

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, RM 267
February 2, 2009
2:00 P.M.

<p>Tim Manes</p> <p>Protest (sufficient)</p>	<p>01. Petition No. 2007-124 by The Charlotte-Mecklenburg Planning Commission for a change in zoning of approximately 4.59 acres located on the northeast corner of South Tryon Street and West Tremont Avenue from I-2 and MUDD-O to TOD-M (CD).</p> <p>Staff recommends approval of this petition which is consistent with the <i>South End Transit Station Area Plan</i>. Attachment 24</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. A note has been added indicating a Solid Waste Management Plan will be submitted prior to initiating land clearing, demolition, and/or construction activities. 2. The future roadway cross section has been corrected to reflect CDOT comments.
<p>Tom Drake</p> <p>Protest (sufficient)</p>	<p>02. Petition No. 2008-140 by David Thompson for a change in zoning of approximately 1.00 acres located on the east side of Park Road between Sharon Road and Wolfe Ridge Road from R-3 to UR-3(CD).</p> <p>Staff does not recommend approval of this petition in its current form.</p> <p>Staff recognizes the innovative "green" nature of this development and that the proposal is consistent with The <i>South District Plan</i> and the <i>General Development Policies</i>. However, the 60-foot height and the architecture associated with the project are concerns that keep the staff from supporting the project as currently proposed. Issues include the height and mass of the building and failure to dedicate requested right-of-way. Attachment 19</p> <p>Update: The following changes have been made:</p> <ol style="list-style-type: none"> 1. Non-residential uses have been deleted. 2. Details of the retaining walls have been included. 3. Calculations demonstrate no reflective glare will occur off the site.
<p>Sandy Montgomery</p>	<p>03. Petition No. 2008-154 by Robert Nixon for a change in zoning of approximately 0.19 acres located at the intersection of Pecan Avenue and Gordon Street from MUDD-O(PED) to MUDD-O(PED) SPA.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>Plaza-Central Pedscape Plan</i>.</p> <p>The Zoning Committee voted 5 to 2 to recommend DEFERRAL of this petition to February 2, 2009.</p> <p>Attachment 10</p>

	<p>Update: The following outstanding issues have been addressed:</p> <ol style="list-style-type: none"> 1. Provide a Solid Waste Management Plan. A note has been added to the site plan that a Solid Waste Management Plan will be submitted. 2. Under "Development Standards, replace the text "PED-O" with "PED" for note #1.1; #2; #4; and #6. The site plan now references PED in Notes #1.1, 2, 4, and 6. 3. Revise note #6 to state that the leased parking shall be provided within 1,600 feet of the property (MUDD standard), not 800 feet. This correction has been made. 4. Under "Project Data", revise the proposed zoning to MUDD-O (PED) S.P.A. This revision has been made. 5. Renumber note #10.1 to #9.5 and move it under note #9, "Options from MUDD Development Standards". Delete the rest of note #10, and renumber the remaining notes. The note has been moved and renumbered. <p>The following outstanding issue has <u>not</u> been addressed:</p> <ol style="list-style-type: none"> 1. Provide a copy of a minimum five year parking space lease agreement for a minimum of twelve parking spaces.
<p>Solomon Fortune</p> <p>Protest (sufficient)</p>	<p>04. Petition No. 2008-158 by Greater Galilee Baptist Church for a change in zoning of approximately 0.15 acres located on the northwest corner of South Mint Street and West Park Avenue from R-5 to UR-C.</p> <p>Staff recommends approval of this petition. The <i>Central District Plan</i> recommends single-family land use on the subject parcel.</p> <p>Attachment 13</p> <p>Update: Staff is recommending a deferral of this petition in order for it to be converted to a conditional application. A new public hearing will be required.</p>
<p>Sonja Sanders</p>	<p>05. Petition No. 2009-001 by Janice White for a change in zoning of approximately 0.45 acres located on the southwest corner of Hickory Grove Road and Lawrence Orr Road from R-3 to INST (CD).</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>Eastland Area Plan</i>; however, area plans frequently do not specify locations for institutional uses.</p> <p>Attachment 20</p> <p>Update: All outstanding issues have been addressed. In addition, the petitioner has made other minor technical changes and clarifications.</p> <ol style="list-style-type: none"> 1. Remove play space from the 20-foot side yard. Play area is located outside of side yard. 2. Differentiate symbols in the legend for chain link fence and wood fence. Symbols have been amended. 3. Differentiate symbols in the legend for building setback and planting strip. Symbols have been amended. 4. Specify width and type of internal walkway that provides a connection to the

