

APPROVED BY  
CITY COUNCIL.

Petition No. 2006-136  
Petitioner: *Richard T. Wynn*  
ORDINANCE #3556-Z

APR 16 2007

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

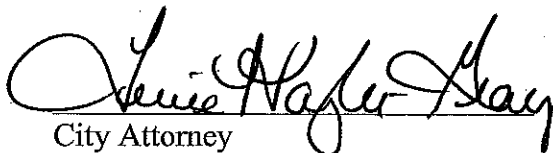
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-8 (CD).

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

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

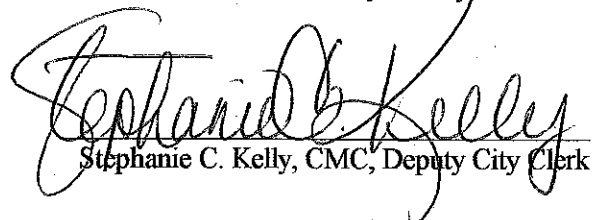
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16<sup>th</sup> day of April, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 834-835a.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9<sup>th</sup> day of May, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

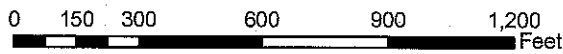
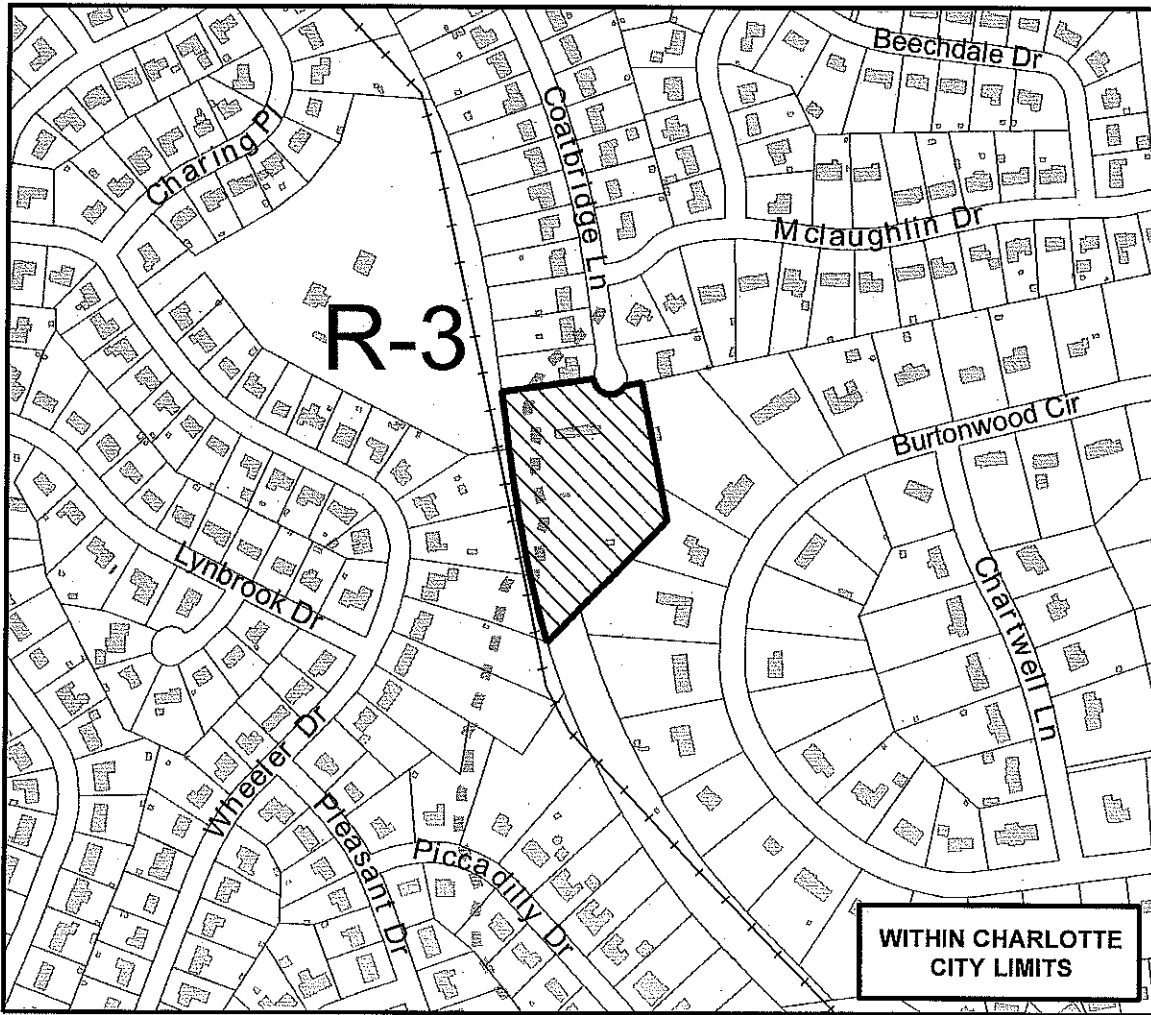
Petition #: **2006-136**

Petitioner: Richard T Wynn

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

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

Acreeage & Location : Approximately 3.8 acres located on Coatbridge Lane south of McLaughlin Drive.



Zoning Map #(s) **123**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
12-27-2006



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

Petition No. 2007-018  
Petitioner: *Robert Spivey*  
**ORDINANCE #3557-Z**

**APPROVED BY  
CITY COUNCIL.**  
APR 16 2007

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

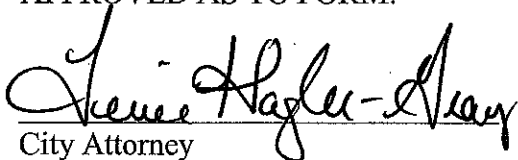
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 and I-1 to B-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.

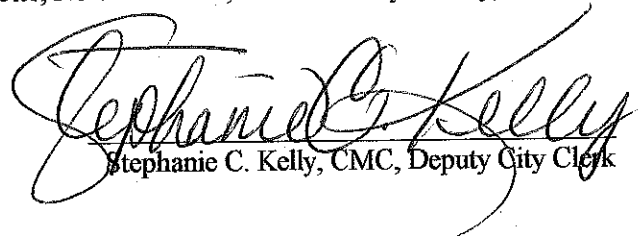
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, 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 16<sup>th</sup> day of April, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 836-837.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9<sup>th</sup> day of May, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

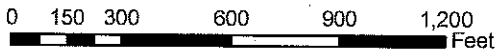
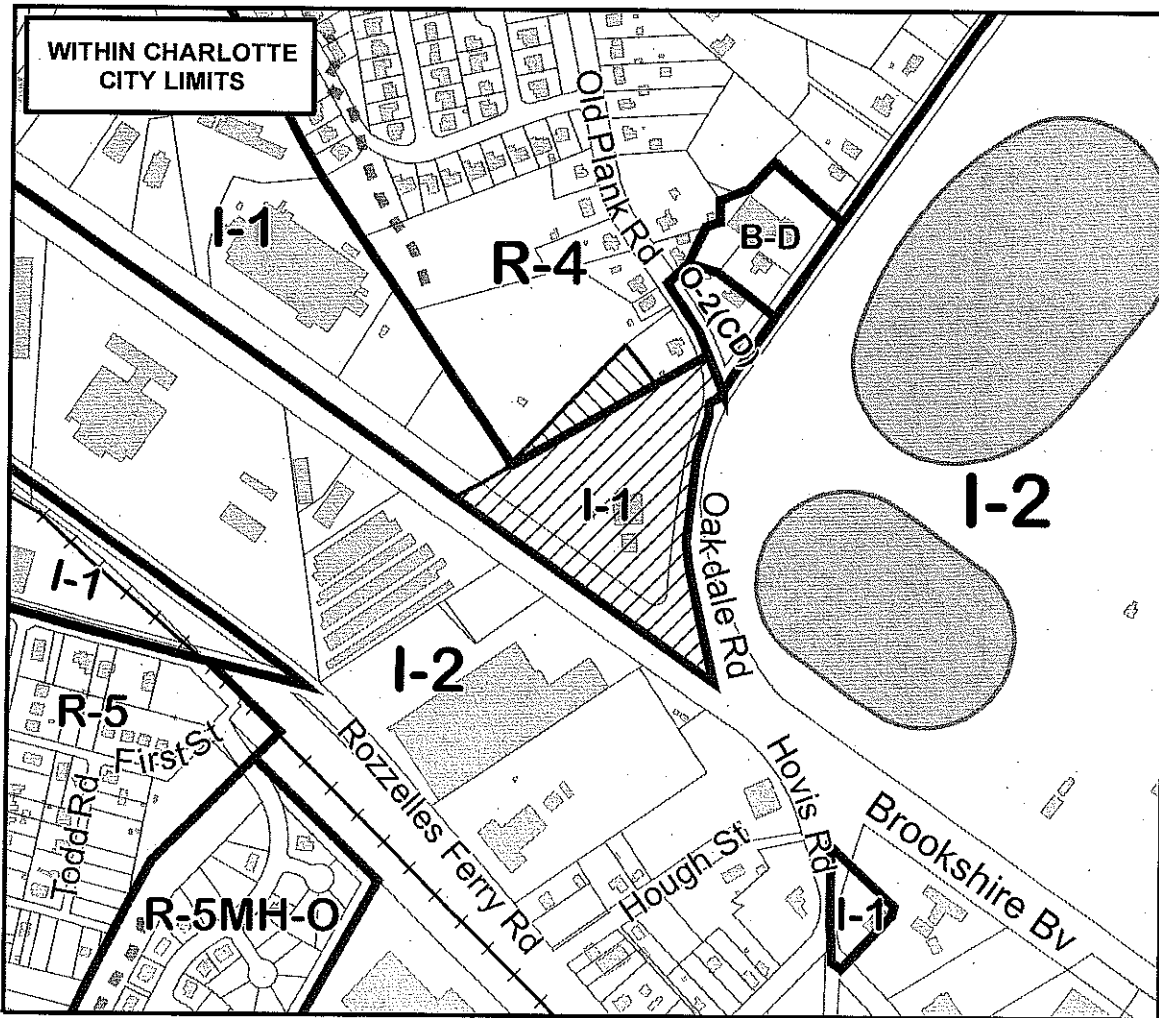
Petition #: **2007-018**

