meet in January

Community Relations Committee

CHARLOTTE

Mayor Sue Myrick *Mayor Pro Tem Cynthia Patterson*

Stanley M Campbell *Hoyle H Martin*
Daniel G Clodfelter *Roy Matthews*
Ann Hammond *Ella Butler Scarborough*
Pat McCrory *Richard Vinroot*
Tom Mangum *Lynn M Wheeler*

Council Agenda

Tuesday, January 22, 1990

5:00 p.m. - Council-Manager Dinner
Meeting Chamber Conference Room
East District Plan Rezonings

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

Invocation by

ITEM NO.

PUBLIC HEARINGS

1. (91-2) Hearing on Petition No. 91-2 (East District #1) for a change in zoning from R-9MF to R-9 for 32.15 acres located along Sally Lane.

   Attachment No. 1

2. (91-3) Hearing on Petition No. 91-3 (East District #2) for a change in zoning from R-6MF to R-9 for 7.1 acres located along Winterfield Drive off of Central Avenue.

   Attachment No. 2

3. (91-4) Hearing on Petition No. 91-4 (East District #3) for a change in zoning from R-9MF to R-9 for 16.87 acres located along Purser and Finchley Drives, off of Eastway Drive.

   Attachment No. 3

4. (91-5) Hearing on Petition No. 91-5 (East District #4) for a change in zoning from O-6 to R-6MF for a 6.1 acre site located along Eastway Drive near US 74.

   Attachment No. 4

BUSINESS AGENDA

5. Consider options with regards to the services of the Construction Manager for the New Convention Center.

Attachment No. 5

DECISIONS

6. (90-60) Decision on Petition No. 90-60 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 to B-2 for approximately 1.38 acres located on the east side of South Boulevard south of East Tremont Avenue.

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

The Zoning Committee recommends that the property be rezoned to I-1(CD).

Attachment No. 6

7. (90-81) Decision on Petition No. 90-81 by Mark Pope, III for a change in zoning from R-15 to I-1(CD) for a 20.2 acre site located north of Westinghouse Boulevard and west of York Road at the end of Southbourne Road.

The Zoning Committee recommends that this petition, as modified, be approved.

Attachment No. 7

8. (90-92) Decision on Petition No. 90-92 by Crosland-Erwin Associate for a Site Plan Amendment to an existing R-15 PUD zoning, for a 3.5 acre site located on the northwest corner of the intersection of Candlewyck Lane and Lawton Bluff Road.

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

The Zoning Committee recommends that this petition be deferred for 30 days.

Attachment No. 8

9. (90-93) Decision on Petition No. 90-93 by Brent White for a change in zoning from R-6MF to I-1(CD) for an .84 acre site located on the south side of Tipton Drive west of Statesville Avenue.

The Zoning Committee recommends that this petition, as modified, be approved.

Attachment No. 9

10. Recommend adoption of resolution setting public hearings for February 18, 1991, at 6:00 p.m. in the Meeting Chamber, 600 East Fourth Street, on Petition Nos. 91-6 through 91-15 for zoning changes.

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

January 9, 1991

Mayor and City Council:

RE: Petitions to be Heard in January, 1991

Attached you will find appropriate maps and copies of each petition, as well as the Pre-Hearing Staff Analysis, for petitions scheduled for public hearing on Tuesday, January 22, 1991 at 6·00 o'clock P.M., in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information concerning the requests and the area in which the properties are located.

Sincerely,

Walter G. Fields, III
Land Development Manager

WGF:mlj

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-2
(East District #1)

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: These properties extend back from Idlewild Road along Sally Lane.

Request: Change from R-9MF to R-9 in accordance with the adopted East District Plan.

BACKGROUND & JUSTIFICATION

Zoning History: This 32.15 acre property was rezoned from R-MH to R-9MF in 1969.

Existing Land Uses Currently, this site contains single family residences and vacant land.

Surrounding Land Uses & Zoning A mobile home development exists north of the petition area, single family homes exist on all other sides of the petition although properties east of the petition are zoned R-9MF.

Proposed Land Use. The East District Plan recommends single family development for this area to be compatible with existing single family homes.

Nonconformities Resulting From This Rezoning No nonconformities would be created by this rezoning

Consequences Of Not Rezoning This Site If this site remains R-9MF, multi-family housing could be built among the existing single family housing with only basic zoning ordinance standards to protect the single family homes. It could also create a situation where the only access to a multi-family development would be via a single family residential street.

*Subject to further refinement following public hearing.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-2
Date Filed November 19, 1990
Received By MCM

OFFICE USE ONLY

Ownership Information

Property Owner See Attached List

Owner's Address

Date Property Acquired

Tax Parcel Number

Location of Property (address or description) Properties extend back from Idlewild Road along Sally Lane.

Description of Property

Size (Sq Ft -Acres) 32.15 Street Frontage (ft)

Current Land Use Vacant & Single Family

Zoning Request

Existing Zoning R-9MF Requested Zoning R-9

Purpose of Zoning Change To implement Proposed rezonings in the adopted East District Plan.

Name of Agent

Agent's Address

Telephone Number

Char-Meck Planning Commission
Name of Petitioner(s)

Address of Petitioner(s)

Telephone Number

Signature

Signature of Property Owner
if Other Than Petitioner

EAST DISTRICT PLAN
PETITION # 1

PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO.: 91-2 **HEARING DATE:** January 22, 1991

