

Petition No. 2005-092  
Petitioner: Providence Road Land Partners, LLC

APPROVED BY  
CITY COUNCIL.

FEB 19 2007

**ORDINANCE #3512-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 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 19<sup>th</sup> day of February, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 770-771.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21<sup>st</sup> day of March, 2007.

  
Brenda R. Freeze, CMC, City Clerk

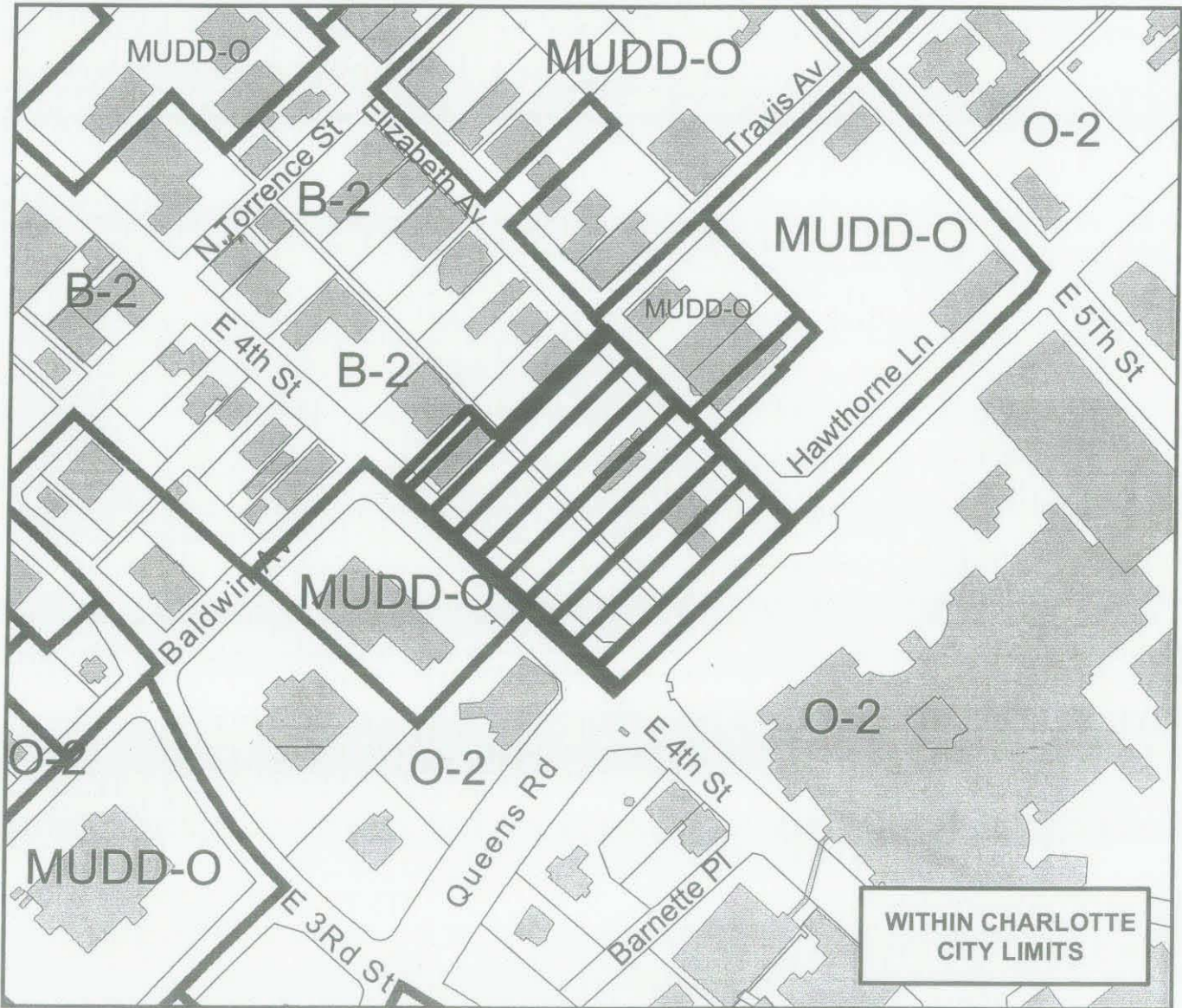
Petition #: **2005-092**

Petitioner: Providence Road Land Partners, LLC

Zoning Classification (Existing): B-2  
(General Business)

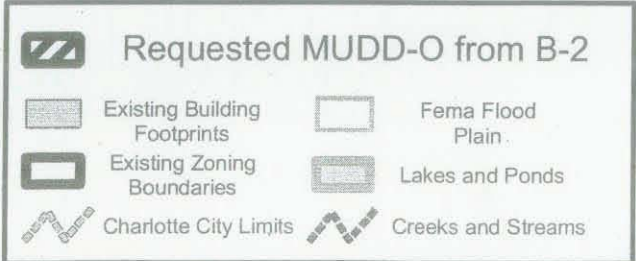
Zoning Classification (Requested): MUDD-O  
(Mixed-Use Development District, Optional, Conditional)

Acreeage & Location : Approximately 3.07 acres located northwest of Hawthorne Ln.  
and northeast of East 4th St.



Zoning Map #(s) **102**

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



Petition No. 2006-141  
Petitioner: Viscaya Randolph, LLC

APPROVED BY  
CITY COUNCIL  
FEB 19 2007

**ORDINANCE #3513-Z**

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

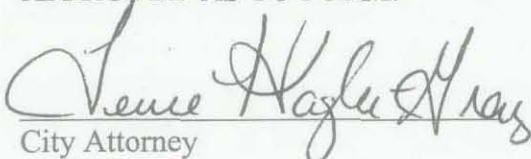
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 UR-2(CD).

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

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

APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the 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 19<sup>th</sup> day of February, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 772-773 .

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21<sup>st</sup> day of March, 2007.

