

June 21, 2004

Ordinance Book 52, Page 865

Ordinance – First United Presbyterian Church

ORDINANCE NUMBER: 2622-X

Ordinance designating as a Historic Landmark a property known as the “First United Presbyterian Church” (listed under Tax Parcel number 08002103 as of January 1, 2004, and including only the exterior of the 19th-century church building, and the parcel of land listed under Tax Parcel Number 08002103 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2004). The property is owned by the First United Presbyterian Church of Charlotte and is located at 400 North College Street in the City of Charlotte, Mecklenburg County, North Carolina.

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

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 21st day of June, 2004, on the question of designating a property known as the First United Presbyterian Church as a historic landmark; and

Ordinance – First United Presbyterian Church

WHEREAS, the First United Presbyterian Church is associated with one of the oldest African American congregations in the City of Charlotte, organized in 1866 as the Colored Presbyterian Church of Charlotte; and

WHEREAS, the First United Presbyterian Church is significant as one of the oldest Gothic Revival Style buildings in Mecklenburg County; and

WHEREAS, the First United Presbyterian Church is important as a symbol of achievement in Charlotte's African American community in the 19th and early 20th century; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the First United Presbyterian Church possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the First United Presbyterian Church is owned by the First United Presbyterian Church of Charlotte.

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

1. That the property known as the "First United Presbyterian Church" (listed under Tax Parcel number 08002103 as of January 1, 2004, and including only the exterior of the 19th-century church building, and the parcel of land listed under Tax Parcel Number 08002103 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2004) is hereby designated as a historic landmark pursuant to Chapter 160A,

Ordinance – First United Presbyterian Church

Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 400 North College Street in the City of Charlotte, Mecklenburg County, North Carolina. Exterior features are more completely described in the *Survey and Research Report on the First United Presbyterian Church (2003)*.

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

3. That said designated historic landmark may be materially altered, restored, moved or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such

Ordinance – First United Presbyterian Church

action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

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

6. That the owners of the historic landmark known as the "First United Presbyterian Church" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

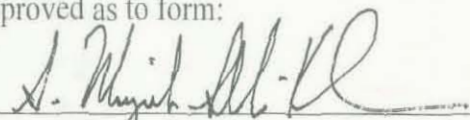
7. That which is designated as a historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

June 21, 2004

Ordinance Book 52, Page 869

Ordinance – First United Presbyterian Church

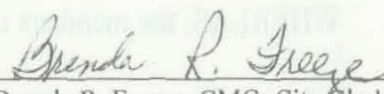
Approved as to form:


Assistant 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 21st day of June, 2004, the reference having been made in Minute Book 121 and recorded in full in Ordinance Book 52, Page(s) 865-869.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of June, 2004.


Brenda R. Freeze, CMC, City Clerk

Ordinance – American Legion Memorial Stadium

ORDINANCE NUMBER: 2623-X

Ordinance designating as a Historic Landmark a property known as the “American Legion Memorial Stadium” (listed under Tax Parcel number 08017101 as of January 1, 2004, and including the interior and exterior of the buildings, the structures, the landscaping and the parcel of land listed under Tax Parcel Number 08017101 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2004, but not including the building known as the “Grady Cole Center”). The property is owned by Mecklenburg County and is located between Sam Ryburn Walk and East Seventh St. on East Independence Boulevard in Charlotte, North Carolina.

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

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 21st day of June, 2004, on the question of designating a property known as the American Legion Memorial Stadium as a historic landmark; and

Ordinance – American Legion Memorial Stadium

WHEREAS, the American Legion Memorial Stadium was the first major spectator sports facility erected by the City of Charlotte; and

WHEREAS, the American Legion Memorial Stadium resulted from the infusion of substantial Federal assistance into the local economy and was a part of a major shift in the role of the Federal government in societal affairs; and

WHEREAS, the original portions of the American Legion Memorial Stadium exhibit distinctive qualities of the Art Deco style of architecture; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the American Legion Memorial Stadium possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the American Legion Memorial Stadium, because it is publicly owned; and

WHEREAS, the property known as the American Legion Memorial Stadium is owned by Mecklenburg County.

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

1. That the property known as the “American Legion Memorial Stadium” (listed under Tax Parcel number 08017101 as of January 1, 2004, and including the interior and

Ordinance – American Legion Memorial Stadium

exterior of the buildings, the structures, the landscaping and the parcel of land listed under Tax Parcel Number 08017101 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2004, but not including the building known as the “Grady Cole Center”) is hereby designated as a historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated between Sam Ryburn Walk and East Seventh St. on East Independence Boulevard in the City of Charlotte, Mecklenburg County, North Carolina. Features of the property are more completely described in the *Survey and Research Report on the American Legion Memorial Stadium (2003)*.

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

3. That said designated historic landmark may be materially altered, restored, moved or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

Ordinance – American Legion Memorial Stadium

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

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

6. That the owners of the historic landmark known as the "American Legion Memorial Stadium" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

Ordinance – American Legion Memorial Stadium

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

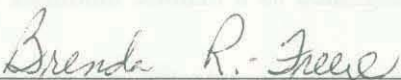
Approved as to form


Assistant 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 21st day of June, 2004, the reference having been made in Minute Book 12 | and recorded in full in Ordinance Book 52, Page(s) 870-874.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of June, 2004.


Brenda R. Freeze, CMC, City Clerk

June 21, 2004

Ordinance Book 52, Page 875

Ordinance – Victor Shaw House

ORDINANCE NUMBER: 2624-X

Ordinance designating as a Historic Landmark a property known as the “Victor Shaw House” (listed under Tax Parcel number 09505544 as of April 1, 2004, and including the interior and the exterior of the house, and the parcel of land listed under Tax Parcel Number 09505544 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of April 1, 2004). The property is owned by John Dainotto and Annette M. Randall and is located at 2400 Mecklenburg Avenue in the City of Charlotte, Mecklenburg County, North Carolina.

