

384

DATE 2/19/90

ORDINANCE NO. 2831-Z

CITY ZONE CHANGE

Petition No. 89-88
Douglas Burns/AEC

ZONING REGULATIONS
MAP AMENDMENT NO. _____

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 change from UMUD to UMUD-0 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point marking the intersection of the Northwesterly line of North Tryon Street with the Southwesterly line of West Eleventh Street, the point of beginning being the Southwest corner made by the intersection of said streets and running thence with the Northwesterly line of North Tryon Street, S.53-49-30W. 125.64 feet to an iron marking the Southeasterly corner of the property owned by Life Insurance Company of Georgia described in Deed Book 2710, at Page 234; thence with the line of the said property of Life Insurance Company of Georgia, N.37-47-55W. 396.30 feet to an iron marking the Northeasterly corner of the property of Life Insurance Company of Georgia located in the Southeasterly line of North Church Street; thence with said Southeasterly line of North Church Street; thence with said Southeasterly line of North Church Street, N.54-03-10E. 120.25 feet to a point marking the intersection of the Southeasterly line of North Church Street with the Southwesterly line of West Eleventh Street, S.38-34-05E. 396.09 feet to the point of beginning, and containing 1.117 acres as shown by Survey of R. B. Pharr & Associates dated May 11, 1982, reference to which is hereby made.

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 February, 19 90, the reference having been made in Minute Book 94, at page . and recorded in full in Ordinance Book 38, Pages 384-385

Pat Sharkey
City Clerk

DATE 2/19/90CITY CDPetition No. 89-92
Wood Keith DesignORDINANCE NO. 2832-ZA RESOLUTION 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 3.4 acres located on the easterly side of Sharon Road south of Chadworth, changing 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 December 18, 1989; 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 in the easterly margin of Sharon Road said point being a common corner with the property owned by the Southern Conference of the United Church of Christ, Inc. (Deed Book 3091, Page 228) and running with the margin of said Sharon Road, N.41-43-00E., 102.47 feet to a point; thence N.44-03-00E. 400.00 feet to an old iron; thence S.45-28-34E. 181.82 feet to an old iron; thence S.45-46-07E. 38.21 feet to an old iron; thence S.23-01-31W. 108.78 feet to an old iron; thence S.22-50-15W. 82.97 feet to an old iron; thence S.17-06-54W. 7.09 feet to an old iron; thence S.16-57-28W. 79.93 feet to an old iron; thence S.17-00-52W. 90.07 feet to an old iron; thence S.17-03-16W. 79.88 feet to an old iron being the southwest corner of the property, now or formerly, of Daniel B. Deaton (Deed Book 5833, Page 497); thence N.58-36-09W. 58.53 feet to a point; thence, N.59-02-48W. 363.46 feet to the point and place of Beginning, containing 3.437 acres as shown on that boundary survey prepared for Bay South Builders by Don Allen Surveyors, Inc., RLS dated August 3, 1989.

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 February, 19 90, the reference having been made in Minute Book 94, and is recorded in full in Ordinance Book 38, at page 386-387.

Pat Sharkey
City Clerk

DATE 2/19/90CITY B-1SCDPetition No. 90-2
NCNB TR U/A The FNB of
Boston TRORDINANCE NO. 2833-ZAN 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 21.7 acre tract located on the northwest quadrant of Randolph Road and Sharon Amity Road, changing from B-1 to B-1SCD; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3210 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 3210.2 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 16, 1990; 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 3210.5:

- .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 For proposed shopping centers, 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 B-1 to B-1SCD on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BOUNDARY DESCRIPTION

BEGINNING at a point in the northwesterly right-of-way line of Sharon Amity Road said point being the southwesterly corner of a tract of land described in Deed Book 4108, Page 916 of the Mecklenburg Public Registry and running thence N.30-39-24W. 100.48 feet; thence with the arc of a circular curve to the right having a radius of 160.39 feet an arc distance of 87.31 feet; thence with the arc of a circular curve to the left having a radius of 105.46 feet an arc distance of 97.49 feet ;thence N.52-25-54W. 95.68 feet; thence with the arc of a circular curve to the right having a radius of 145.97 feet an arc distance of 55.48 feet; thence with the arc of a circular curve to the right having a radius of 56.04 feet an arc distance of 49.61 feet; thence N.20-03-30E. 267.03 feet; thence N.20-03-50E. 50.00 feet; thence with the arc of a circular curve to the right having a radius of 446.93 feet an arc distance of 290.39 feet; thence N.40-30-39E. 336.80 feet; thence S.49-29-21E. 336.80 feet; thence S.49-29-21E. 51.50 feet; thence N.65-20-15E. 142.91 feet; thence N.40-30-39E. 74.00 feet to a point in the southwesterly right-of-way line of Randolph Road, thence with said right-of-way line two (2) courses as follows: (1) S.49-29-21E. 548.78 feet; (2) with the arc of a circular curve to the right having a radius of 1,710.93 feet an arc distance of 346.91 feet; thence S.52-00-01W. 125.81 feet; thence S.17-29-04E. 131.71 feet to a point in the northwesterly right-of-way line of Sharon Amity Road; thence with said right-of-way line three (3) courses as follows: (1) S.72-30-56W. 284.22 feet; (2) with the arc of a circular curve to the left having a radius of 1,112.09 feet an arc distance of 255.67 feet; (3) S.59-20-36W. 596.02 feet to the BEGINNING and containing 21.798 acres.

