

Petition No. 2004-043

Petitioner: Eugene Bodycott

ORDINANCE NO. 2640-Z

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

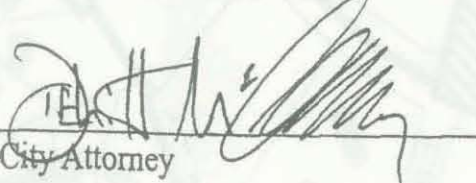
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 I-1 to MUDD(CD) and 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.

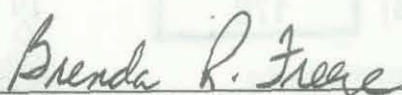
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, 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 July, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 903-904.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of August, 2004.


Brenda R. Freeze, CMC, City Clerk

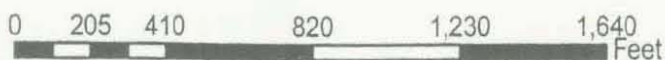
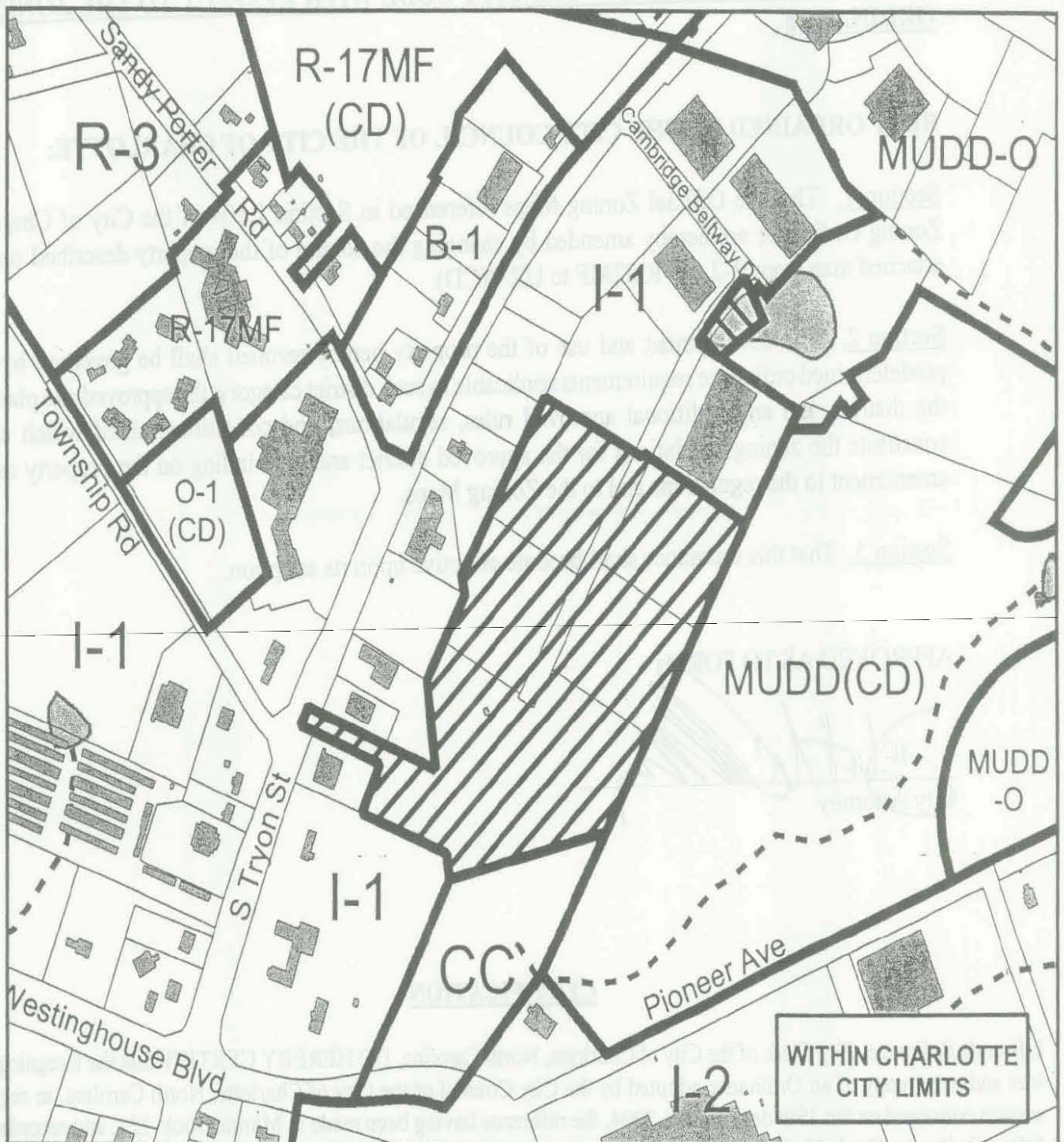
Petition #: **2004-043**

Petitioner: Eugene L. Bodycott

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

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

Acres & Location : Approximately 23.6 acres located East of South Tryon Street, North of Westinghouse Blvd.



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

Map Produced by the
Charlotte-Mecklenburg Planning Commission
01-28-2004



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

Petition No. 2004-056
Petitioner: Tuscan Development

ORDINANCE NO. 2641-Z

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

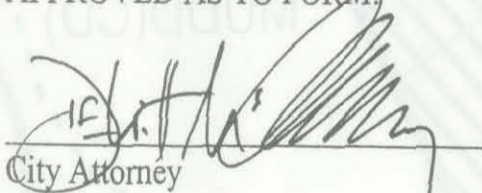
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-2 and R-22MF to UR-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 July, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 905-906.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of August, 2004.


Brenda R. Freeze, CMC, City Clerk

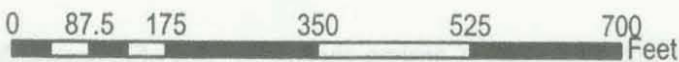
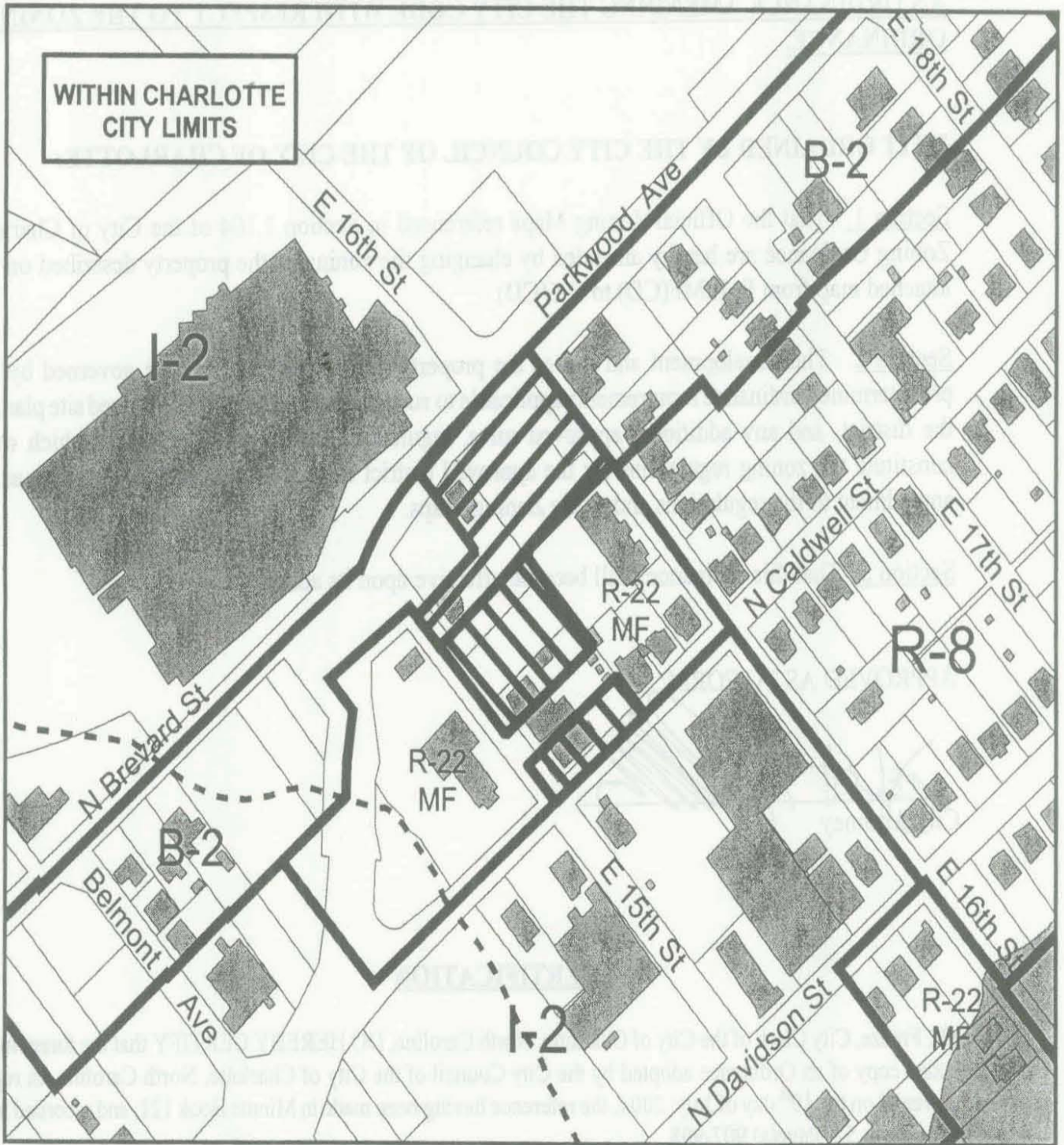
Petition #: **2004-056**

