

CITY ZONE CHANGE

Petition No. 96-17
Norcroft Sweetwater Homeowner's
Assoc./Mallard Grove Homeowner's
Assoc.

APPROVED BY CITY COUNCIL

DATE May 20, 1996

ZONING REGULATIONS

ORDINANCE NO. 540-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 B-1(CD) to R-22MF 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 20th day of May, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 349-350.

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


Brenda R. Freeze, City Clerk

Petition #: 96-17

May 20, 1996

Ordinance Book 47, Page 350

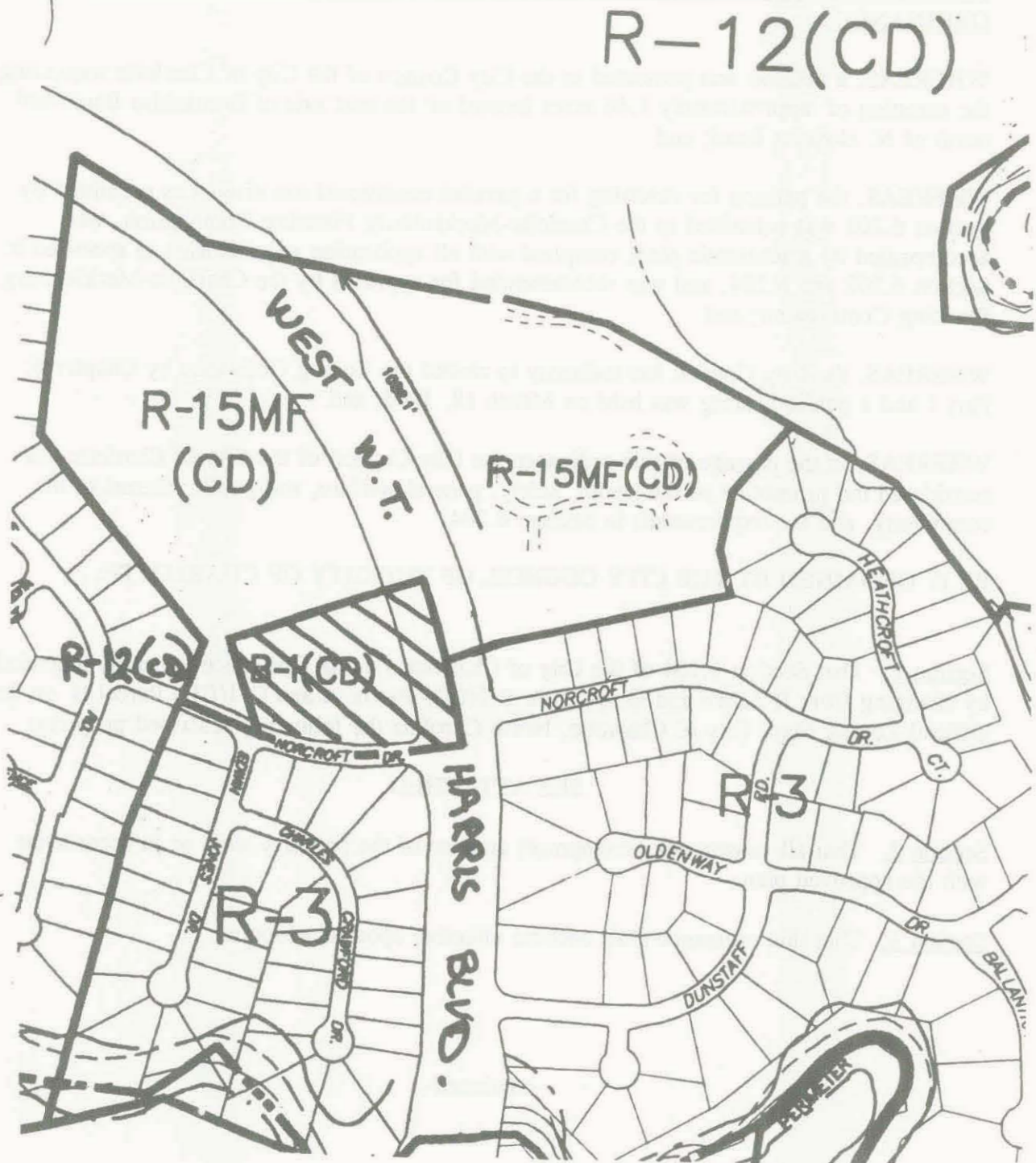
Petitioner: Norcroft Sweetwater Homeowner's Assoc. Mallard Grove Homeowner's Assoc.

