AGENDA

Meeting Type:	B
Date:	09-09-1993

City of Charlotte, City Clerk's Office

MAYOR'S SCHEDULE

September 9, 1993

6:00 p.m. - Zoning Meeting

1. Invocation (No one at this time)

2 The following requests to speak to agenda items have been received

(a) Agenda Item No 1, Hearing on Petition No 93-75

Protest petitions have been filed and are sufficient to invoke the 20% rule, requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property, with regard to areas "A" and "C" only

(b) Agenda Item No 3, Hearing on Petition No 93-82

1. Bobbie F Harris, 53 Stegall Street, 525-8840 - FOR

(c) Agenda Item No 4, Hearing on Petition No 93-83

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

1. Terrell Fridell, Jr., 3200 South Boulevard, 523-2112 - AGAINST

2. Fred Bryant, 1850 East Third Street, 333-1680 - AGAINST

(d) Agenda Item No. 5, Hearing on Petition No 93-84

Protest petitions have been filed and are sufficient to invoke the 20% rule, requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, with regards to areas "A-1" and "A-4".

A protest petition has been filed for Area "B" and is not sufficient to invoke the 20% rule.

1. Frances Harkey, 3410 Meredith Avenue, 374-3876 - Neutral

(e) Agenda Item No 6, Hearing on Petition No. 93-85

1 Eugene Perkins, 3129 Columbus Circle, 394-5316 - FOR

2 Virginia Hinshaw, 314 Fenton Place, 334-1843 - FOR

William Knight - 2322 Remount Road - For

(f) Agenda Item No. 7, Hearing on Petition No 93-86

1. Kenneth Kinard, 1529 Kimberly Rod, 334-0306 - FOR
2. Frank Morecock, 2216 Selwyn Avenue, 376-4521 - AGAINST

(g) Agenda Item No 8, Hearing on Petition No 93-87

A protest petition has been filed for "A" and is not sufficient to invoke the 20% rule

Protest petitions have been filed for areas "D" and "E" and are sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

1. Michael Pompey, 2101 Norwich Place, 358-9608 - AGAINST
2. Jerome Gentry, 2116 Norwich Place, - AGAINST
3. Delores Moore, 1539 Wickham Lane, 347-2647 - AGAINST
4. C Daniel Watts, 2514 Knollwood Road, 364-6628 - AGAINST
5. Fred Bryant, 1850 East Third Street, 333-1680 - AGAINST Areas D & E

(h) Agenda Item No 12, Hearing on Petition No 93-91

Protest petitions have been filed and are sufficient to invoke the 20% rule, requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property, with regards to areas "C" only

1. Lucille Wells, 1747 Merriman Avenue, 343-2902 - AGAINST
2. Frank Grier, 232 West Kingston Avenue, 334-4057 - AGAINST

(i) Agenda Item No. 13, Hearing on Petition No 93-92

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

1. Bob Young, 301 South McDowell Street, 334-9157 - AGAINST

CHARLOTTE

MEETINGS IN SEPTEMBER '93

SEPTEMBER 1 - 3

1 Wednesday 8 30 a m	**CIVIL SERVICE BOARD/HEARING (Closed)** CMGC Room 118
12 00 noon	**PLANNING COMMISSION/Planning Committee** CMGC 8th Floor Conference Room
3 30 p m	***TRANSIT/TRANSPORTATION STEERING COMMITTEE*** *CMGC Rooms 270 271*
2 Thursday 3 30 p m	**CITY COUNCIL PLANNING COMMITTEE** *(Tour of South District)* CMGC Lobby

THE WEEK OF SEPTEMBER 6 - 10

6, Monday	**LABOR DAY HOLIDAY** All City Government Offices Closed
7, Tuesday 12 00 Noon	**PLANNING COMMISSION/Work Session** CMGC 8th Floor Conference Room
2 00 p m	**PLANNING COMMISSION/Planning Committee** CMGC *8th Floor Land Development Conference Room*
2 00 p m	**PLANNING COMMISSION/Zoning Committee** CMGC 8th Floor Conference Room
5 00 p m	**CITY COUNCIL WORKSHOP** CMGC Conference Center
8 Wednesday 8 00 a m	**CLEAN CITY COMMITTEE** CMGC Room 270
8 30 a m	**CIVIL SERVICE BOARD** *CMGC 7th Floor Conference Room*
9 00 a m	**AUDITORIUM COLISEUM CONVENTION CENTER AUTHORITY** New Convention Center Office 2940 One First Union Center
9 30 a m	**CIVIL SERVICE BOARD/HEARING (Closed)** CMGC Room 118
3 00 p m	**HISTORIC DISTRICT COMMISSION** CMGC 8th Floor Conference Room
9, Thursday 5 00 p m	**COUNCIL/MANAGER DINNER** CMGC Meeting Chamber Conference Room
6 00 p m	**CITY COUNCIL MEETING/Public Hearing on Central District Rezoning** CMGC Meeting Chamber

THE WEEK OF SEPTEMBER 13 - 17

13, Monday 8 00 a m	**MAYOR'S INTERNATIONAL CABINET** CMGC Room 118
4 30 p m	**PLANNING COMMISSION/Zoning Committee** - CMGC 8th Floor Conference Room
5 00 p m	**COUNCIL/MANAGER DINNER** CMGC Conference Center
6 30 p m	***CITIZENS HEARING*** *CMGC Meeting Chamber (Televised Live on Cable Channel 16/32)*
7 00 p m	**CITY COUNCIL MEETING** CMGC Meeting Chamber (Televised Live On Cable Channel 16/32)
7 00 p m	**HISTORIC LANDMARKS COMMISSION** Thies Building 500 N Tryon St Suite 200
14 Tuesday 8 00 a m	**AIRPORT ADVISORY COMMITTEE** - Charlotte/Douglas International Airport Main Terminal Conf Rooms A&B
2 30 p m	**HOUSING APPEALS BOARD** CMGC 5th Floor Conference Room
15 Wednesday 5 00 p m	**CITIZENS CABLE OVERSIGHT COMMITTEE** CMGC 7th Floor Conference Room
5 00 p m	**ELECTED OFFICIALS RECEPTION & BRIEFING FOR TRANSIT/TRANSPORTATION STRATEGY** CMGC Conference Center
7 00 p m	***METROPOLITAN PLANNING ORGANIZATION*** - *Union County Chamber of Commerce 903 Skyway Dr Monroe*

(Continued on Back)

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

MEETINGS IN SEPTEMBER '93 (Continuned)

THE WEEK OF SEPTEMBER 13 - 17 (Continued)

16, Thursday

2 00 p m	**CMUD ADVISORY COMMITTEE** Utility Dept 5100 Brookshire Blvd
5 00 p m	**COUNCIL/MANAGER DINNER** CMGC Meeting Chamber Conference Room
7 00 p m	**CITY COUNCIL MEETING/Public Hearing on Central District Plan** CMGC Meeting Chamber
7 00 p m	**CHARLOTTE TREE ADVISORY COMMITTEE** CMGC Room 270

THE WEEK OF SEPTEMBER 20 - 24

20, Monday

11 00 a m	**PLANNING COMMISSION/Executive Committee** CMGC 8th Floor Conference Room
5 00 p m	**COUNCIL/MANAGER DINNER** CMGC Meeting Chamber Conference Room
6 00 p m	**CITY COUNCIL MEETING/ZONING HEARINGS** CMGC Meeting Chamber Conference Room

21 Tuesday

2 00 p m	**HOUSING AUTHORITY** Administrative Office 1301 South Boulevard
4 30 p m	**COMMUNITY RELATIONS COMMITTEE** Little Rock AME Zion Church 401 N McDowell St

22, Wednesday

7 45 a m	**PRIVATE INDUSTRY COUNCIL** CMGC Conference Center
6 00 p m	**TRANSIT/TRANSPORTATION COMMITTEE OF 100** CMGC Conference Center

23 Thursday

4 30 p m	**CHARLOTTE TRANSIT ADVISORY COMMITTEE** CMGC Room 119
5 00 p m	**CHARLOTTE MECKLENBURG ART COMMISSION** Arts & Science Conference Room 214 N Church St

SEPTEMBER 27 - 30

27, Monday

4 30 p m	**PLANNING COMMISSION/Zoning Committee** CMGC 8th Floor Conference Room
5 00 p m	**COUNCIL/MANAGER DINNER** CMGC Conference Center
6 30 p m	**CITIZENS HEARING** CMGC Meeting Chamber (Televised Live on Cable Channel 16/32)
7 00 p m	**CITY COUNCIL MEETING** - CMGC Meeting Chamber (Televised Live On Cable Channel 16/32)

28 Tuesday

1 00 p m	**ZONING BOARD OF ADJUSTMENT** Hal Marshall Center 700 N Tryon Street
4 30 p m	**PLANNING COMMISSION/Zoning Committee** CMGC 8th Floor Conference Room

NOTE: These organizations do not have meetings scheduled for SEPTEMBER

Advisory Energy Commission
Firefighters Retirement Board
Insurance & Risk Management Advisory Board
Neighborhood Matching Grants Fund
Parade Permit Committee

CHARLOTTE

Mayor Richard Vinroot	*Mayor Pro Tem Ann Hammond*
Stan Campbell	*Hoyle H Martin*
Daniel G Clodfelter	*Cyndee Patterson*
Patrick McCrory	*Don D Reid*
Nasif Rashad Majeed	*Ella Butler Scarborough*
Thomas A Mangum	*Lynn M Wheeler*

Council Agenda

Thursday, September 9, 1993

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

6 00 p m - ZONING HEARINGS
Meeting Chamber

Invocation by

ITEM NO.

PUBLIC HEARINGS

1 (93-75) Hearing on Petition No 93-75 by Charlotte-Mecklenburg Planning Commission for a change in zoning for three areas in the Dilworth neighborhood defined as

A Properties along Fountain View north of East Boulevard, from R-22MF to R-5

B Area along Waverly Avenue between the southerly side of Buchanan Street and Romany Road from R-22MF to R-8

C Property along Lombardy Circle north of East Boulevard from R-22MF to R-8

Protest petitions have been filed AND ARE SUFFICIENT IN REGARD TO A + C.

Attachment No. 1

McCrory/Reid
Clodfelter/Mangum
Wheeler

2 (93-81) Hearing on Petition No 93-81 by Charlotte-Mecklenburg Planning Commission, for a change in zoning for the following areas

A Properties fronting the north and south sides of Freedom Drive between Camp Greene Road and Ashley Road from I-1 to B-2

B. Properties fronting the south side of Freedom Drive between I-85 and Ledwell Street from I-2 to B-2

Attachment No 2

3 (93-82) Hearing on Petition No 93-82 by Charlotte-Mecklenburg Planning Commission for a change in zoning for property located in the York Road neighborhood described as

A Area generally bound by I-77 to the west, South Tryon Street to the east, Peterson Street to the south, and Bowman Road to the north from R-22MF and B-1 to R-5

B. Area generally north of Freeland Street, east of South Tryon Street, west of Dewitt Avenue and south of Tryclan Drive from R-22MF to R-5

C Area generally bound by Peterson Street to the south, South Tryon Street to the west, Freeland Street to the north and Heriot Avenue to the east from R-22MF to R-8 and B-2 to B-1

Attachment No 3

4 (93-83) Hearing on Petition No 93-83 by Charlotte-Mecklenburg Planning Commission for a change in zoning for property east of South Tryon Street, south of Foster Avenue, west of Southern railway tracks, and north of Clanton Road from I-2 to I-1

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

Attachment No 4

5 (93-84) Hearing on Petition No 93-84 by Charlotte-Mecklenburg Planning Commission, for a change in zoning for property located in the Westerly Hills/Ashley Park neighborhood described as

McCrory/Wheeler Close Hearing. Unan.

A Area north of Wilkinson Boulevard, west of Westerly Hills Drive, south of Amerigo Street and Meredith Avenue, and east of Morris Field Road from R-22MF and O-2 to R-8

B Area generally north of Simmons Street, west of Pruitt Street, south of Corbett Street and Bristol Drive from R-22MF to R-5

C Area fronting on Marlborough Road and Minnesota Road, west of Weyland Avenue from R-17MF to R-8 PROTESTS ARE SUFFICIENT FOR A-1 + A-4

Attachment No 5

6 (93-85) Hearing on Petition No 93-85 by Charlotte-Mecklenburg Planning Commission, for a change in zoning for areas located in the Ashley Park neighborhood described as

Wheeler/Martin Close Hearing Unan

A Properties generally north of Wilkinson Boulevard, south of Greenland Avenue, west of Camp Greene, and east of Weyland Avenue from O-2 to R-22MF.

B Several areas generally west of Morehead Street, south of Marlowe Avenue, Garibaldi and Seabrook Avenue, west of Weyland Avenue and north of Arty Avenue, and properties east of Columbus Circle, south of Freedom Drive, west of Berryhill Road and north of Marlowe Avenue from R-22MF and O-2 to R-5

C Area generally south and west of Columbus Circle, north of Marlowe Avenue and Remount Road and east of Garibaldi Avenue from R-22MF to R-8

Attachment No 6

7 (93-86) Hearing on Petition No. 93-86 by Charlotte-Mecklenburg Planning Commission for a change in zoning for property described as

McCrory/Martin Close Hearing Unan.

A. Area generally south of Parker Drive, west of Remount Road, north of West Boulevard and east of Watson Drive from B-1 to R-22MF

B. Area generally east of Remount Road and north and south of Kimberly Road from O-2 to R-4.

Attachment No 7

8 (93-87) Hearing on Petition No 93-87 by Charlotte-Mecklenburg Planning Commission for a change in zoning for several areas described as

A Properties fronting on the south side of West Boulevard generally between Donald Ross Road to the east and Ross Avenue to the west from B-1 to R-17MF.

B Properties fronting on the south side of West Boulevard, west of the intersection of Wilmount Road and West Boulevard from I-1 to B-1 and properties on all quadrants of the intersection of Old Steele Creek Road and West Boulevard from I-1 to B-1.

Wheeler / Martin Clee Hines Inman

C Properties fronting the north side of West Boulevard between Kenhill Drive and the Southern Railroad tracks from B-1 to R-22MF

D Properties fronting the south side of West Boulevard between Old Steele Creek Road and the Southern Railroad tracks from I-1 to R-8MF

E Area fronting on Wilmount Road generally between Shady Lane and Rubine Street from R-22MF to R-4

A protest petition has been filed for "A" and is not sufficient to invoke the 20% rule

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

PROTEST FOR AREA A WAS NOT SUFFICIENT

Attachment No 8

9 (93-88) Hearing on Petition No 93-88 by Charlotte-Mecklenburg Planning Commission for a change in zoning for several areas located in the Reid Park neighborhood described as:

A Properties fronting on West Boulevard to the north, generally between Donald Ross Road to the east and Walter Street to the west from B-1 and I-1 to R-8

McCrory / Reid Clee Hines Inman

B. Properties just south of West Boulevard generally bound by Ross Avenue on the east, Walter Street and Wilmount Road on the west and the creek on the south from R-22MF to R-5

C Four properties generally fronting the south side of Sherrill Street between Walter Street to the west and Amay James Street to the east from I-1 to R-5

D Properties generally bound by Wilmount Road on the west and north, Sherrill Street on the south and Amay James on the east from I-1 to R-4

E Properties generally fronting West Boulevard between Walter Street on the west and Amay James Street on the east and Sherill Street on the south from I-1 to B-1

Attachment No 9

10 (93-89) Hearing on Petition No 93-89 by Charlotte-Mecklenburg Planning Commission for a change in zoning for property described as

Martin/Norman Close Hrng. Unan.

A Area north of West Boulevard generally east of Old Steele Creek Road, west of Donald Ross Road from R-22MF to R-5

B Area fronting on the east and west sides of Mayfair Avenue between Markland Street and Wingate Avenue from R-22MF to R-8

Attachment No 10

11. (93-90) Hearing on Petition No 93-90 by Charlotte-Mecklenburg Planning Commission for a change in zoning for property described as

McCrory/Reid Close Hrng. Unan.

A Area north and south of Seymour Avenue east of Morris Field Drive and west of the railroad tracks from R-22MF to R-8

B Area along Capitol Drive east of Morris Field Drive, and west of the railroad tracks from R-22MF to R-5

Attachment No 11.

12. (93-91) Hearing on Petition No. 93-91 by Charlotte-Mecklenburg Planning Commission for a change in zoning for areas located in the Wilmore neighborhood described as

A Area generally bound by Summit Avenue to the north, Wilmore Drive to the south, Tryon Street to the east and I-77 to the west from R-22MF, O-2 and B-1 to R-5

B Several areas generally defined as properties on the north side of Spruce Street between Summit Avenue and I-77 from R-22MF to R-8, properties south of Kingston Avenue and north of Worthington Avenue between South Tryon Street and Cliffwood Place from R-43MF to R-8, properties on the south side of Worthington Avenue between Tryon Street and Cliffwood Place from R-22MF to R-8, properties on the north side of Wilmore Drive between Tryon Street and Wilmore Drive from R-22MF and O-2 to R-8, and properties on both sides of Merriman Street between Spruce Street and West Boulevard from R-22MF to R-8

Whitley/Reid Close Hrng Unan.

C. Properties on the north side of Worthington Avenue between Wickford Place and Cliffwood Place, south of West Boulevard from R-43MF to R-8MF

PROTEST SUFFICIENT FOR "C"

Attachment No 12

13 (93-92) Hearing on Petition No 93-92 by Charlotte-Mecklenburg Planning Commission for a change in zoning for areas located in the Wilmore neighborhood described as:

A Area generally bound by Summit Avenue to the north, Southwood to the east, Merriman Avenue to the west and to the south from I-2 to I-1

B Properties fronting on the west side of South Tryon Street between Woodcrest Avenue and West Boulevard from B-2 to B-1.

Hammond/Reid Clerk Hrng unan.

A protest petition has been filed

PROTEST SUFFICIENT FOR "A".

Attachment No 13

Hammond/Reid adjourn 8:10 p.m.

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

September 3, 1993

Mayor and City Council·

Re· Central District Plan
Rezoning Petitions To Be Heard on September 9, 1993

Attached you will find the appropriate petition, accompanying map(s), and the Pre-Hearing Staff Analysis for each petition scheduled for public hearing on Thursday, September 9, 1993 at 6·00 o'clock P. M. in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street

This material is intended to provide background information on the rezoning request and the area in which the properties are located

Sincerely,

Walter G. Fields (LS)

Walter G. Fields, III
Land Development Manager

WGFIII

cc Planning Commission Zoning Committee

Attachments

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

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-75

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Three areas in the Dilworth neighborhood defined as (A) properties along Fountain View north of East Boulevard (from R-22MF to R-5), (B) area along Waverly Avenue between the southerly side of Buchanan Street and Romany Road (from R-22MF to R-8), and (C) property along Lombardy Circle north of East Boulevard (from R-22MF to R-8).

Request: R-22MF to R-5 & R-8

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning ,in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A. single family housing

Area B· single family housing and duplexes

Area C: single family housing and duplexes

Surrounding Land Uses

Area A single family and duplexes to the west, single family, duplex, office, and commercial along East Blvd to the south, single family to the east, and Carolinas Medical

Center to the north

Area B private elementary school to the west along Buchanan St , Latta Park to the north along Romany Road, single family and duplexes to the east along Kenilworth Ave , and senior citizen housing complex to the south along East Blvd

Area C offices to the south and west, single family and duplexes to the east along Kings Drive, and Carolinas Medical Center and Sugar Creek to the north off Blythe Street

Proposed Land Uses

high density single family and low density attached single family housing

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's recommendations for this area In addition, a group consisting of representatives from the Dilworth Neighborhood Association and Carolinas Medical Center convened to plan for areas in the vicinity of the hospital The group agreed with these proposed rezonings

Nonconformities Resulting From This Rezoning

None

Consequences Of Not Rezoning This Property

Higher density housing could be built in the middle of low density residential areas impacting the character of those areas.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-75

Date Filed July 16, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq.Ft.-Acres) Approximately 29.633 Acres Street Frontage(ft.) Not Applicable

Current Land Use (A) Single Family; (B) Single Family and Duplexes; and (C) Single Family and Duplexes

Zoning Request

Existing Zoning R-22MF Requested Zoning R-5 & R-8

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)

