

November 21, 2005  
Ordinance Book 54, Page 3

Petition No. 2005-106  
Petitioner: Tidewater Development, LLC

ORDINANCE NO. 3131-Z

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

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

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

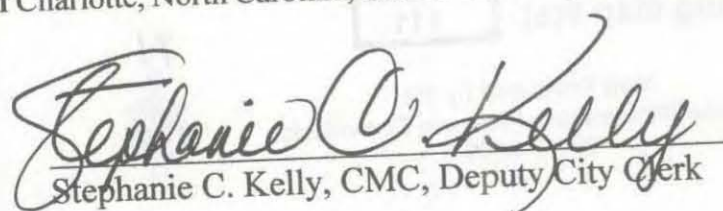
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 12 and recorded in full in Ordinance Book 54, Page(s) 3-4.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of February, 2006

  
Stephanie C. Kelly, CMC, Deputy City Clerk

November 21, 2005  
Ordinance Book 54, Page 4

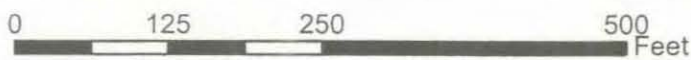
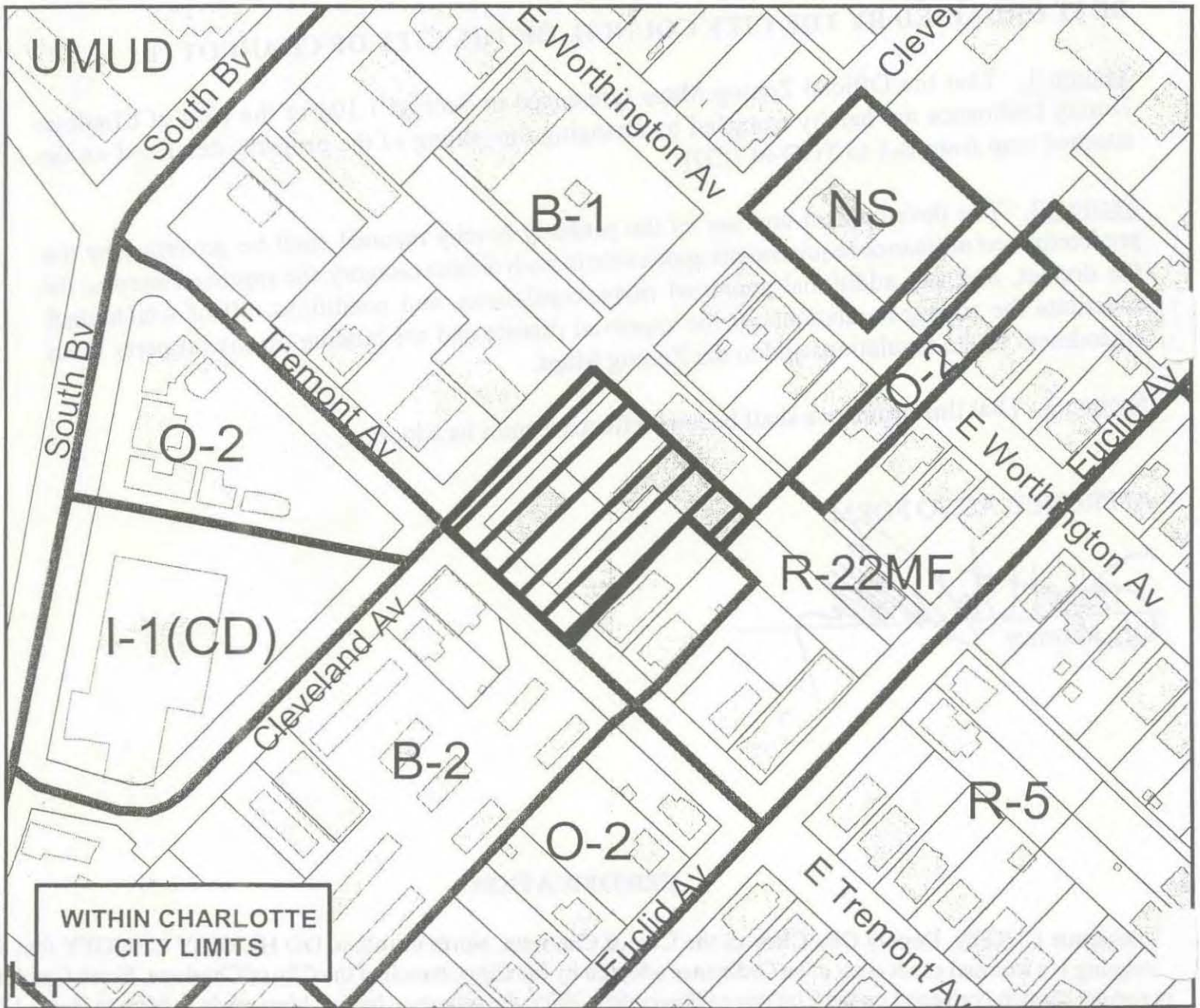
Petition #: **2005-106**

Petitioner: Tidewater Development, LLC.

Zoning Classification (Existing): B-1  
(Neighborhood Business)

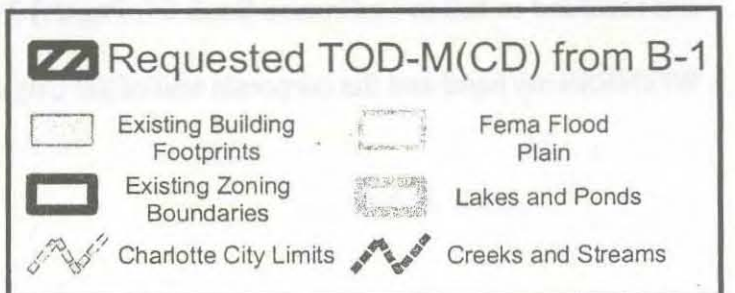
Zoning Classification (Requested): TOD-M (CD)  
(Transit Oriented Development, Mixed-use, Conditional)

Acreage & Location : Approximately 0.72 acres located at the intersection of East Tremont Ave. and Cleveland Ave.



Zoning Map #(s) **111**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
08-17-2005



November 21, 2005  
Ordinance Book 54, Page 5

Petition No. 2005-119  
Petitioner: Citiline Development, LLC

ORDINANCE NO. 3132-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 MUDD 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.

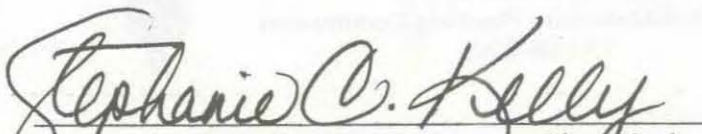
APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 123 and recorded in full in Ordinance Book 54, Page(s) 05-06.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006

  
\_\_\_\_\_  
Stephanie C. Kelly, CMC, Deputy City Clerk

November 21, 2005  
Ordinance Book 54, Page 6

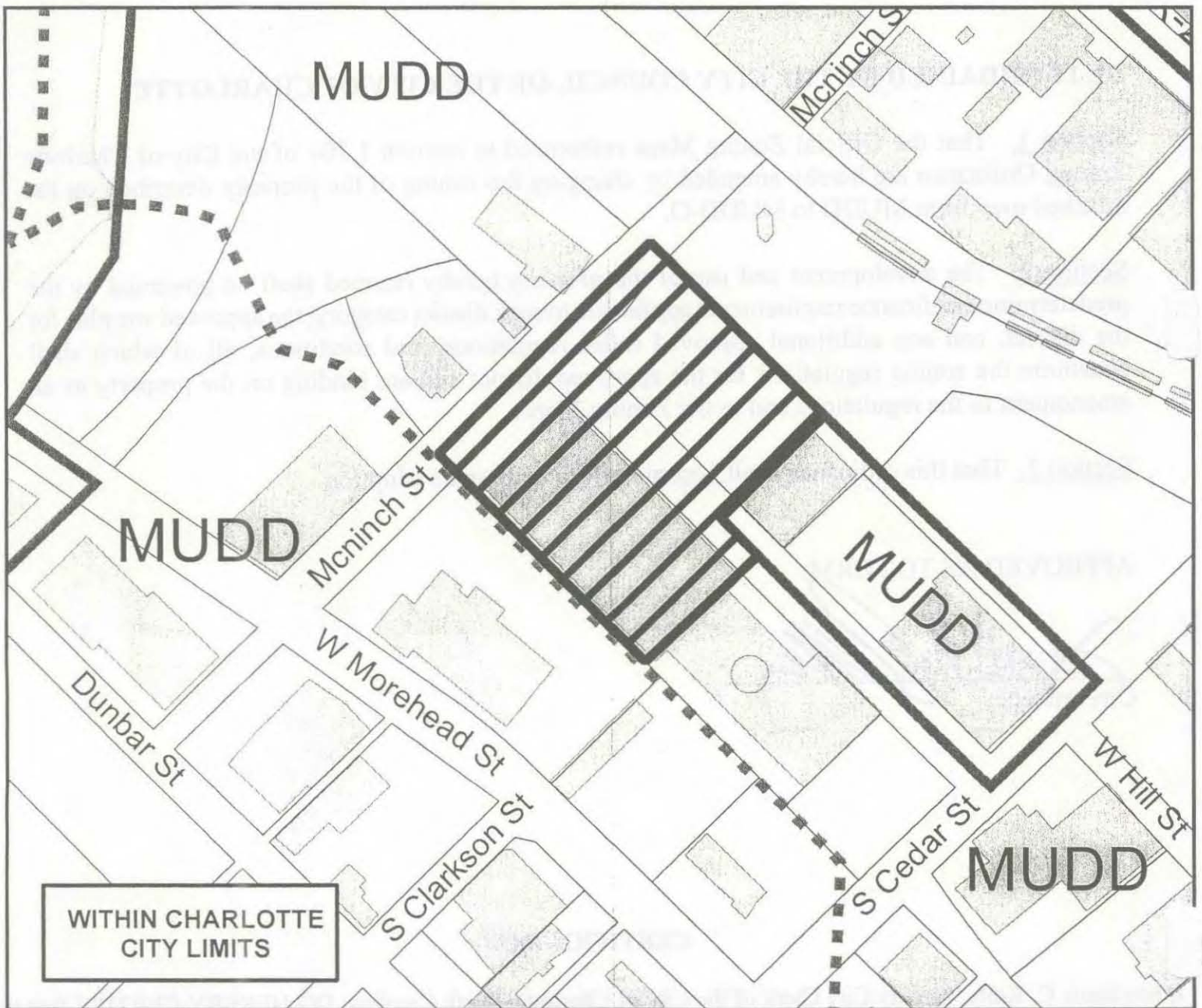
Petition #: **2005-119**

Petitioner: Citiline Development, LLC

Zoning Classification (Existing):       MUDD        
(Mixed-Use Development District)

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

Acreeage & Location : Approximately 1.66 acres located southeast of McNinch St and northeast of W. Morehead St.



