

CITY CD

Petition No. 92-45
YMCA of Charlotte/Mecklenburg

ORDINANCE NO. 3512-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 30.2 acres located on the west side of Quail Hollow Road south of Sharon Road (Harris YMCA); 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 September 21, 1992; 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-12MF SUP and R-3 to Institutional(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.

APPROVED AS TO FORM:

Henry W. Haselwell Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of February, 19 93, the reference having been made in Minute Book 101, and is recorded in full in Ordinance Book 41 at page 414-416.

Brenda R. Freyer
City Clerk

LEGAL DESCRIPTION

BEGINNING at a point, said point being the edge of the Sharon Hills Road right-of-way and the northwesterly corner of the Pope property, now or formerly as listed in the Mecklenburg County Register of Deeds in Book 5203 at Page 390 (tax parcel 209-191-58), running thence N 77-06-31 E 227.27 feet, thence N 77-06-31 E 371.73 feet, thence N 15-25-09 W 234.97 feet, thence N 64-35-16 E 518.40 feet, thence CH= N 32-45-28 W 304.60 feet, ARC= 304.73 feet, R= 3054.80 feet, thence CH= N 23-39-22 W 608.97 feet, ARC= 610.18 feet, R= 2799.59 feet, thence N 17-24-44 W 438.57 feet, thence N 58-31-50 W 66.21 feet, thence CH= S 68-09-20 W 120.22 feet, 120.48 feet, ARC= 120.48 feet, R= 527.96 feet, thence S 61-37-05 W 55.48 feet, thence CH= S 68-14-58 W 35.68 feet, ARC= 35.76 feet, R= 154.50 feet, thence CH= S 68-15-00 W 33.6 feet, ARC= 33.68 feet, R= 145.50 feet, thence S 61-37-10 W 227.46 feet, thence S 18-39-23 E 61.12 feet, thence CH= S 13-21-39 E 287.29 feet, ARC= 287.70 feet, R= 1556.37 feet, thence CH= S 02-24-04 E 75.94 feet, ARC= 76.06 feet, R= 384.70 feet, thence CH= S 12-21-53 W 198.66 feet, ARC= 199.50 feet, R= 628.13 feet, thence S 21-27-40 W 58.38 feet, thence CH= S 17-42-39 W 146.80 feet, ARC= 146.91 feet, R= 1122.18 feet, thence S 13-57-37 W 103.00 feet, thence S 13-57-37 W 69.22 feet, thence CH= S 09-44-52 W 60.74 feet, ARC= 60.79 feet, R= 413.43 feet, thence S 05-32-07 W 195.87 feet, thence CH= S 05-02-03 E 125.86 feet, ARC= 126.57 feet, R= 343.07 feet, thence S 15-36-13 E 74.13 feet, thence CH= S 21-19-09 E 129.35 feet, ARC= 129.57 feet, R= 649.43 feet, thence S 27-02-05 E 110.64 feet to the point of BEGINNING.

CITY CD

Petition No. 92-64
The Hahn Company

ORDINANCE NO. 3513-7

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 77.7 acres located at the northeasterly intersection of I-85 and 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 October 19, 1992; 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-1SCD to CC 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:

Henry W. Zanderhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of February, 19 93, the reference having been made in Minute Book 101, and is recorded in full in Ordinance Book 41 at page 417-419C.

Brenda R. Freeze
City Clerk

PROPERTY DESCRIPTION

BEGINNING at a point on the southwesterly right-of-way line of Carley Boulevard (existing 113 foot right-of-way) being located North 51° 30' 01" West a distance of 1,777.67 feet (ground distance) from NCGS Monument "Prison 2"; **THENCE** crossing into the existing right-of-way line of Carley Boulevard and the line of now or formerly University Place Owners as recorded in Deed Book 5833, Page 123 Mecklenburg County Registry of Deeds North 56° 00' 13" West a distance of 324.92 feet to a point; **THENCE** departing said right-of-way, along now or formerly land of University Place Owners the following twenty-three courses:

