

Petition No. 99-84
First Presbyterian Church, Charlotte

ORDINANCE NO. 1315-Z

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

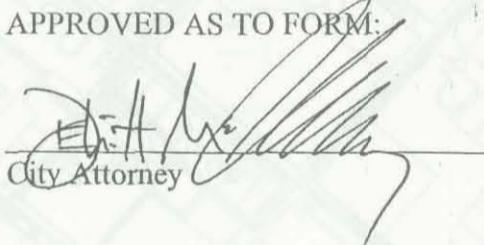
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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.

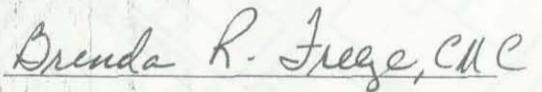
Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:


City Attorney

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 19th day of July, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 504-505.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of January, 2001.


Brenda R. Freeze, CMC, City Clerk

July 19, 1999

Ordinance Book 49, Page 505

Petition #: 99-84

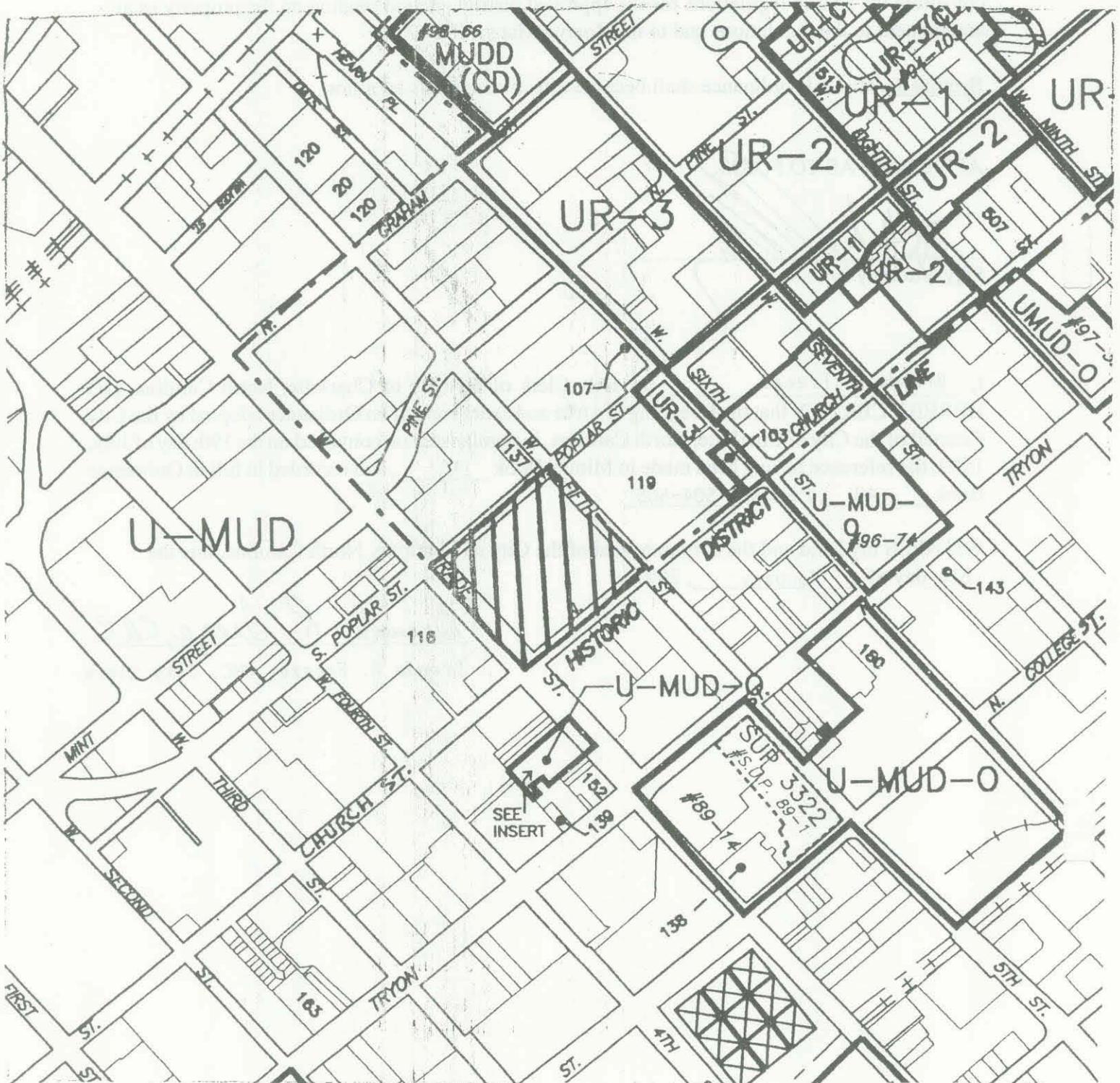
Petitioner: First Presbyterian Church, Charlotte NC

Hearing Date: July 19, 1999

Classification (Existing): UMUD

Zoning Classification (Requested): UMUD-O

Location: Approximately 3 acres located on the west side of Church Street, between W. Fifth Street and W. Trade Street and east of S. Poplar Street.



CITY CD

Petition No.99-09
Heritage Communities, Inc

ORDINANCE NO. 1316-Z

APPROVED BY CITY COUNCIL

DATE July 19, 1999

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 31.4 acres located on the north side of East W. T. Harris Boulevard, west of Old Concord Road.

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 20, 1999; 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-17MF(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-

Petition No. 99-09
Heritage Communities, Inc

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Heritage Communities, Inc and successors-in-interest of the property described as tax parcel portion of 049-272-05 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of R-17MF(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

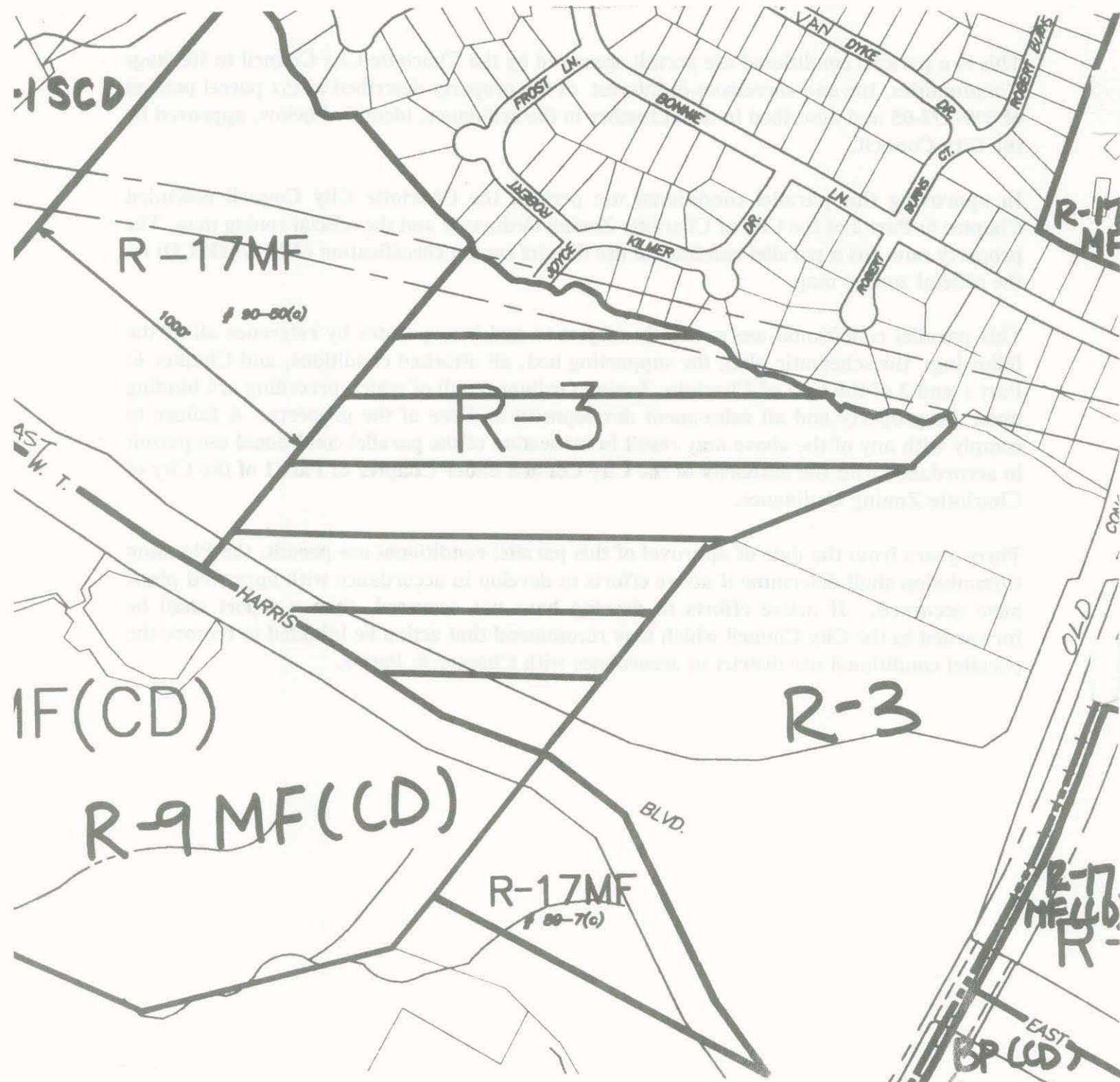
Petitioner: Heritage Communities, Inc.

