

CITY CD

Petition No. 96-15
Crescent Resources, Inc.

ORDINANCE NO. 589-Z

APPROVED BY CITY COUNCIL

DATE June 17, 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 15.47 acres located on the east side of Reames Road north of Northpark Boulevard; 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:

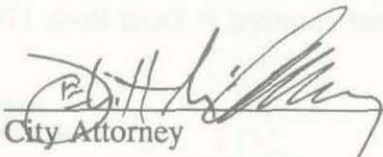
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 and I-1 to I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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.


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 17th day of June, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 424-427.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 1996.


Brenda R. Freeze, City Clerk

LEGAL DESCRIPTION

96-15

All those certain tracts or parcels of land lying and being in Mecklenburg County, North Carolina, and being more particularly described as follows:

To find the true point and place of beginning, commence at a found iron rod lying in the western right-of-way margin of Interstate Highway 77 (right-of-way varies) and marking the northeast corner of the tract designated as Area "C" as shown on that certain plat entitled "Recombination Plat/The Stanley Works" recorded in Map Book 25 at Page 937 (the "Map") in the Mecklenburg County Public Registry (the "Registry"), said found iron rod also being located S 01-14-45 E 213.25 feet from a Department of Transportation ("DOT") right-of-way monument; thence with the western right-of-way margin of Interstate Highway 77, S 01-14-45 E 23.88 feet to a point lying in the western right-of-way margin of Interstate Highway 77 (said point also being located in the centerline of Relocated McIntyre Branch as shown on the Map); thence running with the western right-of-way margin of Interstate Highway 77 the following four (4) courses and distances: (1) S 01-14-45 E 718.06 feet to a DOT right-of-way monument; (2) S 01-43-12 E 473.84 feet to a DOT right-of-way monument (passing a found iron rod at 297.60 feet); (3) S 01-30-58 E 297.49 feet to a DOT right-of-way monument; and (4) with a spiral curve having a chord bearing S 01-01-48 W and a chord distance of 787.15 feet to a found iron rod (passing a DOT right-of-way monument 6.1 feet north of said found iron rod); thence leaving said right-of-way margin of Interstate Highway 77 and running with the southern property line of Marc H. Silverman (now or formerly) as described in a deed recorded in Deed Book 7023 at Page 691 in the Registry S 54-01-11 W 517.74 feet to a found P.K. nail (passing a DOT right-of-way monument), said P.K. nail also being located within the right-of-way of Reames Road (right-of-way varies); thence running within the right-of-way of Reames Road and with the western property line of Marc H. Silverman (now or formerly) as described in a deed recorded in Deed Book 7023 at Page 691 in the Registry N 30-37-30 W 1100.52 feet to a found P.K. nail, said P.K. nail also being the point and place of BEGINNING; thence continuing within the right-of-way of Reames Road and with the westernmost property line of the Federal Deposit Insurance Corp. (now or formerly) as described in a deed recorded in Deed Book 7581 at Page 821 in the Registry the following two (2) courses and distances: (1) N 30-17-50 W 157.24 feet to a point; and (2) N 30-55-42 W 110.42 feet to a set P.K. nail; thence continuing within the right-of-way of Reames Road and with the westernmost property line of John V. Fesperman (now or formerly) as described in a deed recorded in Deed Book 7685 at Page 505 in the Registry N 29-52-20 W 110.26 feet to a set P.K. nail; thence continuing within the right-of-way of Reames Road and with the western property line of Wilfred T. Chapman (now or formerly) as described in a deed recorded in Deed Book 4281 at Page 540 in the Registry the following two (2) courses and distances: (1) N 29-52-20 W 187.39 feet to a point; and (2) with the arc of a circular curve to the right having a radius of 569.66 feet (said curve being subtended by a chord bearing N 26-07-00 W 107.74 feet), an arc distance of 107.90 feet to a set P.K. nail; thence continuing within the right-of-way of Reames Road and with the western property line of the Federal Deposit Insurance Corp. (now or formerly) as described in a deed recorded in Deed Book 7581 at Page 817 in the Registry the following two (2) courses and distances: (1) with the arc of a circular curve to the right having a radius of 537.89 feet (said curve being subtended by a chord bearing N 07-22-33 W 247.75 feet), an arc distance of 249.99 feet to a set P.K. nail; and (2) N 05-56-20 E 116.09 feet to a set P.K. nail; thence continuing within the right-of-way of Reames Road and with the western property line and northern property lines of Bernice W. Rodgers (now or formerly) as described in a deed recorded in Deed Book 1767