- (1) South 05° 05' 49" East a distance of 208.03 feet to a point;
- (2) South 29° 12' 01" E a distance of 11.85 feet to the point;
- (3) **THENCE** along the curve to the left having a radius of 140.00 feet, an arc distance of 98.02 feet, a chord bearing of South 44° 32' West a distance of 96.84 feet to the point of compound curvature;
- (4) **THENCE** along the curve to the left having a radius of 95.86 feet, an arc distance of 84.57 feet, a chord bearing of South 68° 51' East a distance of 81.55 feet to the point of tangency;
- (5) South 29° 51' 32" East a distance of 24.52 feet to the point of curvature;
- (6) **THENCE** along the curve to the right having a radius of 50.00 feet, an arc distance of 83.08 feet, a chord bearing of South 68° 51' West a distance of 81.55 feet to the point of tangency;
- (7) South 65° 20' 07" West a distance of 40.17 feet to a point
- (8) **THENCE** along the curve to the left having a radius of 70.00 feet an arc distance of 197.37 feet, a chord bearing of South 62° 29' East a distance of 197.37 feet to the point of tangency;
- (9) North 83° 46' 57" East a distance of 64.37 feet to the point of curvature;
- (10) **THENCE** along the curve to the right having a radius of 100.00 feet, an arc distance of 222.09 feet, a chord bearing of South 62° 29' East a distance of 222.09 feet to the point of tangency;
- (11) South 31° 01' 51" West a distance of 40.16 feet to the point of curvature;
- (12) **THENCE** along the curve to the left having a radius of 100.00 feet, an arc distance of 94.48 feet, a chord bearing of South 62° 29' East a distance of 94.48 feet to the point of reverse curvature;
- (13) **THENCE** along the curve to the right having a radius of 288.07 feet, an arc distance of 186.70 feet, a chord bearing of South 62° 29' East a distance of 186.70 feet to the point of tangency;
- (14) South 14° 02' 11" West a distance of 43.98 feet to the point of curvature;

February 15, 1993
Ordinance book 41, Page 419A

- (15) THENCE along the curve to the left having a radius of 90.00 feet, an arc distance of 76.41 feet, a chord bearing of [REDACTED] East a distance of 74.13 feet to the point of tangency;
- (16) South 34° 36' 21" East a distance of 46.64 feet to the point of curvature;
- (17) THENCE along the curve to the right having a radius of 80.00 feet, an arc distance of 56.99 feet, a chord bearing of [REDACTED] East a distance of [REDACTED] feet to the point of tangency;
- (18) South 06° 12' 24" West a distance of 91.14 feet to a point;
- (19) North 83° 47' 36" West a distance of 22.00 feet to a point;
- (20) South 06° 12' 24" West a distance of 105.00 feet to a point;
- (21) South 20° 47' 36" East a distance of 110.02 feet to a point;
- (22) South 06° 12' 24" West a distance of 84.98 feet to the point of curvature (not tangent at this point);
- (23) THENCE along the curve to the right having a radius of 40.00 feet, an arc distance of 125.66 feet, a chord bearing of [REDACTED] East a distance of [REDACTED] feet to a point in the line of now or formerly UPH Lakeside LP as recorded in Deed Book 6197, Page 724 Mecklenburg County Registry of Deeds;

THENCE along the line of now or formerly UPH Lakeside LP the following four courses: (1) North 06° 12' 24" East a distance of 14.85 feet to a point; (2) North 83° 47' 36" West a distance of 202.49 feet to a point; (3) North 06° 12' 24" East a distance of 120.00 feet to a point (4) North 83° 47' 36" West a distance of 384.50 feet to a point in the line of now or formerly Home Federal Savings and Loan Association as recorded in Deed Book 4789, Page 350 Mecklenburg County Registry of Deeds;

THENCE along the land of now of formerly Home Federal Savings and Loan Association the following four courses: (1) North 06° 12' 24" East a distance of 100.00 feet to a point; (2) North 83° 47' 36" West a distance of 283.03 feet to a point; (3) South 06° 12' 24" West a distance of 25.97 feet to a point; (4) South 41° 46' 32" West a distance of 456.50 feet to a point on the northeasterly right-of-way line of W.T. Harris Boulevard (200 foot right-of-way), said point being North 48° 13' 28" West a distance of 1,752.22 feet from a concrete right-of-way monument at the intersection of W.T. Harris Boulevard and U.S. Highway 29 rights-of-way; THENCE along W.T. Harris Boulevard North 48° 13' 28" West a distance of 837.20 feet to a concrete right-of-way monument on the southeasterly right-of-way line of Interstate Highway 85 (variable right-of-way);

