

CITY CD

Petition No. 99-131
Pulte Home Corp.

ORDINANCE NO. 1469-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 approximately 54.2 acres located to the southeast of Providence Road West and north of Parks Farm Lane; 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 which complied with all application requirements as specified in Section 6.202 and 6.204; 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 21, 2000; 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:

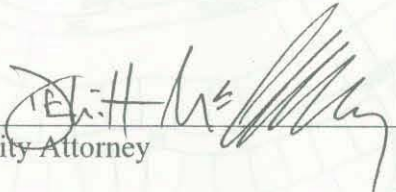
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-3 to R-5(CD) and R-8MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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.

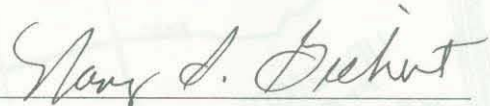
APPROVED AS TO FORM:



City Attorney

I, Nancy S. Gilbert, Deputy 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 March, 2000, the reference having been made in Minute Book 114, and recorded in full in Ordinance Book 50, Page(s) 52-54A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 11th day of April, 2000.



Nancy S. Gilbert, CMC, Deputy City Clerk

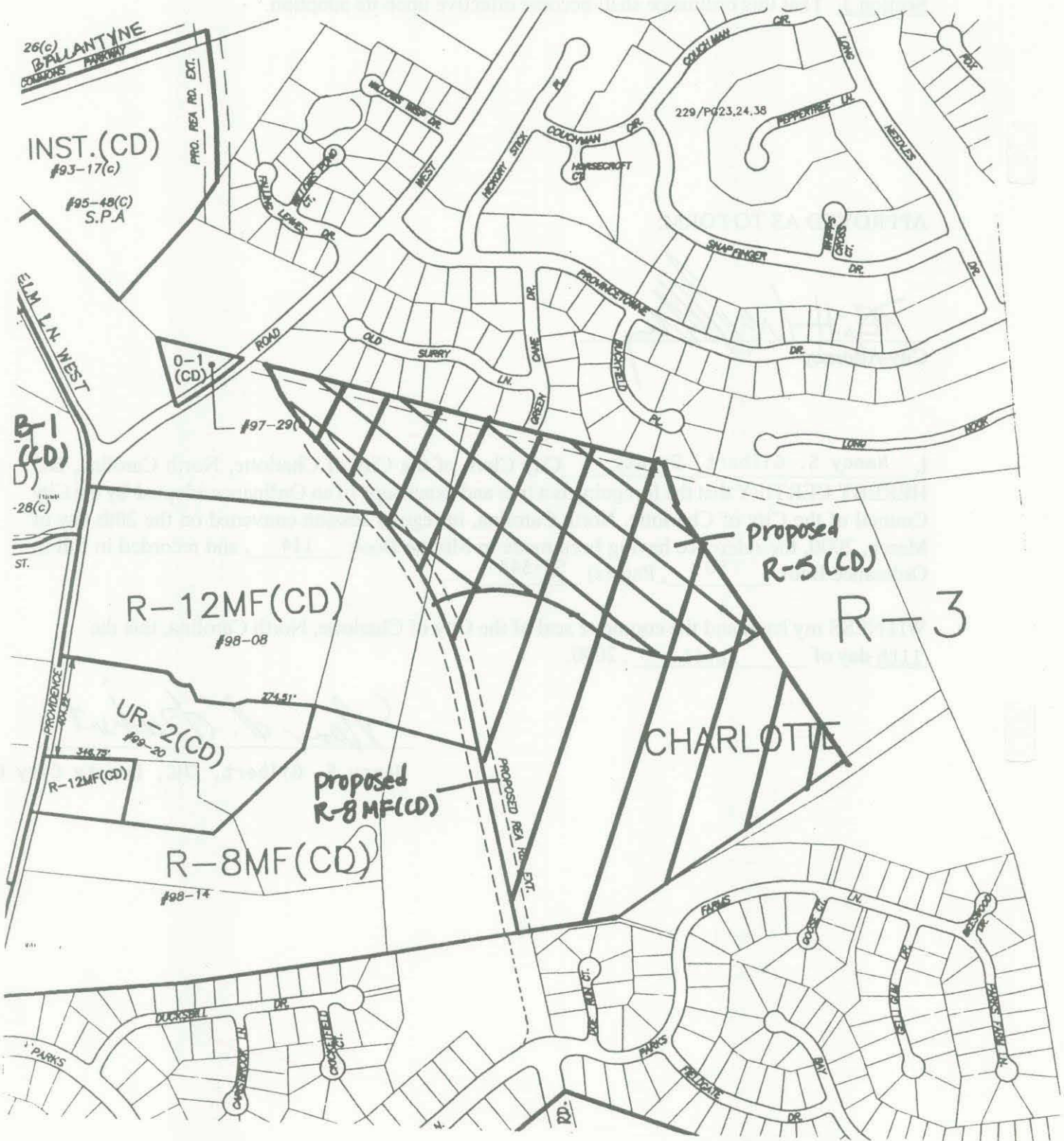
Petitioner: Pulte Home Corporation

Hearing Date: December 20, 1999

Classification (Existing): R-3

Zoning Classification (Requested): R-8MF(CD), R-5(CD)

Location: Approximately 54.2 acres located to the southeast of Providence Road West and north of Parks Farm Lane.



Zoning Map #(s): 181

Scale: No Scale

**Petition No. 99-113
Pulte Home Corp.**

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Pulte Home Corp. and successors-in-interest of the property described as tax parcels 229-102-03 (PO), 229-102-01 (PO), and 229-102-02, 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-5(CD) and R-8MF(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 may 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.

ORDINANCE NO. 1470

Petition No. 2000-01
Petitioner: Charlotte-Mecklenburg Planning Commission

AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - 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 10: OVERLAY DISTRICTS, by adding a new overlay district as follows:

PART 8: PEDESTRIAN OVERLAY DISTRICT

Section 10.801. Purpose.

The purpose of the Pedestrian Overlay District (PED) is to reestablish an urban fabric by promoting a mixture of uses in a pedestrian-oriented setting of moderate intensity. The district encourages the reuse of existing buildings that contribute to the unique character or history of the area. The standards also encourage high quality design, mixed use development, the use of public transit, and development which complements adjacent neighborhoods.

Section 10.802. Uses

The uses permitted in the PED shall include those permitted by right and under prescribed conditions in the underlying district, except outdoor storage and outdoor advertising signs. All permitted accessory uses will also be allowed except drive-thru windows for restaurants and retail establishments and outdoor advertising signs.

In addition the following uses shall be permitted subject to the following requirements:

- (1) Dwellings, mixed use, subject to the standards of PED.
- (2) Drive-thru windows for office uses must be located to the rear of the building.
- (3) Nightclubs, bars and lounges as a principal use, shall be subject to the standards of this overlay district, and be at least 400 feet from any residential use in a residential district or from a residential district. This separation distance may be reduced by a streetscape plan approved by the City Council.

The following use, which is not permitted in the underlying district, shall be permitted:

Residential uses in an underlying industrial district, subject to the standards of this overlay district.

Section 10.803. Development standards.

The following requirements apply to all buildings or uses in PED unless specified otherwise in Section 10.805:

- (1) Minimum lot area
None required.
- (2) Floor Area Ratio
No maximum.
- (3) Minimum setback
The minimum building setback will be specified in a streetscape plan approved by the City Council. The minimum setback will be measured from the back of all existing or future curbs, whichever is greater. If the existing right-of-way is greater than the minimum setback from the back of existing or future curbs, the right-of-way line will become the minimum setback. If the existing curb line varies, the setback shall be measured from the widest section. Curb lines are to be determined by the Charlotte Department of Transportation (CDOT) in conjunction with the Planning Commission staff.

However, if new construction incorporates an existing structure located within the required setback, the CDOT and the Planning Commission staff may allow the setback for the addition to be reduced to the established setback. In no event shall the setback of any portion of the new structure be less than ten (10) feet from the back of the curb.

The "Charlotte Tree Ordinance" will be applicable in addition to any approved streetscape plan. For the purposes of this section, the setback applies to all street

frontages, not just to the street toward which the structure is oriented. All new transformer vaults, utility structures, air vents, backflow preventers, or any other similar devices, including these facilities when located below grade, must be behind the setback. No new doors shall be allowed to swing into the minimum, setback, except for emergency exit doors.

No walls or fences are permitted in the established setback, except as screening for parking as provided for in Section 10.803.(8) Screening.

(4) Minimum side and rear yards

None required. However, a 5-foot minimum side yard and/or a 20-foot minimum rear yard is required where the lot abuts an existing residential structure or a residential zoning district. If side and rear yards are provided, the minimum shall be (5) feet.

(5) Maximum height

The permitted height shall be determined by the distance of the structure from property used and /or zoned for residential purposes. The base height for this district is 40 feet. The building height may increase one foot in height, over 40 feet, for every 10 feet in distance from the property line of the nearest site used and /or zoned for residential purposes, except for property zoned PED, MUDD, or UMUD. The intent of this standard is to allow the height of a portion of a structure to increase as the distance from residential properties increases. The maximum height shall be 100 feet.

(6) Parking standards

Provisions for parking and loading shall conform to the general requirements of CHAPTER 12, PART 2, OFF-STREET PARKING AND LOADING, except as provided for in this section.