Hearing Date: February 19, 1996

Zoning Classification (Existing): B-1(CD)

Zoning Classification (Requested): R-12MF

Location: Approximately 3.0 acres located on the northwest corner of the intersection between West W.T. Harris Boulevard and Norcroft Drive.



R-12(CD)

Zoning Map #(s): 52

Scale: 1" = 400'

CITY CD

Petition No. 96-25
Avery Oil

ORDINANCE NO. 541-Z

APPROVED BY CITY COUNCIL

DATE May 20, 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 1.46 acres located on the east side of Brookshire Boulevard north of N. Hoskins 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 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-22MF and O-6(CD) to B-2(CD) Parcel A and O-1(CD) Parcel B on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

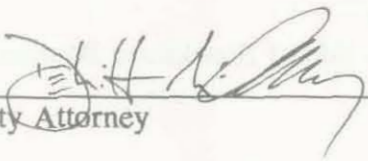
SEE ATTACHED

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:

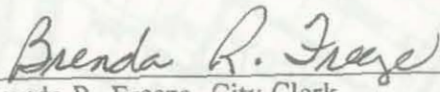


City Attorney

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 20th day of May, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 351-356.

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



Brenda R. Freeze, City Clerk

Petition #: 96-25

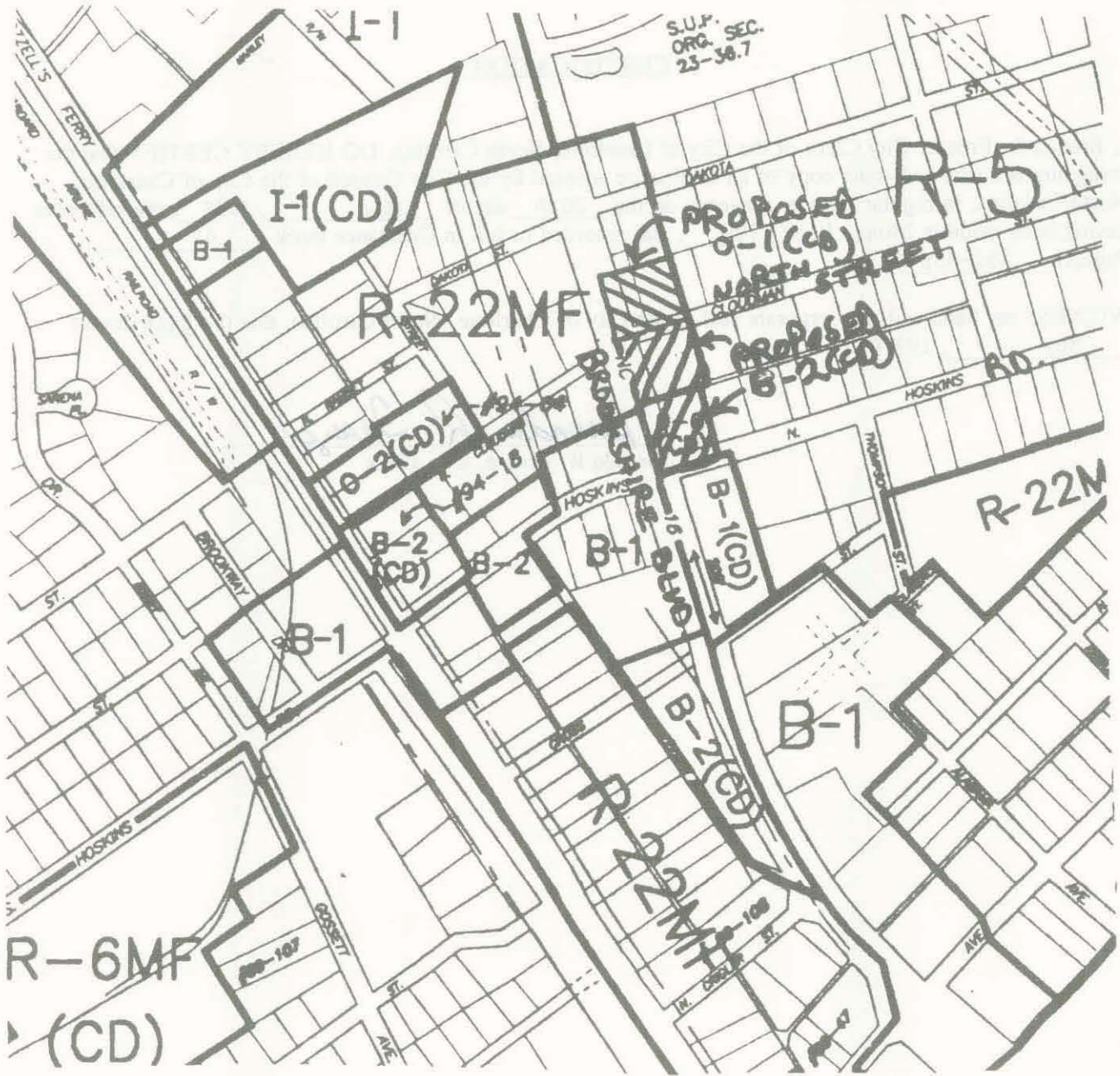
Petitioner: Avery Oil

Hearing Date: March 18, 1996

Zoning Classification (Existing): R-22MF and O-6(CD)

Zoning Classification (Requested): B-2(CD) and O-1(CD)

Location: Approximately 1.46 acres located on the east side of Brookshire Boulevard north of N. Hoskins Road.



Zoning Map #(s): 80

Scale: 1" = 400'

96-25 ✓

December 27, 1995
P.E.A. Job #95047

PARCEL 'A' B-2(CA)
(Convenience Store Site)

Land situated in the City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

All of Lots 3 and 4, and part of Lot 2, Block 4 of map of Industrial Acres Subdivision as recorded in Map Book 5, Page 145 Mecklenburg County Register of Deeds along with a parcel of land south of, and adjacent to, said lots, the total parcel being more particularly described as follows:

BEGINNING at the northeast corner of the intersection of the southerly R.O.W. of North Hoskins Road (50' wide) and the easterly R.O.W. of Brookshire Boulevard (N.C. Highway #16) (100' wide)

thence along said easterly R.O.W. line of Brookshire Boulevard, N. 18-00-54 W., 310 feet to the southerly R.O.W. line of Cloudman Street;

thence along said R.O.W. line of Cloudman Street N. 72-02 E., 145.78 feet to the northeast corner of Lot 4 of said subdivision;

thence along the east line of said Lot 4, S. 17-58 E., 150 feet to the southeast corner of said Lot 4;

