

Petition No. 2006-05  
Petitioner: *Paul L. Herndon*

APPROVED BY  
CITY COUNCIL  
JUL 17 2006

**ORDINANCE NO. 3319-Z**

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

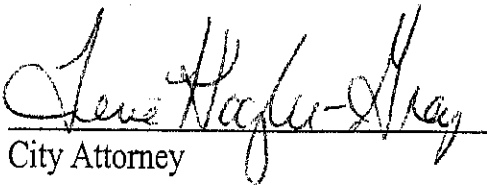
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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(CD), O-2(CD) & R-3 to B-1(CD), O-2(CD) & B-1(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.

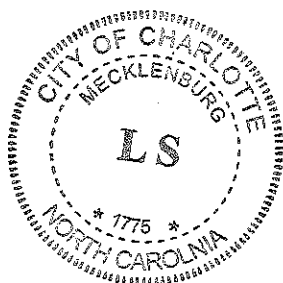
APPROVED AS TO FORM:

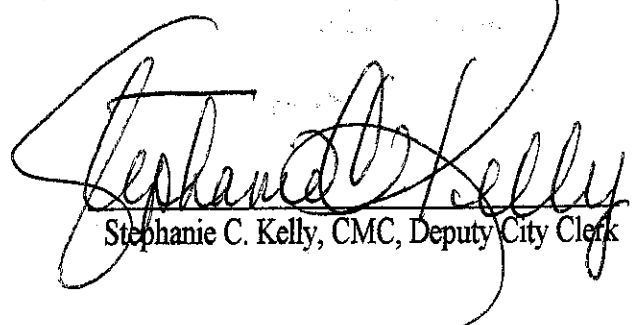
  
City Attorney

**CERTIFICATION**

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 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 388-389.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of September, 2006.



  
Stephanie C. Kelly, CMC, Deputy City Clerk

Petition #: **2006-005**

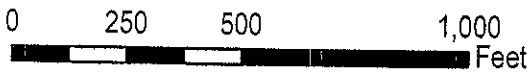
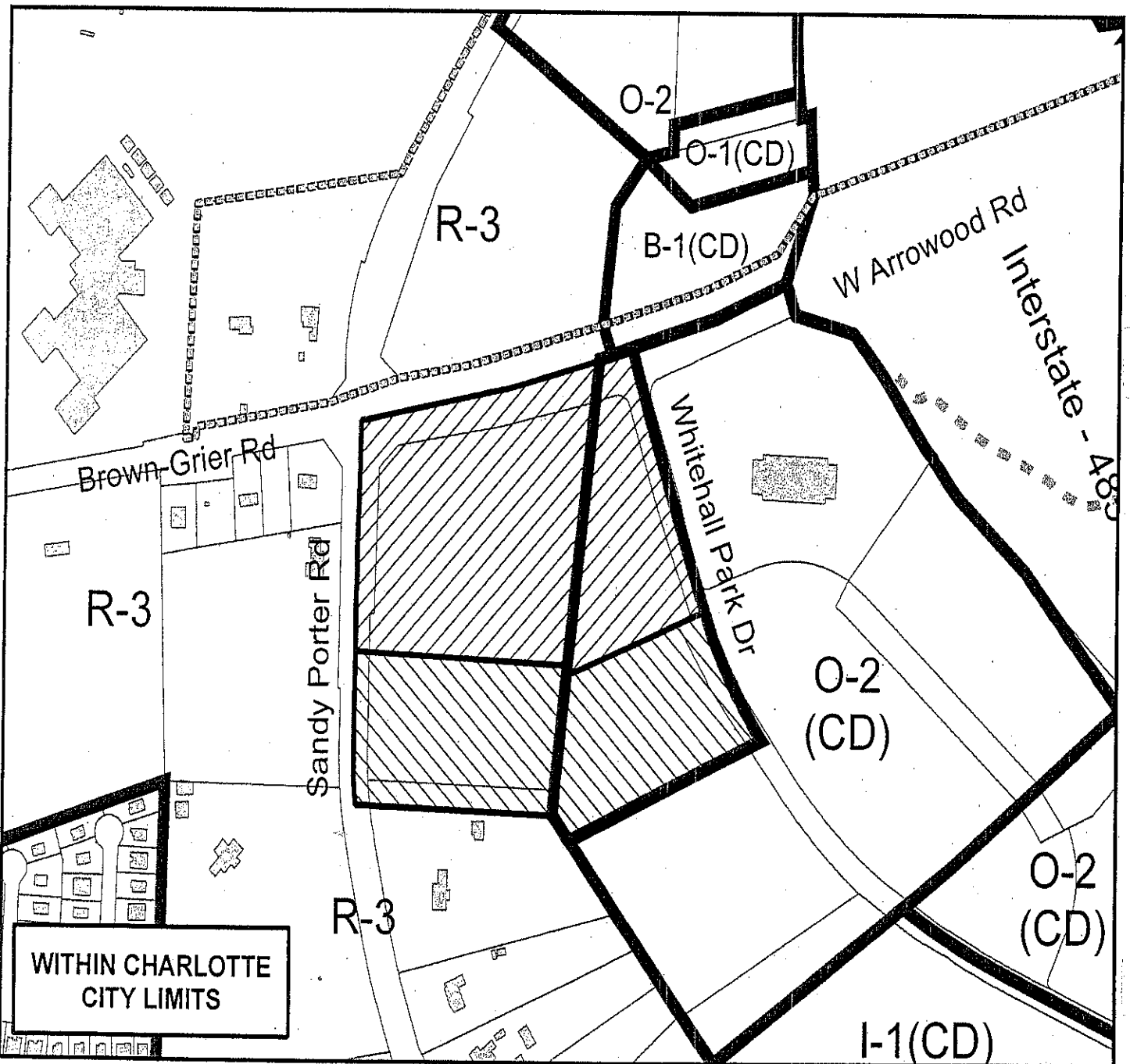
Petitioner: AAC Acquisitions, LLC

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

Zoning Classification (Requested): B-1(CD) (Neighborhood Business, Conditional)  
O-2(CD) (Office, Conditional)

and B-1(CD) S.P.A. (Neighborhood Business, Conditional, Site Plan Amendment)

Acresage & Location : Approximately 18.7 acres located east of Sandy Porter Rd  
and south of West Arrowood Rd



Zoning Map #(s) **132**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
04-07-2006



	Requested B-1(CD) and B-1(CD) S.P.A.		Fema Flood Plain
	Requested change to O-2(CD)		Lakes and Ponds
	Existing Building Footprints		Creeks and Streams
	Existing Zoning Boundaries		Charlotte City Limits

APPROVED BY  
CITY COUNCIL

JUL 17 2006

Petition No. 2006-42  
Petitioner: *Pappas-Tate, LLC*

**ORDINANCE NO. 3320-Z**

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

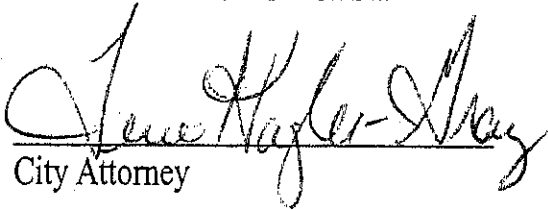
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-15MF(CD) and O-2(CD) to MUDD-O.

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

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

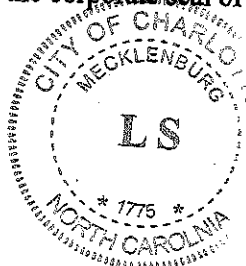
APPROVED AS TO FORM:


  
City Attorney

**CERTIFICATION**

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 390-391.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7<sup>th</sup> day of August, 2006.



  
Brenda R. Freeze, CMC, City Clerk

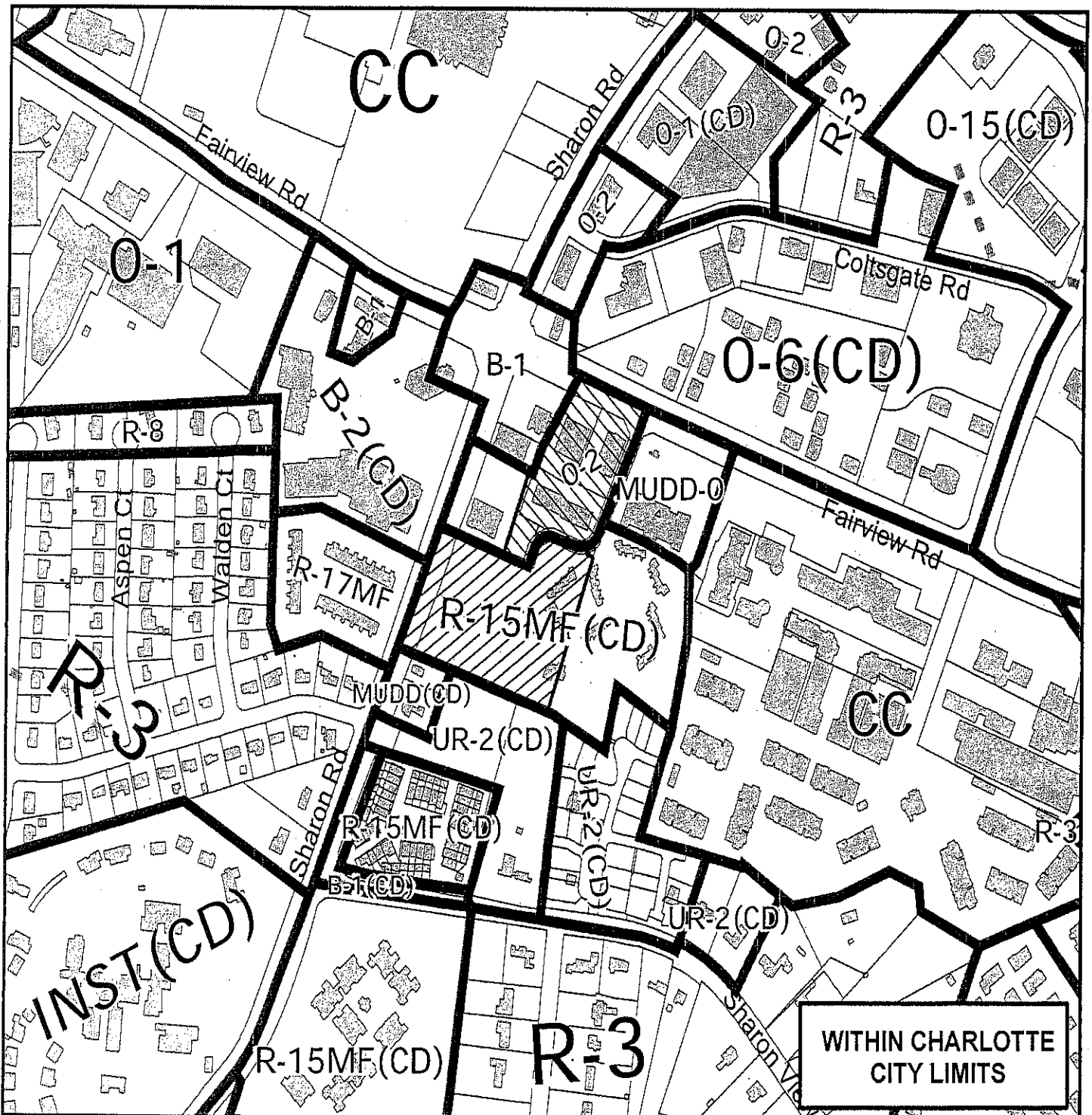
Petition #: **2006-042**

Petitioner: Pappas-Tate, LLC

Zoning Classification (Existing): R-15 MF (CD) (Multi-family Residential, up to 17 dwelling units per acre, Conditional) and O-2 (Office)

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

Acreeage & Location : Approximately 7.1 acres located south of Fairview Rd and east of Sharon Rd.



Zoning Map #(s) **79**

Map Produced by the  
 Charlotte-Mecklenburg Planning Commission  
 02-23-2006



	Requested MUDD-O from O-2		Fema Flood Plain
	Requested MUDD-O from R-15 MF (CD)		Lakes and Ponds
	Existing Building Footprints		Creeks and Streams
	Existing Zoning Boundaries		
	Charlotte City Limits		

JULY 17, 2006

Ordinance Book 54, Page 392

Petition No. 2006-47

Petitioner: *Jeffery Epstein*

APPROVED BY  
CITY COUNCIL

**ORDINANCE NO. 3321-Z**

JUL 17 2006

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

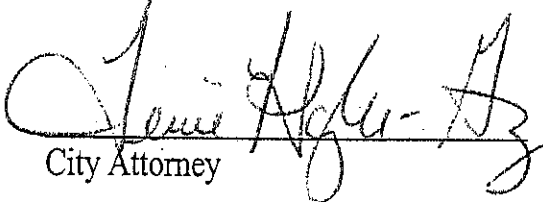
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from I-2 to I-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 attached 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 18<sup>th</sup> day of September, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 392-393.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of November, 2006.



