

CITY CD

Petition No. 96-5
City of Charlotte Neighborhood
Development Department and
Community Real Estate Fund, Inc.

ORDINANCE NO. 525-Z

APPROVED BY CITY COUNCIL
DATE April 15, 1996

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 approximately 35,262 square feet on the west side of Harrill Street, south of East 16th Street; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on February 19, 1996; 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 the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-5 to UR-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

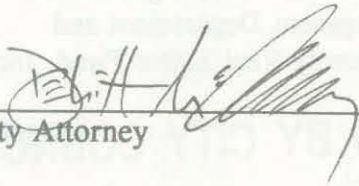
SEE ATTACHED

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.

-continued-

APPROVED AS TO FORM:

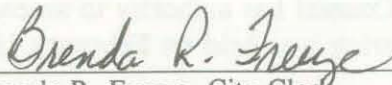


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of April, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 319-321.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of April, 1996.



Brenda R. Freeze, City Clerk

Petition #: 96-5

Petitioner: Community Real Estate Fund, Inc.

Hearing Date: February 19, 1996

Zoning Classification (Existing): R-5

Zoning Classification (Requested): UR-2(CD)

Location: Approximately 35,262 square feet located on the west side of Harrill Street south of E. 16th Street.



Zoning Map #(s): 101

Scale: 1" = 400'

96-5

April 15, 1996
Ordinance Book 47, Page 321A

Legal Description

Being all of Tax Parcels 081-133-06,
081-133-07 and 081-133-08 as shown
on maps in the Mecklenburg County
Tax Office.

Petition No. 96-5
City of Charlotte Neighborhood
Development Department and
Community Real Estate Fund, Inc.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to City of Charlotte Neighborhood Development Department and Community Real Estate Fund, Inc. owner(s) and successors-in-interest of the property described as tax parcels 081-133-06,07 and 08 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of UR-2(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

CITY CD

Petition No. 96-16
Christopher J. Branch-The Boulevard
Company

ORDINANCE NO. 526-Z

APPROVED BY CITY COUNCIL

DATE April 15, 1996

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 approximately 9.98 acres located on the north side of Sharon View Road at Mountainbrook Road; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on February 19, 1996; 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 the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 to R-12MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

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.

-continued-

APPROVED AS TO FORM:

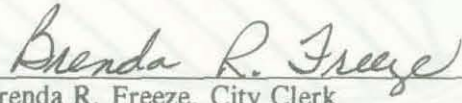


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of April, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 322-324B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18th day of April, 1996.



