## <u>AGENDA</u>

Meeting Type:	ZONING		
Date:	3	121	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, March 21, 1994

5 00 pm - Council-Manager Dinner Meeting Chamber Conference Room Mt Holly Road Special Project Plan

6 00 p m ZONING HEARINGS Meeting Chamber

Invocation by Rev John L Alexander, Sharon Presbyterian Church

ITEM NO.

PUBLIC HEARINGS Motion

Public Hearing for Mt Holly Road Special Project Plan

Attachment No I

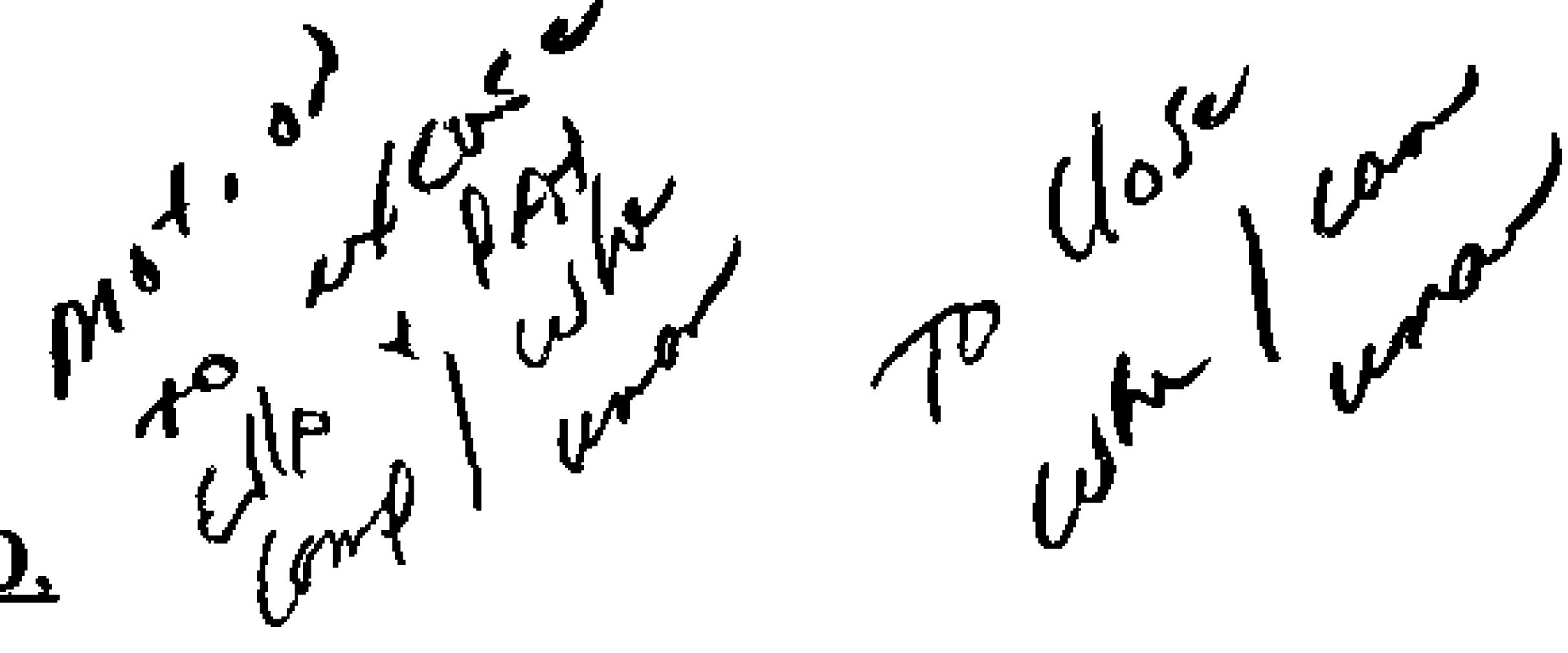
2 (94-15)

Hearing on Petition No. 94-15 by Glen and Edith Reynolds. Thomas and Virginia Ginn and Reese and Louise Wilson for a change in zoning for approximately 2.95 acres located on the northeast corner of the intersection of W. T. Harris Boulevard and Idlewild Road North from R-17MF to B-2.