THENCE along Interstate Highway 85 the following ten courses: (1) North $41^{\circ} 25' 39''$ East a distance of 30.46 feet to a concrete right-of-way monument; (2) North $37^{\circ} 41' 11''$ West a distance of 154.19 feet to a concrete right-of-way monument; (3) North $54^{\circ} 07' 38''$ West a distance of 110.16 feet to a concrete right-of-way monument; (4) North $37^{\circ} 54' 37''$ East a distance of 115.45 feet to a concrete right-of-way monument a point of curvature; (5) THENCE along the curve to the left having a radius of 602.47 feet, an arc distance of 250.93 feet a chord bearing ~~North $41^{\circ} 25' 39''$ East~~ a distance of 250.93 feet to a concrete right-of-way monument for the point of tangency; (6) North $00^{\circ} 51' 37''$ East a distance of 222.93 feet to a concrete right-of-way monument; (7) North $04^{\circ} 09' 34''$ West a distance of 475.07 feet to a concrete right-of-way monument; (8) North $32^{\circ} 14' 53''$ East a distance of 101.02 feet to concrete right-of-way monument; (9) North $26^{\circ} 21' 59''$ East a distance of 307.59 feet to a point; (10) North $37^{\circ} 19' 37''$ East a distance of 425.02 feet to a point being the northwesterly corner of land now or formerly Oasis Temple Aaonms as recorded in Deed Book 5176, Page 831 Mecklenburg County Registry of Deeds;

THENCE along the land of now or formerly Oasis Temple Aaonms the following two courses: (1) South $47^{\circ} 00' 16''$ East a distance of 442.19 feet to the point of curvature (not tangent at this point); (2) THENCE along the curve to the right having a radius of 556.50 feet, an arc distance of 119.59 feet, a chord bearing North $70^{\circ} 21' 41''$ East a distance of 119.36 feet to a point on the existing right-of-way of Daniel Burnham Way 60 foot right-of-way, said point being on the cul-de-sac of Daniel Burnham Way having a 55.00 foot radius;

THENCE continuing along the curve to the right through the cul-de-sac and right-of-way of Daniel Burnham Way an arc distance of 224.00 feet a chord bearing of North $88^{\circ} 02' 53''$ East a distance of 222.49 feet to a point on the northeasterly right-of-way line of Daniel Burnham Way, said point being on the land of now or formerly Oasis Temple Aaonms;

THENCE along the land of now or formerly Oasis Temple Aaonms the following two courses: (1) continuing along the curve to the right an arc distance of 237.15 feet a chord bearing South $68^{\circ} 12' 43''$ East a distance of 235.36 feet to the point of tangency; (2) South $56^{\circ} 00' 13''$ East a distance of 69.65 feet to a point on the northwesterly right-of-way line of Glenwater Drive (existing variable right-of-way);

THENCE passing through said right-of-way, continuing South $56^{\circ} 00' 13''$ East a distance of 84.62 feet to a point on the southeasterly right-of-way of Glenwater Drive, said point being on the land of now or formerly First Union National Bank of North Carolina as recorded in Deed Book 6498, Page 787 Mecklenburg County Registry of Deeds; THENCE along the land now or formerly First Union National Bank of North Carolina South $56^{\circ} 00' 13''$ East a distance of 668.89 feet to a point on the northeasterly right-of-way line of Carley Boulevard (existing 113 foot right-of-way);

February 15, 1993
Ordinance Book 41, Page 419C

THENCE crossing the existing Carley Boulevard right-of-way South $33^{\circ} 59' 47''$ West a distance of 113.00 feet to the POINT OF BEGINNING and containing 77.746 acres of land more or less as shown on a map titled "Composite map for the Hahn Company of University Place Mall, Inc. Parcels" dated November 13, 1991 prepared by Concord Engineering & Surveying, Inc.