(a) Permitted uses within this overlay district shall be required to provide off-street parking spaces for new uses as follows:

- | | |
|-------------------------|-----------------------------------|
| Residential uses: | one (1) space per dwelling unit |
| Restaurants/nightclubs: | one (1) space per 125 square feet |
| Hotels and motels: | 0.5 spaces/room |

For all other non-residential uses: one (1) space per 600 square feet

The required number of parking spaces for any building within the district, including mixed use buildings, is the sum total of the requirements for each use in the building calculated separately.

A 25% parking reduction is allowed if located within 400 feet of a parking facility available to the general public. (Such facility must be wholly available for public use.) This section in combination with Section 12.202(2) allows for no more than a total of 25% parking reduction.

- (b) For new parking, the minimum stall and aisle dimensions must conform with those of the current "Charlotte-Mecklenburg Land Development Standards Manual". At least 75% of the required spaces must be full-sized spaces.
- (c) No surface parking or maneuvering space is permitted within any required or established setback, nor between the permitted use and the required setback, except that driveways providing access to the parking area may be installed across these areas. It is the intent that these driveways be as nearly perpendicular to the street right-of-way as possible.
- (d) Underground parking structures are permitted, except within any required setback.
- (e) On-street parking spaces located along the portion of a public street(s) abutting the use where parking is currently permitted may be counted toward the minimum number of parking spaces as required by this ordinance. Those on-street parking spaces must be located on the same side(s) of the street as the use, have a dimension of at least 22 feet in length, and be in locations approved by the Charlotte Department of Transportation (CDOT). However, on-street parking directly across the street from the use may be counted if that parking abuts property which is undevelopable because of physical constraints. In the event that the City or State removes any on-street parking that was allowed to count toward the minimum requirement, the existing use will not be required to make up the difference and will not be made non-conforming.
- (f) All recessed on-street parking shall have a minimum width of 8 feet.
- (g) The parking requirements (for new spaces) of the district may be met on-site or off-site at a distance of up to 800 feet from the permitted use. Off-site parking to meet the requirements of this section may be provided through a lease, subject to the review and approval of the Zoning Administrator.

- (h) Parking that is located to the rear of the primary structure may extend the entire width of the lot, with the exception of any required planting strips. Parking that is located to the side of the primary structure may cover no more than 35% of the total lot width.
- (i) The five-foot perimeter planting strips as required under Section 12.206(3) may be eliminated if abutting parking lots are combined or interconnected with vehicular and pedestrian access. Surface parking lots must conform to the "Charlotte Tree Ordinance.
- (j) Shared parking is permitted and encouraged pursuant to the regulations of Section 12.203.

(7) Loading standards

- (a) Non-residential buildings and structures, excluding parking structures, subject to the provisions of this Part must provide a minimum number of off-street service/delivery parking spaces. These spaces must be designed and constructed so that all parking maneuvers can take place entirely within the property lines of the premises. These parking spaces must not interfere with the normal movement of vehicles and pedestrians on the public rights-of-way, except as permitted by Section 20-29[14-25] of the City Code. These parking spaces must be a minimum of 10 feet by 25 feet and be provided in accordance with the following:

Non-residential uses with gross floor area:

Less than 50,000 square feet:	None required
50,000 – 150,000 square feet:	One (1) space
Each additional 100,000 square feet:	One (1) space

Existing buildings are exempt from these loading standards.

- (b) No loading spaces may be permitted within any required or established setback, nor between the permitted use and the required setback, except that driveways providing access to the loading area may be installed across these areas. It is the intent that these driveways be as nearly perpendicular to the street right-of-way as possible.

(8) Screening.

- (a) All surface parking lots for more than 10 vehicles, service entrances or utility structures associated with a building, loading docks or spaces and outdoor storage of materials, stock and equipment must be screened from

the abutting property and view from a public street or from a transitway as designated by an adopted plan. Such screening shall consist of either a 5-foot wide planting strip consisting of evergreen shrubbery according to the provisions of Section 12.303(2), or a 3-foot high minimum to a 3.5-foot high maximum solid and finished masonry wall or alternative as approved by the Planning Director. However, a wall cannot be substituted for the planting strip along any public street or transitway unless supplemented by landscaping in a minimum 3-foot wide planting strip. Screening may be reduced in height to 30 inches within sight triangles as required by the CDOT.

- (b) Dumpsters or trash handling areas must always be screened from adjacent property and from public view with a minimum 6-foot high solid and finished masonry wall with a solid and closeable gate. A solid wooden fence may be substituted if the dumpsters or trash handling areas are not visible from a public street or transitway. Dumpsters are not allowed in any required setback or yard space.

(9) Buffers.

- (a) All uses in the PED, other than single-family detached units, must provide buffering along all edges abutting residential districts. In addition, uses in PED which are separated from a residential district by an alley of 25 feet or less must also provide buffering along all edges abutting the alley. However, multi-family developments abutting multi-family uses or undeveloped multi-family zoning districts are exempt from this buffering requirement.

- (b) Such buffering shall consist of a 10-foot wide planting strip. The planting strip shall consist of a combination of evergreen trees and evergreen shrubs. Plant materials will be provided at a minimum of six (6) trees and twenty (20) shrubs per 100 linear feet in accordance with Section 12.302(9)(b), (c), (d) and (e). The 10-foot wide planting strip may be reduced to 8 feet and the shrubs need not be planted if a masonry wall with a minimum height of 6 to 8 feet in a side yard or 8 to 10 feet in a rear yard is installed. This buffering area may be interrupted with a gate/pedestrian accessway to an adjacent site.

(10) Outdoor lighting.

- (a) The maximum height of the light source (light bulb) detached from a building shall be 20 feet.

- (b) All outdoor lighting will be screened in such a way that the light source can not be seen from any adjacent residentially used or zoned property.

Section 10.804. Urban design standards.

(1) Design Standards.

All buildings and uses developed in this overlay district must meet the following minimum standards:

- (a) Street Walls. The first floors of all buildings must be designed to encourage and complement pedestrian-scale interest and activity. The first floor of all buildings designed and/or used for retail or office uses fronting directly to a street must include transparent windows and doors arranged so that the uses are visible from and/or accessible to the street on at least 50% of the length of the first floor building elevation along the first floor street frontage. Expanses of blank walls may not exceed 20 feet in length. A blank wall is a facade that does not add to the character of the streetscape and does not contain transparent windows or doors or sufficient ornamentation, decoration or articulation.

For all other uses it is intended that this be accomplished principally by the use of transparent windows and doors arranged so that the uses are visible from and/or accessible to the street on at least 25% of the length of the first floor street frontage. When this approach is not feasible, a combination of design elements must be used on the building facade and/or in relationship to the building at street level to animate and enliven the streetscape. These design elements may include but are not limited to the following: ornamentation; molding; string courses; belt courses; changes in material or color; architectural lighting; works of art; fountains and pools; street furniture; landscaping and garden areas; and display areas.

Ventilation grates or emergency exit doors located at the first floor level in the building facade oriented to any public street must be decorative.

- (b) Structured Parking Facilities. Structured parking facilities must also be designed to encourage and complement pedestrian-scale interest and activity.

Structured parking facilities must be designed so that the only openings at

the street level are those to accommodate vehicular entrances and pedestrian access to the structure. In the event that any openings for ventilation, service, or emergency access are located at the first floor level in the building façade, they must be decorative and must be an integral part of the overall building design. These openings, as well as pedestrian and vehicular entrances, must be designed so that cars parked inside are not visible from the street or transitway.

The remainder of the street or transitway level frontage must be either available for commercial or residential space or an architecturally articulated façade designed to screen the parking areas of the structure and to encourage pedestrian scale activity. If fronting on a Class III (major arterial) or Class IV (minor arterial) street, the portion of the first level along the thoroughfare frontage must be available for retail, office, or residential space.

Cars on all levels of a structured parking facility must be screened from view from the street utilizing decorative elements such as grillwork or louvers.

(c) Canopies. Canopies, awnings and similar appurtenances are encouraged at the entrances to buildings and in open space areas. Such features may be constructed of rigid or flexible material designed to complement the streetscape of the area. Any such facility may extend from the building to within two (2) feet of the back of the curb. Supports for these canopies are not allowed in the minimum setback. If this extension would reach into the public right-of-way, an encroachment agreement from the City or State is required.

(d) Building Entrances. At least one operable pedestrian entrance per building must face a street or transitway and be distinguishable from the rest of the building. Such entrances must be recessed into the face of the building with a minimum 15 square foot area to provide a sense of entry and to add variety to the streetscape. No new doors will be allowed to swing into the minimum setback, except for emergency exist doors.

(e) Signs, Banners, Flags and Pennants. Where signs, banners, flags and pennants for identification or decoration are provided, they must conform to the requirements of Chapter 13, except for the following:

(1) Specifications for permanent signs shall be according to Section 13.108a, except for signs located on any building wall of a structure shall have a maximum sign surface of all signs on one

wall not to exceed 5% of building wall area to which the sign is attached, up to a maximum of 100 square feet. Wall signs may be increased by 20 square feet in lieu of a ground mounted or monument sign.

(2) No permanent detached pole signs shall be permitted in PED.