Hearing Date: January 19, 1999

Classification (Existing): R-3

Zoning Classification (Requested): R-17MF(CD)

Location: Approximately 31.4 acres located on the north side of East W. T. Harris Boulevard west of Old Concord Road.



Zoning Map #(s): 72

Scale: 1" = 400'

July 19, 1999

Ordinance Book 49, Page 509B

99-09

Legal Description

Proposed Rezoning of R-3 Parcel To R-17MF

BEGINNING at a new iron pin in the northerly margin of East W.T. Harris Boulevard (variable public right-of-way), said point being the southwest corner of the J. W. Grier, III property as described in Deed Book 4607, Page 583 of said Registry and runs thence with the northerly margin of East W.T. Harris Boulevard in three (3) courses and distances as follows: 1) N. 60-52-22 W. 348.12 feet to an existing concrete monument; 2) N. 62-55-12 W. 500.77 to an existing concrete monument; 3) N. 60-01-15 W. 233.37 feet to a point; thence with the existing division line between the R-17MF property and the R-3 property herein described, N. 39-47-19 E. 1,118.95 feet to a point in the centerline of a branch, said point being in the southerly line of Lot 22, Block 8, College Downs No.3, Map 2 as shown in Map Book 14, Page 539 of the Mecklenburg County Public Registry; thence with the centerline of said branch and the southerly line of College Downs No. 3, Map 2 and College Downs as shown in Map Book 14, Page 353 in twenty-six (26) courses and distances as follows: 1) S. 30-48-01 E. 5.34 feet to a point; 2) S. 57-46-51 E. 51.42 to a point; 3) S. 48-52-41 E. 50.16 feet to a point; 4) S. 57-43-11 E. 54.29 feet to a point; 5) S. 78-51-11 E. 94.25 feet to a point; 6) S. 67-09-11 E. 39.37 feet to a point; 7) N. 57-31-19 E. 40.68 feet to a point; 8) S. 72-54-01 E. 56.03 feet to a point; 9) S. 48-49-21 E. 64.28 feet to a point; 10) S. 72-20-21 E. 200.56 feet to a point; 11) S. 67-21-31 E. 170.10 feet to a point; 12) S. 48-22-11 E. 67.85 feet to a point; 13) S. 69-22-21 E. 51.28 feet to a point; 14) S. 21-39-21 E. 15.02 feet to a point; 15) S. 89-52-51 E. 54.48 feet to a point; 16) S. 66-15-51 E. 95.31 feet to a point; 17) S. 76-43-11 E. 57.56 feet to a point; 18) S. 40-11-41 E. 41.56 feet to a point; 19) N. 86-43-49 E. 25.32 feet to a point; 20) S. 73-30-01 E. 87.29 feet to a point; 21) N. 73-01-29 E. 40.52 feet to a point; 22) S. 75-50-11 E. 98.21 feet to a point; 23) N. 56-08-19 E. 55.14 feet to a point; 24) S. 57-10-28 E. 4.14 feet to a point; 25) S. 57-12-28 E. 20.44 feet to a point; 26) S. 04-36-18 E. 15.82 feet to a point, said point being the northwest corner of the J.C. McDonald property as described in Deed Book 1135, Page 11 of said Registry; thence with the northwesterly line of the J.C. McDonald property in two (2) courses and distances as follows: 1) S. 44-31-45 W. passing a new iron pin at 30.00 feet, a total distance of 215.62 feet to an existing iron pin; 2) S. 66-47-24 W. 560.32 feet to an existing iron pin, said point being the northwest corner of the aforesaid J.W. Grier, III property; thence with the northwesterly and westerly lines of the J.W. Grier, III property in two (2) courses and distances as follows: 1) S. 71-05-28 W. 80.76 feet to an existing iron pin; 2) S. 39-40-18 W. 632.99 feet to the point and place of **BEGINNING**; containing 31.3885 acres or 1,367,283 square feet of land as shown on a survey prepared by R.B. Pharr & Associates, P.A. dated May 7, 1998.

CITY CD

Petition No.99-34
Park Selwyn LLC

ORDINANCE NO. 1317-Z

APPROVED BY CITY COUNCIL

DATE July 19, 1999

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 1.2 acres located on the north side of Woodlawn Road, west of Selwyn Avenue.

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 March 15, 1999; 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 UR-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

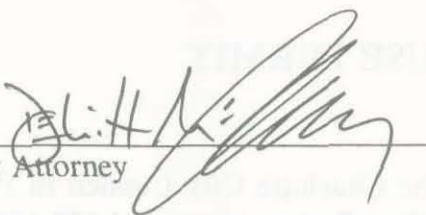
SEE ATTACHED

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-

APPROVED AS TO FORM:



City Attorney

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 19th day of July, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 510-512B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 16th day of November, 1999.

