

Petition No. 2004-065
Petitioner: Liberty Oaks

ORDINANCE NO. 2857-Z

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

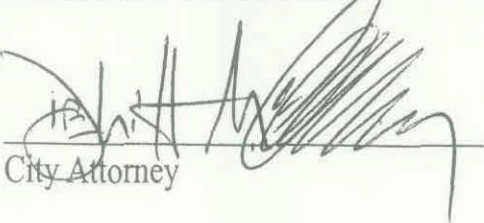
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 LW-PA to MX-1 (Innovative) LW-PA.

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.

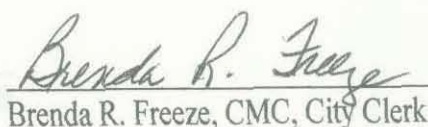
APPROVED AS TO FORM:


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 18th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 324-325.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 11th day of May, 2005.


Brenda R. Freeze, CMC, City Clerk

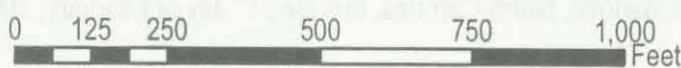
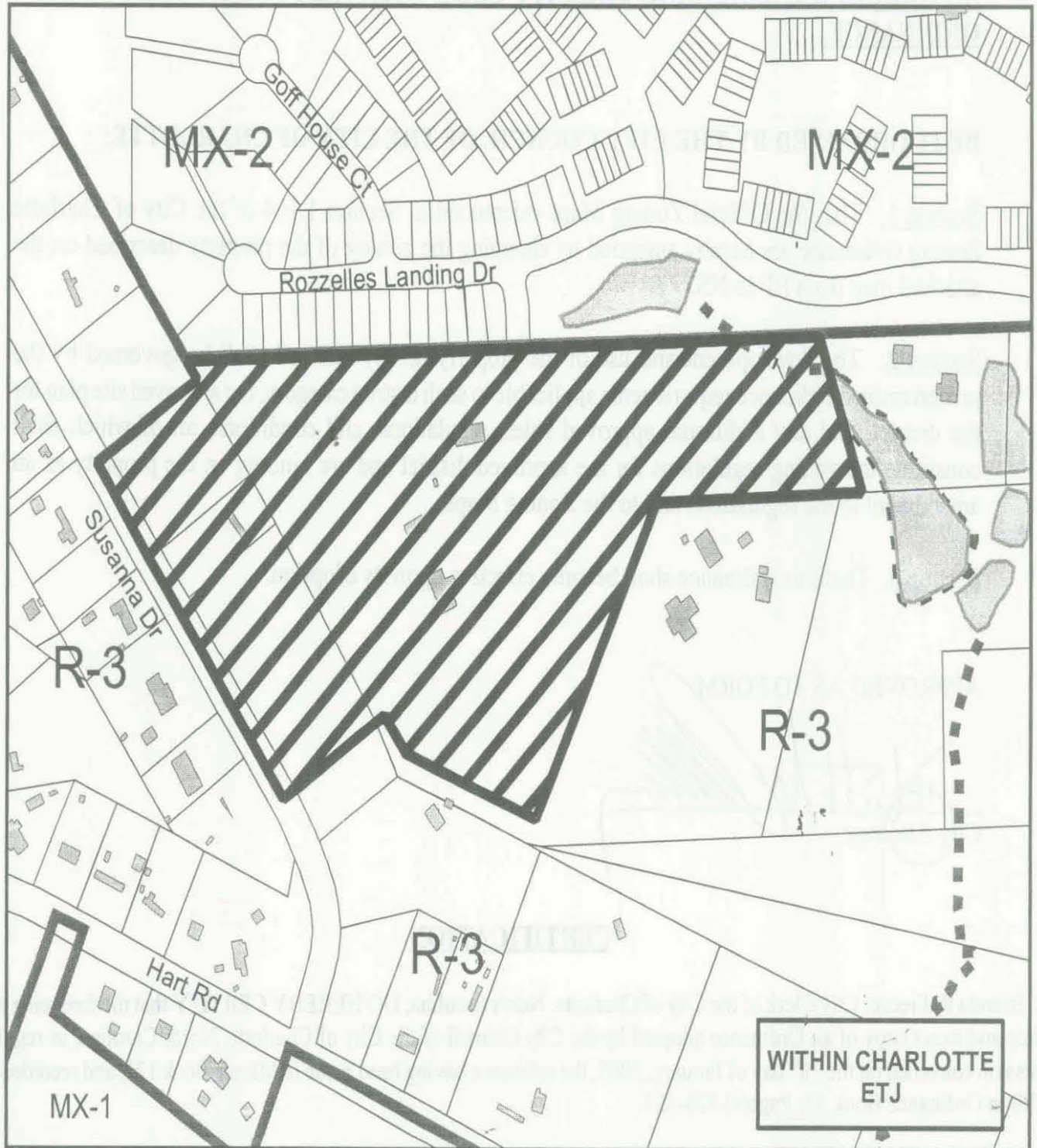
Petition #: **2004-065**

Petitioner: Liberty Oaks

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

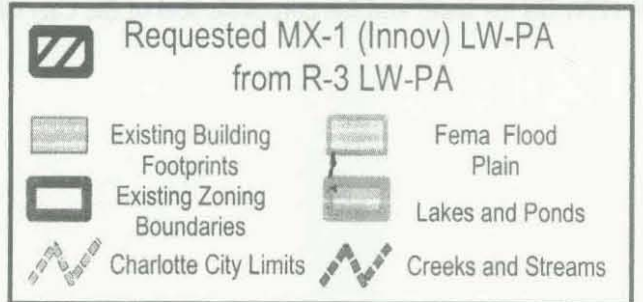
Zoning Classification (Requested): MX-1 (Innovative) LW-PA*
(Mixed-Use Residential, Conditional, Innovative)

* All affected zoning designations fall within the Lake Wylie Protected Area, Watershed Overlay District
Acreage & Location : Approximately 18.03 acres located on the eastside of Suzanna Drive north of Hart Road



Zoning Map #(s) **48**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
11-01-2004



Petition No. 2004-126
Petitioner: Habitat Capital

ORDINANCE NO. 2858-Z

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

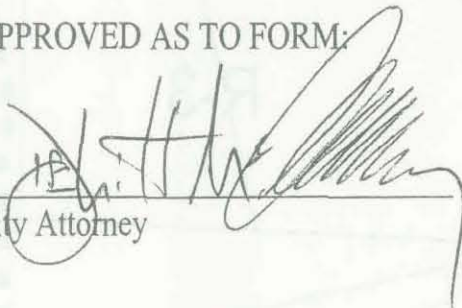
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 BP 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 18th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 326-327.

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

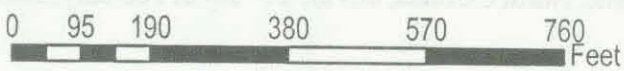
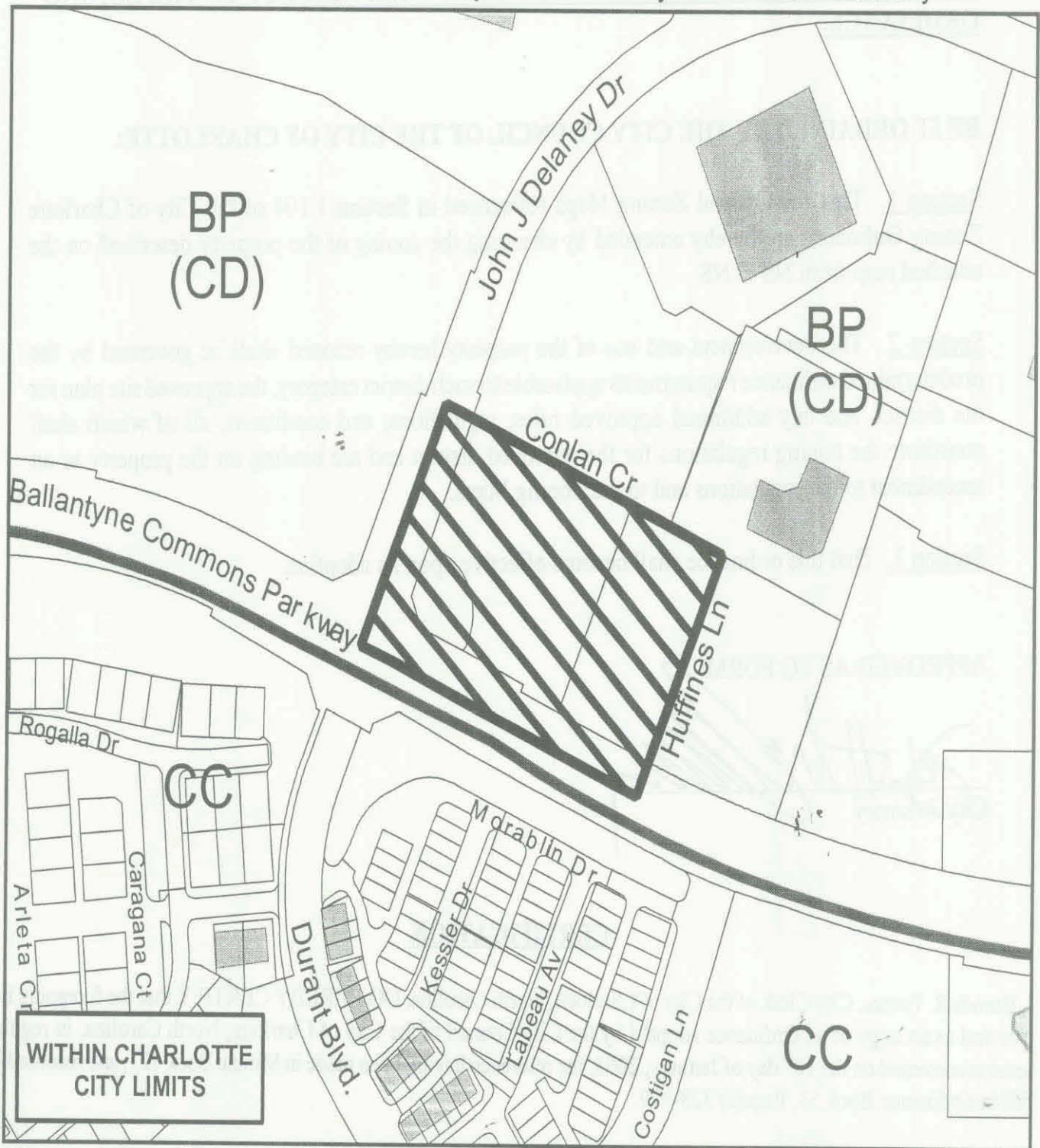
Petition #: **2004-126**

Petitioner: Habitant Capital

Zoning Classification (Existing): BP
(Business Park)

Zoning Classification (Requested): NS
(Neighborhood Services)

Acreage & Location : Approximately 3.133 acres located northeast of the intersection of John J Delaney Dr and Ballentyne Commons Parkway



Zoning Map #(s) **182**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
11-30-2004



	Requested NS from BP		Fema Flood Plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

Petition No. 2004-138
Petitioner: Prosperity Park, LLC

ORDINANCE NO. 2859-Z

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

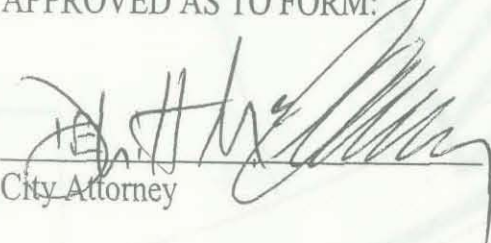
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 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.

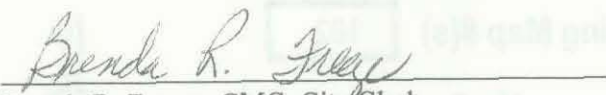
APPROVED AS TO FORM:


City Attorney

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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

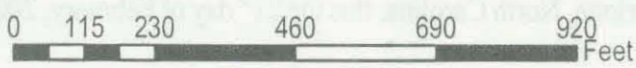
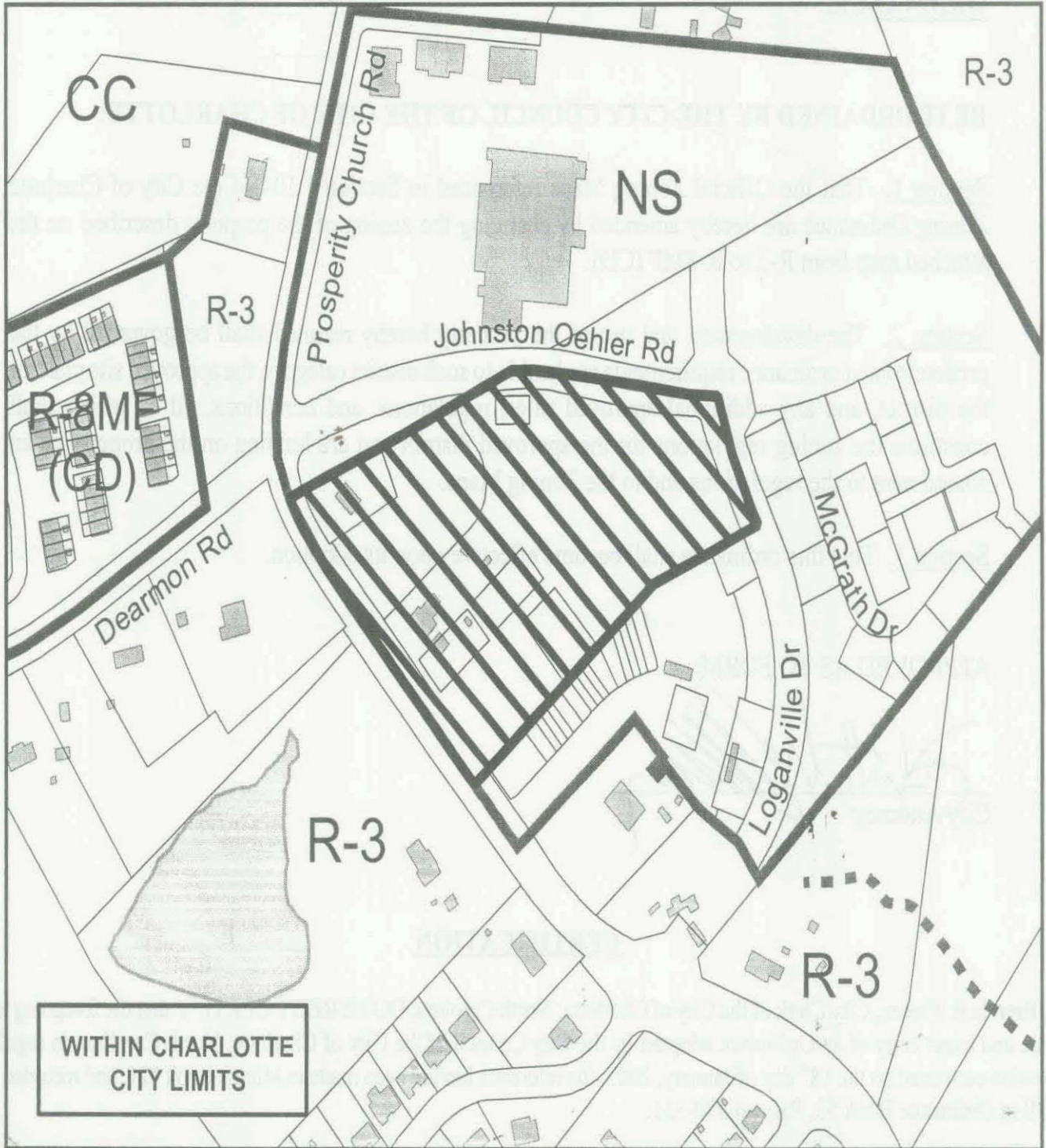
Petition #: **2004-138**

Petitioner: Prosperity Park, LLC

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

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

Acreeage & Location : Approximately 8.03 acres located southeast of the intersection of Prosperity Church Road and Johnston Oehler Road



Zoning Map #(s) **42,43**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
10-11-2004



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

Petition No. 2004-139
Petitioner: LandMark Llewellyn Holdings, LLC

ORDINANCE NO. 2860-Z

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

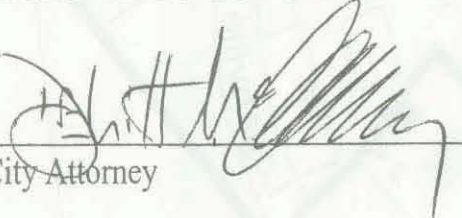
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-8MF (CD).

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

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

APPROVED AS TO FORM:




City Attorney

CERTIFICATION

I, 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 18th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 330-331.

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

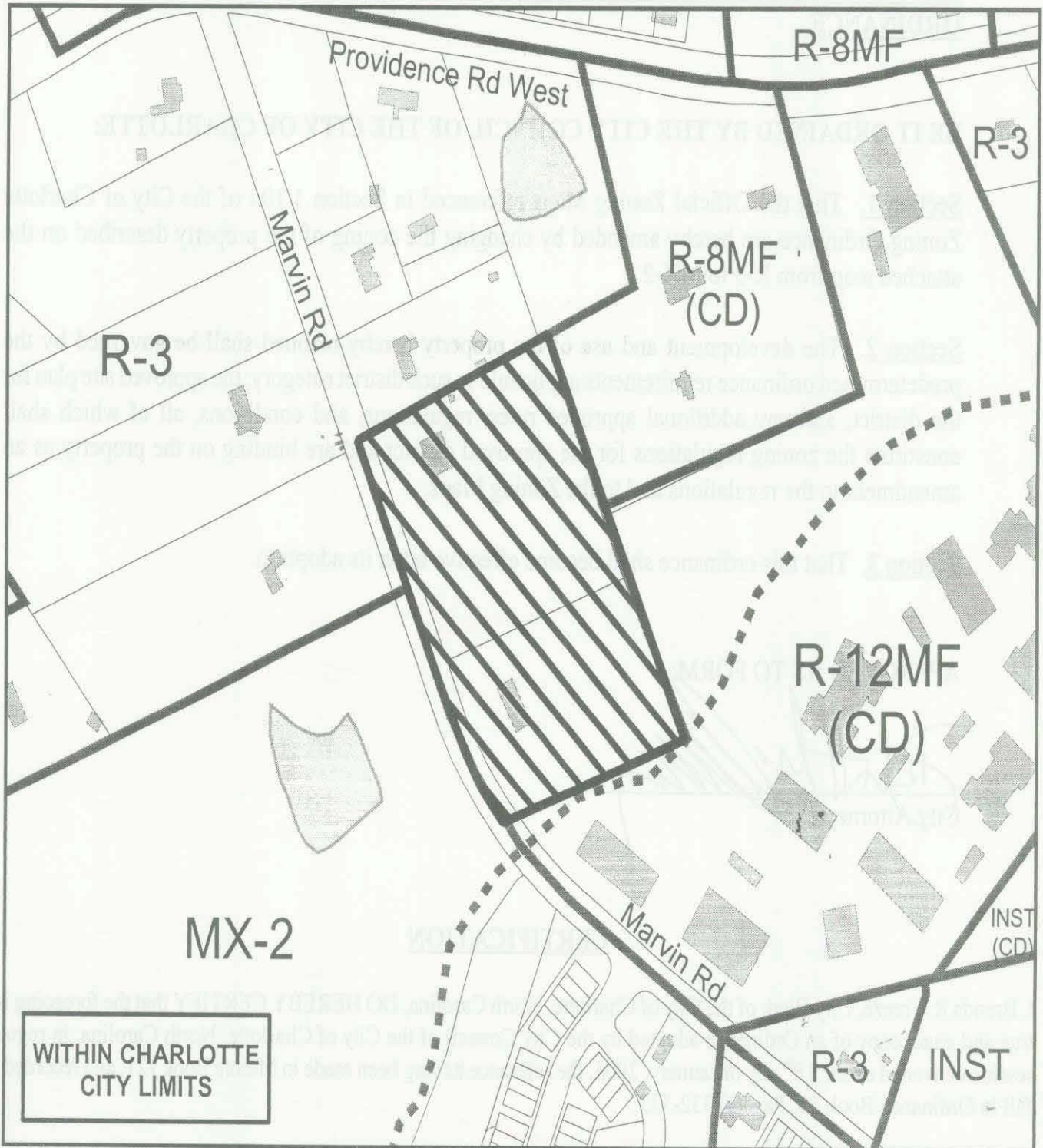
Petition #: **2004-139**

Petitioner: LandMark Llewellyn Holdings, LLC

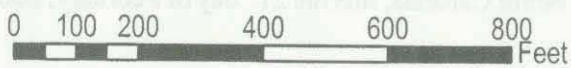
Zoning Classification (Existing): R-3
(Single-family Residential, up to 3 dwelling units per acre)

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

Acreage & Location : Approximately 7 acres located on the east side of Marvin Road, south of Providence Road West



WITHIN CHARLOTTE CITY LIMITS



Zoning Map #(s) **182**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
09-29-2004



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

Petition No. 2004-140
Petitioner: Cambridge-Eastfield, LLC

ORDINANCE NO. 2861-Z

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

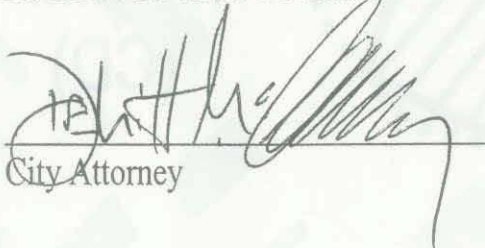
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 MX-2.

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.

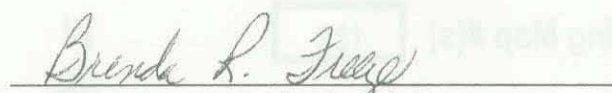
APPROVED AS TO FORM:


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 18th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 332-333.

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

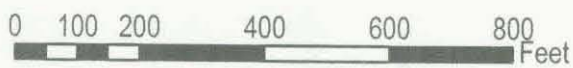
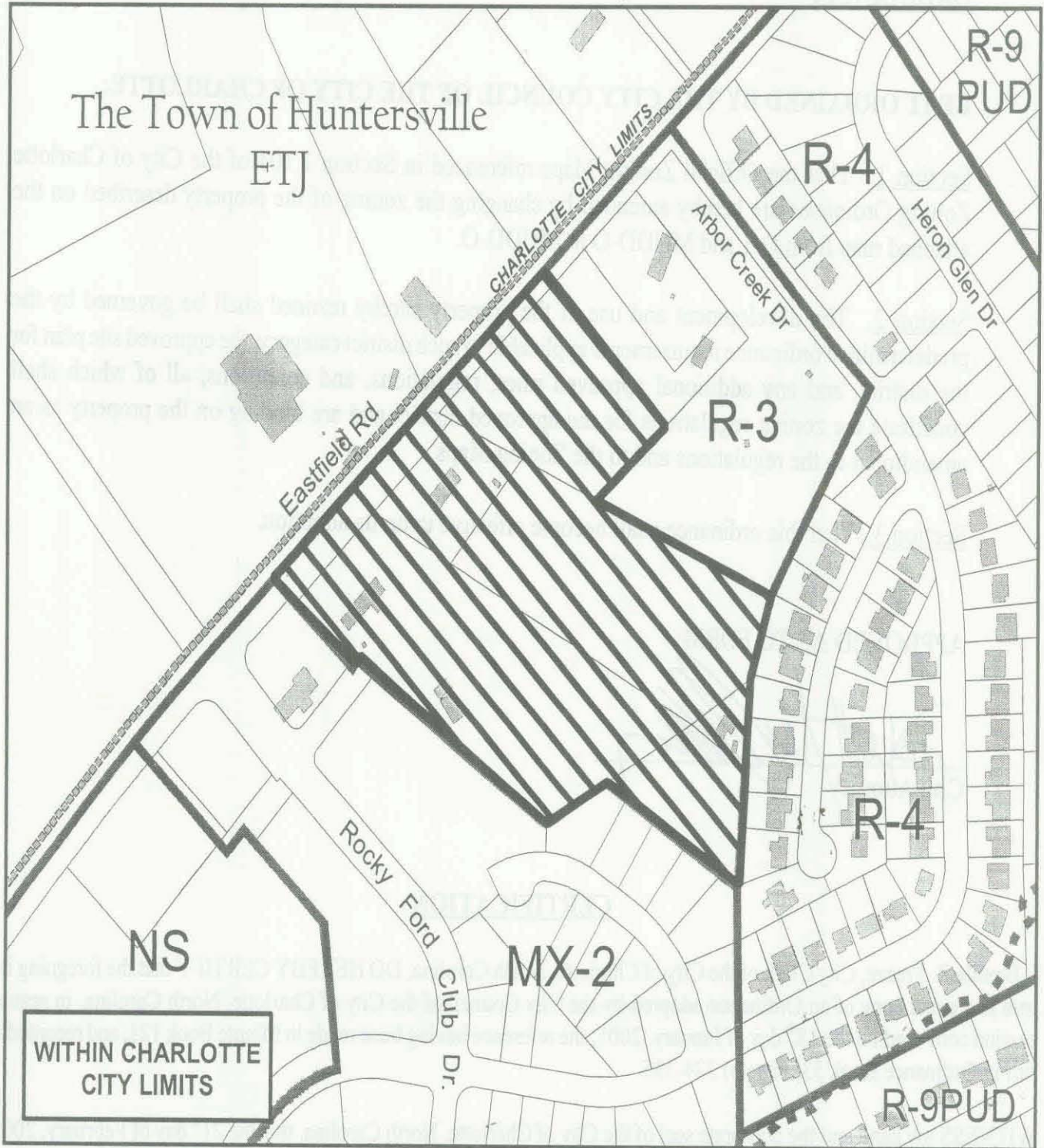
Petition #: **2004-140**

Petitioner: Cambridge-Eastfield, LLC

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

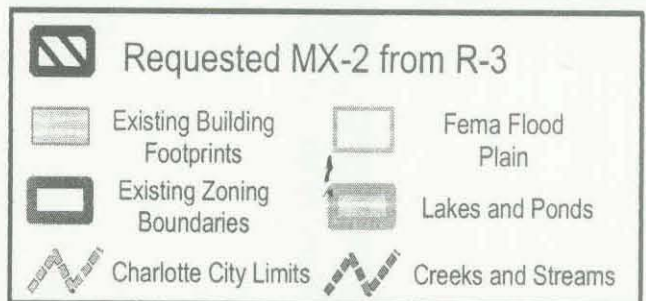
Zoning Classification (Requested): MX-2
(Mixed-Use Residential / Retail, Conditional)

Acreeage & Location : Approximately 12.6 acres located on the southeast side of Eastfield Road, north of Rocky Ford Club Drive



Zoning Map #(s) **39**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
09-29-2004



Petition No. 2004-142
Petitioner: Crescent Resources, LLC and Lincoln Harris

ORDINANCE NO. ~~2862 Z~~

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

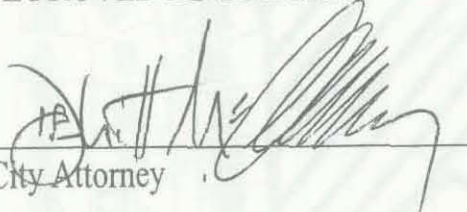
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from O-1 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 18th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 334-335.

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

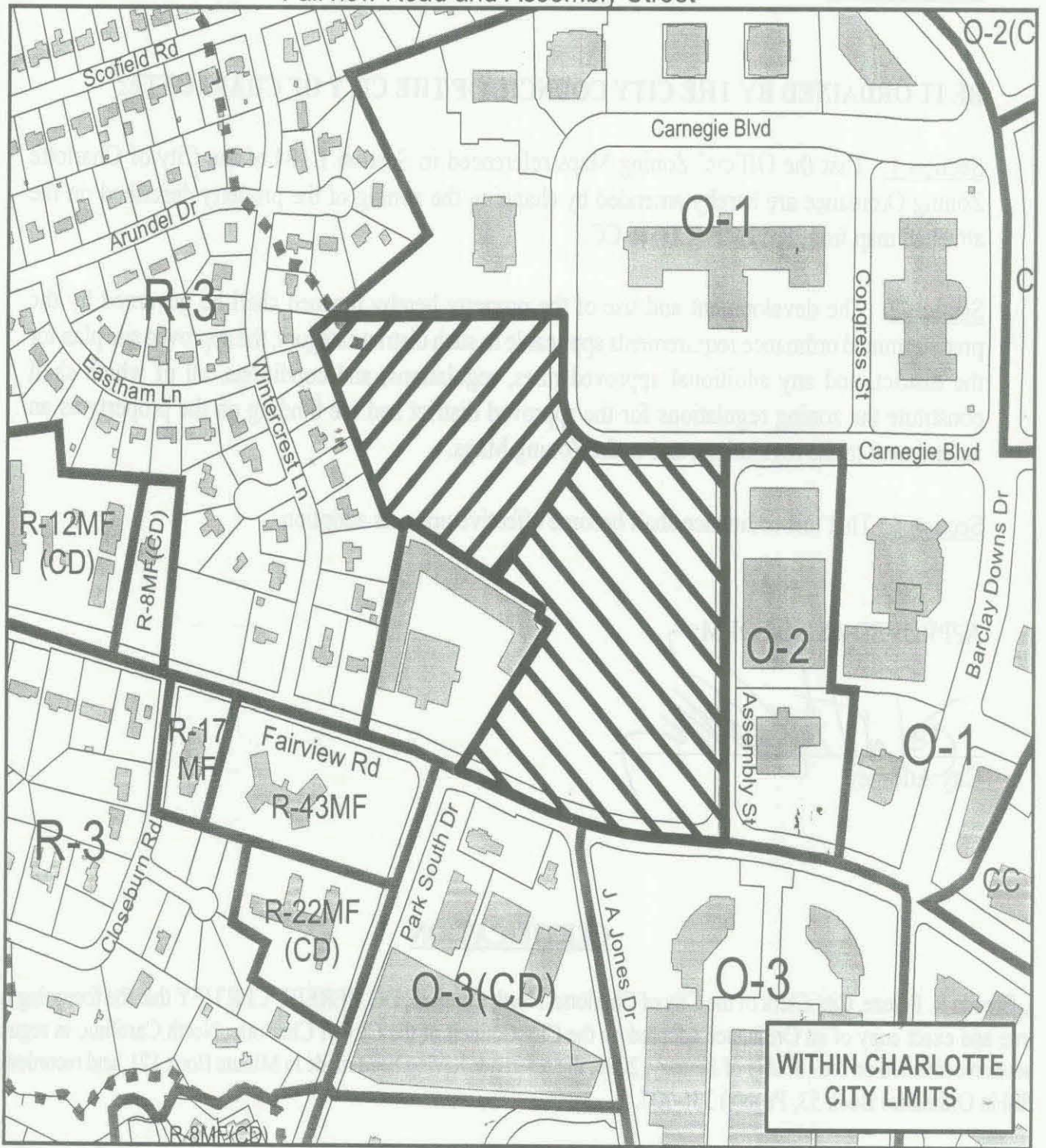
Petition #: **2004-142**

Petitioner: Crescent Resources, LLC and Lincoln Harris

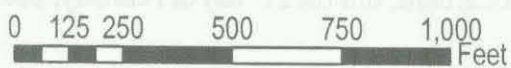
Zoning Classification (Existing): O-1 (Office)
and MUDD-O (Mixed-Use Development District, Optional, Conditional)

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

Acreeage & Location : Approximately 19 acres located on the northwest corner of Fairview Road and Assembly Street



WITHIN CHARLOTTE CITY LIMITS



Zoning Map #(s) **135**

Map Produced by the
 Charlotte-Mecklenburg Planning Commission
 09-30-2004



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

Petition No. 2004-145
Petitioner: Pinnacle Point, LLC

ORDINANCE NO. 2862-Z

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

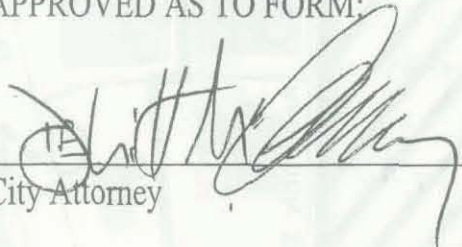
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 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 18th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 336-337.

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

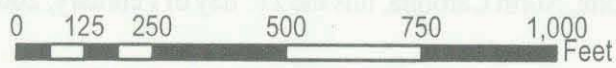
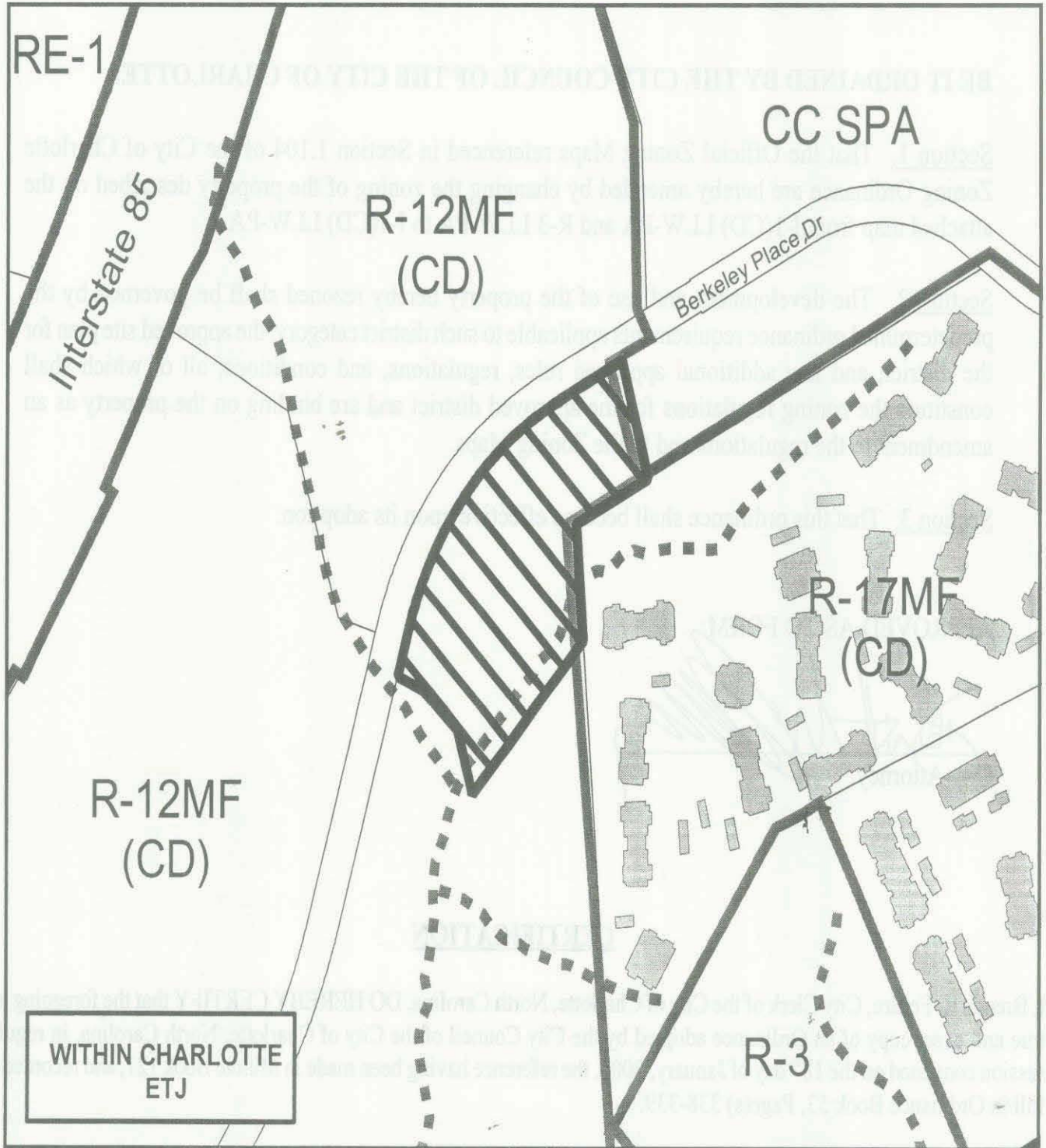
Petition #: **2004-145**

Petitioner: Pinnacle Point, LLC

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

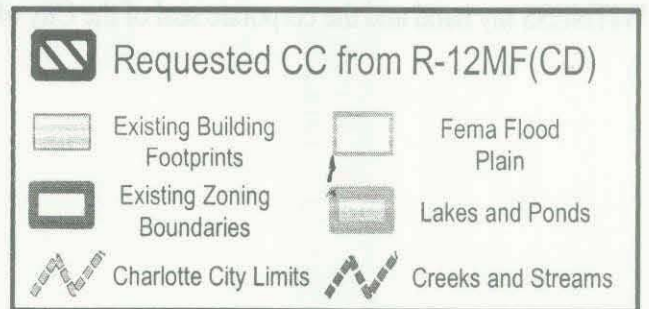
Zoning Classification (Requested): CC
 (Commercial Center, Conditional)

Acreeage & Location : Approximately 5.497 acres located on the southside of Berkeley Place Drive, west of Mallard Creek Church Road



Zoning Map #(s) **53, 54**

Map Produced by the
 Charlotte-Mecklenburg Planning Commission
 09-29-2004



Petition No. 2004-146
Petitioner: ProLogis

ORDINANCE NO. 2864-Z

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

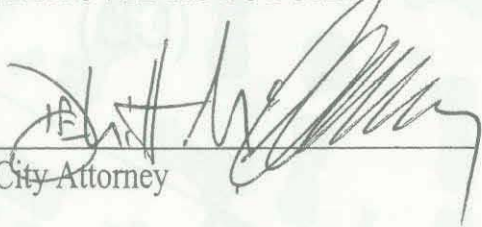
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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(CD) LLW-PA and R-3 LLW-PA to I-1(CD) LLW-PA.

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.

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City Attorney

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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 #: **2004-146**

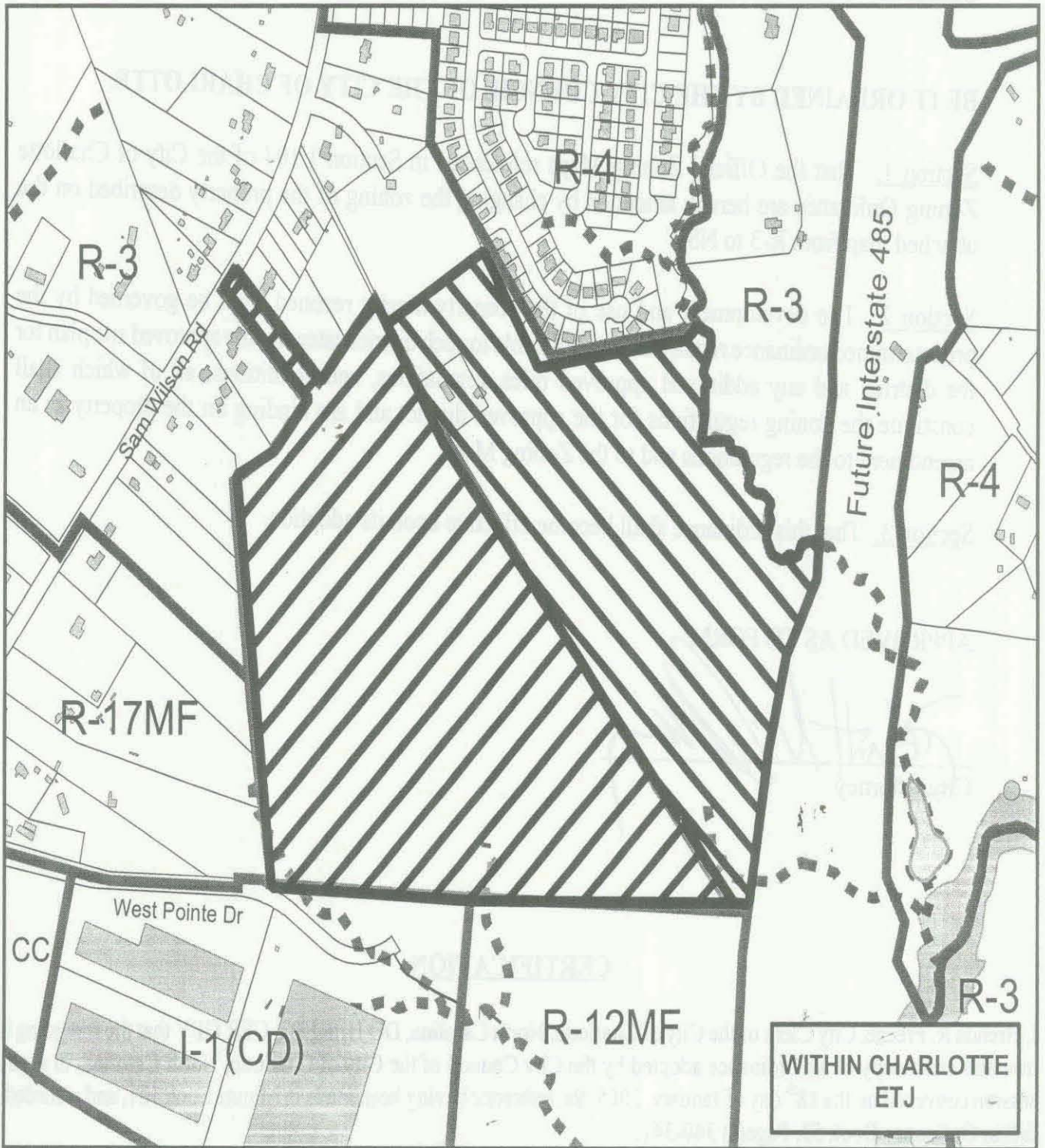
Petitioner: ProLogis

Zoning Classification (Existing): I-1(CD) LLW-PA* (Light Industrial, Conditional)
and R-3 LLW-PA* (Single-family Residential, up to 3 dwelling units per acre)

Zoning Classification (Requested): I-1(CD) LLW-PA* (Light Industrial, Conditional)
and I-1(CD) SPA LLW-PA* (Light Industrial, Conditional, Site Plan Amendment)

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

Acreeage & Location : Approximately 92.3 acres located east of Sam Wilson Road,
north of West Pointe Drive



Zoning Map #(s) **66,82**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
09-30-2004



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

Petition No. 2004-149
Petitioner: Rudolph Moore Properties

ORDINANCE NO. 2865-7

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

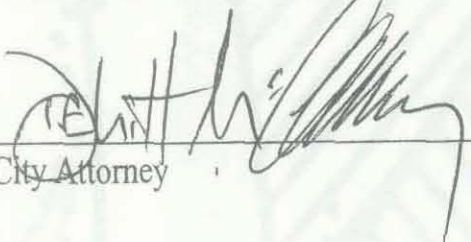
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 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.

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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

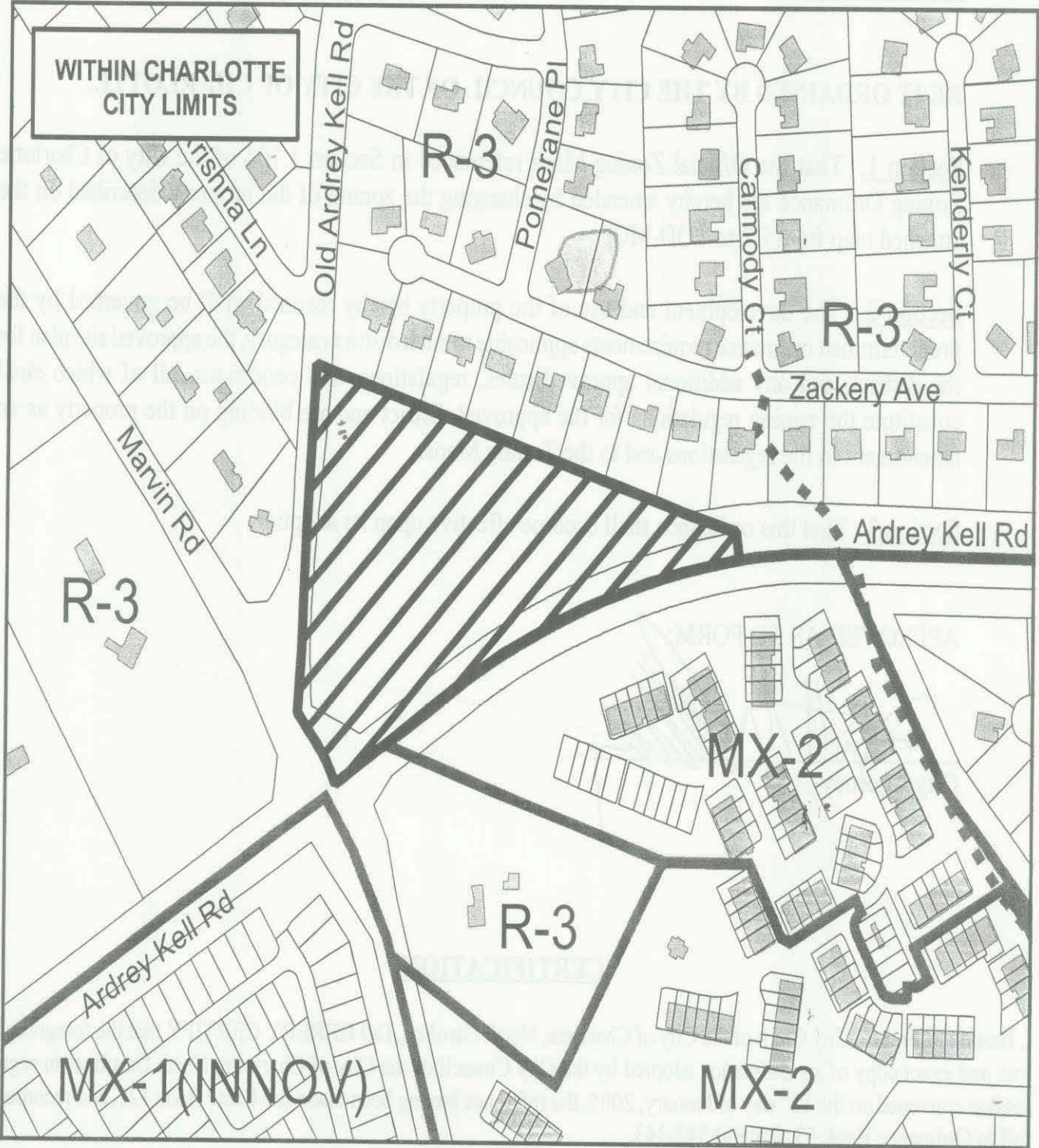
Petition #: **2004-149**

Petitioner: Rudolph Moore Properties

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

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

Acreage & Location : Approximately 5.8 acres located on the northeast corner at the intersection of Marvin Road and Ardrey Kell Road



Zoning Map #(s) **185**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
09-30-2004



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

Petition No. 2004-151
Petitioner: Packard Tryon, LLC

ORDINANCE NO. 2866 Z

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

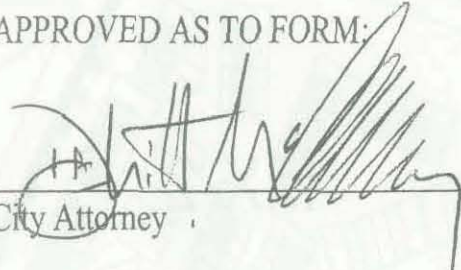
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 TOD-MO.

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 18th day of January, 2005, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 342-343.

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

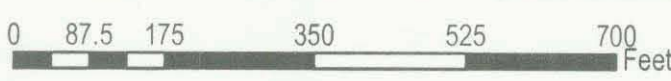
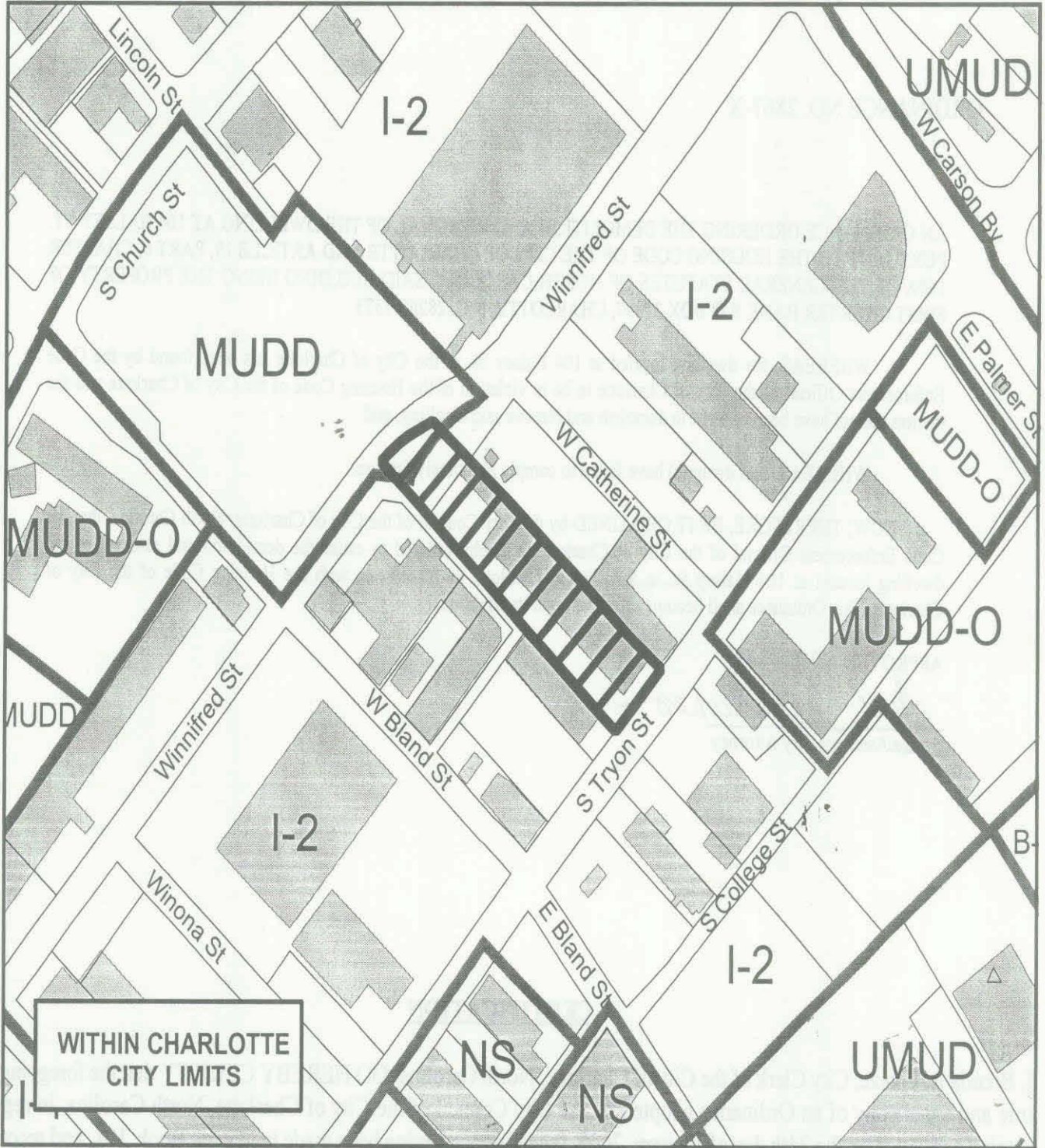
Petition #: **2004-151**

Petitioner: Packard Tryon, LLC

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

Zoning Classification (Requested): TOD-MO
(Transit Oriented Development, Mixed Use, Optional, Conditional)

Acreeage & Location : Approximately .9884 acres located on the northwest side of South Tryon street, north of West Bland Street



Zoning Map #(s) **102**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
11-30-2004



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