

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, CH14 (Basement)
September 24, 2008
4:30 P.M.

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| <p>Tammie Keplinger</p> | <p>01. Petition No. 2008-076 by Charles Hodges for a change in zoning of approximately 2.78 acres located at the intersection of South Tryon Street and Ayrley Town Boulevard from MUDD-O to MUDD-O SPA.</p> <p>Staff recommends APPROVAL of this petition. This petition is consistent with the <i>Westside Strategic Plan</i> and the <i>Southwest District Plan</i>.</p> <p>Attachment 05</p> <p>Update: The petitioner submitted a new site plan and all outstanding issues have been addressed.</p> |
| <p>Tammie Keplinger</p> | <p>02. Petition No. 2008-108 by Christ Evangelical Lutheran Church of Charlotte for a change in zoning of approximately 1.66 acres located on the northeast corner of Providence Road and Mammoth Oaks Drive from R-12MF to INST (CD).</p> <p>(Note: This petition was on the July 30, 2008 Zoning Committee agenda. Due to a tie vote, this petition was automatically deferred to the September 24, 2008 Zoning Committee meeting.)</p> <p>Staff recommends APPROVAL of this petition upon resolution of outstanding site plan issues. This use is consistent with the <i>South District Plan</i>.</p> <p>Attachment 16</p> <p>Update: <u>(This is the update from the July Zoning Committee Agenda.)</u> The following site plan issues have been addressed since the public hearing:</p> <p>A statement has been included in the Development Standards that no access to Providence Road will be permitted.</p> <p>The site plan indicates the width of the new planting strip (8 feet) and sidewalk (5 feet) on Mammoth Oaks Drive.</p> <p>The driveways shown on the site plan will align opposite these existing driveways on the other side of Mammoth Oaks Drive.</p> <p>The driveway types shown on the plans need to be changed from Type III to Type II-Modified. This will be addressed during the driveway permit review process.</p> <p>The petitioner has committed to additional plantings surrounding the storm water basin if it is to be located within the side yard setback.</p> |

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| <p>Tammie Keplinger</p> | <p>03. Petition No. 2008-116 by William Turner for a change in zoning of approximately 0.36 acres located at the intersection of Greenwood Cliff and Harding Place from O-2 to MUDD (CD).</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues. This petition is consistent with the land use recommendation set forth in the Central District Plan.</p> <p>Attachment 27</p> <p>Update: The petitioner has not submitted a revised site plan. Therefore the following issues remain outstanding:</p> <p>The petitioner must fix the discrepancy in square footage numbers. The site plan states that the maximum total building heated space is 25,004 square feet, the office is 1,196 square feet, and the residential square footage is 15,690. What is the remaining 8,118 square feet?</p> <p>The petitioner should amend Note #A4 under "General Notes" to state that "The maximum building height proposed is 70 feet from the average grade to the top of the structure, and four stories". Also amend all four elevations by relabeling the height to read "maximum proposed height = 70 feet", not "maximum allowable = 120 feet". Delete Note #H2 under "General Notes". This contradicts information in the Parcel Information box, and in Note A4. The petitioner should address CDOT's requests and issues.</p> <p>The petitioner should re-evaluate the retaining wall and its impact on the shared driveway with the property to the east, in relation to CDOT's comments.</p> <p>The petitioner should amend the site plan to provide a public walkway from Greenwood Cliff to Baxter Street Park, along the west side of the property. The site plan shows a private 5 foot walkway that is accessible only to the residents of the building, not to the public, and it does not extend from Greenwood Cliff, as per CDOT's request.</p> <p>The petitioner should add a note that all mechanical equipment on the roof will be screened from view from the public street and from adjacent property. This is already noted on the elevations, but should also be a note on the site plan.</p> <p>Prior to the issuance of building permits, the petitioner should convey right-of-way in fee simple title to the City, measuring 25 feet from the centerline. The petitioner should commit to protecting and saving the existing trees located in the 10 foot rear yard and in the front setback.</p> <p>The petitioner should label "Greenwood Cliff" on the site plan.</p> <p>The petitioner should label 8-foot sidewalk and 6-foot sidewalk along Greenwood Cliff.</p> <p>The petitioner should add a note that states no spandrel glass will be used.</p> <p>The petitioner should add a note that no reflective surfaces will have a reflectivity value in excess of 36%.</p> <p>The petitioner should add a note that where there are expanses of solid walls, they will not exceed 20 feet in length.</p> |
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| Tammie Keplinger | <p>04. Petition No. 2008-119 by Asset Management I, LLC for a change in zoning of approximately 1.63 acres located on the southeast corner of South Mint Street and Lincoln Street from I-2 to TOD-MO.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues. This petition is consistent with the <i>South End Transit Station Area Plan</i>.</p> <p>Attachment 28</p> <p>Update: The revised site plan was submitted and the petitioner has addressed all outstanding issues.</p> |
| Tammie Keplinger | <p>05. Petition No. 2008-120 by City of Charlotte for a change in zoning of approximately 5.43 acres located on the block bounded by South Brevard Street and South Caldwell Street, East Stonewall Street and East Martin Luther King Jr. Boulevard from UMUD to UMUD-O.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues. This petition is consistent with the <i>Brevard Street Land Use and Urban Design Plan</i> (2008).</p> <p>Attachment 36</p> <p>Update: No update at this time, staff anticipates the resolution of the majority of the outstanding issues prior to the Zoning Committee meeting.</p> |
| Tammie Keplinger | <p>06. Petition No. 2008-121 by Charlotte-Mecklenburg Planning Commission for a change in zoning of approximately 0.99 acres located on the south side of West Boulevard and the north side of West Worthington Avenue between Camden Road and Hawkins Street from B-1 and I-2 to TOD-M.</p> <p>Staff recommends approval of this petition. This petition is consistent with the <i>South End Transit Station Area Plan</i>.</p> <p>Attachment 37</p> <p>Update: There are no changes to this petition, as it is a conventional request with no site plan.</p> |
| Tammie Keplinger | <p>07. Petition No. 2008-125 by Locomotive Land Company, LLC, Lockard Reed Development Group and Mt. Holly Developers, LLC for a change in zoning of approximately 70.91 acres located on the southwest quadrant of the Mount Holly Road / I-485 Interchange from B-2(CD)(LWPA) and CC(LWPA) to B-2(CD)(LWPA), B-2(CD)SPA(LWPA), CC(LWPA), CC SPA(LWPA).</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues. This petition is consistent with the <i>Mount Holly Road Special Project Plan</i> (1994).</p> <p>Attachment 29</p> <p>Update: A revised site plan has been submitted and all outstanding comments have been addressed.</p> |