Brenda R. Freeze, CMC, City Clerk

Petition No. 99-34
Park Selwyn LLC

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Park Selwyn LLC and successors-in-interest of the property described as tax parcel 175-151-37 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of UR-2(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

Petition #: 99-34

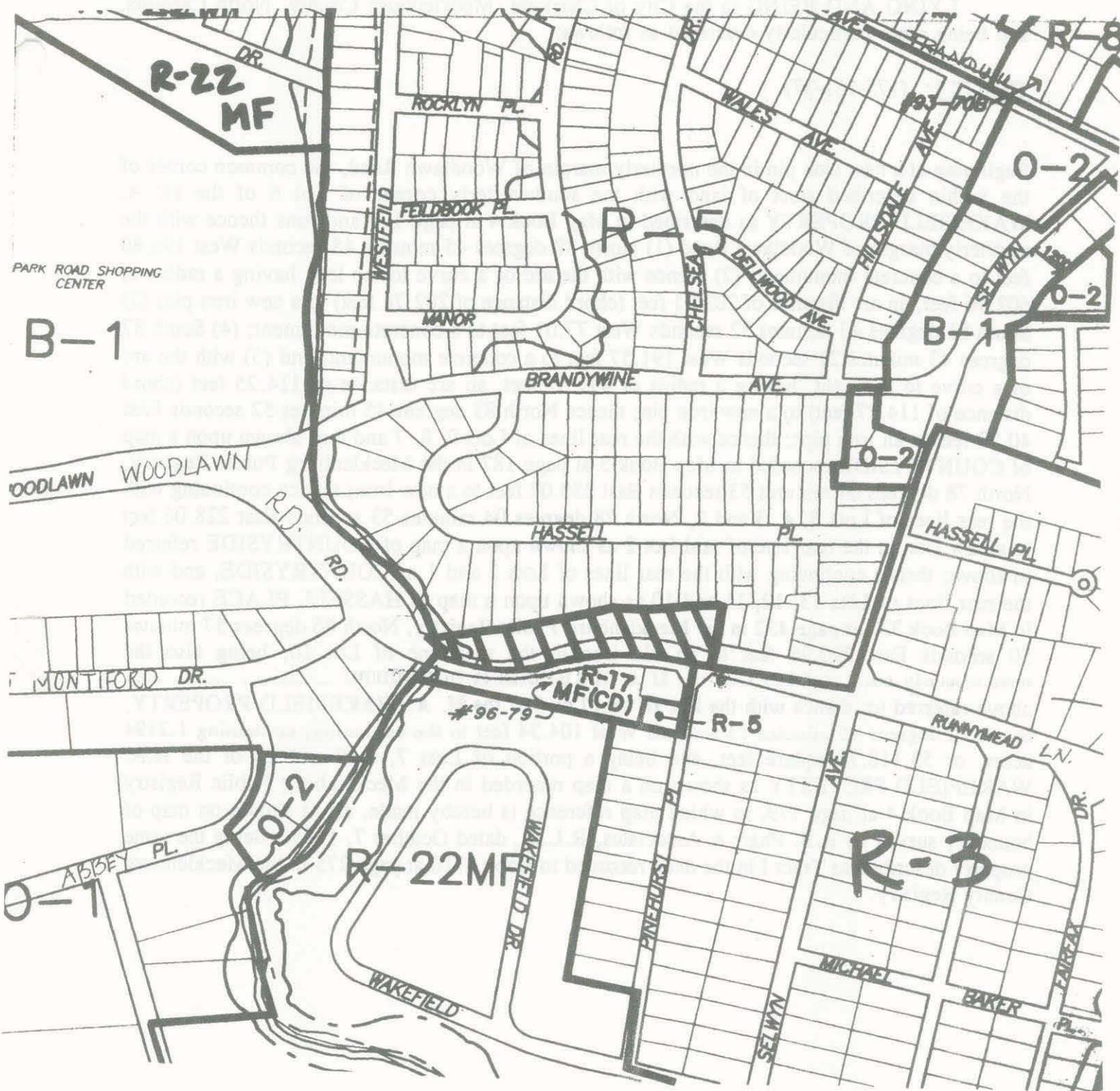
Petitioner: Park Selwyn LLC

Hearing Date: March 15, 1999

Classification (Existing): R-5

Zoning Classification (Requested): UR-2(CD)

Location: Approximately 1.2 acres located on the north side of Woodlawn Road west of Selwyn Avenue.



Zoning Map #(s): 125

Scale: 1" = 400'

EXHIBIT A
ATTACHED TO DEED
FROM KEVIN P. BYRNES, COMMISSIONER,
TO PARK SELWYN, LLC, A NORTH
CAROLINA LIMITED LIABILITY COMPANY

LYING AND BEING in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

TRACT 1: (175-151-37)

Beginning at a new iron pin in the northerly margin of Woodlawn Road, the common corner of the within described tract of land with the southwesterly corner of Lot 6 of the H. A. WAKEFIELD PROPERTY as described in Map Book 4 at page 179 and runs thence with the northerly margin of Woodlawn Road (1) North 88 degrees 45 minutes 48 seconds West 196.80 feet to a concrete monument; (2) thence with the arc of a curve to the left, having a radius of 602.96 feet, an arc distance of 203.71 feet (chord distance of 202.74 feet) to a new iron pin; (3) South 81 degrees 43 minutes 32 seconds West 77.01 feet to a concrete monument; (4) South 87 degrees 43 minutes 21 seconds West 191.57 feet to a concrete monument; and (5) with the arc of a curve to the right, having a radius of 495.67 feet, an arc distance of 114.25 feet (chord distance of 114.27 feet) to a new iron pin; thence North 83 degrees 45 minutes 52 seconds East 40.73 feet to an iron pipe; thence with the rear lines of Lots 9, 8, 7 and 6 as shown upon a map of COUNTRYSIDE recorded in Map Book 5 at page 187 in the Mecklenburg Public Registry, North 78 degrees 04 minutes 53 seconds East 250.02 feet to a new iron; thence continuing with the rear lines of Lots 5, 4, 3 and 2, North 78 degrees 04 minutes 53 seconds East 228.06 feet to a new iron in the rear line of said Lot 2 as shown upon a map of COUNTRYSIDE referred to above; thence continuing with the rear lines of Lots 2 and 1 of COUNTRYSIDE, and with the rear lines of Lots 13, 12, 11 and 10 as shown upon a map of HASSELL PLACE recorded in Map Book 332 at page 432 in the Mecklenburg Public Registry, North 86 degrees 57 minutes 50 seconds East 290.96 feet to an old iron in the rear line of Lot 10, being also the northwesterly corner of Lot 6 of the H. A. WAKEFIELD PROPERTY as shown on the map above referred to; thence with the line of said Lot 6 of the H. A. WAKEFIELD PROPERTY, South 10 degrees 46 minutes 13 seconds West 104.34 feet to the beginning, containing 1.2194 acres, or 53,118.73 square feet, and being a portion of Lots 7, 8, 9 and 10 of the H.A. WAKEFIELD PROPERTY as shown on a map recorded in the Mecklenburg Public Registry in Map Book 4 at page 179, to which map reference is hereby made, all as shown on map of boundary survey by R.B. Pharr & Associates, R.L.S., dated October 7, 1985. Being the same property described as Tract I in the deed recorded in Book 5710 at page 275 in the Mecklenburg County Registry.

CITY CD

Petition No.99-54
KidZoo Day Care Center

ORDINANCE NO. 1318-Z

APPROVED BY CITY COUNCIL

July 19, 1999

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 .52 acres located on Campbell Drive, north of Albemarle Road and west of N. Sharon Amity Road.

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 June 21, 1999; 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 S.U.P. to R-8MF(CD) and S.U.P. termination on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

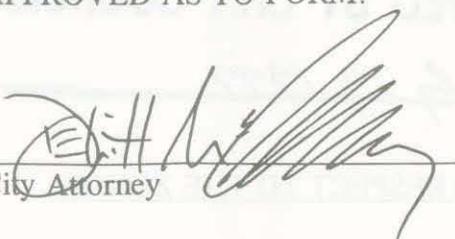
SEE ATTACHED

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

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 19th day of July, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 513-515A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 16th day of November, 1999.

Brenda R. Freeze, CMC, City Clerk

**Petition No. 99-54
KidZoo Day Care Center**

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to KidZoo Daycare Center and successors-in-interest of the property described as tax parcel 131-051-29 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of R-8MF(CD) and S.U.P. termination on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

CITY CD

Petition No.99-55
Chris Azar

ORDINANCE NO. 1319-Z

APPROVED BY CITY COUNCIL
DATE July 19, 1999

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 1.2 acres located on the northeast corner of Archdale Drive and Wensley Drive.

