

AGENDA

Meeting Type:	B
Date:	05-17-1982

City of Charlotte, City Clerk's Office

Charlotte

Public Service & Information Department
City Hall, 600 E Trade Street
Charlotte, North Carolina 28202
704/374 2395

Meetings in May '82

THE WEEK OF MAY 2 MAY 8

- | | | |
|---|---|--|
| 4 | Tuesday, 9 00 a m
Tuesday, 4 00 p m

Tuesday, 7 00 p m.

Tuesday, 7 30 p m | HISTORIC DISTRICT COMMISSION Edwin Towers, 201 W 10th St., Conference Room
CITY COUNCIL ENVIRONMENTAL HEALTH AND PROTECTION COMMITTEE City Hall, Council Chamber
PUBLIC HEARING/TRANSIT SYSTEM ROUTE & SERVICE CHANGES City Hall, Council Chamber
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.

Thursday, 4 00 p.m. | CITIZEN PARTICIPATION TASK FORCE/PLANNING COMMISSION - Cameron Brown Building, First Floor Conference Room
M/WBE REVIEW COMMITTEE - City Hall, Second Floor Conference Room |

THE WEEK OF MAY 9 MAY 15

- | | | |
|----|---|--|
| 10 | Monday, 12 Noon
Monday, 4 00 p m.

Monday, 7 00 p m
Monday, 7 30 p m
Monday, 7 30 p m. | PLANNING COMMISSION (Work Session) Cameron-Brown Building, First Floor Conference Room
CITY COUNCIL LONG RANGE FUNDING COMMITTEE City Hall, Second Floor Conference Room
CITIZENS HEARING (District 5) Cotswold Elementary School, 300 Greenwich Road
CITY COUNCIL MEETING (District 5) Cotswold Elementary School, 300 Greenwich Road
CITIZENS INPUT MEETING/Viewmont Neighborhood Park Hidden Valley Elementary School, 5100 Snow White Lane |
| 11 | Tuesday, 9 00 a m.
Tuesday, 11 00 a.m
Tuesday, 3 30 p m.
Tuesday, 7 30 p m | HISTORIC DISTRICT COMMISSION - Edwin Towers, 201 W. 10th St , Conference Room
AUDITORIUM-COLISEUM-CIVIC CENTER AUTHORITY Civic Center, Conference Room
PLUMBING ADVISORY BOARD - City Hall Annex, Building Inspection Conference Room
CITIZENS INPUT MEETING/Shannon Neighborhood Park Devonshire Elementary School, 6500 Barringer Drive |
| 12 | Wednesday, 8 30 a m.
Wednesday, 9.30 a m
Wednesday, 7 30 p m

Wednesday, 7 30 p.m | CIVIL SERVICE BOARD City Hall, Third Floor Conference Room
CIVIL SERVICE BOARD/HEARING City Hall, Council Chamber
CITIZENS INPUT MEETING/Archdale Neighborhood Park, Smith Junior High School, 1600 Tyvola Road
HISTORIC PROPERTIES COMMISSION City Hall, Second Floor Conference Room |
| 13 | Thursday, 7 30 a m

Thursday, 4 00 p m

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

(Continued)

THE WEEK OF MAY 16 - MAY 22

17 Monday, 6 00 p m
CITY COUNCIL MEETING(Zoning Hearings) Education Center, Board Room
CITIZENS INPUT MEETING/Cedarwood Neighborhood Park - Idlewild Elementary School, 7101
Idlewild Road

18 Tuesday, 2 00 p-m
HOUSING AUTHORITY 1301 South Boulevard
COMMUNITY FACILITIES COMMITTEE - Utility Department Conference Room, 5100 Brookshire
Boulevard

18 Tuesday, 7-30 p m.
CHARLOTTE TREE COMMISSION Park Operations Conference Room, 701 Tuckaseegee Road
CITIZENS INPUT MEETING/Olde Providence District School Park - Olde Providence Elementary
School, 3800 Rea Road, Matthews, N.C.

19 Wednesday, 4 00 p.m.
SITE PLAN REVIEW COMMITTEE/PLANNING COMMISSION Cameron-Brown Building, First
Floor Conference Room

19 Wednesday, 7 30 p m
EMPLOYMENT & TRAINING ADVISORY COUNCIL - Belmont Regional Center, 700 Parkwood
Avenue

Wednesday, 7 30 p m
CITIZENS INPUT MEETING/Carmel Road Junior High District School Park Carmel Road Junior
High School, 5001 Camilla Drive

Wednesday, 7 30 p m
METROPOLITAN PLANNING ORGANIZATION Cameron-Brown Building, First Floor Conference
Room

20 Thursday, 8 00 a.m.
CHARLOTTE CLEAN CITY COMMITTEE - Cameron Brown Building, Fifth Floor Conference Room
PLANNING COMMITTEE/PLANNING COMMISSION - Cameron Brown Building, First Floor
Conference Room

Thursday, 7 30 p.m.
CITIZENS INPUT MEETING/Briarwood Elementary District School Park Briarwood Elementary
School, 1001 Wilann Drive

THE WEEK OF MAY 23 - MAY 29

24 Monday, 2 00 p m
CITIZENS HEARING - City Hall, Council Chamber
CITY COUNCIL MEETING City Hall, Council Chamber
SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE - City Hall, Third Floor Conference
Room

25 Tuesday, 3 00 p m
ZONING BOARD OF ADJUSTMENT City Hall, Council Chamber
MUNICIPAL INFORMATION ADVISORY BOARD Cameron-Brown Building, Third Floor
Conference Room

25 Tuesday, 7 30 p m
CITIZENS INPUT MEETING/Pressley Road Neighborhood Park Amay James Recreation Center,
2425 Lester Drive

26 Wednesday, 4 30 p m
COMMUNITY RELATIONS COMMITTEE - Covenant Presbyterian Church, 1000 East Morehead St
CITIZENS INPUT MEETING/Derrita Creek Neighborhood Park - Druid Hills Elementary School,
2801 Lucena Street

27 Thursday, 3 00 p m.
PUBLIC HEARING ON PROPOSED ANNEXATION OF RAINTREE/PROVIDENCE PLANTATION
& SETTLERS LANDING AREAS City Hall, Council Chamber

31 Monday
CITY HOLIDAY/MEMORIAL DAY ALL CITY OFFICES CLOSED NO CITY COUNCIL MEETING

MAY 30 & MAY 31

ADDITIONS

4 Tuesday, 3 00 p m
20 Thursday, TBA

COMMUNITY FACILITIES COMMITTEE Utility Dept Conference Room, 5100 Brookshire Blvd
BUDGET PREPARATION TO CITY COUNCIL - City Hall, Council Chamber

*Any questions regarding the ten Citizens Input Meetings may be addressed to Citizen Input, Charlotte Parks & Recreation Department,
310 N Kings Drive, Charlotte, NC 28204, 374-2464.

Charlotte

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.

council agenda

Mayor Eddie Knox

Mayor Pro Tem Harvey B. Gantt

Dave Berryhill
Charlie S. Dannelly
Laura Page Frech

Ron Leeper
Ralph Reiss McMillan
Pamella G. Patterson
Edwin B. Peacock, Jr

George K. Selden, Jr
Herbert Spaugh, Jr
Minette Conrad Trosch



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 Caromerica 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.



ITEM NO.

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.

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SCHEDULE OF MEETINGS
MAY 17 THROUGH MAY 21, 1982

Monday, May 17	Long Range Planning Committee Second Floor Conference Room City Hall	4:00 P.M.
	City Council/Planning Commission Refreshments - Room 200	5:00 P.M.
	City Council/Planning Commission Zoning Hearings & Decisions Board Room - Fourth Floor Education Center	6:00 P.M.
	Citizens Input Meeting/Cedarwood Neighborhood Park Idlewild Elementary School 7101 Idlewild Road	7:30 P.M.
Tuesday, May 18	Citizens Input Meeting/Olde Providence District School Park Olde Providence Elementary School 3800 Rea Road Matthews, N.C.	7:30 P.M.
Wednesday, May 19	Citizens Input Meeting/Carmel Road Junior High District School Park Carmel Road Junior High School 5001 Camilla Drive	7:30 P.M.
	Metropolitan Planning Organization Cameron Brown Building First Floor Conference Room	7:30 P.M.
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.	7:30 P.M.