Brenda R. Freeze, City Clerk

Petition #: 96-16

Petitioner: Christopher J. Branch - The Boulevard Company

April 15, 1996

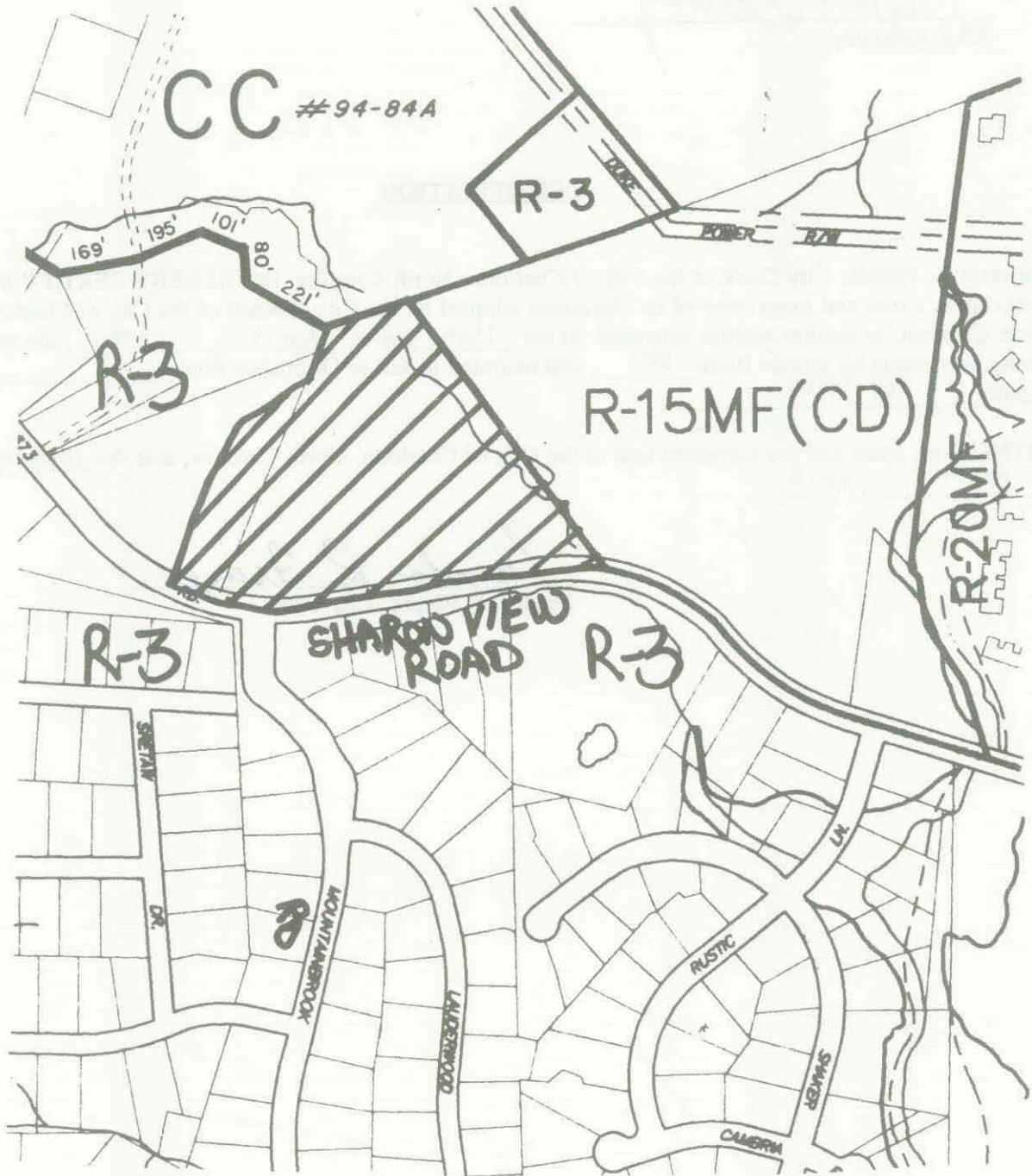
Ordinance Book 47, Page 324

Hearing Date: February 19, 1996

Zoning Classification (Existing): R-3

Zoning Classification (Requested): R-12MF(CD)

Location: Approximately 9.98 acres located on the north side of Sharon View Road at Mountainbrook Road.



Zoning Map #(s): 147

Scale: 1" = 400'

96-16

DESCRIPTION OF 10.04 ACRE TRACT,
TAX PARCEL #183-151-99 & TAX PARCEL #183-141-08
CHARLOTTE, N.C.

THAT CERTAIN TRACT OF LAND shown on the survey drawing and attachment prepared by GPA Surveying Company and David L. Gray, R.L.S. #3086 on November 6, 1995 entitled: **BOULEVARD DEVELOPMENT**.

BEGINNING at a existing iron pin located in the northern right of way of Sharon View Road (60 public right of way), said existing iron pin being a common corner of the now or formerly Peggy P. Crowder property as described at deed book 6290, page 785 of the public records of Mecklenburg County, North Carolina (tax parcel #183-141-12), and said tract (tax parcel #183-141-08). THENCE leaving said right of way of Sharon View Road and with the common line of Peggy P. Crowder the following call;

1) N 21° 02' 47" E, 344.07 feet to a new iron pin, said new iron pin being a common corner of now or formerly Peggy P. Crowder property as described at deed book 6290, page 785 of the public records of Mecklenburg County, North Carolina (tax parcel #183-141-12), now or formerly Louise C. Phillips property as described at deed book 1251, page 499 of the public records of Mecklenburg County, North Carolina (tax parcel #183-141-07) and said tract (tax parcel #183-141-08). THENCE with the line of now or formerly Louise C. Phillips property as described at deed book 1251, page 499 of the public records of Mecklenburg County, North Carolina (tax parcel #183-141-07) and said tract (tax parcel #183-141-08) the following two(2) calls;

1) N 57° 04' 47" E, 169.98 feet to a new iron pin, said iron pin being a common corner of tax parcel #183-151-99 and tax parcel #183-141-08;

2) N 21° 01' 40" E, 207.11 feet to a new iron pin, said iron pin being a common corner of Peggy P. Crowder property as described at deed book 6290, page 785 of the public records of Mecklenburg County, North Carolina (tax parcel #183-141-12) and Peggy P. Crowder property as described at deed book 6290, page 785 of the public records of Mecklenburg County, North Carolina (tax parcel #183-141-10) said tract (tax parcel #183-151-99), THENCE with the common line of Post Apartments Homes L.P. as recorded in Map Book 27, page 126 Mecklenburg County Registry the following call;

1) N 71° 05' 47" E, 209.62 feet to a existing iron pin, said iron pin being a common corner of now or formerly Waterford Condominiums property, recorded in map book 367, page 32, of public records of Mecklenburg County, North Carolina (tax parcel #183-153-01) and said tract (tax parcel #183-151-99). THENCE with the common line of now or formerly Waterford Condominiums property, recorded in map book 367, page 32, of public records of Mecklenburg County, North Carolina (tax parcel #183-153-01) and said tract (tax parcel #183-151-99) the following call;

1) S 37° 37' 16" E, 785.66 feet to a existing iron pin, said existing iron pin being located in the northern right of way of Sharon View Road (60' public right of way).

THENCE S 37° 37' 16" E, 43.87 feet to a point located in the centerline of Sharon View Road (60' right of way); Thence with the centerline of Sharon View Road the following six (6) calls;

1) N 80° 46' 01" W, 57.39 feet to a point, said point being a point of curvature of a 2)curve concave to the south having a radius of 400.00 feet a delta angle of 80° 46' 01", a tangent of 66.14 feet, a chord of 130.51 feet, a chord bearing of S 89° 50' 37" W, a length of 131.10 feet to a point, said point being a point of tangency, 3) S 80° 27' 16" W, 317.74 feet to a point, 4) S 80° 37' 44" W, 232.03 feet to a point, said point being a point of curvature of a 5)curve concave to the north having a radius of 609.00 feet, a delta angle of 21° 50' 43", a tangent of 117.52 feet, a chord of 230.79 feet, a chord bearing of N 88° 26' 55" W, a length of 232.19 feet to a point, said point being a point of compound curvature of a 6)curve concave to the north having a radius of 609.00 feet, a delta angle of 09° 24' 29", a tangent of 50.36 feet, a chord of 100.38 feet, a chord bearing of N 72° 47' 54" W, a length of 100.49 feet to a point. THENCE leaving the centerline of Sharon View Road (60' public right of way) the following call;

1) N 21° 02' 47" E, 30.00 feet to a existing iron pin and being the POINT OF BEGINNING.

ALL OF THE ABOVE described lands containing 10.04 acres (including area within right of way) more or less. 0.73 acres, more or less within the right of way of Sharon View Road (60' public right of way).

Petition No. 96-16
Christopher J. Branch-The
Boulevard Company

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Christopher J. Branch-The Boulevard Company owner(s) and successors-in-interest of the property described as tax parcels 183-153-99 and 183-141-08 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of R-12MF(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

CITY CD

Petition No. 96-23
Mark J. Chickering

ORDINANCE NO. 527-Z

APPROVED BY CITY COUNCIL

DATE April 15, 1996

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 approximately 0.52 acres located on the northerly side of the intersection between Wilora Lake Road and Hollyfield Drive; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on March 18, 1996; 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 the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 to O-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

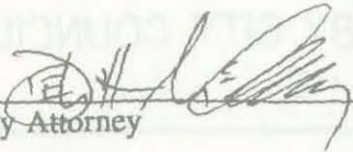
SEE ATTACHED

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.