  
Brenda R. Freeze, CMC, City Clerk

JULY 17, 2006

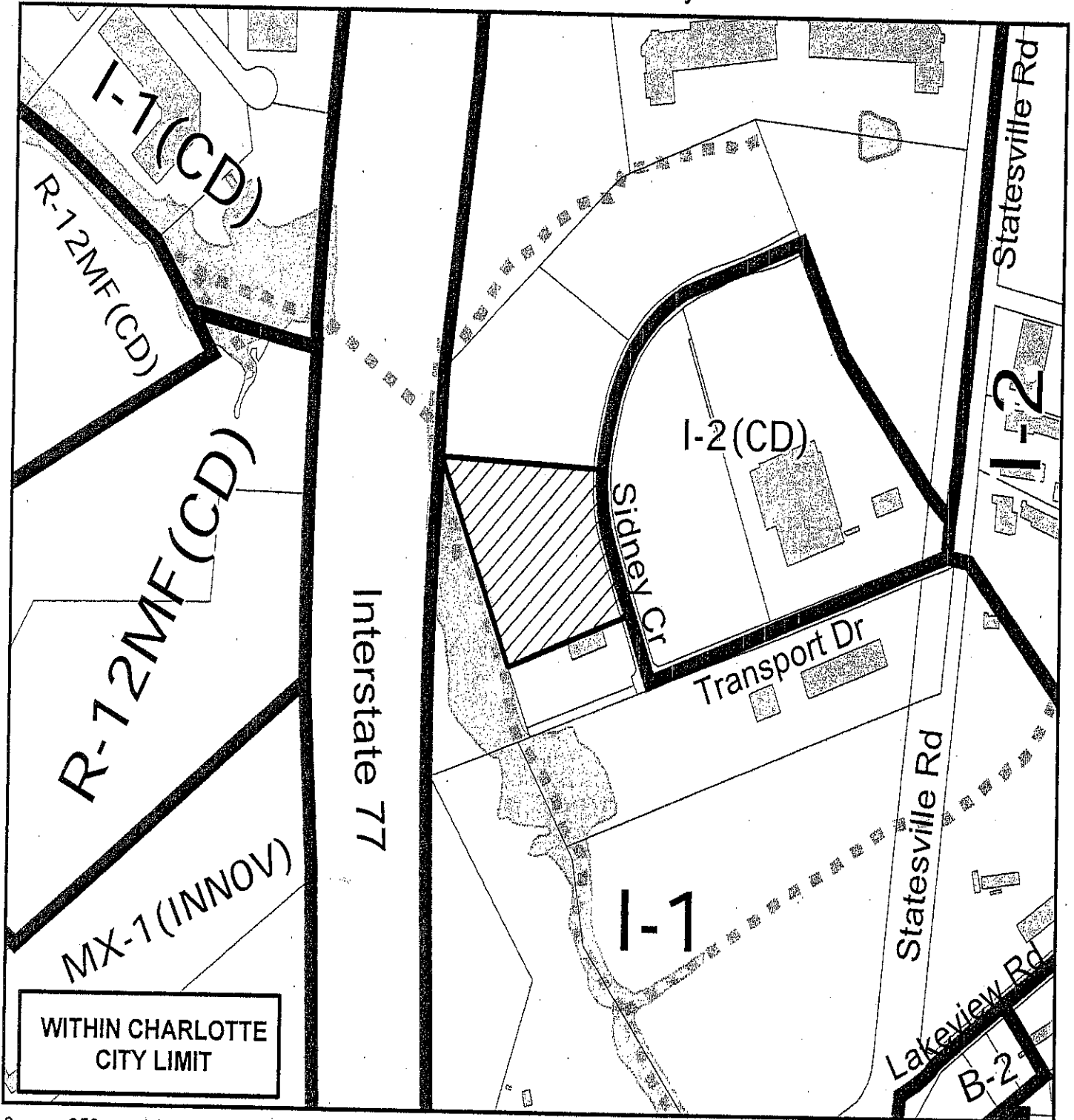
Ordinance Book 54, Page 393  
Petition #: **2006-047**

Petitioner: Jeffrey Epstein

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

Zoning Classification (Requested): I-2(CD)  
(General industrial, conditional)

Acreage & Location : Approximately 5.025 acres located north of Transport Dr and west of Sidney Cr.



Zoning Map #(s) **51**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
06-05-2006



	Requested I-2(CD) from I-1		FEMA flood plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

Petition No. 2006-53  
Petitioner: *Manor House Investment Company, LLC*

APPROVED BY  
CITY COUNCIL

JUL 17 2006

**ORDINANCE NO. 3322-Z**

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

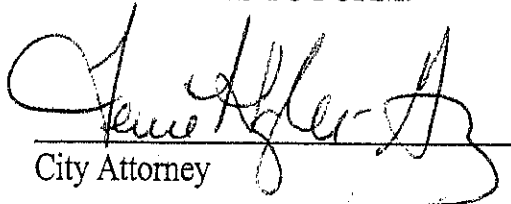
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 and O-2 to MUDD-O.

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

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

APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 394-395.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7<sup>th</sup> day of August, 2006.



  
Brenda R. Freeze, CMC, City Clerk

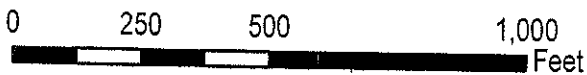
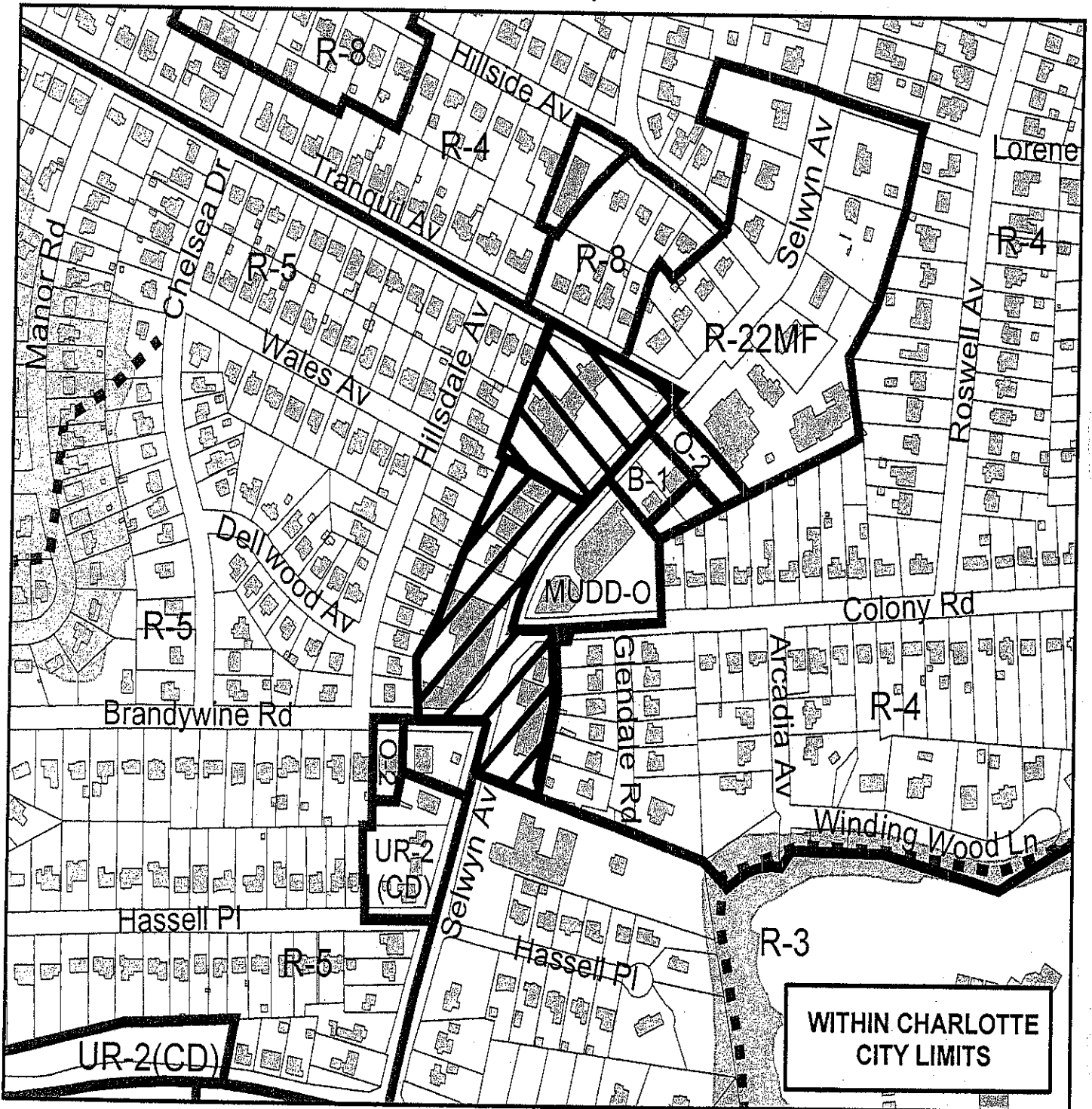
Petition #: **2006-053**

Petitioner: Manor House Investment Company, LLC

Zoning Classification (Existing): B-1 (Neighborhood Business)  
and O-2 (Office)

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

Acreage & Location : Approximately 4.8 acres located at the intersection  
of Colony Rd and Selwyn Av.



Zoning Map #(s) **125**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
01-25-2006



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



JULY 17, 2006

Ordinance Book 54, Page 396

Petition No. 2006-55

Petitioner: *The VUE Charlotte, LLC*

APPROVED BY  
CITY COUNCIL

JUL 17 2006

**ORDINANCE NO. 3323-Z**

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

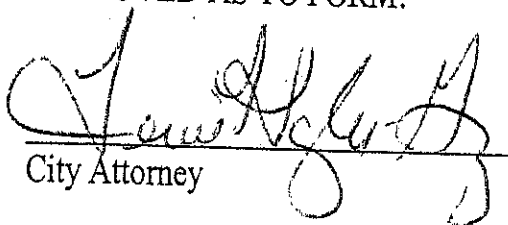
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 UMUD to UMUD-O.

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

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

APPROVED AS TO FORM:

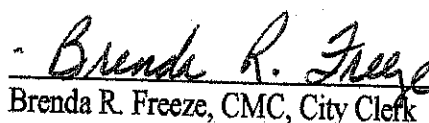
  
City Attorney

**CERTIFICATION**

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 18<sup>th</sup> day of September, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 396-397.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of November, 2006.



  
Brenda R. Freeze, CMC, City Clerk

JULY 17, 2006

Ordinance Book 54, Page 397

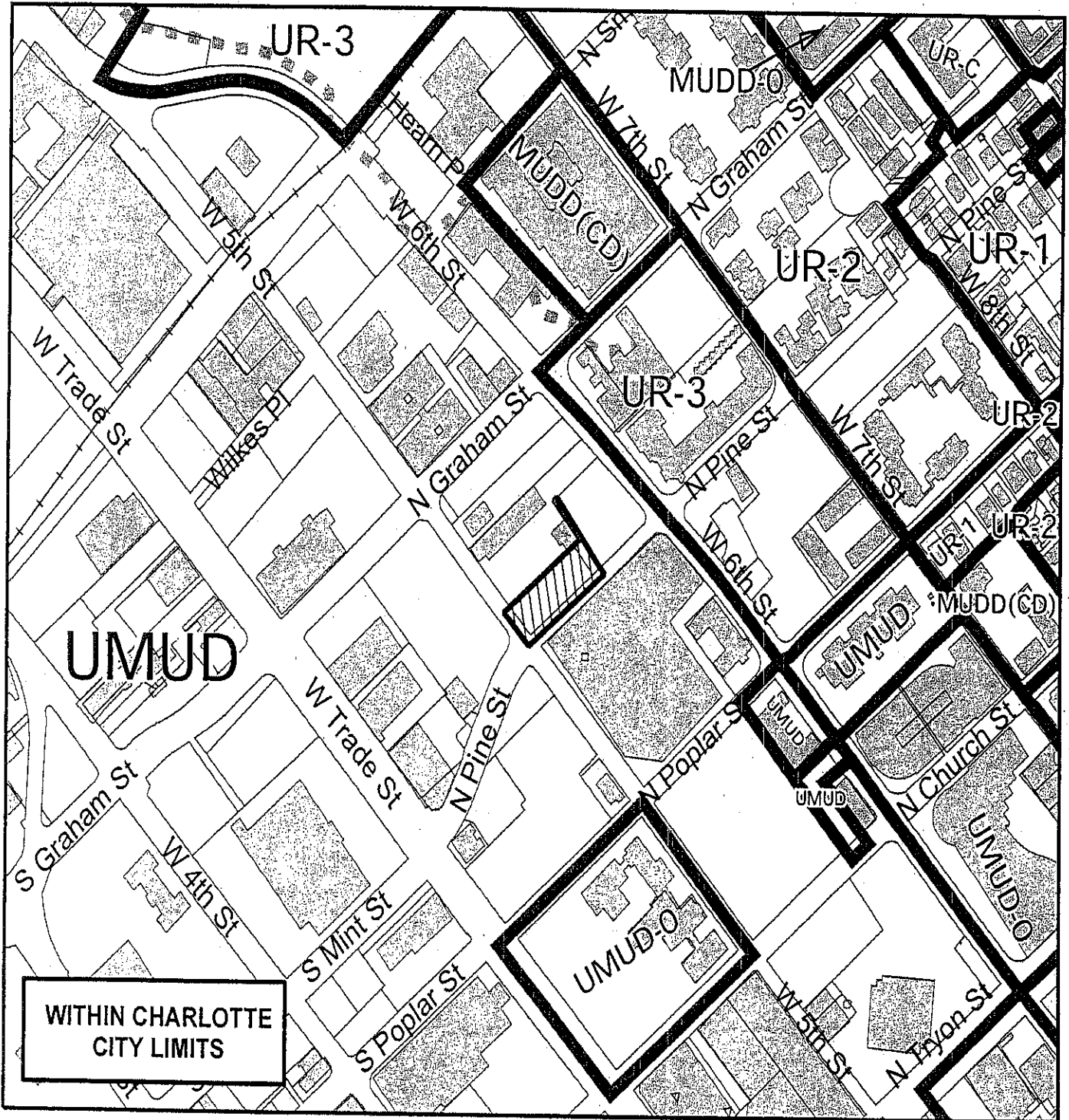
Petition #: **2006-055**

Petitioner: The VUE Charlotte, LLC

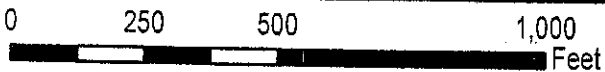
Zoning Classification (Existing): UMUD  
(Uptown Mixed Use District)

Zoning Classification (Requested): UMUD-O  
(Uptown Mixed Use District, Optional, Conditional)

Acreage & Location : Approximately 0.35 acres located on the northwest corner of N Pine Street and W 5th Street



WITHIN CHARLOTTE CITY LIMITS



Zoning Map #(s) **102**

Map Produced by the Charlotte-Mecklenburg Planning Commission 05-30-2006



	Requested UMUD-O from UMUD		FEMA flood plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

Petition No. 2006-61  
Petitioner: *Mike Parks of Tryon Coastal Ventures*

APPROVED BY  
CITY COUNCIL

JUL 17 2006

**ORDINANCE NO. 3324-Z**

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

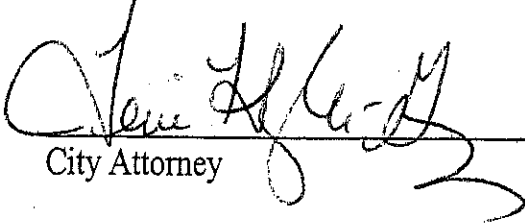
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 to R-8MF(CD).

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

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

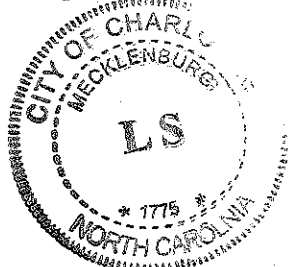
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 398-399.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7<sup>th</sup> day of August, 2006.



  
Brenda R. Freeze, CMC, City Clerk

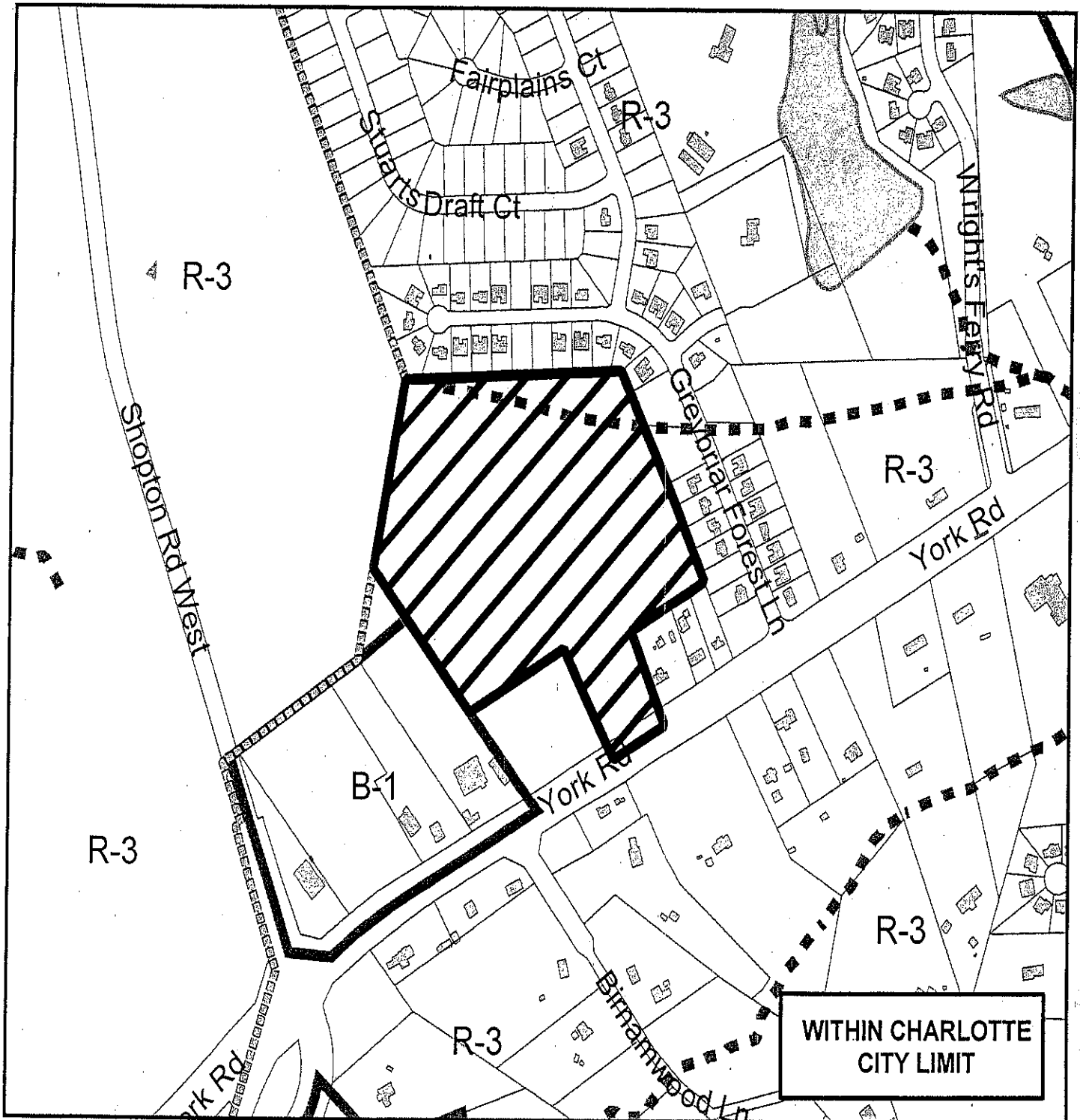
Petition #: **2006-061**

Petitioner: Mike Parks of Tryon Coastal Ventures

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

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

Acreeage & Location : Approximately 19.16 acres located north of York Rd and west of Greybriar Forest Ln.



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

Zoning Map #(s) **154,171**



Petition No. 2006-067  
Petitioner: Charlotte-Mecklenburg Planning Commission

APPROVED BY  
CITY COUNCIL  
JUL 17 2006

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

**ORDINANCE NO. 3325**

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 12. DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 3: BUFFERS AND SCREENING

- a. Add a new section 12.308, titled, "Screening requirements when a development does not propose two tiers of buildable lots" that adds requirements for landscaped easements. [Note: underlined text represents new additions to the Zoning Ordinance]

**Section 12.308. Screening requirements when a development does not propose two tiers of buildable lots.**

The purpose of this section is to establish requirements for landscape screening on residential reverse frontage lots to provide a visual screen between the use and the street which will not provide direct vehicular access. Any existing residential building, which exists prior to the effective date of this section, will not be subject to these requirements when undergoing any addition, expansion, renovation, razing, or rebuilding. These requirements will not be applicable in the UR and NS zoning districts. Nor will be these requirements be applicable if the North Carolina Department of Transportation (NCDOT) provides a noise abatement or screening wall, or if the Charlotte Department of Transportation (CDOT) provides a wall as part of a major thoroughfare widening. These requirements are applicable along major and minor thoroughfares, as well as along major collectors that function as a minor arterial, whether or not if they are on the thoroughfare maps. The requirements are as follows:

1. A deed restricted, recorded, common open space strip that is a minimum of 30' in width, shall be provided for reverse frontage lots, and noted as "Common Open Space". The open space shall be located adjacent to the public street right-of-way, on the lot frontage side that will not have direct vehicular access to the abutting street. The rear yard shall be measured from the inside edge of the 30' common open space strip. The following requirements shall be met:
  - a. The common open space shall contain a berm of a minimum of 4' in height, with a maximum slope of 2.5:1 and berms over 6' in height shall have a maximum slope of 3.5:1 as measured from the

exterior property line. In addition, trees and shrubs shall be provided on the berm with a minimum of 6 trees (2" minimum caliper, of which 25% must be evergreen) and 20 shrubs (with a minimum height of 2', of which 75% must be evergreen) per 100 linear feet. Trees and shrubs shall be evenly distributed along the length of the berm.

- b. In lieu of the berm, a minimum 4' wall or fence may be provided within the 30' common open space strip and planted with a minimum of 6 trees (2" minimum caliper, of which 25% must be evergreen) and 20 shrubs (with a minimum height of 2', of which 75% must be evergreen) evenly distributed per 100 linear feet. The width of the common open space strip may be reduced by 25% if a fence or wall is provided. The wall or fence shall not include chain link or wood materials, must be a minimum of 50% opaque, and the finished side of the fence shall face the abutting right-of-way. Walls and fences shall be located within the inner half of the common open space strip. Variations in the placement may be allowed to avoid existing vegetation (vegetation that does not qualify as tree save area under subsection c), existing above ground or below ground utilities, or where the topography would make the wall or fence ineffective if placed within the inner half of the common open space strip. In any case, the wall or fence must be a minimum of 5' from the right-of-way line and out of any sight triangles.
- c. A tree save area of existing canopy as defined in Chapter 21 of the Charlotte Tree Ordinance, may be provided in lieu of a berm, fence, or wall if the species within the 30' common open space strip meets this definition. The required 20 shrubs shall be planted and evenly distributed, per 100 linear feet within the required tree save area. If the tree save area of existing canopy does not contain 6 trees per 100 linear feet, then supplemental tree plantings will be required to equal 6 trees per 100 linear feet, in addition to the required shrubs. If there is an area(s) along the project frontage where an area(s) of tree save does not exist, compliance with Section 12.108.1(a) or 1(b) will be required.
- d. If the proposed planting or berm can not fit within 30' then the common open space strip must be increased accordingly. Trees and shrubs will not increase with greater common open space width. The rear yard will still be measured from the edge of the common open space strip.

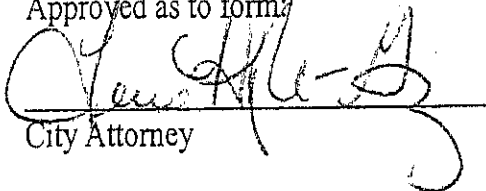
- e. Maintenance of the common open space strip shall be the responsibility of the homeowner's association.
  - f. Principal and accessory structures shall not be located within the common open space strip.
  - g. A minimum rear yard of 20' is required measured from the interior edge of the common open space strip.
2. In lieu of common open space, or where there is no homeowner association, then the lots must provide a minimum 30' area to be recorded as a landscape easement. The following requirements shall be met:
- a. The easement shall be a minimum of 30' in width, and shall contain a berm of a minimum of 4' in height, with a maximum slope of 2.5:1 and berms over 6' in height shall have a maximum slope of 3.5:1 as measured from the exterior property line. In addition, trees and shrubs shall be provided on the berm with a minimum of 6 trees (2" minimum caliper, of which 25% must be evergreen) and 20 shrubs (with a minimum height of 2', of which 75% must be evergreen) per 100 linear feet. Trees and shrubs shall be evenly distributed.
  - b. In lieu of the berm, a minimum 4' wall or fence may be provided within the 30' easement and planted with a minimum of 6 trees (2" minimum caliper, of which 25% must be evergreen) and 20 shrubs (with a minimum height of 2', of which 75% must be evergreen) per 100 linear feet. The width of the common open space strip may be reduced by 25% if a fence or wall is provided. The wall or fence shall not include chain link or wood materials, must be a minimum of 50% opaque, and the finished side of the fence shall face the abutting right-of-way. Walls and fences shall be located within the inner half of the easement. Variations in the placement may be allowed to avoid existing vegetation (vegetation that does not qualify as tree save area under subsection c), existing above ground or below ground utilities, or where the topography would make the wall or fence ineffective if placed within the inner half of the common open space strip. In any case, the wall or fence must be a minimum of 5' from the right-of-way line and out of any sight triangles.
  - c. A tree save area of existing canopy as defined in Chapter 21 of the Charlotte Tree Ordinance, may be

provided in lieu of a berm, fence, or wall if the species within the 30' landscape easement meets this definition. The required 20 shrubs shall be planted and evenly distributed, per 100 linear feet within the required tree save area. If the tree save area of existing canopy does not contain 6 trees per 100 linear feet, then supplemental tree plantings will be required to equal 6 trees per 100 linear feet, in addition to the required shrubs. If there is an area(s) along the project frontage where an area(s) of tree save does not exist, compliance with Section 12.108.2(a) or 2(b) will be required.

- d. If the proposed planting or berm can not fit within 30' then the easement must be increased accordingly. Trees and shrubs will not increase with greater easement width. The rear yard will still be measured from the edge of the easement.
- e. Maintenance of the landscaped easement shall be the responsibility of the property owner.
- f. Principal and accessory structures shall not be located within the easement area.
- g. A minimum rear yard of 20' is required measured from the interior edge of the easement.

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 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 400-404.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7<sup>th</sup> day of August, 2006.



  
Brenda R. Freeze, CMC, City Clerk



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Petition No. 2006-71  
Petitioner: *North Davidson Partners, LLC*

APPROVED BY  
CITY COUNCIL

JUL 17 2006

ORDINANCE NO. 3336-Z

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

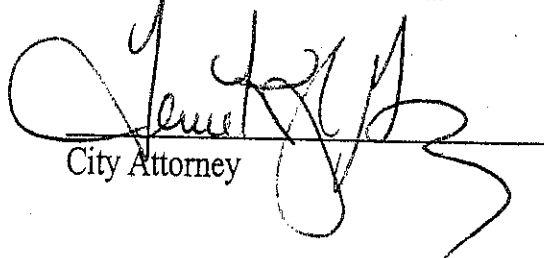
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-1(CD).

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

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

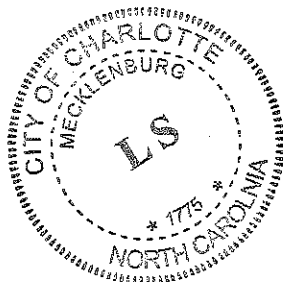
APPROVED AS TO FORM:

  
City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 405-406.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7<sup>th</sup> day of August, 2006.