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| Tammie Keplinger | <p>08. Petition No. 2008-127 by Fairview Plaza Associates Limited Partnership for a change in zoning of approximately 1.89 acres located on the south side of Fairview Road between Park South Drive and JA Jones Drive from MUDD(CD) to MUDD(CD)SPA.</p> <p>Staff recommends approval of the Phase II Alternative option only, upon resolution of outstanding site plan issues. This petition is consistent with the <i>South Park Small Area Plan</i>.</p> <p>Attachment 30</p> <p>Update: The petitioner submitted a revise site plan and the following issues are still outstanding:</p> <p>The petitioner should show a low, decorative screen wall along the proposed parking area fronting Fairview Road, in addition to the 58 large maturing shrubs.</p> <p>The petitioner should add the following note: "The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance."</p> <p>The petitioner should show a traffic island along Park South Drive that limits that driveway to right-turn-only access.</p> |
| Tammie Keplinger | <p>09. Petition No. 2008-129 by Charlotte Arena Operations, LLC for a change in zoning of approximately 7.68 acres located in the block bounded by East Trade Street, North Caldwell Street, East 5th Street and the Lynx Blue Line from UMUD-O to UMUD-O SPA.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues. This petition is consistent with the <i>Brevard Street Land Use and Urban Design Plan</i> (2008).</p> <p>Attachment 31</p> <p>Update: The petitioner has submitted a revised signage package and all outstanding issues have been addressed.</p> |
| Tammie Keplinger | <p>10. Petition No. 2008-130 by Issa Rafidi for a change in zoning of approximately 0.20 acres located on the northwest corner of North Davidson Street and Charles Avenue from R-5 to MUDD-O.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues. This petition is <u>inconsistent</u> with the <i>North Charlotte Plan</i> (1995).</p> <p>Attachment 32</p> <p>Update: The revised site plan was submitted and the following issue is outstanding:</p> <p>The petitioner should remove the optional request to allow the existing green space between North Davidson and the new sidewalk to be used to plant street trees instead of using planters.</p> |
| Tammie | <p>11. Petition No. 2008-134 by The Boulevard Company for a change in zoning of</p> |

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| <p>Keplinger</p> <p>Protest (sufficient)</p> | <p>approximately 0.89 acres located on the southeast corner of Selwyn Avenue and Queens Road from R-22MF to UR-3(CD) and Five Year Vested Rights.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues. This petition is consistent with the <i>Central District Plan and the GDP</i>.</p> <p>Attachment 34</p> <p>Update: The Petitioner's agent submitted a letter dated September 22, 2008 stating they would submit a revised site plan on or before October 3, 2008. At the time of the staff analysis write-up, the following site plan issues were outstanding:</p> <p>The petitioner should indicate the maximum number of stories on the site plan.</p> <p>The petitioner should indicate the Floor Area Ratio (2.0 maximum permitted) on the site plan.</p> <p>The petitioner should show the maximum building square footage.</p> <p>The petitioner should provide one (1) off-street delivery space required.</p> <p>The petitioner should remove the portion of Note #2 that excludes parapets from the height measurements. The parapets are included in the zoning ordinance as part of the height measurement.</p> <p>The site plan should show the solid waste and recycling location on the plan, per Section 12.403.</p> <p>The petitioner should show the distance from the right-of-way lines/property lines to the parking areas.</p> <p>The petitioner should clearly show and label the front, side and rear yard requirements.</p> <p>The petitioner should show the proposed location of the fountain indicated in the illustrative drawings.</p> |
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