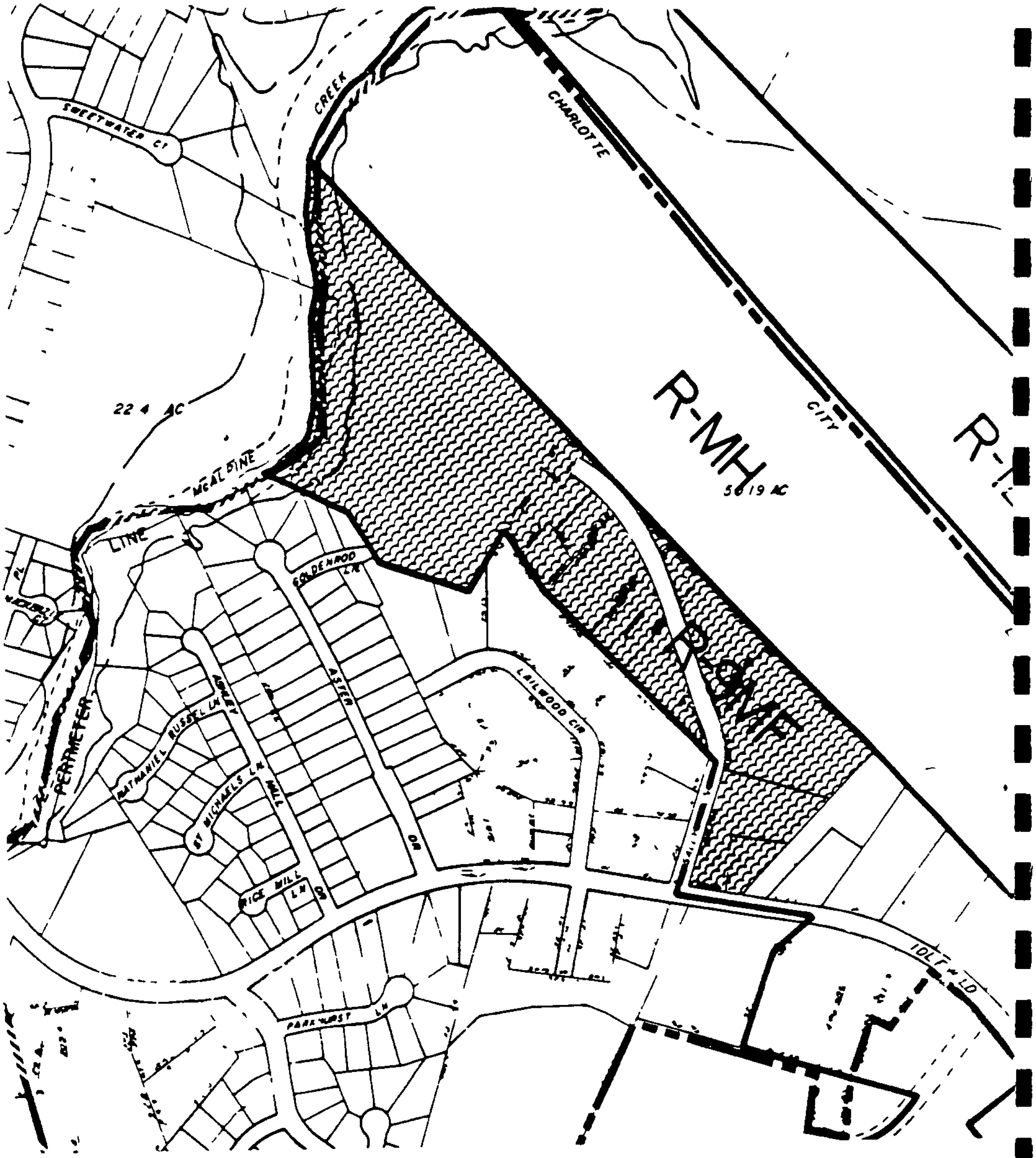
ZONING CLASSIFICATION, EXISTING: R-9MF **REQUESTED:** R-9

LOCATION: Approximately 32.15 acres located on the north side of Idlewild Road extending along Sally Lane to McAlpine Creek.

SEE ATTACHED MAP

ZONING MAP NO(s).: 122 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



REZONE R-9MF TO R-9

EAST DISTRICT PLAN PETITION # 1

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-3
(East District #2)

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Along Winterfield Drive off of Central Avenue.

Request: Change from R-6MF to R-9, in accordance with the adopted East District Plan.

BACKGROUND & JUSTIFICATION

Zoning History: This 7.1 acre site has been R-6MF since originally zoned.

Existing Land Uses This property is occupied by single family homes.

Surrounding Land Uses & Zoning. Adjacent uses consist of single family homes to the south and west, duplexes to the west, multi-family development to the east, and offices north of the area along Central Avenue.

Proposed Land Uses: The East District Plan proposes to rezone these properties to reflect their existing use - single family homes. The plan envisions the long term use of this site as single family residential

Nonconformities Resulting From This Rezoning This rezoning will not create any nonconformities

Consequences Of Not Rezoning This Property Without this rezoning, there is a potential for multi-family development to occur within a stable single family area. The loss of single family homes and the existing single family character that would come from multi-family development would likely threaten the quality and integrity of this fairly stable neighborhood.

*Subject to further refinement following public hearing

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-3

Date Filed November 19, 1990

Received By DCM

OFFICE USE ONLY

Ownership Information

Property Owner See Attached

Owner's Address

Date Property Acquired

Tax Parcel Number

Location of Property (address or description) Properties along Winterfield Drive off of Central Avenue.

Description of Property

Size (Sq Ft -Acres) 7.115 Street Frontage (ft)

Current Land Use Single Family

Zoning Request

Existing Zoning R-6MF Requested Zoning R-9

Purpose of Zoning Change To implement proposed rezonings in the adopted East District Plan.

Name of Agent

Agent's Address

Telephone Number

Char-Meck Planning Commission

Name of Petitioner(s)

Address of Petitioner(s)

