

April 19, 2004
Ordinance Book 52, Page 783

CITY ZONE CHANGE

Petition No. 2004-004
Petitioner: The A.G. Boone Co.

ORDINANCE NO. 2582-Z

ZONING REGULATIONS

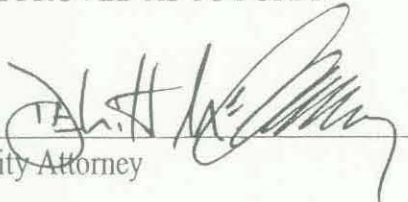
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-17MF and B-1 to I-1 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:

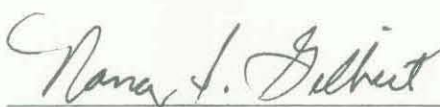


City Attorney

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 19th day of April, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 783-784.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of May, 2004.



Nancy S. Gilbert, CMC, Deputy City Clerk

April 19, 2004

Ordinance Book 52, Page 784

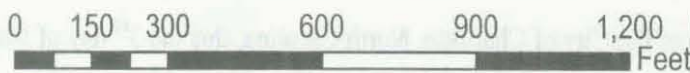
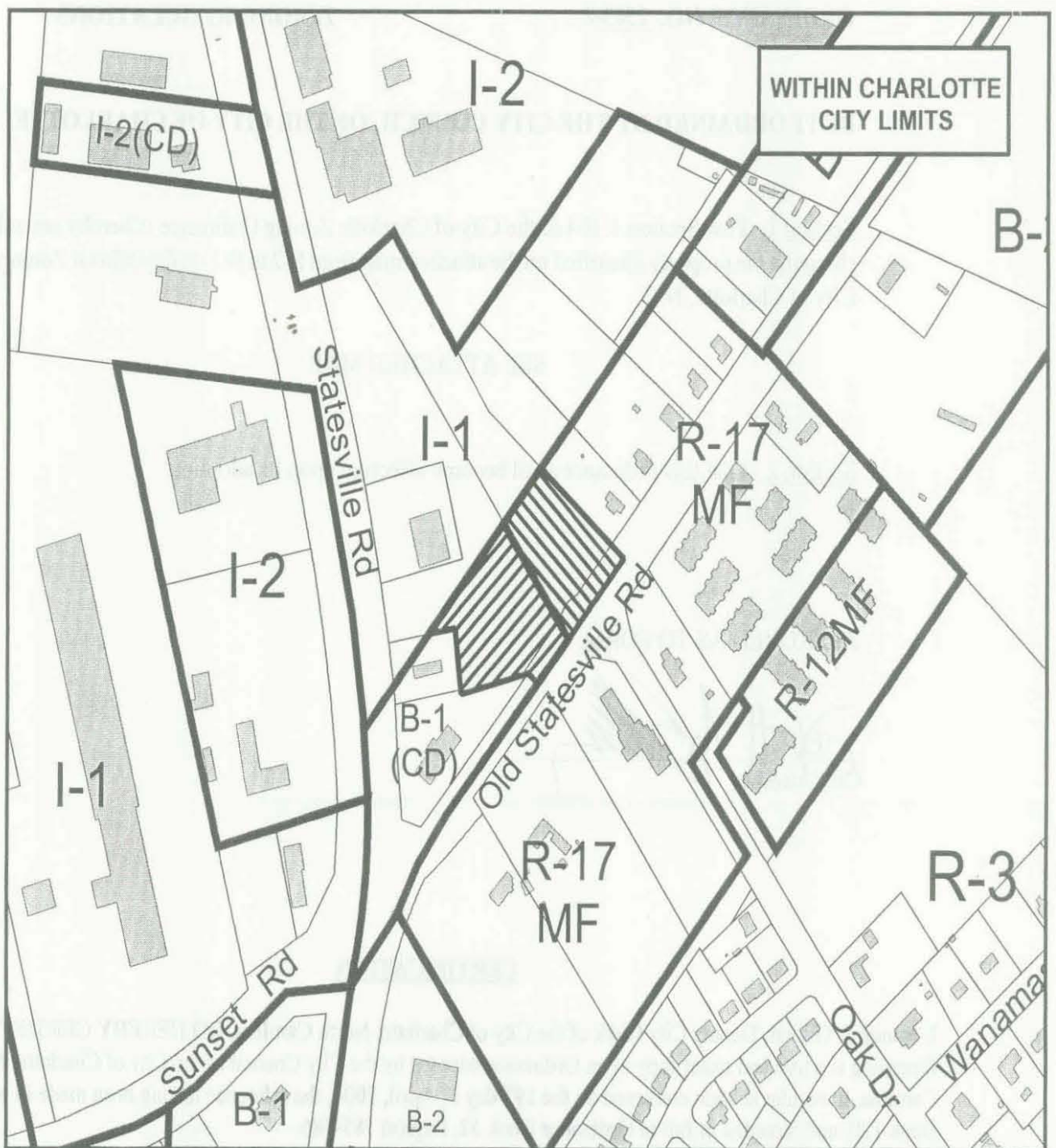
Petition #: **2004-004**

Petitioner: The A.G. Boone Company

Zoning Classification (Existing): B-1 (Neighborhood Business) and R-17MF (Multi-family Residential, up to 17 dwelling units per acre)

Zoning Classification (Requested): I-1 (Light Industrial)

Acreage & Location : Approximately 1.5 acres located on the north side of Old Statesville Road, east of Statesville Road



Zoning Map #(s) **60**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
10-29-2003



Requested I-1 from B-1(CD)	Requested I-1 from R-17MF
Existing Building Footprints	Fema Flood Plain
Existing Zoning Boundaries	Lakes and Ponds
Charlotte City Limits	Creeks and Streams

April 19, 2004
Ordinance Book 52, Page 785

CITY ZONE CHANGE

Petition No. 2003-099C

Petitioner: Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 2583-Z

ZONING REGULATIONS

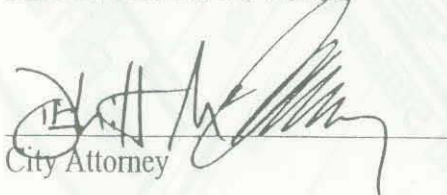
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from B-2 to B-1 on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

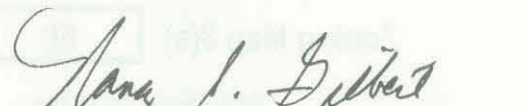
APPROVED AS TO FORM:


City Attorney

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 19th day of April, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 785-786.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of May, 2004.


