

Petition No. 2003-003  
Petitioner: Diangikes Grier and  
George Fields, Jr.

ORDINANCE NO. 2517-Z

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

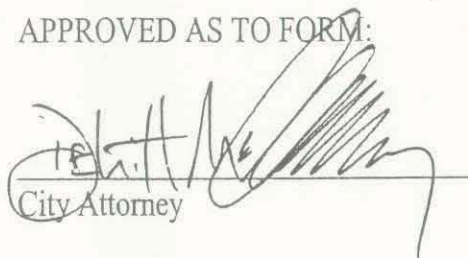
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 O-1(CD) to B-1(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 16<sup>th</sup> day of February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 685-686.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23<sup>rd</sup> day of February, 2004.

  
Nancy S. Gilbert, CMC, Deputy City Clerk

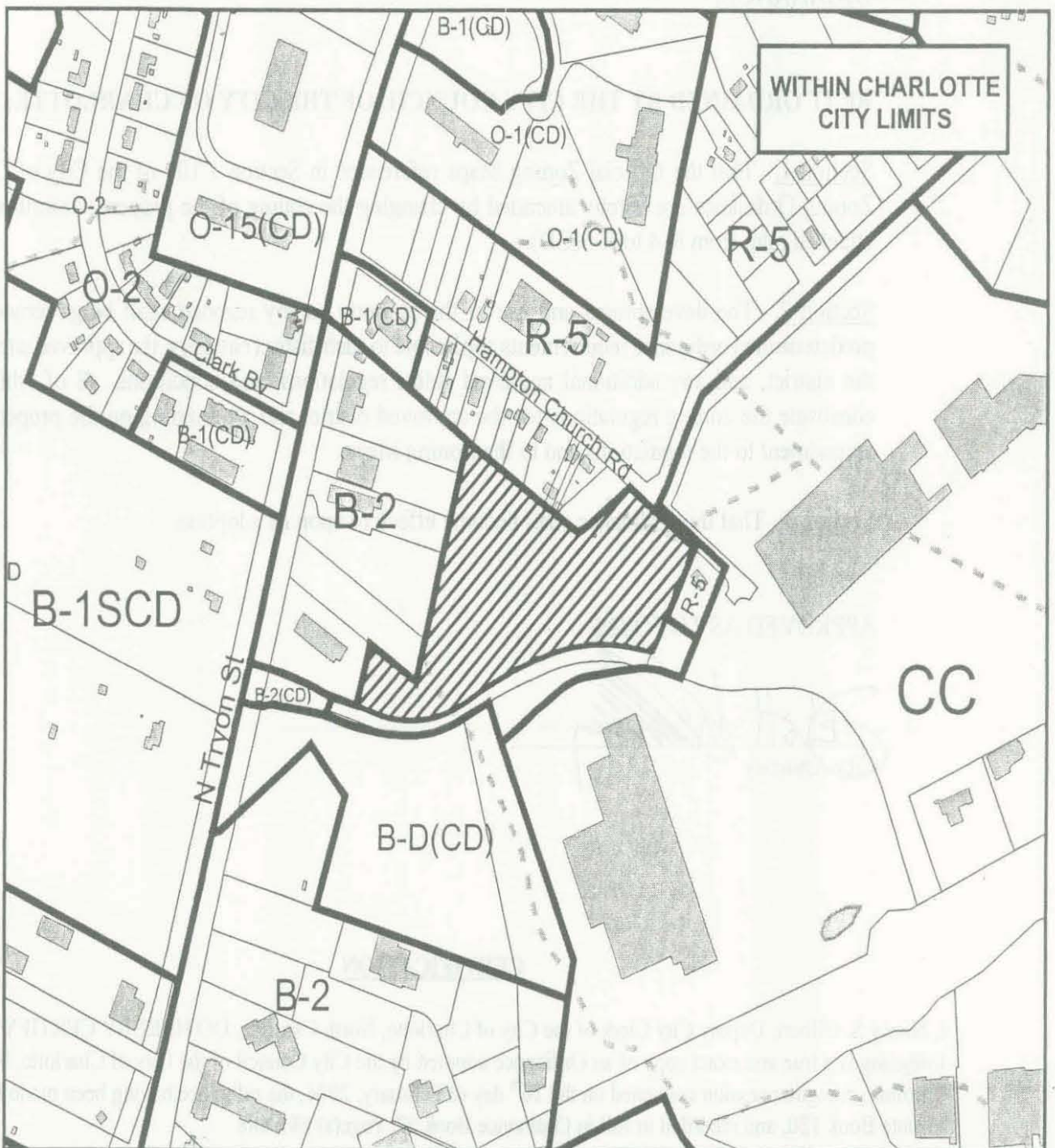
Petition #: **2003-003**

Petitioner: Diangikes Grier and George Fields

Zoning Classification (Existing): O-1(CD)  
(Office, Conditional)

Zoning Classification (Requested): B-1(CD)  
(Neighborhood, Business, Conditional)

Acreeage & Location : Approximately 7.96 acres located on the south side of Hampton Church Road, east of North Tryon Street



Zoning Map #(s) **71**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
11-10-2003



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



Petition No. 2003-092

Petitioner: Hughie and Hazel Barnette

ORDINANCE NO. 2518-Z

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

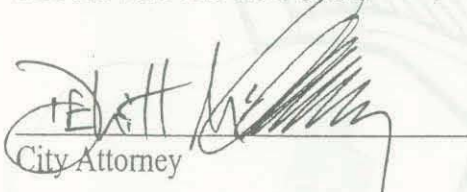
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 R-5(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.

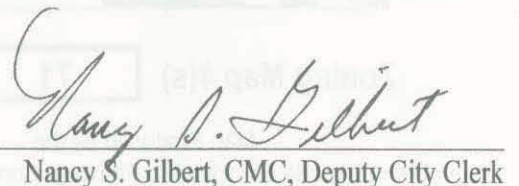
APPROVED AS TO FORM:

  
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 16<sup>th</sup> day of February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 687-688.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23<sup>rd</sup> day of February, 2004.

  
Nancy S. Gilbert, CMC, Deputy City Clerk



Petition #: 2003-92

Petitioner: Hughie and Hazel Barnette

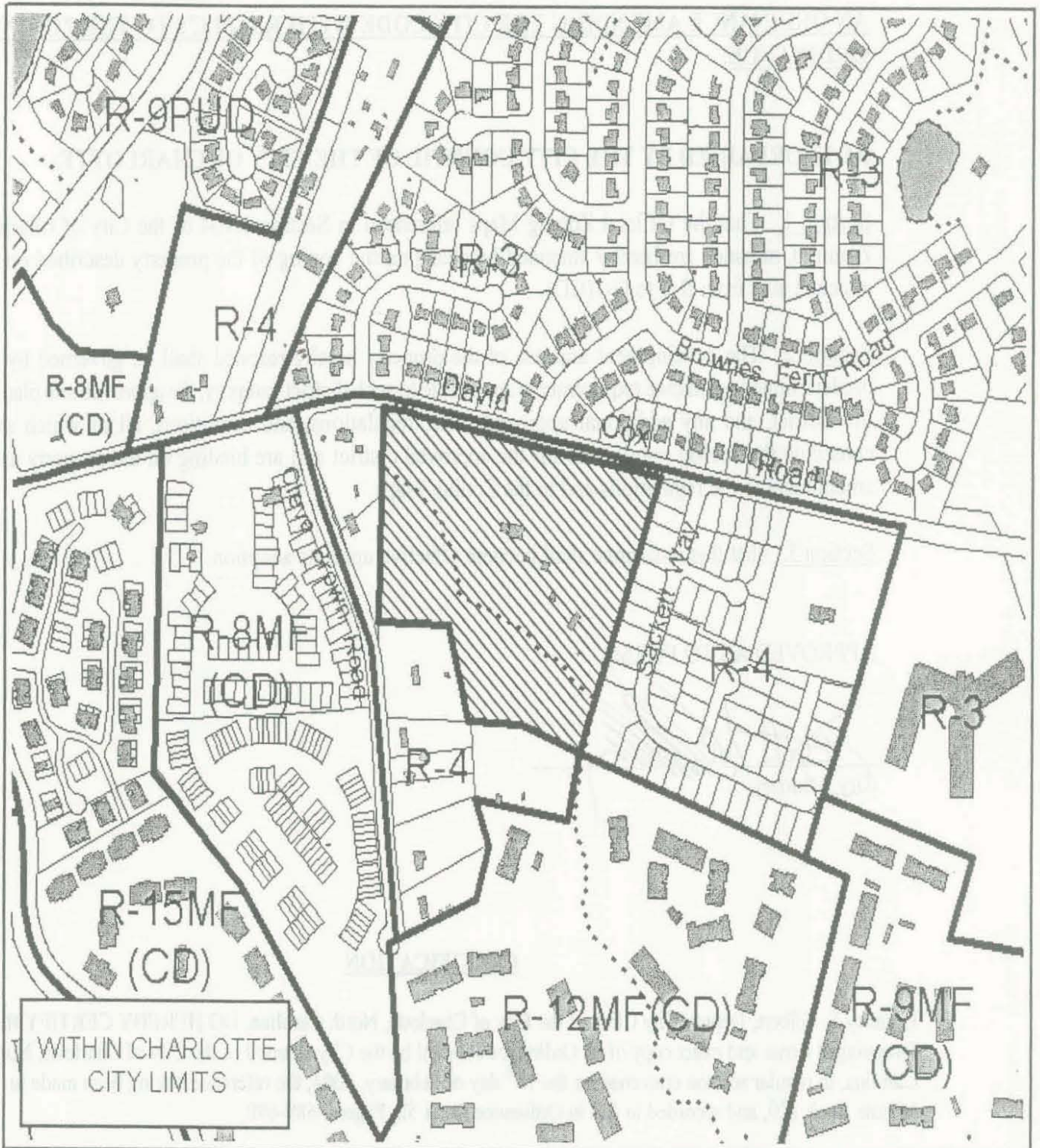
Zoning Classification (Existing): R-4

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

Zoning Classification (Requested): R-5 (CD)