(3) Ground mounted or monument signs are allowed as follows:

- a. Not to exceed 5 feet in height and 20 square feet in area.
- b. Located behind the right-of-way and out of any sight distance triangle prescribed by the Charlotte Department of Transportation (CDOT).
- c. Signs must be located a minimum of 14 feet from the existing or future curb, whichever is greater.

(4) No outdoor advertising signs will be permitted.

(5) Marquee and message center signs are allowed.

(6) Signs are allowed to project nine (9) feet into the required setback or one-half the width of the required setback, whichever is less. A minimum overhead clearance of eight (8) feet from the sidewalk must be maintained.

(f) **Streetscape Requirements.** The streetscape requirements of the Pedestrian Overlay District (PED) are as follows:

(1) Sidewalks and trees will be installed in accordance with a streetscape plan approved by the City Council.

(2) Trees must be planted in accordance with the "Charlotte Tree Ordinance" as per the "Charlotte-Mecklenburg Land Development Standards Manual".

(3) The Planning Director in conjunction with the City Arborist/Senior Urban Forester shall have the authority to modify the above streetscape requirements, including the modification of the planting strip, sidewalk location and width in order to preserve existing trees.

Section 10.805. Applicability.

The PED will be applied to selected corridors as an overlay to existing zoning districts, but will not be applicable to the Mixed Use Development District (MUDD), Uptown Mixed Use District (UMUD), and the Neighborhood Services District (NS). If the regulations and standards of this Pedestrian Overlay District conflict with those of the underlying district, those of this overlay district shall apply.

A PED is not established until a rezoning petition is approved designating the boundaries for the particular corridor and a streetscape plan is approved by the City Council. The designated PED shall be shown on the official zoning maps. The development and urban design standards for a PED are stated in Sections 10.804 and 10.805 respectively.

(1) Exceptions to Applicability.

New development within areas designated as PED is subject to the development and urban design standards of PED, with the following exceptions:

(a) Change of Use, Non-Residential to Non-Residential With No Expansion

- (1) A change of use in an existing building from a non-residential use to another non-residential use that does not require more than five (5) additional parking spaces based on the PED parking standards will require screening of existing and expanded parking. However, none of the other PED requirements will apply.
- (2) A change of use in an existing building from a non-residential use to another non-residential use that requires more than five (5) additional parking spaces based on the PED parking standards must provide all of the additional required parking. Existing parking must comply with the parking lot screening requirements of PED. Any additional parking must conform to the requirements of the PED, but none of the other PED requirements are applicable.

(b) Change from a Residential Use to a Non-Residential Use With No Expansion

If a residential use is changed to a non-residential use with no expansion, the use is exempt from the PED requirements except the following shall apply:

- (1) Implement streetscape requirements of PED
- (2) Remove any non-conforming parking and provide required parking of PED
- (3) Meet buffering and screening requirements of PED

(c) Expansions of less than 5% of the building area or 1,000 square feet, whichever is less, are exempt from the PED requirements except:

- (1) Such expansion must meet the minimum setback, yard and height requirements of PED.
- (2) Provide any required additional parking according to the PED standards.
- (d) Expansions of more than (c) above:
 - (1) The entire site must be brought up to the PED requirements, except any existing building which will become non-conforming may remain.
- (e) Creation or expansion of outdoor seating
 - (1) Creation or expansion of outdoor seating is not considered an expansion of the building area.
 - (2) Additional parking spaces shall not be required unless such outdoor seating requires more than 5 additional spaces based on the PED parking standards. Any additional parking must conform to the requirements of the PED, but none of the other PED requirements are applicable.
 - (3) Outdoor seating within an existing right-of-way or public sidewalk easement must have an encroachment agreement approved by the CDOT.
- (f) Major facade improvements to existing buildings:

New exterior improvements (beyond paint and general maintenance such as roof or window repair or replacement) that exceed 25% of the current listed tax value of the entire property shall be subject to the following:

 - 1) Eliminate any non-conforming parking from the required setback. Such elimination will not require any additional parking even if the site is rendered non-conforming.
 - (2) Streetscape improvements and screening according to the PED standards will be required.
- (g) Additional parking for existing development

No additional parking areas may be developed in the established setback.
- (h) Removal of Required Buffer or Screening for Additional Parking

If an existing buffer or screening area is removed for more than five (5) additional

parking spaces, an equal number of existing non-conforming parking spaces within the established setback must be removed and replaced with landscaping, patios and/or other related amenities, in addition to the requirements of Section 10.804(1)(e). The additional parking must meet the requirements of this overlay district.

(i) Previously approved CD plans

- (1) Sites governed by previously approved CD plans may be developed accordingly, except that the streetscape improvements of the PED will be required.
- (2) Other PED development and design standards may not be selected individually, but only in their entirety.

Section 10.806. Administrative Approval.

To offer some degree of flexibility the Planning Director has the authority to administratively alter any of the development and urban design standards by 5% in this overlay district. If administrative approval is for parking, the Planning Director will only grant this approval after consulting with the CDOT. On matters that do not involve quantitative measurements, the Planning Director may also make minor alterations if he/she determines that such changes would be an innovative design approach to development and/or would be in keeping with the general intent of the PED.

Any approval must meet the following criteria:

- (1) Incorporates existing buildings, trees, topographic features, or other existing elements consistent with the PED intent; and
- (2) Provides urban open space, seating, fountains, accent landscaping, or other similar urban pedestrian amenities consistent with the intent of the PED.

Section 10.807. Board of Adjustment

The Board of Adjustment shall have no jurisdiction to grant variances from the development and urban design standards of Section 10.804. A deviation from a development or urban design standard, however, can be obtained as a result of administrative approval pursuant to Section 10.806 or as a result of a Council-approved Pedestrian Overlay District (Optional). The Board shall have no jurisdiction with respect to an interpretation of, or decision about, Section 10.803's or 10.804's urban design standards except as a result of notice of zoning violation for which an appeal can be filed to the Board.

Section 10.808. Pedestrian Overlay District (Optional); Purpose.

The Pedestrian Overlay District (PED) establishes minimum standards for development. However, circumstances may arise which those regulations do not address or did not foresee. Therefore, this section establishes an alternative process by which the City Council may evaluate and approve development, which does not meet the minimum standards of the PED.

The Pedestrian Overlay District (Optional), or PED-O, is established to provide a mechanism to review and address new development concepts, innovative designs, special problems, public/private ventures, and other unique proposals or circumstances which cannot be accommodated by the standards of the PED. It also serves as a mechanism for altering or modifying of these minimum standards as they relate to a specific development.

The PED standards form the basic framework that will be used to evaluate a PED-O proposal, but any of the standards in the PED may be modified in the approval of the PED-O application.

Section 10.809. Pedestrian Overlay District (Optional); Application.

Petitions for a zoning map amendment to establish a PED-O should be submitted to the Charlotte-Mecklenburg Planning Commission. A PED-O classification will be considered only upon application of the owner of the subject property or his duly authorized agent. Applications must be accompanied by a schematic plan and by any supporting text that becomes a part of the amending ordinance.

Section 10.810. Pedestrian Overlay District (Optional); Review and Approval.

The establishment of the Pedestrian Overlay District (Optional) shall be in accordance with the procedures of Section 6.201. Conditional use and parallel conditional use districts. The City Council will also consider the extent to which the basic standards of the PED are proposed to be modified, the impacts of those modifications on existing and future development in the area, and the public purpose to be served by permitting the requested modifications.

Section 10.811. Pedestrian Overlay District (Optional); Effect of Approval; Alterations.

Changes to approved plans and conditions of development will be treated the same as changes to the Zoning Map and will be processed in accordance with the procedures Section 10.806, Administrative Approval.

Section 10.812. Preliminary review.

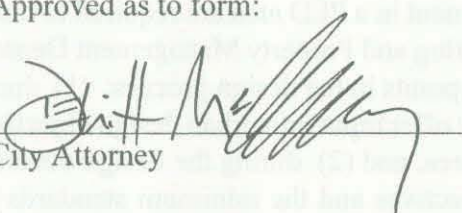
Applicants planning any development or redevelopment in a PED area are required to meet with the Charlotte-Mecklenburg Planning staff, Engineering and Property Management Department, and Charlotte Department of Transportation at two points in the design process: (1) during the conceptual design process in order that the staff may offer input into urban design objectives and to interpret the approved streetscape plan for that area, and (2) during the design development stage to insure that the plans meet the desired objectives and the minimum standards for the district. The Pedestrian Overlay District (Optional) process does not exempt applicants from this preliminary review. Building permits will not be issued until the Planning Commission staff approves the proposal as in conformance with this ordinance.

2. Insert the designation "PED" in proper alphabetical order into the following sections which state that the respective regulations of those sections do not apply to certain districts;

12.108	Height limitations (h)(9)
12.202	Required number of off-street parking areas (4)
12.204	Size of required parking spaces and aisles
12.206	Location of required parking (4)
12.212	Parking deck standards
12.213	Underground parking structures
12.214	Number, size and location of loading spaces (1)
12.301	Purpose (Buffers and Screening)
13.108	Specifications for permanent signs requiring a permit

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

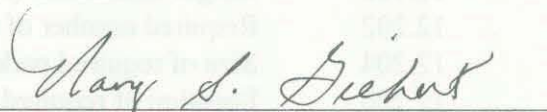
Approved as to form:



City Attorney

I, Nancy S. Gilbert, Deputy 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 March, 2000, the reference having been made in Minute Book 114, and recorded in full in Ordinance Book 50, Page(s) 55-69.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 11th day of April, 2000.



