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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately .55 acres located on the southeasterly side of South Hoskins Road north of Glenwood Drive; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for denial by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on December 5, 1994; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from R-5 to R-22MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.
Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 144-146.

City Clerk
Petitioner: Delcenia C. Knox

Hearing Date: September 19, 1994

Zoning Classification (Existing): R-5

Zoning Classification (Requested): R-22MF(CD)

Location: Approximately 0.55 acres located on the southeasterly side of South Hoskins Road north of Glenwood Drive.
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

REvised August 30, 1994

OWNERSHIP INFORMATION:
Property Owner: DELCENIA C. KNOX
Owner's Address: 829 Hesperus Road, Charlotte, N.C. 28216
Date Property Acquired: APRIL 17, 1990
Tax Parcel Number(s): 063-025-22 + 063-025-21

LOCATION OF PROPERTY (Address or Description):
1199.90 SQ.FT. BLDG. 1778
621 SOUTH HOSKINS ROAD + 615 S. Hoskins
Size (Sq.Ft. or Acres): 0.55 ACRES Street Frontage (Ft.): 120 FT. BACK
Current Land Use: CHILD DAY CARE CENTER,

ZONING REQUEST:
Existing Zoning: R-5 Proposed Zoning: R-22 MF CONDITIONAL
Purpose of Zoning Change: TO INCREASE PUPIL CAPACITY TO 54 CHILDREN AS ACCEPTED BY THE STATE OF NORTH CAROLINA.

JAMES M. GRAHAM III AND LYnda A. GRAHAM
Name of Agent
811 Greenleaf Ave. Charlotte, N.C. 28202
Agent's Address (704) 331-0626 Telephone Number

DELCENIA C. KNOX
Name of Petitioner(s)
829 Hesperus Rd., Charlotte, N.C. 28216
Address of Petitioner(s) (704) 398-1758 Telephone Number

Signature of Property Owner if other than Petitioner

Signature
ORDINANCE NO. 207-2

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 1.266 acres located on the northeast corner of the intersection between Barrington Drive and View Way Drive; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on October 19, 1994; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from R-4 to R-RMF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-
Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 150-152A.

Brenda R. Jones
City Clerk
Petition #: 94-87
Petitioners: Cynthia H. Knight
Hearing Date: October 19, 1994
Zoning Classification (Existing): R-4
Zoning Classification (Requested): R-8MF
Location: Approximately 1.266 acres located on the northeast corner of the intersection between Barrington Drive and View Way Drive.

Zoning Map #(s): 90
Scale: 1" = 400'
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

OWNERSHIP INFORMATION
Property Owner: VIVIAN A. HARSHAW
Owner's Address: 6521 Barrington Drive, Charlotte, NC 28215
Date Property Acquired: August 27, 1987
Tax Parcel Number(s): # 10705111

LOCATION OF PROPERTY (Address or Description): 6521 Barrington Drive, Charlotte, NC 28215
Size (Sq.Ft. or Acres): 1,266 Street Frontage (Ft.): 85.66
Current Land Use: 0100

ZONING REQUEST:
Existing Zoning: B4-(Single-Family) Proposed Zoning: R-8 (Multi-Family)
Purpose of Zoning Change: The overall objective is to provide a good relationship with existing clients and maintain a residential character. Therefore a proposal is made to increase the number of clients to be allowed under the proposed zoning, Multi-Family. However, the Multi-Family zoning would be to entertain a conditional rezoning in the near future.

SIR CORP. FINANCIAL GROUP
Name of Agent: John Crockett
P.O. Box 31541, Charlotte, NC 28231
Agent's Address: 704-376-3092
Telephone Number:

CYNTHIA H. KNIGHT
Name of Petitioner(s): 6521 Barrington Drive, Charlotte 28215
Address of Petitioner(s): NC
Agent's Address: 704-563-7112
Telephone Number:

Signature of Property Owner if other than Petitioner: Cynthia A. Knight
NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of August 1987, by and between

RAY ALLEN HILTON and wife,
BETH HILTON

VIVIAN A. HARSHAW

6521 Barrington Dr.
Charlotte, NC 28215

To said “Map” being hereby made for a more particular description.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey to the Grantee in fee simple, all that certain lot or parcel of land situate in the City of Charlotte Township, Mecklenburg County, North Carolina and more particularly described as follows:

BEING all of Lot 1 in Block 8 of the Subdivision known as ROPE VALLEY, Section 2-D as shown on map thereof recorded in the Mecklenburg Public Registry in Map Book 15, Page 33, reference to said “Map” being hereby made for a more particular description.
CITY ZONE CHANGE

ORDINANCE NO. 208-2

MAP AMENDMENT NO. ________

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 change from R-4 and B-1 to B-D on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106 and recorded in full in Ordinance Book 46, Page(s) 153-155.

