

APPROVED BY CITY COUNCIL
DATE July 15, 1991

CITY CD

Petition No. 91-34
Crescent Resources

ORDINANCE NO. 3178-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 33.57 acres located on the east side of West Tyvola Road south of Yorkmont Road, extending to Big Sugar Creek, changing from BP to O-15(CD) & 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 June 17, 1991; 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 BP to O-15(CD), B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

PARCEL - "A" 0-15(CD)

BEGINNING at a point in the easterly right-of-way of new Tyvola Road Extension, where said right-of-way is intersected by the center (or thread) of Sugar Creek; and said point also being located S.46-58-12E. approximately 272 feet from the "TS" point at Station 142+93.78. as shown on engineering plans of new Tyvola Road Extension, by Ralph Whitehead and Assoc.

Thence running along the right-of-way line of Tyvola Road Extension, the following courses and distances as shown:

<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>
L-1	N.46-58-12W.	272.00'
C-2	SPIRAL CURVE	LS = 200.00'
	CH. N.45-48-48W.	196.58'
C-3	R = 1581.52"	522.21'
	CH. N.34-00-38W.	519.84'
C-4	SPIRAL CURVE	LS = 200.00'
	CH. N.21-42-34W.	195.10'
C-5	R = 3764.22'	286.04'
	CH. N.17-22-27W.	285.97'

To a point on the curve of said R/W.

Thence leaving said R/W and traversing ten lines as follows:

L-6	N.74-21-00E.	155.18'
L-7	N.53-21-00E.	226.00'
L-8	N.81-21-00E.	202.00'
L-9	N.35-21-00E.	95.00'
L-10	N.37-57-00W.	275.00'
L-11	N.00-21-00E.	228.00'
L-12	N.22-07-46E.	91.86'
L-13	N.47-00-00W.	168.00'
L-14	N.46-00-00E.	98.00'
L-15	N.10-30-00W.	31.81'

To a point in the southern edge of the R/W of Yorkmont Road;

Thence with the arc of a circular curve to the left 288.67 feet, having a radius of 527.46 feet, and a chord of N.57-45-25E., 148.05 feet to a point;

Thence S.35-15-41.E, 284.95 feet to the center of Sugar Creek;

Thence with the meanders of Sugar Creek as follows:

<u>BEARING</u>	<u>DISTANCE</u>
S.05-55-23W.	15.40'
S.05-08-49E.	93.79'
S.14-03-25.E.	109.72'
S.15-45-43-E.	104.86'
S.22-14-23E.	97.58'
S.01-12-06E.	64.68'
S.09-58-39W.	70.15'
S.16-16-18W.	80.72'

<u>BEARING</u>	<u>DISTANCE</u>
S.43-17-04W.	65.99'
S.26-42-23W.	42.37'
S.01-43-43E.	65.93'
S.10-28-37E.	118.98'
S.13-20-24W.	87.70'
S.28-05-28W.	58.18'
S.39-59-34W.	111.41'
S.41-23-48W.	110.09'
S.21-40-50W.	67.23'
S.15-15-45W.	90.09'
S.09-15-21W.	55.34'
S.24-01-33E.	72.09'
S.24-09-42E.	105.58'
S.15-41-08E.	97.48'
S.16-38-05E.	52.12'
S.28-15-30E.	80.13'
S.30-07-55E.	91.28'
S.18-50-45E.	91.99'
S.08-37-43E.	34.08'
S.07-46-28W.	99.79'
S.15-28-27W.	88.73'

To the point or place of beginning, and containing 22.33 acres of land, as shown on Survey prepared by Alliance Engineering & Surveying, P.A. on March 25, 1991.

PARCEL - "B" B-1(CD)

Beginning at a point in the easterly right-of-way line of the new Tyvola Road Extension, said point being the most northwesterly corner of Parcel "A" and the most southwesterly corner of the parcel of land herein described.

Thence running along the right-of-way of the new Tyvola Road Extension, the following courses and distances as shown:

C-1	R = 3764.22'	611.65'
	CH. N.10-32-32W.	610.98'
C-2	SPIRAL CURVE	LS = 114.75'
	CH. N.04-42-04W.	112.11'
L-3	N.86-49-18E.	11.00'
C-4	SPIRAL CURVE	LS = 85.25'
	CH. N.01-37-42W.	81.43'
L-5	N.69-17-54E.	62.82'
L-6	N.01-54-06E.	27.05'
L-7	N.57-40-43W.	66.85'
C-8	R = 1206.74'	85.30'
	CH. N.06-10-36E.	85.28'

To a point where the new right-of-way of Yorkmont Road intersects the right-of-way of said Tyvola Road Extension;

Thence along the new right-of-way of said Yorkmont Road, the following courses and distances:

