November 21, 2005  
Ordinance Book 54, Page 3

Petition No. 2005-106  
Petitioner: Tidewater Development, LLC

ORDINANCE NO. 3131-Z

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

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

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

Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the going 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 21st day of November, 2005, the reference having been made in Minute Book 12 and recorded in full in Ordinance Book 54, Page(s) 3-4.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of February, 200
Petition #: 2005-106
Petitioner: Tidewater Development, LLC.

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

Zoning Classification (Requested): TOD-M (CD)
(Transit Oriented Development, Mixed-use, Conditional)

Acreage & Location: Approximately 0.72 acres located at the intersection of East Tremont Ave. and Cleveland Ave.
ORDINANCE NO. 3132-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 MUDD 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, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 123 and recorded in full in Ordinance Book 54, Page(s) 05-06.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006.
Petition #: 2005-119

Petitioner: Citiline Development, LLC

Zoning Classification (Existing): MUDD
(Mixed-Use Development District)

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

Acreage & Location: Approximately 1.66 acres located southeast of McNinch St and northeast of W. Morehead St.
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 INST (CD).

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

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

APPROVED AS TO FORM.

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 123 and recorded in full in Ordinance Book 54, Page(s) 07-08.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006.
Petition #: 2005-136

Petitioner: Tangela Erwin

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

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

Acreage & Location: Approximately 0.66 acres located south of the intersection of EWT Harris Blvd and Demill Ln.
ORDINANCE NO. 3134-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 INST (CD).

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 123 and recorded in full in Ordinance Book 54, Page(s) 09-10.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006.
Petition #: 2005-137
Petitioner: Charlotte Sports Center
Zoning Classification (Existing): R-3
(Single-family Residential, up to 3 Residential, units per acre)
Zoning Classification (Requested): INST (CD)
(Institutional, Conditional)
Acreage & Location: Approximately 7.74 acres located west of the intersection of Boys Town Rd. and Ardey Kell Rd.

Zoning Map #185
Map Produced by the Charlotte-Meckenburg Planning Commission 07-27-2005
ORDINANCE NO. 3135-Z

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

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

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

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 123 and recorded in full in Ordinance Book 54, Page(s) 11-12.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006.

[Signature]
Stephanie C. Kelly, CMC, Deputy City Clerk
Petition #: 2005-138
Petitioner: Doug Scott

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

Zoning Classification (Requested): BD (CD)
(Distributive Business, Conditional)

Acreage & Location: Approximately 0.39 acres located south of the intersection of Shinkansen Dr and Stourbridge Lion Dr

Zoning Map #72

Map Produced by the Charlotte-Mecklenburg Planning Commission 11-08-2005
November 21, 2005
Ordinance Book 54, Page 13

Petition No. 2005-141
Petitioner: Triven Properties, LLC

ORDINANCE NO. 3136-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-4 to R-8 (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, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 12, and recorded in full in Ordinance Book 54, Page(s) 13-14.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2001.

Stephanie C. Kelly, CMC, Deputy City Clerk
Petition #: 2005-141

Petitioner: Triven Properties, LLC

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

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

Acreage & Location: Approximately 8.16 acres located north of Glory St and south of Northeven Dr

Map Produced by the Charlotte-Meckenburg Planning Commission
07-27-2005
Ordinance Book 54, Page 15

November 21, 2005

Petition No. 2005-143
Petitioner: Russell and Laura Gibbs

ORDINANCE NO. 3137-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-5 to R-8 (CD).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 123 and recorded in full in Ordinance Book 54, Page(s) 15-16.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006

[Signature]
Stephanie C. Kelly, CMC, Deputy City Clerk
Petition #: 2005-143

Petitioner: Russell and Laura Gibbs

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

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

Acreage & Location: Approximately 0.31 acres located north of N Myers St and south of N Alexander St
CITY ZONE CHANGE

Petition No. 2005-145
Petitioner: Charlotte Mecklenburg Planning Commission

ORDINANCE NO. 3138-Z

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-I and I-2 to B-1 and I-1 on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 12 and recorded in full in Ordinance Book 54, Page(s) 17-18.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2001.

Stephanie C. Kelly, CMC, Deputy City Clerk
Petition #: 2005-145

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): I-1 (Light Industrial) and I-2 (General Industrial)

Zoning Classification (Requested): B-1 (Neighborhood Business) and I-1 (Light Industrial)

Acreage & Location: Approximately 51.35 acres located west of I-77 and south of Freedom Dr.
ORDINANCE #3139

AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE –

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

Section 1. The Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by establishing a Pedestrian Overlay District, as provided for in City of Charlotte Zoning Ordinance Chapter 10, Part 8, “Pedestrian Overlay District”, upon approximately 57 acres. The Pedestrian Overlay District as described on the attached map is hereby established in addition to the underlying general districts and conditional districts, which are shown on the Official Zoning Maps.

Section 2. The development and use of the properties subject to the Pedestrian Overlay District shall be governed by the provisions of City of Charlotte Zoning Ordinance Chapter 10, Part 8, and the applicable provisions for underlying zoning districts.