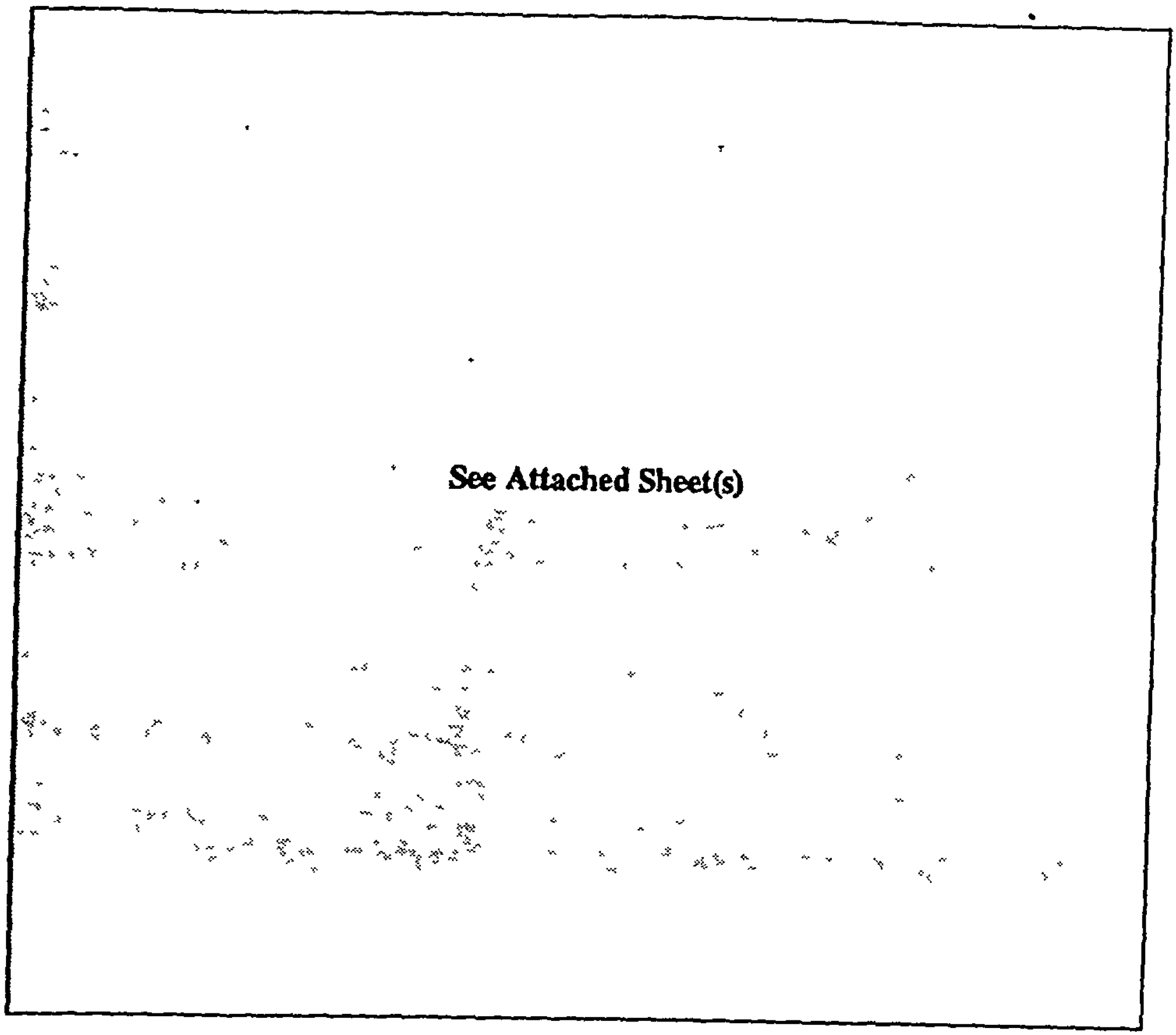
(704)336-2205
Telephone Number

Signature

Signature of Property Owner

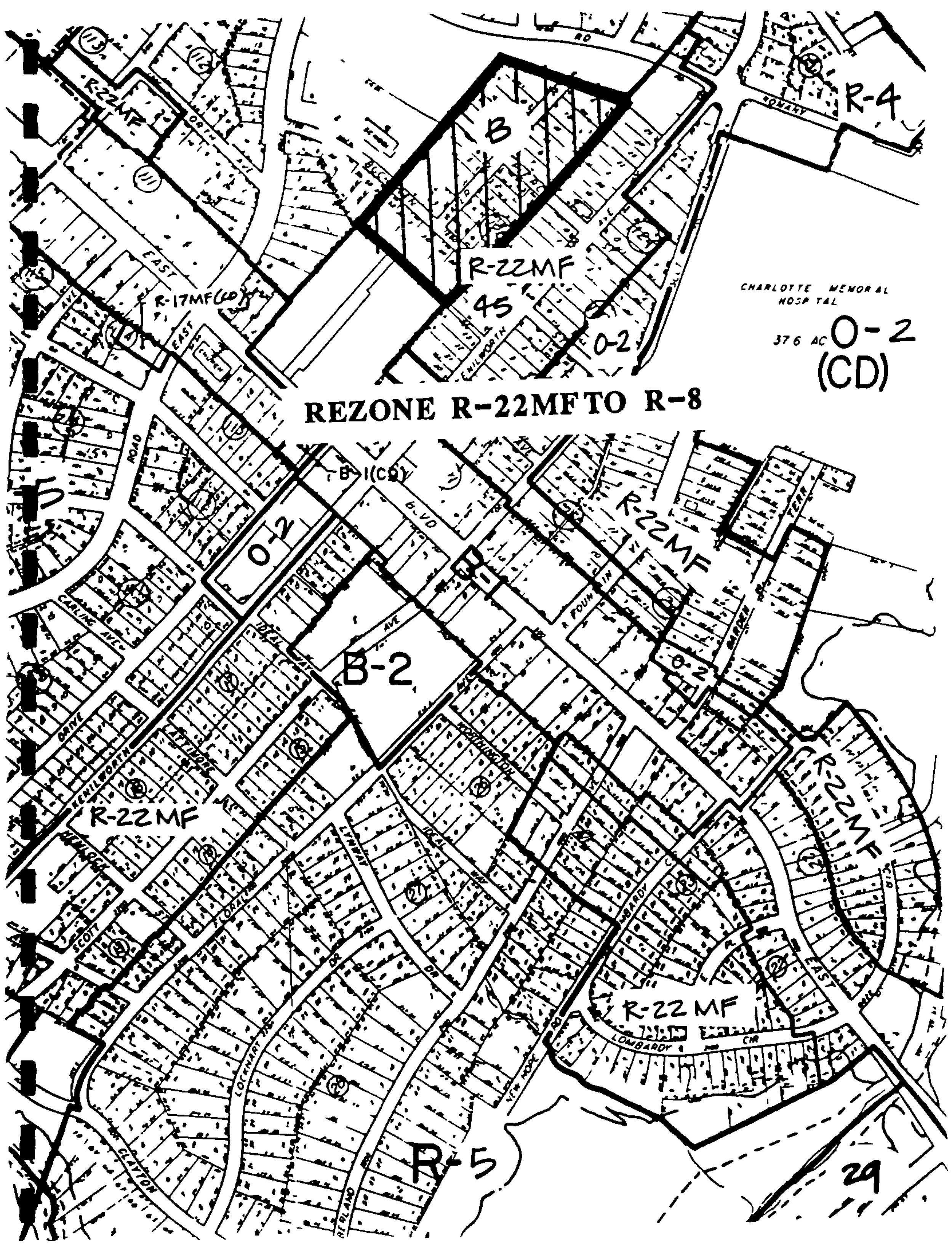
Petition #: 93-75

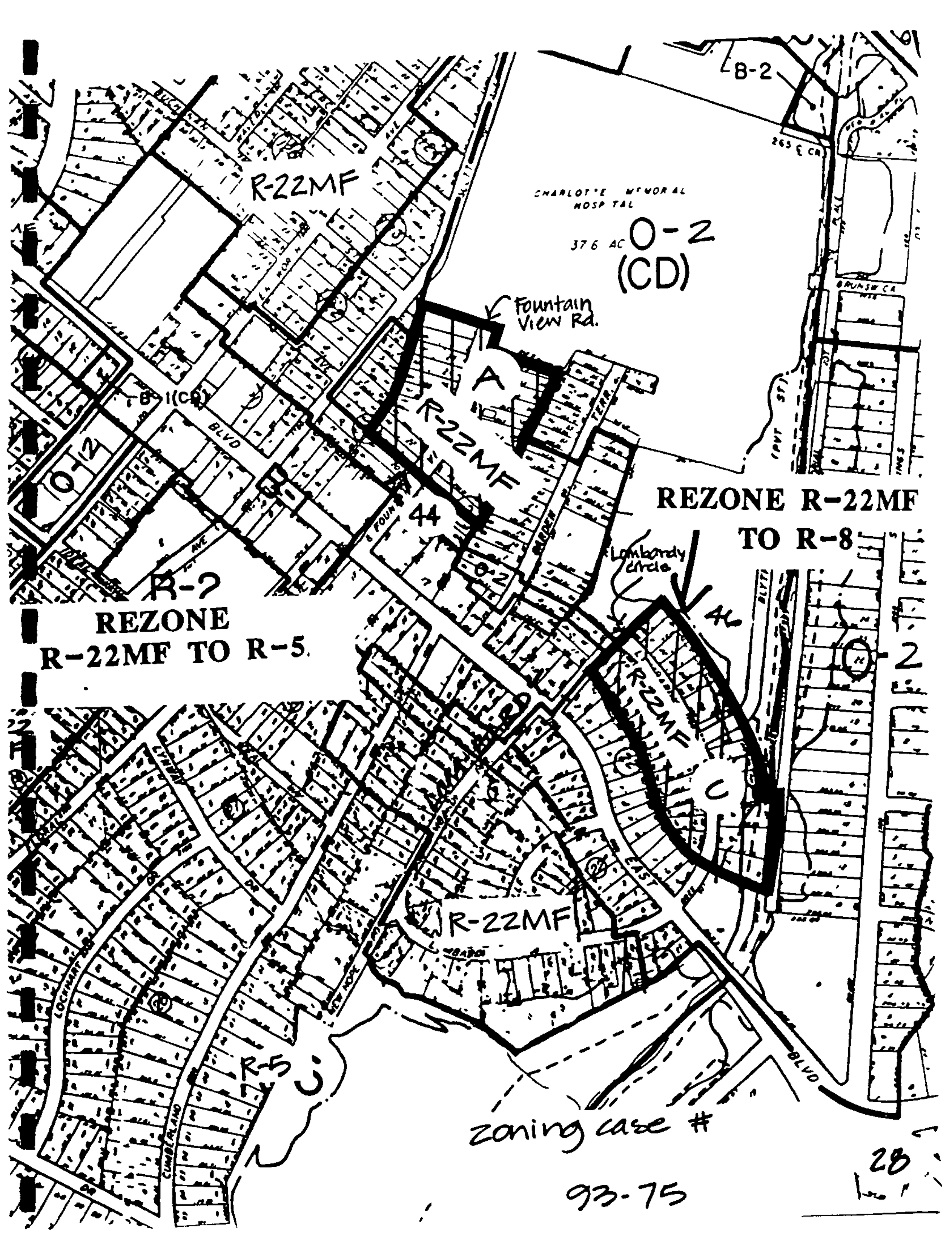
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: August 30, 1993
Zoning Clasification (Existing): R-22MF
Zoning Classification (Requested): R-5 & R-8
Location: Three areas in the Dilworth neighborhood defined as (A) properties along Fountain View north of East Boulevard (from R-22MF to R-5), (B) area along Waverly Avenue between the southerly side of Buchanan Street and Romany Road (from R-22MF to R-8), and (C) property along Lombardy Circle north of East Boulevard (from R-22MF to R-8).



Zoning Map Nos.: 111

Scale: 1" = 400 feet


REZONE R-22MF TO R-8
R-22MF
B
R-4
R-22MF
45
O-2
CHARLOTTE MEMORIAL HOSPITAL
37.6 AC
O-2
(CD)
EAST
R-17MF(CD)
B-1(CD)
O-2
R-22MF
B-2
O-2
R-22MF
R-22MF
R-22MF
R-22MF
R-5
29


R-22MF
CHARLOTTE MEMORIAL HOSPITAL
37.6 AC
O-2
(CD)
B-2
Fountain View Rd.
A
R-22MF
B-1(CD)
O-2
44
B-2
REZONE R-22MF TO R-8
Lombardy Circle
4c
R-22MF
C
O-2
R-2
REZONE
R-22MF TO R-5.
R-22MF
R-5
zoning case #
93-75
28

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-81

Petitioner: Charlotte Mecklenburg Planning Commission

Location: (A) Properties fronting the north and south sides of Freedom Drive between Camp Greene Road and Ashley Road (from I-1 to B-2), and (B) Properties fronting the south side of Freedom Drive between I-85 and Ledwell Street (from I-2 to B-2)

Request: I-1 and I-2 to B-2

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Areas A and B general business and retail shops, including Freedom Mall

Surrounding Land Uses

Areas A and B a predominantly single family neighborhood to the north on the north side of Freedom Drive, retail and industrial to the east along Freedom Drive, light industrial park/business park and shopping center to southwest, I-85 interchange to the west

Proposed Land Uses

general business

Consistency With Study Group Recommendations

The Central District Plan study group supported the plan recommendations for this area

Nonconformities Resulting From This Rezoning

none

Consequences Of Not Rezoning This Property

The land in this area has almost completely developed with shopping centers, restaurants, and free standing businesses, creating a solid commercial corridor This portion of the corridor provides retail services for many west side neighborhoods If the land redevelops with industrial uses, the character of the retail corridor would change and the surrounding neighborhoods would lose the services they need Concern about lack of convenient shopping has often been cited by west side residents as a problem Business owners along the corridor and surrounding neighborhoods have recently started organizing in an effort to attract new retail businesses to the area and to improve the appearance and image of Freedom Drive The portion of Freedom Drive closer into Uptown contains the corridor's employment/industrial uses, this area is not proposed to be rezoned

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-81

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) 168 Street Frontage(ft) Not Applicable

Current Land Use Predominantly strip commercial and shopping malls

Zoning Request

Existing Zoning I-1 and I-2 Requested Zoning B-2

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

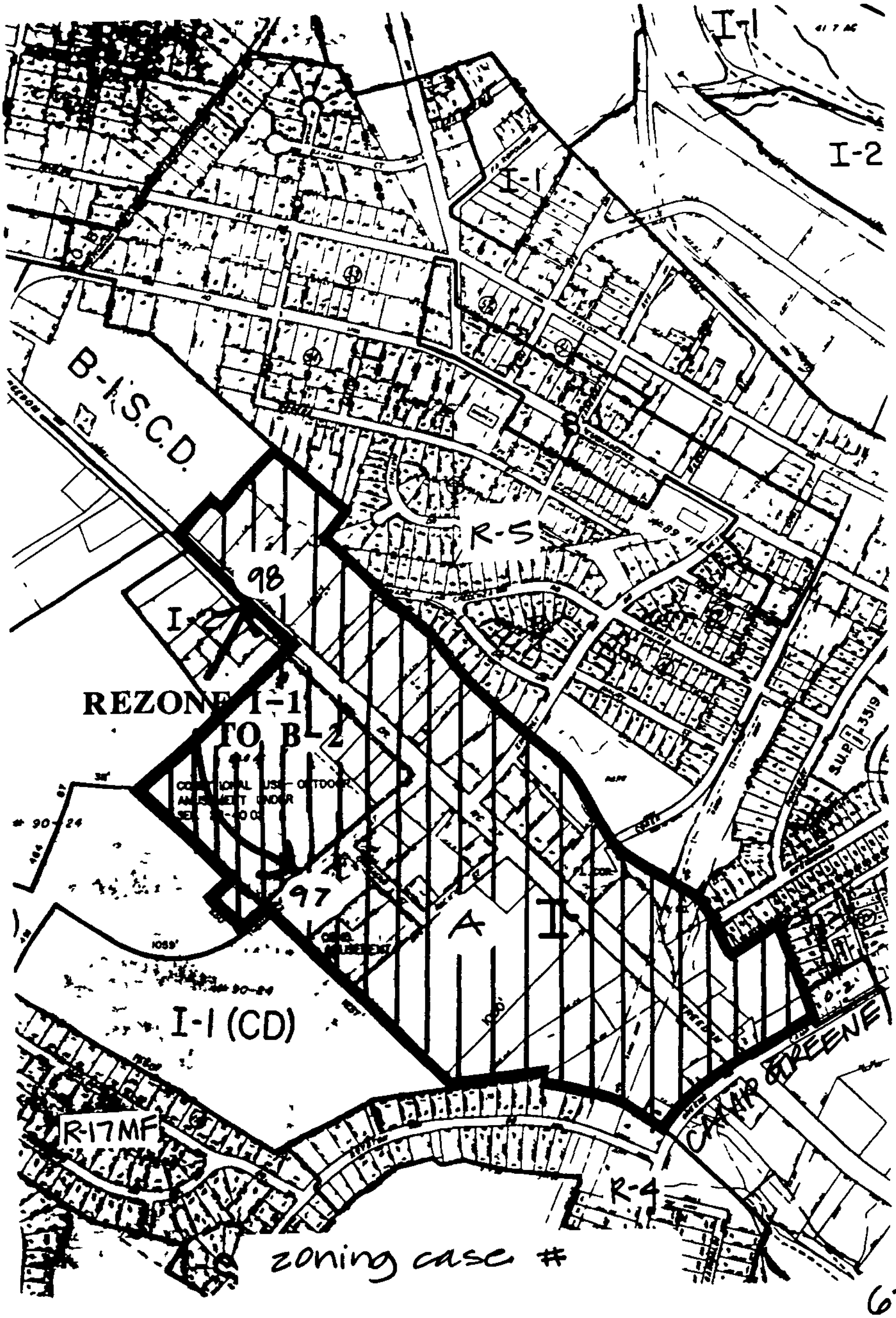
Petition #: 93-81

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 9, 1993
Zoning Clasification (Existing): I-1 and I-2
Zoning Classification (Requested): B-2
Location: (A) Properties fronting the north and south sides of Freedom Drive between Camp Greene Road and Ashley Road (from I-1 to B-2); and (B) Properties fronting the south side of Freedom Drive between I-85 and Ledwell Street (from I-2 to B-2)

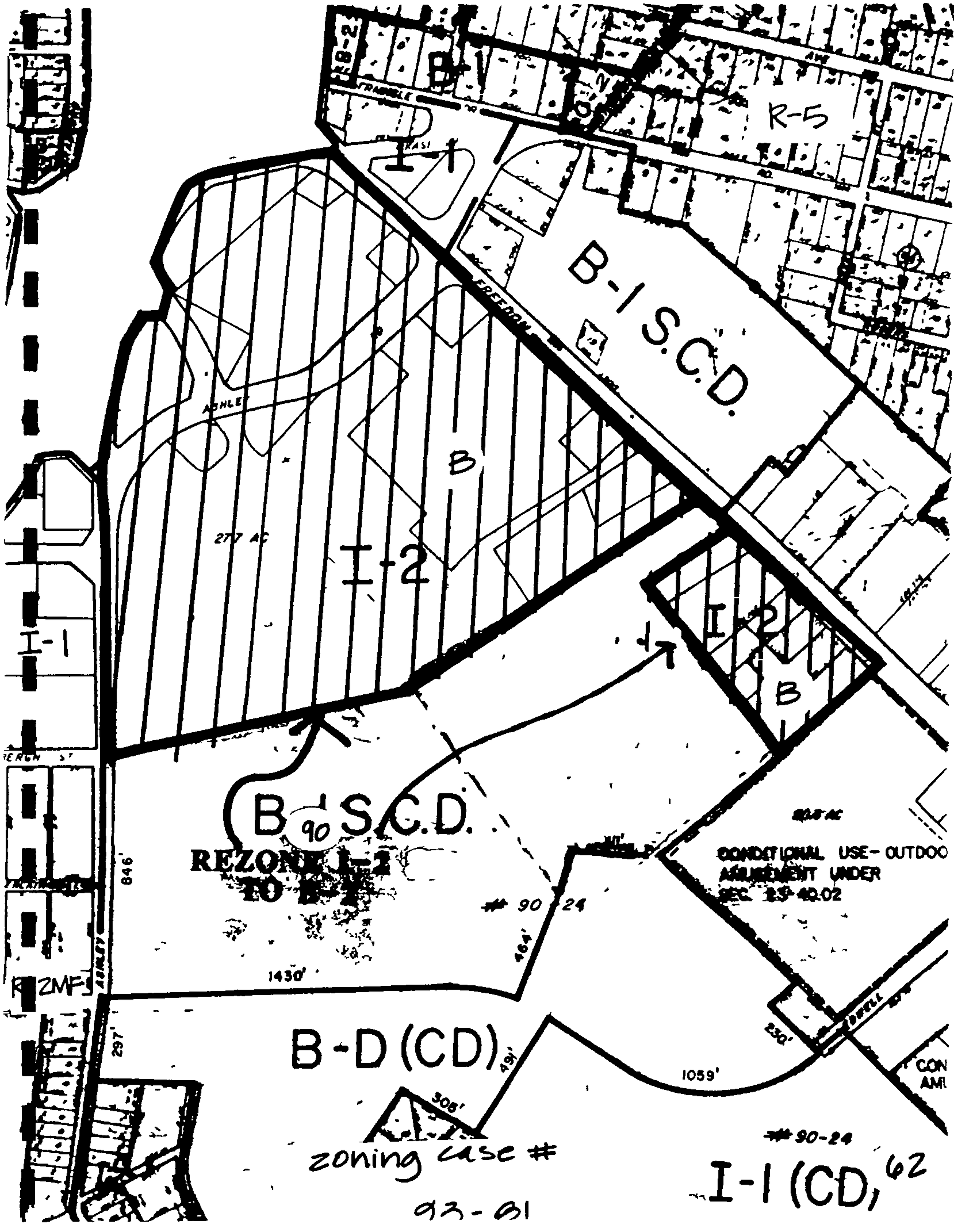
See Attached Sheet(s)

Zoning Map Nos.: 87

Scale: 1" = 400 feet


I-1
I-2
I-1
B-1 S.C.D.
R-5
98
I-1
REZONE I-1
TO B-2
CONDITIONAL USE - OUTDOOR
AMUSEMENT ONLY
SEE 93-00
90-24
97
A
I
I-1 (CD)
R-17MF
R-4
CARR & GREENE
S.U.P. 3319
zoning case #

93-81


B-1
R-5
B-1 S.C.D.
FREEDOM
B
I-2
I-1
B-1 S.C.D.
90
REZONE I-2
TO B-1
90-24
1430'
846'
297'
B-D (CD)
491'
306'
1059'
250'
CONDITIONAL USE- OUTDOO
AMUSEMENT UNDER
SEC. 23-40.02
90-24
I-1 (CD)
62
R-2MFS
zoning case #
92-81

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-82

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Property located in the York Road neighborhood described as (A) area generally bounded by I-77 to the west, S Tryon to the east, Peterson Street to the south, and Bowman to the north (from R-22MF & B-1 to R-5), (B) area generally north of Freeland Street, east of S Tryon Street, west of Dewitt Avenue, and south of Tryclan (from R-22MF to R-5), and (C) area generally bounded by Peterson Street to the south, S Tryon Street to the west, Freeland Street to the north, and Heriot Avenue to the east (from R-22MF to R-8 and B-2 to B-1),

Request: B-1, B-2 & R-22MF to R-5, R-8 & B-1

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Areas A and B single family (the B-1 lots in Area A are oriented toward Bowman Street, a neighborhood street)

Area C single family, duplexes, a church, and vacant (the B-2 parcel is vacant)

Surrounding Land Uses

Area A predominantly single family to the south with offices and businesses fronting

S Tryon, single family and one business to the east across S Tryon, vacant to the north, and I-77 to the west

Area B industrial to the north and west, single family and one petroleum company to the south, and vacant land and a business to the west across S Tryon

Area C industrial to the west and south, vacant land and single family to the north, and single family to the west across S Tryon

Proposed Land Uses

Areas A and B single family housing

Area C single family and low density attached single family housing

Consistency With Study Group Recommendations

The Central District Study Group supports the plan recommendations for this area

Nonconformities Resulting From This Rezoning

Area A none

Areas B and C several duplexes on small lots (limited, if any room for expansion)

Consequences Of Not Rezoning This Property

All these areas are solidly developed single family neighborhoods The character of the neighborhood would clearly change if higher density housing and businesses were built Generally surrounded by industry, these residential areas have a fairly high percentage of home ownership, are stable, and provide valuable, affordable housing opportunities for residents on the southwest side of the town

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-82

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft Acres) 87 Street Frontage(ft) Not Applicable

Current Land Use (A) Predominantly single family homes; (B) Predominantly single family homes, and (C) Combination of single family homes and duplexes and a vacant lot.

Zoning Request

Existing Zoning B-1, B-2 & R-22MF Requested Zoning R-5, R-8 & B-1

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

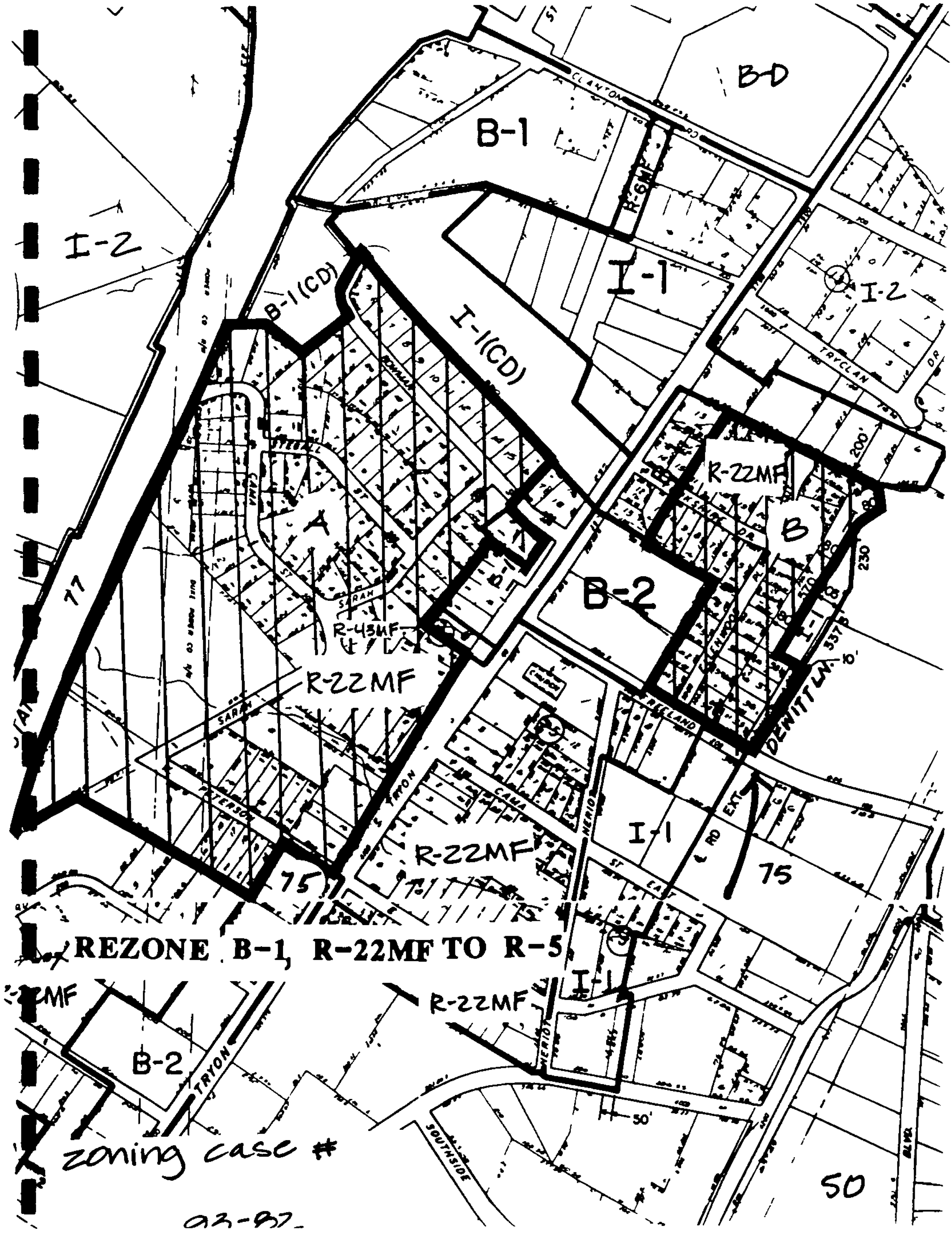
Petition #: 93-82

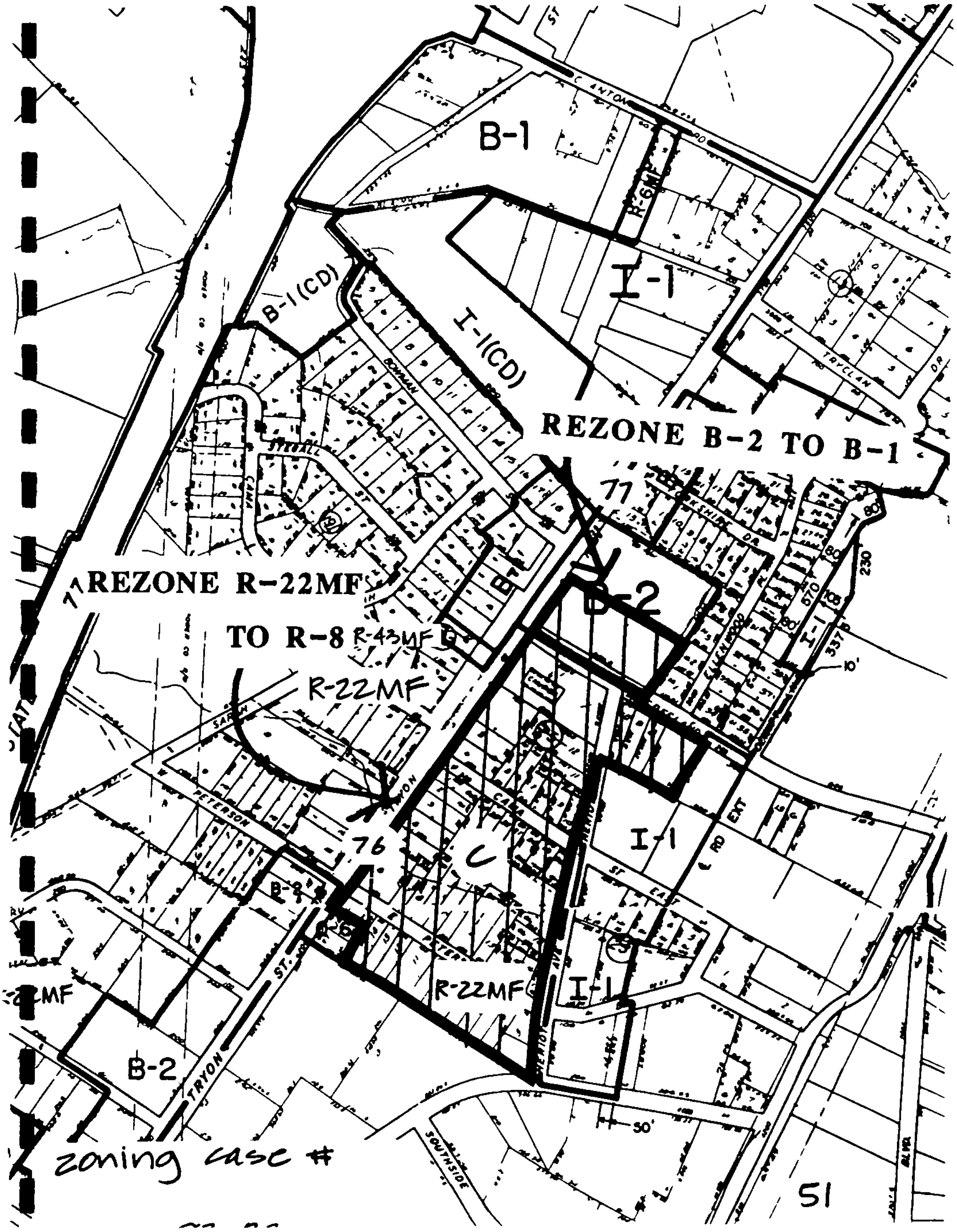
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 9, 1993
Zoning Clasification (Existing): B-1, B-2 & R-22MF
Zoning Classification (Requested): R-5, R-8 & B-1
Location: Property located in the York Road neighborhood described as (A) area generally bound by I-77 to the west, S Tryon to the east, Peterson Street to the south, and Bowman to the north (from R-22MF & B-1 to R-5), (B) area generally north of Freeland Street, east of S Tryon Street, west of Dewitt Avenue, and south of Tryclan (from R-22MF to R-5); and (C) area generally bound by Peterson Street to the south, S Tryon Street to the west, Freeland Street to the north, and Heriot Avenue to the east (from R-22MF to R-8 and B-2 to B-1);

See Attached Sheet(s)

Zoning Map Nos.: 110 & 126

Scale: 1"= 400 feet


REZONE B-1, R-22MF TO R-5
zoning case #
93-97
B-1
B-D
I-2
I-1
B-1(CD)
I-1(CD)
R-6MF
R-22MF
R-43MF
A
B
B-2
77
75
50
CLANTON
TRYCLAN
DEWITT LN.
HEELAND
SARAH
PATERSON
TRYON
CAMA
MERIDIAN
SOUTHSIDE
200'
230
337
10'
50'


B-1
R-6MF
I-1
B-1(CD)
I-1(CD)
REZONE B-2 TO B-1
REZONE R-22MF
TO R-8
R-43MF
R-22MF
B-2
I-1
R-22MF
B-2
zoning case #

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-83

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Property east of S Tryon Street, south of Foster Avenue, west of Southern railway tracks, and north of Clanton Road

Request: I-2 to I-1

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

The majority of the property is vacant, however, a small marble manufacturing company is located at the rear of the property adjacent to the railroad tracks

Surrounding Land Uses

Heavy and light industrial uses to the north and south, railroad tracks and commercial and industrial to the east, and businesses to the west across S Tryon

Proposed Land Uses

light industry

Consistency With Study Group Recommendations

The Central District Plan study group supported the plan recommendation for this tract

Nonconformities Resulting From This Rezoning

The existing industrial use would become nonconforming, but could continue as a nonconforming use

Consequences Of Not Rezoning This Property

Developing this site with an intense industrial use with outdoor storage could alter the character of this corridor

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-83

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) 25 Street Frontage(ft) Not Applicable

Current Land Use Vacant tract of land

Zoning Request

Existing Zoning I-2 Requested Zoning I-1

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

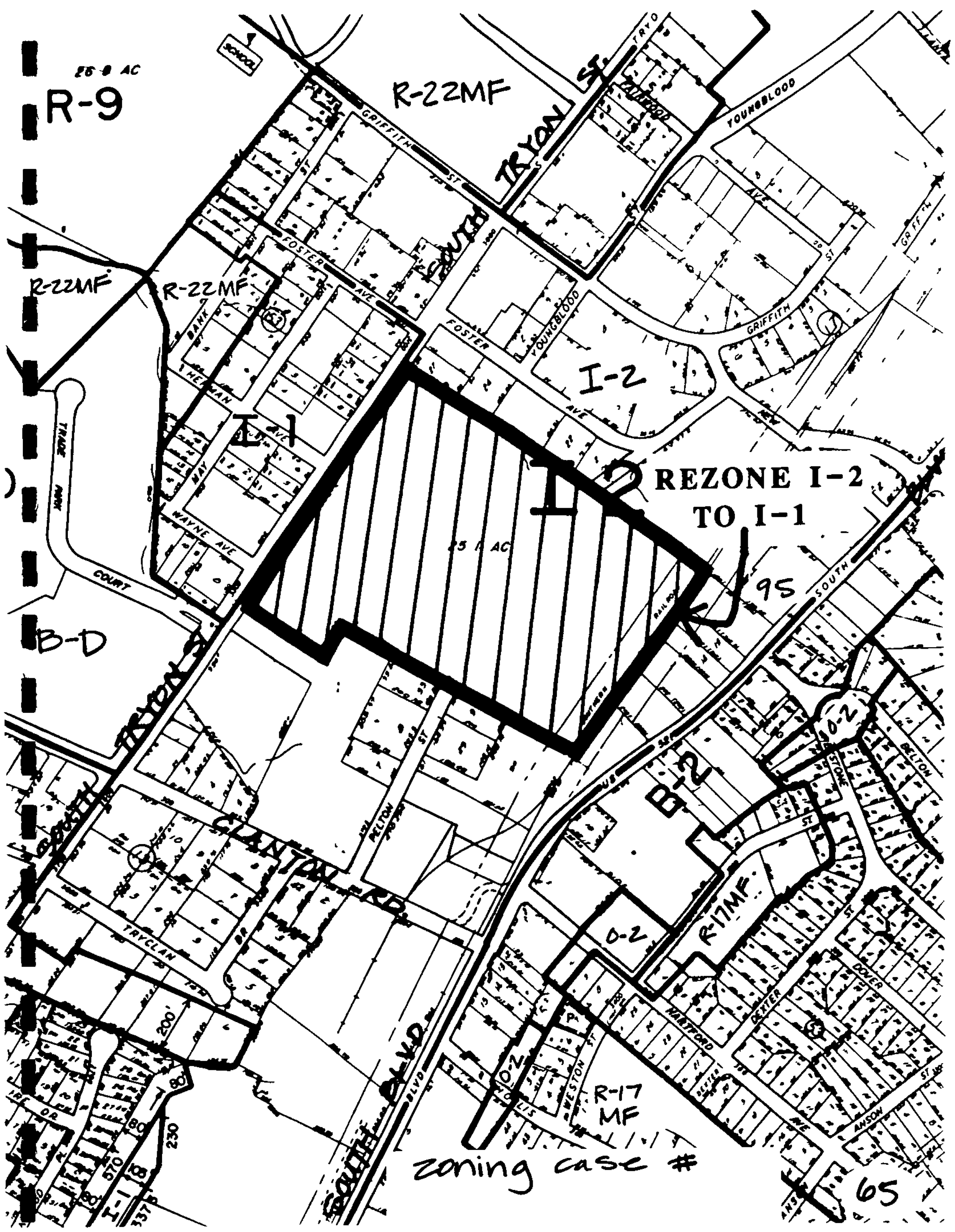
Petition #: 93-83

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 9, 1993
Zoning Clasification (Existing): I-2
Zoning Classification (Requested): I-1
Location: Property east of S Tryon Street, south of Foster Avenue, west of Southern railway tracks, and north of Clanton Road

See Attached Sheet(s)

Zoning Map Nos.: 110

Scale: 1" = 400 feet


R-9
R-22MF
R-22MF
R-22MF
SCHOOL
GRIFFITH ST
TRYON ST
FOSTER AVE
FOSTER AVE
YOUNGBLOOD
YOUNGBLOOD
GRIFFITH AVE
GRIFFITH
BANK
THEMAN
MAY
WAYNE AVE
TRUE AVE
COURT
I-1
I-2
REZONE I-2
TO I-1
B-D
95
SOUTH
O-2
BELTON
STONE
B-2
CLANTON RD
TRYCLAN
O-2
R-17MF
HARTFORD
DEXTER
DOVER
ANSON
WESTON ST
R-17
MF
zoning case #
65
I-1
200'
80
230
570
108
137

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-84

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Property located in the Westerly Hills/Ashley Park neighborhood described as (A) area north of Wilkinson Boulevard, west of Westerly Hills Drive, south of Amerigo Street and Meredith Avenue, and east of Morris Field Road (from R-22MF & O-2 to R-8), (B) area generally north of Simmons Street, west of Pruitt Street, south of Corbett Street and Bristol Drive (from R-22MF to R-5), (C) area fronting on Marlborough Road and Minnesota Road, west of Weyland Avenue (from R-17MF to R-8)

Request: R-22MF, O-2 & R-17MF to R-8 & R-5

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A single family homes, duplexes, and vacant in the O-2 area, and single family, duplexes, triplexes, a quadraplex, a church, and vacant land in the R-22MF area

Area B single family housing

Area C duplexes

Surrounding Land Uses

Area A businesses to the south along Wilkinson Blvd , businesses and vacant land to the east, businesses and mini-warehouses to the west, and single family and multi-family to the north

Area B single family in all directions

Area C single family and a church to the south, vacant to the east, light industrial park to the north and west

Proposed Land Uses

Area A single family/low density attached single family

Area B single family

Area C duplexes

Consistency With Study Group Recommendations

The Central District study group supported the plan recommendations for this area

Nonconformities Resulting From This Rezoning

Several duplexes on small lots in Area B

Consequences Of Not Rezoning This Property

All these areas, except the 0-2 property in Area A, are established and principally built out as proposed to be rezoned A significant amount of effort has been devoted by residents of Ashley Park and Westerly Hills to preserve and strengthen the character of these areas, as evidenced by their commitment to improving Wilkinson Boulevard If these areas should redevelop with higher density housing, the character of the neighborhood could change and the stability of the neighborhoods could be jeopardized Allowing office to develop as zoned in Area A, would invite additional nonresidential encroachment at the edges of the neighborhood, already considered somewhat fragile

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-84

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) 94 Street Frontage(ft) Not Applicable

Current Land Use (A) Combination of single family homes and vacant lots, (B) Predominantly single family homes and vacant lots, and (C) Predominantly duplexes

Zoning Request

Existing Zoning R-22MF, O-2 & R-17MF Requested Zoning R-8 & R-5

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

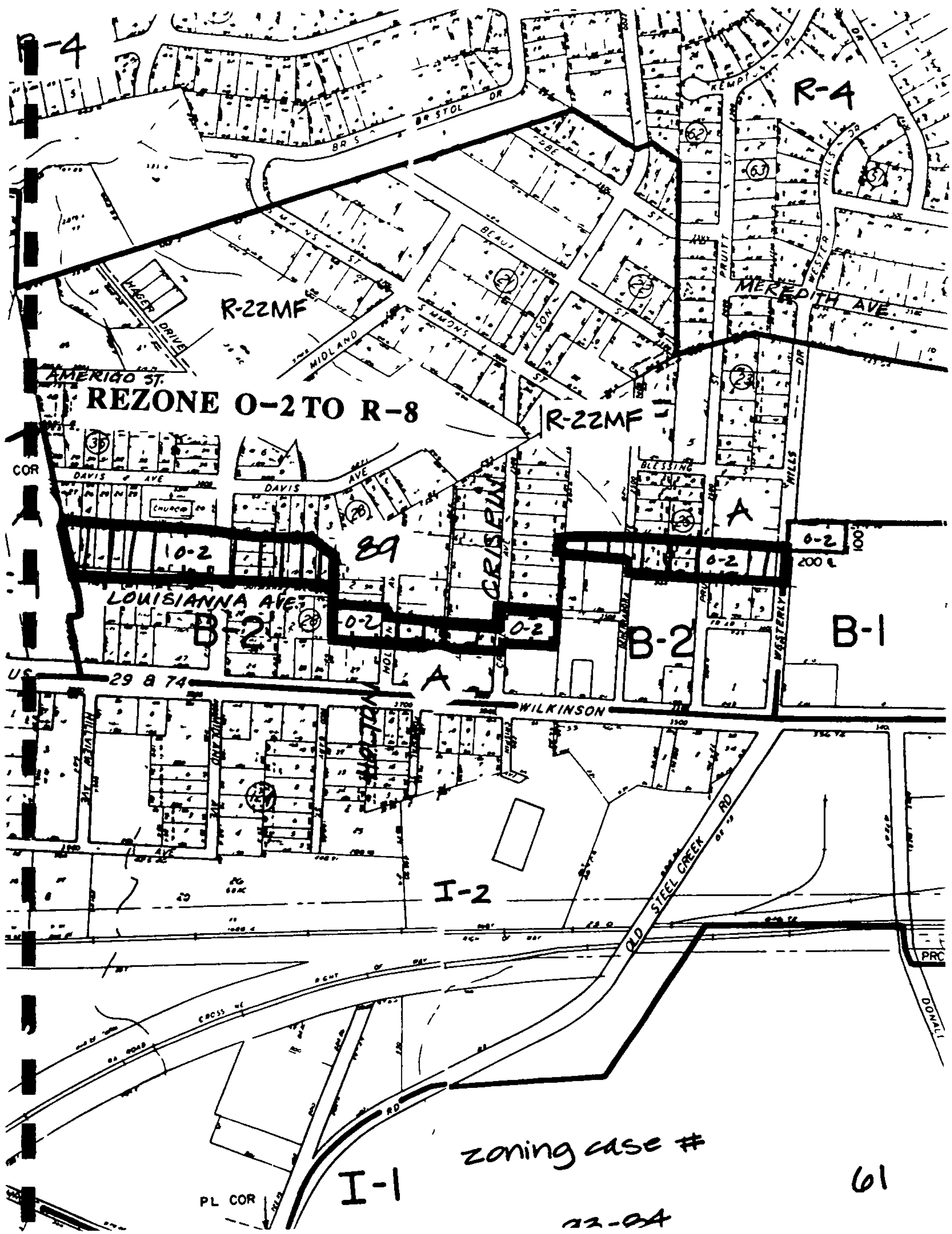
Petition #: 93-84

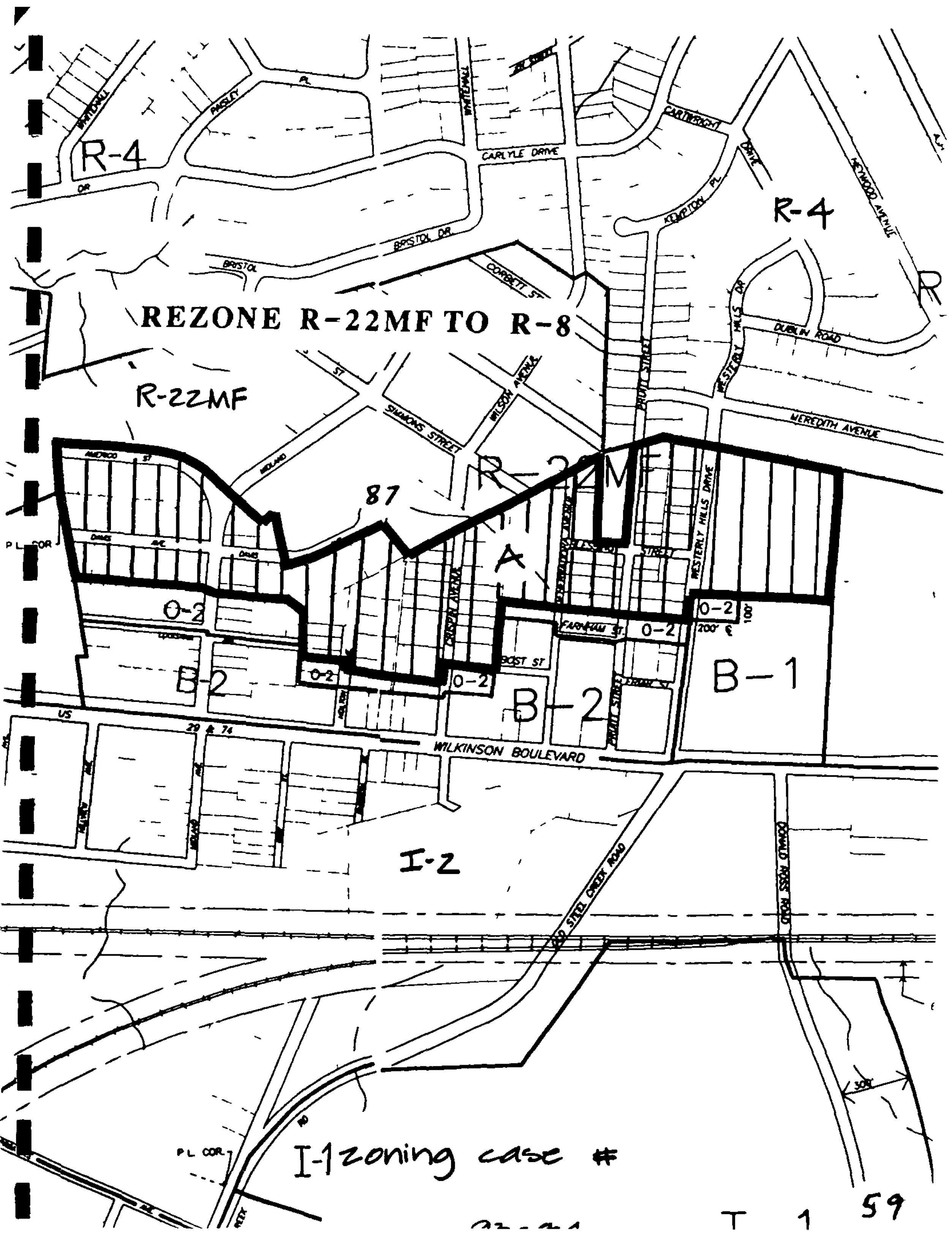
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 9, 1993
Zoning Clasification (Existing): R-22MF, O-2 & R-17MF
Zoning Classification (Requested): R-8 & R-5
Location: Property located in the Westerly Hills/Ashley Park neighborhood described as (A) area north of Wilkinson Boulevard, west of Westerly Hills Drive, south of Amerigo Street and Meredith Avenue, and east of Morris Field Road (from R-22MF & O-2 to R-8), (B) area generally north of Simmons Street, west of Pruitt Street, south of Corbett Street and Bristol Drive (from R-22MF to R-5), (C) area fronting on Marlborough Road and Minnesota Road, west of Weyland Avenue (from R-17MF to R-8).

