ORDINANCE NO. 3816-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 TOD-M(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:

[Signature]
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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 386-387.

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

[Signature]
Stephanie C. Kelly, CMC, Deputy City Clerk
Petition #: 2006-154
Petitioner: Cram Holdings Group, LLC (Marcel Stark)

Zoning Classification (Existing): B-2
   (General Business)

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

Acreage & Location: Approximately 0.2 acres located on the west side of South Boulevard between Arlington Avenue and E Palmer Street.

Zoning Map #102
Map Produced by the Charlotte-Mecklenburg Planning Commission 06-28-2006
ORDINANCE NO. 3818-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 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:

[Signature]
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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 390-391.

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

[Signature]
Stephanie C. Kelly, CMC, Deputy City Clerk
Petition #: 2007-108
Petitioner: Jean M Harkey

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

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

Acreage & Location: Approximately 1.30 acres located on the east side of Rea Road between Colony Road and Chadwyck Farms Drive.
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 MUDD-O(PED) to MUDD-O SPA(PED).

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, 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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 392-393.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of September, 2008.
Petition #: I2007-110
Petitioner: Robert K Nixon

Zoning Classification (Existing): MUDD-O (PED)
(Mixed Use Development District, Optional, Pedestrian Overlay District)

Zoning Classification (Requested): MUDD-O S.P.A. (PED)
(Mixed Use Development District, Optional, Site Plan Amendment, Pedestrian Overlay District)

Acreage & Location: Approximately 0.19 acres located at the intersection of Pecan Avenue and Gordon Street.

Map Produced by the Charlotte-Mecklenburg Planning Department 06-20-2007
ORDINANCE NO. 3820-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(PED) to B-D(CD)PED-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:

[Signature]
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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 394-395.

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

[Signature]
Stephanie C. Kelly, CMC, Deputy City Clerk
Petition #: 2007-113
Petitioner: Budget Development Partners, LLC

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

Zoning Classification (Requested): B-D(CD) PED-O
(Distributive Business, Conditional, Pedestrian Overlay District, Optional)

Acreage & Location: Approximately 1.85 acres located on the south side of W Morehead Street, just west of I-77.
ORDINANCE NO. 3821-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-8 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, 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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 344-345.

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

[Signature]
Stephanie C. Kelly, CMC, Deputy City Clerk
Petition #: 2007-129
Petitioner: Robert T. Drakeford

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

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

Acreage & Location: Approximately 0.50 acre located on the southwest corner of Auten Street and Duckworth Avenue.

Requested UR-2(CD) from R-8
ORDINANCE NO. 3822

AN ORDINANCE AMENDING APPENDIX A
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:

A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: Definitions

a. Amend Section 2.201, "Definitions", to add a new definition for “valet parking service” in alphabetical order. The new definition shall read as follows:

Valet Parking Service.

A service or person who accepts temporary possession of a vehicle on the right-of-way or on private property, for the purpose of parking the vehicle for the operator or retrieving a parked vehicle and returning it to the operator, either on the right-of-way or on private property, regardless of whether a fee is charged.

B. CHAPTER 9: GENERAL DISTRICTS

1. PART 4: Urban Residential Districts.

a. Amend Section 9.407, "Urban Residential Districts; development standards for various uses" by adding a new subsection (6) to read as follows:

(6) Valet parking service standards for new construction and site reconfigurations permitted only in the UR-C zoning district.

If provided, a valet parking service (including drop-off areas, servicing areas, and parking areas) shall meet the following requirements:

(a) The valet parking service can be located in the
following areas:

1. For valet parking services that utilize the public right-of-way, the service may be located at the face of the existing curb of a street or thoroughfare as long as the existing curb line is not modified to provide an inset for the valet parking service or to reduce the width of the required sidewalk or planting strip.

2. On private property the valet parking service area shall be located to the side or rear of the structure or building, but shall not be located between the building and the street.

(b) The parking area for the valet parking service shall be incorporated into the parking lot or parking structure design, if provided.

(c) The valet parking service and associated structures shall not disrupt the flow of pedestrian and vehicular traffic.

(d) For valet parking services that are located on a public street or thoroughfare, or where the right-of-way is utilized by the service, a valet parking permit shall be obtained from the Charlotte Department of Transportation (CDOT). See the Charlotte Municipal Code, Article XII, “Valet Parking”, Sections 19.321 through 19.325 for permit information and criteria.

2. PART 5: Neighborhood Services District

a. Amend Section 11.508, “Development Standards of General Applicability” by adding a new subsection (1) that shall read as follows:

(1) Valet parking service standards for new construction and site reconfigurations.

