

DINNER MEETING AGENDA

Monday, April 17, 2017

1. Agenda Review – Tammie Keplinger

Item #	Petition #	Petitioner/Description	Update
Item 4.	2016-077	Innkeeper Motor Lodge, Inc. – Located south of Interstate 485, near the intersection of WT Harris Boulevard, Treyburn Drive and Interstate 485.	Decision Deferral – 1 - month (to May 15, 2017)
Item 25.	2017-035	Carolina Capital Investments Partners – Located on the north side of West Tremont Avenue between South Tryon Street and Toomey Avenue.	Hearing – Defer to May 15, 2017 as the Community Meeting Report was not submitted.

Item	Changes After the Zoning Committee Vote
10.	<p>Petition 2017-16 by Selwyn Property Group (Council District 5 - Ajmera) for a change in zoning for approximately 13.18 acres located on the west side of East Independence Boulevard generally surrounded by Monroe Road, Idlewild Road, Independence Boulevard and Long Avenue from R-4 (single family residential), O-1 and O-2 (office), B-1(CD) (neighborhood business, conditional) and B-2 (general business) to MUDD-O (mixed use development, optional) and NS (neighborhood services).</p> <p>The petitioner added the following notes to the site plan after the Zoning Committee vote. Therefore, the City Council must determine if the changes are substantial and if the petition should be referred back to the Zoning Committee for review.</p> <ul style="list-style-type: none"> • Petitioner agrees to grant to the city limited temporary construction easements along the frontage of the site with Monroe Road and Idlewild Road solely in connection with the city's Monroe Idlewild Capital Improvement Program Project, provided that: <ol style="list-style-type: none"> 1. the limited easement areas for such temporary construction easements shall not exceed an encroachment onto the site from the right of way of greater than 10 feet; 2. in no event shall the limited easement areas or the grant of such temporary construction easements adversely affect vehicular or pedestrian access to the site, buildings, parking areas or gathering places on the site, nor adversely affect the tenant operations and related activities taking place on the site; and 3. the city will seek to consolidate its requests for such temporary construction easements as much as is practicable. • Amended maximum building height in Development Areas A and C to 65 feet. • Amended Note 5J to add the following: In addition, landscaping and a low wall treatment along Idlewild Road and Monroe Road will be installed in connection with and in front of any accessory drive-through window uses (other than a bank) in which maneuvering is between the building and such road, provided that such low wall treatment shall not be required along the entire frontage of such roads but rather only to provide a decorative screening feature for such accessory drive-through window uses. Landscaping and/or a low wall treatment along Idlewild Road will be installed in connection with a convenience store/gas facility. <p>Staff Recommendation: The amendments to the site plan were to address the remaining outstanding staff issues as indicated in the Zoning Committee recommendation. These changes are not significant enough to require additional review by the Zoning Committee.</p>