

APPROVED BY CITY COUNCIL
DATE March 20, 1995

CITY CD

Petition No. 94-88
Lois Love/J & L DayCare

ORDINANCE NO. 250-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 1.35 acres located on the southerly side of Argyle Drive between Sugar Creek Road and Yuma Street ; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on October 19, 1994; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-4 to R-8MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

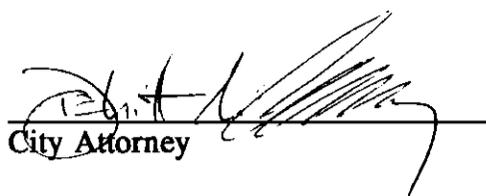
SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

-continued-

APPROVED AS TO FORM:



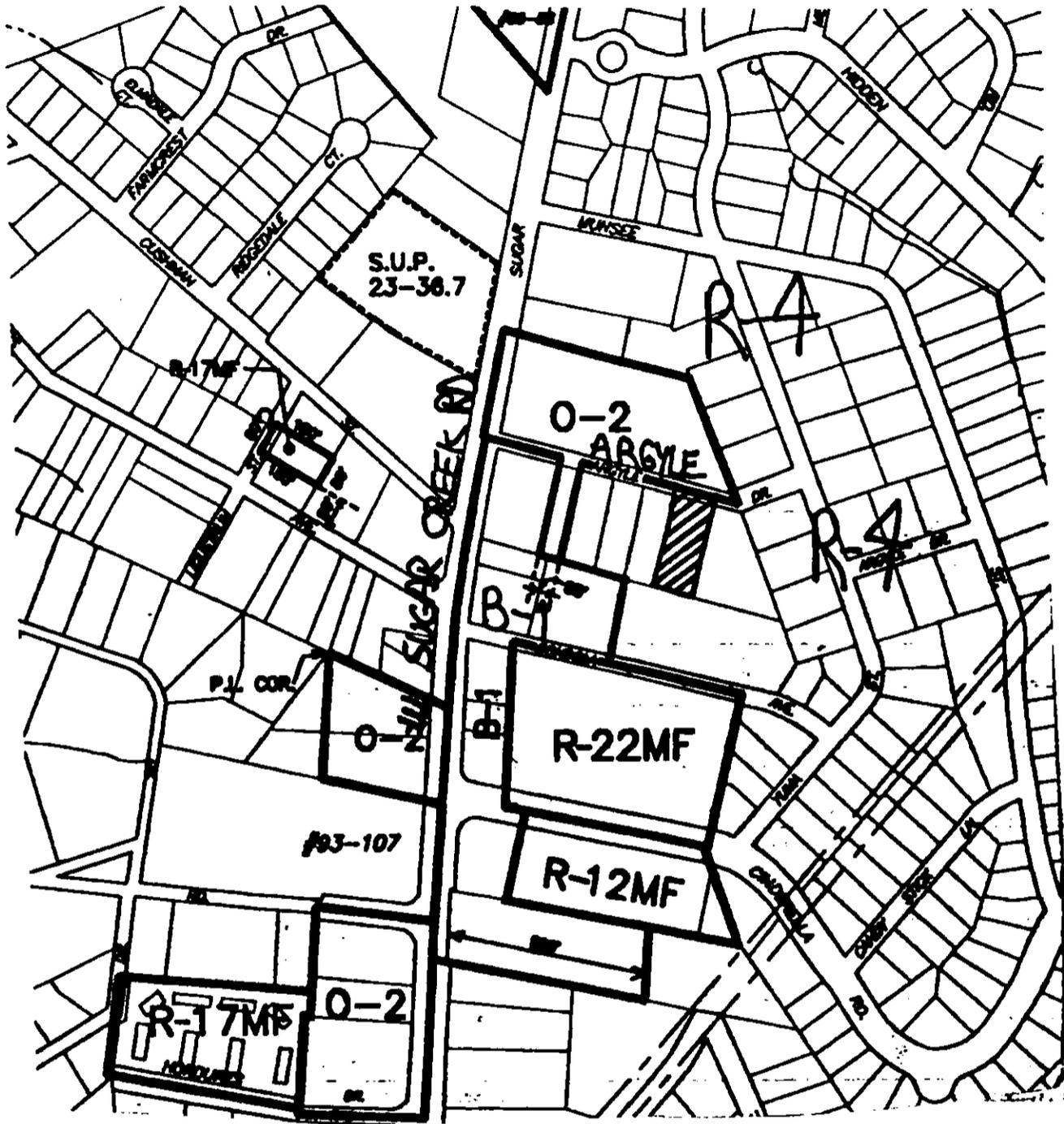
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of March, 1995, the reference having been made in Minute Book 107, and is recorded in full in Ordinance Book 46 at page 273-275 A.



City Clerk

Petition #: 94-88
Petitioners: Lois Love/J&L DayCare
Hearing Date: October 19, 1994
Zoning Classification (Existing): R-4
Zoning Classification (Requested): R-8MF (CO)
Location: Approximately 1.352 acres located on the south side of Argyle Drive east of W. Sugar Creek Road.



Zoning Map #(s): 78

Scale: 1" = 400'

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 94-88

Date Filed August 1, 1994

Received By: T. Jones

OFFICE USE ONLY

OWNERSHIP INFORMATION:

Property Owner: John L. Shropshire

Owner's Address: 1116 Waterford Drive, Forestville, MD. 20747

Date Property Acquired: August 3, 1985

Tax Parcel Number(s): # 08904312

LOCATION OF PROPERTY (Address or Description): 4406 Argyle Drive,

Charlotte, NC 28213

Size (Sq.Ft. or Acres): 1,352 Street Frontage (Ft.): 80

Current Land Use: 0100

ZONING REQUEST:

Existing Zoning: R4 (Single Family) Proposed Zoning: R-8MF(CD)
(Multi-Family)

Purpose of Zoning Change: The Multi-Family zoning would allow greater flexibility to provide better service's as a DayCare Facility. However, it is the intent of this zoning request, the objective to reduce the potential amount of the client's waiting List dated back as of December 1993, to present.

John Crockett
SIR CORP. FINANCIAL GROUP
Name of Agent

P.O. Box 31541, Charlotte, NC 28231
Agent's Address

704-376-3092
Telephone Number

Signature of Property Owner
if other than Petitioner

LOIS LOVE-d/b/a J&L DayCare.
Name of Petitioner(s)

6113 Bridlewood Ln. Charlotte, NC 28215
Address of Petitioner(s)

704-532-6277 or 598-6821
Telephone Number

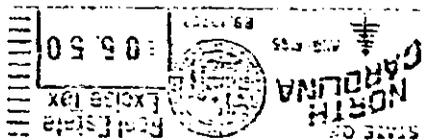
X Lois Love
Signature

March 20, 1995

Ordinance Book 46, Page 275A

DEED 500A PAGE

5066 0003



PRESENTED FOR REGISTRATION
AUG 6 9 09 AM '85
CLERK OF COURTS
RECEIVED
MECKLENBURG CO. N.C.
24

Recording Time, Book and Page

Tax Lot No. 089-043-12

Parcel Identifier No.

Verified by

County on the

day of

19

by

John R. Campbell, Attorney at Law

2700 Wachovia Center, Charlotte, NC 28285

John R. Campbell, Attorney at Law

This instrument was prepared by

John R. Campbell, Attorney at Law

ARGYLE DRIVE

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of August 1985, by and between

GRANTOR

LEONARD A. GRAY and wife,
BUNICE GRAY

GRANTEE

JOHN L. SHROPSHIRE
1116 Waterford Dr
Forsythville, Md. 20747

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that

certain lot or parcel of land situated in the City of Charlotte

Township,

Mecklenburg County, North Carolina and more particularly described as follows:

BEGINNING at an iron located in or near the southern margin of Argyle Drive with a forty feet right-of-way; said point of beginning being in the north-west corner of the property conveyed to Ruthie M. Pearson by Deed in Deed Book 4114, page 294, now the property of Mason L. Brown and wife, Eleanor G. Brown by Deed recorded in Deed Book 4260, page 673 of the Mecklenburg County Public Registry and thence with the westerly property line of said Mason L. Brown and wife, Eleanor G. Brown property (formerly the Ruthie M. Pearson Property) S 10-09-20 W 243.32 feet to an iron; thence N 77-24-50 W 107.72 feet to an old iron in the dividing line of Lot 6 and Lot 5 as shown on map of the D. M. King property recorded in Map Book 1580, Page 435, and thence with the dividing line of said Lots 6 and 5, N 10-09-20 E. 239.04 feet on an old iron in the southern margin of Argyle Drive; thence with said southern margin of Argyle Drive S 79-40-40 E 107.61 feet to the point and place of BEGINNING.

APPROVED BY CITY COUNCIL
DATE March 20, 1995

CITY CD

Petition No. 94-104
Louis and Anita Helms and Bob Neill
and Associates, Inc.

ORDINANCE NO. 251-7

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 41.99 acres located along both sides of Harris Houston Road north of NC 49(University City Boulevard) ; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on December 19, 1994; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 and R-4 to CC (Parcel A), O-1(CD) (Parcel B-1and C), R-4(CD) (Parcel B-2) and R-17MF(CD) (Parcel D) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

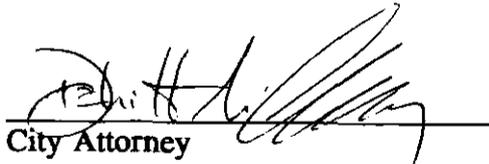
SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

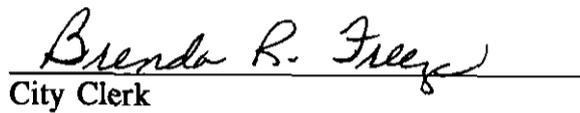
-continued-

APPROVED AS TO FORM:



City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of March, 1995, the reference having been made in Minute Book 107, and is recorded in full in Ordinance Book 46 at page 276-278E.



City Clerk

9-10-95

EXHIBIT A
LEGAL DESCRIPTION
LOUIS M. HELMS, JR. AND ANITA B. HELMS

PARCEL A (PROPOSED CC DISTRICT):

BEGINNING at a new iron pin on the new R/W of NC Highway 49 being on the easterly line of the George A. Karnezis property (Deed Book 3257-583); thence from said point of beginning N. 20-54-09 W. 551.70 feet to an existing iron pin, (passing an existing iron pin at 380.41 feet which is the common corner of the aforementioned Karnezis property and the Arron Foster Quay Jr. property, Deed Book 1393-162); the common corner of the Quay property and the William W. Waters property, Deed Book 5396-881; thence with the Waters property N. 20-18-12 W. 83.30 feet to a new iron pin; thence with a new line N. 69-41-48 E. 920.53 feet to a new iron pin on the new 60 foot R/W of Harris Houston Road, thence S. 76-14-46 W. 30.02 feet to a point in the approximate centerline of aforesaid R/W of Harris Houston Road; thence with the approximate centerline of Harris Houston Road the following four (4) calls: (1) with a circular curve to the right having a radius of 818.50 feet and an arc distance of 269.36 feet; (2) S. 07-14-30 W. 10.24 feet; (3) S. 07-05-13 E. 48.58 feet; (4) with a circular curve to the left with a radius of 619.35 feet an arc distance of 254.20 feet to the new R/W line of NC 49; thence S. 73-59-17 W. 49.47 feet to the R/W line of Harris Houston Road; thence with the new R/W line of NC 49 four (4) courses as follows: (1) S. 26-20-51 W. 89.14 feet; (2) S. 64-26-52 W. 177.70 feet; (3) with a circular curve to the left having a radius of 11549.16 and an arc of 254.76 (Chord S. 69-55-20 W. 254.76 feet); (4) S. 69-14-38 W. 220.53 to the point of BEGINNING and containing 12.13 acres.

94-104

Parcel B-1: Proposed 0-1 (CD)

To find the point or place of Beginning commence at an iron pin marking the southeasterly corner of the property of W. W. Waters (now or formerly) as the same is described in the Deed recorded in Deed Book 5396 at Page 881 in the Mecklenburg County Public Registry, said iron pin also marking the northeasterly corner of the property of A. F. Quay, Jr. (now or formerly) and run thence N. 20-18-12 W. 83.30 feet to a point, the point or place of Beginning; and running thence from said Beginning point N. 20-18-12 W. 458.96 feet to a point; thence N. 74-17-28 E. 209.69 feet to a point; thence with the six lines of Parcel B-2, as hereinafter described, as follows: (1) S. 20-15-51 E. 395.91 feet to a point, (2) N. 69-41-48 E. 464.47 feet to a point, (3) N. 15-45-09 W. 80.95 feet to a point, (4) N. 22-10-24 E. 97.42 feet to a point, (5) N. 12-00-53 W. 77.69 feet to a point, and (6) N. 74-18-00 E. 215.06 feet to a point in the centerline of Harris Houston Road; thence with the centerline of Harris Houston Road S. 15-45-09 E. 384.67 feet to a point; thence leaving the centerline of Harris Houston Road, S. 76-14-46 W. 30.02 feet to a point in the west margin of the right-of-way of said road; thence S. 69-41-48 W. 920.53 feet to the point or place of Beginning and being Parcel B-1 as shown on Rezoning Plan for Petition No. 94-104 prepared by DPR Associates, Inc., dated September 28, 1994, and last revised February 7, 1995.

March 20, 1995
Ordinance Book 46, Page 278B

EXHIBIT A
LEGAL DESCRIPTION
REZONING PETITION NO. 97-104 ✓

Parcel C (Proposed O-1[CD] District):

BEGINNING at a point in the southwestern terminus of a diagonal formed by the intersection of the westerly margin of the right-of-way of the proposed Outer Belt Road and the northerly margin of the right-of-way of University Boulevard (NC Hwy. 49), and running thence with the westerly margin of the aforesaid right-of-way of University City Boulevard two (2) calls and distances as follows: (1) S 72-52-16 W 202.44 feet to a point; and (2) N 70-28-49 W 50.25 feet to a point in the easterly margin of the right-of-way of Harris-Houston Road (100' R/W); thence S 73-59-17 W 45.80 feet to a point in the approximate centerline of the aforesaid right-of-way of Harris-Houston Road; thence with the centerline of the aforesaid right-of-way of Harris Houston Road two (2) calls and distances as follows: (1) in a northwesterly direction with the arc of a circular curve to the right, having a radius of 619.35 feet, an arc distance of 254.40 feet to a point; and (2) N 07-05-13 E 48.58 feet to a point; thence leaving the centerline of the right-of-way of Harris-Houston Road S 79-17-39 E 29.13 feet to a point; thence S 83-37-28 E 17.06 feet to a point in the easterly margin of the aforesaid right-of-way of Harris-Houston Road; thence with the easterly margin of the aforesaid right-of-way of Harris Houston Road S 07-05-13 W 16.81 feet to a point; thence N 77-59-25 E 301.14 feet to a point in the westerly margin of the right-of-way of the proposed Outer Belt Road; thence with the westerly margin of the aforesaid right-of-way of the proposed Outer Belt Road S 11-57-20 E 152.72 feet to a point; thence S 27-38-33 W 151.99 feet to a point, the POINT OR PLACE OF BEGINNING, all as shown on Rezoning Plan prepared by DPR Associates, Inc., dated September 28, 1994, reference to which Rezoning Plan is hereby made for a more particular description of the property.

JCO/csb/2047-2

Parcel B-2: Proposed R-4 (CD)

To find the point or place of Beginning commence at an iron pin marking the southeasterly corner of the property of W. W. Waters (now or formerly) as the same is described in the Deed recorded in Deed Book 5396 at Page 881 in the Mecklenburg County Public Registry, said iron pin also marking the northeasterly corner of the property of A. F. Quay, Jr. (now or formerly), and run thence N. 20-18-12 W. 542.26 feet to a point, and thence N. 74-17-28 E. 209.69 feet to a point, the point or place of Beginning; and running thence from said Beginning point N. 74-17-28 E. 748.89 feet to a point in the west margin of the right-of-way of Harris Houston Road; thence N. 74-18-00 E. 30 feet to a point in the centerline of Harris Houston Road; thence with the centerline of Harris Houston Road S. 15-45-09 E. 121.97 feet to a point; thence leaving the centerline of Harris Houston Road with the six lines of Parcel B-1, as hereinabove described, as follows: (1) S. 74-18-00 W. 215.06 feet to a point, (2) S. 12-00-53 E. 77.69 feet to a point, (3) S. 22-10-24 W. 97.42 feet to a point, (4) S. 15-45-09 E. 80.95 feet to a point, (5) S. 69-41-48 W. 464.47 feet to a point, and (6) N. 20-15-51 W. 395.91 feet to the point or place of Beginning, and being Parcel B-2 as shown on Rezoning Plan for Petition No. 94-104 prepared by DPR Associates, Inc., dated September 28, 1994, and last revised February 7, 1995.

March 20, 1995
Ordinance Book 46, Page 278D

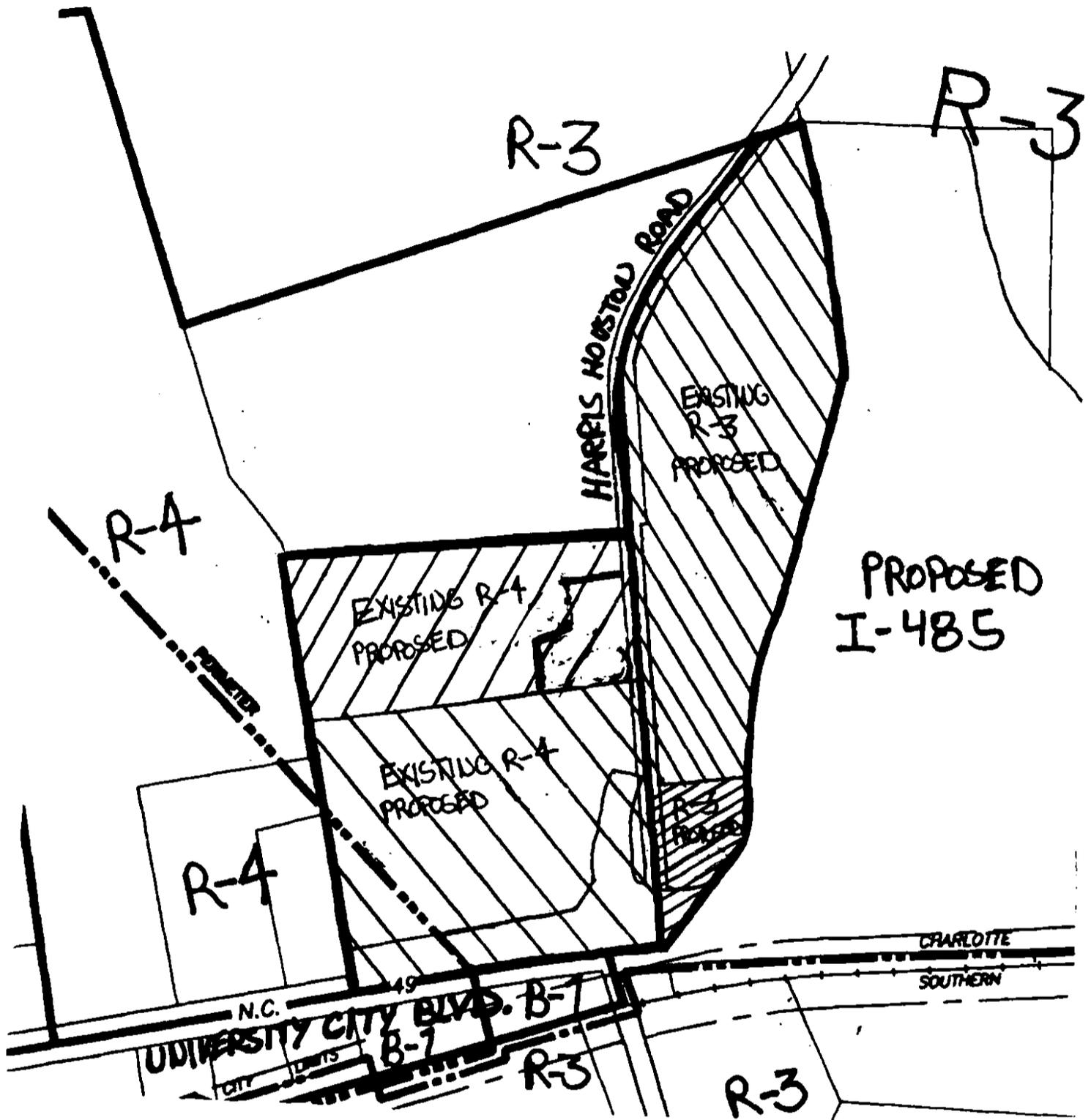
EXHIBIT A
LEGAL DESCRIPTION
REZONING PETITION NO. 2047

Parcel D (Proposed R-17MF[CD] District):

BEGINNING at a point marking the intersection of the easterly margin of the right-of-way of Harris-Houston Road (60' R/W) and the westerly margin of the right-of-way of the proposed Outer Belt Road and running thence with the westerly margin of the aforesaid right-of-way of the proposed Outer Belt Road eight (8) calls and distances as follows: (1) S 24-53-18 E 184.34 feet to a point; (2) S 22-23-23 E 281.20 feet to a point; (3) S 17-52-12 E 326.85 feet to a point; (4) S 04-13-27 W 287.37 feet to a point; (5) S 06-32-52 W 381.12 feet to a point; (6) S 04-50-46 W 208.66 feet to a point; (7) S 03-33-16 E 221.60 feet to a point; and (8) S 11-57-20 E 55.94 feet to a point; thence leaving the westerly margin of the aforesaid right-of-way of the proposed Outer Belt Road S 77-59-25 W 301.14 feet to a point in the easterly margin of the right-of-way of Harris-Houston Road (100' R/W); thence with the easterly margin of the aforesaid right-of-way of Harris-Houston Road two (2) calls and distances as follows: (1) N 07-05-13 E 16.81 feet to a point; and (2) N 83-37-28 W 17.06 feet to a point; thence N 79-17-39 W 29.13 feet to a point in the approximate centerline of the right-of-way of Harris-Houston Road (60' R/W); thence with the approximate centerline of the aforesaid right-of-way of Harris-Houston Road eight (8) calls and distances as follows: (1) N 07-14-30 E 10.24 feet to a point; (2) in a northeasterly direction with the arc of a circular curve to the left, having a radius of 818.50 feet, an arc distance of 269.36 feet to a point; (3) N 15-45-09 W 384.67 feet to a point; (4) N 15-42-29 W 344.68 feet to a point; (5) in a northeasterly direction with the arc of a circular curve to the right, having a radius of 529.85 feet, an arc distance of 235.79 feet to a point; (6) N 09-47-20 E 91.12 feet to a point; (7) in a northeasterly direction with the arc of a circular curve to the right, having a radius of 707.34 feet, an arc distance of 210.83 feet to a point; and (8) N 26-52-01 E 489.66 feet to a point; thence S 63-07-59 E 30.00 feet to a point, the POINT OR PLACE OF BEGINNING, all as shown on Rezoning Plan prepared by DPR Associates, Inc., dated September 28, 1994, reference to which Rezoning Plan is hereby made for a more particular description of the property.

JCO/csb/2047-3

Petitioner: Louis and Anita Helms & Bob Neill and Associates, Inc. March 20, 1995
Hearing Date: December 19, 1994 Ordinance Book 46, Page 278E
Zoning Classification (Existing): R-3 and R-4
Zoning Classification (Requested): CC, O-1(CD) and R-17MF(CD) + R-4(CD)
Location: Approximately 41.99 acres located on the east and west sides of Harris Houston Road north of NC Hwy. 49 (University City Boulevard).



Zoning Map #(s): 57

Scale: 1" = 400'

APPROVED BY CITY COUNCIL

OPTION 3

March 20, 1995

REVISED 2/17/95

Petition No. 95-8
Petitioner: Charlotte Mecklenburg Planning Commission

Ordinance No. 252

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

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

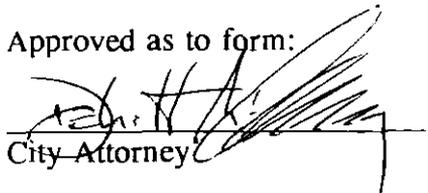
Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Add Section 12.112 Existing Nonconforming Accessory Utility Structures to read as follows:

An existing nonconforming accessory utility structure such as a heating, ventilation, and air conditioning unit or backflow preventer may be replaced provided the replacement structure does not increase existing nonconforming yards or separation distances or exceed 42 inches in height if located in the required setback or the required yard along a public street.

Section 2. This ordinance shall become effective upon adoption.

Approved as to form:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of March, 1995, the reference having been made in Minute Book 107, and recorded in full in Ordinance Book 46, at page 279.


City Clerk

APPROVED BY CITY COUNCIL
DATE March 20, 1995

CITY ZONE CHANGE

Petition No. 95-10
Superior Enterprise

ZONING REGULATIONS

MAP AMENDMENT NO. 253-Z

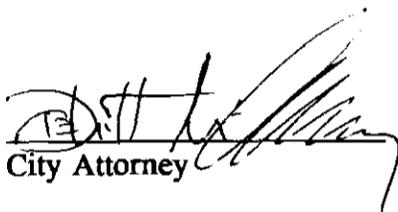
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-5 to R-8 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of March, 1995, the reference having been made in Minute Book 107, at page 280-282


City Clerk

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

STAFF REVIEW: TUESDAY, JANUARY 3,
@ 9:30 A.M.

Petition #:	95-10
Date Filed:	October 31, 1994
Received By:	T. Hayes
OFFICE USE ONLY	

FEBRUARY PUBLIC HEARING

OWNERSHIP INFORMATION:

Property Owner: Superior Enterprise

Owner's Address: P.O.B. 33695 Charlotte N.C. 28233

Date Property Acquired: 7/6/1988

Tax Parcel Number(s): 151-017-9 & 151-017-18

LOCATION OF PROPERTY (Address or Description): 2000 Scott Ave

Size (Sq.Ft. or Acres): .434 ACRES, Street Frontage (Ft.): 89-35 ft on Scott Ave
40 ft on Kenilworth Ave

Current Land Use: Pub Vacant LOTS

ZONING REQUEST:

Existing Zoning: R-5 Proposed Zoning: R-8

Purpose of Zoning Change: To allow the construction of
three new houses. By joining the two lots
together and then dividing them into three lots.

Son Williams Att.

Name of Agent

376-0011

Agent's Address

Telephone Number

Fax Number

Signature of Property Owner
if other than Petitioner

Superior Enterprise Sheriff Esmat

Name of Petitioner(s)

P.O.B. 33695 Charlotte N.C. 28233

Address of Petitioner(s)

(704) 533-2442

Telephone Number

Fax Number

[Signature]

Signature

Petition #: 95-10

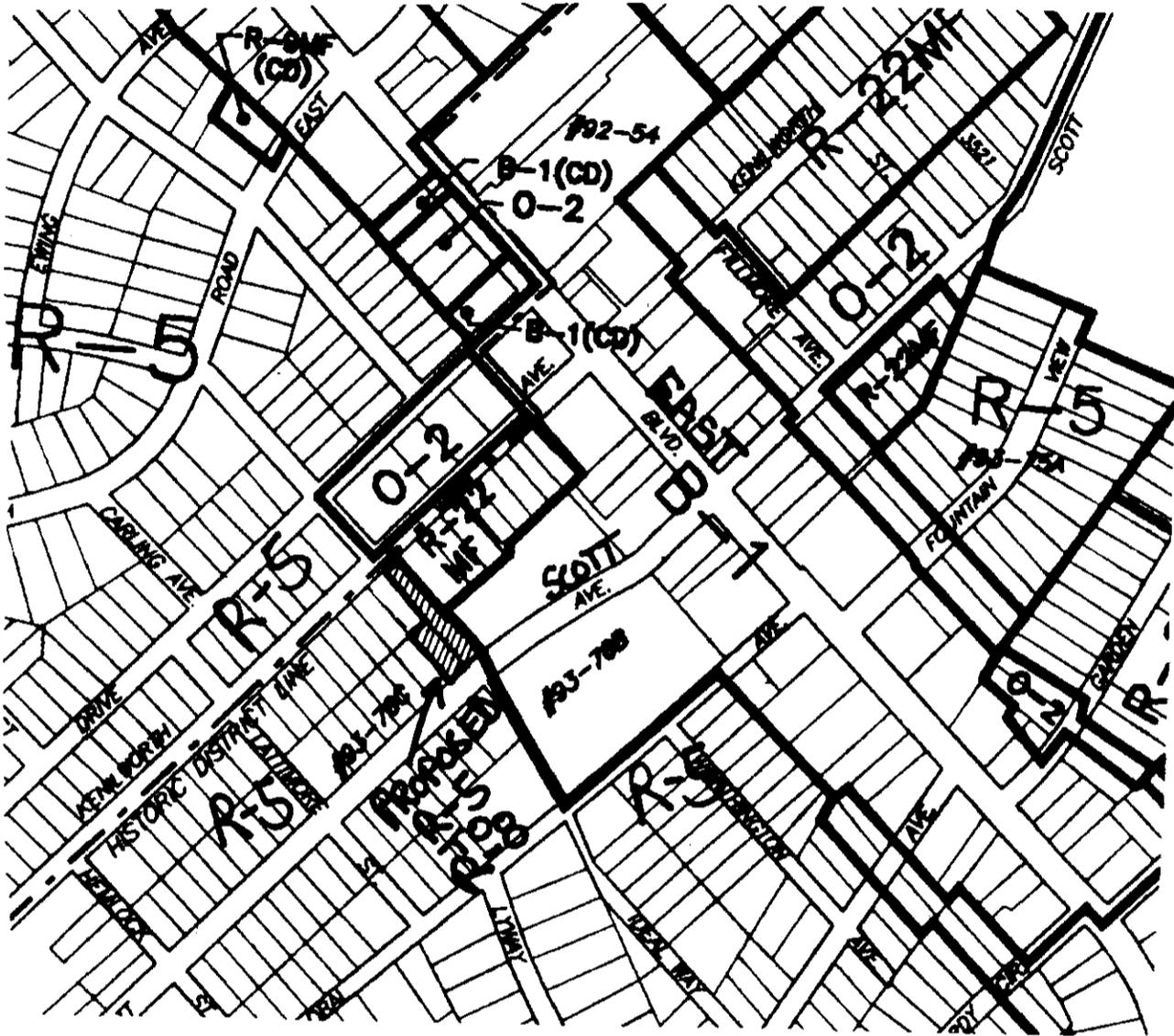
Petitioner: Superior Enterprise

Hearing Date: February 20, 1995

Zoning Classification (Existing): R-5

Zoning Classification (Requested): R-8

Location: Approximately 434 acres located between Kenilworth Avenue and Scott Avenue south of East Boulevard.



Zoning Map #(s): 111

Scale: 1" = 400'

APPROVED BY CITY COUNCIL
DATE March 20, 1995

CITY ZONE CHANGE

Petition No. 95-11
Charter-Elm Land Company Venture/Elm
Land Company

ZONING REGULATIONS

ORDINANCE NO. 254-Z

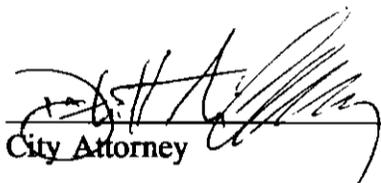
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-15MF(CD) to R-3 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

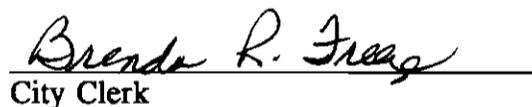
SEE ATTACHED MAP

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

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of March, 1995, the reference having been made in Minute Book 107, and is recorded in full in Ordinance Book 46, at Page(s) 283-284.


City Clerk

Petition #: 95-11

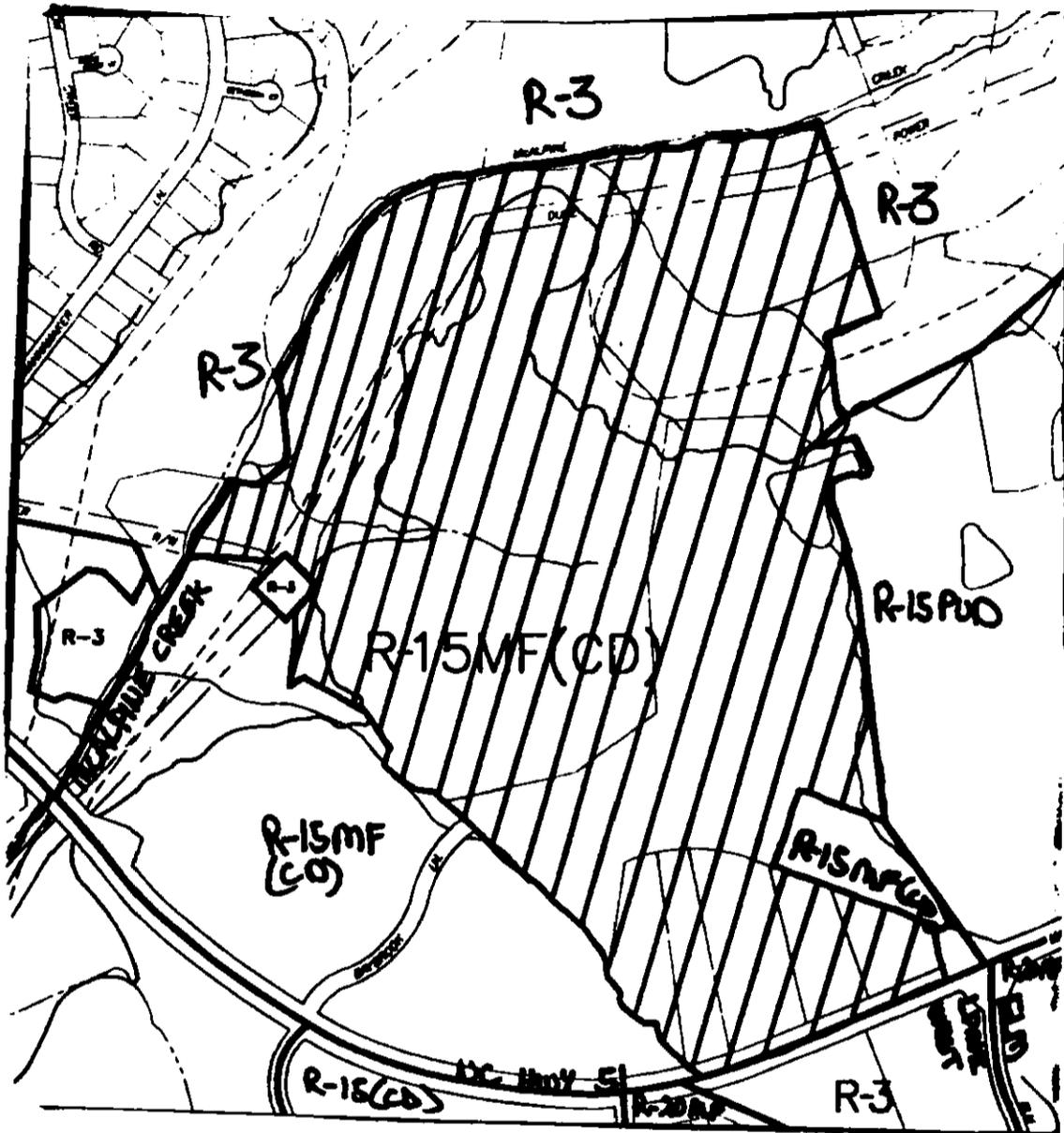
Petitioner: Charter-Elm Land Company Venture/Elm Land Company

