

FOR REGISTRATION JUDITH A. GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2006 NOV 29 03:39 PM
BK: 21424 PG: 61-66 FEE: \$0.00
INSTRUMENT # 2006247718

2006247718

ORDINANCE NO. 3420

Ordinance – City House

Ordinance designating as a Historic Landmark a property known as the “City House” (listed under Tax Parcel Number 12308401 and including the interior and the exterior of the house, and the parcel of land listed under Tax Parcel Number 12308401 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of August 1, 2006). The property is owned by Ivan T. Beach and Cherie Beach and is located at 500 East Kingston Avenue in the City of Charlotte, North Carolina.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 20th day of November, 2006, on the question of designating a property known as the City House as a historic landmark; and

Return to:

Charlotte Mecklenburg
Historic Landmarks Comm.
2100 Randolph Road
Charlotte, NC 28207

Ordinance – City House

WHEREAS, the City House was constructed in 1909, and is one of the oldest suburban residence in Charlotte which was initially designed as a duplex and is the oldest recognizable suburban example of this architectural form; and

WHEREAS, the City House represents a new building type that was associated in the early twentieth century with the growing urban character of the city; and

WHEREAS, the City House occupies a prominent position in the landscape of Dilworth, Charlotte's first streetcar suburb; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the City House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the City House, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the City House is owned by Ivan T. Beach and Cherie Beach.

NOW, THEREFORE, BE IT ORDAINED by the members of the City Council of Charlotte, North Carolina:

1. That the property known as the "City House" (listed under Tax Parcel Number 12308401 and including the interior and the exterior of the house, and the parcel of land

Ordinance – City House

listed under Tax Parcel Number 12308401 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of August 1, 2006) is hereby designated as a historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 500 East Kingston Avenue in the City of Charlotte, Mecklenburg County, North Carolina. Features of the property are more completely described in the "Survey and Research Report on the City House" (2005).

2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including all original exterior and interior architectural features and the original contours of landscaping.

3. That said designated historic landmark may be materially altered, restored, moved or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not

Ordinance – City House

involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

5. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

6. That the owners of the historic landmark known as the "City House" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

Ordinance – City House

7. That which is designated as a historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.


Approved as to form:

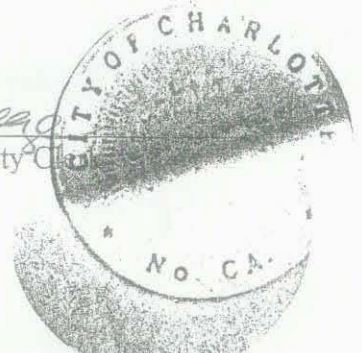

Assistant City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of November, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 544-548.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of November, 2006.


Brenda R. Freeze, CMC, City Clerk





JUDITH A. GIBSON
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of the recorded document, and must be submitted with original for re-recording
and/or cancellation.

Filed For Registration: 11/29/2006 03:39 PM

Book: RE 21424 Page: 61-66

Document No.: 2006247718

ORD 6 PGS

Recorder: LYVANH PHETSARATH



2006247718

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ORDINANCE NO. 3422-Z

**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 by adding the following new definition in alphabetical order:

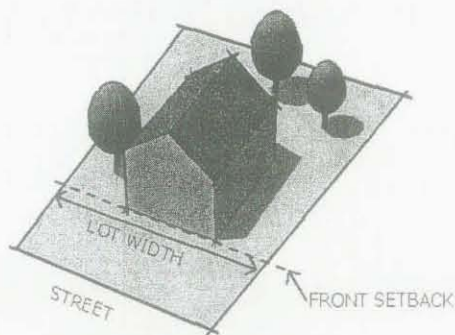
Building Envelope.

A three-dimensional area on a lot that remains for placing a structure on a site after setbacks, yard, height, and bulk regulations are observed.

- b. Amend the definition of "Lot width", subsection (3) by clarifying that the coving regulation can only be used on lots created along new streets. The revised definition shall read as follows:

Lot width.

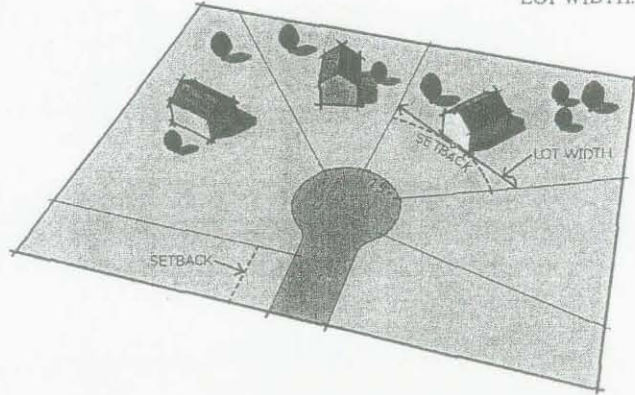
- 1 The distance between the side lot lines measured along the setback line as established by this ordinance (see Diagram A);
or



LOT WIDTH: DIAGRAM A

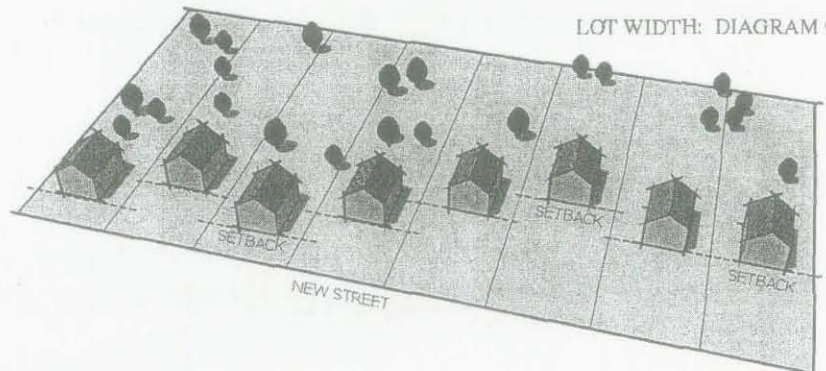
2. The distance between the side lot lines measured along a setback line shown on a duly recorded plat when that line is greater than the setback required by this ordinance along the turnaround portion of a cul-de-sac street and the minimum lot frontage at the right-of-way shall be no less than 15 feet (see Diagram B); or

LOT WIDTH: DIAGRAM B

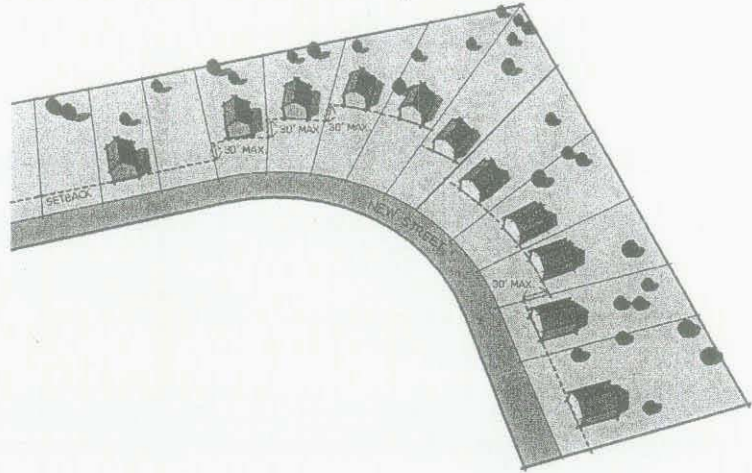


3. On residential lots created along new streets, other than those along the turnaround portion of a cul-de-sac, the distance between the side lot lines measured along a setback line shown on a duly recorded plat when that line is greater than the minimum setback required by this ordinance. Such increased setback shall be no greater than 30 feet more than the setback of the lots abutting on either side if such lots front the same street and the minimum lot frontage at the right-of-way shall be no less than 30 feet. When the lot width is measured at a point farther from the right-of-way than the minimum required setback for the zoning district, the required parking may not be located greater than 10 feet from the principal structure unless parking is provided from the rear of the lot (see diagram C and C2).

LOT WIDTH: DIAGRAM C

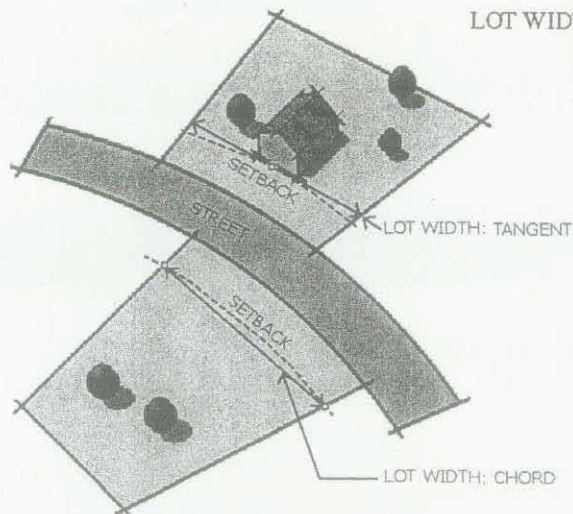


LOT WIDTH: DIAGRAM C2



4. On lots located on the outside curve of a street, the lot width shall be measured along a line tangent to the midpoint of the setback projected to the side lot lines. On lots located on the inside curve of a street, the lot width shall be measured along the chord of the setback arc where it intersects the side lot lines (see Diagram D). (Petition No. 2003-123 §2.201), 1/20/04

LOT WIDTH: DIAGRAM D



B. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 1: SUPPLEMENTAL DEVELOPMENT STANDARDS

- a. Amend Section 12.102, "Special lot, setback and yard requirements", by changing the title to include reference to the minimum building envelope. Also amend the first paragraph to include reference to the building envelope. The items numbered (1) through (9) remain unchanged. The revised title and first paragraph shall read as follows:

Section 12.102. Special lot, setback, yard, and building envelope requirements.

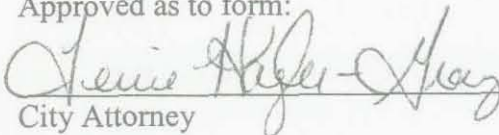
The following are various lot setback, yard, and building envelope requirements to address unique land use circumstances and provide development flexibility:

- b. Amend Section 12.102 by adding a new subsection (10) that describes the requirements for a minimum building envelope. The new subsection shall read as follows:

(10) All residential lots shall have a building envelope sufficient to meet the requirements of the Minimum Housing Code.

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 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 20th day of November, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 551-552.

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


Brenda R. Freeze, CMC, City Clerk

Petition No. 2006-108
Petitioner: Centex Homes

APPROVED BY
CITY COUNCIL
NOV 20 2006

ORDINANCE NO. 3423-Z

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

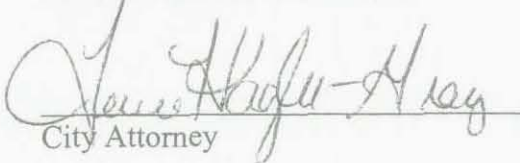
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 (Innovation).

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 20th day of November, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 553-554.

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


Brenda R. Freeze, CMC, City Clerk

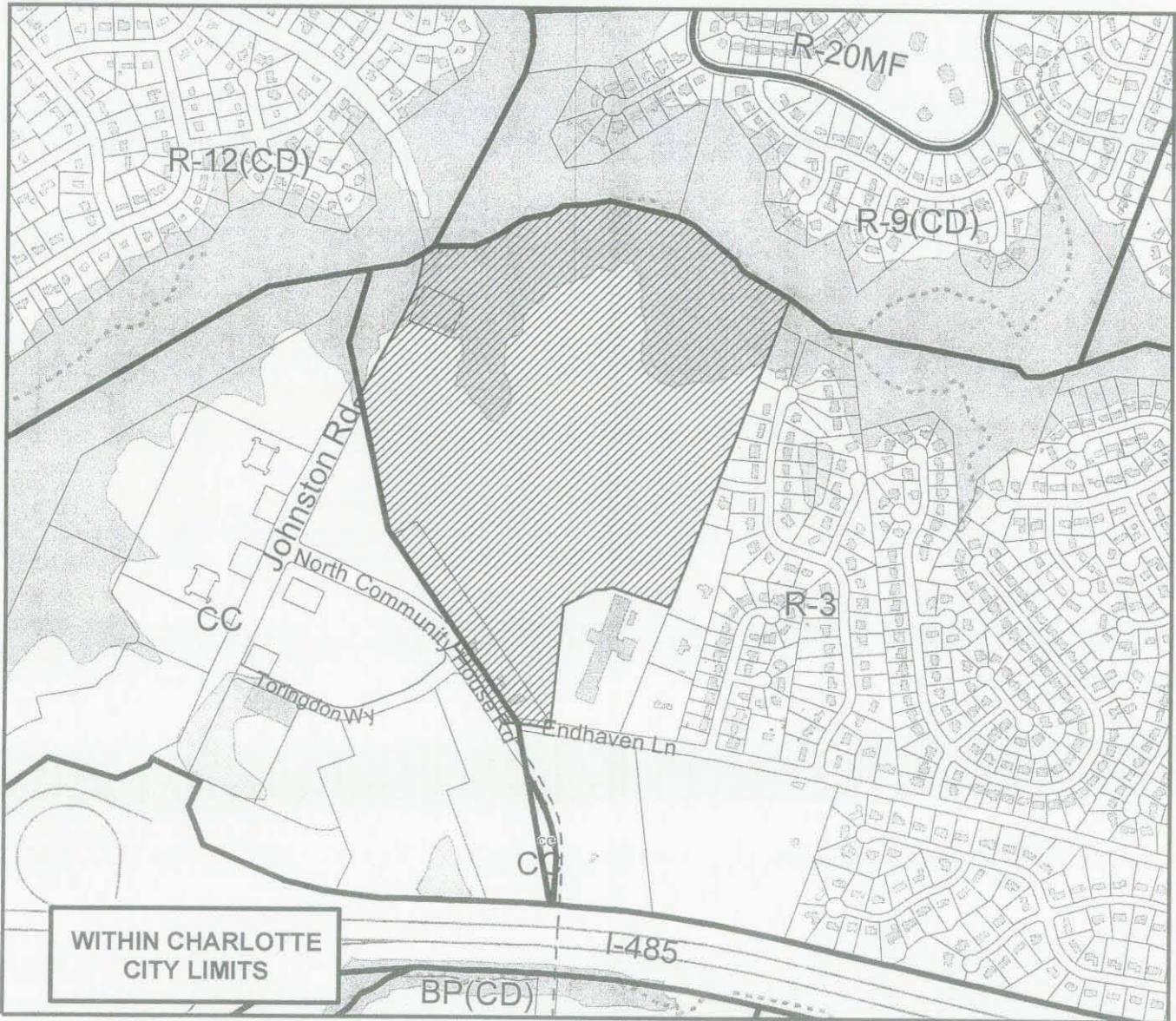
Petition #: **2006-108**

Petitioner: Centex Homes

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

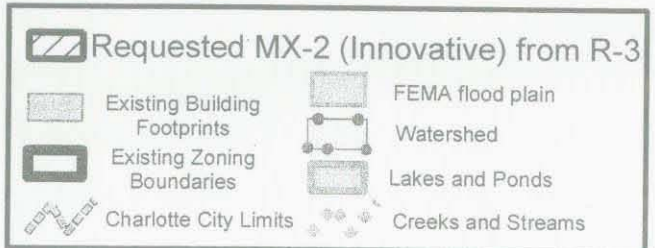
Zoning Classification (Requested): MX-2 (Innovative)
(Mixed-Use Residential/Retail, Conditional, Innovative Design Standards)

Acreage & Location : Approximately 78 acres located east of Johnston Road
and north of North Community House Road and Endhaven Lane



Zoning Map #(s) **176**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
09-26-2006



Petition No. 2006-109
Petitioner: PARKS HUNTER

APPROVED BY
CITY COUNCIL
NOV 20 2006

ORDINANCE NO. 3424-Z

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

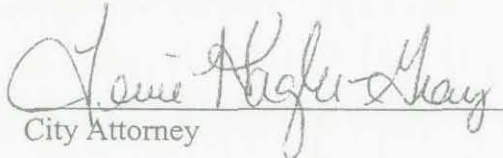
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 UR-C(CD) to INST(CD) to UR-C(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 20th day of November, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 555-556.

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


Brenda R. Freeze, CMC, City Clerk

Petition #: **2006-109**

Petitioner: Parks Hunter

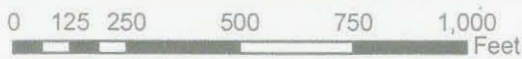
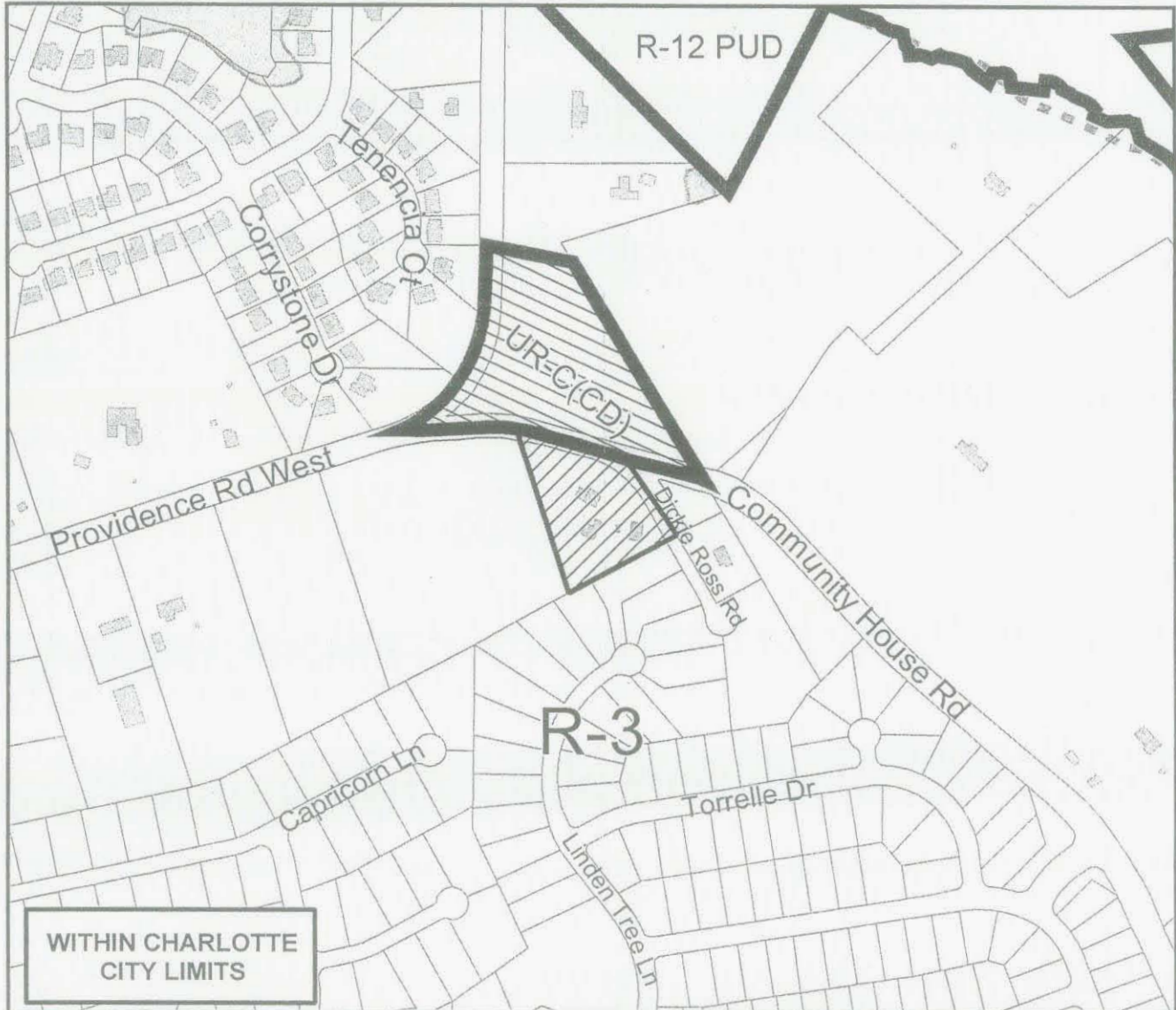
Zoning Classification (Existing): R-3 and UR-C(CD)

(Single-family Residential, up to 3 dwelling units per acre and Urban Commercial District, Conditional)

Zoning Classification (Requested): INST(CD) and UR-C(CD) S.P.A.

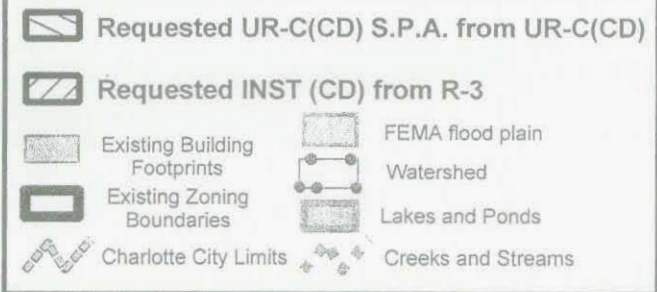
(Institutional, Conditional and Urban Commercial District, Conditional, Site Plan Amendment)

Acreage & Location : Approximately 4.3 acres located on Community House Road between Providence Road West and Dickie Ross Road.



Zoning Map #(s) **182**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
09-28-2006



Petition No. 2006-110
Petitioner: Gary W. Looby

ORDINANCE NO. 3425-Z

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

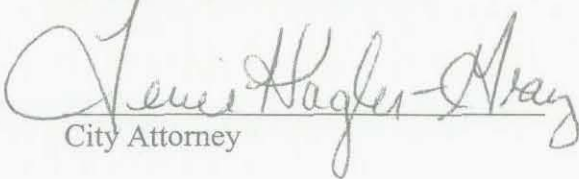
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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

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

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, 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 20th day of November, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 557-558.

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


Brenda R. Freeze, CMC, City Clerk

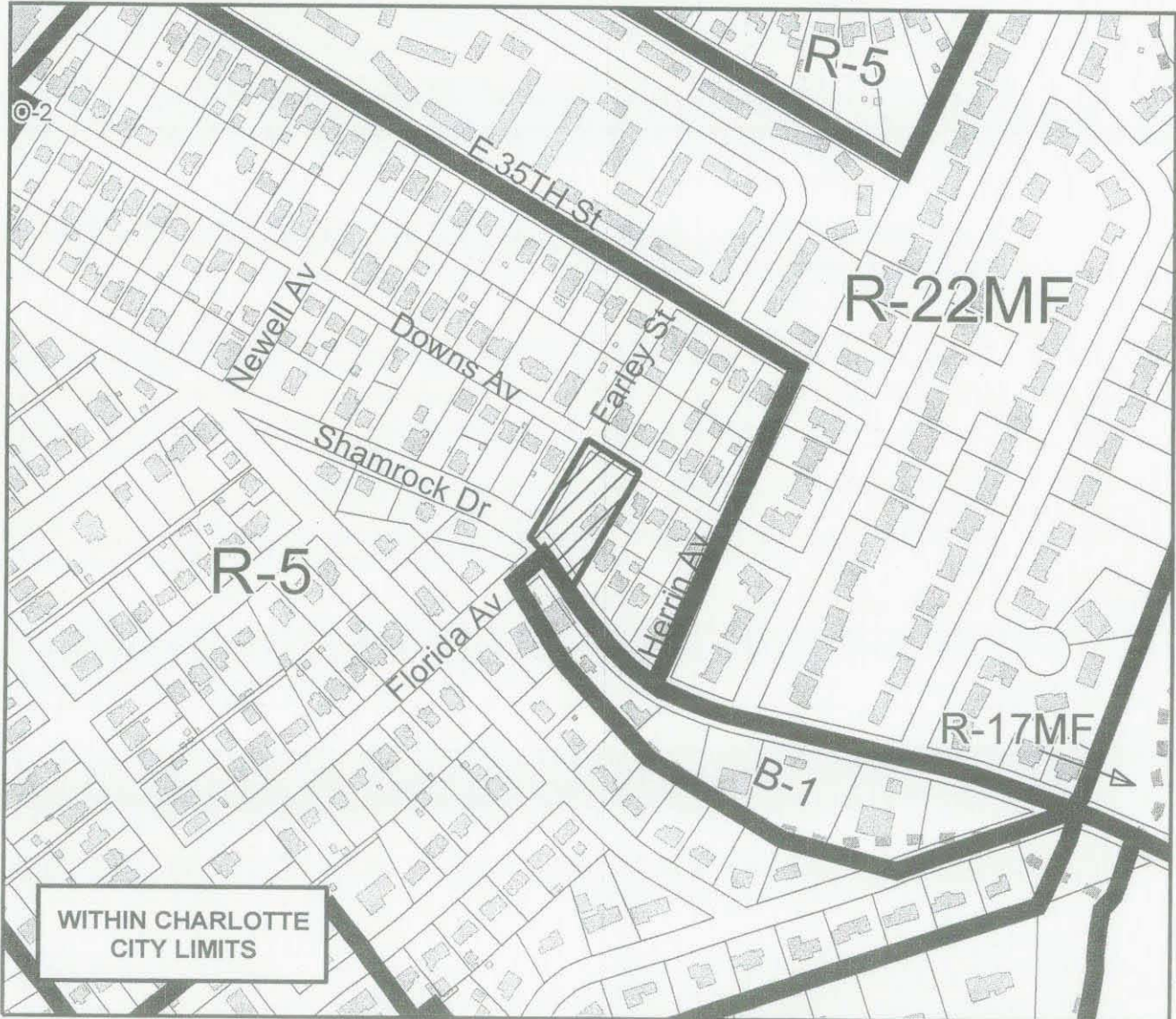
Petition #: **2006-110**

Petitioner: Gary Looby

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

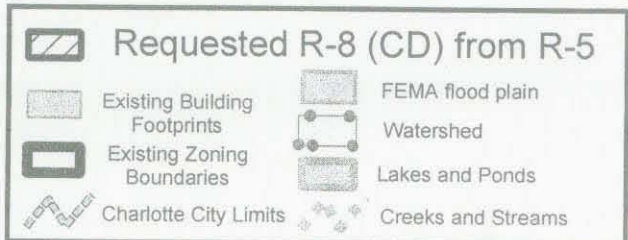
Zoning Classification (Requested): R-8 (CD)
(Single-family Residential, up to 8 dwelling units per acre, Conditional)

Acresage & Location : Approximately 0.48 acres located on the southeast corner of Downs Av and Farley St



Zoning Map #(s) **89**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
07-03-2006



APPROVED BY
CITY COUNCIL

NOV 20 2006

Petition No. 2006-120
Petitioner: Southend Associates, LLC

ORDINANCE NO. 3426-Z

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

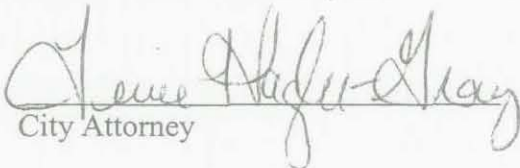
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 TOD-M to TOD-M(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 20th day of November, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 559-560.

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


Brenda R. Freeze, CMC, City Clerk

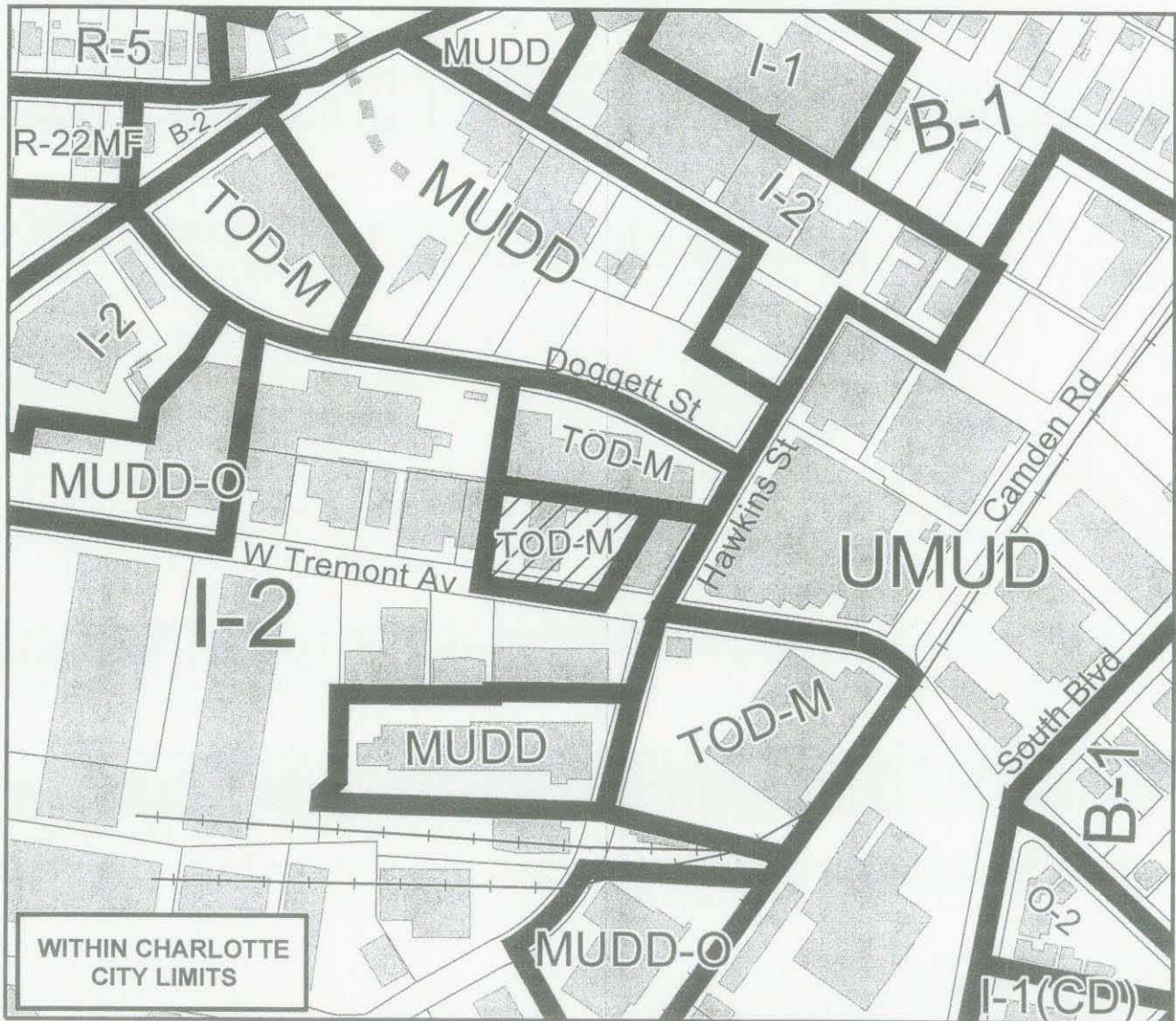
Petition #: **2006-120**

Petitioner: Southend Associates, LLC

Zoning Classification (Existing): TOD-M
(Transit Oriented Development, Mixed-use)

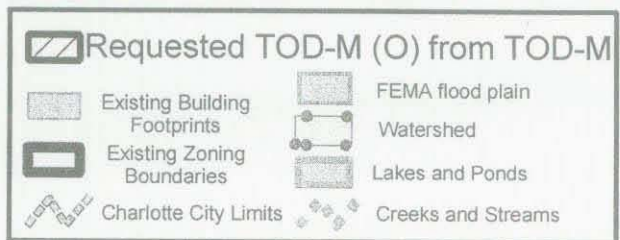
Zoning Classification (Requested): TOD-M (O)
(Transit Oriented Development, Mixed-use, Optional)

Acreeage & Location : Approximately 0.89 acres located on the north side of W Tremont Avenue west of Hawkins Street



Zoning Map #(s) **110**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
07-05-2006



CITY ZONE CHANGE

Petition No. 2006-123

Petitioner: CMPC

APPROVED BY
CITY COUNCIL.

NOV 20 2006

ORDINANCE NO. 3427-Z

ZONING REGULATIONS

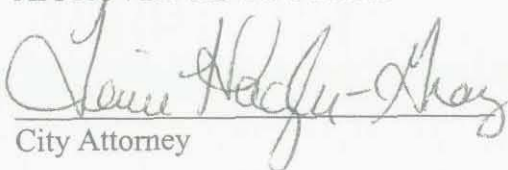
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-2 to a TOD-M 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 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 20th day of November, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 561-562.

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


Brenda R. Freeze, CMC, City Clerk

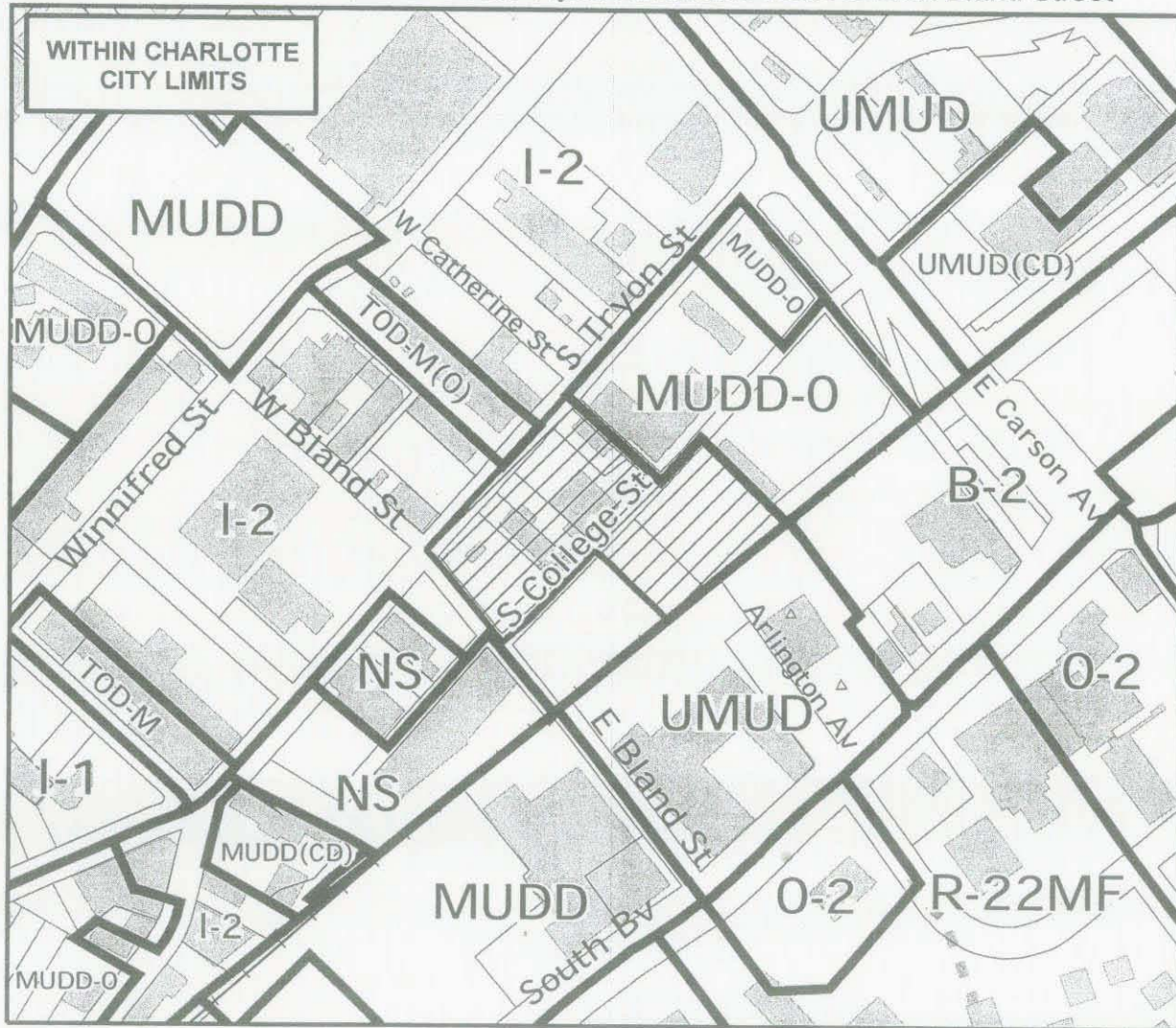
Petition #: **2006-123**

Petitioner: Charlotte Mecklenburg Planning Commission

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

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

Acreage & Location : Approximately 3.0 acres located on South College Street east of South Tryon Street and north of East Bland Street



Zoning Map #(s) **102**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
07-12-2006



	Requested TOD-M from I-2		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

APPROVED BY
CITY COUNCIL.

NOV 20 2006

Petition No. 2006-124
Petitioner: Robert Dancy & Bob Hogan

ORDINANCE NO. 3428-Z

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

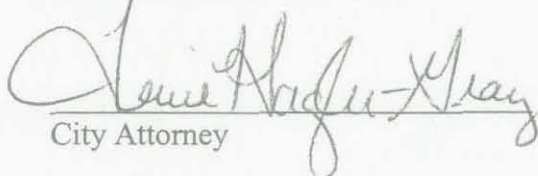
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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, I-2 and I-2(CD) 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 20th day of November, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 563-564.

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


Brenda R. Freeze, CMC, City Clerk

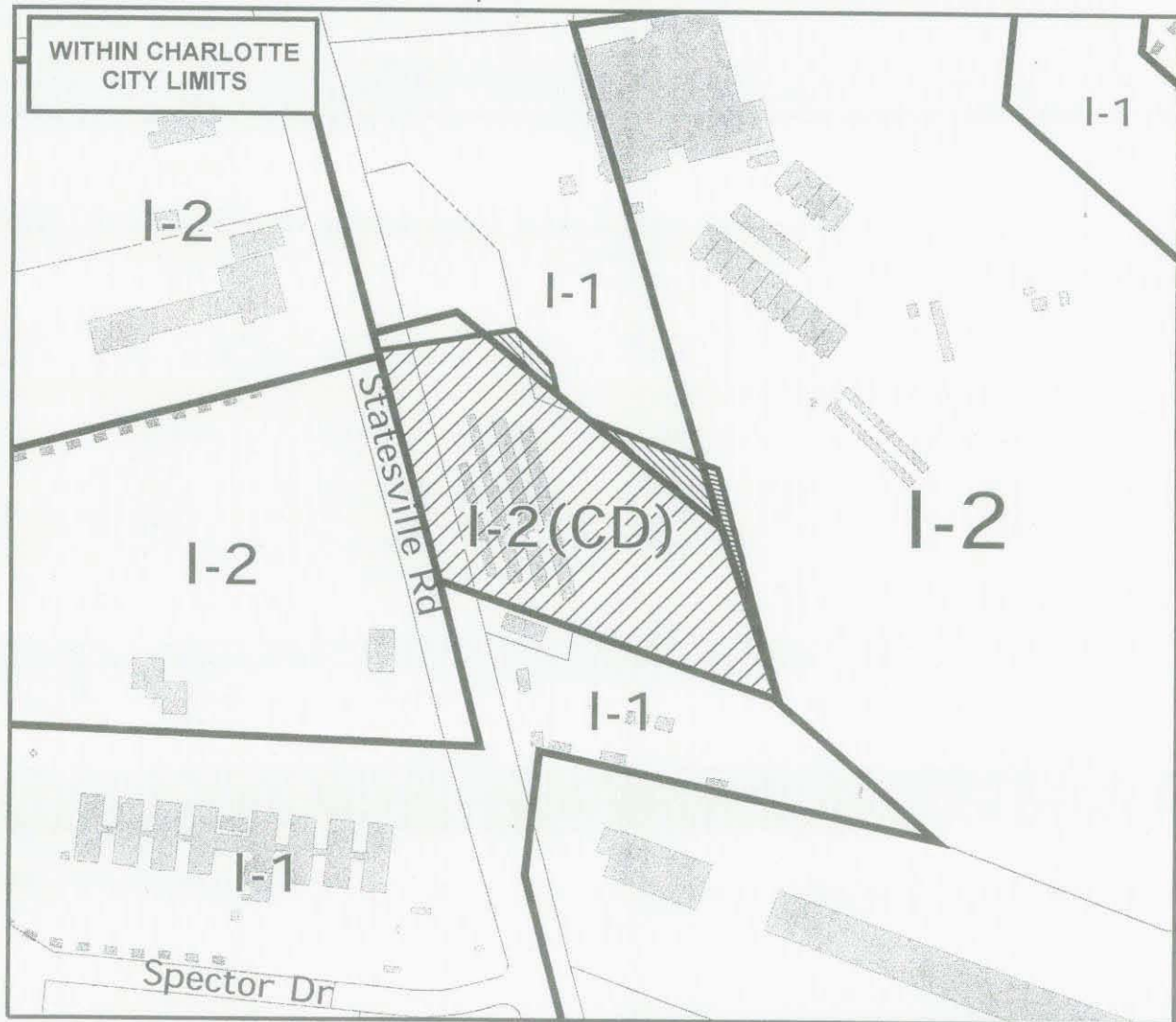
Petition #: **2006-124**

Petitioner: Robert Dancy & Bob Hogan

Zoning Classification (Existing): I-1, I-2 and I-2(CD)
 (Light Industrial; General Industrial and General Industrial, Conditional)

Zoning Classification (Requested): I-2(CD)
 (General Industrial, Conditional)

Acreage & Location : Approximately 8.6 acres located on Statesville Road north of Spector Drive.



Zoning Map #(s) **60**

Map Produced by the
 Charlotte-Mecklenburg Planning Commission
 07-19-2006



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

Petition No. 2006-130
Petitioner: Balmar Development Corporation

APPROVED BY
CITY COUNCIL.

NOV 20 2006

ORDINANCE NO. 3429-Z

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

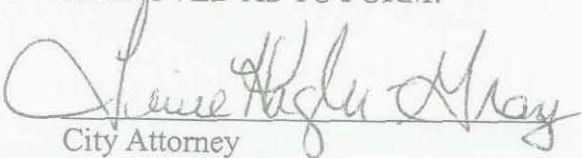
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-17MF and R-15MF(CD) to R-17MF(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 20th day of November, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 565-566.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 14th day of February, 2007.


Brenda R. Freeze, CMC, City Clerk

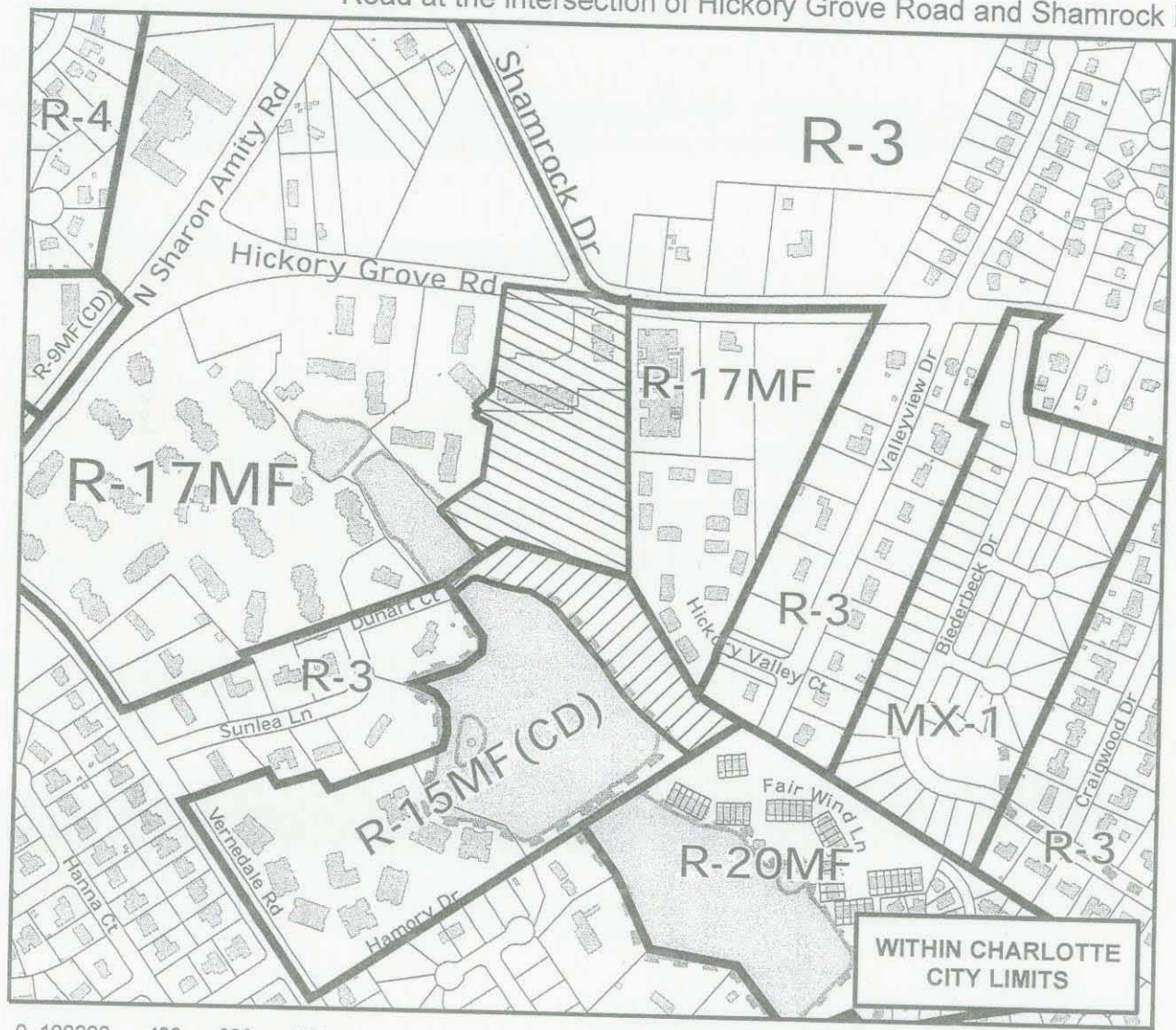
Petition #: **2006-130**

Petitioner: Balmar Development Corp.

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

Zoning Classification (Requested): R-17MF(CD)
(Multi-family Residential, up to 17 dwelling units per acre, Conditional)

Acreeage & Location : Approximately 10.1 acres located on the south side of Hickory Grove Road at the intersection of Hickory Grove Road and Shamrock Drive.



Zoning Map #(s) **100**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
07-21-2006



	Requested R-17MF(CD) from R-17MF		FEMA flood plain
	Requested R-17MF(CD) from R-15MF(CD)		Watershed
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		

Petition No. 2006-131
Petitioner: Catellus Group, LLC

ORDINANCE NO. 3430-Z

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

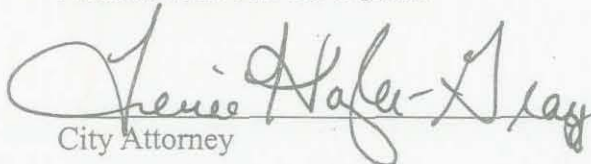
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-17MF and B-1 and O-1 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 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 20th day of November, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 567-568.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 14th day of February, 2007.


Brenda R. Freeze, CMC, City Clerk

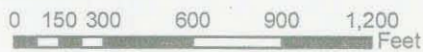
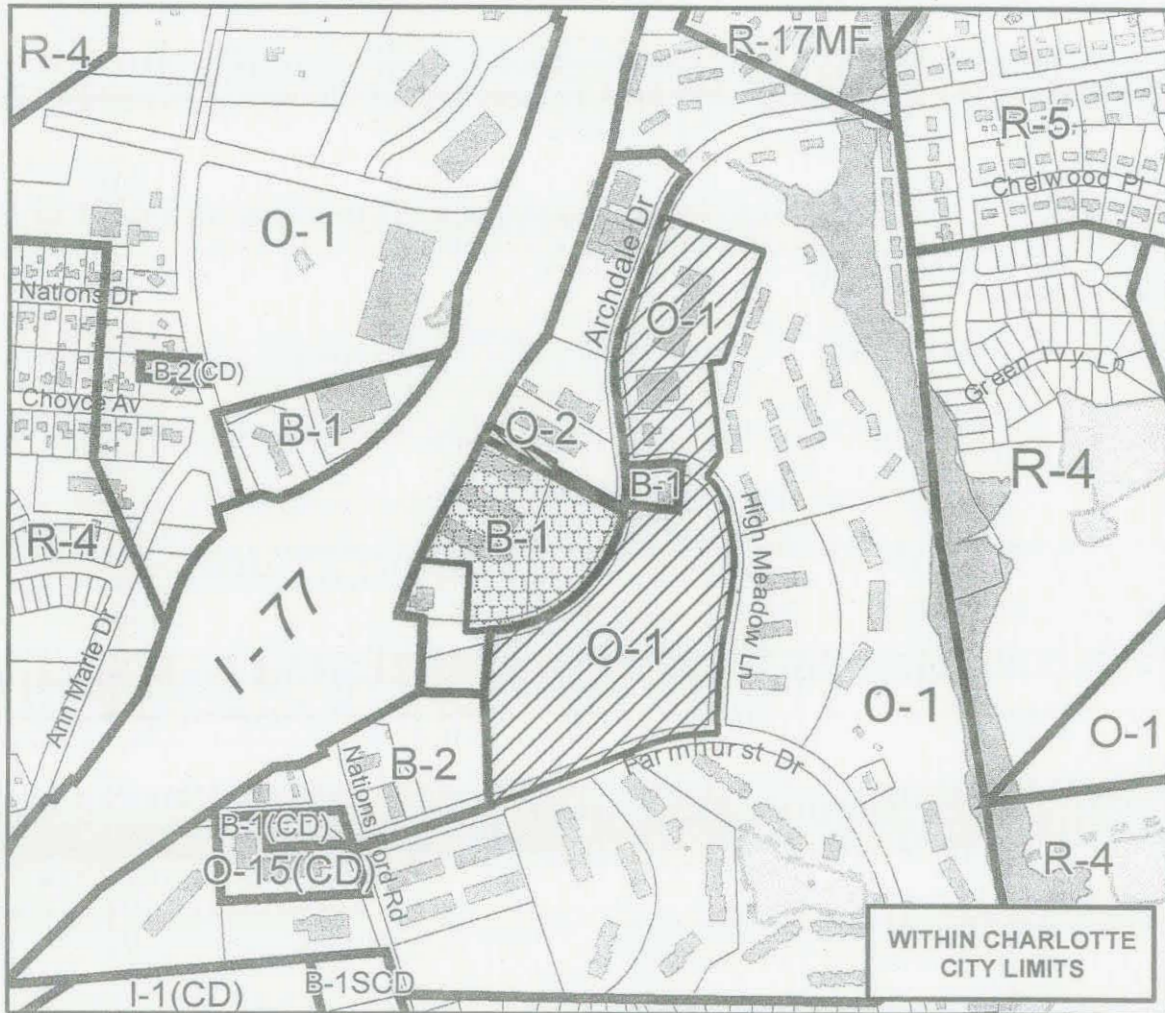
Petition #: **2006-131**

Petitioner: Catellus Group LLC

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

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

Acreage & Location : Approximately 23.3 acres located on Archdale Drive and Farmhurst Drive east of Interstate 77.



Zoning Map #(s) **134**

Map Produced by the
 Charlotte-Mecklenburg Planning Commission
 09-26-2006



	Requested MUDD-O from B-1		FEMA flood plain
	Requested MUDD-O from O-1		Watershed
	Requested MUDD-O from O-2		Lakes and Ponds
	Existing Building Footprints		Charlotte City Limits
	Existing Zoning Boundaries		Creeks and Streams

Petition No. 2006-133
Petitioner: Foothills Capital, LLC

APPROVED BY
CITY COUNCIL.

NOV 20 2006

ORDINANCE NO. 3431-Z

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

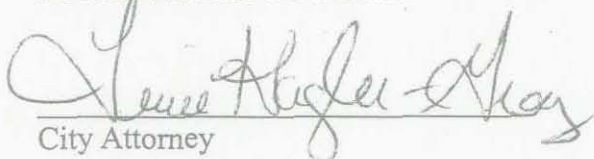
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-1 to 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 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 20th day of November, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 569-570.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 14th day of February, 2007.


Brenda R. Freeze, CMC, City Clerk

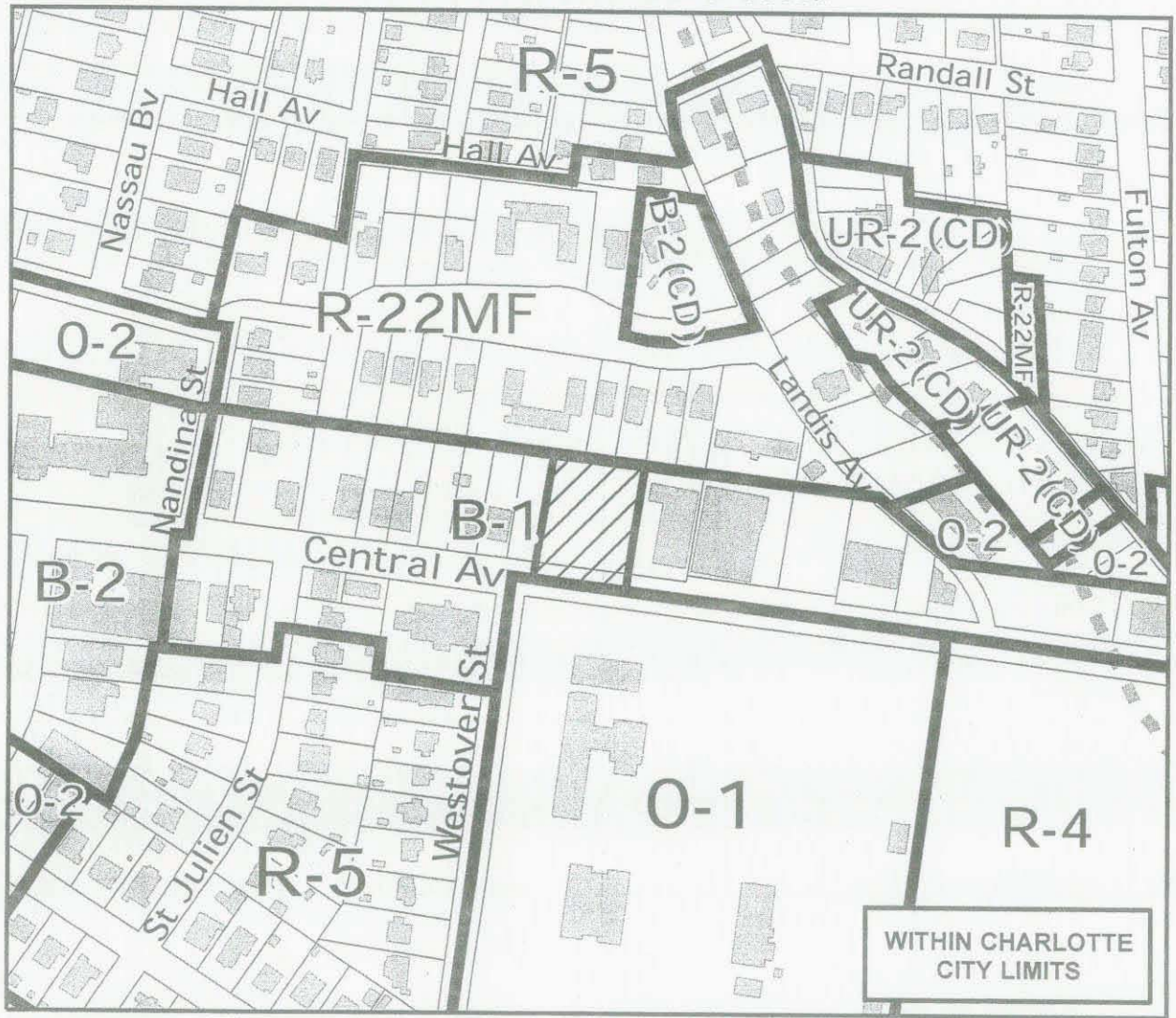
Petition #: **2006-133**

Petitioner: Foothills Capital, LLC

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

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

Acreage & Location : Approximately 0.60 acres located on the northeast corner of Central Avenue and Westover Street.



Zoning Map #(s) **101**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
07-24-2006



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

CITY ZONE CHANGE

Petition No. 2006-145
Petitioner: Learning Investors, LLC

APPROVED BY
CITY COUNCIL
ORDINANCE NO. 3432-Z
NOV 20 2006

ZONING REGULATIONS

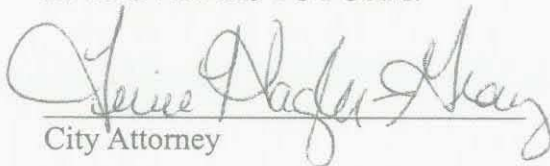
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-8MF(CD) to R-3 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 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 20th day of November, 2006, the reference having been made in Minute Book 124, and recorded in full in Ordinance Book 54, Page(s) 571-572.

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


Brenda R. Freeze, CMC, City Clerk

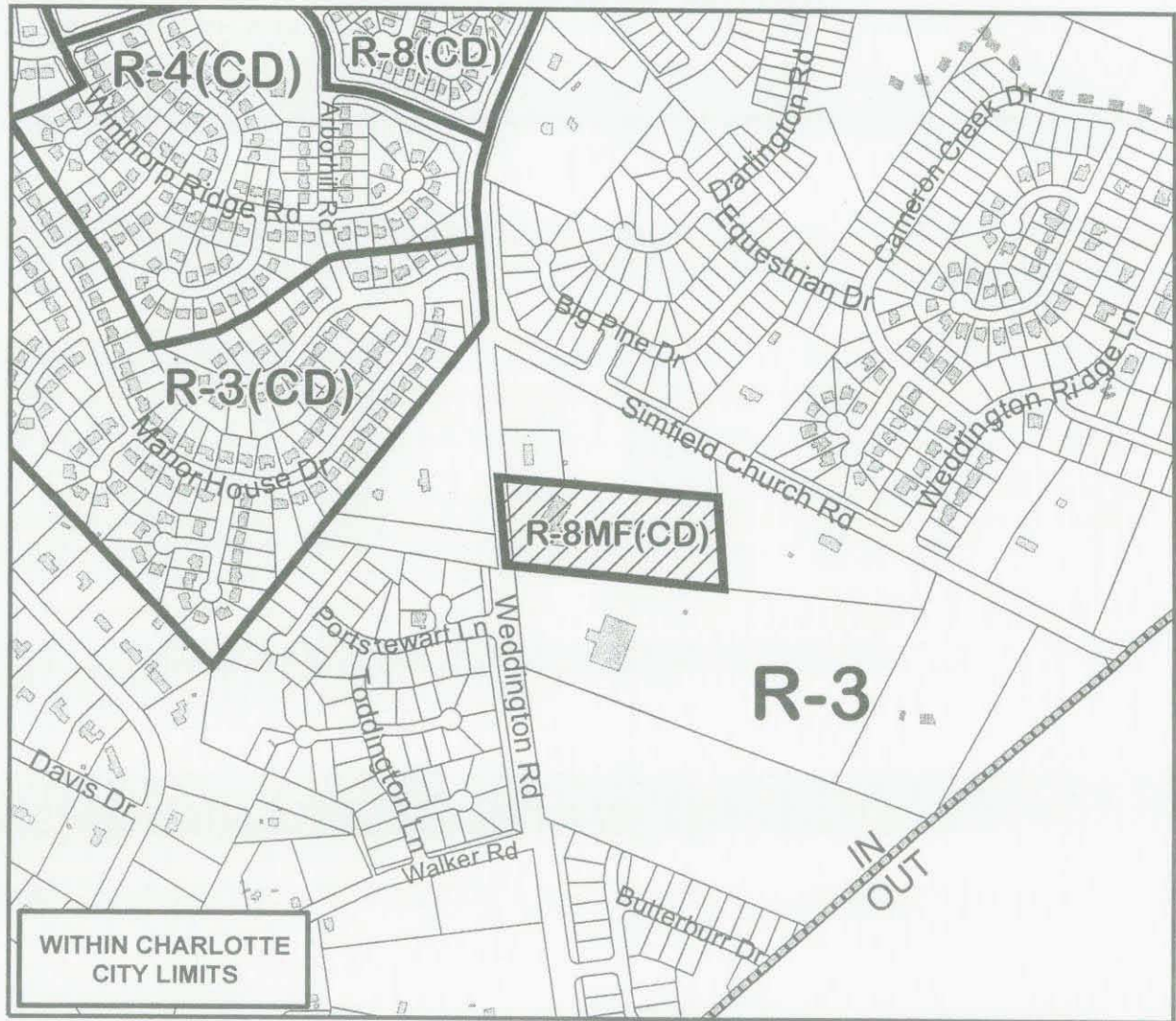
Petition #: **2006-145**

Petitioner: Learning Investors, LLC c/o George J. Couchell

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

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

Acreeage & Location : Approximately 6 acres located on the east side of Weddington Road south of Simfield Church Road.



Zoning Map #(s) **179**

Map Produced by the
Charlotte-Mecklenburg Planning Commission
08-11-2006



	Requested R-3 from R-8MF(CD)		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams