

CITY ZONE CHANGE
APPROVED BY
CITY COUNCIL
ORDINANCE #3677-Z
SEP 17 2007

Petition No. 2007-071
Petitioner: *Victory Christian Center*

ZONING REGULATIONS

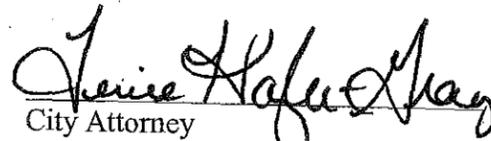
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from B-1 (PED) to INST (PED) on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of September, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 54-55.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of October, 2007.


Brenda R. Freeze, CMC, City Clerk

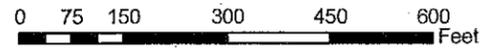
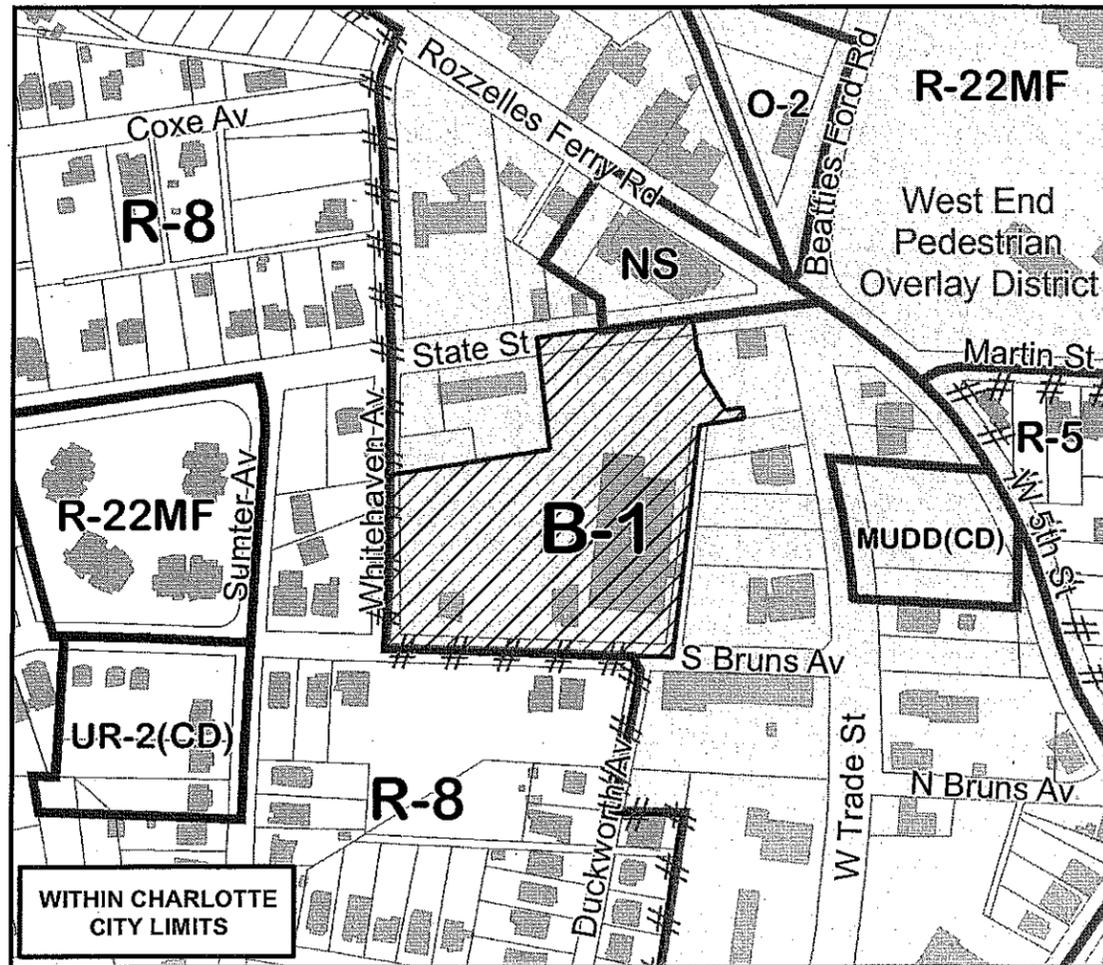
Petition #: **2007-071**

Petitioner: Victory Christian Center

Zoning Classification (Existing): B-1 (PED)
(Neighborhood Business, Pedestrian Overlay District)

Zoning Classification (Requested): INST (PED)
(Institutional, Pedestrian Overlay District)

Acres & Location : Approximately 3.20 acres located on the northeast corner of S Bruns Avenue and Whitehaven Avenue.



Zoning Map #(s) **88**

Map Produced by the
Charlotte-Mecklenburg Planning Department
03-27-2007

	Requested INST (PED) from B-1 (PED)
	Existing Building Footprints
	Existing Zoning Boundaries
	Charlotte City Limits
	Pedestrian Overlay District
	FEMA flood plain
	Watershed
	Lakes and Ponds
	Creeks and Streams

~~CITY ZONE CHANGE~~
ATTN:
CITY COUNCIL.

Petition No. 2007-083
Petitioner: *Greenhawk Partners, LLC*

SEP 17 2007
ORDINANCE #3678-Z

ZONING REGULATIONS

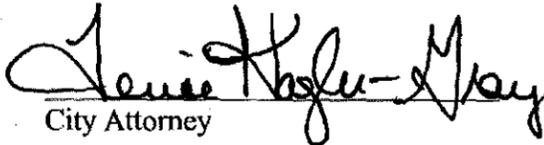
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-2 to TOD-M on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of September, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 56-57.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of October, 2007.


Brenda R. Freeze, CMC, City Clerk

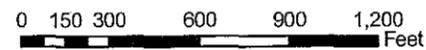
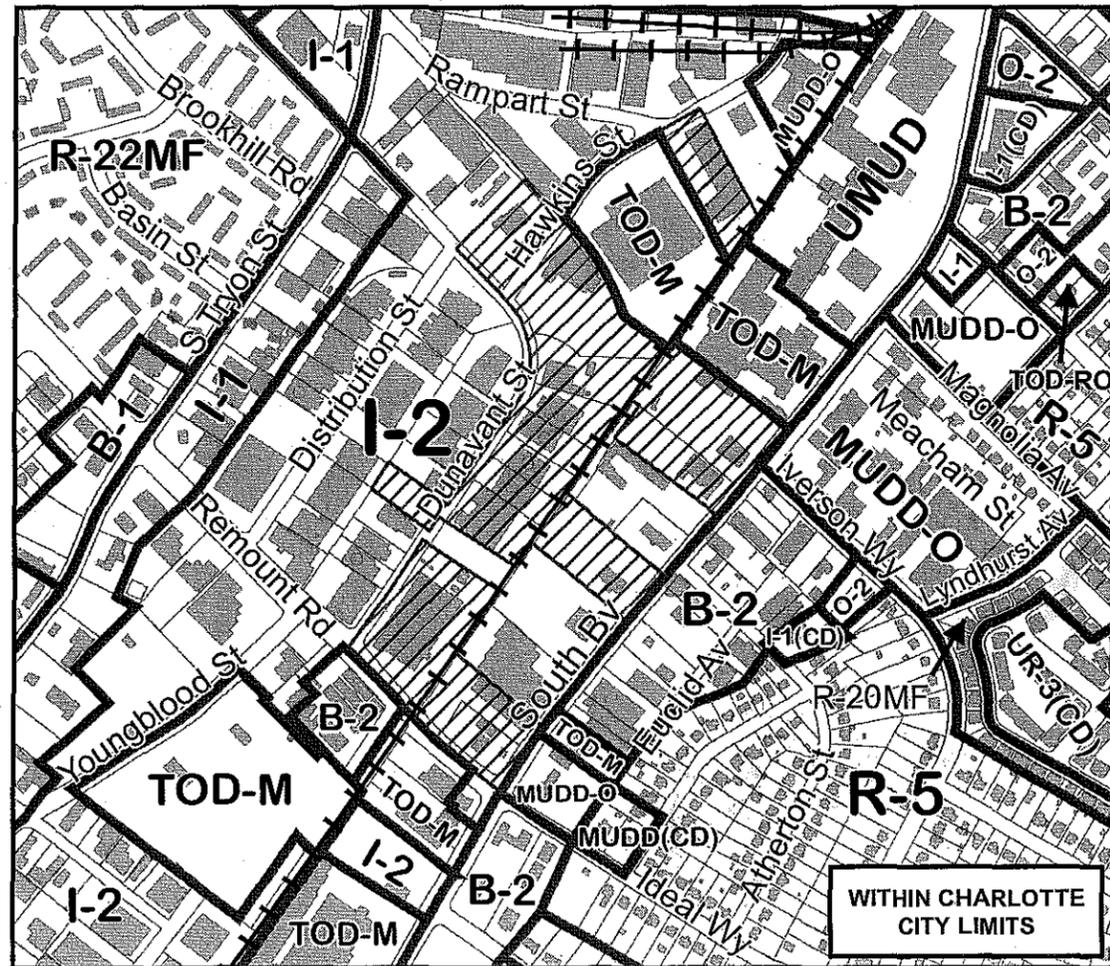
Petition #: **2007-083**