ATTACHMENTS



#12

**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION**

INTER-OFFICE COMMUNICATION

TO: Miss Ruth Armstrong,
City Clerk

DATE: May 11, 1982

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 some opportunity as well as to maintain concurrent scheduling with the county hearing, we would respectfully 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

#16 ✓

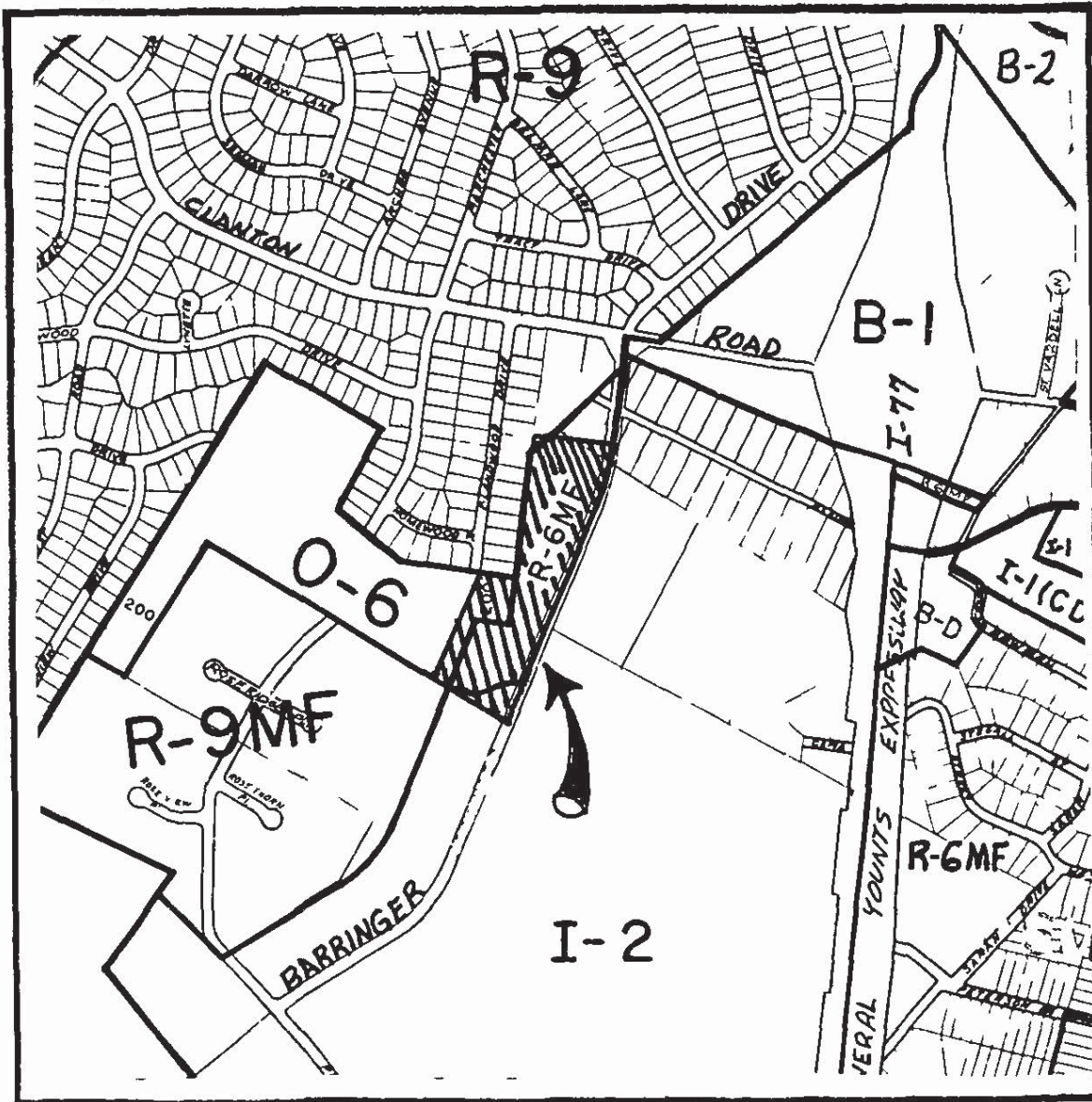
PETITIONER D. L. Phillips Investment Builders, Inc.

PETITION NO. 82-24 HEARING DATE 5/17

ZONING CLASSIFICATION, EXISTING R-9, R-6MF, O-6 & I-2 REQUESTED I-1(CD)

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

Petition No 82-24
Date Filed 3/10/82
Received By [Signature]
OFFICE USE ONLY

Ownership Information

Property Owner D. L. Phillips Investment Builders, Inc.
Owner's Address Suite AA-500 Mart Office Building
800 Briar Creek Road, Charlotte, N.C. 28205
Date Property Acquired October 1, 1966
Deed Reference By Corporate Merger (1723-141)
Tax Parcel Number 145-201-2 (pg. 20)

Location Of Property

Barringer Drive
Size (Sq Ft-Acres) 9.81-Acres 10.3973 Acres
Street Frontage (ft) 1,315.94
Current Land Use Vacant

Zoning Request

Existing Zoning R6 - MF, 1-2, 0-6, R-9
Requested Zoning I -1 CD
Purpose of zoning change To make development of tract compatible with remainder of
Barringer Drive thru Phillips Industrial Park

James M. Alexander
Name of Agent
3431-A St. Wendell Lane, Charlotte, N.C. 28210
Agent's Address
(704) 523-8753
Telephone Number
4701 Hedgemore Drive, Suite 104, Charlotte, NC 28209
Agent's Address

D.L. Phillips Investment Builders, Inc.
Name of Petitioner(s)
see above
Address of Petitioner(s)
(704) 534-2851
Telephone Number
[Signature]
Signature
Tom P. Phillips, President
Signature of Property Owner if Other
Than Petitioner

✓

ZONING ORDINANCE
TEXT AMENDMENT APPLICATION
CITY OF CHARLOTTE

Petition No	<u>82-25</u>
Date Filed	<u>3/12/82</u>
Received By	<u>S. D. Watkins</u>
OFFICE USE ONLY	

Article No II. Zoning Districts. Maps and Gen. Regs. & III. Permitted Uses, Special
(Title) Districts and Conditional Uses

Division No. 1. Purpose of Zoning and Districts & 5. Urban Development Center Districts
(Title)

Section No 23-4.3. Urban Development Centers & 23-40 Urban Development Center - Village
(UDC-V)

Purpose of Change

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.

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

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 II, Division 1, by adding a new Section 23-4.3. Urban Development Center as follows.

Sec 23-4 3 Urban Development Centers

(a) UDC-V Urban Development Center-Village 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

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

Sec 23-40 Urban Development Center - Village (UDC-V).

(A) Intent The adopted Comprehensive Plan - 1995 calls for mixed use centers integrated within the urban fabric of this community The intent of these centers as their functions have evolved and were clarified through the Urban Symposium process is to

- 1 Provide areas where a wide range of personal and professional services are available in close proximity to and in harmony with residential environments and employment concentrations,
- 2 Provide a focal point for public utilities and services in the area, and
- 3 Provide a focal point for major urban land uses in the area.

The Urban Development Center-Village (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/hotel uses It also provides for integrated pedestrian, automotive and transit circulation and access Buses and transfers, which allow greater amounts of development, are granted when not in conflict with the overall objectives of specific area plans for the vicinity in which the UDC-V District is applied

(B) Applicability The UDC-V District is intended for application at select locations throughout the urbanized and urbanizing area Sites to which this District are applied must contain a minimum area of 50

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 also must 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.

3 Definitions For the purposes of this District the following definitions shall be applicable

- (a) single family detached - a structure which contains one (1) dwelling unit,
- (b) single family attached - a dwelling unit which shares by attachment or other means of fixture a common roof, wall or design element with another dwelling unit and which is not located above or below another dwelling unit and which contains its own exclusive entry,
- (c) multi-family - a structure containing two (2) or more dwelling units either sharing a common means of entry and/or designed with one dwelling unit above or below another dwelling unit, mixed use core - that designated area which contains an integrated design of residential and retail and office uses

4. Permitted site usage The following site coverage and site usage shall be applicable in the UDC-V District

- (a) The minimum gross floor area devoted to residential, institutional and conference center/hotel uses combined, as designated in the Concept Plan, shall be calculated as follows

$$\text{Minimum gross floor area} = \text{Total site area} \times 0.1 \quad (\text{in sq ft})$$

- (b) The maximum gross floor area devoted to residential, institutional and conference center/hotel uses combined, as designated in the Concept Plan, shall be calculated as follows

$$\text{Maximum gross floor area} = \text{Total site area} \times 0.64 \quad (\text{in sq ft})$$

- (c) Under no circumstances may less than 75% of the gross floor area devoted to residential, institutional and conference center/hotel uses combined be devoted to residential purposes
- (d) The maximum gross floor area devoted to retail uses, as designated in the Concept Plan, shall be calculated as follows

$$\text{Maximum gross floor area} = \text{Total site area} \times 0.04 \quad (\text{in sq ft})$$

- (e) The maximum gross floor area devoted to office uses, as designated in the Concept Plan, shall be calculated as follows

$$\text{Maximum gross floor area} = \text{Total site area} \times 0.06 \quad (\text{in sq ft})$$

- (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 1 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.

