

<u>Mayor Patrick Cannon</u>	<u>Mayor Pro-Tem Michael D. Barnes</u>
Al Austin	John Autry
Ed Driggs	Claire Fallon
David Howard	Patsy Kinsey
Vi Alexander Lyles	LaWana Mayfield
Greg Phipps	Kenny Smith

CITY COUNCIL ZONING AGENDA

Monday, December 16, 2013

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

6:00PM – Zoning Meeting
Meeting Chamber

DINNER MEETING: CH14

- Review of Agenda – Tammie Keplinger
- Area plan status & text amendment update – Debra Campbell
- Locational and Transit Related Housing – Debra Campbell

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

ACRONYMS

Zoning District Acronyms

- **B-1** – neighborhood business district
- **B-2** – general business district
- **B-1SCD** – business shopping center district (old district)
- **BD** – distributive business district
- **BP** – business park district
- **CC** – commercial center district
- **HW** – hazardous waste
- **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-M** – transit oriented development – mixed use
- **TOD-R** – transit oriented development – residential
- **U-I** – urban industrial district
- **UMUD** – uptown mixed use district
- **UR-1** – urban residential
- **UR-2** – urban residential
- **UR-3** – urban residential
- **UR-C** – urban residential – commercial

Zoning Overlay District Acronyms

- **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
- **LNW** – Lake Norman watershed overlay
- **LNWCA** – Lake Norman watershed –overlay, critical area
- **LNWPA** – Lake Norman watershed – overlay, protected area
- **LLWW** – Lower Lake Wylie watershed overlay
- **LLWWCA** – Lower Lake Wylie watershed – overlay, critical area
- **LLWWPA** – Lower Lake Wylie watershed– overlay, protected area
- **MILW** – Mountain Island Lake watershed overlay
- **MILWCA** – Mountain Island Lake watershed – overlay, critical area
- **MILWPA** – Mountain Island Lake watershed – overlay, protected area
- **MH** - manufactured home overlay
- **PED** – pedestrian overlay district
- **TS** – transit supportive overlay district

Miscellaneous Zoning Acronyms

- **CD** – conditional district
- **INNOV** – innovative standards
- **SPA** – site plan amendment
- **O** – optional provisions

Miscellaneous Other Acronyms

- **CAG** – citizen advisory group
- **CDOT** – Charlotte Department of Transportation
- **FEMA** – Federal Emergency Management Agency
- **LED** – light emitting diode
- **NCDOT** – North Carolina Department of Transportation
- **PCCO** – Post Construction Control Ordinance

ZONING

DECISIONS

1. [Petition No. 2013-052](#) (Council District 4 - Barnes) by Arden Group for a change in zoning for approximately 39.06 acres located on the southeast corner at the intersection of Interstate 85 and University City Boulevard across from IKEA Boulevard from CC (commercial center) to B-2(CD) (general business, conditional).

This petition is found to be consistent with the *University City Area Plan* and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 5-0 vote of the Zoning Committee. The Committee voted 5-0 to recommend **APPROVAL** of this petition with the following modifications:

Ikea Boulevard & Site Connectivity

1. Eliminated inventory parking areas between Ikea Boulevard and the property line (within Duke Power easement).
2. Added notes under heading of Streetscape, Landscaping, Buffers and Common Plaza to require the following: (a)Ikea Boulevard right-of-way streetscape will include large maturing trees planted on both sides of the street, staggered on either side of the sidewalk and 10-foot sidewalk/trail located within and outside the right-of-way; (b)the 20-foot setback will be landscaped; (c)low accent walls will be provided at the private street entrance from Ikea Boulevard; (d)a common plaza area with pedestrian amenities will be located at the private street entrance from Ikea Boulevard; (e)the southwest and southeast corners of City Boulevard and Ikea Boulevard will be designed to create a sense of entry that retains and may add to the existing monumentation.
3. Amended Note 5 under Streetscape, Landscaping, Buffers and Common Plaza heading to state the following: "An easement will be granted and a sidewalk connection will be constructed at the end of Stetson Drive, which will connect to the corner of Ikea Boulevard and City Boulevard. This connection must be made prior to the issuance of the certificate of occupancy."
4. Provided a graphic of the intersection of City Boulevard and Ikea Boulevard.
5. Provided a street cross-section for Ikea Boulevard.
6. Provided a layout of the plaza area along Ikea Boulevard.