L-9	N.58-42-48E.	156.79'
L-10	S.73-54-54E.	66.16'
C-11	R = 527.46'	300.57'
	Ch. N.89-45-36E.	296.52'
L-12	S.10-30-00E.	31.81'
L-13	S.46-00-00W.	98.00'
L-14	S.47-00-00E.	168.00'
L-15	S.22-07-46W.	91.86'
L-16	S.00-21-00W.	228.00'
L-17	S.37-57-00E.	275.00'
L-18	S.35-21-00W.	95.00'
L-19	S.81-21-00W.	202.00'
L-20	S.53-21-00W.	226.00'
L-21	S.74-21-00W.	155.18'

To the point or place of beginning, and containing 11.24 acres of land as shown on Survey prepared by Alliance Engineering & Surveying, P.A. on March 25, 1991.

Excepting and reserving the following:

- a) All areas within the Sugar Creek Floodway Boundaries
- b) Any utility easements or rights-of-way
- c) Any drainage easements
- d) Any greenway areas reserved by the City of Charlotte

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 15th day of July, 19 91, the reference having been made in Minute Book 99, and is recorded in full in Ordinance Book 40, at page 165-168.

Pat Sharkey
City Clerk

CITY CD

Petition No. 91-35
Temple Israel, Inc.

ORDINANCE NO. 3179-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 10.52 acres located on the northeasterly side of Providence Road south of Jefferson Drive, changing from R-15 to R-I; 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 June 17, 1991; 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-I on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

TEMPLE ISRAEL
BOUNDARY DESCRIPTION

BEGINNING at a point in the centerline of Providence Road said point being the northwesterly corner of a tract of land described in Deed Book 4940, Page 006 of the Mecklenburg Public Registry and running thence N.78-03-26E. 912.65 feet; thence S.64-13-57W. 92.67 feet; thence S.24-05-20E. 365.00 feet; thence S.12-54-40W. 215.00 feet; thence S.64-54-40W. 240.46 feet; thence with the arc of a circular curve to the left having a radius of 180.00 feet an arc distance of 181.11 feet; thence S.54-17-11W. 155 feet to the centerline of Providence Road; thence with said centerline four (4) courses as follows: (1) N.35-42-49W. 111.38 feet; (2) with the arc of a circular curve to the right having a radius of 4,542.59 feet an arc distance of 359.92 feet; (3) N.31-10-26W. 74.51 feet; (4) N.31-09-46W. 178.83 feet to the BEGINNING and containing 10.52 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 15th day of July, 19 91, the reference having been made in Minute Book 99, and is recorded in full in Ordinance Book 40, at page 169-170.

Pat Sharkey
City Clerk

APPROVED BY CITY COUNCIL
DATE July 15, 1991

CITY CD

Petition No. 91-36
Temple Beth El, Inc.

ORDINANCE NO. 3180-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 9 acre site located on the northeasterly side of Providence Road north of Pine Tree Drive, changing from R-15 to R-I; 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 June 17, 1991; 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-I on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

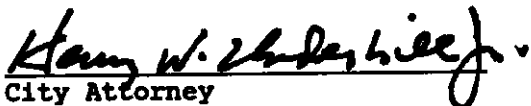
TEMPLE BETH EL
BOUNDARY DESCRIPTION

BEGINNING at a point in the centerline of Providence Road said point being the southeasterly corner of a tract of land described in Deed Book 4869, Page 542 of the Mecklenburg Public Registry and running thence with the centerline of Providence Road N.35-46-00W. 745.00 feet; thence N.66-14-00E. 606.68 feet; thence with the arc of a circular curve to the left having a radius of 400.00 feet an arc distance of 192.51 feet; thence S.29-11-42E. 93.56 feet; thence S.06-27-00E. 323.22 feet; thence S.44-03-18W. 556.00 feet to the point of BEGINNING and containing 9+ 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 15th day of July, 19 91, the reference having been made in Minute Book 99, and is recorded in full in Ordinance Book 40, at page 171-172.

Pat Sharkey
City Clerk

APPROVED BY CITY COUNCIL
DATE July 15, 1991

ORDINANCE NO. 3181-Z

CITY ZONE CHANGE

Petition No. 91-40
Charlotte-Mecklenburg
Planning Commission

MAP AMENDMENT NO. _____

ZONING REGULATIONS

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 R-6 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. Cladenhill, 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 July, 19 91, the reference having been made in Minute Book 99, at page _____. Ordinance Book 40, Page(s) 173-174.

