

CITY CD

Petition No. 97-01
Max E. McBrayer, Jr.

ORDINANCE NO. 835-Z

APPROVED BY CITY COUNCIL

DATE MAY 19, 1997

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 1.902 acres located northwest of the I-85 and Brookshire Boulevard (NC 16) Interchange; 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 April 22, 1997; 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 B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

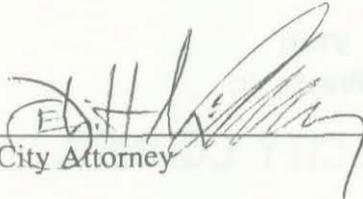
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-

May 19, 1997
Ordinance Book 48, Page 73

APPROVED AS TO FORM:



City Attorney

I, Nancy S. Gilbert, 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 19th day of May, 1997, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 48, Page(s) 72-74B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of May, 1997.

Nancy S. Gilbert, Deputy City Clerk

**Petition No. 97-01
Max E. McBrayer, Jr.**

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Max E. McBrayer, Jr. owner(s) and successors-in-interest of the property described as tax parcels 039-018-(01, 02, 03, 10, 11 and 12) 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 B-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.

LEGAL DESCRIPTION

97-01

Description:

Being all of Lots 1, 2, 3, and part of Lots 4 and 5, Block 2, Oak View Subdivision as shown in Map Book 3, Page 247 of the Mecklenburg County Public Registry, and being all of Lots 7, 8, 9, 11, and part of Lot 10, Block 2, West Charlotte Subdivision as shown in Map Book 190, Page 302 of the Mecklenburg County Public Registry and more particularly described as follows:

BEGINNING at a new iron pin in the northwesterly margin of Linwood Avenue (50-foot right of way), and a 10' alley which connects North Crigler Street and Linwood Avenue as shown in Map Book 190, Page 302 of said registry, said point being the southeast corner of Lot 11, Block 2, West Charlotte Subdivision as shown in Map Book 190, Page 302 of the Mecklenburg County Public Registry and runs thence with the northeasterly margin of said alley in three (3) courses and distances: 1.) N 34-15-25 W 144.26 feet to a new iron pin; 2.) N 26-27-57 W 21.37 feet to a new iron pipe, said point marking the intersection of said alley with the southwesterly-most corner of Lot 7, Block 2, West Charlotte Subdivision; 3.) with the southwesterly most line of Lot 7, N 34-10-14 W 197.10 feet to a new iron pipe in the southeasterly margin of North Crigler Street; thence with the southeasterly margin of North Crigler Street and the northwesterly margins of Lots 7,8,9, and part of Lot 10 Block 2, West Charlotte Subdivision N 49-44-25 E 204.16 feet to a new iron pipe, said point being the westerly terminus of a diagonal line formed by the intersection of the southeasterly margin of North Crigler Street and the southwesterly margin of Brookshire Boulevard (N.C.D.O.T. Project #8.1636601 shown in Volume 2, Page 179, sheet #'s 5 and 6 of "State Highway Right-of-way Plats" filed in said registry which shows a variable width Right-of-way); thence with said diagonal line S 80-01-11 E 46.80 feet to a new iron pipe, said point being in the southwesterly margin of said project; thence with said right-of-way of Brookshire Boulevard, the northwesterly lines of part of Lot 10, Block 2, West Charlotte Subdivision, and the northeasterly part of Lot 5, Block 2, Oak View Subdivision S 37-56-14 E 250.37 feet to a new iron pipe, said point being the northerly terminus of a diagonal line connecting the southwesterly margin of Brookshire Boulevard and the northwesterly margin of Linwood Avenue; thence with said diagonal line S 00-37-46 E 45.47 feet to a new iron pipe in the northwesterly margin of Linwood Avenue, thence with the northwesterly margin of Linwood Avenue, the southeasterly lines of Lots 1,2,3, and parts of Lots 4 and 5, Block 2, Oak View Subdivision, and the southeasterly line of Lot 11, Block 2, West Charlotte Subdivision S 40-20-44 W 239.25 feet to the point and place of BEGINNING. Containing 1.902 acres or 82,863 square feet as shown on a survey prepared by R.B. Pharr & Associates, P.A. dated August 14, 1996. (File No. W-1970A)

May 19, 1997
Ordinance Book 48, Page 74B

Petition #: 97-01

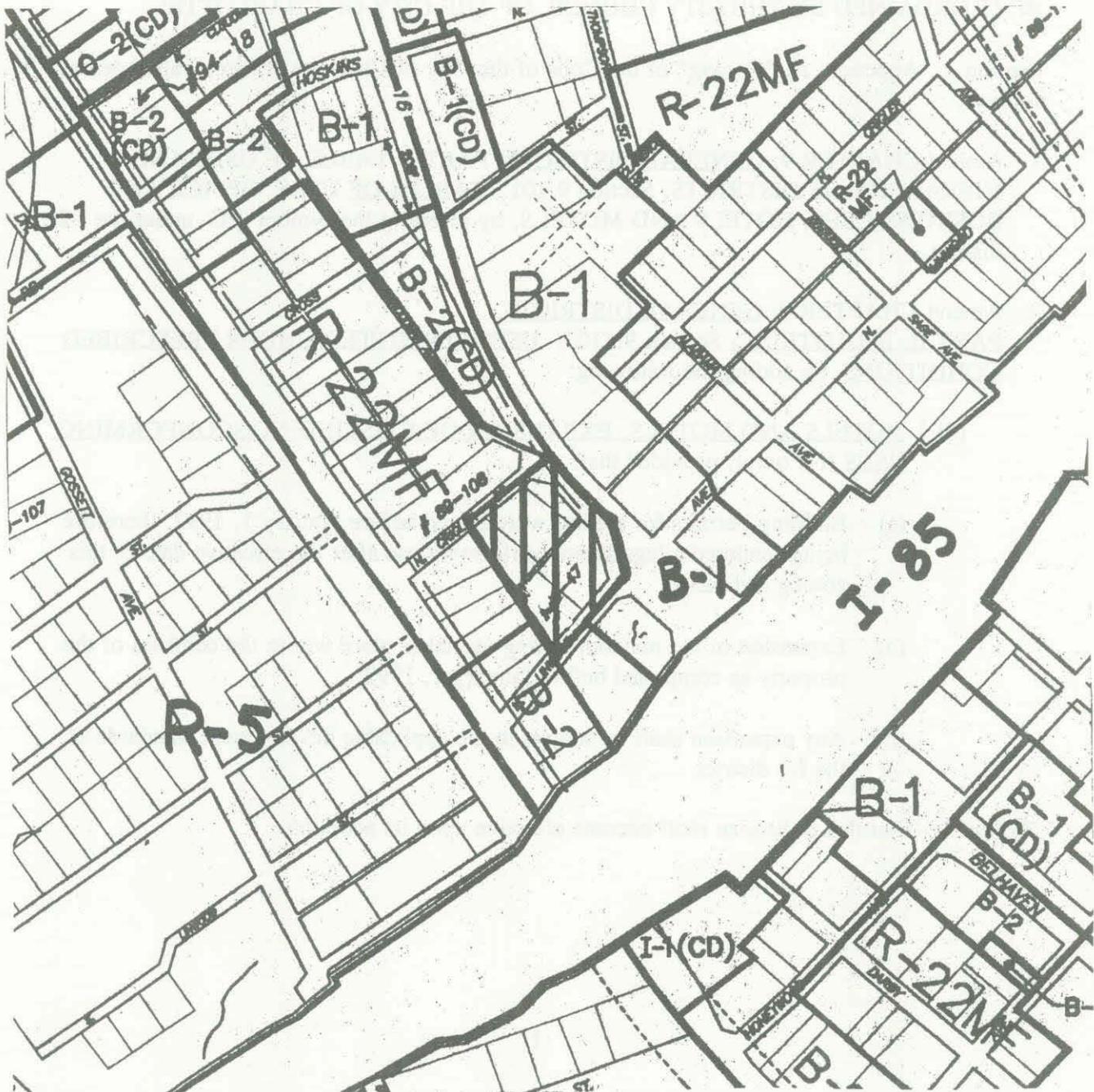
Petitioner: Max E. McBrayer, Jr.