Pedestrian/Multi-modal Connectivity

7. Added note requiring MacFarlane Boulevard to be built and extended to connect to the east-west private street and/or the east-west private street shall be aligned to connect to the existing portion of MacFarlane Boulevard.

Building Placement and Architectural Design

8. Provided a broader explanation of the Architectural Design Guidelines that categorizes Primary and Secondary building materials and frontages. Added qualifications for the use of allowable building materials, and percentage requirements for materials and frontages (categorized by Primary and Secondary). Provided definitions, examples and illustrations along with visual conceptual vignettes.
9. Added decorative/architecturally finished concrete masonry units (CMU) as an allowable building material.
10. Listed concrete masonry units (CMU) without architecturally or decorative finish, and "stamp type" brick and stone finishings as prohibited exterior building materials.
11. Required buildings to extend the full length of the building frontage.
12. Required a building base to be provided that shall be maintained through material transitions and building articulation.
13. Addressed massing and scale by requiring façades to be designed to reduce the mass, scale and uniform monolithic appearance of large unadorned walls, while providing visual interest. Large building facades shall be divided into distinct massing elements, and a roof line more than 90 feet in length shall include a change in height that must align with the vertical building bays.
14. Added note requiring building façade along the frontages to provide a two-story appearance to define the street edge.

15. Required building service areas to be screened from view with a minimum 5-foot tall masonry wall that is designed to match and complement the building architecture of adjacent buildings.
16. Amended Note 2(d) to state "In Areas A, C and D, accessory customer parking, accessory inventory parking areas, freestanding structures for accessory uses and plazas and outdoor activity may be located within the building envelopes provided that a principal structure is also located within the building envelope. For Area B, the building envelope standards and conditions only apply should a building be located within this development area. Development Area B may contain only inventory parking without a building."
17. Defined "service areas."

Other

18. Amended Note 5(g) to state that the existing monumentation will remain but may be added to, provided it will comply with the ordinance.
19. Agreed to preservation of the 50-foot Natural Buffer and 50-foot Landscape Buffer as stipulated in Belgate Rezoning Petition 2008-59.
20. Addressed Urban Forestry comments by stating that the site will comply with the Tree Ordinance.
- ~~21-~~ Amended Site Development Data to list automotive sales and repair excluding tractor trucks and accompanying trailer units as allowed within the B-2 (general business) district as the principal use.
- ~~22-~~ Listed accessory uses that may be included.
- ~~23-~~ Specified that Development Area B may contain inventory parking, with or without a building.
- ~~24-~~ Specified that the site may be developed with up to 275,000 square feet of building area. No single building may exceed 75,000 square feet.
- ~~25-~~ Development Area A is limited to a building size of 45,000 square feet.
- ~~26-~~ Deleted the term "gross floor area" from the Site Development Data.
27. Clarified that building height is limited to a maximum of 40 feet.
28. Clarified that the site may accommodate an auto mall cluster that includes up to five building envelopes within which principal and accessory uses will be located.
29. Reflected proposed zoning as B-2(CD) (general business, conditional).
30. Amended Note 2(b) under Permitted Uses & Development Areas as follows: "Prior to approval by the City Council of 2013-052, the Petitioner and the owner of the property covered by Petition 2008-059 will file an administrative site plan amendment for Petition 2008-059 that will adjust the development right: (i) reduce the development rights pertaining to retail and restaurant uses to 388,000 square feet for Parcels B1, B2, B3, B4 and B5. The maximum floor area for retail, restaurant and office uses (excluding hotels) shall be adjusted to 438,000 square feet. If Petition 2013-052 is approved by the City Council, the adjustments will be binding and may not be added back through the administrative amendment process. If Petition 2013-052 is not approved by the City Council, the administrative site plan amendment will be null and void."
31. Amended Note 2(a) to remove reference to "automated freestanding car wash facility(ies)."
32. Deleted the list of prohibited uses.
33. Amended Note 3(b) to indicate that the number and location of access points to the development areas will be determined during the building permit process. Approximate driveway locations are shown on the technical data sheet.
34. Amended Note 5(i) to indicate that sidewalk and streetscape improvements will be constructed along the frontage of Macfarlane Boulevard, in accordance with the office-wide street classification standard.
35. Amended Note 3(e)(1) to add the following: "Public street right-of-way dedication (two access points shown) to the edge of the site for connection to tax parcel 04723106 as depicted on the technical data sheet. Provide public street dedication of up to 77 feet of right-of-way as shown on U-05A of the Charlotte Land Development Standards Manual prior to issuance of a final certificate of occupancy or at the time CATS constructs the connection to Ikea Boulevard, whichever occurs first."