[Signature]
City Clerk
January 23, 1995
Ordinance Book 46, Page 154

Petition #: 94-91

Petitioner: Richard M. Mitchell, Trustee for Anderson Press, Inc.

Hearing Date: November 21, 1994

Zoning Classification (Existing): R-4 and B-1

Zoning Classification (Requested): B-D

Location: Approximately 1.76 acres located on the west side of Oakdale Road north of Plank Road.

Zoning Map #(#s): 68
Scale: 1" = 400'
OWNERSHIP INFORMATION:

Property Owner: Richard M. Mitchell, Trustee for Anderson Press, Inc.
Owner's Address: 1800 The Carillon, 227 W. Trade Street, Charlotte, NC 28202
Date Property Acquired: 04/09/1987; 03/20/1974; 06/06/1984
Tax Parcel Number(s): 035-031-12; 035-031-22; 035-031-13 (Portion)

LOCATION OF PROPERTY (Address or Description): Northwest side of Oakdale Road
(across from water treatment plant) northeast of Plank Road.

Size (Sq. Ft. or Acres): 1.763 acres Street Frontage (Ft.): 315.5' on Oakdale Road
Current Land Use: Vacant commercial buildings and parking area.

ZONING REQUEST:

Existing Zoning: R-4 & B-1 Proposed Zoning: B-D (Distributive Business)

Purpose of Zoning Change: To allow the occupation of an existing facility, previously used as a printing plant, in keeping with the building design and property arrangement.

Fred E. Bryant, Planner
Name of Agent
1850 E. Third St., Charlotte, NC 28204
Agent's Address
333-1680 Telephone Number

Richard M. Mitchell, Trustee for Anderson Press, Inc.
Name of Petitioner(s)
1800 The Carillon, 227 W. Trade Street
Address of Petitioner(s)
376-6574 Telephone Number

Signature of Property Owner if other than Petitioner
BOUNDARY DESCRIPTION
ANDERSON PRESS, INC.
B-1 TO B-D

BEGINNING at a point in the northwesterly right-of-way line of Oakdale Road said point being the northeasterly corner of a tract of land described in Deed Book 6070, Page 58 of the Mecklenburg Public Registry and running thence N. 55-55-30 W. 173.42 feet; thence N. 02-12-30 E. 194.48 feet; thence N. 59-07-30 E. 84.92 feet; thence N. 48-37-30 E. 97.67 feet; thence S. 51-16-00 E. 227.58 feet to the northwesterly right-of-way line of Oakdale Road; thence with said right-of-way S. 35-33-23 W. 318.50 feet to the point of BEGINNING and containing approximately 1.763 acres.
ORDINANCE NO. 209-2

MAP AMENDMENT NO. _______ 

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 change from I-1 to B-2 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, XXXXXXXXXXX and recorded in full in Ordinance Book 46, Page(s) 156-157.

City Clerk
Petitioner: Katherine S. Hodges (Et Al), c/o Southern Real Estate
Hearing Date: November 21, 1994
Zoning Classification (Existing): I-1
Zoning Classification (Requested): B-2
Location: Approximately 10.336 acres located on the northeast corner of the intersection between Sardis Road North and Monroe Road.
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

OWNERSHIP INFORMATION:

Property Owner: KATHERINE S. HODGES (ET AL) C/O SOUTHERN REAL ESTATE

Owner's Address: 2550 Nations Bank Plaza, Charlotte, NC 28280

Date Property Acquired: May 27, 1993

Tax Parcel Number(s): 193-102-08; 193-102-06

LOCATION OF PROPERTY (Address or Description): Northwestern quadrant of Monroe Road and Sardis Road North intersection.

Size (Sq.Ft. or Acres): 10.336 acres 

Current Land Use: Shopping Center

ZONING REQUEST:

Existing Zoning: I-1 

Proposed Zoning: B-2

Purpose of Zoning Change: To allow a minor expansion of the shopping center which now exists on the site.

Fred E. Bryant, Planner
Name of Agent

1850 E. Third St., Charlotte, NC 28204
Agent's Address

333-1680 376-5715
Telephone Number Fax Number

Katherine S. Hodges (Et Al) c/o Southern Real Estate
Name of Petitioner(s)

2550 Nations Bank Plaza, Charlotte, NC 28280
Address of Petitioner(s)

375-1000 375-2384
Telephone Number Fax Number

Signature Mr. Louis L. Rose, Jr., Agent
Southern Real Estate

Signature of Property Owner
if other than Petitioner
CITY ZONE CHANGE

ORDINANCE NO. 210-2

MAP AMENDMENT NO. ______

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 change from R-3 to R-5 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106 XXXXXXXXXXX and recorded in full in Ordinance Book 46, Page(s) 158-159.

