Petition No. 99-124 Susanne M. Robicsek

ORDINANCE NO. 1722-Z

APPROVED AS TO FORM

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

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

<u>Section 1.</u> That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-12MF to MUDD-O.

<u>Section 2</u>. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

Cit	Attorney Attorney	
I, _	Brenda R. Freeze	City Clerk of the City of Charlotte, North Carolina, DO
HE	REBY CERTIFY that the forego	oing is a true and exact copy of an Ordinance adopted by the City
Cor	incil of the City of Charlotte, N	North Carolina, in regular session convened on the 16th day of
		g been made in Minute Book 115, and recorded in full in
Orc	linance Book 50, Page(s)	821-822
XX/T	TNIESS my band and the comes	rate seal of the City of Charlotte, North Carolina, this 31stday
	January, 2001.	ate sear of the City of Charlotte, North Caronna, this 318 pag
01_	Danuary , 2001.	
		Brenda R. Freeze, CMC
		Brenda R. Freeze, CMC, City Clerk

January 16, 2001 Ordinance Book 50, Page 822

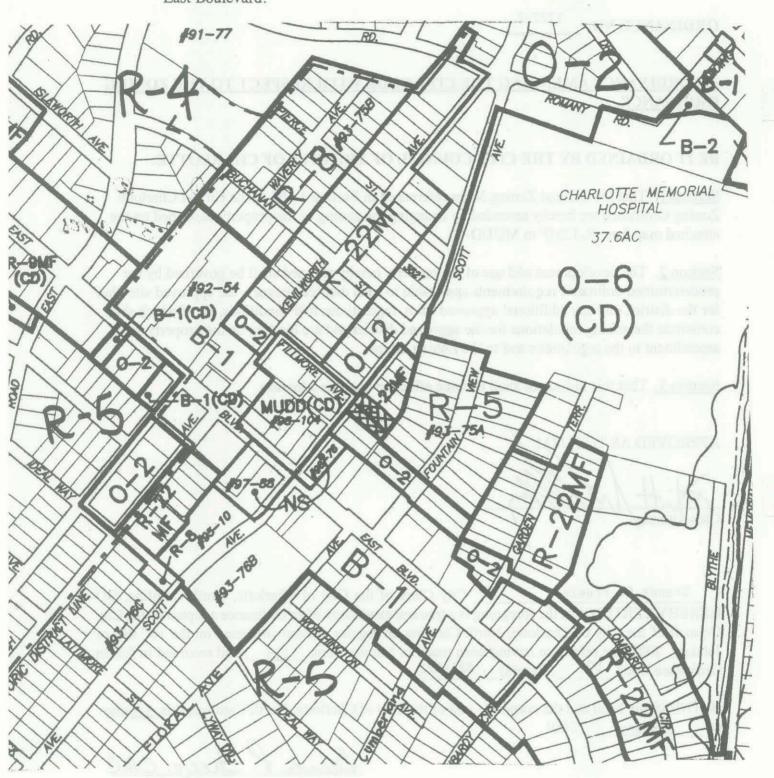
Petition #: 99-124

Petitioner: Susanne M. Robicsek Hearing Date: December 18, 2000 Classification (Existing): R-22MF

Zoning Classification (Requested): MVDD-0

Location:

Approximately 0.37 acres located on the east side of Scott Avenue, north of East Boulevard.



Zoning Map #(s): 111

Scale: 1" = 400

Petition No. 00-90 Hanover R. S. Ltd.

ORDINANCE NO. 1723-Z

APPROVED AS TO FORM

Ordinance Book 50 , Page(s) 823-824 .

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

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

<u>Section 1.</u> That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 and CC to R-12MF(CD).

R-8MF(CD) and

<u>Section 2</u>. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

I, Brenda R. Freeze	City Clerk of the City of Charlotte, North Carolina, DC
	regoing is a true and exact copy of an Ordinance adopted by the City
	e, North Carolina, in regular session convened on the 16th day of
January, 2001, the reference ha	ving been made in Minute Book 115, and recorded in full in

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of February, 2001.

Brenda R. Freeze, CMC, City Clerk

January 16, 2001 Petition #: 2000-90 Ordinance Book 50, Page 824

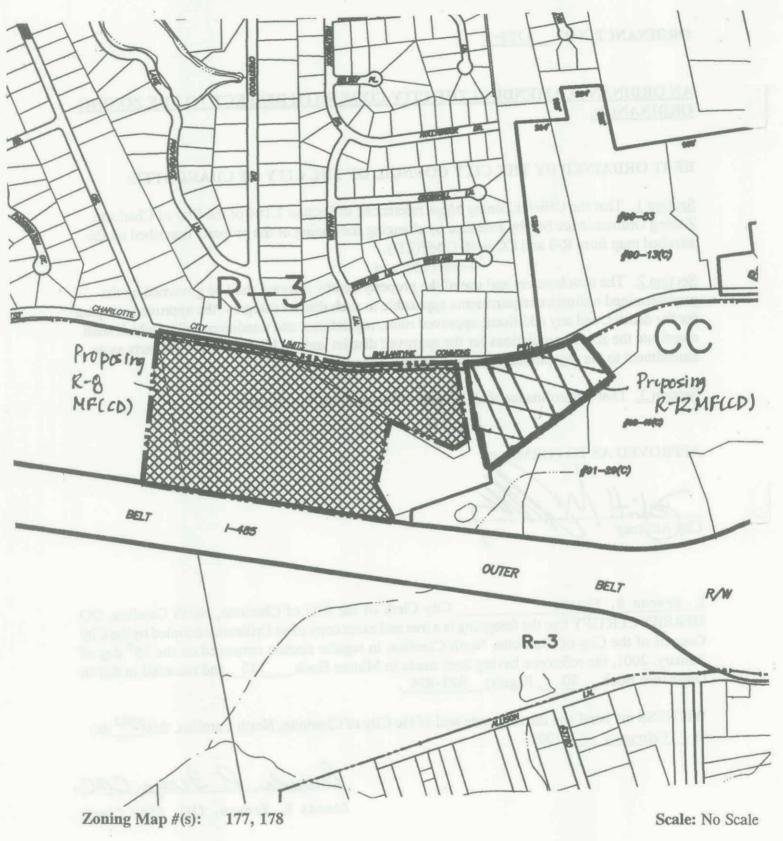
Petitioner: Hanover R. S. Limited Partnership

Hearing Date: December 18, 2000 Classification (Existing): R-3 and CC

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

Approximately 32.75 acres located between Ballantyne Commons Parkway and Location:

the I-485 Outer Belt, south of Crestwood Drive.



Petition No. 00-139 Cambridge Properties, Inc.

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3, B-2 and MX-2 LW/PA to B-1(CD), MX-2 and MX-2 LW/PA.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become e	effective upon its adoption.
APPROVED AS TO FORM:	
City Attorney	
	I-1(cp) 1-1
	Clerk of the City of Charlotte, North Carolina, DO e and exact copy of an Ordinance adopted by the City
Council of the City of Charlotte, North Carol	lina, in regular session convened on the 16th day of
January, 2001, the reference having been mad Ordinance Book50, Page(s)825-826	de in Minute Book115, and recorded in full in 5
WITNESS my hand and the corporate seal of of, 2001.	the City of Charlotte, North Carolina, this 31stday
	Brenda R. Freeze, CME
	Brenda R. Freeze, CMC, City Clerk