  
Brenda R. Freeze, CMC, City Clerk

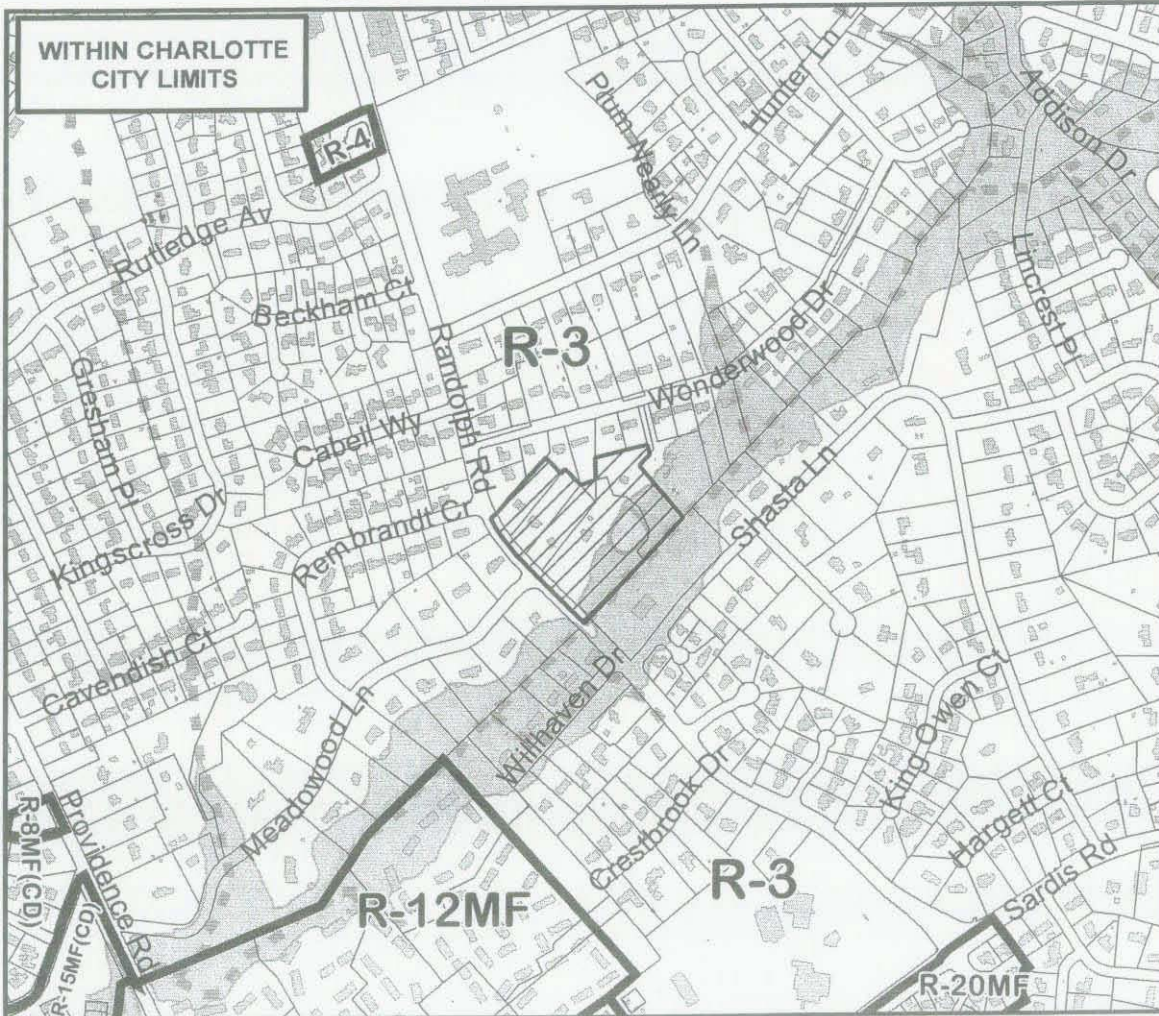
Petition #: **2006-141**

Petitioner: Viscaya Randolph LLC

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

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

Acreeage & Location : Approximately 8.6 acres loctated on the east side of Randolph Road between Shasta Lane and Wonderwood Drive.



Zoning Map #(s) **136**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
01-02-2007



	Requested UR-2(CD) from R-3		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

Petition No. 2006-156  
Petitioner: Fourth Ward

APPROVED BY  
CITY COUNCIL  
FEB 19 2007

**ORDINANCE #3514-Z**

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

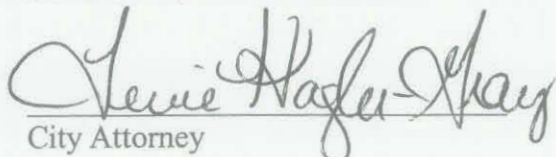
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 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, 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 19<sup>th</sup> day of February, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 774-775 .

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21<sup>st</sup> day of March, 2007.

  
Brenda R. Freeze, CMC, City Clerk

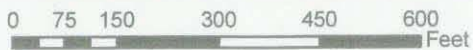
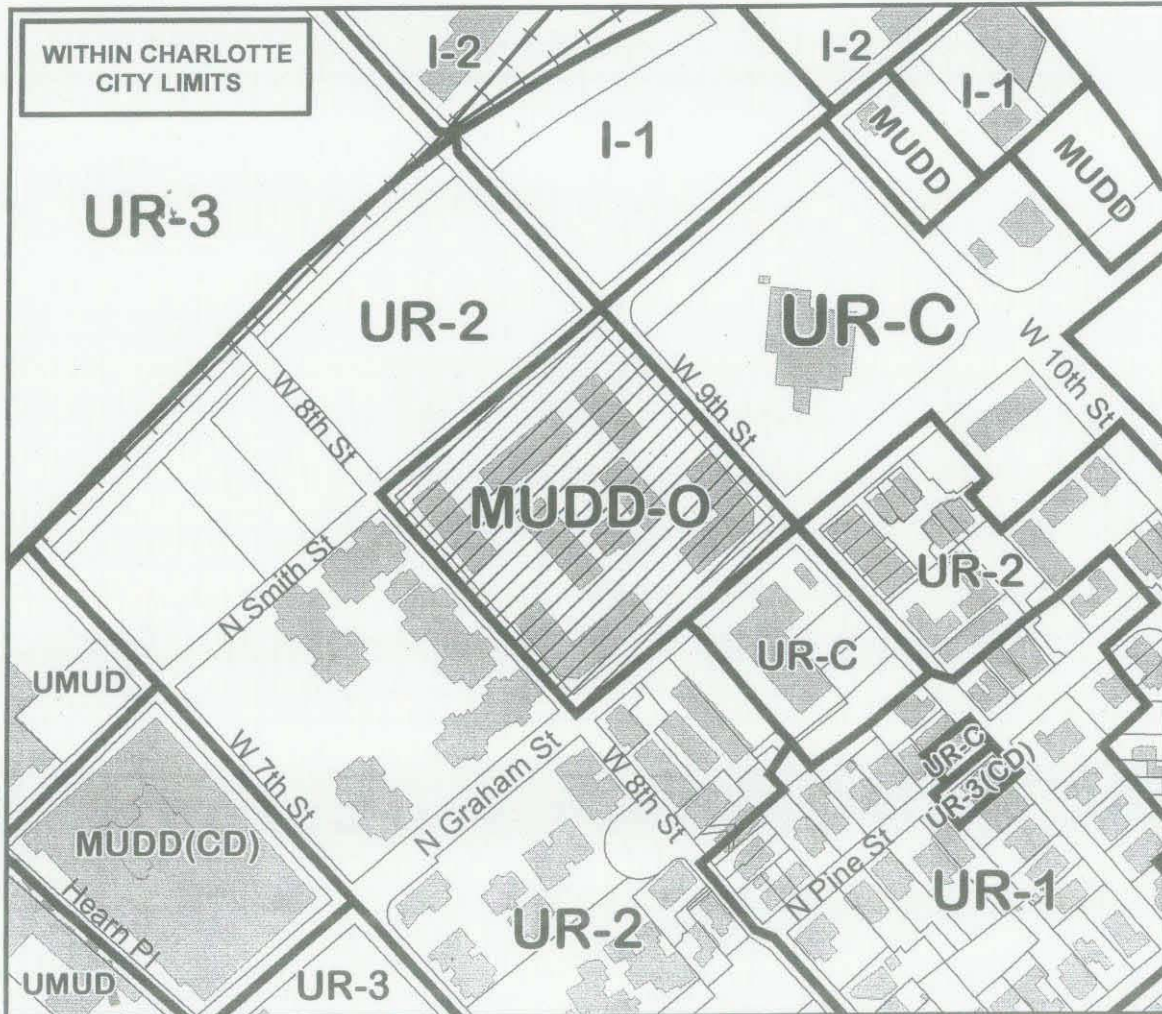
Petition #: **2006-156**

