

April 19, 1982
Ordinance Book 31 - Page 217

Petition No. 82-10
William H. Trotter

ORDINANCE NO. 1161-Z An Ordinance Amending Chapter 23
of the City Code - Zoning Ordinance

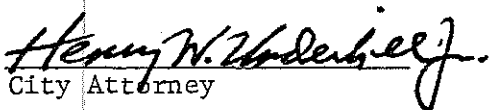
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from R-12 and R-15MF to R-12MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point on the common boundary line between property owned by James M. Renfrow recorded in Deed Book 3116 at Page 194 in the Mecklenburg County Registry of Deeds and property owned by William H. Trotter recorded in Deed Book 4242 at Page 634 in the Mecklenburg County Registry of Deeds, said point being 280.97 feet southwest of the center line of Monroe Road along the common boundary line; 1) thence S. 64-28-54 W. 426.03 feet; 2) thence N. 32-01-52 E. 354.50 feet; 3) thence S. 59-13-33 E. 228.66 feet to point in place of BEGINNING.

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

Approved as to form:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 19th day of April, 1982, the reference having been made in Minute Book 77, and recorded in full in Ordinance Book 31, page 217.

Ruth Armstrong,
City Clerk

April 19, 1982
Ordinance Book 31 - Page 218

An Ordinance Amending Chapter 23
of the City Code - Zoning Ordinance

Ordinance No. 1162

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. Chapter 23, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

- 1. Amend Article V, Division 1 Off-Street Parking Requirements by adding the following to Section 23-62. Schedule of Off-Street Parking Requirements after the use type labelled "Dwelling, multi-family":

Types of Uses:	Parking Plan Approval Required:	Standards:
Dwelling, all types (except for one-family detached) in the O-6 district.	X	0.75 spaces per dwelling unit, minimum, and 2.0 spaces per dwelling unit, maximum.

- 2. Amend Article V, Division 1 Off-Street Parking Requirements by deleting in its entirety Section 23-63. Parking Space defined. and replacing it with the following:

Section 23-63. Parking spaces defined.

A parking space is defined as an off-street space available for the parking of motor vehicles. There are two kinds of parking spaces, the standard parking space and the compact or small car parking space.

- (a) The standard parking space has the minimum dimensions of eight and one-half feet in width and seventeen feet in length. The standard parking space shall have as its minimum area 145 square feet, exclusive of passageways and driveways appurtenant thereto and giving passage thereto.
 - (b) The compact or small car parking space has the minimum dimensions of seven and one-half feet in width and fifteen feet in length. The compact or small car parking space shall have as its minimum area 112.5 square feet, exclusive of passageways and driveways appurtenant thereto and giving passage thereto.
- 3. Amend Article V, Division 1 Off-Street Parking Requirements by adding to Section 23-69. Parking plans required. the following after the paragraph labelled "(b)":

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- (c) Such plans may show a percentage of the required parking spaces as compact or small car parking spaces. This percentage shall be specified by the City Department of Transportation and shall be equal to the percentage of all cars registered in Mecklenburg County for the previous year with the N. C. Department of Motor Vehicles that are classified as compact or sub-compact.

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

Approved as to form:

Henry W. Underhill Jr.

 City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 19th day of April, 1982, the reference having been made in Minute Book 77, and recorded in full in Ordinance Book 31, Pages 218-219.

Ruth Armstrong,
 City Clerk

ORDINANCE NO. 1163-Z

AMENDING CHAPTER 23

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 property located on the southerly side of McAlpine Creek between Providence Road and Old Providence Road from R-15 to R-15PUD; and

WHEREAS, the petition for rezoning for a conditional district as permitted by Section 23-35.4 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 23-35(b) and 23-35.4(c) and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 23-96 and a public hearing was held on March 15, 1982; 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 each of the following, which are required by Section 23-35.4(g):

1. That each individual phase of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and potential surrounding uses.
2. That the primary streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts to overload the street network outside the planned unit development.
3. That any exception from standard ordinance requirements is warranted by the design and amenities incorporated in the outline development plan, in accordance with the adopted policy of the Planning Commission and the City Council.
4. That the area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
5. That the planned unit development district is in conformance with the Comprehensive Plan.
6. That existing or proposed utility services are adequate for the population densities proposed.