Petitioner: Robert Spivey

Zoning Classification (Existing): R-4 and I-1  
(Single-Family Residential, up to 4 dwelling units per acre and Light Industrial)

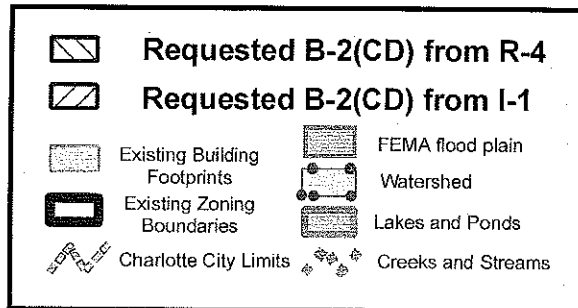
Zoning Classification (Requested): B-2(CD)  
(General Business, Conditional)

Acreeage & Location : Approximately 5.48 acres located on the northwest corner of Brookshire Boulevard and Oakdale Road.



Zoning Map #(s) **68**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
11-28-2006



APPROVED BY  
CITY COUNCIL.

Petition No. 2007-021  
Petitioner: *Thomas B. Henson*

APR 16 2007

ORDINANCE #3558-Z

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

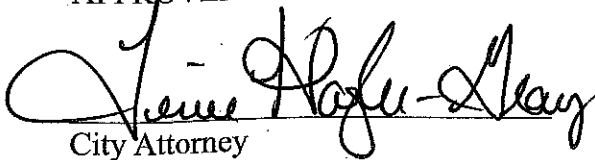
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

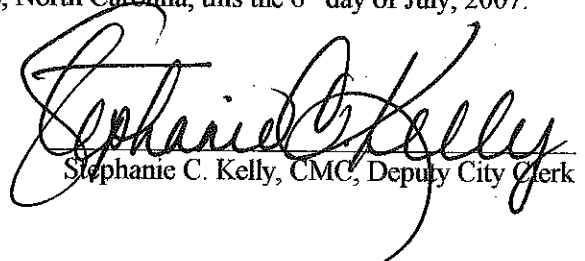
APPROVED AS TO FORM:

  
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 16<sup>th</sup> day of April, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 838-839.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of July, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

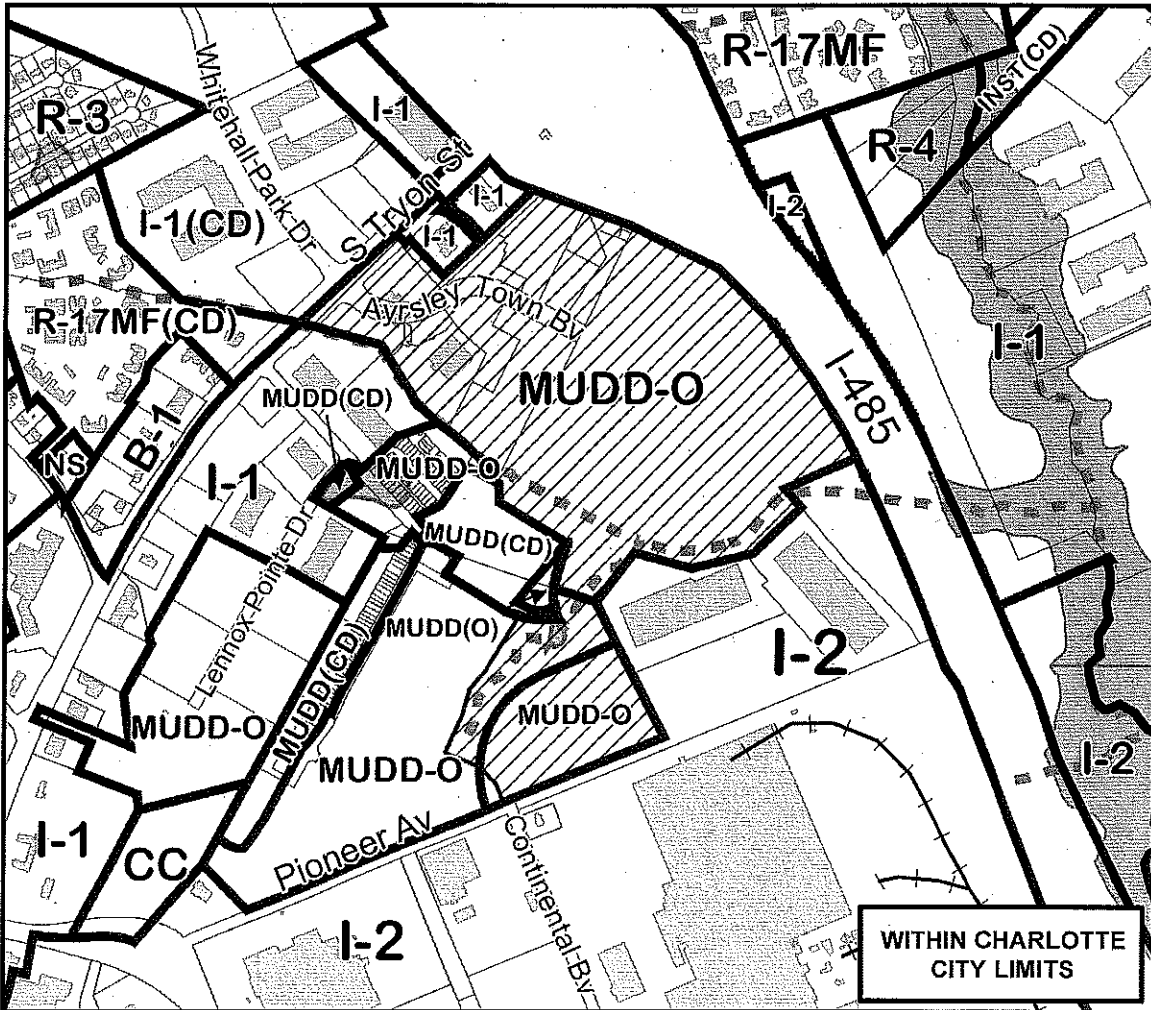
Petition #: **2007-021**

Petitioner: Thomas Henson

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

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

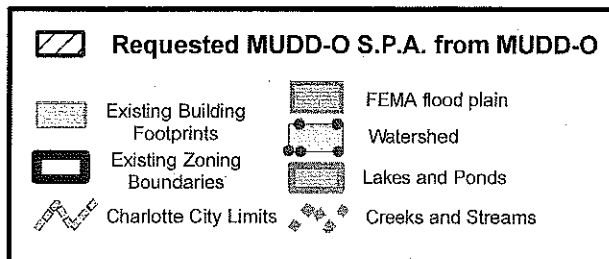
Acreeage & Location : Approximately 87.35 acres located on Ayrsey Town Boulevard east of S Tryon Street and west of Interstate 485.