Petitioner: Tuscan Development

Zoning Classification (Existing): B-2 (General Business)
and R-22MF (Multi-family Residential, up to 22 dwelling units per acre)

Zoning Classification (Requested): UR-2(CD)
 (Urban Residential, Conditional)

Acreeage & Location : Approximately 1.44 acres located south of Parkwood Ave.
 between 15th Street and 16th Street



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

Map Produced by the
 Charlotte-Mecklenburg Planning Commission
 02-25-2004



	Requested UR-2(CD) from B-2		Requested UR-2(CD) from R-22MF
	Existing Building Footprints		Fema Flood Plain
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

Petition No. 2004-059
Petitioner: Eastwood Development

ORDINANCE NO. 2642-Z

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

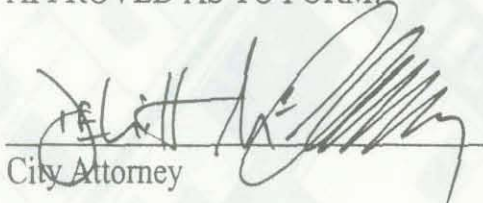
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-12MF(CD) to R-6(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:

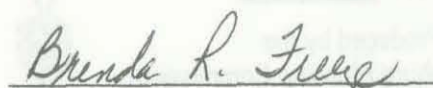


City Attorney

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 July, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 907-908.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of February, 2005.



Brenda R. Freeze, CMC, City Clerk

Petition #: **2004-059**

Petitioner: Eastwood Development

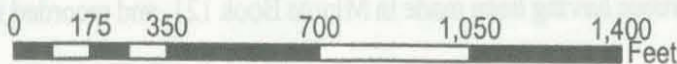
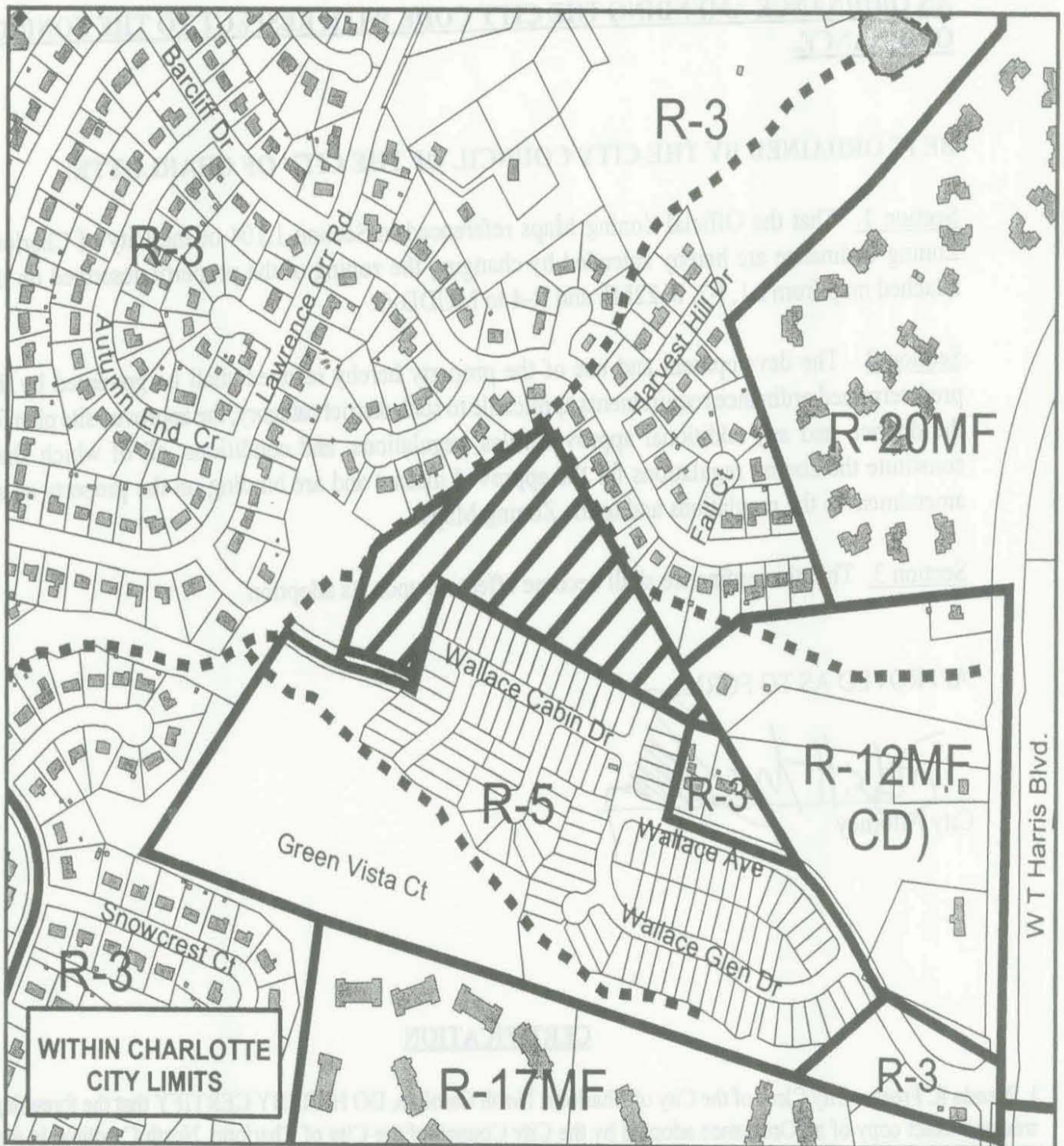
Zoning Classification (Existing): R-12MF(CD)

(Multi-family Residential, up to 12 dwelling units per acre, Conditional)

Zoning Classification (Requested): R-6(CD)

(Single-family Residential, up to 6 dwelling units per acre, Conditional)

Acresage & Location : Approximately 7.9 acres located north of Wallace Cabin Drive and south of Barcliff Dr.



Zoning Map #(s) **114**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
02-25-2004



- Requested R-6(CD) from R-12MF(CD)
- Existing Building Footprints
- Existing Zoning Boundaries
- Charlotte City Limits
- Fema Flood Plain
- Lakes and Ponds
- Creeks and Streams

Petition No. 2004-062
Petitioner: Charlotte-Mecklenburg Schools,
Board of Education

ORDINANCE NO. 2643-Z

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

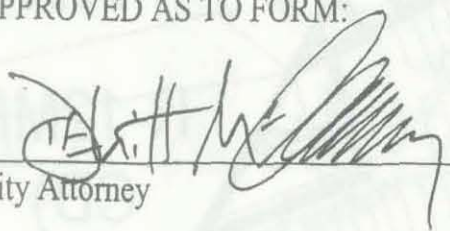
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 I-1, I-2, R-22MF and R-4 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.

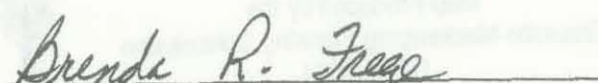
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, 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 July, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 909-910.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 5th day of January, 2005.


Brenda R. Freeze, CMC, City Clerk

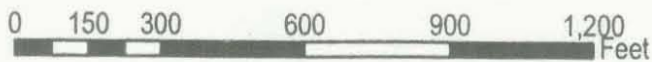
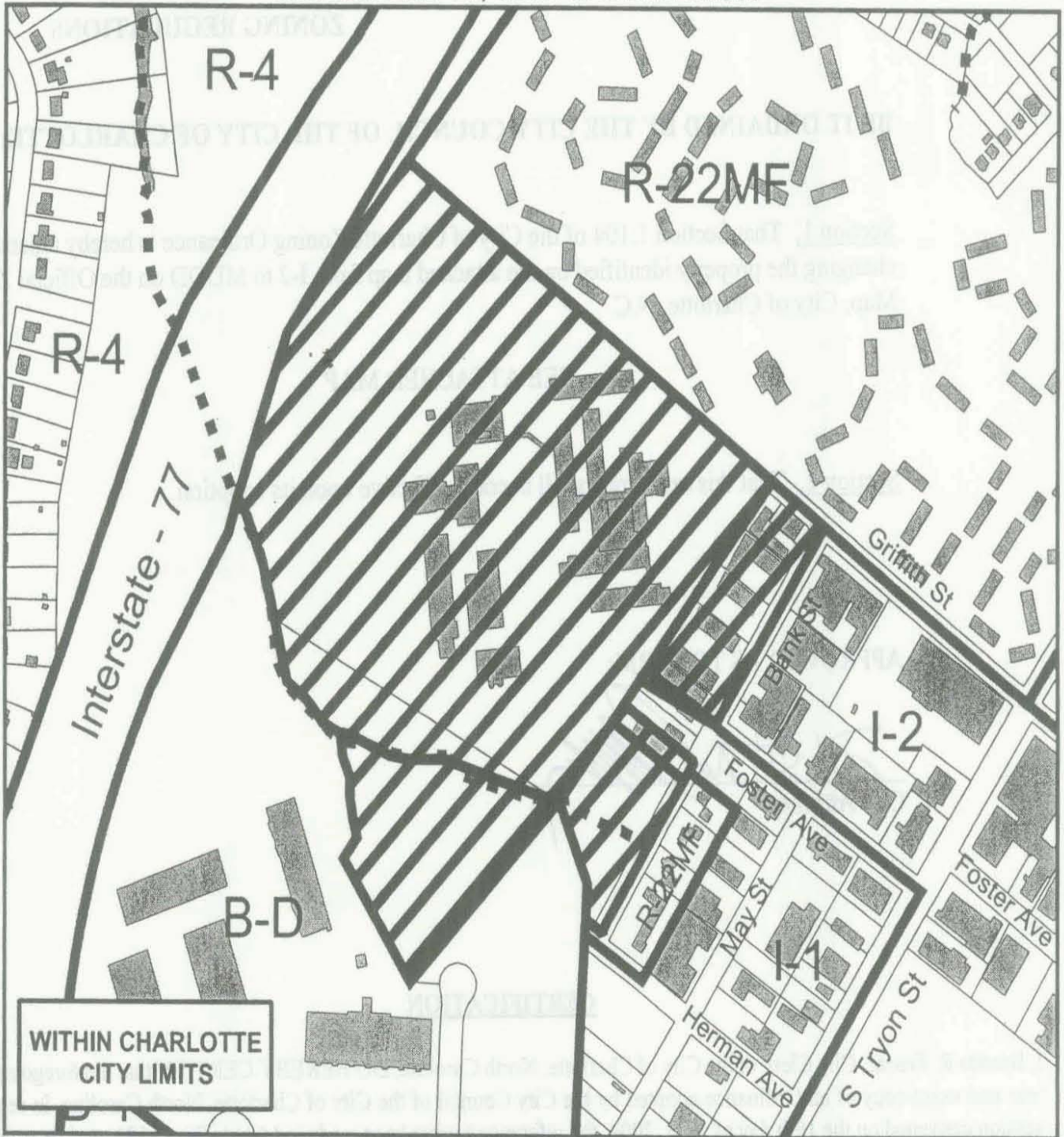
Petition #: **2004-062**

Petitioner: Charlotte-Mecklenburg Schools, Board of Education

Zoning Classification (Existing): I-1 (Light Industrial) I-2 (General Industrial)
R-22MF (Multi-family Residential, up to 22 dwelling units per acre)
and R-4 (Single-family Residential, up to 4 dwelling units per acre)

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

Acreeage & Location : Approximately 34.87 located between Bank Street and Interstate-77, south of Griffith Street



Zoning Map #(s) **110**

Map Produced by the
 Charlotte-Mecklenburg Planning Commission
 04-06-2004



	Requested MUDD-O from R-4, R-22MF, I-1 and I-2		Fema Flood Plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

CITY ZONE CHANGE

Petition No. 2004-063
Petitioner: Tuscan Development

ORDINANCE NO. 2644-Z

ZONING REGULATIONS

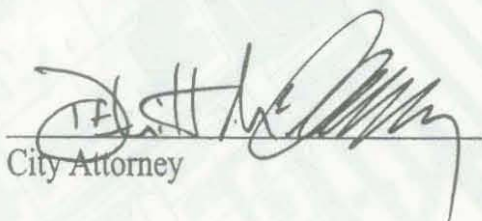
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 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.

APPROVED AS TO FORM:

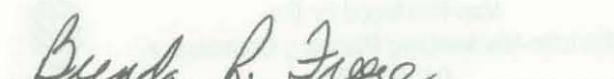


City Attorney

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 July, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 911-912.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of August, 2004.



Brenda R. Freeze, CMC, City Clerk

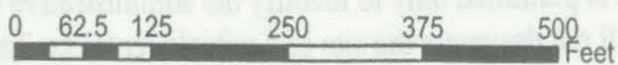
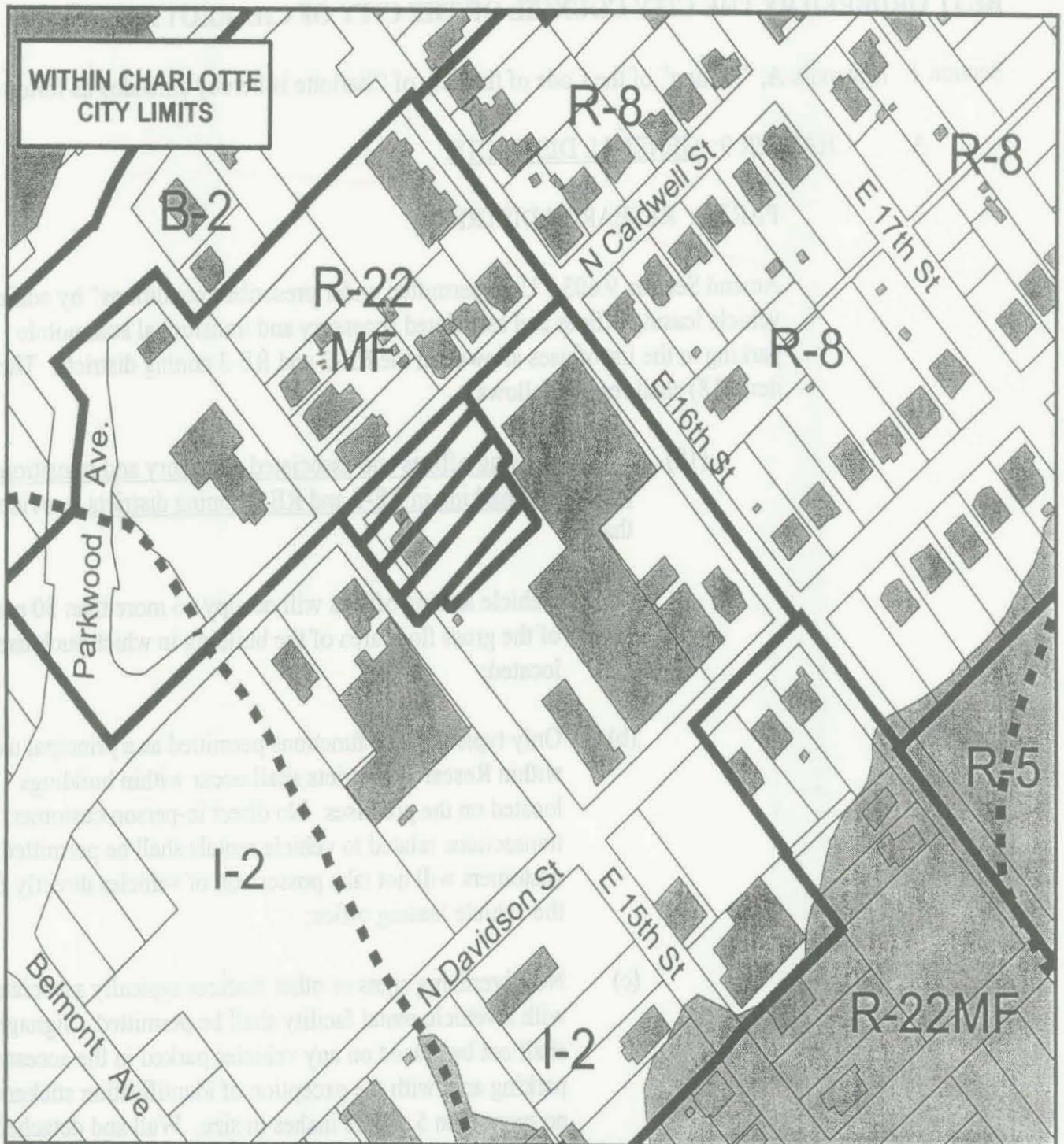
Petition #: **2004-063**

Petitioner: Tuscan Development

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

Zoning Classification (Requested): MUDD
(Mixed Use Development District)

Acreage & Location : Approximately .47 acres located north of North Davidson Street
between 15th and 16th Street



Zoning Map #(s) **102**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
06-10-2004



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

Petition #: 2004-67
Petitioner: Charlotte Mecklenburg Planning Commission

ORDINANCE NO. 2645

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

BE IT ORDERED 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:

A. CHAPTER 9: GENERAL DISTRICTS.

1. PART 6: RESEARCH DISTRICTS

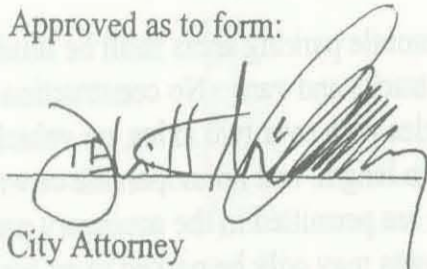
Amend Section 9.603, "Uses permitted under prescribed conditions" by adding vehicle leasing offices and associated accessory and transitional automobile parking to the list of uses allowed in the RE-2 and RE-3 zoning districts. The new item (18) shall read as follows:

- (18) Vehicle leasing offices and associated accessory and transitional automobile parking in RE-2 and RE-3 zoning districts, provided that:
- (a) Vehicle leasing offices will occupy no more than 50 percent of the gross floor area of the building in which such use is located;
 - (b) Only typical office functions permitted as a principal use within Research Districts shall occur within buildings located on the premises. No direct in-person customer transactions related to vehicle rentals shall be permitted and customers will not take possession of vehicles directly from the vehicle leasing office;
 - (c) No advertising signs or other features typically associated with a vehicle rental facility shall be permitted. Signage shall not be placed on any vehicles parked in the accessory parking area with the exception of identification stickers of no more than 5 square inches in size. Wall and detached signage is permitted only to identify the administrative office and shall not designate the site as a vehicle rental facility;
 - (d) No vehicle maintenance, repair, preparation or cleaning (other than minor exterior washing) shall be permitted;

- (e) The vehicle leasing administrative office will not be identified as a rental car location in the Telephone Directory, Yellow Pages or in any printed or electronic advertising materials;
- (f) The accessory automobile parking areas shall be limited to passenger vehicles, trucks and vans. No construction-related equipment, no vehicles with over two axles, no vehicles greater than 24 feet in length, and no inoperable or wrecked vehicles of any type are permitted in the accessory parking areas. Trucks and vans may only be parked in an accessory parking area located within 200 feet of a manufacturing, distribution or production use taking place on the site, and such manufacturing, distribution or production use must exist at the time of issuance of the permit associated with the parking of trucks and/or vans vehicles;
- (g) Accessory and transitional automobile parking shall take place in designated, paved parking areas that shall not exceed a total combined area of one (1) acre in size. Such parking area(s) shall be designed and maintained in accordance with Chapter 12, Part 2. Individual parking spaces located in the designated accessory automobile parking areas shall not be readily visible from public streets and shall not be counted toward meeting the minimum number of off-street parking spaces required in Section 12.202 for the vehicle leasing office.
- (h) In recognition of the transitional nature of the accessory automobile parking associated with vehicle leasing offices, the vehicles parked in the accessory automobile parking areas shall be parked in the permitted parking areas on a short term basis, provided, however, that parking of replacement vehicles may continue in the permitted parking areas on a continuous basis subject to the restrictions set forth in this Section; and
- (i) The accessory automobile parking associated with vehicle leasing offices uses set forth in this Section shall be permitted on lots having a minimum size of twenty (20) acres located in the RE-2 and RE- 3 Districts.
- (j) Nothing contained in the foregoing shall limit or restrict any uses permitted by right, under prescribed conditions or as an accessory use in Research Districts.

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

Approved as to form:



City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of July, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 913-914B.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9th day of August, 2004.


Brenda R. Freeze, CMC, City Clerk