ORDNANCE NO. 2857-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 LW-PA to MX-1 (Innovative) LW-PA.

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

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

APPROVED AS TO FORM.

City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the 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 January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 324-325.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 11th day of May, 2005.

Brenda R. Freeze, CMC, City Clerk
Petition #: 2004-065
Petitioner: Liberty Oaks

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

Zoning Classification (Requested): MX-1 (Innovative) LW-PA*  
(Mixed-Use Residential, Conditional, Innovative)

* All affected zoning designations fall within the Lake Wylie Protected Area, Watershed Overlay District

Acreage & Location: Approximately 18.03 acres located on the eastside of Suzanna Drive north of Hart Road
Ordinance Book 53, Page 326

Petition No. 2004-126
Petitioner: Habitat Capital

ORDINANCE NO. 2858-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 BP to NS.

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the 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 January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 326-327.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2005.

Brenda R. Freeze, CMC, City Clerk
Petition #: 2004-126
Petitioner: Habitant Capital

Zoning Classification (Existing): BP
(Business Park)

Zoning Classification (Requested): NS
(Neighborhood Services)

Acreage & Location: Approximately 3.133 acres located northeast of the intersection of John J Delaney Dr and Ballentyne Commons Parkway
ORDINANCE NO. 2859-Z

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

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

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

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Brenda R. Freeze, 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 January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 328-329.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2005.

[Signature]
Brenda R. Freeze, CMC, City Clerk
Petition #: 2004-138
Petitioner: Prosperity Park, LLC

Zoning Classification (Existing): NS
   (Neighborhood Services, Conditional)

Zoning Classification (Requested): NS S.P.A.
   (Neighborhood Services, Conditional, Site Plan Amendment)

Acreage & Location: Approximately 8.03 acres located southeast of the intersection of Prosperity Church Road and Johnston Oehler Road

Map Produced by the Charlotte-Mecklenburg Planning Commission 10-11-2004
Petition No. 2004-139
Petitioner: LandMark Llewellyn Holdings, LLC

ORDINANCE NO. 2860-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 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, Brenda R. Freeze, 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 January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 330-331.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2005.

Brenda R. Freeze, CMC, City Clerk
Petition #: 2004-139

Petitioner: LandMark Llewellyn Holdings, LLC

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

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

Acreage & Location: Approximately 7 acres located on the east side of Marvin Road, south of Providence Road West
Petition No. 2004-140
Petitioner: Cambridge-Eastfield, LLC

ORDINANCE NO. 2861-Z

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

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

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

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

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

APPROVED AS TO FORM:

\[Signature\]
City Attorney

CERTIFICATION

I, Brenda R. Freeze, 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 January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 332-333.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2005.

\[Signature\]
Brenda R. Freeze, CMC, City Clerk
Petition #: 2004-140
Petitioner: Cambridge-Eastfield, LLC

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

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

Acreage & Location: Approximately 12.6 acres located on the southeast side of Eastfield Road, north of Rocky Ford Club Drive
Petition No. 2004-142
Petitioner: Crescent Resources, LLC and Lincoln Harris

ORDINANCE NO. 2005-334

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 and MUDD-O to MUDD-O.

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the 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 January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 334-335.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2005.

Brenda R. Freeze, CMC, City Clerk
Petition #: 2004-142

Petitioner: Crescent Resources, LLC and Lincoln Harris

Zoning Classification (Existing): O-1 (Office) and MUDD-O (Mixed-Use Development District, Optional, Conditional)

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

Acreage & Location: Approximately 19 acres located on the northwest corner of Fairview Road and Assembly Street

Zoning Map #(s) 135

Map Produced by the Charlotte-Mecklenburg Planning Commission 09-30-2004
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-12MF (CD) 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.

CERTIFICATION

I, Brenda R. Freeze, 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 January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 336-337.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2005.

Brenda R. Freeze, CMC, City Clerk
Petitioner: Pinnacle Point, LLC

Zoning Classification (Existing): R-12MF(CD)
(Multi-family Residential, up to 12 dwelling units per acre, Conditional)

Zoning Classification (Requested): CC
(Commercial Center, Conditional)

Acreage & Location: Approximately 5.497 acres located on the southside of Berkeley Place Drive, west of Mallard Creek Church Road
ORDINANCE NO. 2864-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 I-1(CD) LLW-PA and R-3 LLW-PA to I-1(CD) LLW-PA.

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the 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 January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Pages 338-339.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2005.

Brenda R. Freeze, CMC, City Clerk
Petition #: 2004-146
Petitioner: ProLogis

Zoning Classification (Existing): I-1(CD) LLW-PA* (Light Industrial, Conditional)
and R-3 LLW-PA* (Single-family Residential, up to 3 dwelling units per acre)

Zoning Classification (Requested): I-1(CD) LLW-PA* (Light Industrial, Conditional)
and I-1(CD) SPA LLW-PA* (Light Industrial, Conditional, Site Plan Amendment)

* All affected zoning designations fall within the Lower Lake Wylie Protected Area, Watershed Overlay District

Acreage & Location: Approximately 92.3 acres located east of Sam Wilson Road, north of West Pointe Drive

Zoning Map #s: 66.82
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 NS.

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION
I, Brenda R. Freeze, 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 January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 340-341.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2005.

[Signature]
Brenda R. Freeze, CMC, City Clerk
Petition #: 2004-149
Petitioner: Rudolph Moore Properties

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

Zoning Classification (Requested): NS
(Neighborhood Services, Conditional)

Acreage & Location: Approximately 5.8 acres located on the northeast corner at the intersection of Marvin Road and Ardrey Kell Road

Zoning Map #(s) 185

Map Produced by the Charlotte-Mecklenburg Planning Commission
09-30-2004
Petition No. 2004-151
Petitioner: Packard Tryon, LLC

ORDINANCE NO. 2006-7

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 I-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.

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the 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 January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 342-343.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2005.

Brenda R. Freeze, CMC, City Clerk
Petition #: 2004-151
Petitioner: Packard Tryon, LLC
Zoning Classification (Existing): I-2
(General Industrial)
Zoning Classification (Requested): TOD-MO
(Transit Oriented Development, Mixed Use, Optional, Conditional)
Acreage & Location: Approximately .9884 acres located on the northwest side of South Tryon street, north of West Bland Street