[Signature]
City Clerk
Petition #: 94-93
Petitioner: East West Partners Management Company
Hearing Date: November 21, 1994

Zoning Classification (Existing): R-3
Zoning Classification (Requested): R-5

Location: Approximately 6.46 acre interior parcel located northwest of Rumple Road.

Zoning Map #(#s): 59, 70
Scale: 1" = 400'
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

OWNERSHIP INFORMATION:

Property Owner: Robinson Properties, Inc.

Owner's Address: c/o Art Flower Shop, 409 E. Trade Street, Charlotte, NC 28202

Date Property Acquired: 10/17/85

Tax Parcel Number(s): 047-064-03 (Portion)

LOCATION OF PROPERTY (Address or Description): Interior parcel located southeast of Mallard Creek Road adjoining property currently owned by International Business Machines, Inc.

Size (Sq.Ft. or Acres): 6.46 acres

Street Frontage (ft.): "0" frontage on public streets

Current Land Use: Vacant

ZONING REQUEST:

Existing Zoning: R-3

Proposed Zoning: R-5

Purpose of Zoning Change: To allow inclusion with adjoining property currently being rezoned to R-5 and create a more compatible configuration of land for single-family development.

Fred E. Bryant, Planner

East West Partners Management Company

Name of Agent

Name of Petitioner(s)

1850 E. Third St., Charlotte, NC 28204

8800 Davis Lake Parkway, Charlotte, NC

Agent's Address

Address of Petitioner(s)

333-1680

28269

Telephone Number

598-0063

(See Attached Signature Sheet)

Signature of Property Owner

Signature

if other than Petitioner
AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 12.8 acres located on the north side of Little Avenue east of Walsh Boulevard; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on December 5, 1994; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from O-1 to O-2(CD) and a site plan amendment on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.
APPROVED AS TO FORM:

[Signature]
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 161-163.

[Brenda R. Frey]
City Clerk
Petitioner: Ray E. Hollowell, Jr.
Hearing Date: November 21, 1994
Zoning Classification (Existing): O-1
Zoning Classification (Requested): O-2(CD)
Location: Approximately 12.8 acres located on the north side of Little Avenue east of Walsh Boulevard.

Zoning Map #(s): 167
Scale: 1" = 400'
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

OWNERSHIP INFORMATION:

Property Owner: Ray E. Hollowell, Jr.
P. O. Box 1411
Manteo, NC 27954

Owner's Address:

Date Property Acquired: February 21, 1990

Tax Parcel Number(s): 209-241-08, 309-243-01

LOCATION OF PROPERTY (Address or Description):

between McMahan Drive and Walsh Boulevard

Size (Sq.Ft. or Acres): 20.0 acres

Street Frontage (Ft.): 1,397.57' North side-Little

North side:

Current Land Use: Vacant

ZONING REQUEST:

Existing Zoning: 0-1

Proposed Zoning: 0-2(CD)

Purpose of Zoning Change: To allow an increase in possible apartment density in recognition of the property location between office uses and other potential multi-family.

Fred E. Bryant, Planner
Name of Agent
1850 E. Third St., Charlotte, NC 28204
Agent's Address
333-1680
Telephone Number

Mr. Ray E. Hollowell, Jr.
Name of Petitioner(s)
P. O. Box 1411, Manteo, NC 27954
Address of Petitioner(s)
(919) 473-2188
Telephone Number

Signature of Property Owner
if other than Petitioner

Signature
BOUNDARY DESCRIPTION
RAY E. HOLLOWELL, JR.

BEGINNING at the intersection of the easterly right-of-way line of Walsh Boulevard and the northerly right-of-way line of Little Avenue and running thence with said right-of-way of Walsh Boulevard N. 23-06-46 E. 249.94 feet; thence S. 66-50-23 E. 304.10 feet; thence S. 66-52-30 E. 360.75 feet; thence S. 66-51-41 E. 247.08 feet; thence S. 66-50-43 E. 328.00 feet; thence S. 66-54-18 E. 48.37 feet; thence S. 13-39-09 W. 365.89 feet to a point in the northerly right-of-way line of Little Avenue; thence with said right-of-way five (5) courses as follows: (1) S. 83-06-24 W. 99.33 feet; (2) with the arc of a circular curve to the right having a radius of 788.93 feet an arc distance of 826.01 feet; (3) N. 36-54-18 W. 102.57 feet; (4) with the arc of a circular curve to the left having a radius of 743.71 feet an arc distance of 369.69 feet; (5) with the arc of a circular curve to the right having a radius of 20.0 feet an arc distance of 29.43 feet to the point of BEGINNING and containing 12.8 acres more or less.
AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 17.661 acres located on the south side of Tipton Drive west of Statesville Avenue; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on December 5, 1994; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from B-D(CD) to I-1(CD) and a site plan amendment on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-
APPROVED AS TO FORM:

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 164-167.

