ORDINANCE NO. 2207-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-1.

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:

CERTIFICATION

I, Nancy S. Gilbert, 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 16th day of December, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Pages 954-955.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of February, 2003.

Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2002-75
Petitioner: Centex Homes c/o Todd Harrison
Hearing Date: October 23, 2002
Zoning Classification (Existing): R-3
Zoning Classification (Requested): MX-1
Acreage & Location: Approximately 101.30 acres located on the south side of Rocky River Road across from John Russell Road
December 16, 2002
Ordinance Book 51, Page 956

CITY ZONE CHANGE

Petition No. 2002-123
Petitioner: DLT, LLC

ORDINANCE NO. 2208-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 as approximately 1.98 acres located at between Starita Road and Kendrick Avenue, east of Highland Avenue, (tax parcels 045-022-31,32, and 33) from R-4 to I-2 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:

[Signature]

City Attorney

CERTIFICATION

I, Nancy S. Gilbert, 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 16th day of December, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Pages 956-957.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of February, 2003.

[Signature]

Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2002-123
Petitioner: DLT, LLC
Hearing Date: November 18, 2002
Zoning Classification (Existing): R-4
Zoning Classification (Requested): I-2
Acreage & Location: Approximately 1.98 acres located between Kendrick Avenue and Starita Road, east of Highland Avenue.
CITY ZONE CHANGE

ORDINANCE NO. 2209-2

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 as approximately 5.83 acres located at the southeast corner of West Fourth Street and South Cedar Street, (tax parcels 073-281-03 and 04,073-281-05 and 06) from UR-3 to MUDD 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, Nancy S. Gilbert, 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 16th day of December, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Pages 958-959.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of February, 2003.

Nancy S. Gilbert, CMC, Deputy City Clerk
December 16, 2002
Ordinance Book 51, Page 959

Petition #: 2002-124
Petitioner: City of Charlotte
Hearing Date: November 18, 2002
Zoning Classification (Existing): UR-3
Zoning Classification (Requested): MUD

Area & Location: Approximately 5.83 located at the southeast corner of West Fourth Street and South Cedar Street.
ORDINANCE NO. 2210-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-22MF(CD) to R-22MF(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:

CERTIFICATION

I, Nancy S. Gilbert, 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 16th day of December, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Pages 960-961.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of February, 2003.

Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2002-125
Petitioner: The Mulvaney Group, LTD.
Hearing Date: November 18, 2002
Zoning Classification (Existing): R-22MF(CD)
Zoning Classification (Requested): R-22MF(CD) S.P.A.
Acreage & Location: Approximately 16.82 acres located on the south side of Ridge Road, west of Prosperity Church Road
ORDINANCE NO. 2211-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, R-12MF(CD), R-43MF and CC to CC.

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:

CERTIFICATION

I, Nancy S. Gilbert, 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 16th day of December, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Pages 962-963.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of February, 2003.

Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2002-127
Petitioner: Pinnacle Properties, LLC
Hearing Date: November 18, 2002
Zoning Classification (Existing): R-3, R-12MF(CD), R-43MF, CC
Zoning Classification (Requested): CC and CC Site Plan Amendment
Acreage & Location: Approximately 33 acres located between Interstate 85 (I-85) and Mallard Creek Church Road, north of North Tryon Street (U.S. Hwy 29)
ORDINANCE NO. 22 12-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 I-1(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:

CERTIFICATION

I, Nancy S. Gilbert, 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 16th day of December, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Pages 964-965.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of February, 2003.

Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2002-131
Petitioner: Childress Klein Properties
Hearing Date: November 18, 2002

Zoning Classification (Existing): R-3
Zoning Classification (Requested): I-1(CD)

Acreage & Location: Approximately 0.543 acres located on the west side of Reames Road, north of Northpark Boulevard
ORDINANCE NO. 2213-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-2 to MUDD(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, Nancy S. Gilbert, 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 16th day of December, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Pages 966-967.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of February, 2003.

Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2002-132
Petitioner: Richard C. Fuqua
Hearing Date: November 18, 2002
Zoning Classification (Existing): B-2
Zoning Classification (Requested): MUDD(CD)
Acreage & Location: Approximately 0.90 acres located between West Trade Street and West 5th Street, north of Bruns Avenue.
ORDINANCE NO. 2214-Z
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. Amend CHAPTER 9: GENERAL DISTRICTS, PART 4: URBAN RESIDENTIAL DISTRICTS, by adding a new section as follows:

   Section 9.406(7), Extensions into Building Setback. In addition to being permitted in urban open space areas, canopies, awnings, cornices and similar architectural accents are permitted on exterior building walls. Such features may be constructed of rigid or flexible material designed to complement the streetscape of the area. Any such facility may extend from the building up to one half of the width of the sidewalk area in front of the building or nine (9) feet, whichever is less. If this extension would reach into the public right-of-way, an encroachment agreement from the City or State is required. In no case may any such facility extend beyond the curb line of any public street, nor should it interfere with the growth or maintenance of street trees. A minimum overhead clearance of eight (8) feet from the sidewalk must be maintained.

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

Approved as to form:

[Signature]
City Attorney
December 16, 2002
Ordinance Book 51, Page 969

CERTIFICATION

I, Nancy S. Gilbert, 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 16th day of December, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Pages 968-969.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 26th day of February, 2003.

[Signature]

Nancy S. Gilbert, CMC, Deputy City Clerk
December 16, 2002  
Ordinance Book 51, Page 970

Petition No. 2002-136
Petitioner: Corinthian International, Inc.

ORDINANCE NO. 2215-2

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-15PUD 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:

[Signature]
City Attorney

CERTIFICATION

I, Nancy S. Gilbert, 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 16th day of December, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Pages 970-971.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of February, 2003.

[Signature]
Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2002-136
Petitioner: Corinthian International, Inc./Corinthian Properties
Hearing Date: November 18, 2002
Zoning Classification (Existing): R-15 PUD
Zoning Classification (Requested): UR-2(CD)
Acreage & Location: Approximately 4.35 acres located at the southwest corner of Pineville-Matthews Road (U.S. Highway 51) and Raintree Lane

Charlotte-Mecklenburg Planning Commission
December 16, 2002
Ordinance Book 51, Page 972

Petition No. 2002-103
Petitioner: APS Investments, LLC

ORDINANCE NO. 2216-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 CC.

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:

[Signature]
City Attorney

CERTIFICATION

I, Nancy S. Gilbert, 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 16th day of December, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Pages 972-973.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of February, 2003.

[Nancy S. Gilbert, CMC, Deputy City Clerk]
Petition #: 2002-103
Petitioner: APS Investments, LLC
Hearing Date: September 17, 2002
Zoning Classification (Existing): R-3
Zoning Classification (Requested): CC
Acreage & Location: Approximately 9.6 acres located on the southeast corner of Interstate 485 and Rocky River Road bounded by the Mecklenburg County Line to the east.

Charlotte-Mecklenburg Planning Commission
December 16, 2002
Ordinance Book 51, Page 974

Petition No. 2002-092
Petitioner: Richard Vinroot

ORDINANCE NO. 2217-2

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 O-1(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:

[Signature]
City Attorney

CERTIFICATION

I, Nancy S. Gilbert, 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 16th day of December, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Pages 974-975.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of February, 2003.

[Signature]
Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2002-83
Petitioner: Richard Vinroot
Hearing Date: December 16, 2002
Zoning Classification (Existing): R-5
Zoning Classification (Requested): O-1(CD)
Acreage & Location: Approximately 0.52 acres located between North Brevard Street and Faison Avenue, north of North Davidson Street

Charlotte-Mecklenburg Planning Commission