Nancy S. Gilbert, CMC, Deputy City Clerk

April 19, 2004

Ordinance Book 52, Page 786

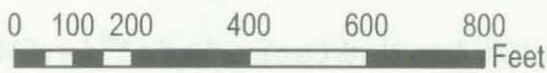
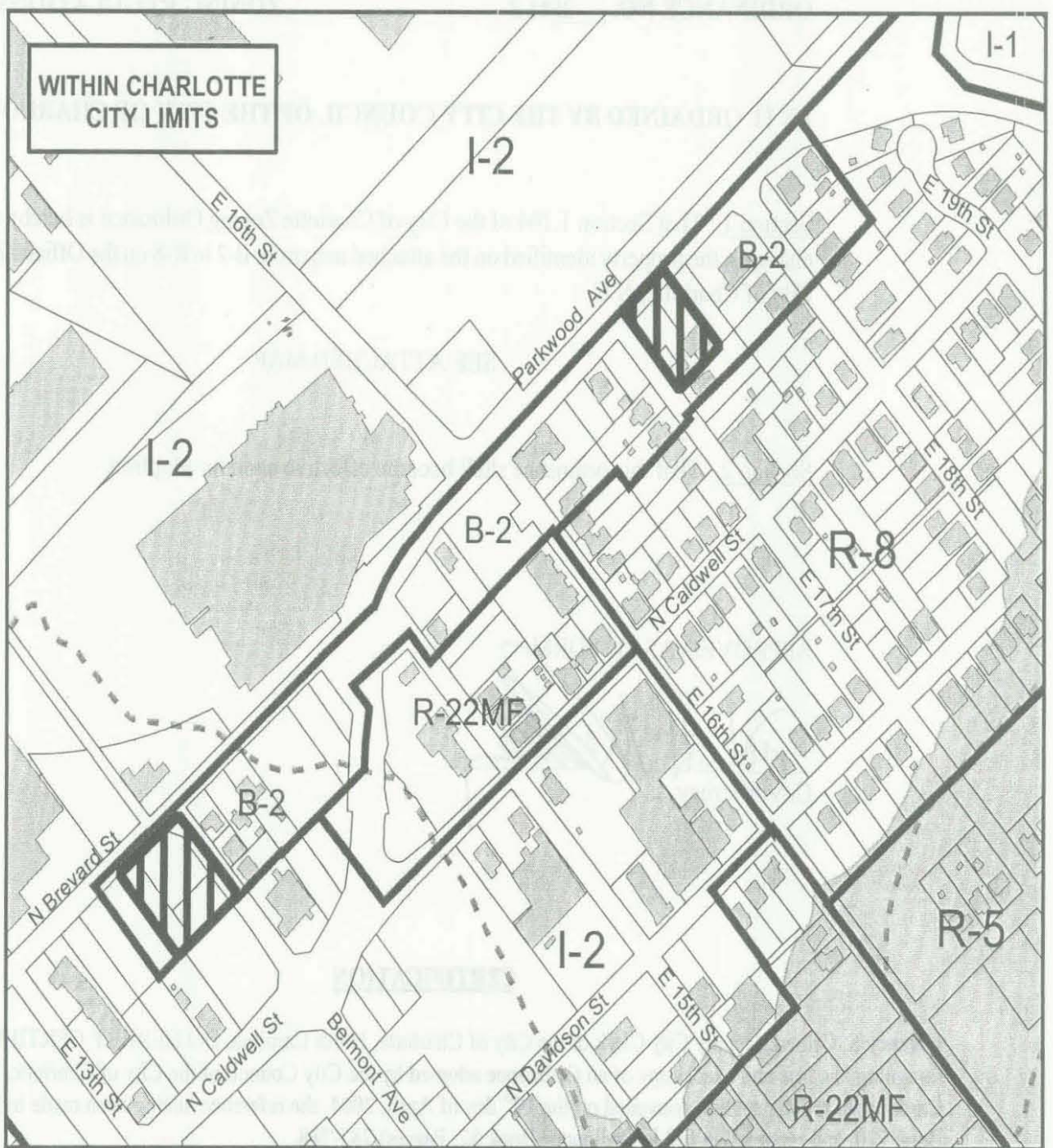
Petition #: **2003-099C**

Petitioner: The Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): B-2
(General Business)

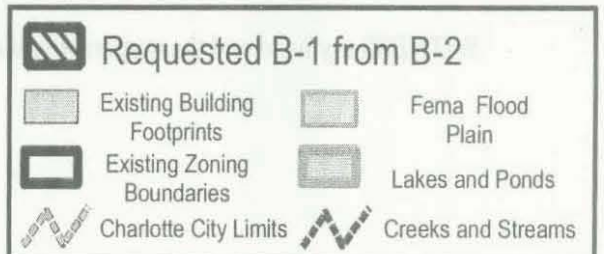
Zoning Classification (Requested): B-1
(Neighborhood Business)

Acreage & Location : Approximately 1 acre located on the east side of Brevard Street and Parkwood Avenue, between East 18th Street and East 13th Street



Zoning Map #(s) **88, 102**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
03-30-2004



CITY ZONE CHANGE

Petition No. 2003-099D2

Petitioner: Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 2584-Z

ZONING REGULATIONS

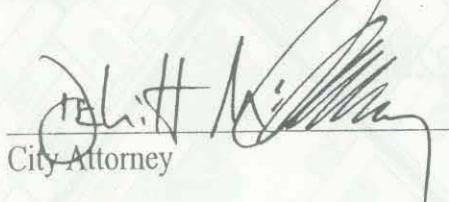
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from B-2 to R-8 on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

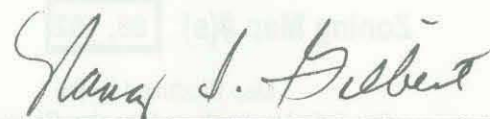
APPROVED AS TO FORM:


City Attorney

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 19th day of April, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 787-788.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of May, 2004.



Nancy S. Gilbert, CMC, Deputy City Clerk

April 19, 2004

Ordinance Book 52, Page 788

Petition #: **2003-099D2**

Petitioner: The Charlotte-Mecklenburg Planning Commission

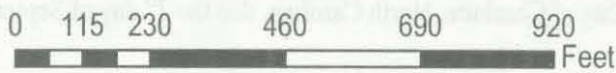
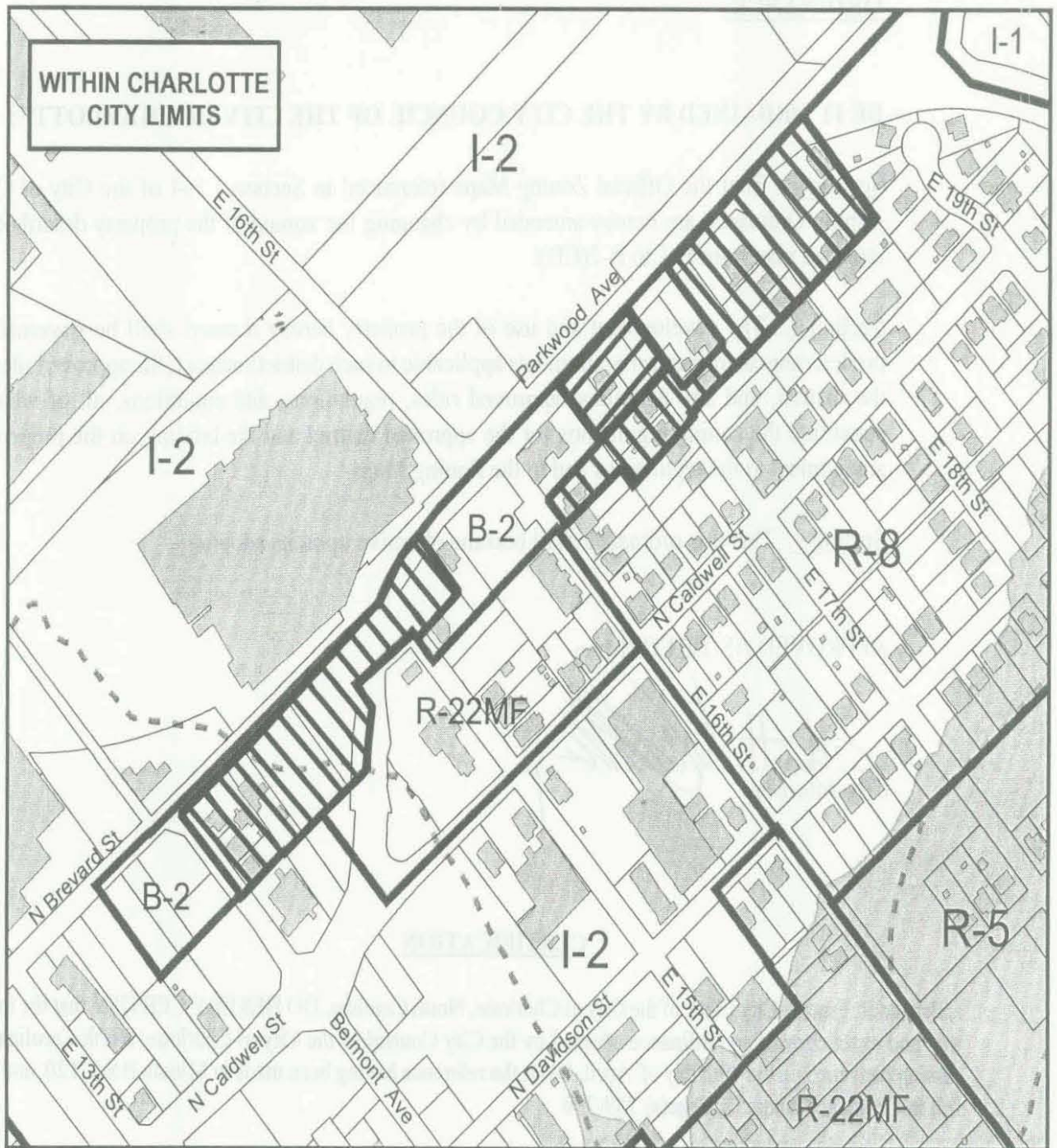
Zoning Classification (Existing): B-2

(General Business)

Zoning Classification (Requested): B-1 (Neighborhood Business)

and R-8 (Single-family Residential, up to 8 dwelling units per acre)

Acreeage & Location : Approximately 5.6 acres located on the east side of Parkwood Avenue, between Parkwood Avenue and E. 14th Street



Zoning Map #(s) **88, 102**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
03-30-2004



	Requested R-8 from B-2		Requested B-1 from B-2
	Existing Building Footprints		Fema Flood Plain
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

Petition No. 2004-023
Petitioner: Chandrakant S. Patel

2585-Z
ORDINANCE NO. _____

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

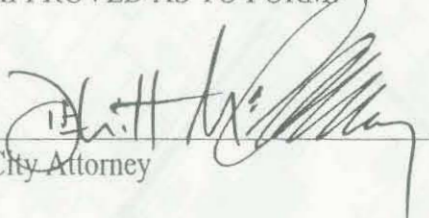
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 B-1 to B-2(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.


APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of April, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 789-790

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7th day of September, 2004.


Brenda R. Freeze, CMC, City Clerk

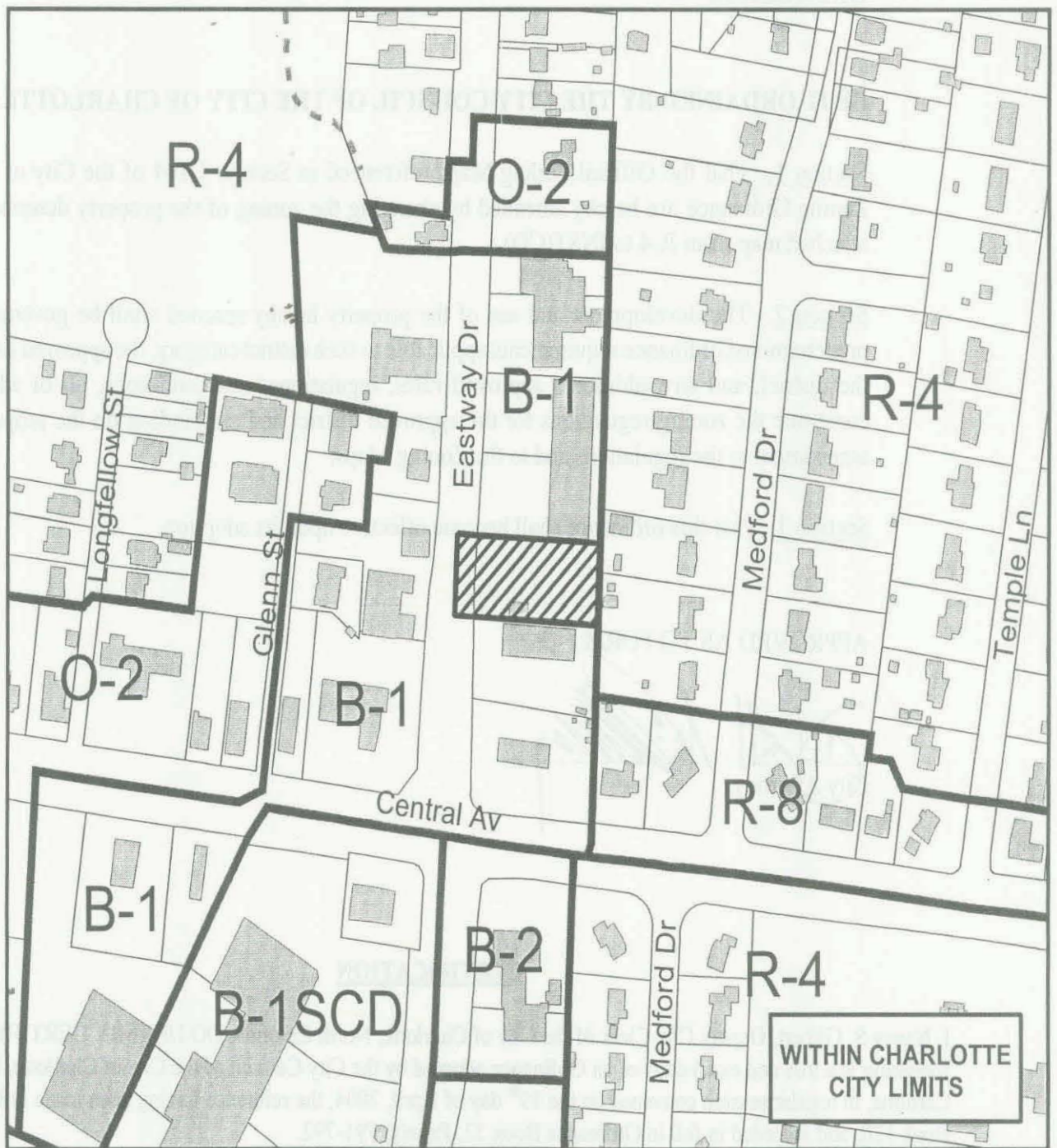
Petition #: **2004-023**

Petitioner: Chandrakant S. Patel

Zoning Classification (Existing): B-1
(Neighborhood Business)

Zoning Classification (Requested): B-2(CD)
(General Business, Conditional)

Acreeage & Location : Approximately 0.59 acres located on the east side of Eastway Drive, north of Central Avenue



0 100 200 400 600 800 Feet

Zoning Map #(s) **100**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
02-03-2003



- Requested B-2(CD) from B-1
- Existing Building Footprints
- Existing Zoning Boundaries
- Charlotte City Limits
- Fema Flood Plain
- Lakes and Ponds
- Creeks and Streams

April 19, 2004
Ordinance Book 52, Page 791

Petition No. 2004-025
Petitioner: Ivey Hall Foundation (Doris Asbury)

ORDINANCE NO. 2586-Z

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

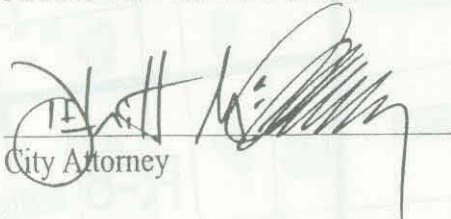
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 R-4 to INST(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.

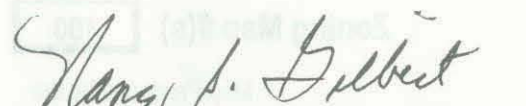
APPROVED AS TO FORM:


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 19th day of April, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 791-792.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of May, 2004.


Nancy S. Gilbert, CMC, Deputy City Clerk

April 19, 2004

Ordinance Book 52, Page 792

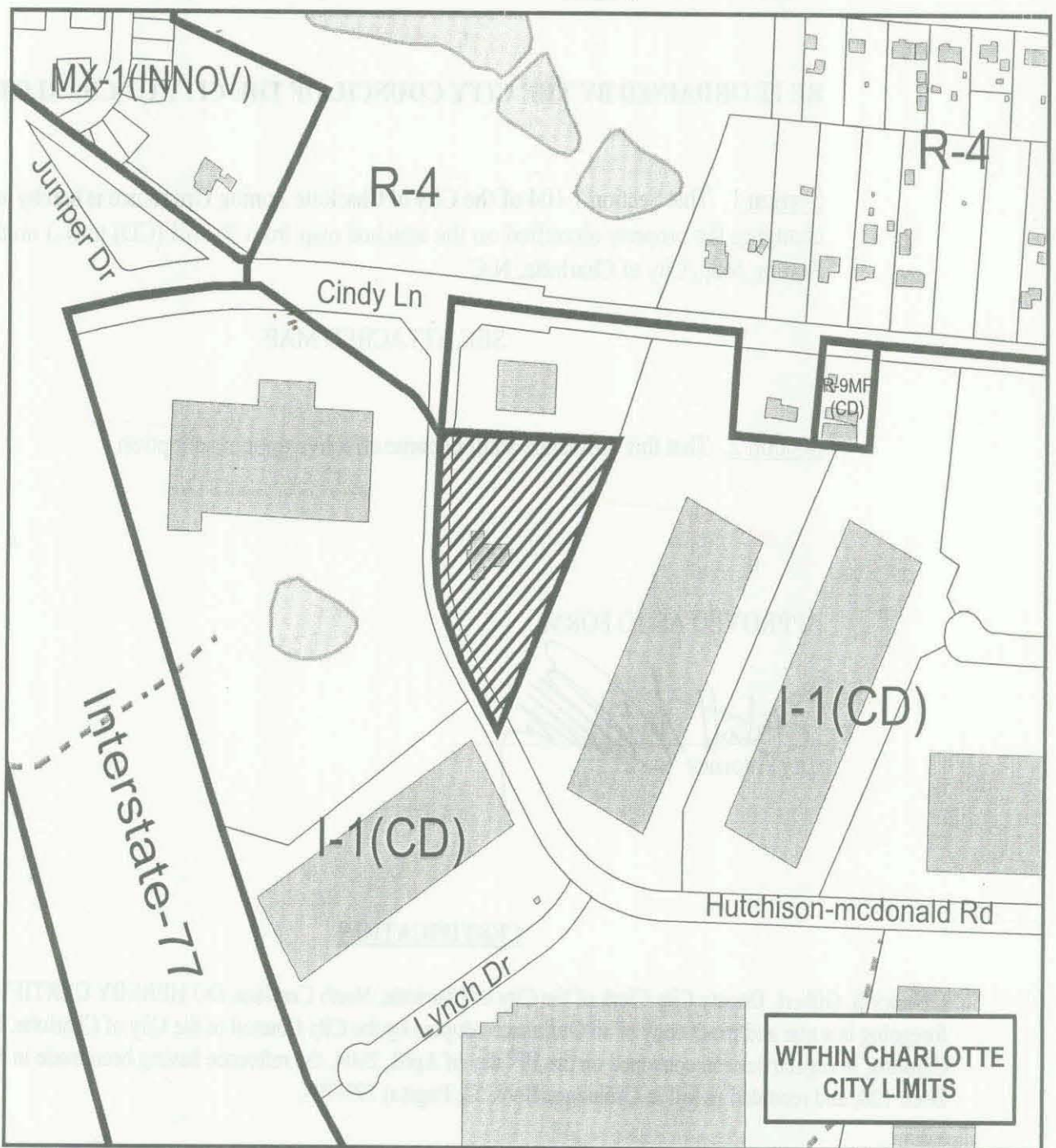
Petition #: **2004-025**

Petitioner: Ivy Hall Foundation, Doris Robinson Asbury

Zoning Classification (Existing): R-4
(Single-family Residential, up to 4 dwelling units per acre)

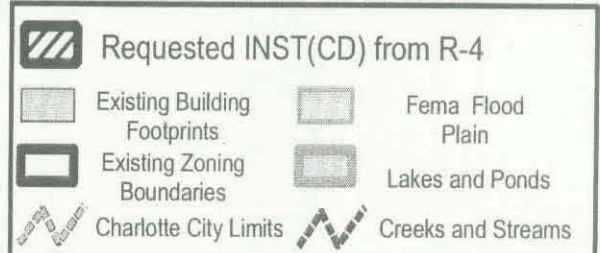
Zoning Classification (Requested): INST(CD)
(Institutional, Conditional)

Acreeage & Location : Approximately 3.45 acres located on the east side of Hutchinson-McDonald Road, south of Cindy Lane



Zoning Map #(s) **69**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
03-23-2004



CITY ZONE CHANGE

Petition No. 2004-031
Petitioner: Hammett Construction Co.

ORDINANCE NO. 2587-Z ZONING REGULATIONS

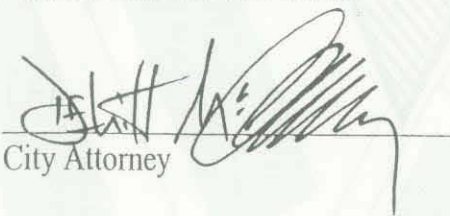
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-8MF(CD) to R-3 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:

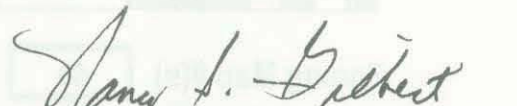


City Attorney

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 19th day of April, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 793-794.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of May, 2004.



Nancy S. Gilbert, CMC, Deputy City Clerk

April 19, 2004

Ordinance Book 52, Page 794

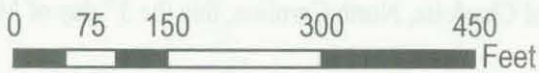
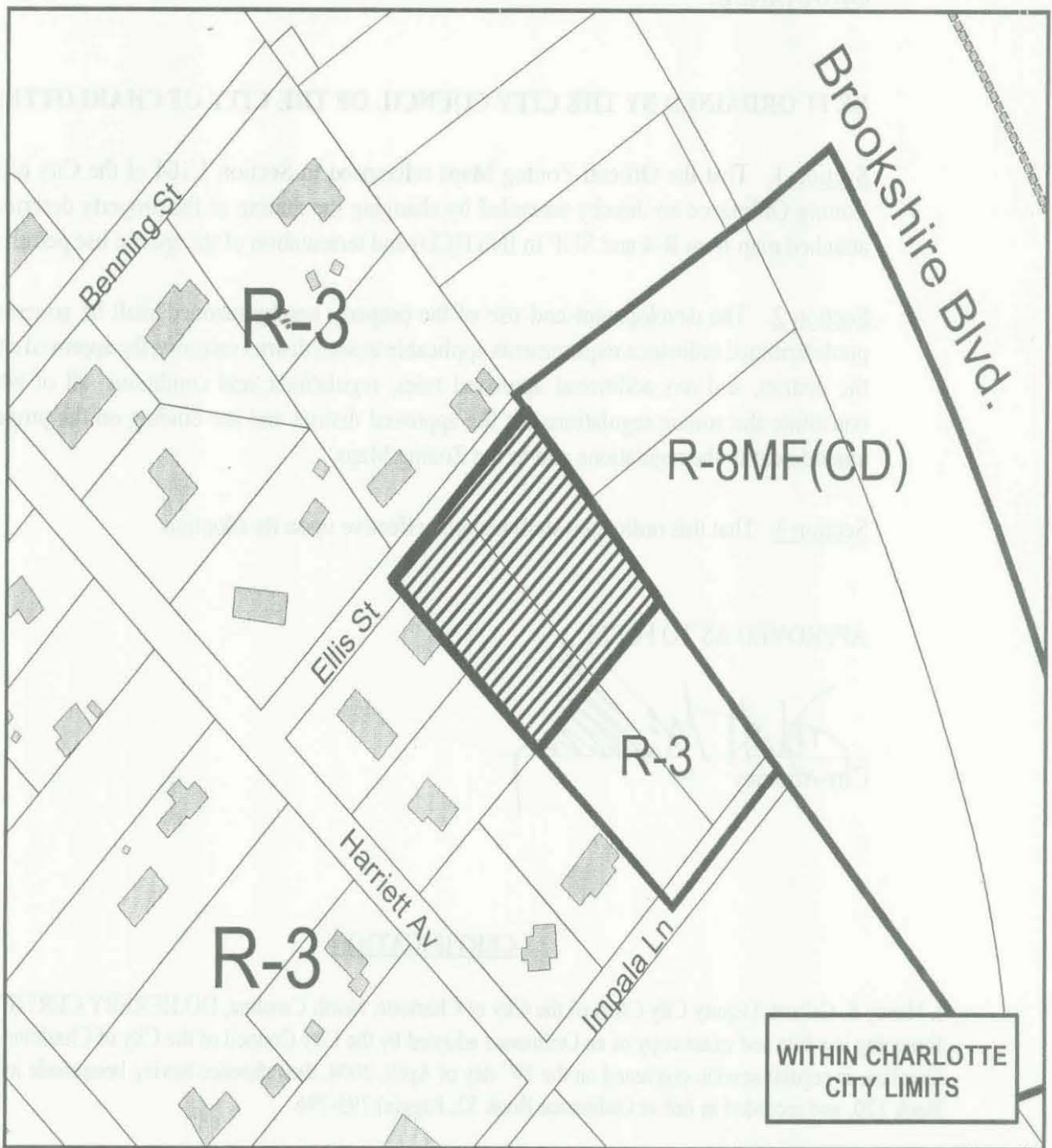
Petition #: **2004-031**

Petitioner: Hammett Construction Company Inc.

Zoning Classification (Existing): R-8MF(CD)
(Multi-family Residential, up to 8 dwelling units per acre, Conditional)

Zoning Classification (Requested): R-3
(Single-family Residential, up to 3 dwelling units per acre)







Acreeage & Location : Approximately 1.07 acres located on the south side of Ellis Street, west of Brookshire Boulevard



Zoning Map #(s) **62**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
12-22-2003



-  Requested R-3 from R-8MF(CD)
-  Existing Building Footprints
-  Existing Zoning Boundaries
-  Charlotte City Limits
-  Fema Flood Plain
-  Lakes and Ponds
-  Creeks and Streams

April 19, 2004
Ordinance Book 52, Page 795

Petition No. 2004-036
Petitioner: YWCA of Charlotte

ORDINANCE NO. 2588-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 R-4 and SUP to INST(CD) and termination of the special use permit.

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.

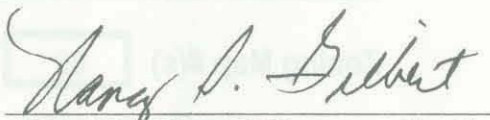
APPROVED AS TO FORM:


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 19th day of April, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 795-796.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of May, 2004.


Nancy S. Gilbert, CMC, Deputy City Clerk

April 19, 2004

Ordinance Book 52, Page 796

Petition #: **2004-036**

Petitioner: YWCA of Charlotte

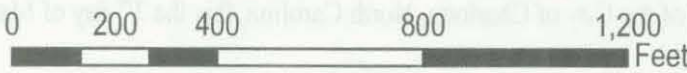
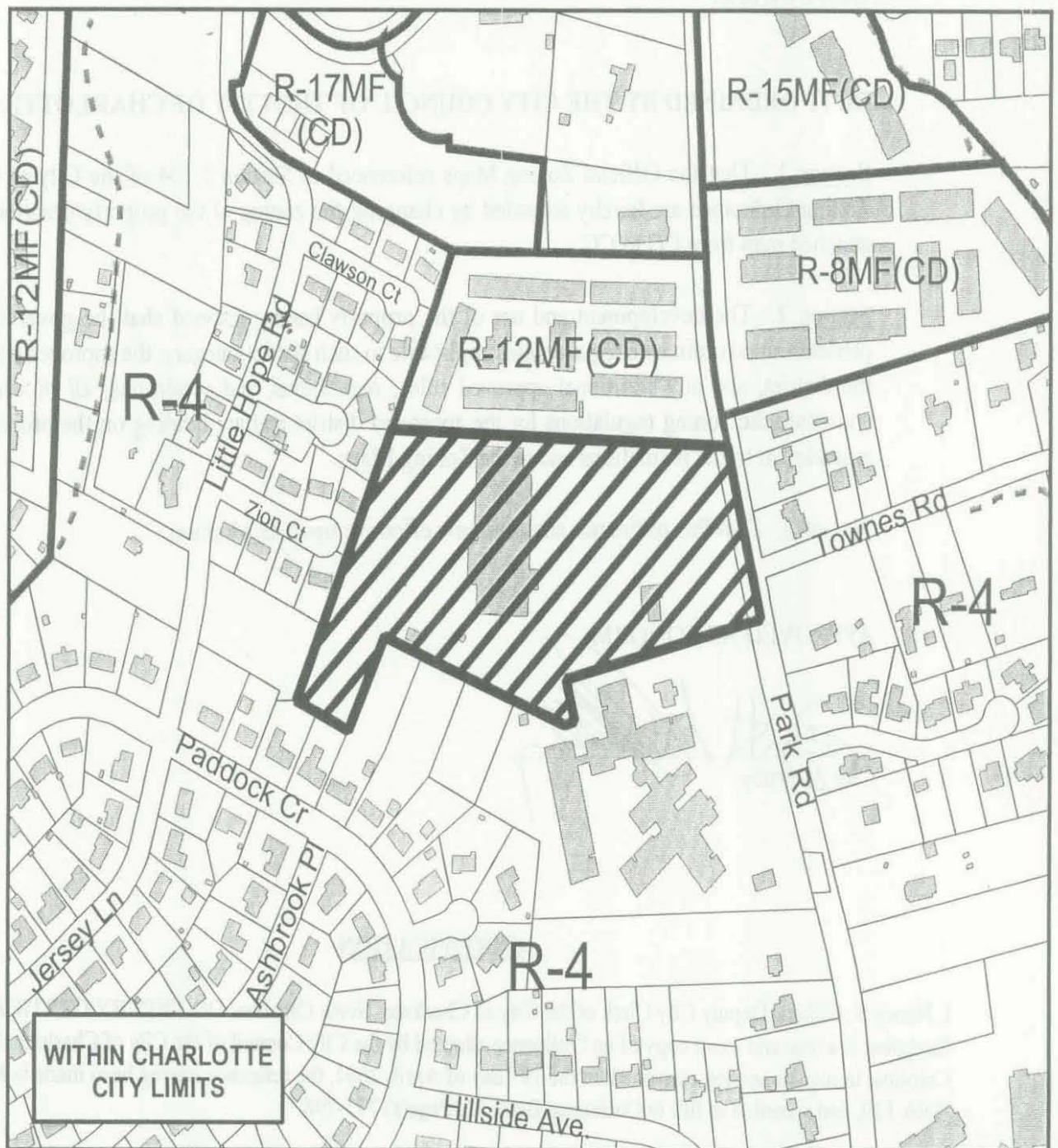
Zoning Classification (Existing): R-4 with an SUP

(Single-family Residential, up to 4 dwelling units per acre, Special Use Permit)

Zoning Classification (Requested): INST(CD)

(Institutional, Conditional) and termination of Special Use Permit

Acreeage & Location : Approximately 9.65 acres located on the west side of Park Road, north of Hillside Avenue



Zoning Map #(s) **125**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
12-22-2003



- | | | | |
|--|---------------------------------|--|--------------------|
| | Requested INST(CD) from R-4 SUP | | Fema Flood Plain |
| | Existing Building Footprints | | Lakes and Ponds |
| | Existing Zoning Boundaries | | Creeks and Streams |
| | Charlotte City Limits | | |

April 19, 2004
Ordinance Book 52, Page 797

Petition No. 2004-037
Petitioner: Crosland, Inc.

ORDINANCE NO. 2589-Z

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

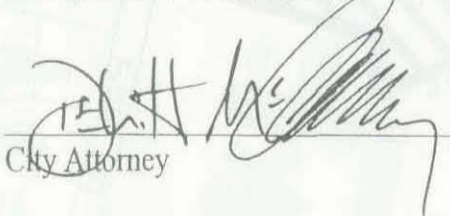
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 CC to CC.

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.

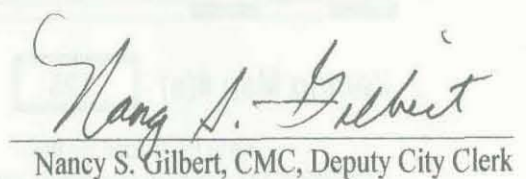
APPROVED AS TO FORM:


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 19th day of April, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 797-798.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of May, 2004.


Nancy S. Gilbert, CMC, Deputy City Clerk

April 19, 2004

Ordinance Book 52, Page 798

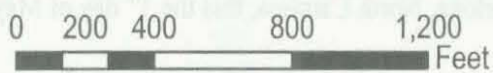
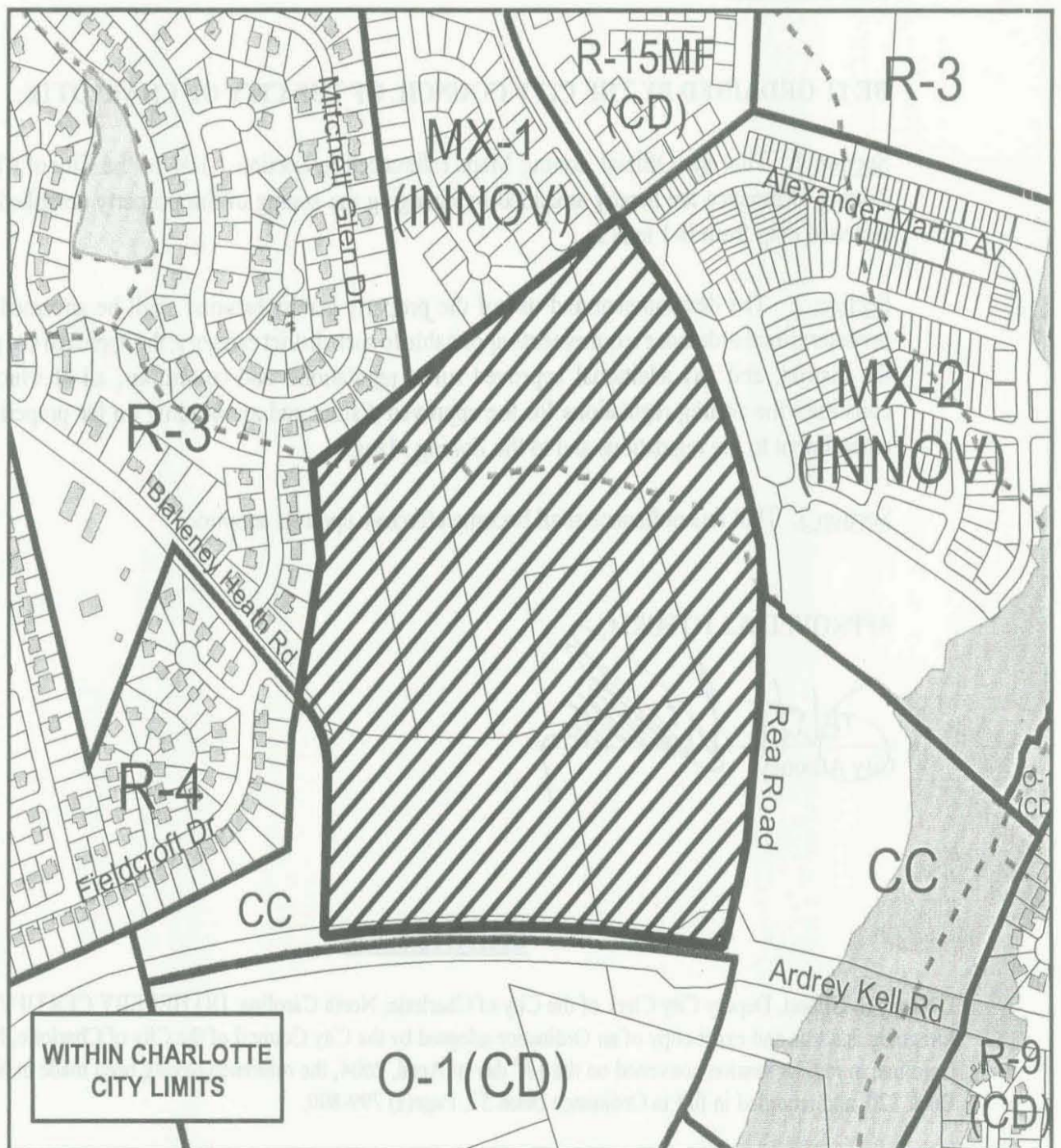
Petition #: **2004-037**

Petitioner: Crosland, Inc.

Zoning Classification (Existing): CC
(Commercial Center, Conditional)

Zoning Classification (Requested): CC (SPA)
(Commercial Center, Conditional, Site Plan Amendment)

Acres & Location : Approximately 58 acres located at the northwest intersection of Rea Road and Ardrey Kell Road



Zoning Map #(s) **181,186**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
12-22-2003



- | | | | |
|--|------------------------------|--|--------------------|
| | Requested CC(SPA) from CC | | Fema Flood Plain |
| | Existing Building Footprints | | Lakes and Ponds |
| | Existing Zoning Boundaries | | Creeks and Streams |
| | Charlotte City Limits | | |

April 19, 2004
Ordinance Book 52, Page 799

Petition No. 2004-038
Petitioner: Harris-Murr and Vermillion.

ORDINANCE NO. 2590-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 B-1 to NS.

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.

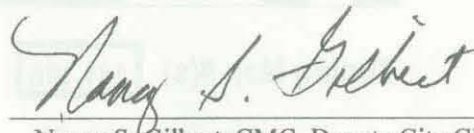
APPROVED AS TO FORM:


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 19th day of April, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 799-800.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of May, 2004.


Nancy S. Gilbert, CMC, Deputy City Clerk

April 19, 2004

Ordinance Book 52, Page 800

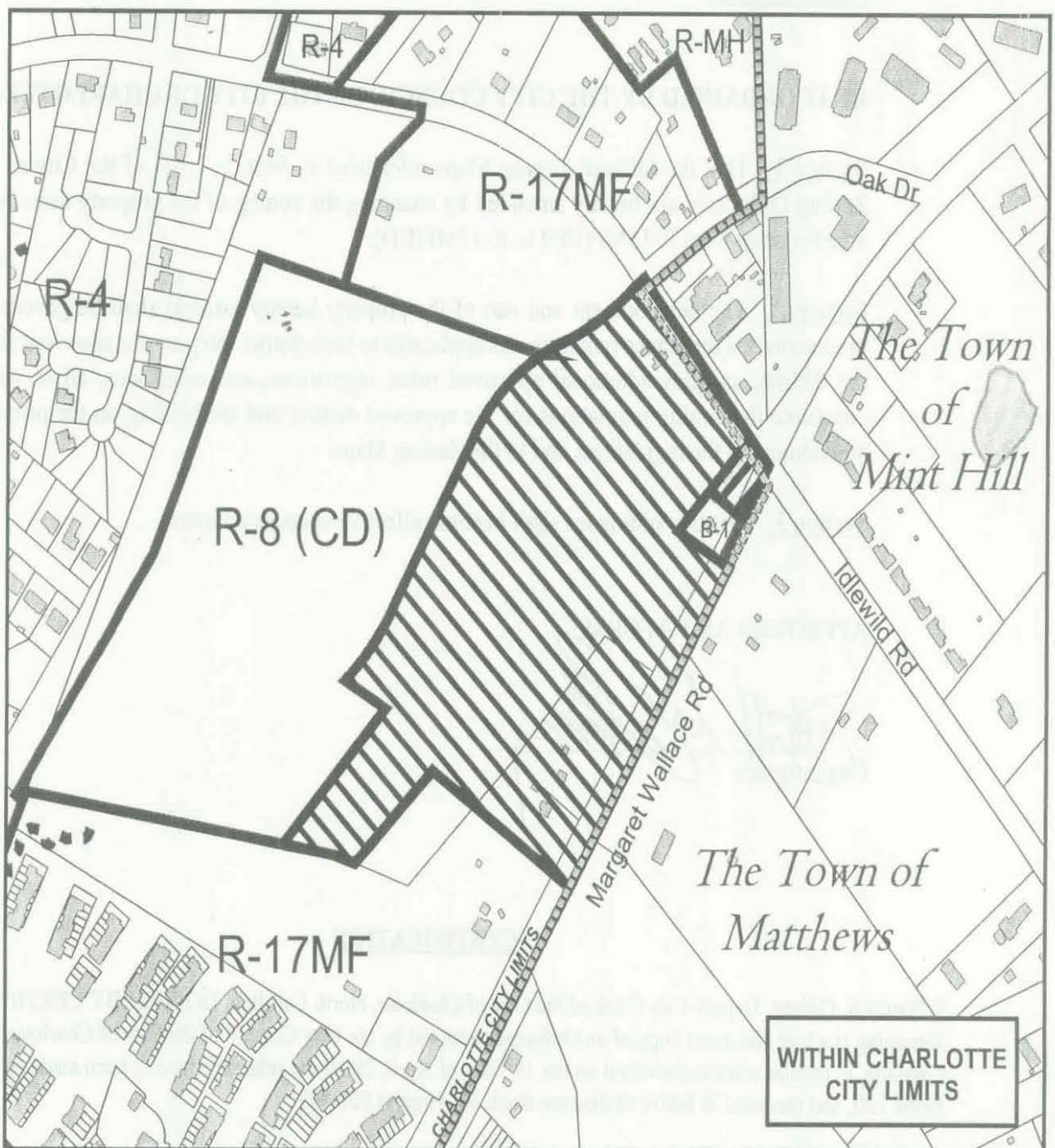
Petition #: **2004-038**

Petitioner: Harris-Murr and Vermillion

Zoning Classification (Existing): B-1 (Neighborhood Business)
and NS (Neighborhood Services, Conditional)

Zoning Classification (Requested): NS (Neighborhood Services, Conditional)
and NS(SPA) (Neighborhood Services, Conditional, Site Plan Amendment)

Acres & Location : Approximately 25.5 acres located at the southwest intersection of Idlewild Road and Margaret Wallace Road



0 250 500 1,000 Feet

Zoning Map #(s) **122**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
12-23-2003



- | | | | |
|--|------------------------------|--|--------------------------|
| | Requested NS from B-1 | | Requested NS SPA from NS |
| | Existing Building Footprints | | Fema Flood Plain |
| | Existing Zoning Boundaries | | Lakes and Ponds |
| | Charlotte City Limits | | Creeks and Streams |

April 19, 2004

Ordinance Book 52, Page 801

Petition No. 2004-040

Petitioner: First Centrum LLC

ORDINANCE NO. 2591-Z

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

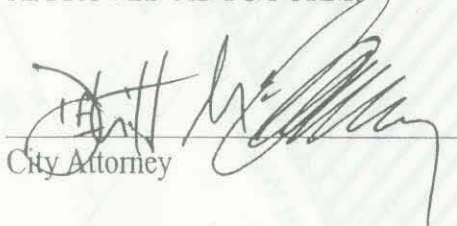
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 R-15MF(CD) to R-17MF(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.

APPROVED AS TO FORM:


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 19th day of April, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 801-802.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 11th day of May, 2004.



Nancy S. Gilbert, CMC, Deputy City Clerk

April 19, 2004

Ordinance Book 52, Page 802

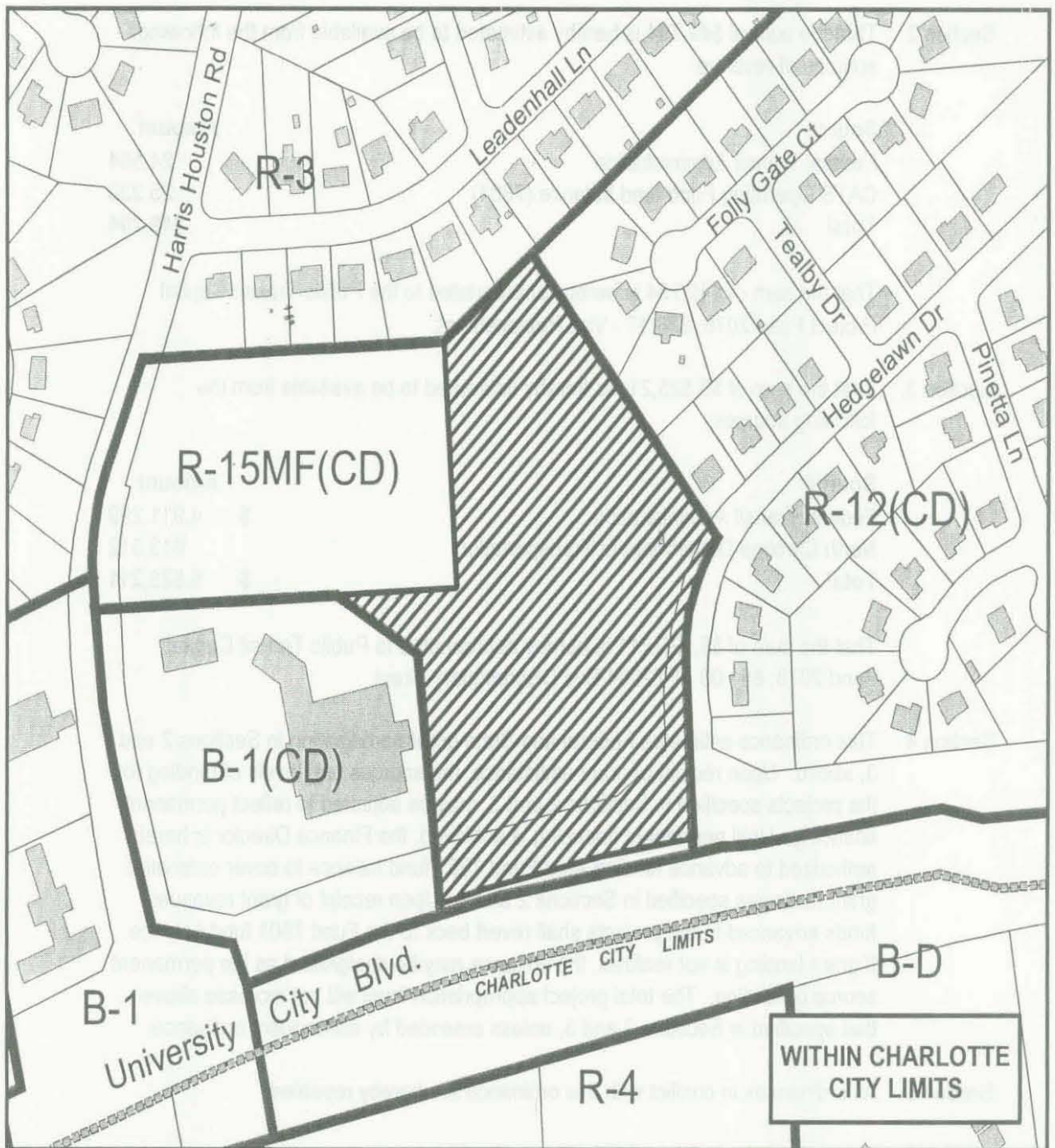
Petition #: **2004-040**

Petitioner: First Centrum, LLC

Zoning Classification (Existing): R-15MF (CD)
(Multi-family Residential, up to 15 dwelling units per acre, Conditional)

Zoning Classification (Requested): R-17MF(CD)
(Multi-family Residential, up to 17 dwelling units per acre, Conditional)

Acreeage & Location : Approximately 7 acres located on the northeast corner of the intersection of Hedgeltown Dr. and University City Blvd.



0 100 200 400 600 800 Feet

Zoning Map #(s) **56**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
01-25-2004



- | | | | |
|--|--------------------------------------|--|--------------------|
| | Requested R-17MF(CD) from R-15MF(CD) | | Fema Flood Plain |
| | Existing Building Footprints | | Lakes and Ponds |
| | Existing Zoning Boundaries | | Creeks and Streams |
| | Charlotte City Limits | | |