

City of Charlotte, City Clerk's Office



#### Mayor Sue Myrick

Mayor Pro Tem Al Rousso

John A (Gus) CampbellRoy MatthewsStanley M CampbellCyndee PattersonDan ClodfelterFila Butler ScarborougbCharlie S DannellyRichard VinrootGloria FenningVeli a W Woollen

# Council Agenda

# May 16, 1988

### 5:00 p.m. - Dinner Discussion on Special Project Plans Rooms 237 and 239, Education Center

# 6:00 p.m. - ZONING HEARINGS Board Room, Education Center



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1. Invocation by The Reverend John C. Haughey, St. Peters Catholic

Church.

### PUBLIC HEARINGS

Hearing on Petition No. 88-11 by First Colony Group, Ltd. for a change in zoning from R-15 to O-6(CD) for a 7.08 acre site located on the north side of Fairview Road approximately 1,250 feet east of Sharon Road.

This hearing was deferred indefinitely at the February 15, 1988 zoning meeting.

Attachment No. 1-A

Hearing on Petition No. 88-29 by Mark Tribbett for a change in zoning from R-6MF and O-6 to O-6(CD) for a 3.5 acre site located at 1600 East Third Street between Baldwin Avenue and Lillington Avenue.

This hearing was deferred at the April 18, 1988 zoning meeting at the request of the petitioner.

Attachment No. 1-B

#### ITEM NO.

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Hearing on Petition No. 88-32 by HBH Investments for a change in zoning from R-15 to R-15(CD), R-PUD (Innovative), O-15(CD), and B-1SCD for a 176 acre site located on the east side of Sharon Road between Colony Road and Morrison Boulevard extending through to Fairview Road.

Attachment No. 1-C

Hearing on Petition No. 88-33 by Sardis North Associates for a change in zoning from I-1 and B-D to B-1SCD for a 34.20 acre site located just off the northwesterly corner of Independence Boulevard and Sardis Road North.

Attachment No. 1-D

Hearing on Petition No. 88-34 by Strawberry Hill Associates for a change in zoning from R-15MF to B-1(CD) for a 6.2+ acre site located just off the northeasterly corner of Providence Road and Old Sardis Road.

Attachment No. 1-E

Hearing on Petition No. 88-35 by Carmel Financial Group, Inc. for a change in zoning from R-9MF and R-9 to O-15(CD), B-D(CD), and B-1(CD) for a 58.78 acre site located on the westerly side of Nations Ford Road, between Arrowood Road and Nations Ford Road.

Attachment No. 1-F

Hearing on Petition No. 88-36 by Carmel Investment Group, Inc./Hebron for a change in zoning from R-9MF and I-1 to B-D(CD) and I-1 for a 6.54 acre site located on Nations Ford Road between Hebron Street and Old Hebron Street.

Attachment No. 1-G

Hearing on Petition No. 88-37 by Jerusalem Pentecostal Holiness Church for a change in zoning from R-6MF to R-I for a 9,000 sq. ft. site located on the northeasterly corner of East 18th Street and McDowell Street.

Attachment No. 1-H

### ITEM NO.

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Hearing on Petition No. 88-38 by Charlotte-Mecklenburg Planning Commission for a change in zoning from I-3 to UR-C for a 9.5 acre site bounded by West First Street on the north, South Cedar Street on the east, Southern Railroad on the south, and I-77 on the west.

Attachment No. 1-I

Hearing on Petition No. 88-39 by Charlotte-Mecklenburg Planning Commission for a change in zoning from I-3 to U-MUD for a 37 acre site bounded by West Fourth Street on the north, South Mint Street on the east, John Belk Freeway on the south, and Southern Railway on the west.

Attachment No. 1-I

Hearing on Petition No. 88-40 by Charlotte-Mecklenburg Planning 12. Commission for a change in zoning from I-3 to U-MUD for a 8 acre site bounded by South Mint Street on the west, South Church Street on the east, John Belk Freeway on the south and West Stonewall Street on the north.

Attachment No. 1-I

# POLICY AGENDA

Decision on Petition No. 88-19 by J. D. Allen and James W. Beam 13. for a change in zoning from R-6 to R-9MF(CD) for a 4.5 acre site located at the northwest corner of the intersection of Freedom Drive and Allenbrook Road.

