

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
April 27, 2011
4:30 P.M.

<p>Sandy Montgomery</p> <p>Deferral (to May)</p>	<p>1. 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 is requesting a deferral of this petition to the May 25, 2011 Zoning Committee Meeting.</p> <p>Attachment 2</p>
<p>Sandy Montgomery</p> <p>Deferral (Indefinite)</p>	<p>2. Petition No. 2010-079 by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to add a new use, definition, and prescribed conditions for an eco-industrial facility.</p> <p>Staff is requesting an indefinite deferral of this petition with updates provided every 3 months to the Zoning Committee.</p> <p>Attachment 6 (from March 21, 2011 Council Agenda)</p>
<p>Sandy Montgomery</p> <p>New Public Hearing Request</p>	<p>3. Petition No. 2010-080 by Charlotte Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to replace the regulations for "outdoor seasonal fresh produce sales" with a new definition and regulations for "fresh produce markets".</p> <p>Staff is requesting a new public hearing for this petition based upon on significant changes to the text amendment. Highlights of the changes will be presented at the Zoning Committee meeting.</p> <p>Attachment 4</p>

<p>Sonja Sanders</p>	<p>4. Petition No. 2011-002 by 521 Partners, LLC for an O-1 (CD) site plan amendment for approximately 12.54 acres located on the southwest corner at the intersection of Providence Road West and Johnston Road.</p> <p>Staff is recommending approval of this petition.</p> <p>Attachment 5</p> <p>Update: The following issues have been addressed as of the March 30, 2011 Zoning Committee Work Session:</p> <ol style="list-style-type: none"> 1. Proposed uses have been specified as office, hotel, and a bank. 2. The maximum square footage for the proposed hotel has been specified as 85,000 square feet. 3. An office elevation with a note that the hotel will be similar in architectural style has been added. 4. Building materials and maximum building heights have been noted on the site plan. Materials will consist of brick, glass, aluminum, stucco type finishes and the maximum building heights will not exceed 4-stories or 62 feet. 5. Planting and landscaping details have been provided on the site plan. 6. CDOT issues have been addressed as follows: <ol style="list-style-type: none"> a. Provided an 8-foot planting strip and 6-foot sidewalk on the west side of Ballancroft Parkway. b. Provided a 6-foot sidewalk connection from the bank to Providence Road West. c. Provided pedestrian improvements across Johnston Road (Hwy 521) as requested by CDOT. d. Committed to providing proper alignment of Ballancroft Parkway (a proposed public street) with the existing driveway on the opposite side of Providence Road West. e. Provided commitment to work with CDOT regarding the design of Ballancroft Parkway. 7. Note #1 has been modified to state if there is a conflict between the conditional notes and ordinance standards, the more restrictive will apply. 8. A note has been added that no detention is allowed within the setback or required yards. 9. The following notes have been removed as they are minimum ordinance standards: Notes 7, 10, 11, and 12. 10. Building and parking envelopes have not been shown. This was an elective request intended to provide flexibility. <p>Update: These issues were addressed after the March 30, 2011 Zoning Committee Work Session:</p> <ol style="list-style-type: none"> 1. Reduce total square footage to 100,000 square feet. Staff has withdrawn this request. 2. Relocated buildings to have a greater presence along Ballancroft Parkway, which will improve pedestrian accessibility from abutting properties and the on-street parking that will serve the use. 3. Provided the proper headings for conditional notes. 4. Amended maximum square footage to allow 210,000 square feet if a hotel is provided and 155,000 square feet without a hotel. Staff is supportive of the maximum square footage due to the amended building placement.
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