Telephone Number

Signature

Signature of Property Owner
if Other Than Petitioner

EAST DISTRICT PLAN

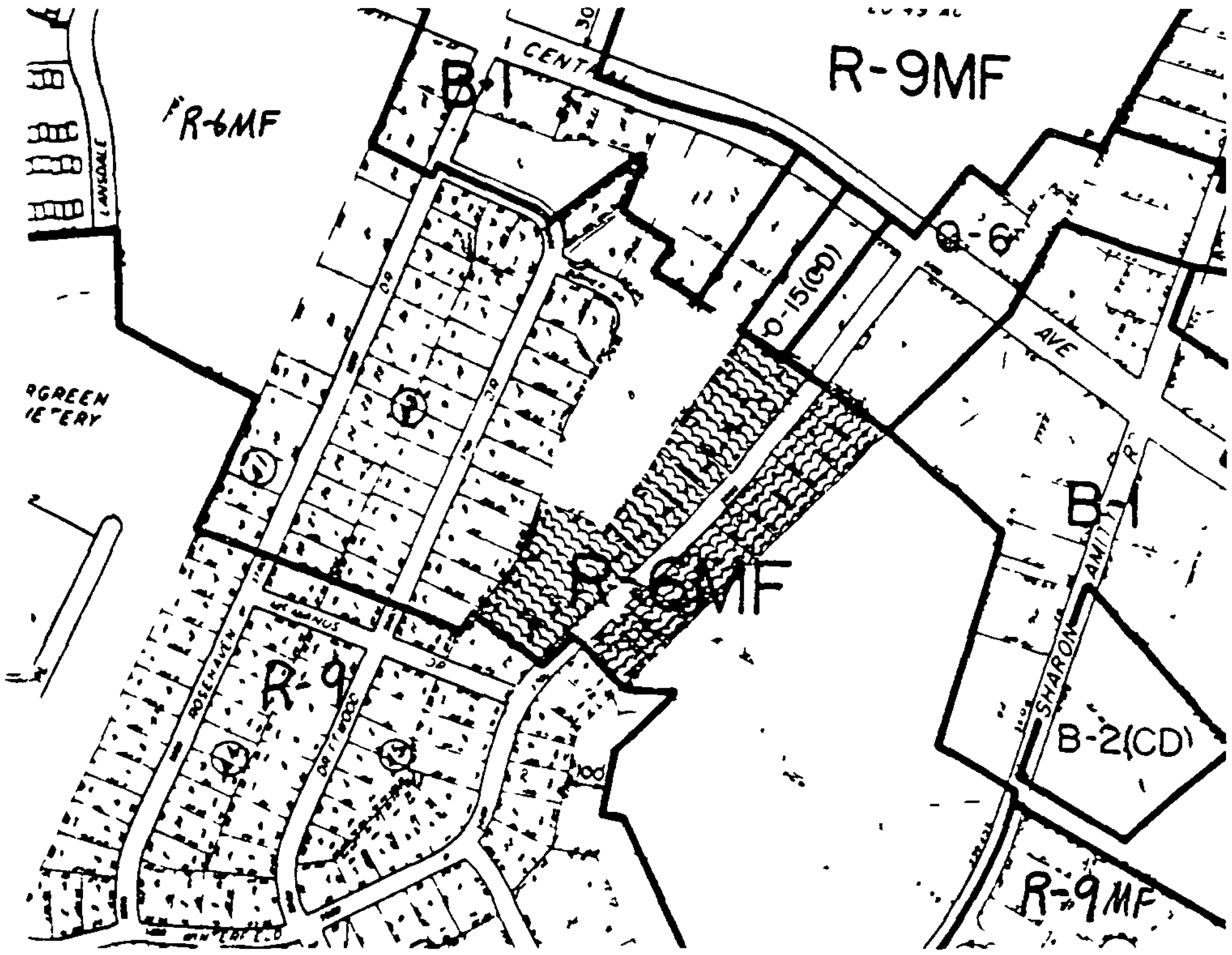
PETITION # 2

PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO.: 91-3 **HEARING DATE.** January 22, 1991

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

LOCATION: Approximately 7.1 acres located along both sides of Winterfield Drive south of Central Avenue.



ZONING MAP NO(s).: 113 **SCALE 1" =** 400'

PROPERTY PROPOSED FOR CHANGE

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-4
(East District #3)

Petitioner: Charlotte-Mecklenburg Planning Commission.

Location: Along Purser and Finchley Drives off of Eastway Drive.

Request: Change from R-9MF to R-9, in accordance with the adopted East District Plan.

BACKGROUND & JUSTIFICATION

Zoning History: This 16.87 acre site has been R-9MF since originally zoned.

Existing Land Use: This area is occupied by single family homes and a few vacant lots.

Surrounding Land Uses & Zoning: A golf course (R-9 zoning) is to the north of this site and commercial uses are to the west along Eastway Drive. Single-family homes (R-9) are to the east, and multi-family uses (R-9MF) are to the south of this site.

Proposed Land Use: The East District Plan calls for this area to remain single family residential.

Nonconformities Resulting From This Rezoning: No nonconformities will be created by this rezoning.

Consequences of Not Rezoning This Site: Leaving this site zoned R-9MF allows for single family homes to be converted to apartments without any review. This could result in poor land use relationships and negative impacts on remaining single family homes.

*Subject to further refinement following public hearing.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-4

Date Filed November 19, 1990

Received By [illegible]

OFFICE USE ONLY

Ownership Information

Property Owner See Attached List

Owner's Address

Date Property Acquired

Tax Parcel Number

Location of Property (address or description) Proporties along Purser and Finchley Drive off of Eastway Drive.

Description of Property

Size (Sq Ft Acres) 16.87 Street Frontage (ft)

Current Land Use Single Family

Zoning Request

Existing Zoning R-9MF Requested Zoning R-9

Purpose of Zoning Change To implement proposed rezonings in adopted East District Plan

Name of Agent

Agent's Address

Telephone Number

Char-Meck Planning Commission

Name of Petitioner(s)

Address of Petitioner(s)