If provided, a valet parking service (including drop-off areas, servicing areas, and the parking areas) shall meet the following requirements:

(a) The valet parking service can be located in the following areas:
1. For valet parking services that utilize the public right-of-way, the service may be located at the face of the existing curb of a street or thoroughfare as long as the existing curb line is not modified to provide an inset for the valet parking service or to reduce the width of the required sidewalk or planting strip.

2. On private property the valet parking service area shall be located to the side or rear of the structure or building, but shall not be located between the building and the street.

(b) The parking area for the valet parking service shall be incorporated into the parking lot or parking structure design, if provided.

(c) The valet parking service and associated structures shall not disrupt the flow of pedestrian and vehicular traffic.

(d) For valet parking services that are located on a public street or thoroughfare, or where the right-of-way is utilized by the service, a valet parking permit shall be obtained from the Charlotte Department of Transportation (CDOT). See the Charlotte Municipal Code, Article XII. "Valet Parking", Sections 19.321 through 19.325 for permit information and criteria.

3. PART 8.5: Mixed-Use Development District.

a. Amend Section 9.8506, “Mixed-Use Development District; urban design and development standards” by adding a new subsection (5) for valet parking standards. The new subsection shall read as follows:

(5) Valet parking service standards for new construction and site reconfigurations.

If provided, a valet parking service (including drop-off areas, servicing areas, and the parking areas) shall meet the following requirements:

(a) The valet parking service can be located in the following areas:

1. For valet parking services that utilize the public right-of-way, the service may be located at the face of the existing curb of a street or
thoroughfare as long as the existing curb line is not modified to provide an inset for the valet parking service or to reduce the width of the required sidewalk or planting strip.

2. On private property the valet parking service area shall be located to the side or rear of the structure or building, but shall not be located between the building and the street.

(b) The parking area for the valet parking service shall be incorporated into the parking lot or parking structure design, if provided.

(c) The valet parking service and associated structures shall not disrupt the flow of pedestrian and vehicular traffic.

(d) For valet parking services that are located on a public street or thoroughfare, or where the right-of-way is utilized by the service, a valet parking permit shall be obtained from the Charlotte Department of Transportation (CDOT). See the Charlotte Municipal Code, Article XII. “Valet Parking”, Sections 19.321 through 19.325 for permit information and criteria.

4. PART 9: Uptown Mixed Use District

a. Amend Section 9.905, “Uptown Mixed Use District; area, yard and height regulations” by modifying subsection (2) to add that fences are also prohibited from locating in the required setback. Also modify the text language to reduce unnecessary references. The revised subsection shall read as follows:

(2) Minimum setback: All new buildings or uses shall be 12 feet from the back of existing or proposed curb, or greater if required by a City Council adopted streetscape plan or the Charlotte Tree Ordinance. As a minimum, a 6-foot wide sidewalk along with a 6-foot planting strip is required along all streets unless otherwise specified by a City Council approved streetscape plan. However, if new construction incorporates an existing structure and such incorporation of the existing structure necessitates a reduction of the minimum setback from the 12-foot requirement, then the 12-foot minimum setback may be reduced as necessitated because of the incorporation of the existing structure into the new structure but under no circumstances shall the setback of any portion of the new structure be less than 8 feet from the back of the curb.
In addition all transformer vaults, utility structures, air vents, backflow preventers, fences, or any other similar devices, which may obstruct the sidewalk, must be behind the 12-foot setback in order to leave the sidewalk clear for pedestrian circulation, with one exception for temporary fences. Temporary fencing shall be permitted in the setback around outdoor seating areas used for consumption of food and beverages, as long as adequate pedestrian circulation is maintained.

No doors shall be allowed to swing into the setback except emergency exit doors.

For the purposes of this section, the setback applies to all street frontages, not just to the street toward which the structure is oriented. The intent of this requirement is to assure the provision of adequate sidewalk and planting strips in all cases.

b. Amend Section 9.906, “Uptown Mixed Use District; urban design and development standards” by adding a new subsection (10) that sets requirements if a valet parking service is provided. The new subsection shall read as follows:

(10) Valet parking service standards for new construction and site reconfigurations.

If provided, a valet parking service (including drop-off areas, servicing areas, and the parking areas) shall meet the following requirements:

(a) The valet parking service can be located in the following areas:

1. For valet parking services that utilize the public right-of-way, the service may be located at the face of the existing curb of a street or thoroughfare as long as the existing curb line is not modified to provide an inset for the valet parking service or to reduce the width of the required sidewalk or planting strip.

