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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-4 to INST(CD).

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

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

APPROVED AS TO FORM:

[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 15th day of March, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 723-724.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of May, 2004.

[Signature]
Brenda R. Freeze, CMC, City Clerk
March 15, 2004
Ordinance Book 52, Page 724

Petition #: 2003-005

Petitioner: Catherine C. Harrington

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

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

Acreage & Location: Approximately 1.8 acres located on the north side of Sofley Road, west of Northaven Drive

Map Produced by the Charlotte-Mecklenburg Planning Commission 01-12-2004
ORDINANCE NO. 2541-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 as Areas A-1, A-3, and A-5 from B-1 to R-5, and Area 2 from B-1 to R-17MF 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, 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 15th day of March, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 725-726.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of May, 2004.

Brenda R. Freeze, CMC, City Clerk
Petitioner: The Charlotte-Mecklenburg Planning Commission

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

Zoning Classification (Requested): R-5 (Single-family Residential, up to 5 dwelling units per acre) and R-17MF (Multi-family Residential, up to 17 dwelling units per acre)

Acreage & Location: Approximately 4.6 acres located on the north and south sides of Parkwood Ave. between the Plaza and Harrill Street

Map Produced by the Charlotte-Mecklenburg Planning Commission 03-30-2004

Zoning Map(s) 88, 102

Requested R-17MF from B-1

Requested R-5 from B-1

Existing Building Footprints

Existing Zoning Boundaries

Charlotte City Limits

Fema Flood Plain

Lakes and Ponds

Creeks and Streams
CITY ZONE CHANGE

Petition No. 2003-098C
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. 2542-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 B-1 to R-5 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, 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 15th day of March, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 727-728.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of May, 2004.

Brenda R. Freeze, CMC, City Clerk
March 15, 2004

Petition #: 2003-098C

Petitioner: The Charlotte-Mecklenburg Planning Commission

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

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

Acreage & Location: Approximately 2.3 acres located on the north and south sides, of Belmont Avenue, between Harrill Street and Pegram Street

Map Produced by the Charlotte-Mecklenburg Planning Commission
03-30-2004
CITY ZONE CHANGE

Petition No. 2003-098D
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. 2543-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 as Area D1 from B-2 to R-22MF, Area D2 from B-2 to B-1, and Area D3 from R-22MF to R-8 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, 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 15th day of March, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 729-730.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of May, 2004.

Brenda R. Freeze, CMC, City Clerk
Petitioner: The Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): B-2 (General Business) and R-22MF (Multi-family Residential, up to 22 dwelling units per acre)

Zoning Classification (Requested): B-1 (Neighborhood Business) and R-22MF (Multi-family Residential, up to 22 dwelling units per acre) and R-8 (Single-family Residential, up to 8 dwelling units per acre)

Acreage & Location: Approximately 10.2 acres located on the southwest intersection of 10th Street and Seigle Avenue, east of Independence Blvd. and the west side of Louise Avenue north of Independence Blvd.
March 15, 2004
Ordinance Book 52, Page 731

Petition #: 2003-104
Petitioner: Robert L. Brandon

ORDINANCE NO. 2544  

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:

1. Amend CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY. PART 5: SPECIAL REQUIREMENTS FOR CERTAIN USES, Section 12.516. Open space recreational uses, by adding the following sentence at the end of the section:

   The provisions of this section shall not apply to public parks or uses or activities within public parks, nor shall it apply to outdoor recreational uses defined under Section 2.291 of this zoning ordinance.

Section 2. 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 15th day of March, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 731.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 13th day of April, 2004.

[Signature]
Brenda R. Freeze, CMC, City Clerk
March 15, 2004
Ordinance Book 52, Page 732

THIS PAGE NOT USED
Petition No. 2004-001
Petitioner: The Manis Family Limited Partnership

ORDINANCE NO. 2545-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 to I-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:

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 15th day of March, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 733-734.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 13th day of April, 2004.