Telephone Number

Signature

Signature of Property Owner
if Other Than Petitioner

EAST DISTRICT PLAN

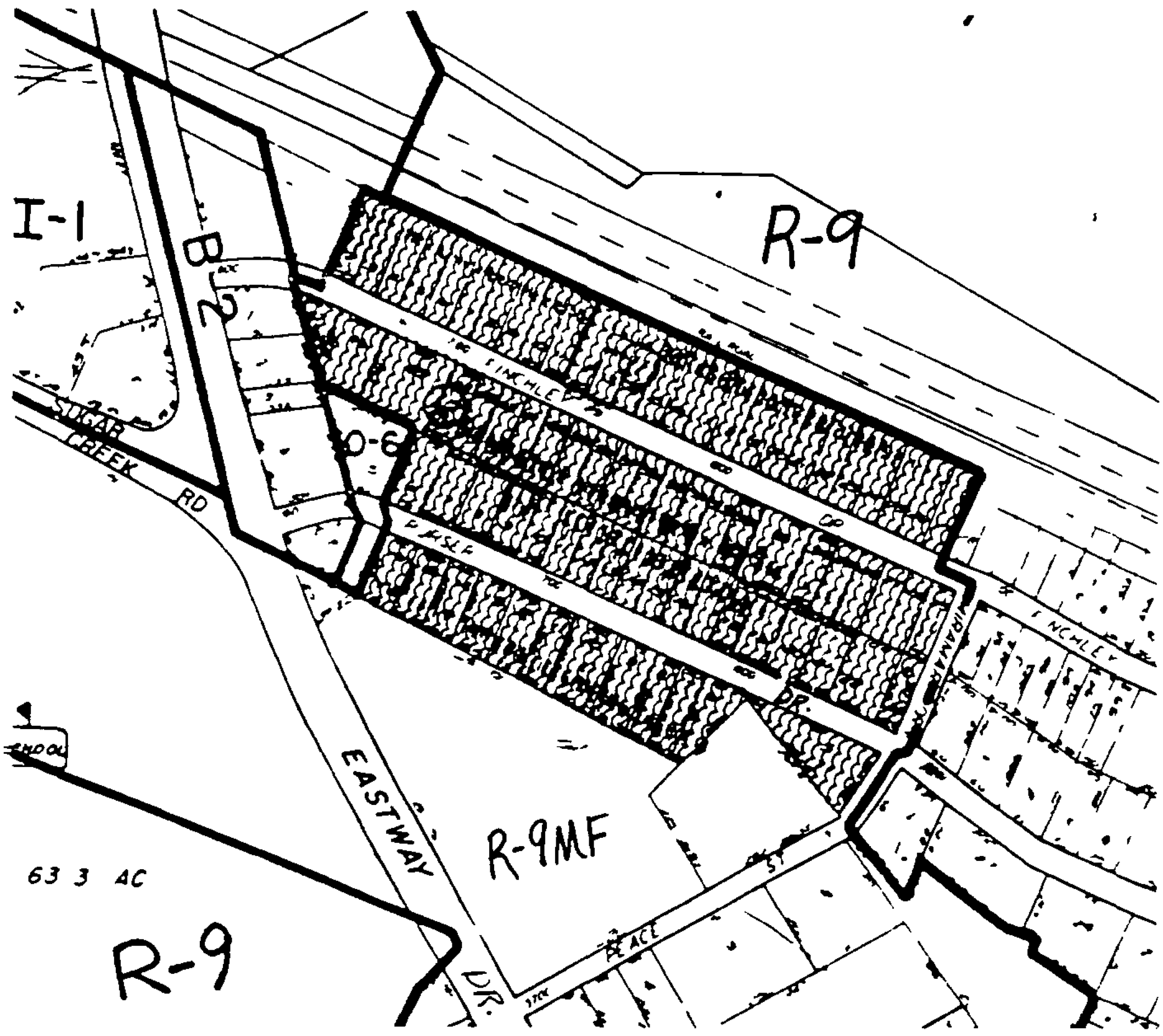
PET. # 3

PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO.: 91-4 **HEARING DATE:** January 22, 1991

ZONING CLASSIFICATION, EXISTING: R-9MF **REQUESTED:** R-9

LOCATION: Approximately 16.87 acres located along both sides of Finchley and Purser Drives east of Eastway Drive



ZONING MAP NO(s).: 90 **SCALE 1" =** 400'

PROPERTY PROPOSED FOR CHANGE

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-5
(East District #4)

Petitioner: Charlotte-Mecklenburg Planning Commission.

Location: Along Eastway Drive near U.S. 74.

Request: Change from O-6 to R-6MF.

BACKGROUND & JUSTIFICATION

Zoning History: In 1972 there was a petition to zone this 6.1 acre site from R-6MF to B-1. CMPC opposed the petition and a rezoning to O-6 was eventually approved.

Existing Land Uses The site currently is occupied by single family homes and offices, with the remainder vacant

Surrounding Land Uses & Zoning There are single family homes to the north, east, and south, with a hotel to the west.

Proposed Land Use: The East District Plan recommends high density multi-family residential at this location. Nonresidential development will result in further pressure to "strip out" Eastway Drive. Multi-family is appropriate at this major intersection and would provide clear delineation between residential and nonresidential uses along Eastway Drive.

Nonconformities Resulting From This Rezoning Three nonconforming office uses would be created

Consequences of Not Rezoning This Site If additional offices were built here, that would apply pressure which could result in the further "stripping out" of Eastway Drive with nonresidential uses.

*Subject to further refinement following public hearing

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-5

Date Filed November 19, 1990

Received By MCM

OFFICE USE ONLY

Ownership Information

Property Owner See Attached

Owner's Address

Date Property Acquired

Tax Parcel Number

Location of Property (address or description) Properties along Eastway Drive near U.S. 74

Description of Property

Size (Sq Ft Acres) 6.108 Street Frontage (ft)

Current Land Use Office, Single Family & Vacant

Zoning Request

Existing Zoning 0-6 Requested Zoning R-6MF

Purpose of Zoning Change To implement proposed rezonings in adopted East District Plan

Name of Agent

Agent's Address

Telephone Number

Char-Meck Planning Commission

Name of Petitioner(s)

Address of Petitioner(s)