The Zoning Committee recommends that the petition be denied.

Attachment No. 2-J

Decision on Petition No. 88-26 by LCW Enterprises, Inc., for a change in zoning from R-15 to R-15MF(CD) for a 8.4 acre site located on the northerly side of Albemarle Road west of the intersection of Albemarle and Harrisburg Roads.

The Zoning Committee deferred action on the petition for 30 days to allow petitioner time to address site plan issues at the public hearing.

Attachment No. 2-K

### ITEM NO.

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Decision on Petition No. 88-27 by Arrowood Limited Partnership for a change in zoning from R-15MF(CD) to B-1S(CD) and O-15(CD) for an R-15MF(CD) Site Plan Amendment for a 33 acre tract located on the north side of Arrowood Road at its intersection with South Boulevard.

The Zoning Committee recommends that the petition be approved as modified.

Attachment No. 2-L

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Decision on Petition No. 88-28 by Arrowood Limited Partnership for a change in zoning from R-9, R-12MF(CD) and B-D to B-P and I-1 for two parcels totaling approximately 80 acres on the west side of South Boulevard south of Arrowood Road.

The Zoning Committee recommends that the petition be approved to BP and BD rather than I-1 for the small parcel.

Attachment No. 2-M

Decision on Petition No. 88-30 by Connecticut General Life Insurance for a change in zoning from B-1, B-2 and I-1 to B-D for a 42 acre tract bounded by I-77, Clanton Road and South Tryon Street.

The Zoning Committee recommends that the petition be approved.

Attachment No. 2-N

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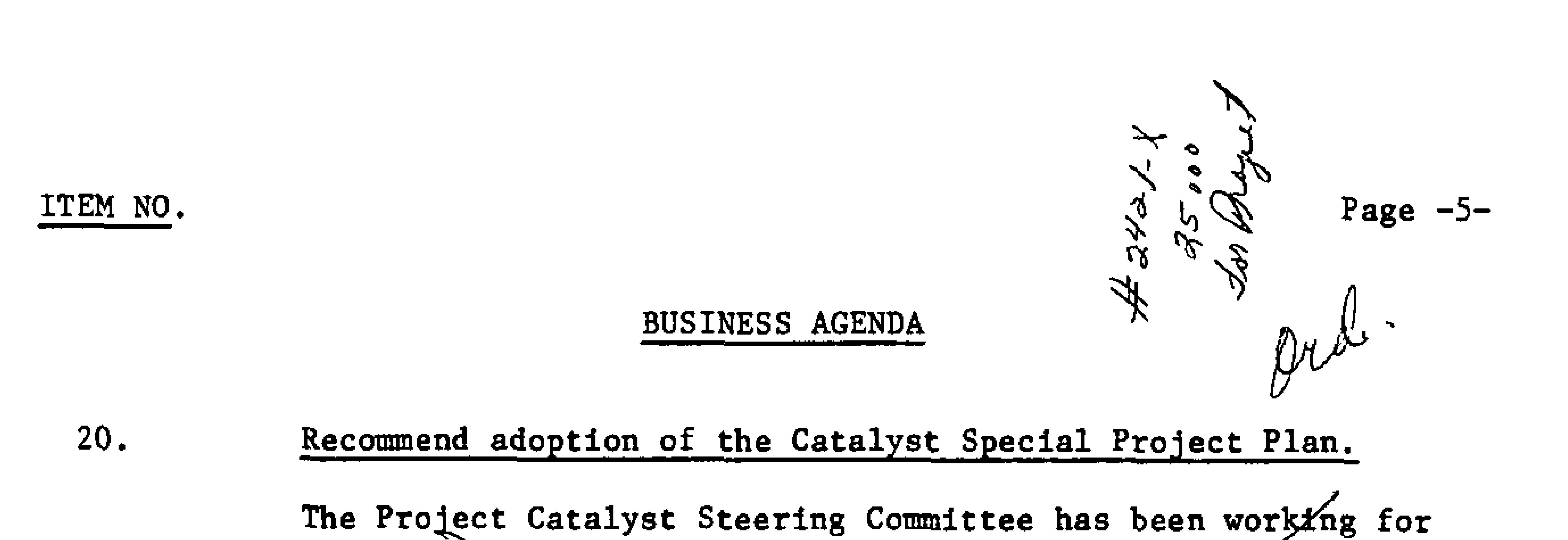
17.