279733.1
(Tracts III - VII)

at Page 366 in the Registry the following four (4) courses and distances: (1) N 06-11-39 E 479.35 feet to a set P.K. nail; (2) S 32-17-22 E 172.59 feet to a found iron rod (passing a found iron rod at 48.72 feet); (3) N 83-41-37 E 98.98 feet to a found iron rod; and (4) S 48-16-11 E 184.26 feet to a found iron rod; thence with common property lines of Marc H. Silverman (now or formerly) as described in a deed recorded in Deed Book 7023 at Page 719 in the Registry the following two (2) courses and distances: (1) S 49-14-36 E 327.93 feet to a found iron rod; and (2) S 17-05-21 E 610.21 feet to a found iron rod; thence running along a northern property line of Marc H. Silverman (now or formerly) as described in a deed recorded in Deed Book 7023 at Page 691 in the Registry S 51-05-41 W 585.96 feet to a found P.K. nail (passing a found iron rod at 555.64 feet), said found P.K. nail being the point and place of BEGINNING, containing approximately 15.47 acres, and being Tract III, Tract IV, Tract V, Tract VI and Tract VII as shown on that certain plat of survey entitled "Updated Boundary Survey Map of 56.58 Acre Tract", prepared by Michael C. Sawhill, Registered Land Surveyor, dated June 20, 1995, last revised August 4, 1995, reference to which is

Petition #: 96-15

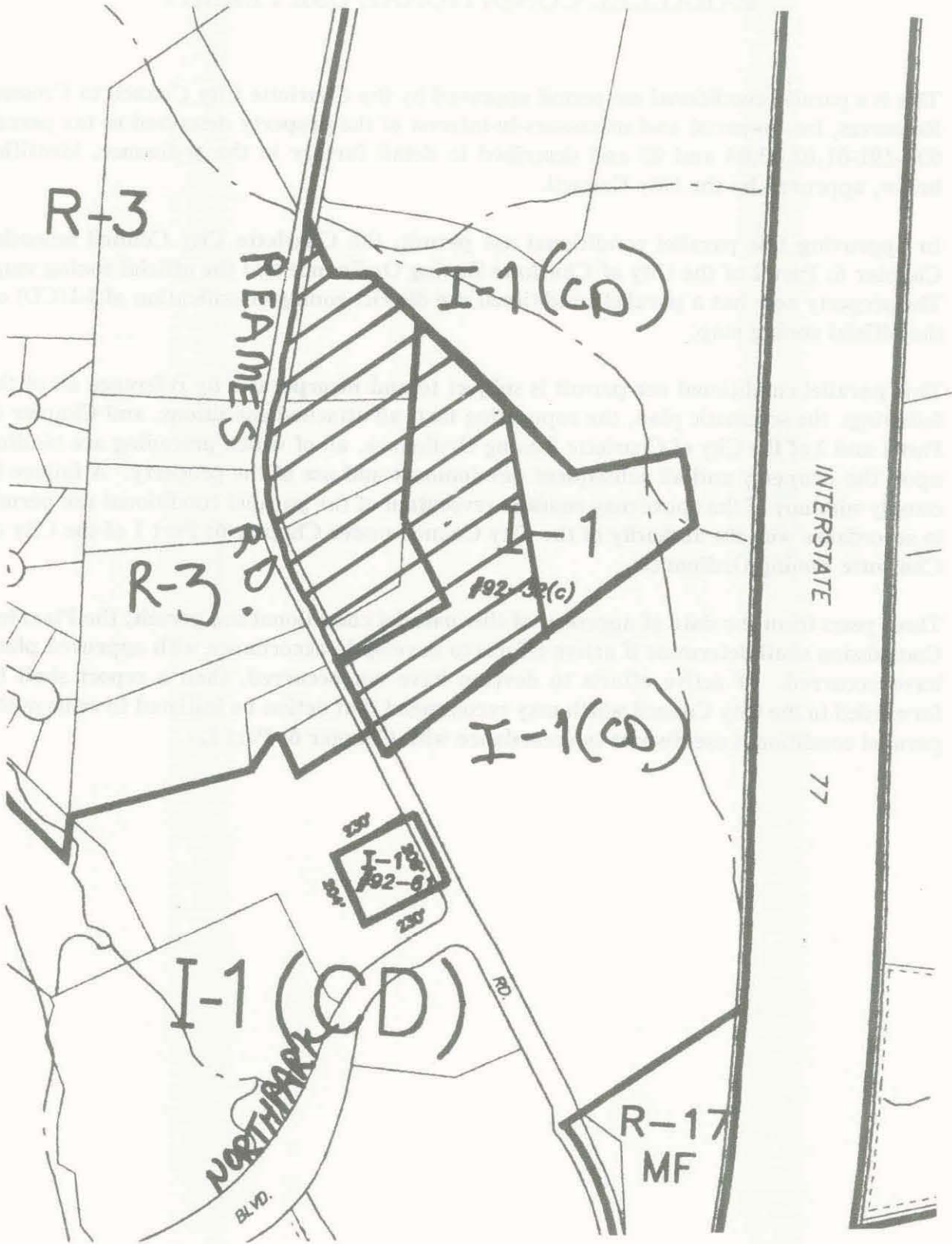
Petitioner: Crescent Resources, Inc.

