<u>AGENDA</u>

Meeting Type:	20N/NG
Date:	11/20/1995

City of Charlotte, City Clerk's Office



Mayor Richard Vinroot	Mayor Pro Tem Patrick McCrory
Charles Baker	Hoyle H Martin
Stan Campbell	Don D Reid
Patrick D Cannon	Ella Butler Scarborough
Mike Jackson	Sara Spencer
Nasıf Rashad Majeed	Lynn M Wheeler

Council Agenda

Monday, November 20, 1995

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

■ Discussion of the Elizabeth Historic District

6 00 p m - ZONING HEARINGS Meeting Chamber

Invocation by Rev Tim Glenham, Morningstar Lutheran Church

ITEM NO.

<u>BUSINESS</u>

1 Planning Committee Recommendation on Northeast District Plan

Action. Approve the Planning Committee's recommendation to adopt the Northeast

District Plan

Committee Chair Nasif Majeed

Staff Resource Joe Lesch

Explanation of This was on Council's agenda for November 13th, and was deferred to November 20th

The City Council Planning Committee is recommending the adoption of the Northeast District Plan as a policy document for land use and zoning decisions in the Northeast District

Modifications to the draft Northeast District Plan recommended by the Planning Committee are outlined in the attachment and include the following

- A reduction in the requirement of office uses in commercial mixed use developments from 33% to 20%
- Change from medium density residential to single family designation on Old Concord Road in the Newell area
- O Change from medium density residential to multifamily designation on Harris Boulevard between NC 115 and West Sugar Creek Road
- O Change from multifamily designation to institutional those properties zoned institutional on the south side of NC 49, west of Harris Boulevard
- The process to update the Northeast District Plan began in October 1994

 An 18 member study group was used to develop the plan along with special focus groups on issues such as retail, residential, office and industrial development
- There were 12 study group meetings held along with 16 focus group meetings. A public meeting was held at the beginning and at the end of the process
- A public hearing before the City Council and County Commissioners has also been held. The City Council referred the plan to their Planning Committee which has reviewed and made recommendations on the plan.
- The County Commission is scheduled to take action on the plan on November 21, 1995

Attachment No 1

<u>DECISIONS</u>

2 (95-68) Decision on Petition No 95-68 by Elizabeth Community Association to designate an Historic District Overlay to establish the Elizabeth Local Historic District

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

The Zoning Committee recommends that this petition be approved, as modified

Attachment No 2

<u>ITEM NO</u>

Page3

Operation on Petition No 95-75 by BP Oil & Exploration, Inc. and Service Station Holdings, Inc. for consideration of a Text Amendment to the City Zoning Ordinance to lower the number of off-street stacking spaces required for single bay automatic accessory use car washes from 10 spaces per wash line to 4 spaces per wash line

The Zoning Committee recommends this text amendment be approved

Attachment No 3

4 (95-76) Decision on Petition No 95-76 by James Rice for a change in zoning for approximately 2 acres located on the south side of West Arrowood Road east of Bramblewood Drive from R-3 to B-D(CD) and O-2(CD)

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

The Zoning Committee recommends that this petition be approved

Attachment No 4

Decision on Petition No 95-77 by Carolina Holdings, Inc. for a change in zoning for approximately 15.5 acres located on the westerly side of East W. T. Harris Boulevard, south of The Plaza from R-4 and R-12MF(CD) to R-12MF(CD) Site Plan Amendment and 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

The Zoning Committee recommends that this petition be deferred for 30 days

Attachment No 5

6 (95-78) Decision on Petition No 95-78 by Landcraft Properties, Inc. for a change in zoning for approximately 21 11 acres located on the west side of Mason Drive north of Mallard Creek Road from R-3 to R-4

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

The Zoning Committee recommends that this petition be approved

Attachment No 6

7. (95-79) Decision on Petition No 95-79 by Mountasia/Malibu of Charlotte for a change in zoning for approximately 8 6 acres located on the north side of I-85 east of West Sugar Creek Road from BP to B-2(CD)

The Zoning Committee recommends that this petition be approved

Attachment No 7

8 (95-80) Decision on Petition No 95-80 by Pavilion Partners for a change in zoning for approximately 23 3 acres located on the west side of Pavilion Boulevard at Harris Houston Road from R-3 to O-1(CD)

The Zoning Committee recommends that this petition be approved

Attachment No. 8

9 (95-81) Decision on Petition No 95-81 by Donald W Wilburn for a change in zoning for approximately 1.5 acres located on the westerly side of Independence Boulevard north of Irvin Creek from B-D to B-2(CD) and B-2

The Zoning Committee recommends that this petition be approved

Attachment No 9

10 (95-82) Decision on Petition No 95-82 by Randolph Goers, Inc. for a change in zoning for approximately 16,997 square feet on the southerly side of Margaret Wallace Road west of Whitfield Drive from R-4 to R-8(CD)

The Zoning Committee recommends that this petition be approved

Attachment No 10

Decision on Petition No 95-83 by Carolina Evangelistic Association for a change in zoning for approximately 25 acres located between Independence Boulevard and Summerhill Drive south of Wallace Lane from R-20MF to R-8MF(CD) and R-3

The Zoning Committee recommends that this petition be approved

Attachment No 11

<u>ITEM NO</u>

Page 5

Resolution calling for a joint public hearing by the City Council and the Charlotte-Mecklenburg Historic Landmarks Commission regarding designation of the Jeremiah Goff House and grounds as a historic landmark

Attachment No. 12

13 Resolution calling for public hearings on Tuesday, December 19, 1995, at 6 00 p m in the Meeting Chamber of the Charlotte-Mecklenburg Government Center on Petition Nos 95-87 through 95-89 and 95-91 through 95-97 for zoning changes