-continued-

APPROVED AS TO FORM:




City Attorney

CERTIFICATION

Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of April, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, page(s) 325-327B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18th day of April, 1996.



Brenda R. Freeze, City Clerk

April 15, 1996

Ordinance Book 47, Page 327

Petition #: 96-23

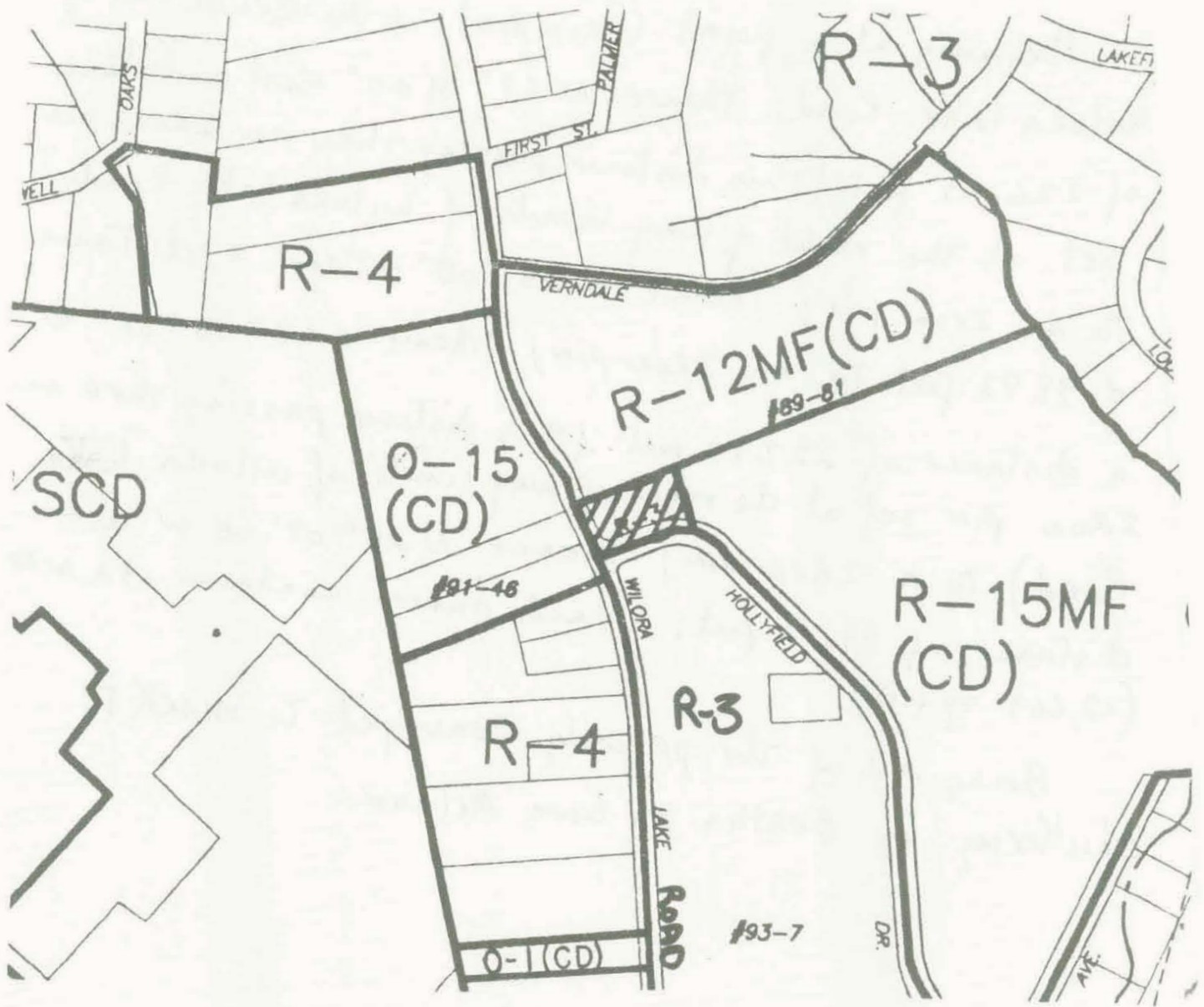
Petitioner: Mark J. Chickering

Hearing Date: March 18, 1996

Zoning Classification (Existing): R-3

Zoning Classification (Requested): O-1(CD)

Location: Approximately 0.52 acres located on the northerly side of the intersection between Wilora Lake Road and Hollyfield Drive.



Zoning Map #(s): 113

Scale: 1" = 400'

96-23 ✓

MARK Chickering
6109 Wilora Lake Rd
Charlotte, NC 28212

Description:

Beginning at a point (Iron pin) in the center line of Wilora Lake Road; Thence N $67^{\circ} 31' 00''$ East a distance of 226.09 feet, (This distance passing thru an Iron pin set at the right of way limits of Wilora Lake Road.) To an Iron pin; Thence S $25^{\circ} 08' 47''$ for a distance of 99.92 feet To an Iron pin; Thence S $67^{\circ} 30' 08''$ W a distance of 227.85 feet (This distance passing thru an Iron pin set at the right of way limits of Wilora Lake Road), To an Iron pin; Thence N $24^{\circ} 08' 08''$ W a distance of 99.92 feet; said parcel contains .52 ACRE (22,663 sq feet)

Being All of the property conveyed to MARK T. Chickering by Bertha M. Love McLean

Petition No. 96-23
Mark J. Chickering

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Mark J. Chickering owner(s) and successors-in-interest of the property described as tax parcel 103-112-18 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of O-1(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

CITY CD

Petition No. 96-24
First University Properties

ORDINANCE NO. 528-Z

APPROVED BY CITY COUNCIL
DATE *April 15, 1996*

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 approximately 1.06 acres located on the south side of University City Boulevard (NC 49) east of Suther Road; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for denial by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on March 18, 1996; 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 the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from Inst. to O-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SEE ATTACHED

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.

-continued-

APPROVED AS TO FORM:

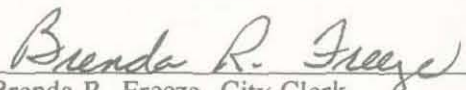


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of April, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 328-330A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18th day of April, 1996.