0 250 500 1,000 1,500 2,000  
 Feet

Zoning Map #(s) **149**

Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 12-08-2006



APPROVED BY  
CITY COUNCIL

Petition No. 2007-022  
Petitioner: *Diamond Point Properties*

APR 16 2007

ORDINANCE #3559-Z

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

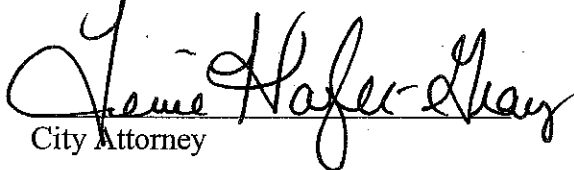
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

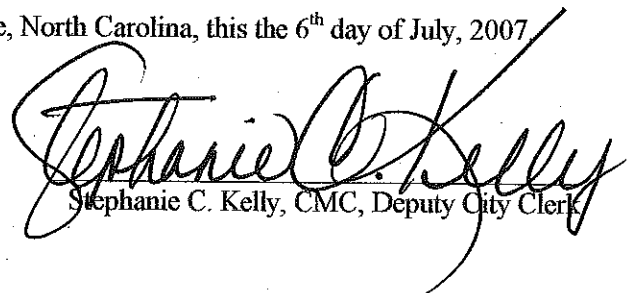
APPROVED AS TO FORM:

  
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 16<sup>th</sup> day of April, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 840-841.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of July, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

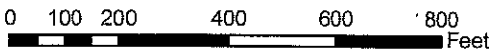
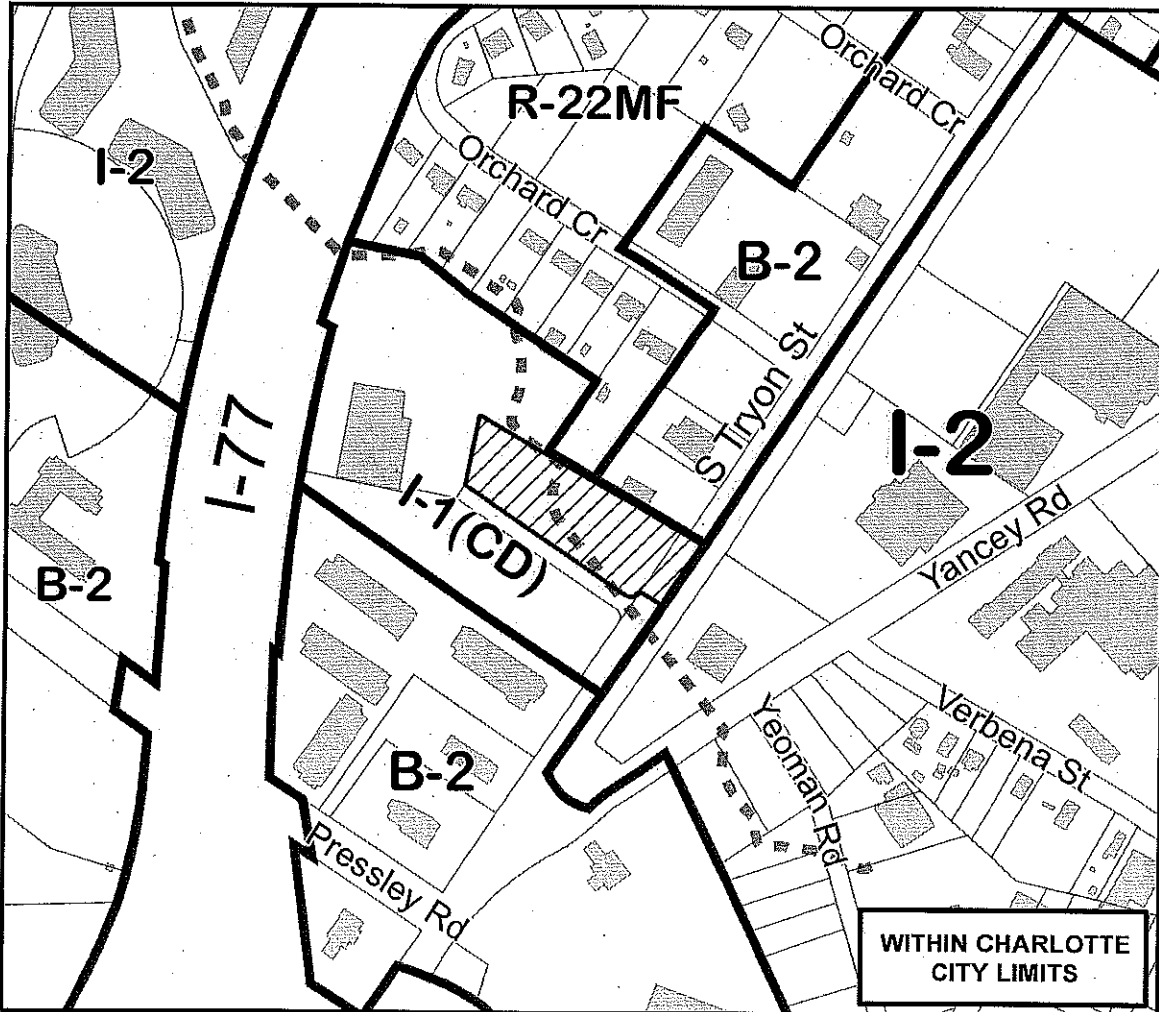
Petition #: **2007-022**

Petitioner: Diamond Point Properties

Zoning Classification (Existing): I-1(CD)  
(Light Industrial, Conditional)

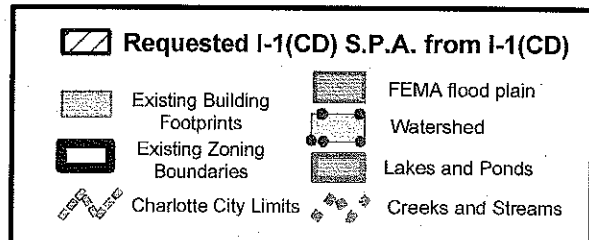
Zoning Classification (Requested): I-1(CD) S.P.A.  
(Light Industrial, Conditional, Site Plan Amendment)

Acreeage & Location : Approximately 1.27 acres located on the west side of S Tryon Street between Yancey Road and Orchard Circle.



Zoning Map #(s) **126**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
12-05-2006





CITY ZONE CHANGE

Petition No. 2007-25

Petitioner: Tribek Properties

APPROVED BY  
CITY COUNCIL

APR 16 2007

ORDINANCE #3560-Z

**ZONING REGULATIONS**

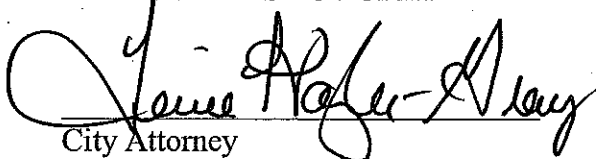
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 B-1SCD to B-1 on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

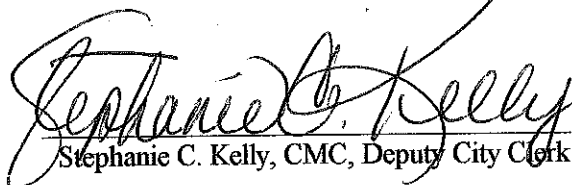
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9<sup>th</sup> day of May, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