<b>Requested MUDD-O from MUDD</b>	
	Existing Building Footprints
	Existing Zoning Boundaries
	Charlotte City Limits
	Fema Flood Plain
	Lakes and Ponds
	Creeks and Streams

Zoning Map #(s) **102**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
11-08-2005

November 21, 2005  
Ordinance Book 54, Page 7

Petition No. 2005-136  
Petitioner: Tangela Erwin

APPROVED BY CITY COUNCIL

DATE 11/21/05

ORDINANCE NO. 3133-Z

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

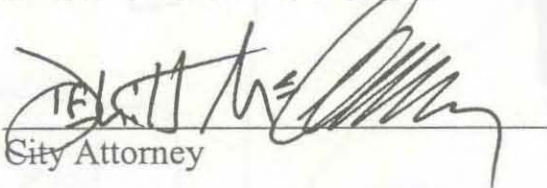
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 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.

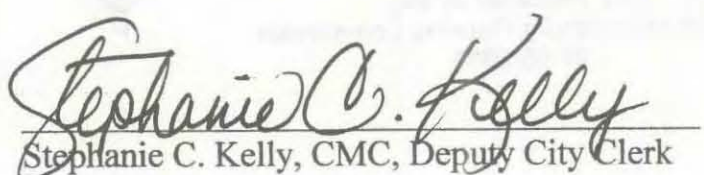
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 123 and recorded in full in Ordinance Book 54, Page(s) 07-08.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006

  
Stephanie C. Kelly, CMC, Deputy City Clerk

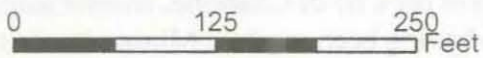
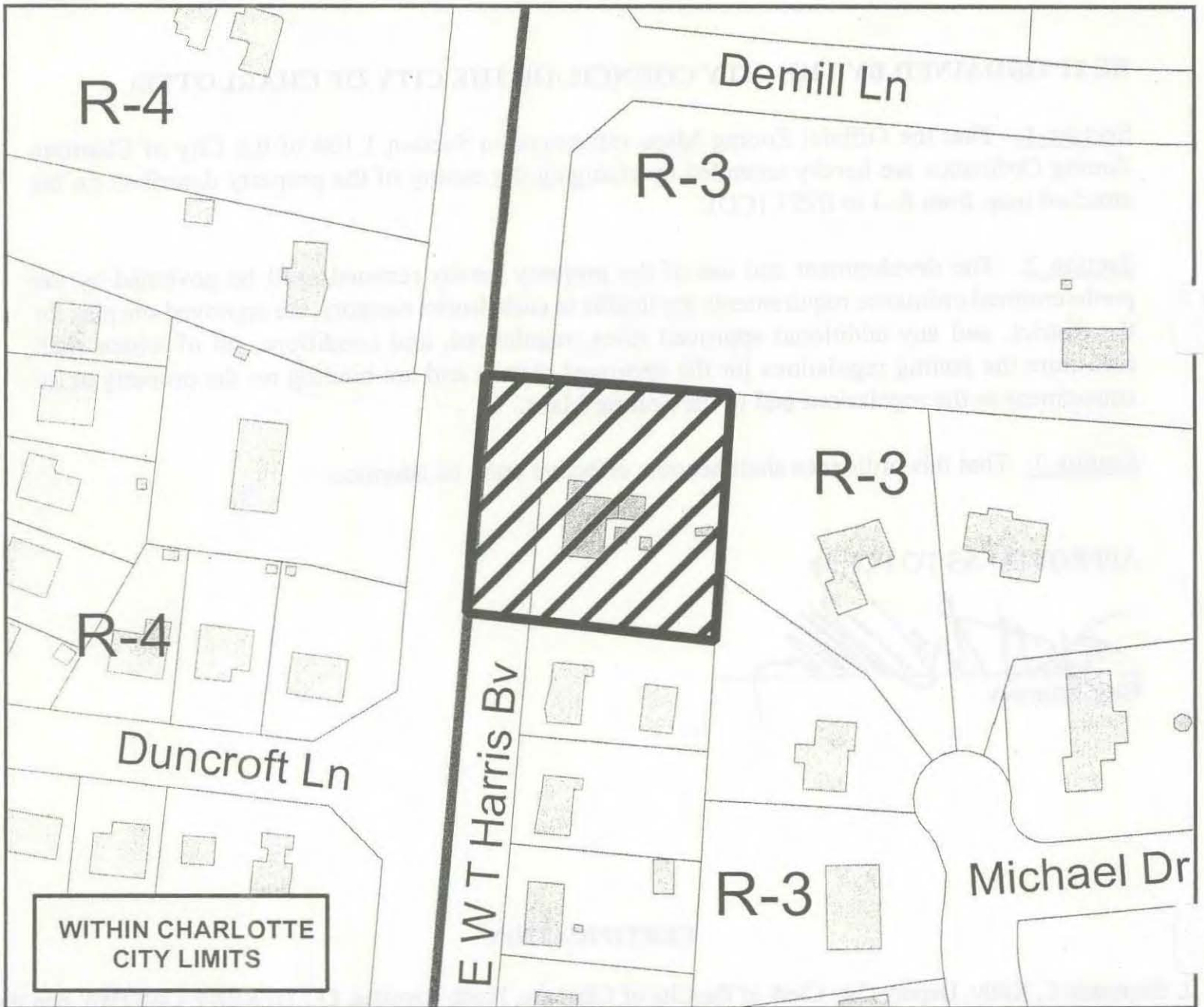
Petition #: **2005-136**

Petitioner: Tangela Erwin

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

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

Acreeage & Location : Approximately 0.66 acres located south of the intersection of EWT Harris Blvd and Demill Ln.



Zoning Map #(s) **91**



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

November 21, 2005  
Ordinance Book 54, Page 9

Petition No. 2005-137  
Petitioner: Charlotte Sports Center

ORDINANCE NO. 3134-Z

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

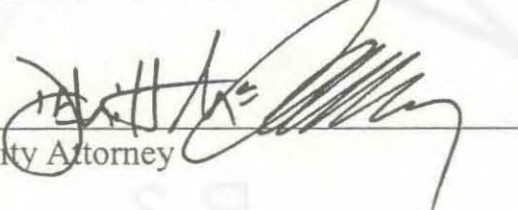
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 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.

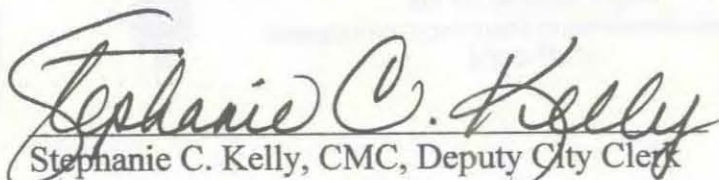
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 123 and recorded in full in Ordinance Book 54, Page(s) 09-10.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006