Petitioner: Greenhawk Partners, LLC

Zoning Classification (Existing): I-2
(General Industrial)

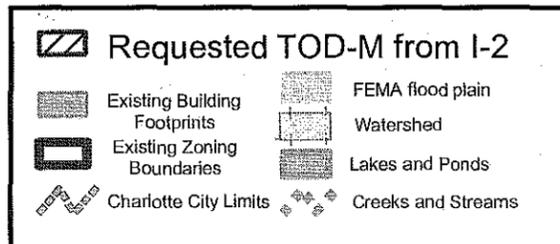
Zoning Classification (Requested): TOD-M
(Transit Oriented Development, Mixed-Use)

Acreege & Location : Approximately 24.49 acres located on both sides of Dunavant Street and on the west side of South Boulevard, north of Remount Road.
Also, one parcel at the intersection of Rampart St and Hawkins Street.



Zoning Map #(s) **110**

Map Produced by the
Charlotte-Mecklenburg Planning Department
06-06-2007



CITY ZONE CHANGE

Petition No. 2007-084
Petitioner: *Pastor Karen W. Woods*

APPROVED BY
CITY COUNCIL

ORDINANCE #3679-Z 2007
SEP 17 2007

ZONING REGULATIONS

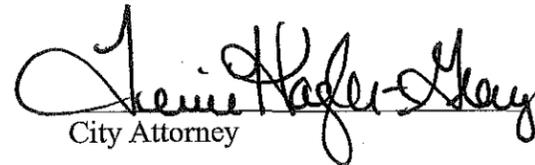
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-3 to I-1 on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of September, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 58-59.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of October, 2007.


Brenda R. Freeze, CMC, City Clerk

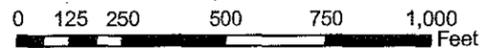
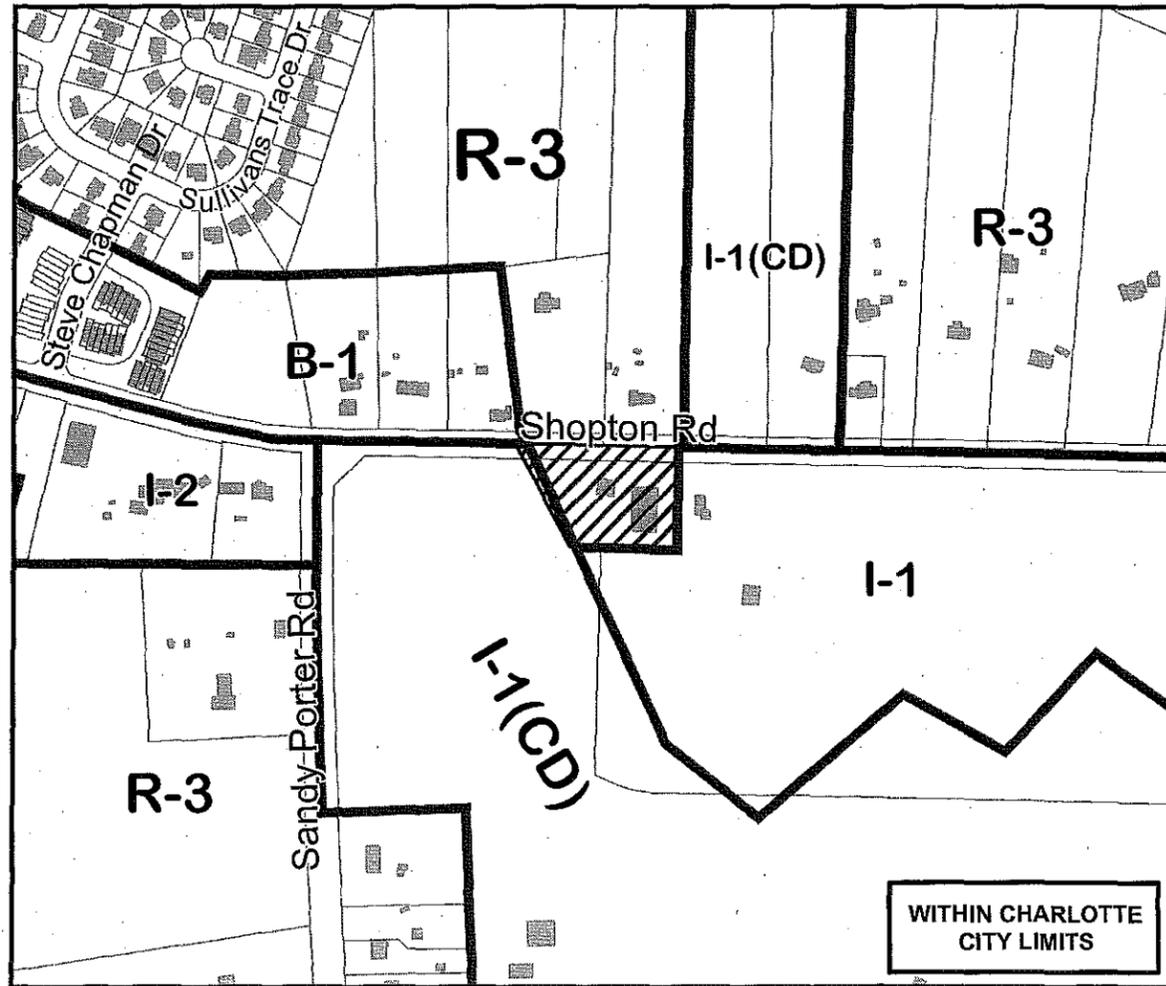
Petition #: **2007-084**

Petitioner: Pastor Karen W. Woods

Zoning Classification (Existing): R-3
(Single-Family Residential, up to 3 dwelling units per acre)

Zoning Classification (Requested): I-1
(Light Industrial)

Acreage & Location : Approximately 1.90 acres located on the south side
of Shopton Road east of Sandy Porter Road.



Zoning Map #(s) **128**

Map Produced by the
Charlotte-Mecklenburg Planning Department
04-16-2007

	Requested R-3 from I-1
	Existing Building Footprints
	Existing Zoning Boundaries
	Charlotte City Limits
	FEMA flood plain
	Watershed
	Lakes and Ponds
	Creeks and Streams

**CITY ZONE CHANGE
APPROVED BY
CITY COUNCIL**

SEP 17 2007

Petition No. 2007-086
Petitioner: *Merrifield Partners, LLC*

ORDINANCE #3680-Z

ZONING REGULATIONS

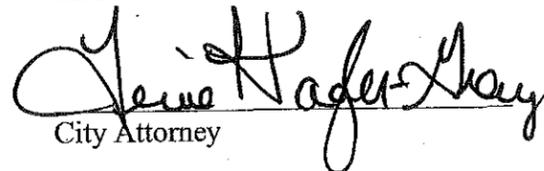
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-2 to TOD-M on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of September, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 60-61.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of October, 2007.


Brenda R. Freeze, CMC, City Clerk

APPROVED BY
CITY COUNCIL

SEP 17 2007

Petition No.2007-089

Petitioner: *Issa Rafidi & Mark Bass*

ORDINANCE #3681-Z
AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING
ORDINANCE.