thence along the south line of said Lot 4, S. 72-02-00 W., 25.53 feet;

thence S 17-58 E., 150 feet to the northerly R.O.W. line of North Hoskins Road;

thence along said R.O.W. line S 72-02 W., 130 feet to the POINT OF BEGINNING, containing 0.943 acres and subject to final survey.

96-25 ✓

December 27, 1995
P.E.A. Job #95047

PARCEL 'B' 0-1(40)
(Office Site)

Land situated in the City of Charlotte, Township, Mecklenburg County, North Carolina and more particularly described as follows:

All of Lots 3 and 4 and part of Lot 2 in Block 5 of the "W. H. KEISTLER PROPERTY" as shown on a map thereof recorded in Map Book 5 at Page 145 in the Mecklenburg Public Registry more particularly described as follows:

BEGINNING at the northeast corner of the intersection of the east R.O.W. line of Brookshire Boulevard (N.C. Highway 16) (100' wide) and the south R.O.W. line of North Cloudman Street (40' wide);

thence along the said easterly R.O.W. line of Brookshire Boulevard, N. 17-58 W., 150 feet;

thence leaving said R.O.W. line of Brookshire Boulevard, N. 72-02 E., 149.72 feet;

thence S. 17-58 E., 150 feet to the northerly R.O.W. line of North Cloudman Street;

thence along said R.O.W. of North Cloudman Street S. 72-02 W., 149.72 feet to the point of **BEGINNING**, containing 0.52 acres and subject to final survey.

Petition No. 96-25
Avery Oil

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Avery Oil owner(s) and successors-in-interest of the property described as tax parcels 039-044-07,09 and 039-043-11 and 12 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 B-2(CD) Parcel A and O-1(CD) Parcel B 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 CC DISTRICT

Petition No. 96-29
Peter A. Pappas/Harris Group Partners

ORDINANCE NO. 542-Z

APPROVED BY CITY COUNCIL

DATE May 20, 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 a site plan amendment for approximately 34.78 acres located on the south side of Fairview Road at Cameron Valley Prwy. Road; and

WHEREAS, the petition for a site plan amendment 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 April 15, 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:

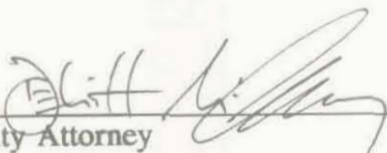
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by amending the CC site plan on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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:

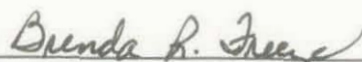


City Attorney

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 20th day of May, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 357-359.

