ORDNANCE NO. 2517-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 O-1(CD) to B-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 February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 685-686.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of February, 2004.

\[Signature\]
Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2003-003
Petitioner: Dianikes Grier and George Fields
Zoning Classification (Existing): O-1(CD) (Office, Conditional)
Zoning Classification (Requested): B-1(CD) (Neighborhood, Business, Conditional)

Acreage & Location: Approximately 7.96 acres located on the south side of Hampton Church Road, east of North Tryon Street.

Zoning Map #s: 71

Map Produced by the Charlotte-Mecklenburg Planning Commission
11-10-2003
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-4 to R-5(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.

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 February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 687-688.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of February, 2004.

Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2003-92
Petitioner: Hughie and Hazel Barnette

Zoning Classification (Existing): R-4
(Single-family Residential, up to 4 dwelling units per acre)

Zoning Classification (Requested): R-5 (CD)
(Single-family Residential, up to 5 dwelling units per acre, Conditional)

Acreage & Location: Approximately 16.03 acres located on the south side of David Cox Road, east of Cleve Brown Road

Zoning Map #(s): 52

Map Produced by the Charlotte-Mecklenburg Planning Commission
12-22-2003
February 16, 2004  Ordinance Book 52, Page 689

Petition No. 2003-094
Petitioner: Raymond L. and Deborah Krzyzaniak

ORDINANCE NO. 2519-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 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 February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 689-690.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of February, 2004.

[Signature]
Nancy S. Gilbert, CMC, Deputy City Clerk
February 16, 2004, Ordinance Book 52, Page 690

Petition #: 2003-94

Petitioner: Raymond Krzyzaniak

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

Zoning Classification (Requested): O-1CD
  (Office, Conditional)

Acreage & Location: Approximately 1.76 acres located on the southeast intersection of Monroe Road and Rama Road.

Zoning Map #s: 123

Map Produced by the Charlotte-Mecklenburg Planning Commission 7-10-2003
ORDINANCE NO. 2520-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 18 acres located on the north and south sides of Central Avenue, between Louise and Clement Avenues, west of Pecan Avenue from I-2 to B-2 and 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, 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 February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 691-692.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of February, 2004.

Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: **2003-110**

Petitioner: **The Charlotte-Mecklenburg Planning Commission**

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

Zoning Classification (Requested):  **B-2**  
(General Business)  
and  **I-1**  
(Light Industrial)

Acreage & Location: Approximately 18 acres located on the north and south sides of Central Avenue, between Louise Avenue and Clement Avenue and west of Pecan Avenue.
Ordinance Book 52, Page 693

February 16, 2004

Petition No. 2003-111
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. 2521-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, B-2, I-2, MUDD-O, O-2 and O-6(CD) to B-1, B-2, I-2, MUDD-O, O-2 and O-6(CD) Plaza-Central Pedestrian Overlay.

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 February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 693-694.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of February, 2004.

Nancy S. Gilbert, CMC, Deputy City Clerk
Petition No. 2003-113
Petitioner: Speedway Motorsports, Inc,

ORDINANCE NO. 2522-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 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 February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 695-696.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of February, 2004.

[Signature]
Nancy S. Gilbert, CMC, Deputy City Clerk
Petitioner: Speedway Motorsports, Inc.

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

Zoning Classification (Requested): O-1(CD)
(Office, Conditional)

Acreage & Location: Approximately 65.87 acres located on the south side of North Tryon (U.S. 29), east of Pavilion Boulevard
ORDINANCE NO. 2523-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 3.1 acres located at 44221 Youngblood Road by the intersection of Youngblood Road and York Road from B-2(CD) to R-3 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 February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 697-698.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of February, 2004.

[Signature]
Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2004-002
Petitioner: Craft Development, LLC

Zoning Classification (Existing): B-2(CD)
(General Business, Conditional)

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

Acreage & Location: Approximately 3.1 acres located at 14221 Youngblood Road, by the intersection of Youngblood Road and York Road

Map Produced by the Charlotte-Mecklenburg Planning Commission 10-29-2003

Requested R-3 from B-2(CD)
February 16, 2004 Ordinance Book 52, Page 699

Petition No. 2004-003
Petitioner: Angie Richardson

ORDINANCE NO. 2524-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-8MF(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 February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 699-700.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of February, 2004.

Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2004-003
Petitioner: Angie Richardson
Zoning Classification (Existing): R-5
(Single-family Residential, up to 5 dwelling units per acre)
Zoning Classification (Requested): R-8MF(CD)
(Multi-family Residential, Conditional)
Acreage & Location: Approximately 0.33 acres located on the north side of N. Hoskins Road, east of Brookshire Boulevard
February 16, 2004  Ordinance Book 52, Page 701

Petition No. 2004-008
Petitioner: Quail Hollow Investment Group, Ltd.

ORDINANCE NO. 2525-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 O-1 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, 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 February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 701-702.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of February, 2004.

Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2004-008
Petitioner: Quail Hollow Investment Group, Ltd

Zoning Classification (Existing): O-1

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

Acreage & Location: Approximately 4.4 acres located on the northwest corner of Pineville-Mathews Road and Carmel Road

Zoning Map #(s) 167

Map Produced by the Charlotte-Mecklenburg Planning Commission 10-30-2003
Petition No. 2004-010
Petitioner: Dr. Ray Drury

ORDINANCE NO. 2526-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 O-I(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 February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 703-704.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of February, 2004.

[Signature]
Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2004-010
Petitioner: Dr. Ray Drury

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

Zoning Classification (Requested): O-1(CD)
(Office, Conditional)

Acreage & Location: Approximately 5 acres located between Old Plank Road and Brookshire Boulevard

Zoning Map #s: 62
Map Produced by the Charlotte-Mecklenburg Planning Commission 10-30-2003
Petitioner

Petitioner

ORDINANCE NO. 2527-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 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, 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 February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 705-706.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of February, 2004.

Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2004-012
Petitioner: Thomas M. Vance

Zoning Classification (Existing): R-5
   (Single-family Residential, up to 5 dwelling units per acre)
Zoning Classification (Requested): MUDD-O
   (Mixed Use Development District, Optional, Conditional)

Acreage & Location: Approximately 0.51 acres located on the northwest corner of Commonwealth Avenue and St. Julien Street.
February 16, 2004 Ordinance Book 52, Page 707

Petition No. 2004-013
Petitioner: CNSA Real Estate, LLC

ORDINANCE NO. 2528-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 O-6(CD) to MUDD-O.

Section 2. The development and use of the property hereby rezoned shall be governed by the predeterminated 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 February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Pages 707-708.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of February, 2004.

[Signature]
Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2004-013
Petitioner: CNSA Real Estate, LLC

Zoning Classification (Existing): O-6(CD)

Zoning Classification (Requested): MUDD-O

Acreage & Location: Approximately 3.36 acres located between Baldwin Avenue and Lillington Avenue, west of East Third Street
February 16, 2004  Ordinance Book 52, Page 709

Petition No. 2004-016
Petitioner:  Genesis Holdings, LLC

ORDINANCE NO.  2529-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-4SUP to INST(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 February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 709-710.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of February, 2004.

Nancy S. Gilbert, CMC, Deputy City Clerk
Petition #: 2004-016
Petitioner: Genesis Holdings, LLC

Zoning Classification (Existing): R-4 SUP
(Single-family Residential, up to 4 dwelling units per acre, Special Use Permit)

Zoning Classification (Requested): INST(CD) and termination of SUP
(Institutional, Conditional)

Acreage & Location: Approximately 3.1 acres located on the west side of West Sugar Creek Road, north of Cushman Street