(f) For every parking space provided and maintained for park-and-ride or ridesharing purposes, one additional space may be added to the general inventory of parking spaces above the maximum normally permitted

(g) A percentage of the parking spaces provided may be for compact or small cars. Such spaces shall have minimum dimensions of 7.5 feet in width and 15 feet in length. For each parking space built for compact or small cars an additional 0.25 spaces may be added to the general inventory of parking spaces above the maximum generally permitted. The percentage of spaces which may be provided for compact or small cars shall be specified by the City Department of Transportation. This percentage shall be equal to the percentage of all cars registered in Mecklenburg County or the previous year with the North Carolina Department of Motor Vehicles that are classified as compact or subcompact

9 Edge conditions The uses to which the site is devoted at the points where the UDC-V District abuts other developed property must be compatible with the adjoining uses. Furthermore, development impacts on the natural features at site edges must be addressed

10 Storm water runoff The storm water runoff from the UDC-V site must comply with existing State and local standards at every phase in development

11 Residential character The character of adjoining residential uses must be recognized and addressed

12 Circulation and access Street circulation and property access must be designed to minimize the impacts on area streets

13 Transit and rideshare service Adequate land area must be provided for the loading and unloading of transit and rideshare users within the mixed use core of the site

14 Site integration The site must be developed so as to integrate pedestrian and transit access with the land uses

15 Development standards exemptions The following standards, normally controlled by other portions of this Zoning Ordinance and Subdivision Ordinance, shall be controlled only by the provisions of the UDC-V District where no standards are listed in these provisions, no standards shall be imposed

- (a) lot area,
- (b) lot width,
- (c) frontage on a public street,
- (d) setback and yards,
- (e) building separations,
- (f) height of fences and walls,
- (g) off-street parking,
- (h) open space,
- (i) street right-of-way,

- (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 insure 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

- sections may include such factors as mass, bulk, screening, buffering, curb cuts, signs, graphics, and lighting. The detail shall include at least the right-of-way of the thoroughfare as well as 20 feet on either side of the right-of-way
- 9 cross-sections at typical locations, and to a depth of 55 feet on either side of a property line, where the site proposed for the UDC-V District abuts residentially zoned or developed property to show typical techniques to be employed in recognizing and addressing the character of adjoining residential properties. These cross sections may include such factors as privacy, bulk, height, surface water runoff, security, traffic and circulation (auto and pedestrian)
- 10 layout of a typical parking lot indicating a description of the plantings to be used in landscaping and maturation periods for these plantings.
- (c) Optional Project Information Additional information concerning various aspects of the proposed development may be presented such as the following
- 1 detail of intended development treatment at points of environmental sensitivity, dramatic sites, principal views, historic and significant sites, physiographic obstruction or great opportunity
- 2 information on the significant trees and vegetation to be retained on the site
- (d) Off-Site Inventory The Off-Site Inventory shall consist of
- 1 a map depicting generalized land use for all properties abutting the site with the names and addresses of all owners of this property based on the latest information available in the office of the City-County Tax Collector
- 2 the locations and capacity of existing public utilities
- (e) Pre-application consultation Applicants are encouraged to seek a pre-application consultation with the Planning Director or his designated agent to discuss the proposed Concept Plan and its relationship to the criteria and standards listed for this District
- (f) Decision on Concept Plan With respect to each application, the City Council may approve the Concept Plan, disapprove it or approve it with such modifications and conditions as may be consistent with the criteria and standards listed in this District Within 5 business days following the City Council's determination with respect to an application for a change in zoning to the UDC-V District, the Planning Director or his designated agent shall inform the applicant, and other persons who request it, of the City Council decision on the Concept Plan

- (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.

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 _____, Page _____, in Ordinance Book _____

Ruth Armstrong,
City Clerk



ZONING ORDINANCE
TEXT AMENDMENT APPLICATION
CITY OF CHARLOTTE

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

Article No I. Definitions & VI Sign Regulations
 (Title)
 Division No _____ 1 General Regulations
 (Title)
 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

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

Ordinance No. _____

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 <u>82-27</u>
Date Filed <u>3/12/82</u>
Received By <u>S. D. Watkins</u>
OFFICE USE ONLY

Article No V Off-Street Parking and Loading Requirements
(Title)

Division No 1. Off-Street Parking Requirements
(Title)

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

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 V, Division I. Off-Street Parking Requirements by adding the following to Section 23-67. Parking Spaces may not be reduced:

"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."

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	<u>82-28</u>
Date Filed	<u>3/19/82</u>
Received By	<u>SD Walters</u>
OFFICE USE ONLY	

Article No VI SIGN REGULATIONS (Title)

Division No 2 SCHEDULE OF SIGN (Title)

Section No 23-80 (F) Residential Districts

Purpose of Change Additional language to section 23-80 (F) 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.

Name of Agent _____
Agent's Address _____
Telephone Number _____

Paul J. Reeves Jr.
Name of Petitioner(s)
2601 Eastway Drive (28205)
Address of Petitioner(s)
536-5203
Telephone Number

Signature Paul Johnson Reeves Jr.

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 Section 23-80(F) by adding a second paragraph (undesignated) to read
as follows:

"Signs on premises of day care centers along major thoroughfares as
designated by the Charlotte-Mecklenburg Thoroughfare Plan shall be
regulated as follows

- (1) Type of sign permitted:
- (2) Permitted number of signs:
- (3) Maximum area of signs:
- (4) Permitted illumination.
- (5) Permitted location

One sign may be detached and located
behind the street right-of-way. The
other sign must be behind the per-
mitted setback and attached to prin-
cipal building, except as permitted
in paragraph (b), Section 23-85.

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

PETITIONER Caromerica Corporation

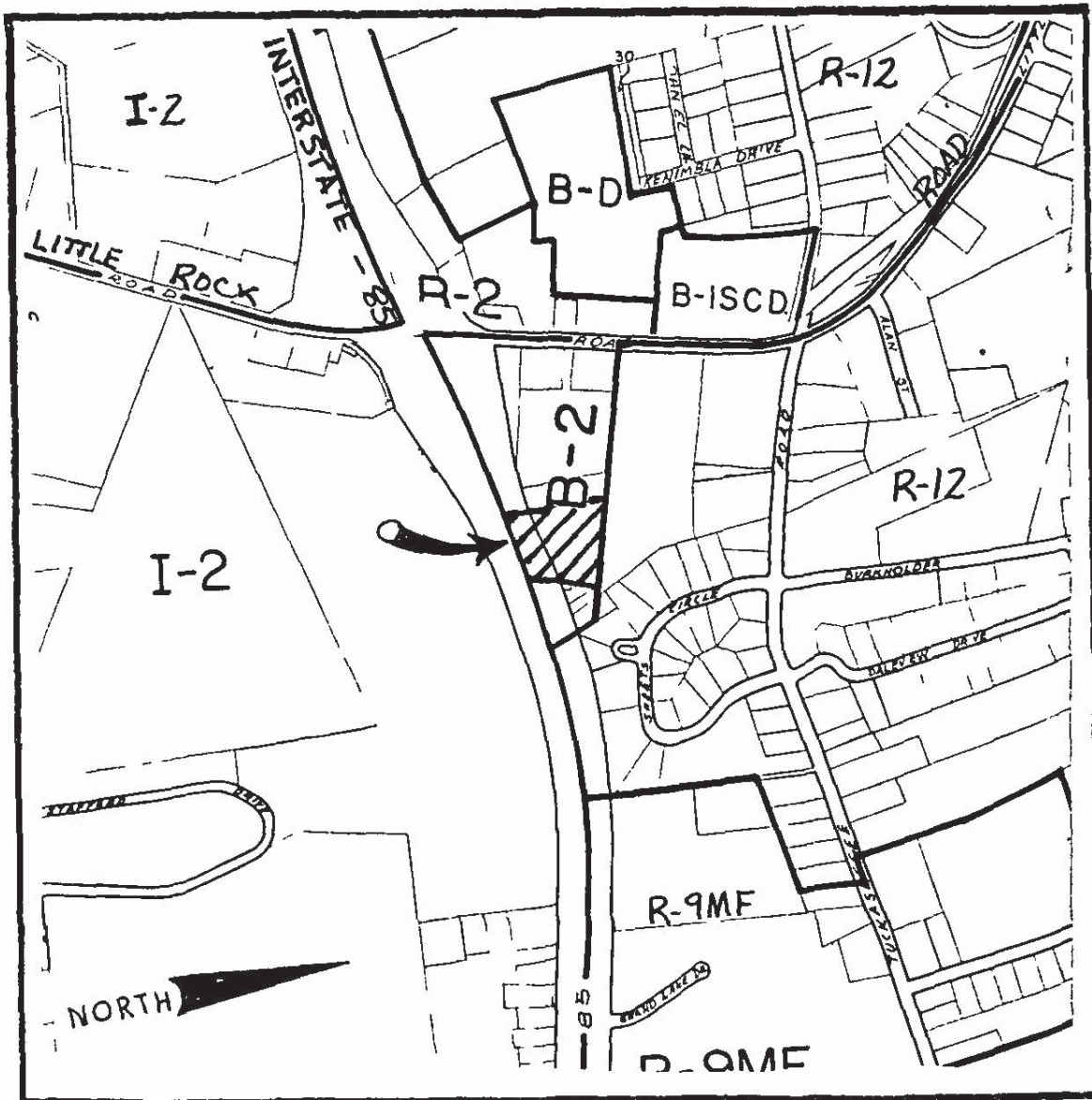
PETITION NO. 82-29

HEARING DATE 5/17

ZONING CLASSIFICATION, EXISTING B-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