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



Brenda R. Freeze, City Clerk

Retail (5 Spaces per 1,000 Square Feet)

Inn

Residential (1.5 Spaces per Unit)

Phase II Multi-Family Residential (396 Spaces)

Phase IV Mixed Use and Crescent Residential (240 Spaces)

- **Parking Decks to Provide a Total of Spaces (Included in a Calculations)**

LINE	DIRECTION	DISTANCE
L1	S 81°52'00" E	22.67'
L2	S 71°05'43" W	57.05'
L3	S 55°57'04" E	44.52'
L4	S 20°27'15" W	13.55'
L5	N 76°19'50" W	60.02'
L6	N 55°55'28" W	46.14'

Phillips Place
Property Description
June 3, 1994

From the southeast corner of the intersection of Savings Place and Fairview Road proceed S 68°37'52" E at a distance of 296.51' to the point of beginning and then proceeding:

- S 68°37'52" E 930.43'
- S 68°42'15" E 326.56'
- S 81°52'00" E 22.67'
- S 40°00'06" E 448.66'
- S 49°59'54" W 369.81'
- S 40°00'06" E 238.05'
- S 70°58'45" W 297.95'
- S 71°05'43" W 209.62'
- N 61°23'07" W 220.64'
- N 05°52'07" W 79.51'
- N 67°53'42" W 100.98'
- S 67°46'32" W 195.26'
- S 82°42'06" W 168.80'
- N 55°57'04" W 197.19'
- S 20°27'15" W 13.55'
- N 76°25'28" W 122.70'
- N 76°19'50" W 237.47'
- N 18°35'58" E 331.74'
- N 07°46'49" E 462.69'
- N 55°55'28" W 46.14'
- N 29°41'43" E 323.33'