Hearing Date: February 20, 1995

Zoning Classification (Existing): R-15MF(CD)

Zoning Classification (Requested): R-3

Location: Approximately 118.5 acres located on the north side of NC Hwy 51 west of Elm Lane West.



Zoning Map #(s): 167

Scale: No Scale

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	<u>95-11</u>
Date Filed:	<u>December 1, 1994</u>
Received By:	<u>T. Thane</u>
OFFICE USE ONLY	

OWNERSHIP INFORMATION:

Property Owner: Charter - Elm Land Company Venture/Elm Land Co.
Owner's Address: 129 W. Trade St. Suite 1200
10-15-85 (Charter-Elm Land Company Venture)
Date Property Acquired: 7-30-84 (Elm Land Co.) Other parcels under contract to Elm Land Company
Tax Parcel Number(s): 211-212-8, 10, 12, 13, 14, 15, 16, 21

LOCATION OF PROPERTY (Address or Description): NC 51 and Elm Lane

Size (Sq.Ft. or Acres): 118.5 Acres Street Frontage (Ft.): 1000' ±
Current Land Use: single family

ZONING REQUEST:

Existing Zoning: R15-MF (CD) Proposed Zoning: R3

Purpose of Zoning Change: To facilitate a residential single family subdivision

Timothy W. Norman
Name of Agent
129 W. Trade Street Suite 1200
Agent's Address
(704)377-4172 (704)333-4532
Telephone Number Fax Number
Signature of Property Owner
if other than Petitioner

Elm Land Company
Charter-Elm Land Company Venture
Name of Petitioner(s)
c/o Charter Properties
Address of Petitioner(s)
same
Telephone Number Fax Number
Elm Land Company
By: Willie L. Rea
Signature Willie L. Rea
Charter-Elm Land Company Venture
By: Charter Properties, Inc. - 140

APPROVED BY CITY COUNCIL
DATE March 20, 1995

CITY ZONE CHANGE

Petition No. 95-12
City of Charlotte

ORDINANCE NO. 255-Z

ZONING REGULATIONS

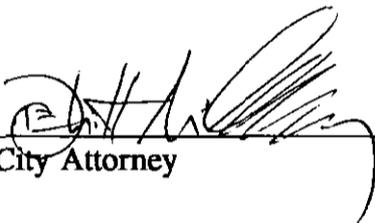
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from I-1 and R-22MF to O-1 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

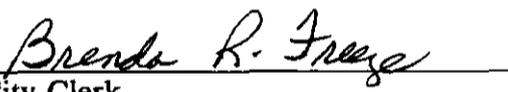
Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of March, 1995, the reference having been made in Minute Book 107, and recorded in full in Ordinance Book 46, at Page(s) 286-287.



City Clerk

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition No.	<u>95-12</u>
Date Filed	<u>November 23, 1994</u>
Received By	<u>T. Jones</u>
OFFICE USE ONLY	

Ownership Information

Property Owner WILSON LEWITH
City of Charlotte (contingent upon rezoning approval)

Owner's Address 600 E. Fourth St., Charlotte, N. C. 28202-2844

Date Property Acquired November 1994

Tax Parcel Number 61-033-02, 61-034-07, 61-034-08

Location of Property (address or description) 4200 Block of Wilkinson Blvd. frontage on Wilkinson begins approx. 70' east of Morris Field Dr. intersection and ends approx. 545 ft. east of Morris Field Dr. intersection.

Description of Property

Size (Sq. Ft.-Acres) 6.3 acres Street Frontage (ft.) 475' on Wilkinson

Current Land Use vacant

Zoning Request

Existing Zoning 61-033-02 is I-1, 61-034-07 & 08 are R-22MF Requested Zoning O-1

Purpose of Zoning Change To bring all parcels under consideration for purchase under one zoning classification to accommodate the new Police Bureau Station/City Service Facility.

Name of Agent	City of Charlotte - Eng. & PM Dept.
Agent's Address	Name of Petitioner(s) <u>600 East Fourth Street,</u>
Telephone Number	Address of Petitioner(s) <u>336-3598</u>
	Telephone Number

Kenneth G. Gillis
Signature Kenneth G. Gillis
Wilson Lewith
Signature of Property Owner
if Other Than Petitioner

APPROVED BY CITY COUNCIL
DATE March 20, 1995

CITY ZONE CHANGE

Petition No. 95-13
Charlotte/Douglas International Airport and
Charlie Dunn

ZONING REGULATIONS

ORDINANCE NO. 256-Z

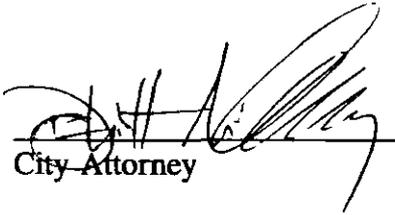
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-17MF to I-1 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of March, 1995, the reference having been made in Minute Book _____, and recorded in full in Ordinance Book 46, at Page(s) 289-
290.