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



OFFICIAL REZONING APPLICATION

CITY OF CHARLOTTE

Ownership Information

Property Owner Caromerica Corporation

Owner's Address 1934 Overhill Road

Charlotte, N.C. 28211

Date Property Acquired May 22, 1968

Deed Reference 2975-145

Tax Parcel Number 61-302-27

Location Of Property (address or description) 2.00 Acres at

4030 South Interstate 85

Description Of Property

Size (Sq Ft Acres) 2.00 Acres

Street Frontage (ft) 357.33

Current Land Use Industrial type building used for Fork-lift

truck assembly, sales and service.

Zoning Request

Existing Zoning B-2

Requested Zoning I-1 (CD)

Purpose of zoning change Present user is leaving, and this change is to

permit the location of a new tenant to utilize the existing

industrial nature of the site.

Name of Agent Fred A. Bryant

Agent's Address 1850 East Third St. Svt. 216, Charlotte

Telephone Number 28204

Telephone Number 333-1530

Name of Petitioner(s) Caromerica Corporation

Address of Petitioner(s) 1934 Overhill Road

Telephone Number 366-4033

Signature by Mary Matthews, Inc.

Signature of Property Owner if Other Than Petitioner

OFFICE USE ONLY

Petition No 82-29

Date Filed 4/2/82

Received By SO [Signature]

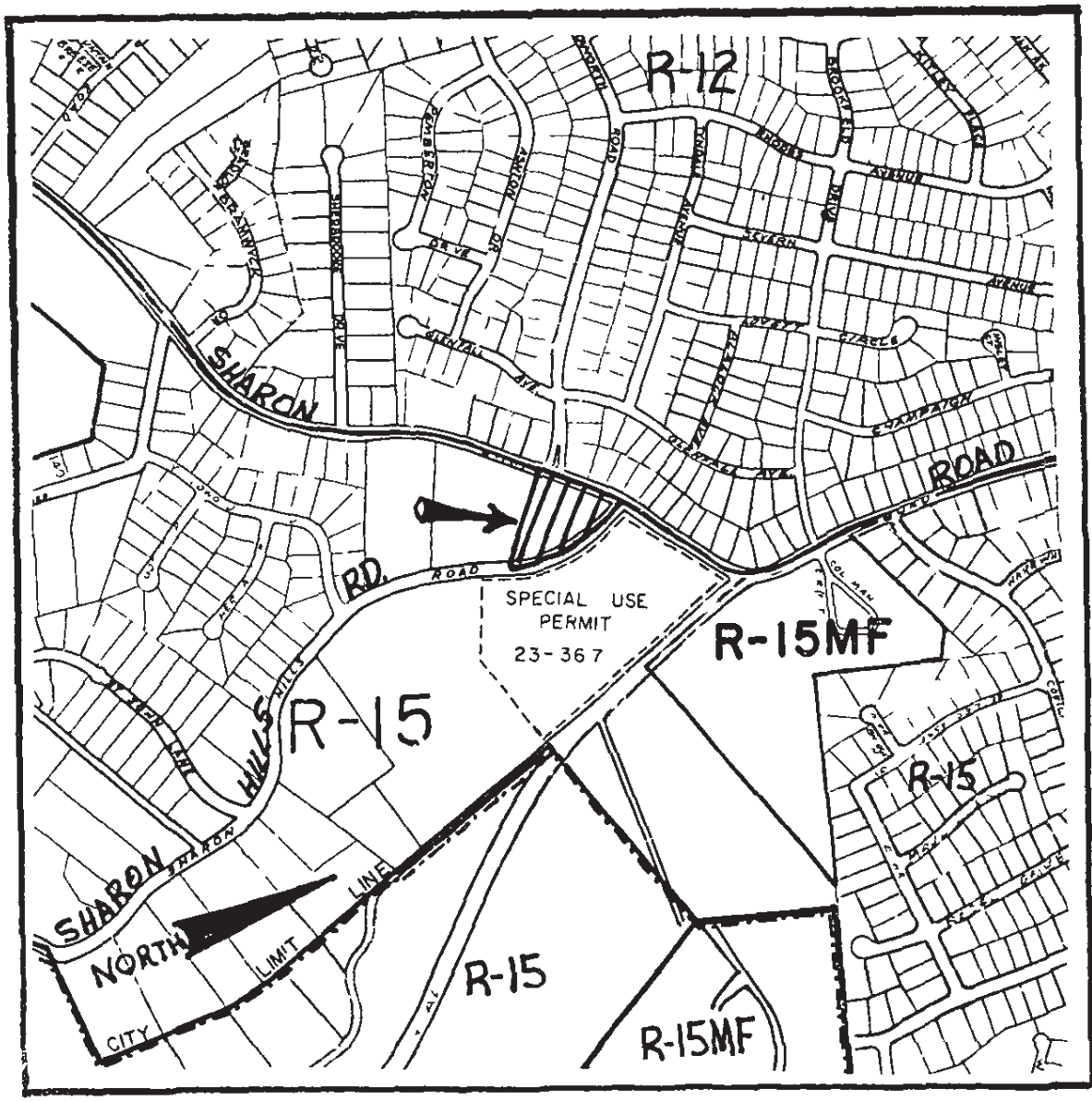
PETITIONER Farmington, Incorporated

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" = 800'

PROPERTY PROPOSED FOR CHANGE



OFFICIAL REZONING APPLICATION

CITY OF CHARLOTTE

Petition No	82-30
Date Filed	April 2, 1982
Received By	S D WATKINS
OFFICE USE ONLY	

Ownership Information

Property Owner Farmington Incorporated
 Owner's Address c/o Cameron Brown Company
First Union Plaza, CB-6
Charlotte, N. C. 28288
 Date Property Acquired January, 16 1982
 Deed Reference Tax Parcel Number 209-193-15

Location Of Property

(address or description) South east corner
Sharon Road and Sharon Hills Road
 Description Of Property 2.75 Acres +/-
 Size (Sq Ft-Acres) 910 +/-
 Street Frontage (ft) Vacant and undeveloped
 Current Land Use

Zoning Request

Existing Zoning R-15
 Requested Zoning R-15MP (CD)
 Purpose of zoning change To permit attached housing to be constructed
 in accordance with a plan sensitive to area and site conditions