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 May 17, 1999; 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-8MF(CD) to R-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

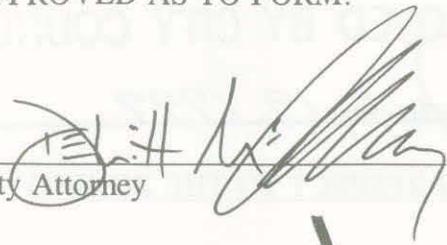
SEE ATTACHED

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-

APPROVED AS TO FORM:



City Attorney

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 19th day of July, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 516-518A

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 16th day of November, 1999.

Brenda R. Freeze, CMC, City Clerk

Petition No. 99-55
Chris Azar

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Chris Azar and successors-in-interest of the property described as tax parcel 171-224-16 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of R-12MF(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

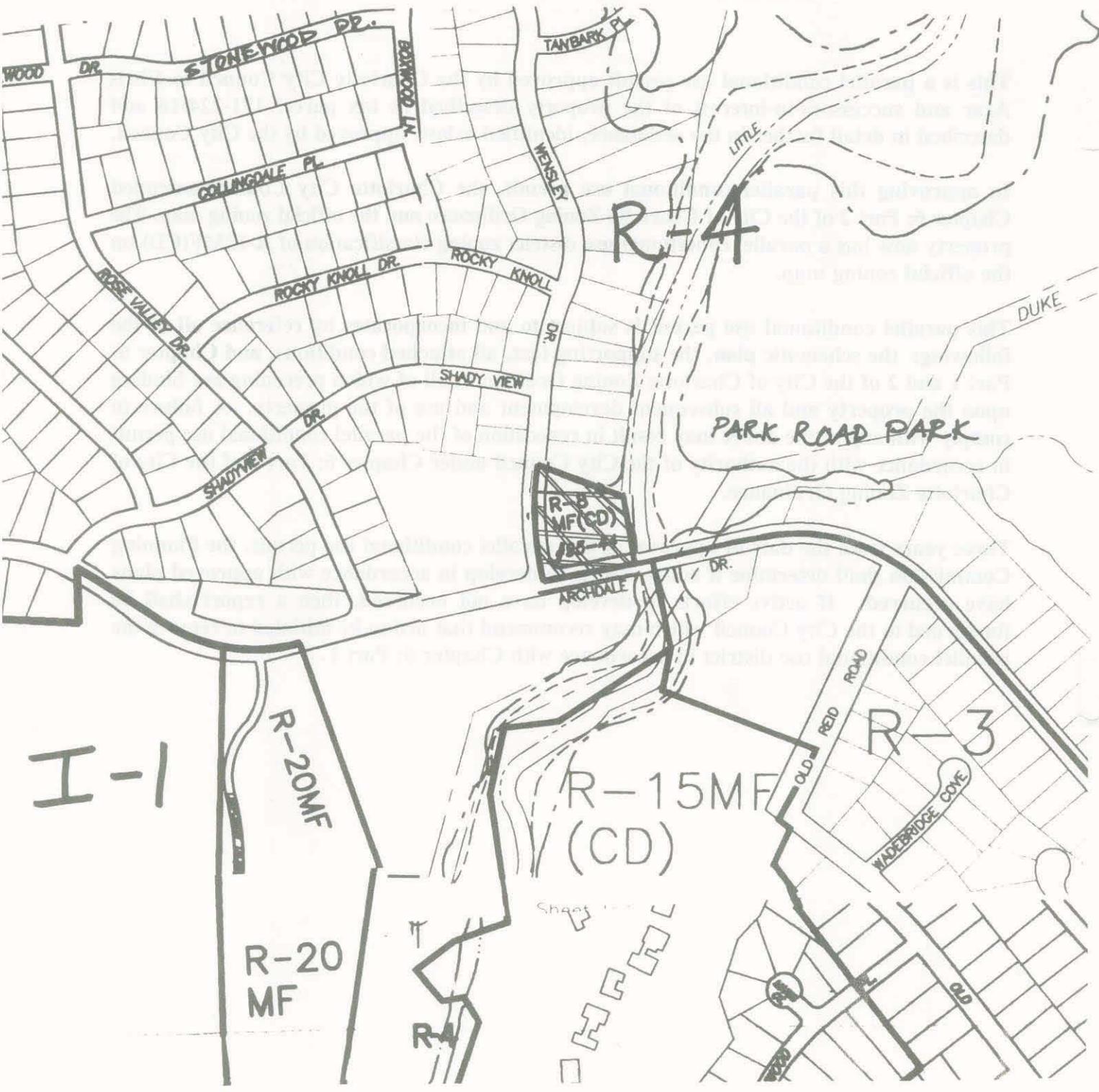
Petitioner: Chris Azar

Hearing Date: May 17, 1999

Classification (Existing): R-8MF(CD)

Zoning Classification (Requested): R-12MF(CD)

Location: Approximately 1.2 acres located on the northeast corner of Archdale Drive and Wensley Drive.



Zoning Map #(s): 135

Scale: 1" = 400'

CITY ZONE CHANGE

Petition No. 99-63
City of Charlotte

APPROVED BY CITY COUNCIL

ORDINANCE NO. 1320-Z

July 19, 1999
ZONING REGULATIONS

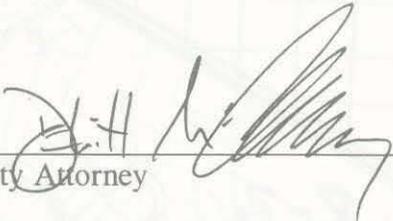
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 93.5 acres located on the west side of Mt. Holly-Huntersville Road across from Northwoods Forest Court (tax parcels 031-173-01) from R-4 LW-PA/LW-CA to R-4 LW-PA/LW-CA 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

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 19th day of July, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 519-520.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 16th day of November, 1999.

Brenda R. Freeze, CMC, City Clerk

CITY OF CHARLOTTE

APPROVED BY CITY COUNCIL

[Signature]
CITY MANAGER

RESOLUTION NO. 1999-1

BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE

Section 1. That Section 1.04 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as follows: ...
This page not used

SEE ATTACHED MAP

Section 2. That the amendments shall become effective upon adoption.

APPROVED AS TO FORM

[Signature]
CITY CLERK

Section 3. That the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and correct copy of its Ordinance adopted by the City Council of the City of Charlotte, North Carolina, on August 19, 1999, at the City of Charlotte, North Carolina, this 19th day of August, 1999. The Ordinance being first read in Public Session on August 19, 1999, at 10:00 A.M. in the City of Charlotte, North Carolina.

Witness my hand and the seal of the City of Charlotte, North Carolina, this 19th day of August, 1999.

Charles E. Powell, III, City Clerk

CITY ZONE CHANGE

Petition No. 99-65

Liberty Homes

APPROVED BY CITY COUNCIL

July 19, 1999

ORDINANCE NO. 1321-Z

ZONING REGULATIONS

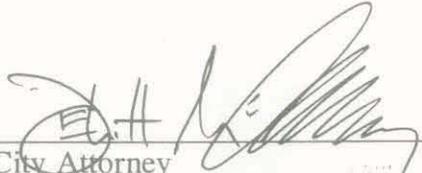
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 0.45 acres located east of Chesapeake Drive and south of Auten Road (tax parcels 039-211-08) from I-2(CD) to R-4 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

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 19th day of July, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 522-523.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 16th day of November, 1999.