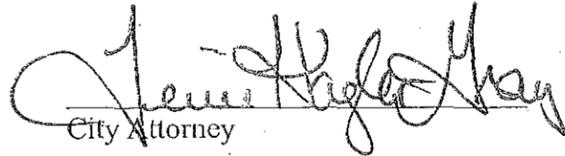
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-5 to R-8(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of September, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 62-63.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of October, 2007.


Brenda R. Freeze, CMC, City Clerk

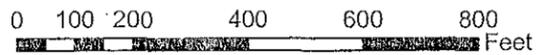
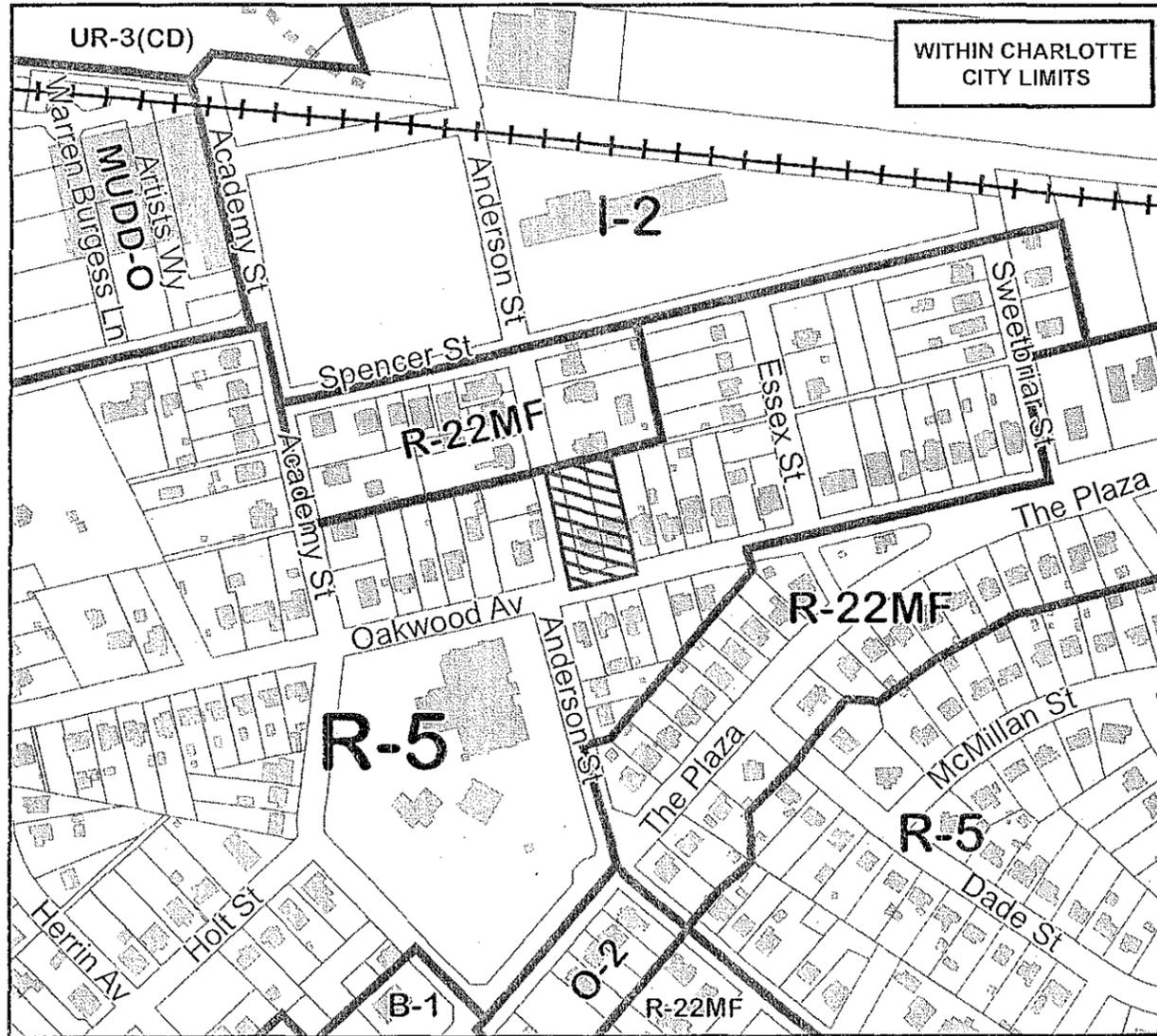
Petition #: **2007-089**

Petitioner: Issa Rafidi & Mark Bass

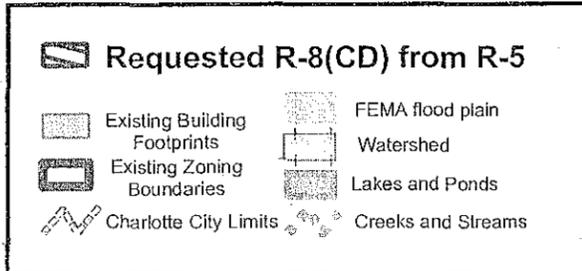
Zoning Classification (Existing): R-5
(Single-Family Residential, up to 5 dwelling units per acre)

Zoning Classification (Requested): R-8(CD)
(Single-Family Residential, up to 8 dwelling units per acre, Conditional)

Acreage & Location : Approximately 0.45 acres located on the northeast corner of Oakwood Avenue and Anderson Street.



Zoning Map #(s) **89**



APPROVED BY
CITY COUNCIL

SEP 17 2007

Petition No.2007-091
Petitioner: *Lat Purser & Associates, Inc.*

ORDINANCE #3682-Z
AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING
ORDINANCE.

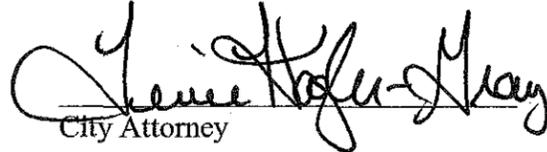
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from NS to MUDD-O.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of September, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 64-65.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of October, 2007.


Brenda R. Freeze, CMC, City Clerk

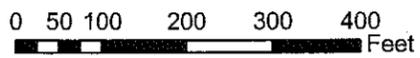
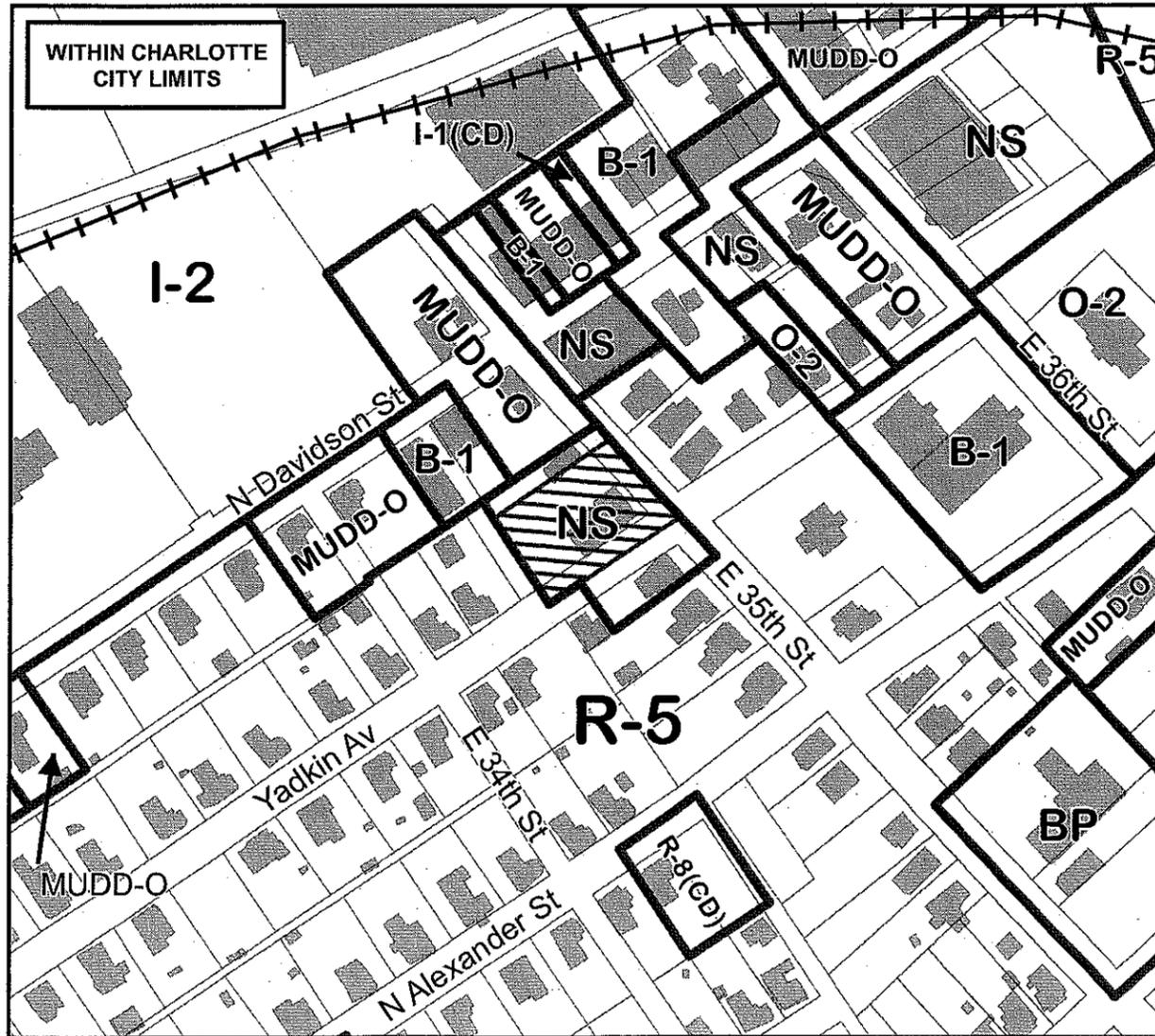
Petition #: **2007-091**