Name of Agent Fred E. Bryant

Name of Agent 1850 E. 3RD. ST. Suite 216 Char. N.C. 28204

Agent's Address 333-1630

Telephone Number 374-4575

Address of Petitioner(s) Farmington Incorporated

Name of Petitioner(s) Cameron Brown Co

First Union Plaza, Char. 282

Telephone Number Signature

Signature S D WATKINS JR

Signature of Property Owner if Other Than Petitioner

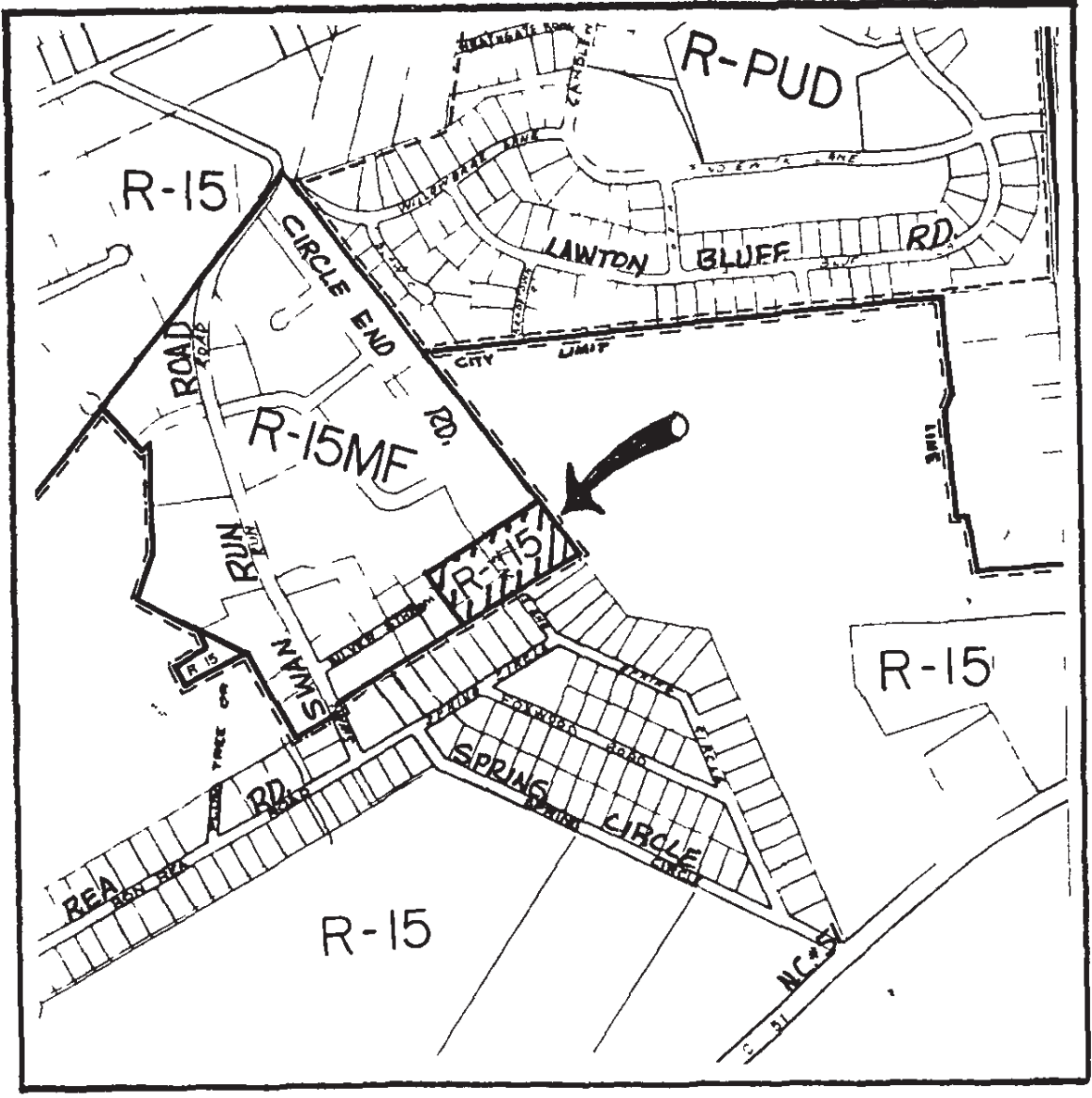
PETITIONER Louis W. Otterbourg

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



OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No	82-31
Date Filed	April 2, 1982
Received By	SD [Signature]
OFFICE USE ONLY	

Ownership Information

Property Owner _____ Please see attached
Owner's Address _____ Please see attached

Date Property Acquired _____ See attached

Deed Reference _____ See attached
Tax Parcel Number _____ See attached

Location Of Property

(address or description) _____ 3400 block of Circle's
End, Charlotte, N. C., being lots between Swan Run and
city limits.

Description Of Property

Size (Sq Ft Acres) _____ 3.9 acres
Street Frontage (ft) _____ 300
Current Land Use _____ Unimproved

Zoning Request

Existing Zoning _____ R-15
Requested Zoning _____ R-15 MF

Purpose of zoning change _____ To permit future utilization of land in keeping with the

predominating and existing use of surrounding property.

_____ which is multi-family.

Name of Agent _____

Agent's Address _____

Telephone Number _____

Address of Petitioner(s) _____
537-4249 or 364-5222

Telephone Number _____

Signature _____

Please see attached
Signature of Property Owner if Other Than Petitioner

_____ Than Petitioner

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,

Mr & Mrs David C Trull Sr (Edna)
Name
7616 Whippoorwill Lane
Address
Charlotte, N.C. 28210

Name Joseph R Hartman
Address 4518 Bonwick Rd
Charlotte, N.C. 28211
3-19-82

Yours truly,

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

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

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,

Stephen McCuley Otter
Name
13463 Ancker Rd.
Address
Apple Valley, Ca. 92507

Name *William J. Miller*
Address *9015 Beryl Road*
Charlotte, N.C. 28212

Yours truly,

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

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

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 _____
RT. 4 Box 545
Address _____
Mooresville, N.C. 28110



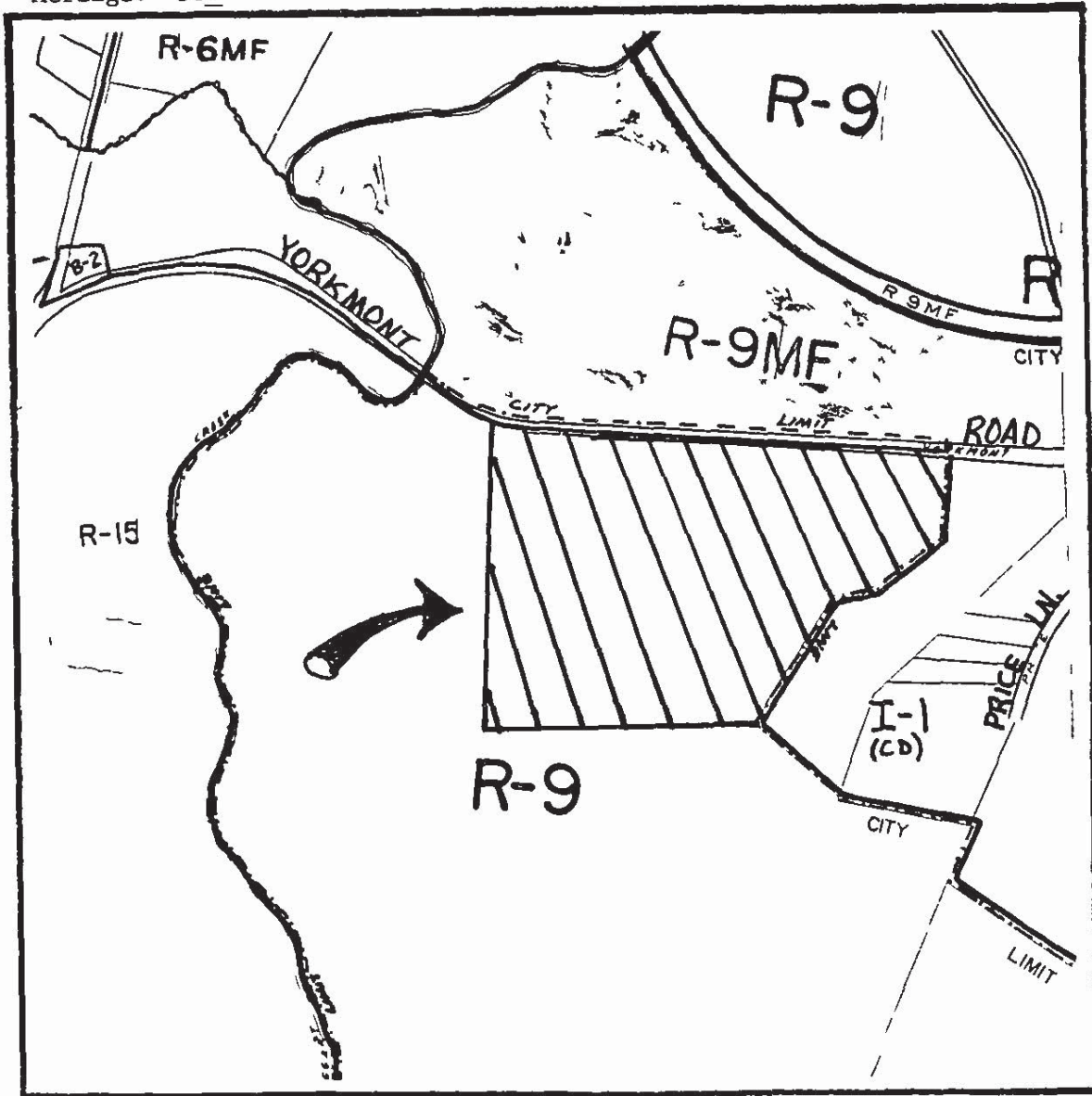
PETITIONER City of Charlotte - Engineering Department

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

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 _____

Name of Petitioner(s) _____
C. D. Reading, City Engineer
301 S. McDowell St., Suite 400

Agent's Address _____

Address of Petitioner(s) _____
(704) 374-2291

Telephone Number _____

Signature _____

Signature of Property Owner if Other Than Petitioner _____

OFFICE USE ONLY

Received By S. D. Watkins

Date Filed April 2, 1982

Petition No. 82-32

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. Additional 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.