2. On private property the valet parking service area shall be located to the side or rear of the structure or building, but shall not be located between the building and the street.

(b) The parking area for the valet parking service shall be incorporated into the parking lot or parking structure design, if provided.
(c) The valet parking service and associated structures shall not disrupt the flow of pedestrian and vehicular traffic.

(d) For valet parking services that are located on a public street or thoroughfare, or where the right-of-way is utilized by the service, a valet parking permit shall be obtained from the Charlotte Department of Transportation (CDOT). See the Charlotte Municipal Code, Article XII. “Valet Parking”, Sections 19.321 through 19.325 for permit information and criteria.

5. PART 12: Transit Oriented Development Districts

a. Amend Section 9.1209, “Urban Design Standards” by adding a new subsection (9) for valet parking standards. The new subsection shall read as follows:

(9) Valet parking service standards for new construction and site reconfigurations.

If provided, a valet parking service (including drop-off areas, servicing areas, and the parking areas) shall meet the following requirements:

(a) The valet parking service can be located in the following areas:

1. For valet parking services that utilize the public right-of-way, the service may be located at the face of the existing curb of a street or thoroughfare as long as the existing curb line is not modified to provide an inset for the valet parking service or to reduce the width of the required sidewalk or planting strip.

2. On private property the valet parking service area shall be located to the side or rear of the structure or building, but shall not be located between the building and the street.

(b) The parking area for the valet parking service shall be incorporated into the parking lot or parking structure design, if provided.

(c) The valet parking service and associated structures shall not disrupt the flow of pedestrian and vehicular traffic.
(d) For valet parking services that are located on a public street or thoroughfare, or where the right-of-way is utilized by the service, a valet parking permit shall be obtained from the Charlotte Department of Transportation (CDOT). See the Charlotte Municipal Code, Article XII. “Valet Parking”, Sections 19.321 through 19.325 for permit information and criteria.

C. CHAPTER 10: OVERLAY DISTRICTS

1. PART 8: Pedestrian Overlay District

a. Amend Section 10.804, “Urban design standards”, subsection (1), “Design Standards”, subsection (g), “Valet Parking Standards” by deleting the entire section (g) and replacing it with refined valet parking service standards as follows:

(1) The valet parking service can be located in the following areas:

a. For valet parking services that utilize the public right-of-way, the service may be located at the back of the existing curb of a street or thoroughfare as long as the existing curb line is not modified to provide an inset for the valet parking service or to reduce the width of the required sidewalk or planting strip.

b. On private property the valet parking service area shall be located to the side or rear of the structure or building, but shall not be located between the building and the street.

(2) The parking area for the valet parking service shall be incorporated into the parking lot or parking structure design, if provided.

(3) The valet parking service and associated structures shall not disrupt the flow of pedestrian and vehicular traffic.

(4) For valet parking services that are located on a public street or thoroughfare, or where the right-of-way is utilized by the service, a valet parking permit shall be obtained from the Charlotte Department of Transportation (CDOT). See the Charlotte Municipal Code, Article XII. “Valet Parking”, Sections 19.321 through 19.325 for permit information and criteria.
2. PART 9: Transit Supportive Overlay District.

a. Amend Section 10.908, "Urban design standards", by adding a new subsection (9) for valet parking standards. The new subsection shall read as follows:

(10) Valet parking service standards for new construction and site reconfigurations.

If provided, a valet parking service (including drop-off areas, servicing areas, and the parking areas) shall meet the following requirements:

(a) The valet parking service can be located in the following areas:

1. For valet parking services that utilize the public right-of-way, the service may be located at the face of the existing curb of a street or thoroughfare as long as the existing curb line is not modified to provide an inset for the valet parking service or to reduce the width of the required sidewalk or planting strip.

2. On private property the valet parking service area shall be located to the side or rear of the structure or building, but shall not be located between the building and the street.

(b) The parking area for the valet parking service shall be incorporated into the parking lot or parking structure design, if provided.

(c) The valet parking service and associated structures shall not disrupt the flow of pedestrian and vehicular traffic.

(d) For valet parking services that are located on a public street or thoroughfare, or where the right-of-way is utilized by the service, a valet parking permit shall be obtained from the Charlotte Department of Transportation (CDOT). See the Charlotte Municipal Code, Article XII. "Valet Parking", Sections 19.321 through 19.325 for permit information and criteria.
Section 2. That this ordinance shall become effective upon its adoption.

Approved as to form:

(Signed)

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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 398-399h.

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

(Signed)

Stephanie C. Kelly, CMC, Deputy City Clerk
ORDINANCE NO. 3823-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 1-2 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:

[Signature]
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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 400-401.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28th day of April, 2008.