Hearing Date: January 21, 1997

Zoning Classification (Existing): R-22MF

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

Location: Approximately 1.902 acres located northwest of the I-85 and Belhaven Blvd.
(NC 16) interchange.



Zoning Map #(s): 80

Scale: 1" = 400'

APPROVED BY CITY COUNCIL

DATE MAY 19, 1997

REVISED 5/19/97

Petition No. 97-07
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. 836

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

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

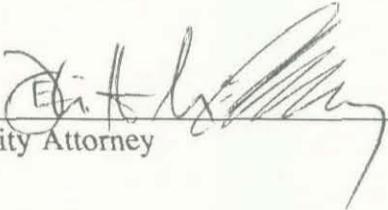
Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend CHAPTER 9: GENERAL DISTRICTS, PART I: TABLE OF USES AND HIERARCHY OF DISTRICTS, Section 9.101. TABLES OF USES, OFFICE AND BUSINESS USES, HOTELS AND MOTELS, by inserting the symbol PC under the I-2 district.
2. Amend CHAPTER 9: GENERAL DISTRICTS, PART II: INDUSTRIAL, Section 9.1103. USES PERMITTED UNDER PRESCRIBED CONDITIONS, by adding the following:
 - (31) HOTELS AND MOTELS, EXPANSION OF EXISTING NONCONFORMING USES (I-2 only), provided that:
 - (a) Building permits for the use were issued before January 1, 1992, therefore being rendered a legally nonconforming use after the effective date of this zoning ordinance;
 - (b) Expansion of the nonconforming use takes place within the confines of the property as comprised before January 1, 1992;
 - (c) Any expansion shall be subject to the applicable development standards of the I-2 district.

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

May 19, 1997
Ordinance Book 48, Page 76

Approved as to form:



City Attorney

I, Nancy S. Gilbert, 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 19th day of May, 19 97, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 48, Page(s) 75-76.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of May, 19 97.

Nancy S. Gilbert, Deputy City Clerk

CITY CD

Petition No. 97-23
New Horizon Hospitality, LLC

ORDINANCE NO. 837-Z

APPROVED BY CITY COUNCIL

DATE MAY 19, 1997

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 4.8 acres located on the southeast corner of the intersection of East W.T. Harris Boulevard and US 29 (North Tryon Street); 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 March 17, 1997; and

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

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from O-2 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

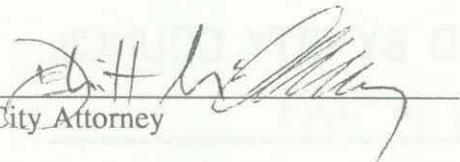
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-

May 19, 1997
Ordinance Book 48, Page 79

APPROVED AS TO FORM:


City Attorney

I, Nancy S. Gilbert, 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 19th day of May, 1997, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 48, Page(s) 78-80A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of May, 1997.

Nancy S. Gilbert, Deputy City Clerk

Petition No. 97-23
New Horizon Hospitality, LLC

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to New Horizon Hospitality, LLC owner(s) and successors-in-interest of the property described as a portion of tax parcel 049-312-02 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 B-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.

97-23

Property Description
Proposed Business- (CD) Property

Beginning at a point which forms the northwest corner of the Parcel as it adjoins US 29 R/W, and running thence N 29°45'23" E 256.86 feet to a point; thence N 34°05'12" E 272.87 feet to a corner; thence along a radius of 3636.25 feet and a curve length of 551.18 feet to a corner; thence S 49°05'01" W 284.98 feet to a point; thence S 69°26'45" W 60.70 feet to a corner; thence N 59°46'54" W 393.49 feet to the point of beginning at the northwest corner as recorded in the Mecklenburg County Registry.

Petition #: 97-23

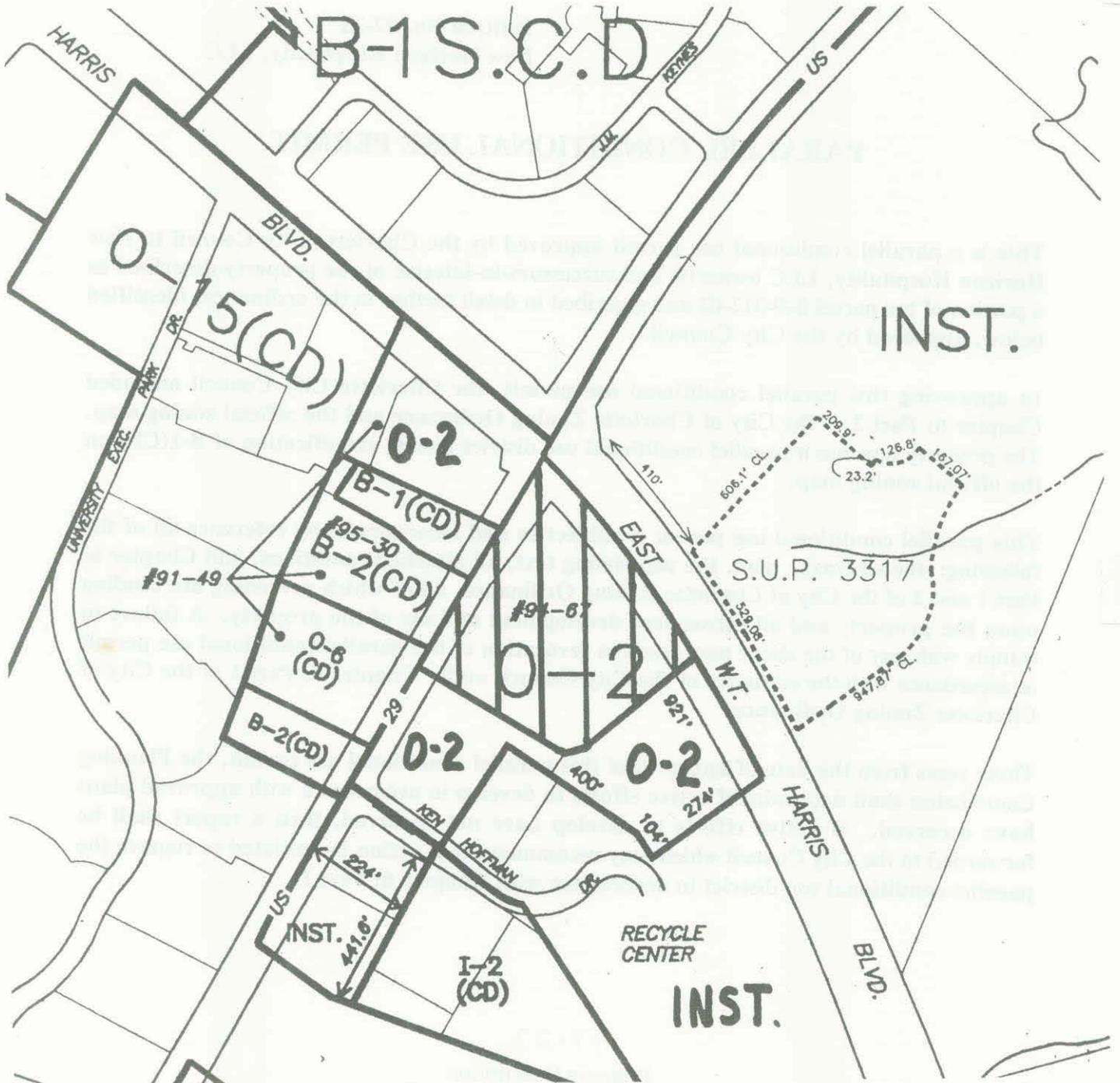
Petitioner: New Horizon Hospitality, LLC

Hearing Date: March 17, 1997

Zoning Classification (Existing): O-2

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

Location: Approximately 4.79 acres located on the southeast corner of East W.T. Harris Boulevard and US 29 (North Tryon Street).