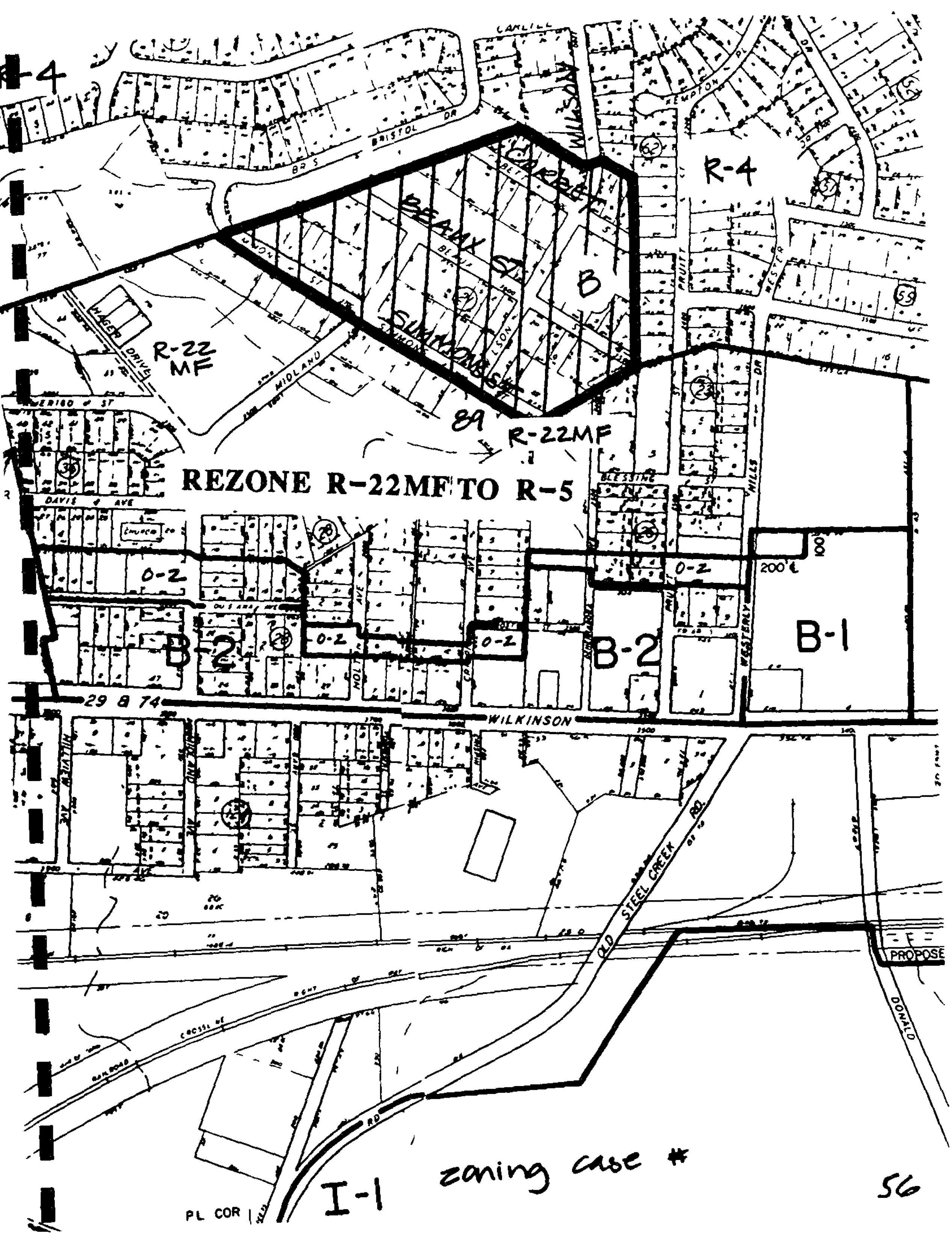
See Attached Sheet(s)

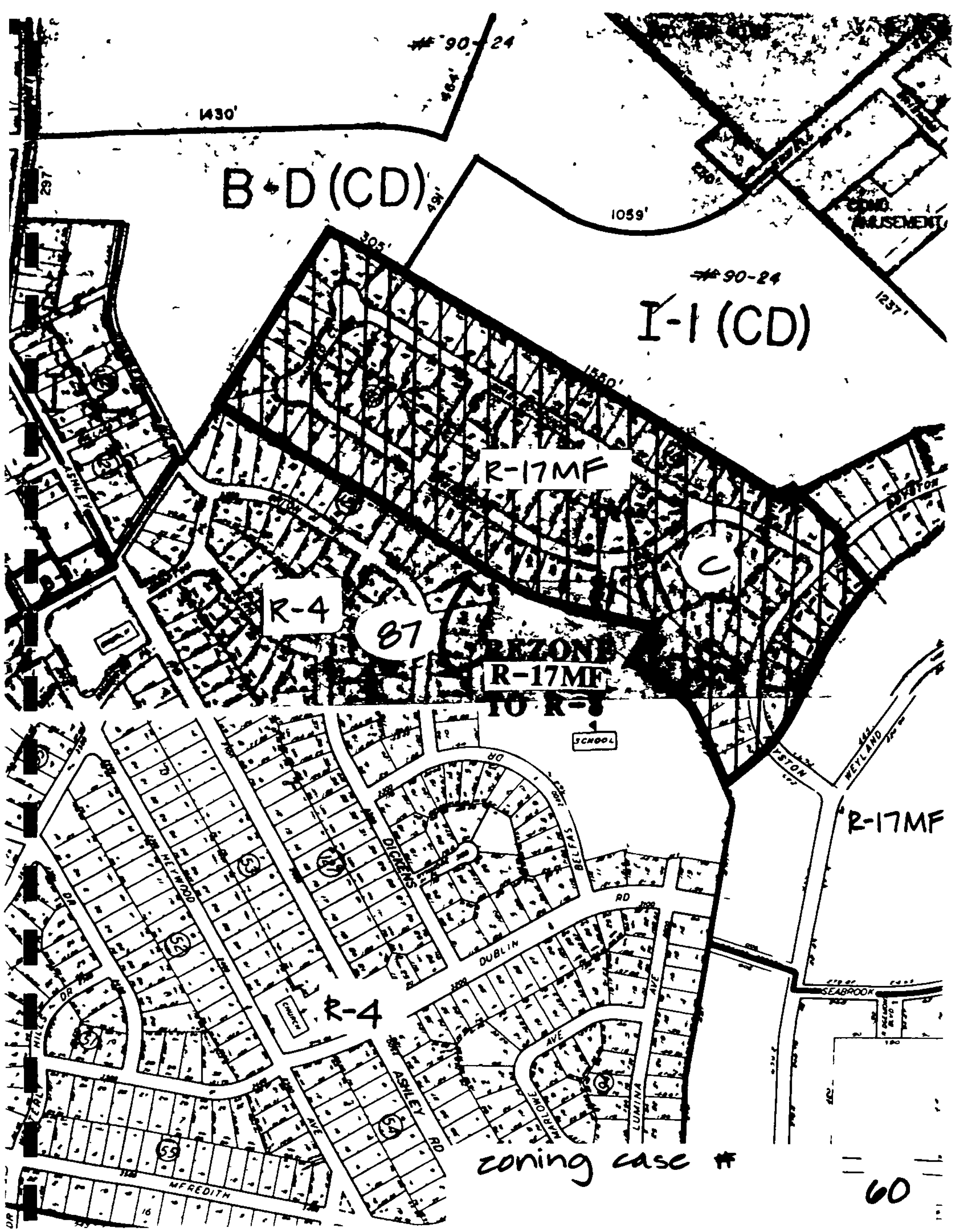
Zoning Map Nos.: 87, 103 & 104

Scale: 1" = 400 feet


R-4
R-4
BRISTOL DR
R-22MF
MAGER DRIVE
MIDLAND
AMERIGO ST.
REZONE O-2 TO R-8
R-22MF
MEREDITH AVE.
PRUITT ST
DAVIS AVE
CHURCH
89
O-2
O-2
O-2
O-2
O-2
LOUISIANNA AVE
B-2
B-2
B-1
A
A
US 29 & 74
WILKINSON
WESTERLY
I-2
OLD STEEL CREEK RD
I-1
PL COR
zoning case #
61
22-04


REZONE R-22MF TO R-8
R-4
R-4
R-22MF
R-22MF
A
O-2
O-2
O-2
O-2
O-2
B-2
B-2
B-1
I-2
I-1 zoning case #
59
CARLYLE DRIVE
BRISTOL DR
CORBETT ST
CARTWRIGHT DRIVE
KEYWOOD AVENUE
DUBLIN ROAD
MEREDITH AVENUE
WESTERLY HILLS DRIVE
SIMMONS STREET
WILSON AVENUE
FAIRFAX ST
WILKINSON BOULEVARD
US 29 & 74
CROW ROSS ROAD
87
500'
200'


REZONE R-22MF TO R-5
R-4
R-4
B
R-22 MF
R-22MF
O-2
O-2
O-2
O-2
B-2
B-2
B-1
I-1
BRISTOL DR
WILKINSON
OLD STEEL CREEK
DONALD
PROPOSE
MIDLAND
WAGER DRIVE
DAVIS AVE
BLESSING
200'
zoning case #
56


#90-24
1430'
B-D (CD)
1059'
#90-24
I-1 (CD)
1237'
305'
1580'
R-17MF
R-4
87
REZONE
R-17MF
TO R-4
SCHOOL
R-17MF
R-4
DICKENS
DUBLIN
RD
SEABROOK
ASHLEY
RD
MEREDITH
WEYLAND
zoning case #
60

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-85

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Areas located in the Ashley Park neighborhood described as (A) properties generally north of Wilkinson Boulevard, south of Greenland Avenue, west of Camp Greene, and east of Weyland Avenue (from O-2 to R-22MF, (B) several areas generally west of Morehead Street, south of Marlowe Avenue, Garibaldi and Seabrook Avenue, west of Weyland Avenue and north of Arty Avenue, and properties east of Columbus Circle, south of Freedom Dive , west of Berryhill Road and north of Marlowe Avenue (from R-22MF & O-2 to R-5), and (C) area generally south and west of Columbus Circle, north of Marlowe Avenue and Remount Road and east of Garibaldi Avenue (from R-22MF to R-8)

Request: O-2 & R-22MF to R-22MF, R-5 & R-8

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Areas A and B single family housing

Area C duplexes

Surrounding Land Uses

Area A principally single family to the north, east, and west, and single family and offices to the south

Area B (Southern most portion) multi-family to the west, single family and duplexes to t he north, multi-family and offices to the east along Morehead Street, and single family, offices, and commercial to the south along Wilkinson Blvd

(Northern portion) duplexes to the south, single family to the west, railroad tracks and creek to the north, and multi-family to the east across Berryhill Rd

Area C single family in all directions

Proposed Land Uses

Area A multi-family housing

Area B single family housing

Area C duplexes

Consistency With Study Group Recommendations

The Central District Study Group supported the plan recommendations for this area

Nonconformities Resulting From This Rezoning

Two or three duplexes in all the areas (total)

Consequences Of Not Rezoning This Property

All these areas are established and developed as proposed to be rezoned A significant amount of effort has been devoted by residents and the City (community policing, housing improvements, etc) to preserve and protect the character of these areas, the commitment to improving Wilkinson Blvd is evidence of the mutual commitment to the area If these neighborhoods redevelop with higher density housing, the character of the neighborhoods could change and the ever increasing stability of the area jeopardized Allowing offices to develop as zoned in Area A, would invite additional nonresidential encroachment at the edges of the neighborhood already considered somewhat fragile

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-85

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Attached

Description of Property

Size(Sq Ft -Acres) 274 Street Frontage(ft) Not Applicable

Current Land Use (A) Predominantly single family homes and vacant lots, (B) Predominantly single family homes and vacant lots and a daycare center, and (C) Predominantly duplexes

Zoning Request

Existing Zoning O-2 & R-22MF Requested Zoning R-22MF, R-5 & R-8

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner

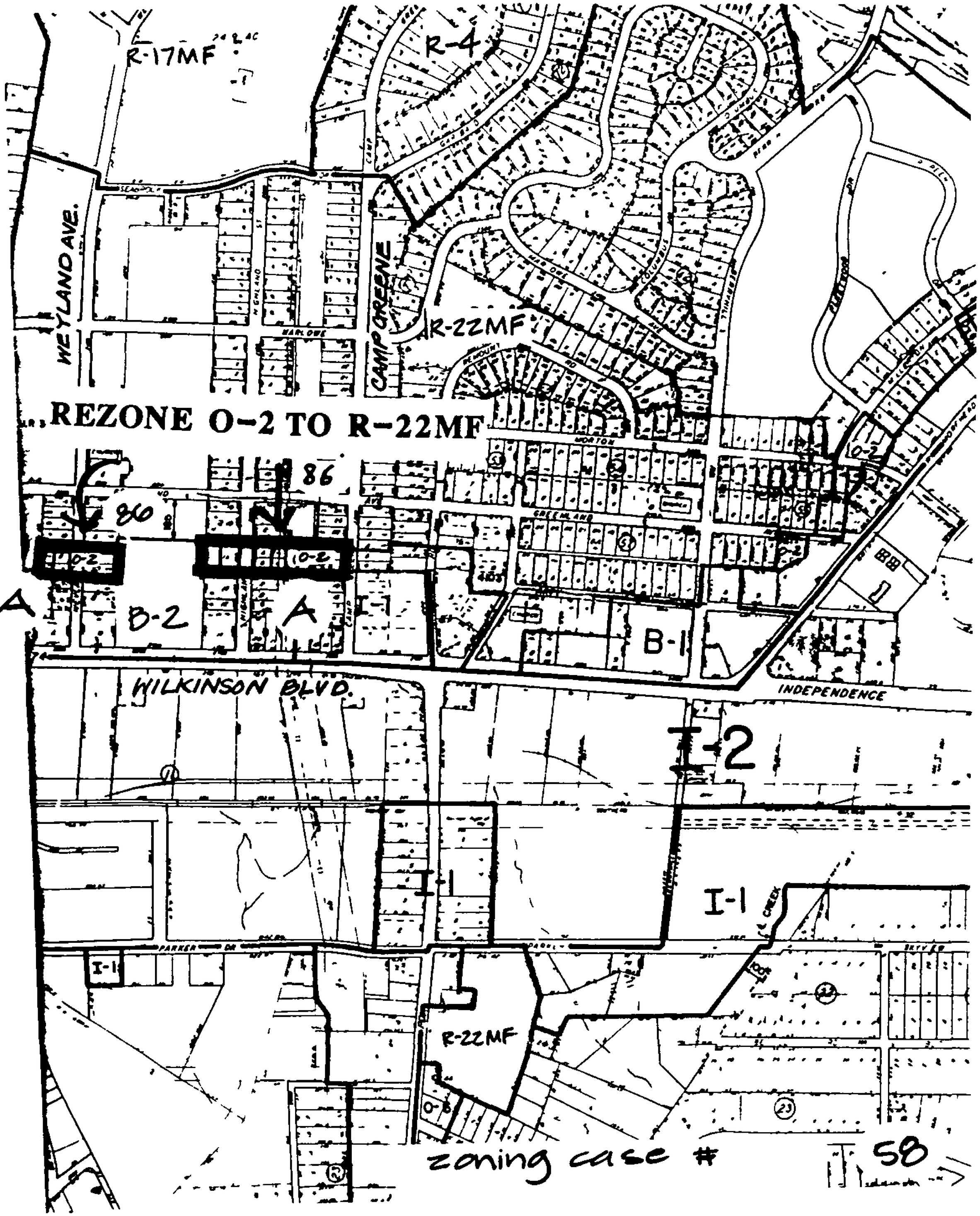
Petition #: 93-85

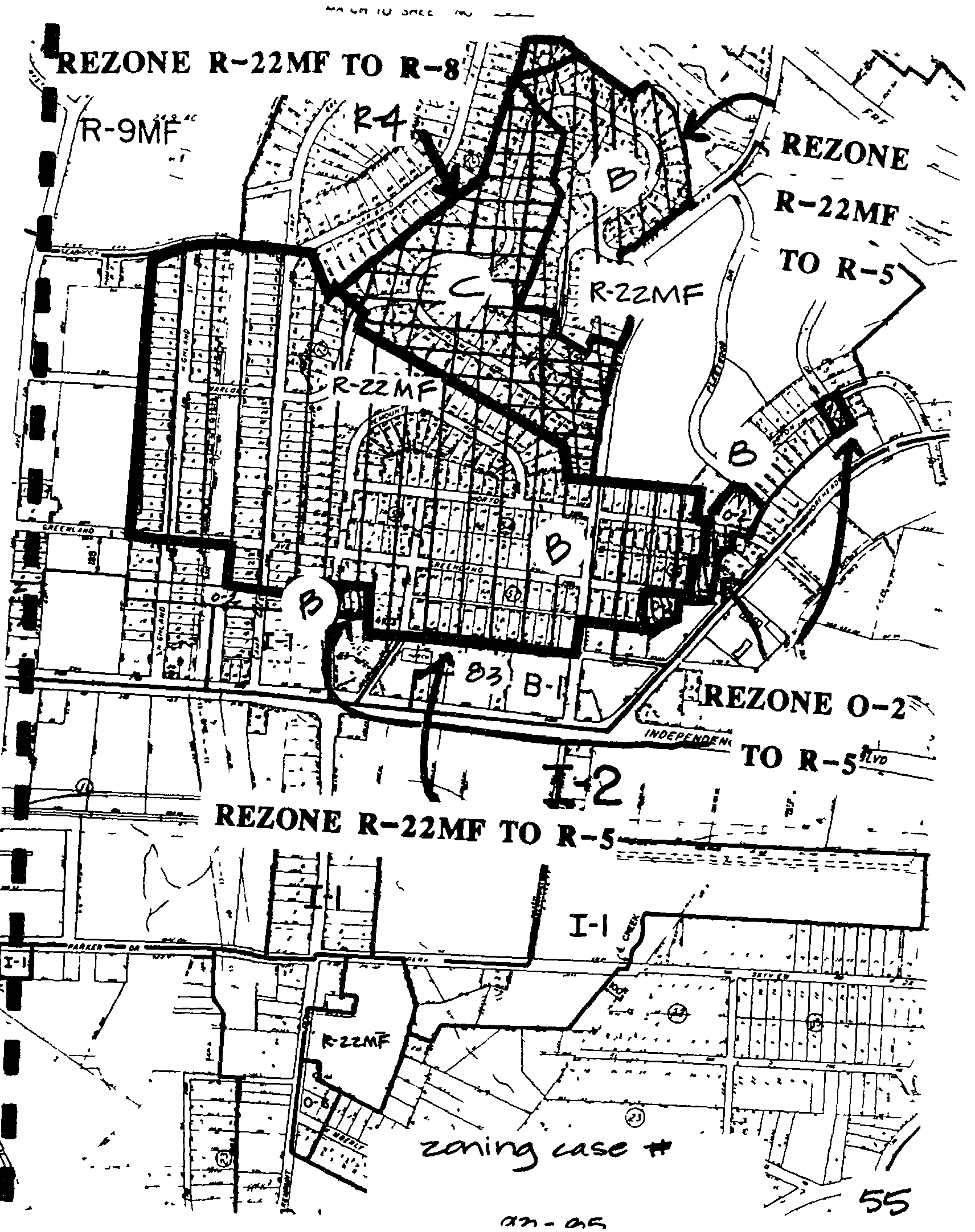
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 9, 1993
Zoning Clasification (Existing): O-2 & R-22MF
Zoning Classification (Requested): R-22MF, R-5 & R-8
Location: Areas located in the Ashley Park neighborhood described as (A) properties generally north of Wilkinson Boulevard, south of Greenland Avenue, west of Camp Greene, and east of Weyland Avenue (from O-2 to R-22MF, (B) several areas generally west of Morehead Street, south of Marlowe Avenue, Garibaldi and Seabrook Avenue, west of Weyland Avenue and north of Arty Avenue, and properties east of Columbus Circle, south of Freedom Dive , west of Berryhill Road and north of Marlowe Avenue (from R-22MF & O-2 to R-5); and (C) area generally south and west of Columbus Circle, north of Marlowe Avenue and Remount Road and east of Garibaldi Avenue (from R-22MF to R-8).

See Attached Sheet(s)

Zoning Map Nos.: 103

Scale: 1" = 400 feet


REZONE O-2 TO R-22MF
R-17MF
R-4
WEYLAND AVE.
CAMP GREENE
AR-22MF
O-2
86
B-2
A
B-1
WILKINSON BLVD.
INDEPENDENCE
I-2
I-1
R-22MF
zoning case #
58


REZONE R-22MF TO R-8
R-9MF
R4
REZONE
R-22MF
TO R-5
R-22MF
R-22MF
B
C
B
B
B
O-2
O-2
B-1
REZONE O-2
TO R-5
I-2
REZONE R-22MF TO R-5
I-1
I-1
R-22MF
O-2
zoning case #
55

22-05

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-86

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Property described as (A) area generally south of Parker Drive, west of Remount Road, north of West Boulevard and east of Watson Drive (from B-1 to R-22MF), (B) area generally east of Remount Road & north and south of Kimberly Road (from O-2 to R-4)

Request: B-1 & O-2 to R-22MF & R-4

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A single family housing, apartments, vacant land, and a Duke Power substation

Area B single family housing

Surrounding Land Uses

Area A duplexes and vacant land to the west, single family and commercial to the north across Parker Street, multi-family and single family to the east across Remount Rd , and a duplex and businesses to south

Area B single family to the east along Kimberly Rd , multi-family to the north, a shopping center to the south (Wayne's), and single family to the west across Remount Road

Proposed Land Uses

Area A multi-family

Area B single family

Consistency With Study Group Recommendations

The Central District Study Group supports the plan recommendations for this area

Nonconformities Resulting From This Rezoning

none in either area

Consequences Of Not Rezoning This Property

This area adjacent to Remount Road in this area is considered somewhat marginal, but does provide opportunities for housing rehab in an area in need of affordable housing The development along Kimberly Rd is fairly stable with decent, affordable housing If the properties along Remount develop with commercial uses, the possibilities for stabilizing this area would diminish considerably Also, if offices are built at the end of Kimberly Drive, it could have a damaging effect on this very small, but stable single family street

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-86

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) 11 Street Frontage(ft) Not Applicable

Current Land Use (A) Predominantly apartments, duplexes and single family homes, and (B) Single family homes

Zoning Request

Existing Zoning B-1 & O-2 Requested Zoning R-22MF & R-4

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

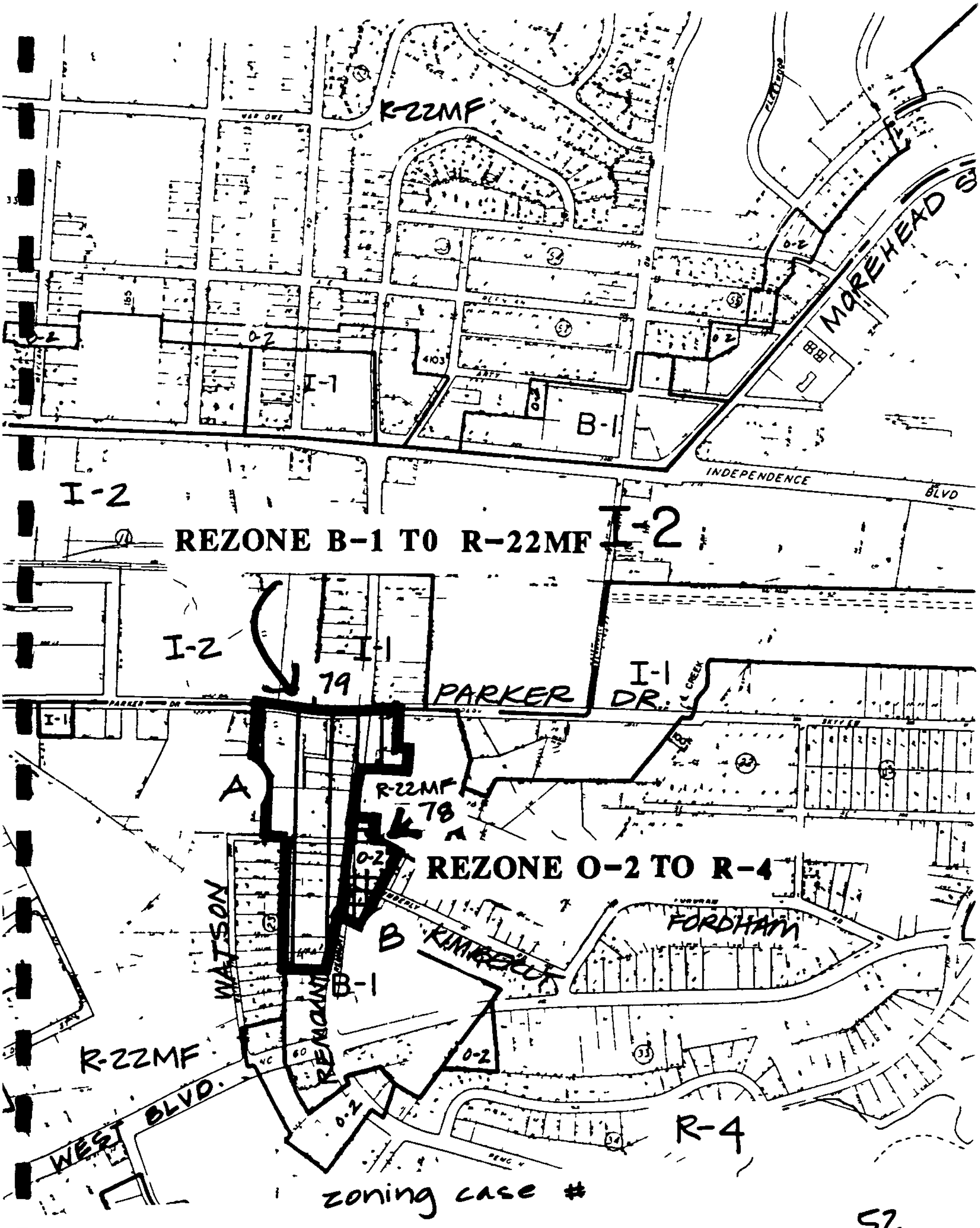
Petition #: 93-86

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 9, 1993
Zoning Clasification (Existing): B-1 & O-2
Zoning Classification (Requested): R-22MF & R-4
Location: Property described as (A) area generally south of Parker Drive, west of Remount Road, north of West Boulevard and east of Watson Drive (from B-1 to R-22MF), (B) area generally east of Remount Road & north and south of Kimberly Road (from O-2 to R-4).

See Attached Sheet(s)

Zoning Map Nos.: 103

Scale: 1" = 400 feet


R-22MF
MOREHEAD ST
O-2
I-1
B-1
INDEPENDENCE BLVD
I-2
REZONE B-1 TO R-22MF
I-2
I-1
79
PARKER DR.
I-1
A
R-22MF
78
O-2
REZONE O-2 TO R-4
WATSON
B
KIMBERLY
FORDHAM
B-1
R-22MF
O-2
WEST BLVD.
O-2
R-4
zoning case #

52

93-86

RECEIVED
AUG 23 1993
OFFICE OF CITY CLERK

TO: City Council Members and Planning Commission

FROM: Roger Hudson

DATE: August 18, 1993

RE: Zoning Petition # 93-87

Having legal power of attorney for Mrs. Sallie C. King who owns property at 2924 Richard St. Charlotte, NC 28208, and being a resident at that address, I support this petition to rezone the area to R-4.

There is already an abundance of multi-family dwelling in this area and we strongly support single-family residences ONLY on our street.

Passing this change will insure a decent quality of life for the future and will prevent the density of population we do not want.

Thank you for your consideration in this wise move.

Sincerely,

Roger Hudson
2924 Richard St.
Charlotte, NC 28208
357-0654 (H)
521-6030 (W)

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-87

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Several areas described as (A) properties fronting on the south side of West Boulevard generally between Donald Ross Street to the east and Ross Avenue to the west (from B-1 to R-17MF), (B) properties fronting on the south side of West Boulevard, west of the intersection of Wilmount Road and West Boulevard (from I-1 to B-1) and properties on all quadrants of the intersection of Old Steele Creek Road and West Boulevard (from I-1 to B-1), (C) properties fronting the north side of West Boulevard between Kenhill Drive and the Southern Railroad tracks (from B-1 to R-22MF), (D) properties fronting the south side of West Boulevard between Old Steele Creek Road and the Southern Railroad tracks (from I-1 to R-8MF), and (E) area fronting on Wilmount Road generally between Shady Lane and Rubine Street (from R-22MF to R-4)

Request: B-1, I-1 & R-22MF to R-17MF, B-1, R-22MF, R-4 & R-8MF

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A Vacant land and a public library

Area B Commercial uses (convenience stores, tire store, body shop, night club) church and vacant land

Area C Vacant land and apartments

Area D Vacant land, several single family homes and a contractor's office

Area E Vacant land, a duplex and several single family homes

<u>Surrounding Land Uses</u>

Area A Single family homes (Barring Woods) southeast of Clanton Road, apartments (Dalton Village) and Reid Park neighborhood southwest of Clanton Road, single family homes, vacant land, and commercial uses to the north, commercial uses to the west along West Boulevard, day care center, single family homes to the west

Area B Single family homes and duplexes to the north, commercial industrial and single family homes to the south, commercial and industrial uses to the east, commercial and apartments to the west

Area C Multi-family and single family homes to the north, commercial uses to the east, multi-family to the west and a mixture of residential development, vacant land and a contractor's office to the south

Area D Multi-family and commercial to the north, vacant land institutional, industrial, and single family homes to the south, commercial and industrial to the east, single family to the west

Area E Vacant land and singe family homes to the north, Amay James Elementary School to the east, commercial, vacant land and Irwin Wastewater Treatment Plant to the south, a church and single family homes to the west

<u>Proposed Land Uses</u>

Area A Multi-Family

Area B Neighborhood Commercial Center

Area C Multi-Family

Area D Multi-Family

Area E Single Family

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's land use and zoning recommendations for these areas

Nonconformities Resulting From This Rezoning

Area A None

Area B Two nonconforming uses (body shop and tire recapping shop) will be created

Area C None

Area D Three nonconforming uses (contractor's office, 2 billboards) will be created

Area E None

Consequences Of Not Rezoning This Property

Area A Commercial uses could continue to be stripped along West Boulevard and further erode the edges of single family neighborhoods that abut West Boulevard

Area B Opportunity exist to assemble land and create a neighborhood shopping center This will prevent further stripping of commercial uses This opportunity could be jeopardized if current zoning remains intact and land is used for industrial use

Area C Commercial uses could continue to be stripped along the corridor and at the entrance to the apartment complex

Area D Industrial uses could be developed that may not be compatible with adjacent residential development

Area E Single family homes could be converted to multi-family housing and further reduce affordable housing stock on the west side

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-87

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Attached Map

Description of Property

Size(Sq Ft -Acres) 58 Street Frontage(ft) Not Applicable

Current Land Use (A) Vacant lots, (B) Vacant land and commercial lots, (C) Apartments, (D) Predominantly single family homes, vacant lots and a contractors office, and (E) Predominantly single family homes and vacant lots

Zoning Request

Existing Zoning B-1, I-1 & R-22MF Requested Zoning R-17MF,B 1,R-22MF, R-4 & R 8MF

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

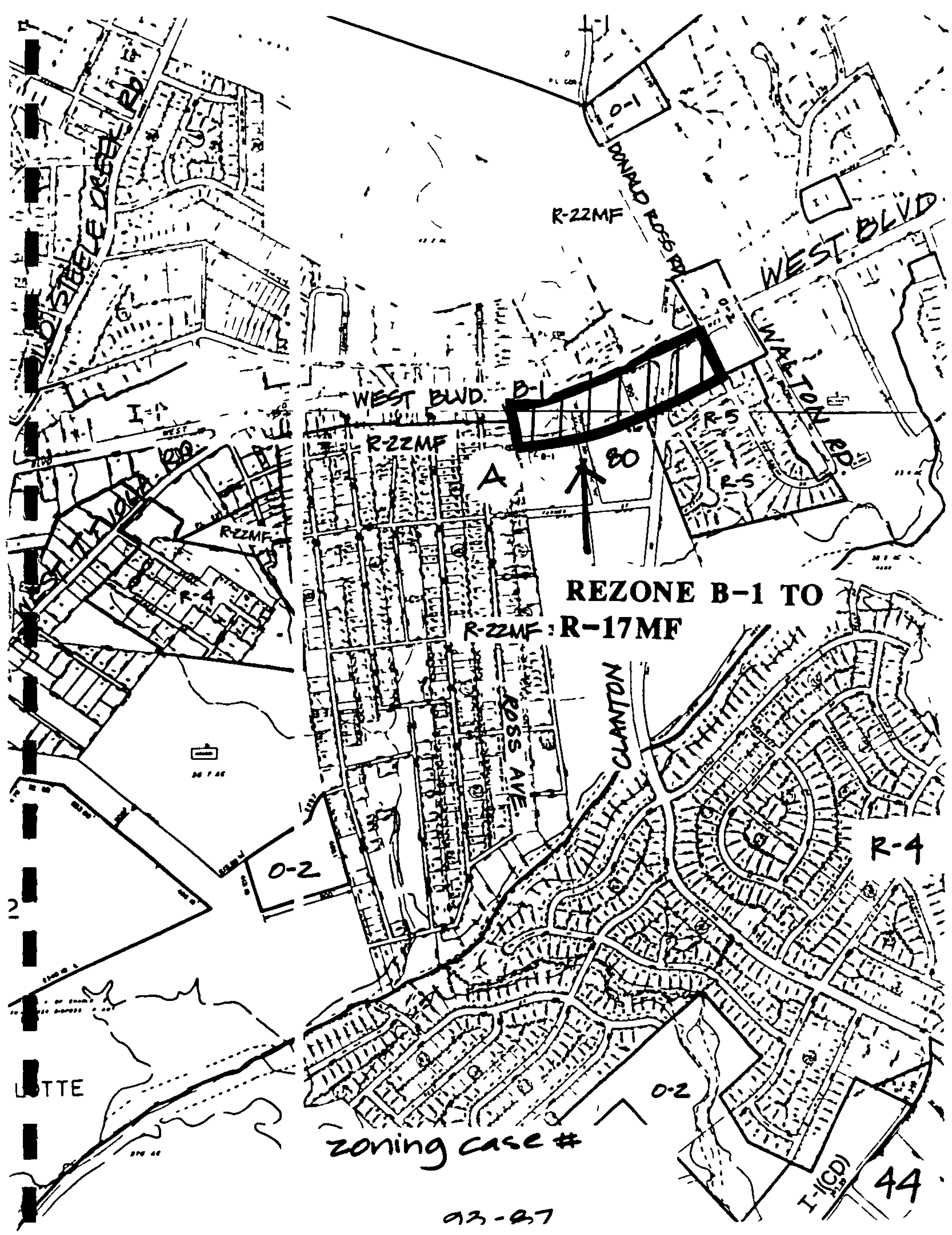
Petition #: 93-87

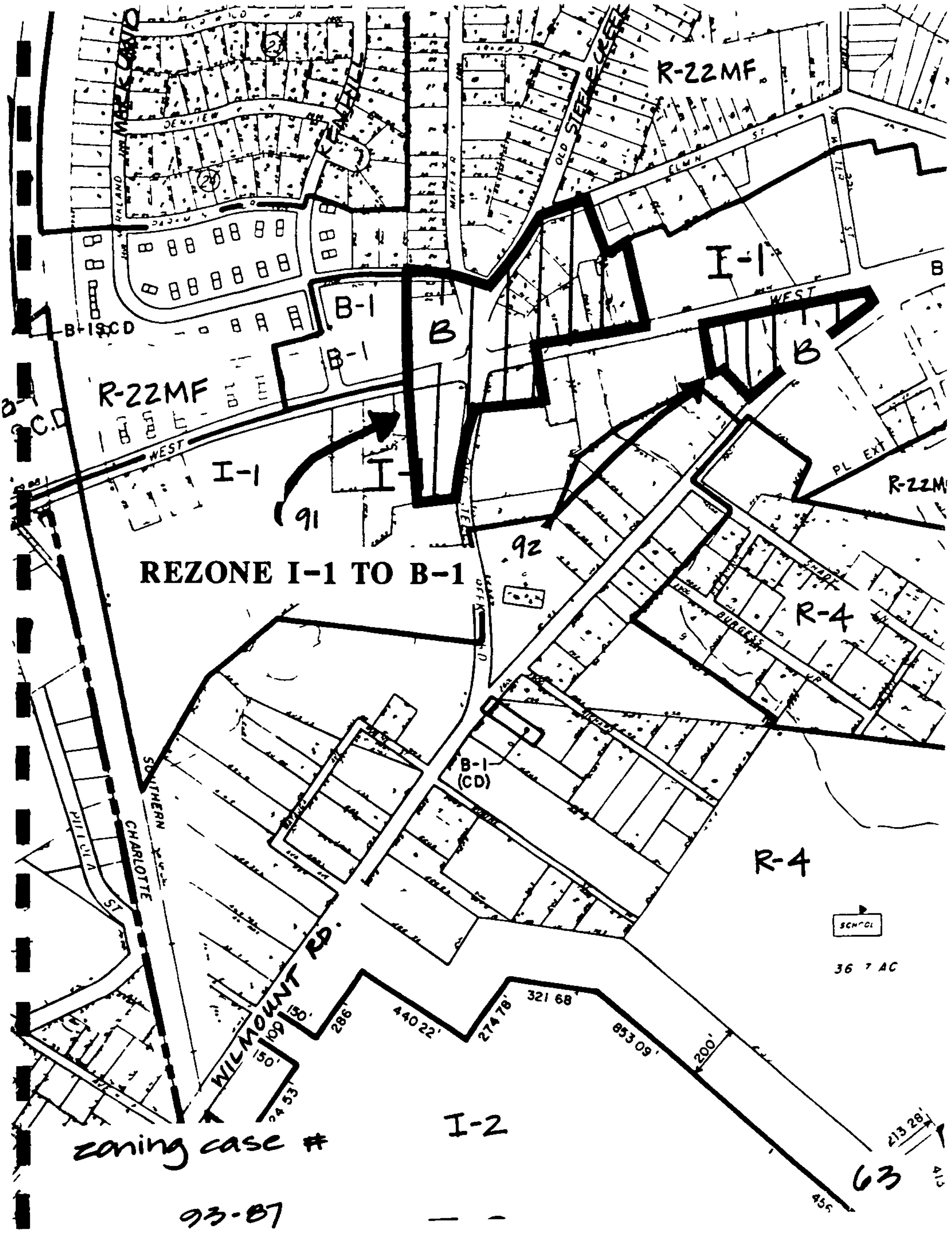
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 9, 1993
Zoning Clasification (Existing): B-1, I-1 & R-22MF
Zoning Classification (Requested): R-17MF, B-1, R-22MF, R-4 & R-8MF
Location: Several areas described as (A) properties fronting on the south side of West Boulevard generally between Donald Ross Street to the east and Ross Avenue to the west (from B-1 to R-17MF), (B) properties fronting on the south side of West Boulevard, west of the intersection of Wilmount Road and West Boulevard (from I-1 to B-1) and properties on all quadrants of the intersection of Old Steele Creek Road and West Boulevard (from I-1 to B-1); (C) properties fronting the north side of West Boulevard between Kenhill Drive and the Southern Railroad tracks (from B-1 to R-22MF); (D) properties fronting the south side of West Boulevard between Old Steele Creek Road and the Southern Railroad tracks (from I-1 to R-8MF); and (E) area fronting on Wilmount Road generally between Shady Lane and Rubine Street (from R-22MF to R-4).

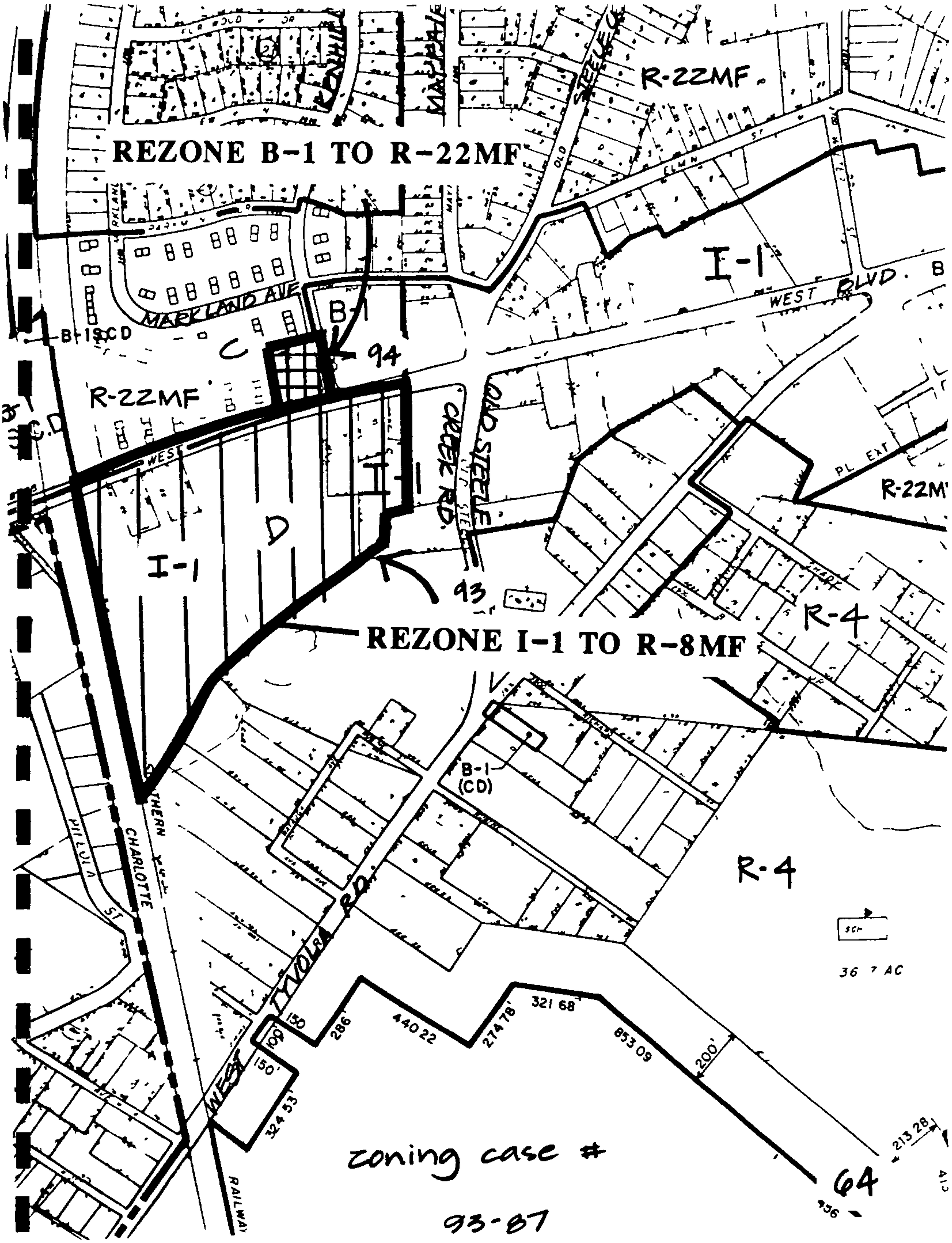
See Attached Sheet(s)

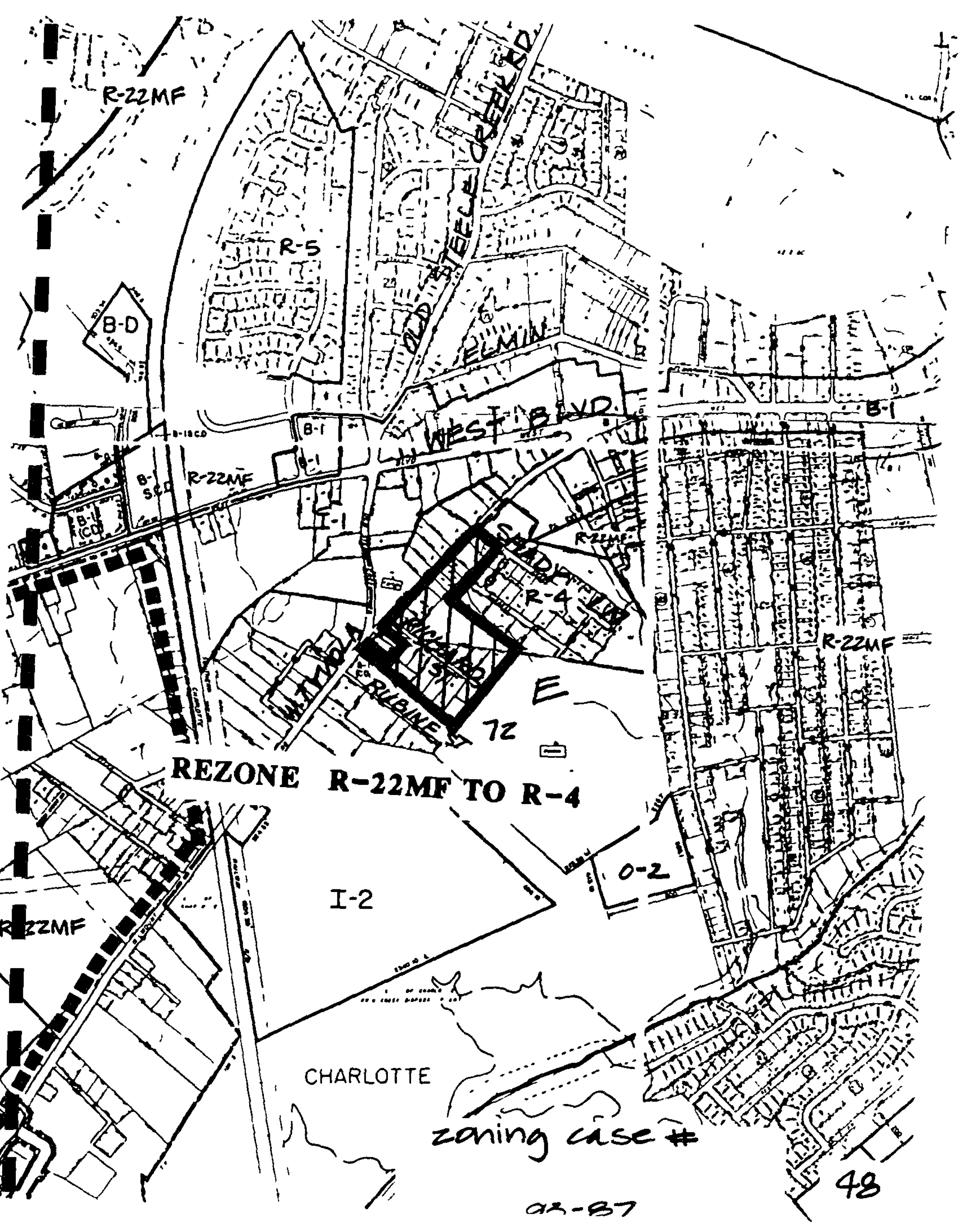
Zoning Map Nos.: 103, 104, 109 & 110

Scale: 1" = 400 feet


REZONE B-1 TO
R-17MF
O-1
DONALD ROSS RD.
R-22MF
WEST BLVD.
WAKEFIELD RD.
B-1
R-5
R-22MF
A
80
R-22MF
R-4
R-22MF
ROSS AVE.
CLANTON
R-4
O-2
O-2
I-1(CD)
44
zoning case #
93-87