January 16, 2001 Ordinance Book 50, page 826

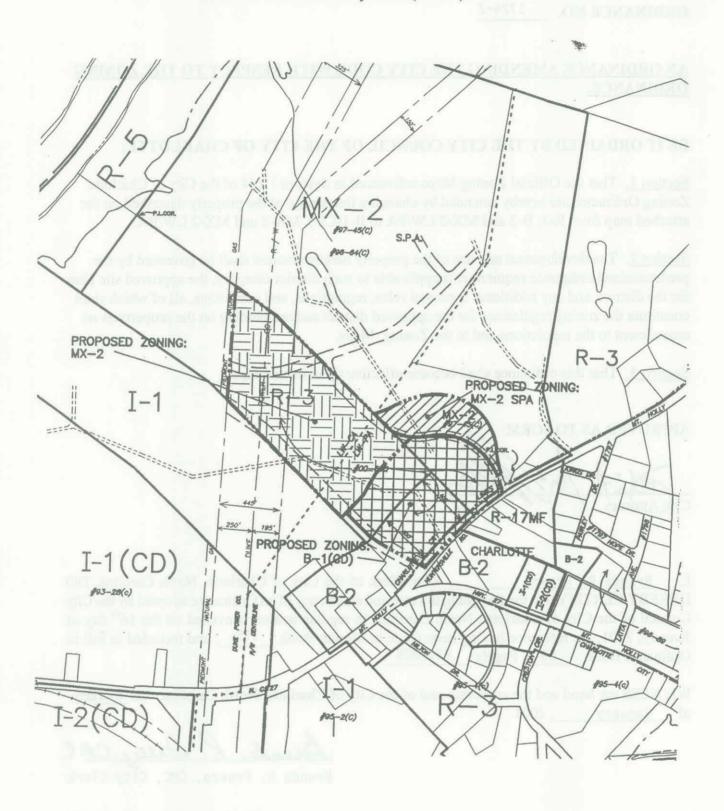
Petition #: 2000-139

Petitioner: Cambridge Properties, Inc. Hearing Date: November 20, 2000 Classification (Existing): R-3, B-2, MX-2

Zoning Classification (Requested: B-1(CD), MX-2

Location: Approximately 38 acres located on the west side of Mt. Holly-Huntersville

Road, across from Mt. Holly Road (NC 27).



Zoning Map #(s): 64, (63)

Petition No. 00-146 Gene Bodycott

ORDINANCE NO. ____1725-Z

APPROVED AS TO FORM:

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

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

<u>Section 1.</u> That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from I-1, I-2 and CC to CC, and MUDD(CD).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

City-Attorney	
I, Brenda R. Freeze	City Clerk of the City of Charlotte, North Carolina, DC
	egoing is a true and exact copy of an Ordinance adopted by the City e, North Carolina, in regular session convened on the 16 th day or
	ring been made in Minute Book, and recorded in full in

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22ndday of February, 2001.

Brenda R. Freeze, CMC, City Clerk

January 16, 2001

Ordinance Book 50, Page 828

Petition #: 2000-146

Petitioner: Gene Bodycott

Hearing Date: December 18, 2000

Classification (Existing): I-2, I-2 and CC

Zoning Classification (Requested: MUDD(CD), CC, CC S.P.A.

Location: Approximately 135 acres located on the south side of I-485, east side of York Road, the north side of Westinghouse Boulevard and the west side of Steele Pioneer Avenue.



Zoning Map #(s): 149, (150)

Petition No. 00-149 Charles T. Shook and Don W. Whelchel

ORDINANCE NO. _ 1726-Z

APPROVED AS TO FORM:

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

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

<u>Section 1.</u> That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from I-2 to MUDD-O.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

City Attorney	
Council of the City of Charlotte,	City Clerk of the City of Charlotte, North Carolina, DO going is a true and exact copy of an Ordinance adopted by the City, North Carolina, in regular session convened on the 16 th day of ing been made in Minute Book, and recorded in full in s)
WITNESS my hand and the corpor of, 2001.	orate seal of the City of Charlotte, North Carolina, this 31st day
	Brenda R. Freeze, CMC, City Clerk

January 16, 2001 Ordinance Book 50, Page 830

Petition #: 2000-149

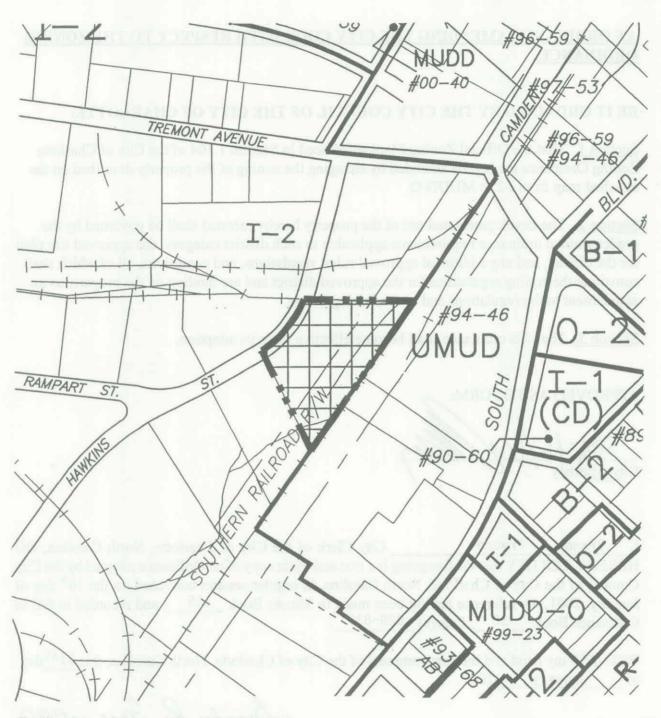
Petitioner: Charles T. Shook and Don W. Whelchel

Hearing Date: November 20, 2000 Classification (Existing): I-2

Zoning Classification (Requested: MUDD- Optional

Location: Approximately 2.2 acres located on the east side of Hawkins Street, south of

Tremont Avenue and west of South Boulevard.



Zoning Map #(s): 110, 111 (102, 103)

Petition No. 00-156 Mallard Creek Land Co. LLC

ORDINANCE NO. 1727-Z

January , 2001.

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

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

<u>Section 1.</u> That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-12MF(CD) to R-12MF(CD).

<u>Section 2</u>. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVI	ED AS TO FORM:				
CityAttor	in H / Williams				
HEREBY	enda R. Freeze CERTIFY that the foregoing the City of Charlotte,	going is a true and exac	t copy of an Ordinanc	e adopted by the C	City
January, 2	2001, the reference having Book 49, Page(s	ing been made in Minu			

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 31st day

Brenda R. Freeze, CMC,

January 16, 2001 Ordinance Book 50, Page 832 **Petition #:** 2000-156

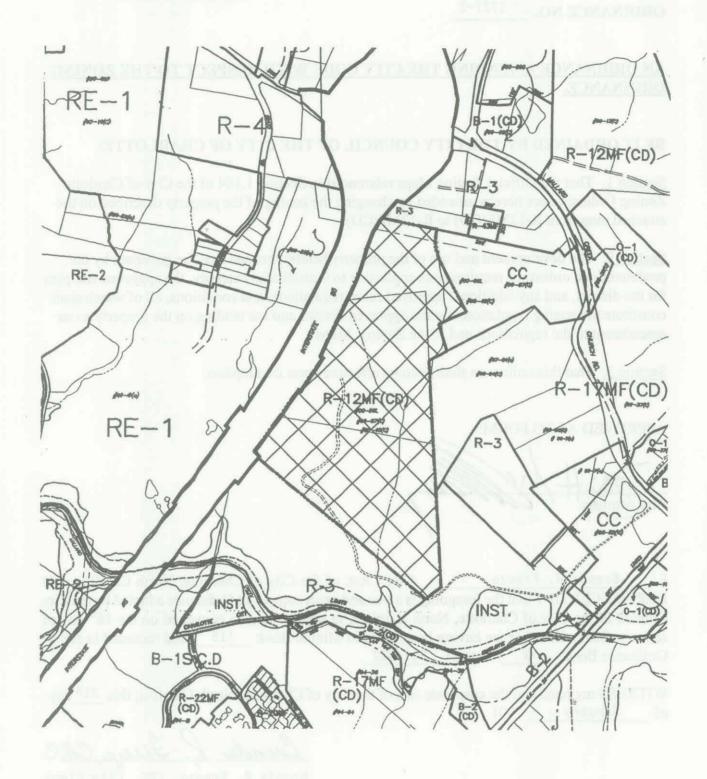
Petitioner: Mallard Creek Land Company, LLC

Hearing Date: December 18, 2000 Classification (Existing): R-12MF(CD)

Zoning Classification (Requested): R-12MF(CD) S.P.A.

Location: Approximately 94 acres located on the east side of Interstate 85, south of Mallard

Creek Church Road.



Zoning Map #(s):

53, 54, 57 & 58 91 670 95 450

Petition No. 00-158 Trinity Episcopal School

ORDINANCE NO. ___1728-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from UR-2 and UR-2(CD) to UR-2(CD).

<u>Section 2</u>. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

City Attorney 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 16 th day of January, 2001, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 50, Page(s) 833-834. WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 31stday of January, 2001.	APPROVED AS TO FORM:	
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 16 th day of January, 2001, the reference having been made in Minute Book115, and recorded in full in Ordinance Book50, Page(s)833-834 WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this31st_day of, 2001.	City Attorney	
of January , 2001.	HEREBY CERTIFY that the foregoing is Council of the City of Charlotte, North January, 2001, the reference having been	carolina, in regular session convened on the 16 th day of made in Minute Book 115, and recorded in full in
A		al of the City of Charlotte, North Carolina, this 31stday
Brende R. Freeze, CM		Brenda R. France CMC City Clark

January 16, 2001 Ordinance Book 50, Page 834

Petition #: 2000-158

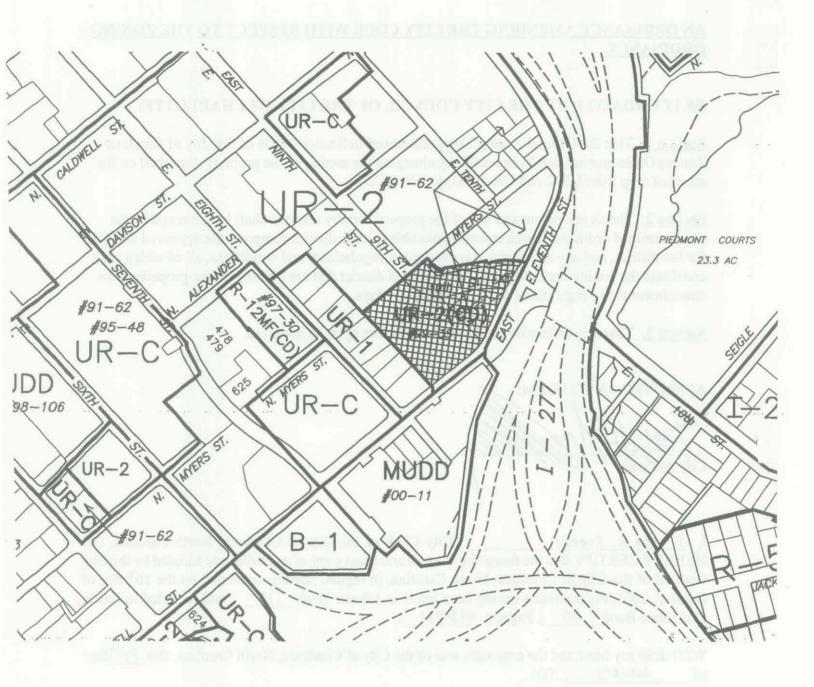
Petitioner: Trinity Episcopal School Hearing Date: December 18, 2000

Classification (Existing): UR-2 and UR-2(CD)

Zoning Classification (Requested): UR-2(CD) and UR-2(CD)S.P.A.

Location: Approximately 4 acres located on the northeast corner of N. McDowell Street and E.

Ninth Street.



99-35

Zoning Map #(s): 102

January 16, 2001 Ordinance Book 50, Page 835

CITY ZONE CHANGE

Petition No. 00-159 FF Realty LLC

ORDINANCE NO. 1729-Z

APPROVED AS TO FORM:

ZONING REGULATIONS

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

<u>Section 1.</u> That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 0.55 acres located on the southeast corner of S. Tryon Street and East Carson Boulevard, (tax parcels 123-031-01, 123-031-04, and 123-031-05) from I-2 to MUDD on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

Cit	ty Attorney	100		
I,	Brenda F		City Clerk of the City of Charlot	
Co	ouncil of the	City of Charlotte	regoing is a true and exact copy of an Ordin e, North Carolina, in regular session conv	vened on the 16th day of
		he reference hav	ving been made in Minute Book 115 e(s) 835-836.	, and recorded in full in
W	ITNESS my h	and and the corp	porate seal of the City of Charlotte, North C	arolina, this <u>31st</u> day of

Brenda R. Freeze, CMC, City Clerk

January 16, 2001 Ordinance Book 50, Page 836 **Petition #:** 2000-159

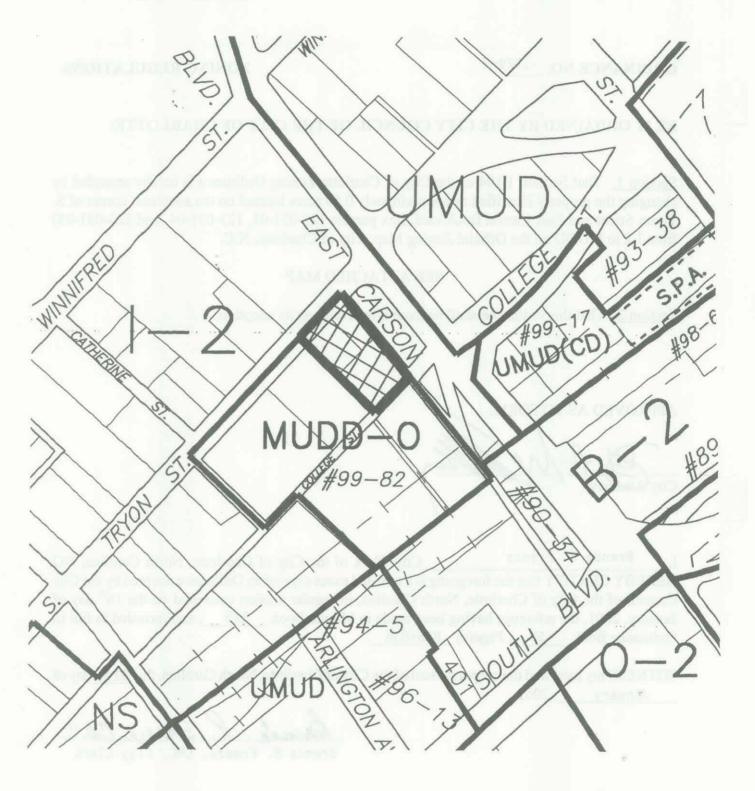
Petitioner: F F Realty, LLC

Hearing Date: December 18, 2000 Classification (Existing): I-2

Zoning Classification (Requested): MUDD

Location: Approximately 0.55 acres located on the southeast corner of S. Tryon Street and East

Carson Boulevard.



Zoning Map #(s): 102

CITY ZONE CHANGE

Petition No. 00-161 Stan Law

Brenda R. Freeze, CMC, City Clerk

ORDINANCE NO. __1730-Z

APPROVED AS TO FORM:

ZONING REGULATIONS

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

<u>Section 1.</u> That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 18 acres located on the southwest corner of Beatties Ford Road and Capps Hill Mine Road, (tax parcel 039-161-05) from R-4 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.

City Attorney	
I, Brenda R. Freeze	City Clerk of the City of Charlotte, North Carolina, DO
HEREBY CERTIFY that the fo	oregoing is a true and exact copy of an Ordinance adopted by the City
	tte, North Carolina, in regular session convened on the 16 th day of aving been made in Minute Book 115, and recorded in full in
Ordinance Book 50, Pag	
WITNESS my hand and the con January , 2001.	rporate seal of the City of Charlotte, North Carolina, this 31st day of
	Brenda R. Frege CMC

January 16, 2001 Ordinance Book 50, Page 838 Petition #: 2000-161

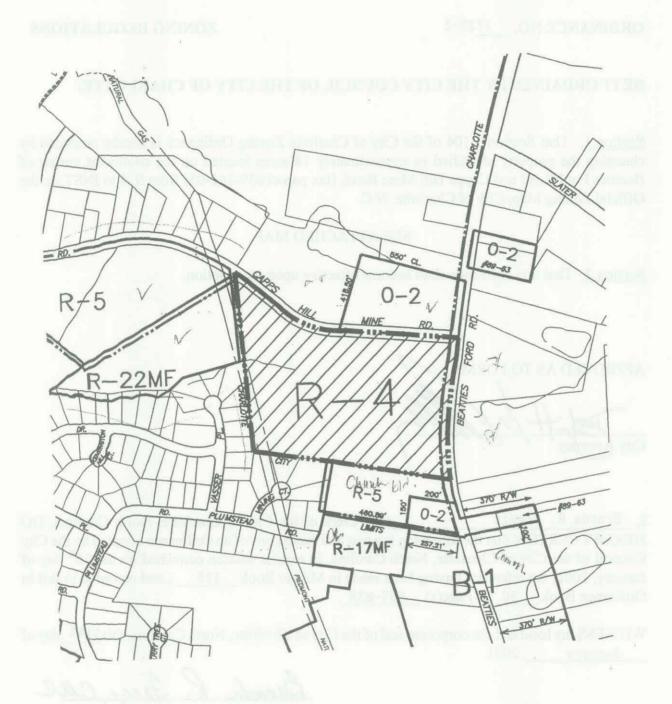
Petitioner: Stan Law

Hearing Date: December 18, 2000 Classification (Existing): R-4

Zoning Classification (Requested: INST

Location: Approximately 18.4 acres located on the southwest corner of Beatties Ford Road and

Capps Hill Mine Road.



Zoning Map #(s): 69 (68)

Petition No. 00-162 Diamond Oaks Development, Inc.

Brenda R. Freeze, CMC, City Clerk

ORDINANCE NO. ___1731-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

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

<u>Section 1.</u> That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-4 to MX-1 Innovative.

<u>Section 2</u>. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.
APPROVED AS TO FORM:
City Attorney City Attorney
I, Brenda R. Freeze City Clerk of the City of Charlotte, North Carolina, DC
I, Brenda R. Freeze City Clerk of the City of Charlotte, North Carolina, DC 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 16 th day or
January, 2001, the reference having been made in Minute Book, and recorded in full in Ordinance Book, Page(s)
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 31st day

, 2001.

January

January 16, 2001

Ordinance Book 50, Page 840

Petition #: 2000-162

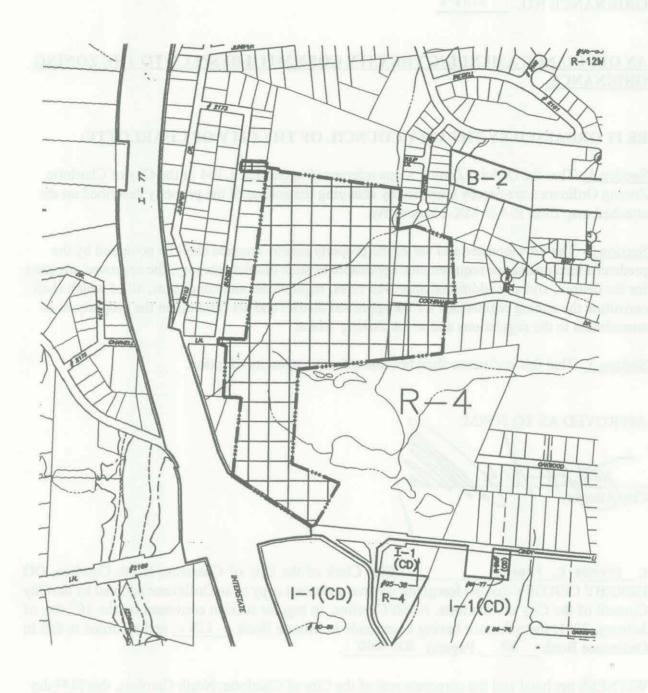
Petitioner: Diamond Oaks Development, Inc.

Hearing Date: December 18, 2000 Classification (Existing): R-4

Zoning Classification (Requested): MX-1 Innovative

Location: Approximately 57 acres located north of Cindy Lane and northeast of Interstate 77,

between Sunset Lane and Cochrane Drive.



Zoning Map #(s): 69

Petition No. 00-166

Petitioner: Charlotte-Mecklenburg Schools

ORDINANCE NO. 1732

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 9: <u>GENERAL DISTRICTS</u>, PART 2, SINGLE FAMILY DISTRICTS, Section 9.203(7). <u>Elementary and secondary schools</u>, as follows:
 - A. Modify subsection (7)(a) by adding the phrase ";or colleges;" at the end of that subsection.

The modified subsection (7)(a) will then read thusly:

- (a) All buildings, outdoor recreational facilities, and off-street parking and service areas will be separated by a Class C buffer for elementary and junior high schools and a Class B buffer for senior high schools from any abutting property located in a residential district, used for residential purposes, or low-intensity institutional use (See Section 12.302), except that buffers shall not be required to separate adjacent public elementary schools; junior high or middle schools; senior high schools; or public parks and greenways; or colleges;
- B. Modify subsection 7(f) by adding the following sentence to the end of that subsection:

Notwithstanding the forgoing, subsections 7(b) and 7(c) shall not apply to any elementary school site, which was operating as a school as of January 1, 1992 that has less than 100 feet of frontage on a collector, minor thoroughfare, or major thoroughfare.

The modified subsection 7(f) will then read thusly:

(f) Except as modified by the requirements of subsection 7(d) of this section, subsections 7(b) and 7(c) of this section shall not apply to additions, modifications, or improvements to any school that is nonconforming with respect to these provisions which was constructed, or where a building permit for the school was issued, prior to January 1, 1992. Notwithstanding the forgoing, subsections 7(b) and 7(c) shall not apply to any elementary school site, which was operating as a school as of January 1, 1992 that has less than 100 feet of frontage on a collector, minor thoroughfare, or major thoroughfare.

- 2. Amend CHAPTER 9: <u>GENERAL DISTRICTS</u>, PART 3: MULTI-FAMILY DISTRICTS, Section 9.303(10(a) <u>Elementary and secondary schools</u>, as follows;
 - A. Modify subsection (10)(a) by adding the phrase ";or colleges;" at the end of that subsection.

The modified subsection (10)(a) will then read thusly:

- (a) All buildings, outdoor recreational facilities, and off-street parking and service areas will be separated by a Class C buffer for elementary and junior high schools and a Class B buffer for senior high schools from any abutting property located in a residential district, used for residential purposes, or low-intensity institutional use (See Section 12.302), except that buffers shall not be required to separate adjacent public elementary schools; junior high or middle schools; senior high schools; or public parks and greenways; or colleges;
- B. Modify subsection 10(f) by adding the following sentence to the end of that subsection:

Notwithstanding the forgoing, subsections 10(b) and 10(c) shall not apply to any elementary school site, which was operating as a school as of January 1, 1992 that has less than 100 feet of frontage on a collector, minor thoroughfare, or major thoroughfare.

The modified subsection 10(f) will then read thusly:

- (f) Except as modified by the requirements of subsection 10(d) of this section, subsections 10(b) and 10(c) of this section shall not apply to additions, modifications, or improvements to any school that is nonconforming with respect to these provisions which was constructed, or where a building permit for the school was issued, prior to January 1, 1992. Notwithstanding the forgoing, subsections 10(b) and 10(c) shall not apply to any elementary school site, which was operating as a school as of January 1, 1992 that has less than 100 feet of frontage on a collector, minor thoroughfare, or major thoroughfare.
- 3. Amend CHAPTER12: <u>DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY</u>, PART 3, BUFFERS AND SCREENING, <u>Table 12.302(a) MINIMUM BUFFER REQUIREMENTS</u>, BY <u>USE AND DISTRICT CATEGORIES</u>, by adding the phrase ";or colleges." after the word "greenways" in the footer.

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

Approved as to form:	
W-4 / /////	
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 16th day of January, 2001, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 50, Page(s) 841-843.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 31st day of January , 2001.

Nancy S. Gilbert, CMC, Deputy City Clerk