

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
January 27, 2010
4:30 P.M.

Tom Drake	<p>1. Petition No. 2009-039 by Charlotte Area Transit Systems for a change in zoning of approximately 3.65 acres located southeast of North Alexander Street from O-2 to B-2(CD).</p> <p>Staff recommends approval of this petition upon resolution of the outstanding issues.</p> <p>Attachment 3</p> <p>Update: The following outstanding issues, based on the previous site plan, have been addressed:</p> <ol style="list-style-type: none"> 1. A note has been added to the site plan that states "Any changes shall be subject to the terms and conditions set out by and in accordance with section 6.207 of the Ordinance." 2. A note has been added to the site plan that states "Development of the site shall comply with the setback, height, and yard requirements of the B-2 zoning district". 3. A note has been added to the site plan that states "Landscaping and screening shall, at minimum, satisfy the requirements of Section 12.302, 12.303, and 12.304 of the Ordinance". 4. A note has been added to the site plan that states "All exterior lighting fixtures (except street lights) shall be capped and fully shielded with full cutoff and the illumination downwardly directed so that direct illumination does not extend beyond the City-owned property". 5. The width of the existing sidewalk along North Alexander Street has been added. 6. A note has been added that a 30-foot Class "C" buffer will be required between abutting B-2 and R-22MF zoning once North Myers Street is abandoned. 7. A note has been added that the existing asphalt walkway connection to the greenway will be maintained. 8. A note has been added stating that the connection to the greenway will be maintained addressing Park & Recreation's comments. 9. Maximum of 100,000 square feet has been listed for the building square footage. 10. Elevations have been provided showing blank walls treated with glass windows and various stone materials. <p>Update: The following notes have been added to the site plan:</p> <ol style="list-style-type: none"> 1. A note has been added that the "office image" shall face the public open space (park) and East 12th Street. 2. Extra effort shall be made during the design and construction to save 36" Oak near 12th Street entrance. <p>Update: The following issue is still outstanding, based on the previous site plan:</p> <ol style="list-style-type: none"> 1. Address CDOT's comments, in regards to sight triangles being added to the site plan. 2. The petitioner should label the elevation facing the park as office image to maintain consistency throughout the site, or define what the "office image means".
Tammie	<p>2. Petition No. 2010-001 by Prime Solutions, LLC for a change in zoning of approximately 0.20</p>

Keplinger	<p>acres located along the west side of Harding Place near the intersection of Kenilworth Avenue and Harding Place from MUDD-O to O-2.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 20</p> <p>Update: This is a conventional petition with no associated site plan and no outstanding issues.</p>
Tom Drake	<p>3. Petition No. 2010-002 by Deltas of Charlotte Foundation for a R-8MF(CD) site plan amendment for approximately 2.0 acres located on the east side of Beatties Ford Road between Pauline Lane and Kitty Drive.</p> <p>Staff recommends approval of this petition upon resolution of the outstanding issues.</p> <p>Attachment 21</p> <p>Update: A revised site plan has not been submitted. The following issues are still outstanding:</p> <ol style="list-style-type: none"> 1. Modify Note #1 to prohibit parking within 10 feet of the property line and clarify that there will be no parking between any building and Beatties Ford Road. 2. Modify Note #2 to provide minimum standards for a potential metal building. Exterior materials should be specified, including roofing materials. 3. Add a note that a minimum six-foot sidewalk will be constructed at the edge of the proposed right-of-way along Beatties Ford Road.. 4. Add a note that a minimum five-foot sidewalk will be constructed between the buildings and the public sidewalk along Beatties Ford Road. 5. Modify the square footage on the site plan to clarify that the total square footage allowed is 13,250. 6. Add a note that there will be no wall pack lighting and that detached lighting will be full cut-off lighting. 7. Add a note that describes the woodland buffer indicated on the site plan. 8. Modify the “proposed” detention area to be a “possible” detention area. 9. Add a note that the 30-inch tree to be removed will be replaced with a new planting within the established setback. 10. Amend zoning on abutting property to the north to reflect R-8MF(CD) zoning.
Tammie Keplinger	<p>4. Petition No. 2010-003 by Charlotte-Mecklenburg Planning Commission for a change in zoning of approximately 6.76 acres located on the west side of Baltimore Avenue and on both sides of Miller Street and Chicago Avenue from R-22MF to R-8.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 24</p> <p>Update: This is a conventional petition with no associated site plan and no outstanding issues.</p>
Tammie Keplinger	<p>5. Petition No. 2010-004 by Charlotte-Mecklenburg Planning Commission for a change in zoning of approximately 24.55 acres located on the west side of Sarah Drive, south of West Cama Street and on both sides of Orchard Circle from R-22MF to R-8.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 25</p> <p>Update: This is a conventional petition with no associated site plan and no outstanding issues.</p>
Tammie Keplinger	<p>6. Petition No. 2010-005 by Charlotte-Mecklenburg Planning Commission for a change in zoning of approximately 7.95 acres located on the west side of China Grove Church Road, the</p>

	<p>south side of Ervin Lane, both sides of Dendy Lane and both sides of Packard Street from R-17MF to R-8.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 26</p> <p>Update: This is a conventional petition with no associated site plan and no outstanding issues.</p>
<p>Tammie Keplinger</p>	<p>7. Petition No. 2010-006 by Charlotte-Mecklenburg Planning Commission for a change in zoning of approximately 57.70 acres located on both sides of Longleaf Drive, Loblolly Lane, Lodgepole Place, Spruce Pine Place, Big Cone Place, Timberline Road and Greyleaf Place from R-17MF to R-5.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 27</p> <p>Update: This is a conventional petition with no associated site plan and no outstanding issues.</p>
<p>Tammie Keplinger</p>	<p>8. Petition No. 2010-007 by Robert Ellis for a change in zoning of approximately 3.0 acres located on the north side of Byrum Drive at the intersection of Larkmoore Court and Sirius Lane from I-1(CD) to I-2.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 22</p> <p>Update: This is a conventional petition with no associated site plan and no outstanding issues.</p>