R-22MF
I-1
B-1
B
B-1
B-1 CD
R-22MF
WEST
I-1
91
92
REZONE I-1 TO B-1
R-4
B-1
(CD)
R-4
SCHOOL
36 7 AC
WILMOUNT RD.
150'
109
150'
286
440 22'
274 78'
321 68'
853 09'
200'
213 28'
63
I-2
zoning case #
93-87


REZONE B-1 TO R-22MF
R-22MF
I-1
B-1
B-1(CD)
R-22MF
I-1
D
C
94
93
REZONE I-1 TO R-8MF
R-4
R-4
B-1
(CD)
MARKLAND AVE
WEST BLVD.
OLD STEELE CREEK RD.
ELMN ST
PL EXT
CHARLOTTE
PILLOW ST
TYVOLA RD
WEST
RAILWAY
150
286
440 22
274 78
321 68
853 09
200'
150'
324 53
213 28
36 7 AC
64
zoning case #
93-87


R-22MF
R-5
B-D
OLD MATTHEWS
ELM ST
WEST BLVD
B-1
B-1(CD)
B-1(CD)
R-22MF
I-1
R-22MF
R-4
R-22MF
RUBINE
72
REZONE R-22MF TO R-4
I-2
O-2
R-22MF
CHARLOTTE
zoning case #
48
92-87

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-88

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Several areas located in the Reid Park neighborhood described as (A) properties fronting on West Boulevard to the north, generally between Donald Ross Road to the east and Walter Street to the west (from B-1 & I-1 to R-8), (B) properties just south of West Boulevard generally bounded by Ross Avenue on the east, Walter Street and Wilmount Road on the west and the creek on the South (from R-22MF to R-5), (C) four properties generally fronting the south side of Sherrill Street between Walter Street to the west and Amay James Street to the east (from I-1 to R-5), (D) properties generally bounded by Wilmount Road on the west and north, Sherrill Street on the south and Amay James on the east (from I-1 to R-4), and (E) properties generally fronting West Boulevard between Walter Street on the west and Amay James Street on the east and Sherill Street on the south (from I-1 to B-1)

Request: I-1, B-1 and R-22MF to R-8, R-5, R-4 & B-1

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan and Reid Park Special Project Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

The Reid Park Plan includes the area south of West Blvd , generally between Wilmount Road and Dalton Village The plan focuses on ways to support revitalization of this low to moderate income neighborhood Since the plan was approved, the Reid Park Development Corporation was formed and has been active in attracting new single family houses to the area Also, Neighborhood Reinvestment funds have been spent in Reid Park, resulting in new curbs, gutters, and sidewalks

Inappropriate zoning is identified in both plans as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district, and specifically in Reid Park Much of the zoning in this area has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan and Reid Park Plan

Zoning History

Not applicable

Existing Land Uses

Area A single family and vacant

Area B predominantly single family with duplexes scattered throughout, vacant land, churches, Amay James School and park

Area C single family and vacant

Area D single family, vacant parcels, and one beauty parlor

Area E an office, single family house, and a machine shop

Surrounding Land Uses

Area A single family housing and a few duplexes to the north, retail businesses to the south across West Blvd ,

Area B apartments to the east (Dalton Village), single family to the west, retail to the north along West Blvd , and sinlge family to the south across Irwin Creek

Area C single family to the east, south, and west, and vacant land and residential to the north

Area D single family and vacant land to the south, commercial uses to the north across Wilmount Rd , single family to the east, and single family to the north along Wilmount Rd

Area E retail to the east, single family to the south and west, and vacant land to the north across West Blvd

Proposed Land Uses

Area A single family and/or low density attached single family

Area B single family

Area C single family

Area D single family

Area E neighborhood businesses

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendations included in the Central District Plan for this area, and the Reid Park neighborhood association supported the recommendations for Reid Park There was not a formal study group for the Reid Park Plan

Nonconformities Resulting From This Rezoning

Area A none

Area B 15-20 duplexes on very small lots

Area C none

Area D one small beauty shop

Area E a machine shop which can continue as a nonconforming use

Consequences Of Not Rezoning This Property

In the last several years, the Reid Park neighborhood association has been working toward enhancing Reid Park and the West Boulevard corridor to attract new residents to the area A considerable amount of vacant land exists in the neighborhood The proposed rezonings support the efforts to revitalize Reid Park If the high density multi-family is allowed to develop in the neighborhood as the existing zoning would permit, the character of the neighborood would change and the efforts by the City and the Reid Park Development Corporation to attract new single family housing would be hampered

If the areas currently zoned for nonresidential development at the northwest edge of the neighborhood develop as zoned, existing housing would be lost and incompatible uses would encroach into the neighborhood There is ample vacant and/or underdeveloped land zoned for nonresidential uses in the immediate area along West Boulevard

Finally, if the properties on the north side of West Boulevard in Area A develop with commercial uses, a new commercial strip would result The commercial strip across the street abutting Reid Park is in poor condition with numerous vacancies and poorly maintained

structures With an abundance of underutilzed commercial zoning on the south side and to the west of this area, the corridor does not need additional commercial zoning Attempts to attract and concentrate quality retail services to the corridor for area residents would be diluted if this northern strip develops commercially

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-88

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) 164 Street Frontage(ft) Not Applicable

Current Land Use (A) Single family properties and vacant land, (B) Combination of single family homes, duplexes and vacant lots, (C) Predominantly single family properties, (D) Predominantly vacant and a barber shop, and (E) Predominantly commercial

Zoning Request

Existing Zoning I-1, B-1 and R-22MF Requested Zoning R-8, R-5, R-4 & B-1

Purpose of Zoning Change To comply with the land use recommendations of the Reid Park Small Area Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner

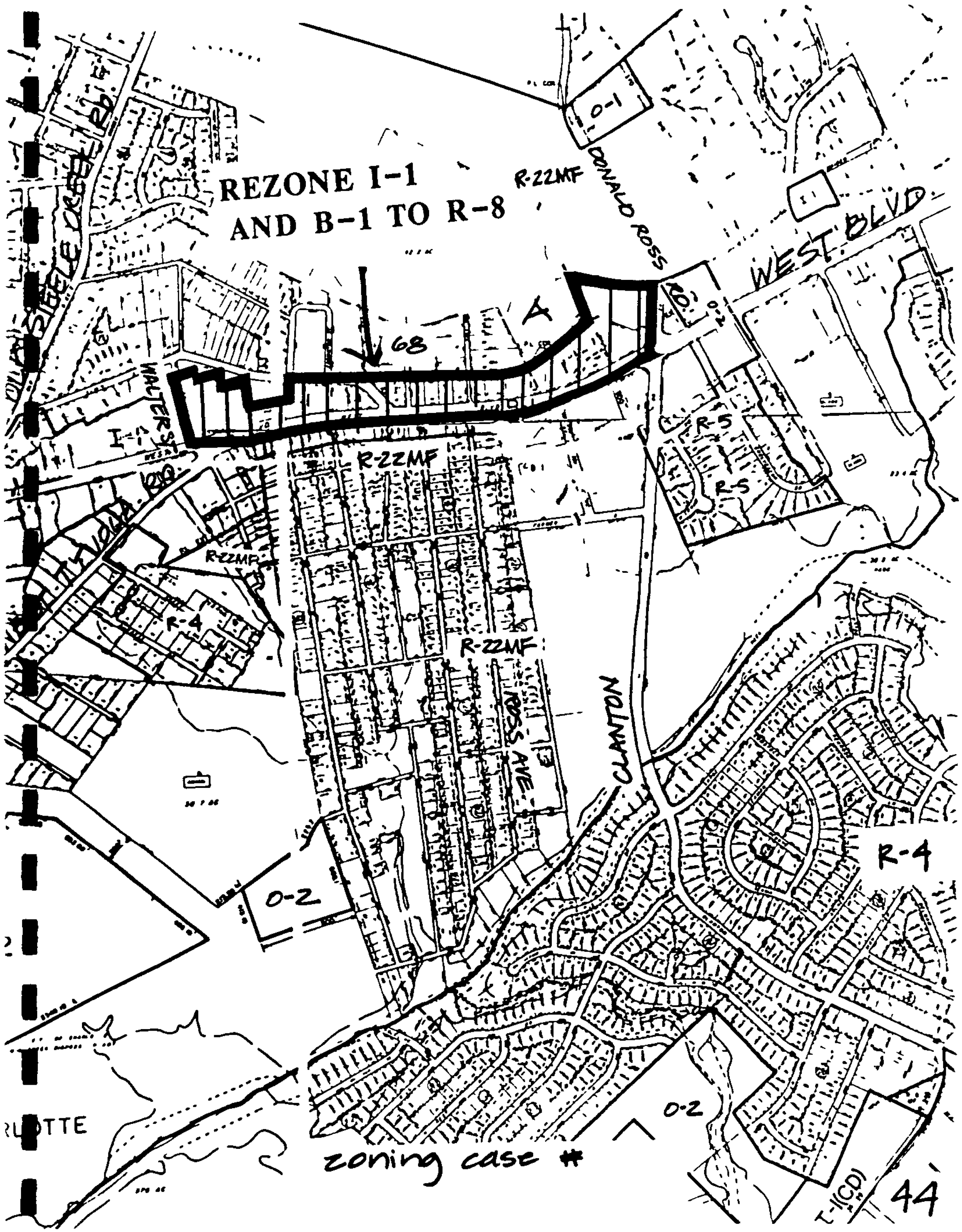
Petition #: 93-88

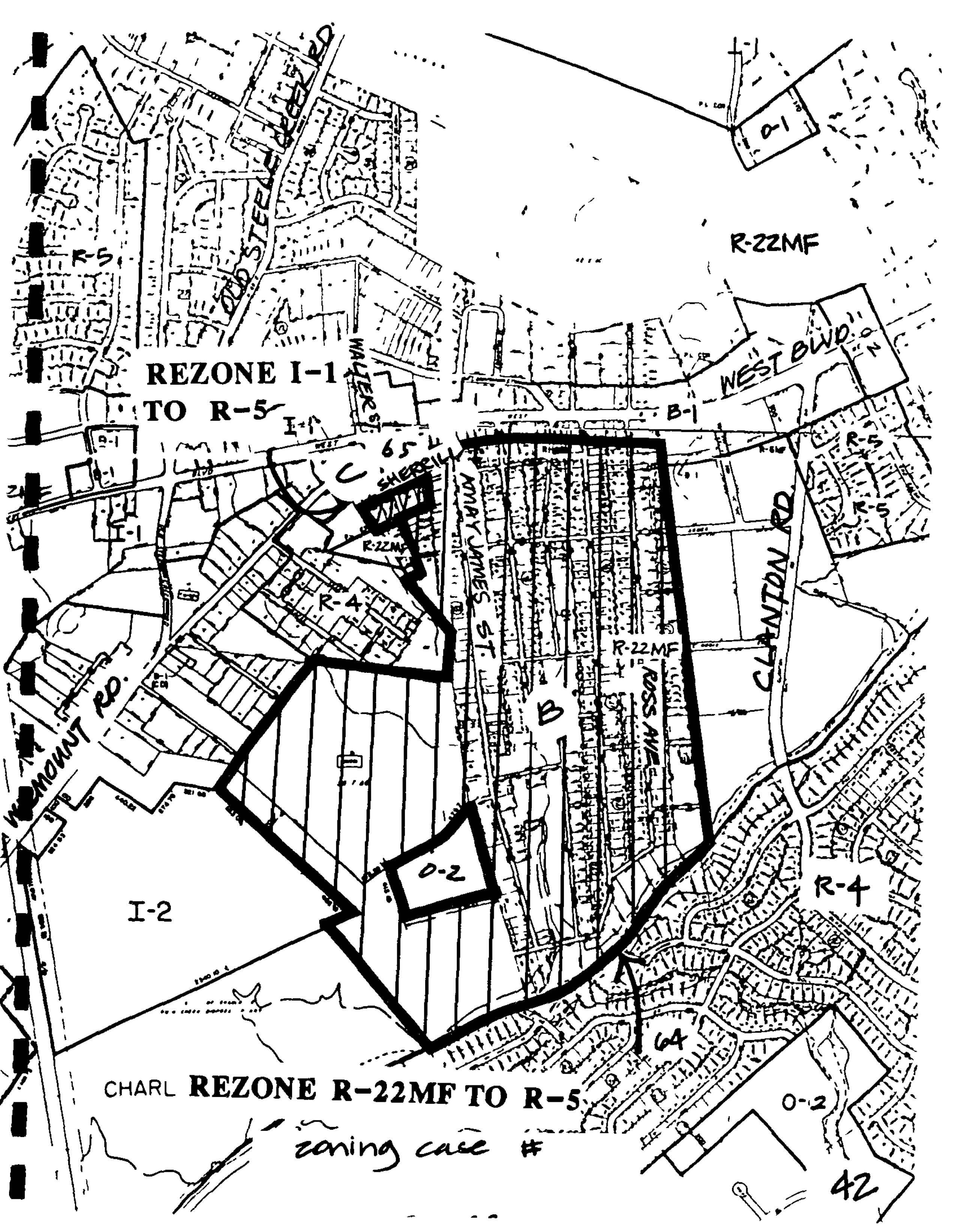
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 9, 1993
Zoning Clasification (Existing): I-1, B-1 and R-22MF
Zoning Classification (Requested): R-8, R-5, R-4 & B-1
Location: Several areas located in the Reid Park neighborhood described as (A) properties fronting on West Boulevard to the north, generally between Donald Ross Road to the east and Walter Street to the west (from B-1 & I-1 to R-8); (B) properties just south of West Boulevard generally bound by Ross Avenue on the east, Walter Street and Wilmount Road on the west and the creek on the South (from R-22MF to R-5); (C) four properties generally fronting the south side of Sherrill Street between Walter Street to the west and Amay James Street to the east (from I-1 to R-5); (D) properties generally bound by Wilmount Road on the west and north, Sherrill Street on the south and Amay James on the east (from I-1 to R-4); and (E) properties generally fronting West Boulevard between Walter Street on the west and Amay James Street on the east and Sherill Street on the south (from I-1 to B-1).

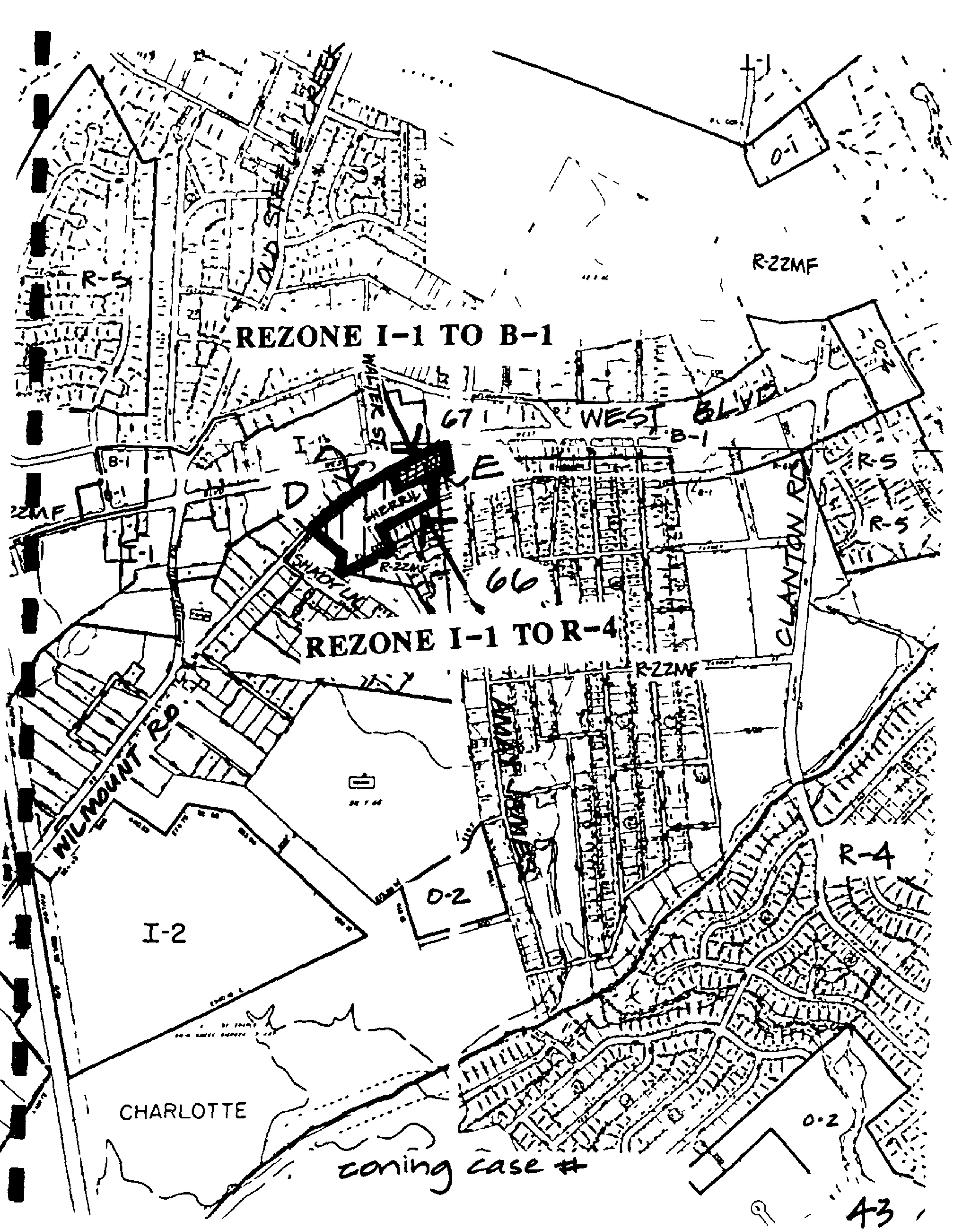
See Attached Sheet(s)

Zoning Map Nos.: 103, 104, 109 & 110

Scale: 1" = 400 feet


REZONE I-1
AND B-1 TO R-8
R-22MF
DONALD ROSS
WEST BLVD
SIBLEY DR
WALTERS
68
A
O-1
R-5
R-5
R-22MF
R-22MF
R-22MF
R-4
R-4
ROSS AVE
CLANTON
O-2
O-2
zoning case #
44


REZONE I-1
TO R-5
R-22MF
R-5
OLD STEELE RD
WALTER ST
WEST BLVD
B-1
O-1
I-1
C
SHERRILL
R-22MF
R-4
MAY JAMES ST
R-22MF
ROSS AVE
CLANTON RD
R-5
R-5
WINMOUNT RD
B
O-2
I-2
R-4
64
O-2
42
CHARL REZONE R-22MF TO R-5
zoning case #


REZONE I-1 TO B-1
REZONE I-1 TO R-4
OLD STEELE
WALTER ST
67
WEST BLVD
B-1
I-1
DRIVE
SHERRILL
SHADY LN
66
R-22MF
R-5
CLANTON RD
O-1
O-2
WILMOUNT RD
I-2
CHARLOTTE
ANNAN
R-4
zoning case #
43

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-89

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Property described as (A) an area north of West Boulevard generally east of Old Steele Creek Road, west of Donald Ross Road (from R-22MF to R-5), and (B) an area fronting on the east and west sides of Mayfair Avenue between Markland Street and Wingate Avenue (from R-22MF to R-8)

Request: R-22MF to R-5 & R-8

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A: Single family homes, a few apartments, a church, and vacant land

Area B Single family, duplexes, and triplexes

Surrounding Land Uses

Area A Carolina Golf Course to the north, vacant land, industrial and single family homes to the west, vacant land to the east, vacant land and residential to the south

Area B. Apartments and single family homes to the north, east and west, commercial uses to the south

Proposed Land Uses

Area A Single family

Area B Mixture of housing (single family, duplexes, triplexes, and quadruplexes)

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's land use and zoning recommendations for Area B The study group recommended R-8 for portions of Area B, but Council's Planning and Public Works Committee supported R-5 for this area

Nonconformities Resulting From This Rezoning

Area A Two nonconforming uses (apartment complexes) will be created

Area B None

Consequences Of Not Rezoning This Property

Area A A significant amount of multi-family development could be built in an area that is already inundated with apartments. Multi-family uses could also adversely affect the character of existing single family areas like Pinecrest neighborhood.

