

**AGENDA**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**ZONING COMMITTEE WORK SESSION**  
**Charlotte-Mecklenburg Government Center, Rm 280**  
**April 28, 2010**  
**4:30 P.M.**

<p><b>Protests</b>  <b>Sufficiency</b>  <b>TBD</b></p>	<p><b>1. Petition No. 2001-099 by Wilmore Neighborhood Association</b> for the establishment of the Wilmore Historic District Overlay of approximately 171.28 acres located east of Interstate 77 bounded by Dunkrik Drive, West Tremont Avenue, South Tryon Street, and West Summit Avenue.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 8</p> <p><b>Update: This is a conventional petition with no associated site plan and no outstanding issues. Since the public hearing seven (7) parcels have been removed from the proposed historic overlay boundary. These properties are located along Road. The total acreage of the proposed overlay is now approximately 168.12 acres.</b></p>
	<p><b>2. Petition No. 2010-023 by RED Partners</b> for a NS and UR-2(CD) site plan amendment for approximately 9.06 acres located on the west corner of Ardrey Kell Road and Marvin Road.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 10</p> <p><b>Update: The following outstanding issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. The petitioner has limited the amount of medical office use to a maximum of 7,000 square feet.</li> <li>2. The petitioner has clarified that medical and office parking standards will be used.</li> <li>3. Petitioner has amended note 17 to state that buildings in Envelope 1 will be oriented toward Cedar Walk Lane or the existing wet pond and sidewalk connections will be provided to Cedar Walk Lane.</li> <li>4. The petitioner has amended note #18 to state that the buildings in Building Envelopes 2 and 3 will be oriented toward Cedar Walk Lane or Juniper Trace Drive and individual sidewalk connections will be provided to the street.</li> <li>5. Note #19 has been amended to state that Building Envelope 4 can have up to five buildings and Building Envelope 5 can have up to four buildings and that all buildings will front Evergreen Terrace Drive or Cedar Walk Lane and individual sidewalks will be provided to the streets.</li> <li>6. Note 20 has been amended to state that units in Building Envelope A will front Longstone Lane and individual sidewalk connections will be provided to the street.</li> <li>7. The petitioner has added a note requiring sidewalks from townhomes and live/work unit entrances to the street sidewalk system.</li> <li>8. All "plat" sheets have been deleted and only sheets RZ-1 and RZ-2 have been retained.</li> <li>9. Building Envelope 2, 3 and 5 have been amended to include that "landscaping shall effectively screen the rear elevations of all units from Ardrey Kell Road".</li> <li>10. The existing zoning on Sheet RZ-1 is NS along Longstone Lane.</li> <li>11. The petition has indicated that the existing dumpster and recycling locations on the site will be shared with all tenants on the site.</li> <li>12. Note 16 has been amended to state that each building envelope may have up to two buildings.</li> </ol>

	<p><b>3. Petition No. 2010-027 by The Carolina Group Partner, LLC</b> for a change in zoning of approximately 3.92 acres bounded by Scott Avenue, East Boulevard, and Floral Avenue from B-1(PED) to B-1(PED-O)</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 11</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>
	<p><b>4. Petition No. 2010-030 by Prosperity Shopping Plaza, LLC</b> for a NS site plan amendment of approximately 1.11 acres located at the northeast corner of Prosperity Church Road and Johnston Oehler Road.</p> <p>Staff recommends approval of this petition upon resolution of the outstanding issues.</p> <p>Attachment 12</p> <p><b>Update: The following outstanding issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. The proposed internal sidewalks have been labeled.</li> <li>2. Evergreen plantings have been provided to better articulate the blank wall fronting Prosperity Church Road.</li> <li>3. A detailed drawing of a landscaped area along Prosperity Church Road to mitigate large expanse of blank walls has been provided.</li> <li>4. A note that large expanses of wall exceeding 20-feet in length will be avoided through by using varying brick color and patterns.</li> <li>5. Parking will be screened from public view along public streets.</li> <li>6. A note has been added committing to a maximum of 2,621 square feet on the 1.108 acre site. The note also specifies that the maximum 70,000 square feet previously approved for the remainder of Phase I will remain unchanged.</li> <li>7. 11. The dumpster pad location has been modified to allow reasonable loading.</li> </ol> <p><b>The following outstanding issues have NOT been addressed:</b></p> <ol style="list-style-type: none"> <li>1. Provide an approved shared parking and cross access agreement for required parking not on site.</li> <li>2. Add a note that the petitioner will work with CDOT during the driveway plan review process to determine the final driveway configuration. This may include a complete closure or limited access for the western most driveway on Johnston-Oehler Road.</li> <li>3. Show eight-foot planting strip and six-foot sidewalk along Johnston-Oehler Road and Prosperity Church Road.</li> <li>4. Add a note stating exact number of trees being saved on the site. All trees along Prosperity Church Road should be saved. At a minimum, the petitioner should consult with a certified arborist to develop and follow a tree preservation plan.</li> </ol>
	<p><b>5. Petition No. 2010-025 by Charlotte-Mecklenburg Planning Commission</b> for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to clarify the yard requirements for corner lots, when the rear lot line is shared in common with the side lot line of an abutting lot.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 14</p> <p><b>Update: This is a text amendment to the Zoning Ordinance with no outstanding issues.</b></p>
	<p><b>6. Petition No. 2010-028 by Mecklenburg County Park &amp; Recreation Department</b> for a NS, MX-2, and O-1(CD) site plan amendment of approximately 80.87 acres located off Cindy Lane and bounded by Interstate 77, Missionary Avenue, and Beatties Ford Road.</p> <p>Staff recommends approval of this petition.</p>

Attachment 15

**Update: The following outstanding issues have been addressed:**

1. The petitioner has removed all references to Parcel 1 in the lighting, signings, and design standards headings located in the development standards area.
2. The petitioner has labeled proposed zoning O-1(CD).
3. Storm Water Services issue has been eliminated as the change in the height of the lighting will not affect detention.
4. The petitioner addressed CDOT's comment by amending the design standards to add an 8-foot minimum planting strip and 5-foot minimum sidewalks to comply with best practices for pedestrian access within subdivisions.