Telephone Number

Signature

Signature of Property Owner
if Other Than Petitioner

EAST DISTRICT PLAN

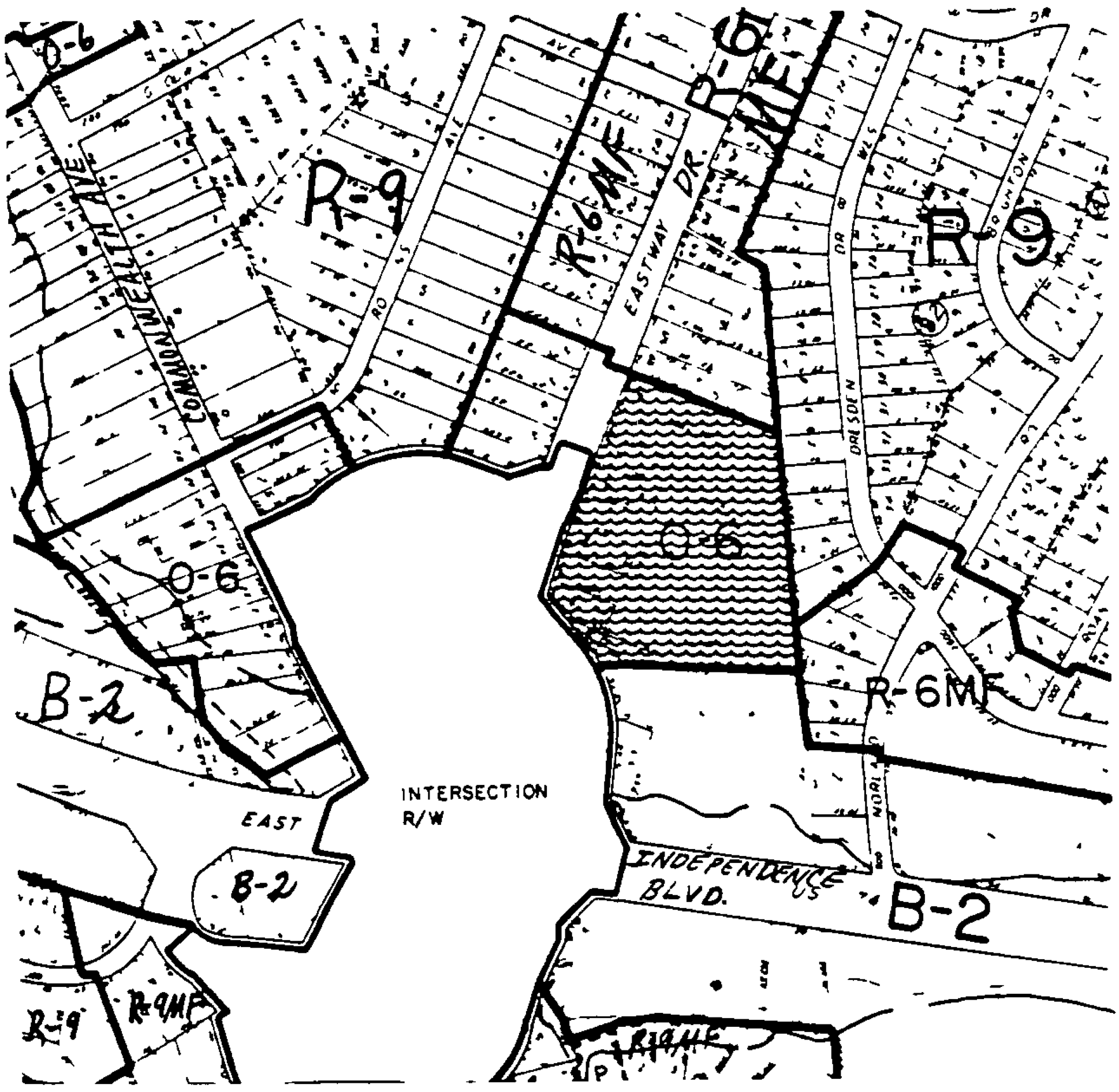
PET. #4

PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO.. 91-5 **HEARING DATE·** January 22, 1991

ZONING CLASSIFICATION, EXISTING: O-6 **REQUESTED:** R-6MF

LOCATION: Approximately 6.108 acres located on the east side of Eastway Drive north of East Independence Boulevard (U S 74)



ZONING MAP NO(s).· 112 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

CHARLOTTE

Request for Council Action

[illegible] Council [illegible] City Manager

[illegible] That Council consider options with regard to the services of the Construction Manager for the New Convention Center, and approve one option.

[illegible] Department Engineering Department

[illegible] Background and Explanation [illegible] Funding Clearance Bibliography

Background

In August, 1990, Council awarded contracts for the design and construction management of the New Convention Center. On January 14, 1991, Council voted to incur no additional architectural fees beyond the schematic design phase. The Architect has previously noted that he would be able to hold his team together through a two-month delay.

The Construction Manager's contract differs from the Architectural contract in that the Construction Manager provides manpower for efficient business administration and management services required to complete the project within the budget and on schedule. The Construction Manager is compensated for this work by payment for the actual man-hours spent in performing his duties, plus a fee, which is the profit that the firm will realize for providing these services. In contrast, the Architect is compensated for the actual work product that he produces, in the form of the design plans and specifications.

The Construction Manager was selected after a nationwide search process. With the Construction Manager, the City chose the actual person who was considered to be able to best perform the duties required of the Construction Manager. If the contract with the Construction Manager is severed, there is no guarantee that the person we selected will be available at a later date. In addition, the City is contractually obligated to pay the termination costs, incurred by the Construction Management firm. When the project starts up again, new start-up costs will be incurred, which would include relocation costs, and the time required to get the new personnel up to speed.

Explanation of Request

Council has two options with regard to the services of the Construction Manager.

For Office Use Only

Transmitted January 15, 1991

Received January 28, 1991

Comments if Not Date Delivered Date Returned Council requested this date.

Concur in request from the City Manager's Office

D. L. Garner

C. D. Readling

Department Head

Assistant City Manager

Encl Attachment

DLG:tkp

Option 1. If the project will be delayed indefinitely, Council should terminate the Construction Manager's contract now, with an estimated severance cost of $83,500. When the project starts up again, a decision would have to be made on whether to undertake a new selection process, or to go with the original firm. Start-up costs for bringing the Construction Manager back on board are estimated to be $85,500. In summary, the cost to delay and then restart will be $169,000.

Option 2. If the project is envisioned to start-up again before August of 1991, the Construction Manager should be kept on board. The Construction Manager has advised that all work required to finish up his portion of the schematic design phase will be completed by January 25, 1991. At that time, he will dismiss all staff except for himself. The projected costs for the Construction Manager through July, including all severance costs for the Construction Manager would be $163,257. This option will allows continued productive work to be performed which will be required whether the project is deferred for either a short or long period of time. It also allows the City to retain the services of the current Construction Manager, which was a major consideration in the selection process, and who has accumulated six months of detailed knowledge of the project.

Some of the work that would be done by the Construction Manager during this period would include preparation of the General and Special Conditions Documents for the 28 individual contract packages that will be awarded, development of an M/WBE contractor data base that would include all information required for them to bid or subcontract to other bidders, and be available for other required special work assignments. This option also allows the suspension of the Construction Manager contract after the next 90 days, when the evaluation of the financing plan is scheduled. The cost for carrying the Construction Manager's services for the next 90 days would be approximately $36,000.00

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

January 2, 1991

Mayor Sue Myrick
Members, City Council
Charlotte, North Carolina

Dear Mayor and Council Members:

Attached are recommendations of the Zoning Committee of the Charlotte-Mecklenburg Planning Commission on petitions 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 on December 18, 1990.

