

DATE November 16, 1992

Petition No. 92-56
Petitioner: CMPC

ORDINANCE NO. 3454

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

AN ORDINANCE AMENDING THE CITY CODE
WITH RESPECT TO THE 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. Amend Chapter 9, Part 11: INDUSTRIAL by:

(A) Amending Section 9.1102. Uses permitted by right (56) by deleting the following:

(56) Offices, up to 300,000 square feet (I-1 only).

and replacing with the following:

(56) Offices, up to 400,000 square feet (I-1 only).

(B). Amending Section 9.1103. Uses permitted under prescribed conditions (13) by changing the number "300,000" to "400,000".

2. Amend Chapter 9, Part I: TABLE OF USES AND HIERARCHY OF DISTRICTS by:

(A). Amending Section 9.101. Table of uses, OFFICE & BUSINESS USES by:

(1) Adding a new listing of "Offices, up to 400,000 square feet" after the listing of "Offices, up to 300,000 square feet", and an indication of "Uses Permitted as of Right (x)" to the I-1 district.

(2) Adding a new listing of "Offices, more than 400,000 square feet" in proper order, and an indication of "Uses Permitted Under Prescribed Conditions (PC)" to the I-1 district.

(3) Removing the indication of "Uses Permitted Under Prescribed Conditions (PC)" after the listing of "Offices up 300,000 square feet" in the I-1 district.

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

Approved as to form:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 1992, the reference having been made in Minute Book 100, and recorded in full in Ordinance Book 41, at page 193-194.

Brenda R. Freeze
Brenda Freeze, City Clerk

ORDINANCE NO. 3455

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

AN ORDINANCE AMENDING THE CITY CODE
WITH RESPECT TO THE 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. Amend Chapter 12, Part 2: OFF STREET PARKING AND LOADING, Table 12.202. MINIMUM REQUIRED OFF-STREET PARKING SPACES BY USE, INSTITUTIONAL USES, by:

(A). Adding a new category in proper alphabetical order as follows:

Fire stations	1 space per 300 square feet, excluding apparatus room
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Section 2. This ordinance shall become effective upon its adoption.

Approved as to form:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November 19 92, the reference having been made in Minute Book 100, and recorded in full in Ordinance Book 41, at page 195.

Brenda R. Freeze
Brenda Freeze, City Clerk

APPROVED BY CITY COUNCIL

November 16, 1992
Ordinance Book 41, Page 196

DATE November 16, 1992

CITY ZONE CHANGE

Petition No. 92-61
Trammell Crow Company

ORDINANCE NO. 3456-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 19 92, the reference having been made in Minute Book 104 ~~at page~~ ~~XXXXXXXXXX~~ and recorded in full in Ordinance Book 41, Pages 196-197.

