

Petition No. 2005-59
Petitioner: Prosperity Church, Inc
↓

ORDINANCE NO. 3071-Z

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

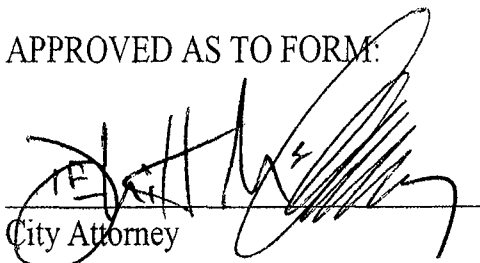
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 and R-3 to CC SPA and 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:

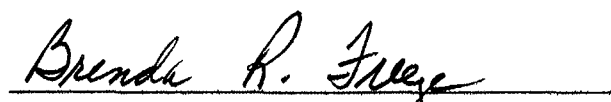


City Attorney

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 19th day of September, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 898-899.

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



Brenda R. Freeze, CMC, City Clerk

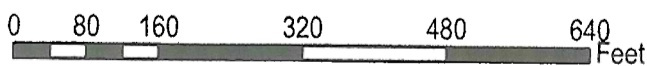
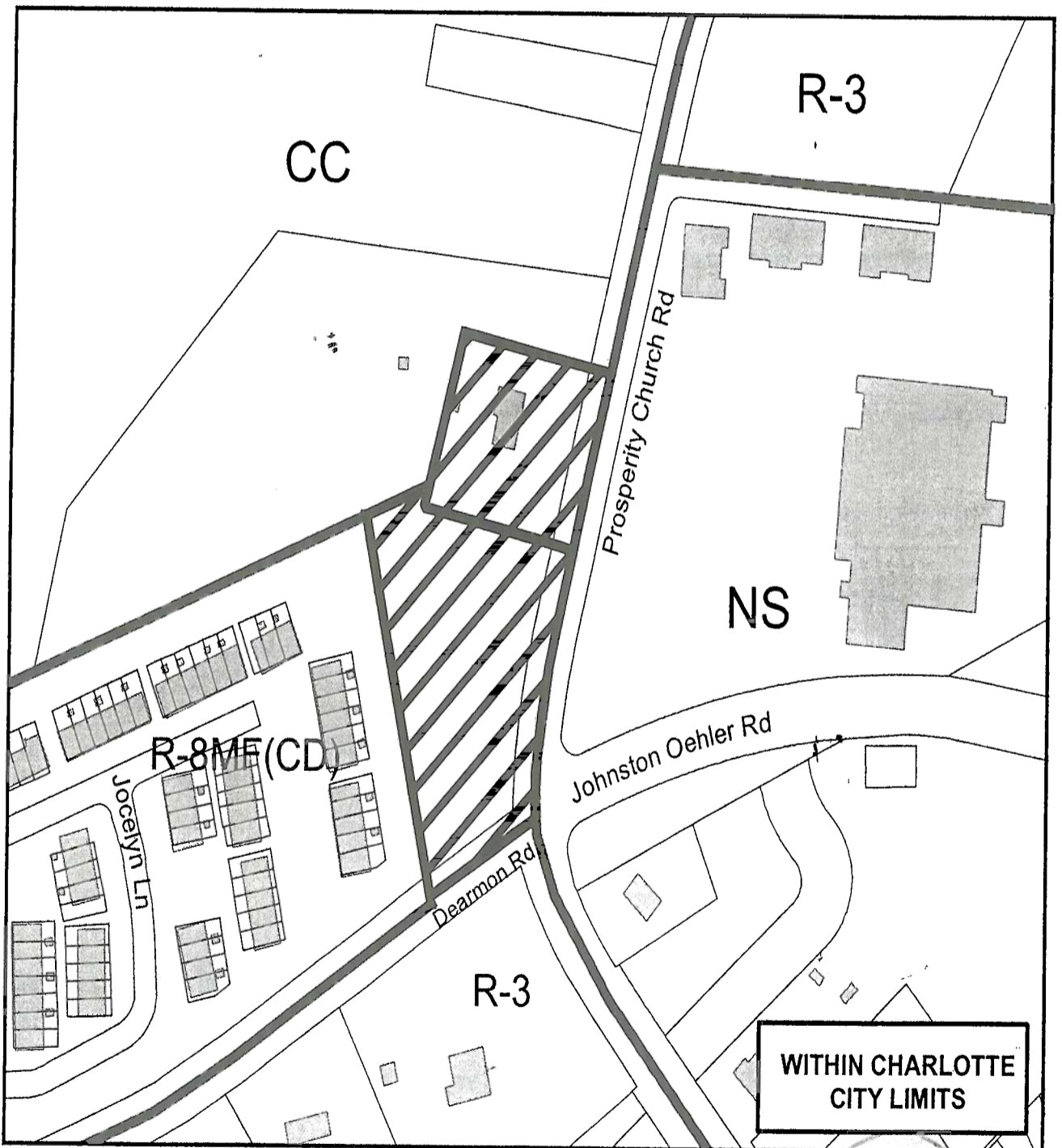
Petition #: **2005-059**

Petitioner: Prosperity Church, Inc

Zoning Classification (Existing): CC (Commercial Center, Conditional)
and R-3 (Single-family Residential, up to 3 dwelling units per acre)

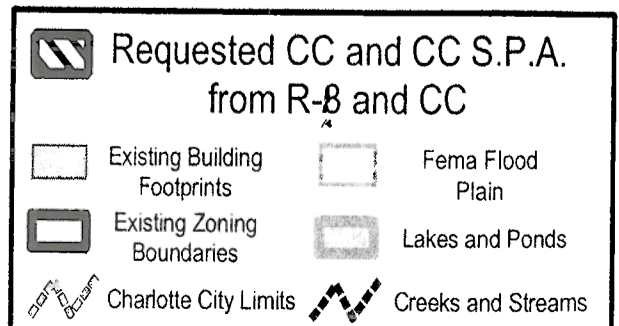
Zoning Classification (Requested): CC S.P.A. (Commercial Center, Conditional,
Site Plan Amendment) and CC (Commercial Center, Conditional)

Acreage & Location : Approximately 2.778 acres located west of Prosperity Church Rd,
north of Dearmon Road



Zoning Map #(s) **38,43**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
05-31-2005



Petition No. 2005-65

Petitioner: Real Estate Development Partners, LLC

ORDINANCE NO. 3072-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 NS and UR-2 (CD).

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

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


APPROVED AS TO FORM:



City Attorney

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of September, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 900-901.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6th day of June, 2006.



Brenda R. Freeze, CMC, City Clerk

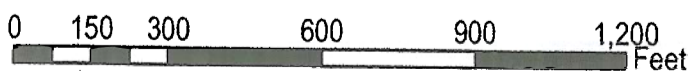
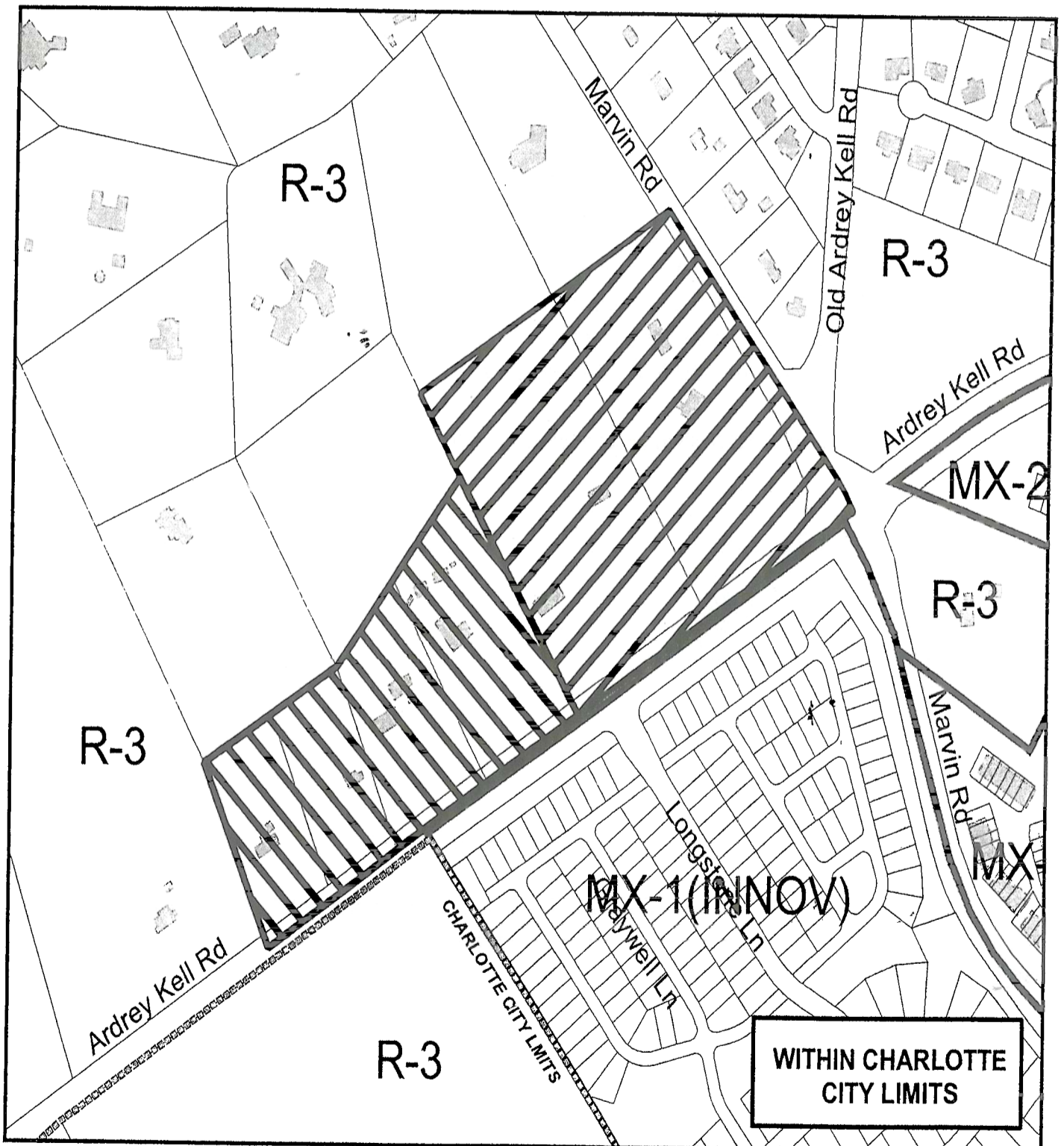
Petition #: **2005-065**

Petitioner: Real Estate Development Partners, LLC

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

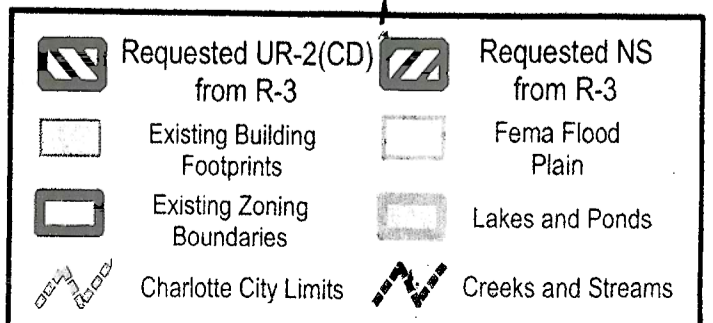
Zoning Classification (Requested): NS (Neighborhood Services, Conditional)
and UR-2(CD) (Urban-Residential, Conditional)

Acreeage & Location : Approximately 24.39 acres located on the north side of Ardrey Kell Road, west of Marvin Road



Zoning Map #(s) **185**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
03-07-2005



Petition No. 2005-77
Petitioner: Crosland, Inc

APPROVED BY CITY COUNCIL
DATE 9/19/05

ORDINANCE NO. 3073-Z

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

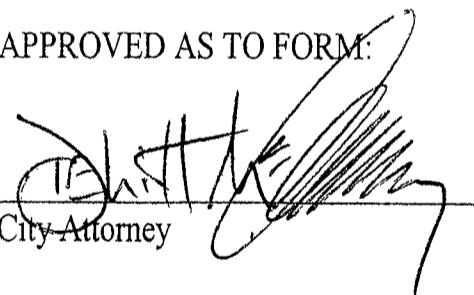
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 LW-PA, I-1(CD) LW-PA and R-3 LW-PA to NS LW-PA and MX-3 (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 19th day of September, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 902-903.

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


Brenda R. Freeze, CMC, City Clerk

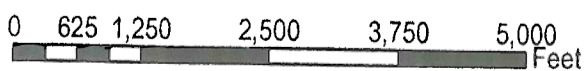
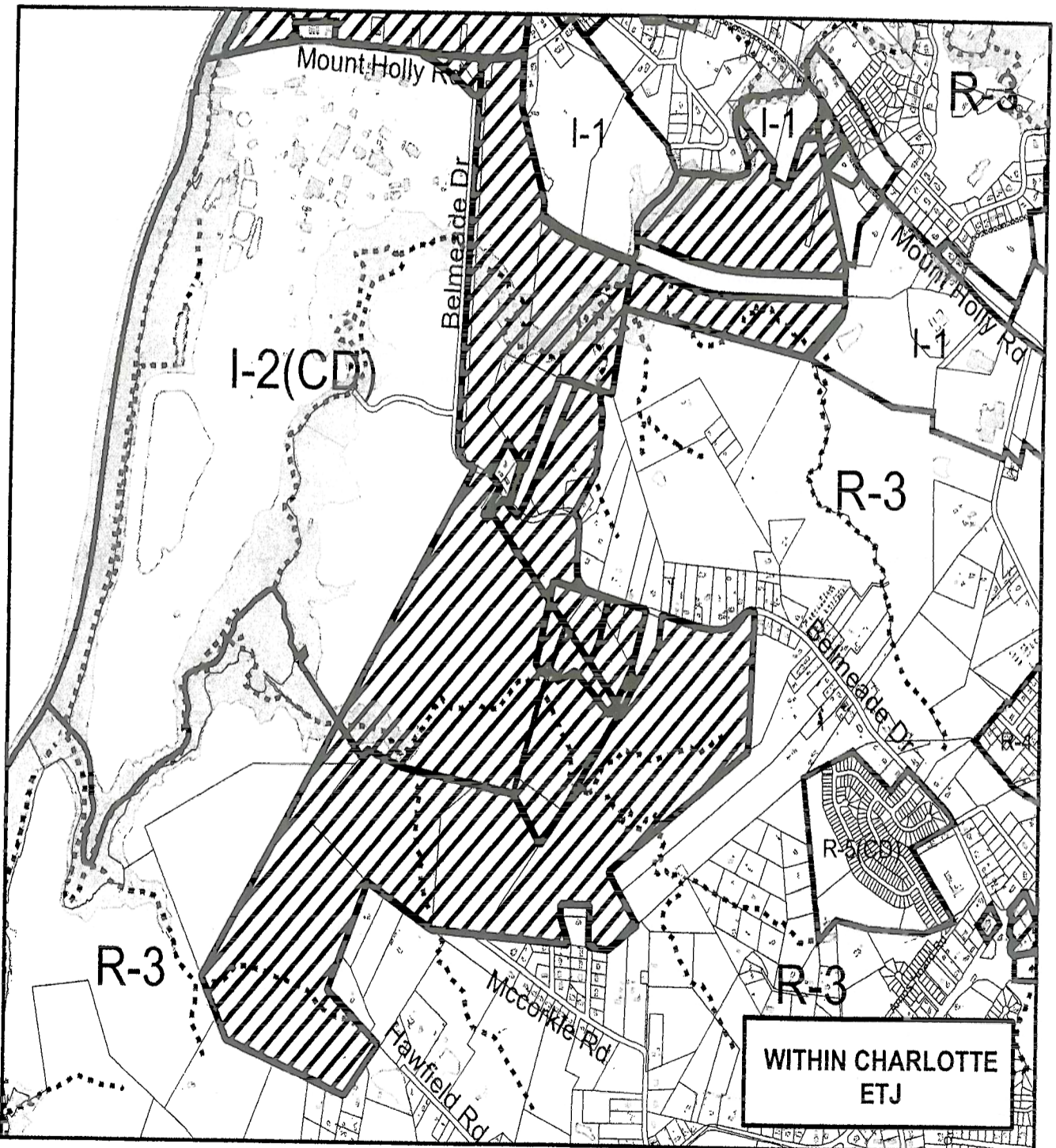
Petition #: **2005-077**

Petitioner: Crosland, Inc.

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

Zoning Classification (Requested): NS LW-PA (Neighborhood Services, Conditional) MX-3 (Innovative) LW-PA Mixed-Use Residential / Retail, Conditional, Innovative Design Standards)

*All affected zoning designations fall within the Lake Wylie Protected Area, Watershed Overlay District
 Acreage & Location : Approximately 642.2 acres located along Belmeade Drive, south of Mount Holly Road, north of Hawfield Road



Zoning Map #(s) **65,66,83**

Map Produced by the
 Charlotte-Mecklenburg Planning Commission
 04-26-2005



- | | | | |
|--|--|--|--------------------|
| | Requested MX-3(Innoy) and NS from I-1, I-1(CD) and R-3 | | Fema Flood Plain |
| | Existing Building Footprints | | Lakes and Ponds |
| | Existing Zoning Boundaries | | Creeks and Streams |
| | Charlotte City Limits | | |

Petition No. 2005-80
Petitioner: Jeffrey P. Mason
ORDINANCE NO. 3074-Z

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

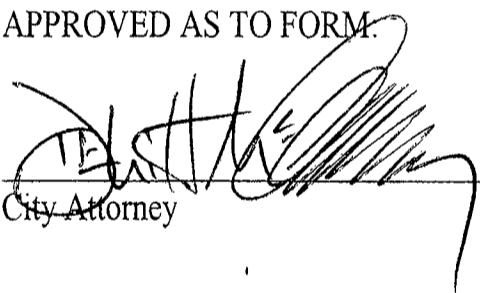
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 MX-2 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, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of September, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 904-905.

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



Brenda R. Freeze, CMC, City Clerk

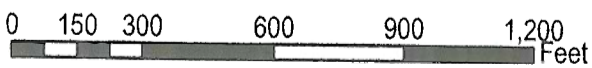
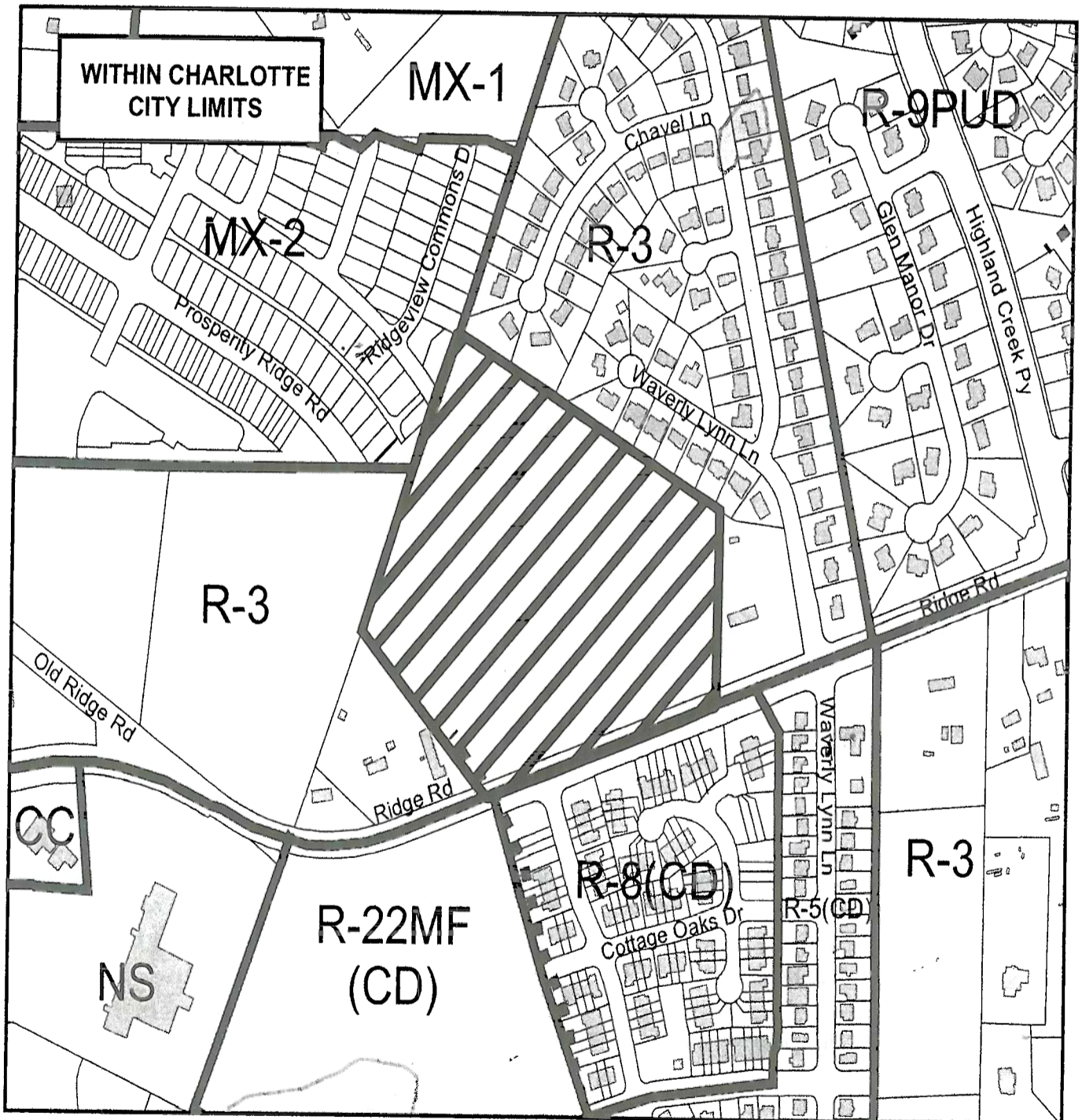
Petition #: **2005-080**

Petitioner: Jeffery P. Mason

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

Zoning Classification (Requested): MX-2 SPA
 (Mixed-Use Residential, Retail, Conditional, Site Plan Amendment)

Acreage & Location : Approximately 16.99 acres located north of Ridge Road and west of Waverly Lynn Ln



Zoning Map #(s) **39**

Map Produced by the
 Charlotte-Mecklenburg Planning Commission
 03-31-2005



	Requested MX-2 to MX-2 SPA
	Existing Building Footprints
	Existing Zoning Boundaries
	Charlotte City Limits
	Fema Flood Plain
	Lakes and Ponds
	Creeks and Streams

Petition No. 2005-100
Petitioner: Mike Whitehead

ORDINANCE NO. 3075-Z

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

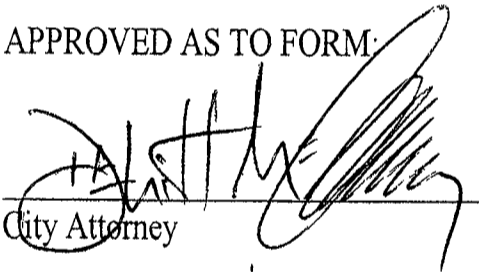
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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:

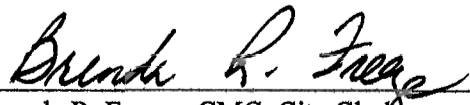


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of September, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 906-907.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of November, 2005.



Brenda R. Freeze, CMC, City Clerk

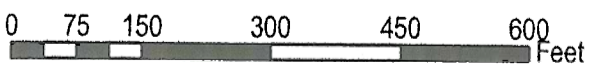
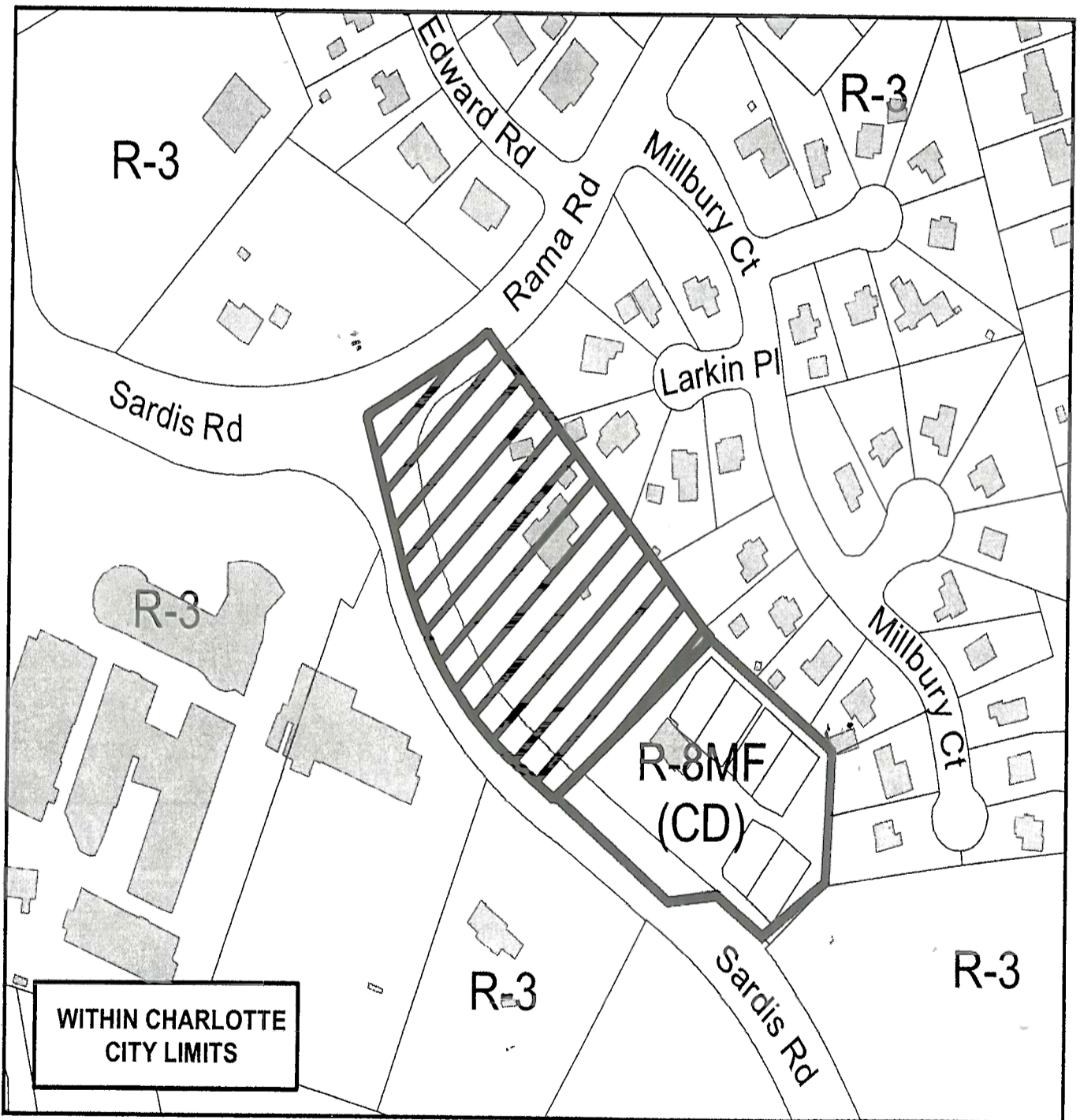
Petition #: **2005-100**

Petitioner: Mike Whitehead

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

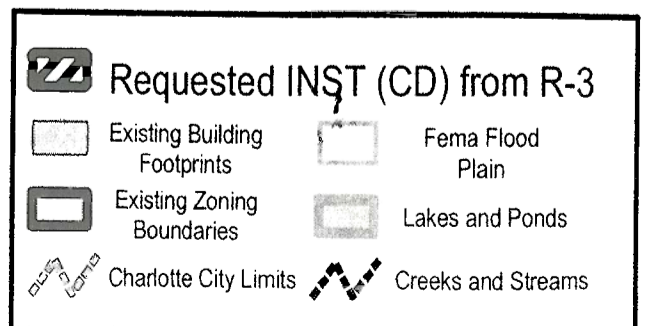
Zoning Classification (Requested): INST (CD)
(Institutional, Conditional)

Acresage & Location : Approximately 2.7 acres located on the north side of Sardis Road, south of Rama Road



Zoning Map #(s) **137**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
04-28-2005



Petition No. 2005-101
Petitioner: TMV Partners on Third Street, LLC

ORDINANCE NO. 3076-Z

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

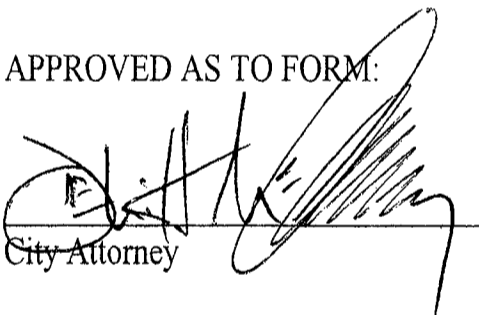
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-6(CD) and B-2(CD) 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 19th day of September, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 908-909.

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


Brenda R. Freeze, CMC, City Clerk

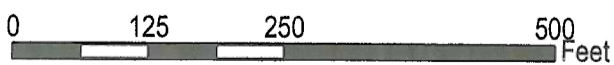
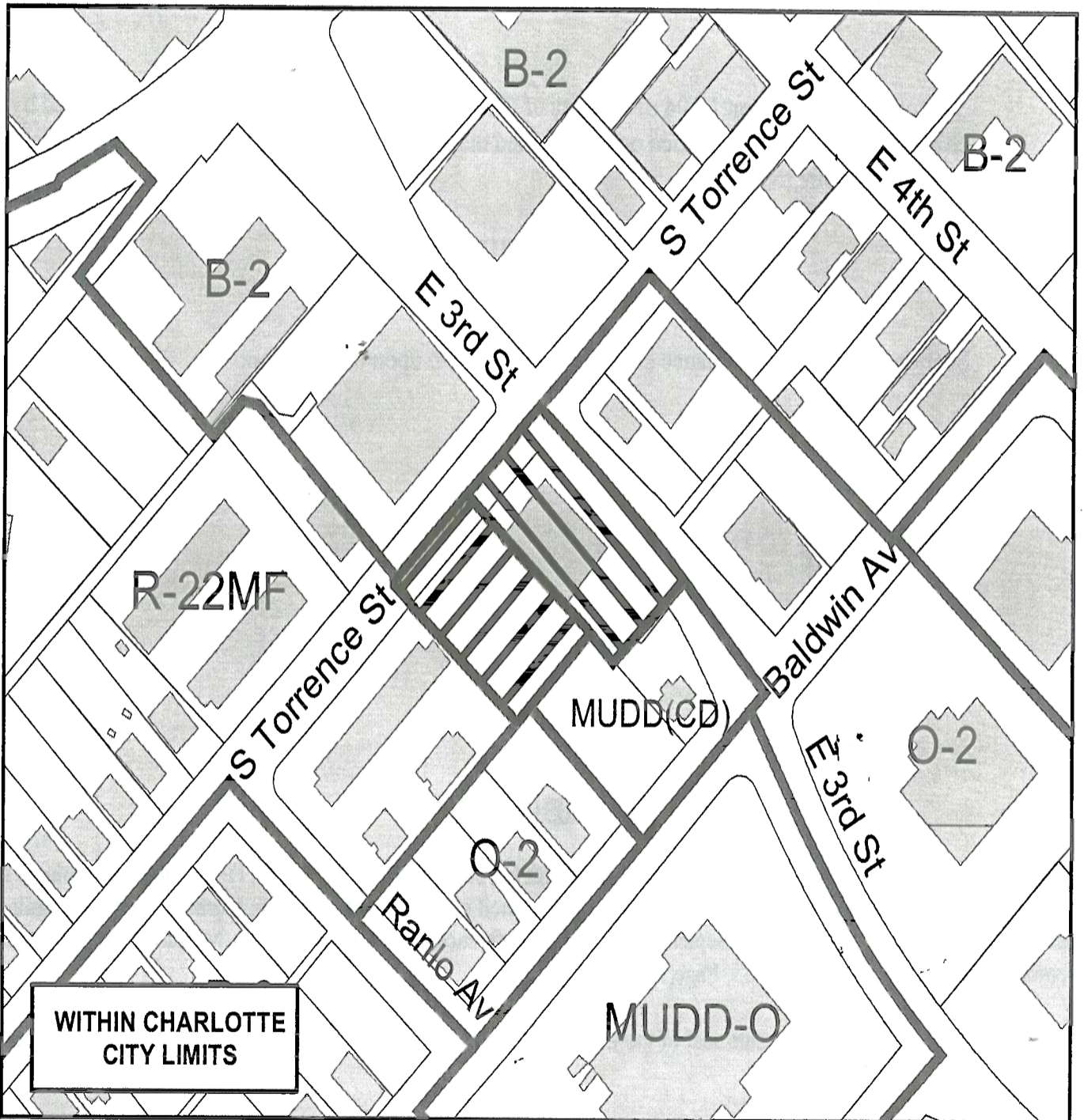
Petition #: **2005-101**

Petitioner: TMV Partners On Third Street, LLC.

Zoning Classification (Existing): O-6 (CD) (Office, Conditional) and
B-2 (CD) (General Business, Conditional)

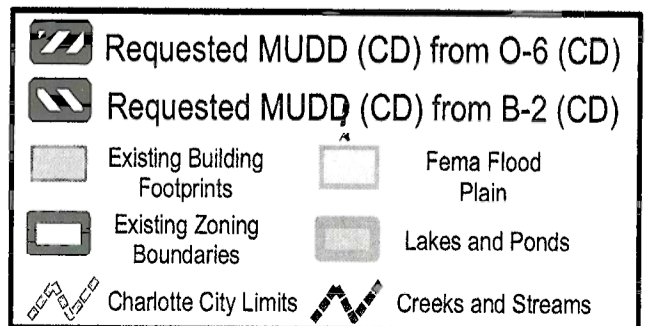
Zoning Classification (Requested): MUDD (CD)
(Mixed-Use Development District, Conditional)

Acreage & Location : Approximately 0.865 acres located south of the intersection of South Torrence St. and East 3rd St.



Zoning Map #(s) **102**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
04-28-2005



CITY ZONE CHANGE

Petition No. 2005-102
Petitioner: Robert T. Godley Family, LLC

ORDINANCE NO. 3077-Z

ZONING REGULATIONS

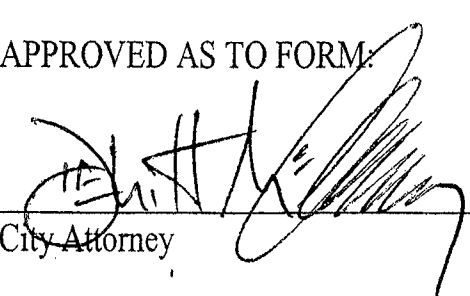
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 to I-2 on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

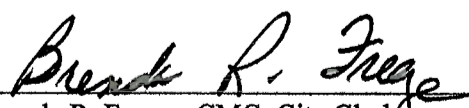


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of September, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 910-911.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of November, 2005.



Brenda R. Freeze, CMC, City Clerk

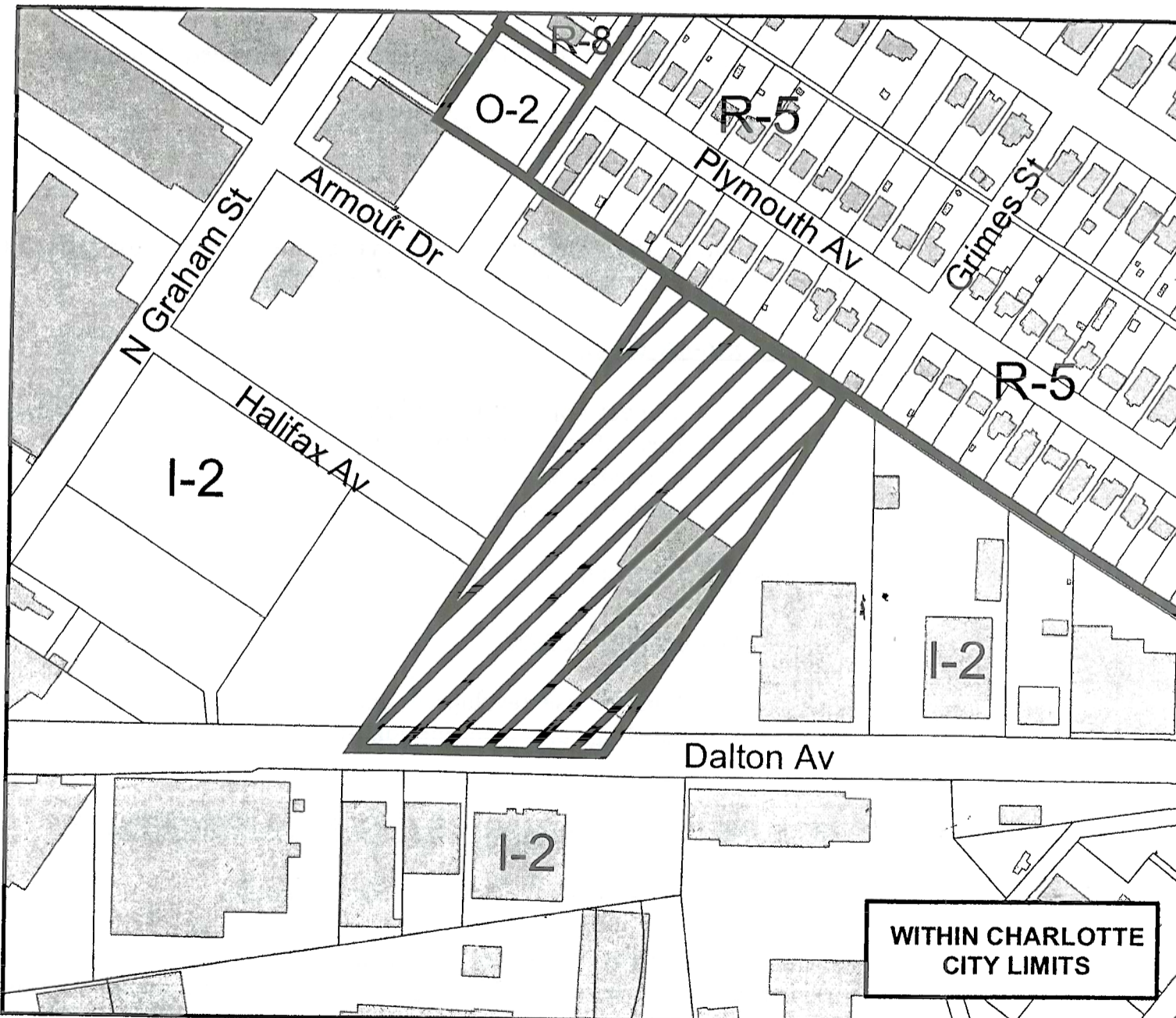
Petition #: **2005-102**

Petitioner: Robert T. Godley Family, LLC.

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

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

Acreeage & Location : Approximately 5.78 acres located on the North side of Dalton Ave., east of Halifax Ave.



Zoning Map #(s) **88**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
04-28-2005



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

Petition #: 2005-104
Petitioner: Grubb Properties

APPROVED BY CITY COUNCIL
DATE 9/19/05

ORDINANCE #3078

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. Appendix A, “Zoning” of the Code of the City of Charlotte is hereby amended as follows:

A. CHAPTER 2, DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2, DEFINITIONS

- a. Amend Section 2.201, “Definitions”, by revising the definition for “Mixed-use Development”. The current definition reads as follows:

Mixed-use development.

Any development which includes at least two of the following uses: office, institutional, civic, residential, and retail/service uses in a pedestrian oriented, compact, mixed-use setting. In a mixed-use development, uses are integrated within the same building.

The revised section shall read as follows:

Mixed-use development.

A mixed use development consists of one or more mixed-use buildings or a combination of single and mixed use buildings in a pedestrian oriented environment.

B. CHAPTER 12, DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 1: SUPPLEMENTAL DEVELOPMENT STANDARDS

- a. Amend Section 12.101, “Every lot must abut a street”, subsection (5) to add reference to a mixed-use building. The current section reads 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 be required to meet the minimum yard and screening 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 that 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.
(Petition No. 2004-77, §12.101,(6)(a)(b), 9/20/04)

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.

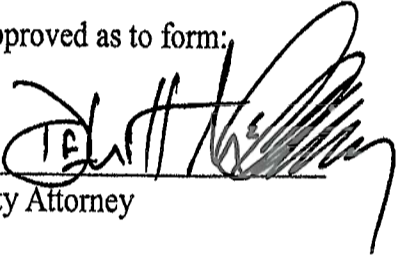
- (2) Attached and multi-family dwellings need not abut a street, provided that all portions of every dwelling unit are within 400 feet of a public or private street that furnishes direct access to the property and that access to each dwelling unit will be made available via either a public right-of-way 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 1) part of a larger nonresidential development, such as a shopping center, or **2) part of a larger mixed-use development, such as a mixed-use building**, 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:
 - (b) Lots that abut property outside of the unified development, shall be required to meet the minimum yard and screening 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 that 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.
(Petition No. 2004-77, §12.101,(6)(a)(b), 9/20/04)

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

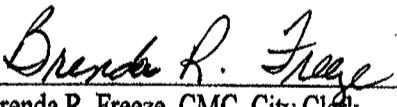
Approved as to form:


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of October, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 912-916.

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


Brenda R. Freeze, CMC, City Clerk

Petition No. 2005-111
Petitioner: Gelsinger Builder and Property Mgmt.
ORDINANCE NO. 3079-Z

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

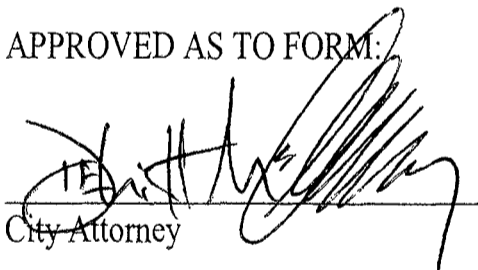
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 R-8MF(CD) 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 19th day of September, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 917-918.

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



Brenda R. Freeze, CMC, City Clerk

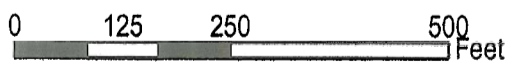
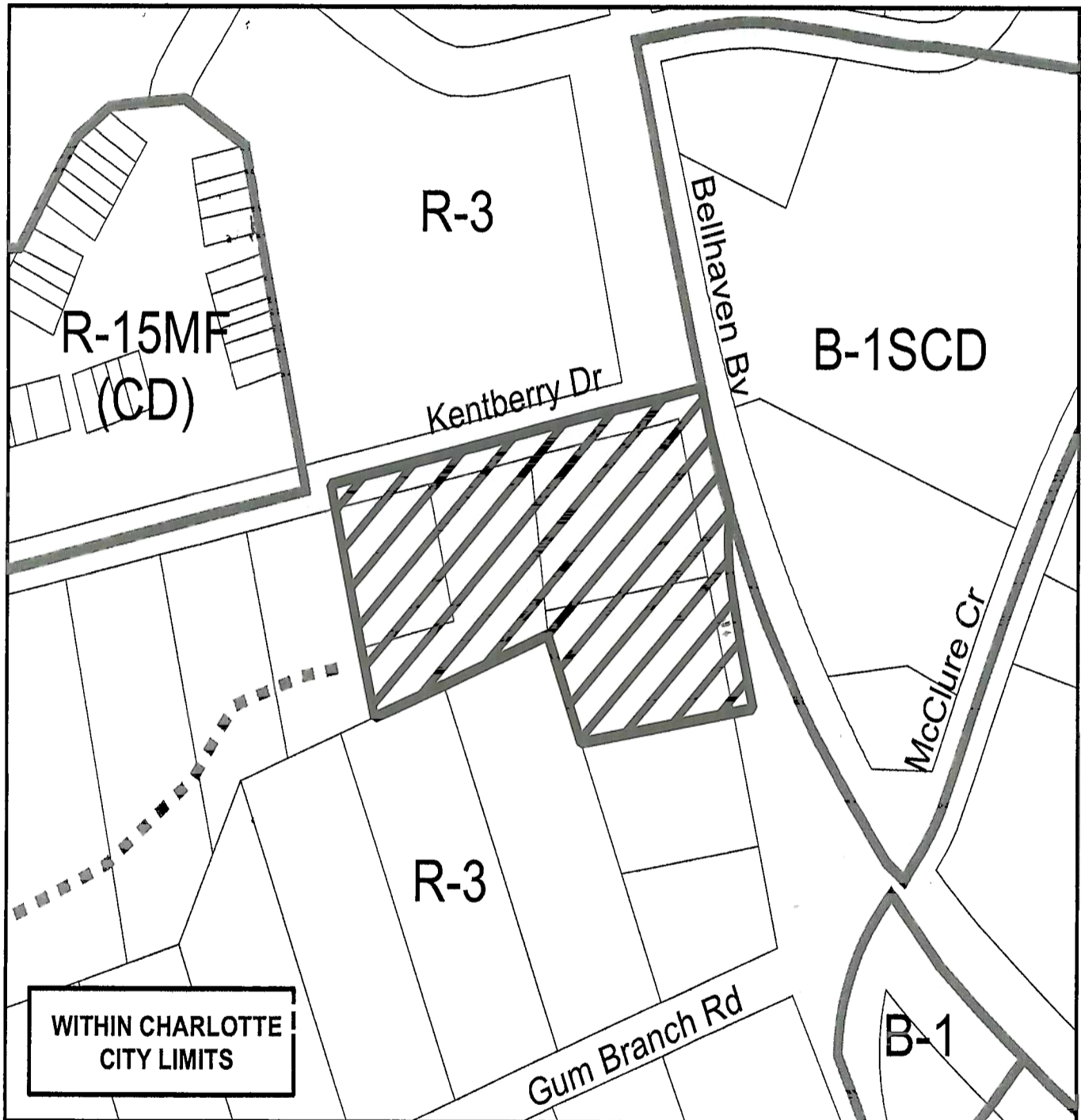
Petition #: **2005-111**

Petitioner: Gelsinger Builders and Property Mgmt., INC.

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

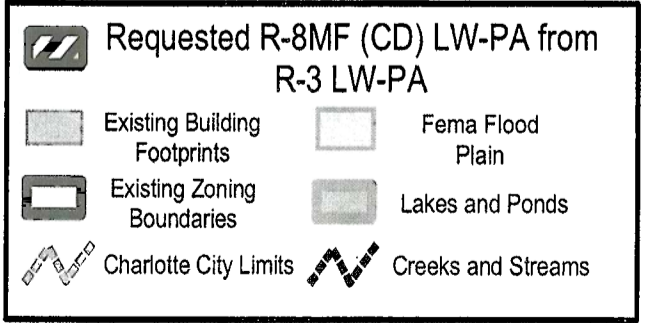
Zoning Classification (Requested): R-8 MF (CD) LW-PA (Multi-family Residential, up to 8 dwelling units per acre, Conditional - Lake Wylie Protected Area)

Acreage & Location : Approximately 3.573 acres located on the southwest corner of the intersection of Bellhaven Blvd. and Kentberry Dr.



Zoning Map #(s) **62**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
04-28-2005



Petition No. 2005-113
Petitioner: Dillard's Inc.

ORDINANCE NO. 3080-Z

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

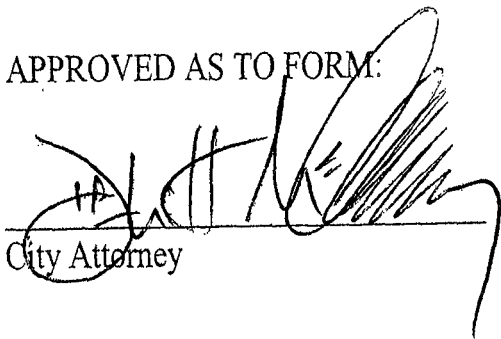
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 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:

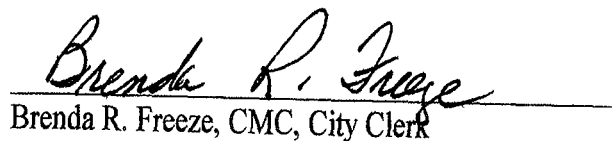


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of September, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 919-920.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of November, 2005.



Brenda R. Freeze, CMC, City Clerk

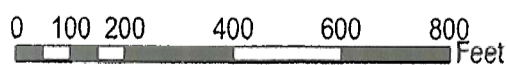
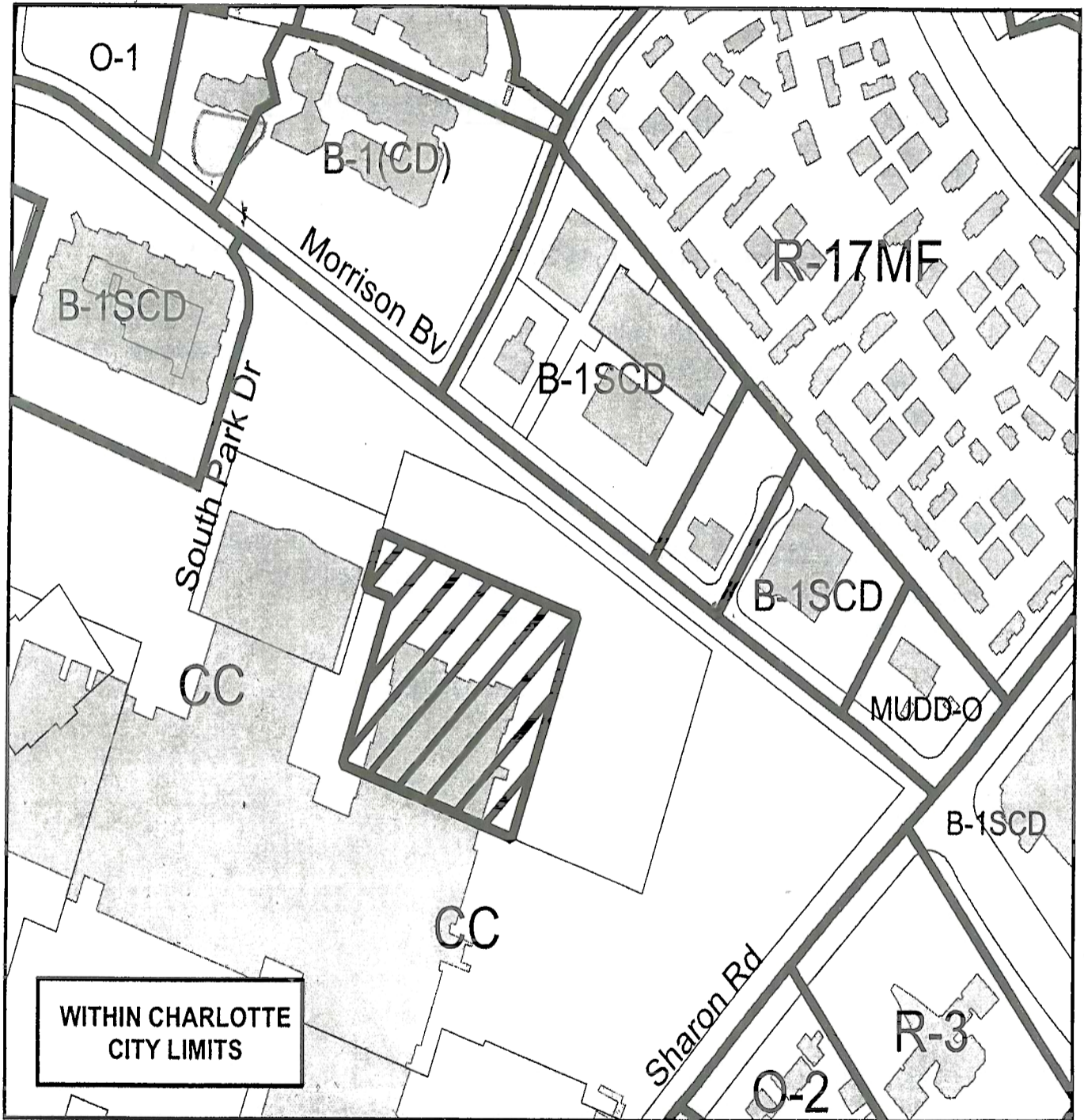
Petition #: **2005-113**

Petitioner: Dillard's INC.

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

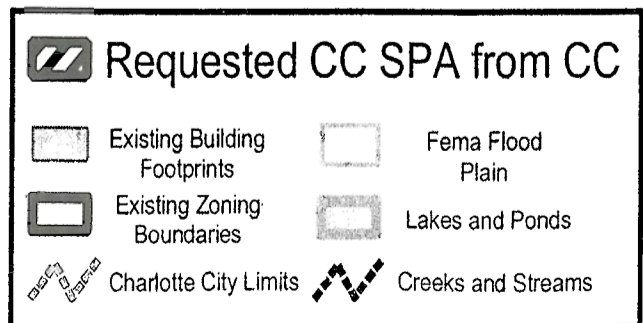
Zoning Classification (Requested): CC SPA
(Commercial Center, Conditional, Site Plan Ammendment)

Acreeage & Location : Approximately 7.08 acres located on Morrison Blvd
and northwest of Sharon Rd.



Zoning Map #(s) **135**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
06-28-2005



Petition No. 2005-114

Petitioner: James Funderburk, Jr. and James C. Hock, III

ORDINANCE NO. 3081-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 UR-2(CD)

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

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

APPROVED AS TO FORM:

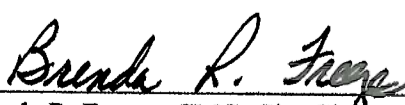


City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of September, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 921-922.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of November, 2005.



Brenda R. Freeze, CMC, City Clerk

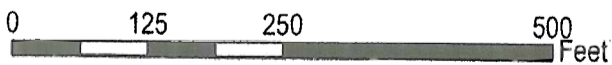
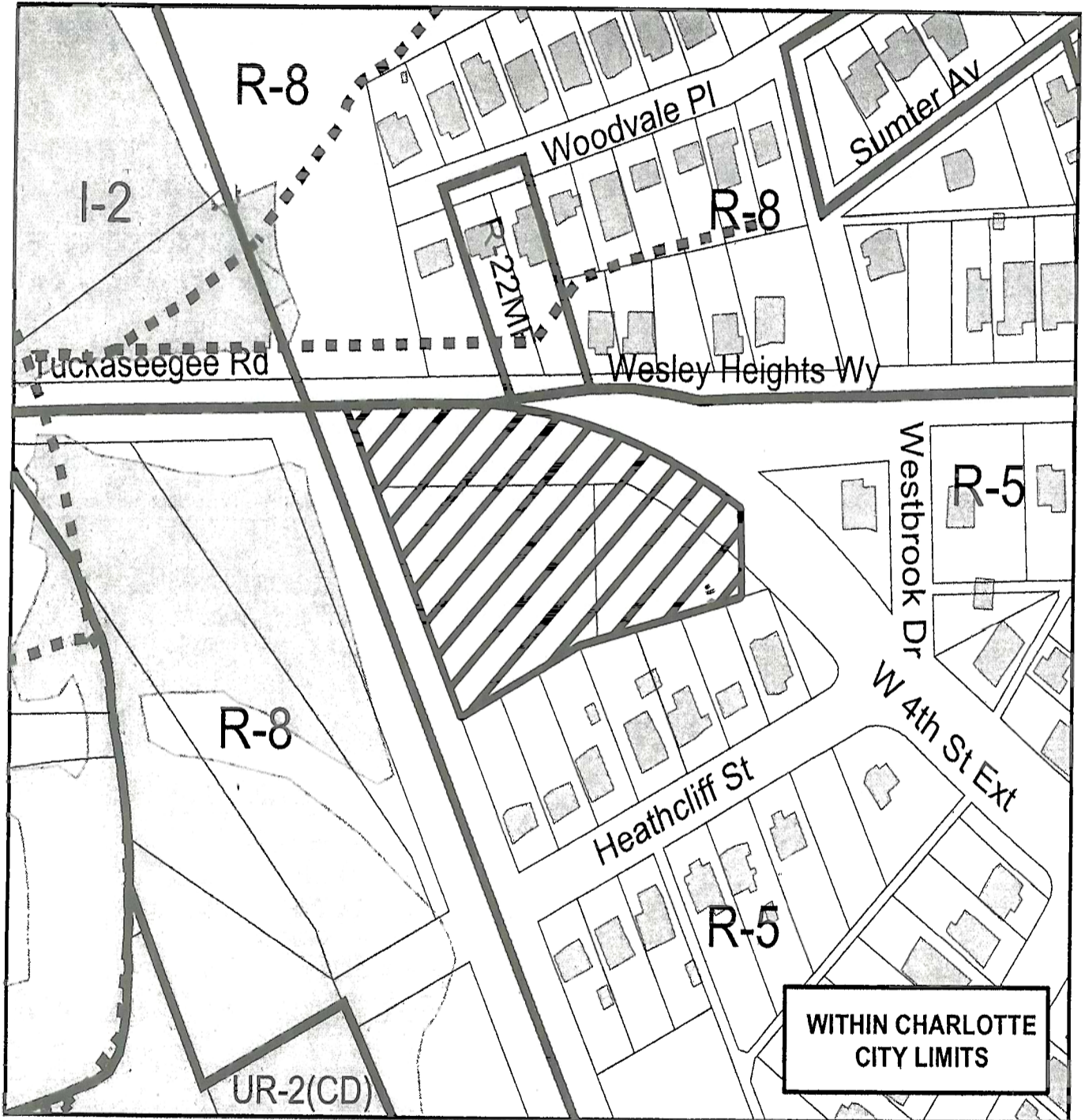
Petition #: **2005-114**

Petitioner: James Funderburk, Jr. and James C. Hock III

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

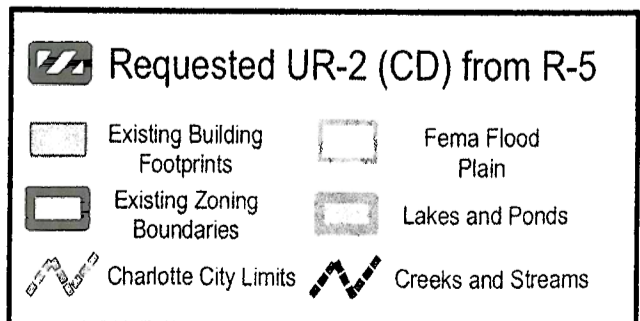
Zoning Classification (Requested): UR-2 (CD)
(Urban Residential, Conditional)

Acreage & Location : Approximately 1.341 acres located southwest of the intersection of West 4th St. and Wesley Heights Way



Zoning Map #(s) **87**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
04-28-2005



Petition No. 2005-115
Petitioner: Clementi South, LLC
ORDINANCE NO. 3082-Z

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

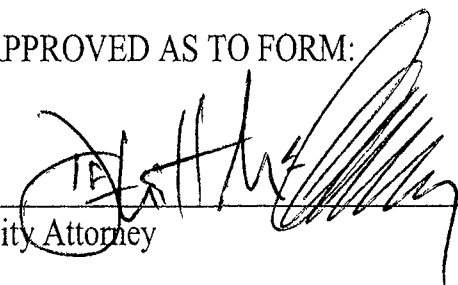
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 and B-1 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 19th day of September, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 923-924.

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


Brenda R. Freeze, CMC, City Clerk

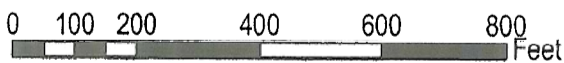
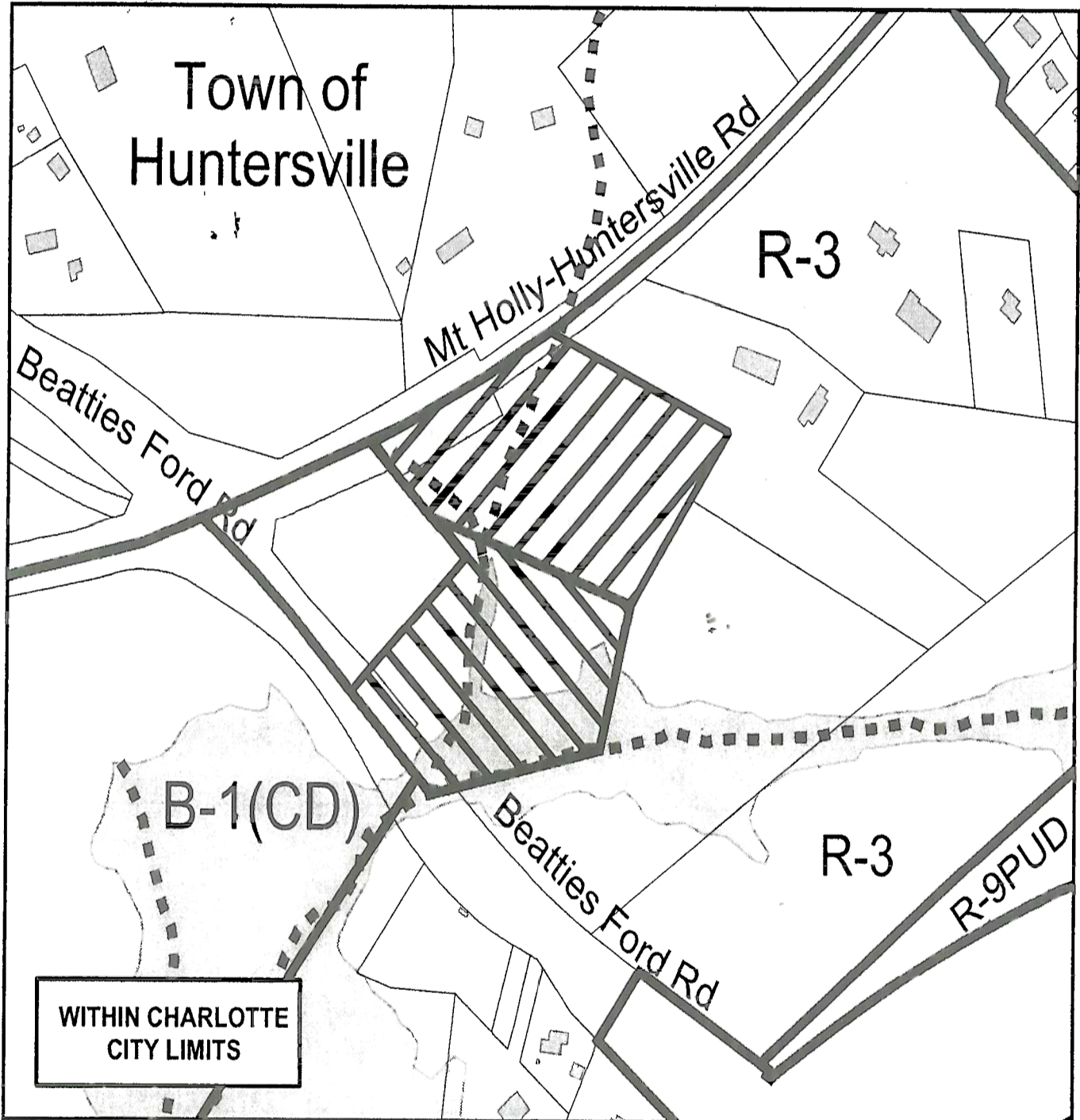
Petition #: **2005-115**

Petitioner: Clementi South, LLC.

Zoning Classification (Existing): R-3 (Single-family Residential, up to 3 dwelling units per acre) and B-1 (Neighborhood Business)

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

Acreage & Location : Approximately 6.99 acres located east of the intersection of Beatties Ford Rd. and Mt. Holly-Huntersville Rd.



Zoning Map #(s) **45**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
07-25-2005