Zoning Map #(s): 58

Scale: 1" = 400'

May 19, 1997
Ordinance Book 48, page 81

CITY CD

Petition No. 97-30
Housing Authority of the
City of Charlotte

ORDINANCE NO. 838-7

APPROVED BY CITY COUNCIL

DATE MAY 19, 1997

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 1.562 acres located on the southern corner of E. Eighth Street and N. Alexander; 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 March 17, 1997; 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 to R-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

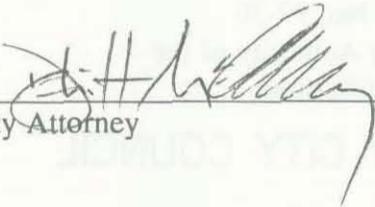
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-

May 19, 1997
Ordinance Book 48, page 82

APPROVED AS TO FORM:



City Attorney

I, Nancy S. Gilbert, 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 19th day of May, 1997, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 48, Page(s) 81-83B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of May, 1997.

Nancy S. Gilbert, Deputy City Clerk

Petition No. 97-30
Housing Authority of the City of Charlotte

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to the Housing Authority of the City of Charlotte owner(s) and successors-in-interest of the property described as tax parcel 080-104-01 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.

97-30

LEGAL DESCRIPTION
Tax Parcel 080-104-01
North Alexander and East Eighth Streets

Being all that certain tract or parcel of land lying and being in the City of Charlotte, Mecklenburg County, and being more particularly described as follows:

BEGINNING at an iron pin set in the southeastern margin of the right-of-way of North Alexander Street (50' right-of-way), which iron pin set is located at the western terminus of the radius formed at the intersection of the southeastern margin of North Alexander Street and the southwestern margin of West Eighth Street (60' public right-of-way); thence, with and along the southeastern margin of North Alexander Street, S. 50-20-13 155.06 feet to an existing iron pin, the northern corner of the property of the City of Charlotte (now or formerly); thence, with and along the northeastern boundary line of the property of the City of Charlotte the following three (3) courses and distances; (1) S. 43-08-59 E. 189.18 feet to an existing iron pin; (2) N. 43-42-46 E. 0.72 feet to an existing iron pin; and (3) S. 43-06-16 E. 193.60 feet to a PK nail set; thence N. 50-03-26 E. 162.47 feet to an iron pin set; thence, with the arc of a circular curve to the left having a radius of 20.00 feet, an arc distance of 33.14 feet to an iron pin set in the southwestern margin of the right-of-way of East Eighth Street; thence, with and along the southwestern margin of the margin of the right-of-way of East Eighth Street, N. 44-52-47 W. 342.62 feet to a PK nail set; thence, with the arc of a circular curve to the left having a radius of 20.00 feet, an arc distance of 29.59 feet to the point and place of BEGINNING, containing 1.562 acres, more or less, all as shown on the survey of Earle Village by W.K. Dickson & Co., dated January 12, 1995.

May 19, 1997
Ordinance Book 48, Page 83B

Petition #: 97-30

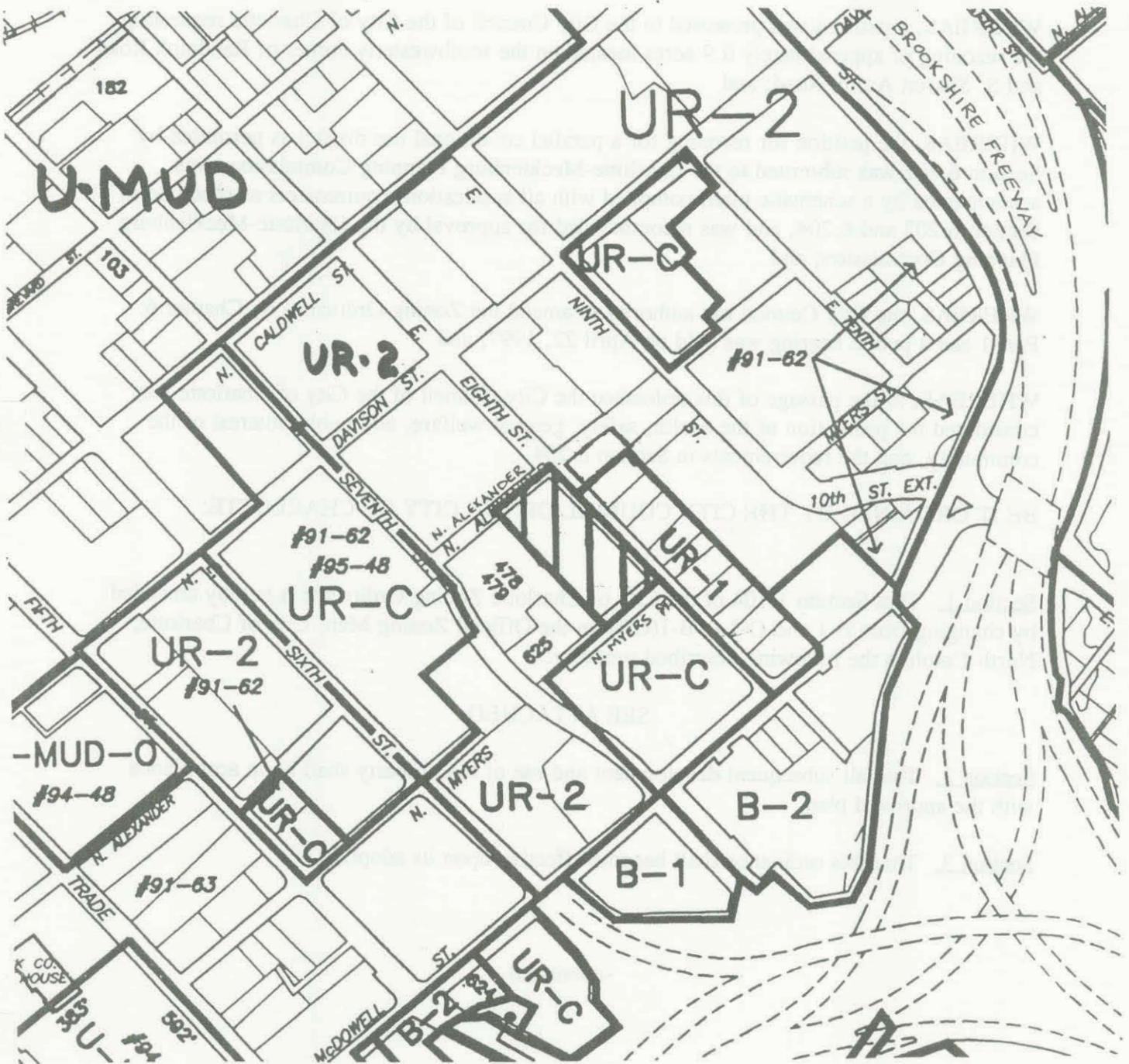
Petitioner: Housing Authority of the City of Charlotte, N.C.

Hearing Date: March 17, 1997

Zoning Classification (Existing): UR-2

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

Location: Approximately 1.562 acres located on the southern and eastern corners of E. Eighth Street and N. Alexander.



Zoning Map #(s): 102

Scale: 1" = 400'

CITY CD

Petition No. 97-31
DHS Associates, LLC

ORDINANCE NO. 839-Z

APPROVED BY CITY COUNCIL

DATE MAY 19, 1997

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 0.9 acres located on the southwesterly corner of Randolph Road and S. Sharon Amity Road; and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on April 22, 1997; 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-1 and O-1 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

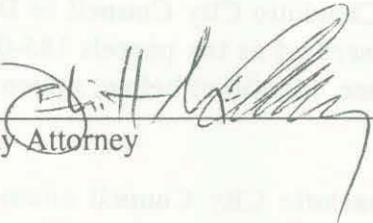
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-

May 19, 1997
Ordinance Book 48, Page 85

APPROVED AS TO FORM:



City Attorney

I, Nancy S. Gilbert, 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 19th day of May, 1997, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 48, Page(s) 84-86A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of May, 1997.

Nancy S. Gilbert, Deputy City Clerk

Petition No. 97-31
DHS Associates, LLC

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to DHS Associates, LLC and *successors-in-interest of the property described as tax parcels 185-021-(01, 02 and 44) 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 B-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.

97-31

LEGAL DESCRIPTION

BEGINNING at a point, said point being edge of the Randolph Road right-of-way and the northeasterly corner of tax parcel 185-021-46 owned by Southeast Randolph Park Limited Partnership, now or formerly, running thence S 73-17-38 W 117.16 ft., thence S 73-19-23 W 110.53 ft., thence N 16-41-37 W 177.91 ft., thence N 73-17-38 E 110.53 ft., thence N 73-17-38 E 76.34 ft., thence S 62-31-43 E 49.21 ft., thence S 19-35-35 E 108.94 ft., thence 16-42-22 E 34.87 ft. to the point of BEGINNING.

May 19, 1997
Ordinance Book 48, Page 86A

Petition #: 97-31

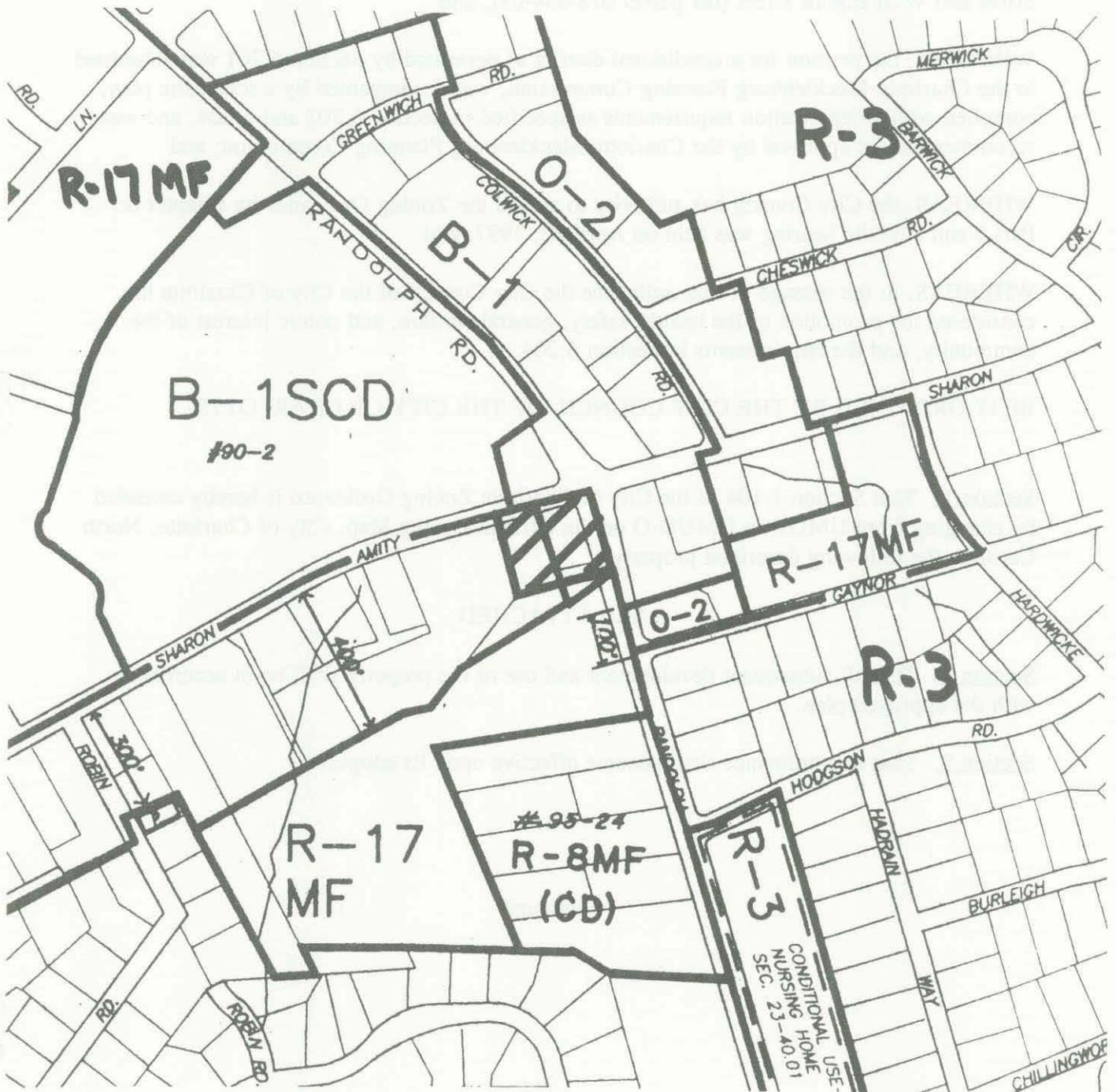
Petitioner: DHS Associates, L.L.C.

Hearing Date: April 21, 1997

Zoning Classification (Existing): B-1 and O-1

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

Location: Approximately 0.9 acres located on the southwesterly corner of Randolph Road and S. Sharon Amity Road.



Zoning Map #(s): 124

Scale: 1" = 400'

CITY UMUD-O DISTRICT

Petition No. 97-32
First Methodist Church

ORDINANCE NO. 840-Z

APPROVED BY CITY COUNCIL

DATE MAY 19, 1997

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 a UMUD-O district for approximately 1.4 acres located on the northern corner of North Tryon Street and West Eighth Street (tax parcel 078-034-05); and

WHEREAS, the petition for a conditional 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 April 22, 1997; 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 UMUD to UMUD-O on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

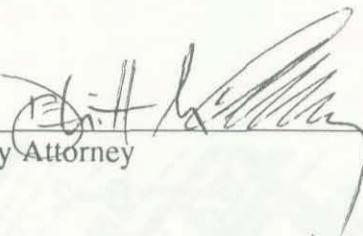
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-

May 19, 1997
Ordinance Book 47, Page 88

APPROVED AS TO FORM:



City Attorney

I, Nancy S. Gilbert, 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 19th day of May, 1997, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 48, Page(s) 87-89.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of May, 1997.

Nancy S. Gilbert, Deputy City Clerk

May 19, 1997
Ordinance Book 48, Page 89

Petition #: 97-32

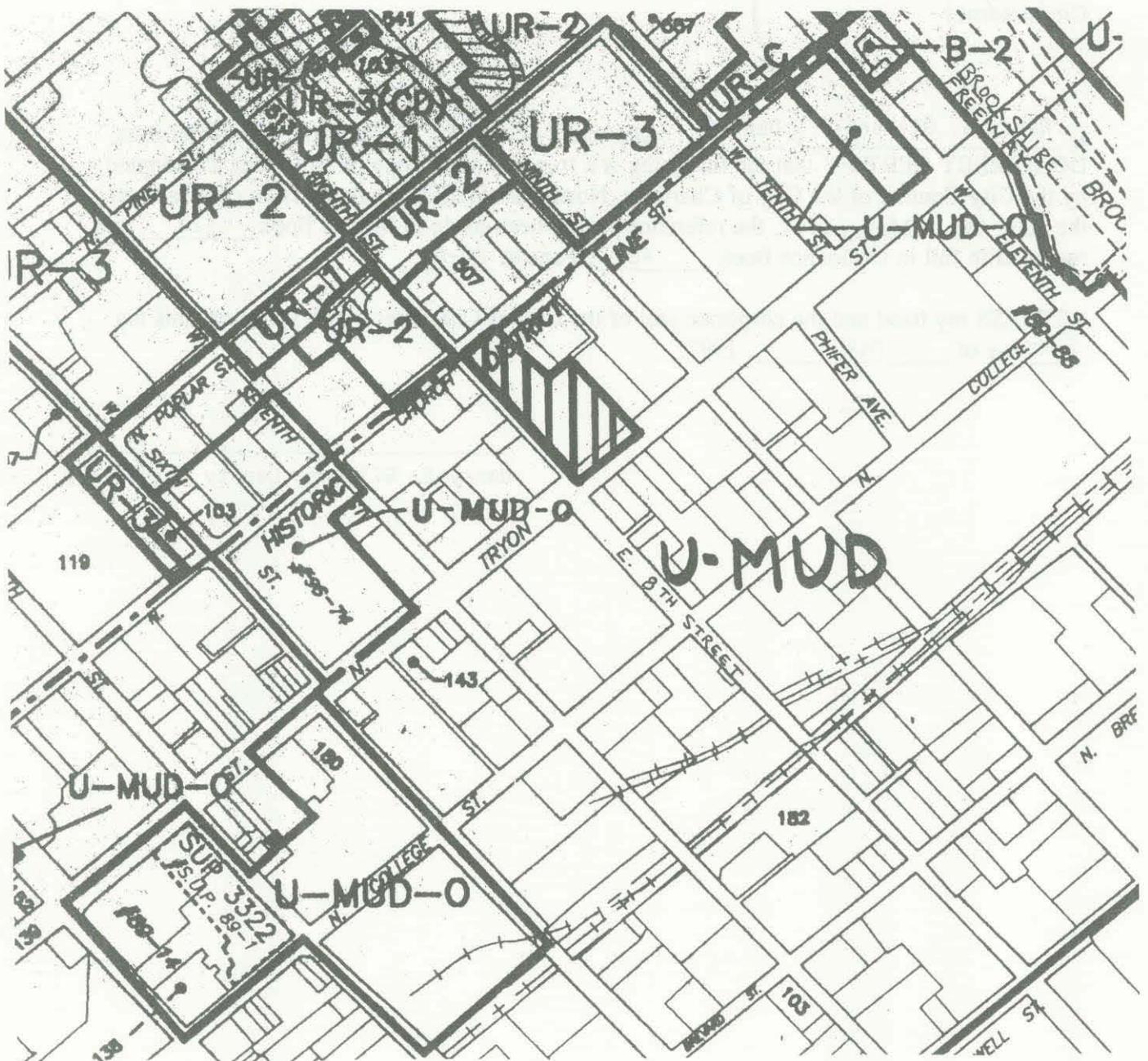
Petitioner: First Methodist Church

Hearing Date: April 21, 1997

Zoning Classification (Existing): UMUD

Zoning Classification (Requested): UMUD-O

Location: Approximately 1.427 acres located on the northern corner of North Tryon Street and West 8th Street.



Zoning Map #(s): 102

Scale: 1" = 400'

May 19, 1997
Ordinance Book 48, Page 90

ORDINANCE No. 841-Z

CITY ZONE CHANGE

APPROVED BY CITY COUNCIL

Petition No. 97-33
T.J. Orr, City of Charlotte and
R.L. Davis

DATE MAY 19, 1997

ZONING REGULATIONS

MAP AMENDMENT NO. _____

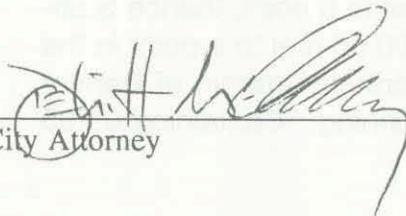
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 12.26 acres located on the north and south sides of Denver Avenue, off Mulberry Church Road and Wilkinson Boulevard from R-22MF to I-1 and O-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, Nancy S. Gilbert, 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 19th day of May, 1997, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 48, Page(s) 90-92A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of May, 1997.

Nancy S. Gilbert, Deputy City Clerk

97-33

**DENVER AVENUE REZONING
LEGAL DESCRIPTION**

**Tract 1 (I-1)
Northside of Denver Avenue**

Beginning at a point in the northerly margin of Denver Avenue, said point being located N.84-52-00-E 535.44 feet from the easterly margin of Mulberry Church Road, and runs thence N.8-24-07-W 200.00 feet to a point, thence N.85-05-00E 160.16 feet to a point in the line of Lot 12 of Greenwood Park as shown on map recorded in Map Book 5 at page 195 and runs thence with the line of Lot 12 S.0-59-52-W 200.00 feet to a point in the northerly margin of Denver Avenue, thence S.84-52-00-W 128.80 feet to the point of beginning. Containing 0.664 acres. Being parts of Lots 10 & 11 of Greenwood Park.

**Tract 2 (I-1)
Northside of Denver Avenue**

Beginning at a point in the northerly margin of Denver Avenue said point being the common corner of Lots 16 and 20 as shown on a plat recorded in Map Book 5 at page 195 and being 1083.94 feet from the easterly margin of Mulberry Church Road and runs thence N.25-05-00-E 200.00 feet to a point, thence S.56-48-00-E 175.00 feet to a point, thence S.25-05-00-W 200.00 feet to a point in the northerly margin of Denver Avenue thence with the northerly margin of Denver Avenue N.56-48-00-W 175.00 feet to the point of beginning. Containing 0.795 acre being Lots 20 through 26 of Greenwood Park.

**Tract 3 (O-1)
Northside of Denver Avenue**

Beginning at a point in the northerly margin of Denver Avenue, said point being located at the common corner of Lots 27 and 28 of Greenwood Park as shown on map recorded in Map Book 5 at page 195 and being 1283.94 feet from the easterly margin of Mulberry Church Road and runs thence N.25-05-00-E 200.00 feet to a point thence S.56-48-00E 125.00 feet to a point, corner of Charlotte-Mecklenburg Board of Education property, thence with their line S.25-05-00-W 200.00 feet to a point in the northerly margin of Denver Avenue, the southeast corner of Lot 32, thence with the northerly margin of Denver Avenue N.56-48-00-W 125.00 feet to the point of beginning containing 0.568 acre. Being all of Lots 28 through 32 of Greenwood Park.

May 19, 1997
Ordinance Book 48, page 92

Legal Description
page 2

Tract 4 (I-1)
Southside of Denver Avenue

Beginning at a point in the easterly margin of Mulberry Church Road and the southerly margin of Denver Avenue, and runs thence with the southerly margin of Denver Avenue N.84-52-00-E 657.20 feet to a point, thence S.86-23-00-E 100.00 feet to a point, thence S.81-03-00-E 250.00 feet to a point, thence S.72-28-00-E 50.00 feet to point, thence S.56-48-00-E 400.00 feet to a point, thence leaving Denver Avenue S.25-05-00-W 354.00 feet to a point, thence N.75-09-18-W 226.28 feet to a point, thence N.73-39-13-W 75.12 feet to a point, thence N.75-09-11-W 100.61 feet, thence N.53-02-30-W 28.94 feet to a point, thence S.88-44-25-W 88.60 feet to a point, thence N.73-37-02-W 133.49 feet to a point, thence N.06-41-19-W 236.00 feet to a point, thence S.84-57-55-W 541.72 feet to a point in the easterly margin of Mulberry Church Road thence with the easterly margin of said road N.11-08-00-W 200.00 feet to the point of beginning, containing 10.233 acres.

Petition #: 97-33

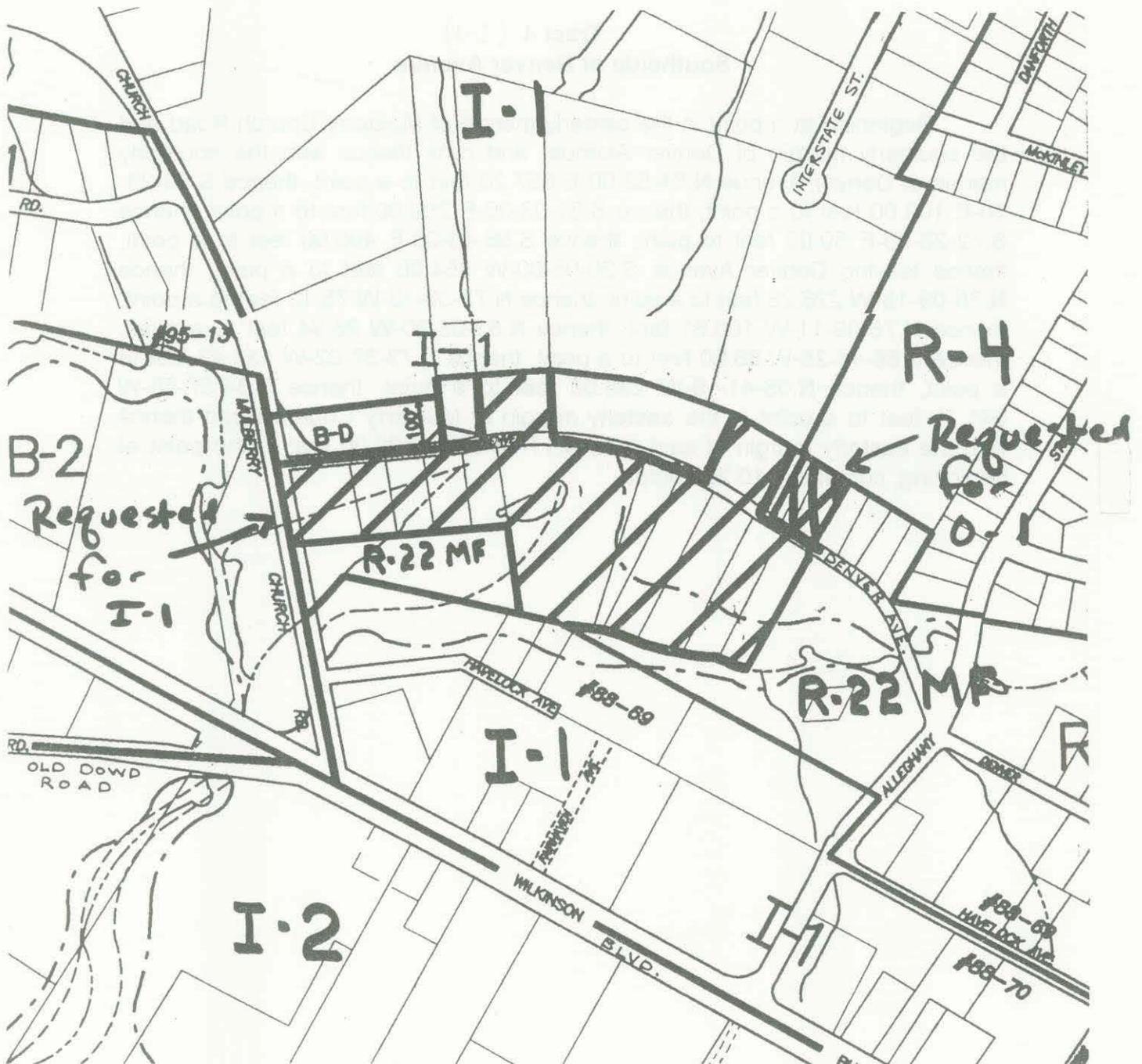
Petitioner: T.J. Orr with the City of Charlotte and R.L. Davis

Hearing Date: April 21, 1997

Zoning Classification (Existing): R-22MF

Zoning Classification (Requested): I-1 and O-1

Location: Approximately 12.26 acres located on the north and south sides of Denver Avenue off Mulberry Church Road and Wilkinson Boulevard.



CITY CD

Petition No. 97-34
Crescent Resources, Inc.

ORDINANCE NO. 842-Z

APPROVED BY CITY COUNCIL

DATE MAY 19, 1997

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 18.682 acres located on the southeastern corner of West Tyvola Road and Yorkmont Road; and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on April 22, 1997; 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-1(CD) and O-15(CD) to O-1(CD) and B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

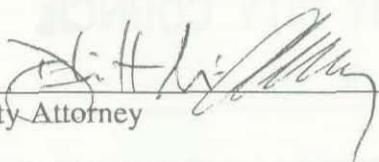
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-

May 19, 1997
Ordinance Book 48, Page 94

APPROVED AS TO FORM:



City Attorney

I, Nancy S. Gilbert, 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 19th day of May, 1997, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 48, Page(s) 93-95D.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of July, 1997.

Nancy S. Gilbert, Deputy City Clerk

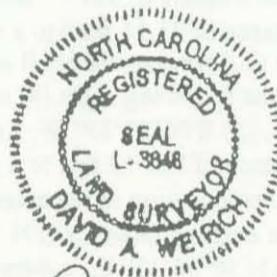
97-34
O-1 (CD)

Parcel I

All that tract or parcel of land, situated in the city of Charlotte, County of Mecklenburg and state of North Carolina, bounded and described as follows:

Commencing at an existing concrete monument located at the intersection of the northerly right-of-way margin of Yorkmont Road (currently a 100-foot right-of-way) and the easterly right-of-way margin of Tyvola Road Extension (right-of-way width varies), said concrete monument having North Carolina Grid Coordinates as follows: N=529,464.90 and E=1,426,041.83 (Datum NAD 1927); thence crossing the right-of-way of Yorkmont Road, S 13°01'52" W 100.04 feet to a set #4 rebar in the easterly right-of-way margin of Tyvola Road Extension and the southern right-of-way of Yorkmont Road, said point being the Point Of Beginning; thence from said Point Of Beginning, and with the said right-of-way of Yorkmont Road the following two (2) courses: (1) S 73°27'23" E, a distance of 66.52 feet to a point in an existing drive, (2) Along a curve to the left with a radius of 531.71 feet, an arc distance of 93.26 feet (chord data S 79°16'01" E, a distance of 93.14 feet) to a set #4 rebar marking the northwest corner of Parcel II, thence along a new line between Parcel II on the east and north and the herein described lands on the west and south the following eight (8) courses: (1) S 16°59'25" W, a distance of 94.61 feet to an existing #4 rebar, (2) S 06°27'39" W, a distance of 54.91 feet to an existing #4 rebar, (3) S 25°51'19" E, a distance of 263.53 feet to a point in the existing quarry, (4) S 54°23'28" E, a distance of 98.28 feet to a point in the existing quarry, (5) N 78°32'48" E, a distance of 275.24 feet to a point in the existing quarry, (6) N 46°56'45" E, a distance of 79.25 feet to a point in the existing quarry, (7) N 30°58'33" E, a distance of 112.52 feet to a point in the existing quarry, (8) S 89°24'51" E, a distance of 87.19 feet to a point in the centerline of Sugar Creek, thence along the centerline of Sugar Creek the following seven (7) courses: (1) S 19°01'55" E, a distance of 108.17 feet to a point, (2) S 22°47'45" E, a distance of 79.59 feet to a point, (3) S 18°46'28" E, a distance of 41.36 feet to a point, (4) S 26°30'58" W, a distance of 25.82 feet to a point, (5) S 00°59'58" E, a distance of 69.77 feet to a point, (6) S 11°34'29" W, a distance of 153.87 feet to a point, (7) S 17°26'50" W, a distance of 22.84 feet to a point, thence departing said creek and with the line of Acquiport Coliseum Centre, Inc., as recorded in the Mecklenburg County Registry DB 8988, PGS 154-161, the following three (3) courses: (1) S 76°43'03" W a distance of 431.91 feet to a point, (2) S 54°39'52" W, a distance of 111.53 feet to an existing #4 rebar, (3) N 79°55'19" W, a distance of 26.58 feet to an existing #4 rebar on the northern right-of-way of North Falls Drive, thence along the northerly right-of-way of North Falls Drive, the following five (5) courses: (1) Along a curve to the left with a radius of 54.00 feet, an arc distance of 112.08 feet (chord data N 49°23'02" W, 93.02 feet) to an existing #4 rebar, (2) S 54°39'52" W, a distance of 149.28 feet to an existing #4 rebar, (3) Along a curve to the right with a radius of 147.79 feet, an arc distance of 51.54 feet (chord data S 64°39'15" W, 51.28) feet to an existing #4 rebar, (4) S 74°38'39" W, a distance of 47.26 feet to an existing #4 rebar, (5) Along a curve to the right with a radius of 65.00 feet, a distance of 57.99 feet (chord data N 79°47'49" W, 56.09 feet) to an existing #4 rebar on the easterly boundary of west Tyvola Road, thence along said easterly boundary of West Tyvola Road, the following eight (8) courses: (1) Along a curve to the right with a radius of 3764.22 feet, an arc distance of 524.33 feet (chord data N 09°50'47" W, 523.91 feet) to found concrete monument, (2) Along a spiral curve to the right (chord data N 04°51'46" W, 112.03 feet) to a found concrete monument, (3) N 87°43'13" E, a distance of

11.44 feet to a found concrete monument, (4) Along a spiral curve to the right (chord data N 01°36'32" W, 81.49 feet) to a found concrete monument, (5) N 69°18'40" E, a distance of 63.01 feet to a point, (6) N 01°39'20" W, a distance of 27.03 feet to a point, (7) N 57°06'57" W, a distance of 67.13 feet to a found concrete monument, (8) Along a curve to the right with a radius of 1206.74 feet, an arc distance of 84.59 feet (chord data N 05°59'12" E 84.57 feet) to a found concrete monument, thence N 58°47'52" E, along the southeasterly boundary of West Tyvola Road and the southerly boundary of Yorkmont Road, a distance of 157.07 feet to a set #4 rebar The Point Of Beginning and containing 12.6710 acres of land (551,949 +/- s.f.) as shown on a plat entitled "Four Coliseum Centre (Quarry site)" rezoning plan, prepared by Cole Jenest & Stone, dated January 27, 1997 and revised May 5, 1997.



David A. Weirich
6/20/97

97-34

B-1 (CD)

Parcel II

All that tract or parcel of land, situated in the city of Charlotte, County of Mecklenburg and state of North Carolina, bounded and described as follows:

Commencing at an existing concrete monument located at the intersection of the northerly right-of-way margin of Yorkmont Road (currently a 100 foot right-of-way) and the easterly right-of-way margin of Tyvola Road Extension (right-of-way width varies), said concrete monument having North Carolina Grid Coordinates as follows: N=529,464.90 and E=1,426041.83 (Datum NAD 1927); thence crossing the right-of-way of Yorkmont Road, South $13^{\circ}01'52''$ West 100.04 feet to a set #4 rebar in the southern right-of-way for Yorkmont Road, thence with said right-of-way the following two (2) courses: (1) S $73^{\circ}27'23''$ E, a distance of 66.52 feet to a point in an existing drive, (2) Along a curve to the left with a radius of 531.71 feet, an arc distance of 93.82 feet (Chord Data S $79^{\circ}16'01''$ E, a distance of 93.14 feet) to a set #4 rebar, the Point Of Beginning, thence along the southerly right-of-way of Yorkmont Road, the following two (2) courses: (1) Along a curve to the left with a radius of 531.71 feet, an arc distance of 60.72 feet (Chord Data S $87^{\circ}33'47''$ E, a distance of 60.69 feet) to an existing #4 rebar, (2) Along a curve to the left with a radius of 531.71 feet, an arc distance of 434.65 feet (Chord Data N $65^{\circ}44'49''$ E, a distance of 422.65 feet) to an existing #4 rebar, thence departing said right-of-way margin of Yorkmont Road, S $35^{\circ}14'17''$ E, a distance of 298.69 feet to a point in the centerline of Sugar Creek, thence following the centerline of Sugar Creek the following two (2) courses: (1) S $00^{\circ}05'55''$ E, a distance of 14.74 feet to a point, (2) S $05^{\circ}58'31''$ E, a distance of 148.21 feet to a point, thence departing, said centerline along a new line between Parcel I, on the south and west and the here in described lands on the north and east, the following eight (8) courses: (1) N $89^{\circ}24'51''$ W, a distance of 87.19 feet to a point in the existing quarry, (2) S $30^{\circ}58'33''$ W, a distance of 112.52 feet to a point in the existing quarry, (3) S $46^{\circ}56'45''$ W, a distance of 79.25 feet to a point in the existing quarry, (4) S $78^{\circ}32'48''$ W, a distance of 275.24 feet to a point in the existing quarry, (5) N $54^{\circ}23'28''$ W, a distance of 98.28 feet to a point in the existing quarry, (6) N $25^{\circ}51'19''$ W, a distance of 263.53 feet to a set #4 rebar, (7) N $06^{\circ}27'39''$ E, a distance of 54.91 feet to a set #4 rebar, (8) N $16^{\circ}59'25''$ E, a distance of 94.61 feet to the Point Of Beginning and containing 5.8698 acres of land (255,689 +/- s.f) as shown on a plat entitled "Four Coliseum Centre (Quarry Site)" rezoning plan, prepared by Cole Jenest & Stone dated January 27, 1997 and revised May 5, 1997.



David A. Weirich
6/20/97

Petition No. 97-34
Crescent Resources, Inc.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Crescent Resources, Inc. and successors-in-interest of the property described as a portion of tax parcel 143-124-02 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) and B-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 #: 97-34

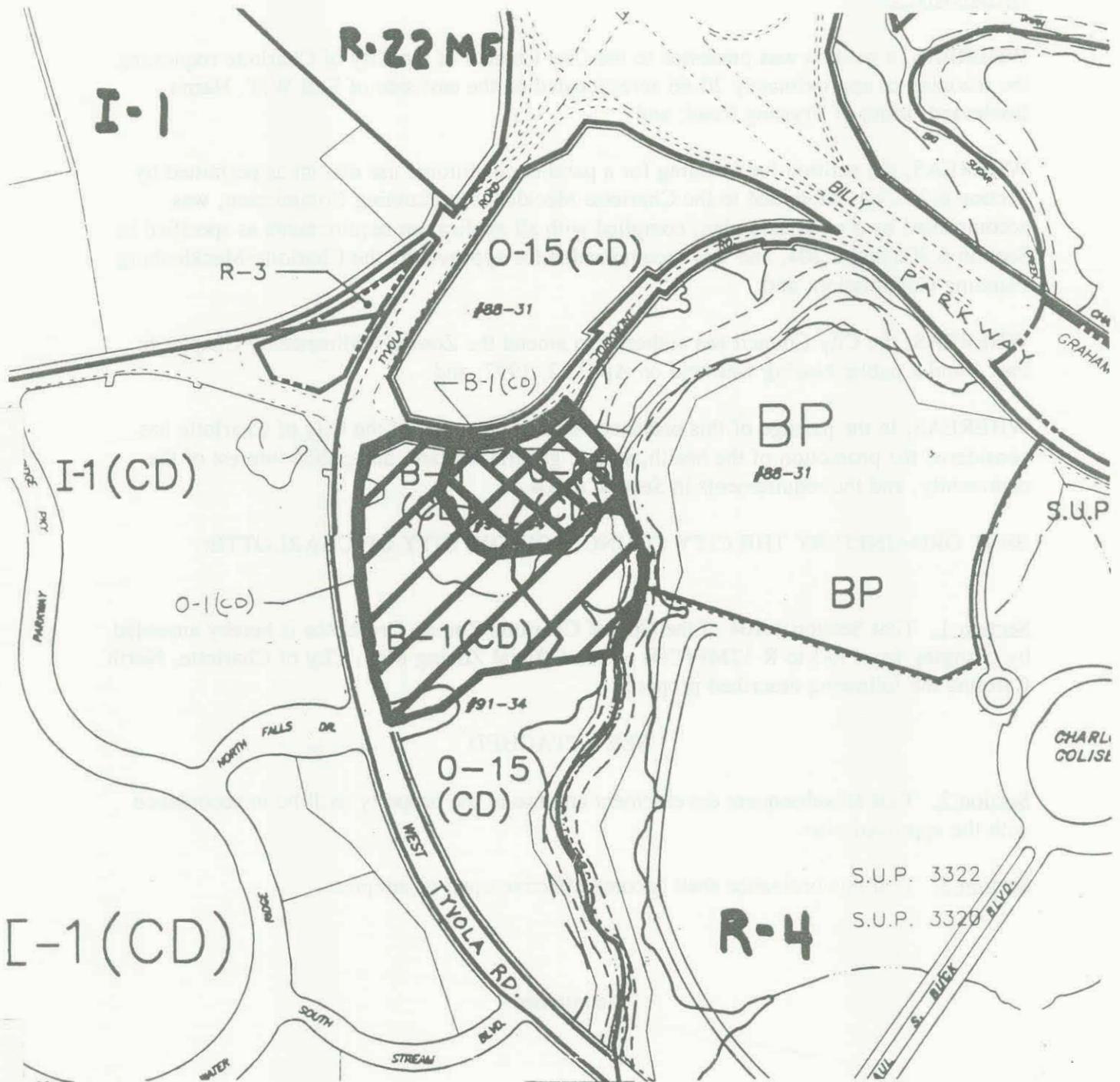
Petitioner: Crescent Resources, Inc.