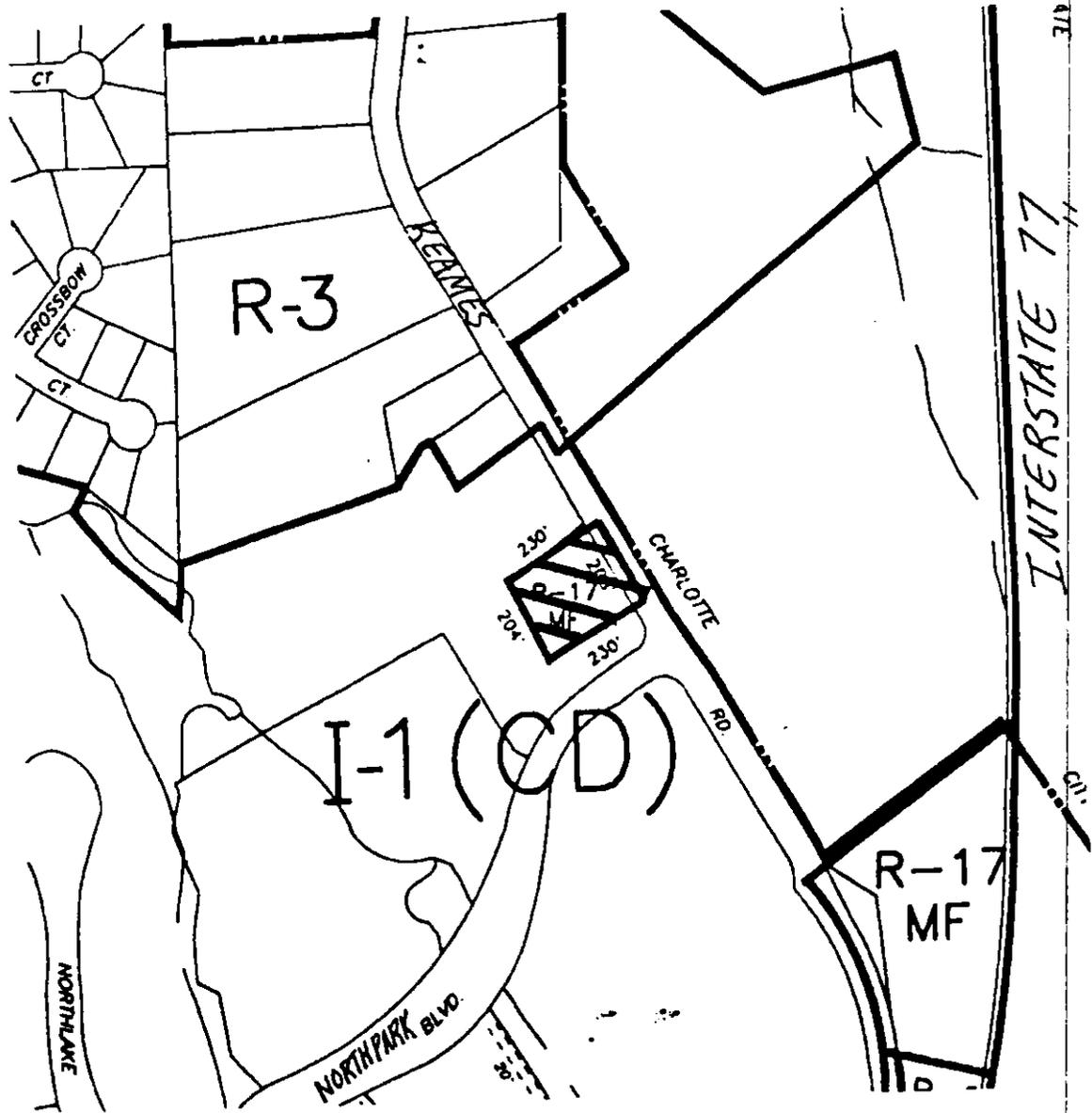
Nancy S. Gilbert
City Clerk

PETITION NO.: 92-61 HEARING DATE: October 19, 1992

ZONING CLASSIFICATION, EXISTING: R-17MF

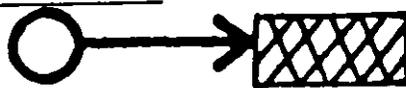
ZONING CLASSIFICATION, REQUESTED: I-1

LOCATION: A 1.23 acre site located on the west side of Reames Road, north of NorthPark Boulevard.



ZONING MAP NO(a): 51

SCALE 1" = 400'



PROPERTY PROPOSED FOR CHANGE

APPROVED BY CITY COUNCIL

DATE November 16, 1992

CITY ZONE CHANGE

Petition No. 92-62
Richard and Mary McDougall

ORDINANCE NO. 3457-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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-2 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:

Henry W. Underhill
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 19 92, the reference having been made in Minute Book 99 ~~XXXXXXXXXXXX~~ and recorded in full in Ordinance Book 41, at pages 198-199.