Petitioner: Lat Purser & Associates, Inc.

Zoning Classification (Existing): NS
(Neighborhood Services)

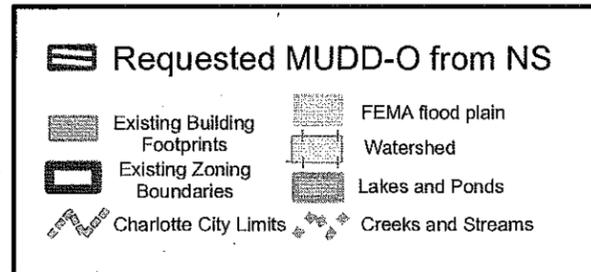
Zoning Classification (Requested): MUDD-O
(Mixed-Use Development District, Optional)

Acreage & Location : Approximately 0.36 acres located on the southwest corner of E 35th Street and Yadkin Avenue.



Zoning Map #(s) **89**

Map Produced by the
Charlotte-Mecklenburg Planning Department
04-23-2007



APPROVED BY
CITY COUNCIL.

SEP 17 2007

Petition No.2007-092
Petitioner: *Meeting Street Companies*

ORDINANCE NO. 3683-Z

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

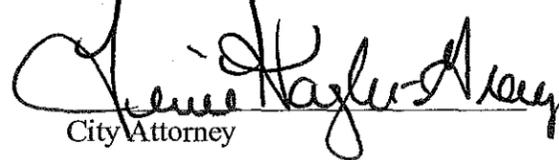
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 to UR-2(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, Deputy 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 17th day of September, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 66-67.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of March, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

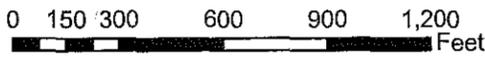
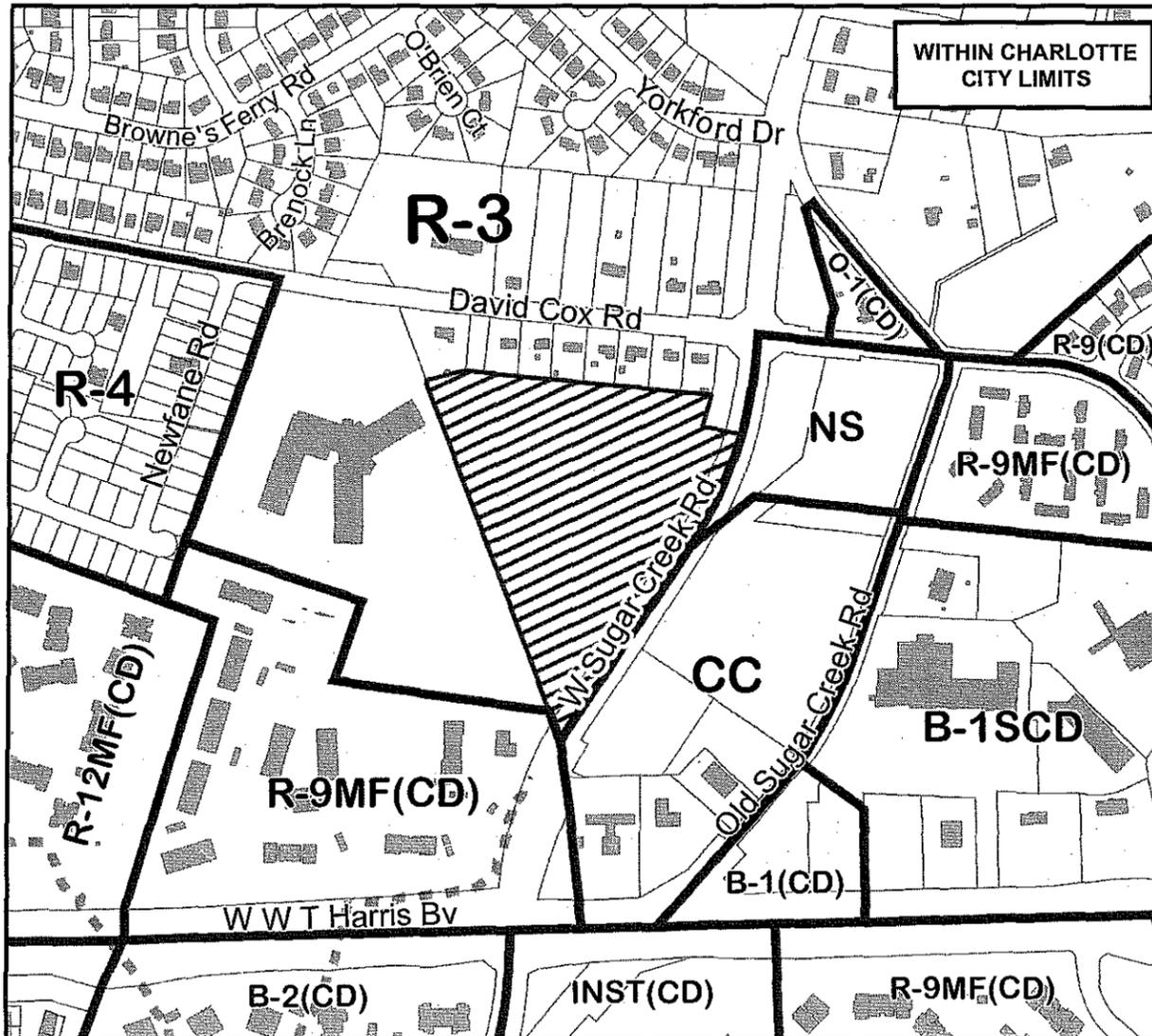
Petition #: **2007-092**

Petitioner: Meeting Street Companies

Zoning Classification (Existing): R-3
(Single-Family Residential, up to 3 dwelling units per acre)

Zoning Classification (Requested): UR-2(CD)
(Urban Residential, Conditional)

Acreage & Location : Approximately 11.98 acres located on the west side of W Sugar Creek Road between W W T Harris Boulevard and David Cox Road.



Zoning Map #(s) **52**

	Requested UR-2(CD) from R-3
	Existing Building Footprints
	FEMA flood plain
	Existing Zoning Boundaries
	Watershed
	Charlotte City Limits
	Lakes and Ponds
	Creeks and Streams

APPROVED BY
CITY COUNCIL.