  
Brenda R. Freeze, CMC, City Clerk

Petition #: **2006-071**

Petitioner: North Davidson Partners, LLC

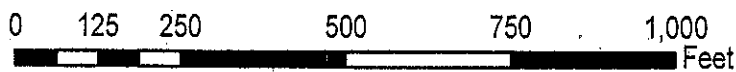
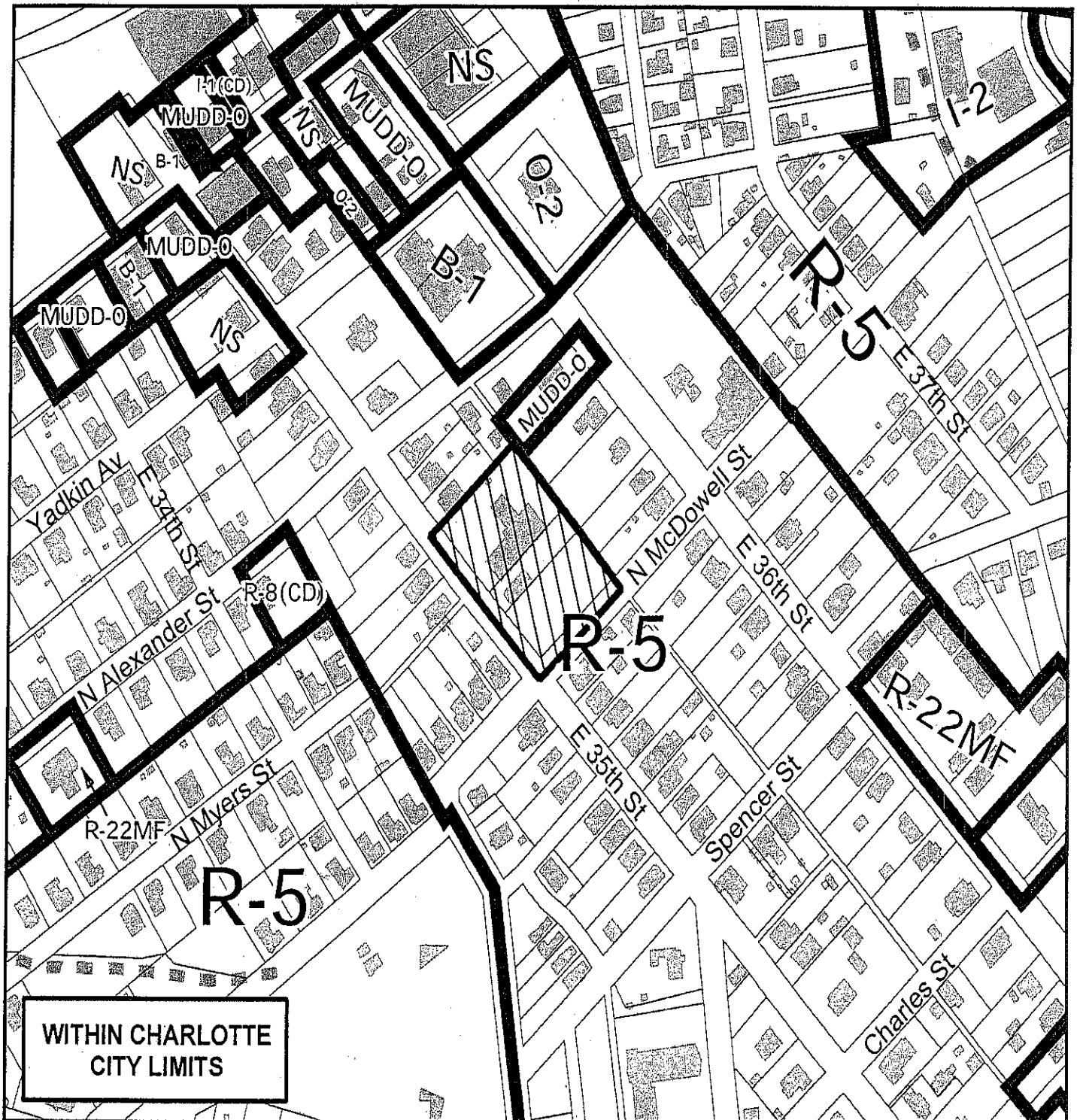
Zoning Classification (Existing): R-5

(Single-family Residential, up to 5 dwelling units per acre)

Zoning Classification (Requested): UR-1 (CD)

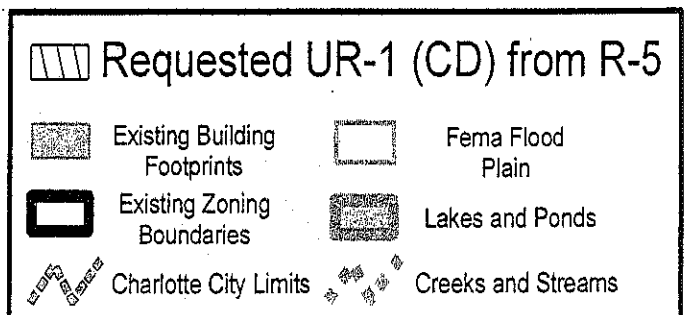
(Urban Residential, Conditional)

Acreeage & Location : Approximately 1.34 acres located northwest of the intersection of N. McDowell and E. 35th Streets.



Zoning Map #(s) **89**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
03-27-2006



Petition No. 2006-74  
Petitioner: *Fairview Plaza Associates, LP*

APPROVED BY  
CITY COUNCIL  
JUL 17 2006

**ORDINANCE NO. 3327-Z**

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

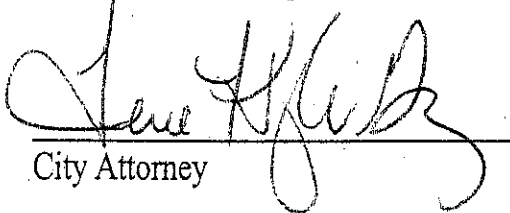
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-3(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.

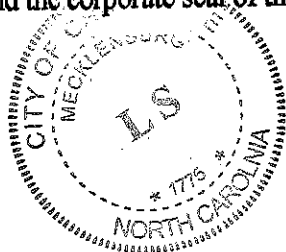
APPROVED AS TO FORM:

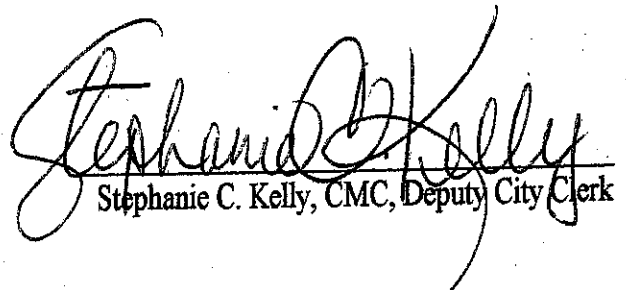
  
City Attorney

**CERTIFICATION**

I, 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 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 407-408.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of September, 2006.



  
Stephanie C. Kelly, CMC, Deputy City Clerk

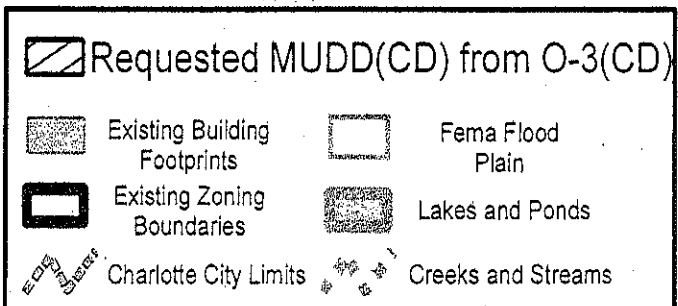
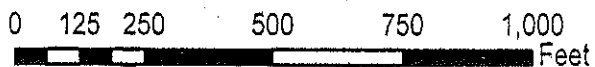
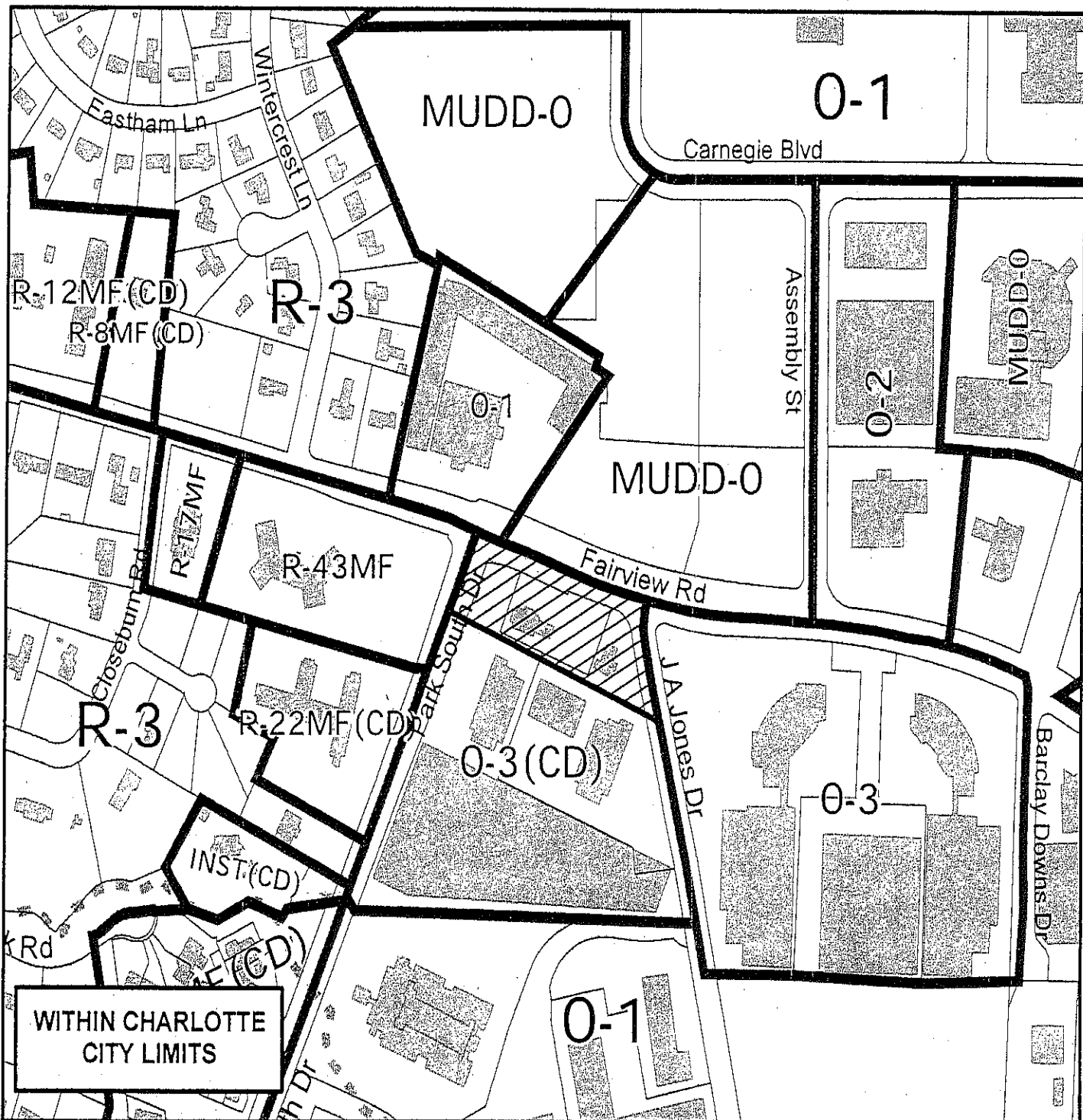
Petition #: **2006-074**

Petitioner: Fairview Plaza Associates, LP

Zoning Classification (Existing): O-3 (CD)  
 (Office, conditional)

Zoning Classification (Requested): MUDD (CD)  
 (Mixed-use development district, conditional)

Acreeage & Location : Approximately 1.796 acres located on the south side of Fairview Rd between Park South Dr and J A Jones Dr



Zoning Map #(s) **135**

Map Produced by the  
 Charlotte-Mecklenburg Planning Commission  
 03-28-2006



Petition No. 2006-76  
Petitioner: *LandMark Llewellyn Holdings, LLC*

APPROVED BY  
CITY COUNCIL.

JUL 17 2006

**ORDINANCE NO. 3328-Z**

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

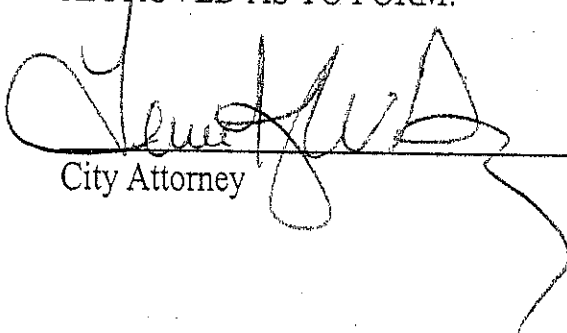
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 to MX-2(Innovative).

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.

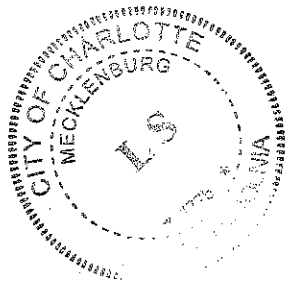
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 409-410.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10<sup>th</sup> day of January, 2007.



  
Brenda R. Freeze, CMC, City Clerk

Petition #: **2006-076**

Petitioner: LandMark Llewellyn Holdings LLC

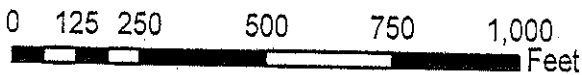
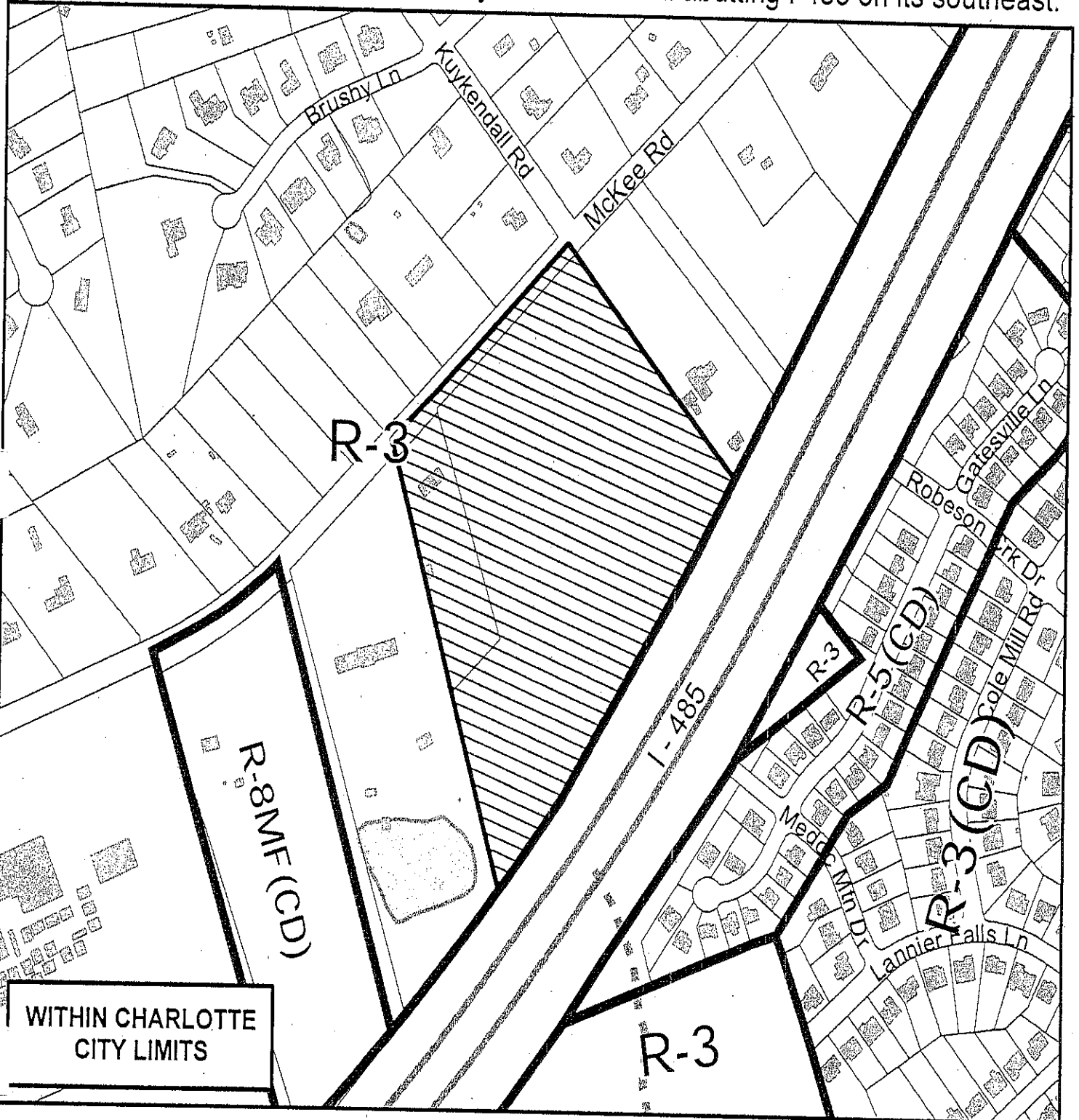
Zoning Classification (Existing): R-3

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

Zoning Classification (Requested): MX-2 (INNOVATIVE)

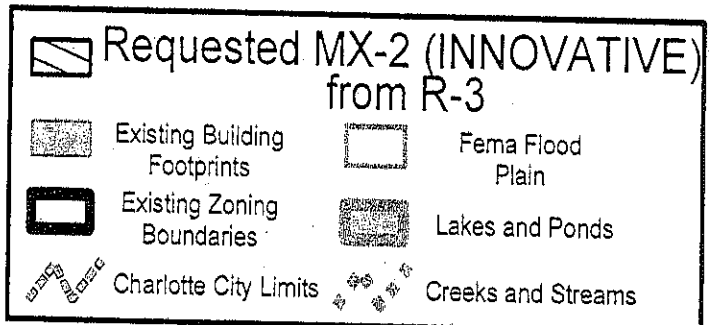
(Mixed-use residential/retail, conditional, innovative design standards)

Acreeage & Location Approximately 15.8 acres located on the southeast side of McKee Rd south of Kuykendall Rd and abutting I-485 on its southeast.



Zoning Map #(s) **178**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
06-02-2006



APPROVED BY  
CITY COUNCIL

JUL 17 2006

ORDINANCE NO. 3329-Z

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

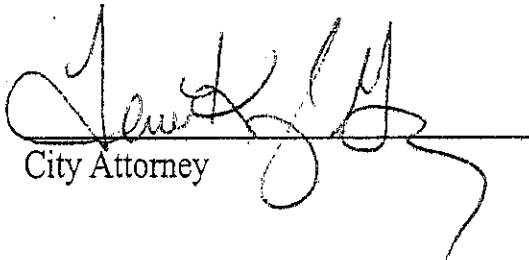
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 UR-1(CD).

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

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

APPROVED AS TO FORM:

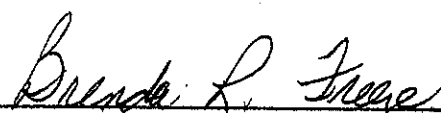
  
City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 411-412.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7<sup>th</sup> day of August, 2006.



  
Brenda R. Freeze, CMC, City Clerk



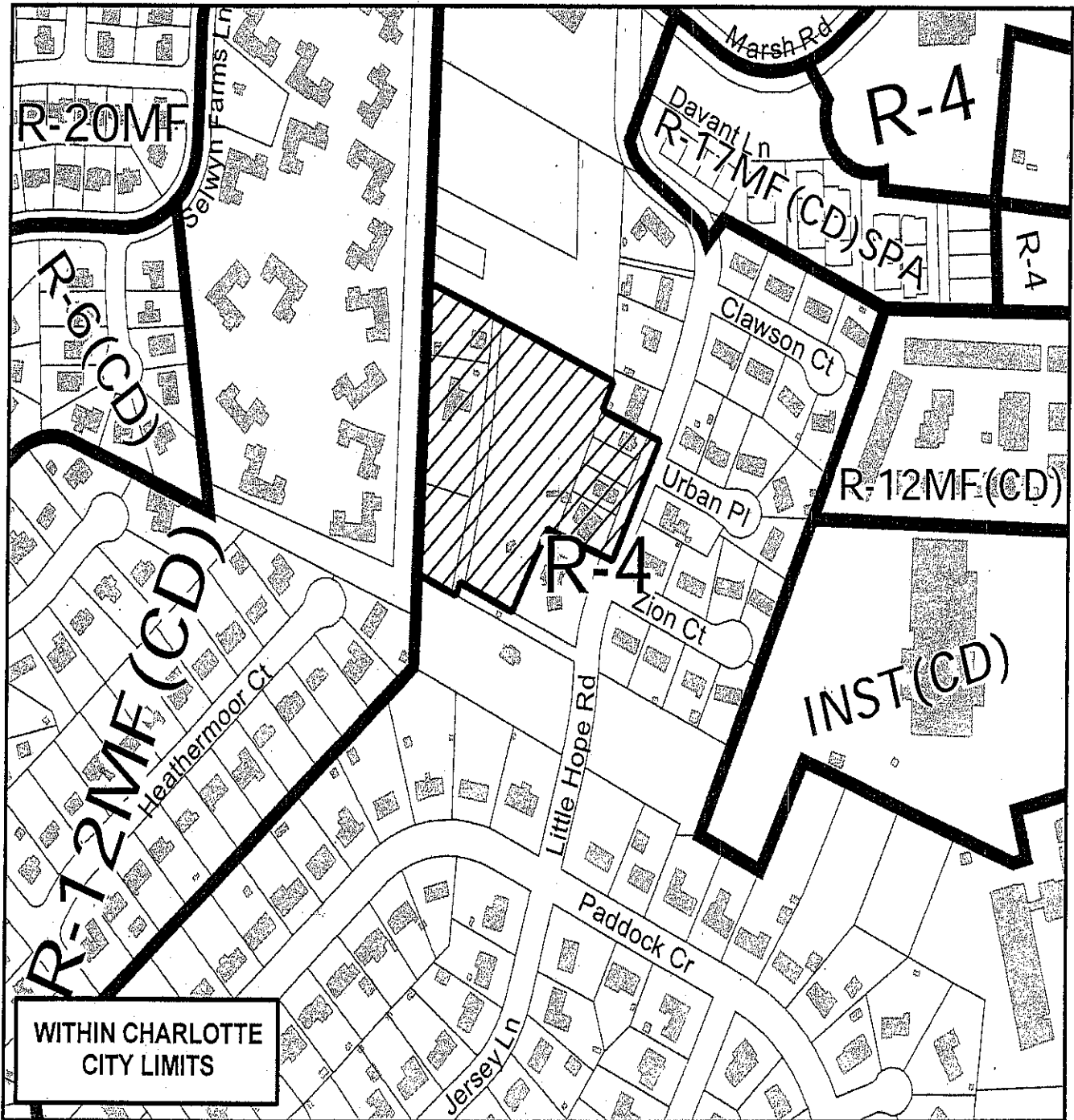
Petition #: **2006-077**

Petitioner: Modern Dwellings, LLC

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

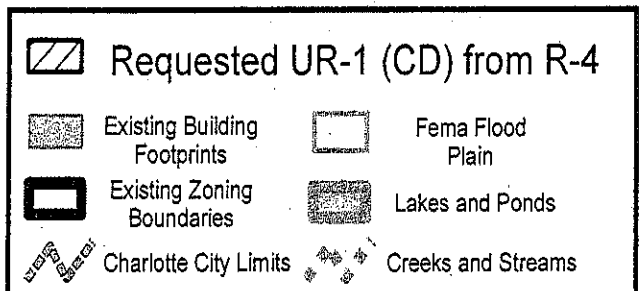
Zoning Classification (Requested): UR-1 (CD)  
(Urban residential, conditional)

Acreage & Location : Approximately 3.6 acres located on the west side of Little Hope Rd south of Marsh Rd



Zoning Map #(s) **125**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
03-28-2006



APPROVED BY  
CITY COUNCIL

Petition No. 2006-78  
Petitioner: *Pappas Properties, LLC*

JUL 17 2006

**ORDINANCE NO. 3330-Z**

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

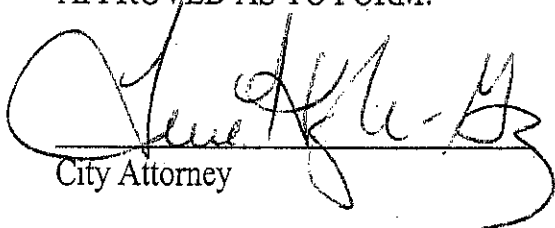
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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, MX-1, CC, BP and O-2(CD)(LLWCALLWPA) to CC, CC SPA, BP SPA, MX-1, O-2(CD), AND O-2(CD)SPA (LLWCA, LLWPA).

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.

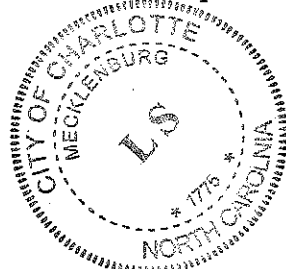
APPROVED AS TO FORM:

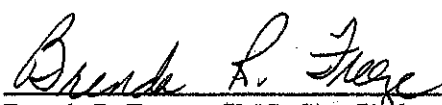
  
City Attorney

**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 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 413-414.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7<sup>th</sup> day of August, 2006.



  
Brenda R. Freeze, CMC, City Clerk

July 17, 2006

Ordinance Book 54, Page 414

Petition #: 2006-078

Petitioner: Pappas Properties, LLC

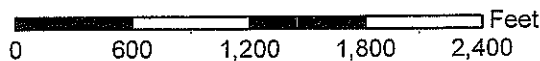
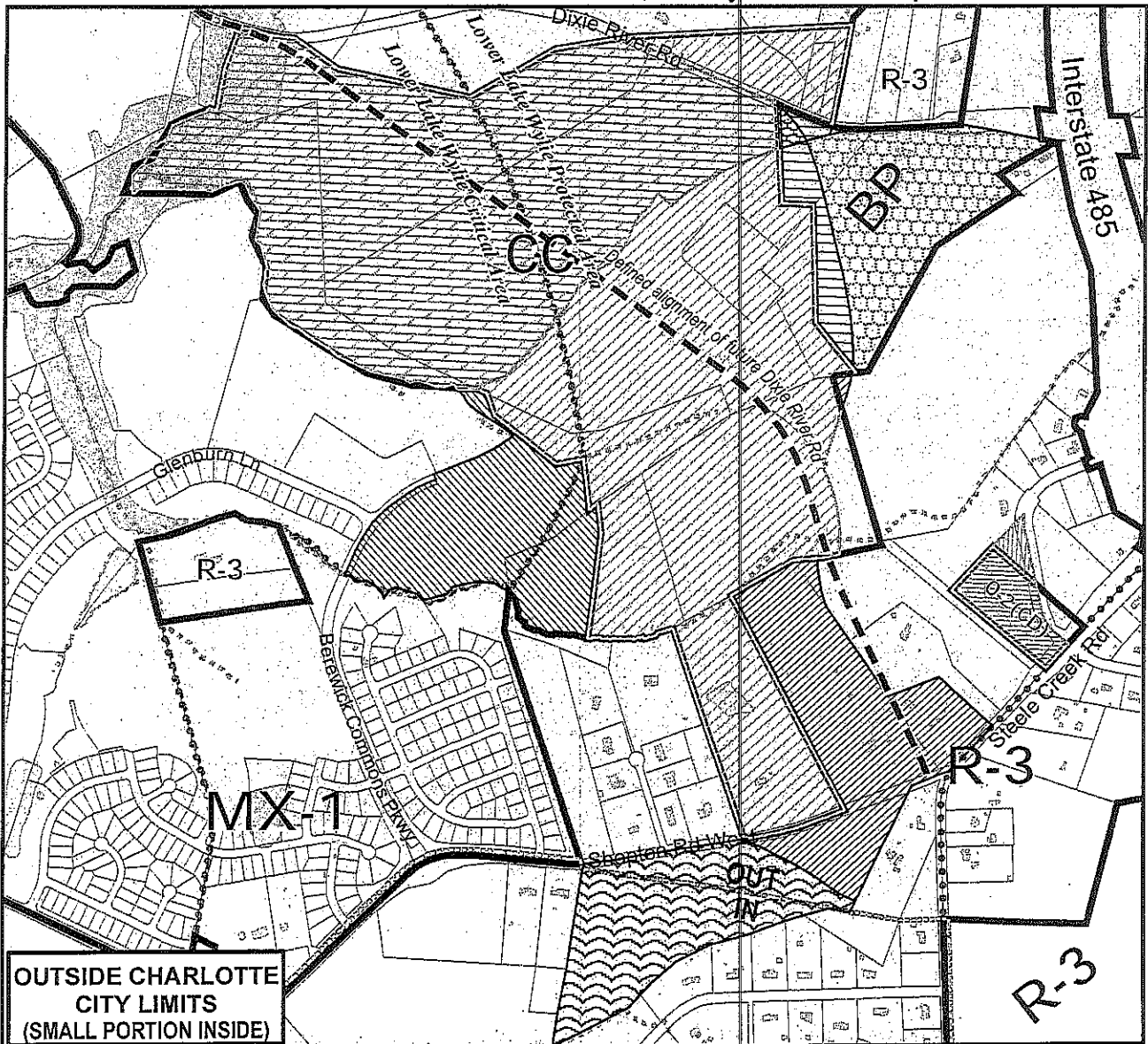
Zoning Classification (Existing): R-3, MX-1, CC, BP, and O-2(CD) (LLWCA, LLWPA)

(Single-family residential, up to 3 dwelling units per acre; Mixed-use residential, conditional; Commercial center, conditional; Business park; and Office, conditional – Lower Lake Wylie Critical Area and Lower Lake Wylie Protected Area)

Zoning Classification (Requested): CC, CC SPA, BP SPA, MX-1, O-2(CD), and O-2(CD)SPA (LLWCA, LLWPA)

(Commercial center, conditional; Commercial center, conditional, site plan amendment; Business park, site plan amendment; Mixed-use residential, conditional; Office, conditional; and Office, conditional, site plan amendment – Lower Lake Wylie Critical Area and Lower Lake Wylie Protected Area)

Acreage & Location : Approximately 314.2 acres located west of Steele Creek Rd. south of Dixie River Road, mostly north of Shopton Road West



Zoning Map #(s) 128,129,131,132

Map Produced by the Charlotte-Mecklenburg Planning Commission 05-24-2006



	MX-1 to CC (LLWCA, LLWPA)		BP to MX-1 (LLWPA)
	CC to MX-1 (LLWCA, LLWPA)		BP to CC (LLWPA)
	CC to CCSPA (LLWCA, LLWPA)		BP to BP SPA (LLWPA)
	R-3 to MX-1 (LLWPA)		O-2(CD) to O-2(CD)SPA (LLWPA)
	R-3 to CC (LLWPA)		R-3 to O-2(CD) (LLWPA)
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		FEMA flood plain
			Watershed

\*According to Mecklenburg-Union Metropolitan Planning Organization Thoroughfare Plan

July 17, 2006  
Ordinance Book 54, Page 415

CITY ZONE CHANGE

APPROVED BY  
CITY COUNCIL

JULY 17 2006  
ORDINANCE NO. 3331-Z

Petition No. 2006-079

Petitioner: Pappas Properties, LLC

**ZONING REGULATIONS**

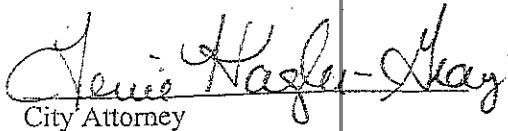
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 MX-1 LLWCA to R-3 LLWCA on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

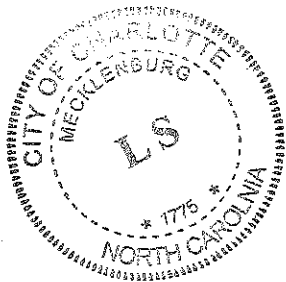
APPROVED AS TO FORM:

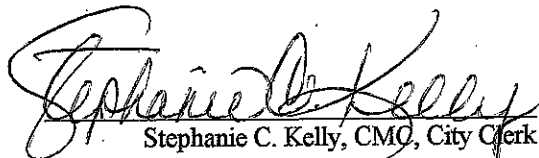
  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 415-416.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 31<sup>st</sup> day of December, 2008.



  
Stephanie C. Kelly, CMO, City Clerk

July 17, 2006  
Ordinance Book 54, Page 416

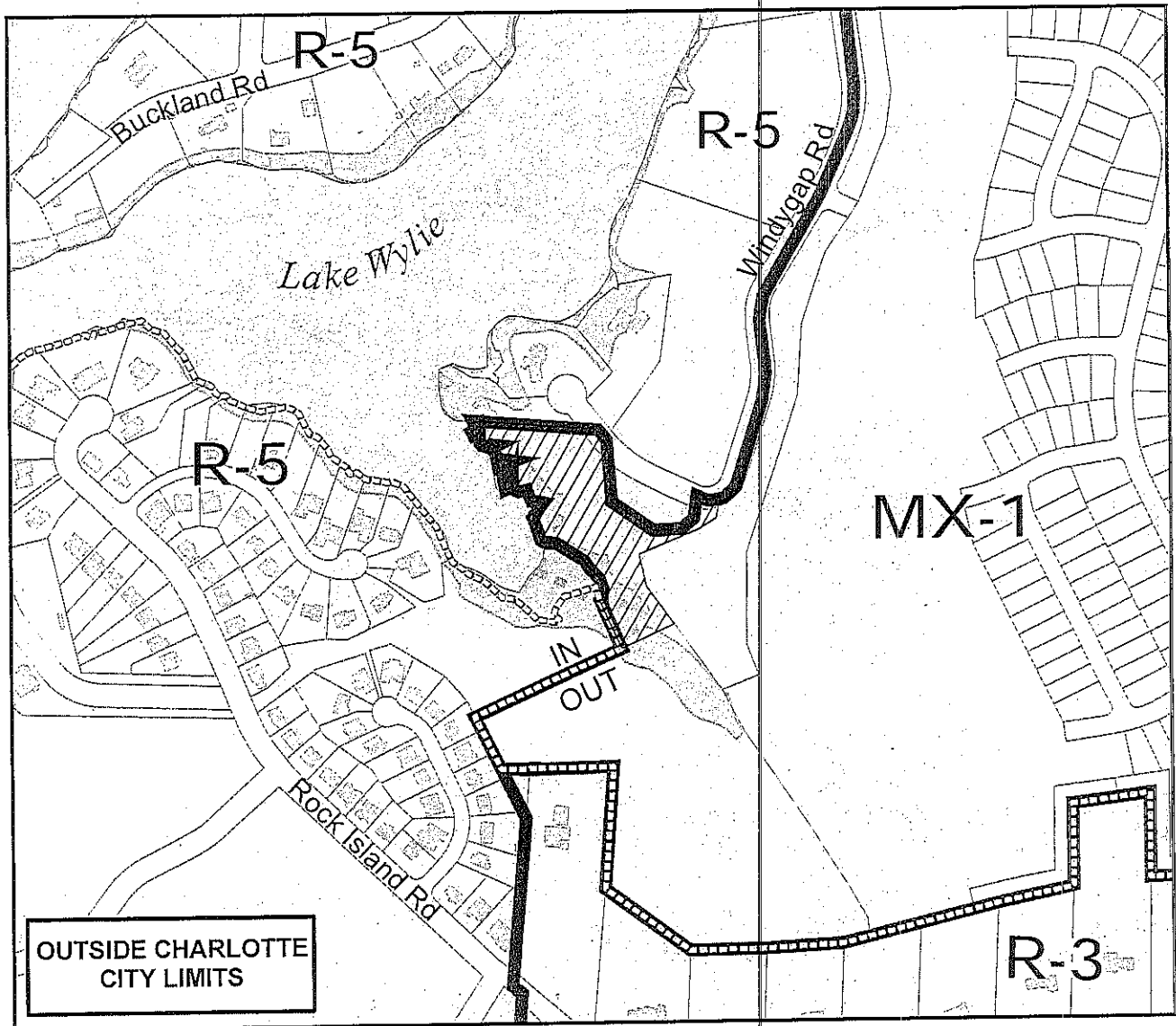
Petition #: **2006-079**

Petitioner: Pappas Properties, LLC

Zoning Classification (Existing): MX-1 LLWCA  
(Mixed-use residential, conditional, Lower Lake Wylie Critical Area)

Zoning Classification (Requested): R-3 LLWCA  
(Single-family residential, up to 3 dwelling units per acre, Lower Lake Wylie Critical Area)

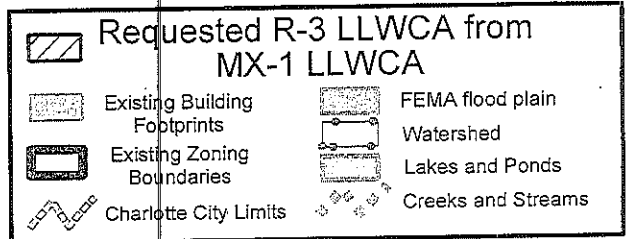
Acres & Location : Approximately 2.8 acres located on Windygap Road and fronting Lake Wylie



0 125 250 500 750 1,000 Feet

Zoning Map #(s) **131**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
06-08-2006



July 17, 2006  
Ordinance Book 54, Page 417

Petition No. 2006-80  
Petitioner: *Steele Creek Masonic Lodge*

APPROVED BY  
CITY COUNCIL  
JUL 17 2006

**ORDINANCE NO. 3332-Z**

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

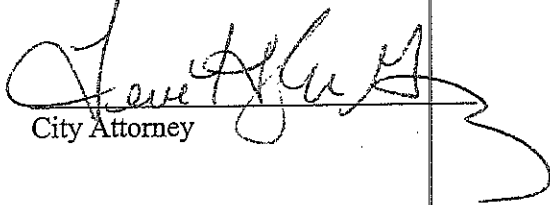
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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.

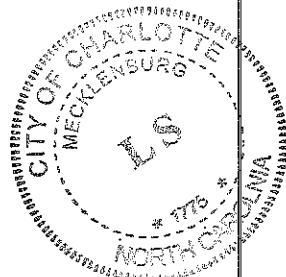
APPROVED AS TO FORM:

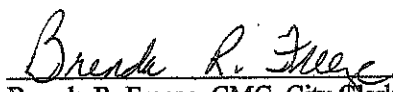
  
City Attorney

**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 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 417-418.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7<sup>th</sup> day of August, 2006.



  
Brenda R. Freeze, CMC, City Clerk

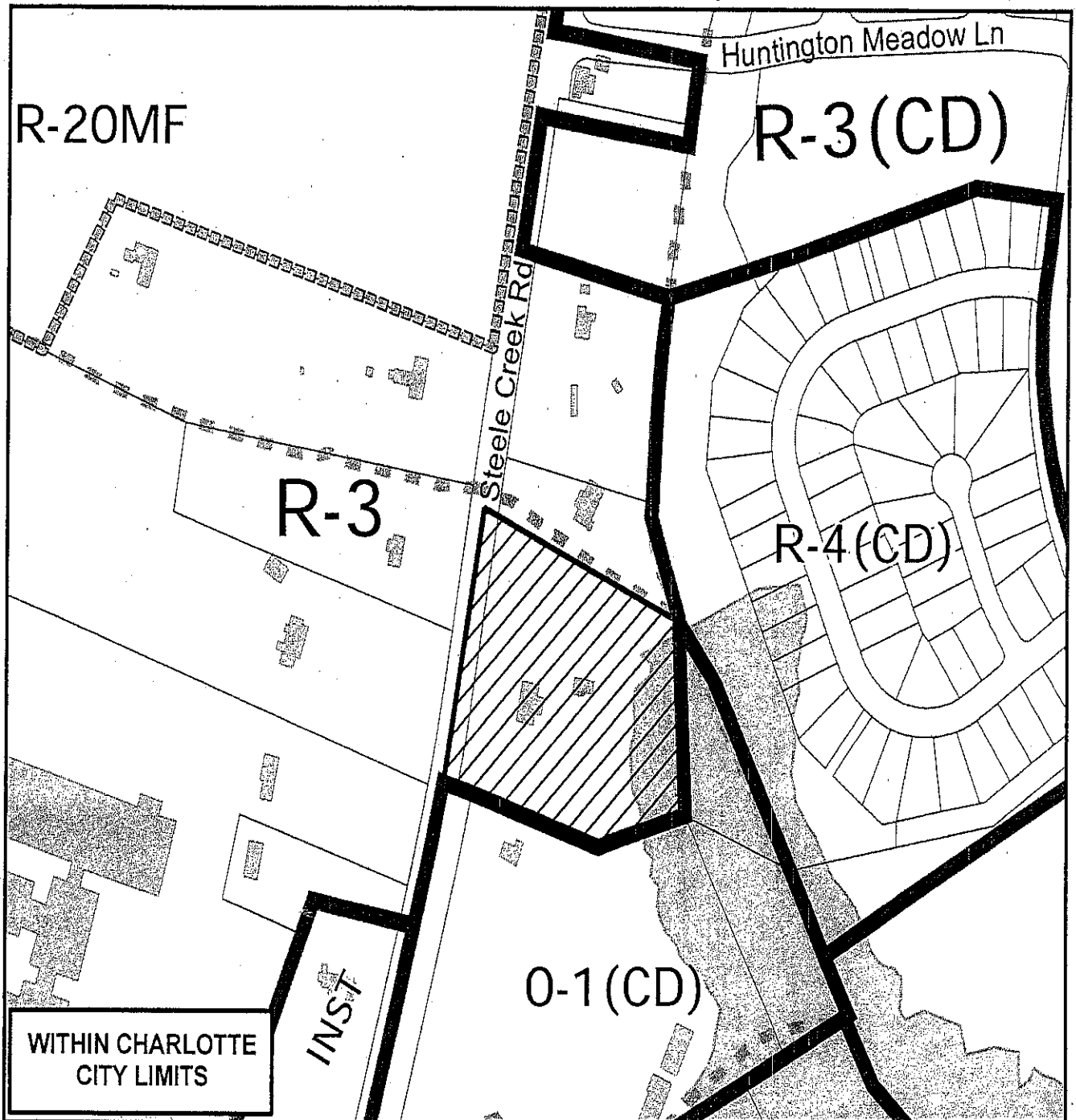
Petition #: **2006-080**

Petitioner: Steele Creek Masonic Lodge

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

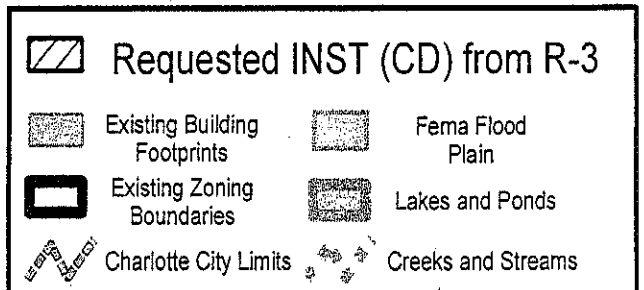
Zoning Classification (Requested): INST (CD)  
(Institutional, conditional)

Acreage & Location : Approximately 4.7 acres located on the east side of  
Steele Creek Rd south of Huntington Meadow Ln



Zoning Map #(s) **154**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
03-28-2006



JULY 17, 2006

Ordinance Book 54, Page 419

Petition No. 2006-81

Petitioner: *Pembroke Partners Limited Partnership*

APPROVED BY  
CITY COUNCIL

JUL 17 2006

**ORDINANCE NO. 3333-Z**

ORDINANCE NO. \_\_\_\_\_

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

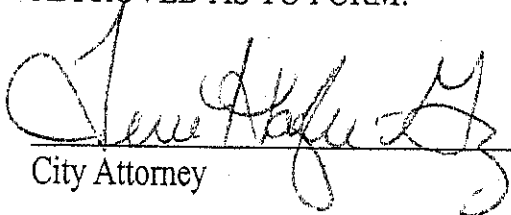
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 to NS.

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

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 attached 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 18<sup>th</sup> day of September, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 419-420.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of November, 2006.



  
Brenda R. Freeze, CMC, City Clerk



Petition #: **2006-081**

Petitioner: Pembroke Partners Limited Partnership

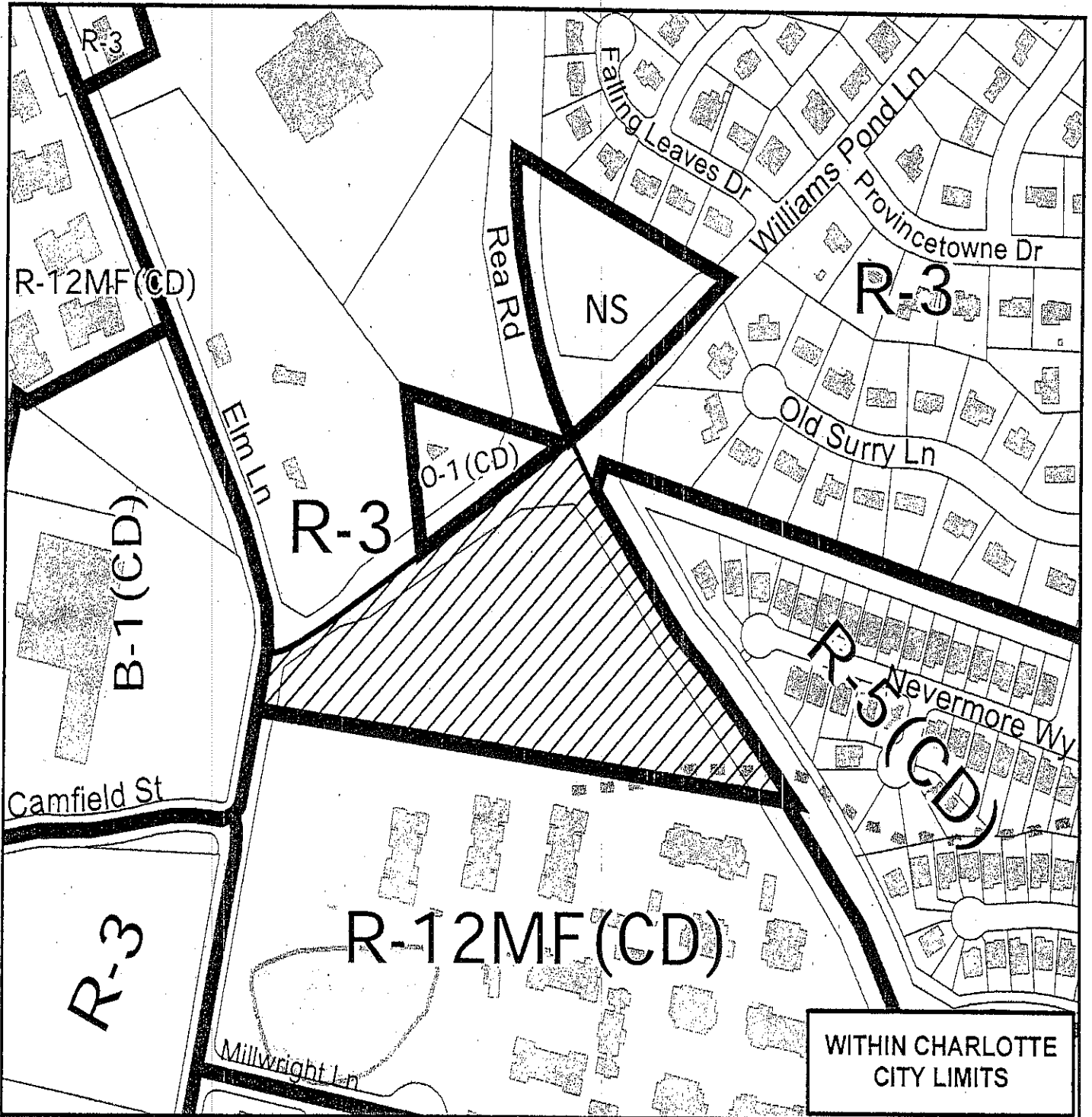
Zoning Classification (Existing): R-3

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

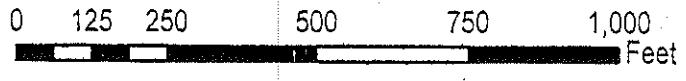
Zoning Classification (Requested): NS

(Neighborhood services)

Acreeage & Location : Approximately 6.69 acres located south of Williams Pond Ln between Elm Lane and Rea Road



**WITHIN CHARLOTTE CITY LIMITS**



Zoning Map #(s) **181**

Map Produced by the Charlotte-Mecklenburg Planning Commission 03-28-2006



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

Petition No. 2006-82  
Petitioner: *Value Place, LLC*

APPROVED BY  
CITY COUNCIL.

JUL 17 2006

**ORDINANCE NO. 3334-Z**

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

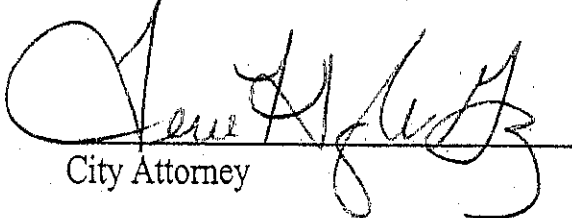
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

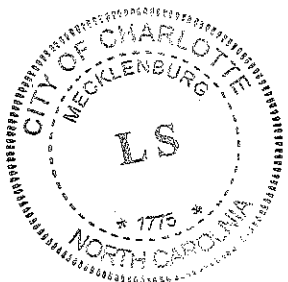
APPROVED AS TO FORM:

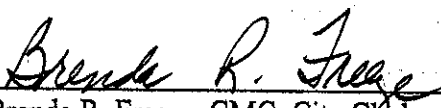
  
City Attorney

**CERTIFICATION**

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the attached 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 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 421-422.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 10<sup>th</sup> day of January, 2007.



  
Brenda R. Freeze, CMC, City Clerk

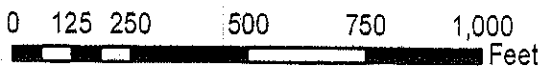
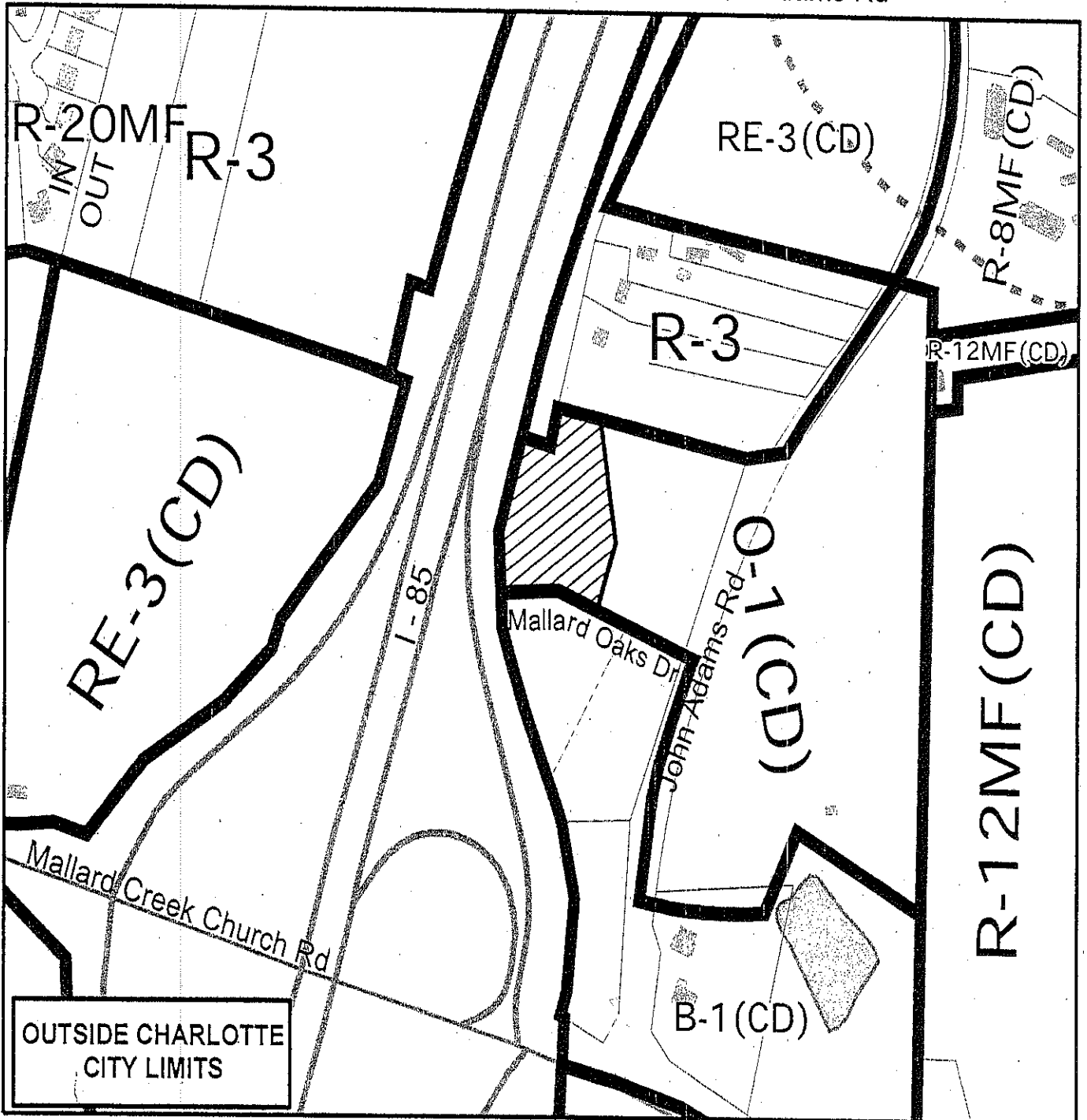
Petition #: **2006-082**

Petitioner: Value Place LLC

Zoning Classification (Existing): O-1 (CD)  
(Office, conditional)

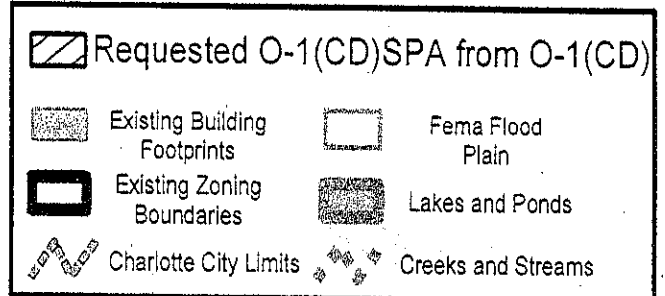
Zoning Classification (Requested): O-1 (CD) S.P.A.  
(Office, conditional, site plan amendment)

Acresage & Location : Approximately 2.47 acres located on the north side of  
Mallard Oaks Dr west of John Adams Rd



Zoning Map #(s) **54**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
04-26-2006



Petition No. 2006-83  
Petitioner: Pfeiffer University

APPROVED BY  
CITY COUNCIL

JUL 17 2006

**ORDINANCE NO. 3335-Z**

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

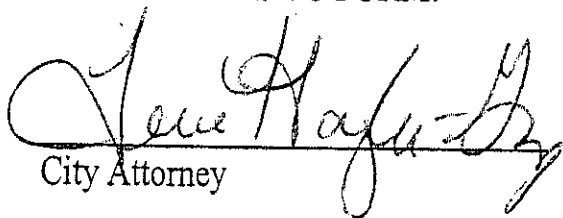
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

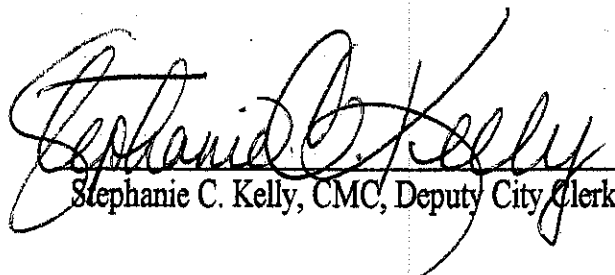
  
City Attorney

**CERTIFICATION**

I, 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 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 423-424

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of September, 2006.



  
Stephanie C. Kelly, CMC, Deputy City Clerk

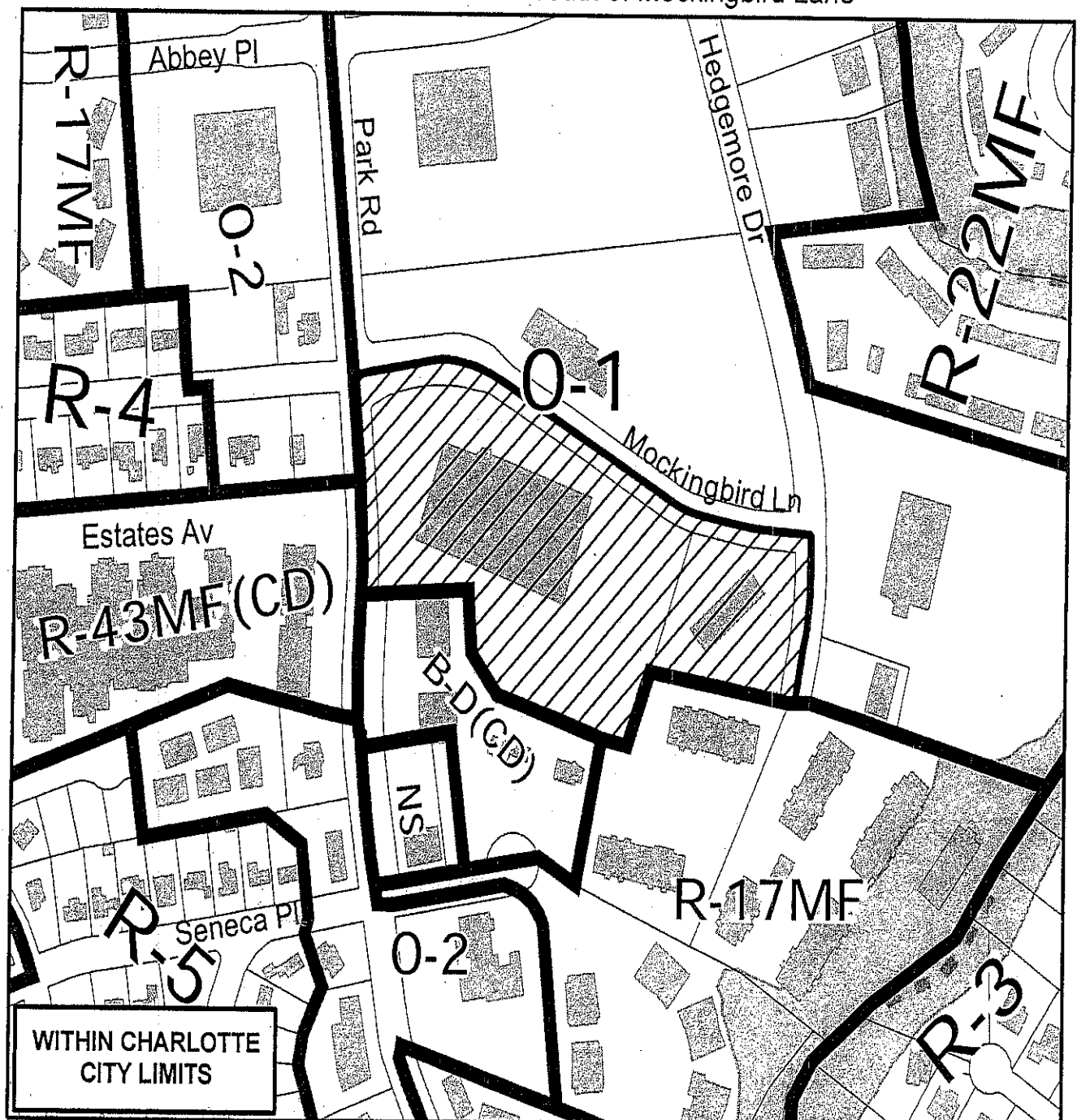
Petition #: **2006-083**

Petitioner: Pfeiffer University

Zoning Classification (Existing): O-1  
(Office)

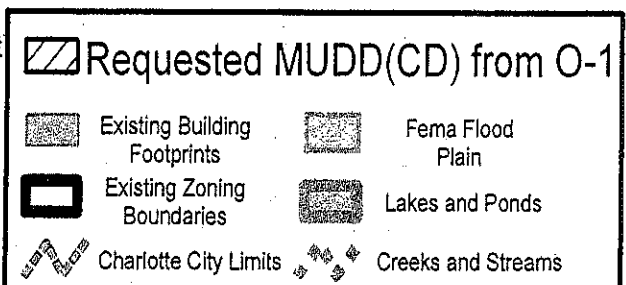
Zoning Classification (Requested): MUDD(CD)  
(Mixed-use development district, conditional)

Acreage & Location : Approximately 6.2 acres located on the east side of  
Park Road south of Mockingbird Lane



Zoning Map #(s) **135,125**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
06-07-2006



Petition No. 2006-84  
Petitioner: CK CATAWBA, LLC

APPROVED BY  
CITY COUNCIL

JUL 17 2006

ORDINANCE NO. 3336-Z

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

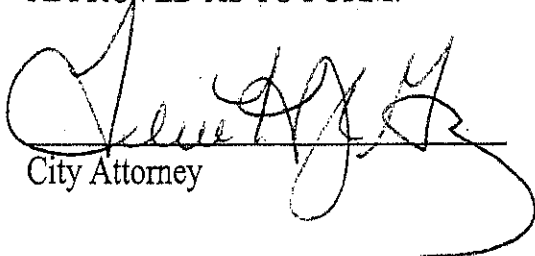
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 LWCA to I-1(CD) LWCA.

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.

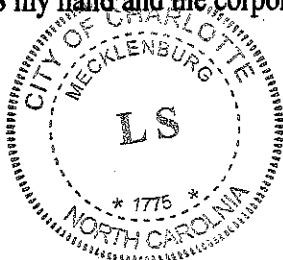
APPROVED AS TO FORM:


  
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 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 425-426.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7<sup>th</sup> day of August, 2006.



  
Brenda R. Freeze, CMC, City Clerk

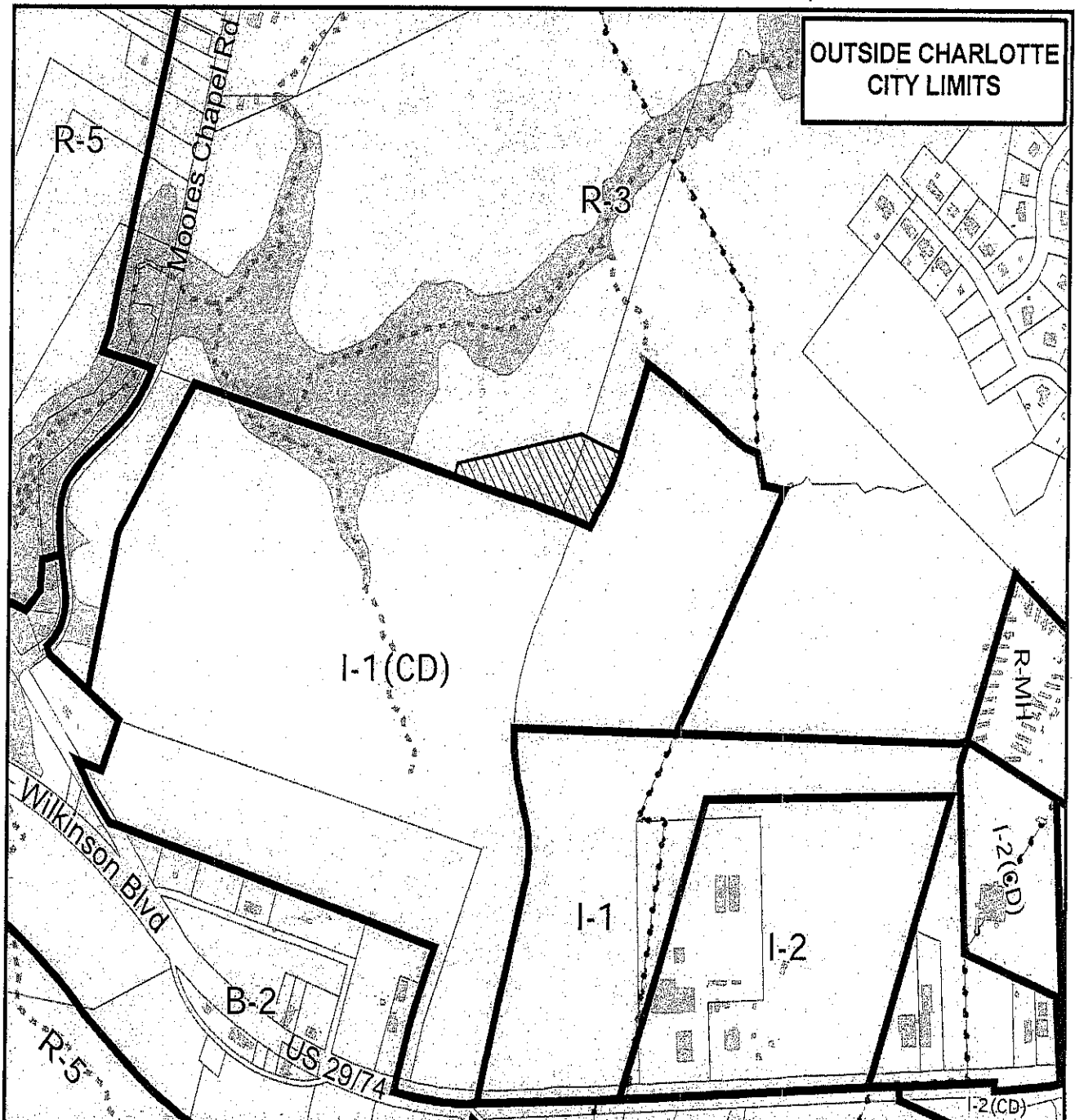
Petition #: **2006-084**

Petitioner: CK Catawba, LLC

Zoning Classification (Existing): R-3 LWCA  
(Single-family residential, up to 3 dwelling units per acre, Lake Wylie Critical Area)

Zoning Classification (Requested): I-1 (CD) LWCA  
(Light industrial, conditional, Lake Wylie Critical Area)

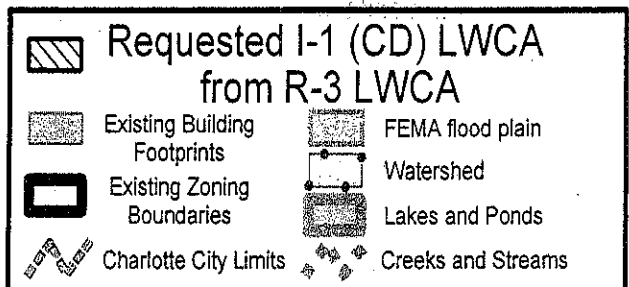
Acreage & Location : Approximately 3.06 acres located on the north side of  
Wilkinson Blvd east of Moores Chapel Rd



0 125 250 500 750 1,000  
Feet

Zoning Map #(s) **84**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
05-10-2006



Petition No. 2006-86  
Petitioner: *D.C.M. Properties, LLC*

APPROVED BY  
CITY COUNCIL

JUL 17 2006

**ORDINANCE NO. 3337-Z**

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

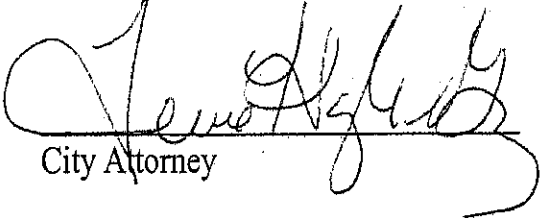
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-2(CD) to B-2(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**

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 17<sup>th</sup> day of July, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 427-428.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 7<sup>th</sup> day of August, 2006.



  
Brenda R. Freeze, CMC, City Clerk



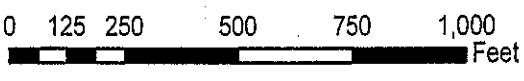
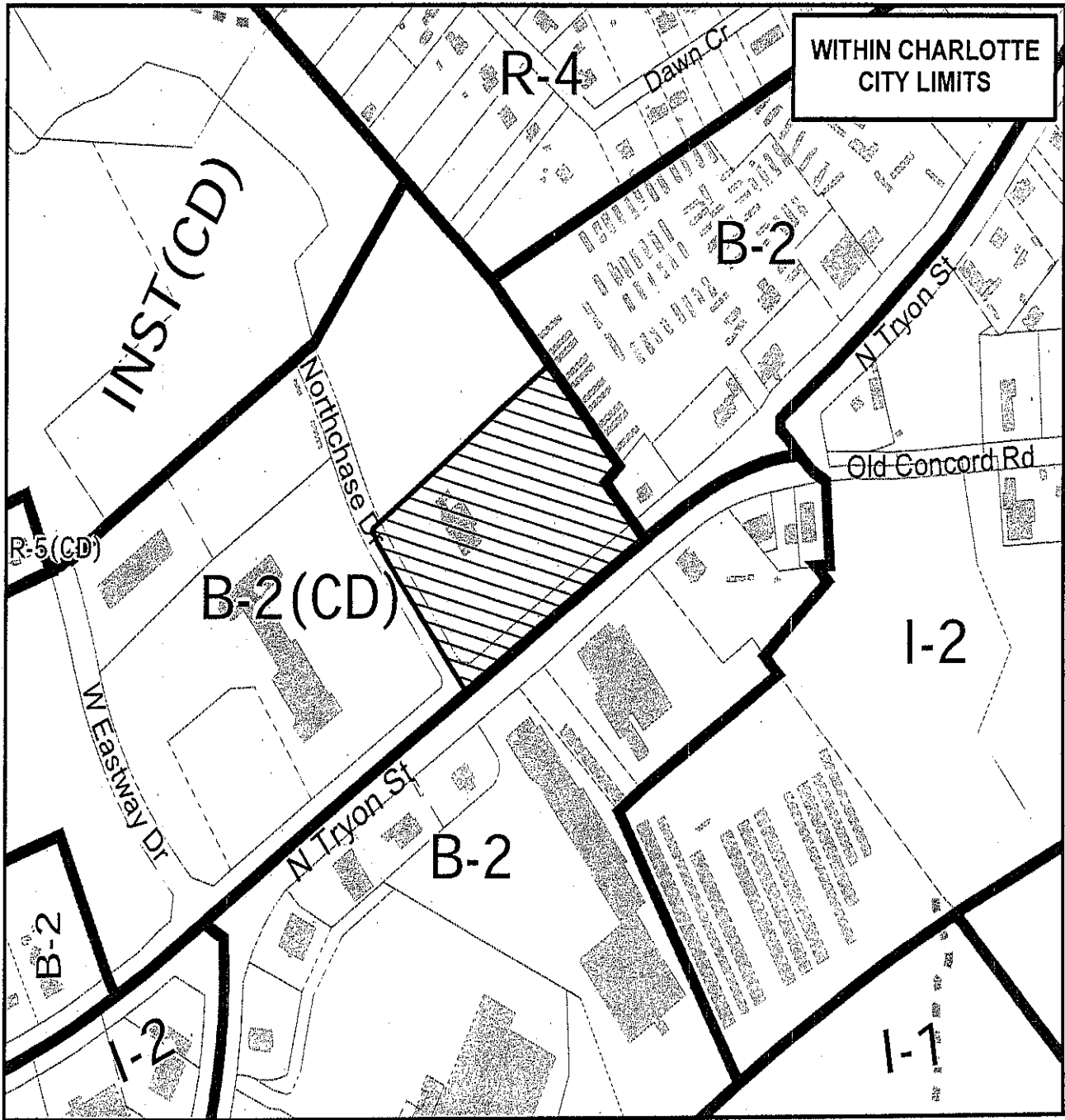
Petition #: **2006-086**

Petitioner: D.C.M. Properties LLC

Zoning Classification (Existing): B-2 (CD)  
(General business, conditional)

Zoning Classification (Requested): B-2 (CD) S.P.A.  
(General business, conditional, site plan amendment)

Acreeage & Location : Approximately 5 acres located on the northeast corner of  
N Tryon St and Northchase Dr



Zoning Map #(s) **77**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
04-06-2006



	Requested B-2(CD) S.P.A. from B-2(CD)		FEMA flood plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		