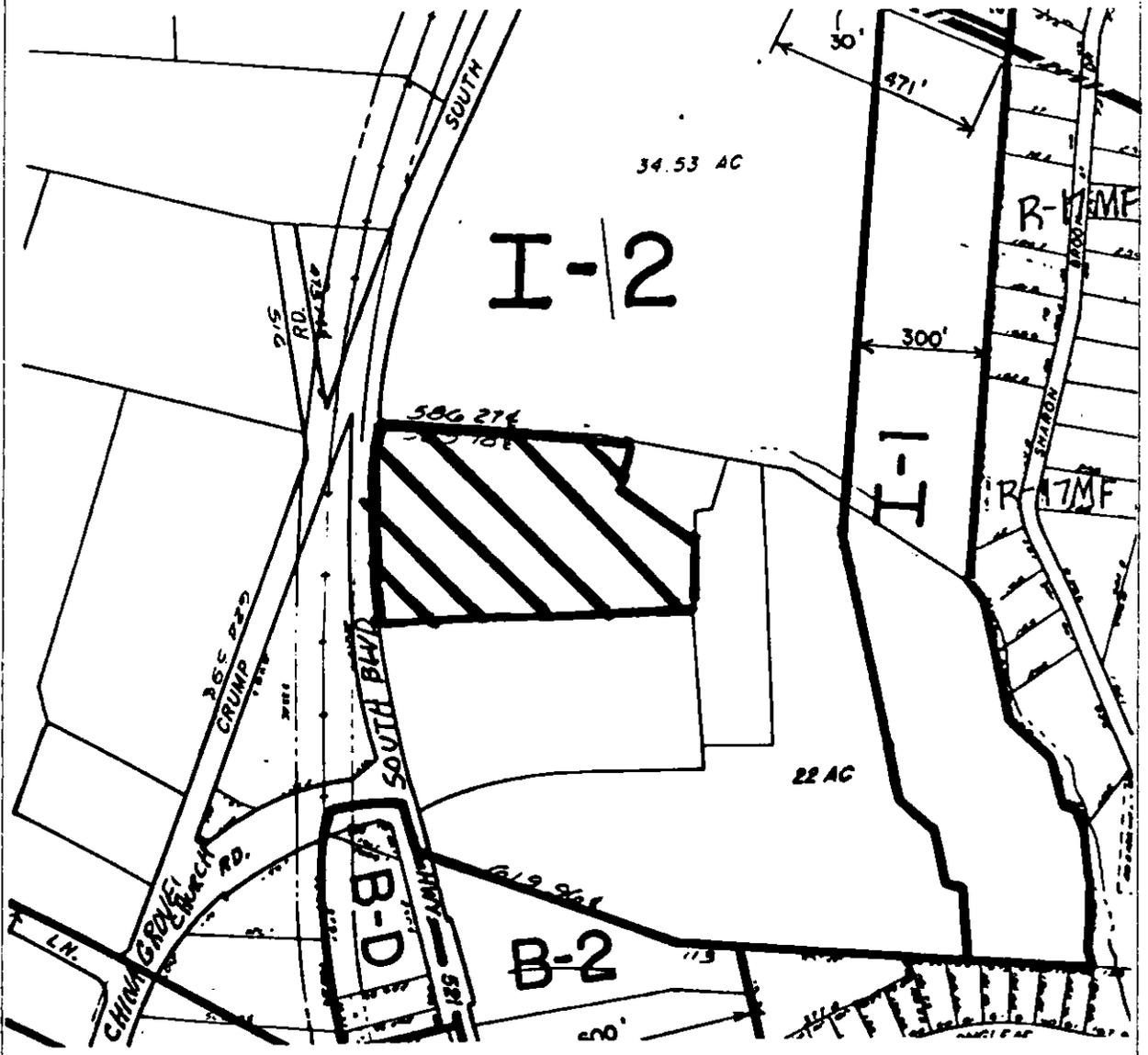
Brenda R. Freeze
City Clerk

PETITION NO.: 92-62 HEARING DATE: October 19, 1992

ZONING CLASSIFICATION, EXISTING: I-2

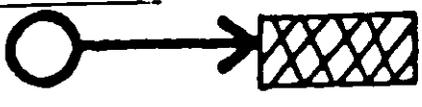
ZONING CLASSIFICATION, REQUESTED: I-1

LOCATION: A 5.28 acre site located on the east side of South Boulevard (U.S. 521)
north of China Grove Church Road.



ZONING MAP NO(s): 157

SCALE 1" = 400'



PROPERTY PROPOSED FOR CHANGE

APPROVED BY CITY COUNCIL

DATE November 16, 1992CITY CDPetition No. 92-63
The Daisy BasketORDINANCE NO. 3458-ZAN 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 0.55 acres located on the south side of Monroe Road west of Summey Road; 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, 1992; 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-2 to B-1(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.

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 1992, the reference having been made in Minute Book 99, and is recorded in full in Ordinance Book 41, at page(s) 200-201.