Hearing Date: April 21, 1997

Zoning Classification (Existing): B-1(CD) and O-15(CD)

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

Location: Approximately 18.682 acres located on the southeastern corner of West Tyvola Road and Yorkmont Road.



Zoning Map #(s): 109 and 127

Scale: No Scale

CITY CD

Petition No. 97-35
Portrait Homes Construction Company

ORDINANCE NO. 843-Z

APPROVED BY CITY COUNCIL

DATE MAY 19, 1997

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 20.66 acres located on the east side of East W.T. Harris Boulevard, south of Trysting Road; and

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

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on April 22, 1997; 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-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

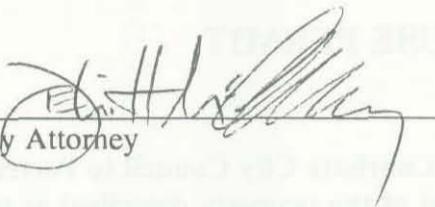
Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

-continued-

May 19, 1997
Ordinance Book 48, Page 97

APPROVED AS TO FORM:



City Attorney

I, Nancy S. Gilbert, 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 19th day of May, 1997, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 48, Page(s) 96-98B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of May, 1997.

Nancy S. Gilbert, Deputy City Clerk

**Petition No. 97-35
Portrait Homes Construction Company**

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Portrait Homes Construction Company and successors-in-interest of the property described as tax parcel 109-151-08 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.

97-35

LEGAL DESCRIPTION
PORTRAIT HOMES

BEGINNING at a point in the easterly right-of-way line of East W. T. Harris Boulevard, said point being the intersection of the southerly right-of-way line of Trysting Road and running thence with said right-of-way of Trysting Road four courses as follows: (1) N. 24-19-34 E. 78.75 feet; (2) N. 80-54-33 E. 156.82 feet; (3) with the arc of a circular curve to the right, having a radius of 337.49 feet, an arc distance of 220.73 feet; (4) S. 62-38-28 E. 182.12 feet; thence S. 02-58-32 W. 207.12 feet; thence S. 02-53-03 W. 79.89 feet; thence S. 02-57-38 W. 79.74 feet; thence S. 02-56-34 W. 160.36 feet; thence S. 03-04-59 W. 80.00 feet; thence S. 03-03-12 W. 80.01 feet; thence S. 02-49-22 W. 79.81 feet; thence S. 03-01-01 W. 99.30 feet; thence S. 02-56-51 W. 178.55 feet; thence S. 03-01-25 W. 61.46 feet; thence S. 02-55-38 W. 236.12 feet; thence S. 03-00-29 W. 159.97 feet; thence S. 02-59-06 W. 160.31 feet; thence S. 02-52-58 W. 86.36 feet; thence S. 03-07-39 W. 57.52 feet; thence S. 19-18-16 W. 34.00 feet; thence N. 70-27-16 W. 552.30 feet; thence S. 77-59-36 W. 60.00 feet; thence N. 12-00-23 W. 234.43 feet; thence N. 70-14-52 W. 3.67 feet; thence N. 66-42-48 E. 50.66 feet; thence N. 06-43-32 E. 95.70 feet to a point in the easterly right-of-way line of East W. T. Harris Boulevard; thence with said right-of-way four courses as follows: (1) N. 32-29-32 E. 104.44 feet; (2) with the arc of a circular curve to the left, having a radius of 1,041.74 feet, an arc distance of 922.41 feet; (3) N. 16-04-20 W. 117.31 feet; (4) N. 17-53-08 W. 276.65 feet to the point of BEGINNING and containing 20.66 acres.

Petition #: 97-35

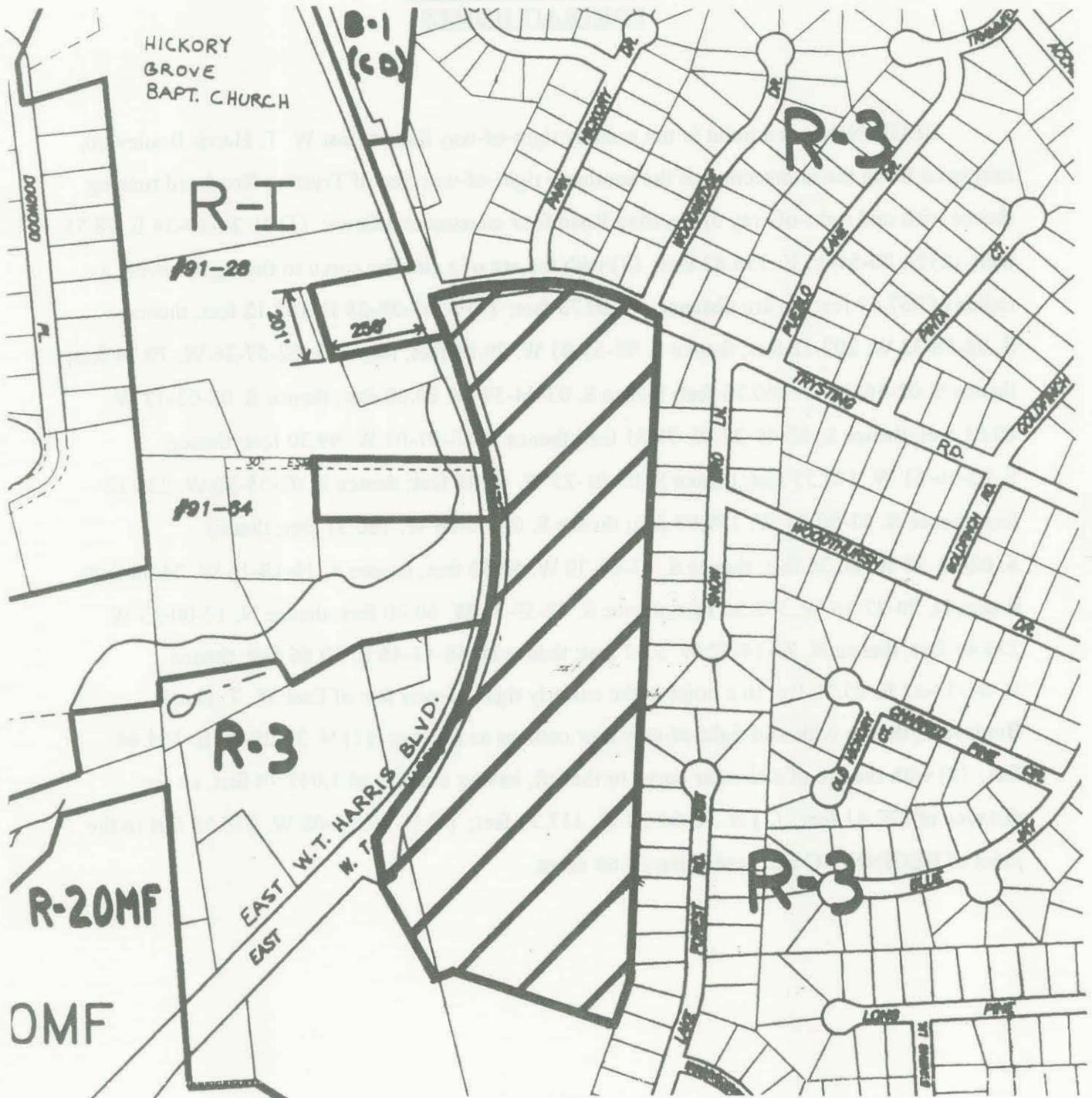
Petitioner: Portrait Homes Construction Company

Hearing Date: April 21, 1997

Zoning Classification (Existing): R-3

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

Location: Approximately 20.66 acres located on the east side of East W.T. Harris Boulevard, south of Trysting Road.



Zoning Map #(s): 99

Scale: 1" = 400'