

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
November 23, 2010
12:00 P.M.

<p>Tammie Keplinger</p> <p>Deferral (three-month)</p> <p>Protests Sufficient</p>	<p>1. Petition No. 2008-032 by Myers Park Home Owners Association for a change in zoning of approximately 38.79 acres located on both sides of Selwyn Avenue and Roswell Avenue from Lorene Avenue, north to Bucknell from R-22MF to R-8MF.</p> <p>Petitioner is requesting a three-month deferral to the March 2, 2011 Zoning Committee Meeting.</p> <p>Staff recommends DENIAL of this petition.</p> <p>Attachment 3 (from July 19, 2010 Council Agenda)</p> <p>Update: There are no outstanding issues with this conventional petition.</p>
<p>Sandy Montgomery</p>	<p>2. Petition No. 2010-045 by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify and clarify the regulations for pedestrian oriented information pillars and information pillar signs.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 14</p> <p>Update: There are no outstanding issues with this petition.</p>
<p>Michael Cataldo</p>	<p>3. Petition No. 2010-050 by DavidLand, LLC for a change in zoning of approximately 1.95 acres located at the southeast corner of the intersection of Interstate 485 and Interstate 77 and to the west of Statesville Road from B-D to I-1.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 8</p> <p>Update: There are no outstanding issues with this conventional petition.</p>
<p>Claire Lyte-Graham</p> <p>Deferral (one-month)</p> <p>Protest Sufficient</p>	<p>4. Petition No. 2010-051 by Habitat for Humanity of Charlotte, Inc. for a change in zoning of approximately 3.629 acres located on the west side of Bingham Drive near North Tryon Street from I-2 to UR-2(CD).</p> <p>Petitioner is requesting a one-month deferral to the January 10, 2011 Zoning Committee Meeting.</p> <p>Staff recommends approval of this petition upon resolution of the outstanding issues.</p> <p>Attachment 9</p>

2010-051 continued	<p>Update: A revised site plan was not submitted by 12:00 noon on Friday, due to the petitioner's request for a deferral. The following issues are still outstanding:</p> <ol style="list-style-type: none"> 1. Show building setbacks on the site plan. 2. Provide the elevations that are referenced in Note I (2). 3. Provide parameters regarding proposed phasing of project. 4. Add a note limiting non-residential uses to customary home occupations. 5. Amend tax parcel numbers for subject properties to reflect those listed on the application. 6. Amend Note E(1) to state that a variance is required in order to reduce the width of the planting strip. 7. Address Fire Department comment identified in this analysis.
Solomon Fortune	<p>5. Petition No. 2010-070 by Fairview Plaza Associates LTD Partnership for a change in zoning of approximately 1.06 acres located on the south side of Fairview Road between Park South Drive and Piedmont Row Drive from MUDD(CD) to MUDD-O.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 11</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. A note has been added limiting the number of drive through service lanes for a bank or financial institution to a maximum of three (Two teller windows and one ATM lane). 2. A parking agreement has been submitted by the petitioner and approved by the Zoning Administrator. 3. A note has been added indicating that only one bank or financial institution can be permitted on the site.
Claire Lyte-Graham	<p>6. Petition No. 2010-071 by Covenant Presbyterian Church for a change in zoning of approximately .324 acres located on the north side of Arose Avenue between East Morehead Street and Dilworth Road from R-4(HD-O) to UR-C(CD)(HD-O).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 12</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. The petitioner has removed the note reserving the right to pursue a variance from the requirements of Section 12.216(2) of the Zoning Ordinance in order to eliminate the vehicular turn around area as depicted on the site plan and to allow vehicles to back directly onto Arosa Avenue from the driveway serving the site. Note VIII (A) stating that vehicular access to the site shall be as generally depicted shall remain on the site plan. 2. A parking agreement has been submitted by the petitioner and approved by the Zoning Administrator. 3. Note VI (C) has been amended to state that the petitioner shall submit to the Zoning Administrator for review and approval of a letter demonstrating that Covenant Presbyterian Church's hours of demand for the two parking spaces located on the church parking lot do not substantially overlap with the hours of demand of the office uses to be located on the site. 4. The language in the site plan notes pertaining to the proposed number of shared parking spaces has been clarified by removing Note VI (D). 5. Reference to "Section 12.203(1)" has been modified to read "Section 12.203". 6. Note (see #1 above) has been removed from site plan.

<p>Mike Davis and Shannon Frye</p>	<p>7. USDG TEXT AMENDMENTS</p> <p>A. Petition No. 2010-074SUB by Charlotte Department of Transportation for the adoption of a text amendment to the City of Charlotte Subdivision Ordinance, Chapter 20 to implement the Urban Street Design Guidelines.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 15A</p> <p>Update: There are no outstanding staff issues with this text amendment. However, below are changes made based upon public input at the Public Hearing (revised documents attached):</p> <ol style="list-style-type: none"> 1. Definition of Land Development Standards Manual and associated references edited to acknowledge ability of City Engineer to approve designs other than the standard. 2. Provision allowing for modification of block length requirements expanded to include industrial uses and distribution warehousing. <p>B. Petition No. 2010-073 by Charlotte Department of Transportation for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to implement the Urban Street Design Guidelines.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 15B</p> <p>Update: There are no outstanding staff issues with this text amendment. However, below are changes made based upon public input at the Public Hearing (revised document attached):</p> <ol style="list-style-type: none"> 1. Add reference in Section 12.202(1) to refer to section 12.206(4) within first sentence. 2. Modify all setback references in Section 9.303(19)(f) to reflect the new back of curb setback. 3. Modify Table 12.206(3) to delete the word “parallel” in the row “Parking in Setback, Side Yards, and Right-of-Way” within all three columns. 4. Under Section 12.805, add the footnote #8 from single family districts. <p>C. Tree Ordinance Text Amendment by Charlotte Department of Transportation for the adoption of a text amendment to the City of Charlotte Tree Ordinance, Chapter 21 to allow trees to be planted in the public right-of-way.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 15C</p> <p>Update: There are no outstanding issues with this text amendment.</p>
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