

<b>REQUEST</b>	Text Amendment to Sections 9.1002 and 9.1102, and Table 9.101 of the Zoning Ordinance
<b>SUMMARY OF PETITION</b>	The petition proposes to allow cultural facilities as a use by-right in the urban industrial and industrial zoning districts.
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Tony A. Feimster (T'Afo) Tony A. Feimster (T'Afo)
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	<p>The Zoning Committee finds this text amendment to be consistent with the <i>Centers, Corridors and Wedges Growth Framework</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• It broadens the range of choices for entertainment and employment.</li> </ul> <p>Therefore this petition is reasonable and in the public interest based on the information from the staff analysis and the public hearing , and because:</p> <ul style="list-style-type: none"> <li>• Cultural facilities are allowed in a wide range of non-residential zoning district;</li> </ul> <p>By a 5-0 vote of the Zoning Committee (motion by Commissioner Nelson seconded by Commissioner Ryan).</p>

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 5-0 to recommend <b>APPROVAL</b> of this petition.
--------------------------------	---

<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Ryan/Eschert</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Eschert, Nelson, Ryan and Sullivan</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Labovitz and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Ryan/Eschert	Yeas:	Dodson, Eschert, Nelson, Ryan and Sullivan	Nays:	None	Absent:	Labovitz and Walker	Recused:	None
Motion/Second:	Ryan/Eschert										
Yeas:	Dodson, Eschert, Nelson, Ryan and Sullivan										
Nays:	None										
Absent:	Labovitz and Walker										
Recused:	None										
<b>ZONING COMMITTEE DISCUSSION</b>	Staff provided a summary of the text amendment. Staff noted that the petition is consistent with the <i>Centers, Corridors and Wedges Growth Framework</i> . There were no questions.										
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.										

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Background**
  - Cultural facilities are defined as an indoor or outdoor theater (excluding commercial motion picture theater), auditorium, or other building or structure designed, intended, or used primarily for musical, dance, dramatic, or other performances, or a museum or gallery operated primarily for the display, rather than the sale, of works of art.
  - Cultural facilities are allowed by-right in the following zoning districts: INST (institutional), RE-1, RE-2 and RE-3 (research), O-1, O-2 and O-3 (office), B-1 (neighborhood business), B-2 (general business), BP (business park), MUDD (mixed use development), NS (neighborhood services), CC (commercial center), and TOD-R, TOD-E and TOD-M (transit oriented development).
  - Cultural facilities are allowed in the following zoning districts with prescribed conditions: UR-1, UR-2, UR-3, and UR-C (urban residential), UMUD (uptown mixed use) and U-I (urban

industrial).

- **Proposed Request Details**

The text amendment contains the following provisions:

- This petition is consistent with the *Centers, Corridors and Wedges Growth Framework* goal to provide a range of choices for entertainment and employment.

- **Public Plans and Policies**

- This petition is consistent with the *Centers, Corridors and Wedges Growth Framework* goal to provide a range of choices for entertainment and employment.
- 

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
  - **Charlotte Department of Neighborhood & Business Services:** No comments received.
  - **Transportation:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** Not applicable.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
- 

**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:**
    - There is no site plan associated with this text amendment.
- 

**OUTSTANDING ISSUES**

- No issues.
- 

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

**Planner:** Sandra Montgomery (704) 336-5722