

September 15, 2014

REQUEST	Text Amendment to Sections 9.1002 and 9.1102, and Table 9.101 of the Zoning Ordinance
SUMMARY OF PETITION	The petition proposes to allow cultural facilities as a use by-right in the urban industrial and industrial zoning districts.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Centers, Corridors and Wedges Growth Framework</i> goal to provide a range of choices for entertainment and employment.
PETITIONER	Tony A. Feimster (T'Afo)
AGENT/REPRESENTATIVE	Tony A. Feimster (T'Afo)
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
 - Cultural facilities are defined as an indoor or outdoor theater (excluding commercial motion picture theater), auditorium, or other building or structure designed, intended, or used primarily for musical, dance, dramatic, or other performances, or a museum or gallery operated primarily for the display, rather than the sale, of works of art.
 - Cultural facilities are allowed by-right in the following zoning districts: INST (institutional), RE-1, RE-2 and RE-3 (research), O-1, O-2 and O-3 (office), B-1 (neighborhood business), B-2 (general business), BP (business park), MUDD (mixed use development), NS (neighborhood services), CC (commercial center), and TOD-R, TOD-E and TOD-M (transit oriented development).
 - Cultural facilities are allowed in the following zoning districts with prescribed conditions: UR-1, UR-2, UR-3, and UR-C (urban residential), UMUD (uptown mixed use) and U-I (urban industrial).
- **Proposed Request Details**

The text amendment contains the following provisions:

 - Adds cultural facilities as a use allowed by right in the urban industrial and industrial districts. This change will allow cultural facilities to locate in older and underutilized buildings, as well as in new structures in industrial districts.
- **Public Plans and Policies**
 - This petition is consistent with the *Centers, Corridors and Wedges Growth Framework* goal to provide a range of choices for entertainment and employment.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Transportation:** No issues.
 - **Vehicle Trip Generation:** Not applicable.
 - **Connectivity:** Not applicable.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** Not applicable.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte-Mecklenburg Utilities:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.

- **Mecklenburg County Parks and Recreation Department:** No issues.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:**
 - There is no site plan associated with this text amendment.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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