Attachment No 2

Hearing on Petition No. 94-16 by Freightliner Market Development Corporation for a change in zoning for 1.68 acres on the southerly side of Cannon Avenue east of Wildrose Road from R-4 to B-2(CD)

Attachment No 3 78 (185°) (Comment No 3 78 (185°)



4 (94-17) Hearing on Petition No 94-17 by Crescent Resources, Inc. for a change in zoning for approximately 10 49 acres located on the west side of Beam Road north and south of Duke Power right-of-way and south of Center Park Drive from R-3 to I-1(CD)

Attachment No 4

Hearing on Petition No 94-18 by Daniel L and Carolyn S Kennedy for a change in zoning for approximately 1 14 acres located on the northeasterly side of Rozzelles Ferry Road between North Hoskins Road and North Cloudman Street from B-1 and B-2 to B-2(CD)

Attachment No 5

Attachment No 5

(94-19) Hearing on Petition No. 94-19 by Tsun Y. Li for a change in zoning for approximately 70 acres located on the west side of Hoskins Avenue south of South Hoskins Road from B-1 to B-D.

Attachment No 6

7 (94-20) Hearing on Petition No. 94-20 by Charlotte-Mecklenburg Planning Commission (South District Plan) for a change in zoning for following properties located to the west of Monroe Road

Area A Property located along Surreywood Place south of McAlpine Green and west of Covedale Drive and property located south and east of Thermal Road along Welford Road Sellers Court and Ropley Court from R-17MF to R-3

- Area B Property east and west of Pineburr Road located north of McAlpine Creek and south of Thermal Road from R-17MF to R-4
- Area C Property along Pineburr Road located north of McAlpine Creek from R-17MF to R-8

Attachment No 7

(94-21) Hearing on Petition No. 94.21 by Charlotte Mecklenburg Planning Commission (South District Plan) for a change in zoning for the following properties

Area A Properties south of NC Highway 51 and west of Blue Heron Drive and properties along Park Vista Circle east of Park Road Extension and south of NC Highway 51 from R 22MF to R-8

Area B Properties along Kingfisher Drive located south of the Park Road Extension and east of the proposed Southern Outer Loop from R 22MF to R-4

Attachment No 8

10 94-22 by Charlotte-Mecklenburg Plannin

9 (94-22) Hearing on Petition No 94-22 by Charlotte-Mecklenburg Planning Commission (South District Plan) for a change in zoning for property located on the east side of South Boulevard between Tyvola Road and Emerywood Drive (Beacon Hill Apartments) from B-2 to R-43MF

Attachment No. 9

Del 30, (94-23)

Hearing on Petition No 94-23 by Charlotte Mecklenburg Planning Commission (South District Plan) for a change in zoning for a site located off the westerly side of Carmel Road south of Carmel Forest Drive from R-15MF(CD) to R-3

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 10

11 (9424) No. 10 (9424) Hearing on Petition No 94-24 by Charlotte-Mecklenburg Planning Commission (South District Plan) for a change in zoning for properties in the Park Crossing neighborhood located north of N C 51 between Little Sugar Creek and Park Road from R 12MF(CD) to R-3

Attachment No 11

Hearing on Petition No 94-37 by Charlotte Mecklenburg Planning Commission for a Text Amendment to the Zoning Ordinance to provide a reduced right-of-way width for major and minor thoroughtares (Class III and IV streets) located within the area bounded by Route 4 and I-85 (City within a City Area)

Attachment No. 12

(SUB94-1) Hearing on Petition No SUB 94-1 by Charlotte Mecklenburg Planning Commission for an amendment to the City Subdivision Ordinance to provide a reduced right of-way width for major and minor thoroughfares (Class III and IV streets) located within the area bounded by Route 4 and I-85

Attachment No 13

DECISIONS

(93-62)

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

A 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 and the February 21 1994 meeting

The Zoning Committee recommends that this petition he approved

Attachment No 14

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 and February 21 1994 meetings