SEP 17 2007

Petition No. 2007-094
Petitioner: *Beatties Ford Road Retail Investors, LLC*

ORDINANCE NO. 3684-Z

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

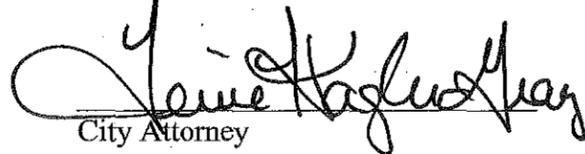
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-1(CD) to B-1(CD) SPA.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

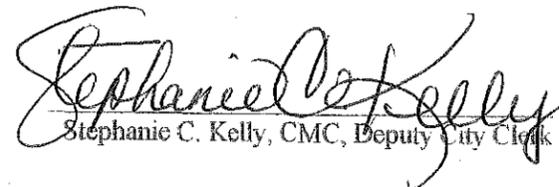
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, Deputy 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 17th day of September, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 68-69.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of March, 2008.


Stephanie C. Kelly, CMC, Deputy City Clerk

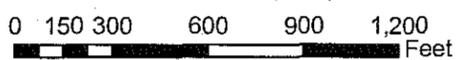
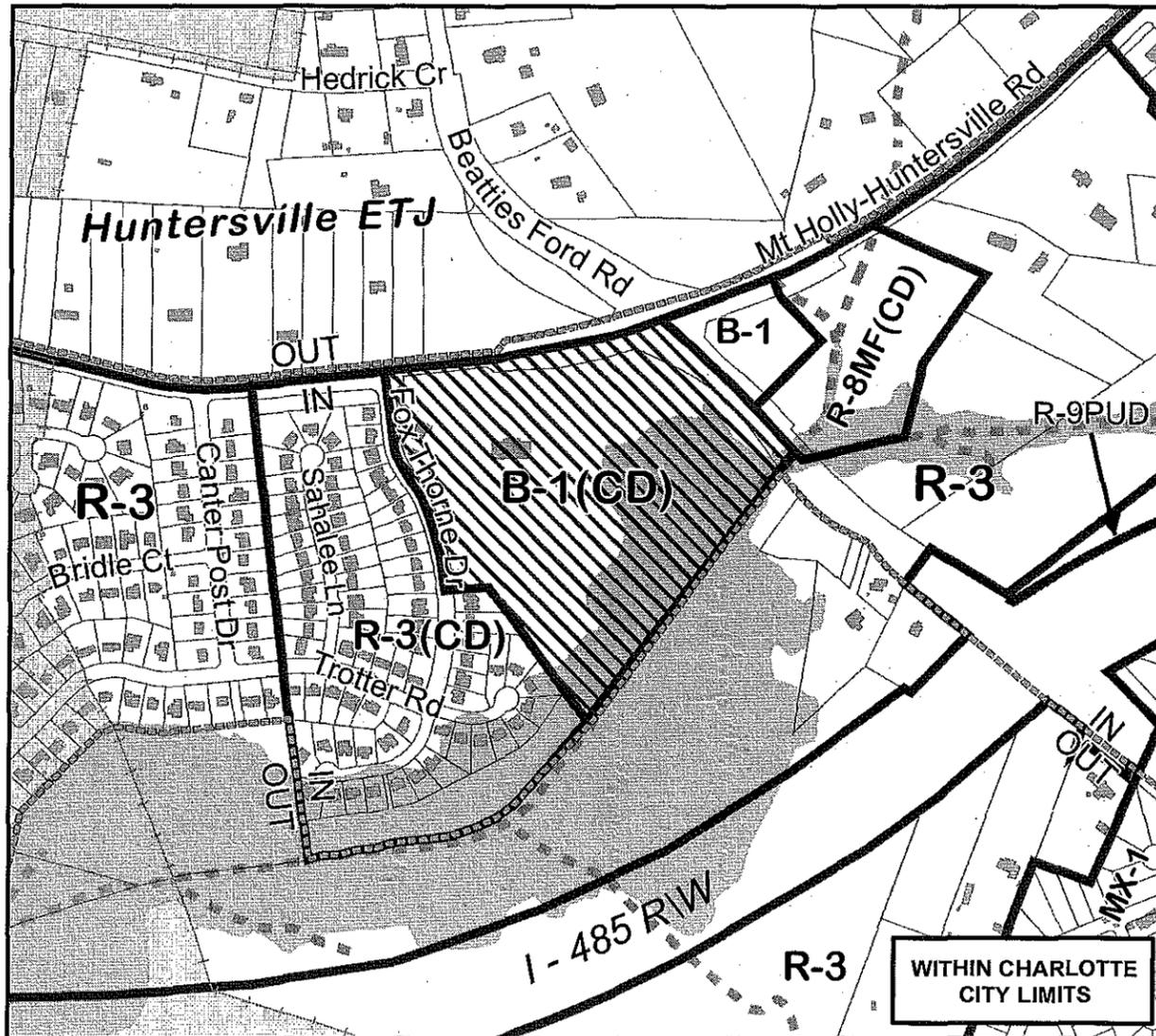
Petition #: **2007-094**

Petitioner: Beatties Ford Road Retail Investors LLC

Zoning Classification (Existing): B-1(CD)
(Neighborhood Business, Conditional)

Zoning Classification (Requested): B-1(CD) S.P.A.
(Neighborhood Business, Conditional, Site Plan Amendment)

Acreeage & Location : Approximately 19.63 acres located on the southwest corner
of Beatties Ford Road and Mt-Holly Huntersville Road.



Zoning Map #(s) **45**

	Requested B-1(CD) S.P.A. from B-1(CD)
	Existing Building Footprints
	FEMA flood plain
	Existing Zoning Boundaries
	Watershed
	Lakes and Ponds
	Creeks and Streams
	Charlotte City Limits

Petition No.2007-095
Petitioner: *Harris, Murr and Vermillion, LLC*

APPROVED BY
CITY COUNCIL
SEP 17 2007

ORDINANCE #3685-Z

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

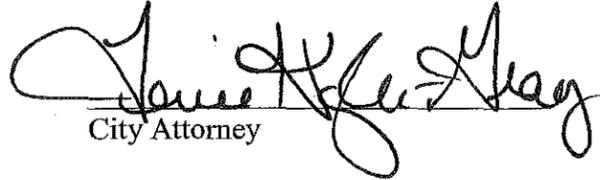
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-1(CD) and R-12MF to NS.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of September, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 70-71.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of October, 2007.