Brenda R. Freeze, CMC, City Clerk

Petition #: 99-65

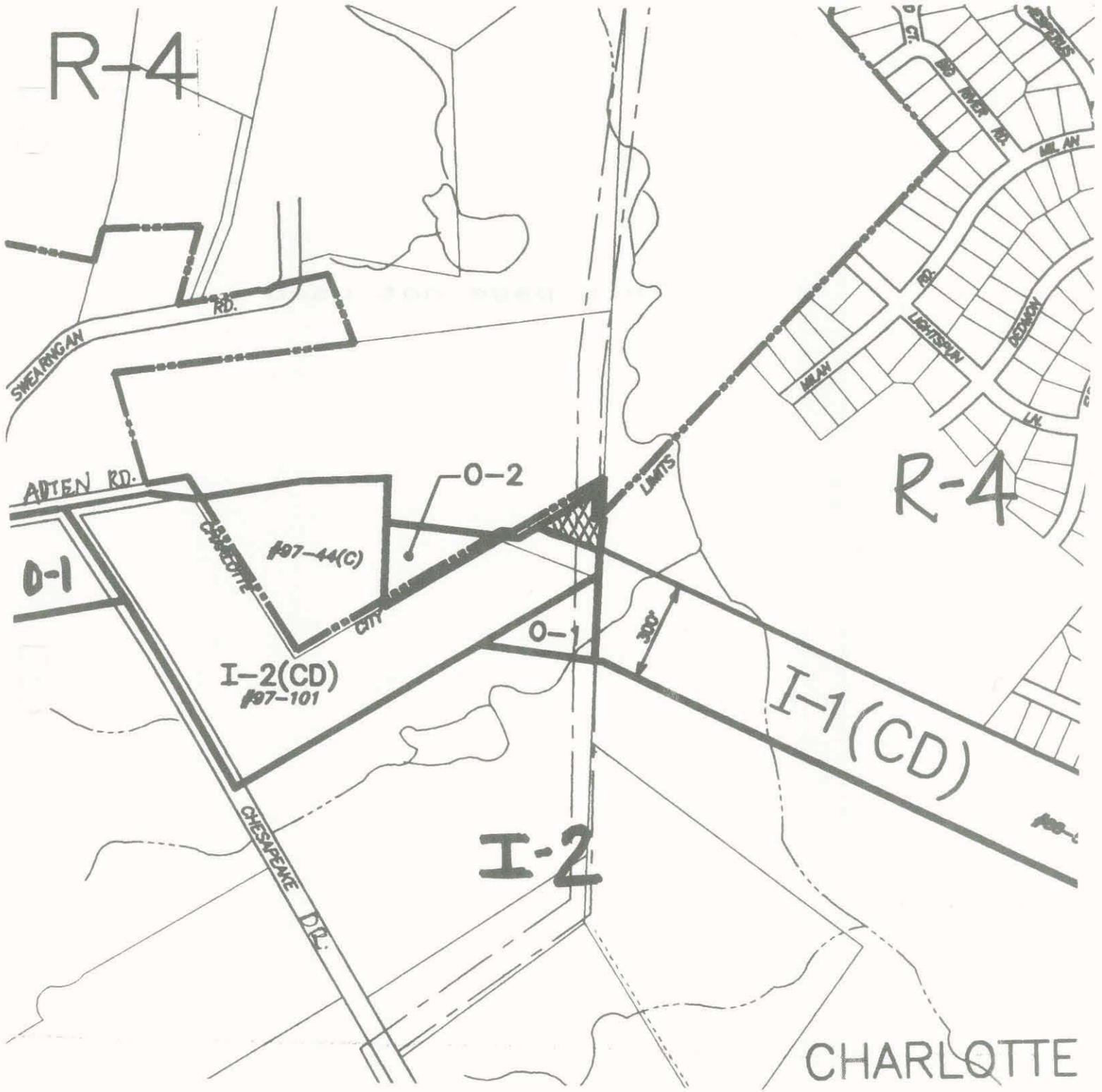
Petitioner: Liberty Homes, Inc.

Hearing Date: June 21, 1999

Classification (Existing): I-2(CD)

Zoning Classification (Requested): R-4

Location: Approximately .45 acres located east of Chesapeake Drive and south of Auten Road.



Zoning Map #(s): 68

Scale: 1" = 400'

CITY ZONE CHANGE

Petition No. 99-67

Earlville Farms, Inc.

APPROVED BY CITY COUNCIL

ORDINANCE NO. 1322-Z

July 19, 1999

ZONING REGULATIONS

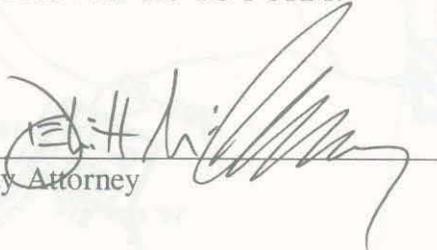
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 1.5 acres located south of Albemarle Road, east of Farm Pond Lane (tax parcels 133-171-03) from O-1 to B-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

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 19th day of July, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 525-526.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 16th day of November, 1999.

Brenda R. Freeze, CMC, City Clerk

CITY ZONE CHANGE

Petition No. 99-69
Harris Capital Group, Inc.

ORDINANCE NO. 1323-Z

APPROVED BY CITY COUNCIL
July 19 1999
~~CITY ZONING REGULATIONS~~

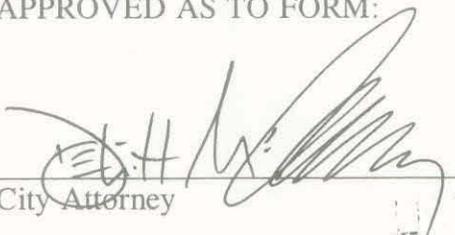
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 2.9 acres located on the northeast corner of Wallingford Street and W. Exmore Street, north of Woodlawn Road (tax parcels 149-043-14 & 149-043-47) from I-2 to 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

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 19th day of July, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 528-530.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 16th day of November, 1999.