Property described herein subject to the following easements and rights-of-way:

- (1) Permanent drainage easement numbers 1 and 2 as recorded in Deed Book 5839, Page 250, Mecklenburg County Registry of Deeds.
- (2) Drainage easement as recorded in Deed Book 5038, Page 253 Mecklenburg County Registry of Deeds.
- (3) Temporary construction easement, State Project No. 8.2671401, Sheet No. 6.
- (4) 15 foot sanitary sewer easement as shown on above referenced map by Concord Engineering and Surveying, Inc.
- (5) Easements to Southern Bell recorded in Deed Book 956, Page 447, Deed Book 956, Page 453 and Deed Book 4984, Page 645, Mecklenburg County Registry (general easements).
- (6) Easements to Duke Power Company recorded in Deed Book 938, Page 235, Deed Book 1299, page 382 and Deed Book 4870, Page 422, Mecklenburg County Registry (general easements.)
- (7) 20' general utility easement as shown in Map Book 20, Page 908 and Map Book 21, Page 474, Mecklenburg County Registry (general easements).
- (8) Easement to AT&T recorded in Deed Book 962, Page 173 Mecklenburg County Registry.
- (9) Restriction recorded in Deed Book 4614, Page 409 Mecklenburg County Registry.
- (10) Storm drainage easements to State Highway Commission recorded in Deed Book 3038, Page 253 and civil action 87-CV-14878 Mecklenburg County Registry.
- (11) 1.826 acres of existing Carley Boulevard right-of-way, 0.883 acres of existing Daniel Burnham Way right-of-way and 0.208 acres of existing Glenwater Drive (formerly Ebenezer Howard Drive) right-of-way all shown on a map titled "Boundary Survey for the Hahn Company of Proposed Carley Right-of-way and 2 Acre Site" dated November 12, 1991, prepared by Concord Engineering & Surveying, Inc.

THIS
PAGE NOT USED

CITY CD

**Petition No. 92-67
The Crosland Group**

ORDINANCE NO. 3514-7

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 80 acres located within the northwest quadrant of N.C. 49 (University City Boulevard) and 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 November 16, 1992; 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 on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

049-301-106; 049-301-10 through 049-301-22; 049-301-25; 049-302-01
through 049-302-09; 049-301-28; 049-333-04 through 049-333-12; 049-335-02
through 049-335-04; 049-335-06; 049-335-07; 049-334-01 through 049-334-06.

SEE ATTACHED

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

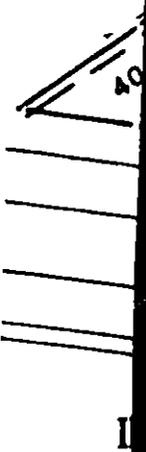
Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of February, 19 93, the reference having been made in Minute Book 101, and is recorded in full in Ordinance Book 41 at page 420-422.