Brenda R. Freeze, CMC, City Clerk

Petition #: **2007-095**

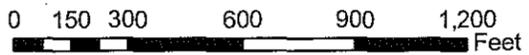
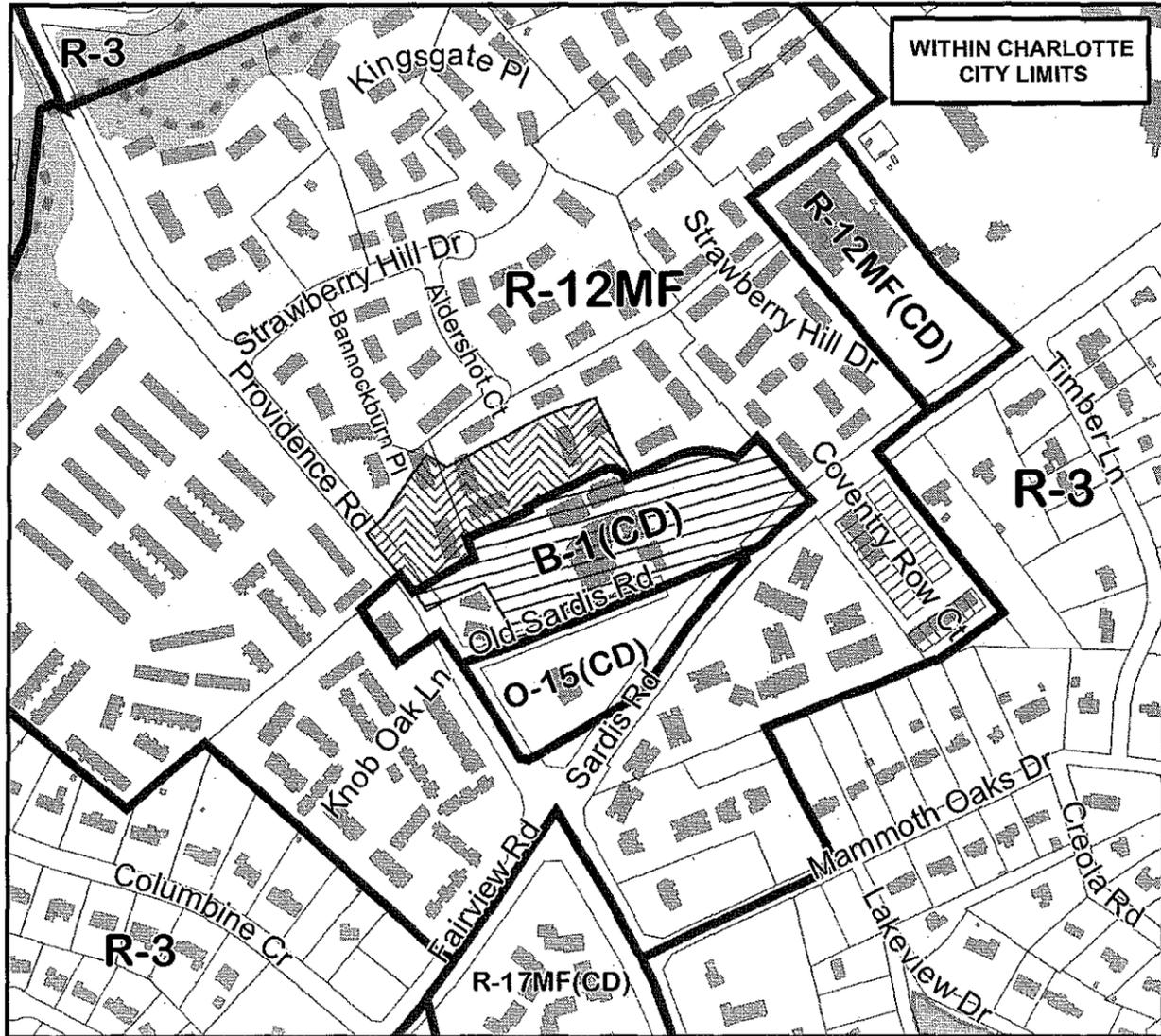
Petitioner: Harris, Murr and Vermillion, LLC

Zoning Classification (Existing): B-1(CD) and R-12MF

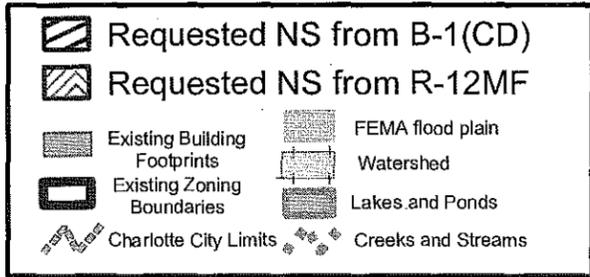
(Neighborhood Business, Conditional and Multi-Family Residential, up to 12 dwelling units per acre)

Zoning Classification (Requested): NS
(Neighborhood Services)

Acreege & Location : Approximately 9.42 acres located on the north side of
Old Sardis Road and the east side of Providence Road.



Zoning Map #(s) **136**



Petition No. 2007-096
Petitioner: *Rhein-Medall Communities*

APPROVED BY
CITY COUNCIL
SEP 17 2007

ORDINANCE #3686-Z

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

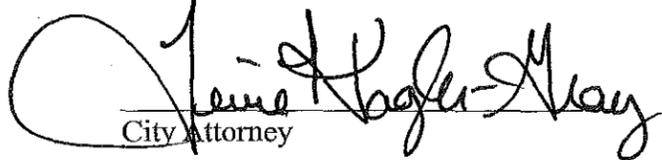
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from MX-2(LLWCA) and R-5(LLWCA) to MX-1(LLWCA).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of September, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 72-73.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of October, 2007.


Brenda R. Freeze, CMC, City Clerk

Petition #: **2007-096**

Petitioner: Rhein-Medall Communities

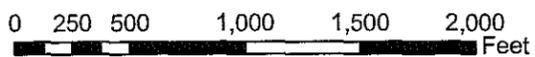
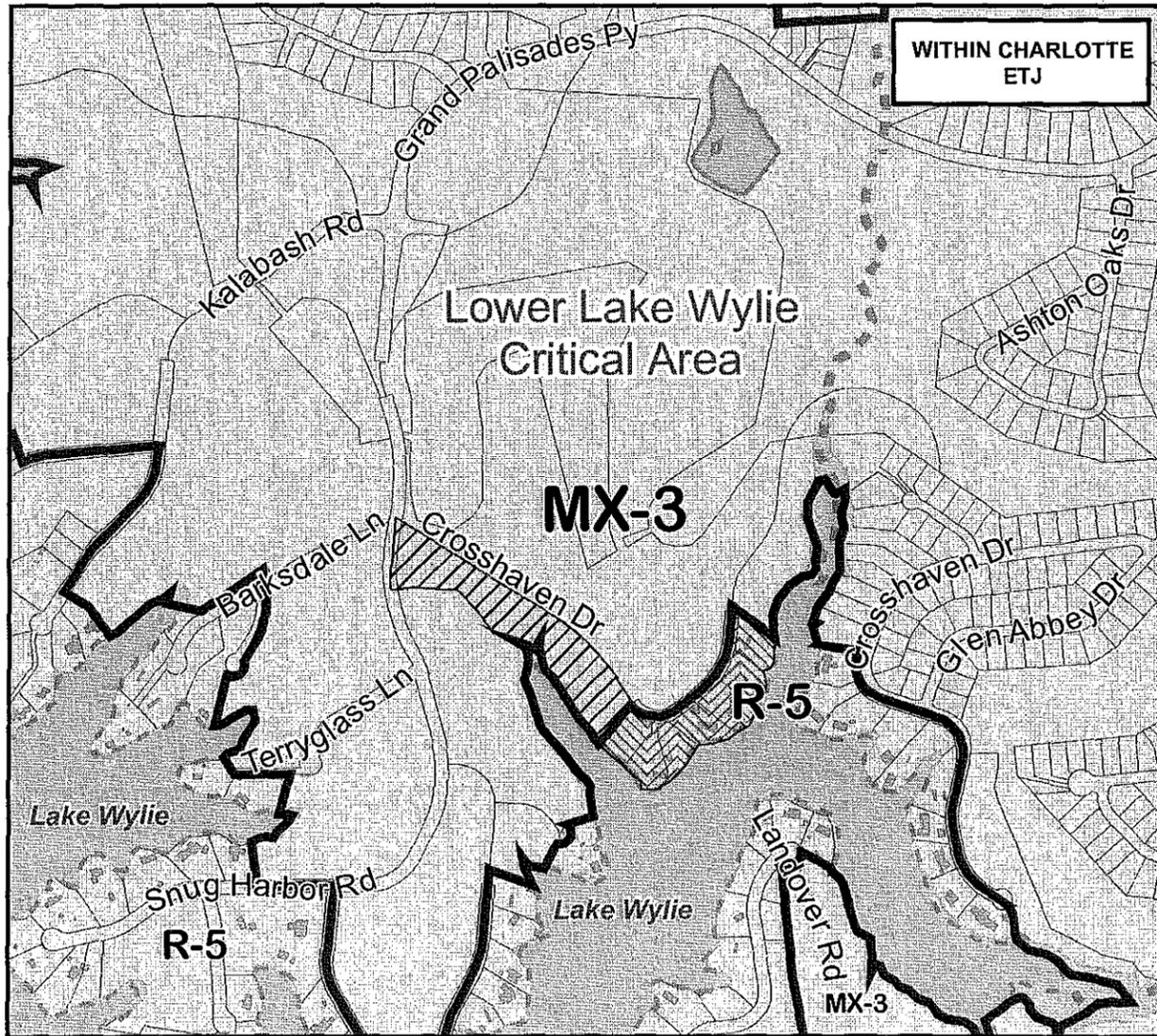
Zoning Classification (Existing): MX-3 (LLWCA) and R-5 (LLWCA)

(Mixed-Use Residential/Retail, Conditional, Lower Lake Wylie Critical Area and
 Single-Family Residential, up to 5 dwelling units per acre, Lower Lake Wylie Critical Area)

Zoning Classification (Requested): MX-1 (LLWCA)

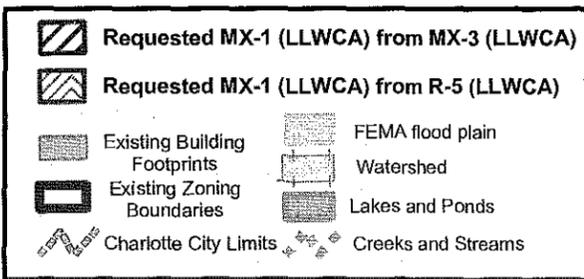
(Mixed-Use Residential, Conditional, Lower Lake Wylie Critical Area)

Acreeage & Location : Approximately 10.35 acres located on the south side
 of Crosshaven Drive, east of Snug Harbor Road.