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 February, 19 90, the reference having been made in Minute Book 94, and is recorded in full in Ordinance Book 38, at page 388-389.

Pat Sharkey
City Clerk

APPROVED BY CITY COUNCIL

DATE 2/19/90CITY CDPetition No. 90-3
Carmel Retail, Inc.ORDINANCE NO. 2834-ZA RESOLUTION 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 .6.2 acres located on the easterly side of Carmel Road between Carmel Forest Drive and Glen Forest Drive, changing from R-15 to B-1(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 January 16, 1990; 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 B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

METES AND BOUNDS DESCRIPTION
C.D. REZONING REQUEST FOR
CARMEL RETAIL, INC.

BEGINNING at an existing iron pin in the center of Carmel Road (60 foot R.O.W.) and thence proceeding S.47-36-40E. 200 feet to a point, thence proceeding N.40-33-40E. 150.59 feet to a point N.43-26-32W. 198.86 feet to a point in the center of Carmel Road (60 foot R.O.W.) S.41-18-00W. 165.00 feet along the center line of Carmel Road to the point and place of beginning as shown on a certified boundary survey for said property by James M. Honeycutt NCRLS #L-1360, dated August 28, 1974.

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 19th day of February, 19 90, the reference having been made in Minute Book 94, and is recorded in full in Ordinance Book 38, at page 390-391.

Pat Sharkey
City Clerk

APPROVED BY CITY COUNCIL

DATE 2/19/90CITY CDPetition No. 90-4
Carriage Club of CharlotteORDINANCE NO. 2835-ZA RESOLUTION 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 1.53 acres located on the west side of Old Providence Road south of Providence Road, changing from R-15 with SUP to 0-15(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 January 16, 1990; 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 with SUP to 0-15(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

CARRIAGE CLUB BOUNDARY DESCRIPTION

BEGINNING at a point in the centerline of Old Providence Road said point being located N.06-31-09E. 188.36 feet distant from the southeasterly corner of a tract of land described in Book 5918, Page 671 of the Mecklenburg Public Registry and running thence N.65-36-00W. 142.67 feet; thence N.55-33-00W. 42.41 feet; thence N.43-45-00W. 39.58 feet; thence N.30-11-00W. 71.83 feet; thence N.10-30-00E. 68.91 feet; thence N.42-24-00E. 53.33 feet; thence N.35-34-00E. 107.50 feet; thence S.62-48-00E. 215.25 feet to the centerline of Old Providence Road; thence along said centerline with the arc of a circular curve to the left having a radius of 736.37 feet an arc distance of 276.07 feet to the BEGINNING and containing 1.53 acres.

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 19th day of February, 19 90, the reference having been made in Minute Book 94, and is recorded in full in Ordinance Book 38, at page 392-393.

Pat Sharkey
City Clerk

ORDINANCE NO. 2836

AN ORDINANCE AMENDING APPENDIX A
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. Appendix A, "Zoning" of the City of Charlotte is hereby amended as follows:

1. Amend Section 1019. by changing the existing title of the section which reads as follows:

Effect of Certain Street Dedication on Computation of Density,

to read:

Effect of Certain Street and other Public Land Dedication on Computation of Density.

2. Amend Section 1019. by adding the following paragraph at the end of the existing section:

Land dedicated for any public community service facility, including but not limited to public schools, parks, greenways, open space, police and fire stations, libraries, public housing, or other public use sites, may also be used to compute the number of lots or dwelling units as described in the preceding paragraphs of this section. However, none of the provisions of this Section (1019.) apply to projects developed under the provisions of Section 1628, Cluster Development and Section 3212, R-PUD Planned Unit Development District.

Section 2. That this ordinance shall become effective upon 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 19th day of February, 19 90, the reference having been made in Minute Book 95, and recorded in full in Ordinance Book 38, at page 394.

Pat Sharkey, City Clerk

ORDINANCE NO. 2837-Z

CITY ZONE CHANGE

Petition No. 90-7
Charlotte-Mecklenburg
Planning Commission

ZONING REGULATIONS
MAP AMENDMENT NO. _____

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 change from O-6 to R-9MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP


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

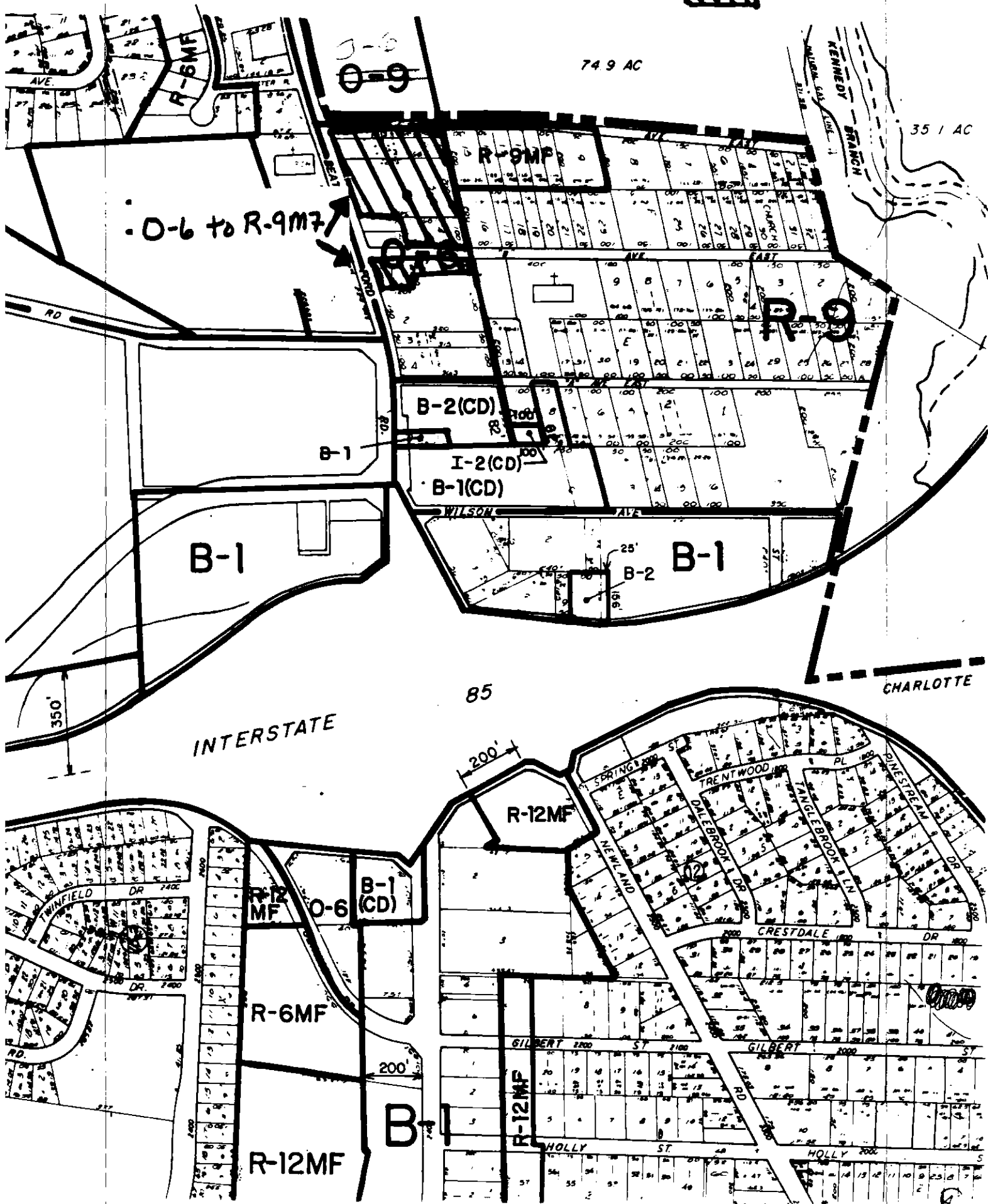
APPROVED AS TO FORM:

Henry W. Claderhill 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 February, 19 90, the reference having been made in Minute Book 94, at page _____ and recorded in full in Ordinance-Book 38, Page(s) 395-396.

Pat Sharkey
City Clerk

 O-6 TO R-9M7



DATE 2/19/90

ORDINANCE NO. 2838-Z

CITY ZONE CHANGE

Petition No. 90-8
Charlotte-Mecklenburg
Planning Commission

ZONING REGULATIONS
MAP AMENDMENT NO. _____

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 change from O-6 to R-9 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

. SEE ATTACHED MAP

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 February, 19 90, the reference having been made in Minute Book 94, at page _____ and recorded in full in Ordinance Book 38, Page(s) 397-398.

Pat Sharkey
City Clerk



O-6 to R-9