Brenda R. Jesse
City Clerk
Petition #: 94-96
Petitioner: T.P.T., Inc.
Hearing Date: November 21, 1994
Zoning Classification (Existing): B-D(CD)
Zoning Classification (Requested): I-1(CD)
Location: Approximately 17.661 acres located on the south side of Tipton Drive west of Statesville Avenue.

Zoning Map #: 79
Scale: 1" = 400'
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

OWNERSHIP INFORMATION:

Property Owner: T.P.T., Inc.

Owner's Address: Canvasback Road, Mooresville, N.C. 28115

Date Property Acquired: Property has been in the Templeton family since the 1940's.

Tax Parcel Number(s): 077-031-01

LOCATION OF PROPERTY (Address or Description): West end of Tipton Drive near the intersection of I-77 and I-85.

Size (Sq.Ft. or Acres): 17.661 Acres

Current Land Use: Undeveloped

ZONING REQUEST:

Existing Zoning: B-D (CD)

Proposed Zoning: I-1 (CD)

Purpose of Zoning Change: Expand permitted uses.

T.P.T., Inc.
Name of Petitioner(s)
199 Canvasback Road
Mooresville, N.C. 28115

Agent's Address
704/376-1555

Telephone Number

Signature of Property Owner if other than Petitioner

COLLEN J. NELS

T.P.T., Inc.
Name of Petitioner(s)
199 Canvasback Road
Mooresville, N.C. 28115

Address of Petitioner(s)
704/376-1555

Telephone Number

Signature
DESCRIPTION:

BEGINNING at an existing iron pin in the easterly margin of the Interstate Highway #77 right-of-way, said point being the westerly most corner of the Interchange Partners' property as described in Deed Book 6036, Page 943 of the Mecklenburg County Public Registry and furthermore being located S. 48°57'-54" W., 122.68 feet along said right-of-way from an existing iron monument, and runs thence with the southerly line of Interchange Partners in two courses and distances as follows: 1) S. 48°21'-59" E., 555.98 feet to a new iron pin; 2) N. 41°38'-37" E., 140.26 feet to a new iron pin in the southerly margin of Tipton Drive (60-foot right-of-way) as shown on a plat for Interchange Partners recorded in Map Book 23, Page 650 of said Registry; thence in an easterly direction with the southerly margin of Tipton Drive in two courses and distances as follows: 1) with the arc of a circular curve to the right having a radius of 132.00 feet, and an arc distance of 26.54 feet (chord: N. 86°00'-58" E., 26.49 feet to a new iron pin; 2) S. 77°00'-50" E., 569.10 feet to a new iron pin; thence with a new line E. 17°39'-44" W., 135.94 feet to a new iron pin, said point being the westerly corner of the Carolinas Automobile Supply House, Inc. property as described in Deed Book 5744, Page 777 of said Registry; thence with the Carolinas Automobile property S. 38°23'-32" E., 143.76 feet to an existing iron pin, said point being the northerly most corner of the Charlotte Mecklenburg Board of Education property as described in Deed Book 2247, Page 46 of said Registry; thence with the northerly lines of the Board of Education property in four (4) courses and distances as follows: 1) S. 49°07'-47" W., 542.41 feet to an existing iron pin; 2) N. 37°59'-05" W., 249.95 feet to an existing iron pin; 3) N. 80°43'-53" W., 135.07 feet to an existing iron pin; 4) S. 52°23'-05" W., 603.82 feet to an existing concrete monument in the easterly margin of the right-of-way of Interstate Highway #77; thence with the margin of said right-of-way in a northerly direction in four (4) courses and distances as follows: 1) with the arc of a circular curve to the right having a radius of 1764.84 feet, an arc distance of 491.54 feet (chord: N. 08°40'-21" W., 490.96 feet) to an existing concrete monument; 2) N. 29°38'-27" E., 71.50 feet to an existing concrete monument; 3) with the arc of a circular curve to the right having a radius of 1729.81 feet, an arc distance of 561.93 feet (chord: N. 10°16'-52" E., 558.83 feet) to an iron monument; 4) N. 48°43'-44" E., 47.63 feet to the point and place of BEGINNING. Containing 17.661 acres or 769,286.03 square feet of land as shown on a survey for T.P.T., Inc. prepared by R.B. Pharr & Associates, P.A. dated June 10, 1994 and last revised July 29, 1994. (File #W-1085A)
CITY CD