Brenda R. Freeze, CMC, City Clerk

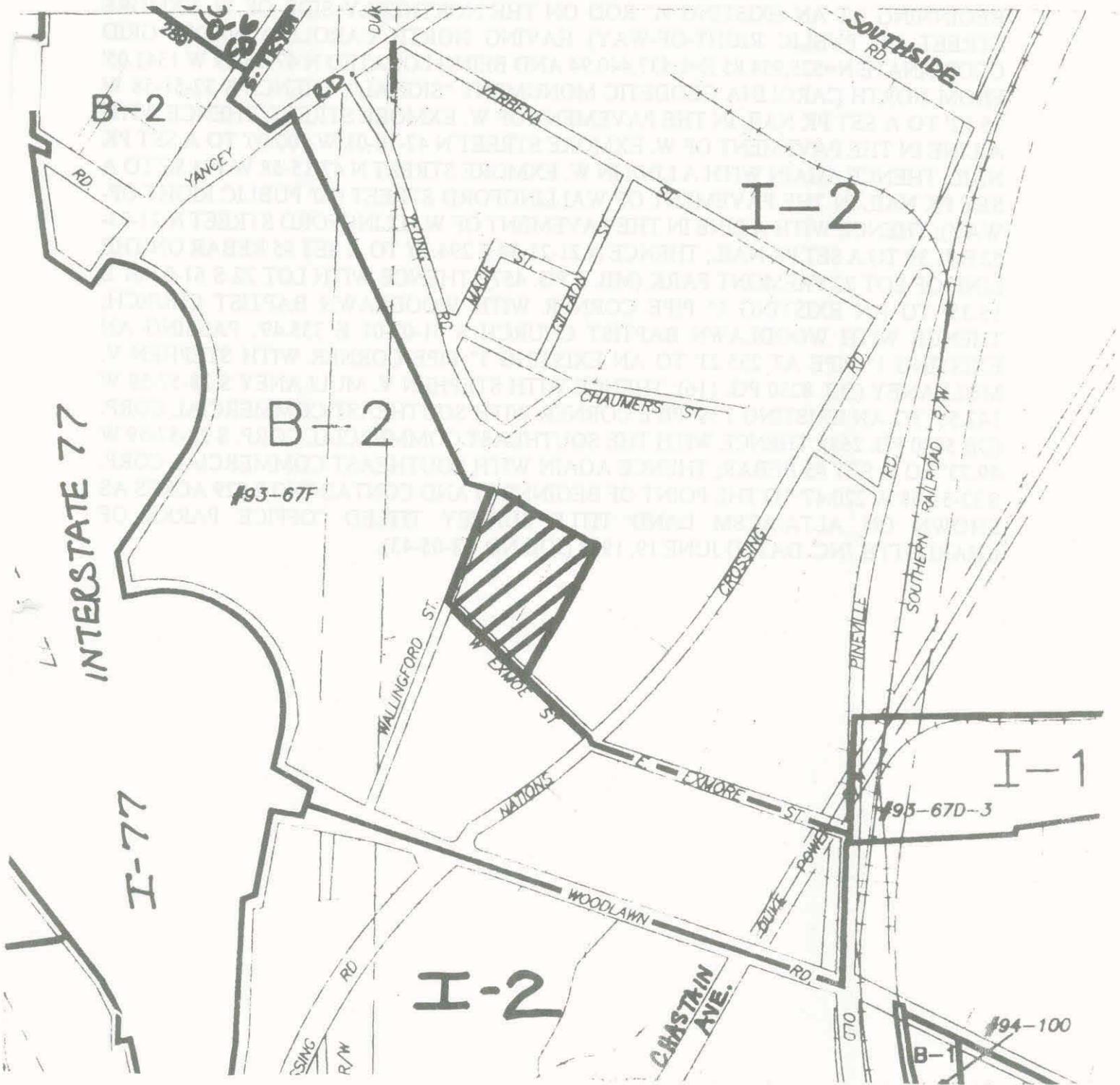
Petitioner: Harris Capital Group, Inc.

Hearing Date: June 21, 1999

Classification (Existing): I-2

Zoning Classification (Requested): I-1

Location: Approximately 2.9 acres located on the northeast corner of Wallingford Street and W. Exmore Street, north of Woodlawn Road.



Zoning Map #(s): 126

Scale: 1" = 400'

99-69

BEGINNING AT AN EXISTING ½" ROD ON THE NORTHERLY SIDE OF W. EXMORE STREET (30' PUBLIC RIGHT-OF-WAY) HAVING NORTH CAROLINA NAD83 GRID COORDINATE-N=525,954.85 E=1,437,440.94 AND BEING LOCATED N 47-05-29 W 1341.05' FROM NORTH CAROLINA GEODETIC MONUMENT "SIGNAL"; THENCE S 32-51-58 W 15.12' TO A SET PK NAIL IN THE PAVEMENT OF W. EXMORE STREET; THENCE WITH A LINE IN THE PAVEMENT OF W. EXMORE STREET N 47-16-01 W 100.00' TO A SET PK NAIL; THENCE AGAIN WITH A LINE IN W. EXMORE STREET N 47-15-58 W 194.56' TO A SET PK NAIL IN THE PAVEMENT OF WALLINGFORD STREET (30' PUBLIC RIGHT-OF-WAY); THENCE WITH A LINE IN THE PAVEMENT OF WALLINGFORD STREET N 21-03-52 E 71.39' TO A SET PK NAIL; THENCE N 21-21-54 E 294.10' TO A SET #5 REBAR ON THE LINE OF LOT 22 FREMONT PARK (MB. 3 PG. 457); THENCE WITH LOT 22 S 61-02-01 E 15.35' TO AN EXISTING 1" PIPE CORNER WITH WOODLAWN BAPTIST CHURCH; THENCE WITH WOODLAWN BAPTIST CHURCH S 61-02-01 E 335.49', PASSING AN EXISTING 1" PIPE AT 235.23' TO AN EXISTING 1" PIPE CORNER WITH STEPHEN V. MULLANEY (DB. 8230 PG. 116); THENCE WITH STEPHEN V. MULLANEY S 28-57-59 W 147.55' TO AN EXISTING 1 ½" PIPE CORNER WITH SOUTHEAST COMMERCIAL CORP. (DB 5880 PG. 268); THENCE WITH THE SOUTHEAST COMMERCIAL CORP. S 28-57-59 W 49.73' TO A SET #5 REBAR; THENCE AGAIN WITH SOUTHEAST COMMERCIAL CORP. S 32-51-58 W 220.47' TO THE POINT OF BEGINNING AND CONTAINING 2.929 ACRES AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY TITLED "OFFICE PARKS OF CHARLOTTE, INC. DATED JUNE 19, 1998 (JOB NO. 98-05-43).



CITY CD

Petition No.99-72
Vicky S. Gonzalez

ORDINANCE NO. 1324-Z

APPROVED BY CITY COUNCIL

July 19, 1999

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 1.2 acres located on the south side of Central Avenue between Norland Road and Lansdale Drive, north of Evergreen Cemetery.

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 June 21, 1999; 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-22MF to O-1(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-

Petition No. 99-72
Vicky S. Gonzalez

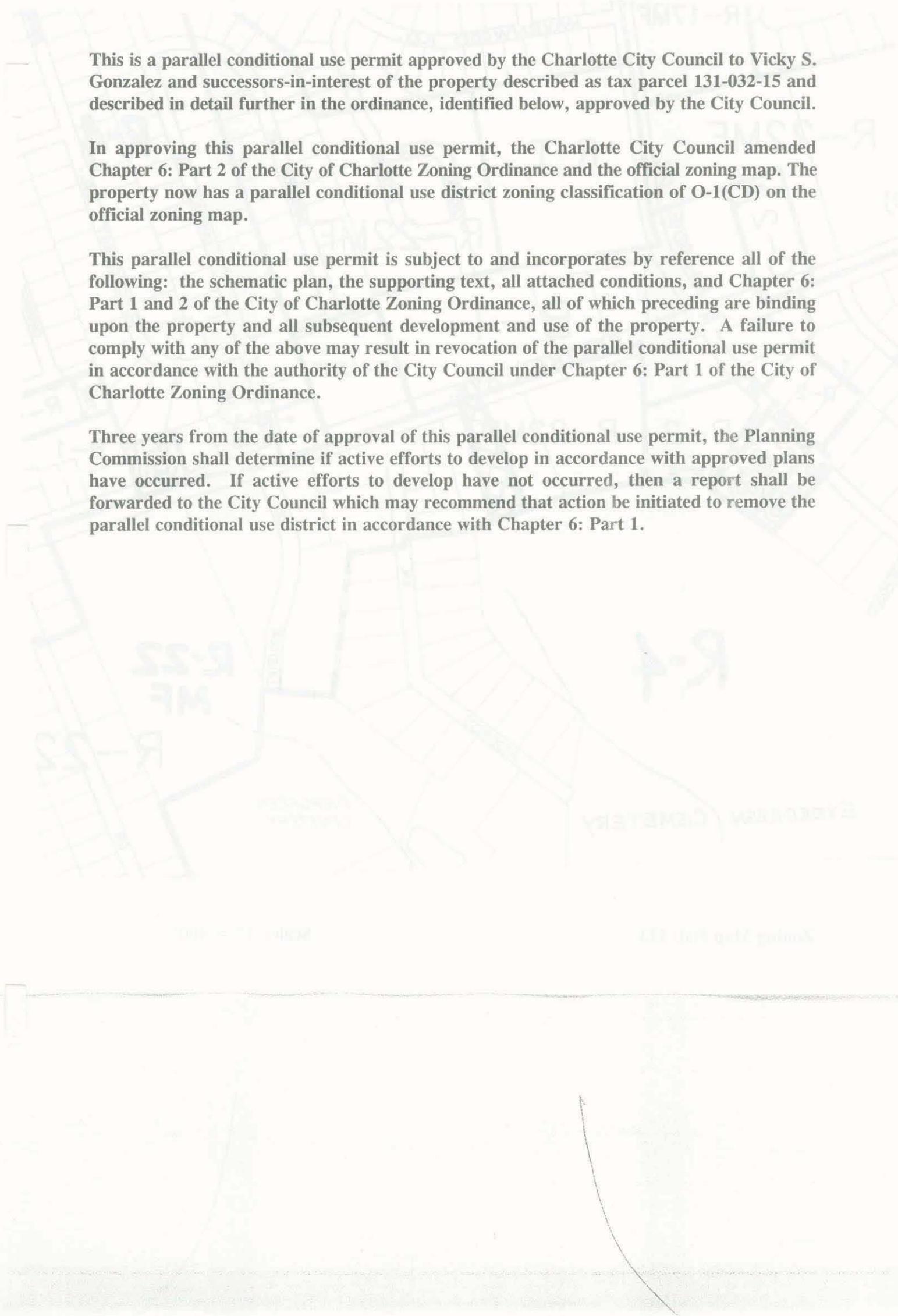
PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Vicky S. Gonzalez and successors-in-interest of the property described as tax parcel 131-032-15 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of O-1(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.