Brenda R. Frey
City Clerk



LEGAL DESCRIPTION

That certain tract or parcel of land situated in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows: Beginning at a concrete monument marking the intersection of the Western right-of-way of the ramp from South bound W.T. Harris Blvd. and the Northern right-of-way of University Blvd. (NC Hwy. 49), said monument having North Carolina grid coordinates of North = 366,976.13 feet and East = 1,479,236.23 feet and being located South 80°27'13" West, 661.50 feet (ground distance) from North Carolina Geodetic monument "HARDEES"; thence, along said Northern right-of-way of NC Hwy. 49 the following twelve (12) courses: 1) South 37°34'33" West, 80.41 feet to a found concrete monument; 2) South 87°57'36" West, 173.61 feet to a found concrete monument; 3) South 23°29'25" West, 39.98 feet to a found concrete monument; 4) South 21°39'38" West, 64.31 feet to a found concrete monument; 5) South 63°56'03" West, 76.99 feet to a found concrete monument; 6) South 63°58'18" West, 426.38 feet to a found concrete monument; 7) South 64°36'33" West, 213.68 feet to a found concrete monument; 8) South 84°38'09" West, 69.89 feet to a found concrete monument; 9) South 47°36'49" West, 64.48 feet to a found concrete monument; 10) South 17°02'37" West, 66.89 feet to a found concrete monument; 11) South 67°15'22" West, 192.94 feet to a found concrete monument; 12) South 67°28'59" West, 831.47 feet to a found 3/4" iron pipe, the southeast corner of the land conveyed to GAF as recorded in Deed Book 4539, Page 869 in the Mecklenburg County Registry; thence, along the eastern line of GAF, South 11°17'39" East, 276.93 feet to a found 1 1/4" iron pipe, the northeast corner of said GAF; thence, along the north line of GAF, North 72°50'57" West, 163.07 feet to a found 1 1/4" iron pipe, the northeast corner of UNCC Properties, Inc. as recorded in Deed Book 5593, Page 243 in the Mecklenburg County Registry; thence, along the northern line of UNCC Properties, Inc., North 73°08'29" West, passing a #4 rebar at 347.07 feet, the southeast corner of that certain parcel conveyed to Mecklenburg County in Deed Book 6071, Page 951 in the Mecklenburg County Registry; and continuing along the northern line of the Mecklenburg County parcel, 87.15 feet, a total distance of 634.22 feet to a found 3/4" iron pipe, the southern corner of Duke Power Company as recorded in Deed Book 2475, Page 351; thence, along said Duke Power Company the following three (3) courses: 1) North 16°57'18" East, 283.56 feet to a found concrete monument; 2) North 45°12'48" West, 162.23 feet to a found 1" iron rod; 3) South 32°55'36" West, 259.09 feet to a found rebar in concrete on the eastern right-of-way of North Tryon Street (US Hwy. 29); thence, along the eastern right-of-way of North Tryon Street, North 14°32'34" East, 403.37 feet to a found 2" iron pipe, the northwest corner of Griffin Buick Pontiac GMC Truck, Inc. as recorded in Deed Book 6638, Page 421 in the Mecklenburg County Registry; thence, along said Griffin's southwest line, two (2) courses: 1) South 53°33'53" East, 299.90 feet to a set #3 rebar; 2) North 15°03'43" East, passing a found 2" iron pipe at 99.38 feet, a total distance of 200.00 feet to a set #3 rebar in the southwest line of John W. and wife Julie M. Washington as recorded in Deed Book 2363, Page 287 in the Mecklenburg County Registry; thence, along said Washington's line, South 