Brenda R. Freeze
City Clerk

8 / 19
OK

**BOUNDARY DESCRIPTION
THE DAISY BASKET**

BEGINNING at a point in the southerly right-of-way line of Monroe Road said point being the northeasterly corner of a lot described in Deed Book 4785, Page 15 of the Mecklenburg Public Registry and running thence; S. 22-42-00 W. 303.30 feet; thence N. 66-52-12 W. 79.85 feet; thence N. 22-41-20 E. 306.54 feet to the southerly right-of-way line of Monroe Road; thence with said right-of-way S. 64-33-00 E. 80.00 feet to the BEGINNING and containing approximately .55 acres.

APPROVED BY CITY COUNCIL

DATE November 16, 1992

CITY CD

Petition No. 92-65
University Research Park, Inc

ORDINANCE NO. 3459-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 7.24 acres located on the southwest corner of W.T. Harris Boulevard and Mallard Creek Road; 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 denial 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, 1992; 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-15(CD) to B-1(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.

APPROVED AS TO FORM:

Henry W. Underhill Jr
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 1992, the reference having been made in Minute Book 99, and is recorded in full in Ordinance Book 41, at page(s) 202-203.

Brenda R. Freeze
City Clerk

EXHIBIT A

Legal Description For Rezoning Petition No. 92-65

BEGINNING at a new iron pin in the northwesterly margin of the right-of-way of Mallard Creek Road (R/W varies), said iron pin marking the northeastern corner of the property conveyed to Branch Banking and Trust Company as the same is described in deed recorded in Deed Book 4626 at Page 609 in the Mecklenburg County Public Registry and lying N. 20-36-57 E. 87.79 feet from an existing concrete monument with N.C.G.S. Grid Coordinates N(Y): 575,019.6342 feet and E(X): 1,468,884.214 feet and a published designation "Newkirk", and running thence with the northeasterly property line of the aforesaid Branch Banking and Trust Company N. 27-18-18 W. 784.06 feet to an existing iron pin in the northeasterly property line of the property conveyed to Phoenix Mutual Life Insurance Company as the same is described in deed recorded in Deed Book 6025 at Page 697 in the aforesaid Public Registry; thence with the northeasterly property line of the aforesaid Phoenix Mutual Life Insurance Company property N. 07-18-55 E. 388.19 feet to an existing iron pin in the southwesterly margin of the right-of-way of W. T. Harris Boulevard West (R/W varies); thence with the southwesterly margin of the right-of-way of the aforesaid W. T. Harris Boulevard West three (3) calls and distances as follows: (1) in a southeasterly direction with the arc of a circular curve to the left, having a radius of 2,928.32 feet (chord bearing S. 41-33-02 E. and distance 454.67 feet), an arc distance of 455.12 feet to a point; (2) S. 44-19-07 E. 168.15 feet to a point; and (3) S. 49-09-54 E. 262.01 feet to an existing concrete monument; thence S. 07-42-45 W. 41.01 feet to an existing concrete monument in the northwesterly margin of the right-of-way of Mallard Creek Road; thence with the northwesterly margin of the right-of-way of the aforesaid Mallard Creek Road two (2) calls and distances as follows: (1) S. 54-11-29 W. 250.77 feet to a point; and (2) S. 38-31-17 W. 257.89 feet to a new iron pin, the point or place of Beginning, containing 7.242 acres (315,470 square feet), all as shown on survey prepared by R. B. Pharr & Associates, dated April 22, 1992, reference to which survey is hereby made for a more particular description of the property.

JCO/clg/1356

APPROVED BY CITY COUNCIL
DATE November 16, 1992

CITY ZONE CHANGE

Petition No. 92-66
Consolidated Pipe & Supply Co., Inc.

ORDINANCE NO. 3460-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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 to I-2 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:

Henry W. Underhill, Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 19 92, the reference having been made in Minute Book 99, at page XXXXXXXXXXXXXXXXXXXX and recorded in full in Ordinance Book 41, Pages 204-205.

Brenda R. Freeze
City Clerk

PETITIONER: Consolidated Pipe and Supply Co., Inc.