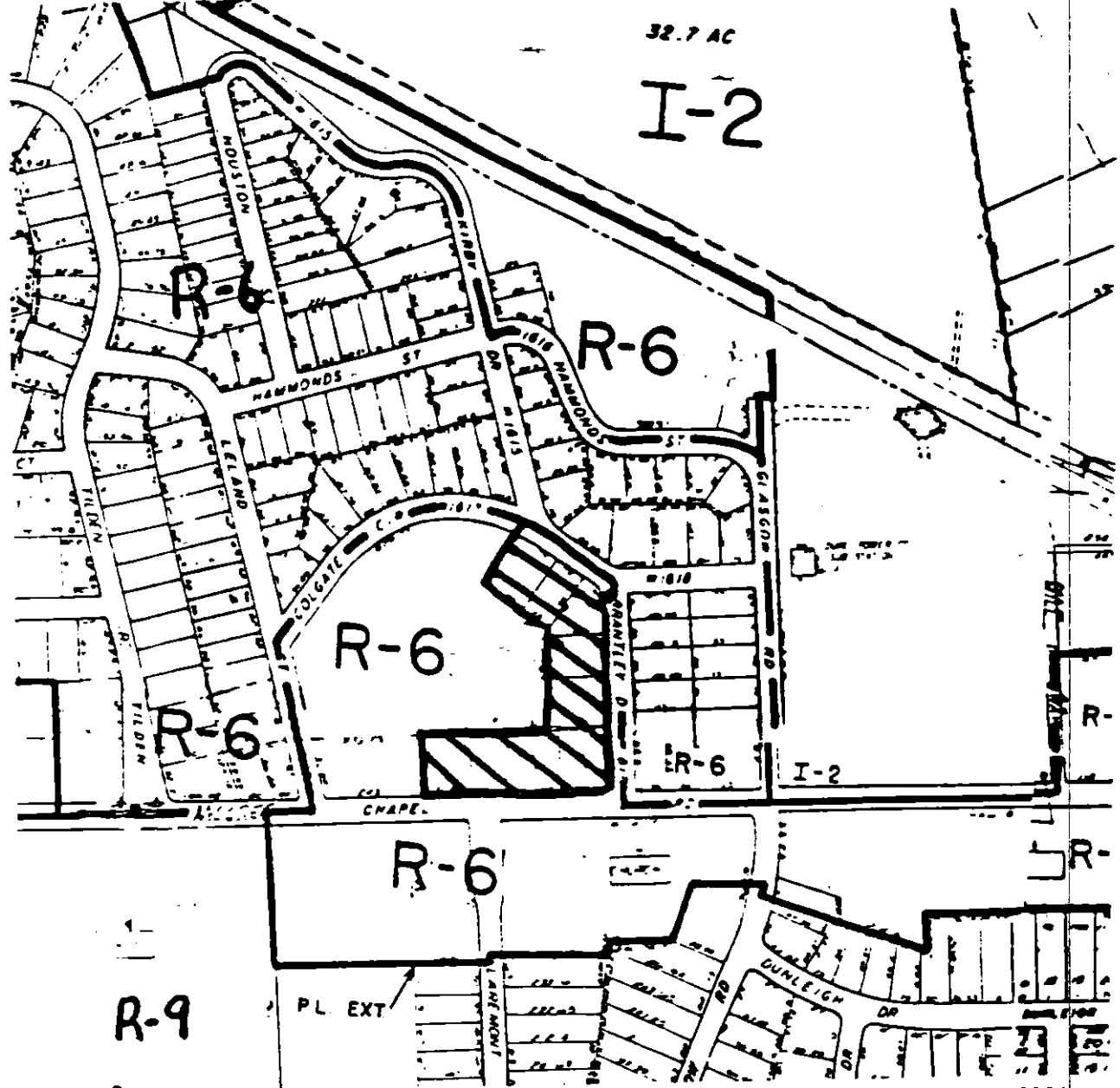
Pat Sharkey
City Clerk

PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO.: 91-40 HEARING DATE: June 17, 1991

ZONING CLASSIFICATION, EXISTING: R-6MP REQUESTED: R-6

LOCATION: Approximately 3.12 acres located on the north side of Moores Chapel Road and extending along the east side of Brantley Drive to Colgate Circle.



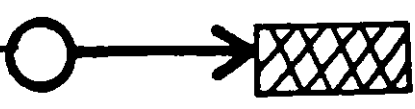
ZONING MAP NO(s): 66 & 82

SCALE 1" = 400'

APPROVED BY CITY COUNCIL

DATE July 15, 1991

PROPERTY PROPOSED FOR CHANGE



APPROVED BY CITY COUNCIL
DATE July 15, 1991

ORDINANCE NO. 3182-Z

CITY ZONE CHANGE

Petition No. 91-41
City of Charlotte

MAP AMENDMENT NO. _____

ZONING REGULATIONS

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 to establish City zoning 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 15th day of July, 19 91, the reference having been made in Minute Book 99, at page _____. Ordinance Book 40, Page(s) 175-176.

Pat Sharkey
City Clerk

PETITIONER: City of Charlotte

PETITION NO.: 91-41

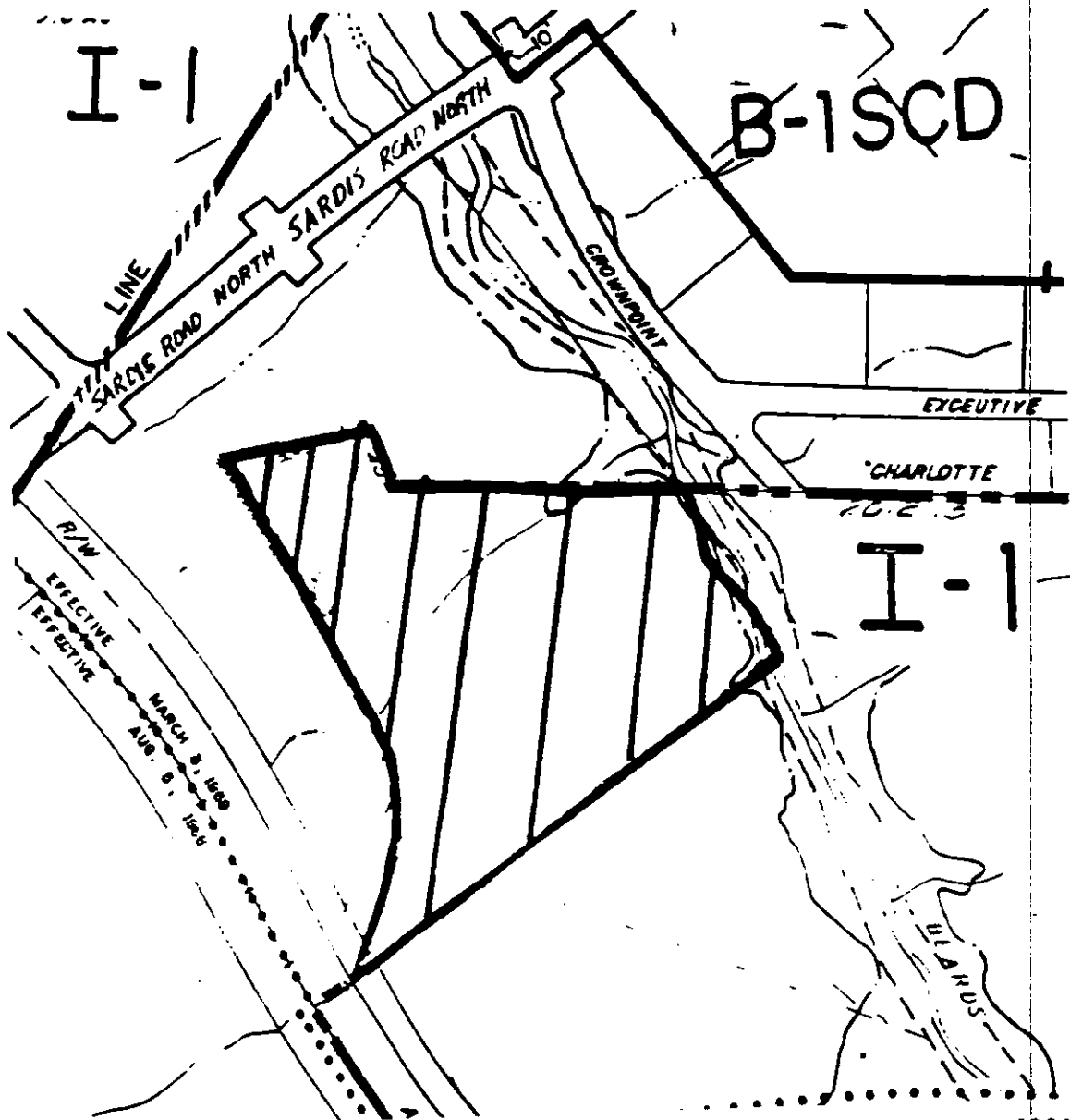
HEARING DATE: June 17, 1991

Establish zoning on property due for voluntary
annexation into the city

ZONING CLASSIFICATION, EXISTING: _____

REQUESTED: _____

LOCATION: Approximately 15 acres located off the southeast side of Sardis Road
northwest of Beards Creek (a portion of Crown Point).



ZONING MAP NO(s): 144

SCALE 1" = 400'

APPROVED BY CITY COUNCIL

July 16, 1991
PROPERTY PROPOSED FOR CHANGE



DATE July 15, 1991

ORDINANCE NO. 3183-Z

CITY ZONE CHANGE

Petition No. 91-42
City of Charlotte

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 to establish City zoning 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. 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 July, 19 91, the reference having been made in Minute Book 99, at page _____. Ordinance Book 40, Page(s) 177-178.

Pat Sharkey
City Clerk