	<p>public sidewalks along both streets. Connection will be provided by an existing concrete walkway and a new five-foot walkway.</p> <p>a. (Technical changes include deletion of tree planting notes, removal of note regarding evergreen trees, removal of note about chain link fence location, removal of verbiage allowing the width of the planting strip to vary).</p>
Tom Drake	<p>06. Petition No. 2009-005 by Regency Centers, Inc. for a change in zoning of approximately 21.75 acres located on the southwest corner of Carmel Road and Pineville-Matthews Road from B-1SCD to MUDD-O.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>South District Plan</i>.</p> <p>Attachment 21</p> <p>Update: All outstanding issues have been addressed as follows. In addition, the petitioner has added the conditions labeled #8 and #9.</p> <ol style="list-style-type: none"> 1. Clarify that the optional request for signage in Note B.3 will require new buildings to comply with the MUDD wall signage requirements. The revised site plan will include an amended Note B.3 clarifying that the wall signage on new buildings will conform to the MUDD standards. 2. Modify Note C.1. to retain the existing sidewalk and planting strip (17 feet) along the relocated bank's frontage. The revised site plan will include an amended Note C.1. clarifying that the existing sidewalk and planting strip along the relocated bank's frontage will remain. 3. Delete Note G.1. The site development table indicates 847 parking spaces for the site but note G.1. would result in only 732 spaces. Since this will not be a true mixed-use site, staff does not support the proposed lower number of parking spaces. The revised site plan will note that the development will provide parking at a ratio of one space per 275 square feet. 4. Add large maturing trees to this center since this expansion is a significant intensification of an existing site, and perimeter planting strips are located under overhead utility lines. Landscape areas, enhanced parking lot tree islands, and urban open spaces are logical opportunities to "green" this development. The revised site plan will note that at least 50% of the trees within the parking lot will be large maturing trees. 5. Add a note committing to a three-foot high masonry wall to accomplish the screening of the multiple drive-through lanes at the bank. Shrubs planted 10 feet on-center does not provide sufficient screening. The revised site plan will increase the screening treatment in front of the bank to two staggered rows of shrubs planted 5 feet on center. 6. Modify the signage note to prohibit LED/LCD signs. The signage note will be modified to prohibit LED/LCD signs. 7. Place the correct petition number on page TD-1. The correct petition number will be placed on page TD-1. 8. The two smaller detached project identification signs (one is located on Carmel Road and the other one is located on Highway 51) will be limited such that no more than two of the tenants within the center will be identified per each one of these signs. 9. Columnar vegetation will be installed on five-foot centers in front of the screening wall along Carmel Road.
Sandy	<p>07. Petition No. 2009-010 by The Charlotte-Mecklenburg Planning Commission for</p>

Montgomery	<p>the adoption of a text amendment to the City of Charlotte Zoning Ordinance to allow the Zoning Board of Adjustment to hear variances to the standards for bed and breakfast establishments and to clear up inconsistencies in the regulations.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 25</p> <p>Update: There are no outstanding issues.</p>
Sandy Montgomery	<p>08. Petition No. 2009-011 by The Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify the screening and streetscape requirements of PED, as well as modify the applicability section requirements.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 26</p> <p>Update: There are no outstanding issues.</p>
	<p>09. Petition No. 2009-012 by The Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify certain regulations in TOD to protect the character of adjacent single family neighborhoods, particularly where TOD is across the street from, or on the same side of the street as single family development and to make minor revisions such as clarifying text, etc.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 27</p> <p>Update: Staff is requesting a deferral of this petition to February 25, 2009. This will allow the stakeholders group to meet and discuss the comments received at the public hearing.</p>
	<p>10. Petition No. 2009-013 by The Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify certain regulations in TS to protect the character of adjacent single family neighborhoods, particularly where TS is across the street from, or on the same side of the street as single family development and to make minor revisions such as clarifying text, etc.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 28</p> <p>Update: Staff is requesting a deferral of this petition to February 25, 2009. This will allow the stakeholders group to meet and discuss the comments received at the public hearing.</p>