Brenda R. Freeze, CMC, City Clerk
Petition #: 2004-001
Petitioner: The Manis Family Limited Partnership

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

Zoning Classification (Requested): I-2 (CD)
(General Industrial, Conditional)

Acreage & Location: Approximately 5.35 acres located on the east side of North Hoskins Road
March 15, 2004
Ordinance Book 52, Page 735

Petition No. 2004-011
Petitioner: C & C Properties of Charlotte, LLC

ORDINANCE NO. 2546-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-22MF to I-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:

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 15th day of March, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 735-736.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 13th day of April, 2004.

Brenda R. Freeze, CMC, City Clerk
Petition #: 2004-011
Petitioner: C. and C. Properties of Charlotte, LLC

Zoning Classification (Existing): R-22MF
(Multi-family Residential, up to 22 dwelling units per acre)

Zoning Classification (Requested): I-2(CD)
(General Industrial)

Acreage & Location: Approximately 0.75 acres located on the west side of Morris Field Drive, south of Golf Acres Drive
ORDINANCE NO. 2547-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-2 to MUDD and 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:

[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 15th day of March, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 737-738.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of May, 2004.

[Signature]

Brenda R. Freeze, CMC, City Clerk
Petitioner: Crosland, Inc.

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

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

Acreage & Location: Approximately 7.6 acres located on the north side of Brookshire Freeway, west of North Brevard Street
March 15, 2004
Ordinance Book 52, Page 739

Petition No. 2004-018
Petitioner: Falls, LLC

ORDINANCE NO. 2548-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 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:

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 15th day of March, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 739-740.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 13th day of April, 2004.

Brenda R. Freeze, CMC, City Clerk
Petition #: 2004-018
Petitioner: Falls, LLC

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

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

Acreage & Location: Approximately 1.58 acres located on the north side of Sharon View Road, east of Sharon Woods Lane.
March 15, 2004
Ordinance Book 52, Page 741

Petition No. 2004-021
Petitioner: LandCraft

ORDINANCE NO. 2549-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from O-1(CD) and 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 15th day of March, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 741-742.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of May, 2004.

[Brenda R. Freeze, CMC, City Clerk]
Petition #: 2004-021

Petitioner: Frank Martin / LandCraft

Zoning Classification (Existing): O-1(CD) (Office, Conditional) and R-3 (Single-family Residential, up to 3 dwelling units per acre)

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

Acreage & Location: Approximately 5.72 acres located on the southeast intersection of David Cox Road and West Sugar Creek Road.
Petition No. 2004-022
Petitioner: Lat Purser & Associates/Trotter Builders

ORDINANCE NO. 2550-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-17MF 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 15th day of March, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 743-744.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of October, 2005.

Brenda R. Freeze, CMC, City Clerk
Petition #: 2004-022
Petitioner: Lat Purser & Associates and Trotter Builders

Zoning Classification (Existing): R-17MF
(Multi-family Residential, Up to 17 dwelling units per acre)

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

Acreage & Location: Approximately 18.24 acres located on the west side of Monroe Road, south of Sardis Road North
ORDINANCE NO. 2551-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-12MF(CD) 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:

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 15th day of March, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 745-746.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 13th day of April, 2004.

Brenda R. Freeze, CMC, City Clerk
Petition #: 2004-026
Petitioner: Tuscan Development
Zoning Classification (Existing): R-12MF(CD) (Multi-family Residential, Up to 12 dwelling units per acre, Conditional)
Zoning Classification (Requested): UR2 (CD) (Urban Residential, Conditional)
Acreage & Location: Approximately .657 acres located on the southwest intersection of East 36th Street and Wesley Avenue
March 15, 2004
Ordinance Book 52, Page 747

Petition No. 2004-028
Petitioner: Spectrum Properties

ORDINANCE NO. 2552-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 UMUD to UMUD-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, 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 15th day of March, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 747-748.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 13th day of April, 2004.

[Brenda R. Freeze, CMC, City Clerk]
Petition #: 2004-028
Petitioner: Spectrum Properties
Zoning Classification (Existing): UMUD (Uptown Mixed Use District)
Zoning Classification (Requested): UMUD-O (Uptown Mixed Use District, Optional, Conditional)

Acreage & Location: Approximately 3.24 acres bounded by South College Street, East Fourth Street and East Trade Street