2013-052
continued

36. Amended Note 3(e)(2) to include the following language: "Provide public street dedication of up to 77 feet of right-of-way as shown on U-05A (office commercial wide street classification) of the Charlotte Land Development Standards Manual prior to the issuance of the first certificate of occupancy."
37. Added a Note (e)(3) under Transportation as follows: "The petitioner shall reserve right-of-way adjacent to Area C equal to 28.5 feet measured from the centerline of the existing easement to allow for the future extension of MacFarlane Boulevard prior to the certificate of occupancy for Development Area C. The petitioner agrees to dedicate the right-of-way at such time development occurs on tax parcel 047-231-05. All setbacks for Area C shall be measured and established from the future curblineline of Macfarlane Boulevard."
38. Provided a retaining wall cross-section.
39. Amended Technical Data Sheet to connect/label the separated building envelopes on Areas C and D.
40. Deleted page 16 of the Development Standards. Not needed because overhead doors are not permitted along a building frontage.
41. Added a note under General Provisions specifying that "plan" as referenced consists of Sheet RZ-1 and the University City Auto Mall Booklet. Ensure that the University City Auto Mall Booklet is referenced on Sheet RZ-1 and vice versa.
42. Added a note under Architectural Standards requiring the petitioner to submit detailed plans to the staff of the Charlotte-Mecklenburg Planning Department for review prior to the issuance of building permits for construction.
43. Renamed "Primary Frontage" and "Secondary Frontage" as "Type A Building Frontage" and "Type B Building Frontage".
44. Deleted signage renderings on Page 22.
45. Amended Note 3(e)(3) to reflect tax parcel 047-231-05.

Staff rescinded the following requests:

