

Petition No. 2004-015
Petitioner: Grubb Properties

ORDINANCE NO. 2673-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-17MF and MUDD-O 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 20th day of September, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 949-950.

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

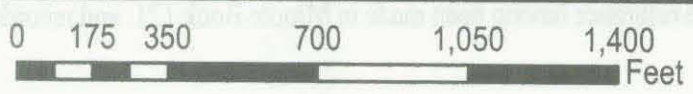
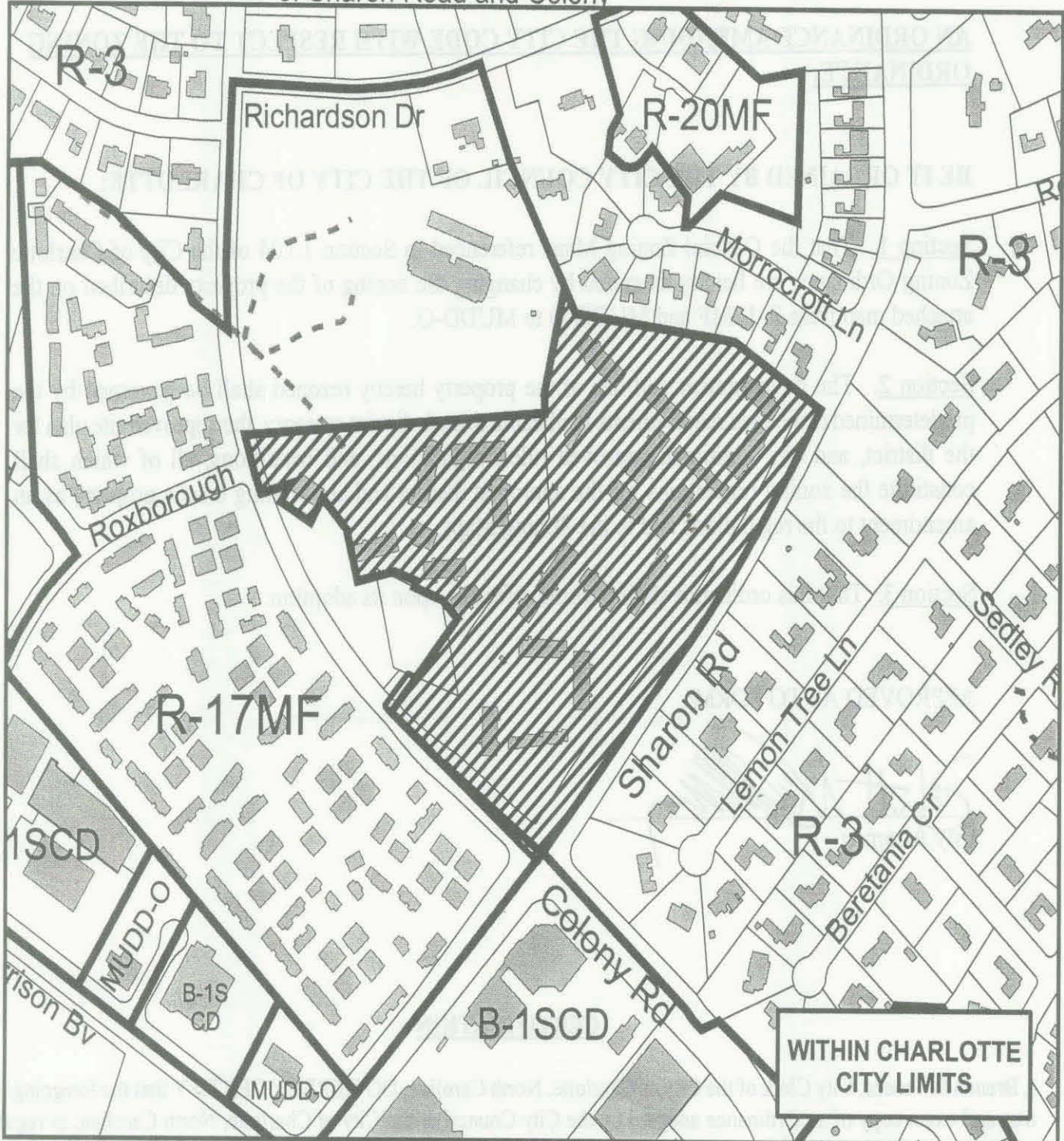
Petition #: **2004-015**

Petitioner: Grubb Properties, Inc.

Zoning Classification (Existing): MUDD-O (Mixed-Use Development District, Optional Conditional) and R-17MF (Multi-family Residential, up to 17 dwelling units per acre)

Zoning Classification (Requested): MUDD-O S.P.A. (Mixed-Use Development District, Optional, Conditional, Site Plan Amendment) and MUDD-O (Mixed-Use Development District, Optional, Conditional)

Acreeage & Location : Approximately 24 acres located on the northwest intersection of Sharon Road and Colony



Zoning Map #(s) **135**

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



	Requested MUDD-O SPA and MUDD-O from R-17MF and MUDD-O		Fema Flood Plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

Petition No. 2004-039
Petitioner: Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 2674

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

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

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION, PART 2: DEFINITIONS, Section 2.201. Definitions, by adding in alphabetical order a new definition as follows:

Donation drop-off facility.

A facility where donations for non-profit agencies or institutional uses are collected. Such facilities may accept common household and clothing items. Items that may not be accepted include large appliances such as washers/dryers, stoves, refrigerators, and other large or bulky items (such as furniture) that cannot be stored inside the collection facility.

Donation drop-off facilities shall not be considered a recycling center.

2. CHAPTER 9: GENERAL DISTRICTS, PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS, Section 9.901. Table of uses,

Under the category of "OTHER USES", insert the use "Donation drop-off facility" in alphabetical order and place the symbol "PC" (Uses Permitted with Prescribed Conditions) under all single family and multi-family residential zoning districts, UR-3, UR-C, Institutional, RE-1, RE-2, O-1, O-2, O-3, B-1, B-2, BD, BP, CC, MUDD, UMUDD, I-1 and I-2 districts.

3. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, PART 5: SPECIAL REQUIREMENTS FOR CERTAIN USES, by adding a new section as follows:

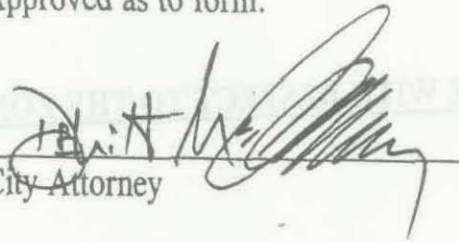
Section 12.532 Donation drop-off facilities.

Donation drop-off facilities are permitted in all single family and multi-family residential districts, the urban residential districts of UR-3 and UR-C, and the non-residential districts of INST, RE-1, RE-2, O-1, O-2, O-3, B-1, B-2, BD, BP, CC, MUDD and UMUD I-1, and I-2, subject to the following conditions:

- (1) Permitted in single family, multi-family and the UR-3 and UR-C districts only as an accessory use to a public utility structure, or as an accessory use to an institutional use.
- (2) No outdoor storage of donated items is permitted.
- (3) If the drop-off facility is an accessory use, then the facility, parking, and unloading area shall meet the setback and yard requirements of the principal building based upon the zoning district in which it is located.
- (4) If the drop-off facility is a principal use, it shall meet the setback and yard of the zoning district in which it is located. The location of the facility, parking, and unloading areas are subject to approval by the Zoning Administrator.
- (5) All drop-off structures shall be a minimum of one hundred (100) feet from abutting residentially zoned property.
- (6) The drop-off facility including unloading area, trash handling and dumpster areas shall be screened from abutting property and view from a public street according to the standards of Section 12.303
- (7) Any open area beneath a storage unit shall be enclosed with a durable skirting material as deemed suitable by the Zoning Administrator.
- (8) Donation drop-off facilities located in residential districts shall be limited in size to 340 square feet.
- (9) Donation drop-off facilities shall have an employee or volunteer on duty during all hours of operation, or have a mechanism in place to prevent after-hour deposit of donations on the site, such as a locked gate.
- (10) Items that may not be accepted include large appliances such as washer/dryers, stoves, refrigerators, and other large or bulky items such as furniture, that cannot be stored inside the collection facility.
- (11) The donation drop-off facility shall display the ownership/identification information on the facility, with a contact phone number, in a prominent location. A sign permit is not required for identification signage that is no larger than 1½ square feet in area.

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 20th day of September, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 951-952B.

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 No. 2004-070
Petitioner: Lord Baltimore Properties

ORDINANCE NO. 2675-Z

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

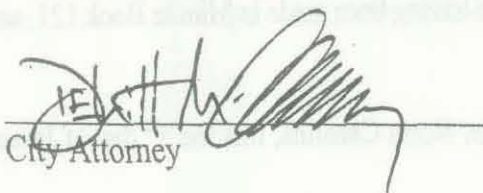
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 LLWPA, I-1 LLWPA, I-2 LLWPA/LLWCA and R-4 LLWPA to I-1(CD) LLWPA/LLWCA.

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 20th day of September, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 953-954.

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 #: **2004-070**

Petitioner: Lord Baltimore Properties

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

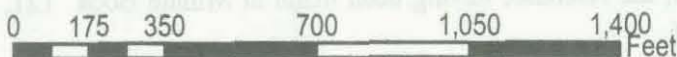
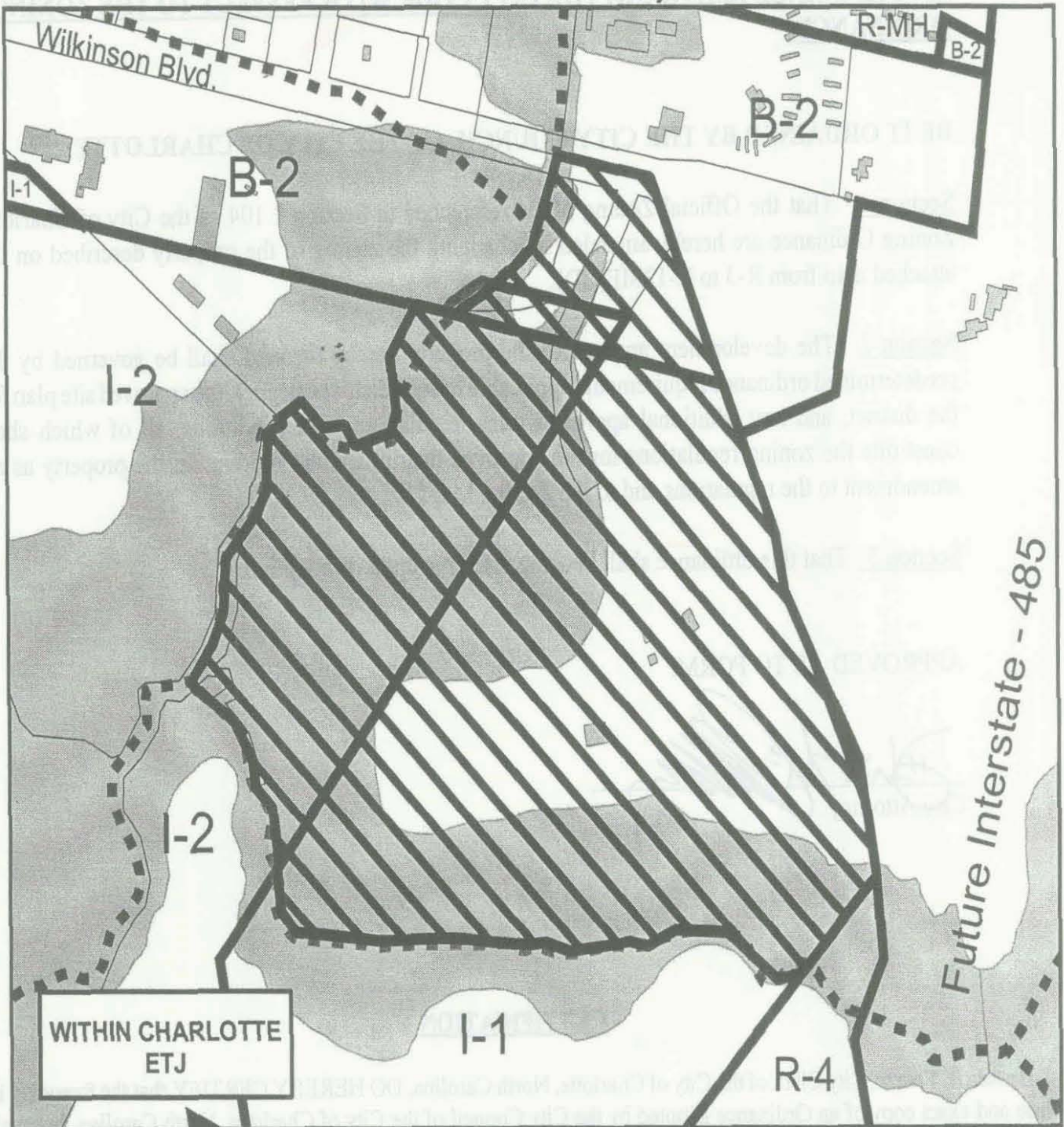
I-1 (Light Industrial) LLWPA I-2 (General Industrial) LLWPA

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

Zoning Classification (Requested): I-1(CD) (Light Industrial, Conditional) LLWPA

* All affected zoning designations fall within the Lower Lake Wylie Protected Area, Watershed Overlay District

Acreage & Location : Approximately 58.54 acres located west of Future I-485,
 south of Wilkinson Blvd. at Berryhill Rd.



Zoning Map #(s) **85**

Map Produced by the
 Charlotte-Mecklenburg Planning Commission
 05-26-2004



	Requested I-1(CD) LLWPA from B-2 LLWPA, I-1 LLWPA, I-2 LLWPA and R-4 LLWPA
	Existing Building Footprints
	Fema Flood Plain
	Existing Zoning Boundaries
	Charlotte City Limits
	Lakes and Ponds
	Creeks and Streams

Petition No. 2004-071
Petitioner: State Street Companies

ORDINANCE NO. 2676-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 R-12MF(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.

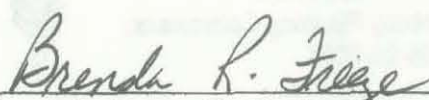
APPROVED AS TO FORM:


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 20th day of September, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 955-956.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of May, 2005.


Brenda R. Freeze, CMC, City Clerk

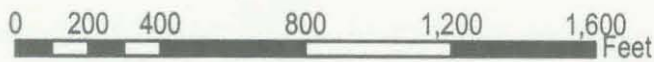
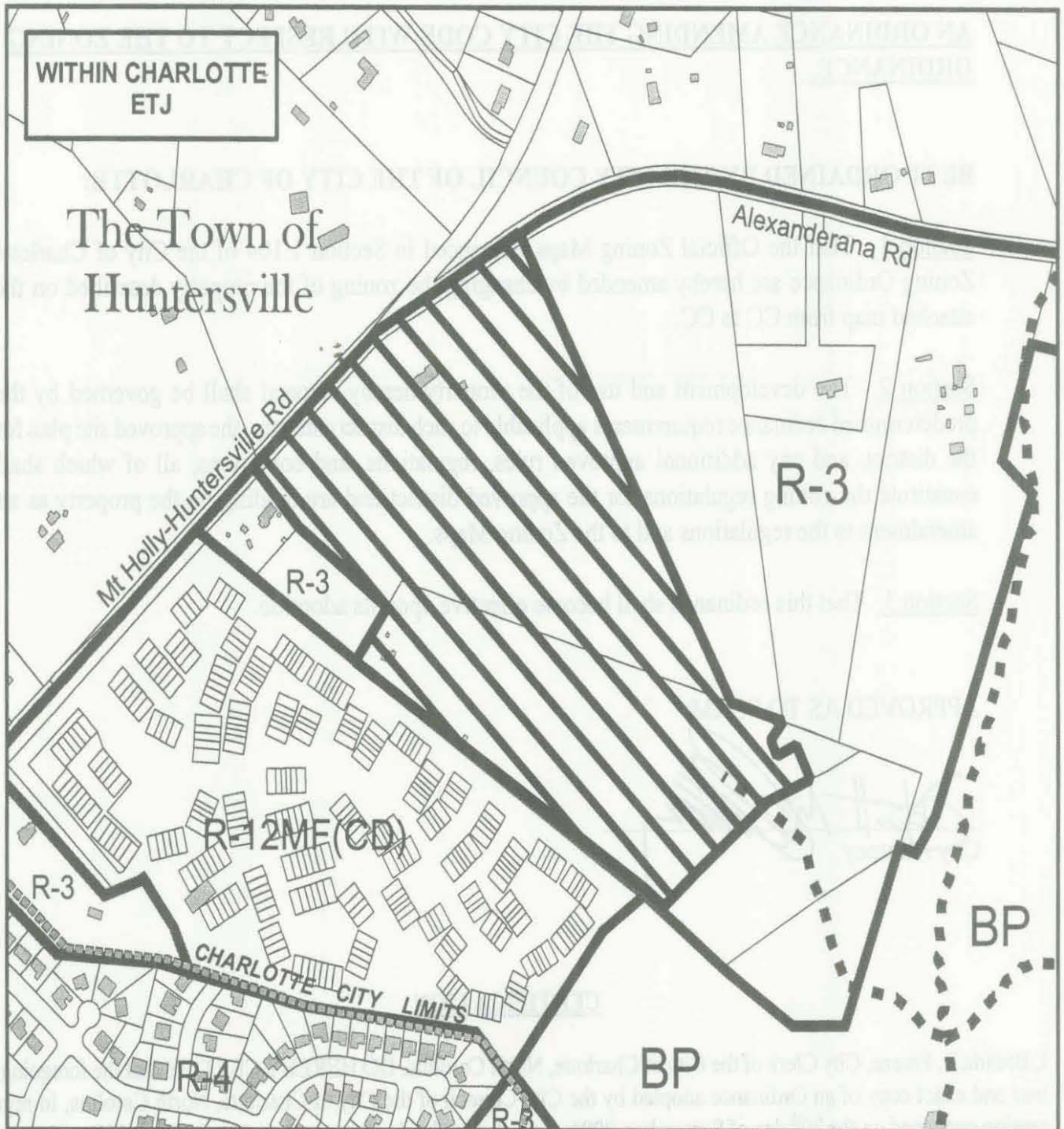
Petition #: **2004-071**

Petitioner: State Street Companies c/o Mr. Jim Grdich

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

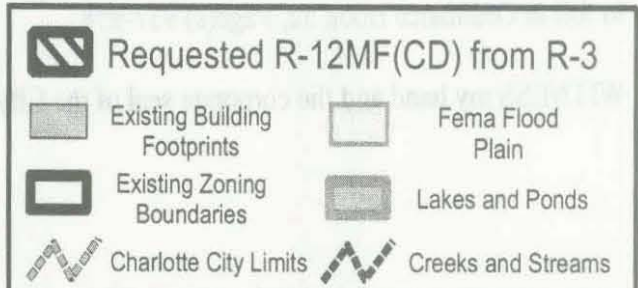
Zoning Classification (Requested): R-12MF(CD)
(Multi-family Residential, up to 12 dwelling units per acre, Conditional)

Acreeage & Location : Approximately 40.25 acres located south of Alexanderana Road, east of Mt Holly-Huntersville Road



Zoning Map #(s) **37.44**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
05-05-2004



Petition No. 2004-072
Petitioner: ARK Ventures, Inc.

ORDINANCE NO. 2677-Z

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

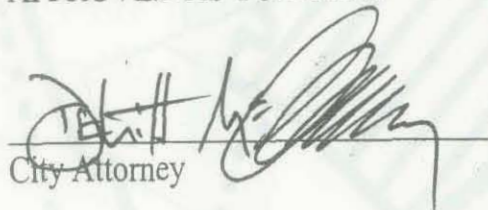
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from CC to CC.

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

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

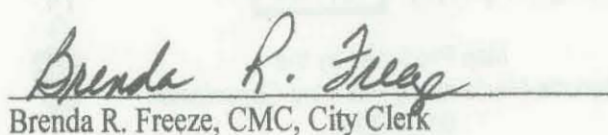
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, 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 20th day of September, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 957-958.

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

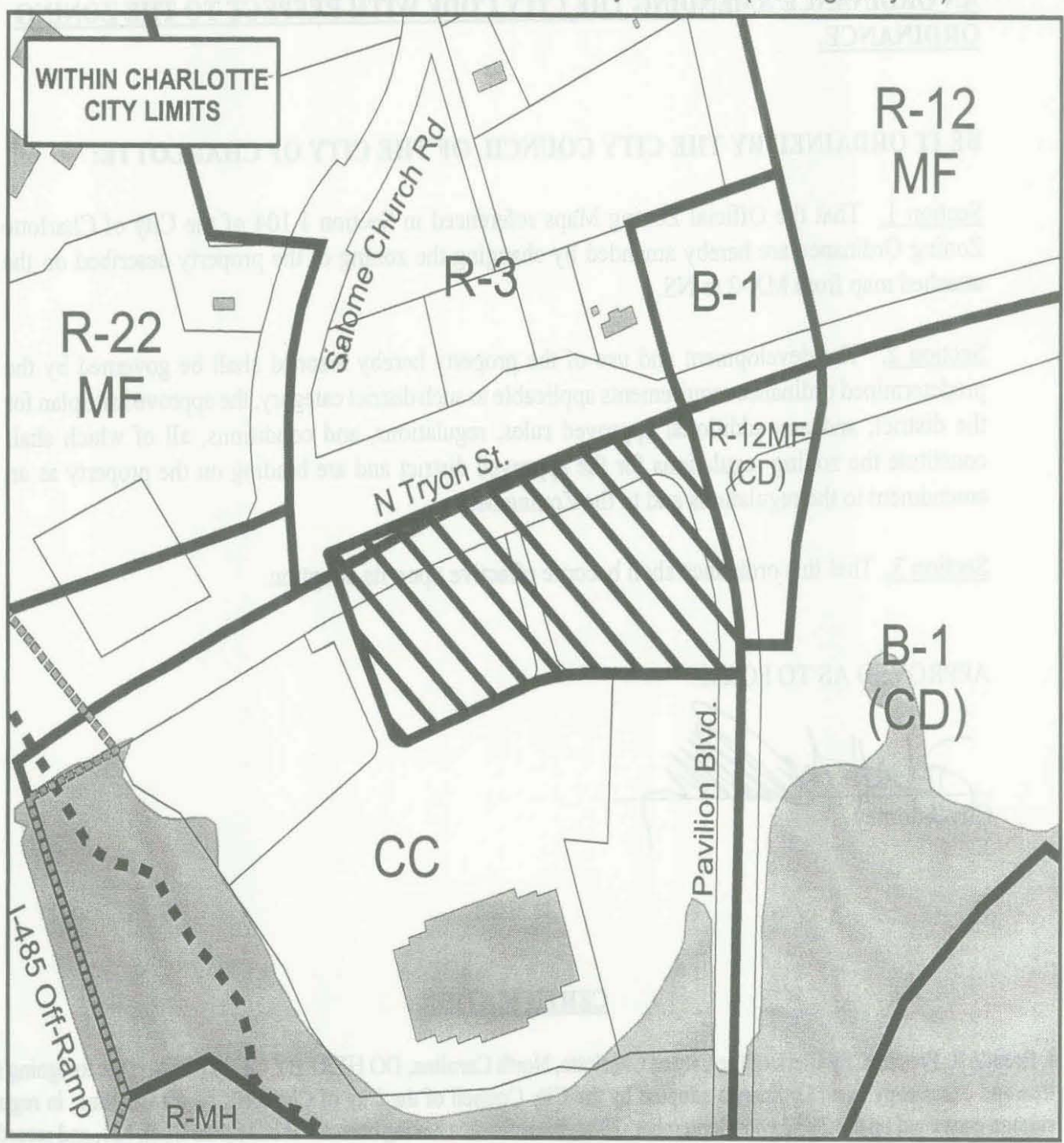
Petition #: **2004-072**

Petitioner: Ark Ventures Inc. c/o Mr. Noah Lazes

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

Zoning Classification (Requested): CC S.P.A.
(Commercial Center, Conditional, Site Plan Amendment)

Acreeage & Location : Approximately 3.43 acres located southwest of the intersection of Pavilion Blvd. and North Tryon Street (US Highway 29)



0 100 200 400 600 800 Feet

Zoning Map #(s) **54**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
07-21-2004



	Requested CC S.P.A. from CC		Fema Flood Plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

Petition No. 2004-073
Petitioner: Cambridge-Eastfield, LLC

ORDINANCE NO. 2678-Z

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

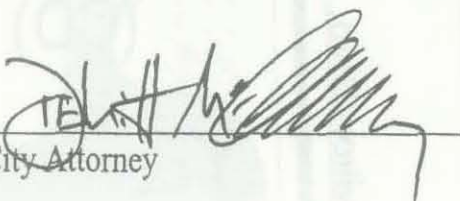
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 MX-2 to NS.

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

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

APPROVED AS TO FORM:

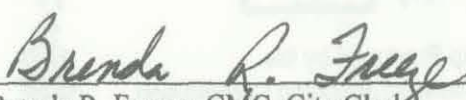


City Attorney

CERTIFICATION

I, 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 20th day of September, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 959-960.

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

September 20, 2004
Ordinance Book 52, Page 960

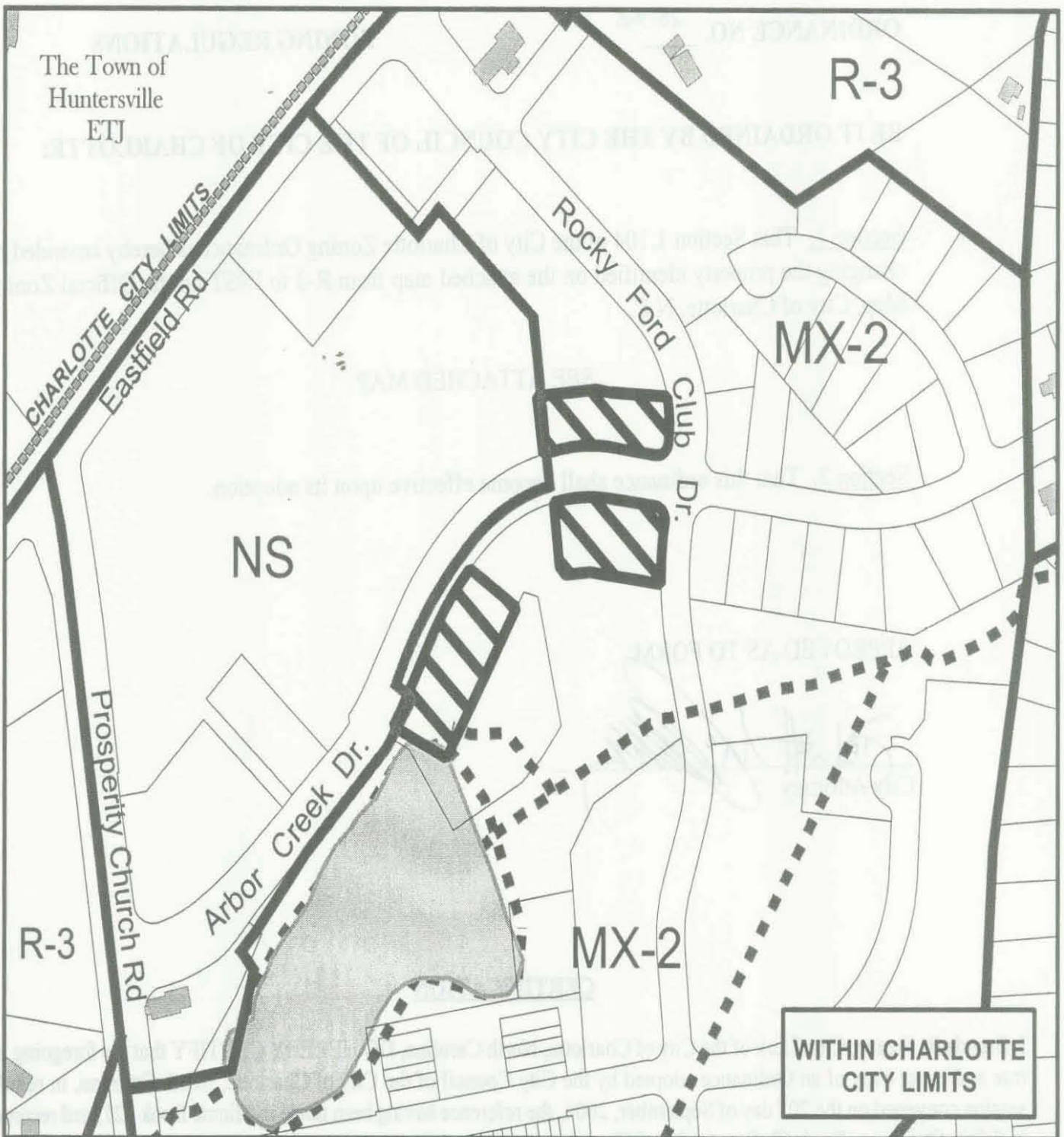
Petition #: **2004-073**

Petitioner: Cambridge-Eastfield, LLC

Zoning Classification (Existing): MX-2
(Mixed-Use Residential/Retail, Conditional)

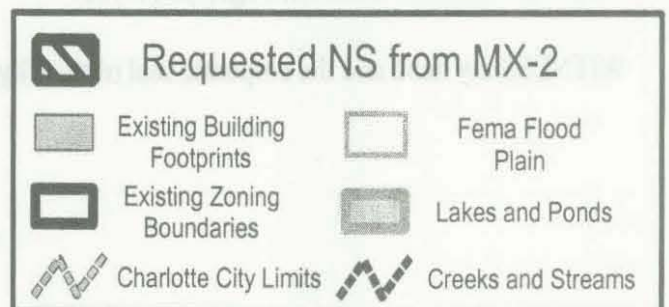
Zoning Classification (Requested): NS
(Neighborhood Services, Conditional)

Acreage & Location : Approximately 1.5 acres located west of Rocky Ford Club Dr.
on both sides of Arbor Creek Dr.



Zoning Map #(s) **39**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
10-01-2004



September 20, 2004
Ordinance Book 52, Page 961
Petition #: 2004-075

CITY ZONE CHANGE

Petition No. 2004-075

Petitioner: Hickory Grove Baptist Church

ORDINANCE NO. 2679-Z

ZONING REGULATIONS

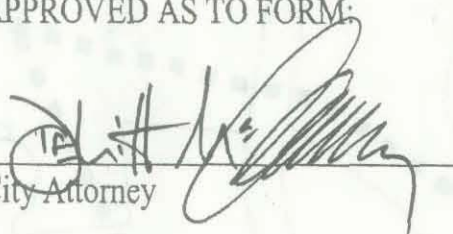
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-3 to INST on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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


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 20th day of September, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 961-962.

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

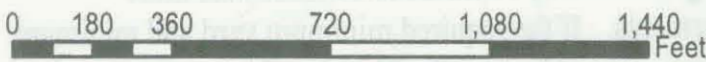
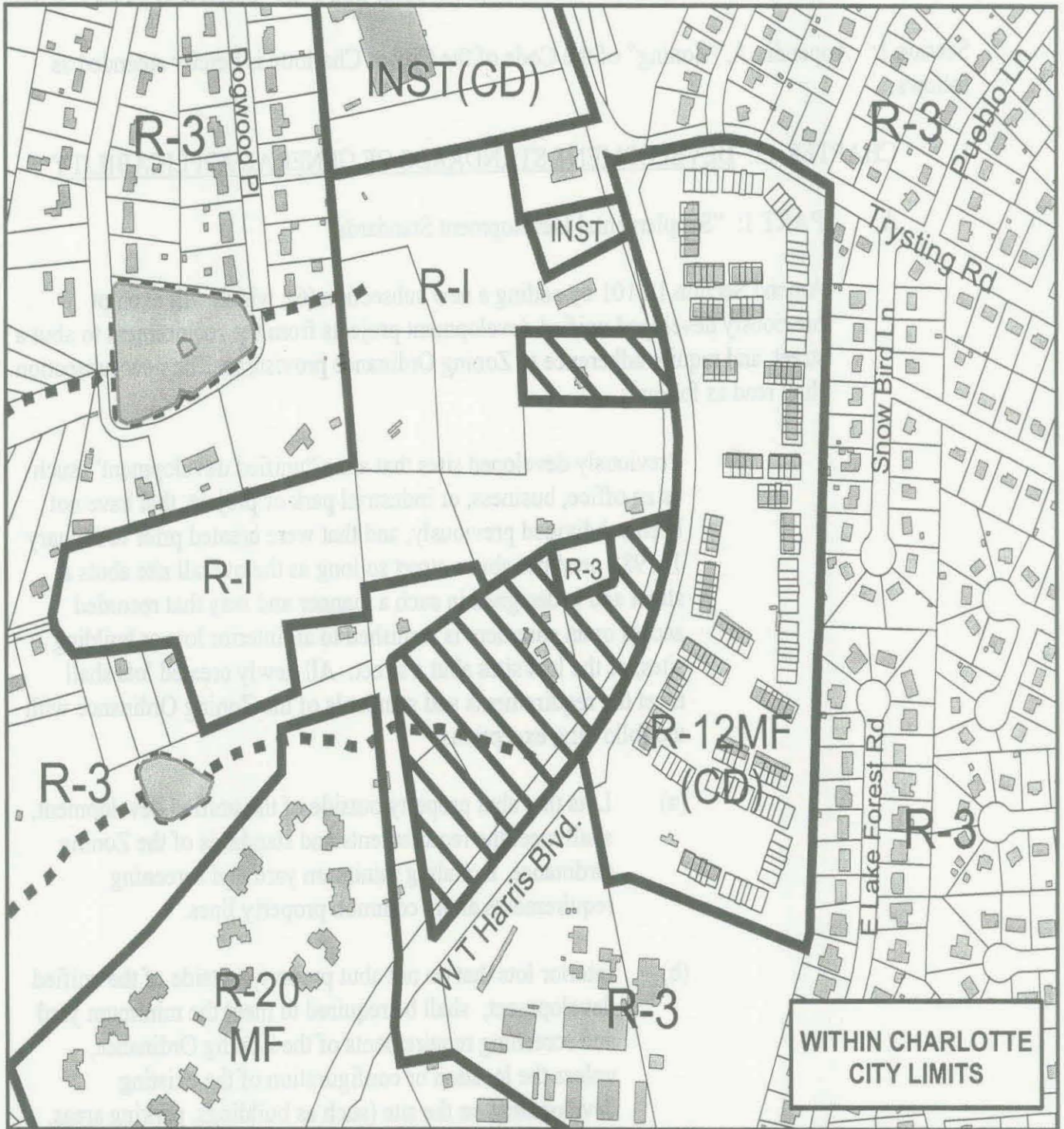
Petition #: **2004-075**

Petitioner: Hickory Grove Baptist Church

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

Zoning Classification (Requested): INST
(Institutional)

Acreeage & Location : Approximately 9.73 acres located west of W.T. Harris Blvd.
south of Trysting Road



Zoning Map #(s) **99**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
04-28-2004



	Requested INST from R-3		Fema Flood Plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

Petition # 2004-077
Petitioner: Beacon Partners

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

ORDINANCE NO. 2680

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

Section 1: Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. **CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY**

A. **PART 1: "Supplemental Development Standards"**

Amend Section 12.101 by adding a new subsection (6), which will exempt previously developed unified development projects from the requirement to abut a street, and require adherence to Zoning Ordinance provisions. The new subsection shall read as follows:

- (6) Previously developed sites that are a "unified development", such as an office, business, or industrial park or project, that have not been subdivided previously, and that were created prior to January 1, 1988 need not abut a street so long as the overall site abuts a street and is designed in such a manner and way that recorded access or an easement is furnished to all interior lots or building sites, or the lots/sites abut a street. All newly created lots shall meet the requirements and standards of the Zoning Ordinance with the following exceptions:
 - (a) Lots that abut property outside of the unified development, shall meet the requirements and standards of the Zoning Ordinance, including minimum yard and screening requirements along common property lines.
 - (b) Interior lots that do not abut property outside of the unified development, shall be required to meet the minimum yard and screening requirements of the Zoning Ordinance, unless the location or configuration of the existing development on the site (such as buildings, parking areas, loading docks, etc.) would be in conflict with these requirements. If the required minimum yard and minimum screening can not be met, the Planning Director may waive the requirements, after consulting with the Zoning Administrator.

The revised section shall read as follows:

Section 12.101. Every lot must abut a street.

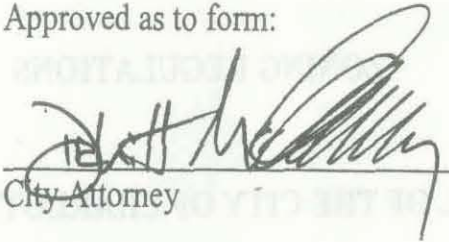
No building, structure or use of land for any purpose may be placed on a lot, which does not abut a street, except for agricultural purposes, and as, provided for in Section 11.208 and the following exceptions:

- (1) A single family detached dwelling may be constructed on a lot that does not abut a street, provided that the lot is at least 2 acres in size, is provided with access to a public street by an easement at least 15 feet in width for the exclusive use of the detached dwelling, and the easement is maintained in a condition passable for emergency and service vehicles. All lots must be created in accordance with the subdivision ordinance, if they were not recorded prior to May 1, 1989.
- (2) Attached and multi-family dwellings need not abut a street, provided that all portions of every dwelling unit are within 400 feet of a public or private street that furnishes direct access to the property and that access to each dwelling unit will be made available via either a public right-of-way or a private street or vehicular or pedestrian way owned by the individual unit owner in fee or in common ownership.
- (3) Driveways in a research, institutional, office, business or industrial district may be used to provide access to uses in any of these districts which are located on lots which do not abut a street. Any such lot, which existed prior to May 20, 1985, may be used as if it abutted a street, provided that it is served with a driveway built to appropriate standards located on a permanent, recorded easement.
- (4) Nothing in this Section exempts any property from the provisions of the subdivision ordinance, which regulate the division of land. In any case, when there appears to be contradicting or overlapping standards or requirements, the more restrictive standard or requirement will control.

- (5) Lots or building sites which are part of a larger nonresidential development, such as a shopping center, need not abut a street so long as the overall site abuts a street and is designed in such a manner and way that access is furnished to all interior lots or building sites.
- (6) Previously developed sites that are a “unified development”, such as an office, business, or industrial park or project, that have not been subdivided previously, and that were created prior to January 1, 1988 need not abut a street so long as the overall site abuts a street and is designed in such a manner and way that recorded access or an easement is furnished to all interior lots or building sites, or the lots/sites abut a street. All newly created lots shall meet the requirements and standards of the Zoning Ordinance with the following exceptions:
 - (a) Lots that abut property outside of the unified development, shall meet the requirements and standards of the Zoning Ordinance, including minimum yard and screening requirements along common property lines.
 - (b) Interior lots that do not abut property outside of the unified development, shall be required to meet the minimum yard and screening requirements of the Zoning Ordinance, unless the location or configuration of the existing development on the site (such as buildings, parking areas, loading docks, etc.) would be in conflict with these requirements. If the required minimum yard and minimum screening can not be met, the Planning Director may waive the requirements, after consulting with the Zoning Administrator.

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 20th day of September, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 963-964C.

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



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 20th day of September, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 963-964C.

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



CITY ZONE CHANGE

Petition No. 2004-078

Petitioner: Mondrian Enterprises, Inc.

ORDINANCE NO. 2681-Z

ZONING REGULATIONS

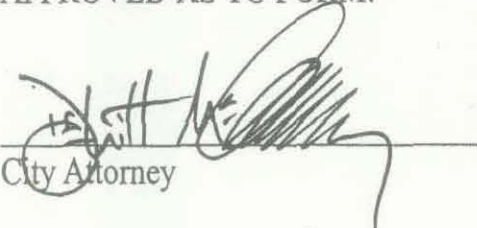
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-5 to UR-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.

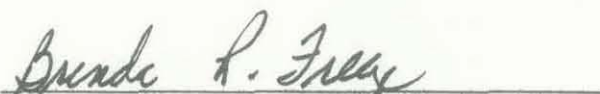
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, 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 20th day of September, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 965-966.

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

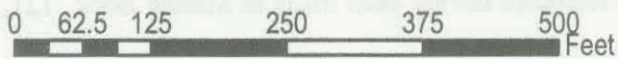
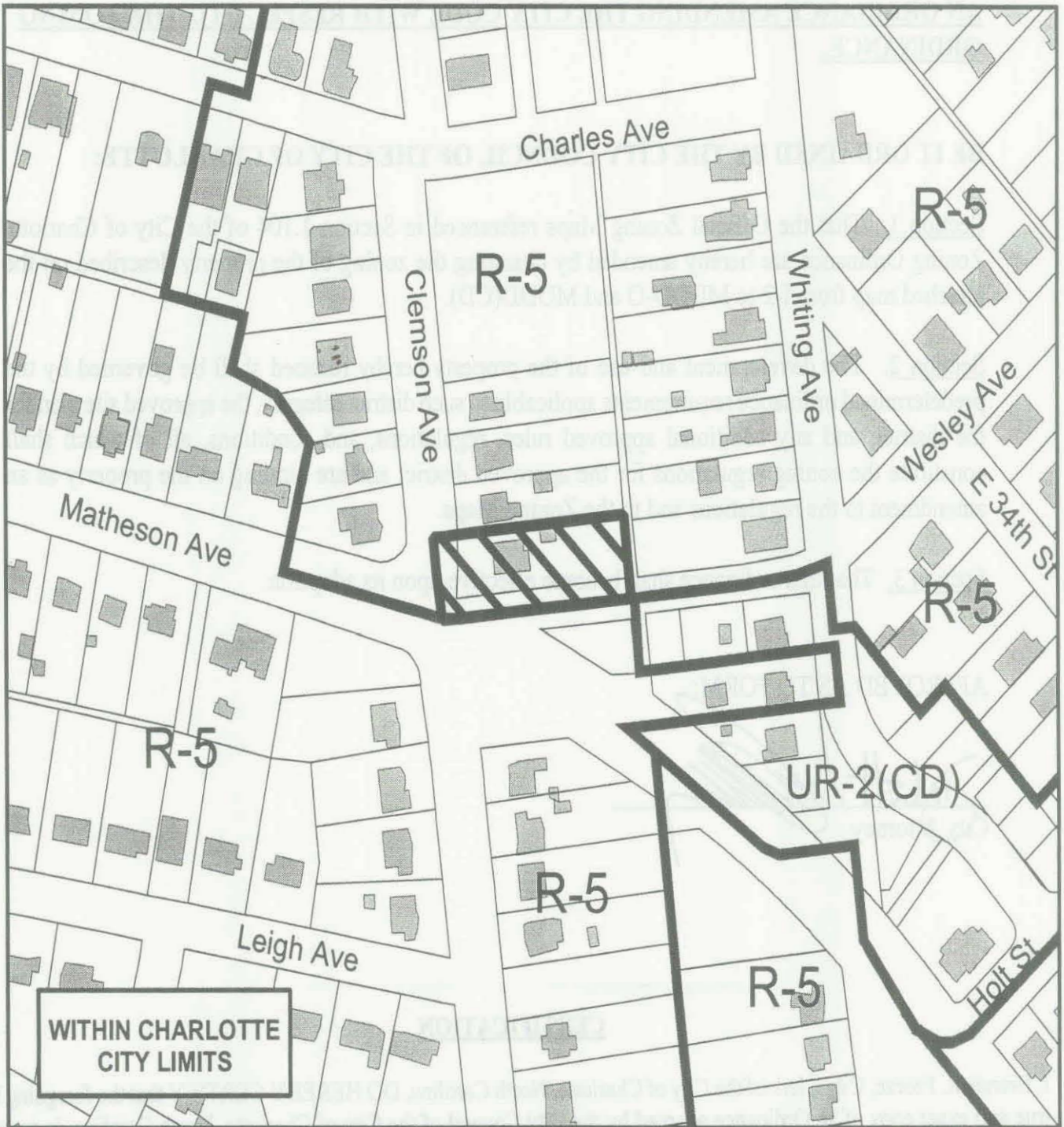
Petition #: **2004-078**

Petitioner: Mondrian Enterprises, Inc.

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

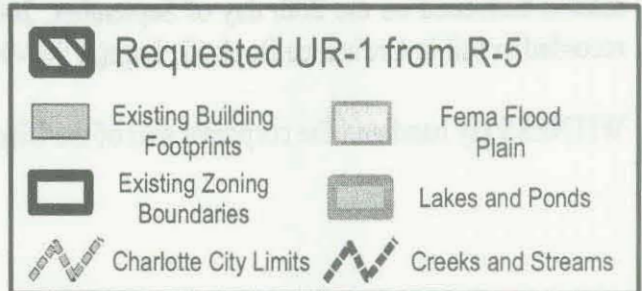
Zoning Classification (Requested): UR-1
(Urban Residential)

Acreeage & Location : Approximately .25 acres located east of the intersection of
Clemson Ave. and Wesley Ave.



Zoning Map #(s) **89**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
04-29-2004



Petition #: 2004-079

Petition No. 2004-079
Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO. 2682-Z

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

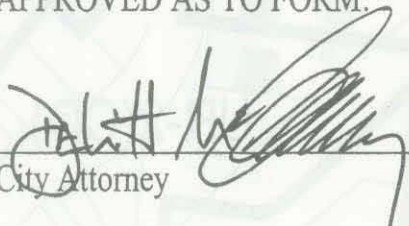
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-2 to MUDD-O and MUDD(CD).

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

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

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 20th day of September, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 967-968.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12th day of May, 2005.



Brenda R. Freeze, CMC, City Clerk

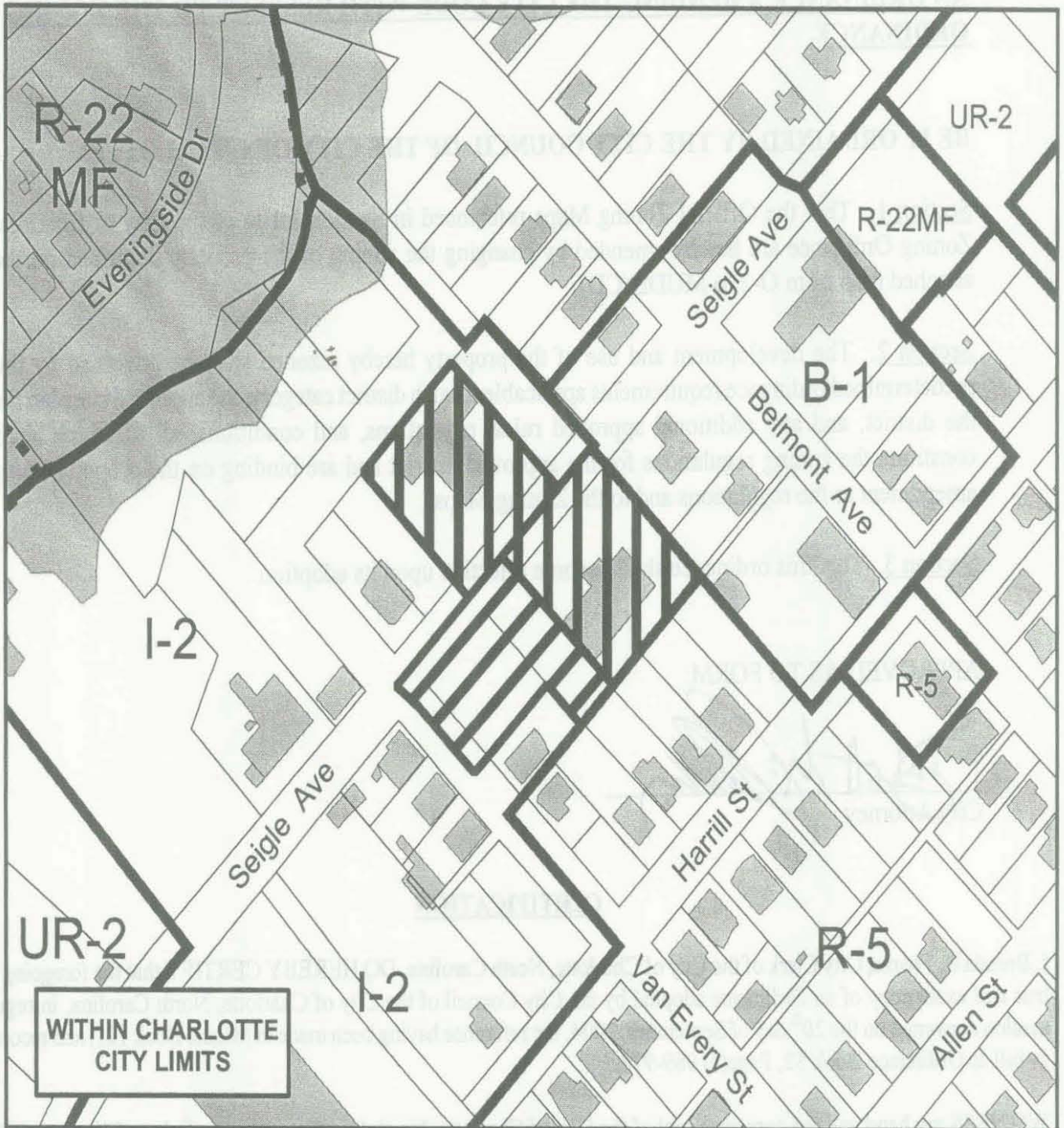
Petition #: **2004-079**

Petitioner: The Charlotte-Mecklenburg Planning Commission

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

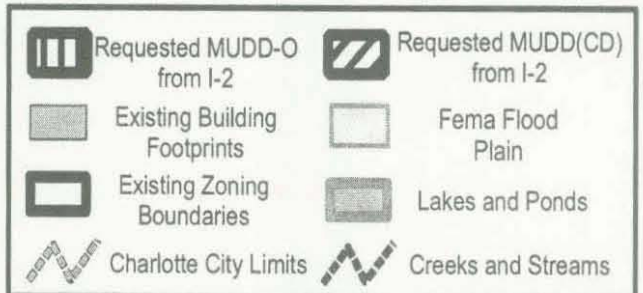
Zoning Classification (Requested): MUDD(CD) (Mixed Use Development District, Conditional) and MUDD-O (Mixed Use Development District, Optional, Conditional)

Acreeage & Location : Approximately 1.44 acres located on both sides of Seigle Ave, between Belmont Ave. and Van Every St.



Zoning Map #(s) **102**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
04-29-2004



Petition No. 2004-080
Petitioner: James L. Blane

ORDINANCE NO. 2683-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 20th day of September, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 52, Page(s) 969-970.

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

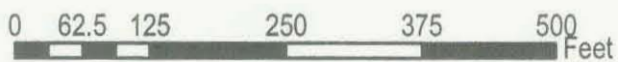
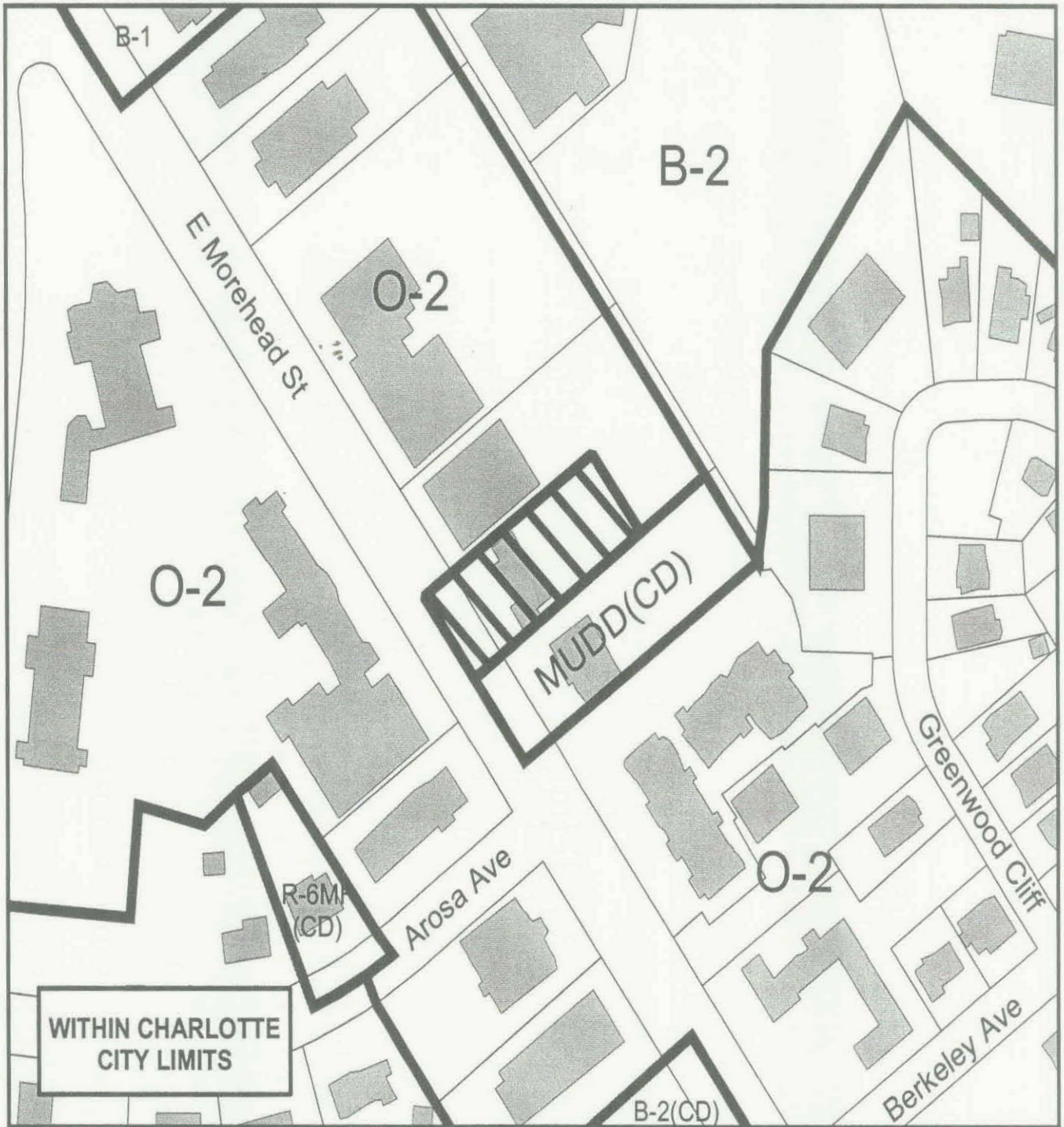
Petition #: **2004-080**

Petitioner: James L. Blane

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

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

Acreeage & Location : Approximately .45 acres located on the west side of East Morehead Street north of Arosa Avenue



Zoning Map #(s) **102.111**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
04-29-2004

