

Mayor Anthony Foxx

John Autry

Warren Cooksey

Claire Fallon

Patsy Kinsey

James E. Mitchell, Jr.

Mayor Pro-Tem Patrick Cannon

Michael D. Barnes

Andy Dulin

David Howard

LaWana Mayfield

Beth Pickering

CITY COUNCIL COMBINED ZONING AND BUSINESS MEETING

Monday, December 12, 2011

Zoning Agenda

5:00PM – Council/Manager Dinner – CH 14

**6:00PM – Zoning Meeting, followed by Business Meeting – Meeting Chamber
(Business Meeting Agenda is separate document)**

**ALL REZONING PETITIONS MAY BE VIEWED ON THE WEB AT
www.rezoning.org**

REZONING ACRONYMS

Zoning Districts

- **B-1** – neighborhood business district
- **B-2** – general business district
- **B-1SCD** – business shopping center district
- **BD** – distributive business district
- **BP** – business park district
- **CC** – commercial center district
- **I-1** – light industrial district
- **I-2** – general industrial district
- **INST** – institutional district
- **MUDD** – mixed use development district
- **MX-1** – mixed use district
- **MX-2** – mixed use district
- **MX-3** – mixed use district
- **NS** – neighborhood services district
- **O-1** – office district
- **O-2** – office district
- **O-3** – office district
- **R-3** – single-family residential – up to 3 dwelling units per acre (dua)
- **R-4** – single-family residential – up to 4 dua
- **R-5** – single-family residential – up to 5 dua
- **R-6** – single-family residential – up to 6 dua
- **R-8** – single-family residential – up to 8 dua
- **R-8MF** – multi-family residential – up to 8 dua
- **R-12MF** – multi-family residential – up to 12 dua
- **R-17MF** – multi-family residential – up to 17 dua
- **R-22MF** – multi-family residential – up to 22 dua
- **R-43MF** – multi-family residential – up to 43 dua
- **R-MH** – residential manufactured housing
- **RE-1** – research district
- **RE-2** – research district
- **RE-3** – research district
- **TOD** – transit oriented development
- **TOD-E** – transit oriented development – employment
- **TOD-EO** – transit oriented development – employment - optional
- **TOD-M** – transit oriented development – mixed use
- **TOD-MO** – transit oriented development – mixed use – optional
- **TOD-R** – transit oriented development – residential
- **TOD-RO** – transit oriented development – residential - optional
- **U-I** – urban industrial district
- **UMUD** – uptown mixed use district
- **UMUD-O** – uptown mixed use district - optional
- **UR-1** – urban residential
- **UR-2** – urban residential
- **UR-3** – urban residential
- **UR-C** – urban residential - commercial