Area B. Existing low density development could be converted to multi-family uses and/or be developed on small lots and negatively affect single family properties that abut this area

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-89

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) 158 Street Frontage(ft) Not Applicable

Current Land Use (A) Predominantly single family development, a few duplexes and large vacant tracts of land, and (B)Predominantly duplexes with a few single family homes

Zoning Request

Existing Zoning R-22MF Requested Zoning R-5 & R-8

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner

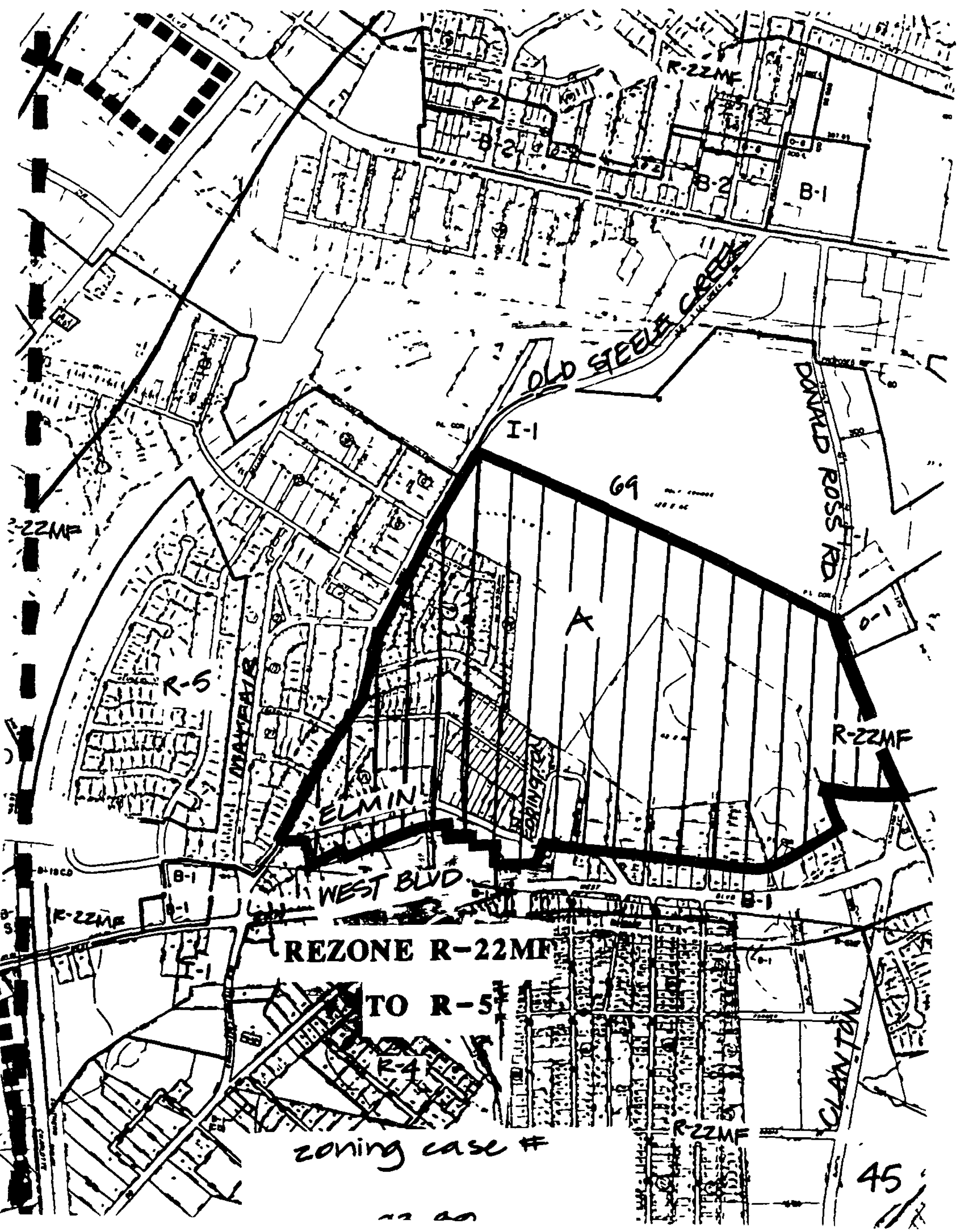
Petition #: 93-89

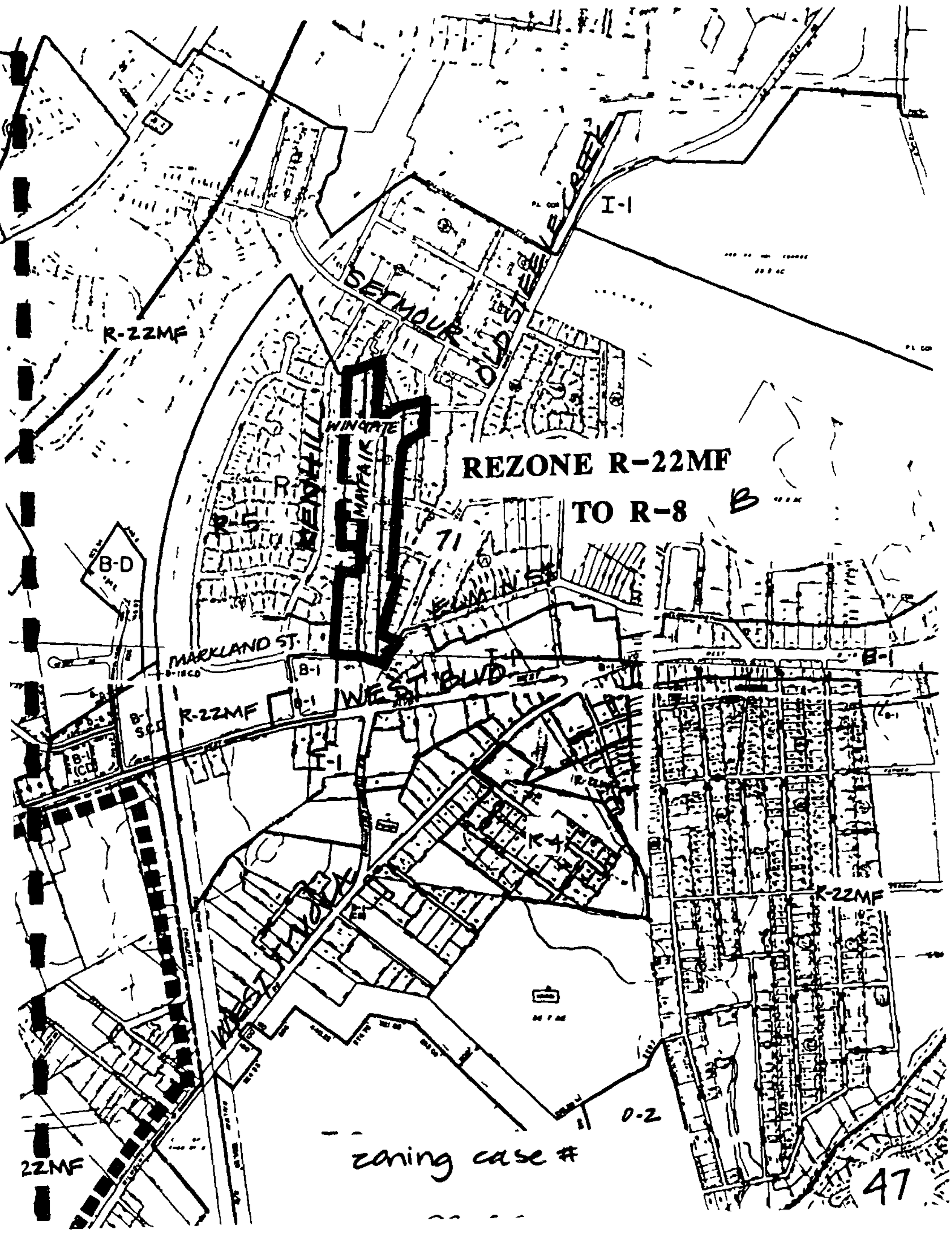
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 9, 1993
Zoning Clasification (Existing): R-22MF
Zoning Classification (Requested): R-5 & R-8
Location: Property described as (A) area north of West Boulevard generally east of Old Steele Creek Road, west of Donald Ross Road (from R-22MF to R-5), and (B) area fronting on the east and west sides of Mayfair Avenue between Markland Street and Wingate Avenue (from R-22MF to R-8).

See Attached Sheet(s)

Zoning Map Nos.: 103 & 104

Scale: 1" = 400 feet


R-22MF
P-2
B-2
B-2
B-1
OLD STEELE CREEK
I-1
DONALD ROSS RD
69
O-1
R-22MF
R-5
MAYFAIR
A
R-22MF
ELMIN
SPRING
WEST BLVD
B-1
B-1
R-22MF
B-1
I-1
REZONE R-22MF
TO R-5
R-4
R-22MF
CLANTON
zoning case #
45


REZONE R-22MF
TO R-8
R-22MF
I-1
SEYMOUR
OLD STATE
WINGATE
MANFAIK
R-5
B-D
71
MARKLAND ST.
B-1
WEST BLVD
R-22MF
B-1
I-1
R-4
R-22MF
0-2
22MF
zoning case #
47

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-90

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Property described as (A) an area north and south of Seymour Avenue east of Morris Field Drive and west of the railroad tracks (from R-22MF to R-8), and (B) an area along Capitol Drive east of Morris Field Drive and west of the railroad tracks (from R-22MF to R-5)

Request: R-22MF to R-8 & R-5

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan. The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land. The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed.

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's. The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A Mixture of housing (single family duplexes, triplexes) neighborhood convenience stores, and the old Plato Price School

Area B Predominantly single family homes and several duplexes, and an apartment complex

Surrounding Land Uses

Area A: Vacant land, a church, and industrial uses to the north, single family homes to the south and east, industrial uses and vacant land to the west

Area B Industrial and a few single family homes to the west, multi-family, and vacant land to the south, single family homes to the east and a mixture of residential development to the north

Proposed Land Uses

Area A· Mixture of housing (single family duplexes, triplexes, and quadruplexes)

Area B Single family homes

Consistency With Study Group Recommendations

The Central District Study Group supported the plan's land use and zoning recommendations for Area A The study group recommended R-8 for Area B, but Council's Planning and Public Works Committee recommended R-5

Nonconformities Resulting From This Rezoning

Area A One nonconforming uses (apartment complex) will be created

Area B Several duplexes and an a apartment complex will be created

Consequences Of Not Rezoning This Property

Area A: Multi-family housing could be developed on very small lots and adversely affect the character of this predominantly low density residential neighborhood

Area B Multi-family housing could be developed in an existing singly family neighborhood and change the character of the neighborhood.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-90

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft.-Acres) 98 Street Frontage(ft) Not Applicable

Current Land Use (A) Combination of duplexes and single family homes; and (B) Predominantly single family homes with a few duplexes

Zoning Request

Existing Zoning R-22MF Requested Zoning R-8 & R-5

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

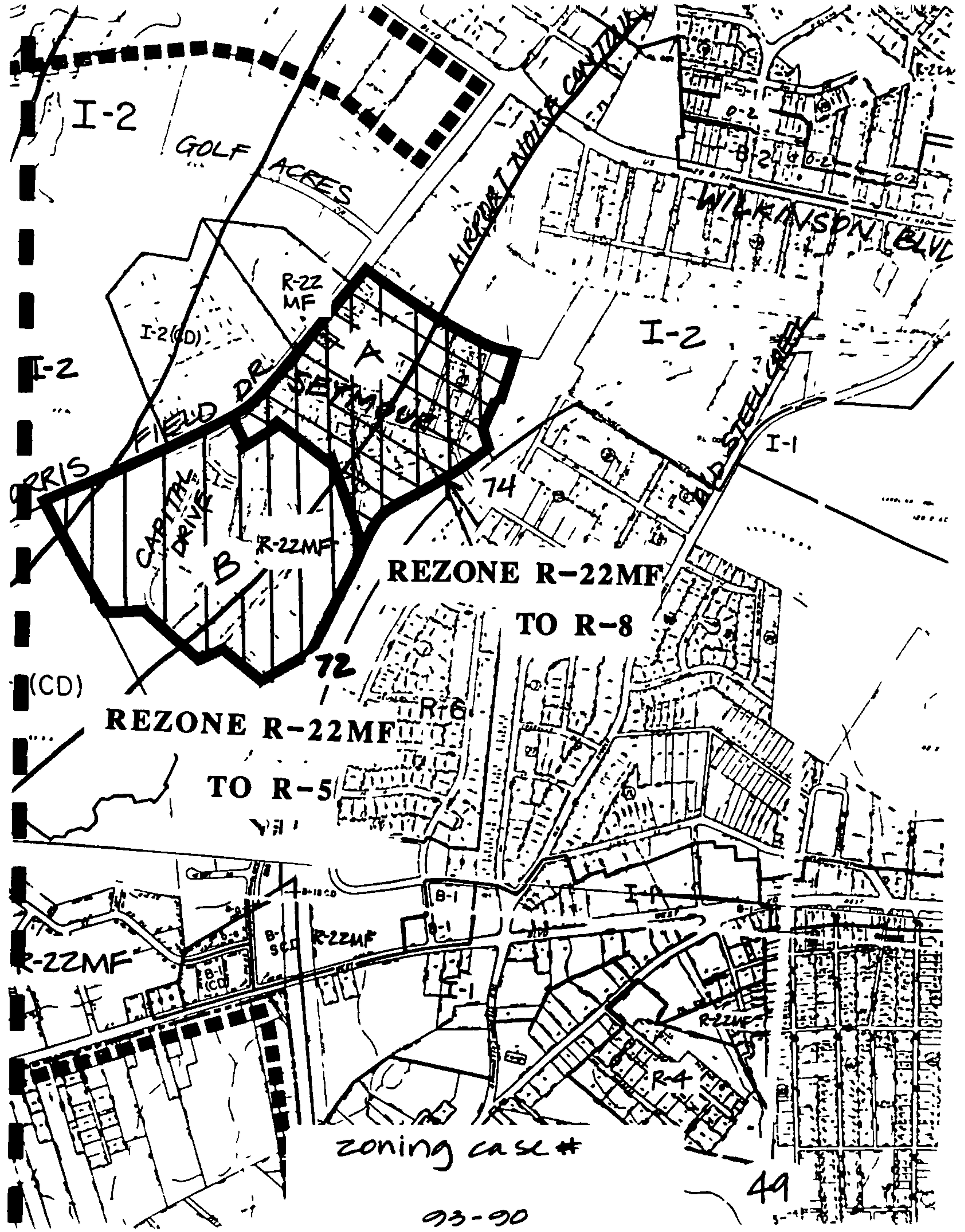
Petition #: 93-90

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 9, 1993
Zoning Clasification (Existing): R-22MF
Zoning Classification (Requested): R-8 & R-5
Location: Property described as (A) area north and south of Seymour Avenue east of Morris Field Drive and west of the railroad tracks (from R-22MF to R-8); and (B) area along Capitol Drive east of Morris Field Drive, and west of the railroad tracks (from R-22MF to R-5).

See Attached Sheet(s)

Zoning Map Nos.: 104

Scale: 1" = 400 feet


I-2
GOLF
ACRES
AIRPORT WORK CONTROL
O-2
B-2
WILKINSON BLVD
R-22
MF
I-2(CD)
I-2
A
FIELD DR
SERMON
I-2
I-1
74
CAPITAL DRIVE
R-22MF
B
REZONE R-22MF
TO R-8
72
(CD)
R-6
REZONE R-22MF
TO R-5
B-1
I-1
R-22MF
B-1
(CD)
B-1
(CD)
R-22MF
I-1
R-22MF
R-4
zoning case #
49
93-90

Pryor and Lillian Bowers
54 Turnberry Lane
Mooresville, NC 28115
(704) 664 - 9323

Charlotte Mecklenburg Planning Commission
Charlotte, NC
Attn: City Clerk

Protest against zoning petition # 93-91

I am protesting the proposed change of zoning of my property located at 821 West Blvd. from O-2 to R-5. My reasons are as follows·

1 One of the major reasons for my purchase of this property was that it was zoned O-2.

2 The location of this property within a few yards of an exit ramp off of Interstate 77 makes the property VALUABLE as OFFICE property and at the same time LESS ATTRACTIVE as RESIDENTIAL property.

Imagine, for just a moment, the uproar that would be caused by proposing to create a new exit off of any portion of Interstate highway in Charlotte that presently runs adjacent to a nice residential neighborhood. Those neighbors affected by such a suggestion would protest because the increased traffic would be negative in its impact on their residential living standard

Developers, on the other hand, would welcome the opportunity if the zoning were to be changed to allow for office and commercial use.

3. It is my contention that the proposed change in zoning is just the opposite from the changes that should be proposed. The very existence of the Interstate exit will always work against the development of the property as prime residential property. Changing the zoning to permit business, commercial and light industry to take advantage of access to the Interstate would promote development of the area in a positive way for the city of Charlotte.

Sincerely,

Pryor W Bowers

Pryor W Bowers

Lillian G Bowers

Lillian G. Bowers

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-91

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Areas located in the Wilmore neighborhood described as (A) area generally bound by Summit Avenue to the north, Wilmore Drive to the South, Tryon Street to the east and I-77 to the west (from R-22MF, O-2 & B-1 to R-5), (B) several areas generally defined as properties on the north side of Spruce Street between Summit Avenue and I-77 (from R-22MF to R-8), properties south of Kingston Avenue and north of Worthington Avenue between S Tryon Street and Cliffwood Place (from R-43MF to R-8), properties on the south side of Worthington Between Tryon Street and Cliffwood Place (from R-22MF to R-8), properties on the north side of Wilmore Drive between Tryon Street and Wilmore Drive (from R-22MF & O-2 to R-8) and properties on both sides of Merriman Street between Spruce and West Boulevard (from R-22MF to R-8), (C) properties on the north side of Worthington Avenue between Wickford Place and Cliffwood Place, south of West Boulevard (from R-43MF to R-8MF)

Request: R-22MF, R-43MF, O-2 & B-1 to R-5, R-8 & R-8MF

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Wilmore Small Area Plan The Wilmore Plan generally encompasses the area bound by Tryon Street to the east, Wilmore/Woodcrest Avenue to the south, I-77 to the west, and Summit Avenue to the north The plan addresses such issues as land use, zoning, conflicts, substandard housing, crime, community appearance and infrastructure improvements

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhood Much of the zoning in the neighborhood has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to implement adopted land use recommendations as proposed in the Wilmore Small Area Plan

Zoning History

Not applicable

Existing Land Uses

Area A Predominantly single family and several duplexes

Area B Vacant land north of Spruce Street, duplexes, a school, single family

homes south of Kingston

Area C Apartments

<u>Surrounding Land Uses</u>

Area A Industrial, vacant land and duplexes to the north, residential to the south, I-77 to the west, single family and commercial to the east

Area B Industrial north of Summit Avenue and single family north of Kingston, commercial and single family homes to the east, I-77 to the west and single family homes and industrial to the south

Area C Residential to north, west and south, single family and commercial to the west

<u>Proposed Land Uses</u>

Area A Single family

Area B Mixture of housing (single family, duplexes, triplexes, and quardruplexes)

Area C. Multi-family (8 units to the acre)

<u>Consistency With Study Group Recommendations</u>

The Wilmore Study Group supported the land use and zoning recommendations for these areas.

<u>Nonconformities Resulting From This Rezoning</u>

Area A 37 duplexes and 1 apartment complex

Area B None

Area C· None

<u>Consequences Of Not Rezoning This Property</u>

Area A Single family homes could be converted or torn down and replaced

with multi-family housing This could dramatically alter the character of this predominantly single family neighborhood

Areas B & C Higher density housing could be developed in the middle of the neighborhood and adversely affect the adjacent single family properties

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-91

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) 160 Street Frontage(ft) Not Applicable

Current Land Use (A) Single family homes; (B) Duplexes and single family homes; and (C) Duplexes and single family homes

Zoning Request

Existing Zoning R-22MF, R-43MF, O-2 & B-1 Requested Zoning R-5, R-8 & R-8MF

Purpose of Zoning Change To comply with the land use recommendations of the Wilmore Small Area Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

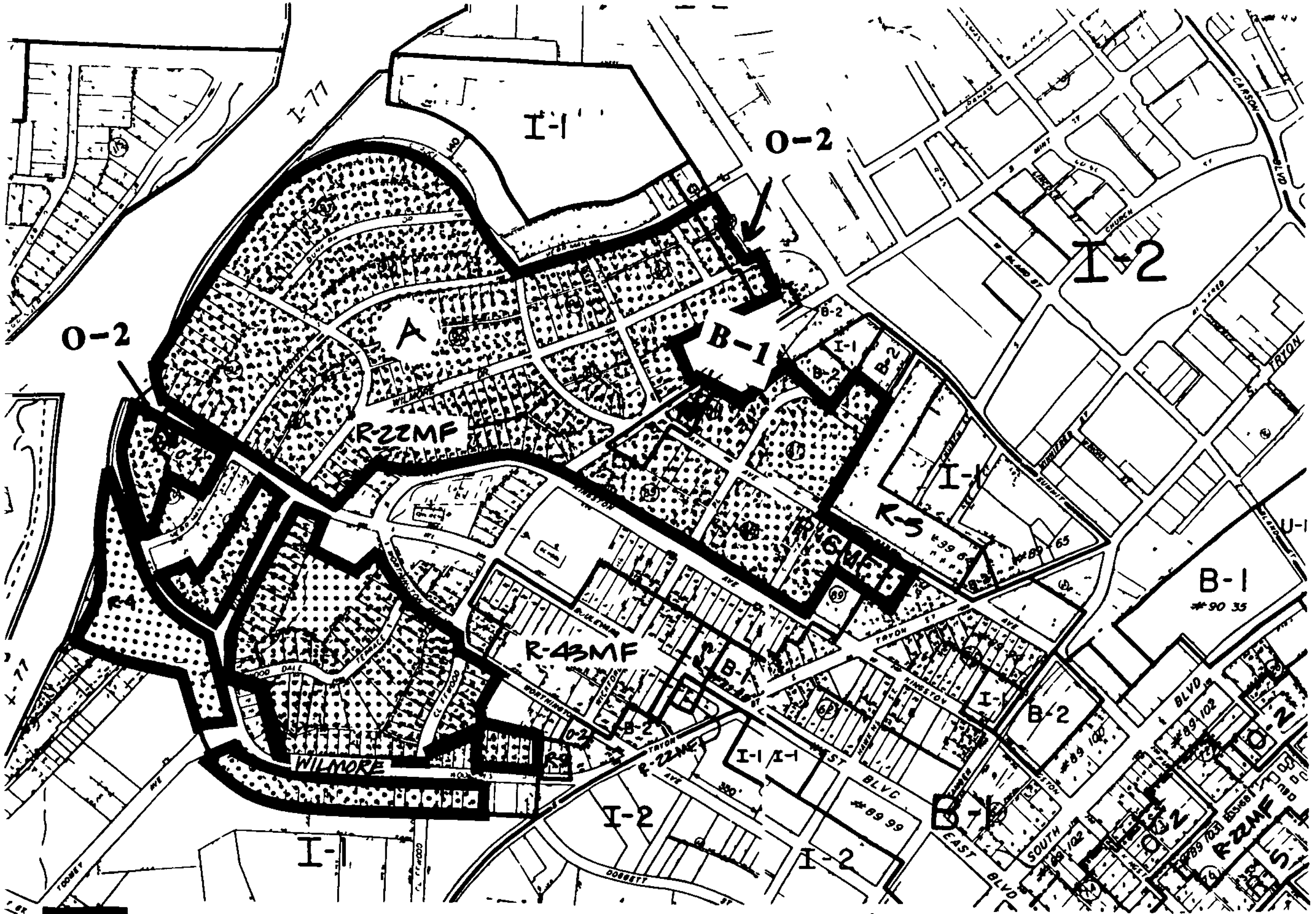
Petition #: 93-91

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 9, 1993
Zoning Clasification (Existing): R-22MF, R-43MF, O-2 & B-1
Zoning Classification (Requested): R-5, R-8 & R-8MF
Location: Areas located in the Wilmore neighborhood described as (A) area generally bound by Summit Avenue to the north, Wilmore Drive to the South, Tryon Street to the east and I-77 to the west (from R-22MF, O-2 & B-1 to R-5); (B) several areas generally defined as properties on the north side of Spruce Street between Summit Avenue and I-77 (from R-22MF to R-8), properties south of Kingston Avenue and north of Worthington Avenue between S. Tryon Street and Cliffwood Place (from R-43MF to R-8), properties on the south side of Worthington Between Tryon Street and Cliffwood Place (from R-22MF to R-8), properties on the north side of Wilmore Drive between Tryon Street and Wilmore Drive (from R-22MF & O-2 to R-8) and properties on both sides of Merriman Street between Spruce and West Boulevard (from R-22MF to R-8); (C) properties on the north side of Worthington Avenue between Wickford Place and Cliffwood Place, south of West Boulevard (from R-43MF to R-8MF).

