

Mayor Patrick McCrory

Rod Autrey
Patrick D. Cannon
Nancy G. Carter
Mike Castano
Malcolm Graham

Mayor Pro Tem Susan Burgess

Don Lochman
James Mitchell, Jr.
Sara Spencer
Lynn Wheeler
Joe White

CITY COUNCIL ZONING AGENDA

Monday July 17, 2000

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

- Discuss earlier meeting time of 5pm to address backlog of conditional rezoning petitions.
- Petition 2000-26 withdrawn

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

DECISIONS

- 1. Petition No. 2000-55 (decision)** by Jack & Gail Christian for a change in zoning for approximately 0.91 acres located at the northwest corner of Old Concord Road and Torrence Grove Road, south of Rocky River Road from R-3 and B-1 to O-1.

Zoning Committee voted to recommend approval of this petition.

Attachment No. 1

- 2. Petition No. 2000-04 (decision)** by Kern Company, Inc. for a change in zoning for approximately 1.73 acres located on the northeast corner of S. Church Street and West Summit Avenue from I-2 to MUDD.

Zoning Committee voted to recommend approval of this petition.

Attachment No. 2

3. **Petition No. 2000-57 (decision)** by Howard Nance Company for a change in zoning for approximately 26.25 acres located on the south side of York Road (NC 49), west of Moss Road from R-3 to R-12MF.

Zoning Committee voted to recommend approval of this petition.

Attachment No. 3

4. **Petition No. 2000-82 (decision)** by Larry Reed for a change in zoning for approximately 22.72 acres located on the east and west sides of James Road, south of Gera Emma Road and north of Frances Irene Drive from R-3 and MH-O to R-4.

The valid protest petition has been withdrawn.

Zoning Committee voted to recommend approval of this petition.

Attachment No. 4

5. **Petition No. 2000-84 (decision)** by Costco Wholesale for a change in zoning for approximately 23.3 acres located on the south side of Tyvola Road, east of Westpark Drive and north of Griffith Road from I-2(CD) to MUDD.

Zoning Committee voted to recommend approval of this petition.

Attachment No. 5

6. **Petition No. 2000-87 (decision)** by AAC Real Estate Services, Inc. for a change in zoning for approximately 26 acres located on the south side of Shopton Road, east of Sandy Porter Road and west of Pleasant Way Lane from R-3 to I-1.

Zoning Committee voted to recommend approval of this petition.

Attachment No. 6

PUBLIC HEARINGS

7. Petition No. 2000-107 (hearing) by Charlotte City Council to consider text amendments to implement an additional, new process for the approval of rezoning petitions for the establishment of conditional zoning districts. In this process, the City Council could consider the proposed uses upon the property and attach conditions to an approved rezoning. This new rezoning process would apply to Conditional Zoning Districts listed in Chapter 11 of the Zoning Ordinance, to Parallel Conditional Use Districts, and to Mixed Use Development District-Optional and Uptown Mixed Use District Optional, described in Chapter 9, Parts 8.5 and 9, respectively, of the Zoning Ordinance. The petition would amend primarily Chapter 6, Part 2, and Chapter 9, Parts 8.5 and 9 of the Zoning Ordinance and other parts of the Zoning Ordinance necessary for the implementation of a new conditional zoning district approval process.

Attachment No. 7

8. Petition No. 2000-72 (hearing) by Dan Moser Co., Inc. for a change in zoning for approximately 51 acres located between Stoneyridge Drive and Gum Branch Road, south of Colony Hill Drive from R-3 to R-4.

Attachment No. 8

9. Petition No. 2000-80 (hearing) by Lisa A. Modzelewski for a change in zoning for approximately 3.2 acres located at the corner of Browne Road and DeArmon Road, east of Allen Brown Road from B-1(CD) to R-6.

Attachment No. 9

10. Petition No. 2000-96 (hearing) by Crosland Land Company for a change in zoning for approximately 13.9 acres located on the south side of Alexa road, west of Providence Road and north of Ballantyne Commons Parkway from R-3 to R-8MF.

Attachment No. 10

11. Petition No. 2000-97 (hearing) by Presslee, LLC for a change in zoning for approximately 0.69 acres located on the east side of N. Brevard Street between E. 20th Street and Parkwood Avenue from R-22MF to I-1.

Attachment No. 11

- 12. Petition No. 2000-98 (hearing)** by Wilmore Neighborhood Association for a change in zoning for approximately 2.238 acres located on the north and south sides of West Worthington Avenue between Cliffwood Place and S. Tryon Street from R-8 and R-43MF to UR-2.

Attachment No. 12

- 13. Petition No. 2000-99 (hearing)** by Peter Tatge, Engineering and Building Standards Department to consider a text amendment to Chapter 13 of the City of Charlotte Zoning Ordinance to clarify the intent of the Zoning Ordinance regarding flags and to specifically permit the display of flags to adorn the entrance to business or office parks.

Attachment No. 13

- 14. Petition No. 2000-100 (hearing)** by Charlotte-Mecklenburg Planning Commission to consider a text amendment to Chapter 12 of the City of Charlotte Zoning Ordinance to establish requirements for buffering and screening to provide a visual screen between residential uses and Class I streets with full control of access.

Attachment No. 14

- 15. Petition No. 2000-101 (hearing)** by City Attorney's Office to consider a text amendment to Chapter 13 of the City of Charlotte Zoning Ordinance to permit projecting signs on individual tenant stores in shopping centers and permit projecting signs and canopy signs in the required setback in the UMUD District.

Attachment No. 15

- 16. Petition No. 2000-103 (hearing)** by Realty Network of Charlotte, Inc. for a change in zoning for approximately 11.34 acres located between Reames Road and Interstate 77, south of Hickory Lane from R-3 to R-4.

A protest petition has been filed and is sufficient to invoke the $\frac{3}{4}$ voting rule.

Attachment No. 16

- 17. Petition No. 2000-104 (hearing)** by Koger Equity, Inc. and Koger-Vanguard Partners L.P. for a change in zoning for approximately 23.26 acres located on the east side of Interstate 77, north of Seventy-Seven Center Drive and west of Springbrook Road from I-2 to I-1.

Attachment No. 17

- 18. Petition No. 2000-105 (hearing)** by Pappas Properties Development, LLC. for a change for approximately 6.06 acres located on the southwest corner of Bland Street and South Boulevard from B-1 to MUDD.

Attachment No. 18

- 19. Petition No. 2000-106 (hearing)** by Charlotte-Mecklenburg Planning Commission to consider a text amendment to Chapter 9 of the City of Charlotte Zoning Ordinance to add a new subsection which specifies that all development and uses in the Urban Residential districts, except renovated and/or rehabilitated buildings, must reserve and keep free of development the necessary transportation corridor rights-of-way that abuts the property.

Attachment No. 19

- 20. Receive public comment on the City Council's process for working toward a memorandum of understanding for a new uptown arena by December 31, 2000.**