Hearing Date: February 19, 1996

Zoning Classification (Existing): R-3 and I-1

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

Location: Approximately 15.47 acres located on the east side of Reames Road north of Northpark Boulevard.



Zoning Map #(s): 60

Scale: 1" = 400'

Petition No. 96-15
Crescent Resources, Inc.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Crescent Resources, Inc. owner(s) and successors-in-interest of the property described as tax parcels 037-191-01,02,03,04 and 05 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 I-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 ZONE CHANGE

Petition No. 96-37

James F. Beahan.

APPROVED BY CITY COUNCIL:

ORDINANCE NO. 590-Z

DATE June 17, 1996

ZONING REGULATIONS

MAP AMENDMENT NO. _____

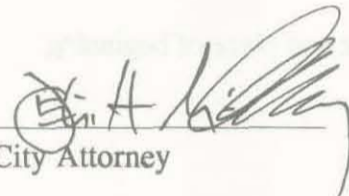
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-4 to I-2 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.

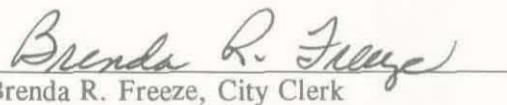
APPROVED AS TO FORM:


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 17th day of June, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 428-430.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 1996.


Brenda R. Freeze, City Clerk

96-37

REZONING APPLICATION BY RUTLAND PLASTIC TECHNOLOGIES, INC.

Metes and Bounds Description
10027 China Grove Church Road
Tax Parcel 205-105-02; Deed Book 6254, Page 0587

Beginning at a point in the southwestern right-of-way and control of access boundary of State Highway Project 4.49006, Mecklenburg County, said point located 140 ft. S 31° 29' 59" W from survey station 2+00 survey line Ramp C on the aforementioned project; thence along the right-of-way and control access boundary of the project along an arc of a curve to the right having a radius of 2151.8312 an arc distance of 241.95 ft. and a chord bearing and distance of 55° 16' 45" E 241.83 ft.; thence S 55° 54' 56" W 103.86 ft. to an EIP; thence N 34° 03' 29" W 50.31 ft. to an EIP; thence N 33° 47' 22" W 100.05 ft. to an EIP; thence N 35° 28' 00" W 99.83 ft. to an EIP; thence N 56° 09' 06" E 10.63 ft. to the point of intersection with the southwestern right-of-way and control of access boundary of the aforementioned project; thence along and with the aforementioned right-of-way and control of access boundary of the project S 51° 21' 23" E to the point and place of beginning.

[Handwritten signature]

