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Petition No. 86-6
Martin Development Group

ORDINANCE NO. 1856-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 an 11.379 acre site at 5828 and 5900 Sharon View Road from R-15 to R-20MF; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3211 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all the application requirements as specified in Section 3202.1 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 January 21, 1986; 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 3211.5:

- .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 the adequacy of proposed measures to minimize any adverse impacts.
- .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.

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-20MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at an iron stake in the center of Sharon View Road, said stake being located 190 feet in a westerly direction from the center of Old Providence Road, said point being the northwesterly corner parcel of

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211-101-23 (being property of Providence Swim Club) which is the north-easterly corner of said parcel at the center of Sharon View Road;
1) thence S.49-14-48W. 1103.65 feet to a point; 2) thence S.69-39-28W. 179.53 feet to a point; 3) thence N.7-39-08W. 497.04 feet to a point; 4) thence N.12-45-10E. 383.25 feet to a point; 5) thence S.85-09-27E. 989.50 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. Zunderbill 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 February, 19 86, the reference having been made in Minute Book 85, and is recorded in full in Ordinance Book 34, at page 215-216.

Pat Sharkey
City Clerk

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