



CHARLOTTE

July 11, 2001

NOTICE OF A REZONING PUBLIC HEARING

This letter serves as notification of a pending text amendment to the City of Charlotte Zoning Ordinance. A public hearing with the City Council has been scheduled for **Monday, September 17, 2001 at 6:00 P.M. in the Charlotte-Mecklenburg Government Center, Meeting Chambers, 600 East Fourth Street**. You are encouraged to attend the public hearing, if you have any concerns regarding this amendment.

Petition No.: 2001-114

Petitioner: Charlotte-Mecklenburg Planning Commission

Requested Change: In order to promote and encourage pedestrian circulation, it is important to provide safe and adequate sidewalk facilities. Therefore, this text amendment proposes that sidewalk connections be required between certain commercial buildings and public streets except for freeways or expressways.

Should you have any questions regarding this request, please call me, Sonja Sanders, Shad Spencer, Tim Manes, Tom Drake or Tammie Keplinger at (704) 336-2205.

Sincerely,

Charlotte A. Waldron
Associate Planner

Attachment

**ZONING ORDINANCE
TEXT AMENDMENT APPLICATION**

CITY OF CHARLOTTE

Petition #:	<u>2001-114</u>
Date Filed:	<u>05-17-01</u>
Received By:	<u>MS</u>
<i>Office Use Only</i>	

Section #: Add a new section - Section 12.528. Sidewalk Connections to Public Streets
(Title)

Purpose of Change: In order to promote and encourage pedestrian circulation, it is important to provide safe and adequate sidewalk facilities. Therefore, this text amendment proposes that sidewalk connections will be required between certain commercial buildings and public streets except for freeways or expressways.

Name of Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

Signature of Agent

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street
Address of Petitioner(s)

Charlotte, NC 28202-2853
City, State, Zip

(704)/336-2205
Telephone Number

(704)/336-5123
Fax Number

Signature

Petition No.
Petitioner: Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO.

**AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE -ZONING ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, PART 5:
SPECIAL REQUIREMENTS FOR CERTAIN USES, by adding a new section as follows:

Section 12.528. Sidewalk Connections to Public Streets.

In order to promote and encourage pedestrian circulation, it is important to provide safe and adequate sidewalk facilities. Therefore, sidewalk connections will be required as described below for new commercial development, except for the following exceptions:

- (a) A change of use in an existing building from a commercial use to another commercial use.
 - (b) Expansions of less than 5% of the building area or 1,000 square feet, whichever is less.
 - (c) Facade improvements to existing buildings.
 - (d) Individual uses within a shopping center or a unified complex are not required to provide separate sidewalk connections as long as the entire center or complex as a whole provides common sidewalk connections.
1. Sidewalk connections shall be required between certain commercial buildings and all adjoining public streets except for freeways or expressways.
 2. Commercial uses requiring sidewalk connections to streets include residential buildings of four (4) or more dwelling units, institutional uses except for various kinds of care centers with less than six (6) patrons, medical clinics, general offices, retail establishments, and all uses exclusively permitted in the I-2 district.

3. Sidewalk connections shall be made to all streets adjoining the commercial use.
4. Sidewalk connections shall be a minimum width of five (5) feet and must be constructed of concrete, asphalt, or other material suitable to the individual landscape setting as determined by the Planning Director or assigns.

Section 2. That this ordinance shall become effective upon its adoption.

Approved as to form:

City Attorney

I, _____, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the ____ day of _____, 2001, the reference having been made in Minute Book ____, and recorded in full in Ordinance Book _____, Page(s)_____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this ____ day of _____, 2001.