[Signature]
Stephanie C. Kelly, CMC, Deputy City Clerk
Petition #: 2007-144
Petitioner: BBC Development, LLC

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

Zoning Classification (Requested): MUD(CD)
(Mixed-Use Development District, Conditional)

Acreage & Location: Approximately 0.71 acres located on the southwest corner of N Davidson Street and Anderson Street.
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 TOD-MO.

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, 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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 402-403.

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 #: 2007-146
Petitioner: Matthew J. Badal

Zoning Classification (Existing): B-2
(General Business)

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

Acreage & Location: Approximately 0.13 acres located on the east side of S Mint Street between W Park Avenue and Westwood Avenue.
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 4: Urban Residential Districts (UR-1, UR-2, UR-3, and UR-C)

   a. Amend Section 9.408, “Urban Residential Districts; off-street parking and loading standards” by adding a new subsection (7) requiring that new structured parking decks associated with residential development include controlled access for the residential parking component. The new subsection shall read as follows:

   (7) Structured parking decks and underground parking decks providing required parking for residential dwelling units, in the UR-2, UR-3, or UR-C zoning districts, shall meet the following requirements:

   (a) Residential developments, including mixed-use or multi-use developments with a residential component, shall provide security for residents by controlling vehicular and pedestrian access to structured or underground parking areas designated for residential parking.

   (b) Controlled gate locations are subject to the approval of CDOT.

2. PART 8.5, MIXED USE DEVELOPMENT DISTRICT

   a. Amend Section 9.8507, “Mixed Use Development District; parking and loading standards” by adding a new subsection (8) requiring that new structured parking decks associated with residential development include controlled access for the residential parking component. The new subsection shall read as follows:

   (8) Structured parking decks and underground parking decks providing required parking for residential dwelling units, in the MUDD zoning district, shall meet the following requirements:
(a) Residential developments, including mixed-use or multi-use developments with a residential component, shall provide security for residents by controlling vehicular and pedestrian access to structured or underground parking areas designated for residential parking.

(b) Controlled gate locations are subject to the approval of CDOT.

3. PART 9: UPTOWN MIXED USE DISTRICT

a. Amend Section 9.907, “Uptown Mixed Use District; parking and loading standards”, subsection (1), “Parking standards”, by adding a new subsection (j) that would require new structured parking decks associated with residential development to include controlled access for the residential parking component. The new subsection shall read as follows:

(j) Structured parking decks and underground parking decks providing required parking for residential dwelling units, in the UMUD zoning districts, shall meet the following requirements:

(a) Residential developments, including mixed-use or multi-use developments with a residential component, shall provide security for residents by controlling vehicular and pedestrian access to structured or underground parking areas designated for residential parking.

(b) Controlled gate locations are subject to the approval of CDOT.

4. PART 12: TRANSIT ORIENTED DEVELOPMENT DISTRICTS.

a. Amend Section 9.1208, “Development Standards”, subsection (6)(l) by adding a new subsection (5) that would require new structured parking decks associated with residential development to include controlled access for the residential parking component. The new subsection shall read as follows:

(5) Structured parking decks and underground parking decks providing required parking for residential dwelling units, in all the TOD zoning districts, shall meet the following requirements:

(a) Residential developments, including mixed-use or multi-use developments with a residential component, shall provide security for residents by controlling vehicular and pedestrian access to structured or underground parking areas designated for residential parking.
February 18, 2008
Ordinance Book 55, Page 406

(b) Controlled gate locations are subject to the approval of CDOT.

B. CHAPTER 10, OVERLAY DISTRICTS

1. PART 9, Transit Supportive Overlay District

   a. Amend Section 10.907, “Development Standards”, subsection (6), “Parking Standards”, subsection (l) by adding a new subsection “5” that would require new structured parking decks associated with residential development to include controlled access for the residential parking component. The new subsection shall read as follows:

   5. Structured parking decks and underground parking decks providing required parking for residential dwelling units, in the TS zoning district, shall meet the following requirements:

      (a) Residential developments, including mixed-use or multi-use developments with a residential component, shall provide security for residents by controlling vehicular and pedestrian access to structured or underground parking areas designated for residential parking.

      (b) Controlled gate locations are subject to the approval of CDOT.

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

Approved as to form:

[Signature]
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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 404-406.

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

[Signature]
Stephanie C. Kelly, CMC, Deputy City Clerk
CITY ZONE CHANGE

APPROVED BY
CITY COUNCIL
ORDINANCE NO. 3826-Z
FEB 18 2008

Petition No. 2008-001
Petitioner: Northlake Pavillion, LLC

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 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, 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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 407-408.