Section 3. This ordinance shall become effective upon its adoption.

Approved as to form:

City Attorney

CERTIFICATION

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 21st day of November, 2005, the reference having been made in Minute Book 123, and recorded in full in Ordinance Book 54, Page(s) 19-20.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of July, 2006.

Brenda R. Freeze, CMC, City Clerk
petition #: 2005-144
petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): I-1  I-2  MUDD-C
MUDD  MUDD-CD  and  UR-C

Zoning Classification (Requested): I-1(PED)  I-2(PED)  MUDD(PED)
MUDD-O(PED)  MUDD-CD(PED)  and  UR-C(PED)

CREATION & LOCATION: Approximately 57 acres located west of I-77
and south of Freedon Dr.

Requested PED (Pedestrian Overlay District) over current zoning that includes
I-1, I-2, MUDD, MUDD-O, MUDD-CD
and UR-C.

Map Produced by the Charlotte-Mecklenburg Planning Commission
08-04-2005
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 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.
Petition #: 2005-146
Petitioner: Lynn Ivey

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

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

Acreage & Location: Approximately 1.35 acres located east of Glenkirk Rd and west of Park South Dr

Map Produced by the Charlotte-Meckenburg Planning Commission
09-13-2005
November 21, 2005
Ordinance Book 54, Page 23

Petition #: 2005-147
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. 3141

AN ORDINANCE AMENDING CHAPTER 21
(SUBDIVISION REGULATIONS) OF THE CITY CODE

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

Section 1. Chapter 20, SUBDIVISIONS, of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Section 7.200, “Design Standards by Lots”, subsection (8) by changing 1) the label designation required on the final plat from “Building Restriction Floodline” to “Stormwater Elevation Line”, and 2), the label designation required on the final plat from “Flood Protection Elevation” to “Stormwater Protection Elevation”. The current section reads as follows:

8. Lots subject to flooding. The City Engineer shall determine which lots are subject to significant flooding, which will include those lots along any significant water course, whether or not the stream is enclosed with pipes or culverts, and may also include areas where it can reasonably be expected that significant overland flow of stormwater or flooding will occur. If any part of a proposed lot is subject to flooding, subdivider shall make a determination of the crest elevation of the flood expected to be equaled or exceeded, on the average, of one time in one hundred years (the "100-year flood") in accordance with generally accepted engineering practice, which is to be submitted with the seal and signature of a professional engineer to the City or County Engineer. This determination must reflect the actual conditions imposed by the complete subdivision, and must give due consideration to the effects of urbanization and obstructions. Upon request and subject to available staff and any applicable fees, the City Engineer will make the necessary determination of the 100-year flood crest if the necessary existing and proposed conditions are provided by the subdivider. No proposed building lot that is wholly or partly subject to flooding shall be approved unless there is established on the final plat a line representing an actual contour as determined by field survey, at an elevation one foot above the 100-year flood crest. Such line shall be known and identified on the final plat as the "Building Restriction Floodline." In addition a "Flood Protection Elevation" for each lot subject to flooding shall be noted on the lot plan as determined by the County Engineer based on the Building Restriction Floodline, or for lots upstream of street crossings, the low elevation of the street plus one foot, whichever is greater. All habitable buildings or structures shall be located outside the Building Restriction Floodline or the lowest usable and functional part of the structure shall not be below the Flood Protection Elevation. "Usable and functional part of the structure" shall be defined as being inclusive of living areas, basements, sunken dens, basement
utility rooms, crawlspaces, attached carports, and mechanical appurtenance such as furnaces, air conditioners, water pumps, electrical conduits and wiring but shall not include water lines or sanitary sewer traps, piping and clean-outs; provided, openings serving the structure are above the Flood Protection Elevation. Where only a portion of a proposed lot is subject to flooding as defined herein, such lot may be approved only if there will be available for building a usable lot area of not less than 1200 square feet. The usable lot area shall be determined by deducting from the total lot area the area of all yards and setbacks required by the applicable zoning district regulations and any remaining area of the lot lying below the building restriction floodline. During the construction of a subdivision, the developer shall maintain the streambed of each stream, creek or backwash channel contiguous to the subdivision in an unobstructed state and shall remove from the channel and banks of the stream all debris, logs, timber, junk and other accumulations of a nature that would, in time of flood, clog or dam the passage of waters in their downstream course. Installation of appropriately sized stormwater drains, culverts, bridges or erosion control devices will not be construed as obstructions in the stream. In areas of the County that are covered by the provisions of the Floodway Regulations, the Floodway Regulations will supersede the provisions of this ordinance regarding land within the regulatory floodplain.