PETITION NO.: 92-66

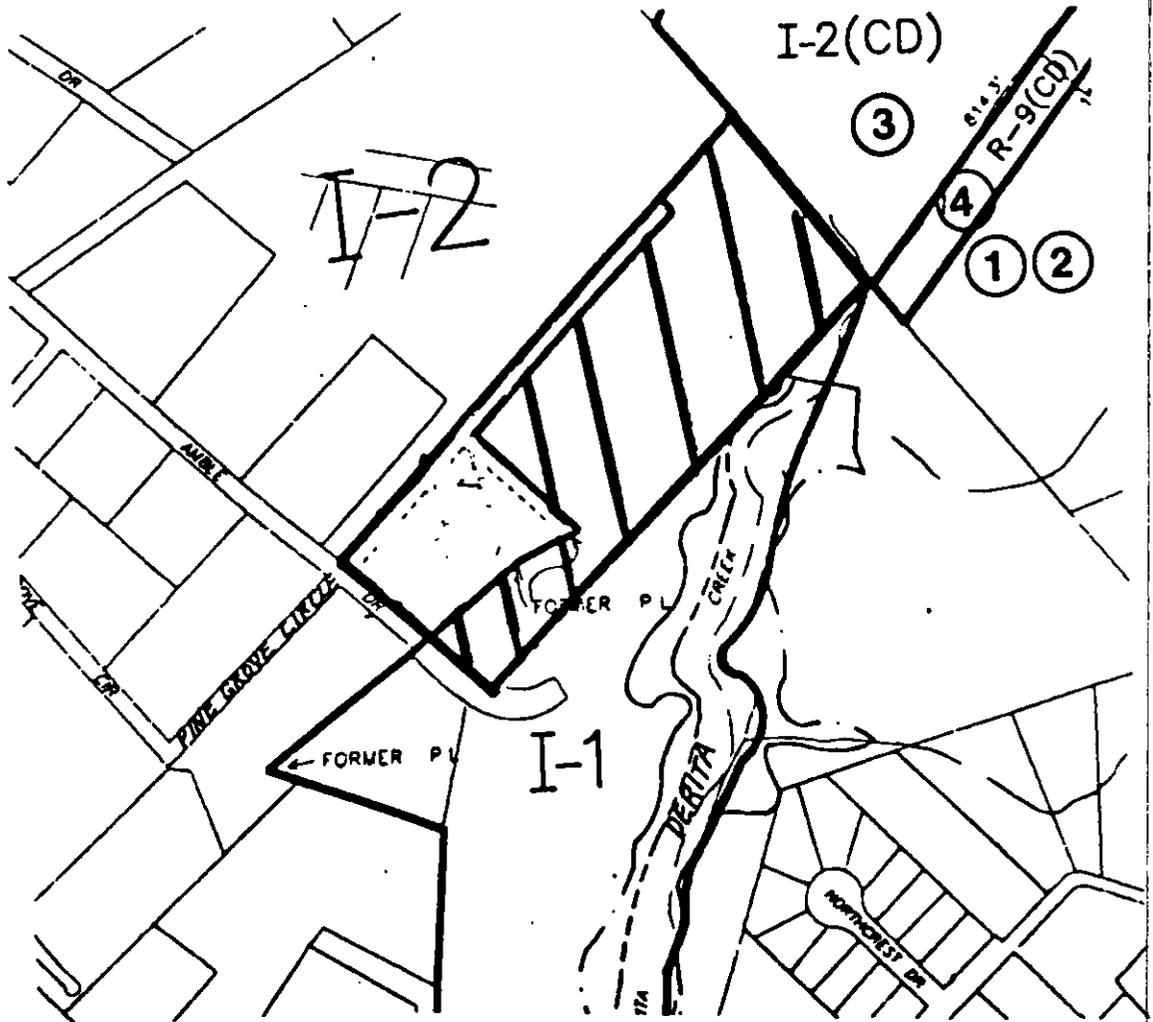
HEARING DATE: October 19, 1992

ZONING CLASSIFICATION, EXISTING: I-1

ZONING CLASSIFICATION, REQUESTED: I-2

LOCATION: An 8.20 acre site located off North Graham Street on Amble Drive at Pine Grove Circle.

November 16, 1992
Ordinance Book 41, Page 205



ZONING MAP NO(s): 78

SCALE 1" = 400'



PROPERTY PROPOSED FOR CHANGE