<u>AGENDA</u>

Meeting Type:	20NING
Date	02/21/1994

City of Charlotte, City Clerk's Office



Mayor Richard Vinroot

Charles Baker

Stan Campbell

Patrick D Cannon

Mike Jackson

Nasif Rashad Majeed

Mayor Pro Tem Patrick McCrory

Hovle H Martin

Don D Reid

Ella Butler Scarborough

Sara Spencer

Lynn M Wheeler

Council Agenda

Monday, February 21, 1994

5 00 pm - Council-Manager Dinner Meeting Chamber Conference Room

Presentation on Mt Holly Road Special Project Plan

6 00 p m - ZONING HEARINGS Meeting Chamber

Invocation by

ITEM NO.

PUBLIC HEARINGS

Hearing on Petition No 94-2 by The Keith Corporation for a change in zoning for approximately 4 82 acres located on the northerly side of Morrison Boulevard between Barclay Downs Road and Policy Place from B-1SCD, O-1 and O-15(CD) to O-2(CD)

Attachment No

Hearing on Petition No 94-5 by Park Elevator Building Partnership for a change in zoning for approximately 908 acres located on the northwesterly side of South Boulevard north of Arlington Avenue from B-2 to UMUD

Attachment No 2

3 (94-6)

Hearing on Petition No 94-6 by Housing Authority of the City of Charlotte for a change in zoning for approximately 59,954 square feet located on the northeast corner of the intersection of East Morehead Street and South McDowell Street from UR-2 to UMUD

Attachment No 3

Page 2

ITEM NO.

(94-7) Hearing on Petition No 94-7 by Robert G Young, for a Text Amendment to the \(\iam{1}\)\(\iam{1}\)\(\iam{1}\)\(\iam{2}\)\(\iam{3}\)\(\iam{2}\)\(\iam{3}\)\(\iam{4}\)\(\iam{2}\)\(\iam{3}\)\(\iam{4}\)\(\iam{2}\)\(\iam{3}\)\(\iam{2}\)\(\iam{3}\)\(\iam{4}\)\(\iam{2}\)\(\iam{3}\)\(\iam{4}\)\(\iam{2}\)\(\iam{4}\)\(\iam{2}\)\(\iam{4}\)\(\iam{4}\)\(\iam{2}\)\(\iam{4}\)\(\iam recreational uses section of the zoning ordinance

Attachment No 4

(94-8) Hearing on Petition No 94-8 by First Union National Bank of North Carolina for a change in zoning for approximately 6 03 acres located off Glenwater Drive to the north of Carley Boulevard within University Place from B-1SCD to R-22MF

Hearing on Petition No. 94-9 by Charlotte-Mecklenburg Planning Commission (South District Plan) for a change in zoning for the following properties

Part A Properties located to the east of South Boulevard south of Tyvola Road along both sides of Londonderry Road from R-17MF to

Properties located on the west side of Londonderry Road at

Tamworth Drive from O-2 to R-8

Part C Properties located on Ingleside Drive and north and south of

Wicker Drive from R-22MF to R-8

Part D Properties located on the west side of Rosecrest Drive south of

Archdale Drive from R-22MF to R-4

Attachment No. 6

(94-10)

Hearing on Petition No. 94-10 by Charlotte-Mecklenburg Planning Commission (South District Plan) for a change in zoning for properties located around the cul-de-sacs of Fairheath Road, Aspen Court and Walden Court to the east of Fairview Road south of Sharon Road from R-17MF to R-8

Attachment No 7

Attachment No 5 (94-9)

ITEM NO.

When Many

Hearing on Petition No 94-11 by Charlotte-Mecklenburg Planning Commission (South District Plan) for a change in zoning for the following properties

Part A Property located on Hedgemore Drive between Park Road and

Sugar Creek from O-1 to R-17MF

Part B Property located on the easterly side of Park Road between

Seneca Place and Sugar Creek from O-2 to R-17MF

Attachment No 8

9 (94-12)

Hearing on Petition No 94-12 by Charlotte-Meckienburg Planning Commission (South District Plan) for a change in zoning for the following properties

Part A

Properties located to the west of Park Road, north of Tyvola Road and along Valleystream Road and Richmond Place from

R-22MF to R-8

Part B

Properties located to the east of Park Road, north of Tyvola Road

and west of Valleystream Road from R-22MF to R-8MF

A protest petition has been filed for Part B, AND 15 SUFFICIENT

Attachment No 9

10 (94-13)

Hearing on Petition No 94-13 by Charlotte-Mecklenburg Planning Commission (South District Plan) for a change in zoning for the following properties

Part A

Properties located to the east of South Boulevard along the west

side of Woodstream Drive to the north of Starbrook Drive from

R-22MF to R-8

Part B

Properties located to the east of South Boulevard west of Woodstream Drive and along both sides of Starlite Place and

properties north and south of Starvalley Drive from R-22MF to

R-4

Attachment No 10

William Carmers

ITEM NO.