Returning to Point of Beginning

Petition #: 96-29

Petitioner: Peter A. Pappas/HARRIS GROUP PARTNERS

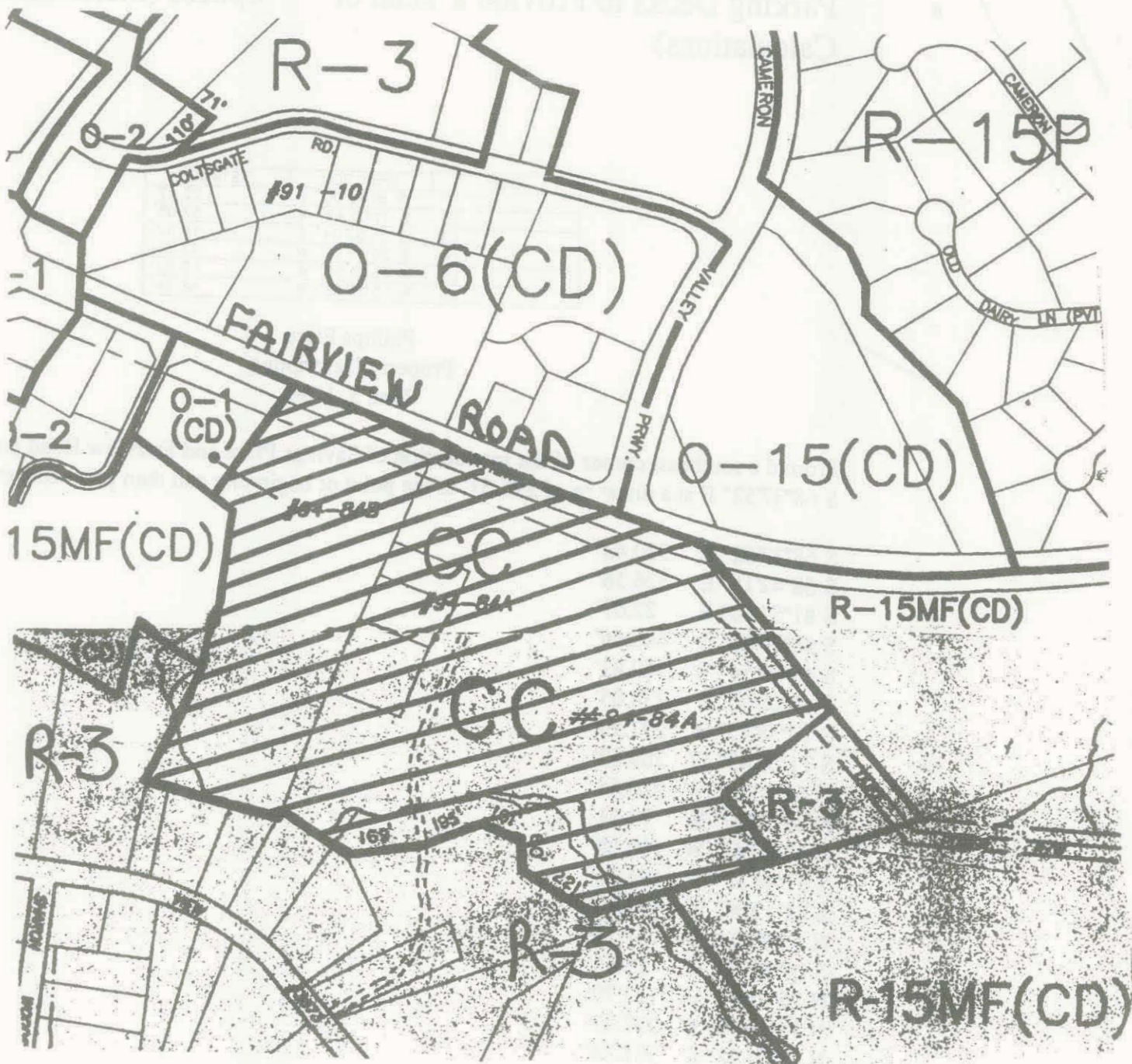
May 20, 1996
Ordinance Book 47, Page 39

Hearing Date: April 15, 1996

Zoning Classification (Existing): CC

Zoning Classification (Requested): CC Site Plan Amendment

Location: Approximately 34.78 acres located on the south side of Fairview Road at Cameron Valley Prwy.



Zoning Map #(s): 135, 147

Scale: 1" = 400'

APPROVED BY CITY COUNCIL
DATE May 29, 1996

CITY ZONE CHANGE

Petition No. 96-30
John P. and Barbara R. Frith

ORDINANCE NO. 543-Z 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-22MF to R-5 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 20th day of May, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 360-361.