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

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 21st day of June, 2004, on the question of designating a property known as the Victor Shaw House as a historic landmark; and

WHEREAS, the Victor Shaw House was the residence of Victor Shaw, the mayor of the city of Charlotte from 1949 to 1953, where he and his family lived during his two terms of office; and

Ordinance – Victor Shaw House

WHEREAS, Victor Shaw, who campaigned on a platform that stressed progress and development (appropriate themes for a booming post-war Charlotte), and his administration saw the completion of Independence Boulevard, construction of a new central administration building at Morris Field and, most importantly, plans for a new municipal auditorium and civic center; and

WHEREAS, within the first year of his first term, Victor Shaw had secured a \$3 million bond to finance the Charlotte Coliseum and Ovens Auditorium, and had assembled the Coliseum Committee, headed by David Ovens, which selected A.G. Odell Associates to design both buildings; and

WHEREAS, the Victor Shaw house is an extremely well preserved early-twentieth-century Georgian Revival Style house, which occupies a prominent place in the Club Acres section of the Plaza-Midwood neighborhood in Charlotte; and

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

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the Victor Shaw House, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the Victor Shaw House is owned by John Dainotto and Annette M. Randall.

Ordinance – Victor Shaw House

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

1. That the property known as the “Victor Shaw House” (listed under Tax Parcel number 09505544 as of April 1, 2004, and including the interior and the exterior of the house, and the parcel of land listed under Tax Parcel Number 09505544 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2003) is hereby designated as a historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 2400 Mecklenburg Avenue in the City of Charlotte, Mecklenburg County, North Carolina. Exterior features are more completely described in the *Survey and Research Report on the Victor Shaw House (2004)*.

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

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

Ordinance – Victor Shaw House

the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

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

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

6. That the owners of the historic landmark known as the "Victor Shaw House" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards

June 21, 2004

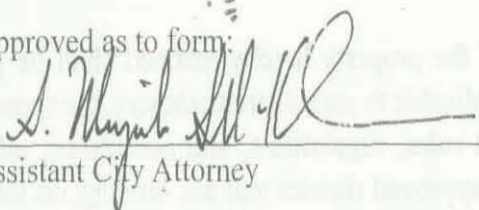
Ordinance Book 52, Page 879

Ordinance – Victor Shaw House

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

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


Approved as to form:


Assistant 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 21st day of June, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 875-879.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of June, 2004.


Brenda R. Freeze, CMC, City Clerk

Petition No. 2004-049
Petitioner: Charles Lindsey McAlpine

ORDINANCE NO. 2625-Z

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

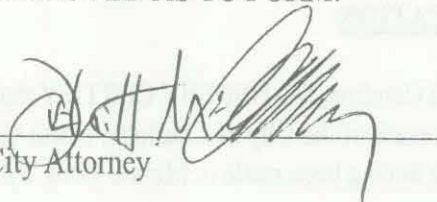
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 NS MI-PA-1 to NS MI-PA-1.

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 21st day of June, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 880-881.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6th day of August, 2004.



Brenda R. Freeze, CMC, City Clerk

June 21, 2004

Ordinance Book 52, Page 881

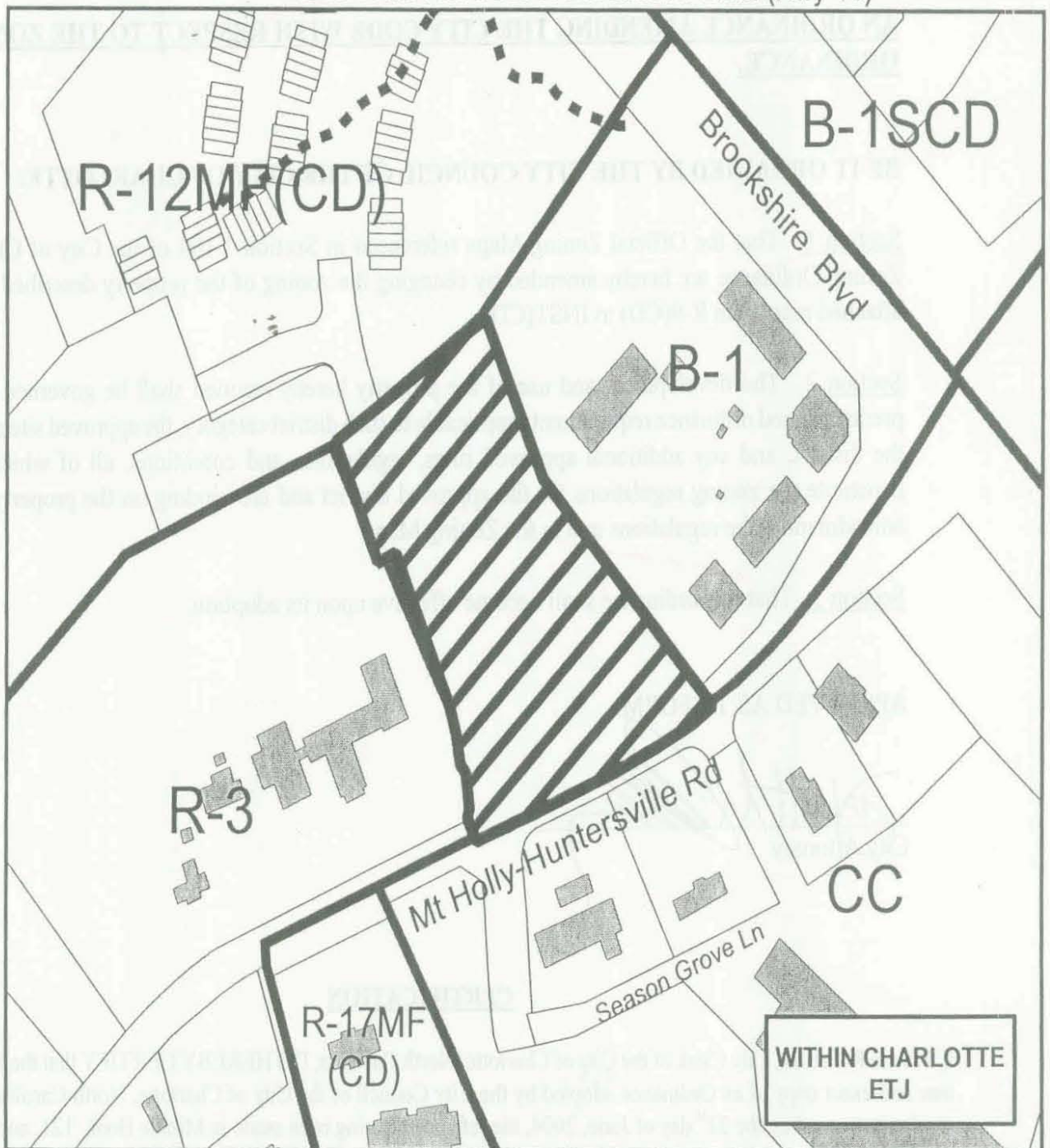
Petition #: **2004-049**

Petitioner: Charles Lindsey McAlpine

Zoning Classification (Existing): NS MIL-PA*
(Neighborhood Services, Conditional)

Zoning Classification (Requested): NS S.P.A. MIL-PA*
(Neighborhood Services, Conditional, Site Plan Amendment)

* All affected zoning designations fall within the Mountain Island Lake Protected Area, Watershed Overlay District
Acreage & Location : Approximately 5.2 acres located on the north side of Mt. Holly-Huntersville Rd. west of Brookshire Blvd. (Hwy 16)



0 100 200 400 600 800 Feet

Zoning Map #(s) **48**

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



- | | | | |
|--|---|--|--------------------|
| | Requested NS S.P.A. MIL-PA from NS MIL-PA | | Fema Flood Plain |
| | Existing Building Footprints | | Lakes and Ponds |
| | Existing Zoning Boundaries | | Creeks and Streams |
| | Charlotte City Limits | | |

Petition No. 2004-051
Petitioner: Berne Serekeberhan

ORDINANCE NO. 2626-Z

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

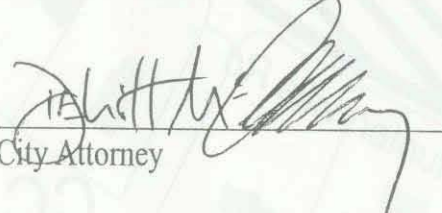
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-9(CD) 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:

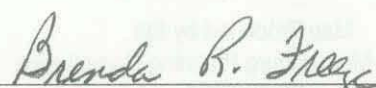


City Attorney

CERTIFICATION

I, 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 21st day of June, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 882-883.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6th day of August, 2004.



Brenda R. Freeze, CMC, City Clerk

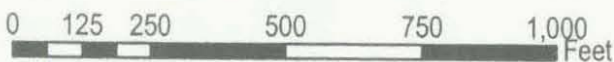
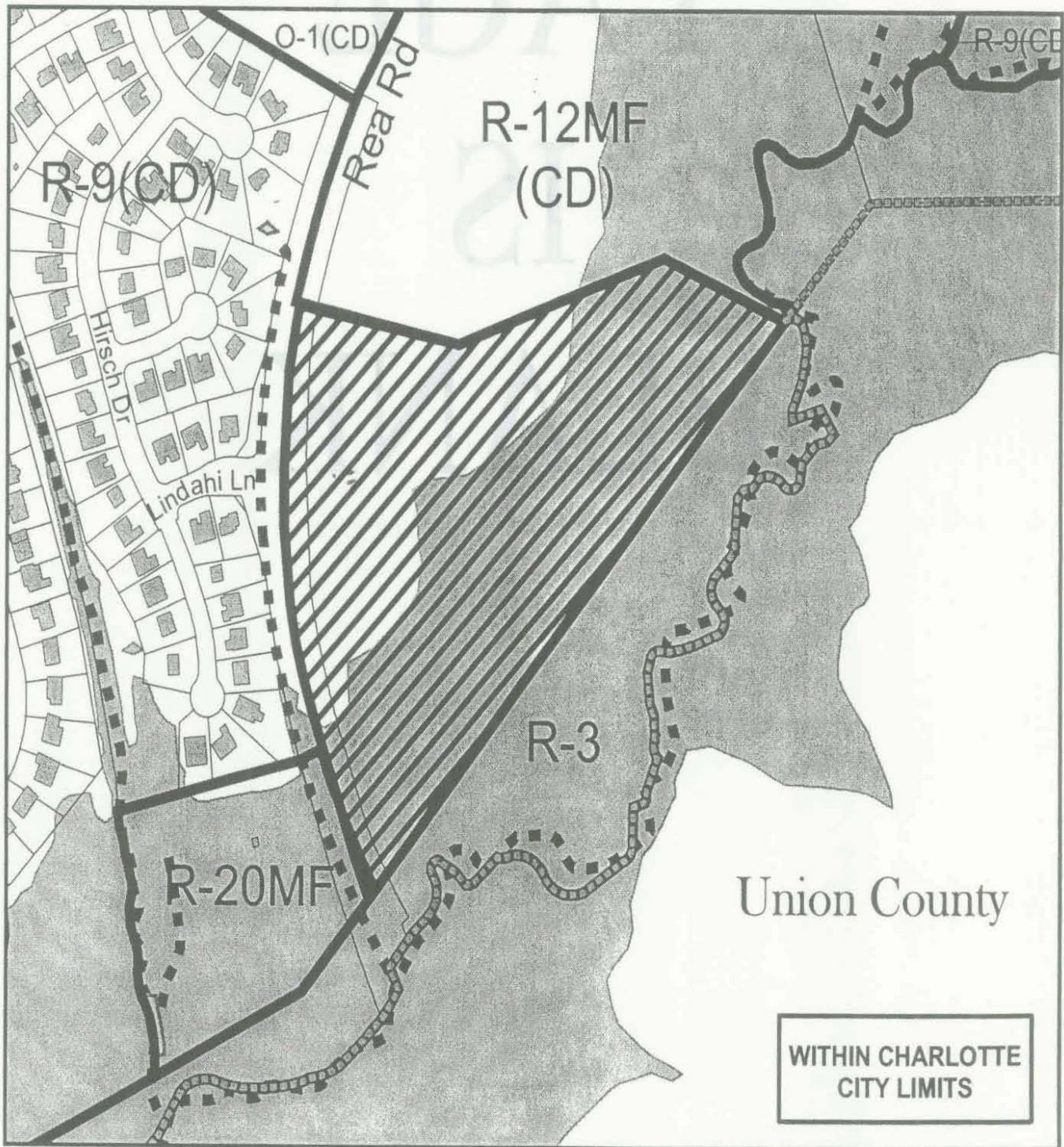
Petition #: **2004-051**

Petitioner: Berhe Serekeberhan

Zoning Classification (Existing): R-9(CD)
(Single-family Residential, up to 4 dwelling units per acre, Conditional)

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

Acreage & Location : Approximately 15.86 acres located to the east of Rea Road, north of the Mecklenburg County Line



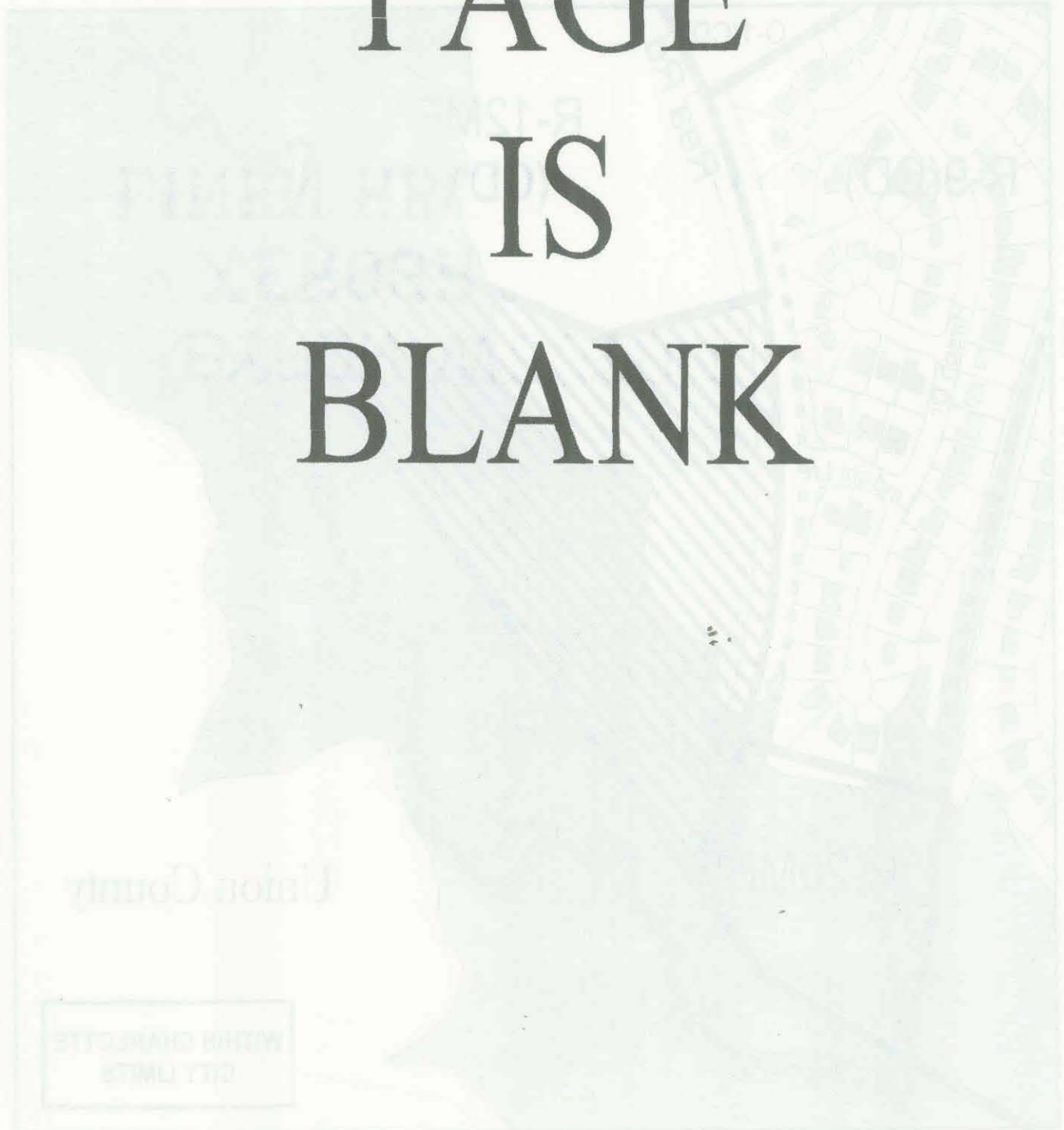
Zoning Map #(s) **186**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
02-24-2004



- | | | | |
|--|---------------------------------|--|--------------------|
| | Requested INST(CD) from R-9(CD) | | Fema Flood Plain |
| | Existing Building Footprints | | Lakes and Ponds |
| | Existing Zoning Boundaries | | Creeks and Streams |
| | Charlotte City Limits | | |

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UNION COUNTY
WITHIN CHARLOTTE
CITY LIMITS

<input checked="" type="checkbox"/>	Unincorporated
<input type="checkbox"/>	City Limits
<input type="checkbox"/>	County Limits
<input type="checkbox"/>	Water
<input type="checkbox"/>	Major Road
<input type="checkbox"/>	Minor Road
<input type="checkbox"/>	Other
<input type="checkbox"/>	Other
<input type="checkbox"/>	Other

Scale: 1" = 1/2 Mile

2000

UNION COUNTY

2000

Petition No. 2004-052
Petitioner: Wal-Mart Stores, Inc.

ORDINANCE NO. 2627-Z

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

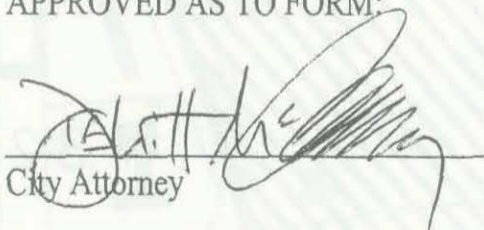
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 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.

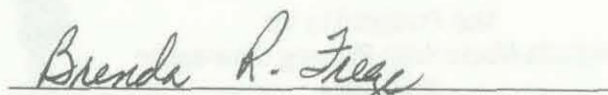
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, 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 21st day of June, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 884-885.

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

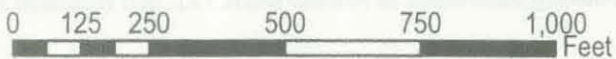
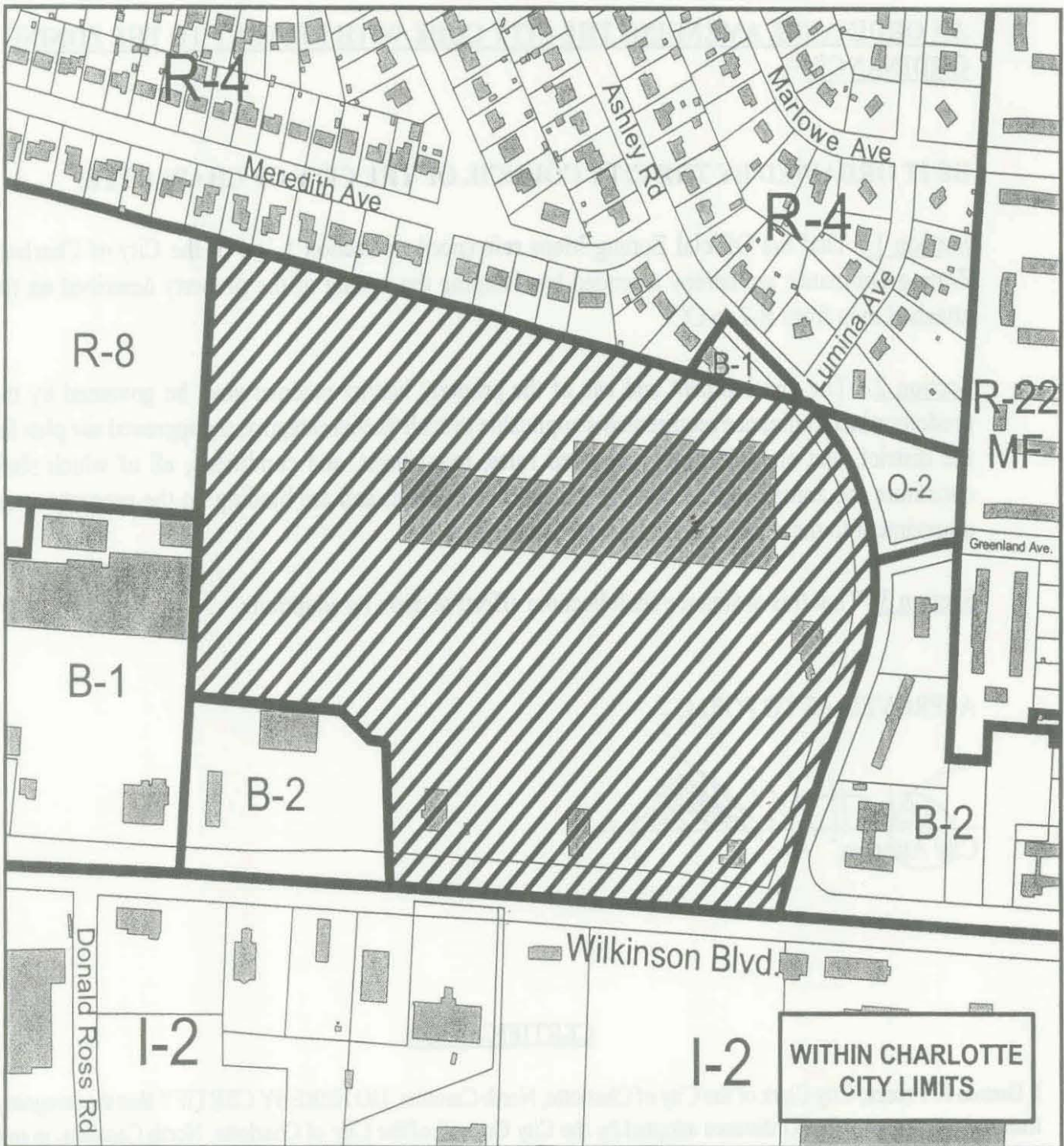
Petition #: **2004-052**

Petitioner: Wal-Mart Stores

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

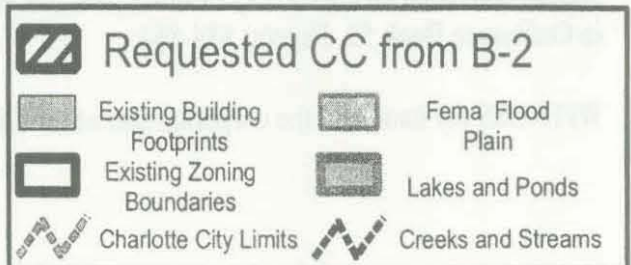
Zoning Classification (Requested): CC
(Commercial Center, Conditional)

Acreage & Location : Approximately 32.9 acres located on the northwest corner of Wilkinson Blvd. and Ashley Road



Zoning Map #(s) **103**

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



Petition No. 2004-053
Petitioner: Citiline, LLC

ORDINANCE NO. 2628-Z

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

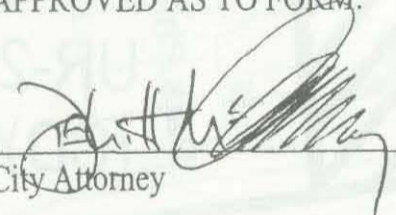
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 and R-17MF(CD) 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:

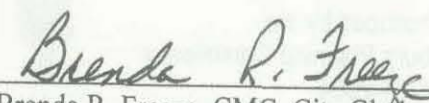


City Attorney

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 21st day of June, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 886-887.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6th day of August, 2004.



Brenda R. Freeze, CMC, City Clerk

Petition #: **2004-053**

Petitioner: Citiline, LLC

Zoning Classification (Existing): R-3

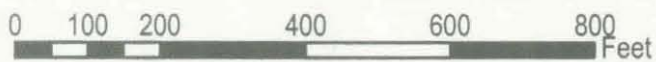
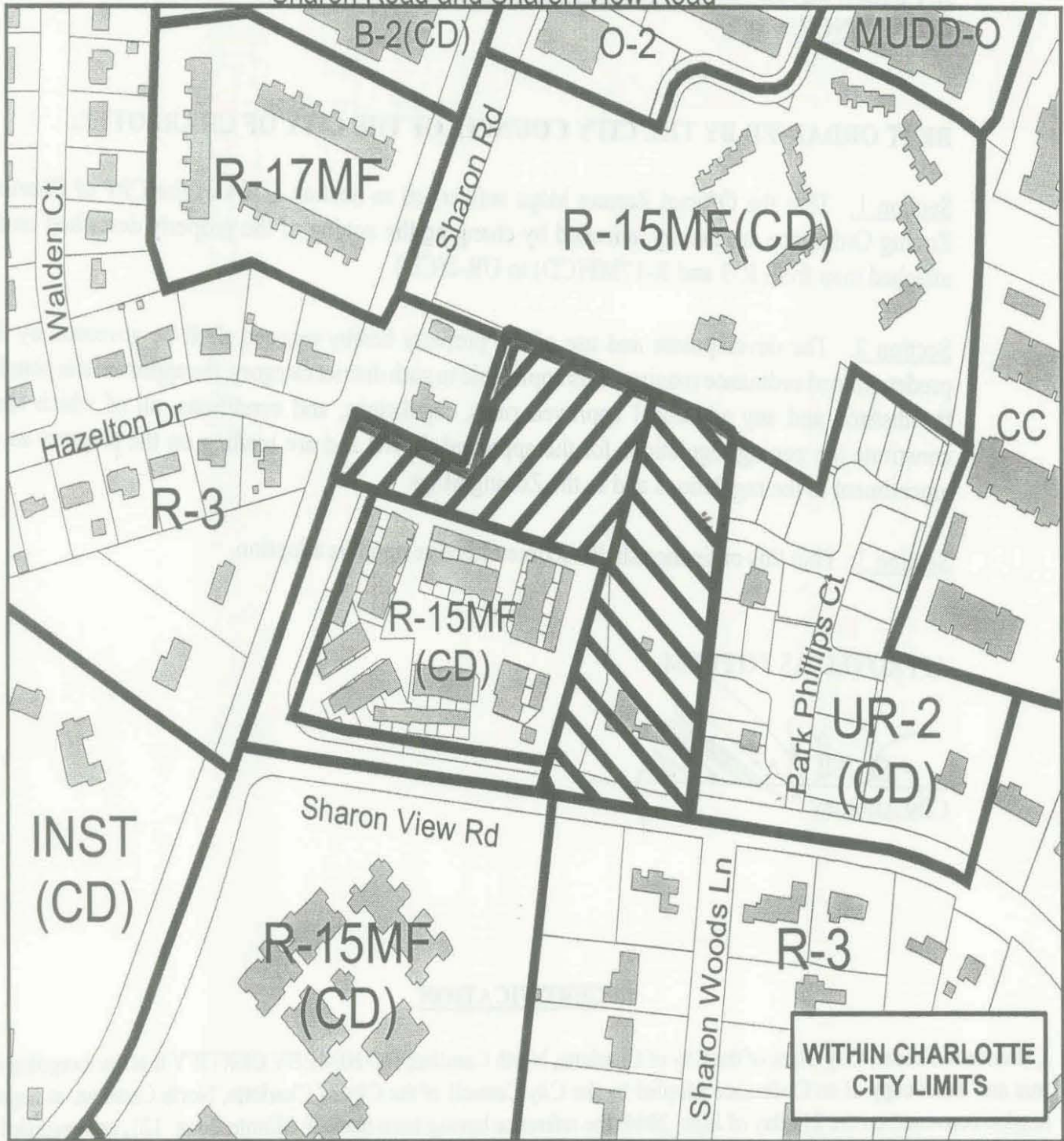
(Single-family Residential, up to 3 dwelling units per acre) and

R-17MF(CD) (Multi-family Residential, up to 22 dwelling units per acre, Conditional)

Zoning Classification (Requested): UR-2(CD)

(Urban Residential, Conditional)

Acreeage & Location : Approximately 4.96 acres located northeast of the intersection of Sharon Road and Sharon View Road



Zoning Map #(s) **147**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
06-24-2004



	Requested UR-2(CD) from R-17MF(CD)		Requested UR-2(CD) from R-3
	Existing Building Footprints		Fema Flood Plain
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

Petition No. 2004-054
Petitioner: Urban Concepts, LLC

ORDINANCE NO. 2629-Z

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

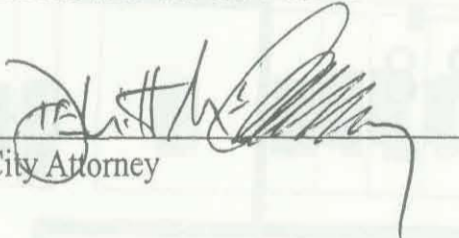
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-8 and R-22MF to UR-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:

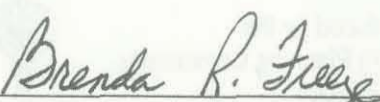


City Attorney

CERTIFICATION

I, 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 21st day of June, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 888-889.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6th day of August, 2004.



Brenda R. Freeze, CMC, City Clerk

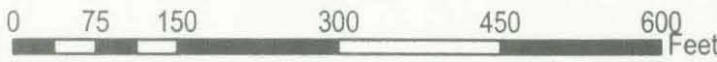
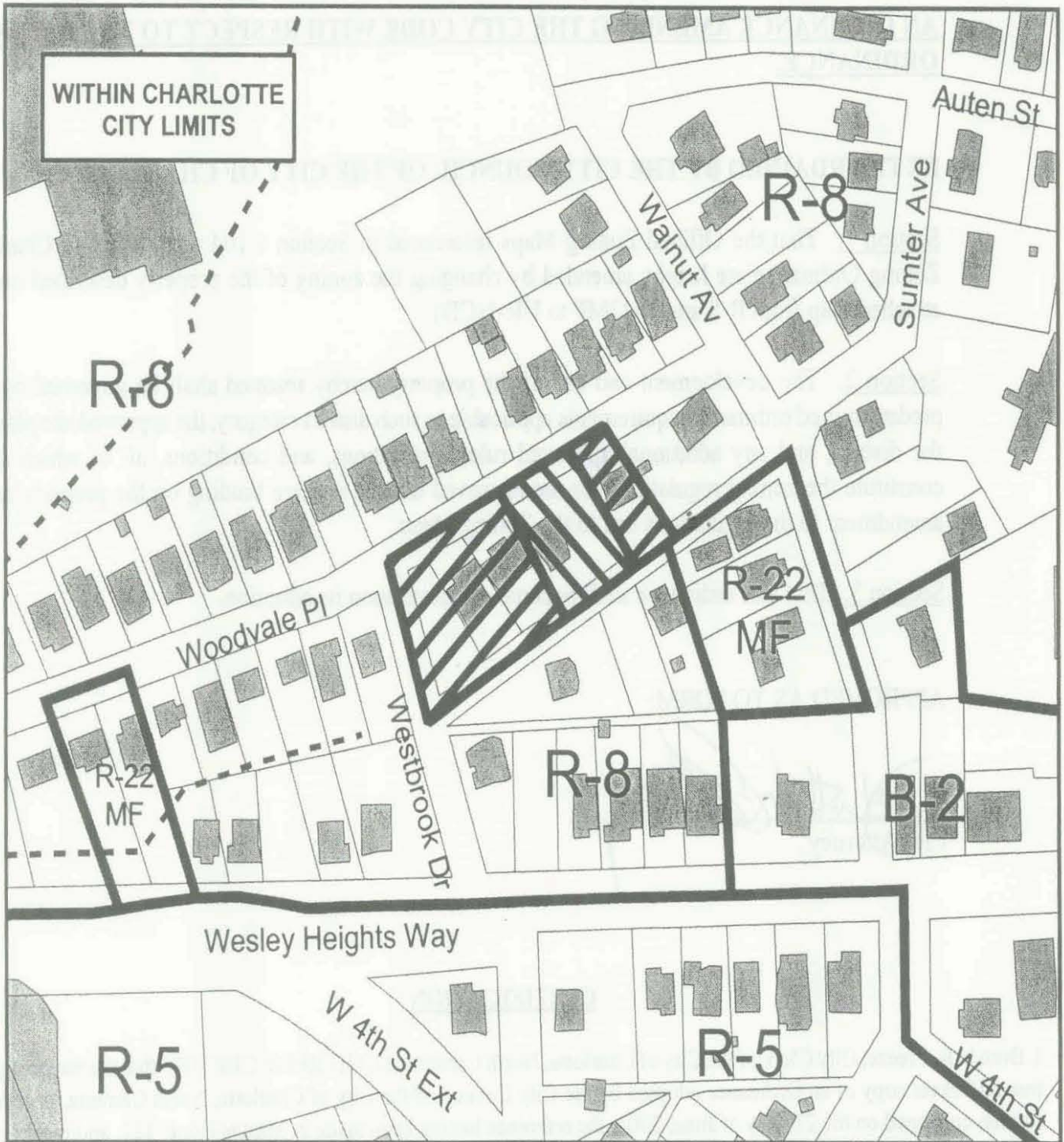
Petition #: **2004-054**

Petitioner: Urban Concepts, LLC

Zoning Classification (Existing): R-8 (Single-family Residential, up to 8 dwelling units per acre) and R-22MF (Multi-family Residential, up to 22 dwelling units per acre)

Zoning Classification (Requested): UR-1(CD)
(Urban Residential, Conditional)

Acreage & Location : Approximately .75 acres located at the southeast corner of the intersection of Woodvale Place and Westbrook Drive



Zoning Map #(s) **87**

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



Petition No. 2004-057
Petitioner: Tuscan Development

ORDINANCE NO. 2630-Z

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

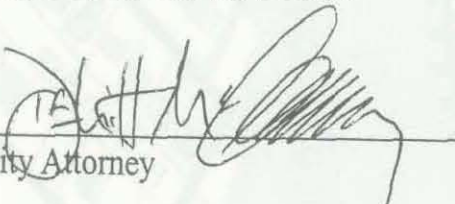
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-2 to 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.

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 21st day of June, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 890-891.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 29th day of September, 2004.



Brenda R. Freeze, CMC, City Clerk

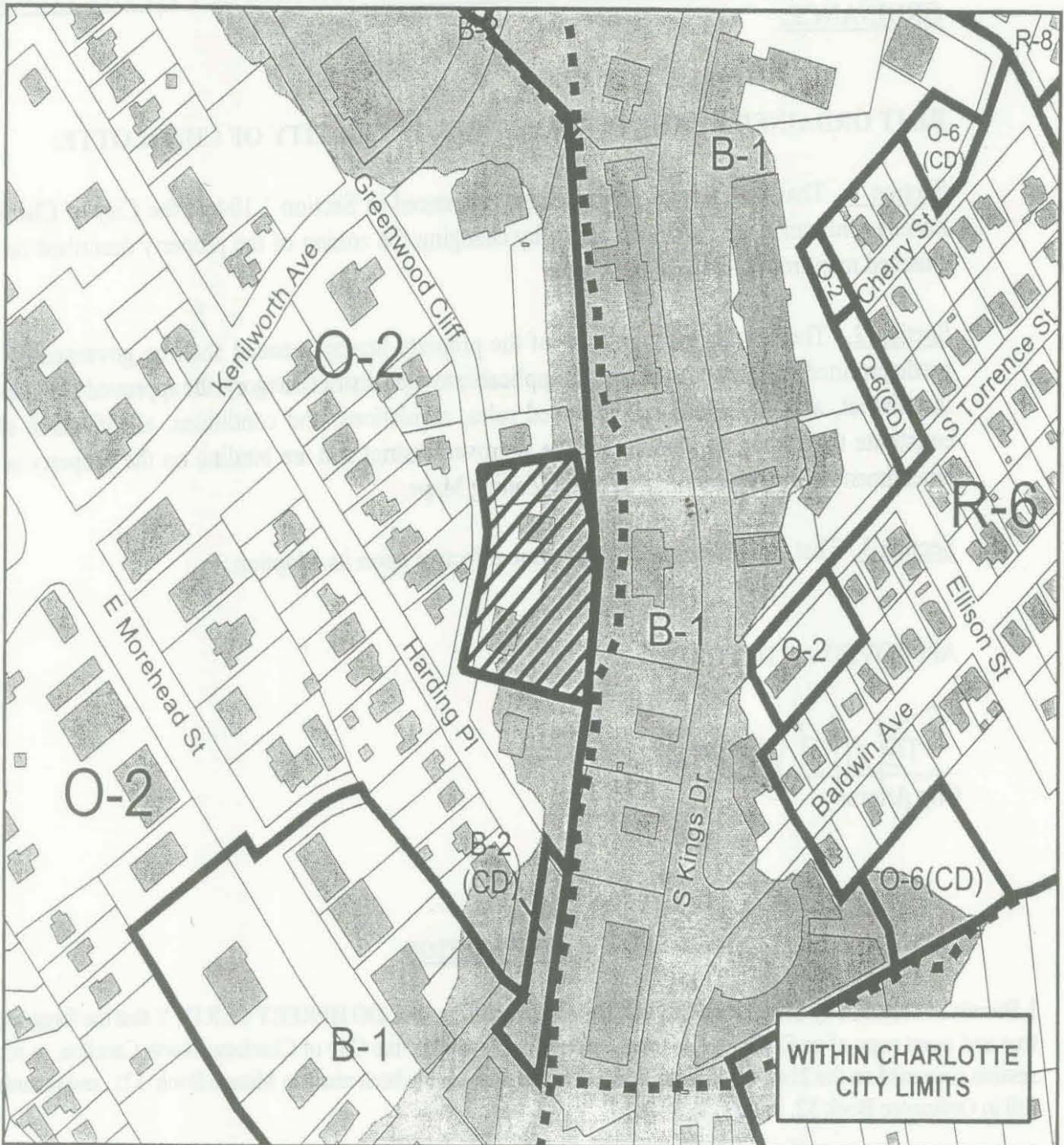
Petition #: **2004-057**

Petitioner: Tuscan Development

Zoning Classification (Existing): O-2
(Office)

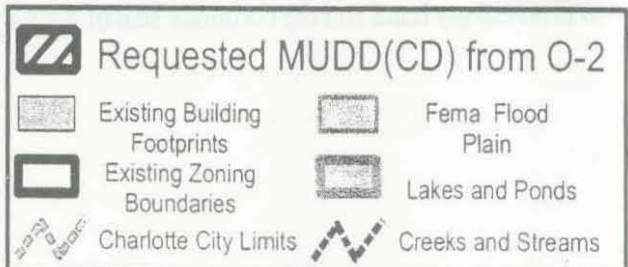
Zoning Classification (Requested): MUDD(CD)
(Mixed Use Development District, Conditional)

Acreeage & Location : Approximately 1.38 acres located on the east side of Greenwood Cliff, west of Kings Dr. and north of Harding Place



Zoning Map #(s) **111**

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



Petition No. 2004-058
Petitioner: William Whitley, III

ORDINANCE NO. 2631-Z

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

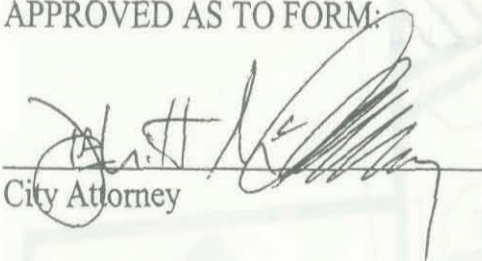
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-12 MF(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:

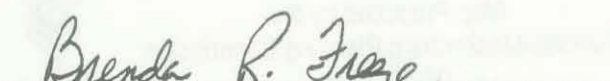


City Attorney

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 21st day of June, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 892-893.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6th day of August, 2004.



Brenda R. Freeze, CMC, City Clerk

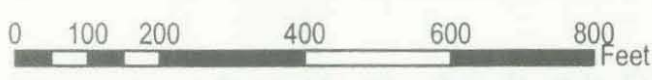
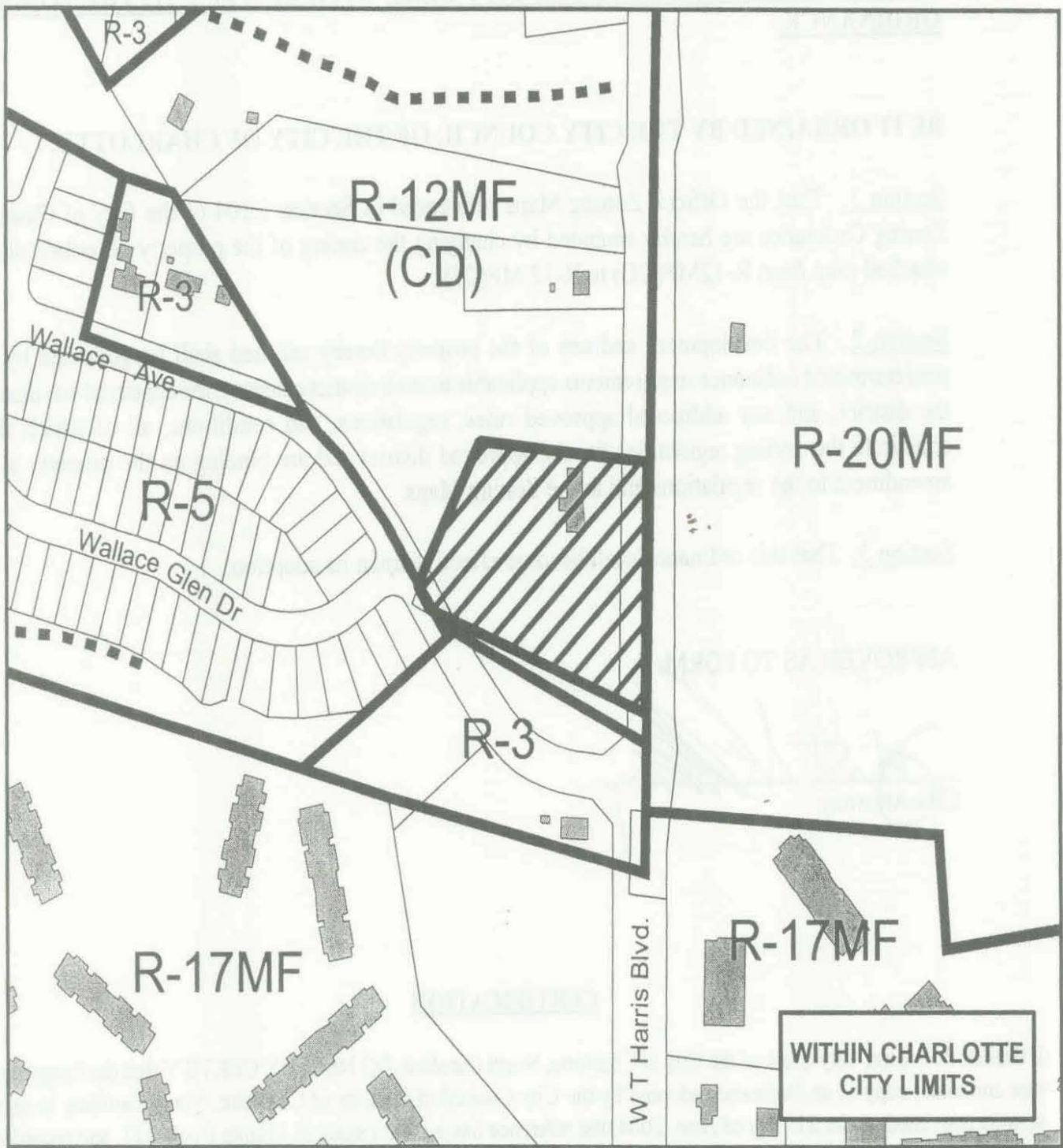
Petition #: **2004-058**

Petitioner: William Whitley III

Zoning Classification (Existing): R-12MF(CD)
(Multi-family Residential, up to 12 dwelling units per acre, Conditional)

Zoning Classification (Requested): R-12MF(CD) S.P.A. (Multi-family Residential, up to 12 dwelling units per acre, Conditional, Site Plan Amendment)

Acreage & Location : Approximately 2.27 acres located to the west of W.T. Harris Blvd. north of Wallace Ave.



Zoning Map #(s) **114**

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



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