Petition No. 94-97
East Side Mario's Restaurants, Inc. and
Outback/Charlotte Joint Venture

ORDINANCE NO. 213-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 5.410 acres located at the southwest corner of the intersection between University City Boulevard (US Hwy 49) and East W.T. Harris Boulevard; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on December 5, 1994; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from O-15(CD) to B-1(CD) and a site plan amendment on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.
Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 168-170A.
EXHIBIT A - LEGAL DESCRIPTION
REZONING PETITION NO. 94-

Lying and being situated in Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at a concrete monument marking the intersection of the southeasterly margin of the right-of-way of University City Boulevard (N.C. Highway No. 49) (R/W varies) and the southwesterly margin of the right-of-way of East W. T. Harris Boulevard (R/W varies) and running thence with the southwesterly margin of the aforesaid right-of-way of East W. T. Harris Boulevard three (3) calls and distances as follows: (1) S 40-26-45 E 100.22 feet to a concrete monument; (2) S 63-05-06 E 161.19 feet to a concrete monument; and (3) in a southeasterly direction with the arc of a circular curve to the left, having a radius of 5,528.24 feet (chord bearing S 44-50-39 E and distance 533.97 feet), an arc distance of 534.18 feet to a point in the northwesterly margin of the right-of-way of Chancellor Park Drive; thence with the northwesterly and northerly margins of the right-of-way of Chancellor Park Drive five (5) calls and distances as follows: (1) in a southerly direction with the arc of a circular curve to the right, having a radius of 48.00 feet (chord bearing S 43-24-34 W and distance 9.29 feet), an arc distance of 9.30 feet to a point; (2) continuing in a southerly direction with the arc of a circular curve to the right, having a radius of 48.00 feet (chord bearing S 43-24-34 W and distance 9.29 feet), an arc distance of 9.30 feet to a point; (3) S 54-25-14 W 44.86 feet to a point; (4) in a southerly direction with the arc of a circular curve to the right, having a radius of 140.50 feet, an arc distance of 15.67 feet to a point; and (5) in a northwesterly direction with the arc of a circular curve to the right, having a radius of 543.00 feet (chord bearing N 87-05-48 W and distance 524.84 feet), an arc distance of 547.77 feet to a point; thence leaving the northerly margin of the aforesaid right-of-way of Chancellor Park Drive N 01-40-24 E 435.00 feet to a concrete monument, the point or place of beginning, containing 5.410 acres (235,674 square feet), all as shown on survey prepared by Jack R. Christian, NCRLS, dated August 6, 1990, reference to which survey is hereby made for a more particular description of the property.
January 23, 1995

Petitioner: East Side Mario's Restaurants, Inc. and Outback/Charlotte Joint Venture

Hearing Date: November 21, 1994

Zoning Classification (Existing): O-15(CD)

Zoning Classification (Requested): B-1(CD)

Location: Approximately 5.410 acres located at the southwest corner of the intersection between University City Boulevard (US Hwy 49) and East W.T. Harris Boulevard.

Zoning Map #(s): 72

Scale: 1" = 400'
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Ownership Information

Property Owner
Chancellor Park Limited Partnership

Owner's Address
125 Scaleybark Road, Charlotte, N.C. 28209

Date Property Acquired
November 30, 1989

Tax Parcel Number
049-293-01

Location of Property (address or description)
Chancellor Park Drive near its intersection with W.T. Harris Boulevard (southwest quadrant)

Description of Property

Size (Sq. Ft.-Acres)
5,410+ acres

Current Land Use
Vacant

Street Frontage (ft.)
Chancellor Park Drive
643 feet

W.T. Harris Blvd.
794 feet

Zoning Request

Existing Zoning
0-15 (CD)

Requested Zoning
B-1 (CD)

Purpose of Zoning Change
To accommodate up to 20,000 square feet of retail space.

Petitioner(s)

East Side Mario's Restaurants, Inc. and Outback/Charlotte Joint Venture

Name of Petitioner(s)

125 Scaleybark Rd., Charlotte 28209

Address of Petitioner(s)

(704) 372-1120

Telephone Number

Signature

James E. Merrifield

Vice President

Name of Property Owner

If Other Than Petitioner

By:

Crosland Investors, Inc.,
General Partner

Name of Partnership

Carolina Limited Partnership

Name of Corporation

East Side Mario's Restaurants, Inc.
AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 6.6 acres located at the northwest corner of the intersection between Park South Drive and Woodbine Lane; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part I and a public hearing was held on December 5, 1994; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from R-3 to R-8MF(CD) and a site plan amendment on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.
APPROVED AS TO FORM:

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 171-173.