Zoning Map #(s) **173**

Map Produced by the
 Charlotte-Mecklenburg Planning Department
 04-24-2007



CITY ZONE CHANGE
APPROVED BY
CITY COUNCIL.
ORDINANCE #3687-Z
SEP 17 2007

Petition No. 2007-097
Petitioner: *Colonial Realty*
Limited Partnership

ZONING REGULATIONS

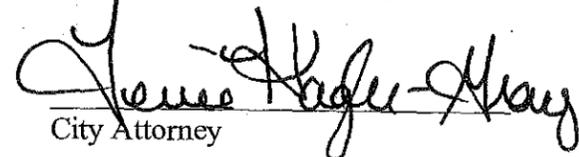
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-2 to TOD-M on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of September, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 74-75.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of October, 2007.


Brenda R. Freeze, CMC, City Clerk

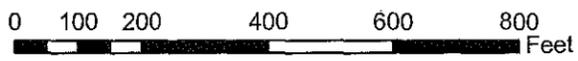
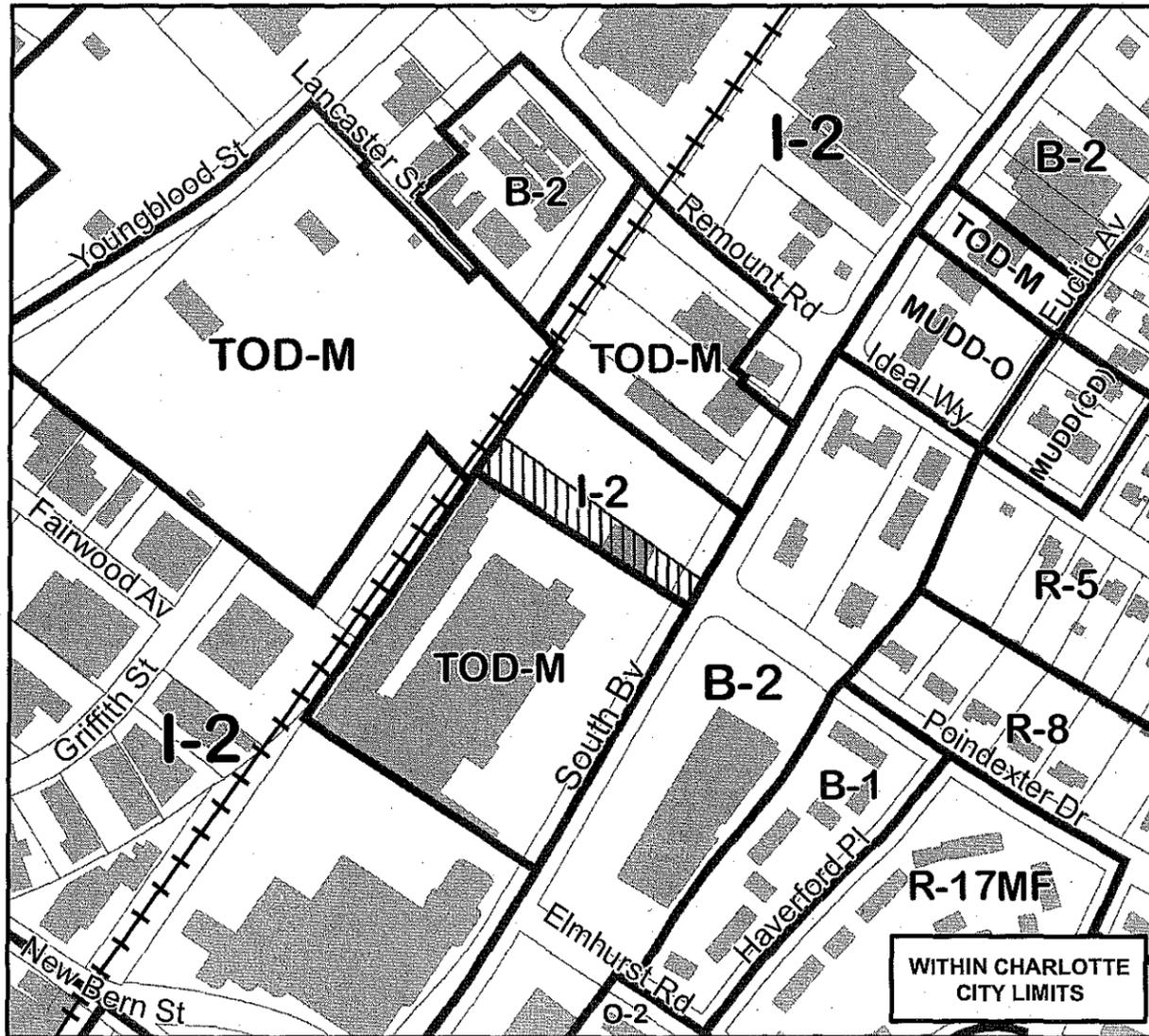
Petition #: **2007-097**

Petitioner: Colonial Realty Limited Partnership

Zoning Classification (Existing): I-2
 (General Industrial)

Zoning Classification (Requested): TOD-M
 (Transit Oriented Development, Mixed-Use)

Acreage & Location : Approximately 0.65 acres located on the west side of South Boulevard at the intersection of Poindexter Drive.



Zoning Map #(s) **110**

Map Produced by the
 Charlotte-Mecklenburg Planning Department
 04-24-2007

	Requested TOD-M from I-2		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

APPROVED BY
CITY COUNCIL

SEP 17 2007

Petition No.2007-098
Petitioner: *Etalon, LLC*

ORDINANCE #3688-Z

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. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 to MX-2.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of September, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 76-77.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of October, 2007.