56°08'52" East, 159.02 feet to a set #3 rebar marking Washington's Southernmost corner; thence, continuing along said lands of Washington and others, North 14°46'55" East passing a found 1" iron pipe at 103.55 feet, marking the south corner of Griffin Buick Pontiac GMC Truck, Inc. as recorded in Deed Book 6638, Page 421; continuing along Griffin's line 308.32 feet to a found 1" iron pipe, marking the south corner of Heald, Inc. as recorded in Deed Book 6206, Page 734, continuing along Heald's line 114.78 feet to a found 1" iron pipe marking the south corner of South Central Oil Company, Inc. as recorded in Deed Book 3234, Pages 339 and 363; continuing along South Central Oil Company's line 103.92 feet for a total distance of 632.37 feet to a set #3 rebar, in the south line of Lot 26 of the HamptonPark Subdivision as recorded in Map Book 6, Page 773 in said Registry; thence, along the South line of HamptonPark Subdivision Lots 26-33 South 52°19'31" East, 415.07 feet to a found 1" iron pipe marking the Southernmost corner of Jackie Louise Blair and Cynthia Blair as recorded in Deed Book 3389, Page 365; thence, along said Blair line, North 51°08'20" East, 213.36 feet to a set #3 rebar in the South line of Hampton Church Road (SR 62838); thence, along said south line, South 51°54'45" East, 239.45 feet to a set #3 rebar marking the northwest corner of William H. & Fannie S. Heane as recorded in Deed Book 2041, Page 309; thence, along the lines of Heane, three (3) courses: 1) South 26°56'25" West, 185.70 feet to a set #3 rebar, the southwest corner of Heane; thence, along the Southern line of Heane, 2) South 56°28'43" East, 100.00 feet to a found 2" iron pipe, marking the southeast corner of Heane; thence, 3) North 26°56'25" East, 177.65 feet to a found 1" iron pipe on the south line of Hampton Church Road; thence, a new line crossing Hampton Church Road; thence, along the northern line of Hampton Church Road, North 51°54'45" West, 198.19 feet to a set #3 rebar, in the intersection of the right-of-ways of Hampton Church Road and Washington Blvd.; continuing along said south line, North 17°19'41" East, 223.63 feet to a set #3 rebar; thence, along the southern line of Washington Blvd., North 52°19'13" East, 304.66 feet to a set #4 rebar; continuing along said south line, North 52°12'39" East, 393.83 feet to a set #5 rebar, marking the southwest corner of Loyd M. & Luetta P. Alexander as recorded in Deed Book 1700, Page 547 of the Mecklenburg County Registry; thence, along the south line of Alexander, South 48°14'52" East, 278.61 feet to a found 3/4" iron rod, marking the west corner of The State of North Carolina parcel as recorded in Deed Book 4821, Page 695 of the Mecklenburg County Registry; thence, along said State of North Carolina parcel, South 77°24'47" East, 619.62 feet to a found concrete monument in the Western right-of-way of the ramp from south bound W.T. Harris Blvd.; thence, continuing along the Western right-of-way of W.T. Harris Blvd. six (6) courses: 1) South 23°09'21" West, 198.06 feet to a found concrete monument; 2) South 14°25'09" West, 288.09 feet to a found concrete monument; 3) South 04°41'28" East, 144.66 feet to a found concrete monument; 4) South 12°39'13" East, 114.99 feet to a set #3 rebar; 5) South 28°32'03" East, 154.63 feet to a found concrete monument; 6) South 33°12'13" East, 162.83 feet to the Point and Place of Beginning containing 77.113 acres of land.

