<u>AGENDA</u>

Meeting Type.	20N/WG
Date:	07/20/1987

City of Charlotte, City Clerk's Office

Mayor Harvey B Gantt Mayor Pro Tem Al Rousso

Charlie S Dannelly
Gloria Fenning
Ann Hammond
Ron Leeper

Roy Mattheus

Cyndee Patterson

Pamella G Patterson

Minette Conrad Trosch

Richard Vinroot

Veha W Woollen

Council Agenda

Monday, July 20, 1987

5:00 p.m. - Dinner

Rooms 237 and 239, Education Center

North Tryon Corridor Discussion

6.00 p.m. - ZONING HEARINGS

Board Room, Education Center

ITEM NO.

1. Invocation by the Reverend Michael W. Frye of The Living Saviour Lutheran Church.

HISTORIC PROPERTIES PUBLIC HEARINGS

Hearing to consider designation of the Jennie Alexander Duplex, (including the exterior and interior of the main house and the outbuildings and the associated land) located at 1801-1803 East Eighth Street, as historic property.

The Historic Properties Commission bases its judgement on the following considerations:

- 1. The Jennie Alexander Duplex, built in 1922, might be the oldest suburban residence in Charlotte which was initially designed as a duplex.
- 2. It was designed by James Mackson McMichael, an architect of local and regional importance.
- 3. It is the only known example of McMichael's residential architecture which survives in Charlotte and is most probably the only example of McMichael-designed duplex extant in Charlotte.

4. The Jennie Alexander Duplex is part of a cluster of homes, (including the John Baxter Alexander House and the Walter L. Alexander House) which once formed a unique family complex in the Elizabeth neighborhood.

Based on the current assessment and tax rate, the amount of deferrable taxes would be \$656.48.

After several notifications without response, it is assumed that the property owner has no conflict with the historic designation. The Department Review Process revealed no conflicts between the historic designation and City projects. The N. C. Division of Archives and History concurs in the proposed designation.

Recommend adoption of an ordinance designating the Jennie Alexander Duplex, the outbuilding and the land associated therewith located at 1801-1803 East Eighth Street, as historic property.

Attachment No. 1.

Hearing to consider designation of the Old Park Manufacturing Company Building, (including the exterior and interior of the entire building and the associated land) located at 311 Arlington Avenue, as historic property.

The Historic Properties Commission bases its judgement on the following considerations:

- 1. The Old Park Manufacturing Company survives in Charlotte, North Carolina.
- 2. The Park Manufacturing Company used this facility to manufacture elevators for use throughout this region.
- 3. The Old Park Manufacturing Company Building is the best preserved remnant of the old industrial district in Dilworth, Charlotte's initial streetcar suburb.

Based on the current assessment and tax rate, the amount of deferrable taxes would be \$904.51.

The property owner fully supports the historic designation. The Department Review Process revealed no conflicts between the historic designation and City projects. The North Carolina Division of Archives and History concurs in the proposed designation.

Recommend adoption of an ordinance designating the Old Park Manufacturing Company Building and the land associated therewith, located at 311 Arlington Avenue, as historic property.

Attachment No. 2.

POLICY AGENDA

Decision on SUP 87-2 by The City of Charlotte Engineering
Department to (1) delete a portion of the site just east of the
Coliseum which was originally shown as open space, and (2) to
allow the southeastern-most section of the parking lot to serve
as a "joint use" parking area for the new baseball stadium.

The Planning Commission recommends the petition be approved.

Those eligible to vote are Councilmembers Gloria Fenning, Ann Hammond, Roy Matthews, Minette Trosch, Richard Vinroot and Velva Woollen.

Attachment No. 3-A

Decision on Petition No. 87-44 by North Carolina National Bank for a change in zoning from R-6MF conditional parking to B-1 for a .293 acre site located north of the intersection of the Plaza and Herrin Avenue, to the rear of the NCNB branch office.

The Planning Commission recommends that the petition be denied. The petitioner is no longer pursuing the rezoning.

Attachment No. 3-B

Decision on Petition No. 87-53 by Florence Crittenton Service, Inc., for a change in zoning from R-6 to R-6MF(CD) for 30,500 square feet located at 2100 Cumberland Avenue, on the southwesterly corner of the intersection of Cumberland Avenue and Lynway Drive.

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

The Planning Commission recommends that the petition be denied.

Attachment No. 3-C

Decision on Petition No. 87-56 by Scandura, Inc. for a change in zoning from 0-6, R-6MF, and R-6MF Conditional Parking to 0-6(CD) and I-2(CD) for a 1.57 acre site located on both sides of Keswick Avenue at Dunloe Street.

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

The Planning Commission recommends that the petition be approved.

Because of her absence, Councilmember Pam Patterson has requested that this item be deferred.

Attachment No. 3-D

Decision on SUP 87-4 by the City of Charlotte Engineering Department to allow a 7,500 seat baseball stadium with parking and future development in a residential area.

The Planning Commission recommends that the Major Special Use Permit be granted.

