

Mayor Anthony Foxx

Michael D. Barnes

Nancy Carter

Andy Dulin

Patsy Kinsey

Edwin B. Peacock III

Mayor Pro-Tem Patrick Cannon

Jason Burgess

Warren Cooksey

David Howard

James E. Mitchell, Jr.

Warren Turner

CITY COUNCIL ZONING AGENDA

Monday, May 16, 2011

5:00PM – Council/Manager Dinner
Meeting Chamber Conference Room

6:00PM – Zoning Meeting
Meeting Chamber

DINNER MEETING

- ***Review of Agenda – Tammie Keplinger***
- ***Height in Residential District – Text Amendment***
– Debra Campbell

ALL REZONING PETITIONS MAY BE VIEWED ON THE WEB AT
www.rezoning.org

Zoning Districts

- **B-1** – neighborhood business district
- **B-2** – general business district
- **B-1SCD** – business shopping center district
- **BD** – distributive business district
- **BP** – business park district
- **CC** – commercial center district
- **I-1** – light industrial district
- **I-2** – general industrial district
- **INST** – institutional district
- **MUDD** – mixed use development district
- **MX-1** – mixed use district
- **MX-2** – mixed use district
- **MX-3** – mixed use district
- **NS** – neighborhood services district
- **O-1** – office district
- **O-2** – office district
- **O-3** – office district
- **R-3** – single-family residential – up to 3 dwelling units per acre (dua)
- **R-4** – single-family residential – up to 4 dua
- **R-5** – single-family residential – up to 5 dua
- **R-6** – single-family residential – up to 6 dua
- **R-8** – single-family residential – up to 8 dua
- **R-8MF** – multi-family residential – up to 8 dua
- **R-12MF** – multi-family residential – up to 12 dua
- **R-17MF** – multi-family residential – up to 17 dua
- **R-22MF** – multi-family residential – up to 22 dua
- **R-43MF** – multi-family residential – up to 43 dua
- **R-MH** – residential manufactured housing
- **RE-1** – research district
- **RE-2** – research district
- **RE-3** – research district
- **TOD** – transit oriented development
- **TOD-E** – transit oriented development – employment
- **TOD-EO** – transit oriented development – employment - optional
- **TOD-M** – transit oriented development – mixed use
- **TOD-MO** – transit oriented development – mixed use – optional
- **TOD-R** – transit oriented development – residential
- **TOD-RO** – transit oriented development – residential - optional
- **U-I** – urban industrial district
- **UMUD** – uptown mixed use district
- **UMUD-O** – uptown mixed use district - optional
- **UR-1** – urban residential
- **UR-2** – urban residential
- **UR-3** – urban residential
- **UR-C** – urban residential - commercial