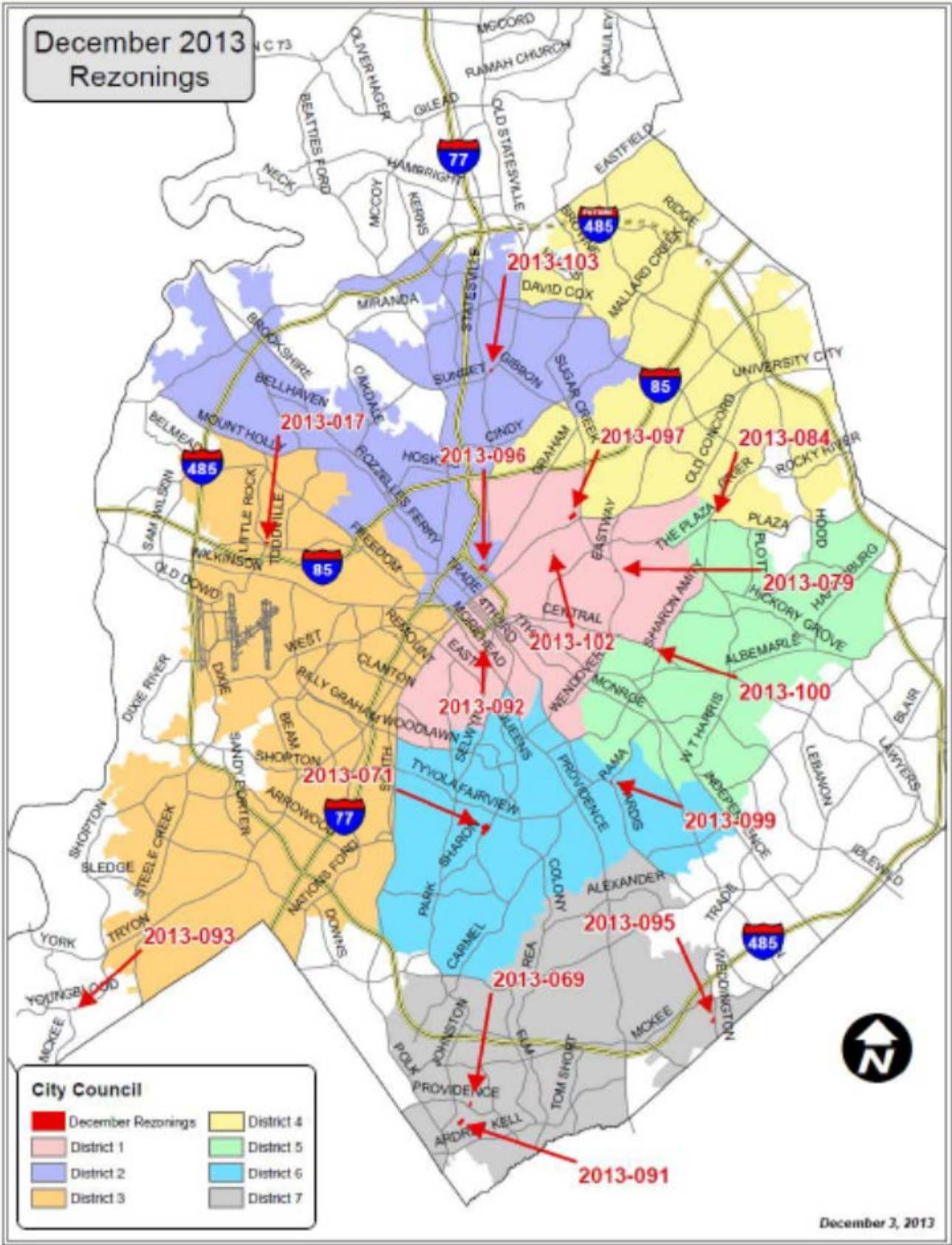
46. Amend Note 5(g) as follows: "A linear park will be provided (mostly within the utility easement along the south side of Ikea Boulevard) from the corner of City Boulevard and Ikea Boulevard to MacFarlane Boulevard as shown on the Technical Data Sheet. The park and the common plaza will contain a combination of the following pedestrian amenities:
 - a. Seating areas,
 - b. Pedestrian walkway/minimum 10' multi-use trail,
 - c. Land forms (mounds and stabilized slopes),
 - d. Enhanced landscape areas (within the parameters of the Duke Energy guidelines for utility easements), and
 - e. Specialty hardscape."
47. Amend Note 5(g)(ii) to state "pedestrian walkway/minimum 10-foot multi-use trail".
48. Amend Note 5(j) to add that a bike network will be maintained along all of Ikea Boulevard.
49. Amend Note 5(l) to add the following: "This extension will also be provided along the unimproved portion of MacFarlane Boulevard adjacent to the frontage of development Area C."
50. Add Note 5(e) to limit encroachment into the landscape buffer to no more than 10 feet.
51. Add the following notes under the heading of Streetscape, Landscaping, Buffers and Common Plaza: "Open space corridors will be provided as depicted on the technical data sheet to include:
 - a. minimum easement of 20 feet;
 - b. landscaped concept."

