

October 15, 1984
Ordinance Book 33 - Page 261

Petition No. 83-70
W. C. & C., Inc.

ORDINANCE NO. 1605-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 26.13 acre site on the north side of Sharon View Road west of McMullen Creek from R-15 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 17, 1983; 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-15 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 easterly corner of the Nicholas Goudes property, tax parcel 183-151-01; 1) thence N.36-04-21W., 834.31 feet; 2) thence N.72-35-52E., 693.99 feet; 3) thence N.70-13-48E., 721.80 feet; 4) thence S.07-52-39E., 1142.16 feet; 5) thence S.52-28E., 6.00 feet; 6) thence S.14-55E., 134.00 feet; 7) thence S.27-07E., 142.00 feet; 8) thence S.17-59E., 164.00 feet; 9) thence S.18-30W., 41.13 feet; 10) thence N.71-46W., 284.20 feet; 11) thence R=858.24 feet. L=126.42 feet; 12) thence R=660.60 feet. L=89.04 feet; 13) thence N.44-53W., 108.40 feet; 14) thence R=476.53 feet. L=229.32 feet to the 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:


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 15th day of October, 19 84, the reference having been made in Minute Book 83, and recorded in full in Ordinance Book 33, beginning on Page 261-262.

Pat Sharkey
City Clerk

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Petition No. 84-62
Killian Mobile Home
Park, Inc.

ORDINANCE NO. 1606-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 15.98 acre site at the north end of McDaniel Lane next to Killian Mobile Home Park from I-1 and I-2 to R-MH; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3213 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 3202 and 3213.2, 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 September 17, 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 3213.5:

- .1 Does the proposed site and development plan provide for adequate access to the public street system without causing undue congestion or placing excessive traffic loads on local streets?
- .2 Are the size and shape of the site adaptable to good mobile home park design and will the development of the site for mobile home uses unduly obstruct development of any adjoining property?
- .3 Will implementation of the development plan unduly disrupt any natural features of the site such as topography, streams or tree cover?
- .4 Will the development plan provide effective screening of the park from adjoining single family residential areas to minimize adverse effects on these areas?

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 I-1 and I-2 to R-MH on the Official Zoning Map, City of Charlotte, N.C. the following described property:

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BEGINNING at a point, said point being the most northerly corner of the Laxton Construction Company, Inc. property, tax parcel 049-022-05; 1) thence N.04-09-40E., 50.00 feet; 2) thence N.33-14E., 145.46 feet; 3) thence N.20-40E., 89.11 feet; 4) thence N.48-40E. 108.75 feet; 5) thence N.39-58E., 145.92 feet; 6) thence N.35-11E., 95.11 feet; 7) thence N.69.09E., 151.83 feet; 8) thence S.86-03E., 168.43 feet; 9) thence S.79-04E., 235.78 feet; 10) thence S.61-33E., 119.32 feet; 11) thence S.64-32E., 283.86 feet; 12) thence N.66-41E., 20.00 feet; 13) thence S.31-16-10E., 151.82 feet; 14) thence S.33-10-16W., 395.79 feet; 15) thence N.36-42W., 123.66 feet; 16) thence S.66-18W., 635.36 feet; 17) thence R=320.00 feet, 124.75 feet; 18) thence N.80-13-30W., 60.00 feet; 19) thence N.71-12W., 433.62 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.