Overlay Districts

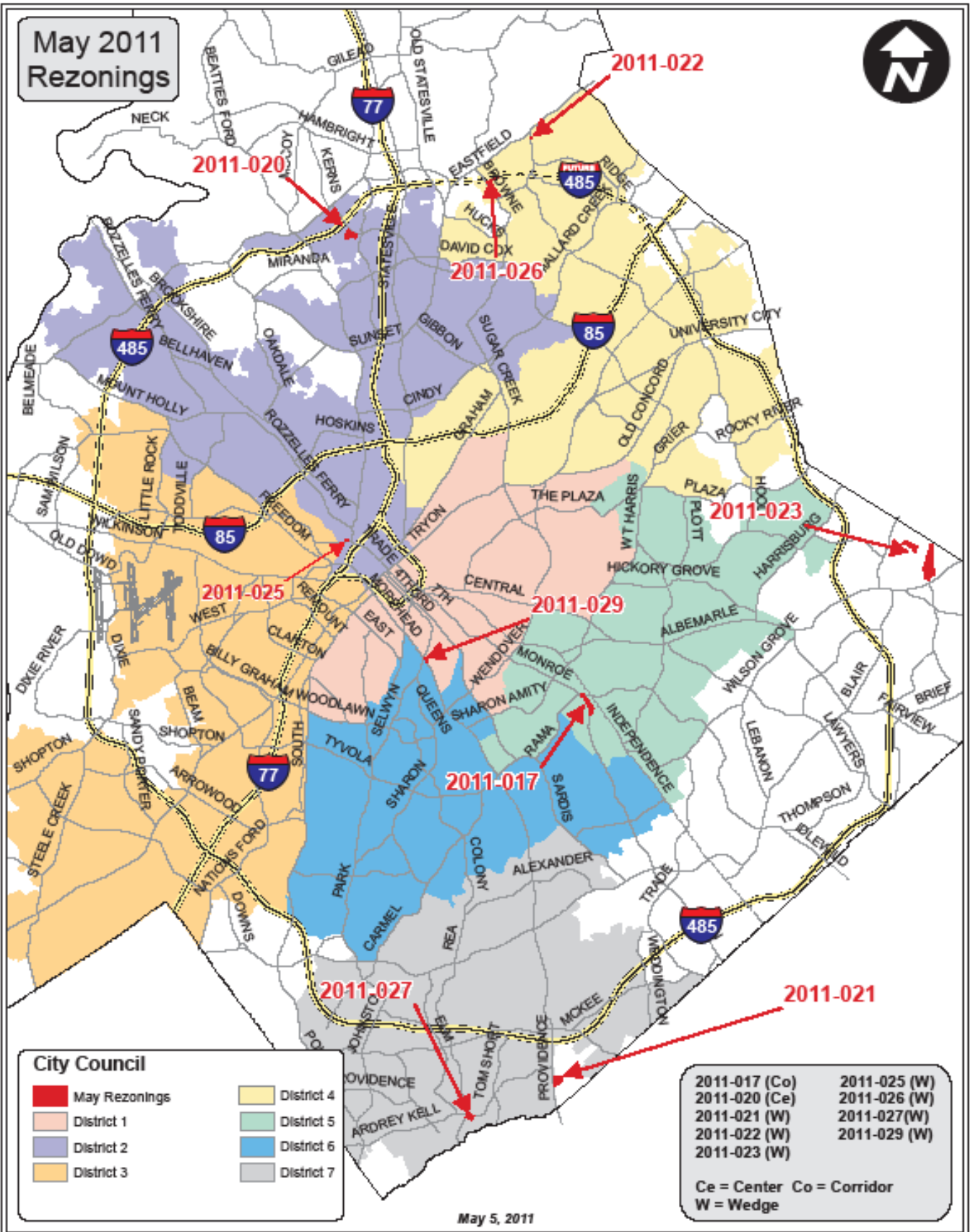
- **CR/LWW** – Catawba River / Lake Wylie watershed
- **CR/LWWCA** – Catawba River / Lake Wylie watershed – critical area
- **CR/LWWPA** – Catawba River / Lake Wylie watershed – protected area
- **HD-O** – historic district overlay
- **HW** – hazardous waste overlay
- **LNW** – Lake Norman watershed
- **LNWCA** – Lake Norman watershed – critical area
- **LNWPA** – Lake Norman watershed – protected area
- **LLWW** – Lower Lake Wylie watershed
- **LLWWCA** – Lower Lake Wylie watershed – critical area
- **LLWWPA** – Lower Lake Wylie watershed – protected area
- **MILW** – Mountain Island Lake watershed
- **MILWCA** – Mountain Island Lake watershed – critical area
- **MILWPA** – Mountain Island Lake watershed – protected area
- **MH-** – manufactured home overlay
- **PED** – pedestrian overlay district
- **PED-O** – pedestrian overlay district – optional
- **TS** – transit supportive overlay district

Miscellaneous Acronyms

- **CD** – conditional
- **SPA** – site plan amendment

DECISIONS

<p>Deferral (to June)</p>	<p>1. Petition No. 2010-045 by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify and clarify the regulations for pedestrian oriented information pillars and information pillar signs.</p> <p>The Zoning Committee voted unanimously to DEFER this petition to the May 25, 2011 Zoning Committee meeting.</p> <p>Attachment 1</p>
<p>Deferral (Indefinite)</p>	<p>2. Petition No. 2010-079 by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to add a new use, definition, and prescribed conditions for an eco-industrial facility.</p> <p>The Zoning Committee voted unanimously to DEFER this petition indefinitely with updates provided every three months to the Zoning Committee.</p> <p>Attachment 2</p>
<p>New Public Hearing</p>	<p>3. Petition No. 2010-080 by Charlotte Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to replace the regulations for "outdoor seasonal fresh produce sales" with a new definition and regulations for "fresh produce markets."</p> <p>The Zoning Committee voted unanimously to recommend a NEW PUBLIC HEARING, based upon the fact that the modifications were considered substantial.</p> <p>Attachment 3</p>
<p>New Public Hearing</p>	<p>4. Petition No. 2011-002 by 521 Partners, LLC for an O-1 (CD) site plan amendment for approximately 12.54 acres located on the southwest corner at the intersection of Providence Road West and Johnston Road.</p> <p>The Zoning Committee voted unanimously to recommend a NEW PUBLIC HEARING due to the complexity of the changes made to the petition.</p> <p>Attachment 4</p>
<p>The decision on this petition was deferred from the 02/21/11 City Council Meeting.</p>	<p>5. Petition No. 2011-005 by Charlotte Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to comply with NC Fair Housing Act and Session Law 2009-533 to prevent discrimination against affordable housing.</p> <p>This petition is found to be consistent with adopted policies and to be reasonable and in the public interest, by a 5-1 vote of the Zoning Committee. The Committee voted 5-1 to recommend APPROVAL of this petition.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 5</p>



HEARINGS

	<p>6. Petition No. 2011-017 by Goode Development Corp. and Goode Properties for a change in zoning for approximately 20 acres located on the east side of Monroe Road between Idlewild Road and Conference Drive from R-17MF to NS and MUDD-O.</p> <p>Staff recommends denial of this petition.</p> <p>Attachment 6</p>
<p>May 23, 2011 Decision</p>	<p>7. Petition No. 2011-018 by University City Partners for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify the uses permitted and the design and development standards in the Research Districts.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 7</p>
<p>May 23, 2011 Decision</p>	<p>8. Petition No. 2011-020 by Percival McGuire Commercial Real Estate Development for a change in zoning for approximately 23.96 acres located on the south side of West W.T. Harris Boulevard between Interstate 485 and Reames Road from R-3 to NS.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 8</p>
<p>May 23, 2011 Decision</p>	<p>9. Petition No. 2011-021 by Singh Development, LLC for a change in zoning for approximately 22.65 acres located on the east side of Providence Road and across from Providence Country Club Drive from R-3 to R-3(CD) and INST(CD).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 9</p>
<p>May 23, 2011 Decision</p>	<p>10. Petition No. 2011-022 by Cambridge-Eastfield, LLC for a NS site plan amendment for approximately 0.55 acres located on the southeast corner of Prosperity Church Road and Arbor Creek Drive.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issue.</p> <p>Attachment 10</p>
	<p>11. Petition No. 2011-023 by Vulcan Construction Materials, for a change in zoning for approximately 106.90 acres located near the north side of the intersection of Brooks Mill Road and Albemarle Road from R-3, R-3(CD), and O-1 to I-2(CD).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 11</p>
<p>May 23, 2011 Decision</p>	<p>12. Petition No. 2011-025 by Charlotte-Mecklenburg Housing Partnership, Inc. for a change in zoning for approximately 1.6 acres located on the northwest corner at the intersection of Wesley Heights Way and Duckworth Avenue from UR-3(CD) and UR-3(CD) PED-O to UR-3(CD) PED-O and UR-3(CD) PED-O SPA.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 12</p>

	<p>13. Petition No. 2011-026 by Robert D. Smith, for a change in zoning for approximately 4.83 acres located on Browne Road and across from Amber Glen Drive from R-3 to INST(CD).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 13</p>
	<p>14. Petition No. 2011-027 by Blakeney Heath, LLP for a change in zoning for approximately 9.0 acres located on the southeast corner at the intersection of Rea Road and Ardrey Kell Road from CC to NS.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 14</p>
	<p>15. Petition No. 2011-029 by Harris Teeter, Inc. for a change in zoning for approximately 3.90 acres located at the intersection of Providence Road and Queens Road and generally bounded by Huntley Place and Bolling Road from R-4 and B-1 to MUDD-O and five year vested rights.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 15</p>