nsu

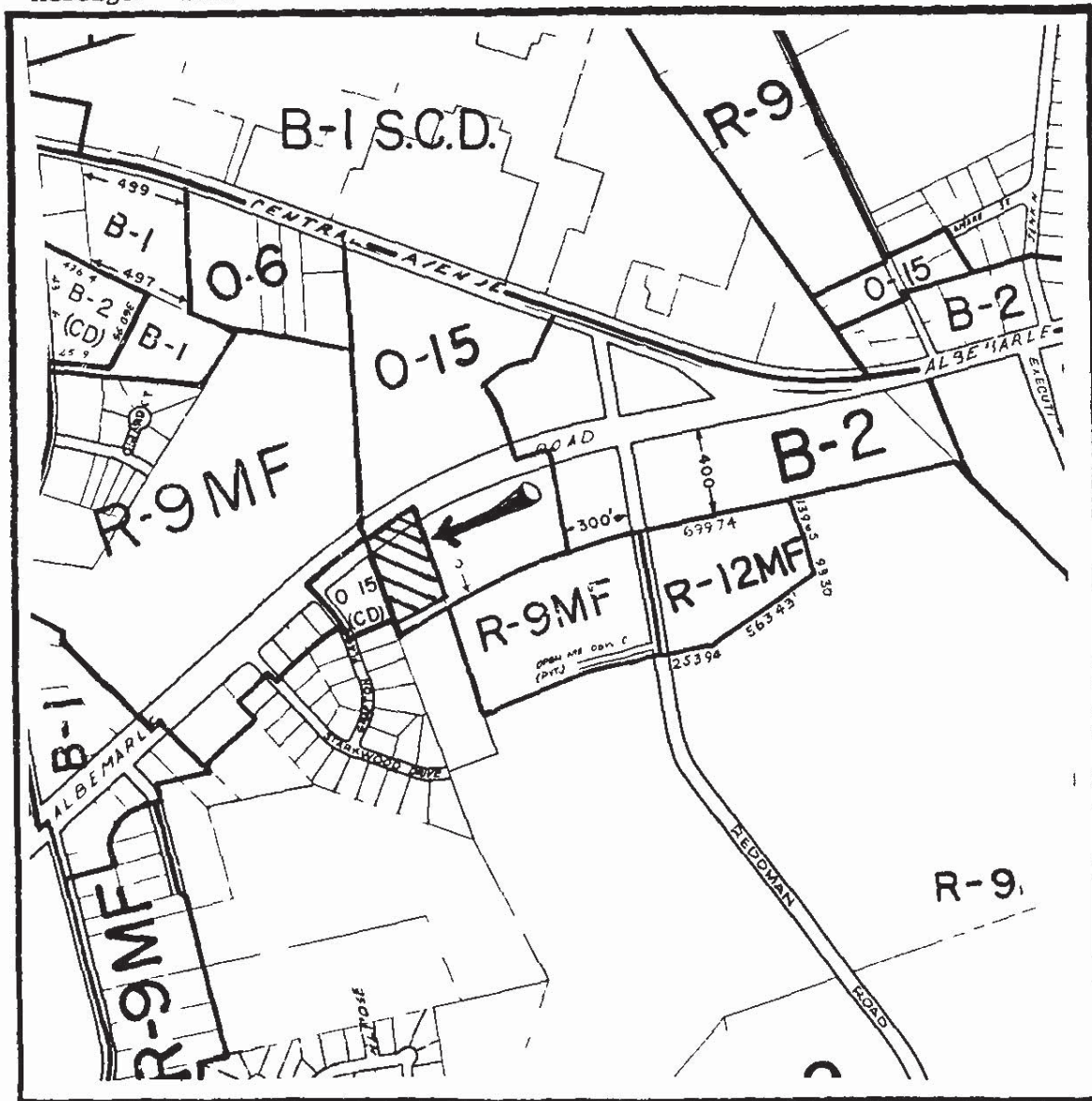
PETITIONER Steak and Ale of North Carolina, Inc.

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



OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Ownership Information

Property Owner HUGH S. EUDY AND WIFE MARYPHENE M. EUDY

Owner's Address 1021 PIERSON DRIVE

CHARLOTTE, NORTH CAROLINA 28205

Date Property Acquired 1968

Deed Reference BOOK 2677 PAGE 509 Tax Parcel Number 13351 LOT 1

Location Of Property (address or description) ON SOUTH SIDE OF ALBEMARLE

ROAD BETWEEN REDDMAN ROAD AND GRAFTON PLACE

Description Of Property

Size (Sq Ft Acres) 79,547 SQ. FT. (1.83 ACRES) Street Frontage (ft) 250

Current Land Use VACANT

Zoning Request

Existing Zoning 0 - 15 Requested Zoning B-1(CD)

Purpose of zoning change TO ALLOW CONSTRUCTION OF A RESTAURANT

DELLINGER/LEE ARCHITECTS
ROBERT C. DELLINGER

Name of Agent SUITE 108, 3 WOODLAWN GREEN, CHARLOTTE, 28210

Agent's Address 704-523-2446

Telephone Number

Address of Petitioner(s) 800-527-0255

Name of Petitioner(s) DALLAS, TEXAS

STEAK AND ALE OF NORTH CAROLINA, INC.

Signature

[Signature]

Signature of Property Owner if Other Than Petitioner

OFFICE USE ONLY

Received By [Signature]

Date Filed 4/17/82

Petition No 82-33

First Charlotte Properties

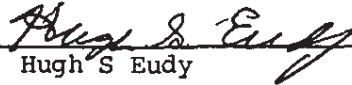
1366 EAST MOREHEAD • CHARLOTTE NORTH CAROLINA 28204 • (704) 377 9000

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 0-6 to B-1CD.



Hugh S Eudy



Maryphene Eudy



2



CHARLOTTE-MECKLENBURG PLANNING COMMISSION

CAMERON BROWN BUILDING
301 SOUTH McDOWELL STREET
CHARLOTTE, NORTH CAROLINA 28204

MARTIN R CRAMTON JR
Planning Director

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 O-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 O-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 descisions 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.

2. Existing land use. The site is vacant. Property directly across Woodlawn Road is also undeveloped. To the south are the Selwyn Village condominiums. Much of the general area to the north and east is developed with single family homes. To the east is Park Road Shopping Center and other retail is concentrated along Montford Drive.

3. Site Plan. The conditional site plan indicates that a 2 story, 7,216 square foot office building is to be constructed on the site. Access to the site will be via Pinehurst Place with a total of 26 parking spaces to be provided. Screen planting will be added to buffer the parking areas.

4. Thoroughfare Zoning Policies. In 1972, 1973 and 1978 studies were undertaken dealing with zoning along Eastway Drive, the Inner Belt (Eastway, Wendover, Runnymede, Woodlawn, Airport Parkway) and Woodlawn Road respectively that cautioned against non-residential strip zoning along these thoroughfares.

The following general findings can be arrived at:

1. Comprehensive Plan 1995. The Plan Map indicates residential development (10-20du/a)/office in the general vicinity of the petitioner's property.

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 acquisition during the first phase of the Greenway Plan.

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

Based on the above issues, facts and general findings, the following detailed findings may also be identified:

1. The subject property is zoned R-6.

2. The subject property is irregularly shaped, very narrow in depth and has rather steep topography, making development of the site difficult.

3. In recognition of the difficulties associated with the development of this site, the development plan offers one development alternative. However, other options are available.

4. The site offers opportunities for infill housing, which appears more reasonable in light of overall land use and zoning policies for this area.

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

6. Approval of this request could lead to other non-residential requests, especially across the street on Woodlawn where the petitioner owns property similarly situated.

7. Approval of this request will intrude into an otherwise residential environment on Pinehurst Place.

Based on the above findings, the Planning Commission recommends the petition be disapproved.