Staff recommends approval of this petition.

Attachment 1

	<p>2. Petition No. 2013-064 (Council District 4 - Barnes) by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 14.44 acres located on the southwest corner at the intersection of North Tryon Street and Tom Hunter Road from B-2 (general business) to TOD-M (transit oriented development-mixed use).</p> <p>This petition is found to be consistent with the <i>Blue Line Extension Transit Station Area Plan</i> and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee. The Committee voted 6-0 to recommend APPROVAL of this petition.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 2</p>
<p>Refer back to Zoning Committee</p> <p>Deferral (to January)</p>	<p>3. Petition No. 2013-072 (Council District 4 – Barnes) by Aventine Development, Inc. for a change in zoning for approximately 5.94 acres located at the intersection of Eastfield Road and Prosperity Church Road from R-3 (single family residential) to NS (neighborhood services).</p> <p>The Zoning Committee voted 5-0 to recommend WITHDRAWAL of this petition.</p> <p>Since the Zoning Committee meeting, the petitioner is no longer requesting a withdrawal of this petition, but is now requesting that the Council send this petition to the January 6, 2014 Zoning Committee meeting for further discussion.</p> <p>Staff does not recommend approval of this petition in its current form.</p> <p>Attachment 3</p>
	<p>4. Petition No. 2013-082 (Council District 6 – Dulin) by Grubb Properties, Inc. for a change in zoning for approximately 7.95 acres located on the west side of Sharon Road between Morrocroft Lane and Sharon Township Lane from MUDD(O) (mixed use development district, optional) to MUDD(O) SPA (mixed use development district, optional, site plan amendment).</p> <p>At the October 30, 2013 meeting, the Zoning Committee voted 5-0 to DEFER this petition to the December 2, 2012 Zoning Committee meeting.</p> <p>The Zoning Committee found this petition to be consistent with the <i>SouthPark Small Area Plan</i> and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote. The Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. <u>Staff has rescinded this request:</u> Address Transportation issues as follows: Petitioner should add a note committing to the full cost of the design, installation and construction of a traffic signal that may be warranted at driveway Access B and any associated turn lanes and geometric modifications necessary to install and operate the subject traffic signal. 2. Amended Note C1 to add the following: “However, in the event that the Sharon Road right-of-way is modified, in order to convert Access B to a full movement driveway, setbacks and yards in that vicinity may be reduced as long as they meet the minimum requirements of the Mixed Use Development District.” <p>Staff recommends approval of this petition.</p> <p>Attachment 4</p>

December 2013 Rezoning



City Council

December Rezoning	District 4
District 1	District 5
District 2	District 6
District 3	District 7