The Zoning Committee deferred action on this petition for 30 days

Attachment No 15

Decision on Petition No. 94-1 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)

This petition was deferred for 30 days at the February 21 Meeting

The Zoning Committee recompends that this petition be approved as modified

Attachment No 16

Decision 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 The Barclay Downs Road and Policy Place from B-1SCD, O-1 and O 15(CD) to O-2(CD)

The Zoning Committee recommends that this petition he approved as modified is

(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 deterred action on this request for 30 days

Attachment No 18

Decision 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

The Zoning Committee deterred action on this petition for 30 days

Attachment No. 19

(94-6)

Decision 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

The Zoning Committee recommends that this request be approved

Attachment No 20

(94-7) & Decision on Petition No. 94.7 by Robert G. Young, for a Text Amendment to the City of Charlotte Zoning Ordinance to delete the sunset clause from the open space recreational uses section of the zoning ordinance Accordance w +h

The Zoning Committee recommends that this text amendment be approved as modified

Attachment No 21 / 105

(94-8)

TO APPROVA.

4he County,, e.,

el muste chause Sunset

12 A 12

Decision 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 ISCD to R-22MF

The Zoning Committee recommends that this request be approved

Page 6 ITEM NO.

(94-9)

Decision on Petition No. 94.9 by Charlotte-Mecklenburg Planning Commission (South District Plan) for a change in zoning for the following properties

Properties located to the east of South Boulevard, south of Tyvola Road along Part A both sides on Londonderry Road from R-17MF to R-4

Properties located on the west side of Londonderry Road at Tamworth Drive Part B from O-2 to R-8

Properties located on Ingleside Drive and north and south of Wicker Drive from R 22MF to R-8

Properties located on the west side of Rosecrest Drive south of Archdale Drive Part D from R-22MF to R-4

The Zoning Committee recommends that this petition be approved

Attachment No 23

Decision 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 District Plan) for a change Fairheath Road, Aspen Court and Sharon Road, from R-17MF to R-8 Fairheath Road, Aspen Court and Walden Court to the east of Fairview Road, south of

The Zoning Committee recommends that this petition he approved

Attachment No 24

(94-11)

Decision on Petition No. 94.11 by Charlotte-Mecklenburg Planning Commission (South District Plan) for a change in zoning for the following properties

Property located on Hedgemore Drive hetween Park Road and Sugar Creek Part A from O-1 to R-17MF

B Property located on the easterly side of Park Road between Seneca Place and Sugar Creek from O 2 to R 17MF Part B

The Zoning Committee recommends that this petition be approved

Attachment No 25

Decision on Petition No 94 12 by Charlotte-Mecklenburg 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 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 respect to Part B only.

The Zoning Committee recommends that Part A he approved The Zoning Committee recommends that Part B he denied

Attachment No. 26

27 (94-13) Soor (27) ( Decision 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 north and south of Starvalley Drive from R-17MF to R-4

Attachment No 27

pat P = 0 poll - 5 car N Pat Ses 5 Poll - 5 car N Loro Tes CAMPS A CR 50 N 1 NO 5 Q

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

Part A Properties located on the easterly side of Colwick Road hetween Greenwich Road and Chiswick Road from O 2 to R 22MF

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

The Zoning Committee recommends that Part A be approved

The Zoning Committee recommends that Part B be approved with the exception of those properties in the block bounded by Walker Road Millbrook Road, Water Oak Road and Hollywood Place

Attachment No 28 ON PART A, AND IS SUFFICIENT TO
INVOKE THE 20% RULE

Page 8

29 (94-25)

Decision on Petition No. 94.25 by Charlotte Mecklenburg Planning Commission for a Text Amendment to the City of Charlotte Zoning Ordinance to amend the Catawba River/Lake Wylie Watershed Regulations as required by the North Carolina Environmental Management Commission

The Zoning Committee recommends that this text amendment he approved

Attachment No 29

Recommend adoption of a resolution calling for public hearings on Monday April 18 1994 at 6 00 p m in the Meeting Chamber, on Petition Nos 94-26 through 94 36 for zoning changes