

Ordinance No. 189-Z

An Ordinance Amending Chapter 23
of the City Code-Zoning Ordinance

An Ordinance Amending the Code of the City
of Charlotte with respect to the Zoning Ordinance

WHEREAS, the City Council of the City of Charlotte in considering the use of the property described in Section 1 below for Residential-Planned Unit Development purposes find that each individual phase of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and potential surrounding uses; and,

WHEREAS, the City Council finds that the primary streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the Planned Unit Development; and,

WHEREAS, the City Council finds that any exception from standard ordinance requirements is warranted by the design and amenities incorporated in the Outline Development Plan, in accordance with the adopted policy of the Planning Commission and the City Council; and,

WHEREAS, the City Council finds that the area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development; and,

WHEREAS, the City Council finds that the Planned Unit Development District is in conformance with the General Development Plan of the City; and,

WHEREAS, the City Council finds that existing or proposed utility services are adequate for the population densities proposed.

NOW, THEREFORE, be it ordained by the City Council of the City of Charlotte:

Section 1. That, pursuant to the provisions of Chapter 23, Section 23-36.02 of the Code of the City of Charlotte, the following described property is now zoned R-12 is hereby designated a R - PUD District for development in accordance with approved plans, conditions and agreements filed in the Office of the City Clerk of the City of Charlotte:

BEGINNING at a tack in a bridge located at the intersection of the center line for the right of way of Sharon Road West (said right of way being 60.0 feet in width) with the center of Little Sugar Creek; and running thence, with the said center of Little Sugar Creek ten courses and distances as follows: (1) North 13-45 East 1320.0 feet to a point; (2) North 17-30 East 172.0 feet to a point; (3) North 00-30-00 West 160.0 feet to a point; (4) North 14-15 East 340.0 feet to a point; (5) North 29-45 East 360.0 feet to a point; (6) North 18-15 East 180.0 feet to a point; (7) North 27-45 East 410.0 feet to a point; (8) North 34-15 East 140.0 feet to a point; (9) North 22-45 East 300.0 feet to a point; (10) North 31-59 East 196.37 feet to a point in the southerly line of Starmount no. 10 as shown on a map thereof recorded in Map Book 12, at page 327 in the Mecklenburg Public Registry; thence, with the southerly and westerly lines of said Starmount no. 10, John Crosland Company, Ben F. Wolfe, et al, and the A. M. and Hope S. Whisnant heirs, eight courses and distances as follows: (1) South 88-19-40 East 200 feet to an iron; (2) South 20-19-20 West 183.44 feet to an old iron; (3) South 52-38-30 East 117.0 feet to an iron; (4) North 51-30-30 East 242.02 feet to an old iron; (5) South 37-44-30 East 483.47 feet to an old iron; (6) South 75-36 East 993.99 feet to an old iron; (7) South 21-24-10 East

528.62 feet to an old iron; (8) South 52-39-20 East 318.29 feet to an old iron; South 72-39-40 East 500.85 feet to an old iron; thence South 73-25-10 East 296.52 feet to a tack in the centerline of Park Road; thence with said centerline of Park Road in a southerly direction 2132 feet, more or less, to a boundary line of the Charlotte Perimeter Area; thence with said Charlotte Perimeter Line in a westerly direction parallel with and three hundred (300) feet south of the centerline of Sharon Road West, 2,920 feet, more or less, to an easterly property line of the Minerra Garrison Purcell Property as described in a Will recorded in the Mecklenburg Public Registry in Will Book 4, at page 397; thence with said property line North 3-52-10 East 300 feet, more or less, to the centerline of Sharon Road West; thence with said centerline North 83-08-40 West 873.72 feet to point of BEGINNING.

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 meeting on May 12, 1969, the reference having been made in Minute Book 52, at Page 20, and recorded in full in Ordinance Book 16, beginning on Page 149.

Ruth Armstrong
City Clerk