City Clerk

LEGAL DESCRIPTION
94-98

BEGINNING at a point, said point being the southeasterly corner of tax parcel 171-252-07 as recorded in Deed Book 2678 at Page 150 of the Mecklenburg County Register of Deeds, running thence along the right-of-way of Woodbine Lane N 69-64-49 W 321.71 feet, thence N 21-04-15 E 166.39 feet, thence N 04-51-38 W 208.03 feet, thence N 81-29-43 E 8.27 feet, thence N 08-36-01 W 130.00 feet, thence the right-of-way of Glenkirk Road N 62-32-05 E 39.96 feet, thence along the arc of a curve to the right having a radius of 30.00 feet and a length of 46.99 feet, thence along the arc of a reverse curve to the left having a radius of 65.00 feet and a length of 97.98 feet, thence along the arc of a curve having a radius of 65.00 feet and a length of 38.00 feet, thence N 32-27-47 E 92.00 feet to a point being a common corner of tax parcel 171-252-24 and tax parcel 171-252-23 (both recorded in the Mecklenburg County Register of Deeds), thence S 73-07-53 E 80.11 feet, thence N 65-55-47 E 86.00 feet, thence S 68-04-13 E 89.00 feet, N 36-29-56E21.44 feet, thence N 84-33-36 E 110.81 feet to the right -of-way along Park South Drive, thence S 25-01-43 W 293.76 feet, thence S 24-40-38 W 16.02 feet, thence S 25-16-44 W 84.24 feet, thence S 25-24-03 W 137.41 feet, thence S 25-51-31 W 62.12 feet, thence S 26-08-04 W 172.96 feet to the point of BEGINNING.
Petition #: 94-98
Petitioner: Dexter and Birdie Yager Family Ltd. Partnership
Hearing Date: November 21, 1994
Zoning Classification (Existing): R-3
Zoning Classification (Requested): R-8MF(CD)
Location: Approximately 6.6 acres located at the northwest corner of the intersection between Park South Drive and Woodbine Lane.

Zoning Map #(s): 135
Scale: 1" = 400'
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Ownership Information

Property Owner  Dexter and Birdie Yager Family Ltd. Partnership
Owner's Address  P.O. Box 412080  Charlotte, N.C. 28241

Date Property Acquired

Tax Parcel Number  171-252-09, 40, 39, 24, 25, 07

Location of Property  (address or description) Park South Drive

Description of Property

Size (Sq. Ft.-Acres)  6.6 + acres
Street Frontage (ft.): 355' Woodbine Ln  110' Park South Drive
Current Land Use  four single family structures

Zoning Request

Existing Zoning  R-3

Requested Zoning  R-8MF(CD)

Purpose of Zoning Change  to permit the development of 31 townhomes for sale at an overall density of 4.6 dwelling units/acre

Robert G. Young
Name of Agent  301 S. McDowell St. #606
Charlotte, N.C. 28204
Agent's Address  334-9157
Telephone Number

Dexter and Birdie Yager Family Ltd.
Name of Petitioner(s)  Partnership
P.O. Box 412080  Charlotte, N.C. 28241
Address of Petitioner(s)  889-2500

Signature of Property Owner  if Other Than Petitioner
CITY ZONE CHANGE

ORDINANCE NO. 215-Z

MAP AMENDMENT NO.

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 change from O-1 and B-2 to R-17MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and recorded in full in Ordinance Book 46, Page(s) 174-175.

[Signature]
City Clerk
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 change from A.) I-2 to B-1 and B.)I-1 to B-2 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 46 and recorded in full in Ordinance Book 46, Page(s) 177-178.

[Signature]
City Clerk
An Ordinance Amending the City Code with Respect to the Zoning Ordinance.

Whereas, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 43.91 acres located on the west side of Old Providence Road south of Providence Road; and

Whereas, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

Whereas, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part I and a public hearing was held on December 19, 1994; and

Whereas, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from R-3 with a Special Use Permit to Inst. (CD) with termination of the Special Use Permit on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

See attached

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-
APPROVED AS TO FORM:

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 179-182A.

City Clerk
Petitioner: Carriage Club Ltd. Partnership
Hearing Date: December 19, 1994
Zoning Classification (Existing): R-3 with Special Use Permit
Zoning Classification (Requested): Inst.(CD) with termination of Special Use Permit
Location: Approximately 43.91 acres located on the west side of Old Providence Road south of Providence Road.

Zoning Map #(#s): 146
Scale: 1" = 400'
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE
STAFF REVIEW: TUESDAY, NOVEMBER 1ST @ 10:00 A.M.