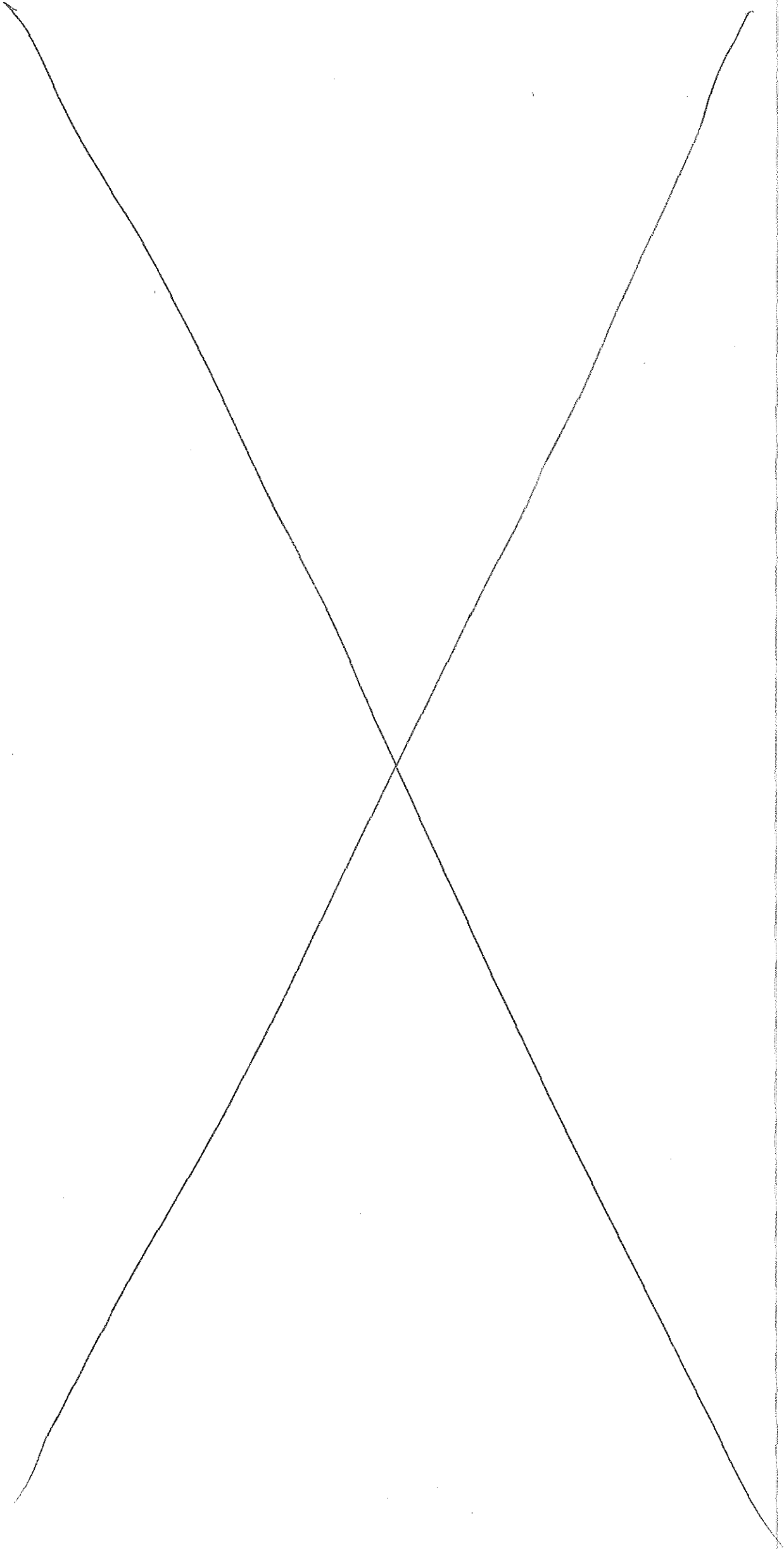
Section 3. That this ordinance shall become effective upon its adoption.

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 15th day of October, 19 84, the reference having been made in Minute Book 83, and is recorded in full in Ordinance Book 33, at page 263-264.

Pat Sharkey
City Clerk



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Petition No. 84-64
Queen City Investors, II

ORDINANCE NO. 1607-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-12MF to O-15 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEING a tract of land as specifically shown on the attached map making the entire tax lot 103-261-03 zoned O-15.

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

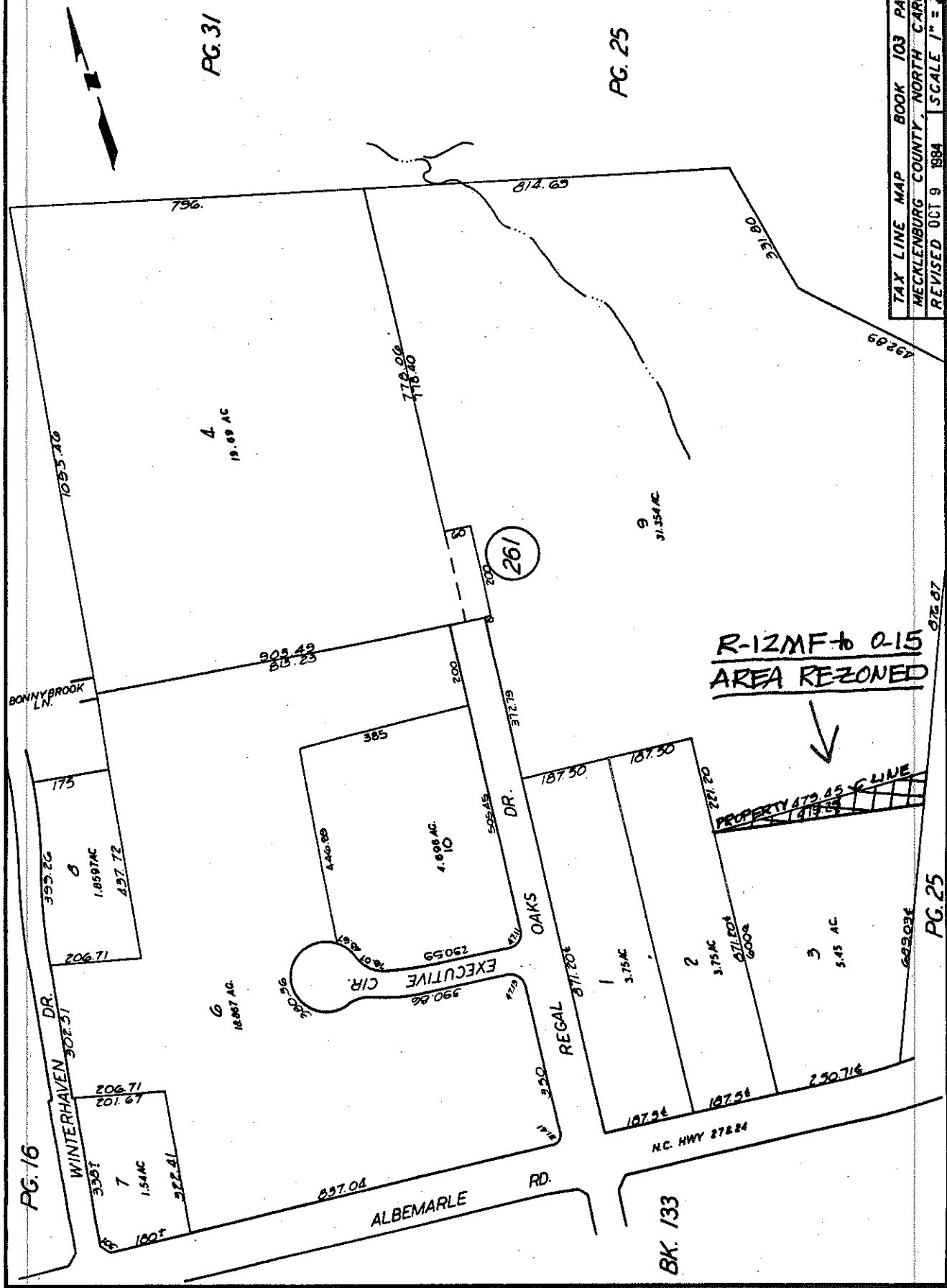
Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of October, 19 84, the reference having been made in Minute Book 83, and is recorded in full in Ordinance Book 33, at page 265-265(a).

Pat Sharkey
City Clerk

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TAX LINE MAP BOOK 103 PAGE 26
MECKLENBURG COUNTY, NORTH CAROLINA
REVISED OCT 9 1984 SCALE 1" = 200'



FOR TAX PURPOSES ONLY

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Petition No. 84-65
Mecklenburg County

ORDINANCE NO. 1608-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 O-6 and B-2 to U-MUD on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point, said point being the southeasterly corner of East Fourth Street and South Alexander Street; 1) thence S.45-28-41E., 374.56 feet; 2) thence S.51-21-52W., 10.0± feet; 3) thence S.42-24-03E., 402.39 feet; 4) thence R=30 feet, 48.67 feet; 5) thence S.50-32-48W., 306.48 feet; 6) thence R=30 feet, 45.43 feet; 7) thence N.42-40-54W., 362.85 feet; 8) thence N.40-55-53W., 47.92 feet; 9) thence N.41-11-22W., 367.83 feet; 10) thence N.50-28-55E., 361.06 feet to the point or place of BEGINNING, being the block in Uptown Charlotte bounded by East Third Street, East Fourth Street, South McDowell Street and South Alexander Street.

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

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

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of October, 19 84, the reference having been made in Minute Book 83, and is recorded in full in Ordinance Book 33, at page 266.

Pat Sharkey
City Clerk