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



Brenda R. Freeze, City Clerk

Petition #: 96-30

May 20, 1996

Petitioner: John P. and Barbara R. Frith

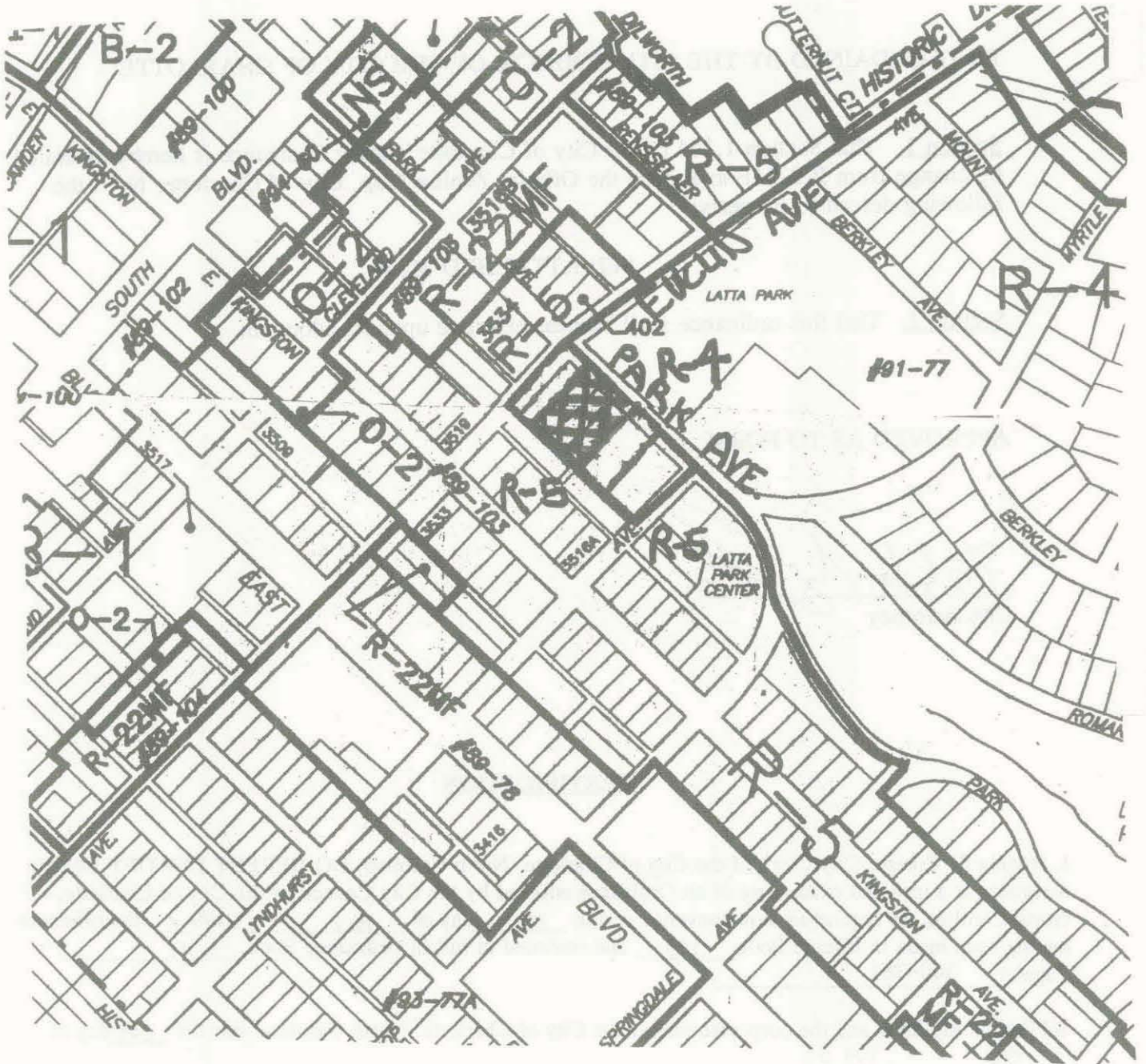
Ordinance Book 47, Page 361

Hearing Date: April 15, 1996

Zoning Classification (Existing): R-22MF

Zoning Classification (Requested): R-5

Location: Approximately .654 acres located on Park Avenue EAST OF EUCLID AVENUE.



Zoning Map #(s): 102, 111

Scale: 1" = 400'

CITY CD

Petition No. 96-32
Indigo Hospitality Management, Inc.

ORDINANCE NO. 544-Z

APPROVED BY CITY COUNCIL
DATE May 20, 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 10.722 acres located on the north side of I-85 west of Sloan 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 April 15, 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-17MF to B-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

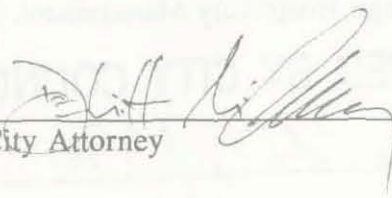
SEE ATTACHED

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:

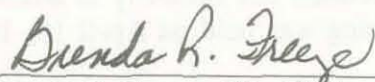


City Attorney

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 20th day of May, 1996, the reference having been made in Minute Book 109, and recorded in full in Ordinance Book 47, Page(s) 362-365.

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



Brenda R. Freeze, City Clerk

BOUNDARY DESCRIPTION
NEW HORIZON HOSPITALITY GROUP

96-32 ✓

BEGINNING at a point in the northerly right-of-way line of Interstate 85 Service Road (west of Sloan Drive), said point being the southwesterly corner of a parcel of land described in Deed Book 4634, page 320, of the Mecklenburg Public Registry and running thence with said Service Road right-of-way six courses as follows: (1) N. 76-59-58 W. 191.29 feet; (2) S. 12-50-47 W. 51.94 feet; (3) N. 89-07-02 W. 221.87 feet; (4) N. 04-07-57 E. 79.90 feet; (5) S. 82-31-31 W. 145.08 feet; (6) N. 78-18-27 W. 138.81 feet; thence N. 05-00-00 W. 605.64 feet; thence S. 89-59-14 E. 733.83 feet; thence S. 01-03-47 E. 688.05 feet to the point of BEGINNING and containing 10.72 acres.

Petition #: 96-32

Petitioner: Indigo Hospitality Management, Inc.

