



# City of CHARLOTTE

## MEMORANDUM

TO: Mayor Lewis and City Council Members

FROM: Gregg Guetschow, City Manager

SUBJECT: Rezoning of Hayes Green Beach Property

DATE: September 8, 2017

Included elsewhere in the agenda packet is a memorandum from Bryan Myrkle to the Planning Commission regarding a proposed plan for Hayes Green Beach Memorial Hospital associated with its request to rezone its main campus from OS-1 Office Service District to PD Planned Development District. A few additional comments are in order so that Council might better understand the process and the actions that it is being asked to take.

Planned development districts, sometimes referred to as planned unit developments, provide flexibility in designing uses of land and are often employed when a large site is being developed with a mix of residential, commercial and office uses. They are most often employed in new developments but our ordinance also permits their use for redevelopment projects. The only planned development district currently authorized in the City was approved for the redevelopment of the former Junior High School property.

The area proposed for rezoning is generally bounded by East Harris Street, North Oliver Street and the railroad.

There are a number of steps involved in the process of approving a planned development district. These are shown in the table on the following page. Not included within the list of actions is the vacating of a small portion of the right-of-way for East Harris Street which would take place following final approval of the development plan.

The Planning Commission has recommended approval of the preliminary plan.

There are two matters proposed for first reading on this agenda: the approval of the preliminary plan for the site and the zoning map amendment.

HAYES GREEN BEACH MEMORIAL HOSPITAL  
PLANNED DEVELOPMENT DISTRICT TIMELINE

DATE	BOARD	ACTION
9/5/17	Planning Comm.	Review preliminary plan; make recommendation to City Council
9/11/17	City Council	First reading of resolution approving preliminary plan
9/11/17	City Council	First reading of zoning map amendment to PD district; refer to Planning Comm. for public hearing
9/25/17	City Council	Second reading and approval of resolution approving preliminary plan
10/3/17	Planning Comm.	Public hearing on zoning map amendment to PD district; make recommendation to City Council
10/3/17	Planning Comm.	Public hearing on final site plan; make recommendation to City Council
10/9/17	City Council	First reading of resolution approving final plan
10/9/17	City Council	Second reading and approval of zoning map amendment to PD district
10/23/17	City Council	Second reading of resolution approving final plan