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

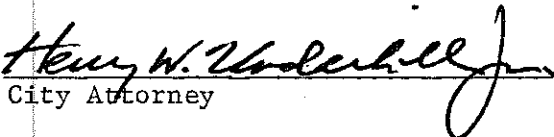
Section 1. That Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from R-15 to R-15PUD on the Official Zoning Map, City of Charlotte, N. C. the following described property:

BEGINNING at a point, said point being the intersection of the center line of Old Providence Road with the center line of McAlpine Creek, and 1) runs thence with the center line of McAlpine Creek as follows: a) N.67-01-10E. 356.73 feet to a point; b) N.87-41-10E. 118.60 feet to a point; c) S.59-25-20E. 110.26 feet; d) S.47-36-20E. 333.59 feet; e) S.76-01E. 109.45 feet; f) N.80-45-40E. 218.17 feet; g) N.53-47-50E. 234.67 feet to a point; h) N.45-18-20E. 108.94 feet; i) N.30-47-50E. 167.73 feet; j) N.27-34-30E. 203.27 feet; k) N.8-19E. 244.22 feet to a point; l) N.37-55-30E. 495.50 feet; m) N.56-11-epE. 316.15 feet to a point, the intersection of the center line of said McAlpine Creek and the center line of Providence Road (Providence Road being known as N. C. Highway #16); 2) thence with the center line of Providence Road S.4-40-30E. 1078.53 feet to a point; 3) thence N.88-21-25E. 357.24 feet to a point; 4) thence N.78-50W. 222.78 feet to an iron; 5) thence S.14-24-10W. 175.52 feet to an iron; 6) thence S.54-46W. 83.96 feet to an old iron; 7) thence N.85-53W. 133.42 feet to an iron; 8) thence S.62-48-10W. 214.38 feet to an old iron; 9) thence S.24-47-40E. 630.34 feet to an old iron; 10) thence S.58-24-10W. 726.47 feet to a point, said point being a corner of the property described in a deed recorded in the Mecklenburg Public Registry in Book 1810, at Page 343; 11) thence with a line of the property described in said deed N.70-13-20W. 300.20 feet to a point; 12) thence N.7-05-40E. 36.21 feet to an iron; 13) thence S.75-19W. 265.41 feet to a point in the center line of Old Providence Road; 14) thence with the center line of Old Providence Road N.40-55W. 507.04 feet to another point in the center line of said road; 15) thence, continuing with the center line of Old Providence Road in a northerly direction, with a radius of 344.35 feet, an arc distance of 300.00 feet to another point in the center line of said road; 16) thence N.9-00E. 366.14 feet to the point and place of BEGINNING.

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

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

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of April, 1982, the reference having been made in Minute Book 77, and is recorded in full in Ordinance Book 31, at pages 220-221.

Ruth Armstrong, City Clerk

April 19, 1982
Ordinance Book 31 - Page 222

Petition No. 82-16
City of Charlotte-Community
Development Department

ORDINANCE NO. 1164-Z

An Ordinance Amending Chapter 23
of the City Code - Zoning Ordinance

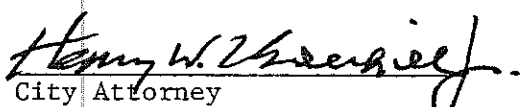
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from O-6 and B-2 to UR-C on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point on the southerly right-of-way line of North McDowell Street, said point being the most northerly corner of the McLeod Trucking and Rigging Company, Incorporated property recorded in Deed Book 4144 at page 050 in the Mecklenburg County Registry of Deeds; 1) thence N.50-03-52E. 183.38 feet; 2) thence S.43-29-47E. 127.99 feet; 3) thence S.32-23-06E. 94.73 feet; 4) thence S.00-09-34E. 55.38 feet; 5) thence S.42-44-34E. 54.07 feet; 6) thence S.37-32-34E. 51.14 feet; 7) thence S.52-13-54W. 133.39 feet; 8) thence N.59-41-18W. 160.28 feet; 9) thence N.31-03-25E. 70.77 feet; 10) thence N.01-45-33W. 55.49 feet; 11) thence N.41-05-04W. 138.88 feet to point or place of BEGINNING.

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

Approved as to form:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 19th day of April, 19 82, the reference having been made in Minute Book 77, and recorded in full in Ordinance Book 31, page 222.

Ruth Armstrong,
City Clerk

April 19, 1982
Ordinance Book 31 - Page 223

Petition No. 82-17
City of Charlotte-
Community Development
Department

ORDINANCE NO. 1165-Z

An Ordinance Amending Chapter 23
of the City Code - Zoning Ordinance

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

Section 1. That Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from B-2 to UR-1 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point in the northerly right-of-way margin of East Eighth Street, said point being located N. 43-52-34 W., 23.33 feet from a point where the westerly right-of-way margin of North McDowell Street (if extended) intersects with the northerly right-of-way margin of East Eighth Street (if extended), and running thence with the northerly right-of-way margin of East Eighth Street, N. 43-52-34 W., 73.92 feet to a point; thence N. 46-07-26 E., 150.00 feet to a point; thence S. 43-52-34 E., 110.38 feet to a point in the westerly right-of-way margin of North McDowell Street; thence with the westerly right-of-way margin of North McDowell Street in two (2) courses as follows: (1) S. 51-31-09 W., 109.74 feet to a point. (2) S. 50-05-12 W., 17.52 feet to a point; thence with an arc of a circular curve to the right, having a radius of 25.00 feet, an arc distance of 37.54 feet to the point or place of Beginning.

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

Approved as to form:

Henry W. Henderson Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 19th day of April, 1982, the reference having been made in Minute Book 77, and recorded in full in Ordinance Book 31, page 223.

Ruth Armstrong,
City Clerk

ORDINANCE NO. 1166-Z

AMENDING CHAPTER 23

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 property located on the southerly side of Richardson Drive, approximately 1116 feet east of Colony Road from R-12 to R-20MF (Innovative Development); and

WHEREAS, the petition for rezoning for an R-20MF conditional district as permitted by Section 23-35.3 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 23-35(b), and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 23-96 and a public hearing was held on March 15, 1981; 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, and public interest of the community, and each of the following, which are required by Section 23-35.3(e):

1. Access to public streets and the adequacy of those streets to carry anticipated increased traffic;
2. On-site circulation for both pedestrian and vehicular traffic;
3. Adequacy of existing community facilities such as water, sewer, police and fire protection;
4. Relationship to and impacts upon adjoining and nearby properties and adequacy of proposed measures to minimize any adverse impacts; and
5. The appropriateness of the proposal in relationship to the policies and objectives of the Comprehensive Plan and to a more detailed area plan, if available.

In addition, City of Charlotte City Council considered the following, which are required by Section 23-35.3(f)(6):

1. Accomplishes objectives as specified in the statement of intent;
2. Exhibits special, atypical design features and thoughtful, imaginative use of the land;
3. Provides for reasonable and appropriate land use relationships, both within the development itself and to surrounding areas adjacent to the development, by considering, but not necessarily being determined by, at least the following: (a) the preservation of open space, trees, significant natural features and existing structures when applicable; (b) the provisions for screening and adequate tree cover; (c) the

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protection of surrounding areas from adverse effects, such as exterior lighting, storm water runoff and service or utility areas; and (d) the provision of safe, adequate pedestrian and vehicular access and circulation; and

4. Provides the community with a beneficial, alternative design concept which is potentially applicable in other community situations.