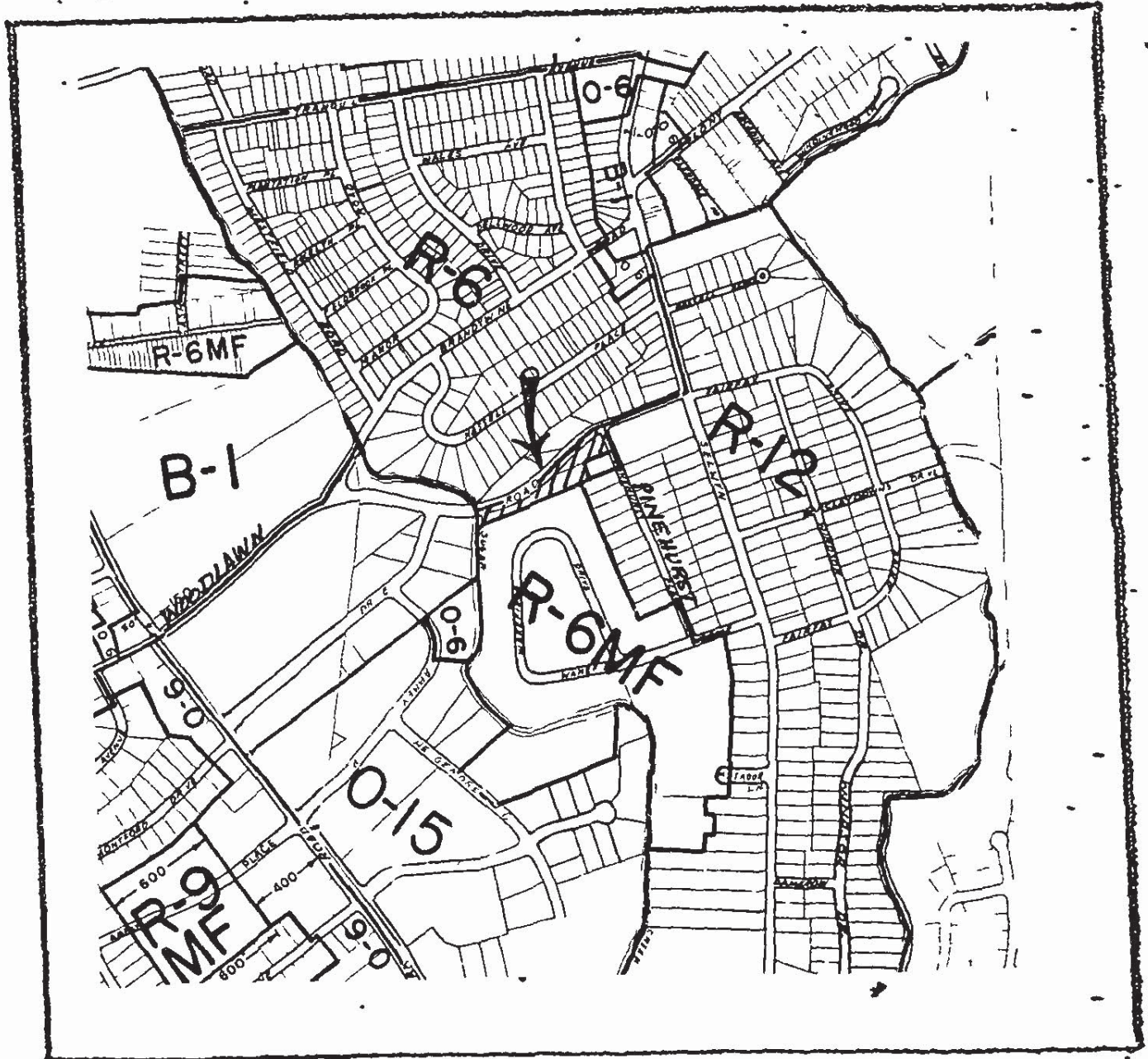
PETITIONER C. D. Stampley, Jr., et al

PETITION NO. 82-12 HEARING DATE 4/19

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

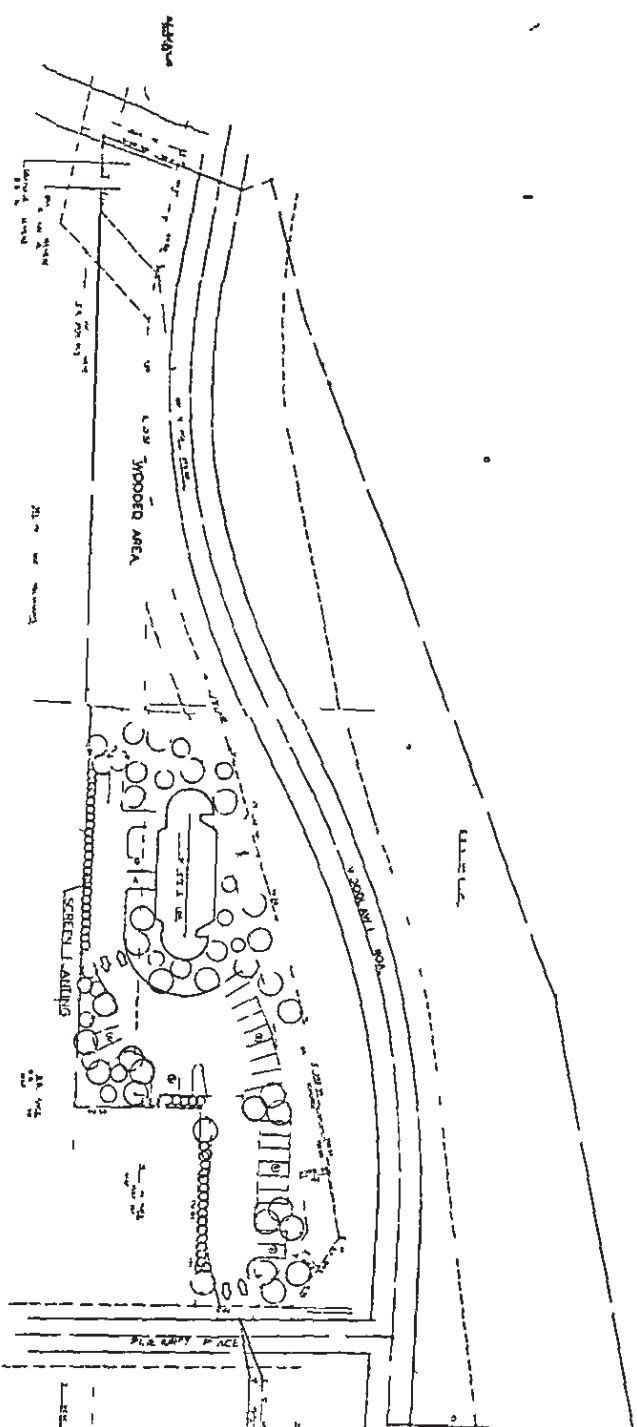
LOCATION An 1.432 acre tract located at the southwest corner of Woodlawn Road and Pinehurst Place with frontages of approximately 777 feet along Woodlawn Road (no access) and 67 feet along Pinehurst Place.

Acreage. 1.432



ZONING MAP NO. 8

SCALE 1" = 800'



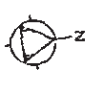
PROPOSED SITE PLAN FOR C.D. STAMPLEY ENTERPRISES, INC.
 15026

EXISTING ZONING: R-6
 REQUESTED ZONING: O 6CD

BUILDING AREA CALCULATIONS

LOWER LEVEL	3810 S.F.
UPPER LEVEL	2380 S.F.
TOTAL	72 9 S.F.

PAVING AREA REQUIRED IS
 1 per 100 S.F. = 24 spaces



LITTLE & ASSOCIATES

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:

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DATE April 19, 1982

PETITION NO. 82-23

PETITIONER(S) James E. Body and Associates

REQUEST Change from R-12 to O-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:

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DATE April 19, 1982

PETITION NO. 81-73

PETITIONER(S) Harley B. Gaston, Jr.

REQUEST Change from O-6 to O-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?

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

1. Existing zoning. The subject property is currently zoned 0-6. B-1 business zoning extends along Providence Road beginning to the south of the property in question. Areas zoned 0-6 act as a transition between the B-1 zoning and the residential zoning which predominates the area. Across Providence Road and to the north is an area also zoned 0-6.
2. Existing land use. The subject property currently has on it an apartment building. Immediately to the north is a neighborhood park, while to the south and relating to Providence Road begins a concentration of mostly commercial and office uses. Across the subject site on Providence Road is a nursing home facility. Other parcels contiguous to the subject property are developed with residential uses as is much of the other development in the vicinity.

The following general findings can be arrived at:

1. Comprehensive Plan. The Comprehensive Plan indicates the area in the vicinity of the subject property as a residential transition area.
 2. Thoroughfare Plan. Providence Road is a major radial arterial leading into and out of the uptown area.
- Based on the above issues, facts and general findings, the following detailed findings may also be made:

1. The subject property is currently zoned 0-6, but has been used as a 4-unit apartment building.
2. The current zoning on the subject site serves a transitional function, both along Providence Road relating to commercial uses to the south as well as along Alberto Street as a local neighborhood street leading into the Crescent Heights neighborhood.
3. The intensification of non-residential zoning along Providence Road should be discouraged.
4. Commercial traffic at this site would create additional traffic along Providence Road and through the neighborhood and possibly lead to on-street parking in the neighborhood creating additional traffic problems.
5. While the site plan submitted would provide for some development conditions and restrictions for the property, it is believed that overall area objectives and development patterns would indicate a desirable retention of the existing zoning on this site.

Based on the above findings, the Planning Commission recommends that this petition be denied.