Petition #: 96-37

June 17, 1996

Ordinance Book 47, Page 430

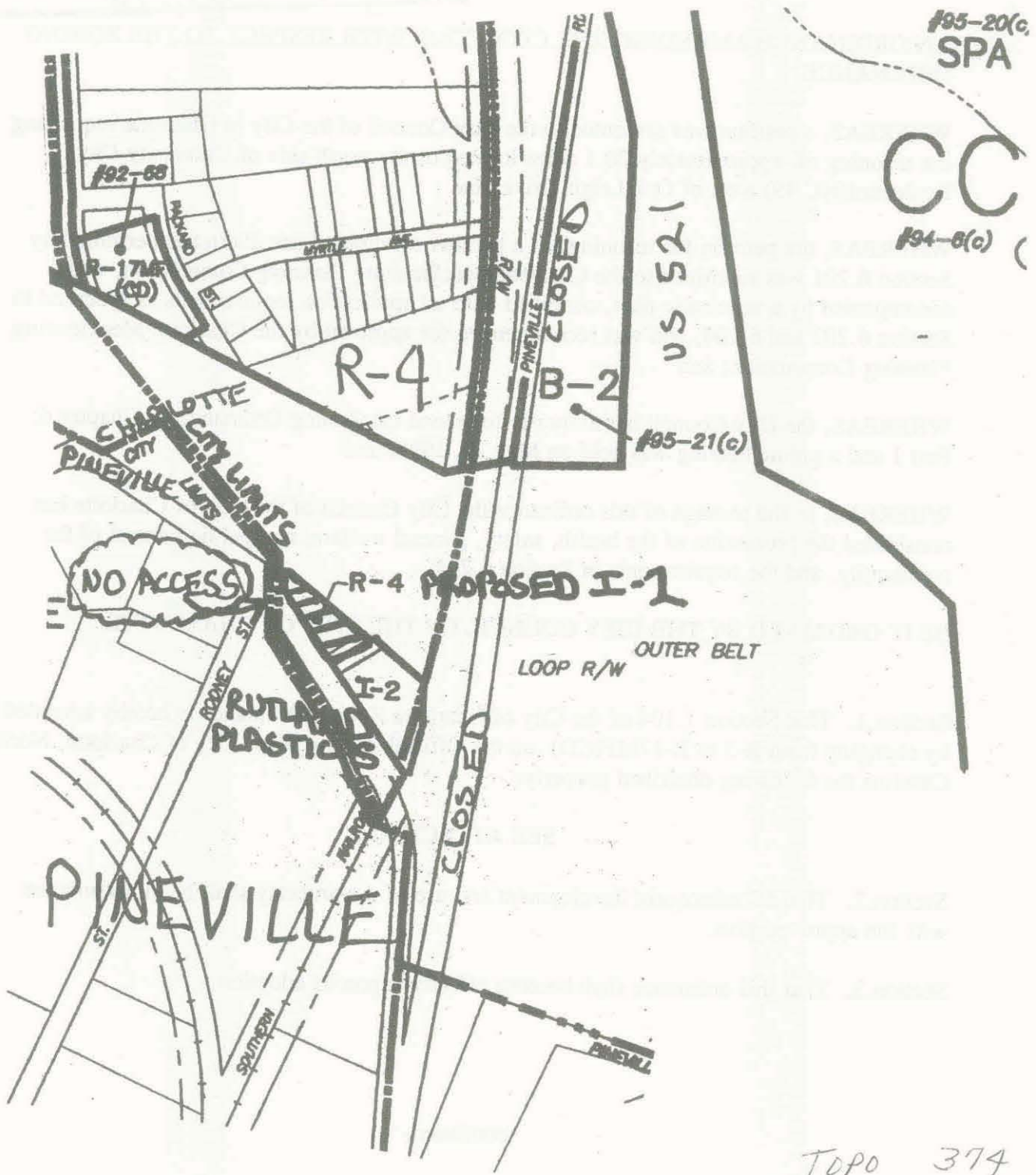
Petitioner: James F. Beahan

Hearing Date: May 20, 1996

Zoning Classification (Existing): R-4

Zoning Classification (Requested): I-2

Location: Approximately 13,000 sq. ft. located on the north side of the Rutland Plastic Technologies, Inc. properties east of Rodney Street.



Zoning Map #(s): 157

Scale: 1" = 400'

TOPO 374

CITY CD

Petition No. 96-38
First Colony Group, LTD

ORDINANCE NO. 591-Z

APPROVED BY CITY COUNCIL

DATE June 17, 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 20.1 acres located on the north side of University City Boulevard(NC 49) west of Oak Leigh 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 May 20, 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-17MF(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:

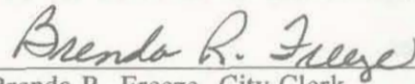


City Attorney

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 17th day of June, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 431-435.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 1996.