Overlay Districts

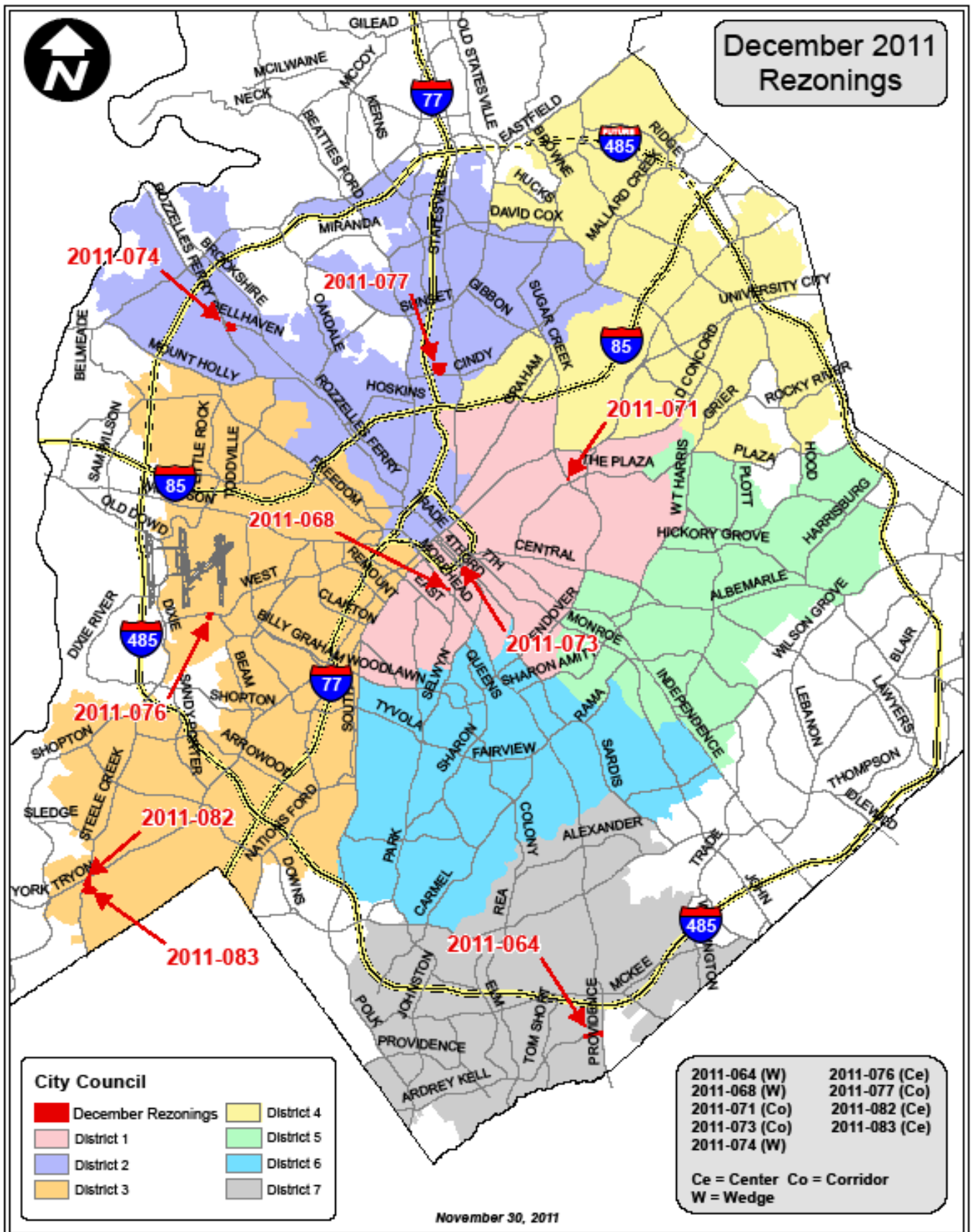
- **CR/LWW** – Catawba River / Lake Wylie watershed
- **CR/LWWCA** – Catawba River / Lake Wylie watershed – critical area
- **CR/LWWPA** – Catawba River / Lake Wylie watershed – protected area
- **HD-O** – historic district overlay
- **HW** – hazardous waste overlay
- **LNW** – Lake Norman watershed
- **LNWCA** – Lake Norman watershed – critical area
- **LNWPA** – Lake Norman watershed – protected area
- **LLWW** – Lower Lake Wylie watershed
- **LLWWCA** – Lower Lake Wylie watershed – critical area
- **LLWWPA** – Lower Lake Wylie watershed – protected area
- **MILW** – Mountain Island Lake watershed
- **MILWCA** – Mountain Island Lake watershed – critical area
- **MILWPA** – Mountain Island Lake watershed – protected area
- **MH-** – manufactured home overlay
- **PED** – pedestrian overlay district
- **PED-O** – pedestrian overlay district – optional
- **TS** – transit supportive overlay district

Miscellaneous Acronyms

- **CD** – conditional
- **SPA** – site plan amendment

HISTORIC LANDMARKS

	<p>1. A Public hearing to consider Historic Landmark designation of the property known as the “Eastover Elementary School” (listed under Tax Parcel numbers 15510236 and 15509401 and including the exteriors of the buildings, and the parcels of land listed under Tax Parcel Numbers 15510236 and 15509401 as of November 1, 2011 in the Mecklenburg County Tax Office, Charlotte, North Carolina.) The property is owned by Charlotte-Mecklenburg Schools/Board of Education and is located at 500 Cherokee Road, Charlotte, North Carolina.</p> <p>Attachment 1</p>
	<p>2. A Public hearing to consider Historic Landmark designation of the property known as the “John B. Ross and Company Mill” (listed under Tax Parcel number 078-425-01 and including the exteriors of the buildings, and the parcel of land listed under Tax Parcel Number 078-425-01 as of November 1, 2011 in the Mecklenburg County Tax Office, Charlotte, North Carolina.) The property is owned by Fiber Mills, LLC and is located at 1000 NC Music Factory Boulevard, Charlotte, North Carolina.</p> <p>Attachment 2</p>