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 12:00 Noon on Monday, January 14, 1991. This will then permit these matters to be placed on your agenda for consideration on Tuesday, January 22, 1991.

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

Respectfully submitted,

Dr. Timothy Mead
Charlotte-Mecklenburg Planning Commission
Zoning Committee Chairperson

TM:mlj

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

DATE: December 18, 1990

PETITION NO.: 90-60

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-1 to B-2.

NOTE: The property owners involved in this petition have submitted a site plan to enable consideration of an I-1(CD) district.

LOCATION: A 1.38 acre located on the east side of South Boulevard south of East Tremont Avenue.

ACTION: The Zoning Committee recommends that the property be rezoned to I-1(CD).

VOTE: Yeas: Baucom, James, McClure, and Mead.

Nays: None.

(Commissioner O'Brien abstained from discussion and vote, declaring a conflict of interest.)

REASONS

The Zoning Committee had previously deferred this petition in order to allow time for the property owner and Planning staff to further discuss site plan revisions. The property owner has subsequently submitted a revised site plan that enhances the landscaping treatments on the site. The site plan indicates the existing 30,810 square foot building could be used for all uses permitted in the I-1 zoning district but stipulates that no storage will be allowed outside the building. The plan indicates a variety of mature trees, flowering trees, and evergreen shrubs along the sides and rear of the property. Based upon the modifications to the site plan, Zoning Committee viewed the proposed I-1(CD) request as appropriate and recommends its approval.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee viewing the proposed I-1(CD) site plan as an appropriate compromise between the existing I-1 district and the proposed B-2 classification.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 90-60 HEARING DATE July 16, 1990

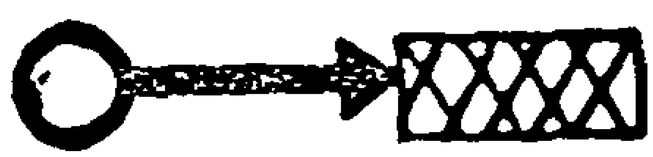
ZONING CLASSIFICATION, EXISTING I-1 REQUESTED B-2

LOCATION Approximately 1.38 acres located on the east side of South Boulevard south of E. Tremont Avenue.

SEE ATTACHED MAP

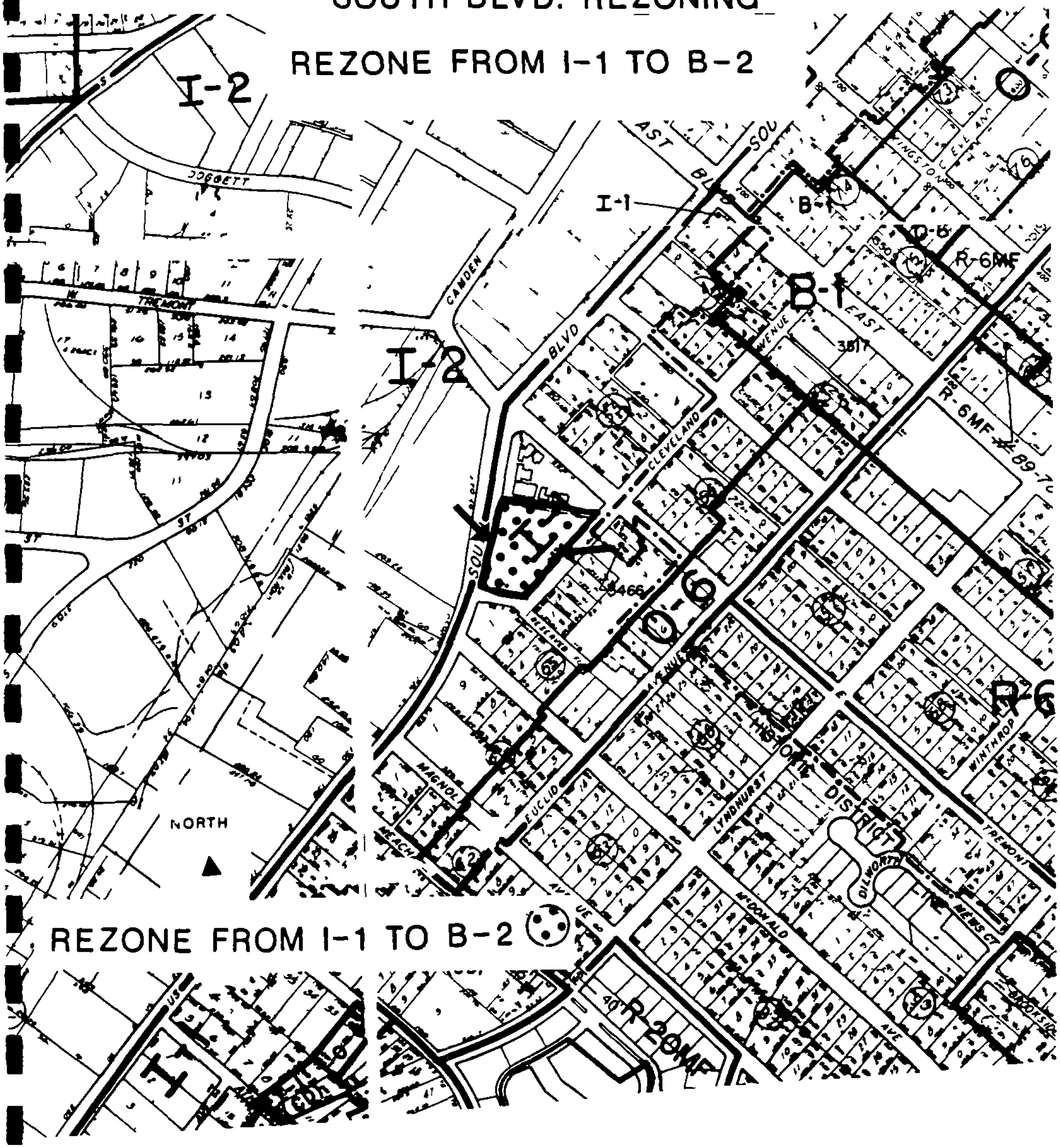
ZONING MAP NO. 102,103,110,111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



SOUTH BLVD. REZONING

REZONE FROM I-1 TO B-2



REZONE FROM I-1 TO B-2

DATE: December 18, 1990

PETITION NO.: 90-81

PETITIONER(S): Mark Pope, III

REQUEST: Change from R-15 to I-1(CD).