Nancy S. Gilbert, CMC, Deputy City Clerk

Nancy S. Gilbert, CMC, Deputy City Clerk

Ordinance No. 114-00
City of Charlotte

CITY OF CHARLOTTE

ORDINANCE NO. 114-00

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AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 36.4 acres located on the east side of I-85, west of Travis Drive and south of Arthur Road and

WHEREAS, the petition for rezoning for a partial residential use district as provided by Section 201 was submitted to the City Council on the Planning Commission, was accompanied by a rezoning plan which complied with all applicable requirements as specified in Sections 202 and 203; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 17 of the City Code and a public hearing was held on January 18, 2000; and

WHEREAS, in the course of the hearing the City Council of the City of Charlotte has considered the rezoning of the property, the health, safety, and public interest of the community, and the rezoning in Section 204.

BE IT ORDERED 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-4(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

SIX ATTACHED

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

CITY CD

Petition No. 00-06
LandCraft Properties

ORDINANCE NO. 1471-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 approximately 26.4 acres located on the east side of I-485, west of Davis Drive and south of McKee 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 which complied with all application requirements as specified in Section 6.202 and 6.204; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on January 18, 2000; 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-4(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

I, Nancy S. Gilbert, Deputy 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 March, 2000, the reference having been made in Minute Book 114, and recorded in full in Ordinance Book 50, Page(s) 71-73A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 11th day of April, 2000.



Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 00-06

March 20, 2000

Ordinance Book 50, Page 73

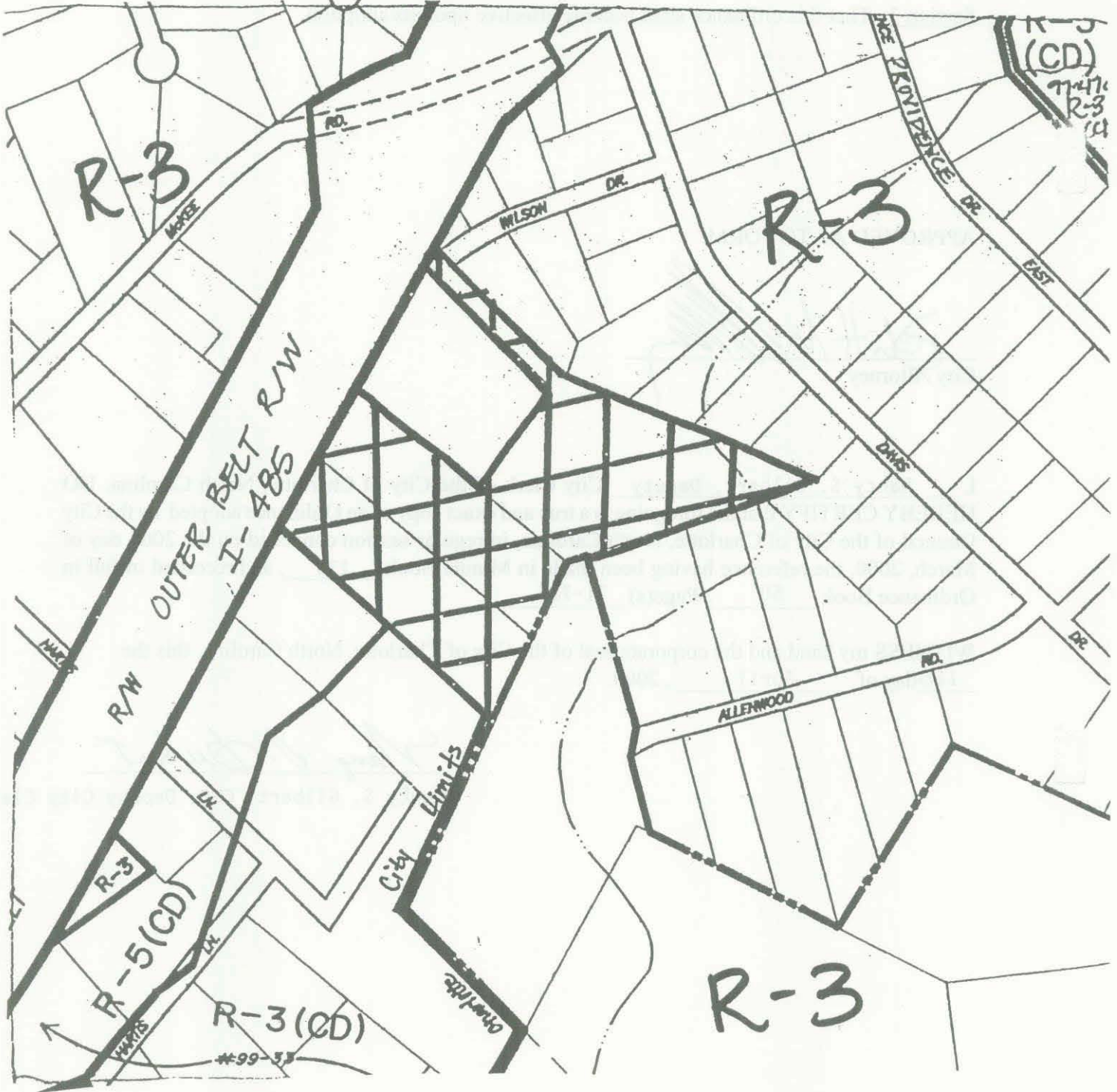
Petitioner: LandCraft Properties

Hearing Date: January 18, 2000

Classification (Existing): R-3

Zoning Classification (Requested): R-4(CD)

Location: Approximately 15.3 acres located on the east side of I-485 Outer Belt, west of Davis Drive and south of McKee Road.



Zoning Map #(s): 178

Scale: 1" = 400'

**Petition No. 00-06
LandCraft Properties**

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to LandCraft Properties and successors-in-interest of the property described as tax parcels 231-052-29, 30, and 31, 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-4(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 may 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. 00-16
Cornerstone Baptist Church

ORDINANCE NO. 1472-Z

ZONING REGULATIONS

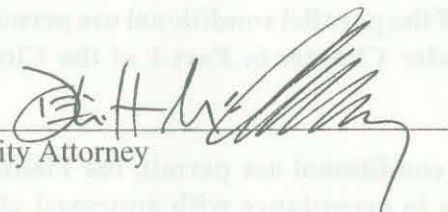
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 11.75 acres located on the north side of Albemarle Road, west of Harrisburg Road and south of Pence Road (tax parcel 109-102-06) from R-3 to INST on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP


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

APPROVED AS TO FORM:


City Attorney

I, Nancy S. Gilbert, Deputy 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 March, 2000, the reference having been made in Minute Book 114, and recorded in full in Ordinance Book 50, Page(s) 74-75.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 11th day of April, 2000.


Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2000-16

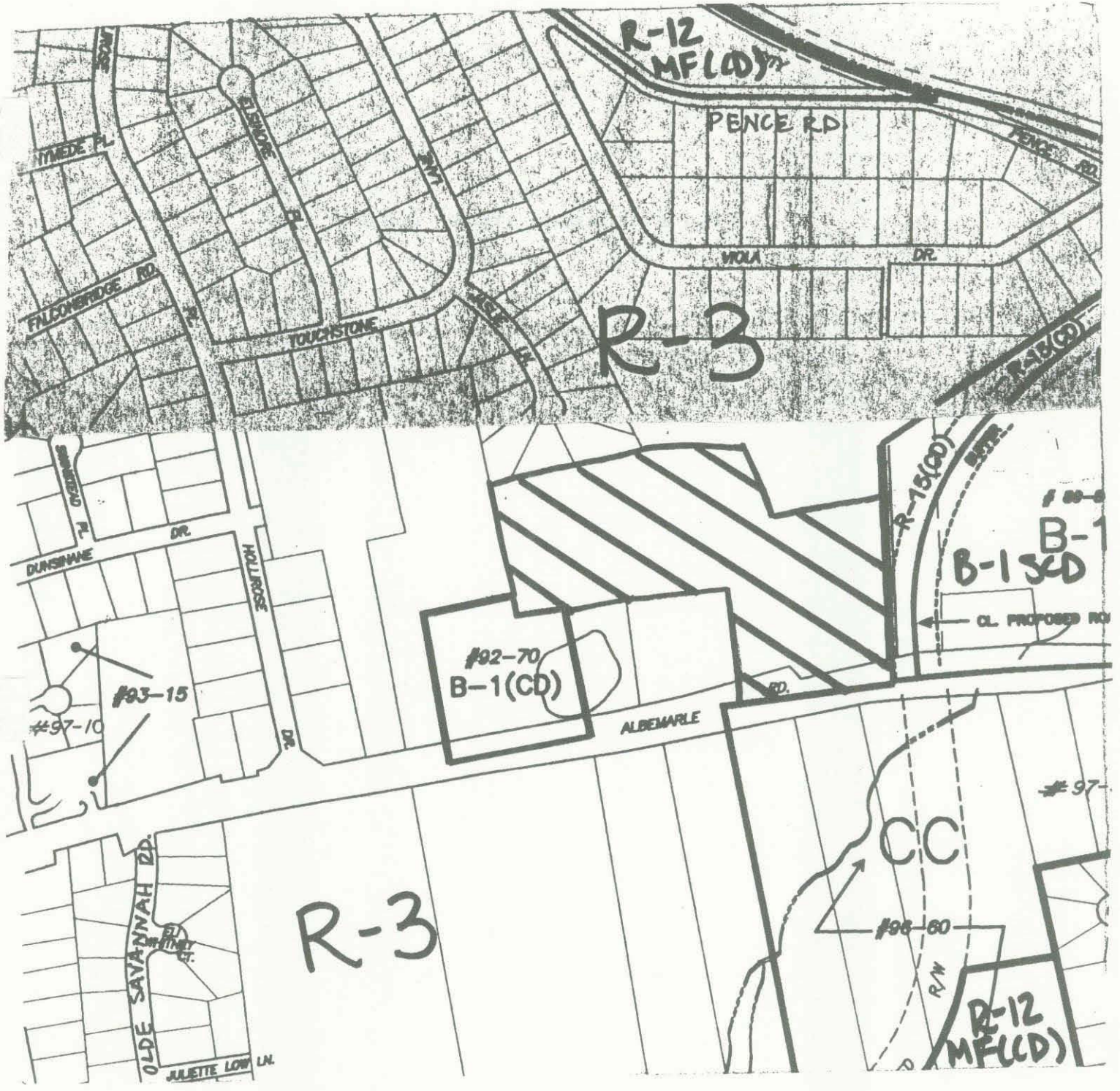
Petitioner: Cornerstone Baptist Church

Hearing Date: February 21, 2000

Classification (Existing): R-3

Zoning Classification (Requested): INST

Location: Approximately 11.7 acres located on the north side of Albemarle Road, west of Harrisburg Road and south of Pence Road.



Zoning Map #(s): 115

Scale: 1" = 400'

Ordinance Book 50, Page 76
Section 5, 2000-22
Ordinance Book 50, Page 76
Section 5, 2000-22
Ordinance Book 50, Page 76
Section 5, 2000-22

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Scale 1" = 400'

Zoning Map No. 12

CITY CD

Petition No. 2000-19
The John Crosland Group, Inc.

ORDINANCE NO. 1473-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 approximately 8.2 acres located on the northwest corner of Carmel Road and Quail Hollow 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 which complied with all application requirements as specified in Section 6.202 and 6.204; 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 21, 2000; 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:

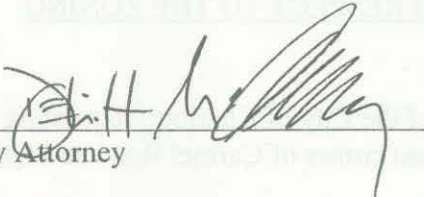
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from B-1(CD) to B-1(CD) S.P.A. on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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.

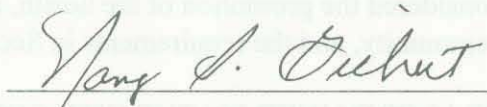
APPROVED AS TO FORM:



City Attorney

I, Nancy S. Gilbert, Deputy 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
March, 2000, the reference having been made in Minute Book 114, and recorded in full in
Ordinance Book 50, Page(s) 77-79A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the
11th day of April, 2000.



Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2000-19

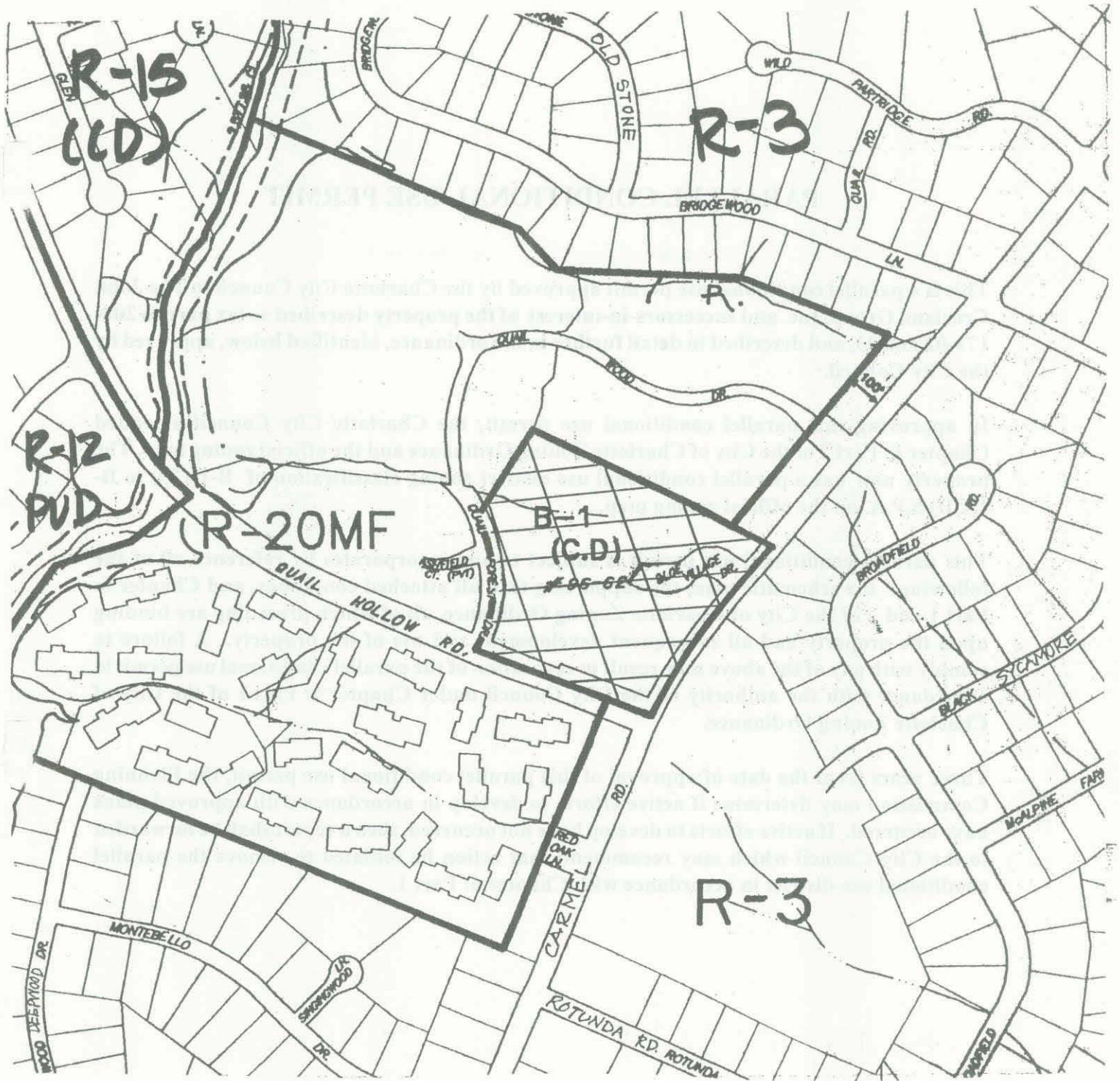
Petitioner: The Crosland Group, Inc.

Hearing Date: February 21, 2000

Classification (Existing): B-1(CD)

Zoning Classification (Requested): B-1(CD) S.P.A.

Location: Approximately 8.2 acres located on the northwest corner of Carmel Road and Quail Hollow Road.



Zoning Map #(s): 158

Scale: 1" = 400'

Petition No. 2000-19
The John Crosland Group, Inc.

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to The John Crosland Group, Inc. and successors-in-interest of the property described as tax parcels 209-171-02 and 03, 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-1(CD) to B-1(CD) S.P.A. 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 may 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. 00-21
Crosland Properties

ORDINANCE NO. 1474-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 approximately 4.6 acres located on the southwest corner of South Boulevard (US 521) and Griffith 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 which complied with all application requirements as specified in Section 6.202 and 6.204; 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 21, 2000; 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:

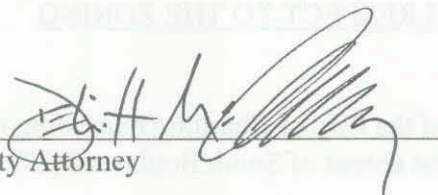
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from I-2 to MUDD(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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.

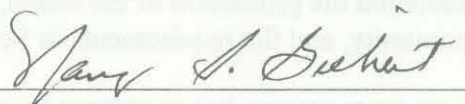
APPROVED AS TO FORM:



City Attorney

I, Nancy S. Gilbert, Deputy _____ 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 March, 2000, the reference having been made in Minute Book 114, and recorded in full in Ordinance Book 50, Page(s) 80-82A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 11th day of April, 2000.



Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2000-21

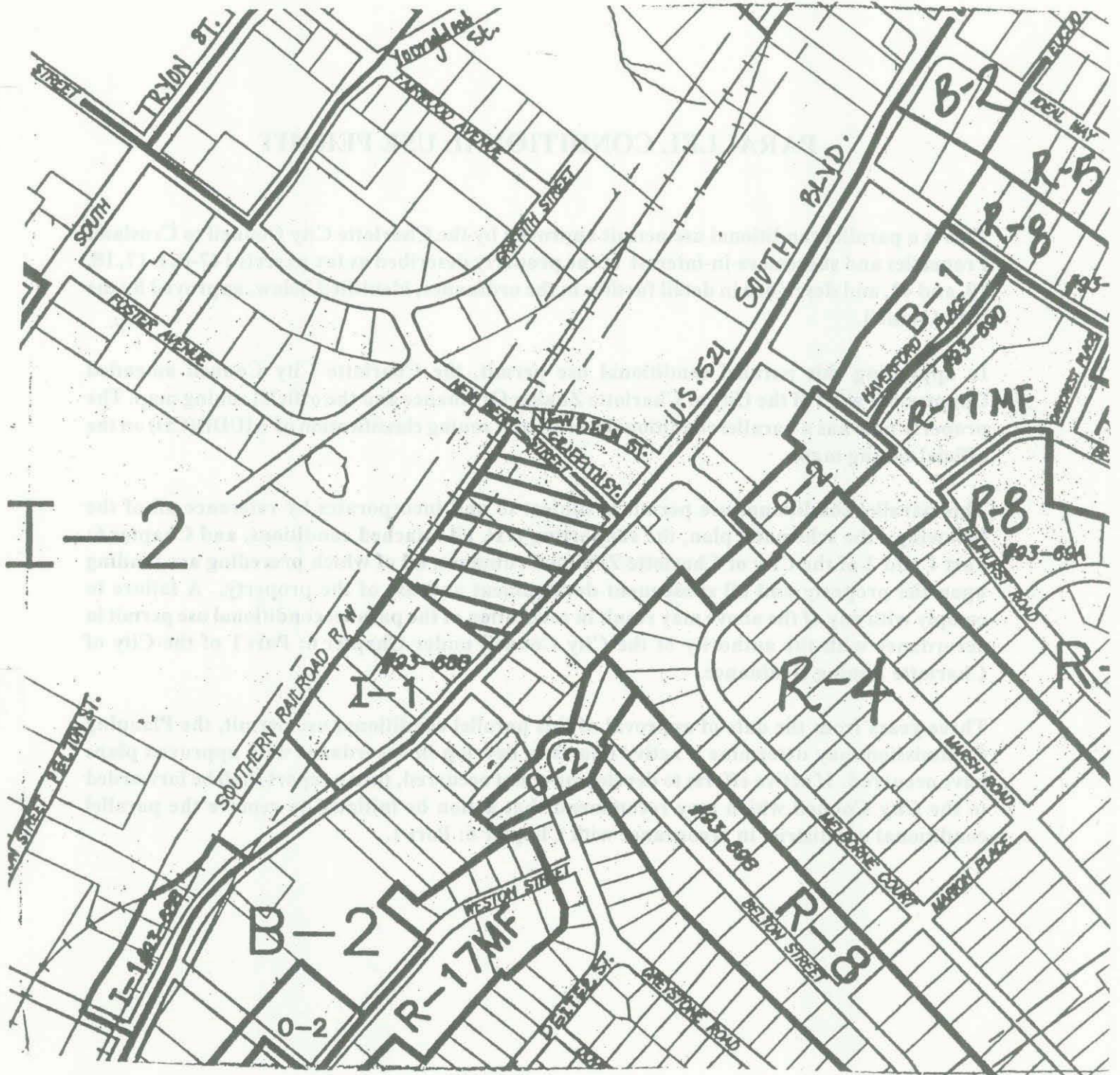
Petitioner: Crosland Properties

Hearing Date: February 21, 2000

Classification (Existing): I-2

Zoning Classification (Requested): MUDD(CD)

Location: Approximately 4.6 acres located on the southwest corner of South Boulevard (U.S. 521) and Griffith Street.



I-2

Zoning Map #(s): 110

Scale: 1" = 400'

**Petition No. 00-21
Crosland Properties**

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Crosland Properties and successors-in-interest of the property described as tax parcels 147-021-17, 18, 19, and 42, 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 MUDD(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 may 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. 00-22
Beltway Land Investors I, LLC

ORDINANCE NO. 1475-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 approximately 119 acres located on the south side of York Road (NC 49), west of I-485; and

WHEREAS, the petition for rezoning for a conditional district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan which complied with all application requirements as specified in Section 6.202 and 6.204; 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 21, 2000; 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:

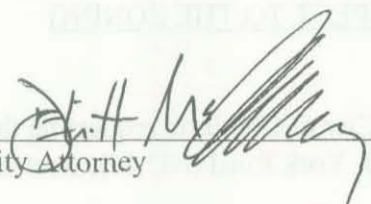
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from I-1 and I-2 to CC Commercial Center Development District on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

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.

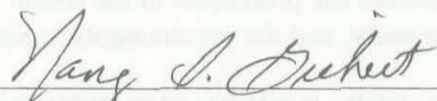
APPROVED AS TO FORM:



City Attorney

I, Nancy S. Gilbert, Deputy 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 March, 2000, the reference having been made in Minute Book 114, and recorded in full in Ordinance Book 50, Page(s) 83-85A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 11th day of April, 2000.



Nancy S. Gilbert, CMC, City Clerk

Petition #: 2000-22

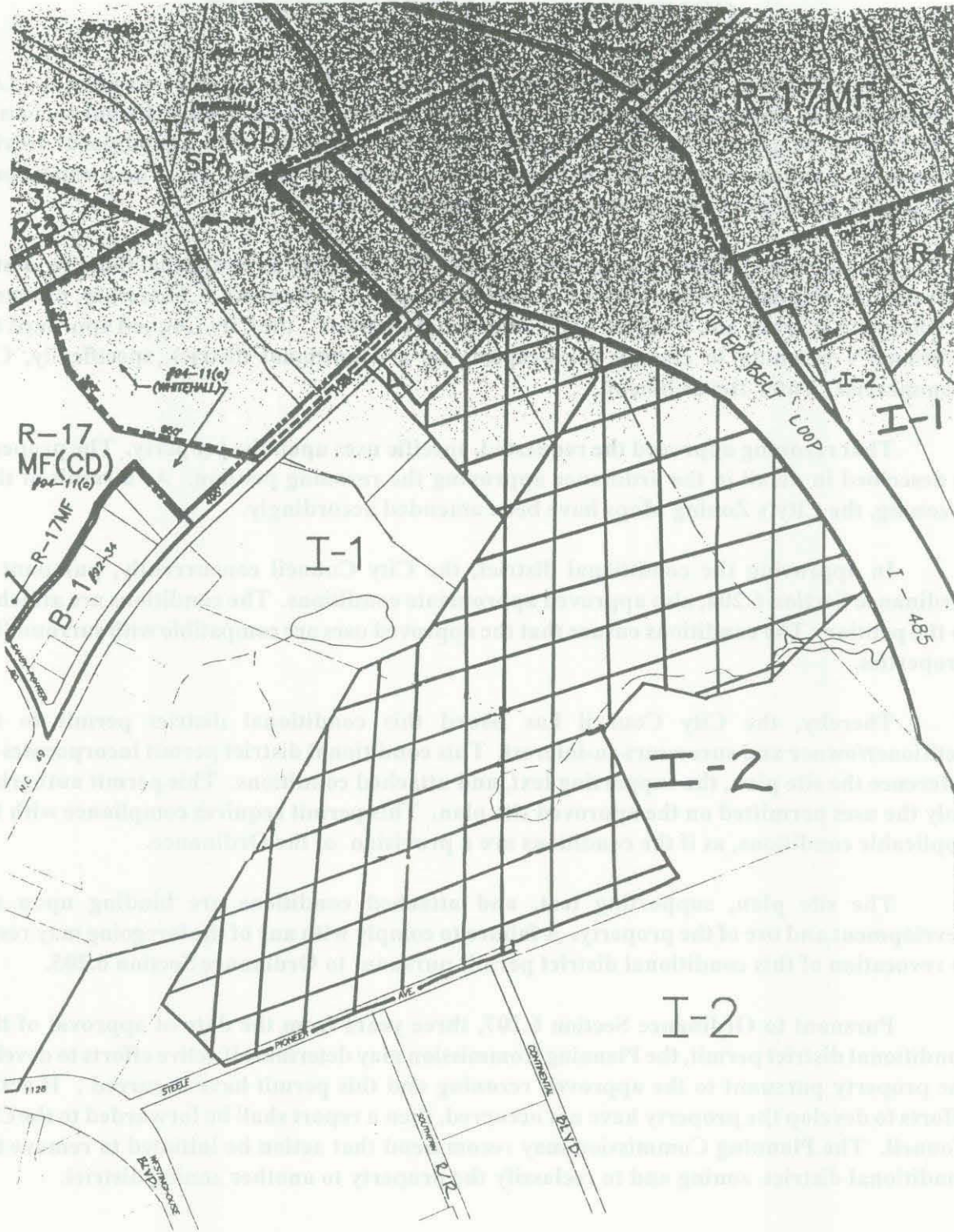
Petitioner: Beltway Land Investors I, LLC

Hearing Date: February 21, 2000

Classification (Existing): I-1 and I-2

Zoning Classification (Requested): CC

Location: Approximately 119 acres located on the south side of York Road (NC 49), west of I-485 Outer Belt.



Zoning Map #(s): 149

Scale: No Scale

Petition No. 00-22
Beltway Land Investors I, LLC

CONDITIONAL DISTRICT PERMIT

The Petitioner (owner or on behalf of the owner) is Beltway Land Investors I, LLC. This conditional district permit pertains to tax code parcel numbers 203-091-13 and portion of 203-091-03 ("the property"). The petitioner filed a rezoning petition for a conditional district. A rezoning petition for a conditional district is a voluntary procedure. For a conditional district, the petitioner requests approval for specified uses.

Pursuant to Ordinance Section 6.204, the City Council determined that those requested uses met the standards of the City's Zoning Ordinance ("Ordinance"). Therefore, pursuant to Chapter 6 (Part 2) and Chapter 11, "Conditional Districts", the City Council approved the petitioner's rezoning to classify the property as a conditional district, specifically, CC, Commercial Center Development.

That rezoning approved the requested, specific uses upon the property. The property is described in detail in the ordinance approving the rezoning petition. As a result of that rezoning, the City's Zoning Maps have been amended accordingly.

In approving the conditional district, the City Council concurrently, pursuant to Ordinance Section 6.204, also approved appropriate conditions. The conditions are attached to the petition. The conditions ensure that the approved uses are compatible with surrounding properties.

Thereby, the City Council has issued this conditional district permit to the petitioner/owner and successors-in-interest. This conditional district permit incorporates by reference the site plan, the supporting text, and attached conditions. This permit authorizes only the uses permitted on the approved site plan. This permit requires compliance with the applicable conditions, as if the conditions are a provision of the Ordinance.

The site plan, supporting text, and attached conditions are binding upon the development and use of the property. A failure to comply with any of the foregoing may result in revocation of this conditional district permit pursuant to Ordinance Section 6.205.

Pursuant to Ordinance Section 6.207, three years from the date of approval of this conditional district permit, the Planning Commission may determine if active efforts to develop the property pursuant to the approved rezoning and this permit have occurred. If active efforts to develop the property have not occurred, then a report shall be forwarded to the City Council. The Planning Commission may recommend that action be initiated to remove the conditional district zoning and to reclassify the property to another zoning district.

CITY ZONE CHANGE

Petition No. 00-23
Knotts Development Resources, Inc.

ORDINANCE NO. 1476-Z

ZONING REGULATIONS


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 the property identified as approximately 6.69 acres located south of Lumarka Drive, north of Village Lake Drive, west of Independence Boulevard and East of Monroe Road (portion of tax parcel 191-101-90) from R-8MF(CD) to R-4 on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

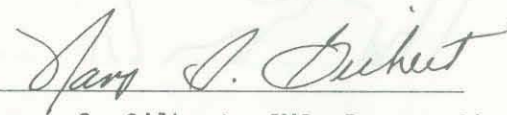
APPROVED AS TO FORM:



City Attorney

I, Nancy S. Gilbert, Deputy 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 March, 2000, the reference having been made in Minute Book 114, and recorded in full in Ordinance Book 50, Page(s) 86-87.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 11th day of April, 2000.



Nancy S. Gilbert, CMC, Deputy City Clerk

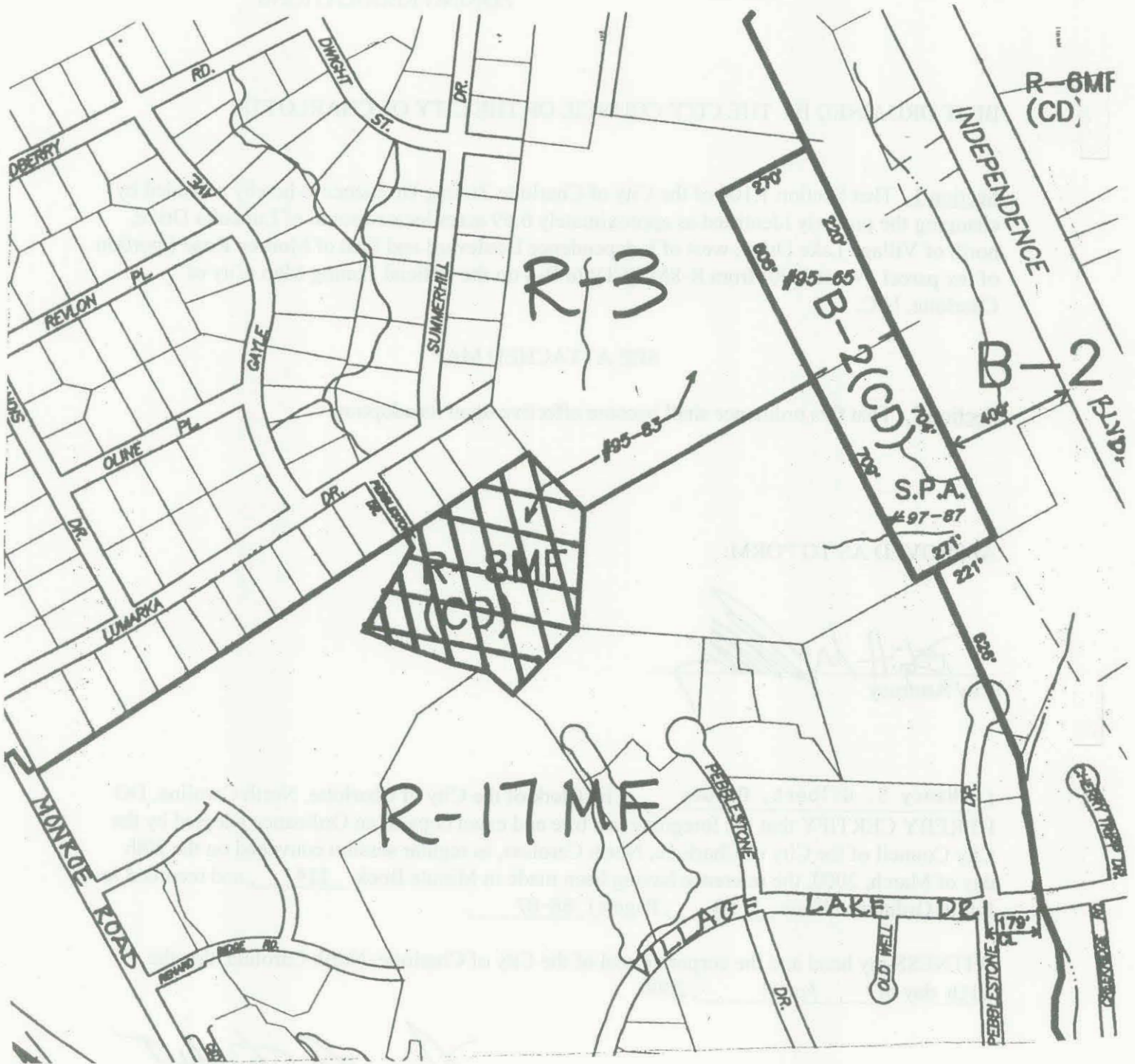
Petitioner: Knotts Development Resources, Inc.

Hearing Date: February 21, 2000

Classification (Existing): R-8MF(CD)

Zoning Classification (Requested): R-4

Location: Approximately 6.69 acres located south of Lumarka Drive, north of Village Lake Drive, west of Independence Boulevard and East of Monroe Road.



Zoning Map #(s): 137

Scale: No Scale

Ordinance No. 00-23
March 20, 2000

CITY

ORDINANCE NO. 00-23

This page not used

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the opening of approximately 3.4 acres located on the north side of Providence-Hickory Road (P-101) east of Lee Road, and

WHEREAS, the petition for opening for a parallel driveway was denied as permitted by Section 6-101 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a substantial plan which complied with all applicable requirements as specified in Section 6-205 and 6-204; and

WHEREAS, the City Council has authority to amend the zoning Ordinance by Chapter 37A and a public hearing was held on February 21, 2000, and

WHEREAS, in the passage of this ordinance the City Council in the City of Charlotte has considered the promotion of the health, safety, general welfare, and best interests of the community, and the requirements in Section 6-204.

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

Section 1. The portion 1-104 of the City of Charlotte zoning Ordinance is hereby amended by changing from R-3 to R-3A(1) on the official zoning map of the City of Charlotte, North Carolina the following described property:

SEE ATTACHED

Section 2. The development, construction and use of the property shall be in accordance with the applicable laws.

CITY CD

Petition No. 00-28
Alexa Land Company

ORDINANCE NO. 1477-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 approximately 3.4 acres located on the north side of Pineville-Matthews Road (NC 51), east of Rea 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 which complied with all application requirements as specified in Section 6.202 and 6.204; 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 21, 2000; 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-8MF(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.

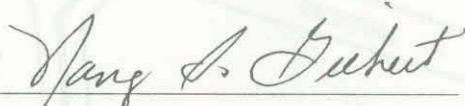
APPROVED AS TO FORM:



City Attorney

I, Nancy S. Gilbert, Deputy 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 March, 2000, the reference having been made in Minute Book 114, and recorded in full in Ordinance Book 50, Page(s) 89-91A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 11th day of April, 2000.