The revised subsection (8) shall read as follows:

8. Lots subject to flooding. The City Engineer shall determine which lots are subject to significant flooding, which will include those lots along any significant water course, whether or not the stream is enclosed with pipes or culverts, and may also include areas where it can reasonably be expected that significant overland flow of stormwater or flooding will occur. If any part of a proposed lot is subject to flooding, subdivider shall make a determination of the crest elevation of the flood expected to be equalled or exceeded, on the average, of one time in one hundred years (the "100-year flood") in accordance with generally accepted engineering practice, which is to be submitted with the seal and signature of a professional engineer to the City or County Engineer. This determination must reflect the actual conditions imposed by the completed subdivision, and must give due consideration to the effects of urbanization and obstructions. Upon request and subject to available staff and any applicable fees, the City Engineer will make the necessary determination of the 100-year flood crest if the necessary existing and proposed conditions are provided by the subdivider. No proposed building lot that is wholly or partly subject to flooding shall be approved unless there is established on the final plat a line representing an actual contour as determined by field survey, at an elevation one foot above the 100-year flood crest. Such line shall be known and identified on the final plat as the "Stormwater Elevation Line." In addition, a "Stormwater Protection Elevation" for each lot subject to flooding shall be noted on the lot plan as determined by the County Engineer based on the Stormwater Elevation Line, or for lots upstream of street crossings, the low elevation of the street plus one foot, whichever is greater. All habitable buildings or structures shall be located outside the Stormwater Elevation Line.
or the lowest usable and functional part of the structure shall not be below the **Stormwater Protection Elevation.** "Usable and functional part of the structure" shall be defined as being inclusive of living areas, basements, sunken dens, basement utility rooms, crawlspaces, attached carports, and mechanical appurtenances such as furnaces, air conditioners, water pumps, electrical conduits and wiring, but shall not include water lines or sanitary sewer traps, piping and clean-outs; provided, openings serving the structure are above the **Stormwater Protection Elevation.** Where only a portion of a proposed lot is subject to flooding as defined herein, such lot may be approved only if there will be available for building a usable lot area of not less than 1200 square feet.

The usable lot area shall be determined by deducting from the total lot area the area of all yards and setbacks required by the applicable zoning district regulations and any remaining area of the lot lying below the **Stormwater Elevation Line.** During the construction of a subdivision, the developer shall maintain the streambed of each stream, creek or backwash channel contiguous to the subdivision in an unobstructed state and shall remove from the channel and banks of the stream all debris, logs, timber, junk and other accumulations of a nature that would, in time of flood, clog or dam the passage of waters in their downstream course. Installation of appropriately sized stormwater drains culverts, bridges or erosion control devices will not be construed as obstructions in the stream. In areas of the County that are covered by the provisions of the Floodway Regulations, the Floodway Regulations will supersede the provisions of this ordinance regarding land within the regulatory floodplain.

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

Approved as to form:

[Signature]

City Attorney
CERTIFICATION

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 123, and recorded in full in Ordinance Book 54, Page(s) 23-26.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006.

[Signature]

Stephanie C. Kelly, CMC, Deputy City Clerk
ORDINANCE NO. 3142-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 INST to O-1 (CD).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 12 and recorded in full in Ordinance Book 54, Page(s) 27-28.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006.

[Signature]
Stephanie C. Kelly, CMC, Deputy City Clerk
Petition #: 2005-148

Petitioner: State Employees' Credit Union

Zoning Classification (Existing): INST (Institutional)

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

Acreage & Location: Approximately 5.75 acres located north of University City Blvd.

Map Produced by the Charlotte-Meckenburg Planning Commission 07-27-2005

Zoning Map #s: 72

Requested O-1(CD) from INST

- Existing Building Footprints
- Existing Zoning Boundaries
- Charlotte City Limits
- FEMA Flood Plain
- Lakes and Ponds
- Creeks and Streams
ORDINANCE NO. 3143-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-5 (CD), CC and R-17MF (CD) to R-17MF (CD), CC SPA and R-17MF (CD) SPA.

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 12 and recorded in full in Ordinance Book 54, Page(s) 29-30.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006.

[Signature]
Stephanie C. Kelly, CMC, Deputy City Clerk
Petition #: 2005-149

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

Zoning Classification (Requested): R-17 MF (CD) (Multi-family Residential up to 17 units per acre, Conditional) R-17MF(CD) SPA (Multi-family Residential, up to 17 units per acre, Conditional, Site Plan Amendment) and CC SPA (Commercial Center, Conditional, Site Plan Amendment)

Acreage & Location: Approximately 43.3 acres located northwest of the intersection of York Rd and Steele Creek Rd
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 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.

CERTIFICATION

Stephanie C. Kelly, CMC, Deputy City Clerk

Stephanie C. Kelly, CMC, Deputy City Clerk
Petition #: 2005-152

Petitioner: Colson and Colson Construction Co.

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

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

Acreage & Location: Approximately 9.51 acres located west of the intersection of Prosperity Church Rd and Kotlik Dr
ORDINANCE NO. 3145-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 MUDD-O and MUDD (CD) to MUDD-O and MUDD-O SPA.

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

., Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 12 and recorded in full in Ordinance Book 54, Page(s) 33-34.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 200
Petition #: 2005-153

Petitioner: Thomas B. Henson

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

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

Acreage & Location: Approximately 115 acres located south of the intersection of I-485 and S. Tryon St