LOCATION: A 20.2 acre site located north of Westinghouse Boulevard and west of York Road at the end of Southbourne Road.

ACTION: The Zoning Committee recommends that this petition, as modified, be approved.

VOTE: Yeas: Baucom, James, McClure, Mead, and O'Brien.

Nays: None.

REASONS

This petition proposes the rezoning of properties from a residential district to I-1(CD) to allow a 250,000 square foot industrial center composed of light manufacturing, warehousing and flex space. The plan indicates the establishment of a 100 foot buffer containing a landscaped berm along the north side of the site adjoining residential zoning. Previously, the Zoning Committee deferred the petition to allow time for the petitioner to consider additional measures to enhance the screening treatment provided by the buffer. Subsequently, the petitioner submitted a revised plan that provides for tighter spacing of evergreen trees on the edge of the buffer and added a row of evergreen shrubs to supplement the screening treatment. The Zoning Committee requested the petitioner revise the plan to also specify the size of the canopy and ornamental trees on the interior edge of the 100 foot buffer. The Zoning Committee viewed the improvements to the buffer as acceptable and, therefore, recommends approval of the petition.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Mark Pope, III

PETITION NO.: 90-81 HEARING DATE: November 19, 1990

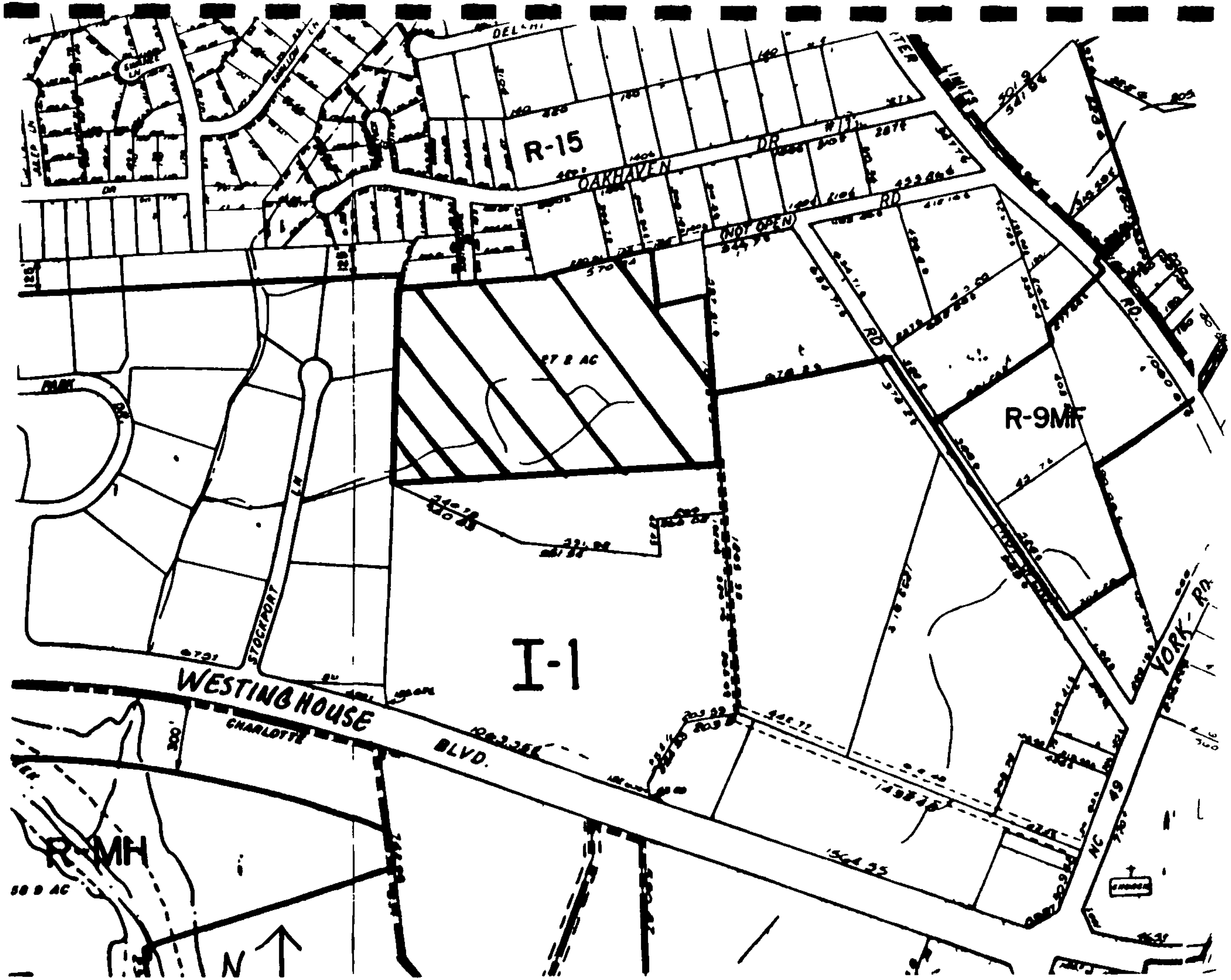
ZONING CLASSIFICATION, EXISTING: R-15 REQUESTED: I-1(CD)

LOCATION: Approximately 20.2 acres located north of Westinghouse Boulevard west of York Road at the end of Southbourne Road.

SEE ATTACHED MAP

ZONING MAP NO(s).: 150 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


R-15
OAKHAVEN
DR
RD
(NOT OPEN)
R-9MF
I-1
WESTINGHOUSE
BLVD.
CHARLOTTE
STOCKPORT
YORK-RD.
NC 49
R-MH
N

DATE: December 18, 1990

PETITION NO.: 90-92

PETITIONER(S): Crosland-Erwin Associates

REQUEST: Consideration of an R-PUD site plan amendment.

LOCATION. A 3.5 acre site located on the northwest corner of the intersection of Candlewyck Lane and Lawton Bluff Road.