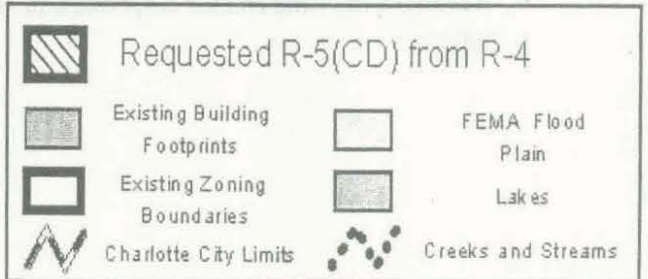
(Single-family Residential, up to 5 dwelling units per acre, Conditional)

Acreage & Location: Approximately 16.03 acres located on the south side of David Cox Road, east of Cleve Brown Road



Zoning Map #(s): 52

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





Petition No. 2003-094

Petitioner: Raymond L. and  
Deborah Krzyzaniak

ORDINANCE NO. 2519-Z

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

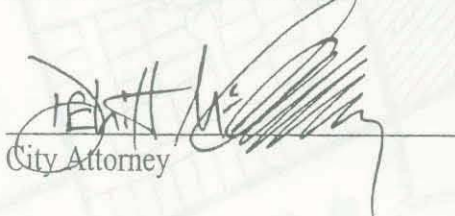
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-3 to O-1(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.

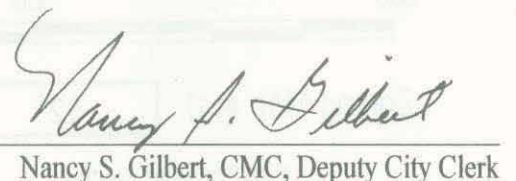
APPROVED AS TO FORM:

  
\_\_\_\_\_  
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 16<sup>th</sup> day of February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 689-690.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23<sup>rd</sup> day of February, 2004.

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



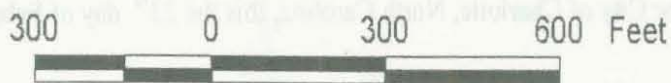
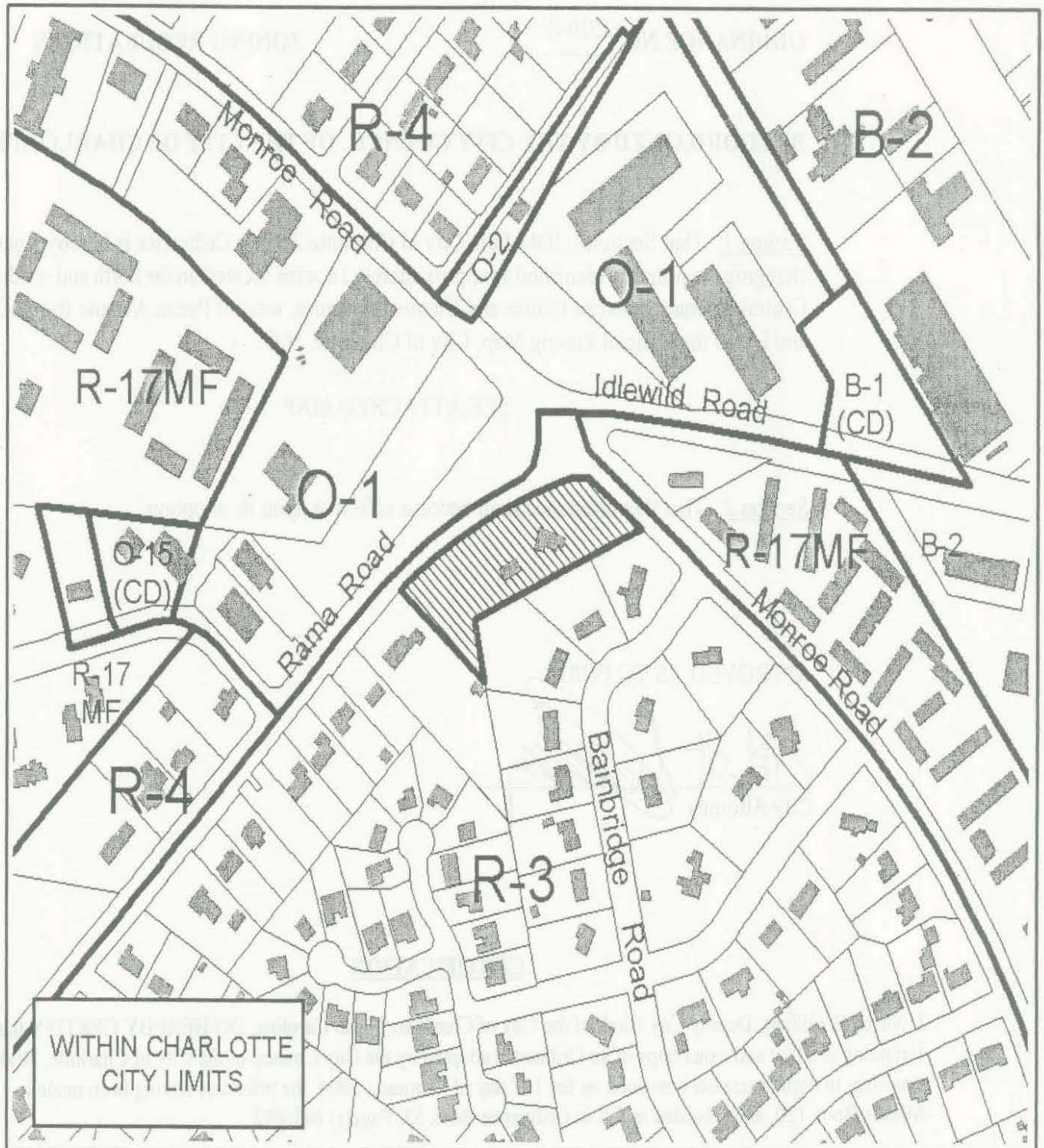
February 16, 2004 Ordinance Book 52, Page 690  
Petition #: **2003-94**

Petitioner: Raymond Krzyzaniak

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

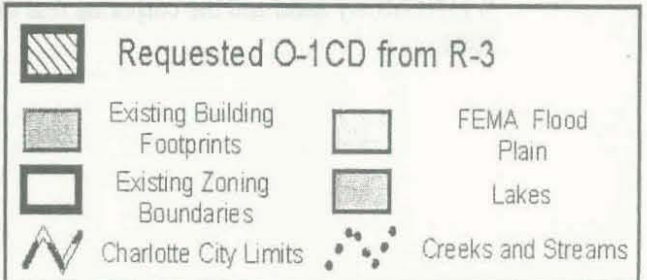
Zoning Classification (Requested): O-1CD  
(Office, Conditional)

Acreeage & Location: Approximately 1.76 acres located on the southeast intersection of Monroe Road and Rama Road



Zoning Map #(s): **123**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
7-10-2003





CITY ZONE CHANGE

Petition No. 2003-110

Petitioner: Charlotte-Mecklenburg  
Planning Commission

ORDINANCE NO. 2520-Z

**ZONING REGULATIONS**

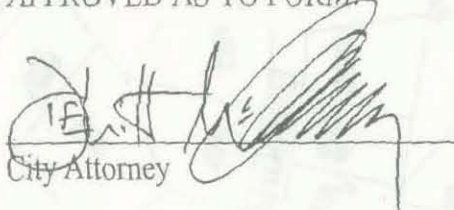
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 18 acres located on the north and south sides of Central Avenue, between Louise and Clement Avenues, west of Pecan Avenue from I-2 to B-2 and 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.

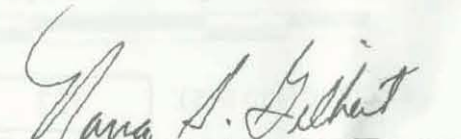
APPROVED AS TO FORM:

  
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 16<sup>th</sup> day of February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 691-692.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23<sup>rd</sup> day of February, 2004.

  
Nancy S. Gilbert, CMC, Deputy City Clerk



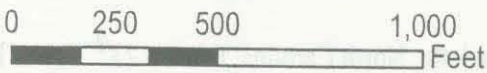
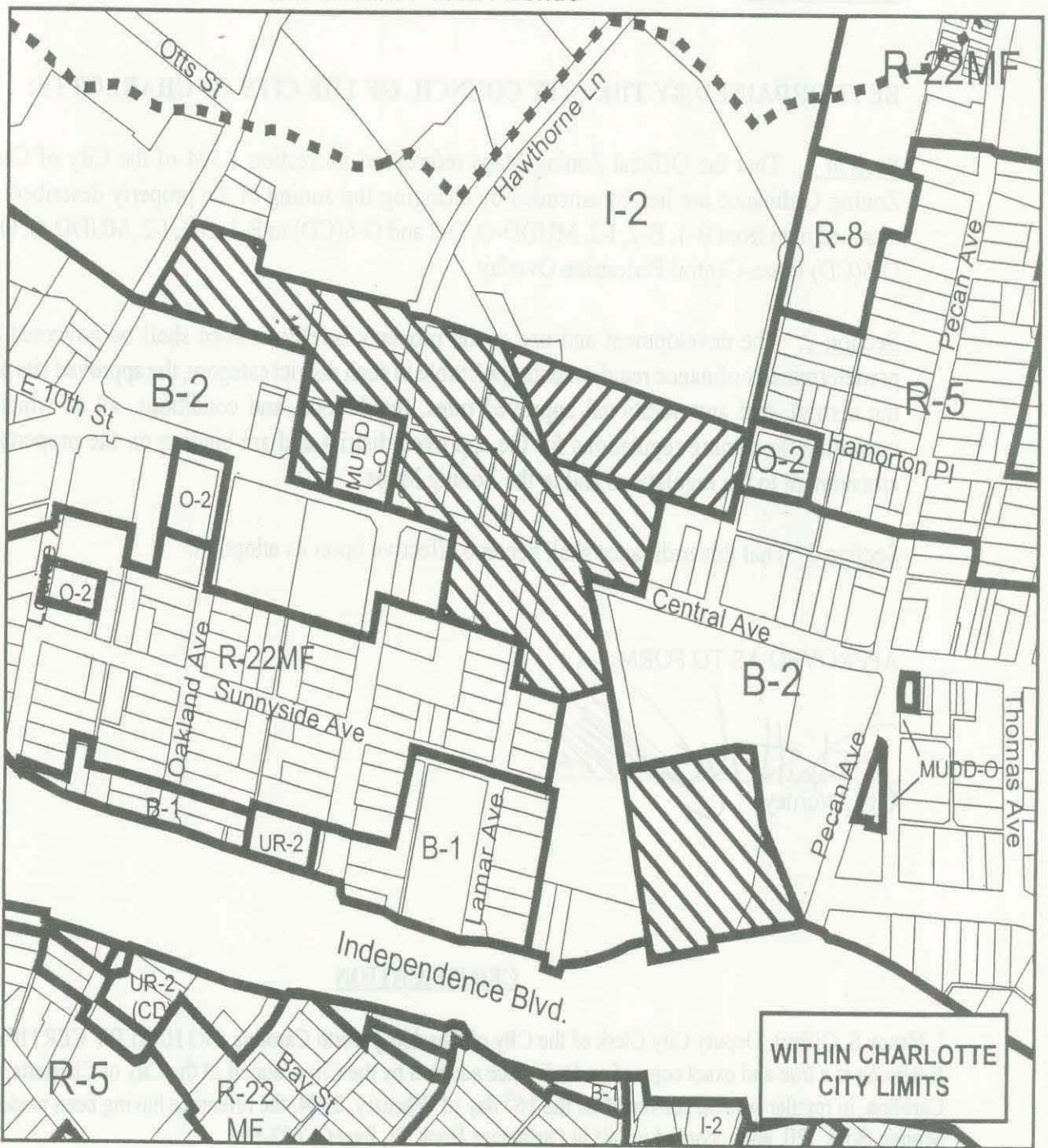
Petition #: **2003-110**

Petitioner: The Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): I-2  
(General Industrial)

Zoning Classification (Requested): B-2 (General Business)  
and I-1 (Light Industrial)

Acreeage & Location : Approximately 18 acres located on the north and south sides of Central Avenue, between Louise Avenue and Clement Avenue and west of Pecan Avenue



Zoning Map #(s) **101,102**

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



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



Petition No. 2003-111  
Petitioner: Charlotte-Mecklenburg  
Planning Commission

ORDINANCE NO. 2521-Z

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

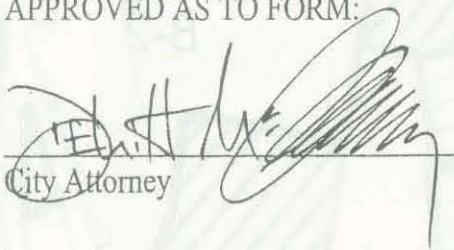
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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, B-2, I-2, MUDD-O, O-2 and O-6(CD) to B-1, B-2, I-2, MUDD-O, O-2 and O-6(CD) Plaza-Central Pedestrian Overlay.

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 16<sup>th</sup> day of February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 693-694.


WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23<sup>rd</sup> day of February, 2004.

  
Nancy S. Gilbert, CMC, Deputy City Clerk



Petition #: **2003-111**

Petitioner: The Charlotte-Mecklenburg Planning Commission

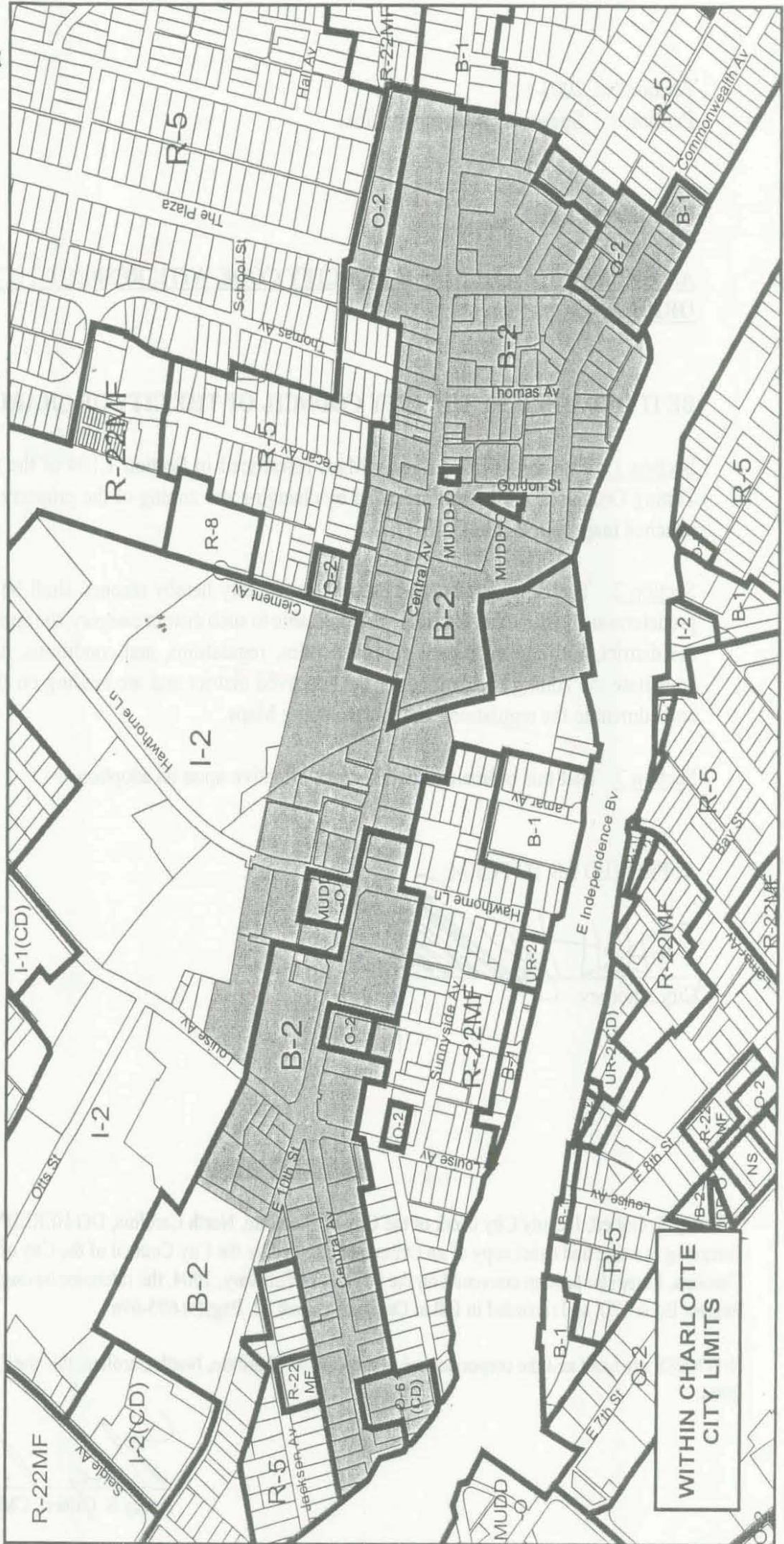
 Area to be rezoned as "Plaza Central Ped Overlay"

**Zoning Classification (Existing):**

B-1, B-2, I-2, MUDD-O, O-2 and O-6(CD)

**Zoning Classification (Requested):**

Plaza Central Ped Overlay



Zoning Map: **101, 102**



Petition No. 2003-113  
Petitioner: Speedway Motorsports, Inc,

ORDINANCE NO. 2522-Z

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

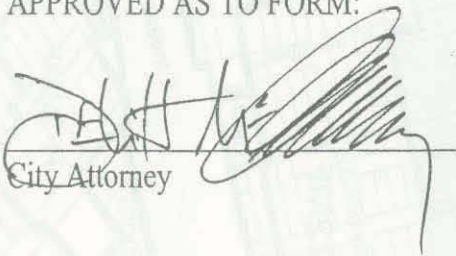
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-3 to O-1(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 16<sup>th</sup> day of February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 695-696.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23<sup>rd</sup> day of February, 2004.

  
Nancy S. Gilbert, CMC, Deputy City Clerk



Petition #: **2003-113**

Petitioner: Speedway Motorsports, Inc.

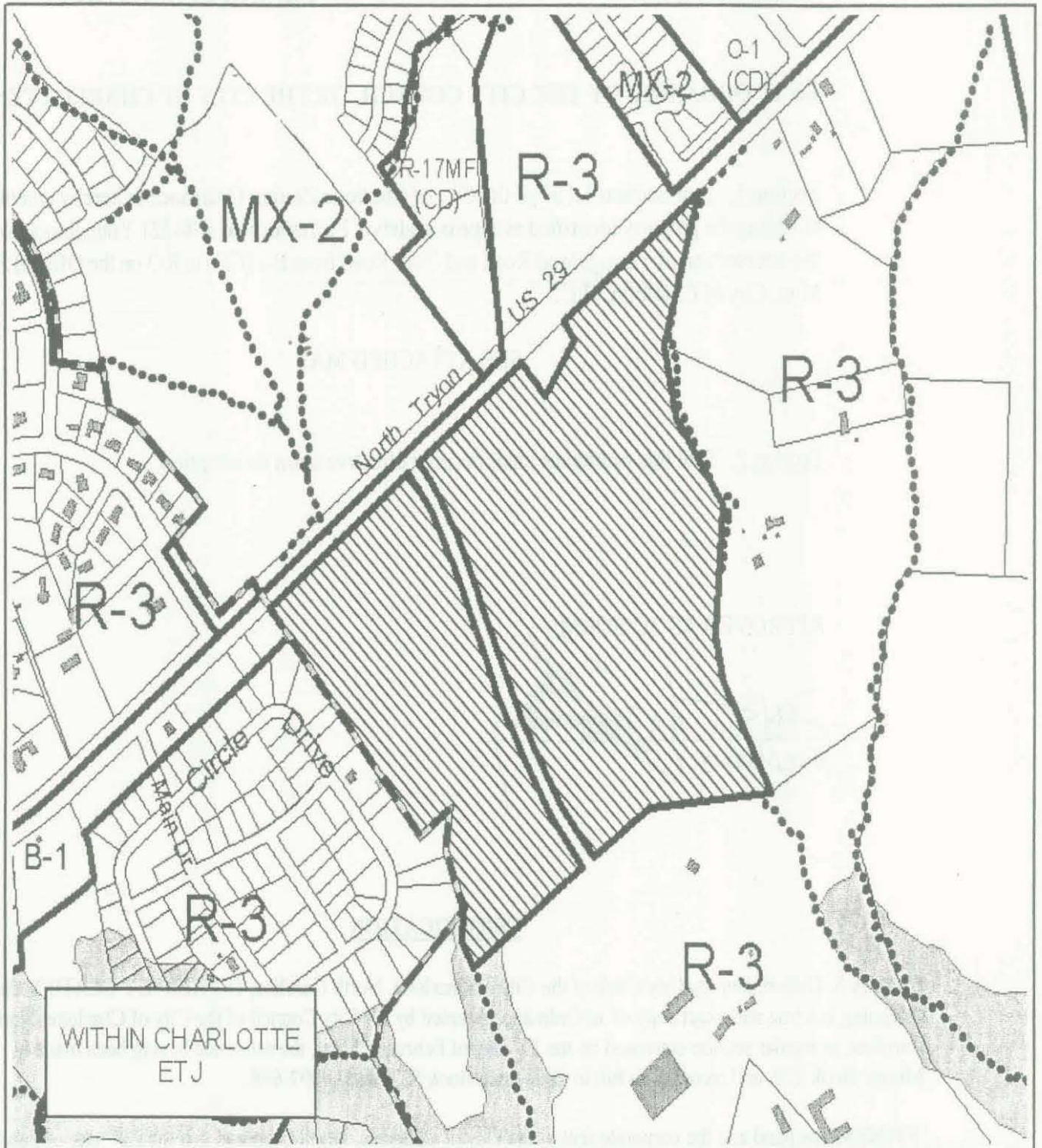
Zoning Classification (Existing): R-3

(Single-family Residential, up to 3 dwelling units per acre)

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

(Office, Conditional)








Acreage & Location: Approximately 65.87 acres located on the south side of North Tryon (U.S. 29), east of Pavillion Boulevard



Zoning Map #(s): **54, 55**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
01-06-2004



-  Requested O-1(CD) from R-3
-  Existing Building Footprints
-  Existing Zoning Boundaries
-  Charlotte City Limits
-  FEMA Flood Plain
-  Lakes and Ponds
-  Creeks and Streams



CITY ZONE CHANGE

Petition No. 2004-002

Petitioner: Craft Development, LLC

**ORDINANCE NO. 2523-Z**

**ZONING REGULATIONS**

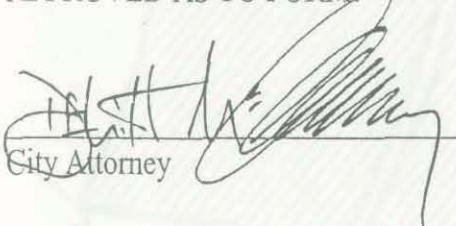
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified as approximately 3.1 acres located at 44221 Youngblood Road by the intersection of Youngblood Road and York Road from B-2(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.

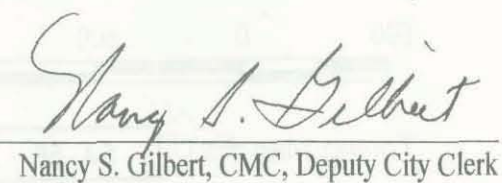
APPROVED AS TO FORM:

  
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 16<sup>th</sup> day of February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 697-698.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23<sup>rd</sup> day of February, 2004.

  
Nancy S. Gilbert, CMC, Deputy City Clerk



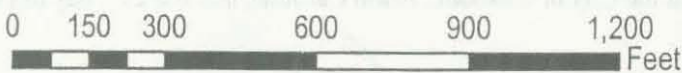
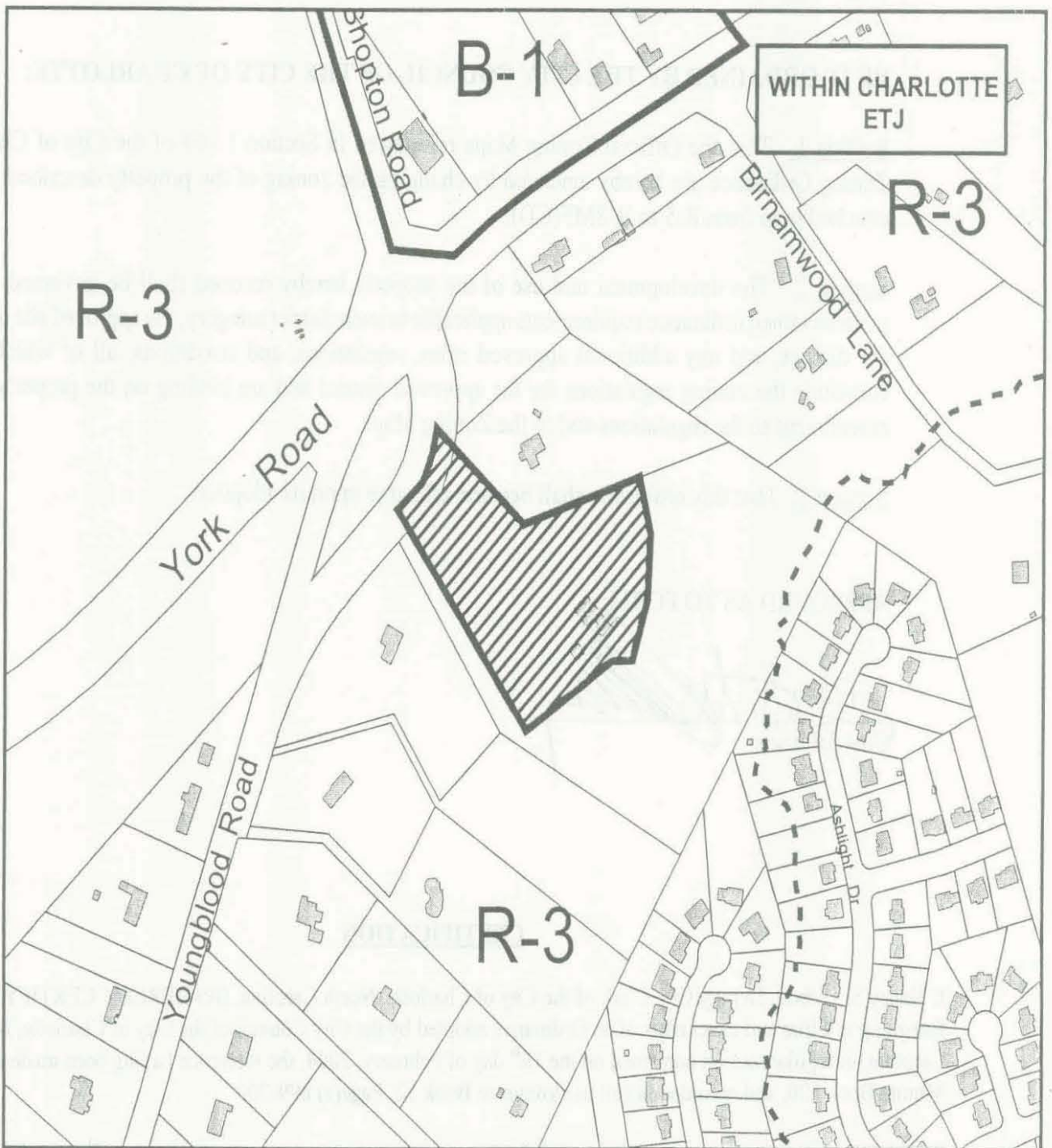
Petition #: **2004-002**

Petitioner: Craft Development, LLC

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

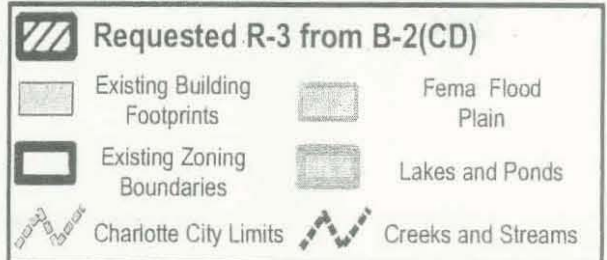
Zoning Classification (Requested): R-3  
(Single-family Residential, up to 3 dwelling units per acre)

Acreage & Location : Approximately 3.1 acres located at 14221 Youngblood Road, by the intersection of Youngblood Road and York Road



Zoning Map #(s) **171**

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





Petition No. 2004-003  
Petitioner: Angie Richardson

ORDINANCE NO. 2524-Z

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

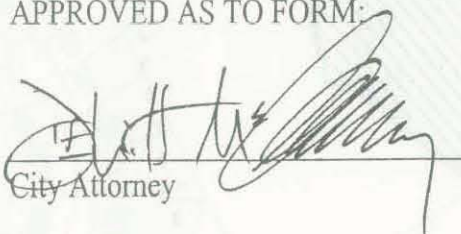
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-5 to R-8MF(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.

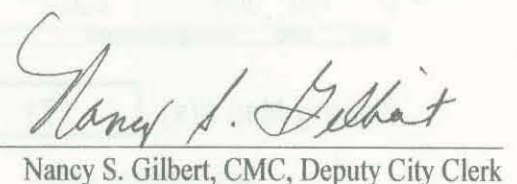
APPROVED AS TO FORM:

  
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 16<sup>th</sup> day of February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 699-700.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23<sup>rd</sup> day of February, 2004.

  
Nancy S. Gilbert, CMC, Deputy City Clerk



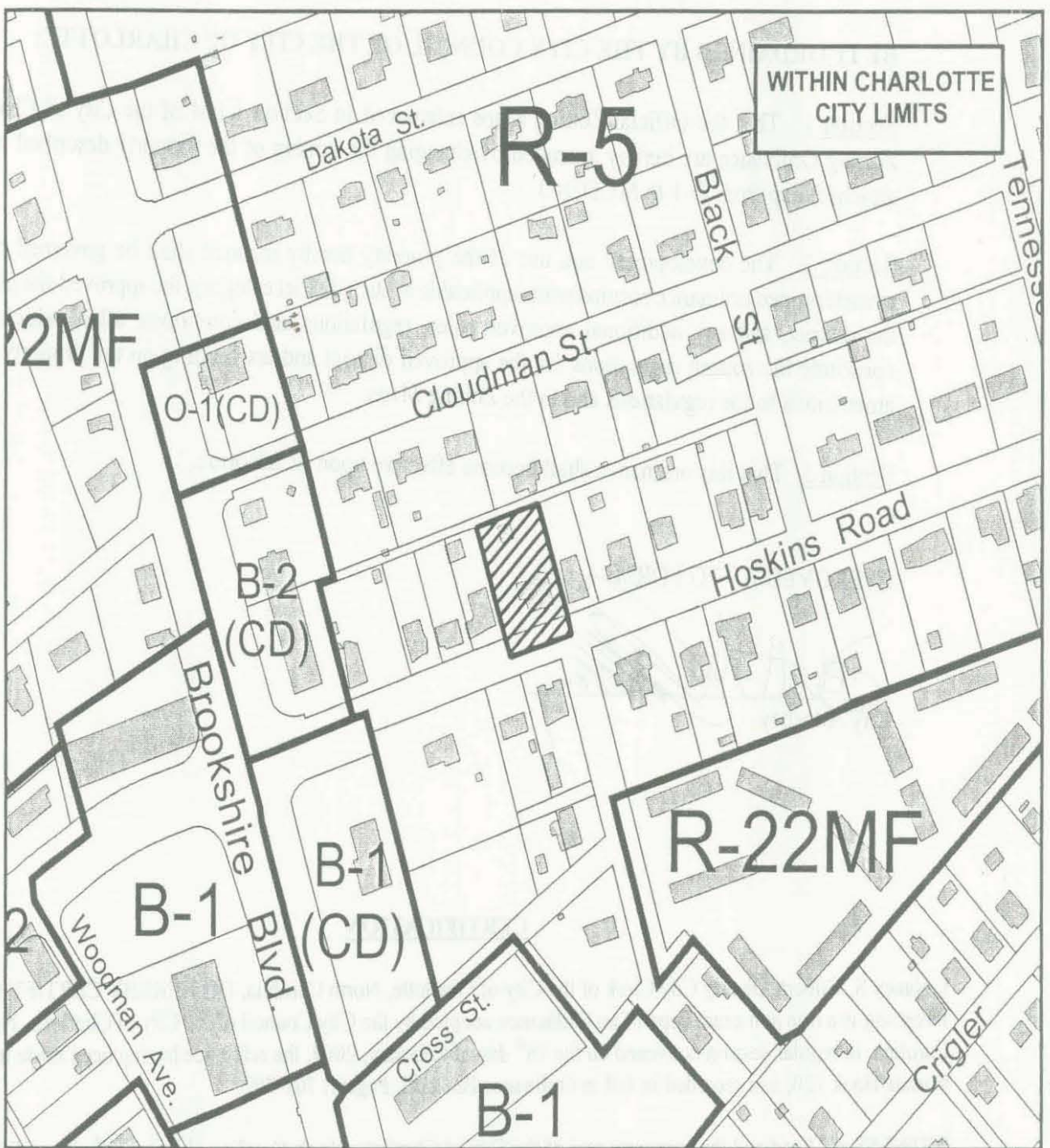
Petition #: **2004-003**

Petitioner: Angie Richardson

Zoning Classification (Existing): R-5  
(Single-family Residential, up to 5 dwelling units per acre)

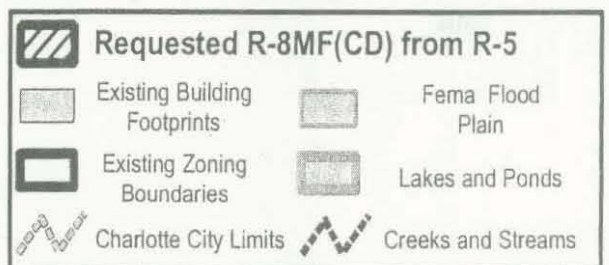
Zoning Classification (Requested): R-8MF(CD)  
(Multi-family Residential, Conditional)

Acreeage & Location : Approximately 0.33 acres located on the north side of N. Hoskins Road, east of Brookshire Boulevard



Zoning Map #(s) **80**

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





Petition No. 2004-008

Petitioner: Quail Hollow Investment Group, Ltd.

ORDINANCE NO. 2525-Z

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

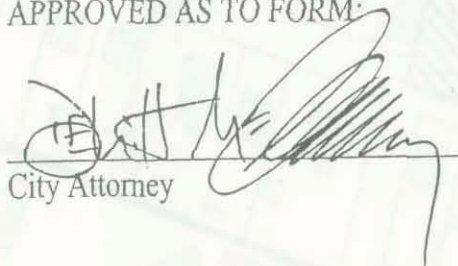
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 O-1 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.

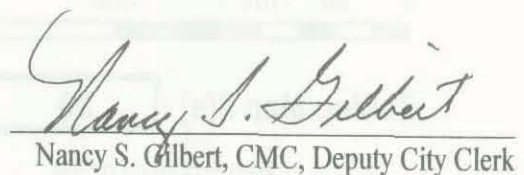
APPROVED AS TO FORM:

  
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 16<sup>th</sup> day of February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 701-702.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23<sup>rd</sup> day of February, 2004.

  
Nancy S. Gilbert, CMC, Deputy City Clerk



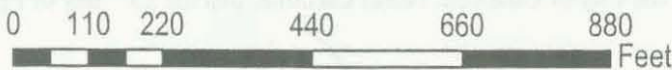
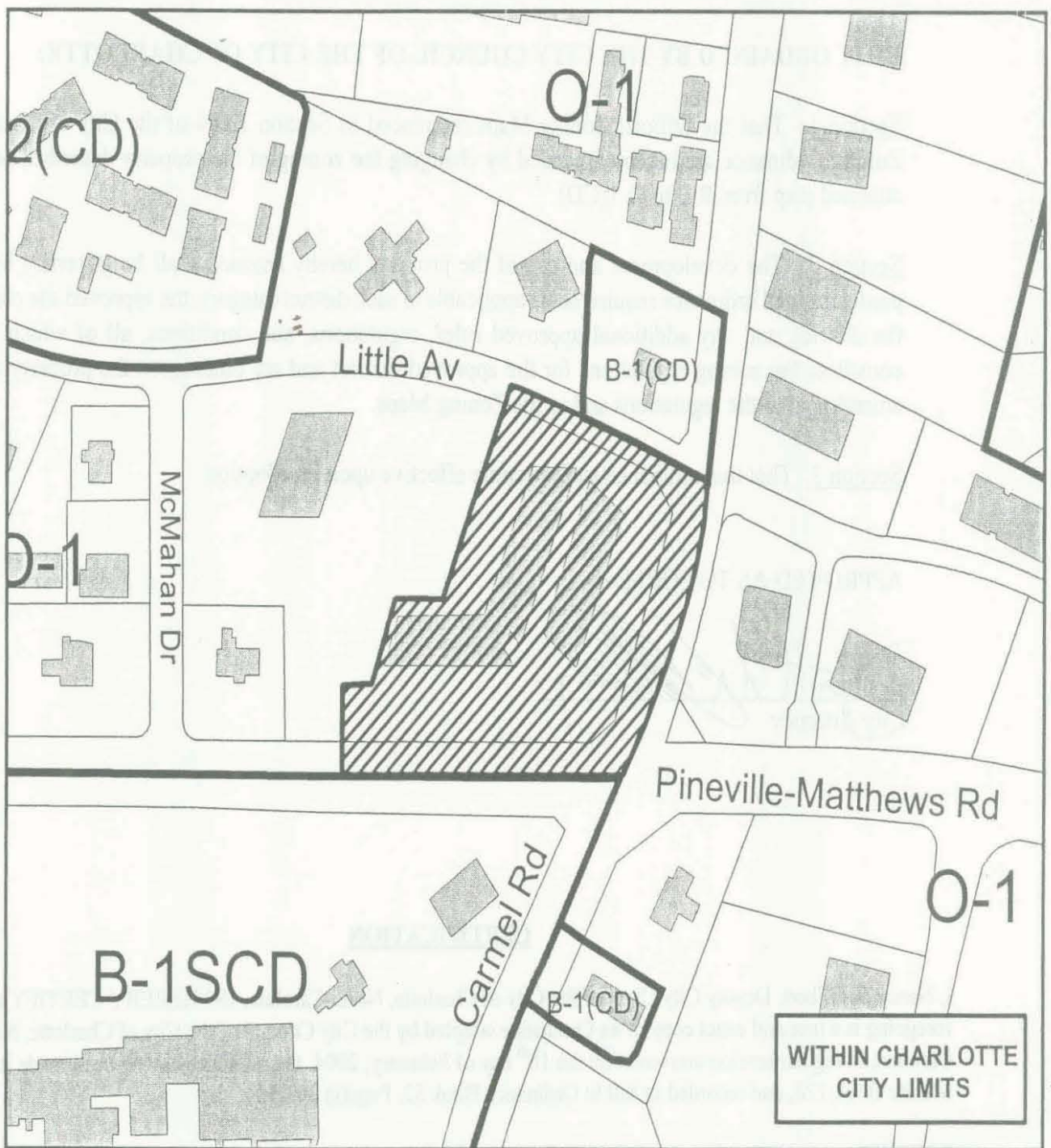
Petition #: **2004-008**

Petitioner: Quail Hollow Investment Group, Ltd

Zoning Classification (Existing): O-1  
(Office)

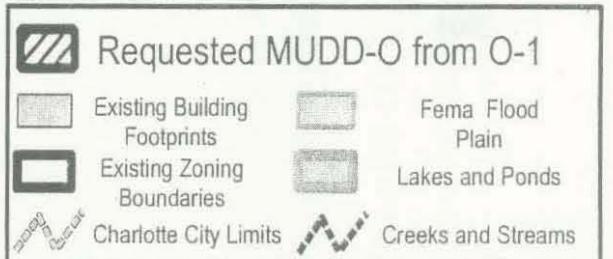
Zoning Classification (Requested): MUDD-O  
(Mixed-Use Development District - Optional, Conditional)

Acreeage & Location : Approximately 4.4 acres located on the northwest corner of Pineville-Mathews Road and Carmel Road



Zoning Map #(s) **167**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
10-30-2003





Petition No. 2004-010  
Petitioner: Dr. Ray Drury

ORDINANCE NO. 2526-Z

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

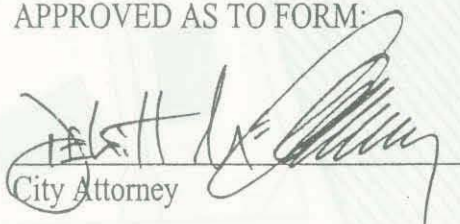
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-3 to O-1(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.

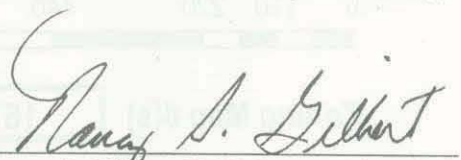
APPROVED AS TO FORM:

  
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 16<sup>th</sup> day of February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 703-704.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23<sup>rd</sup> day of February, 2004.

  
Nancy S. Gilbert, CMC, Deputy City Clerk



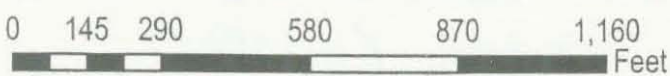
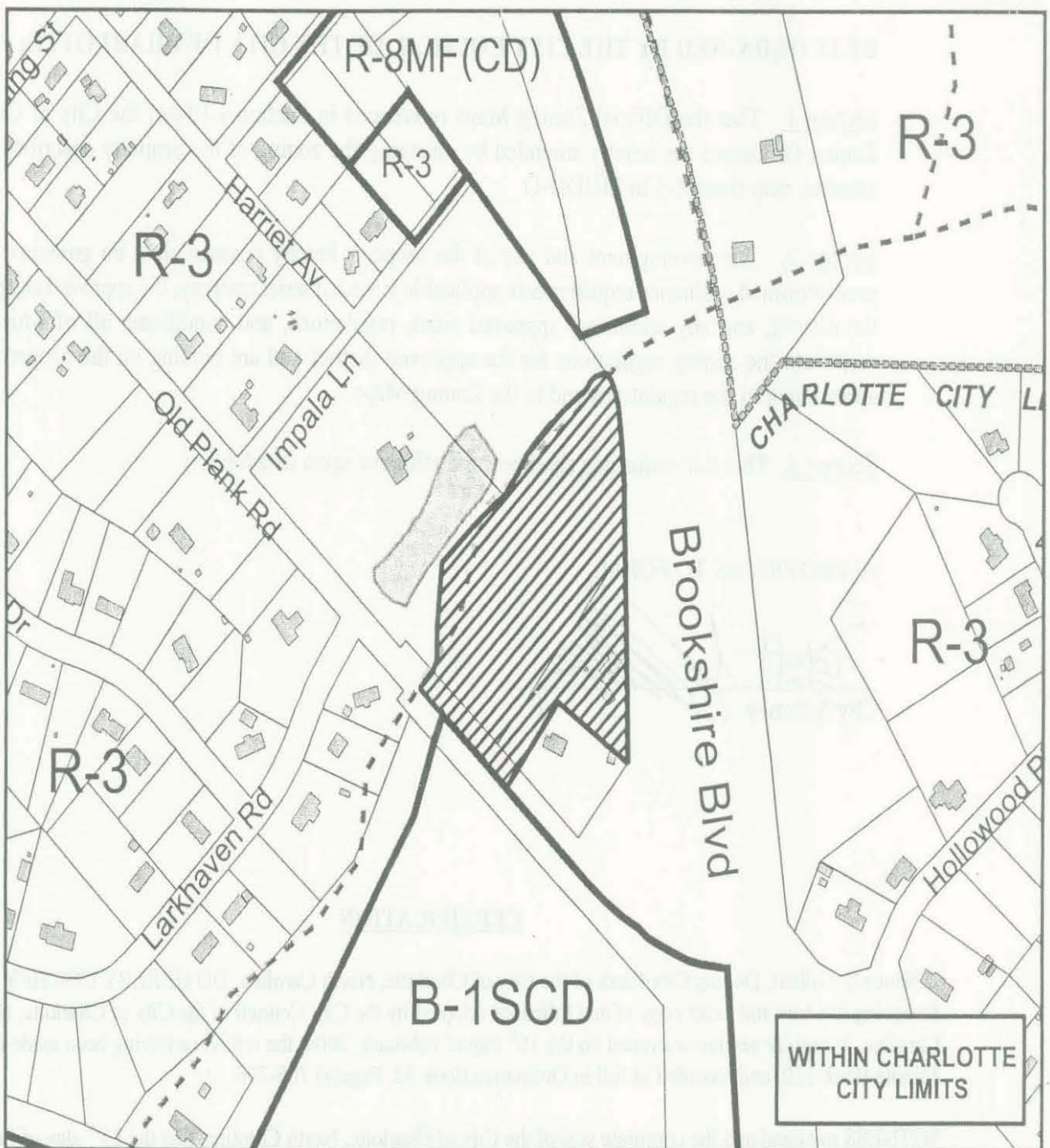
Petition #: **2004-010**

Petitioner: Dr. Ray Drury

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

Zoning Classification (Requested): O-1(CD)  
(Office, Conditional)

Acreeage & Location : Approximately 5 acres located between Old Plank Road and Brookshire Boulevard



Zoning Map #(s) **62**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
10-30-2003



- |  |                              |  |                    |
|--|------------------------------|--|--------------------|
|  | Requested O-1(CD) from R-3   |  | Fema Flood Plain   |
|  | Existing Building Footprints |  | Lakes and Ponds    |
|  | Existing Zoning Boundaries   |  | Creeks and Streams |
|  | Charlotte City Limits        |  |                    |



Petition No. 2004-012  
Petitioner: Thomas M. Vance

**ORDINANCE NO. 2527-Z**

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

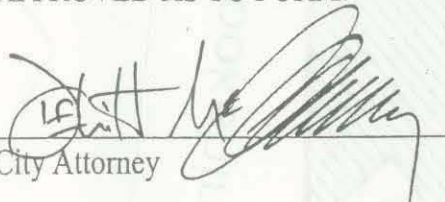
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-5 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.

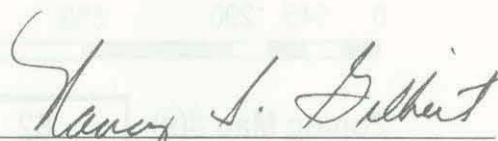
APPROVED AS TO FORM:

  
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 16<sup>th</sup> day of February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s) 705-706.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23<sup>rd</sup> day of February, 2004.

  
Nancy S. Gilbert, CMC, Deputy City Clerk



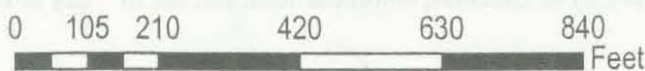
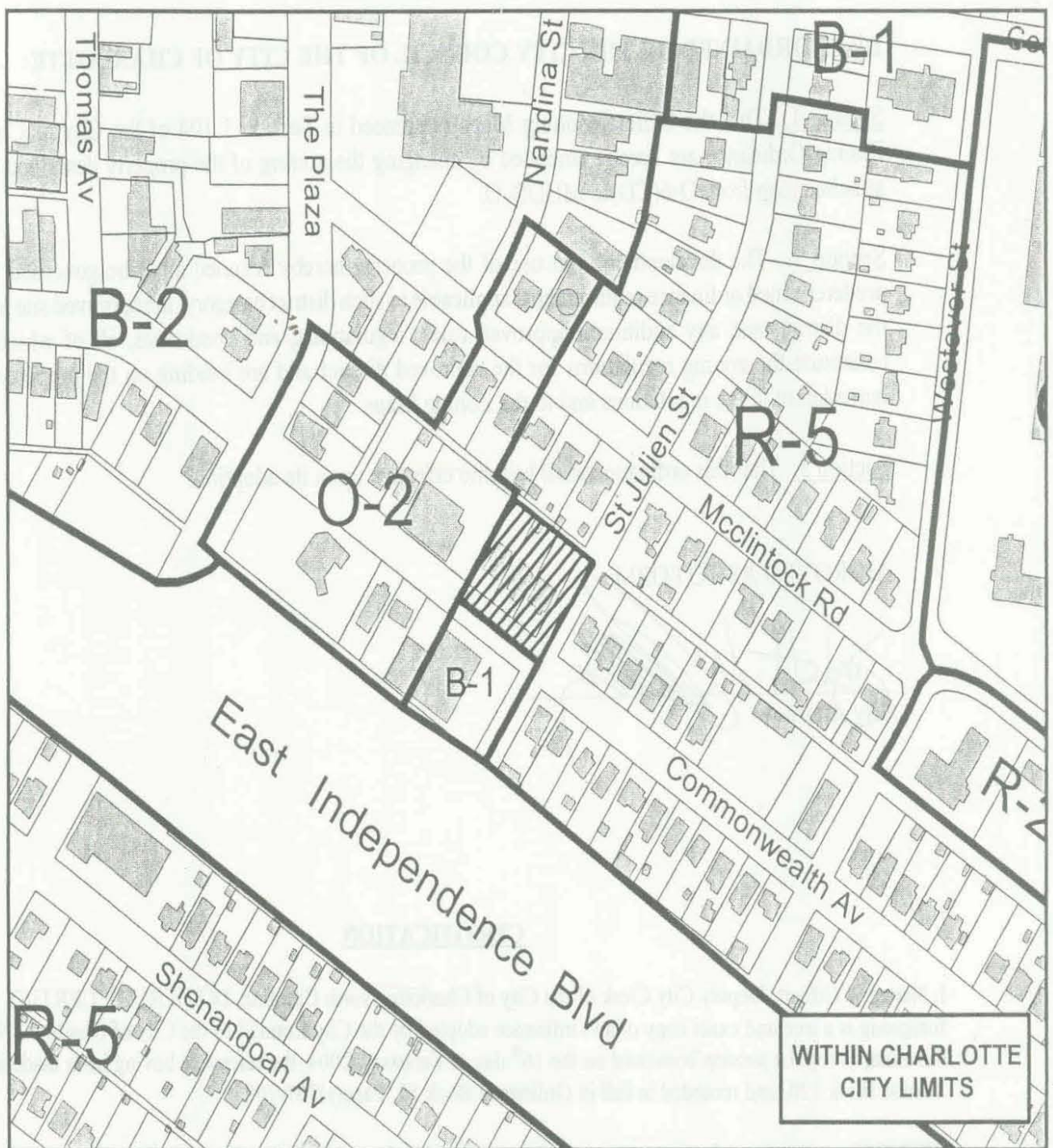
Petition #: **2004-012**

Petitioner: Thomas M. Vance

Zoning Classification (Existing): R-5  
(Single-family Residential, up to 5 dwelling units per acre)

Zoning Classification (Requested): MUDD-O  
(Mixed Use Development District, Optional, Conditional)








Acreeage & Location : Approximately 0.51 acres located on the northwest corner of Commonwealth Avenue and St. Julien Street



Zoning Map #(s) **101**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
10-30-2003



- |   |                              |   |                    |
|---|------------------------------|---|--------------------|
|  | Requested MUDD-O from R-5    |  | Fema Flood Plain   |
|  | Existing Building Footprints |  | Lakes and Ponds    |
|  | Existing Zoning Boundaries   |  | Creeks and Streams |
|  | Charlotte City Limits        |   |                    |



Petition No. 2004-013

Petitioner: CNSA Real Estate, LLC

ORDINANCE NO. 2528-Z

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

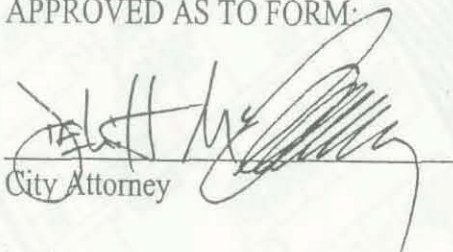
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 O-6(CD) 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.

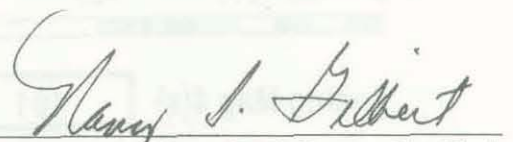
APPROVED AS TO FORM:

  
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 16<sup>th</sup> day of February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s)707-708.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23<sup>rd</sup> day of February, 2004.

  
Nancy S. Gilbert, CMC, Deputy City Clerk



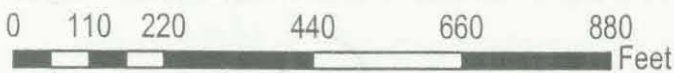
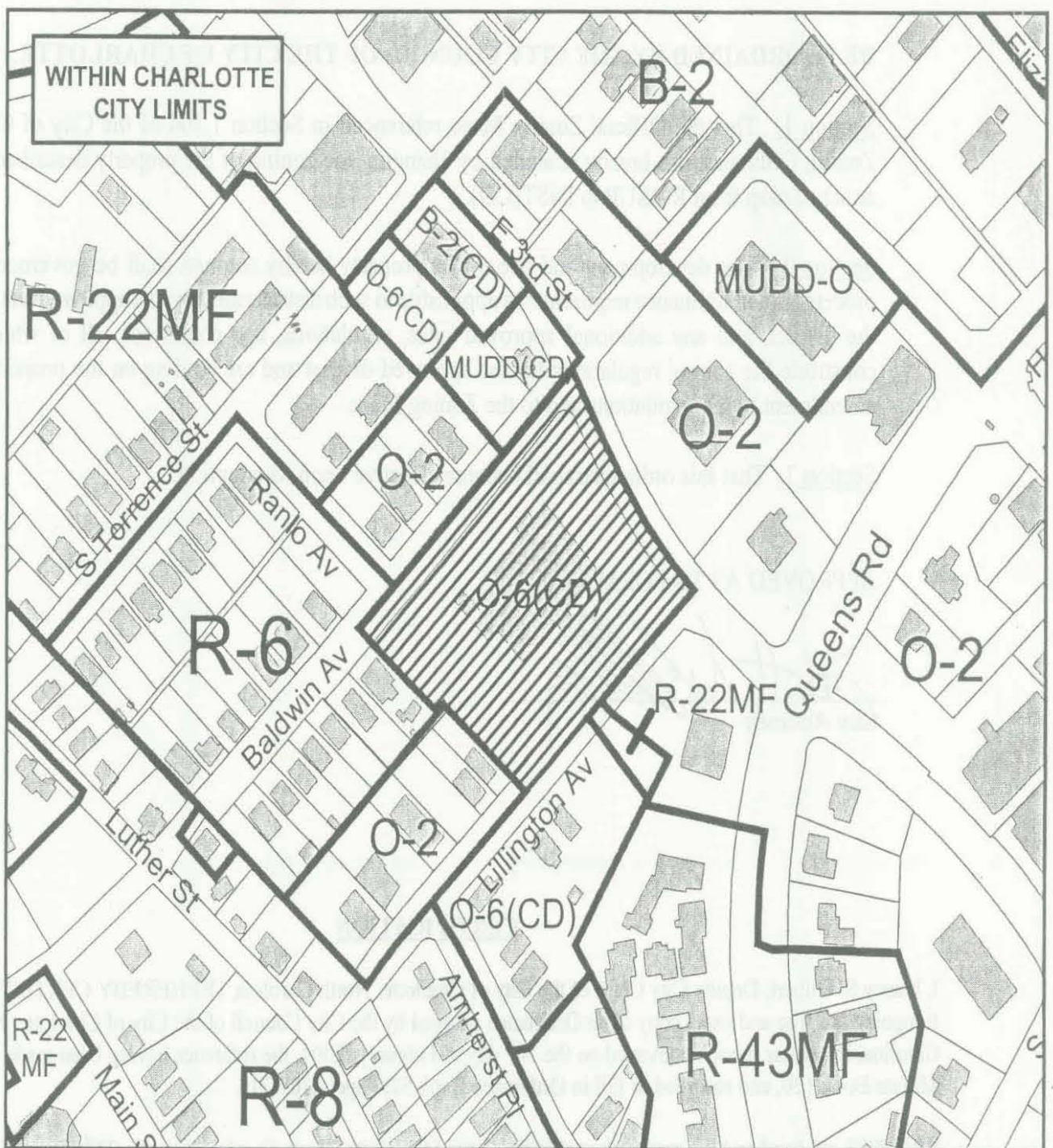
Petition #: **2004-013**

Petitioner: CNSA Real Estate, LLC

Zoning Classification (Existing): O-6(CD)  
(Office, Conditional)

Zoning Classification (Requested): MUDD-O  
(Mixed Use Development District, Optional, Conditional)

Acreeage & Location : Approximately 3.36 acres located between Baldwin Avenue and Lillington Avenue, west of East Third Street



Zoning Map #(s) **102,111**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
10-30-2003



	Requested MUDD-O from O-6(CD)
	Existing Building Footprints
	Existing Zoning Boundaries
	Charlotte City Limits
	Fema Flood Plain
	Lakes and Ponds
	Creeks and Streams



Petition No. 2004-016  
Petitioner: Genesis Holdings, LLC

ORDINANCE NO. 2529-Z

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

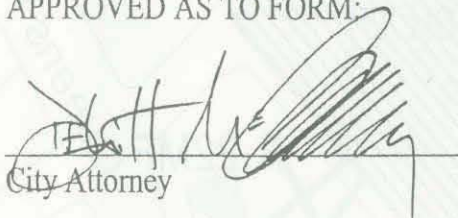
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-4SUP 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 16<sup>th</sup> day of February, 2004, the reference having been made in Minute Book 120, and recorded in full in Ordinance Book 52, Page(s)709-710.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23<sup>rd</sup> day of February, 2004.

  
Nancy S. Gilbert, CMC, Deputy City Clerk



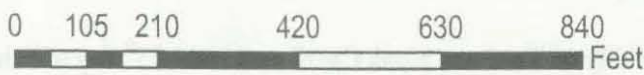
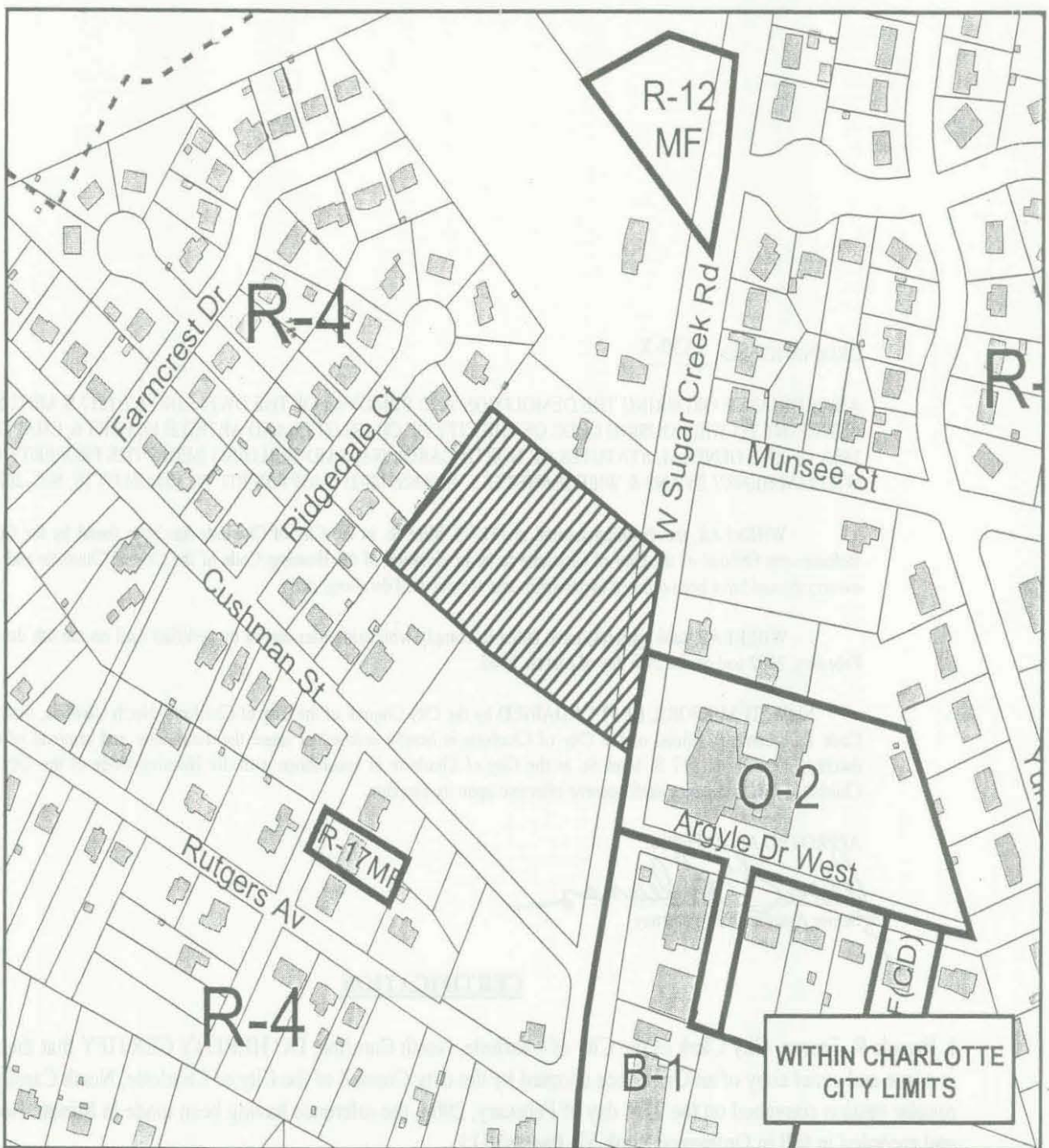
Petition #: **2004-016**

Petitioner: Genesis Holdings, LLC

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

Zoning Classification (Requested): INST(CD) and termination of SUP  
(Institutional, Conditional)

Acreeage & Location : Approximately 3:1 acres located on the west side of West Sugar Creek Road, north of Cushman Street



Zoning Map #(s) **78**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
01-02-2004