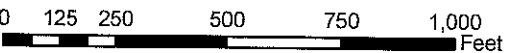
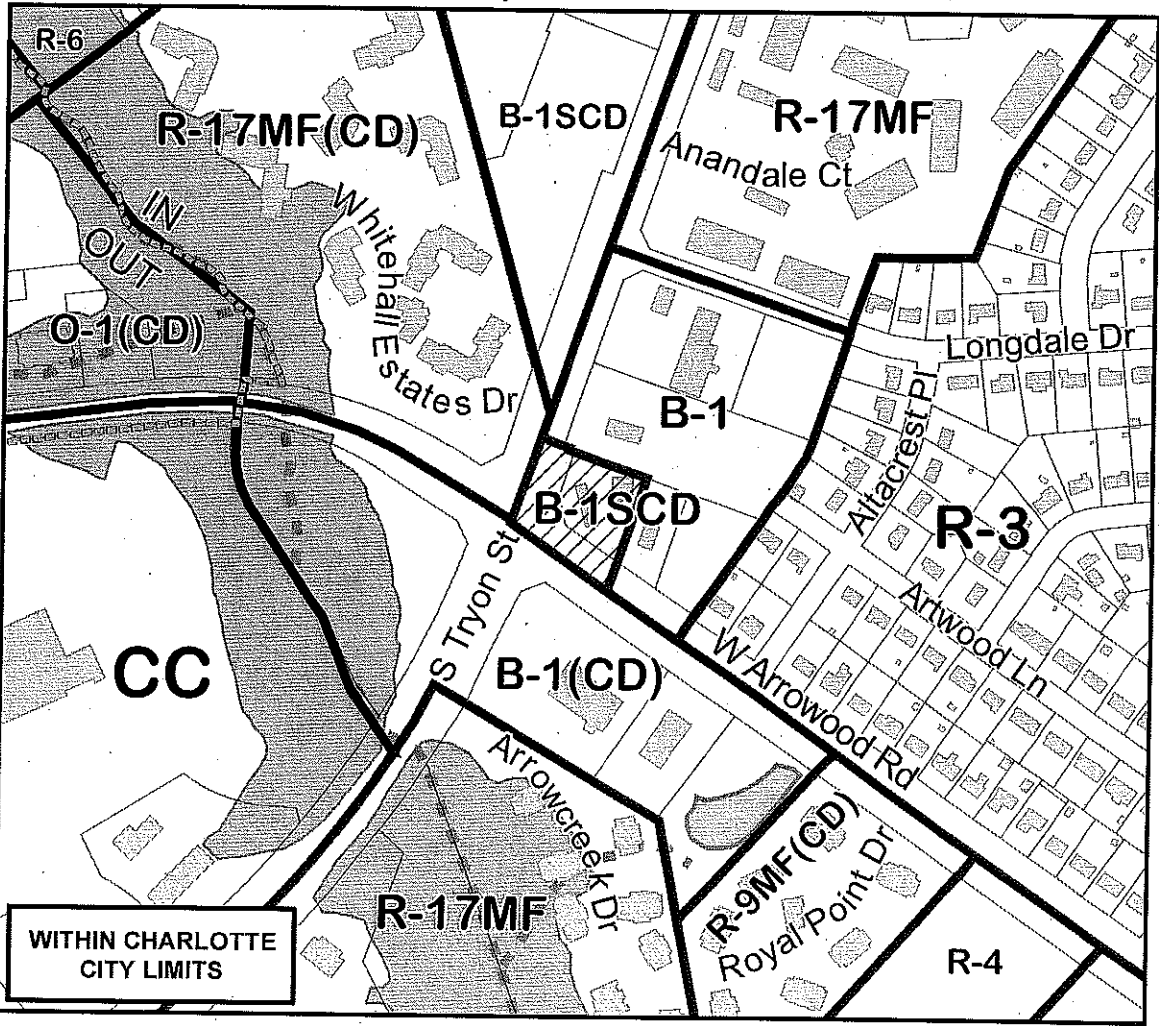
Petition #: **2007-025**

Petitioner: Tribek Properties; c/o Mr. Blanton Hamilton

Zoning Classification (Existing):     B-1SCD      
(Business, Shopping Center District)

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

Acreage & Location : Approximately 0.71 acres located on the northeast corner of S Tryon Street and W Arrowood Road.



Zoning Map #(s) **133**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
12-21-2006



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

CITY ZONE CHANGE

Petition No. 2007-26

Petitioner: Hickory Grove Baptist Church

APPROVED BY  
CITY COUNCIL

APR 16 2007  
ORDINANCE #3381-Z

**ZONING REGULATIONS**

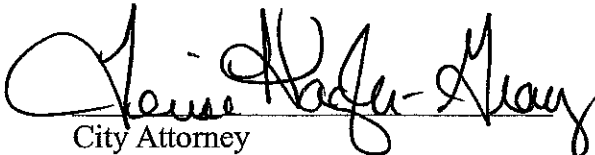
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

SEE ATTACHED MAP

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

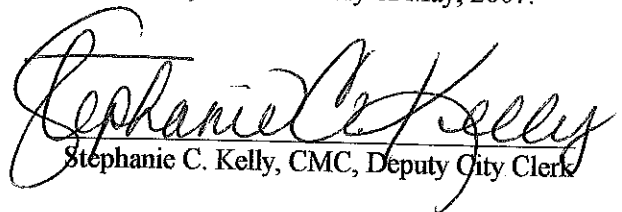
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16<sup>th</sup> day of April, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 844-845.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9<sup>th</sup> day of May, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

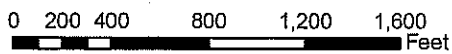
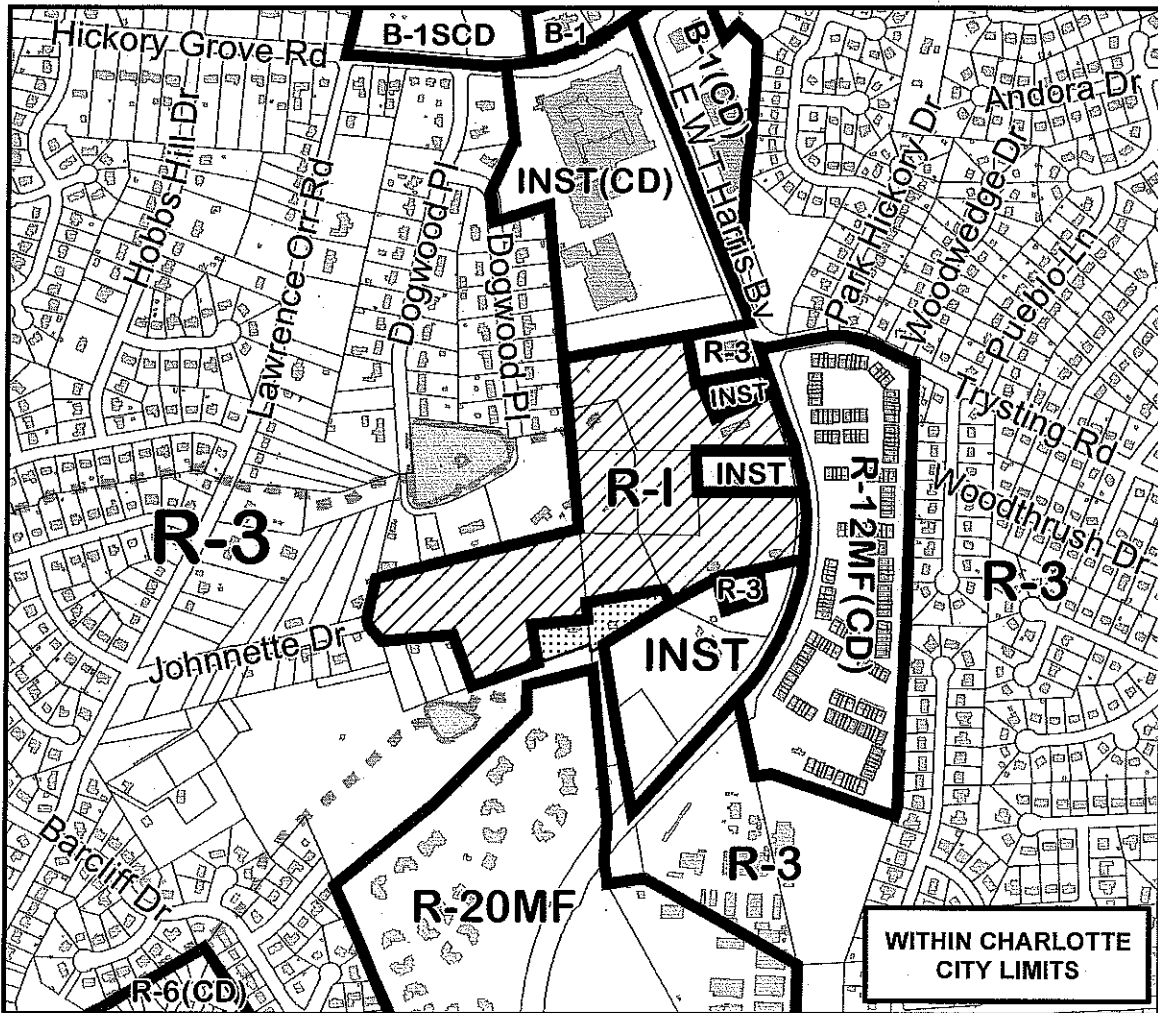
Petition #: **2007-026**

Petitioner: Hickory Grove Baptist Church

Zoning Classification (Existing): R-1 and R-3  
 (Residential-Institutional and Single-Family Residential, up to 3 dwelling units per acre)

Zoning Classification (Requested): INST  
 (Institutional)

Acreage & Location : Approximately 29.11 acres located on the west side of  
 E W T Harris Boulevard, south of Hickory Grove Road.