December 3, 2013

ZONING

HEARINGS

	<p>5. <u>Petition No. 2013-017</u> (Council District 3 – Mayfield) by NCDG, LLC for a change in zoning for approximately 5.27 acres located on the east side of Little Rock Road and north of the intersection at Little Rock Road and Tuckaseegee Road from R-3 (single-family residential) to B-1(CD) (neighborhood business district, conditional).</p> <p>Staff does not recommend approval of this petition as currently proposed.</p> <p>Attachment 5</p>
Protest Sufficient	<p>6. <u>Petition No. 2013-069</u> (Council District 7 – Driggs) by The Ryland Group, Inc. for a change in zoning for approximately 5.0 acres located on the north side of Providence Road West near the intersection of Tolliver Drive and Providence Road West from R-3 (single family residential) to UR-1(CD) (urban residential, conditional).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 6</p>
Protest Sufficient	<p>7. <u>Petition No. 2013-071</u> (Council District 6 – Smith) by The Presbyterian Home of Charlotte, Inc. for a change in zoning for approximately 24.80 acres located on the west side of Sharon Road between Eastburn Road and Hazelton Drive from R-3 (single-family residential) & INST(CD) (institutional, conditional) to INST(CD) (institutional, conditional) & INST(CD) SPA (institutional, conditional, site plan amendment).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 7</p>
	<p>8. <u>Petition No. 2013-079</u> (Council District 1 – Kinsey) by Joseph Okoye & Sylvia Okoye for a change in zoning for approximately 1.59 acres located on the west side of Eastway Drive near the intersection of Audrey Street and Eastway Drive from R-17MF (multi-family residential) to INST(CD) (institutional, conditional).</p> <p>Staff does not recommend approval of this petition as currently proposed.</p> <p>Attachment 8</p>
	<p>9. <u>Petition No. 2013-084</u> (Council District 5 – Austry) by Charles C. Davis, Jr. for a change in zoning for approximately 1.54 acres located on the south side of The Plaza near the intersection of East W.T. Harris Boulevard and The Plaza from R-3 (single-family residential) to B-1(CD) (neighborhood business district, conditional).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 9</p>

Protest Sufficiency TBD	<p>10. Petition No. 2013-091 (Council District 7 – Driggs) by Shea Anniston, LLC for a change in zoning for approximately 11.38 acres located on the north side of Marvin Road, east of Johnston Road, between Donnington Drive and Wilkee Drive from R-3 (single-family residential) to MX-1 (mixed use district).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 10</p>
	<p>11. Petition No. 2013-092 (Council District 1 – Kinsey) by FMF Morehead, LLC for a change in zoning for approximately 2.77 acres located on the north side of East Morehead Street and south side of Kenilworth Avenue, between East Morehead and Harding Place from MUDD-O(PED) (mixed use development district, optional, pedestrian overlay), MUDD(CD) (PED) (mixed use development district, conditional, pedestrian overlay) & O-2(PED) (office district, pedestrian overlay) to MUDD-O SPA (PED) (mixed use development district, optional, site plan amendment, pedestrian overlay) & MUDD-O (PED) (mixed use development district, optional, pedestrian overlay).</p> <p>Staff does not recommend approval of this petition as currently proposed.</p> <p>Attachment 11</p>
	<p>12. Petition No. 2013-093 (Outside City Limits) by Laurel Oak Farm, LLC for a change in zoning for approximately 1.23 acres located on the south side of Youngblood Road between McKee Road and Watermelon Lane from R-3 (single-family residential) to MUDD-O (mixed use development district, optional).</p> <p>Staff does not recommend approval of this petition as currently proposed.</p> <p>Attachment 12</p>
Protest Sufficiency TBD	<p>13. Petition No. 2013-095 (Council District 7 – Driggs) by Charlotte-Mecklenburg Housing Partnership for a change in zoning for approximately 7.23 acres located on the west side of Weddington Road between Simfield Church Road and Portstewart Lane from INST(CD) (institutional, conditional) to R-12MF(CD) (multi-family residential, conditional).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 13</p>
	<p>14. Petition No. 2013-096 (Council District 2 – Austin) by Second Harvest Food Bank of Metrolina, Inc. for a change in zoning for approximately 15.13 acres located on the west side of North Graham Street and Spratt Street between Music Factory Boulevard and Oliver Street from I-1 (light industrial) & I-1(CD) (light industrial, conditional) to I-1(CD) (light industrial, conditional) & I-1(CD) SPA (light industrial, conditional, site plan amendment).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 14</p>

