

REQUEST	Text Amendment to Table 9.101, Sections 9.203, 9.303, 9.502, 9.603, 9.702, 9.703, 9.802, 9.803, 9.8502, 9.8503, 9.1102, 9.1103, 11.203 and 11.403
SUMMARY OF PETITION	The petition proposes to: <ol style="list-style-type: none"> 1) modify the prescribed size condition for recreation centers in a variety of zoning districts by increasing the maximum square footage if the recreation center is located in buildings constructed prior to 1980; 2) add recreation centers as a use allowed with prescribed conditions in the CC (commercial center) zoning district; 3) add recreation centers as a use allowed with prescribed conditions in the MX-1, MX-2, and MX-3 (mixed use) districts; 4) relocate recreation centers with prescribed conditions that are incorrectly listed in the sections of the Zoning Ordinance related to "uses by-right", into the correct sections related to "uses allowed under prescribed conditions"; and 5) update the use table.
PETITIONER AGENT/REPRESENTATIVE	Sarah Cherne, President/CEO Junior Achievement of Central Carolinas Michael T. Cecka, Esq. (Alston & Bird LLP)
COMMUNITY MEETING	Meeting is not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend WITHDRAWAL of this petition.
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VOTE	Motion/Second: Ryan/Sullivan
	Yeas: Dodson, Eschert, Labovitz, Nelson, Ryan, and Sullivan
	Nays: None
	Absent: Walker
	Recused: None

ZONING COMMITTEE DISCUSSION Staff informed the Committee that the petitioner has asked that the text amendment be withdrawn, due to the inability to utilize a site the Junior Achievement of Central Carolinas was interested in pursuing.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

The text amendment contains the following provisions:

- Adds recreation center to the CC (commercial center) zoning district as a use allowed with prescribed conditions.
- Adds recreation centers to the MX-1, MX-2, and MX-3 (mixed use) zoning districts as a use allowed with prescribed conditions.
- Modifies the prescribed size condition by increasing the maximum size from 30,000 square feet to 50,000 square feet, when a recreation center is located in a building constructed prior to 1980 in the following zoning districts:
 - Single family: R-3, R-4, R-5, R-6, and R-8
 - Multi-family: R-8MF, R-12MF, R-17MF, R-22MF, and R-43MF
 - Urban Residential: UR-1, UR-2, UR-3, and UR-C

- Research: RE-1, RE-2, and RE-3
 - Office: O-1, O-2, and O-3
 - Business: B-1, B-2, B-D, and BP
 - Neighborhood Service: NS
 - Mixed Use Development: MUDD
 - Industrial: I-1 and I-2
 - Relocates recreation centers with prescribed conditions that are incorrectly listed in the sections of the Zoning Ordinance related to “uses by-right”, into the correct sections related to “uses allowed under prescribed conditions”.
 - Updates the use table for recreational centers.
 - **Public Plans and Policies**
 - The petition is consistent with the *Centers, Corridors and Wedges Growth Framework* goal to provide a range of public facilities, preserve and enhance existing neighborhoods and to create a vibrant economy.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No comments received.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No comments received.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

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

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

- Application
- Charlotte Department of Neighborhood & Business Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

Planner: Sandra Montgomery (704) 336-5722