(94-14)

Hearing on Petition No 94-14 by Charlotte-Mecklenburg Planning Commission (South District Plan) for a change in zoning for the following properties

N Part A

Properties located on the easterly side of Colwick Road between Greenwich Road and Chiswick Road from O-2 to R-22MF

Properties located on the southerly side of Walker Road between Nancy Drive and Goshen Place from R-17MF to R-4

A protest petition has been filed on Part A 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 11

Hearing on Petition No 94-25 by Charlotte-Mecklenburg Planning Commission for a Text Amendment to the City of Charlotte Zoning Ordinance, Chapter 10, Part 6
Catawba River/Lake Wylie Watershed Overlay, to make minor corrections as required by the North Carolina Environmental Management Commission

Attachment No 12

<u>DECISIONS</u>

Decision on Petition No 93-60 by Charlotte-Mecklenburg Planning Commission for a change in zoning for approximately 7 acres located on the north and south sides of Central Avenue from 10th Street to the Brookshire Freeway from B-2 to B-1 (Central District Plan)

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

This petition was deferred at the October 11, October 25, and December 20, 1993 meetings

The Zoning Committee deferred action on this petition indefinitely

Attachment No 13

13 (93-60)

<u>ITEM NO</u>

(93-62)

Decision on Petition No 93-62-A by Charlotte-Mecklenburg Planning Commission for a change in zoning for

Properties along Latrobe Drive and Pro Am Drive 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, with regards to Area A only.

This portion of the petition was deferred at the October 11, October 25 and December 20, 1993 meetings

The Zoning Committee deferred action on this petition for 30 days

Attachment No 14

(93-110)

Decision on Petition No 93-110 by Ronald S and Betty B Cecil for a change in zoning for approximately 1 63 acres located on the northeasterly corner of the intersection of East W T Harris Boulevard and Robinson Church Road from R-3 to B-1(CD)

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

This petition was deferred at the November 22 and December 20, 1993 meeting and January 18, 1994 meeting

The Zoning Committee recommends that this petition be approved as modified

Attachment No 15

(93-116)

Decision on Petition No 93-116 by Lowe's Companies, Inc. for a change in zoning for approximately 13 609 acres located between Sardis Road North, Independence Boulevard and Crownpoint Executive Drive from B-1SCD to CC

This petition was deferred at the January 18, 1994 meeting

The Zoning Committee deferred action on this petition for 30 days

Attachment No 16

(94-1)

Decision on Petition No 93-1 by John K and Patricia B Moore for a change in zoning for approximately 3 8 acres located on the southwesterly corner at the intersection of Providence Road and Colonial Avenue from O-2, R-43MF and R-22MF to O-2(CD)

The Zoning Committee deferred action on this petition for 30 days

Attachment No 17

Decision on Petition No 94-3 by Jesse E and Jewel Oxendine for a change in Decision of Sardis Road North from R-17MF to O-1(CD)

The Zoning Committee recommends that this petition be denied

Attachment No 18

(94-4)

Decision on Petition No. 94-4 by City of Charlotte for a change in zoning for approximately 2 00 acres located on the southeast corner of Capitol Drive and Morris Field Drive from R-5 and R-8 to R-22MF

The Zoning Committee deferred action on this request for 30 days

Attachment No 19

Recommend adoption of a resolution calling for public hearings on Monday, March 21, 1994, at 6 00 pm in the Meeting Chamber, on Petition Nos 94-15 through 94-24 for zoning changes

add Petition # 94-37 to Resolution.

- Reason to Hold Elec.

AGENDA NOTES

Agenda Addendum: Item 21 - New Convention Center

This past Monday, Council was given an update of the status of the Convention Center project and advised that we had encountered some problems that could potentially affect the completion date

The original schedule which was developed in August 1991, and based on using a fast track method of construction, had a completion date of September 1994. Even though our bids for the initial work on this project came in at or below our estimate, we received bids in November of 1992 for several major packages, that exceeded our estimates. The Construction Manager, Architect, User Group and City staff undertook a cost reduction effort to bring this project back within budget. This exercise did delay the project, and the Construction Manager advised us in January of 1993 that the revised completion date was December 23, 1994, noting that this schedule was extremely tight and aggressive.

As work progressed, we asked for and received assurances, the last of which was January 24, 1994, that, although the schedule was extremely tight, the Construction Manager felt that it was achievable. In January 1994, we asked that the Construction Manager thoroughly review the schedule and present the results to us On February 8, 1994, the Construction Manager advised that the completion date could possible slip to February or March of 1995, due to recent weather problems and problems with some contractors on the site, unless some work was accelerated, at additional cost

After hearing this, the City Manager directed the Construction Manager to completely assess the situation and provide us options that would allow this project to be completed on time and within budget. Further conversations with Fluor Daniel confirmed that they would apply whatever resources were necessary and provide us with options in no more than 30 days.

Your discussions last Monday indicated that you wanted to review and discuss at the February 21 Council meeting what immediate actions we might take. We would like to start this discussion off in executive session to review the contractual agreements we currently have and the contractors performance. Afterward, we will have a public discussion to confirm our goal of successfully completing this project, and for Fluor Daniel to update the Council on actions that they are taking and how the contractors are progressing in the field.

Agenda Highlights for February 28

Wesley Heights Neighborhood-Historic Places Nomination

City Manager's Mid-Year Budget Report

Radio Tower Lease Agreement

New Law Enforcement Center Parking Deck (Architectural Agreement)

Interconnection of Charlotte and Concord Municipal Water Distribution Systems.

HOME Program Grant Application