Zoning Map #(s) **99**

Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 12-27-2006



	Requested INST from R-1
	Requested INST from R-3
	Existing Building Footprints
	Existing Zoning Boundaries
	Charlotte City Limits
	FEMA flood plain
	Watershed
	Lakes and Ponds
	Creeks and Streams

Petition No. 2007-027  
Petitioner: Charlotte-Mecklenburg Planning Commission

**APPROVED BY  
CITY COUNCIL.**

**APR 16 2007**

**AN ORDINANCE AMENDING APPENDIX A  
OF THE CITY CODE –ZONING ORDINANCE**

**ORDINANCE #3561-Z**

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

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: DEFINITIONS

- a. Amend Section 2.201, "Definitions" by adding a new definition for "building massing" in alphabetical order that reads as follows:

**Massing, building.**

The height, width and depth of a structure.

B. CHAPTER 3: DECISION-MAKING AND ADMINISTRATIVE BODIES

1. PART 2: PLANNING COMMISSION

- a. Amend Section 3.201, "Powers and duties" by adding the authorization to hear appeals to Administrative Amendments as a new subitem (5): The Section shall read as follows:

**Section 3.201. Powers and duties.**

The Planning Commission shall have the following powers and duties to be carried out in accordance with these regulations which include, but are not limited to, the following:

*(Petition No. 2005-78 §3.201, 06/20/05)*

- (1) To initiate, review, and make recommendations to the City Council regarding amendments to the text of these regulations and to the Zoning Maps.
- (2) To review the progress of development allowed under the terms of a reclassification of property.

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- (3) To adopt such rules of procedure necessary for the administration of its responsibilities not inconsistent with these regulations.
- (4) Any such other duties and responsibilities transferred from the County to the City as per the Interlocal Cooperation Agreement as amended May 2005.
- (5) To hear appeals of administrative amendments as per Section 6.207.

C. CHAPTER 6: AMENDMENTS

1. PART 2: CONDITIONAL ZONING DISTRICTS

- a. Amend Section 6.207, "Alternations to approval" by modifying the process used to approve administrative amendment changes. The revised section shall read as follows:

**Section 6.207. Alterations to approval.**

- (1) Changes to an approved site plan.

Except as provided in subsection 6.207(2) below, changes to an approved petition or to the conditions attached to the approved petition shall be treated the same as amendments to these regulations or to the Zoning Maps and shall be processed in accordance with the procedures in this Chapter.

- (2) Administrative amendment process.

- (a) Application for an administrative amendment. Any request for an administrative amendment shall be pursuant to a written letter, signed by the property owner, to the Planning staff detailing the requested change. Upon request, the applicant must provide any additional information that is requested. Accompanying the letter shall be the applicable fee for administrative review.
- (b) Authority to approve an administrative amendment. The Planning Director or designee shall have the delegated authority to approve an administrative amendment change to an approved site plan. The standard for approving or denying such a requested change shall be that the change does not

significantly alter the site plan or its conditions and that the change does not have a significant impact upon abutting properties.

Significant changes to an approved site plan that can not be considered through an administrative amendment include the following:

- (a) Increasing the number of buildings
- (b) Increasing the number of dwelling units more than five (5) units or 10% of the total approved, whichever is less.
- (c) Adding driveways to thoroughfares
- (d) Reducing parking spaces below the minimum standards
- (e) Reducing buffers or yards
- (f) Moving structures closer to adjacent properties in a residential district or when abutting a residential use.
- (e) Reducing open space
- (f) Changing owner occupied units to rental if noted on the site plan
- (g) Increasing the mass of buildings.

The Planning Director or designee, however, shall always have the discretion to decline to exercise the delegated authority either because the designee is uncertain about approval of the change pursuant to the standard or because a rezoning petition for a public hearing and City Council consideration is deemed appropriate under the circumstances. If the Planning Director or designee declines to exercise this authority, then the applicant can only file a rezoning petition for a public hearing and Council decision.

- (c) Staff decision, notifications, appeal process.
  - (i) Approval where there was a valid protest petition in effect on the original rezoning petition. If an administrative amendment is approved, and a valid protest petition was filed against the original petition on or after January 1, 2006 (even if it was withdrawn), then the Planning Director or designee shall:
    1. Send written notification of the approval to adjacent property owners



within 300' of the subject parcel  
(exclusive of rights-of-way), and

2. Send written notification of the approval to neighborhood leaders, as listed by the Planning Department, within one mile of the subject site.
3. Post a sign on the subject property, indicating that the staff has granted an administrative amendment.

Adjacent property owners within 100' (exclusive of rights-of-way) have the right to file an appeal with the Planning Director or designee within 21 days from the date of the written notification. The Zoning Committee of the Planning Commission shall hear the appeal through a quasi-judicial process.

- (ii) Approval without valid protest petition in effect on the date of the original rezoning decision. If an administrative amendment is approved, adjacent property owners within 100' (exclusive of rights-of-way) have the right to file an appeal with the Planning Director or designee within 21 days of the date the decision was filed, although no notification to adjacent property owners is required.
- (iii) Denial. If an administrative amendment is denied, then the Planning Director or designee shall send written notification of the denial to the applicant. The applicant shall have 21 days from the date of the written notification to file an appeal of the decision with the Planning Director or designee.

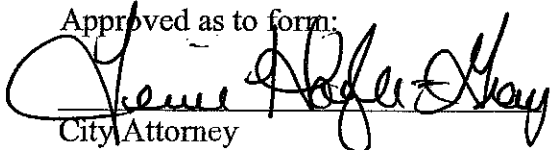
If the denial is appealed, then the Planning staff shall send written notification to adjacent property owners within 300' of the subject parcel (exclusive of rights-of-way), notifying them of the appeal.

The Zoning Committee of the Planning Commission shall hear the appeal through a quasi-judicial process.

- d. Zoning Committee Appeal Process.
- (i) The Zoning Committee of the Planning Commission shall hold a quasi-judicial meeting to hear the appeal. The Zoning Committee may affirm, reverse or modify the decision under appeal, making findings of fact and conclusions of law to support its decision.
  - (ii) Appeals of the Zoning Committee decision may be made to Superior Court.

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

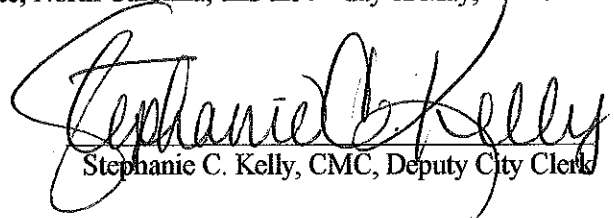
Approved as to form:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16<sup>th</sup> day of April, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 846-847d.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9<sup>th</sup> day of May, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

Petition No. 2007-029

APPROVED BY  
CITY COUNCIL.

APR 16 2007

*Petitioner: CentDevNorthlake, LLC*

**ORDINANCE #3563-Z**  
**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING**  
**ORDINANCE.**

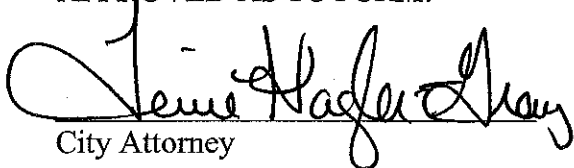
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

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

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

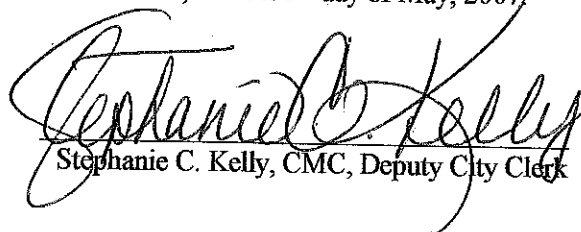
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, 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 16<sup>th</sup> day of April, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 848-849.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9<sup>th</sup> day of May, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