Brenda R. Freeze, City Clerk

✓ 96-38

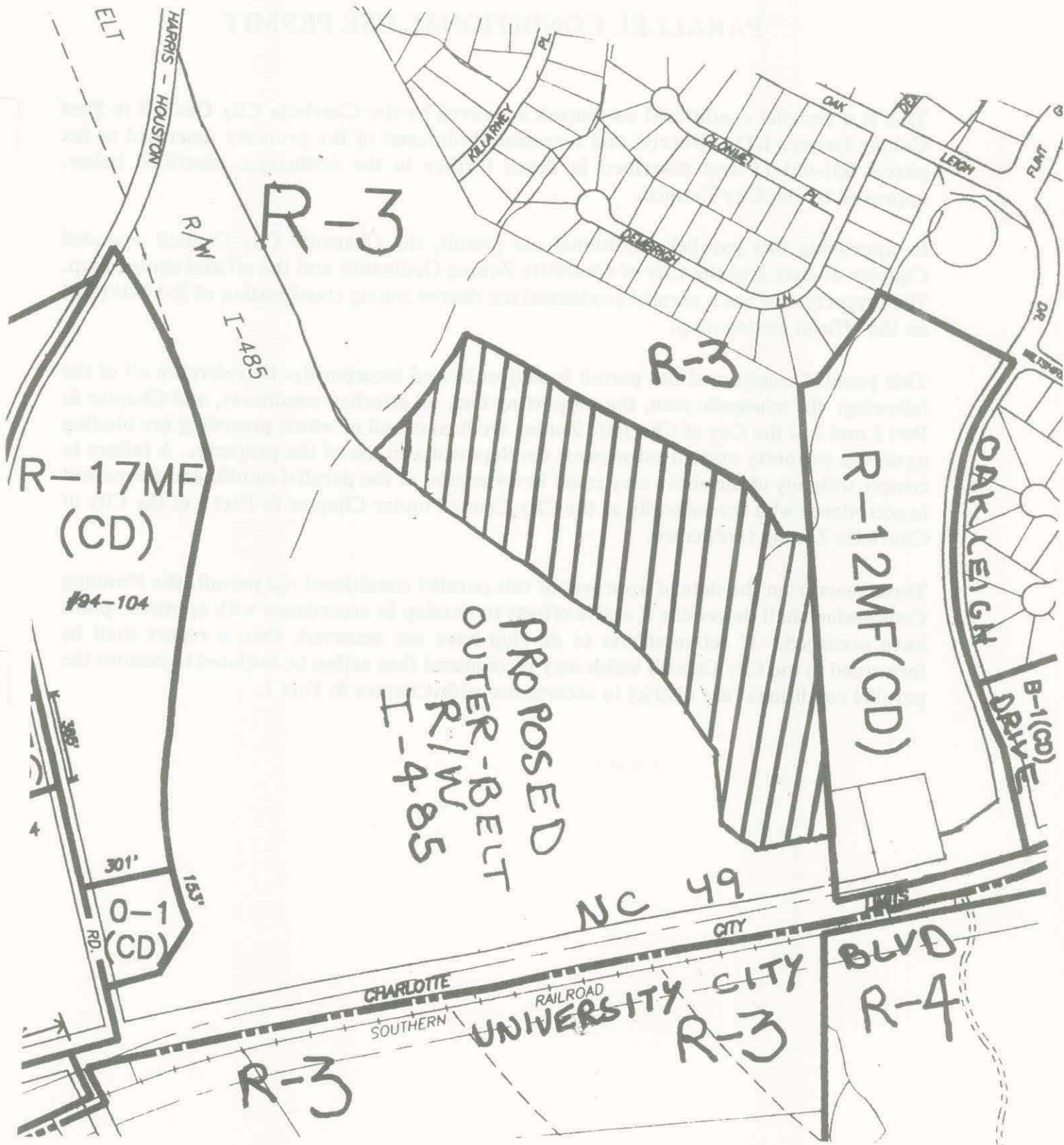
BOUNDARY DESCRIPTION
FIRST COLONY CORP., PETITIONER (K&J Associates, Owners)
R-3 to R-17MF(CD)

BEGINNING at the northeast corner of the intersection of University City Boulevard (N.C. Highway 49) and the Outerbelt (Interstate 485) and running with the right-of-way of I-485 seven courses as follows: (1) N. 48-58-31 W. 130.54 feet; (2) N. 08-02-11 W. 220.18 feet; (3) N. 36-31-32 W. 161.02 feet; (4) N. 44-30-50 W. 301.73 feet; (5) N. 55-36-39 W. 212.96 feet; (6) N. 55-07-44 W. 610.21 feet; (7) with the arc of a circular curve to the right, having a radius of 971.35 feet, an arc distance of 67.03 feet; thence N. 43-38-52 E. 105.01 feet; thence N. 37-42 E. 186.09 feet; thence N. 25-10 E. 155.00 feet; thence S. 64-50 E. 935.75 feet; thence S. 37-59 E. 201.24 feet; thence S. 74-59 E. 75.00 feet; thence S. 05-00-26 E. 901.66 feet to a point in the northeasterly right-of-way line of University City Boulevard (N.C. Highway 49); thence with said right-of-way S. 76-19-20 W. 217.21 feet to the point of BEGINNING and containing 20.1 acres.