Brenda R. Freeze, CMC, City Clerk

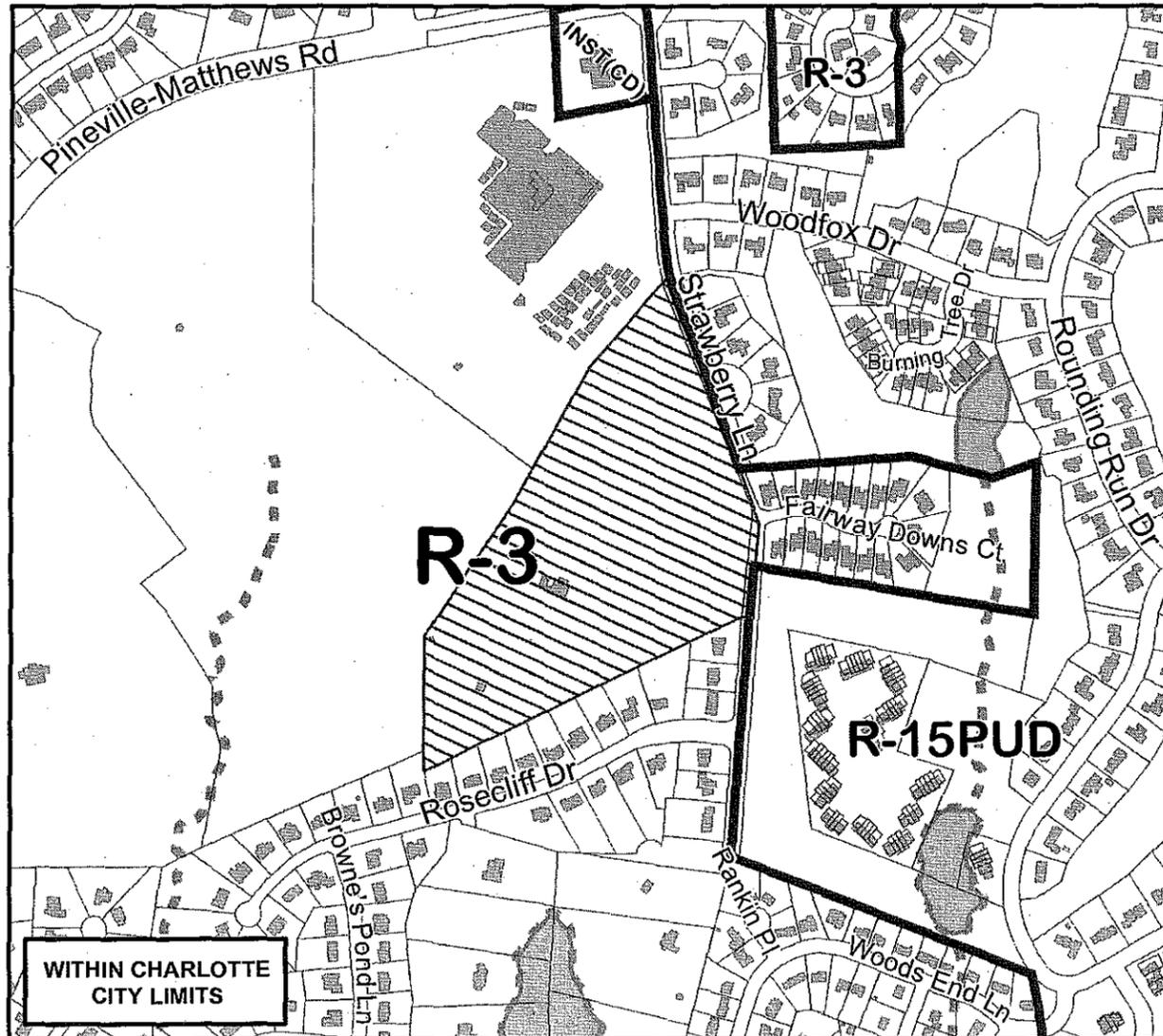
Petition #: **2007-098**

Petitioner: Etalon, LLC

Zoning Classification (Existing): R-3
(Single-Family Residential, up to 3 dwelling units per acre)

Zoning Classification (Requested): MX-2
(Mixed-Use Residential/Retail, Conditional)

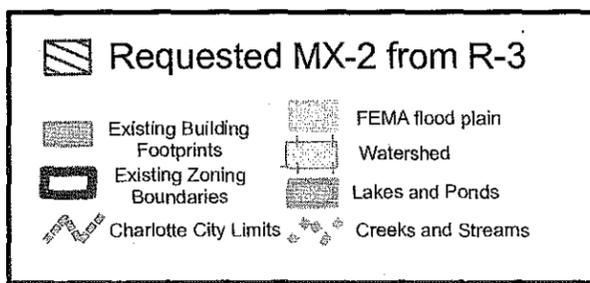
Acreage & Location : Approximately 24.59 acres located on the west side of
Strawberry Lane between Woodfox Drive and Rosecliff Drive.



WITHIN CHARLOTTE
CITY LIMITS

0 200 400 800 1,200 1,600
Feet

Zoning Map #(s) **166**



APPROVED BY
CITY COUNCIL

SEP 17 2007

Petition No. 2007-100
Petitioner: University Research Park

ORDINANCE #3689

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

ORDINANCE NO.

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:

A. CHAPTER 9: GENERAL DISTRICTS

1. PART 9: RESEARCH DISTRICTS

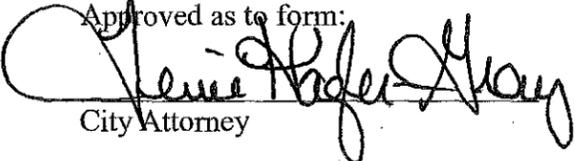
- a. Amend Section 9.602, "Research Districts: Uses Permitted by right" to add elementary and secondary schools as a permitted use.

2. PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS

- a. Amend Table 9.101, "Table of Uses" by adding an "X" on the Sheets labeled "Institutional and Research Districts" in the row titled, "Elementary and Secondary Schools" under each category: RE-1, RE-2, and RE-3.

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

Approved as to form:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of September, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 78.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of October, 2007.


Brenda R. Freeze, CMC, City Clerk

Petition No. 2007-102
Petitioner: Charlotte-Mecklenburg Planning Commission

**APPROVED BY
CITY COUNCIL**

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

ORDINANCE #3690

SEP 17 2007

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:

A. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 2: Off-Street Parking and Loading

a. Amend Section 12.206, "Location of required parking", subsection (3) by distinguishing development requirements for 1) single-family dwellings and duplexes, 2) triplex, quadraplex, multi-family, and planned multi-family residential dwellings, and 3) all other uses. This amendment will place the requirements in a table format. The subsection is also re-titled. The text shall read as follows:

(3) Development Standards for Off-street Parking, Driveways, and Garages

Table 12.206(3) Development Standards for Off-Street Parking, Driveways, and Garages

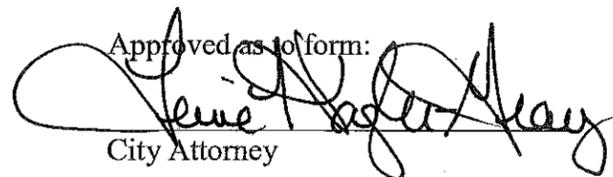
Development Standard	Single-family & duplexes on individual lots	Triplex, Quadraplex, Multi-Family & Planned Multi-Family	All Other Uses
Parking in Setback, Side Yards, and Right-of-Way	Parking is allowed in the setback, but vehicles shall not block the sidewalk and shall be parked only on improved surfaces*. No parking is permitted in the right-of-way, except for parallel parking as approved by CDOT.	Parking of vehicles is not permitted within the required setback or required side yard that abuts a street on any lot, nor within 5' of any exterior lot line. No parking is permitted in the right-of-way, except for parallel parking as approved by CDOT.	Parking of vehicles is not permitted within required setback or required side yard that abuts a street on any lot, nor within 5' of any exterior lot line. No parking is permitted in the right-of-way, except for parallel parking as approved by CDOT.
Maneuvering space	N/A	The space between the required setback, side, or rear yard abutting a street may not be used as maneuvering space for parking/unparking of vehicles.	The space between the required setback, side, or rear yard abutting a street may not be used as maneuvering space for parking/unparking of vehicles.

<p>Driveways and Parking Pads</p>	<p>Driveways and parking pads shall have a minimum length of 20', measured from the back of the sidewalk, or back of the right-of-way, whichever is greater. Driveways can be installed across the required setback and yard areas, and shall be as nearly perpendicular to the street right-of-way as possible. Driveways and parking pads shall be improved*. Individual driveways or shared driveways shall have a maximum width at any one point of 20'. <i>Driveways for individual garages may be used to meet a portion of the required parking if they are a maximum of 20' wide and at least 20' in length.</i></p>	<p>Driveways and parking pads shall have a minimum length of 20', measured from the back of the sidewalk, or back of the right-of-way, whichever is greater. Driveways can be installed across the required setback and yard areas, and shall be as nearly perpendicular to the street right-of-way as possible. Driveways and parking pads shall be improved*. Individual driveways or shared driveways shall have a maximum width at any one point of 20'. <i>Driveways for individual garages may be used to meet a portion of the required parking if they are a maximum of 20' wide and at least 20' in length.</i></p>	<p>Driveways can be installed across the required setback and yard areas, and shall be as nearly perpendicular to the street right-of-way as possible.</p>
<p>Garages</p>	<p>Minimum setback of 20', or the district setback, whichever is greater. Setbacks are measured from the back of sidewalk or back of right-of-way, whichever is greater.</p>	<p>Minimum setback of 20', or the district setback, whichever is greater. Setbacks are measured from the back of sidewalk or back of right-of-way, whichever is greater.</p>	<p>N/A</p>

* For the purposes of this section, "improved" means surfaced with concrete, asphalt, gravel, or any other material commonly used for the parking of vehicles, but not including grass or dirt.

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

Approved as to form:



Jennie Hester May
City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17th day of September, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 79-80.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of October, 2007.



Brenda R. Freeze, CMC, City Clerk

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