Petition #: 99-72

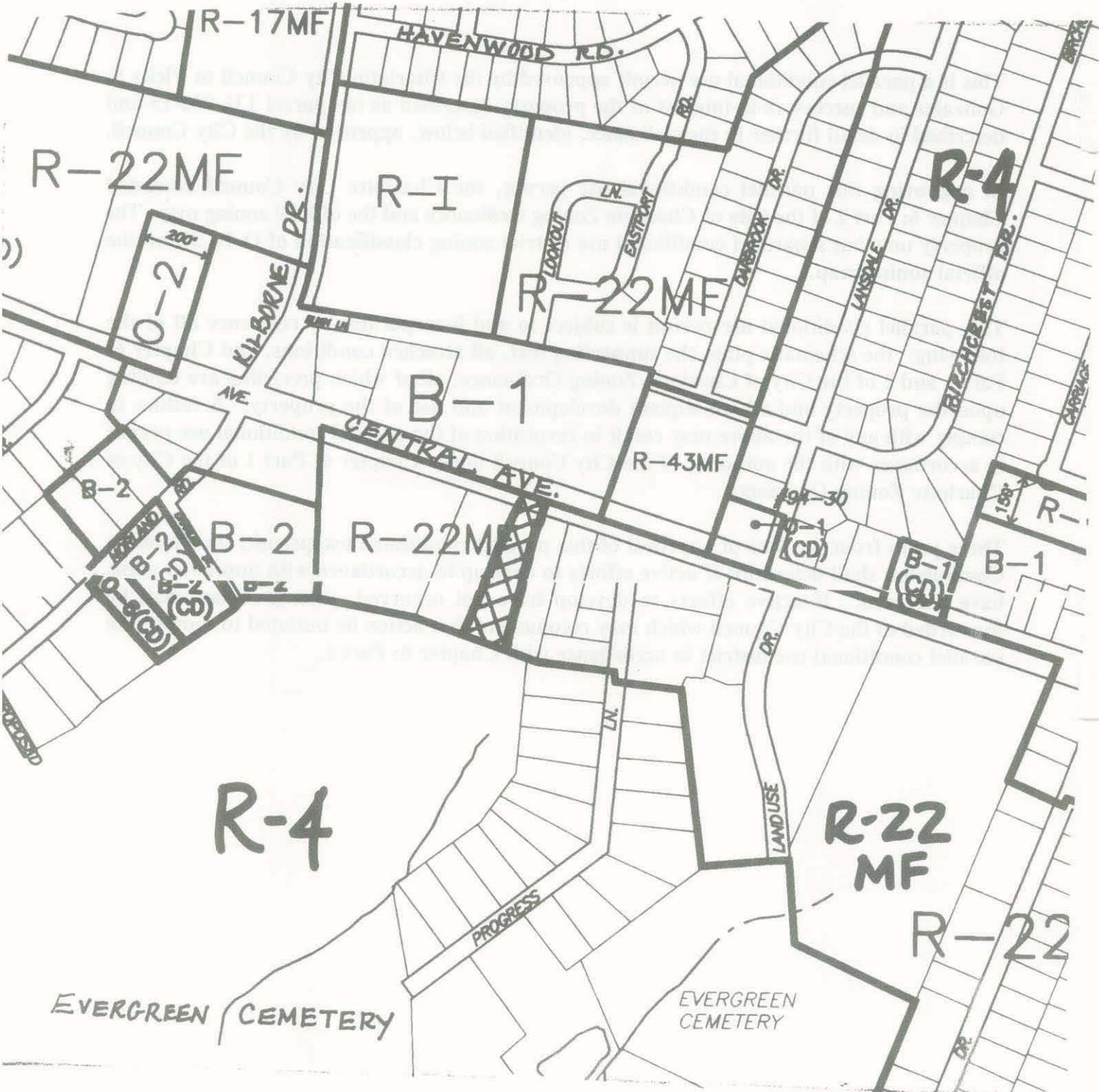
Petitioner: Vicky S. Gonzalez

Hearing Date: June 21, 1999

Classification (Existing): R-22MF

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

Location: Approximately 1.2 acres located on the south side of Central Avenue between Norland Road and Landuse Drive, north of Evergreen Cemetery.



Zoning Map #(s): 113

Scale: 1" = 400'

CITY CD

Petition No.99-73
Capital Funds, Inc

ORDINANCE NO. 1325-Z

APPROVED BY CITY COUNCIL

July 19 1999

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 1.19 acres located on the northwest corner of N. Church Street and W. Seventh Street.

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 June 21, 1999; 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 UR-2 and UMUD to MUDD(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-

Petition No. 99-73
Capital Funds, Inc.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Capital Funds, Inc. and successors-in-interest of the property described as tax parcel 078-022-08 and 078-022-11 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of MUDD(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