Hearing Date: April 15, 1996

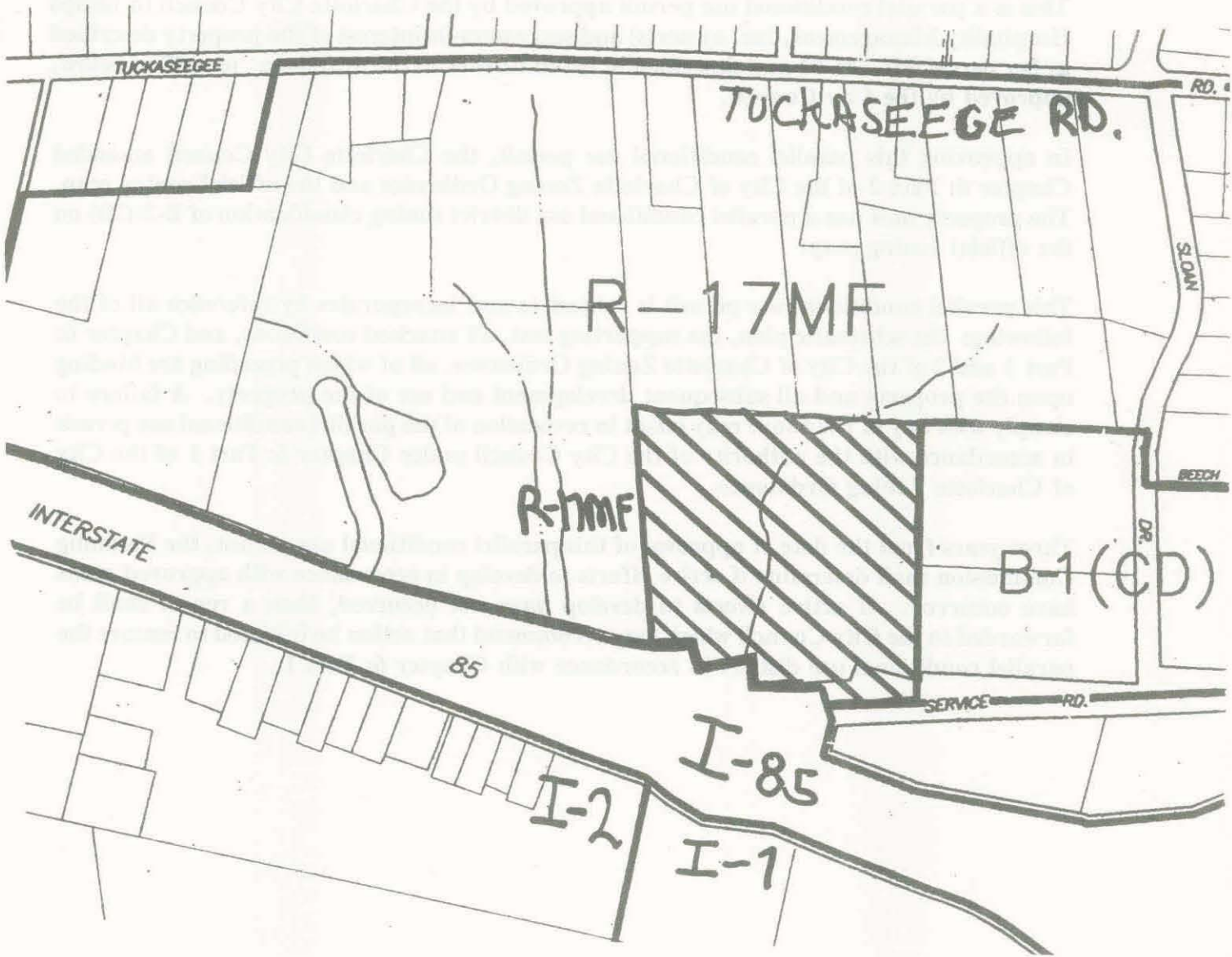
Zoning Classification (Existing): R-17MF

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

Location: Approximately 10.722 acres located on the north side of I-85 west of Sloan Drive.

May 20, 1996

Ordinance Book 47, Page 364



Zoning Map #(s): 86

Scale: 1" = 400'

Petition No. 96-32
Indigo Hospitality Management, Inc.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Indigo Hospitality Management, Inc. owner(s) and successors-in-interest of the property described as tax parcel 061-241-01 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 B-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.