Brenda R. Freeze, City Clerk

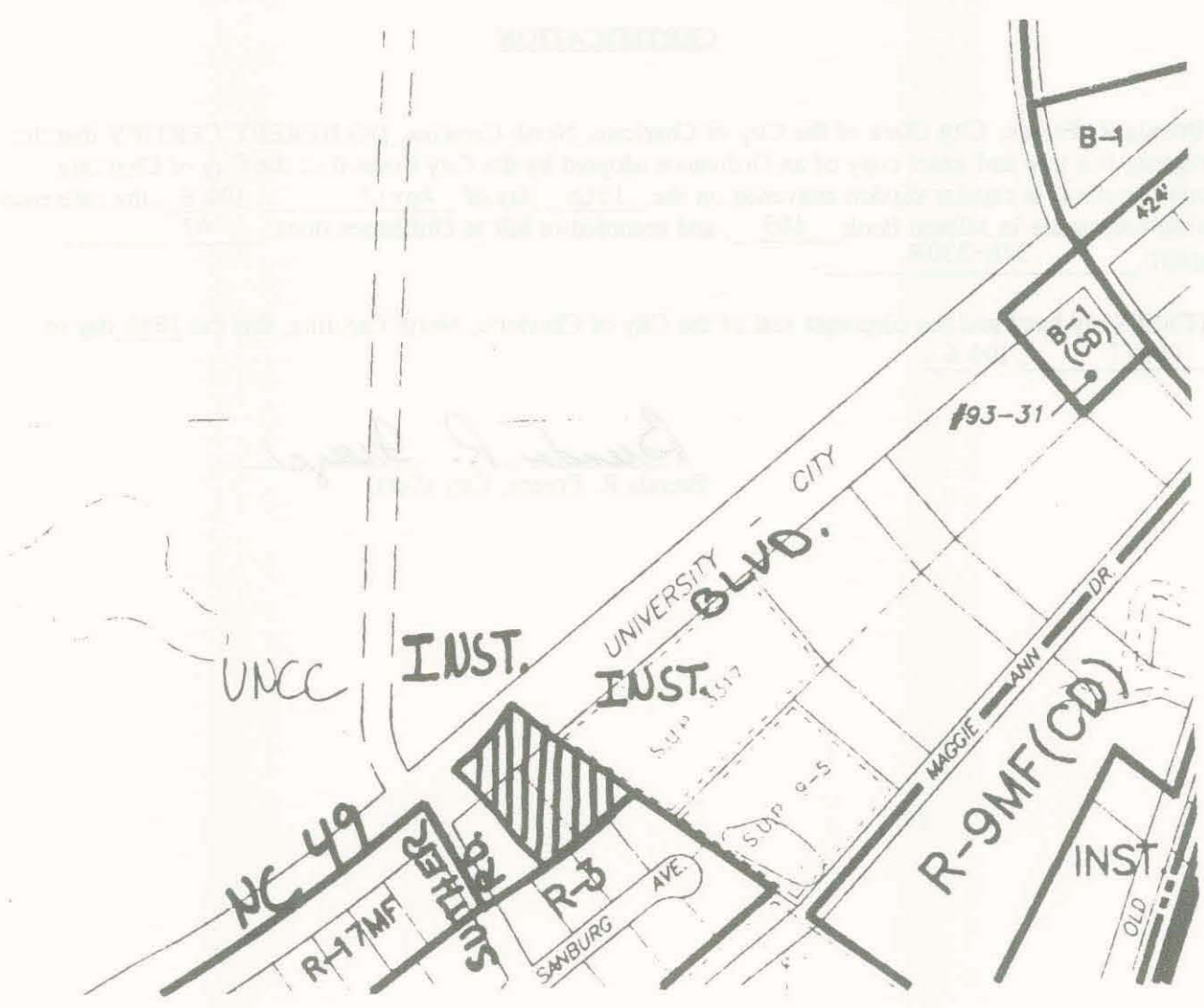
Petitioner: First University Properties

Hearing Date: March 18, 1996

Zoning Classification (Existing): Inst.

Zoning Classification (Requested): O-1(CD)

Location: Approximately 1.06 acres located on the south side of University City Boulevard (NC 49) east of Suther Road.



Zoning Map #(s): 57

Scale: 1" = 400'

96-24 ✓

CONDITIONAL REZONING REQUEST
ERIC L. BIGGERS PROPERTY

METES AND BOUNDS DESCRIPTION

BEGINNING at a point on the right-of-way of N. C. Highway 49 (University City Boulevard), thence proceeding along said right-of-way ~~S~~ 50-08-14 ~~W~~ 181.19 linear feet to a point, thence proceeding ~~S~~ 38-03-18 ~~W~~, 197.47 linear feet to a point, thence proceeding ~~N~~ 51-26-45 ~~E~~, 77.61 linear feet to a point, thence proceeding N. 50-26-35 ~~E~~ 159.99 linear feet to a point, thence proceeding N. 53-58-31 W. 206.19 linear feet the point and place of BEGINNING as described on the subdivision plat for Lots 2 and 3, Phase I College Downs as referenced by Deed Book 4796, Page 216 and Deed Book 6334, Pages 997/998 of the Mecklenburg County Register of Deeds Office.

Petition No. 96-24
First University Properties

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to First University Properties owner(s) and successors-in-interest of the property described as tax parcels 049-295-25 and 049-295-24 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended Chapter 6: Part 2 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of O-1(CD) on the official zoning map.

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and Chapter 6: Part 1 and 2 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under Chapter 6: Part 1 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with Chapter 6: Part 1.

April 15, 1996

96-27
CMPC

APPROVED BY CITY COUNCIL

DATE April 15, 1996

Ordinance Book 47, Page 331

ORDINANCE NO. 529

AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE

NOTE: Amendments that are additions to ordinance text are indicated as underlined and those that are deletions are ~~crossed through~~.

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 Code of the City of Charlotte is hereby amended as follows:

1. Amend CHAPTER 9: GENERAL DISTRICTS, PART 2: SINGLE FAMILY, Section 9.203. Uses permitted under prescribed conditions, (13) Outdoor recreation, provided that: to read as follows:
 - (a) The use will be located on a lot that is at least two times the minimum lot area required in the district;
 - (b) Off-street parking and service areas and outdoor recreational facilities will be separated by a Class C buffer from any abutting property located in a residential zoning district or used for residential purposes (See Section 12.302). However, outdoor recreational facilities and associated parking located on a lot within a planned development shall provide a Class C buffer only along the portion of the lot which forms part of the external boundary of the planned development;
 - (c) No outdoor recreation facilities such as swimming pools, tennis courts, picnic shelters etc. shall be located within 100 feet of any lot located in a residential district or adjoining residential use. However, outdoor recreational facilities located on a lot within the interior portion of a planned development may be located a minimum of 20 feet from an adjacent lot within the planned development, but must maintain a 100 foot separation from the external project boundaries of the planned development when abutting a residential zoning district or residential use; and
 - (d) Hours of operation will be no earlier than 6:00 a.m. and no later than 11:00 p.m. Eastern Standard Time.

2. Amend PART 3: MULTI-FAMILY DISTRICT, Section 9.303. Uses permitted under prescribed conditions, (18) Outdoor recreation, provided that: to read as follows:
 - (a) The use will be located on a lot that is at least two times the minimum lot area required in the district;
 - (b) Off-street parking and service areas and outdoor recreational facilities will be separated by a Class C buffer from any abutting property located in a residential district or used for residential purposes (See Section 12.302). However, outdoor recreational facilities and associated parking located on a lot within a planned development shall provide a Class C buffer only along the portion of the lot which forms a part of the external boundary of the planned development;
 - (c) No outdoor recreation facilities, such as swimming pools, tennis courts, picnic shelters etc. shall be located within 100 feet of any lot located in a residential district or abutting single family residential use. However, outdoor recreational facilities located on a lot within the interior portion of a planned development may be located a minimum of 20 feet from an adjacent lot within the planned development, but must maintain a 100 foot separation from the external project boundaries of the planned development when abutting a residential zoning district or single family residential use; and
 - (d) Hours of operation will be no earlier than 6:00 a.m. and no later than 11:00 p.m. Eastern Standard Time.

3. Amend PART 7: OFFICE, Section 9.703. Uses permitted under prescribed conditions, (21) Outdoor recreation, provided that: to read as follows:
 - (a) Off-street parking and service areas and outdoor recreational facilities will be separated by a Class C buffer from any abutting property located in a residential zoning district or abutting single family residential use (See Section 12.302). However, outdoor recreational facilities and associated parking located on a lot within a planned development shall provide a Class C buffer only along the portion of the lot which forms part of the external boundary of the planned development;
 - (b) No outdoor recreation facilities such as swimming pools, tennis courts, picnic shelters etc. shall be located within 100 feet of any lot located in a residential district or abutting single family residential use. However, outdoor recreational facilities located on a lot within the interior portion of a planned development may be located a minimum of 20 feet from an adjacent lot within the planned development, but must maintain a 100 foot separation from the

external project boundaries of the planned development when abutting a residential zoning district or single family residential use.

4. Amend PART 8: BUSINESS, Section 9.303. Uses permitted under prescribed conditions, (26) Outdoor recreation, provided that: to read as follows:

(a) Off-street parking and service areas and outdoor recreational facilities will be separated by a Class C buffer from any abutting property located in a residential zoning district or abutting single family residential use (See Section 12.302). However, outdoor recreational facilities and associated parking located on a lot within a planned development shall provide a Class C buffer only along the portion of the lot which forms part of the external boundary of the planned development;

(b) No outdoor recreation facilities such as swimming pools, tennis courts, picnic shelters etc. shall be located within 100 feet of any lot located in a residential zoning district or abutting single family residential use. However, outdoor recreational facilities located on a lot within the interior portion of a planned development may be located a minimum of 20 feet from an adjacent lot within the planned development, but must maintain a 100 foot separation from the external project boundaries of the planned development when abutting a residential zoning district or single family residential use.

5. Amend CHAPTER 11: CONDITIONAL DISTRICTS, PART 2: MIXED USE DISTRICTS (MX-1, MX-2, AND MX-3), Section 11.203. Uses permitted under prescribed conditions, (13) Outdoor recreation, provided that: to read as follows:

(a) The use will be located on a lot that is at least two times the minimum lot area required in the district;

(b) Off-street parking and service areas and outdoor recreational facilities will be separated by a Class C buffer from any abutting property located in a residential district or an abutting residential use (See Section 12.302). However, outdoor recreational facilities and associated parking located on a lot within a planned development shall provide a Class C buffer only along the portion of the lot which forms part of the external boundary of the planned development;

(c) No outdoor recreation facilities such as swimming pools, tennis courts, picnic shelters etc. shall be located within 100 feet of any lot located in a residential zoning district. However, outdoor recreational facilities located on a lot within the interior portion of a planned development may be located a minimum of 20

feet from an adjacent lot within the planned development, but must maintain a 100 foot separation from the external project boundaries of the planned development when abutting a residential zoning district or residential use.

(d) Hours of operation will be no earlier than 6:00 a.m. and no later than 11:00 p.m. Eastern Standard Time.

6. Amend CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, PART 2: OFF-STREET PARKING AND LOADING, Section 12.202. Required number of off-street parking spaces, Table 12.202, as follows:

Outdoor Recreation:

Driving range	1.2 spaces per tee
Golf course (9 and 18 hole)	90 spaces per 9 holes
Par 3 golf course	40 spaces per 9 holes
Riding academy	1 space per horse stall
Swimming pool	1 space per 75 square feet of water
<u>Swimming pool (as part of planned dev.)</u>	<u>1 space per 100 square feet of water</u>
Tennis or racquet court	3 spaces per court
<u>Tennis courts (as part of planned dev.)</u>	<u>2 spaces per court</u>

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

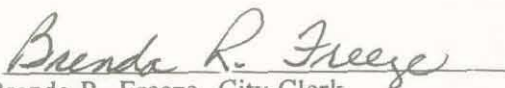
Approved as to form:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of April, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 331-334.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18th day of April, 1996.


Brenda R. Freeze, City Clerk

CITY ZONE CHANGE

Petition No. 96-28
Gulf South Development Corp.

APPROVED BY CITY COUNCIL

DATE April 15, 1996

ZONING REGULATIONS

MAP AMENDMENT NO. 530-Z

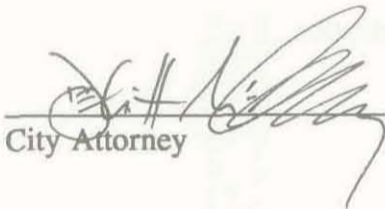
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-3 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:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of April, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 335-336.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18th day of April, 1996.


Brenda R. Freeze, City Clerk

Ordinance No. 10-12
Ordinance No. 10-13
Ordinance No. 10-14
Ordinance No. 10-15
Ordinance No. 10-16
Ordinance No. 10-17
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Ordinance No. 10-100

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Scale 1" = 100'

North Arrow