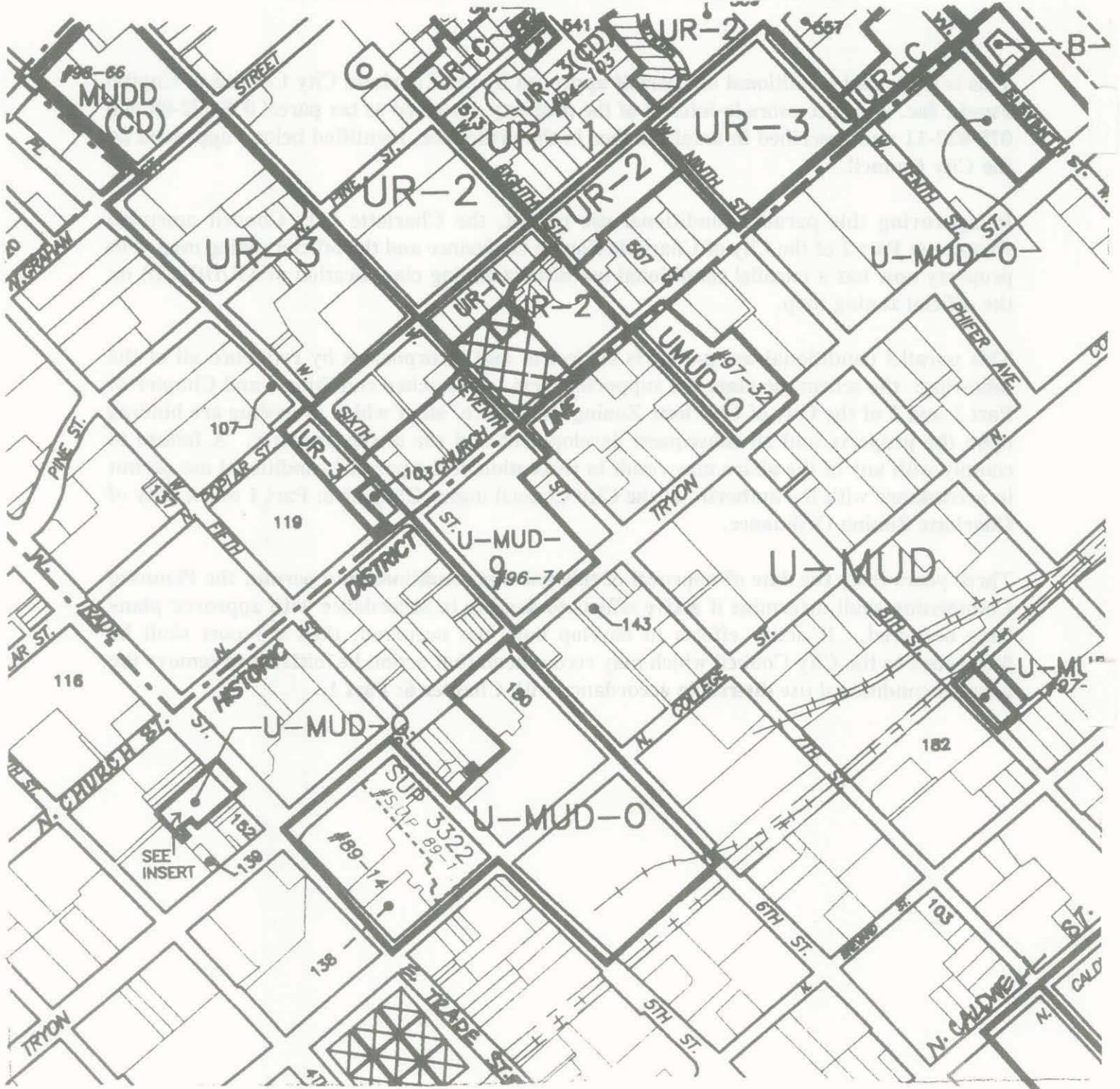
Petitioner: Capitol Funds, Inc.

Hearing Date: June 21, 1999

Classification (Existing): UR-2 and UMUD

Zoning Classification (Requested): MUDD(CD)

Location: Approximately 1.19 acres located on the northwest corner of N. Church Street and W. Seventh Street.



Zoning Map #(s): 102

Scale: 1" = 400'

July 19, 1999
Ordinance Book 49, Page 537

file

Petition No. 99-74SUB
Petitioner: Charlotte-Mecklenburg
Planning Commission

AMENDING CHAPTER 20

ORDINANCE NO. 1326

AN ORDINANCE AMENDING CHAPTER 20, (SUBDIVISION REGULATIONS) OF THE CODE OF THE CITY OF CHARLOTTE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA:

Section 1. Chapter 20, is hereby amended as follows:

Section 7.200. Design Standards for Lots,

4. Building lines, by deleting the existing language which reads:

Building lines shall be established on all lots in residential subdivisions. On arterial streets, the building line may not be less than 40 feet. This line will regulate the placement of any structure relative to the street right-of-way and includes all front, side, and rear yards. On all streets, the building line may not be less than 25 feet, measured from the street right-of-way line at the front of the lot except as provided in 7.205 below.

and replacing it with:

Building lines shall be established on all lots in accordance with the appropriate zoning classification. For residential subdivisions on arterial streets, the building line may not be less than the required setback for the zoning district and shall regulate the placement of any structure relative to the arterial street right-of-way including all front, side and rear yards.

5. Average setbacks, by deleting this entire subsection which reads:

Average setbacks. Structures in a new residential development may be constructed to various setbacks so long as the average setback for the structures on each side of each street or a block by block basis is not less than the minimum setback required for the district. No setback may be less than one half of the minimum setback required for the district. This provision does not apply for the portions of lots which adjoin a thoroughfare or collector street right-of-way.

6. Average lot sizes, by deleting this entire subsection, which reads:

Average lot sizes. Lots in a new residential subdivision may be of various sizes subject to the following limitations:

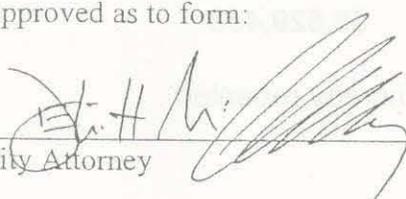
1. The total number of lots may not exceed the number that would be allowed if all lots were the minimum size for the zoning district.
2. No lot may be less than 75% of either the minimum size or width for the zoning district.
3. No lots that adjoin existing single family residential developments may be reduced under these provisions.

This provision for average lot sizes is not related to the provisions for reducing lot sizes with the dedication of land for certain public facilities found in Section 1019 of the Zoning Ordinance.

July 19, 1999
Ordinance Book 49, Page 539

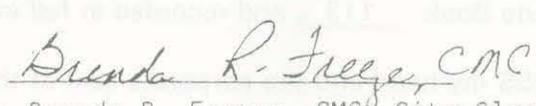
Section 2. This ordinance shall become effective upon adoption.

Approved as to form:


City Attorney

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 19th day of July, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 537-539.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of January, 2001.


Brenda R. Freeze, CMC, City Clerk

ORDINANCE NUMBER: 1327-X

0-2

BRJ
1313-X *BRJ*
1999-2000

AN ORDINANCE TO AMEND ORDINANCE NUMBER ~~1059-X~~, THE ~~1998-1999~~ BUDGET ORDINANCE, ESTIMATING FEDERAL AND STATE GRANT REVENUES AND PROVIDING AN APPROPRIATION FOR THE PURCHASE OF 25 REPLACEMENT BUSES AND 100 BICYCLE RACKS.

BE IT ORDAINED, by the City Council of the City of Charlotte;

Section 1. That the sum of \$6,529,438 is hereby estimated to be available from the following sources of revenue:

<u>Source</u>	<u>Amount</u>
Federal Transit Administration Grant	\$5,231,811
NC Department of Transportation	647,437
Transfer from 7801; 814.00 - Contribution to CIP	650,190
Total	\$6,529,438

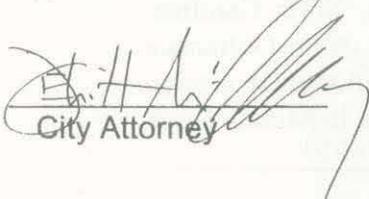
Section 2. That the sum of \$6,529,438 is hereby and appropriated to Public Transportation Capital Project Fund 2078 under the following centers:

<u>Center/Title</u>	<u>Amount</u>
871.11 - Replace 25 Buses	\$6,474,366
871.12 - Purchase 100 Bicycle Racks	55,072
Total	\$6,529,438

Section 3. All ordinances in conflict with this ordinance are hereby repealed.

Section 4. This ordinance shall be effective immediately.

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 19th day of July, 1999, the reference having been made in Minute Book 113, and recorded in full in Ordinance Book 49, Page(s) 540.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of July, 1999.


Brenda R. Freeze, CMC, City Clerk