City Clerk

Petition #: 95-13

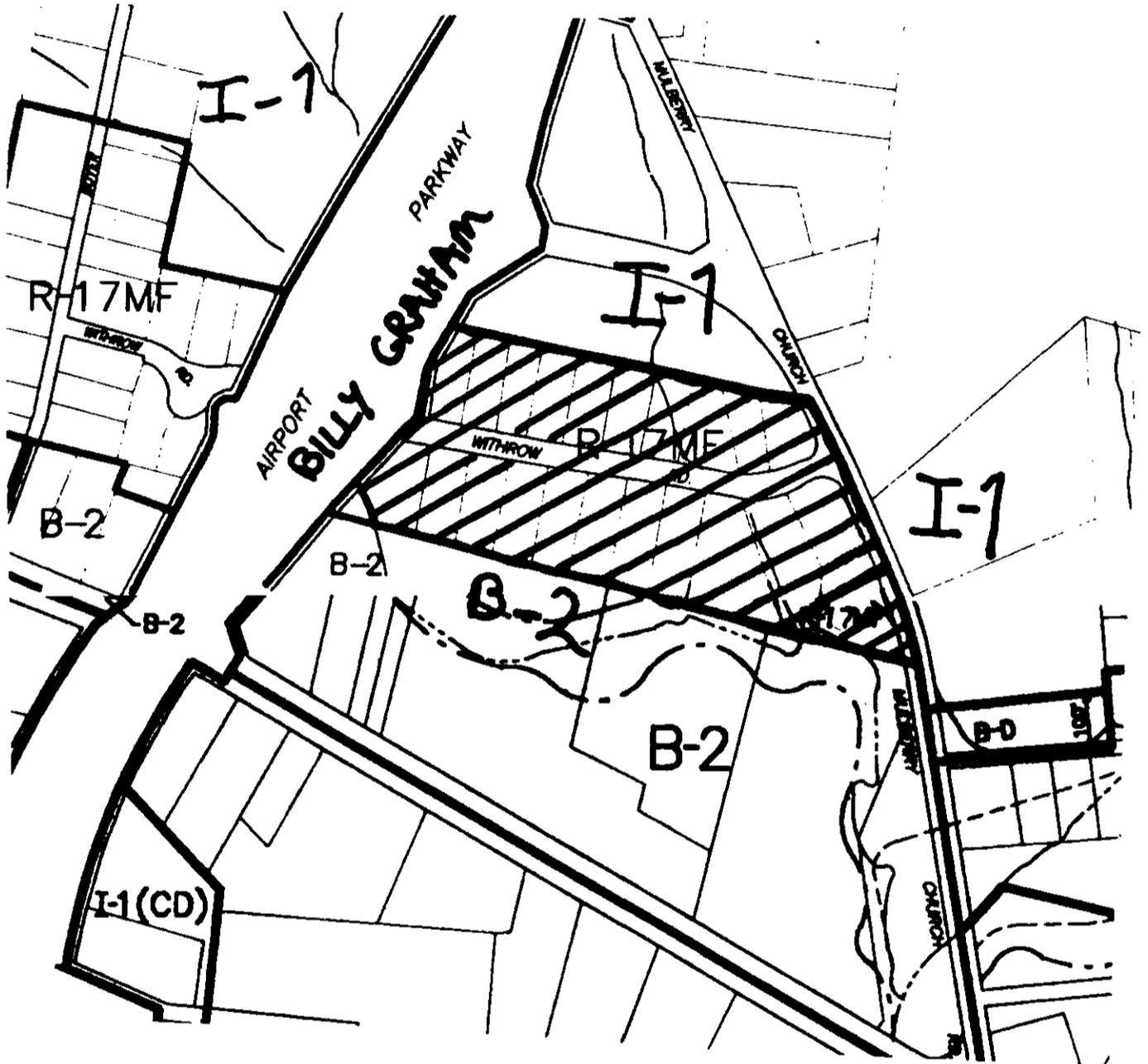
Petitioner: Charlotte/Douglas International Airport and Charlie Dunn

Hearing Date: February 20, 1995

Zoning Classification (Existing): R-17MF

Zoning Classification (Requested): I-1

Location: Approximately 15.03 acres located on the north and south side of Withrow Road between Billy Graham Parkway and Mulberry Church Road.



Zoning Map #(s): 86,104

Scale: 1" = 400'

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 95-13
Date Filed: December 1, 1994
Received By: T. J. Orr
OFFICE USE ONLY

OWNERSHIP INFORMATION:

Property Owner: City of Charlotte - Charlotte/Douglas International Airport, Charlotte, NC W

Owner's Address: P.O. Box 19066 Charlotte, NC 28219

Date Property Acquired: See Attachment

Tax Parcel Number(s): 061-201-02-12, 061-234-02-11, 061-201-01

LOCATION OF PROPERTY (Address or Description): Withrow Road, Between Mulberry

Church Road and Billy Graham Parkway

Size (Sq.Ft. or Acres): 14.310 Acres Street Frontage (Ft.): 2,215.57+ Withrow
168.93+ Mulberry
404.30+ Billy
Graham

Current Land Use: Vacant

ZONING REQUEST:

Existing Zoning: R-17MF Proposed Zoning: I-1

Purpose of Zoning Change: To attract development that is compatible with airport operations in accordance with the Southwest District Plan.

T.J. Orr, Aviation Director
Name of Agent

P.O. Box 19066 Charlotte, NC 28219
Agent's Address

359-4000
Telephone Number

Charlie Joseph Dunn
Signature of Property Owner
if other than Petitioner

Charlotte/Douglas Int'l Airport, Charlotte, NC
Name of Petitioner(s)

P.O. Box 19066 Charlotte, NC 28219
Address of Petitioner(s)

359-4000
Telephone Number

[Signature]
Signature

CITY CD

Petition No. 95-15
Commons Associates, L.P.

ORDINANCE NO. 257-Z

APPROVED BY CITY COUNCIL
DATE March 20, 1995

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 1.07 acres located on the east side of US Hwy 29 north of US Hwy 49; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on February 20, 1995; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

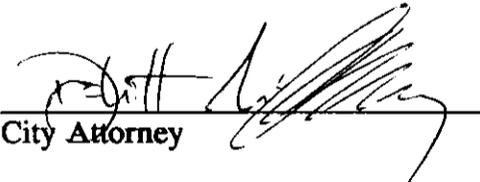
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from O-1(CD) and B-2 to B-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

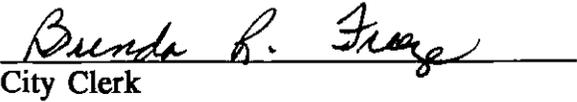
SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of March, 1995, the reference having been made in Minute Book 107, and is recorded in full in Ordinance Book 46 at page 292-294.


City Clerk

Petition #: 95-15

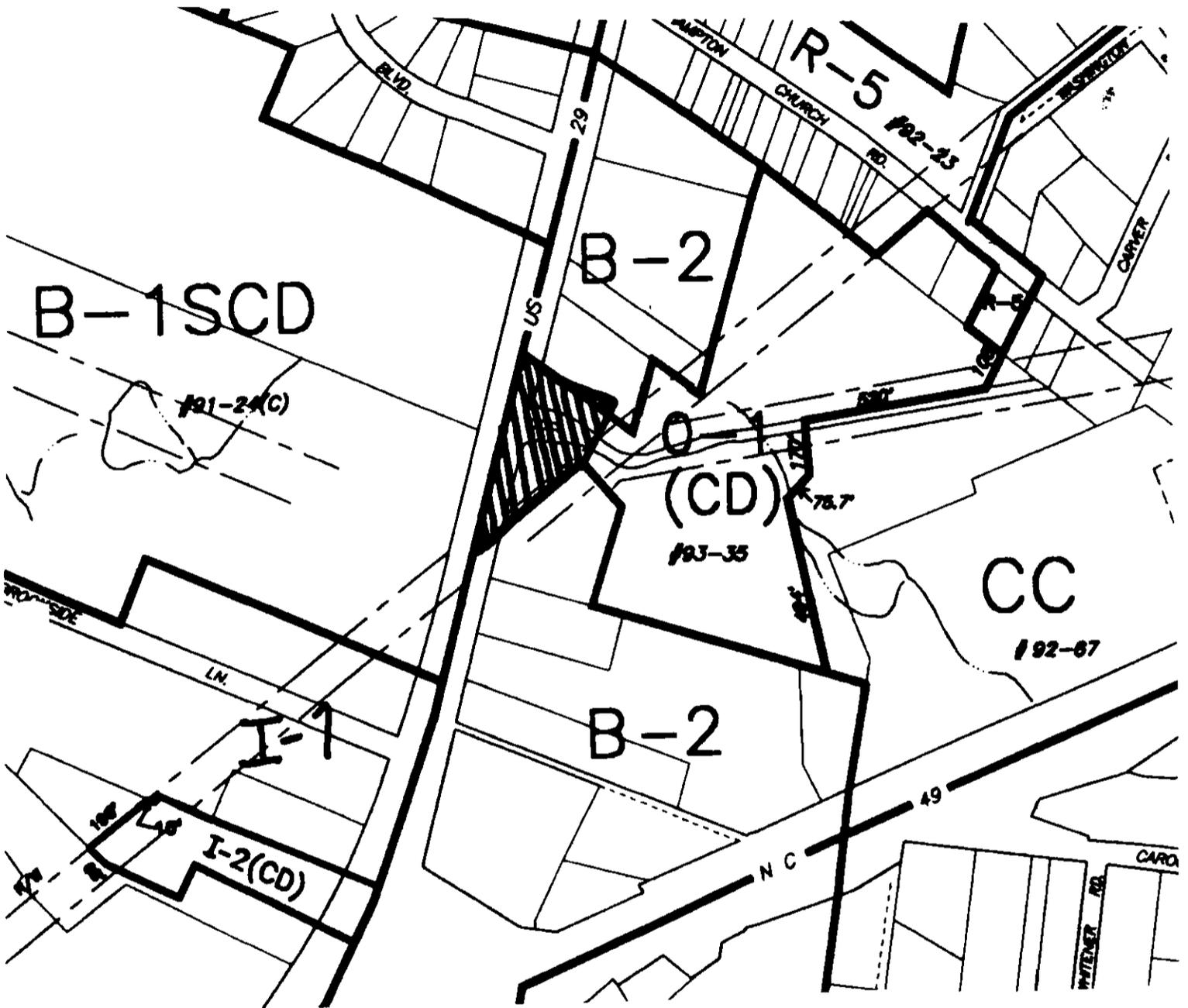
Petitioner: Commons Associates, L.P.

Hearing Date: February 20, 1995

Zoning Classification (Existing): O-1(CD) and B-2

Zoning Classification (Requested): B-2(CD)

Location: Approximately 1.07 acres located on the east side of US Hwy 29 north of US Hwy 49.



Zoning Map #(s): 71

Scale: 1" = 400'

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	<u>95-15</u>
Date Filed:	<u>December 5, 1994</u>
Received By:	<u>T. Names</u>
OFFICE USE ONLY	

OWNERSHIP INFORMATION:

Property Owner: Commons Associates, L.P. Krispy Kreme Doughnut Cor
Owner's Address: c/o The Crosland Group, 125 Scaleybark Road Post Office Box 83
Charlotte NC 28209 Winston-Salem NC 27102

Date Property Acquired: July 30, 1993 August 2, 1994

Tax Parcel Number(s): 049-301-99 (Portion) 049-301-99 (Portion)

LOCATION OF PROPERTY (Address or Description): Easterly side of North Tryon Street
north of NC Highway 49 (at entrance to The Commons at Chancellor Park Shopping Center)

Size (Sq.Ft. or Acres): 1.0713 acres Street Frontage (Ft.): 403.37 feet

Current Land Use: Vacant except for entrance driveway and identification sign

ZONING REQUEST:

Existing Zoning: 0-1(CD) + B-2 Proposed Zoning: B-2(CD)

Purpose of Zoning Change: To properly recognize the placement of a shopping center
identification sign at a major entrance to the center

Fred E. Bryant, AICP
Name of Agent
1850 E. Third Street, Charlotte NC 28204
Agent's Address
333-1680 376-5715
Telephone Number Fax Number

Commons Associates, L.P.
Name of Petitioner(s)
c/o The Crosland Group, 125 Scaleybark Rd.,
Charlotte NC 28209
Address of Petitioner(s)
523-0272 523-2946
Telephone Number Fax Number

[Signature]
Signature of Property Owner vice president
if other than Petitioner Krispy Kreme Doughnut
Corporation

[Signature]
Signature Wade H. Robinson

95-15

BOUNDARY DESCRIPTION
THE COMMONS ASSOCIATES, L.P.

BEGINNING at a point in the easterly right-of-way line of North Tryon Street (U.S. Highway 29) said point being the northwesterly corner of a tract of land described in deed book 2475 page 351 of the Mecklenburg Public Registry and running thence with said North Tryon Street right-of-way N. 14-32-34 E. 403.37 feet; thence S. 55-53-55 E. 102.89 feet; thence S. 67-24-32 E. 74.96 feet; thence S. 15-03-43 W. 136.53 feet; thence S. 51-59-12 W. 279.50 feet to the point of BEGINNING and containing 1.038 acres.

CITY CD

Petition No. 95-19
Tandy Corporation

ORDINANCE NO. 258-Z

APPROVED BY CITY COUNCIL
DATE March 20, 1995

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 6.699 acres located at the northwest corner of the intersection between Park Road and I-485; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on February 20, 1995; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from B-1 to B-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

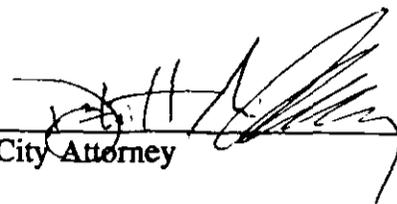
SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

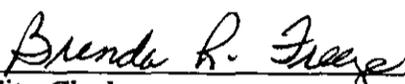
-continued-

APPROVED AS TO FORM:



City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of March, 1995, the reference having been made in Minute Book 107, and is recorded in full in Ordinance Book 46 at page 295-297 A.



City Clerk

✓ 95-19

TANDY CORPORATION
BOUNDARY DESCRIPTION

BEGINNING at the intersection of the westerly right-of-way line of Interstate Highway 485 (Outerbelt) and northerly right-of-way line of Park Road and running thence with said right-of-way of Park Road S. 70-39-30 W. 677.92 feet; thence N. 23-04-02 E. 1,207.02 feet to the westerly right-of-way line of Interstate Highway 485; thence with said right-of-way two courses as follows: (1) S. 08-27-00 E. 23.89 feet, (2) with the arc of a circular curve to the right having a radius of 5,904.58 feet, an arc distance of 672.66 feet to the point of BEGINNING and containing 6.699 acres.

**Petition No. 95-19
Tandy Corporation**

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Tandy Corporation owner(s) and successors-in-interest of the property described as a portion of tax parcel 221-134-01 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of B-2(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.