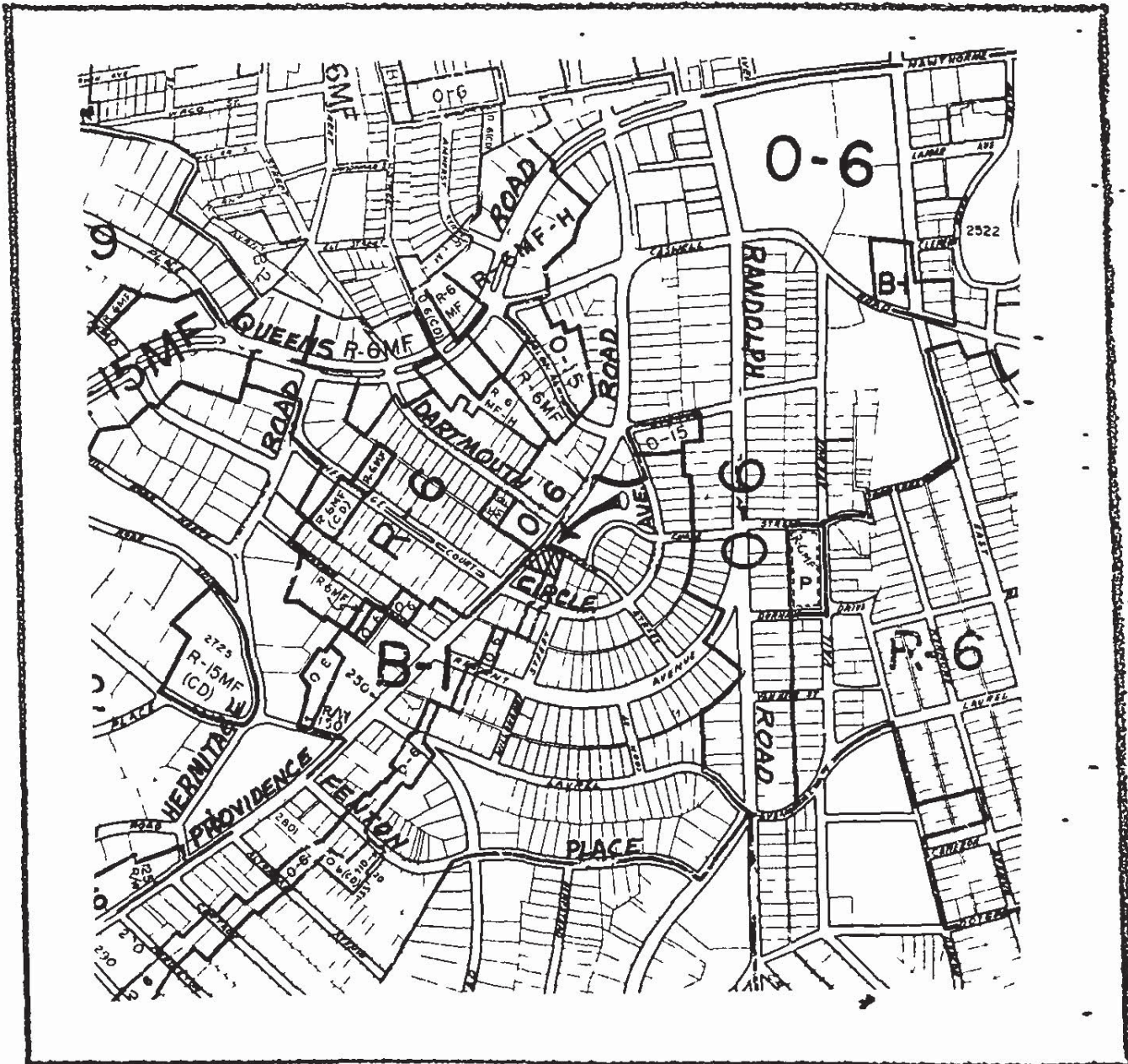
PETITIONER Harley B. Gaston, Jr.

PETITION NO. 81-73 HEARING DATE 12/21

ZONING CLASSIFICATION, EXISTING O-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

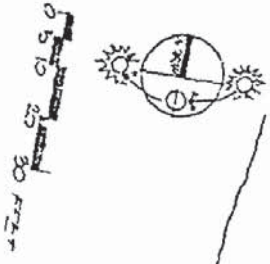
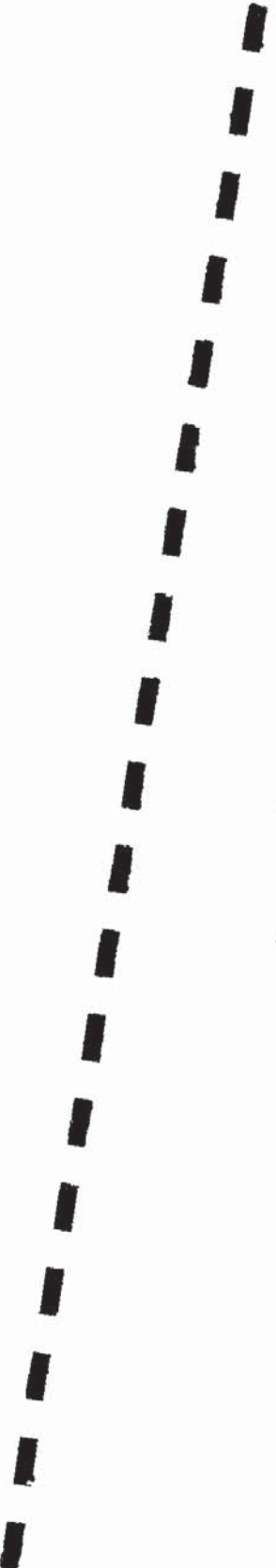


ZONING MAP NO. 7

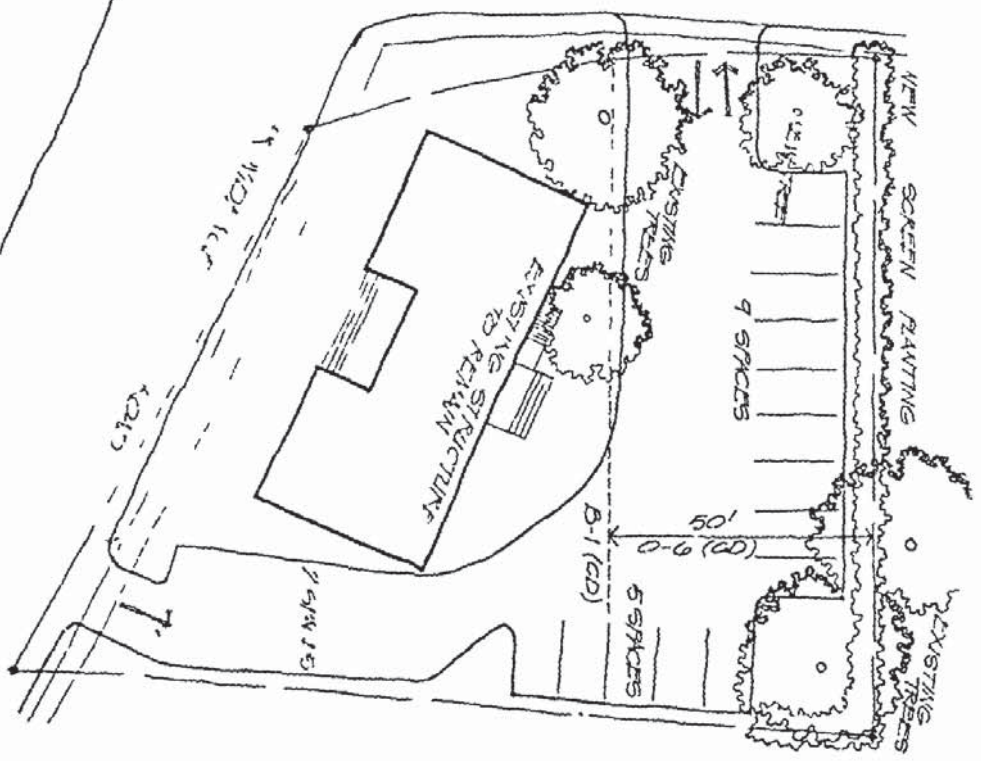
SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE





4.50' 970 STREET



SUI Providence Road

PERMITTED USES

- 1 ALL USES ALLOWED IN O-G DISTRICT
- A ART GALLERIES
- B BOUTIQUES
- C GIFTS
- D CLOTHES
- E ANTIQUES
- F FURNITURE
- G FLOWERS

PARKING REQUIRED

- 7 SPACES = 1,400 SF 1ST FLOOR
- 5 SPACES = 1,500 SF 2ND FLOOR
- 4 SPACES = 1,500 SF 2ND FLOOR
- 8 EMPLOYEES
- 16 TOTAL