ZONING HEARINGS

	<p>3. Petition No. 2011-064 by Fairway Row, LLC for a UR-2 (CD) site plan amendment for approximately 12.00 acres located on the southwest corner at the intersection of Ardrey Kell Road and Providence Road.</p> <p>Staff recommends approval of this petition upon resolution of the outstanding issue.</p> <p>Attachment 3</p>
Protest sufficient	<p>4. Petition No. 2011-068 by Morehead Property Investments, LLC for a change in zoning for approximately 1.50 acres located on East Morehead Street between Kenilworth Avenue and Monticello Trail from O-2 to MUDD(CD).</p> <p>Staff does not support this petition in its current form.</p> <p>Attachment 4</p>
	<p>5. Petition No. 2011-071 by Krzysztof Broszkiewicz for a change in zoning for approximately 1.02 acres located on the southeast corner of the intersection at East Sugar Creek Road and Atmore Street from R-5, B-1, and I-2 to B-2(CD).</p> <p>Staff recommends approval of this petition upon resolution of the outstanding issues.</p> <p>Attachment 5</p>
Deferral (to January)	<p>6. Petition No. 2011-073 by Wells Property Number One, LLC for a change in zoning for approximately 2.81 acres located on the south side of East 3rd Street and surrounded by South Kings Drive, Charlottetowne Avenue, and Cherry Street from B-2 to MUDD(CD).</p> <p>Petitioner is requesting a deferral to the January 17, 2012 City Council meeting.</p> <p>Staff recommends approval of this petition upon resolution of the outstanding issues.</p> <p>Attachment 6</p>
	<p>7. Petition No. 2011-074 by Kids Going Bananas for a change in zoning for approximately 18.60 acres located on the south side of Bellhaven Boulevard and across from Oakridge Drive and Westbourne Drive from R-8MF(CD)(LWPA) to R-4(LWPA).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 7</p>
	<p>8. Petition No. 2011-076 by Elam Group, LLC for a change in zoning for approximately 5.38 acres located on the south side of West Boulevard between Sirius Lane and Yorkmont Road from I-1 to I-2.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 8</p>
	<p>9. Petition No. 2011-077 by Carolina Golf Lodge for a change in zoning for approximately 42.0 acres located on the north side of Cindy Lane between Interstate 77 and Murray Street from R-4 to B-2(CD).</p> <p>Staff recommends approval of this petition upon resolution of the outstanding issues.</p> <p>Attachment 9</p>

Deferral (to January)	<p>10. Petition No. 2011-082 by Steele Creek 1997 Limited Partnership for a change in zoning for approximately 11.0 acres located on the southwest corner of the intersection of South Tryon Street and Steele Creek Road from R-17MF(CD) and CC to CC and CC SPA.</p> <p>Petitioner is requesting a deferral to the January 17, 2012 City Council meeting.</p> <p>Staff recommends approval of this petition upon resolution of the outstanding issues.</p> <p>Attachment 10</p>
Deferral (to January)	<p>11. Petition No. 2011-083 by Steele Creek 1997 Limited Partnership for a change in zoning for approximately 22.0 acres located on the southern corner of the intersection of Steele Creek Road and Walker Branch Drive from R-17MF(CD) to CC.</p> <p>Petitioner is requesting a deferral to the January 17, 2012 City Council meeting.</p> <p>Staff does not support this petition in its current form.</p> <p>Attachment 11</p>
	<p>12. Petition No. 2011-075 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to modify the regulations for Religious Institutions in Residential Districts.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 12</p>
	<p>13. Petition No. 2011-080 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to modify the regulations for Short Term Care Facilities.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 13</p>
	<p>14. Petition No. 2011-081 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to modify Off-Street Parking regulations for motion picture theatres.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 14</p>