

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
January 25, 2012
4:30 P.M.

<p>Solomon Fortune</p> <p>Deferral (to April)</p>	<p>1. <u>Petition No. 2010-080</u> by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify the regulations for "Outdoor Seasonal Fresh Produce Sales" by 1) renaming them to "Outdoor Fresh Produce Stands", 2) expanding the zoning districts in which they are permitted with prescribed conditions, and 3) modifying the prescribed conditions.</p> <p>Staff recommends a three-month deferral of this petition to the April 25, 2012 Zoning Committee meeting to allow time for the text amendment to be revised.</p> <p>Attachment 4</p> <p>Update: There are no outstanding issues with this petition.</p>
<p>Sonja Sanders</p>	<p>2. <u>Petition No. 2011-073</u> 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-O.</p> <p>Staff recommends approval of this petition upon resolution of outstanding site plan issues.</p> <p>Attachment 16</p> <p>Update: The revised site plan was not submitted by the required time on Friday, January 20, 2012. Thus, staff did not have adequate time to review the revised plan. The following issues remain outstanding:</p> <ol style="list-style-type: none"> 1. Amend proposed zoning to MUDD-O. 2. Address CDOT issues. 3. Amend Note B under the heading of Optional Provisions to delete "In the event that parallel parking is installed". 4. Amend Note D under the heading of Setbacks/Streetscape to delete "In the event that parallel parking is installed".
<p>Claire Lyte-Graham</p>	<p>3. <u>Petition No. 2011-078</u> by Sami Nafisi for a change in zoning for approximately 0.91 acres located on the southwest corner of Central Avenue and Westover Street from R-5 and B-1 to NS.</p> <p>Attachment 17</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. An 8-foot planting strip for street trees, a 6-foot sidewalk, 5-foot strips to accommodate shrubbery, and curb and gutter are shown along Central Avenue and Westover Street, and are now labeled on the site plan. 2. Screening in the form of a 10-foot landscape strip along abutting B-1 properties is shown and labeled on the site plan. 3. The zoning of surrounding properties are now shown on site plan. 4. Language is now provided on the site plan limiting detached lighting to 25 feet in height including the base. 5. Language is now provided on the site plan stating all lighting shall be fully shielded with full cut-off fixtures.

	<p>6. Language is now provided that states no "wall pak" type lighting shall be allowed.</p> <p>7. The sheet showing only the existing site layout has been removed.</p> <p>8. The petitioner has addressed the following CDOT issues:</p> <ol style="list-style-type: none"> The site plan shows eight-foot planting strips and six-foot sidewalks along Central Avenue and Westover Street. The site plan now shows a proposed right-of-way line along Central Avenue, reflecting dedication of 10' of additional right-of-way to accommodate the required 80' along this roadway. <p>Update: The following issues remain outstanding:</p> <ol style="list-style-type: none"> Provide notes in standard conditional form, including the language relating to lighting. Provide a detail/elevation of the fence that is part of the proposed 10-foot landscape strip abutting B-1 zoned properties. Proposed Class "B" buffer along the property lines abutting lots zoned R-5 (portion along west property line and along entire south property line) is 20 feet in width (reduced with proposed fence). This buffer should be 20.25 feet wide. Label the 20.25' wide buffer on the site plan. Specify building materials.
<p>Shad Spencer</p> <p>Deferral (to February)</p>	<p>4. <u>Petition No. 2011-082</u> 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 one-month deferral of this petition to the February 29, 2012 Zoning Committee meeting to allow time to finalize proposed roadway improvements with CDOT.</p> <p>Staff recommends approval of this petition upon resolution of the outstanding issues.</p> <p>Attachment 18</p> <p>Update: The following issues remain outstanding:</p> <ol style="list-style-type: none"> Indicate the proposed private drive running north/south will have a minimum six-foot wide sidewalk along one side of the drive on Sheet RZ-2 and under Note 6c on Sheet RZ-3. Remove the third and fifth sentences within Note 2d on Sheet RZ-3 pertaining to "Building Edge". Address CDOT comments.
<p>Shad Spencer</p> <p>Deferral (to February)</p>	<p>5. <u>Petition No. 2011-083</u> 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 one-month deferral of this petition to the February 29, 2012 Zoning Committee meeting to allow time to finalize proposed roadway improvements with CDOT.</p> <p>Staff recommends approval of this petition upon resolution of the outstanding issues.</p> <p>Attachment 19</p> <p>Update: The following issues remain outstanding:</p> <ol style="list-style-type: none"> Increase the height of the screen wall shown on Cross-Section D on Sheet RZ-2 and indicate the minimum height to be 2 to 2.5 feet high.

	<p>2. Provide a note under "Streetscape and Landscaping" on Sheet RZ-3 that walls and/or plantings will be used to screen the loading dock/service areas from the open space/plaza areas.</p> <p>3. Modify Note 2e on Sheet RZ-3 as follows: "...the drive-through window and its associated drive lane may be located between the building and Steele Creek Road <u>and/or</u> between the building and Private Street B. In such event, the Petitioner will provide a low wall (4.5 to 2 <u>to 2.5</u> feet high) and low accent planting..."</p> <p>4. Remove the third and fifth sentences within Note 2g on Sheet RZ-3 pertaining to "Building Edge".</p> <p>5. Remove the last sentence within Note 6g on Sheet RZ-3 which reads: "In areas where the multi-use trail is more than five (5) feet below the grade of the service area the trees and shrubs may be omitted".</p> <p>6. Modify Note 8b on Sheet RZ-3 to indicate the petitioner will initiate the procedure to dedicate land for greenway prior to the issuance of the certificate of occupancy for the first building located adjacent to the 100-foot SWIM buffer.</p> <p>7. Address CDOT comments.</p>
Sandy Montgomery	<p>6. Petition No. 2012-002 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to remove the duplicate language regarding Outdoor Storage.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 21</p> <p>Update: There are no outstanding issues with this petition.</p>
Sandy Montgomery	<p>7. Petition No. 2012-003 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to modify the definition of marquee signs, modify the regulations and add marquee signs to the MUDD Zoning District.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 22</p> <p>Update: There are no outstanding issues with this petition.</p>
Sandy Montgomery	<p>8. Petition No. 2012-004 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to correct a section reference in the Urban Industrial Zoning District.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 23</p> <p>Update: There are no outstanding issues with this petition.</p>
Sandy Montgomery	<p>9. Petition No. 2010-079 by Charlotte-Mecklenburg Planning Commission for a text amendment to the City of Charlotte Zoning Ordinance regarding eco-industrial facilities.</p> <p>Update: Staff was asked at the April 27, 2011 Zoning Committee meeting to provide an update every three months. The eco-industrial text amendment has been expanded to include alternative energy facility definitions and regulations. A consultant provided staff with research and recommendations.</p>