OWNERSHIP INFORMATION:

Property Owner: Carriage Club Ltd Partnership

Owner's Address: 11EMS P. O. Box 98309, Atlanta, GA 30359

Date Property Acquired: December 7, 1988

Tax Parcel Number(s): 187-251-20 (Portion)

LOCATION OF PROPERTY (Address or Description): 5730 Old Providence Road

(west side of Old Providence Road south of Providence Road)

Size (Sq.Ft. or Acres): 43.91 acres

Street Frontage (Pt.): 954 ft on Old Providence

Current Land Use: Now occupied by Carriage House Retirement Community

ZONING REQUEST:

Existing Zoning: R-3 with Special Use Permit

Proposed Zoning: Inst. (CD)

Purpose of Zoning Change: To allow conversion of existing assisted living beds to maximum of 42 nursing care beds and build new building to replace the assisted living beds

Fred E. Bryant
Name of Agent
1850 E. Third Street, Charlotte, NC 28204
Agent's Address
(704) 333-1680 (704) 376-5715
Telephone Number Fax Number

Carriage Club Ltd Partnership
Name of Petitioner(s)
David Widener
2535 Tech Dr., Suite 216
Address of Petitioner(s)
Bettendorf, Iowa 52722
(319) 332-5949
Telephone Number

Signature of Property Owner
if other than Petitioner
BOUNDARY DESCRIPTION
CARRIAGE CLUB LTD. PARTNERSHIP

BEGINNING at a point in the westerly right-of-way line of Old Providence Road said point being the northeasterly corner of a parcel of land described in Deed Book 6484, Page 588 of the Mecklenburg Public Registry and running thence S. 84-57-40 W. 604.03 feet; thence S. 84-44-38 W. 170.15 feet; thence S. 84-52-13 W. 472.20 feet; thence S. 84-49-48 W. 368.06 feet to a point near the center of Swan Run Branch; thence, generally, with Swan Run Branch fifteen (15) courses as follows: (1) N. 22-04-41 E. 150.88 feet; (2) N. 08-49-03 E. 74.60 feet; (3) N. 15-29-29 E. 58.73 feet; (4) N. 20-55-03 E. 79.69 feet; (5) N. 12-53-54 W. 38.37 feet; (6) N. 19-06-20 E. 23.68 feet; (7) N. 53-51-21 E. 29.91 feet; (8) N. 12-20-00 E. 57.60 feet; (9) N. 12-20-00 E. 9.06 feet; (10) N. 17-02-08 E. 76.91 feet; (11) N. 01-08-29 W. 69.61 feet; (12) N. 20-58-16 E. 64.33 feet; (13) N. 05-58-51 E. 96.22 feet; (14) N. 13-24-24 E. 100.64 feet; (15) N. 18-21-30 E. 23.46 feet; thence S. 83-43-59 E. 344.67 feet; thence N. 07-26-20 E. 431.39 feet to a point in the centerline of Blueberry Lane; thence with said centerline ten (11) courses as follows: (1) N. 89-03-31 E. 116.60 feet; (2) N. 83-24-00 E. 24.05 feet; (3) N. 64-29-00 E. 34.15 feet; (4) N. 51-14-00 E. 25.28 feet; (5) N. 51-14-00 E. 28.77 feet; (6) N. 43-57-00 E. 161.85 feet; (7) N. 49-15-00 E. 42.15 feet; (8) N. 47-05-00 E. 11.55 feet; (9) S. 42-20-00 E. 274.48 feet; (10) S. 62-20-00 E. 73.58 feet; (11) N. 88-13-50 E. 127.18 feet; thence N. 88-15-50 E. 313.84 feet; thence N. 88-12-18 E. 225.22 feet; thence N. 88-11-43 E. 109.65 feet; thence N. 88-11-24 E. 106.20 feet to a point in the right-of-way of Old Providence Road; thence with a line within the right-of-way of Old Providence Road; S. 19-18-33 W. 201.33 feet to a point in the centerline of Old Providence Road; thence with said centerline two (2) courses as follows: (1) S. 28-02-55 W. 431.70 feet; (2) S. 28-02-55
W. 132.71 feet; thence N. 62-48-00 W. 215.25 feet; thence S. 35-34-00 W. 107.50 feet; thence S. 42-24-00 W. 53.33 feet; thence S. 10-30-00 W. 68.91 feet; thence S. 30-11-00 E. 71.83 feet; thence S. 43-45-00 E. 39.58 feet; thence S. 55-33-00 E. 42.41 feet; thence S. 65-36-00 E. 142.67 feet to a point in the centerline of Old Providence Road; thence with said centerline S. 06-31-09 W. 188.36; thence S. 84-57-46 W. 30.88 feet to the point of BEGINNING and containing 43.91 acres more or less.
Petition No. 94-106
Petitioner: Charlotte Mecklenburg Planning Commission

Ordinance No. 218

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

AB它 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 Section 6.112 (Effect of denial of petition) by adding the following as the last sentence of subparagraph (1):

"Further, this Section shall not apply to rezoning petitions initiated by someone other than the property owner or authorized agent."