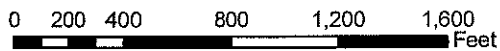
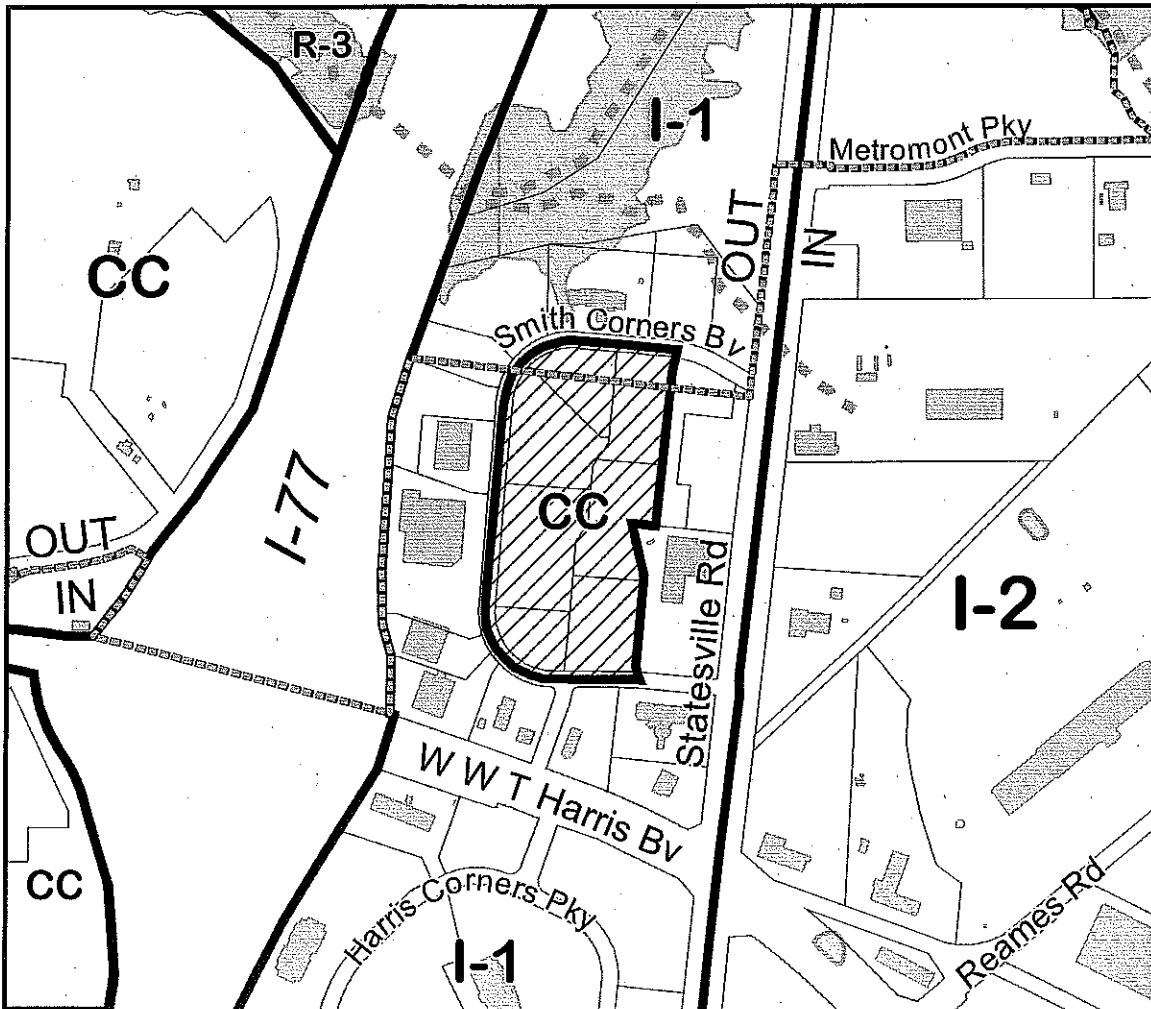
Petition #: **2007-029**

Petitioner: CentDev Northlake, LLC

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

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

Acreage & Location : Approximately 14.63 acres located on Smith Corners Boulevard, northeast of the W W T Harris Boulevard / Interstate 77 Interchange.



Zoning Map #(s) **44**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
12-21-2006



	<b>Requested CC S.P.A. from CC</b>		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

Petition No. 2007-032  
Petitioner: *Beazer Homes Corporation*

APPROVED BY  
CITY COUNCIL.

APR 16 2007

**ORDINANCE #3564-Z**

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

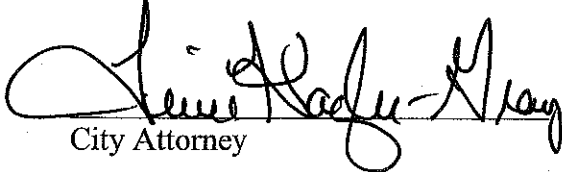
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from MUDD-O to R-12MF(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.

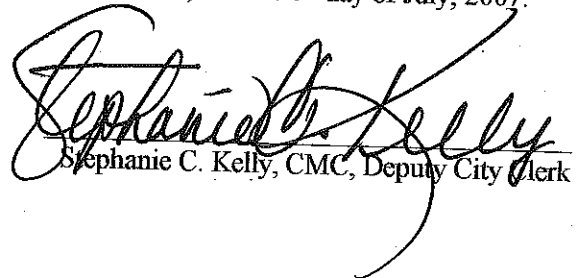
APPROVED AS TO FORM:

  
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 16<sup>th</sup> day of April, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 850-851.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of July, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

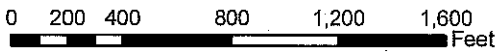
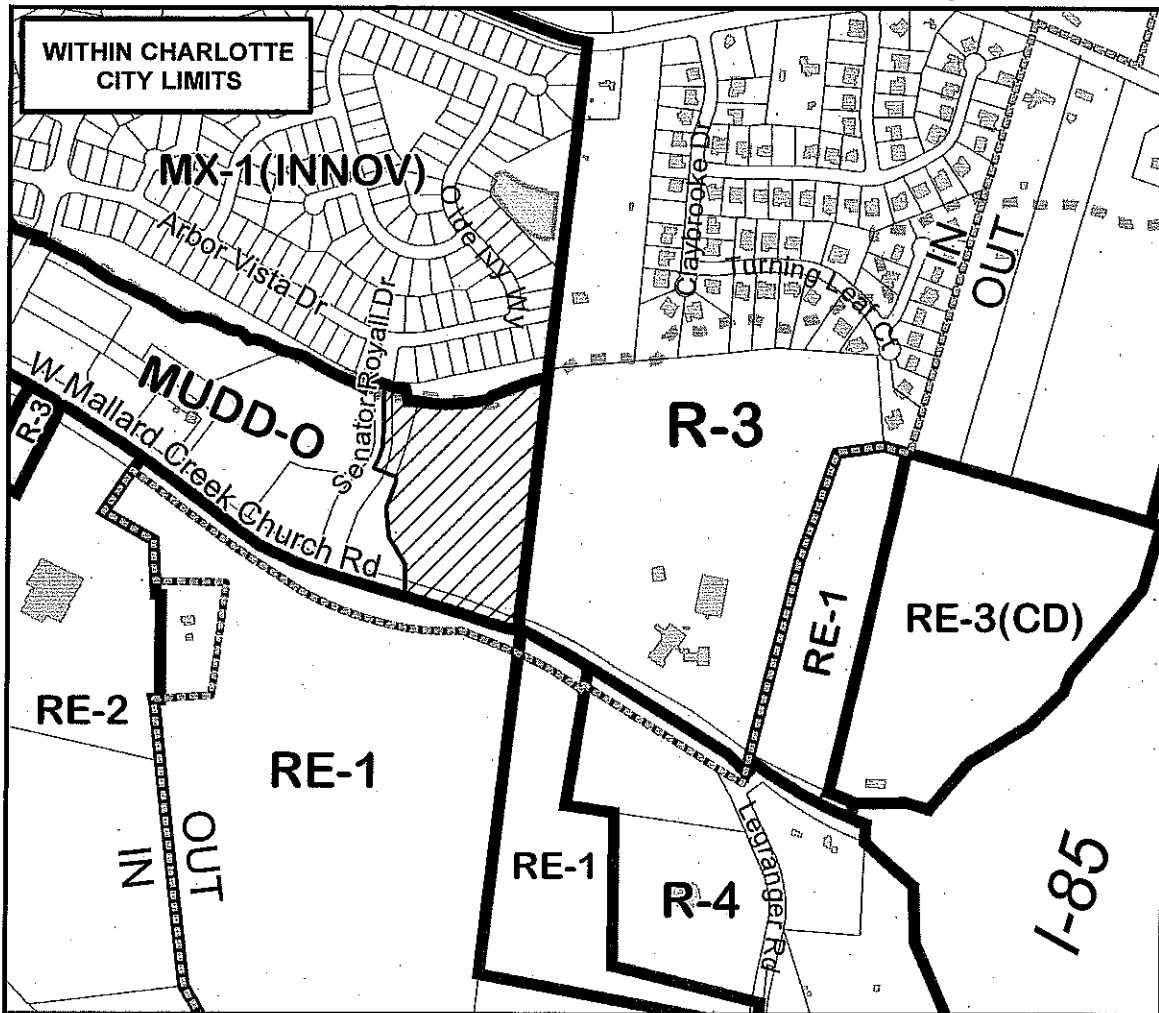
Petition #: **2007-032**

Petitioner: Beazer Homes Corp. c/o Chris Robusto

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

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

Acreage & Location : Approximately 8.85 acres located on the northeast corner of W Mallard Creek Church Road and Senator Royall Drive.