	<p>15. Petition No. 2013-097 (Council District 1 – Kinsey) by Sugar Creek Charter School, Inc. for a change in zoning for approximately 15.16 acres located on the south side of Glory Street and Hunslet Circle and generally surrounded by West Craighead Road, Glory Street, West Sugar Creek Road, and North Tryon Street from R-12MF (multi-family residential) & B-2(CD) (general business district, conditional) to B-2(CD) (general business district, conditional) & B-2(CD) SPA (general business district, conditional, site plan amendment).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 15</p>
	<p>16. Petition No. 2013-099 (Council District 6 – Smith) by Michael T. Whitehead & Elizabeth M. Whitehead for a change in zoning for approximately 2.70 acres located on the southeast corner of the intersection at Rama Road and Sardis Road from INST(CD) (institutional, conditional) to INST(CD) SPA (institutional, conditional, site plan amendment).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 16</p>
	<p>17. Petition No. 2013-100 (Council District 5 – Autry) by SMA Carolina, LLC for a change in zoning for approximately 1.20 acres located on the south side of Central Avenue between Rosehaven Drive and Winterfield Place from R-22MF (multi-family residential) to O-1(CD) (office district, conditional).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 17</p>
	<p>18. Petition No. 2013-102 (Council District 1 – Kinsey) by Wajahat & Ferah Syed for a change in zoning for two parcels approximately 2.13 acres in total located on the south side of North Davidson Street between East 33rd Street and East 35th Street from R-5 (single-family residential) to TOD-M (transit oriented development mixed use) and MUDD-O (mixed use development district, optional) to MUDD-O SPA (mixed use development district, optional, site plan amendment).</p> <p>Staff recommends approval of Area A of this petition upon resolution of outstanding issues.</p> <p>Staff recommends approval Area B of this petition.</p> <p>Attachment 18</p>
	<p>19. Petition No. 2013-103 (Council District 2 – Austin) by Thomas Keith for a change in zoning for approximately 5.02 acres located on the north side of Old Statesville Road across from Spring Trace Drive from R-17MF (multi-family residential) to I-1 (light industrial).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 19</p>

<p>Deferral (to March)</p>	<p>20. <u>Petition No. 2012-090</u> by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to 1) allow the Zoning Board of Adjustment to have jurisdiction to grant variances on certain standards within the TOD (transit oriented development districts), PED (pedestrian overlay district), MUDD (mixed use development district, and UMUD (uptown mixed use district), and TS (transit supportive overlay district), 2) allow the Board of Adjustment to have authority to consider variances related to the number of, or size of, permissible signs in a conditional district, and 3) allow the Board of Adjustment to have jurisdiction with respect to an interpretation of, or decision about the TOD (transit oriented development) or PED (pedestrian overlay district) development or urban design standards.</p> <p>Staff recommends a three-month deferral of this petition to the March 17, 2014 meeting.</p> <p>Attachment 20</p>
<p>Deferral (to February)</p>	<p>21. <u>Petition No. 2013-026</u> by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to modify the PED (pedestrian overlay district) development and urban design standards.</p> <p>Staff recommends a two-month deferral of this petition to the February 17, 2014 meeting.</p> <p>Attachment 21</p>
	<p>22. <u>Petition No. 2013-061</u> by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to add conference centers, convention centers and halls, exhibit halls, merchandise marts and similar uses as a use permitted under prescribed conditions in B-2 (general business) and I-1 (light industrial) zoning districts.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 22</p>
<p>Deferral (to February)</p>	<p>23. <u>Petition No. 2013-090</u> by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to create new definitions and regulations for eating, drinking and entertainment establishments by replacing definitions and regulations for restaurants, nightclubs, bars and lounges. Allows eating, drinking and entertainment establishments by right or with prescribed conditions in the following zoning districts: multi-family, UR-2 (urban residential), UR-3 (urban residential), UR-C (urban residential), institutional, research, office, business, MX-1 (mixed use), MX-2 (mixed use), MX-3 (mixed use), MUDD (mixed use development district), UMUD (uptown mixed use district), CC (commercial center), NS (neighborhood services), TOD (transit oriented development), U-I (urban industrial), industrial, PED (pedestrian overlay district) and TS (transit supportive overlay district).</p> <p>Staff recommends a two-month deferral of this petition to the February 17, 2014 meeting.</p> <p>Attachment 23</p>