Section 2. This ordinance shall become effective upon adoption.

Approved as to form:

[Signature]
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and recorded in full in Ordinance Book 46, at page 183.

[Signature]
City Clerk
January 23, 1995
Ordinance Book 46, Page 184

Petition No. 94-107
Petitioner: CMPC

ORDINANCE NO. 219

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. The City of Charlotte Zoning Regulations as embodied in the Zoning Ordinance are hereby amended as follows:

1. Amend Chapter I, Section 1.105 Exceptions to Applicability by:

   (A) Amend subsection (3) by adding the words "*, except as provided in subsection (4) below." to the end of the first sentence.

   (B) Add a new subsection (4) as follows:

   "(4) Those uses previously approved under a parallel conditional district, conditional district or special use permit that are located within a Watershed Overlay District and that have not met the requirements of subsections (1) or (2) above, may be developed if they comply with the minimum state watershed regulations (GS. 143-214.5) adopted by the North Carolina Environmental Management Commission. Amendments to the previously approved site plan in order to comply with the adopted minimum State watershed regulations may be approved administratively by the Planning Director in accordance with Section 6.206 of these regulations.

Section 2. That this resolution shall become effective upon adoption.

Approved as to form:

[Signature]
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in meeting on the 23RD day of JANUARY, 1995, the reference having been made in Minute Book 106, and recorded in full in Ordinance Book 46, page(s) 184.

[Signature]
City Clerk
CITY ZONE CHANGE

ORDINANCE NO. 220-Z

MAP AMENDMENT NO. _______

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 change from 1-2 to B-2 and BD(Tax parcel 173-042-02) on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106 and recorded in full in Ordinance Book 46, page(s) 185-186.

[Signature]
City Clerk
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 change from 1-2 to B-2 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.
AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately .754 acres located on the southerly side of I-85 east of Tennessee Avenue; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on December 19, 1994; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and the requirements in Section 6.204.

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 from R-5 to R-17MF(CD) and a site plan amendment on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.
APPROVED AS TO FORM:

[Signature]

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of January, 1995, the reference having been made in Minute Book 106, and is recorded in full in Ordinance Book 46 at page 191-193.

City Clerk

Legal Description
Petition 94-110
Tax Parcels 069-144-03,02 and 01

Beginning at an iron pin in the southern right-of-way of Ingle Street, said iron pin being located 430.00 feet east of Tennessee Avenue; thence with the right-of-way of Ingle Street on a curve to the right having a radius of 2734.93 and arc length of 161.58 feet to an iron pin; thence leaving said right-of-way S 56-39-12 E, 215.05 feet to an iron pin; thence S 49-56-19 W, 216.56 feet to and iron pin; thence N 39-59-03 W, 171.08 feet to the point of beginning. Being lots 21,22 and part of 23 and 24 as shown on a survey by Clark Neilson dated January 31, 1994.
Petition #: 94-110
Petitioner: Theodora Davidson
Location: Approximately .754 acres located on the south side of I-85 east of Tennessee Avenue.

Hearing Date: December 19, 1994
Zoning Classification (Existing): R-17MF(CD) and R-5
Zoning Classification (Requested): R-17MF(CD) Site plan amendment and R-17MF(CD)

Zoning Map #(s): 80
Scale: 1" = 400'
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

OWNERSHIP INFORMATION:

Property Owner: Theodore P. Davidson
Owner’s Address: 5906 Sierra Drive
Date Property Acquired: Jan. 21, 1994
Tax Parcel Number(s): 069-144-03, 024-01

LOCATION OF PROPERTY (Address or Description): 532 Ingle Street

Size (Sq. Ft. or Acres): 0.754 acres  Street Frontage (Ft.): 75 ft.
Current Land Use: Vacant

ZONING REQUEST:
Existing Zoning: R-17 MF (cd) and R-5
Proposed Zoning: R-17 MF (cd)

Purpose of Zoning Change: Expand Existing daycare Center

Name of Agent
Agent’s Address
Telephone Number  Fax Number

Name of Petitioner(s)
Address of Petitioner(s)
Telephone Number  Fax Number

Signature of Property Owner
if other than Petitioner

Signature
398-1365