Zoning Map #(s) **53**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
12-27-2006



	Requested R-12MF(CD) from MUDD-O		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

Petition No. 2007-033  
Petitioner: *Crosland, Inc.*  
**ORDINANCE #3565-Z**

**APPROVED BY  
CITY COUNCIL.**

APR 16 2007

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

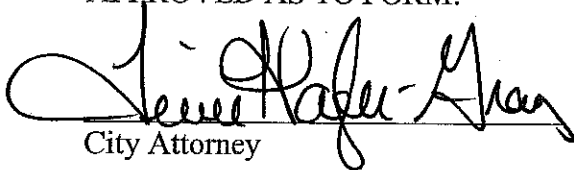
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

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

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

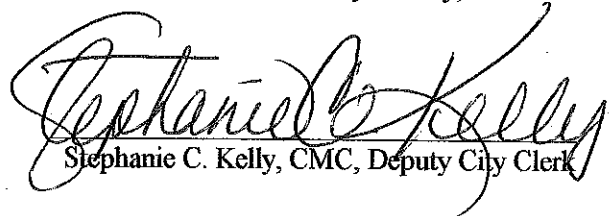
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, 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 16<sup>th</sup> day of April, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 852-853

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9<sup>th</sup> day of May, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

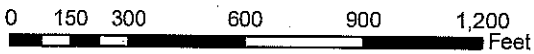
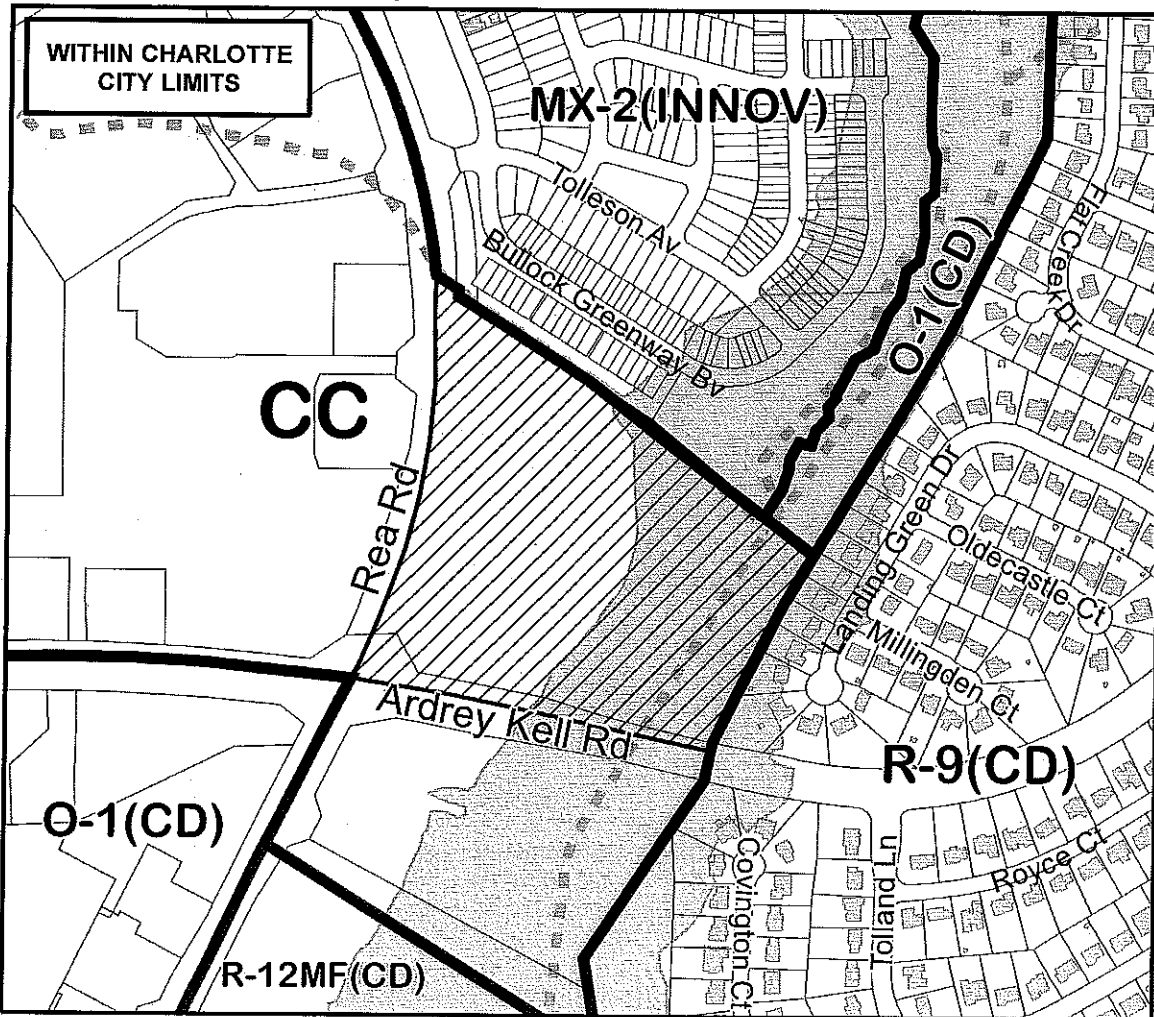
Petition #: **2007-033**

Petitioner: Crosland, Inc.

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

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

Acreage & Location : Approximately 22.06 acres located on the northeast corner of Ardrey Kell Road and Rea Road.



Zoning Map #(s) **186**

Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 12-27-2006



	Requested CC S.P.A. from CC		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams



Petition No. 2007-036  
Petitioner: *Cindy Lane Associated Limited Partnership*

**ORDINANCE #3566-Z**

APPROVED BY  
CITY COUNCIL

APR 16 2007

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

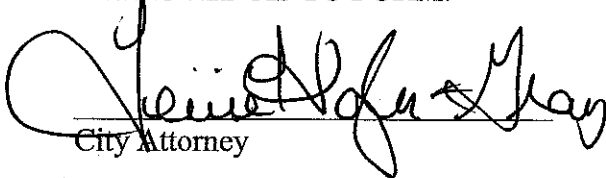
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

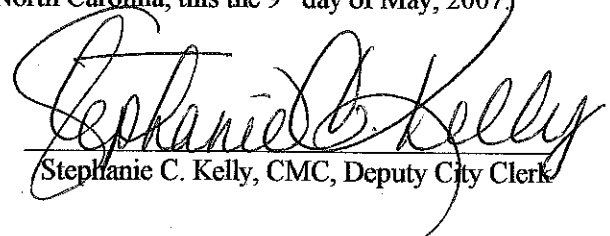
APPROVED AS TO FORM:

  
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 16<sup>th</sup> day of April, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 854-855.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 9<sup>th</sup> day of May, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

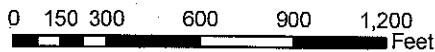
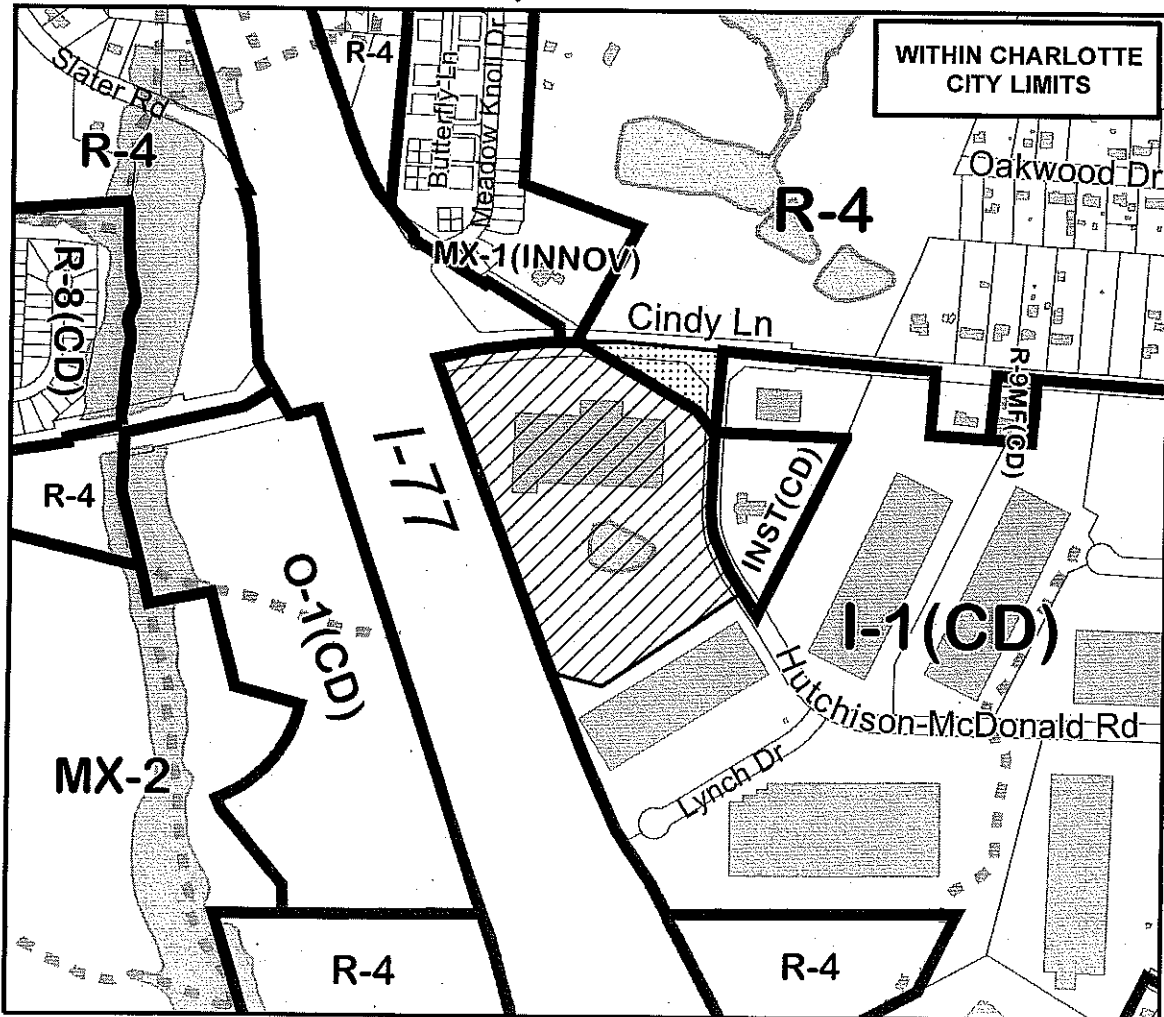
Petition #: **2007-036**

Petitioner: Cindy Lane Associates Limited Partnership

Zoning Classification (Existing): I-1(CD) and R-4  
 (Light Industrial, Conditional and Single-Family Residential, up to 4 dwelling units per acre)

Zoning Classification (Requested): I-1(CD) and I-1(CD) S.P.A.  
 (Light Industrial, Conditional and Light Industrial, Conditional, Site Plan Amendment)

Acreage & Location : Approximately 15.92 acres located on the southwest corner of Cindy Lane and Hutchison-McDonald Road.



Zoning Map #(s) **69**

Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 01-18-2007



	Requested I-1(CD) S.P.A. from I-1(CD)		Requested I-1(CD) from R-4
	Existing Building Footprints		FEMA flood plain
	Existing Zoning Boundaries		Watershed
	Charlotte City Limits		Lakes and Ponds
			Creeks and Streams

Petition No. 2007-039  
Petitioner: *The Charlotte-Mecklenburg Board of Education*

APPROVED BY  
CITY COUNCIL.  
APR 16 2007

**ORDINANCE #3567-Z**

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

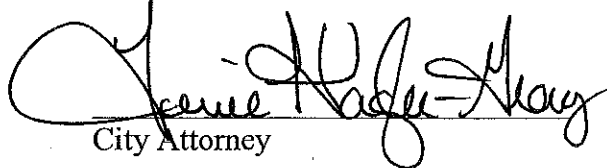
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

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.

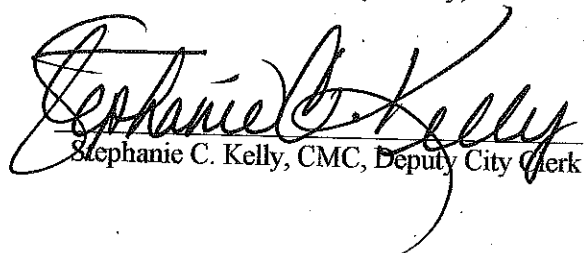
APPROVED AS TO FORM:

  
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 16<sup>th</sup> day of April, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 856-857.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of July, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk

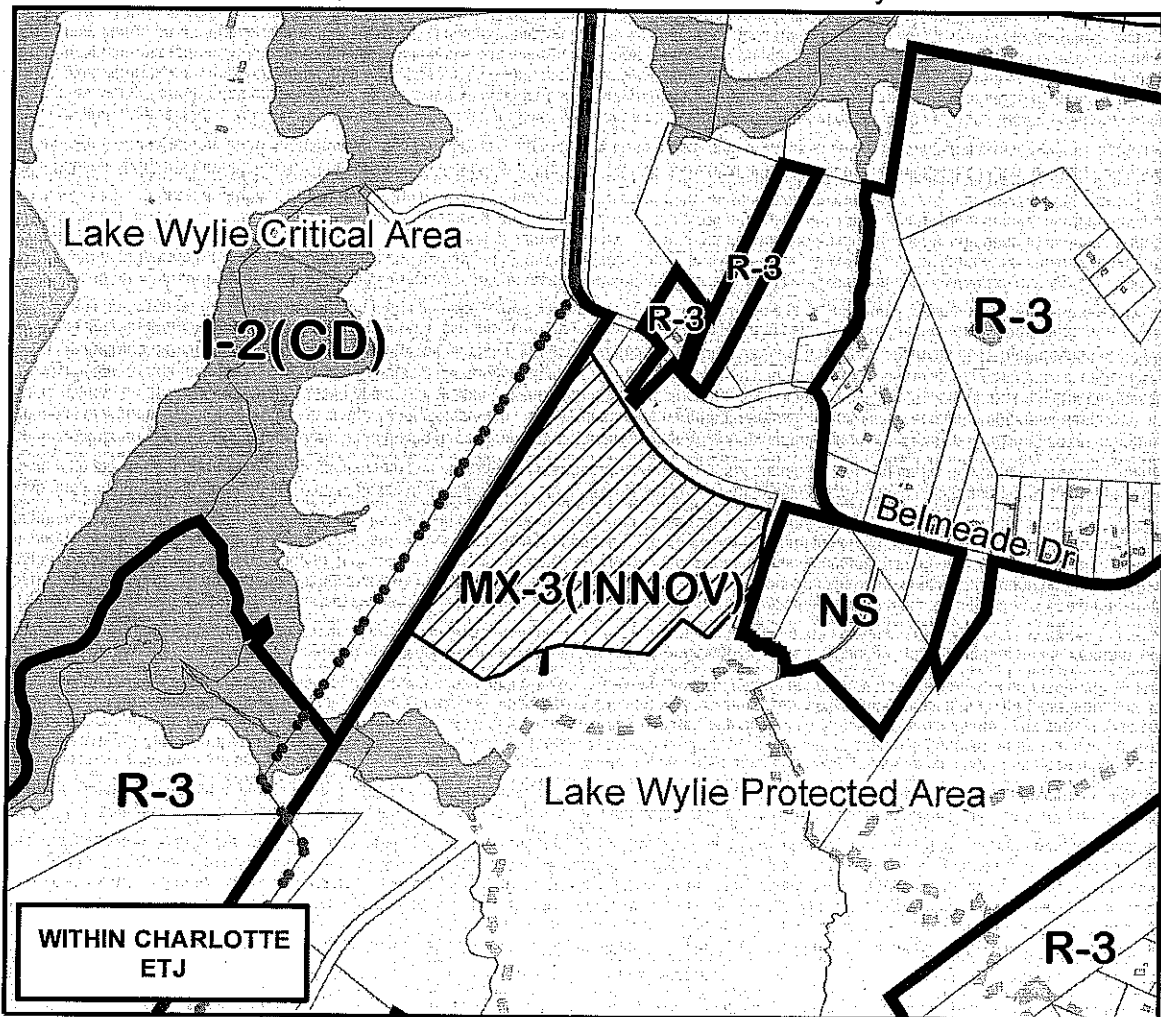
Petition #: **2007-039**

Petitioner: The Charlotte-Mecklenburg Board of Education

Zoning Classification (Existing): MX-3 (Innovative) (LWPA)  
(Mixed-Use Residential/Retail, Conditional, Innovative Design Standards -- Lake Wylie Protected Area)

Zoning Classification (Requested): MX-3 (Innovative) S.P.A. (LWPA)  
(Mixed-Use Residential/Retail, Conditional, Innovative Design Standards, Site Plan Amendment -- Lake Wylie Protected Area)

Acreeage & Location : Approximately 50.01 acres located south of Belmeade Drive, about one mile south of Mount Holly Road.



0 300 600 1,200 1,800 2,400 Feet

Zoning Map #(s) **65**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
02-15-2007