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 #: 2008-001
Petitioner: Northlake Pavilion LLC

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

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

Acreage & Location: Approximately 6.38 acres located on the southeast corner of Metromont Parkway and Statesville Road.
February 18, 2008
Ordinance Book 55, Page 409

CITY ZONE CHANGE

APPROVED BY
CITY COUNCIL.

FEB 18 2008
ORDINANCE NO. 3827-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 MUDD(CD) 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, 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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Pages(s) 409-410.

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 #: 2008-005
Petitioner: Charlotte-Mecklenburg Planning Commission
Zoning Classification (Existing): MUDD(CD)
(Mixed Use Development District, Conditional)
Zoning Classification (Requested): TOD-M
(Transit Oriented Development, Mixed-Use)
Acreage & Location: Approximately 0.23 acres located on the southeast corner of Camden Road, S Tryon Street and W Summit Avenue.

Map Produced by the Charlotte-Mecklenburg Planning Department 10-01-2007
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 CC 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.

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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 411-412.

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 #: 2008-006
Petitioner: Galleria Partners II, LLC
Zoning Classification (Existing): CC (Commercial Center)
Zoning Classification (Requested): UR-2(CD) (Urban Residential, Conditional)

Acreage & Location: Approximately 1.96 acres located on the northwest corner of Galleria Boulevard and Galleria Club Lane.

Zoning Map # (s) 144

Map Produced by the Charlotte-Mecklenburg Planning Department
10-02-2007
CITY ZONE CHANGE

APPROVED BY
CITY COUNCIL

ORDINANCE NO. 3829-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 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.

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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 413-414.

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 #: 2008-012
Petitioner: Merrifield Partners, LLC

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

Zoning Classification (Requested): MUDD
(Mixed Use Development District)

Acreage & Location: Approximately 0.54 acres located on the south side of E 35th Street between N Davidson Street and the Norfolk-Southern rail line.

Requested MUDD from I-2

Zoning Map #s: 89

Map Produced by the Charlotte-Mecklenburg Planning Department
10-03-2007
ORDINANCE NO. 3830-Z

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 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.

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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 415-416.

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 #: 2008-015
Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): B-1
(Neighborhood Business)

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

Acreage & Location: Approximately 0.12 acres located on the west side of Camden Road between West Boulevard and W Kingston Avenue.
February 18, 2008
Ordinance Book 55, Page 417

Petition No. 2008-016
Petitioner: Selwyn Avenue Presbyterian Church

ORDINANCE NO. 3831-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:

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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 417-418.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28th day of April, 2008.

Stephanie C. Kelly, CMC, Deputy City Clerk
Petition #:

Petitioner: Selwyn Avenue Presbyterian Church

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

Zoning Classification (Requested): INST(CD)
(Institutional, Conditional)

Acreage & Location: Approximately 0.64 acres located on the southeast corner of Selwyn Avenue and Hassell Place.

Map Produced by the Charlotte-Mecklenburg Planning Department 10-10-2007
February 18, 2008
Ordinance Book 55, Page 419

ORDINANCE NO. 3832-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(LLWPA) to MX-2(Innovative)(LLWPA).

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, 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 18th day of February, 2008, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 419-420.

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

[Signature]
Stephanie C. Kelly, CMC, Deputy City Clerk
Petition #: 2008-017
Petitioner: Steve McKirdy

Zoning Classification (Existing): MX-2 (LLWPA) (Mixed-Use Residential/Retail, Lower Lake Wylie Protected Area)

Zoning Classification (Requested): MX-2 (Innovative) (LLWPA) (Mixed-Use Residential/Retail, Innovative Design Standards, Lower Lake Wylie Protected Area)

Acreage & Location: Approximately 59.22 acres located on the south side of Freedom Drive between Allenbrook Drive and Toddville Road.

Map Produced by the Charlotte-Mecklenburg Planning Department 11-27-2007
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 CC to CC 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.

CERTIFICATION

I, Stephanie C. Kelly, 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 18th day of February, 2008, the reference having been made in Minute Book 127, and recorded in full in Ordinance Book 55, Page(s) 421-422.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 31st day of December, 2008.
Petition #: 2008-018
Petitioner: H.K. Patel

Zoning Classification (Existing): CC
(Commercial Center)

Zoning Classification (Requested): CC S.P.A.
(Commercial Center, Site Plan Amendment)

Acreage & Location: Approximately 2.00 acres located on the east side of Tyvola Glen Circle, northeast of the intersection of Tyvola Road and Nations Ford Road.