67207

25

TAX PARCELS

049-301-106; 049-301-10 through 049-301-22; 049-301-25; 049-302-01
through 049-302-09; 049-301-28; 049-333-04 through 049-333-12; 049-335-02
through 049-335-04; 049-335-06; 049-335-07; 049-334-01 through 049-334-06.

THIS PAGE NOT USED

NO PAGES 423-42~~4~~₉₄

CITY ZONE CHANGE

Petition No. 93-2
James W. Gager

ORDINANCE NO. 3516-Z

ZONING REGULATIONS

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 I-1 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:

Henry W. Underhill, Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of February, 19 93, the reference having been made in Minute Book 101, at page _____.

Brenda R. Freese
City Clerk

PETITIONER: James W. Gager

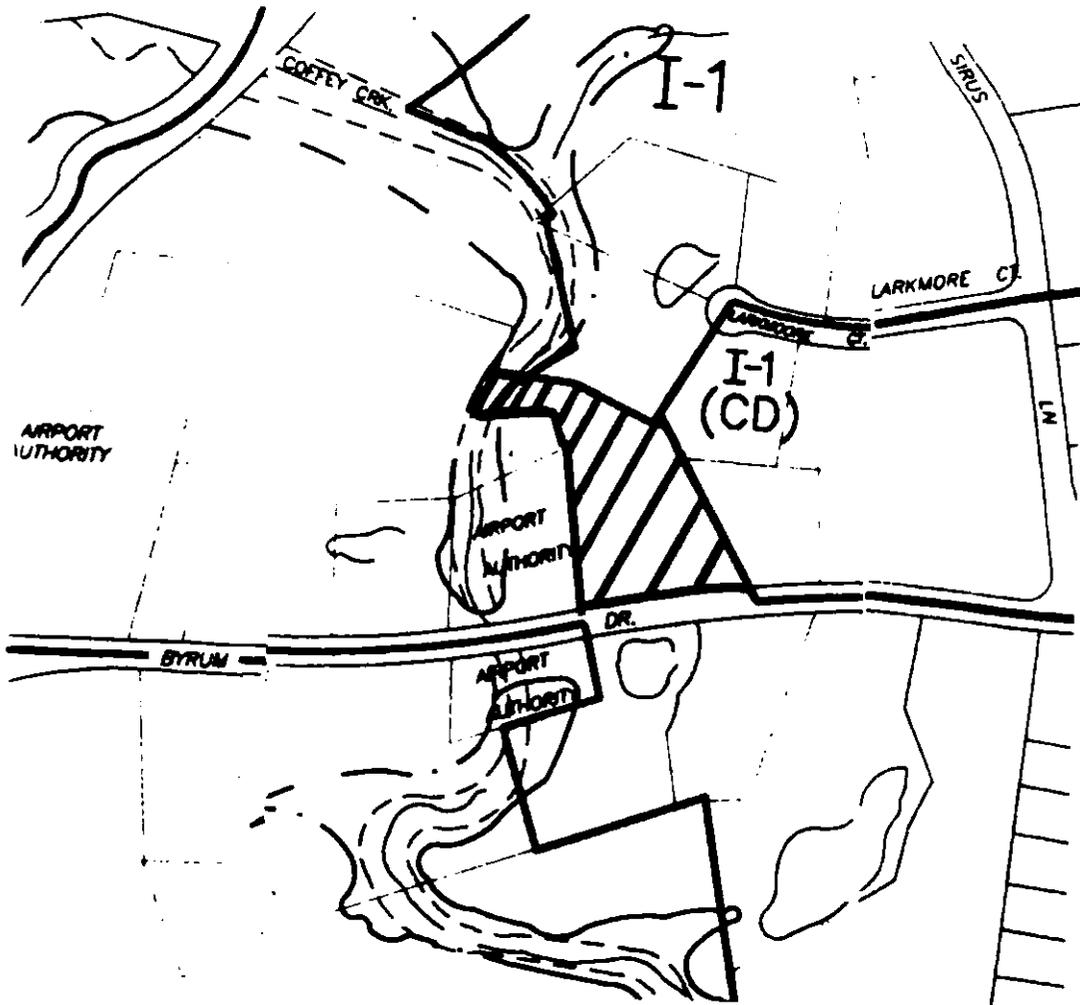
PETITION NO.: 93-2

HEARING DATE: January 19, 1993

ZONING CLASSIFICATION, EXISTING: R-3

ZONING CLASSIFICATION, REQUESTED: I-1

LOCATION: Approximately 2.80 acres located on the north side of Byrum Drive west of Sirius Lane.



ZONING MAP NO(s): 108 & 109

SCALE 1" = 400'



PROPERTY PROPOSED FOR CHANGE

THIS side NOT USED

CITY CD

Petition No. 93-3
J. B. Ivey & Company
c/o Dillard's

ORDINANCE NO. 3517-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 8.89 acres located on the north side of Central Avenue between Sharon Amity Road and Albemarle Road (The Eastland Mall Dillard's site); 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 January 19, 1993; 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-1SCD to CC on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

Ivey tract, Eastland Mall Shopping Center located in the Township of Crab Orchard in Mecklenburg County, North Carolina, and more particularly described as follows:

BEGINNING at a point in the northerly margin of the right-of-way of Central Avenue (100 foot right-of-way); said point being located three courses from the intersection of the northerly margin of the right-of-way of Central Avenue and the easterly margin of the right-of-way of North Sharon Amity Road (60 foot right-of-way): 1) S.57-36-23E. 383.03 feet to a point; 2) in a southeasterly direction with the arc of a circular curve to the right having a radius of 3,156.27 feet, an arc distance of 391.47 feet; and 3) S.50-30E.

603.25 feet to the point of BEGINNING; and running thence N.39-30-40E. 223.33 feet to a point; thence S.50-30-40E. 57.0 feet to a point; thence N.39-30E. 210.0 feet to a point; thence S.50-30E. 255.50 feet to a point; thence N.39-30E., 155.0 feet to a point; thence S.50-30E. 225.0 feet to a point; thence N.39-30E. 60.0 feet to a point; thence S.50-30E. 40.0 feet to a point; thence S.39-30W. 60.0 feet to a point; thence S.50-30E. 40.0 feet to a point; thence S.39-30W./ 155.0 feet to a point; thence S.50-30E. 164.0 feet to a point; thence S.39-30W. 433.33 feet to a point in the northerly margin of the right-of-way of Central Avenue; thence with said margin N.50-30-W. 781.5 feet to the point of BEGINNING, containing 8.89 acres according to a plot plan prepared by Little & Associates dated January 7, 1974, and last revised August 29, 1992.

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 15th day of February, 19 93, the reference having been made in Minute Book 101, and is recorded in full in Ordinance Book 41 at page 428-429.


City Clerk

PAGE

NOT USED

No PAGE 430