ACTION: The Zoning Committee recommends that this petition be deferred for 30 days.

VOTE: Yeas: Baucom, James, McClure, Mead, and O'Brien.

Nays: None.

REASONS

This petition seeks a site plan amendment for the shopping center portion of the Candlewyck Planned Unit Development. Staff has had several discussions with the petitioner about improvements to the edge treatments for the shopping center but, at this point, those discussions are not yet finalized. Therefore, staff recommended to Zoning Committee that a deferral be granted to allow additional time for staff and the petitioner to further discuss improved buffer treatments. With the petitioner's consent, the Zoning Committee granted a 30 day deferral of the petition.

DATE: December 18, 1990

PETITION NO.: 90-93

PETITIONER(S): Brent White

REQUEST: Change from R-6MF to I-1(CD).

LOCATION: A .84 acre site located on the south side of Tipton Drive west of Statesville Avenue.

ACTION: The Zoning Committee recommends that this petition, as modified, be approved.

VOTE: Yeas: Baucom, James, McClure, Mead, and O'Brien.

Nays: None.

REASONS

This petition seeks rezoning from a residential district to I-1(CD) to allow an industrial park composed of office, warehouse, and distribution uses. The Zoning Committee had concerns about the site plan inasmuch as it represents only a portion of a proposed development and discussed the advantages of bringing the entire project under the conditional zoning plan. The Zoning Committee also noted that the site lies within a sensitive area that serves as a gateway into the community. The Zoning Committee asked the petitioner if it would be possible to resubmit the rezoning petition and include the entire proposed development but the petitioner responded that time considerations did not allow for a resubmittal. As a compromise, staff suggested that, with the petitioner's consent, a note be added to the site plan requiring Planning staff approval of the design of the remainder of the site. The petitioner agreed to submit revised plans adding that condition. Based upon this additional commitment, the Zoning Committee recommended approval of the petition.

STAFF OPINION

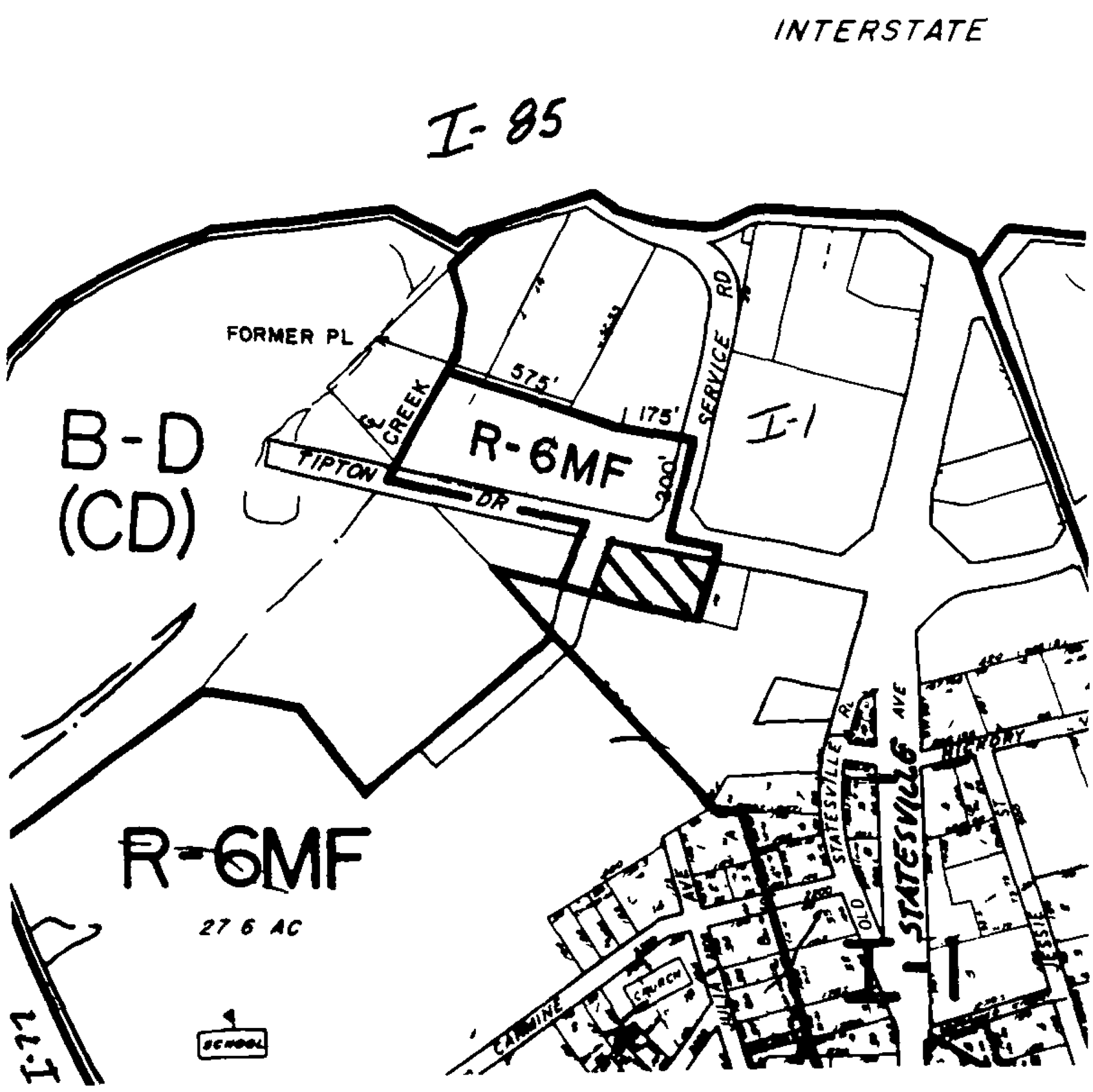
The staff agrees with the recommendation of the Zoning Committee.

PETITIONER: Brent White

PETITION NO.: 90-93 HEARING DATE: December 17, 1990

ZONING CLASSIFICATION, EXISTING: R-6MF REQUESTED: I-1(CD)

LOCATION: Approximately .84 acres located on the south side of Tipton Drive west of Statesville Avenue.



ZONING MAP NO(s).: 79 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE