

December 17, 1984
Ordinance Book 33 - Page 316

Pet. No. 84-60
CMPC

ORDINANCE NO. 1640

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 Section 1616 Special Yard Requirements for Corner Lots by adding a new subsection 1616.4 as follows:

1616.4. If a lot is abutted on three sides by streets, the setback requirement for the district shall be applied only on the two opposing street fronts. The required setback on the third street front must be at least one-half the required setback in that district. The yard opposite the third street front must be at least the minimum side yard requirement for the district.

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 17th day of December, 1984, the reference having been made in Minute Book 83, and recorded in full in Ordinance Book 33, at page 316.

Pat Sharkey, City Clerk

December 17, 1984
Ordinance Book 33 - Page 317

Petition No. 84-73
M. B. Lewis

ORDINANCE NO. 1641-Z

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

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of a 14.91 acre site south of The Plaza/Newell-Hickory Grove Road intersection with access to both roads from R-9 to R-15MF(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, 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 1300 and a public hearing was held on October 15, 1984; 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 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on 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 Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-9 to R-15MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point, said point being the most southeasterly corner of the James N. Johnson property, tax parcel 107-081-08; 1) thence S.05-00W., 122.0 feet; 2) thence S.05-00W., 761.0 feet; 3) thence S.82-00W., 865.0 feet; 4) thence N.22-00E., 651.0 feet; 5) thence N.56-00W., 300.0 feet; 6) thence N.53-30E., 350.0 feet; 7) thence N.87-30E., 288.0 feet; 8) thence N.87-30E. 360.0 feet to the point or place of BEGINNING.

December 17, 1984
Ordinance Book 33 - Page 318

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

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

APPROVED AS TO FORM:

Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of December, 19 84, the reference having been made in Minute Book 83, and recorded in full in Ordinance Book 33, beginning on Page 317-318.

Pat Sharkey
City Clerk

December 17, 1984
Ordinance Book 33 - Page 319.

Petition No. 84-77
Sardis Road North
Associates

ORDINANCE NO. 1642-Z

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-12 to I-1 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point, said point being the most southwesterly corner of the Juanita H. Jordon property, tax parcel 193-081-13; 1) thence S.79-59-42W., 540.0± feet; 2) thence R=2877.17 feet. Arc=220.0± feet; 3) thence N.56-20-15W., 1194.12 feet; 4) thence N.33-39-14E., 100.0 feet; 5) thence N.85-31-47E., 435.85 feet; 6) thence S.52-09-09E., 155.37 feet; 7) thence N.67-57-00E., 412.68 feet; 8) thence N.85-00-35E., 561.49 feet; 9) thence S.30-22-30E., 449.83 feet; 10) thence N.79-59-42E., 19.25 feet; 11) thence S.32-23-30W., 280.55 feet; 12) thence S.08-43-43E., 367.17 feet to the point or 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:

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 17th day of December, 19 84, the reference having been made in Minute Book 83, and is recorded in full in Ordinance Book 33, at page 319.

Pat Sharkey
City Clerk

December 17, 1984
Ordinance Book 33 - Page 320

Petition No. 84-82
Interstate 77 Partnership
No. 1

ORDINANCE NO. 1643-Z

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-6MF to B-2 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGIN a tract of land, tax parcel number 145-331-09, along the west side of I-77 and extending into the right-of-way of I-77 north of Pressley Road as shown on the attached tax map.

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

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

APPROVED AS TO FORM:

Henry W. Clendenen Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of December, 19 84, the reference having been made in Minute Book 83, and is recorded in full in Ordinance Book 33, at page 320.

Pat Sharkey
City Clerk