Petition #: 96-38
Petitioner: First Colony Group, LTD
Hearing Date: May 20, 1996
Zoning Classification (Existing): R-3
Zoning Classification (Requested): R-17MF(CD)
Location: Approximately 20.1 acres located on the north side of University City Boulevard (NC 49) west of Oak Leigh Drive.

June 17, 1996

Ordinance Book 47, Page 434



Zoning Map #(s): 57

Scale: 1" = 400'

Petition No. 96-38
First Colony Group, LTD

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to First Colony Group, LTD owner(s) and successors-in-interest of the property described as tax parcel 051-051-11 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-17MF(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.

NEIGHBORHOOD SERVICE DISTRICT

Petition No. 96-42
Isaac Heard, Jr., Biddle Point LLC c/o
J.C.S.U.

ORDINANCE NO. 592-Z

APPROVED BY CITY COUNCIL

DATE June 17, 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 0.70 acres located on the south side of Rozzelles Ferry Road at Beatties Ford Road; and

WHEREAS, the petition for rezoning for a 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 May 20, 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 B-2 to NS(Neighborhood Service) 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:

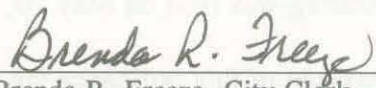


City Attorney

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 17th day of June, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 436-438.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 1996.



Brenda R. Freeze, City Clerk

96-42 Legal Description

Being all of tax parcels 071106-03
and 071-106-04 as shown on
the Mecklenburg County Tax
map.

Petition #: 96-42

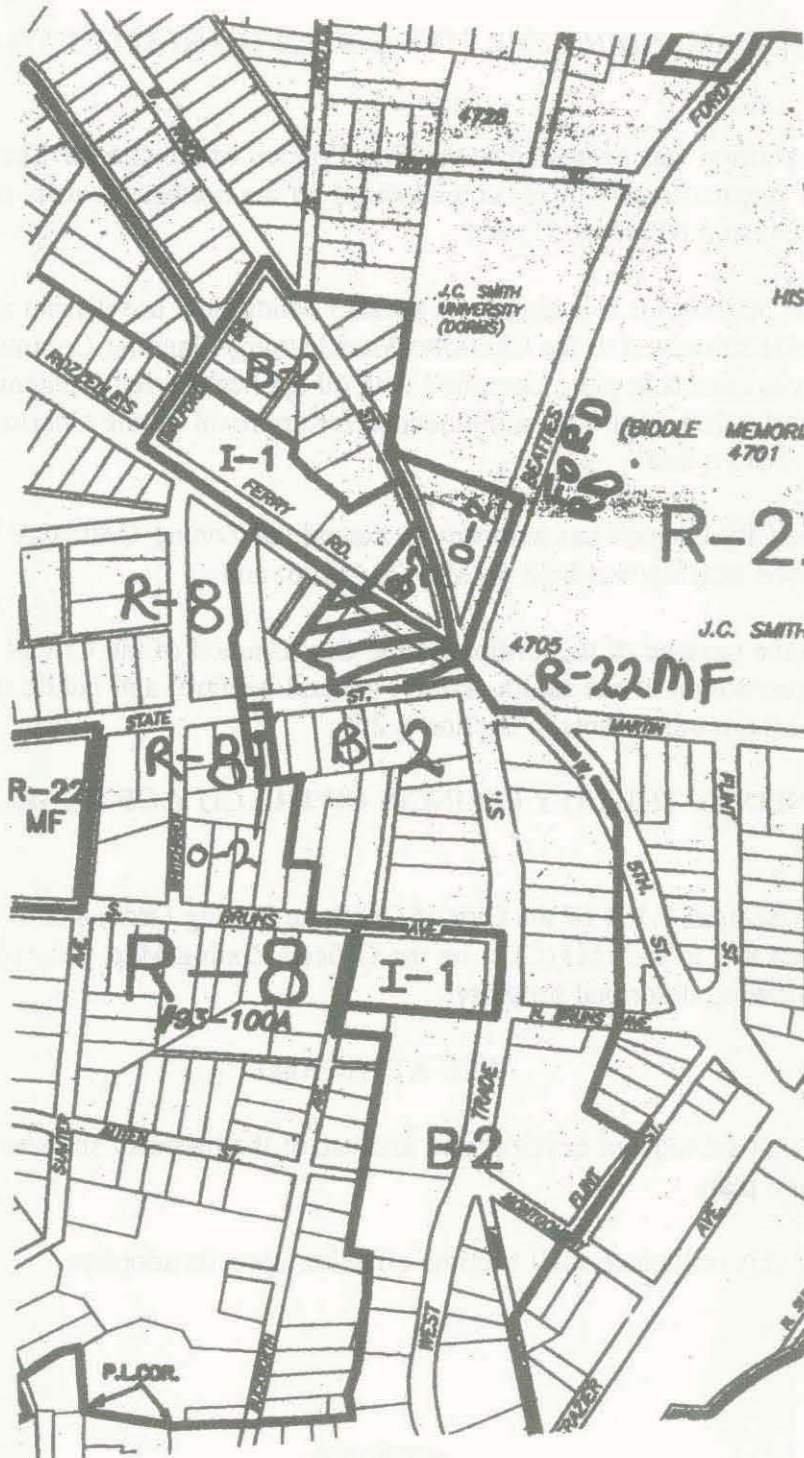
Petitioner: Biddle Point LLC c/o J.C.S.U.

Hearing Date: May 20, 1996

Zoning Classification (Existing): B-2

Zoning Classification (Requested): NS (Neighborhood Service)

Location: Approximately 0.70 acres located on the south side of Rozzelles Ferry Road at Beatties Ford Road.



Zoning Map #(s): 88

Scale: 1" = 400'

CITY CD

Petition No. 96-43
Resources for Senior Living, L.L.C.

ORDINANCE NO. 593-Z

APPROVED BY CITY COUNCIL

DATE June 17, 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 5.099 acres located on the northeast corner of the intersection between Rea Road and NC Hwy 51; 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 May 20, 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-

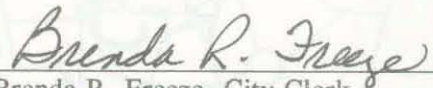
APPROVED AS TO FORM:


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 17th day of June, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 439-443.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of June, 1996.


Brenda R. Freeze, City Clerk

Petition #: 96-43

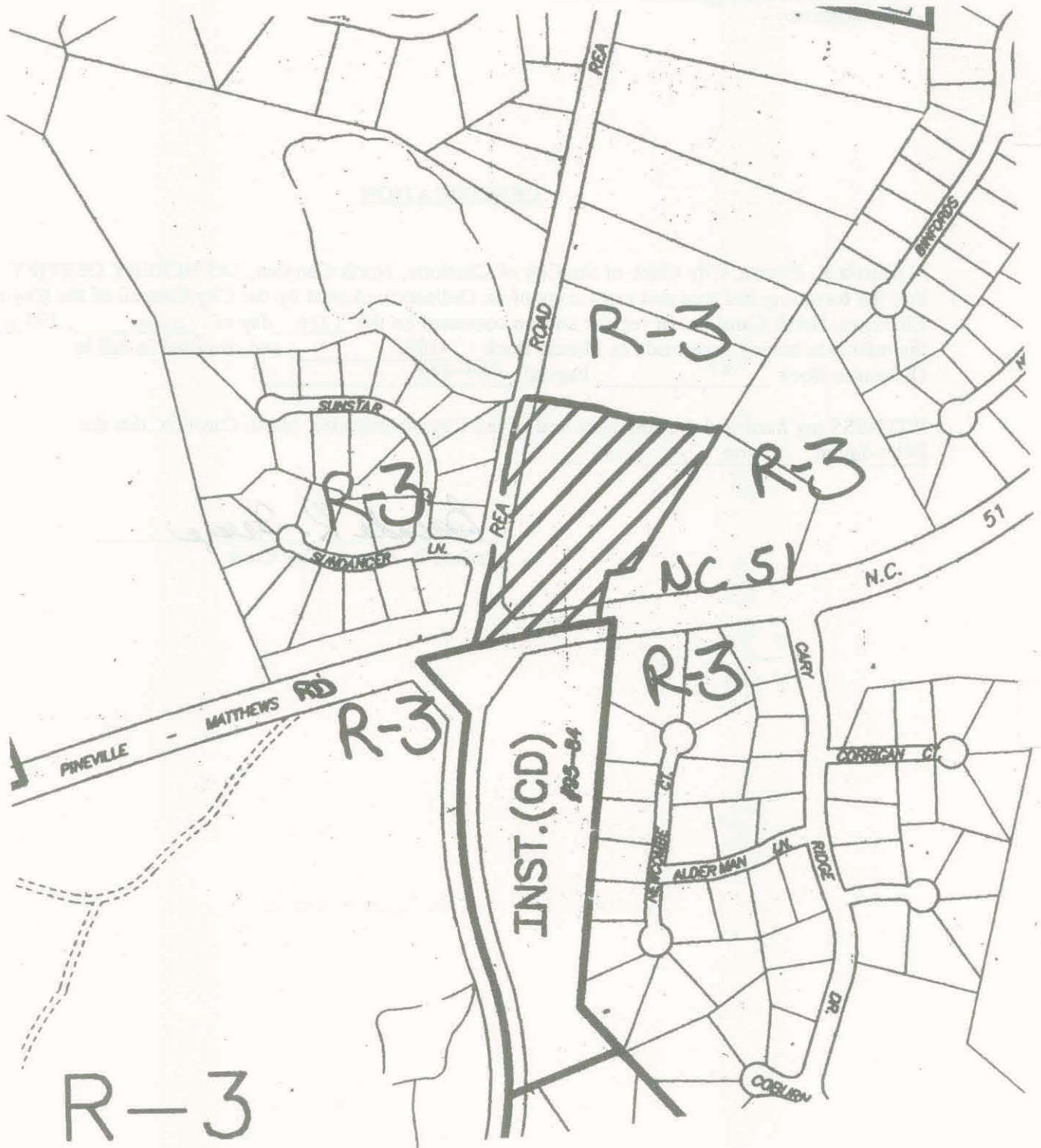
Petitioner: Resources for Senior Living, L.L.C.

Hearing Date: May 20, 1996

Zoning Classification (Existing): R-3

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

Location: Approximately 5.099 acres located on the northeast corner of the intersection between Rea Road and NC Hwy 51.



Zoning Map #(s): 166

Scale: 1" = 400'

✓ 96-43

**Resources for Senior Living
5.099 Acre Parcel
Rea Road @ Pineville-Matthews Road**

DESCRIPTION:

BEGINNING at an existing iron pin in the easterly margin of Rea Road (variable public right-of-way), said point being the southwest corner of the W.F. McGinty property as described in deed book 4380, page 183 of the Mecklenburg County Public Registry and runs thence from said **BEGINNING** with the southerly line of the W.F. McGinty property S.78-35-00 E. 512.93 feet to an existing iron pin in the westerly line of the W.L. McCoy property as described in deed book 1356, page 236 of said registry; thence with the westerly lines of the W.L. McCoy property in three (3) courses and distances as follows: 1) S.32-34-00 W. 407.46 feet to an existing iron pin; 2) S. 83-02-53 W. 84.02 feet to an existing iron pin; 3) S.11-35-37 W. 117.54 feet to an existing concrete monument in the northerly margin of Pineville-Matthews Road (also known as N.C. Highway #51 having a variable public right-of-way); thence with the northerly margin of Pineville-Matthews Road in four (4) courses and distances as follows: 1) S.85-49-48 W. 24.78 feet to a point; 2) with the arc of a circular curve to the left having a radius of 2312.33 feet, an arc distance of 115.29 feet (chord: S. 82-00-48 W. 115.28 feet) to an existing concrete monument; 3) with the arc of a circular curve to the left having a radius of 7859.50 feet, an arc distance of 89.55 feet (chord: S. 80-07-42 W. 89.55 feet) to an existing concrete monument; 4) S. 86-36-59 W. 14.53 feet to an existing concrete monument, said point being the southeasterly terminus of a diagonal line into Rea Road; thence with the margin of said diagonal line into Rea Road N. 47-50-46 W. 55.95 feet to a new iron pin in the easterly margin of Rea Road; thence with the easterly margin of Rea Road in two (2) courses and distances as follows: 1) N. 06-39-27 E. 120.42 feet to a new iron pin; 2) N. 11-42-44 E. 456.62 feet to the point and place of **BEGINNING**. Containing 5.099 acres or 222,120 square feet of land as shown on a plat of survey prepared for "Resources for Senior Living" by R. B. Pharr & Associates, P.A. dated January 5, 1996.

Petition No. 96-43
Resources for Senior Living, L.L.C.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Resources for Senior Living, L.L.C. owner(s) and successors-in-interest of the property described as tax parcel 211-251-04 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.