  
Stephanie C. Kelly, CMC, Deputy City Clerk

November 21, 2005  
Ordinance Book 54, Page 10

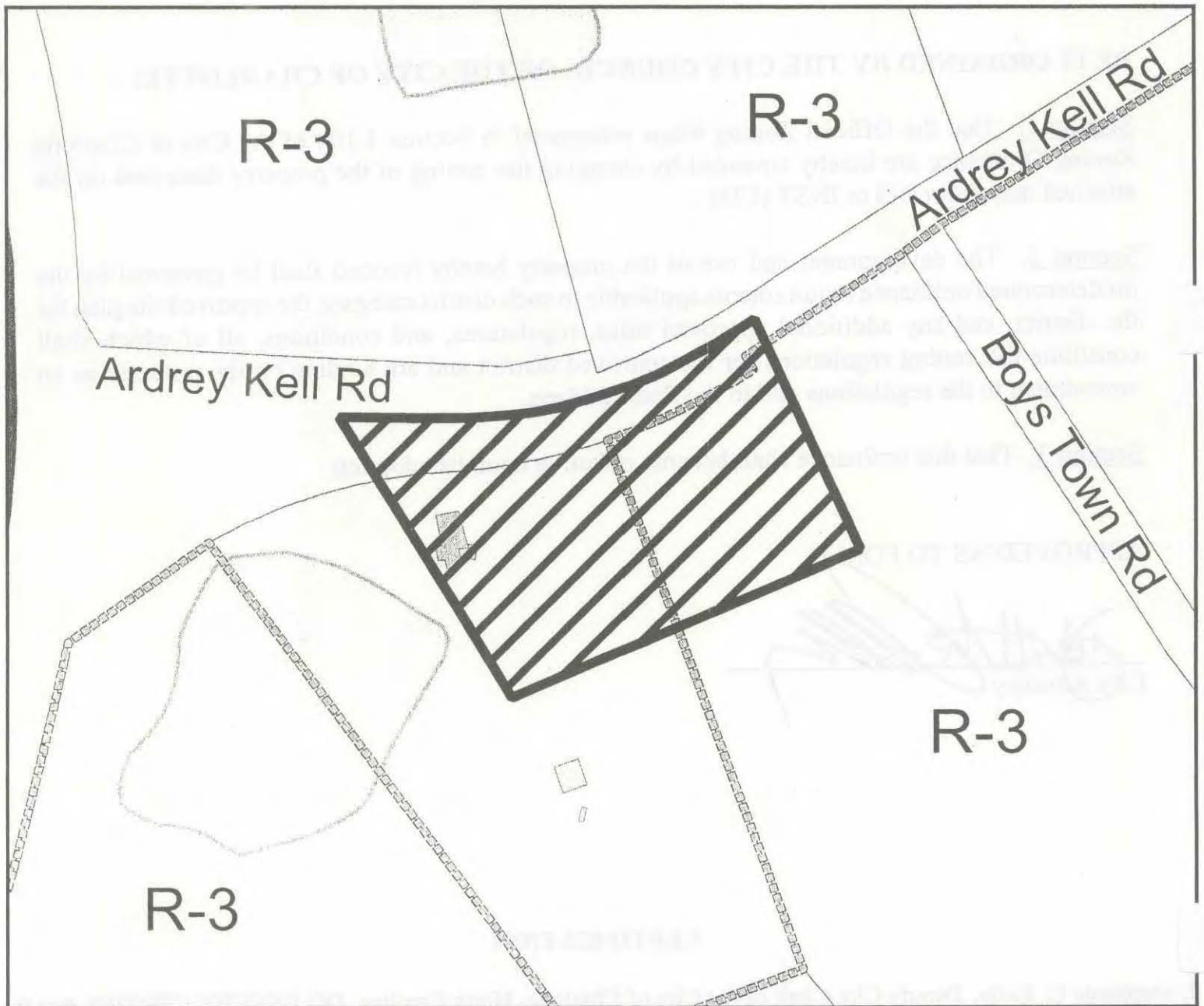
Petition #: **2005-137**

Petitioner: Charlotte Sports Center

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

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

Acreage & Location : Approximately 7.74 acres located west of the intersection of Boys Town Rd. and Ardey Kell Rd.



0 125 250 500 Feet

Zoning Map #(s) **185**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
07-27-2005



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



November 21, 2005  
Ordinance Book 54, Page 11

Petition No. 2005-138  
Petitioner: Doug Scott

ORDINANCE NO. 3135-Z

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

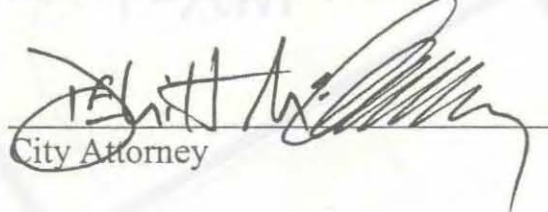
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

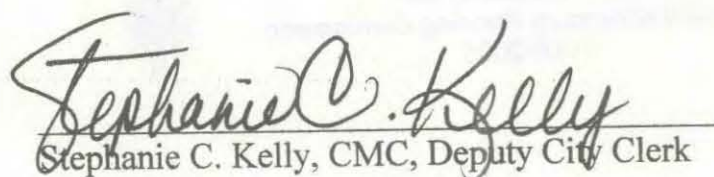
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 123 and recorded in full in Ordinance Book 54, Page(s) 11-12.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006

  
Stephanie C. Kelly, CMC, Deputy City Clerk

November 21, 2005  
Ordinance Book 54, Page 12

Petition #: **2005-138**

Petitioner: Doug Scott

Zoning Classification (Existing): B-1  
(Neighborhood Business)

Zoning Classification (Requested): BD (CD)  
(Distributive Business, Conditional)

Acreeage & Location : Approximately 0.39 acres located south of the intersection of Shinkansen Dr and Stourbridge Lion Dr



0 125 250 Feet

Zoning Map #(s) **72**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
11-08-2005



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

November 21, 2005  
Ordinance Book 54, Page 13

Petition No. 2005-141  
Petitioner: Triven Properties, LLC

ORDINANCE NO. 3136-Z

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

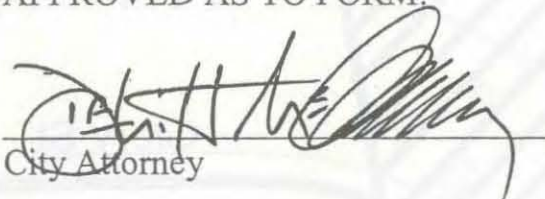
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-4 to R-8 (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.

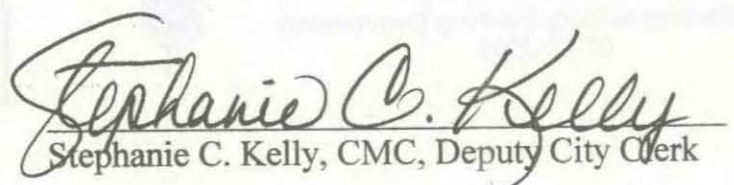
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 12 and recorded in full in Ordinance Book 54, Page(s) 13-14.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006

  
Stephanie C. Kelly, CMC, Deputy City Clerk

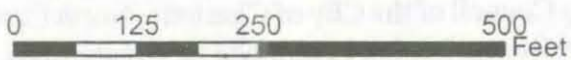
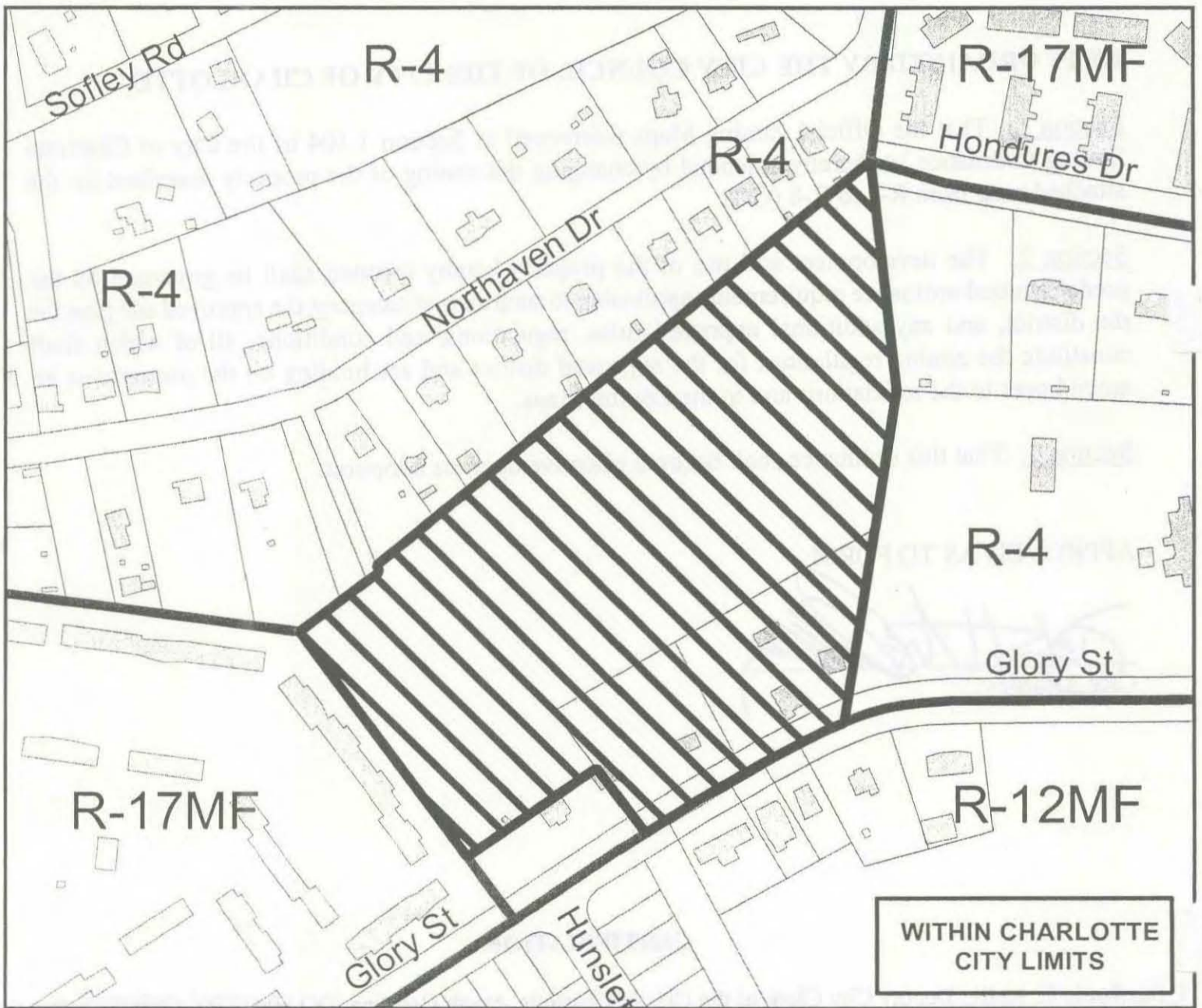
Petition #: **2005-141**

Petitioner: Triven Properties, LLC

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

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

Acreeage & Location : Approximately 8.16 acres located north of Glory St  
and south of Northeven Dr



Zoning Map #(s) **78**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
07-27-2005



	Requested R-8(CD) from R-4		Fema Flood Plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

November 21, 2005  
Ordinance Book 54, Page 15

Petition No. 2005-143  
Petitioner: Russell and Laura Gibbs

ORDINANCE NO. 3137-Z

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

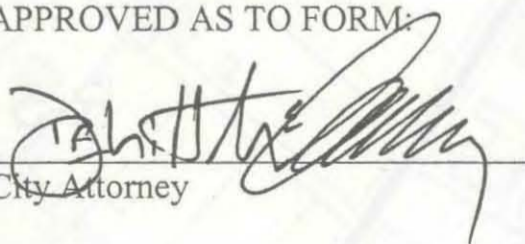
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-5 to R-8 (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.

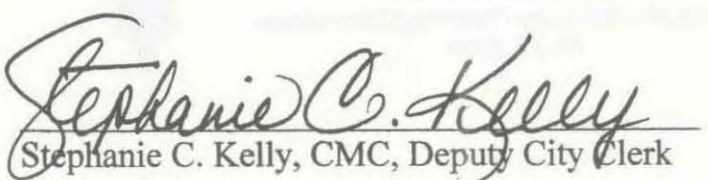
APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 123 and recorded in full in Ordinance Book 54, Page(s) 15-16.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006

  
Stephanie C. Kelly, CMC, Deputy City Clerk

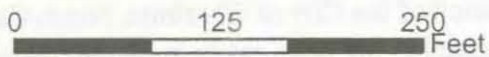
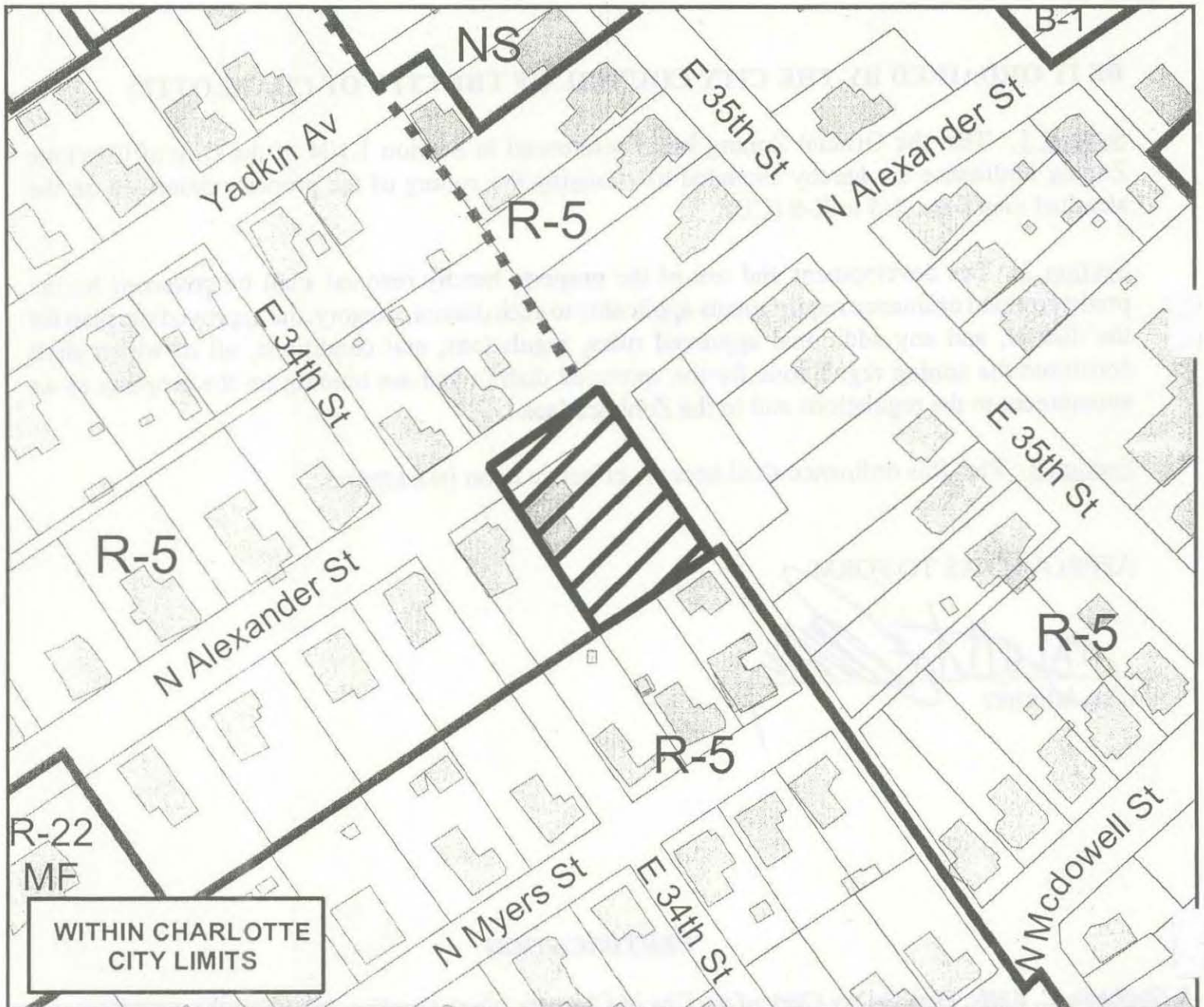
Petition #: **2005-143**

Petitioner: \_\_\_\_\_ Russell and Laura Gibbs \_\_\_\_\_

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

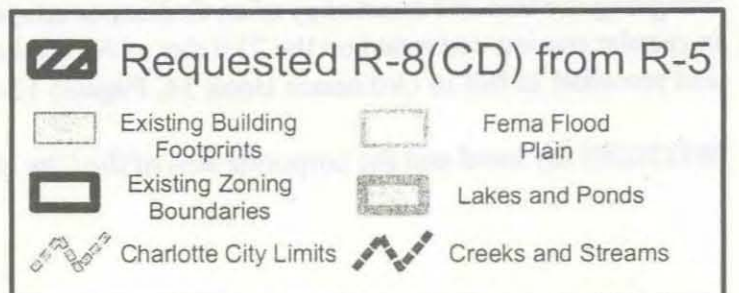
Zoning Classification (Requested):       R-8 (CD)        
(Single-family Residential, up to 8 dwelling units per acre, Conditional)

Acreeage & Location : Approximately 0.31 acres located north of N Myers St  
and south of N Alexander St



Zoning Map #(s) **89**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
07-27-2005



November 21, 2005  
Ordinance Book 54, Page 17

CITY ZONE CHANGE

Petition No. 2005-145  
Petitioner: Charlotte Mecklenburg  
Planning Commission

ORDINANCE NO. 3138-Z

**ZONING REGULATIONS**

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-1 and I-2 to B-1 and I-1 on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

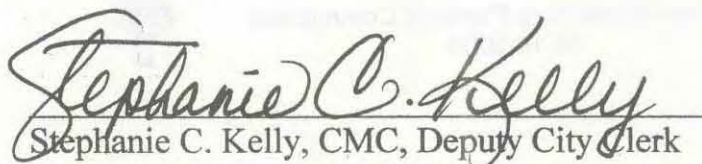
APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 12: and recorded in full in Ordinance Book 54, Page(s) 17-18.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006

  
\_\_\_\_\_  
Stephanie C. Kelly, CMC, Deputy City Clerk

November 21, 2005

Ordinance Book 54, Page 18

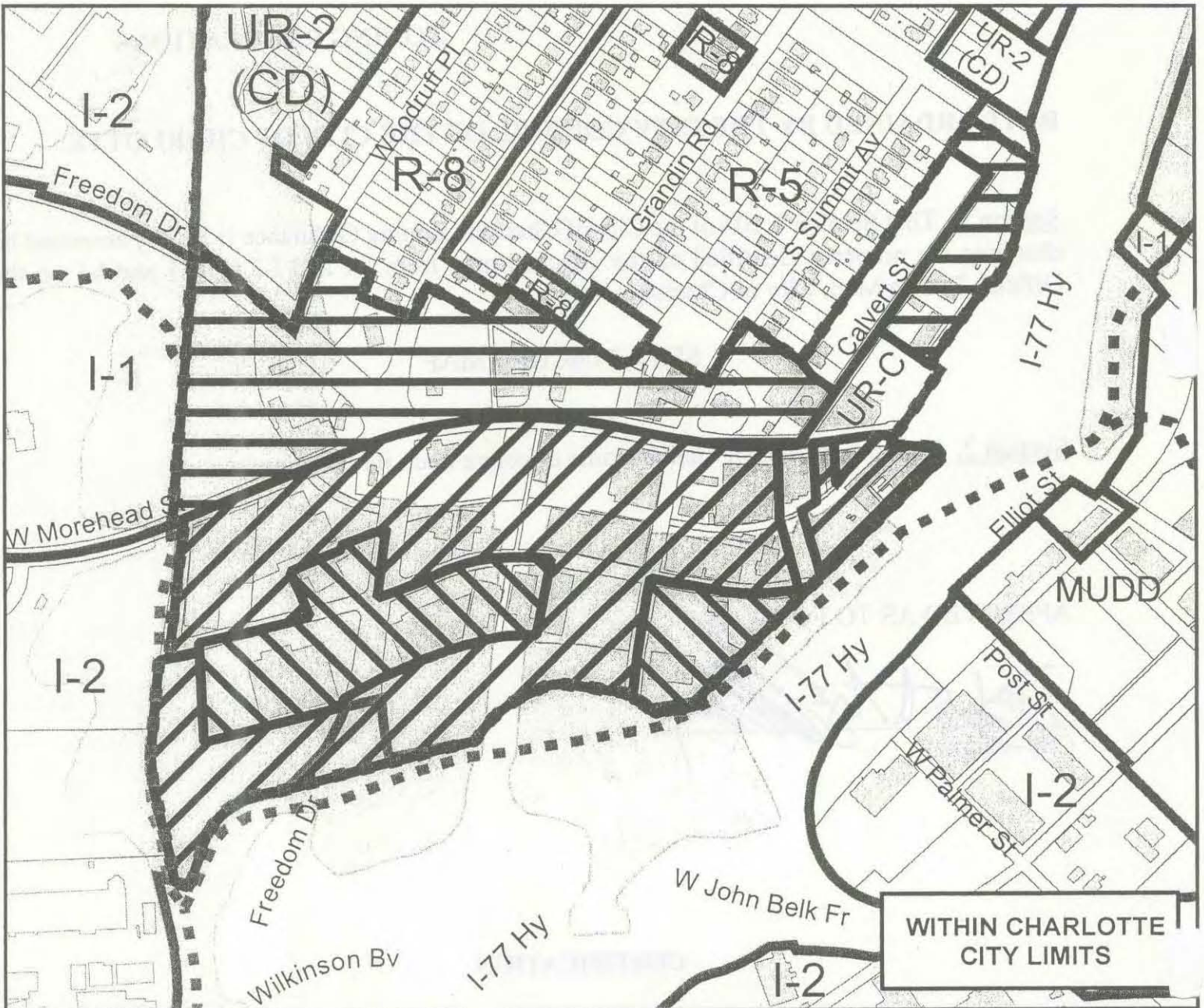
Petition #: **2005-145**

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): I-1 (Light Industrial)  
and I-2 (General Industrial)

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

Acreeage & Location : Approximately 51.35 acres located west of I-77  
and south of Freedom Dr.



Zoning Map #(s) **103**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
12-14-2005



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



APPROVED BY CITY COUNCIL

Petition #: 2005-144  
Petitioner: City of Charlotte

DATE 11/21/05

**ORDINANCE #3139**

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

**ZONING ORDINANCE**

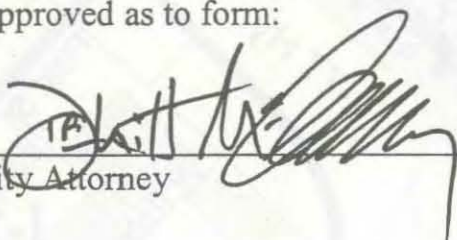
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. The Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by establishing a Pedestrian Overlay District, as provided for in City of Charlotte Zoning Ordinance Chapter 10, Part 8, "Pedestrian Overlay District", upon approximately 57 acres. The Pedestrian Overlay District as described on the attached map is hereby established in addition to the underlying general districts and conditional districts, which are shown on the Official Zoning Maps.

Section 2. The development and use of the properties subject to the Pedestrian Overlay District shall be governed by the provisions of City of Charlotte Zoning Ordinance Chapter 10, Part 8, and the applicable provisions for underlying zoning districts.

Section 3. This ordinance shall become effective upon its adoption.


Approved as to form:

  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

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 21<sup>st</sup> day of November, 2005, the reference having been made in Minute Book 123, and recorded in full in Ordinance Book 54, Page(s) 19-20.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 12<sup>th</sup> day of July, 2006.

  
\_\_\_\_\_  
Brenda R. Freeze, CMC, City Clerk

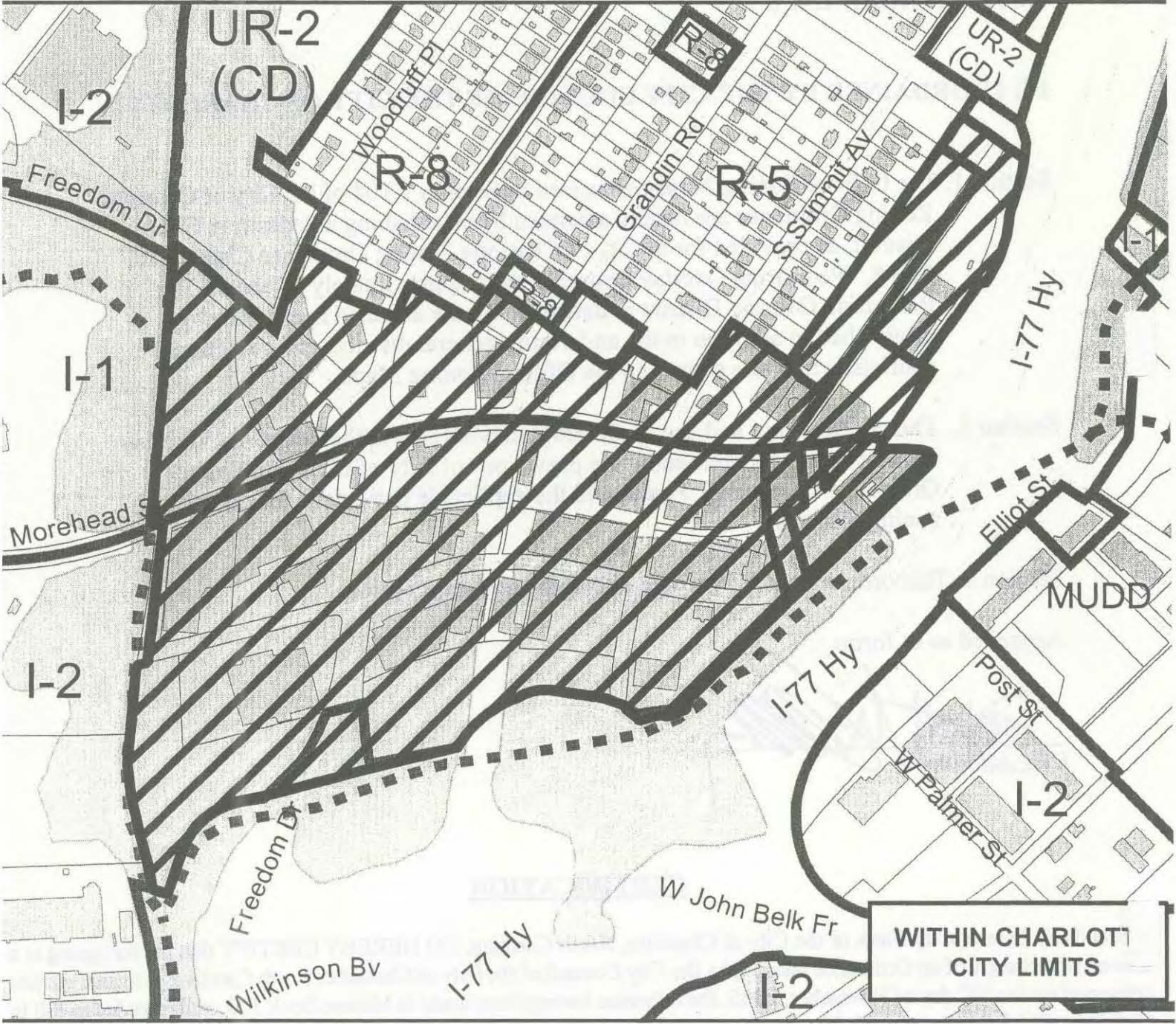
Ordinance #: **2005-144**

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): I-1 I-2 MUDD-C  
MUDD MUDD-CD and UR-C

Zoning Classification (Requested): I-1(PED) I-2(PED) MUDD(PED)  
MUDD-O(PED) MUDD-CD(PED) and UR-C(PED) (Pedestrian Overlay District)

Location & Location : Approximately 57 acres located west of I-77  
and south of Freedom Dr.



Zoning Map #(s) **103**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
08-04-2005



	Requested PED (Pedestrian Overlay District) over current zoning that includes I-1, I-2, MUDD, MUDD-O, MUDD-CD and UR-C
	Existing Building Footprints
	Existing Zoning Boundaries
	Charlotte City Limits
	Fema Flood Plain
	Lakes and Ponds
	Creeks and Streams

November 21, 2005  
Ordinance Book 54, Page 21

Petition No. 2005-146  
Petitioner: Lynn Ivey

APPROVED BY CITY COUNCIL  
DATE 11/21/05

ORDINANCE NO. 3140-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 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.

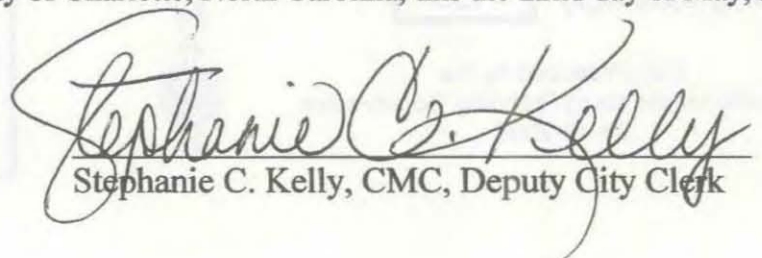
APPROVED AS TO FORM.

  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 122 and recorded in full in Ordinance Book 54, Page(s) 21-22.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of May, 2006.

  
\_\_\_\_\_  
Stephanie C. Kelly, CMC, Deputy City Clerk

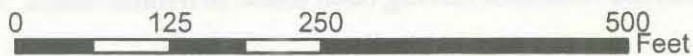
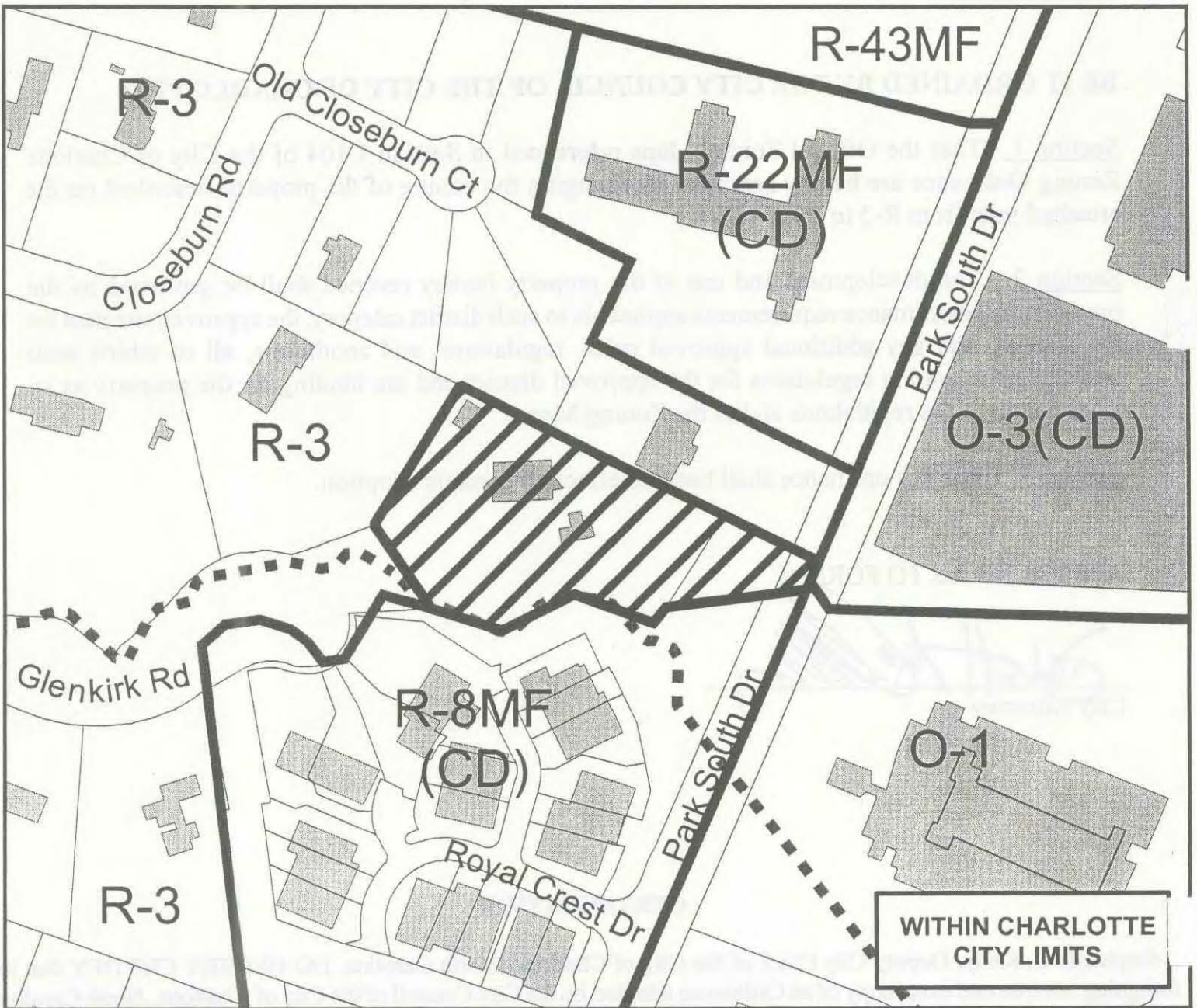
Petition #: **2005-146**

Petitioner: Lynn Ivey

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

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

Acreeage & Location : Approximately 1.35 acres located east of Glenkirk Rd and west of Park South Dr



Zoning Map #(s) **135**

Map Produced by the Charlotte-Mecklenburg Planning Commission 09-13-2005



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

Petition #: 2005-147  
Petitioner: Charlotte-Mecklenburg Planning Commission

**ORDINANCE NO. 3141**

**AN ORDINANCE AMENDING CHAPTER 20  
(SUBDIVISION REGULATIONS) OF THE CITY CODE**

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

Section 1. Chapter 20, SUBDIVISIONS, of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Section 7.200, "Design Standards by Lots", subsection (8) by changing 1) the label designation required on the final plat from "Building Restriction Floodline" to "Stormwater Elevation Line", and 2), the label designation required on the final plat from "Flood Protection Elevation" to "Stormwater Protection Elevation". The current section reads as follows:
  8. Lots subject to flooding. The City Engineer shall determine which lots are subject to significant flooding, which will include those lots along any significant water course, whether or not the stream is enclosed with pipes or culverts, and may also include areas where it can reasonably be expected that significant overland flow of stormwater or flooding will occur. If any part of a proposed lot is subject to flooding, subdivider shall make a determination of the crest elevation of the flood expected to be equaled or exceeded, on the average, of one time in one hundred years (the "100-year flood") in accordance with generally accepted engineering practice, which is to be submitted with the seal and signature of a professional engineer to the City or County Engineer. This determination must reflect the actual conditions imposed by the complete subdivision, and must give due consideration to the effects of urbanization and obstructions. Upon request and subject to available staff and any applicable fees, the City Engineer will make the necessary determination of the 100-year flood crest if the necessary existing and proposed conditions are provided by the subdivider. No proposed building lot that is wholly or partly subject to flooding shall be approved unless there is established on the final plat a line representing an actual contour as determined by field survey, at an elevation one foot above the 100-year flood crest. Such line shall be known and identified on the final plat as the "Building Restriction Floodline." In addition, a "Flood Protection Elevation" for each lot subject to flooding shall be noted on the lot plan as determined by the County Engineer based on the Building Restriction Floodline, or for lots upstream of street crossings, the low elevation of the street plus one foot, whichever is greater. All habitable buildings or structures shall be located outside the Building Restriction Floodline or the lowest usable and functional part of the structure shall not be below the Flood Protection Elevation. "Usable and functional part of the structure" shall be defined as being inclusive of living areas, basements, sunken dens, basement

utility rooms, crawlspaces, attached carports, and mechanical appurtenances such as furnaces, air conditioners, water pumps, electrical conduits and wiring, but shall not include water lines or sanitary sewer traps, piping and clean-outs; provided, openings serving the structure are above the Flood Protection Elevation. Where only a portion of a proposed lot is subject to flooding as defined herein, such lot may be approved only if there will be available for building a usable lot area of not less than 1200 square feet. The usable lot area shall be determined by deducting from the total lot area the area of all yards and setbacks required by the applicable zoning district regulations and any remaining area of the lot lying below the building restriction floodline. During the construction of a subdivision, the developer shall maintain the streambed of each stream, creek or backwash channel contiguous to the subdivision in an unobstructed state and shall remove from the channel and banks of the stream all debris, logs, timber, junk and other accumulations of a nature that would, in time of flood, clog or dam the passage of waters in their downstream course. Installation of appropriately sized stormwater drains, culverts, bridges or erosion control devices will not be construed as obstructions in the stream. In areas of the County that are covered by the provisions of the Floodway Regulations, the Floodway Regulations will supersede the provisions of this ordinance regarding land within the regulatory floodplain.

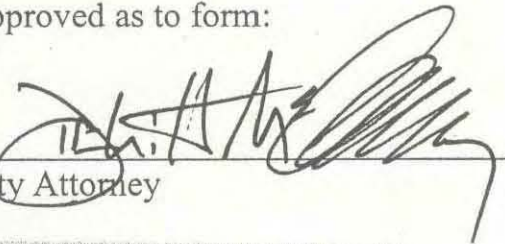
The revised subsection (8) shall read as follows:

8. Lots subject to flooding. The City Engineer shall determine which lots are subject to significant flooding, which will include those lots along any significant water course, whether or not the stream is enclosed with pipes or culverts, and may also include areas where it can reasonably be expected that significant overland flow of stormwater or flooding will occur. If any part of a proposed lot is subject to flooding, subdivider shall make a determination of the crest elevation of the flood expected to be equaled or exceeded, on the average, of one time in one hundred years (the "100-year flood") in accordance with generally accepted engineering practice, which is to be submitted with the seal and signature of a professional engineer to the City or County Engineer. This determination must reflect the actual conditions imposed by the completed subdivision, and must give due consideration to the effects of urbanization and obstructions. Upon request and subject to available staff and any applicable fees, the City Engineer will make the necessary determination of the 100-year flood crest if the necessary existing and proposed conditions are provided by the subdivider. No proposed building lot that is wholly or partly subject to flooding shall be approved unless there is established on the final plat a line representing an actual contour as determined by field survey, at an elevation one foot above the 100-year flood crest. Such line shall be known and identified on the final plat as the "**Stormwater Elevation Line**." In addition, a "**Stormwater Protection Elevation**" for each lot subject to flooding shall be noted on the lot plan as determined by the County Engineer based on the **Stormwater Elevation Line**, or for lots upstream of street crossings, the low elevation of the street plus one foot, whichever is greater. All habitable buildings or structures shall be located outside the **Stormwater Elevation Line**

or the lowest usable and functional part of the structure shall not be below the **Stormwater Protection Elevation**. "Usable and functional part of the structure" shall be defined as being inclusive of living areas, basements, sunken dens, basement utility rooms, crawlspaces, attached carports, and mechanical appurtenances such as furnaces, air conditioners, water pumps, electrical conduits and wiring, but shall not include water lines or sanitary sewer traps, piping and clean-outs; provided, openings serving the structure are above the **Stormwater Protection Elevation**. Where only a portion of a proposed lot is subject to flooding as defined herein, such lot may be approved only if there will be available for building a usable lot area of not less than 1200 square feet. The usable lot area shall be determined by deducting from the total lot area the area of all yards and setbacks required by the applicable zoning district regulations and any remaining area of the lot lying below the **Stormwater Elevation Line**. During the construction of a subdivision, the developer shall maintain the streambed of each stream, creek or backwash channel contiguous to the subdivision in an unobstructed state and shall remove from the channel and banks of the stream all debris, logs, timber, junk and other accumulations of a nature that would, in time of flood, clog or dam the passage of waters in their downstream course. Installation of appropriately sized stormwater drains culverts, bridges or erosion control devices will not be construed as obstructions in the stream. In areas of the County that are covered by the provisions of the Floodway Regulations, the Floodway Regulations will supersede the provisions of this ordinance regarding land within the regulatory floodplain.

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

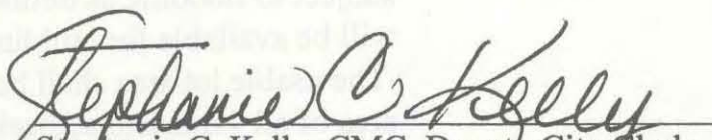
Approved as to form:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 123, and recorded in full in Ordinance Book 54, Page(s) 23-26.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006.

  
Stephanie C. Kelly, CMC, Deputy City Clerk





November 21, 2005  
Ordinance Book 54, Page 27

Petition No. 2005-148  
Petitioner: State Employees Credit Union

ORDINANCE NO. 3142-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 INST to O-1 (CD).

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

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


APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 12 and recorded in full in Ordinance Book 54, Page(s) 27-28.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006

  
\_\_\_\_\_  
Stephanie C. Kelly, CMC, Deputy City Clerk

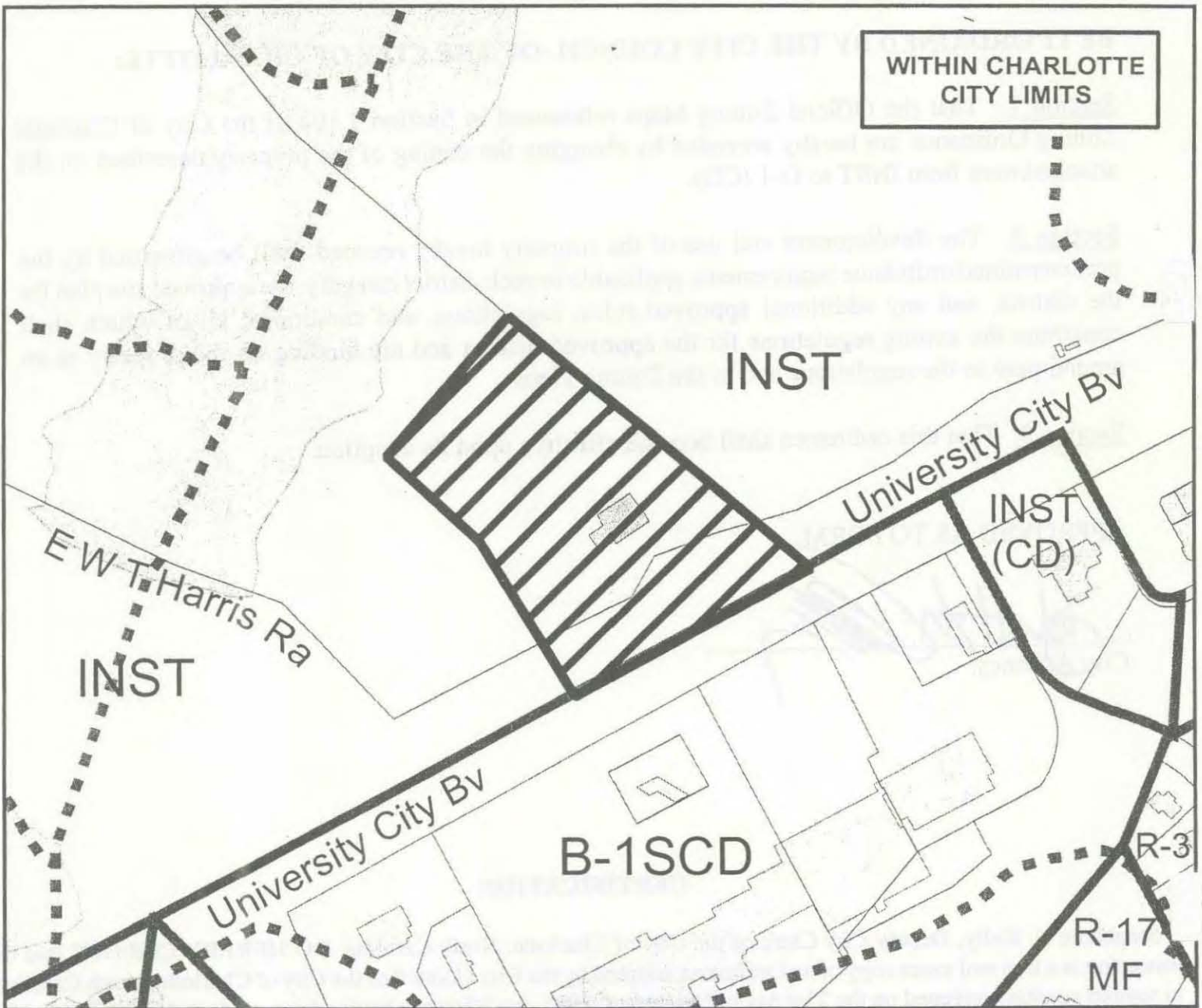
Petition #: **2005-148**

Petitioner: State Employees' Credit Union

Zoning Classification (Existing): INST  
(Institutional)

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

Acreage & Location : Approximately 5.75 acres located north of University City Blvd.



**WITHIN CHARLOTTE CITY LIMITS**

0 125 250 500 750 1,000 Feet

Zoning Map #(s) **72**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
07-27-2005



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

November 21, 2005  
Ordinance Book 54, Page 29

Petition No. 2005-149  
Petitioner: John D. Porter III, Charter Properties

ORDINANCE NO. 3143-Z

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

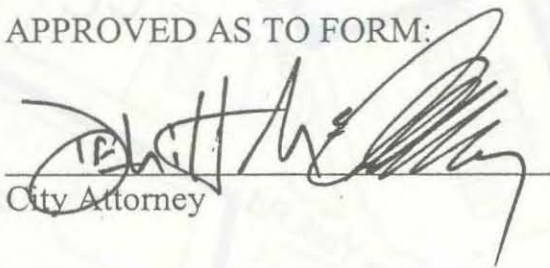
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-5 (CD), CC and R-17MF (CD) to R-17MF (CD), CC SPA and R-17MF (CD) SPA.

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.

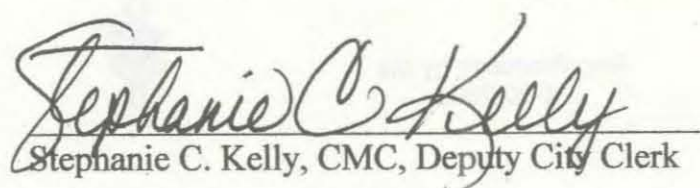
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 123 and recorded in full in Ordinance Book 54, Page(s) 29-30.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006

  
Stephanie C. Kelly, CMC, Deputy City Clerk

November 21, 2005  
 Ordinance Book 54, Page 30

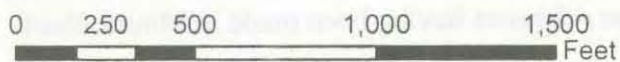
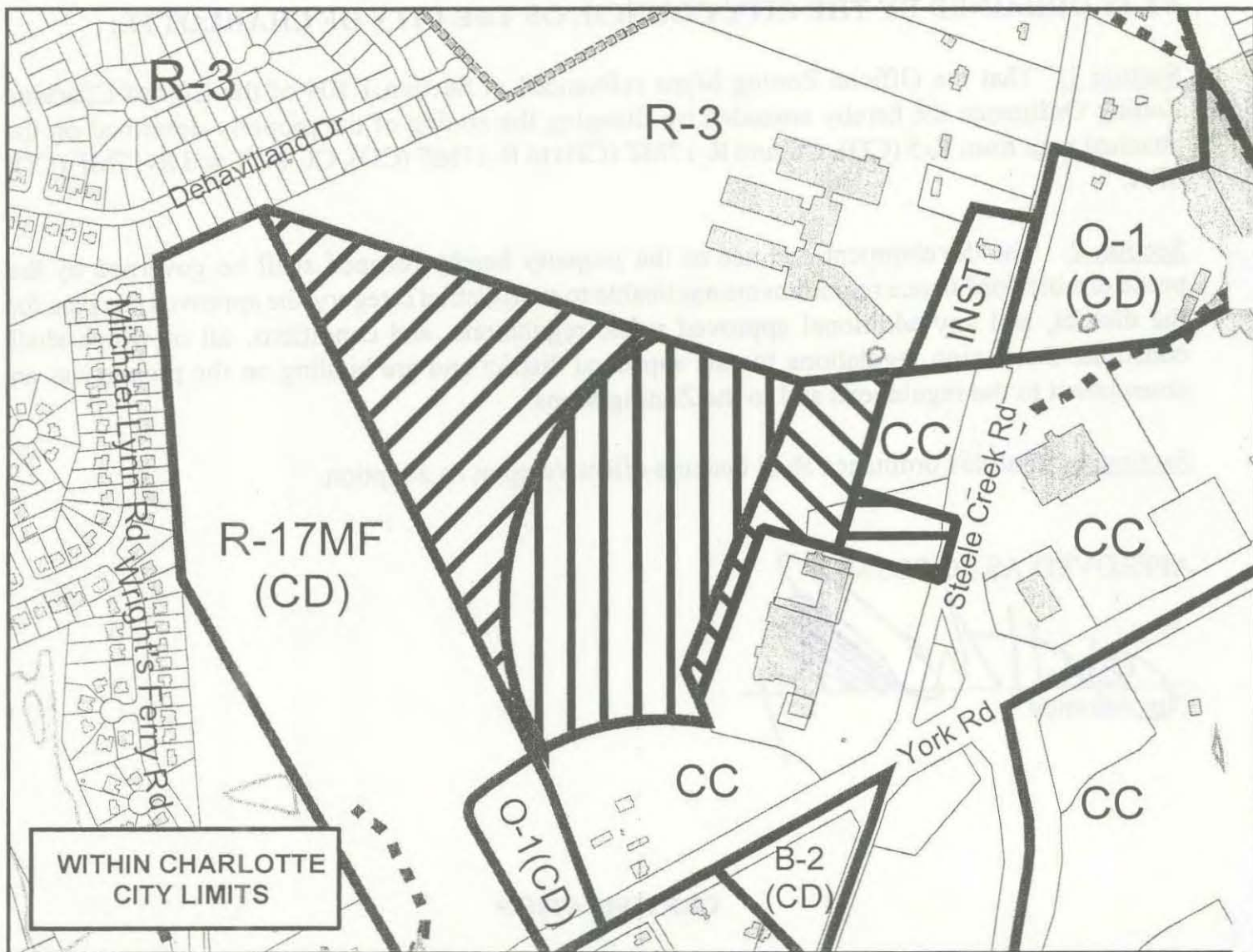
Petition #: **2005-149**

Petitioner: John D. Porter III, Charter Properties, Inc.

Zoning Classification (Existing): R-5 (CD) Single-family Residential, up to 5 dwelling units per acre, Conditional CC (Commercial Center, Conditional) and R-17 MF (CD) (Multi-family Residential, up to 17 units per acre, Conditional)

Zoning Classification (Requested): R-17 MF (CD) (Multi-family Residential up to 17 units per acre, Conditional) R-17MF(CD) SPA (Multi-family Residential, up to 17 units per acre, Conditional, Site Plan Amendment) and CC SPA (Commercial Center, Conditional, Site Plan Amendment)

Acreeage & Location : Approximately 43.3 acres located northwest of the intersection of York Rd and Steele Creek Rd



Zoning Map #(s) **154**

Map Produced by the  
 11-10-2005



	Requested R-17MF(CD) from R-5(CD)		Fema Flood Plain
	Requested R-17MF(CD)SPA from R-17MF(CD)		Lakes and Ponds
	Requested R-17MF(CD) from CC		Creeks and Streams
	Requested CC (SPA) from CC		Existing Building Footprints
	Existing Building Footprints		Existing Zoning Boundaries
	Existing Zoning Boundaries		Charlotte City Limits

November 21, 2005  
Ordinance Book 54, Page 31

Petition No. 2005-152  
Petitioner: Colson and Colson Construction Co.

ORDINANCE NO. 3144-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 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.

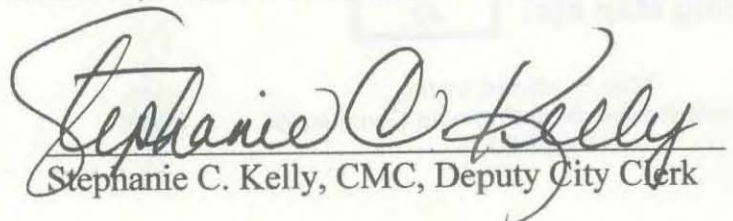
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 12 and recorded in full in Ordinance Book 54, Page(s) 31-32.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of February, 2006

  
Stephanie C. Kelly, CMC, Deputy City Clerk

November 21, 2005  
Ordinance Book 54, Page 32

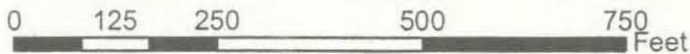
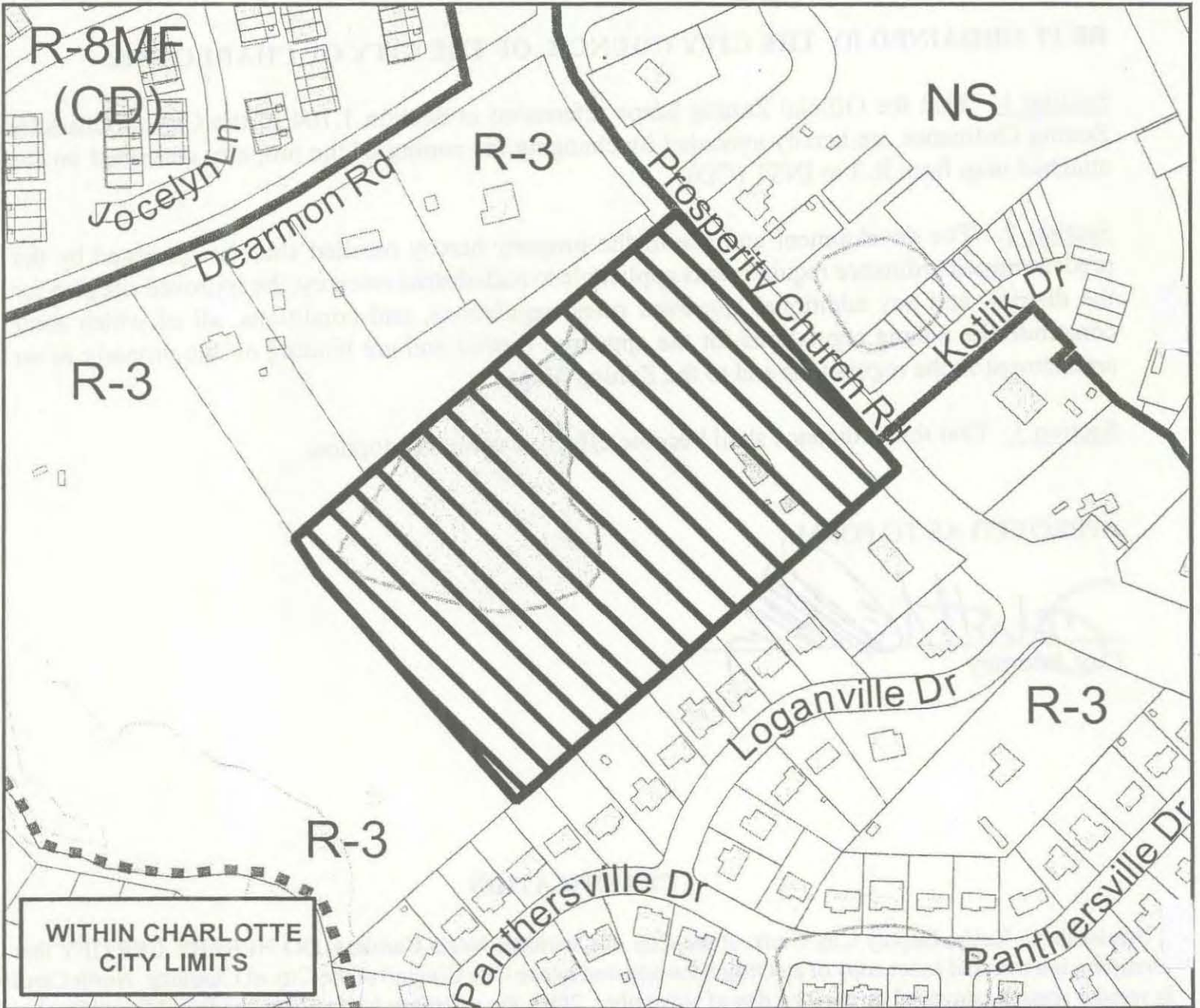
Petition #: **2005-152**

Petitioner: Colson and Colson Construction Co.

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

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

Acreage & Location : Approximately 9.51 acres located west of the intersection of Prosperity Church Rd and Kotlik Dr



Zoning Map #(s) **43**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
07-27-2005



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

November 21, 2005  
Ordinance Book 54, Page 33

Petition No. 2005-153  
Petitioner: Thomas B. Henson

ORDINANCE NO. 3145-Z

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

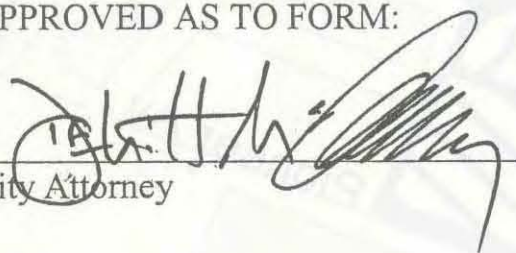
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

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.

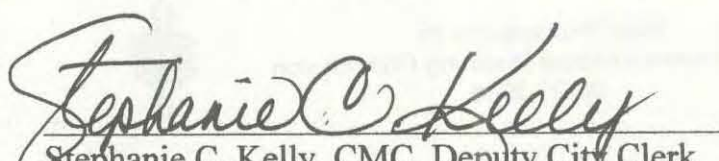
APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of November, 2005, the reference having been made in Minute Book 12 and recorded in full in Ordinance Book 54, Page(s) 33-34.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of January, 2006

  
\_\_\_\_\_  
Stephanie C. Kelly, CMC, Deputy City Clerk

November 21, 2005

Ordinance Book 54, Page 34

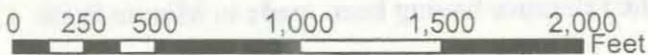
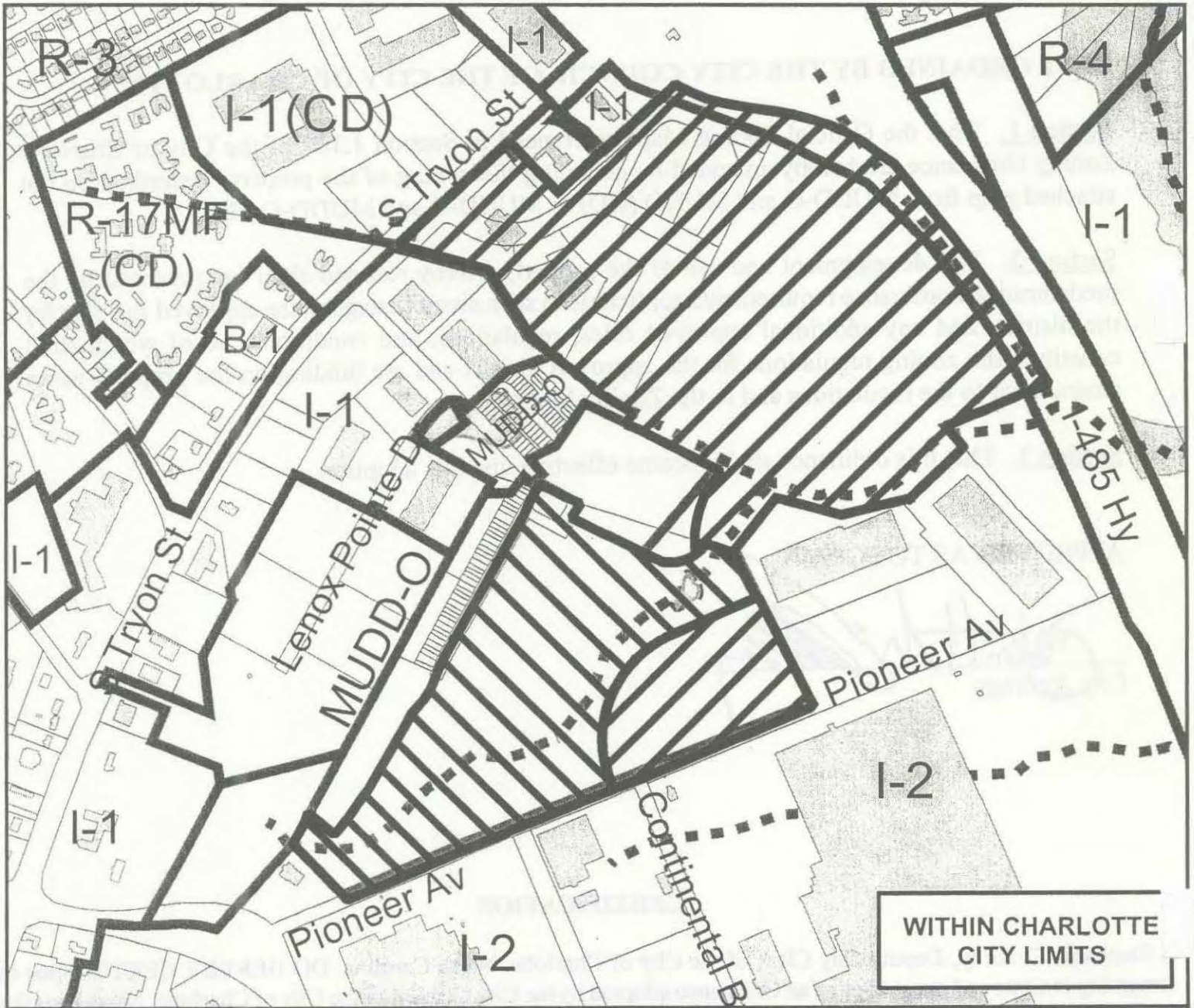
Petition #: **2005-153**

Petitioner: Thomas B. Henson

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

Zoning Classification (Requested): MUDD-O (SPA)  
(Mixed-Use Development District, Optional, Contitional, Site Plan Amendment)  
and MUDD-O (Mixed-Use Development District, Optional, Contitional)

Acreage & Location : Approximately 115 acres located south of the intersection of I-485 and S. Tryon St



Zoning Map #(s) **149**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
08-31-2005



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