See Attached Sheet(s)

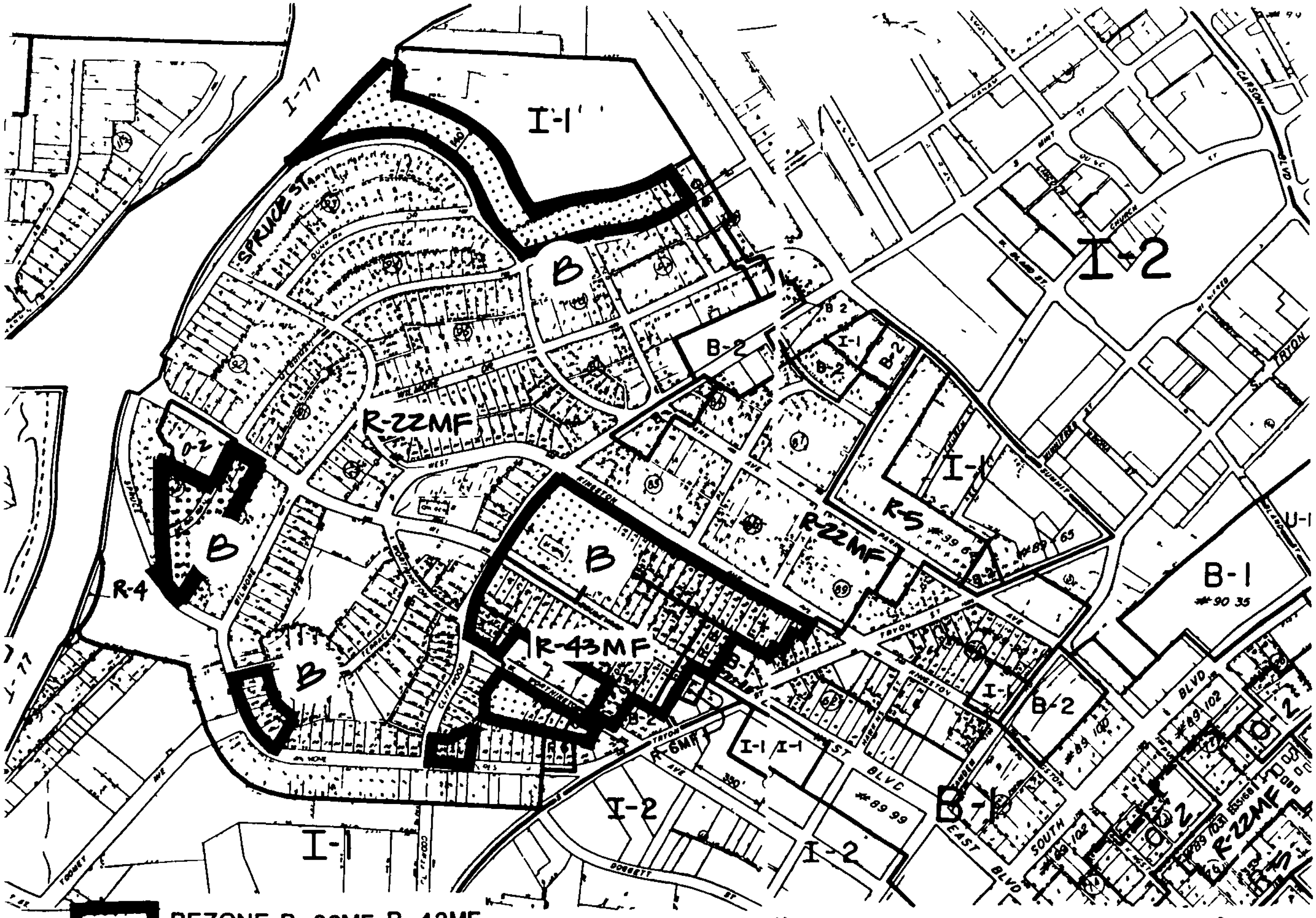
Zoning Map Nos.: 102 & 103

Scale: 1"= 400 feet



REZONE R-22MF, B-1, O-2 TO R-5 zoning case #

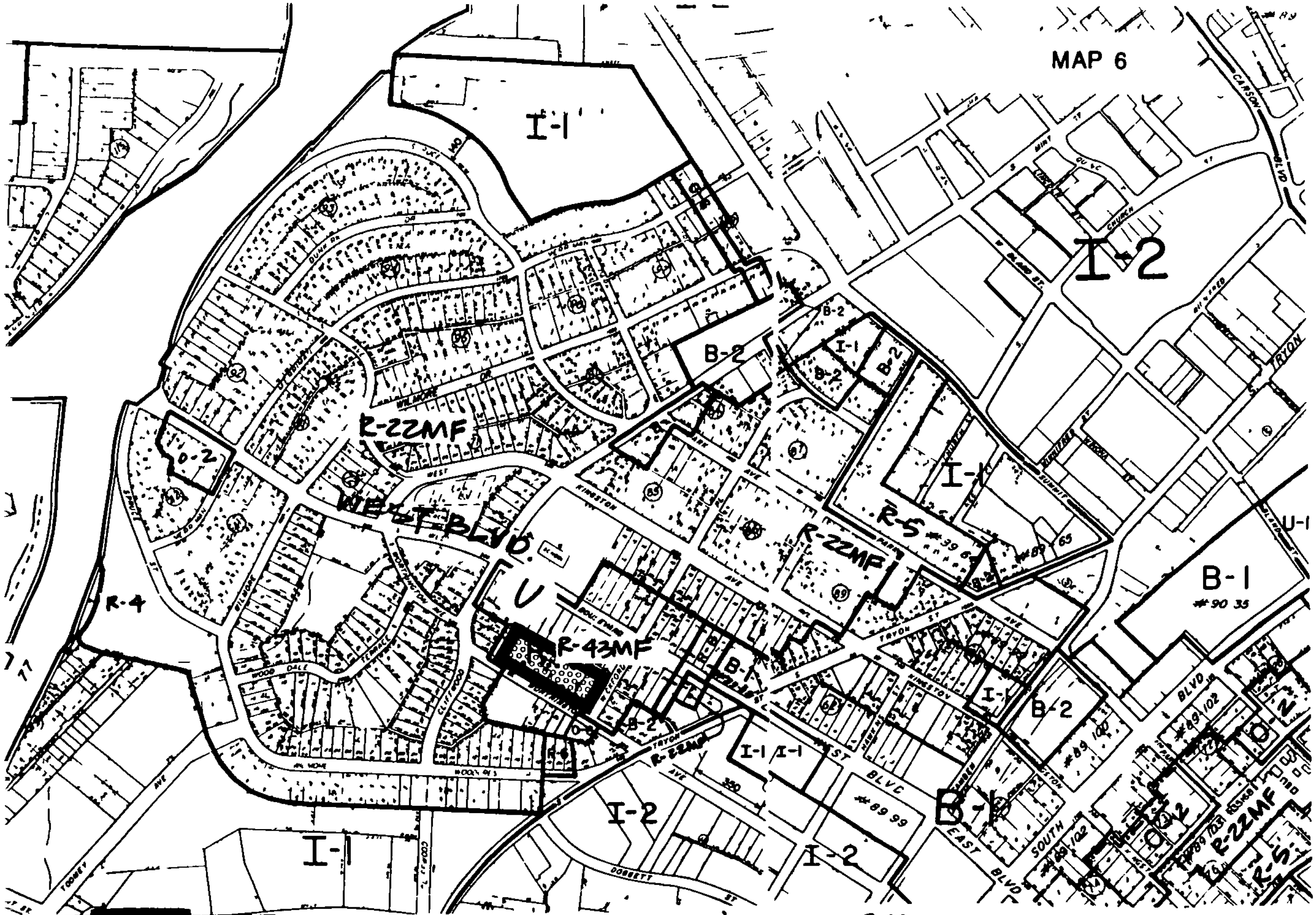
north



REZONE R 22MF, R-43MF

and O-2 TO R-8

zoning case #



REZONE R 43MF TO R-8MF

north

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-92

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Areas located in the Wilmore neighborhood described as (A) an area generally bound by Summit Avenue to the north, Southwood to the East, Merriman Avenue to the west and to the south (from I-2 to I-1), (B) Properties fronting on the west side of North Tryon Street between Woodcrest Avenue and West Boulevard (from B-2 to B-1).

Request: I-2 & B-2 to I-1 & B-1

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Wilmore Small Area Plan The Wilmore Plan generally encompasses the area bound by Tryon Street to the east, Wilmore/Woodcrest Avenue to the south, I-77 to the west, and Summit Avenue to the north The plan addresses such issues as land use/zoning conflicts, substandard housing, crime, community appearance, and infrastructure improvements.

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of the neighborhood. Much of the zoning in the neighborhood has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to implement adopted land use recommendations as proposed in the Wilmore Small Area Plan

Zoning History

Not applicable

Existing Land Uses

Area A: Industrial safety valve manufacturer, a junk yard, and vacant land

Area B. Commercial uses (used car lots, body repair shops) vending machine distributor).

Surrounding Land Uses

Area A: Commercial and industrial uses to the north, west and east, residential development to the south

Area B. Commercial and industrial uses to the east, north, and south, residential to the west

Proposed Land Uses

Area A Light manufacturing

Area B Neighborhood Commercial

Consistency With Study Group Recommendations

The Wilmore Study Group supported the plan's land use and zoning recommendation for Area A The Central District Study Group supported land use recommendations's for Area B

Nonconformities Resulting From This Rezoning

Area A Two nonconforming uses (safety valve manufacturer and junk yard) will be created

Area B. Three nonconforming uses (1 body shop, vending machine distributor, 1 used care lot)

Consequences Of Not Rezoning This Property

Intensive industrial and commercial uses that store and/or display the equipment or goods that they manufacture or sell outside their businesses could be developed. The outdoor storage is usually unsightly and could be exposed to adjacent residential properties The character and marketability of the neighborhood could be adversely affected by these types of intensive nonresidential uses.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-92

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) 6 Street Frontage(ft) Not Applicable

Current Land Use (A) Industrial uses; and (B) Commercial uses including used car lot and body shop

Zoning Request

Existing Zoning I-2 & B-2 Requested Zoning I-1 & B-1

Purpose of Zoning Change To comply with the land use recommendations of the Wilmore Small Area Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

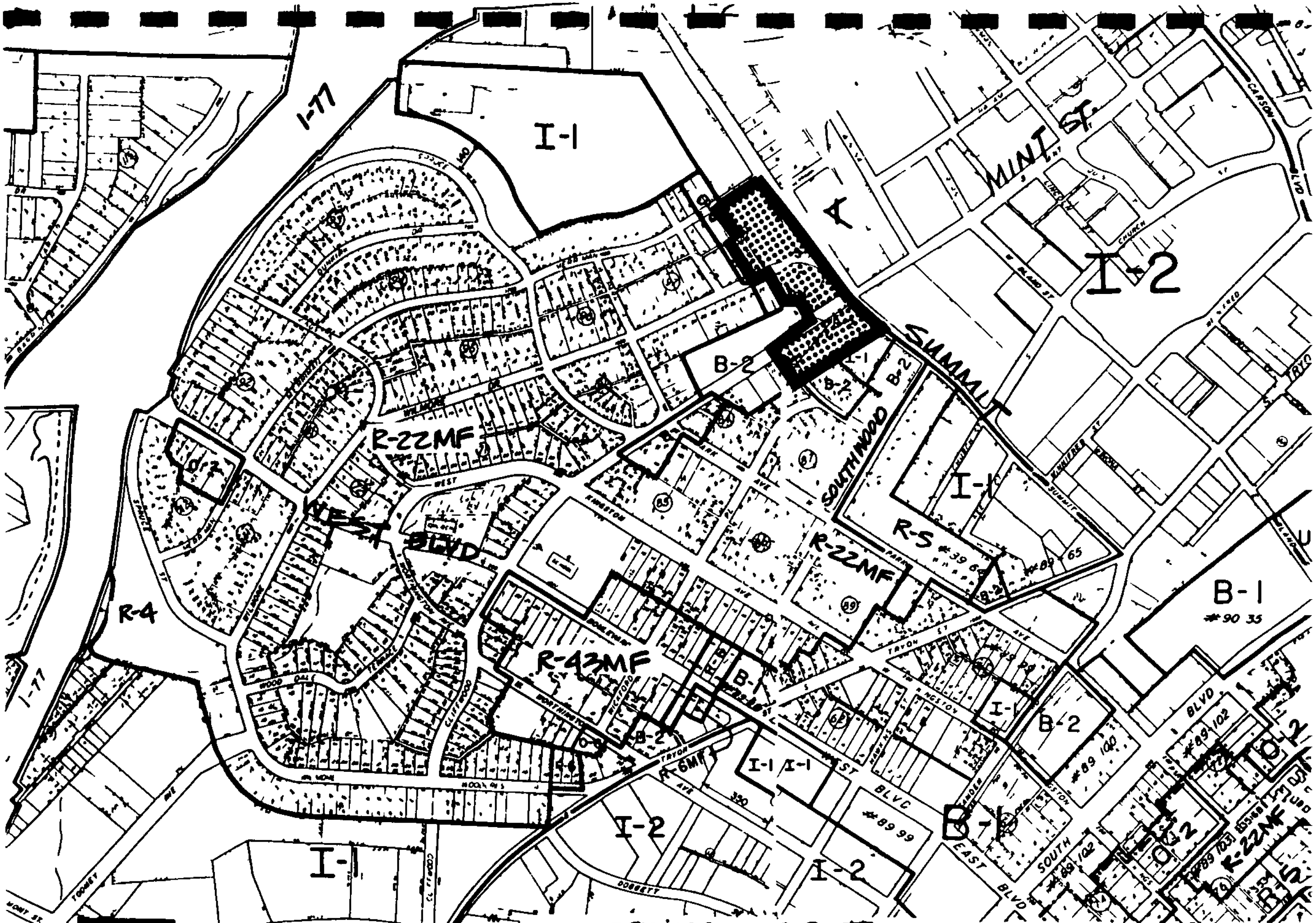
Petition #: 93-92

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 9, 1993
Zoning Clasification (Existing): I-2 & B-2
Zoning Classification (Requested): I-1 & B-1
Location: Areas located in the Wilmore neighborhood described as (A) area generally bound by Summit Avenue to the north, Southwood to the East, Merriman Avenue to the west and to the south (from I-2 to I-1); (B) Properties fronting on the west side of North Tryon Street between Woodcrest Avenue and West Boulevard (from B-2 to B-1).

See Attached Sheet(s)

Zoning Map Nos.: 102 & 103

Scale: 1" = 400 feet

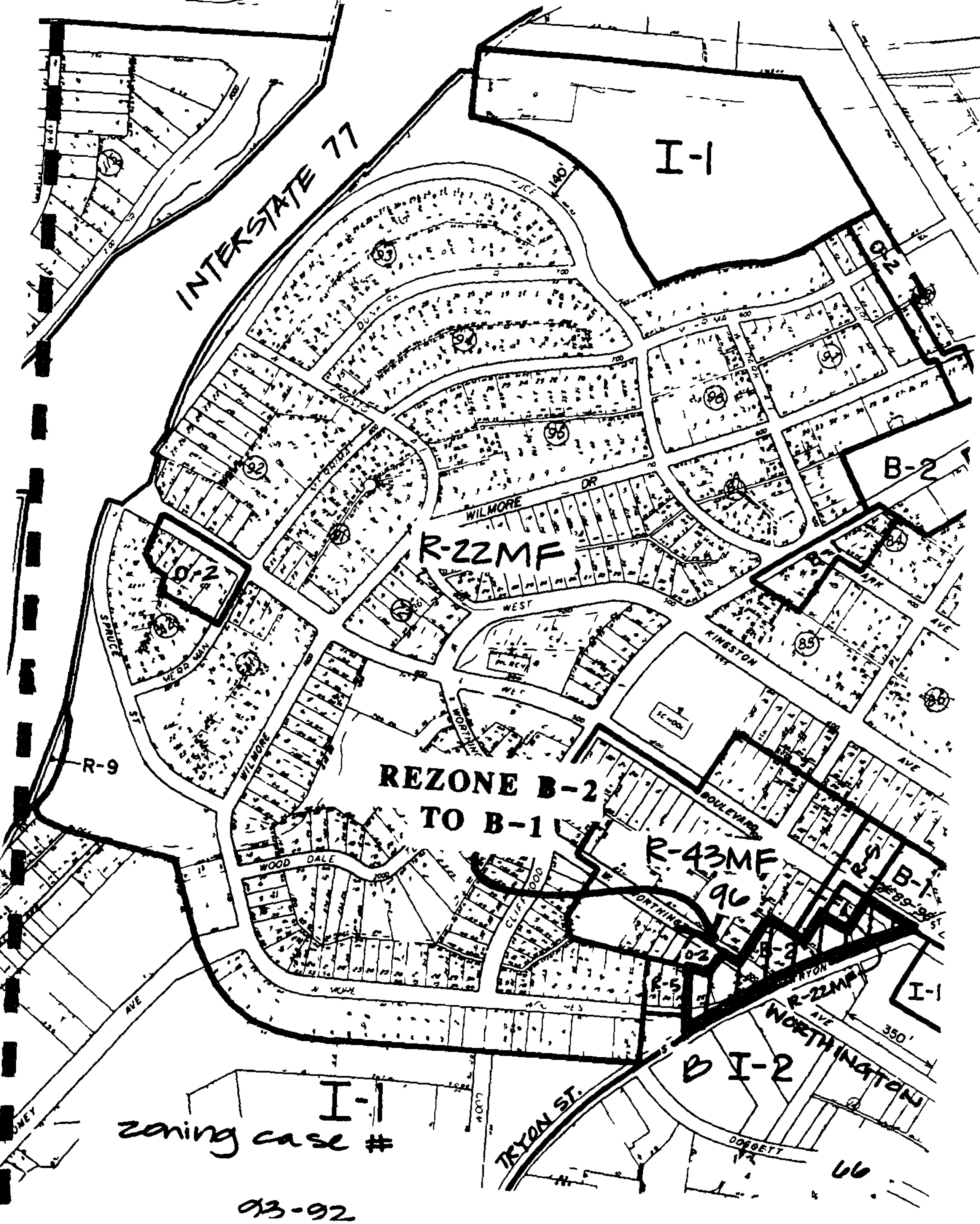


zoning case #

REZONE I-2 TO I-1

north

93-92


INTERSTATE 77
I-1
140'
O-2
B-2
R-22MF
WILMORE DR
WEST
KINGSTON
SCHOOL
R-9
REZONE B-2
TO B-1
WOOD DALE
R-43MF
96
B-1
R-5
R-22MF
NORTHINGTON
AVE
350'
B I-2
TRYON ST.
DOGGETT
I-1
zoning case #
93-92
66

Central District Plan Public Hearings
93-75 thru 93-92
9/9/93

Mayor	✓		
Campbell	✓		
Chatfield	absent		
Hammond	✓	Jack Byrne	✓
McCrory	✓	Ike Heard, Jr.	✓
Majeed	✓	Vicki Bowen	✓
Mangum	absent	John Jones	✓
Martin	✓	Rowe Motley	✓
Patterson	absent		
Reid	✓		
Scarborough	absent		
Wheeler	✓		

absent until ~~[illegible]~~ noted in the minutes at 7:44

6:05

Hammond — ① Have Martin Cranford at our zoning mtg. ② More info on economic impact
McCrory — ③ work out econ. Dev. efforts impact downzoning might have on jobs on next council agenda for discussion
McCrory / Campbell
Hammond
Underhill
McCrory
Underhill
Hammond — Put on a future workshop.

McCrory - Immediate need
Hammond
YES - Camp, Reid, all others
NO - Hammond
Hammond
Jack Bysse introduced Zoining Comm.
~~Reid~~
Hammond
#1 93-75
Fields
Hammond - 10 FOR 10 AGAINST
Christopher Oates -
Hammond
McCrory / Reid Close
Hearing - Unan.
#2 Hammond 93-81
Fields
McCrory / Wheeler Close Hrng.
Unan.
Hammond
#3 - 93-82
Fields Hammond
Bobbie Harris
Fields
Hammond

Harris
Majeed
Harris
Majeed
Harris
Majeed
McCrory - Renotification
Fields
McCrory
Fields
McCrory
Hammond
Bob Bradshaw - on behalf of D.L. Phillips Investment Builders, Inc.
Hammond
9. ACRES
Martin
Fields
Martin
Bradshaw
Wheeler/Majeed - Clee
Martin
Hung.
Harris
Unan.
#4 Martin 2/0
93-83 Hammond
Fields
Wheeler
Fields

Wheeler
Fields
Wheeler
Hammond
Jerrell Fridell Stone - Cemetery Markers
McCrory
Fridell Employs between 2 + 5 at a time
McCrory
Fridell
Bryant
Hammond
Martin / McCrory Clse Hrng.
Unan.
5
#93-84
Hammond
Fields
Hammond
Harkey
Hammond
Fields
Hammond
Harkey
Hammond
McCrory / Wheeler Clse Hrng.
Unan.

#6 - 93-85
Hammond
Fields
Hammond
Virginia Hinshaw
Hammond
Eugene Perkins
William Knight
Hammond
Wheeler / Martin Clse. Hsng.

#7 93-86
Hammond
Fields
Hammond
Kenneth Kinard
Hammond
~~[illegible]~~ Tom Whitson - Partner w/
Reid Frank Morecock
McCrory / Martin Clse Hsng.
Unan.

#8 93-87
Hammond
Fields
Hammond
Michael Pompey

93-87

Jerome Gentry

Wheeler

Dolores Moore

Hammond

Fields

~~Hammond~~

McCrory - If we

Fields

Hammond

Martin - R-5 is higher classification than

Fields - yes - Corrective Rezonings - multifamily?

McCrory

Reid.

Fields

Reid

Fields

Reid

Hammond

Daniel Watts 93-87-D 2514 Knollwood Rd, Char

Molly Stroud 2851 W. Blvd.

R Hammond

Paul Juneau

Hammond

McCrory

Watts

McCrory

Page 2

LEGION POST

43-87

Foy

McCrory

Majeed

McCrory

Majeed

McCrory

Wheeler / Martin Close Hearing.

Hammond Unan.

Reid - Walter

Fields

Underhill - Notice

Reid -

Martin - You're saying Council can change

Underhill

Reid - RIGHT & FAIR.

Martin

McCrory - 3 OR 4 cases

Underhill

McCrory

Hammond

McCrory / Wheeler ① Have Zoning Comm. consider notification process between their vote & our vote.

Majeed

McCrory

Underhill - Yes - We don't send to every property owner only those who spoke at P.H.

McCrory - Only those who we decide to go beyond those in original plan.

Martin
Underhill
Mc Crory
Hammond - ~~[illegible]~~

Lf. Zoning Comm. recommends, rezoning other than original notification.
VOTE - Unan. Just them during rebuttal period as we would landowners in rezoning area.
Fields
Mayor Hammond arrived at 7:44 p.m.

#9 - 93-88
Hammond - Mayor joining us 7:44
McCrory / Reid Close Hearing
Unan.

#10 - 93-89
Vinroot
Martin / Hammond Close Hrng.
Unan.

#11 93-90
Vinroot
McCrory / Reid Close Hrng.
Unan.

#12 93-91
Vinroot
Fields

Preston M. Perry - For - Retired from CMUD
David Nichols -
McCrory
Vinroot
Mrs. Lanelle Grier - ag
Vinroot
Fields
Mrs. Grier
Martin
Fields
McCrory
Mrs. Grier
Majeed
Vinroot
Wheeler / Reid Case
Unan.

#13 - 93-92
Vinroot
Fields
Vinroot
Cynthia Scott - 313 W. Blvd. - For
David Nichols - For - 1538 Wilmore
Vinroot
Bob Young - against
Vinroot

Hammond / Reid

McCrory

Close Hrng.

Unan.

Hammond / Reid - Adjourn

Unan

8:10 p.m.