

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
March 24, 2010
4:30 P.M.

Tim Manes	<p>1. Petition No. 2009-074 by Sycamore I, LLC for a change in zoning of approximately 4.71 acres located along West 6th Street and North Sycamore Street from UR-2 and UR-3 to UMUD(CD) with five year vested rights.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 12</p> <p>Update: The following outstanding issues have been addressed:</p> <ol style="list-style-type: none"> 1. The petitioner has eliminated sheet SP-3 and revised note one under "Storm Water/SWIM Buffer to indicate the development will comply with the PCCO ordinance. Note that the petitioner reserves the right to use green roofs to meet a portion of the PCCO requirements, provided the green roofs meet water quality specifications. 2. The petitioner committed to coordinate all greenway design and construction with MCPR as part of phase I. 3. Under "Phasing", the petitioner has noted that surface parking will be asphalt and meet all ordinance requirements. 4. The petitioner has deleted note four under "Parking", which does not meet minimum standards. 5. The petitioner has deleted note one under "Urban Open Space/Open Space", which conflicts with minimum standards.
Laura Harmon	<p>2. Discussion of City Council's policy on corrective rezonings.</p>
Tammie Keplinger	<p>3. 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 (from January 27, 2010 Council Agenda)</p> <p>Update: This is a conventional petition with no associated site plan and no outstanding issues.</p>
Tammie Keplinger	<p>4. 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 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 (from January 27, 2010 Council Agenda)</p> <p>Update: This is a conventional petition with no associated site plan and no outstanding issues.</p>
Sonja	<p>5. Petition No. 2010-019 by Betty S. Triece by Pamela Triece Rhynes, POA for a change in</p>

Sanders	<p>zoning of approximately 0.60 acres located on the east side of Eastway Drive near the intersection of Weldon Avenue and Citiside Drive from R-22MF to O-2.</p> <p>Staff does not recommend approval of this petition.</p> <p>Attachment 13</p> <p>Update: This is a conventional petition with no associated site plan and no outstanding issues.</p>
Tim Manes	<p>6. Petition No. 2010-020 by Duke Energy Corporation for a change in zoning of approximately 1.32 acres located on the north side of Pineville-Matthews Road between Carmel Executive Park and Bannington Road from R-3 to O-1(CD).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 14</p> <p>Update: The following outstanding issue has been addressed:</p> <p>1. Note #7 has been modified to indicate new street trees replacing the Bradford Pears along Pineville-Matthews Road will be planted 30 feet on center in the 20-foot setback prior to issuance of a driveway permit associated with this project.</p>
Sandy Montgomery	<p>7. Petition No. 2010-026 by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to add Special Event off street parking or non-construction staging as a principal use allowed with prescribed conditions in the UMUD Zoning District.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 17</p> <p>Update: This is a text amendment to the Zoning Ordinance with no outstanding issues.</p>
Claire Lyte-Graham	<p>8. Petition No. 2010-029 by James Small for a UMUD-O site plan amendment of approximately 0.54 acres located on the northern corner at the intersection of South Caldwell and East 3rd Street.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 16</p> <p>Update: The following outstanding issue has been addressed:</p> <p>1. The petitioner has shown the reservation of pedestrian sight triangles at the existing /proposed East Third and Caldwell Streets entrances as well as warning signs to alert pedestrians of traffic exiting the parking garages.</p>