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

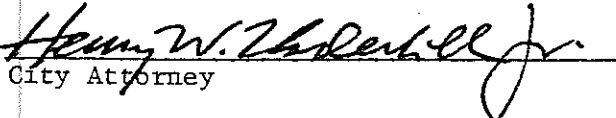
Section 1. That Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from R-12 to R-20MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point on southerly right-of-way of Richardson Drive, said point being the northeast corner of the David H. Rankin and wife, Nancy O' Herron Rankin property recorded in Deed Book 4095 at Page 515 in the Mecklenburg County Registry of Deeds; 1) thence N.71-13-45E. 45.00 feet; 2) thence in an arc with a radius of 396.60 feet for a distance of 172.50 feet; 3) thence S.52-35-30W. 384.92 feet; 4) thence N.76-18-14W. 132.85 feet; 5) thence S.01-15-05W. 383.27 feet; 6) thence N.73-09-41W. 228.09 feet; 7) thence S.49-09-46W. 131.91 feet to the northerly right-of-way line of Morrocroft Lane; 8) thence westerly with the right-of-way line of Morrocroft Lane in an arc with a radius of 340.75 feet for a distance of 12.12 feet; 9) thence N.03-34-41E. 66.32 feet; 10) thence N.40-50-14W. 164.00 feet; 11) thence S.49-09-46W. 40.00 feet; 12) thence S.87-13-59W. 83.56 feet; 13) thence N.55-50-52W. 40.00 feet; 14) thence N.07-44-39E. 60.04 feet; 15) thence N.33-11-08E. 53.88 feet; 16) thence N.18-46-15W. 226.50 feet to the place or point of BEGINNING.

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

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

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of April, 19 82, the reference having been made in Minute Book 77, and is recorded in full in Ordinance Book 31, at page s 224-225.

Ruth Armstrong,
City Clerk

April 19, 1982
Ordinance Book 31 - Page 226

Petition No. 82-2
Signal Sales and
Service Company

ORDINANCE NO. 1167-Z

AMENDING CHAPTER 23

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 property located on the northerly side of Atherton Street, approximately 380 feet east of South Boulevard from O-6 and I-1(CD) to I-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 23-35.1 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 23-35(b), and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 23-96 and a public hearing was held on January 18, 1982; 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 each of the following which are required by Section 23-35(d);

1. The policies and objectives of the Comprehensive Plan of the City, and particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts of the establishment of the conditional district upon the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

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

Section 1. That Chapter 23, Section 23-8 of the Code of the City of Charlotte is hereby amended by changing from O-6 and I-1(CD) to I-1(CD) on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point on the northerly right-of-way of Atherton Street, said point being the southwest corner of the Edward D. Christman and wife property recorded in Deed Book 2974 at Page 554 in the Mecklenburg County Registry of Deeds; 1) thence N. 96-40-00 W. 107.71 feet; 2) thence N. 55-57-30 E. 204.68 feet; 3) thence S. 47-18-30 E. 75 feet; 4) thence S. 47-18-30 E. 80.23 feet; 5) thence S. 68-10-30 W. 88.00 feet; 6) thence S. 67-57-00 W. 133.9 feet to point or place of BEGINNING.

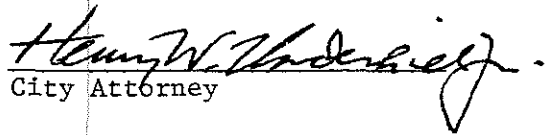
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Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

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

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of April, 1982, the reference having been made in Minute Book 77, and is recorded in full in Ordinance Book 31, at pages 226-227.

Ruth Armstrong,
City Clerk

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Ordinance No. 1168

An Ordinance Amending Chapter 23
of the City Code - Zoning Ordinance

An Ordinance Amending the City Code
with respect to the Zoning Ordinance

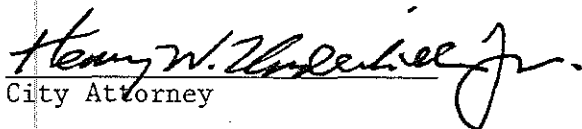
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Chapter 23, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Article I, Section 23-2.(6)(c) Definition of Dwelling, One-Family Attached by deleting it in its entirety and replacing it as follows:
 - (c) Attached. A one-family dwelling that is connected on at least one side by means of a common dividing structural or load-bearing wall of at least ten (10) linear feet to one (1) or more other one-family dwellings, or the end dwelling of a series of such dwellings, each dwelling unit on its own individual lot.
2. Amend Article IV, Division 1 Section 23-41(a)(3) Area, Yard and Height Regulations for One-Family Attached Dwellings in residential districts by deleting in its entirety the notation "16" for every residential district under the column labelled "Minimum Lot Width (feet)" and replacing each such notation with the new notation "12" for every residential district.

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

Approved as to form:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of April 1982, the reference having been made in Minute Book 77, at page 228.

Ruth Armstrong, City Clerk