Those eligible to vote are Councilmembers Gloria Fenning, Ann Hammond, Roy Matthews, Minette Trosch, Richard Vinroot and Velva W. Woollen.

Attachment No. 4

BUSINESS AGENDA

Recommend award of the construction contract for the new Baseball Stadium.

In August of 1986, City Council approved a contract with Clark, Tribble, Harris and Li Architects to develop a schematic design for the new baseball stadium. In December, Council approved a new contract for the architect to complete the design of a 5,000 seat, two-tier stadium, expandable to 15,000 seats.

In June of this year, the North Carolina General Assembly ratified a bill which exempted the project from State bidding requirements. This allowed the City to accept proposals and negotiate directly with prospective contractors to save time and meet a tight schedule. This also allowed the entire project to be constructed by a single prime contractor.

Proposals were received on July 9th. The bids are being analyzed and the results will be provided in the Council/Manager memo on July 17.

A decision on the Stadium Special Use Permit is before Council at this time.

Consider issuance of a floodway special use permit (FSUP) to S. C. Hondros and Associates which would allow fill in an existing floodway and the relocation of a channel.

The Charlotte Floodway Regulations generally prohibit any encroachment into areas designated as Floodway Districts. However, these same regulations provide for the issuance of Floodway Special Use Permits which would allow some minor degree of encroachment into these restricted areas if granted. Section 9-14 of the Charlotte Floodway Regulations prescribes the method and consideration which should be given to such requests. Upon the recommendation from the Planning Commission, City Council makes the final decision on this type of request.

The process does not involve a public hearing, but adjacent property owners are notified about the request and when the request will be considered.

S. C. Hondros and Associates have applied for a Floodway Special Use Permit which would allow fill in the Floodway and the rechannelization of an existing creek.

The Planning staff, Zoning Administrator, Parks and Recreation staff, and Engineering staff find the affect of the proposed rechannelization of the creek is not significant and recommend approval.

A map is attached showing the area in question.

Attachment No. 5

11. Recommend approval of the North Tryon Special Project Plan.

The Plan proposes improvements between the Uptown and University City to upgrade the visual quality as well as setting a pattern for future land use development.

Rezonings are proposed for the Lockwood neighborhood, 36th and North Tryon between Sugar Creek and Tom Hunter, and at the US29/NC49 weave section. Visual improvements in the form of trees, screening, fencing, curb and gutter are proposed along the entire stretch as well a two key gateway treatments at the Brookshire Freeway and the weave section.

The rezoning, if approved as policy, will come back for hearings.

Attachment No. 6

PUBLIC HEARINGS

Hearing on Petition No. 87-42 by Williams Properties, Inc., for a change in zoning from R-6MF to I-2(CD) for a 1.29 acre tract located on the easterly side of Clyde Drive west of Rozzelles Ferry Road.

This hearing was deferred at the May 18 and June 15 meetings.

Attachment No. 7-E

Hearing on Petition No. 87-58 by Montclaire South Homeowners', for a change in zoning from I-2 to R-6 for 4.1 acre site located to the south of 600 Griffin Road.

Attachment No. 7-F

Hearing on Petition No. 87-59 by Duke Power Company for a change in zoning from R-9MF to I-2(CD) for a .67 acre site located on the west side of Toddville Road, north of intersection with Macon Street.

Attachment No. 7-G

Hearing on Petition No. 87-60 by Faison Associates for a change in zoning from U-MUD to U-MUD-O for a parcel fronting on West Trade Street between South Church Street and South Tryon Street adjacent to the proposed Plaza Park.

Attachment No. 7-H

ITEM NO.

Hearing on Petition No. 87-61 by Wingate College for a change in zoning from R-9, 0-6 and R-15MF to 0-6(CD) and R-15MF(CD) for a 11.8 acre site located north of Monroe Road near Lantana Avenue.

Attachment No. 7-I

Hearing on Petition No. 87-62 by G & M Development Company for a change in zoning from R-9MF to O-15(CD) for 3.982 acres located on the west side of Idlewild Road North, south of Lawyers Road.

Attachment No. 7-J

Hearing on Petition No. 87-63 by The King Corporation for a change in zoning from R-6MF to B-1(CD) for a 2.68 acre site located on the northwesterly corner of the intersection of North Wendover Road and Marvin Road.

Attachment No. 7-K

Hearing on Petition No. 87-64 by Carley Capital Group for a Site Plan Amendment to an existing U-MUD-0 zoning for a 1.5 acre site on North Tryon Street between East Fifth and East Sixth Streets, and extending in a southerly direction to North College Street.

Attachment No. 7-L

Hearing on Petition No. 87-65 by the City of Charlotte to establish City zoning on recently annexed property in the Mineral Springs, Hickory Grove/Pence Road, Taragate Farms/Arrowood, and Oakdale areas.

Attachment No. 7-M

Recommend adoption of a resolution calling for public hearings on Monday, August 17, 1987, at 6:00 p.m. in the Board Room of the Education Center, on Petitions No. 85-79, 87-55 and 87-66 through 87-69 for zoning changes.