Nancy S. Gilbert, CMC, Deputy City Clerk

Petition #: 2000-28

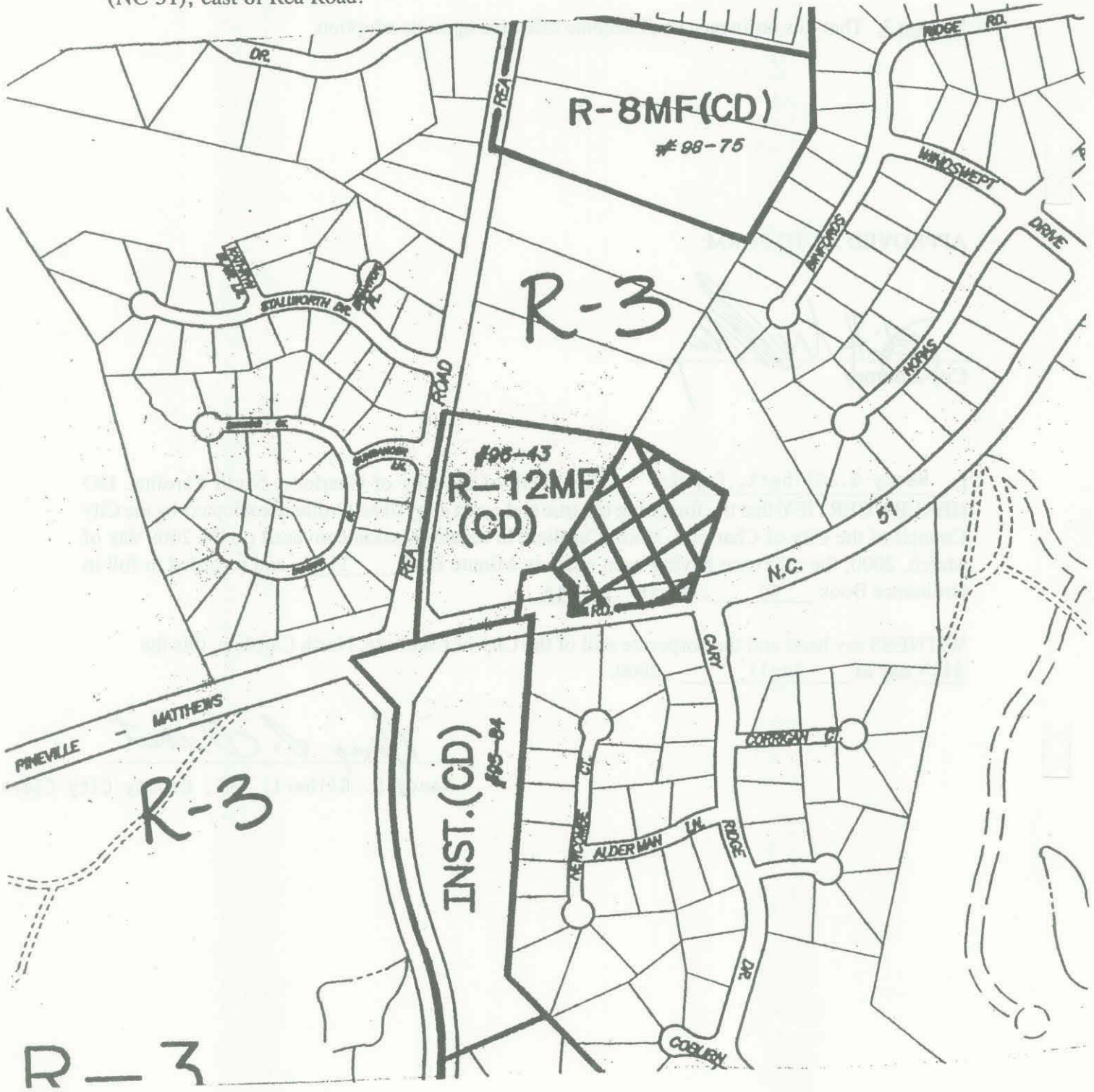
Petitioner: Alexa Land Co,

Hearing Date: February 21, 2000

Classification (Existing): R-3

Zoning Classification (Requested): ~~R-12MF(CD)~~ R-8 MF(CD)

Location: Approximately 3.4 acres located on the north side of Pineville-Matthews Road (NC 51), east of Rea Road.



Zoning Map #(s): 166

Scale: 1" = 400'

Petition No. 00-28
Alexa Land Company

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to Alexa Land Company and successors-in-interest of the property described as tax parcel 211-251-05, 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 R-8MF(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 may 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.

Petition No. 2000-29
Petitioner: Jimmy Berry

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

ORDINANCE NO. 1478

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, PART 8: Section 9.803. Uses permitted under prescribed conditions, by adding the following in proper numerical order:

(23.1) Off-street parking (BP only), provided that:

On a separate parcel when ancillary to an approved principal use located within the specific BP development.

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

Approved as to form:



City Attorney

I, Nancy S. Gilbert, ^{Deputy} 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 March, 2000, the reference having been made in Minute Book 114, and recorded in full in Ordinance Book 50, Page(s) 92.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 11th day of April, 2000.



Nancy S. Gilbert, CMC, Deputy City Clerk

ORDINANCE NO. 1479

Revised: 01/07/00

Petition No. 00-30
Petitioner: Charlotte Chamber

AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - 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 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, PART 3: BUFFERS AND SCREENING, Section 12.303. Screening requirements, (1) The following uses must be screened from abutting property and from public view from a public street:
 - (c) Service entrances or utility structures associated with a building; and
 - (d) Loading docks or spaces;

As follows:

1. Add the wording, "except in the area where such use abuts other service entrances or utility structures" to the end of (c) before the word "and".

The revised (1)(c) will read thusly;

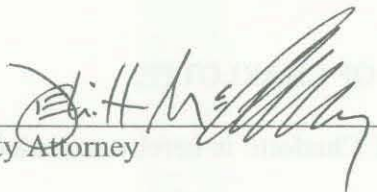
Service entrances or utility structures associated with a building, except in the area where such use abuts other service entrances or utility structures; and

2. Add the wording, "except in the area where such use abuts other loading docks or spaces" to the end of (d).

The revised (1)(d) will read thusly;
Loading docks or spaces, except in the area where such use abuts other loading docks or spaces.

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

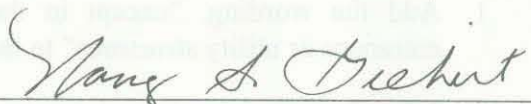
Approved as to form:



City Attorney

I, Nancy S. Gilbert 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 March, 2000, the reference having been made in Minute Book 114, and recorded in full in Ordinance Book 50, Page(s) 93-94.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 11th day of April.



Nancy S. Gilbert, CMC, Deputy City Clerk

ORDINANCE NO. 1480-X

Ordinance designating as a Historic Landmark a property known as the "E. L. Baxter Davidson House" (listed under Tax Parcel Number 155-121-02 as of November 15, 1999, and including the entire exterior of the E. L. Baxter Davidson House and the entire parcel of land listed under Tax Parcel Number 155-121-02 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of November 15, 1999). The property is owned by Thomas M. and Theresa R. Evans and is located at 1115 Colville Road in the City of Charlotte, Mecklenburg County, North Carolina.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 20th day of March, 2000, on the question of designating a property known as the E. L. Baxter Davidson House as a historic landmark; and

WHEREAS, the E. L. Baxter Davidson House is the only extant building associated with the life of E. L. Baxter Davidson, a local philanthropist and benefactor of Davidson College, as well as devoted student of Charlotte-Mecklenburg History, and

WHEREAS, the E. L. Baxter Davidson House is among the oldest houses in what eventually became the Pharrsdale neighborhood; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as E. L. Baxter Davidson House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the E. L. Baxter Davidson House is owned by Thomas M. and Theresa R. Evans.

NOW, THEREFORE, BE IT ORDAINED by the members of the City Council of Charlotte, North Carolina:

1. That the property known as the "E. L. Baxter Davidson House" (listed under Tax Parcel Number 155-121-02 as of November 15, 1999, and including the entire exterior of the E. L. Baxter Davidson House and the entire parcel of land listed under Tax Parcel Number 155-121-02 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of November 15, 1999) is hereby designated as a historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 1115 Colville Road in the City of Charlotte, Mecklenburg County, North Carolina. Exterior features are more completely described in the *Survey and Research Report on the E. L. Baxter Davidson House* (March 30, 1998).

2. That said exterior features are more specifically defined as the historic and structural fabric, especially including all original exterior architectural features and the original contours of landscaping.

3. That said designated historic landmark may be materially altered, restored, moved or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly

authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the this historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

5. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

6. That the owners and occupants of the historic landmark known as the E. L. Baxter Davidson House be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk,

Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

7. That which is designated as a historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 20th day of March, 2000, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

Clerk to City Council
Deputy Clerk, Nancy S. Gilbert, CMC
Approved as to form:

assistant Sara S. Holderness
City Attorney

CERTIFICATION

I, Nancy S. Gilbert, Deputy 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 March, 2000, the reference having been made in Minute Book 114, and recorded in full in Ordinance Book 50, Page(s) 95-98.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of March, 2000.

Nancy S. Gilbert
Nancy S. Gilbert, CMC, Deputy City Clerk