Decision on Petition No. 88-31 by The City of Charlotte for a change in zoning from R-9, R-15 and I-1(CD) to B-P and O-15(CD) for an 87 acre tract bounded by Billy Graham Parkway, Wilmount Road/Tyvola Road and the Charlotte Coliseum Site.

The Zoning Committee recommends that the petition be approved.

Attachment No. 2-0

19. Recommend adoption of a resolution calling for public hearings on Monday, June 20, 1988, at 6:00 p.m. in the Board Room of the Education Center, on Petitions SUB 88-2 and 88-41 through 88-46 for zoning changes.



some time developing strategies for revitalizing Biddle Village. The group hired Lane, Frenchman and Associates to prepare a land use and design plan for the area. As part of that process there was considerable citizen participation. Subsequently, the plan was submitted to the Planning Staff for its review. Staff did an analysis of the plan indicating that there were very few differences between the consultant's and staff's proposals. The Planning Committee reviewed both plans and requested that staff blend the Frenchman Plan with the Staff Analysis. The plan recommended for adoption is the unified plan.

The Plan for Biddle Village proposes a long range vision for a mixed use center including commercial revitilization and housing development. The land use component of the plan describes block by block future land uses. The transportation component recommends improvements to the 5 Point intersection, the pedestrian circulation system and other strategies. A streetscape plan is recommended in the urban design component, and the final chapter in the plan recommends various implementation tools to be considered by both the public and private sectors.

The plan document will not be available until after the Planning Committee meeting on May 12th, and will be delivered at that time.

# 21. Recommend adoption of the Southside Park Special Project Plan.

The Charlotte-Mecklenburg Planning Commission has been reviewing and updating several redevelopment plans originally created by the Community Development Department. Completed in 1976, the Southside Park Redevelopment Plan addressed the area approximately bound by I-77, Clanton Road, South Boulevard and Tremont Avenue. The original plan objectives focused on eliminating residential blight through a combination of demolition and rehabilitation. Although the original plan accomplished many of its goals, some objectives were not completely met. Consequently, the recent review accomplished by the Southside Park Special Project Plan serves to readdress long-standing concerns and to determine if new issues exist.



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The emphasis of the Southside Park Special Project Plan is on five principal objectives:

- 1) Develop supplemental strategies to improve any remaining substandard housing conditions.
- 2) Evaluate the study area's infrastructure and amenities and pinpoint deficiencies in need of improvement.
- 3) Pinpoint weak links in the sphere of transportation so that specific corrective actions can be enacted.
- 4) Suggest measures to increase the aesthetic quality of the area.
- 5) Review existing land use and zoning, and recommend corrective rezonings where appropriate.

A copy of the plan is attached.

Attachment No. 3

Grier Heights is one of several neighborhoods which had redevelopment/urban renewal plans done for them in the mid-1970's and which are now being updated through Special Project Plans.

The primary thrust of this Plan is the preservation of a low and moderate income residential neighborhood.

Major recommendations include:

- 1) stopping nonresidential encroachment into the neighborhood.
- 2) targeting the area for a number of housing preservation programs.
- 3) encouraging and supporting new residential construction at lower densities than is currently permitted.
- 4) analyzing and, if necessary, correcting traffic related problems.



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- 5) attempting to remove the perception of the neighborhood as a high crime area and,
- 6) retaining Randolph Road Park in a park usage, through purchase if necessary.

A copy of the plan is attached.

Attachment No. 4



SCHEDULE OF MEETINGS May 16 - 20, 1988

Monday, May 16

COUNCIL/MANAGER DINNER Education Center Rooms 237-239

ZONING HEARINGS & DECISIONS Board Room 5:00 p. m.

6:00 p. m.

12:00 Noon

Tuesday, May 17

CITY COUNCIL/COUNTY COMMISSION LUNCHEON City Hall Annex Training Center