Petitioner: Fourth Ward Square Associates

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 3.54 acres located on the northwest corner of N. Graham Street and W. 8th Street.



Zoning Map #(s) **88**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
09-06-2006



APPROVED BY  
CITY COUNCIL.

Petition No. 2006-157  
Petitioner: Harris, Murr and Vermillion, LLC

FEB 19 2007

ORDINANCE #3515-Z

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

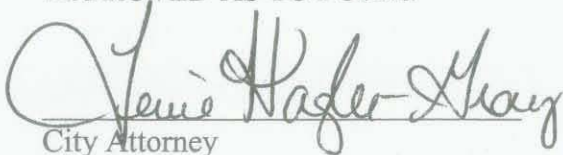
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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, B-1 SCD, B-2 and R-4 to CC.

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

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

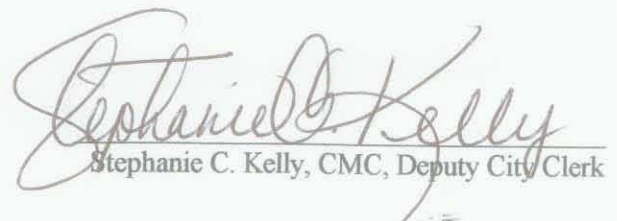
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, 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 19<sup>th</sup> day of February, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 776-777.

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

  
Stephanie C. Kelly, CMC, Deputy City Clerk

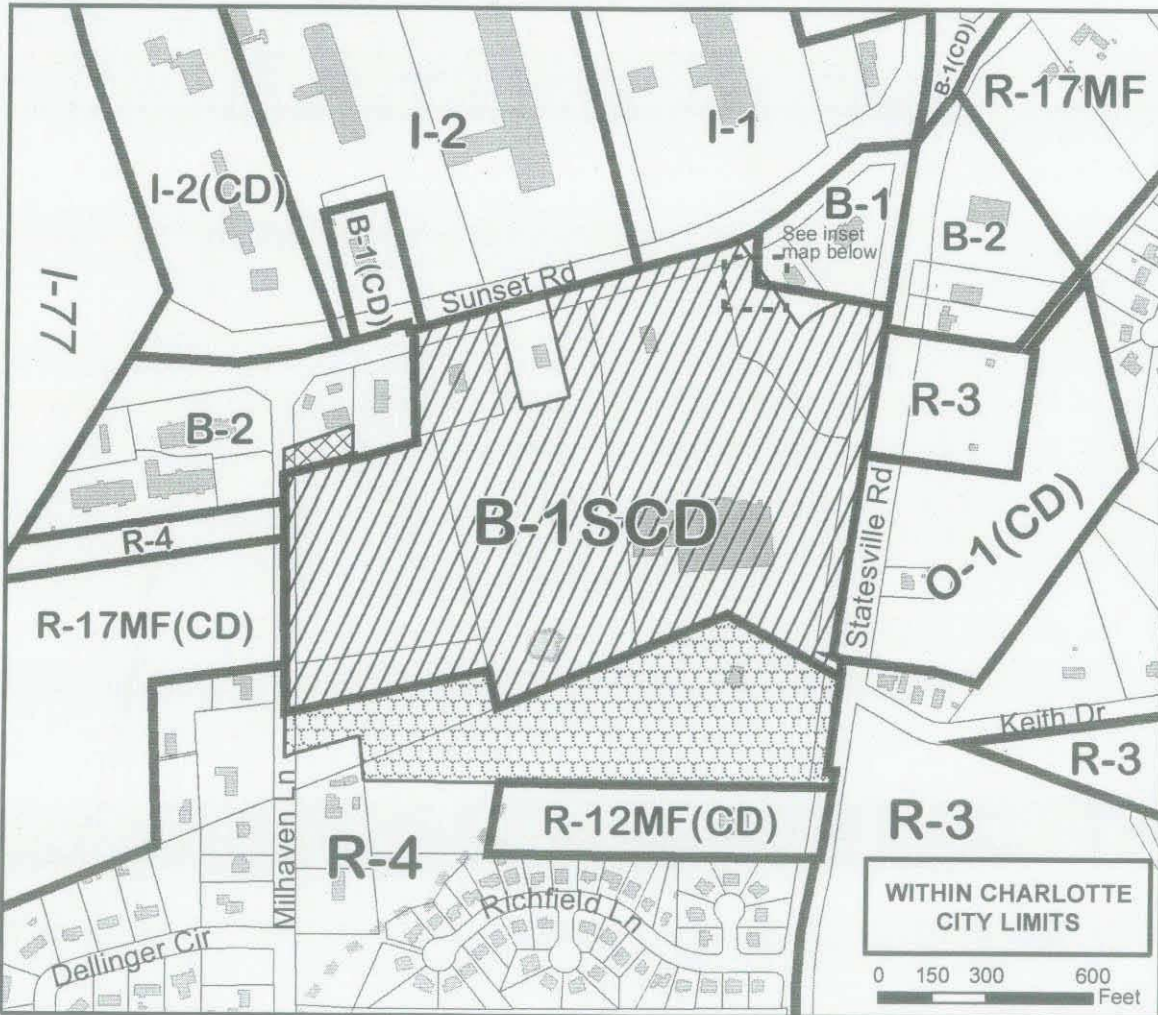
Petition #: **2006-157**

Petitioner: Harris, Murr and Vermillion, LLC

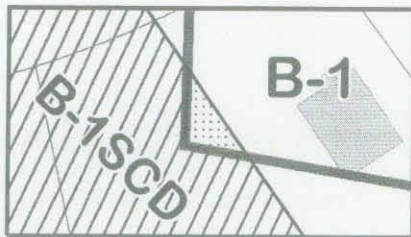
Zoning Classification (Existing): B-1, B-1 SCD, B-2 and R-4  
 (Neighborhood Business; Business, Shopping Center District;  
 General Business and Single-Family Residential, up to 4 dwelling units per acre)

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

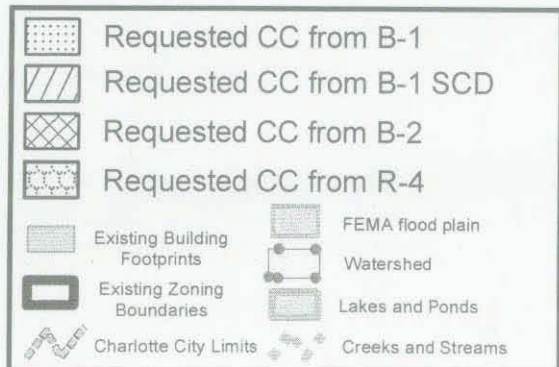
Acreage & Location : Approximately 42.5 acres located on the south side of Sunset Road between Millhaven Lane and Statesville Road.



Zoning Map #(s) **60**



Map Produced by the  
 Charlotte-Mecklenburg Planning Commission  
 09-07-2006





Petition No. 2006-161  
Petitioner: Crosland, Inc

APPROVED BY  
CITY COUNCIL.  
FEB 19 2007

**ORDINANCE #3516-Z**

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

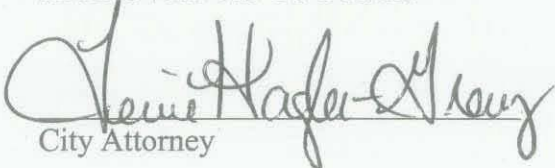
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 19<sup>th</sup> day of February, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 778-779.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21<sup>st</sup> day of March, 2007.

  
Brenda R. Freeze, CMC, City Clerk

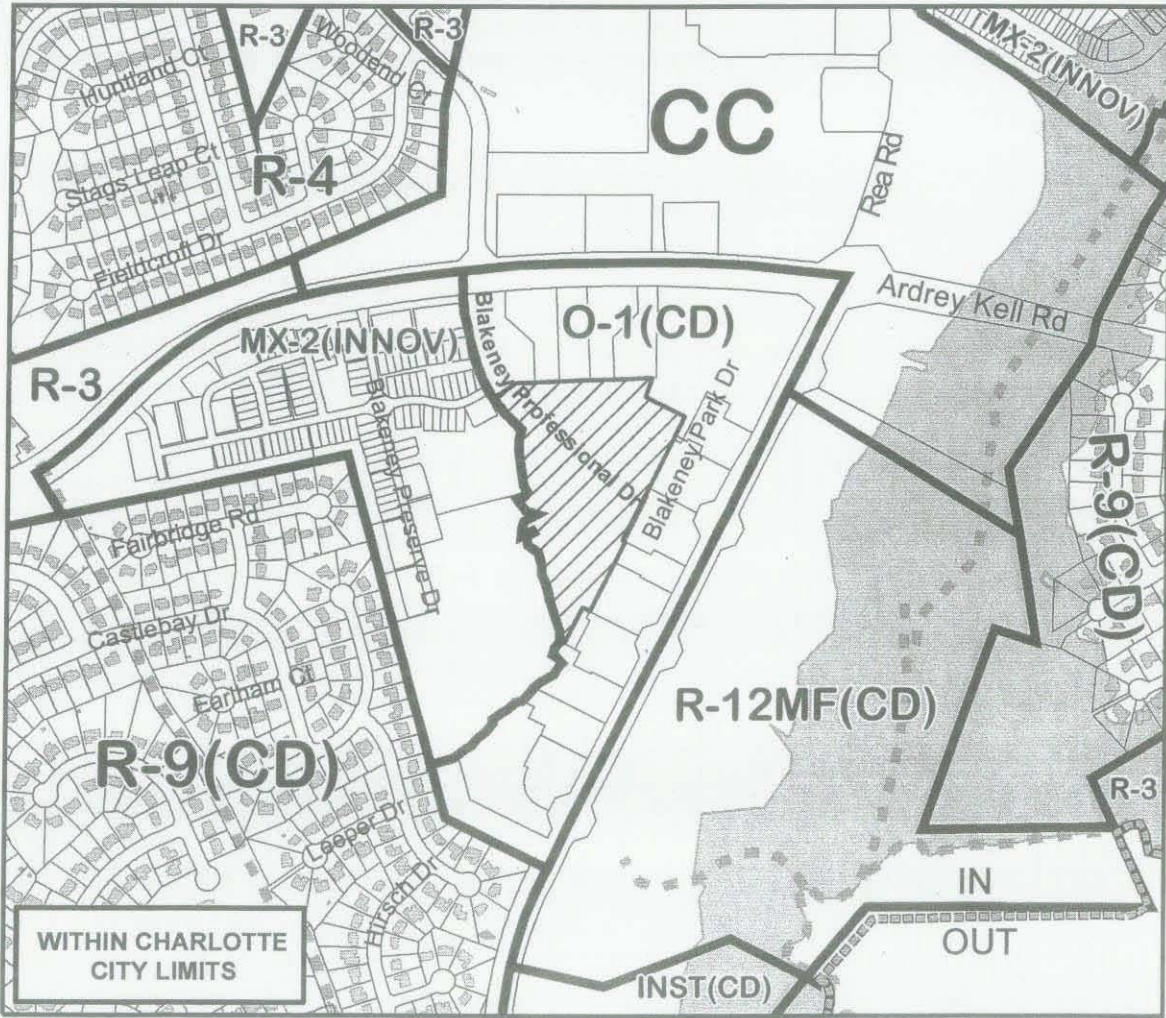
Petition #: **2006-161**

Petitioner: Crosland, Inc. c/o Ned Long

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

Zoning Classification (Requested): O-1(CD) S.P.A.  
 (Office, Conditional, Site Plan Amendment)

Acreage & Location : Approximately 8.4 acres located on Blakeney Professional Drive southwest of the intersection of Rea Road and Ardrey Kell Road.



Zoning Map #(s) **186**

Map Produced by the  
 Charlotte-Mecklenburg Planning Commission  
 09-25-2006



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

Petition No. 2006-168  
Petitioner: Care III, LLC

APPROVED BY  
CITY COUNCIL

FEB 19 2007

**ORDINANCE #3517-Z**

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

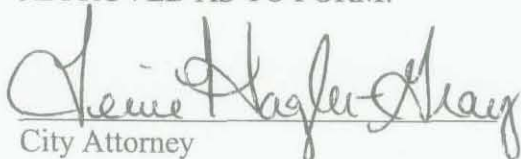
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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) to 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.

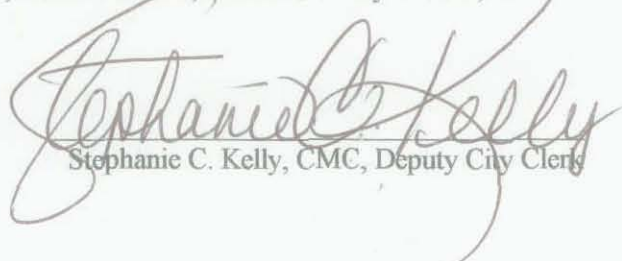
APPROVED AS TO FORM:

  
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 19<sup>th</sup> day of February, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 780-781.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25<sup>th</sup> day of June, 2007/

  
Stephanie C. Kelly, CMC, Deputy City Clerk

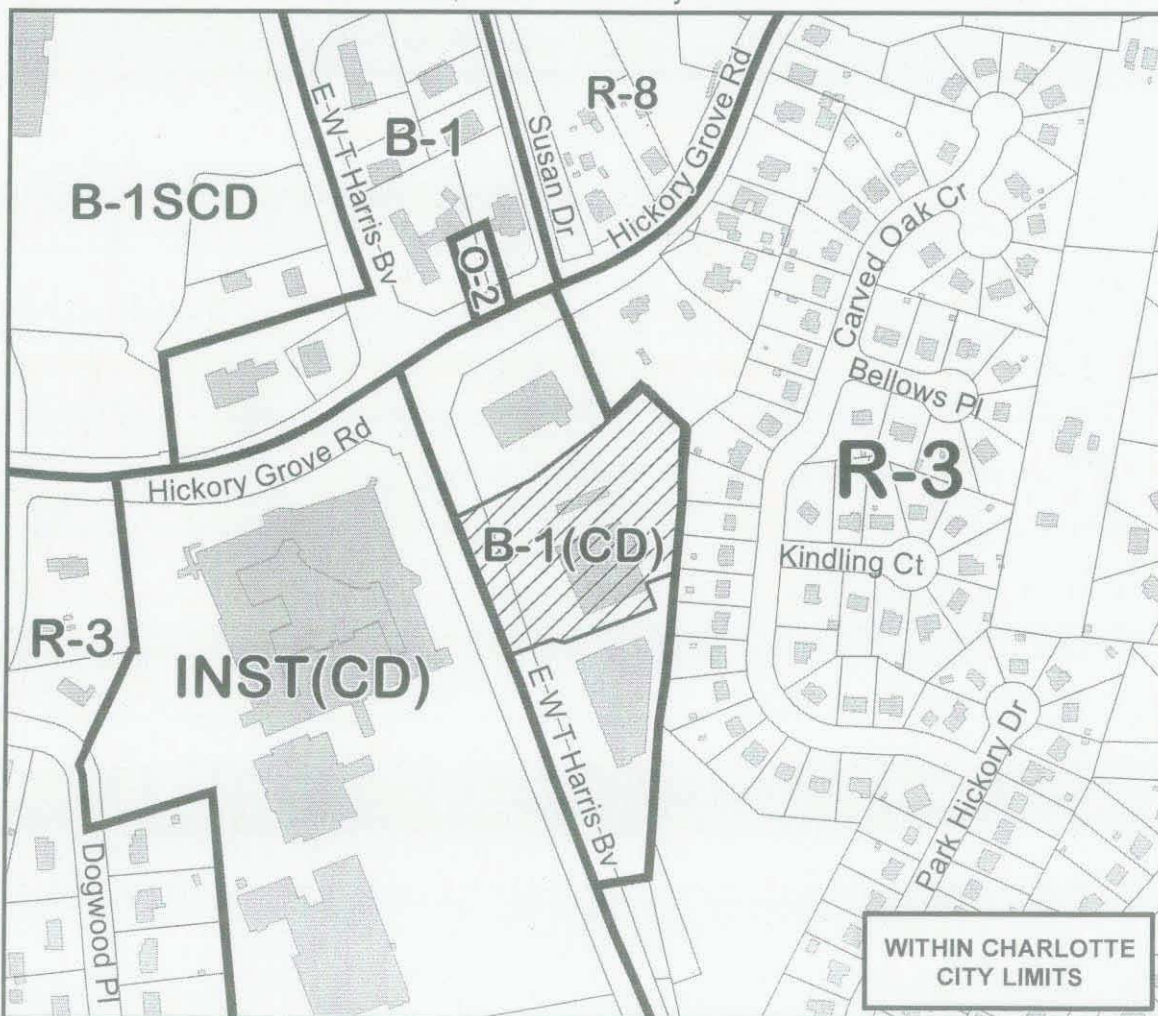
Petition #: **2006-168**

Petitioner: Care III, LLC

Zoning Classification (Existing): B-1(CD)  
(Neighborhood Business, Conditional)

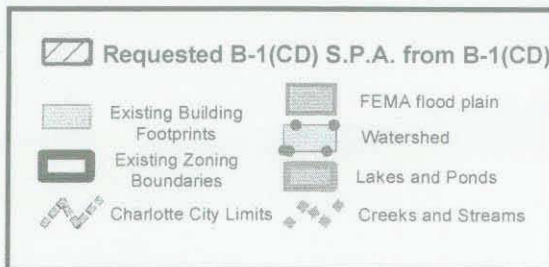
Zoning Classification (Requested): B-1(CD) S.P.A.  
(Neighborhood Business, Conditional, Site Plan Amendment)

Acreeage & Location : Approximately 2.48 acres located on the east side of E W T Harris Boulevard, south of Hickory Grove Road.



Zoning Map #(s) **99**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
11-29-2006



Petition No. 2006-169  
Petitioner: Charlotte-Mecklenburg Planning Commission

APPROVED BY  
CITY COUNCIL

FEB 19 2007

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

**ORDINANCE #3518**

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

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

A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: Definitions

- a. Amend Section 2.201, "Definitions" by revising the definition of "outdoor recreation" to include structures and uses that are used for maintenance and servicing of the outdoor recreational use. The revised definition shall read as follows:

Outdoor recreation.

Outdoor recreation uses include public or private golf courses, swimming pools, tennis courts, ball fields, ball courts, and similar uses which are not enclosed in buildings and are operated on a commercial or membership basis primarily for the use of persons who do not reside on the same lot as that on which the recreational use is located. However, the use of temporary enclosures for swimming pools shall be permitted for periods not exceeding six (6) months in any calendar year, provided such temporary enclosures do not exceed thirty feet (30') in height and the lot on which such temporary enclosure is located shall have frontage on a thoroughfare. "Outdoor recreation" shall include any accessory uses, such as snack bars, pro shops, clubhouses, country clubs or similar uses, which are designed and intended primarily for the use of patrons of the principal recreational use, as well as those structures and uses that are not designed and intended for the use of patrons, but are used for the maintenance and servicing of such facilities. Outdoor recreation shall not include commercial outdoor amusement or open space recreational uses, such as greenways and other passive parks .

- b. Add a new definition for "planned development", in Section 2.201, "Definitions" in alphabetical order. The new definition shall read as follows:

Planned development.

Land under unified control which is to be planned and developed as a whole, as a single development project, or a definitely programmed series of development operations or phases. A planned development includes principal and accessory structures, buildings and uses substantially related to the character and purpose of the planned development. In general, a planned development will be outlined in a conditional district plan, a zoning site plan, or a subdivision plan.

- c. Add a new definition for "passive park" in Section 2.201, "Definitions" in alphabetical order, which reads as follows:

Passive park.

A passive park is any outdoor facility, or portion of an outdoor facility that is used for passive recreational activities, such as pedestrian activities, hiking, and jogging, or serves as, or features, an historical, cultural, ecological, or archeological attraction. A passive park does not include organized competitive activities, except events for uses allowable within a passive park. Generally a passive park is maintained in a natural state, except for minimal clearing for paths, trails, sitting areas, walkways or auxiliary structures. In urban settings, passive parks may have more hardscape, open lawn, and landscaped areas which may be used for informal group activities. Examples of passive park features may include trails or walkways for hiking, walking, horseback riding, bicycling; informal areas used for concerts, areas for photography, nature studies, educational studies, or fishing; ecological areas and nature interpretive programs, nature centers, and picnic areas which may include shelters, scenic overlooks, and restrooms.

B. CHAPTER 9: GENERAL DISTRICTS

1. PART 2: SINGLE-FAMILY DISTRICTS

- a. Amend Section 9.203(13) by deleting the conditions and moving them into Section 12.540. The revised section shall read as follows:

(13) Outdoor recreation, subject to the provisions of Section 12.540

parking requirements of this ordinance.

2. PART 3: MULTI-FAMILY DISTRICTS

- a. Amend Section 9.303(18) by deleting the conditions and moving them into Section 12.540. The revised section shall read as follows:

(18) Outdoor recreation, subject to the provisions of Section 12.540.

3. PART 5: INSTITUTIONAL DISTRICTS

a. Amend Section 9.503(14) by deleting the conditions and moving them into Section 12.540. The revised section shall read as follows:

(14) Outdoor recreation, subject to the provisions of Section 12.540.

4. PART 6: RESEARCH DISTRICTS

a. Amend Section 9.603(8) by deleting the conditions and moving them into Section 12.540. The revised section shall read as follows:

(8) Outdoor recreation, subject to the provisions of Section 12.540.

5. PART 7: OFFICE DISTRICTS

a. Amend Section 9.703(21) by deleting the conditions and moving them into Section 12.540. The revised section shall read as follows:

(21) Outdoor recreation, subject to the provisions of Section 12.540.

6. PART 11: INDUSTRIAL DISTRICTS

a. Amend Section 9.1103 by deleting the conditions and moving them into Section 12.540. The revised section shall read as follows:

(15) Outdoor recreation, subject to the provisions of Section 12.540.

C. CHAPTER 11: CONDITIONAL DISTRICTS

1. PART 2: MIXED-USE DISTRICTS

a. Amend Section 11.203(13) by deleting the conditions and moving them into Section 12.540. The revised text shall read as follows:

(13) Outdoor recreation, subject to the provisions of Section 12.540.

D. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 5: SPECIAL REQUIREMENTS FOR CERTAIN USES

a. Add a new Section 12.540 that shall read as follows:

**Section 12.540. Outdoor Recreation**

(1) **Minimum lot area.**

When located in a residential zoning district, the use shall be located on a lot that is at least two times the minimum lot area required in the district;

(2) **Buffer, screening, and separation requirements.**

The installation of landscape buffers and screening between outdoor recreational principal and accessory uses and structures as well as the separation of outdoor recreational principal and accessory uses and structures as outlined in Table 12.540-1

**Table 12.540-1 Outdoor Recreation Screening and Buffering Requirements**

Outdoor Recreation Uses	PART OF A PLANNED DEVELOPMENT		NOT PART OF A PLANNED DEVELOPMENT
	Buffer and/or separation from internal lots	Buffer and/or separation from external lots	Buffer and/or separation from external lots
Recreational Facilities <sup>1</sup>	20' separation	100' separation and Class C Buffer (see 12.302)	100' separation and Class C Buffer (see 12.302)
Parking Areas	5' Parking Lot Screen (see 12.211)	Class C Buffer (see 12.302)	Class C Buffer (see 12.302)
Service Areas <sup>2</sup> and Facilities <sup>1</sup>	Class C Buffer (see 12.302)	100' separation and Class C Buffer (see 12.302)	100' separation and Class C Buffer (see 12.302)
Golf Courses <sup>3</sup>	20' separation	Class C Buffer (see 12.302)	Class C Buffer (see 12.302)

<sup>1</sup> Recreational facilities include pools, tennis courts, baseball fields, soccer fields, picnic shelters, clubhouses, pro shops, exercise or fitness centers, snack bars, as well as other principal and accessory uses intended primarily for the use of patrons.

<sup>2</sup> Services Areas include maintenance facilities, storage buildings and structures, dumpsters, loading areas and other accessory uses intended primarily for the servicing of the recreational facility or equipment used therein.

<sup>3</sup> Golf courses include driving ranges, practice and putting greens, and tee boxes. Buildings associated with a golf course shall meet the requirements for Recreational facilities or service areas depending on their intended use.

(3) **On-street parking permitted (planned developments only)**



(a) **Location.**

On-street parking may be permitted on all streets that are designed to accommodate on-street parking, and when both sides of the street are within, or run through, the boundaries of a planned development. The Charlotte Department of Transportation (CDOT) must approve all proposed on-street parking spaces located along a public street(s).

All on-street parking spaces must be located within 400 feet of the use they are intended to serve.

(b) **Size.**

The size of parking spaces (parallel) shall have a minimum length of 22 feet and width of 8 feet.

(c) **Required parking spaces.**

If the site requires 15 or fewer spaces, they may all be on-street. If the site requires 16 or more spaces, up to 50% of them, not to exceed 15, may be on-street. On-street parking spaces designated for the outdoor recreational use may not be used to satisfy any other parking requirements of this ordinance.

Required parking spaces are calculated in Section 12.202.

(d) **Removal.**

In the event that the City or State removes any on-street parking that was allowed to count toward the minimum requirement, the existing use will not be required to make up the difference and will not be made non-conforming.

(4) **Hours of Operation.**

When located in a residential zoning district, no outdoor recreational use shall be opened earlier than 6:00 a.m., nor close later than 11:00 p.m., Eastern Standard Time.

(5) **Outdoor Lighting and Noise**

(a) All outdoor lighting shall be screened in accordance with Section 12.402.

- (b) All outdoor sound systems shall not exceed the City Noise Ordinance standards (see Chapter 15, Article III)

E. TABLE OF CONTENTS

- 1. Update the Table of Contents to incorporate the new Section 12.540.

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 19<sup>th</sup> day of February, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 782-787.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21<sup>st</sup> day of March, 2007.

  
Brenda R. Freeze, CMC, City Clerk

February 19, 2006  
Ordinance Book 54, Page 788-791

**THESE  
PAGES  
ARE  
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February 19, 2007  
Ordinance Book 5 , Page 792

Petition No. 2007-007  
Petitioner: Anthony Hunt of Stonehunt Development

APPROVED BY  
CITY COUNCIL.  
FEB 19 2007

ORDINANCE NO. 3519-Z

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

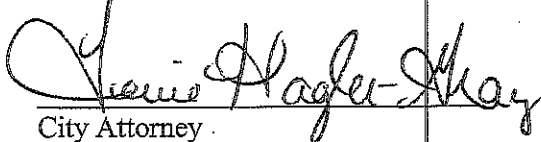
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-8 to UR-2(CD).

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

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

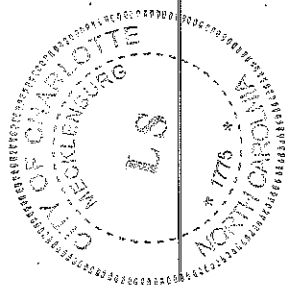
APPROVED AS TO FORM:

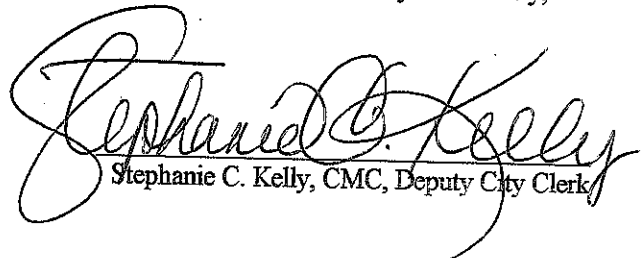
  
City Attorney

CERTIFICATION

I, 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 19<sup>th</sup> day of February, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 5 , Page(s) 792-793.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27<sup>th</sup> day of February, 2008.



  
Stephanie C. Kelly, CMC, Deputy City Clerk

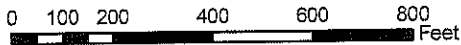
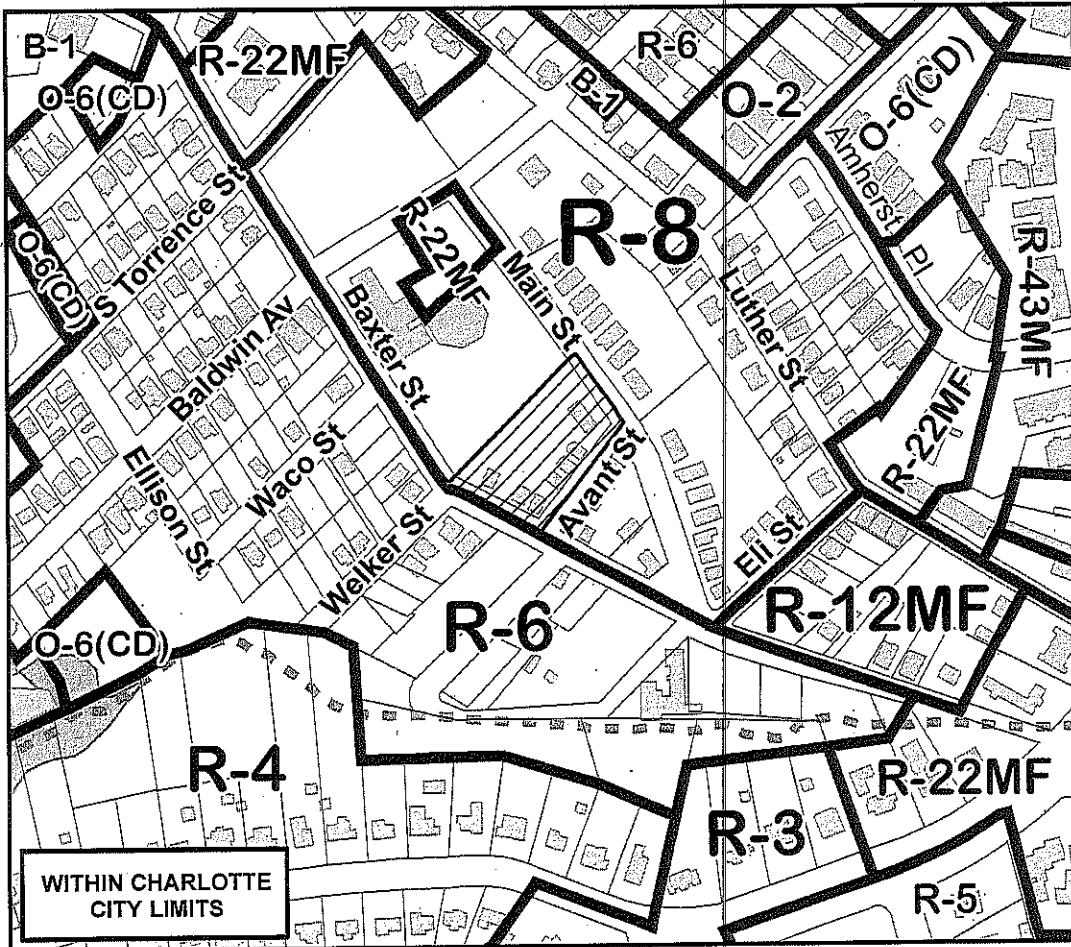
Petition #: **2007-007**

Petitioner: Anthony Hunt of Stonehunt Development

Zoning Classification (Existing): R-8  
 (Single-Family Residential, up to 8 dwelling units per acre)

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

Acreeage & Location : Approximately 1.05 acres located on the northwest corner of Baxter Street and Avant Street.



Zoning Map #(s) **111**

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



	Requested UR-2(CD) from R-8		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

February 19, 2007  
Ordinance Book 54, Page 794

Petition No. 2007-008  
Petitioner: Lauth Property Group

APPROVED BY  
CITY COUNCIL  
FEB 19 2007

**ORDINANCE #3520-Z**

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

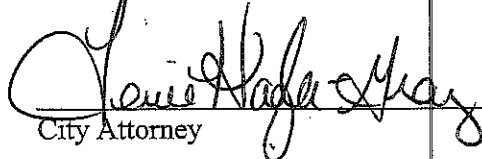
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 NS(LLWPA) to NS SPA(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.

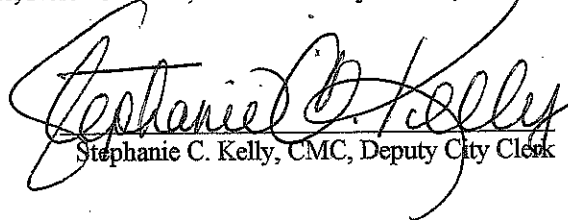
APPROVED AS TO FORM:

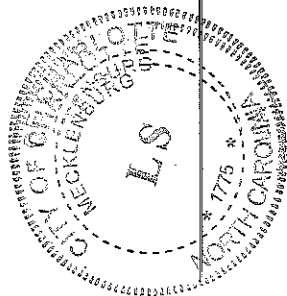
  
City Attorney

**CERTIFICATION**

I, 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 19<sup>th</sup> day of February, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 794-795.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25<sup>th</sup> day of June, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk



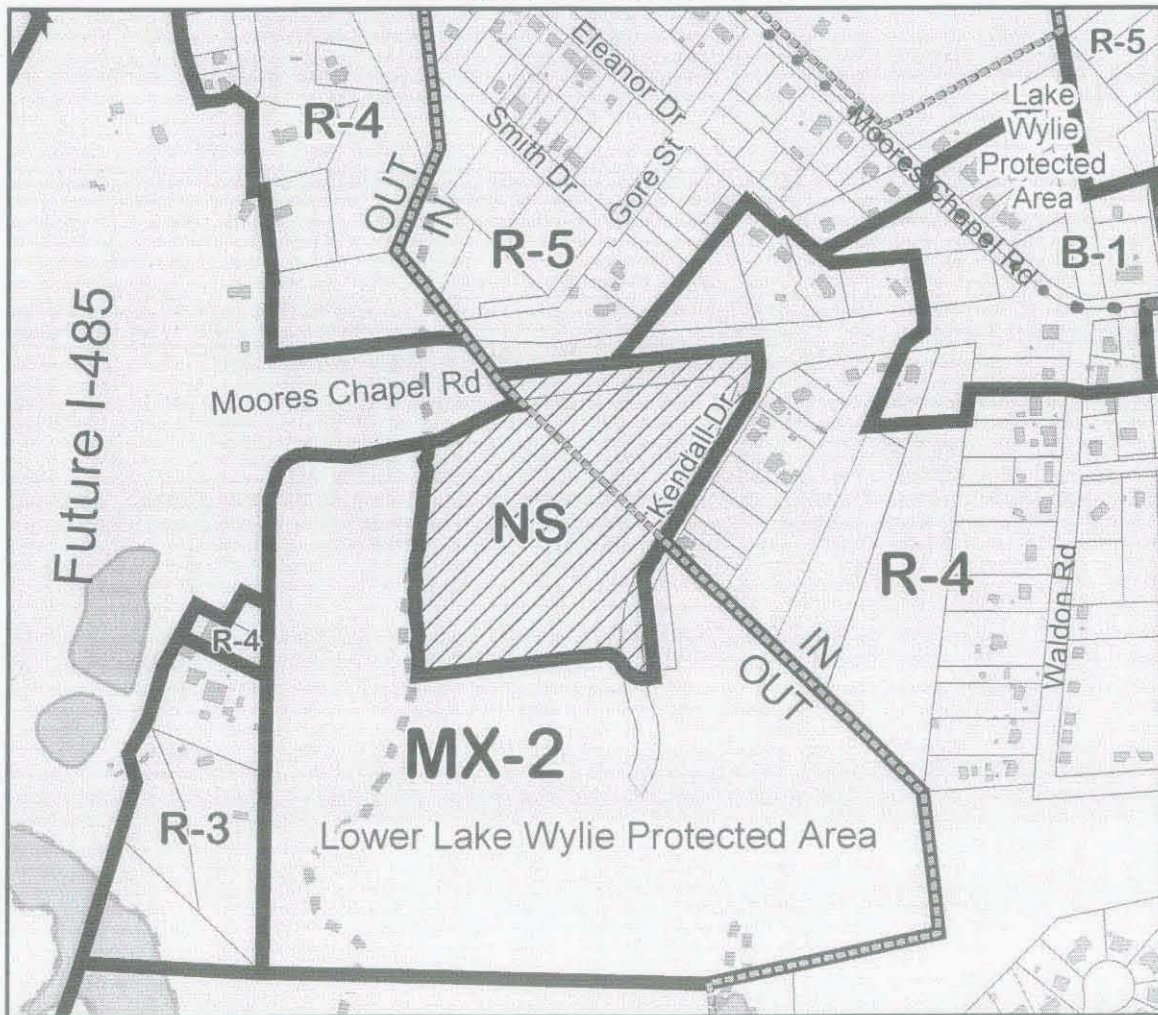
Petition #: **2007-008**

Petitioner: Lauth Property Group c/o Darius Oleksy

Zoning Classification (Existing): NS (LLWPA)  
 (Neighborhood Services -- Lower Lake Wylie Protected Area)

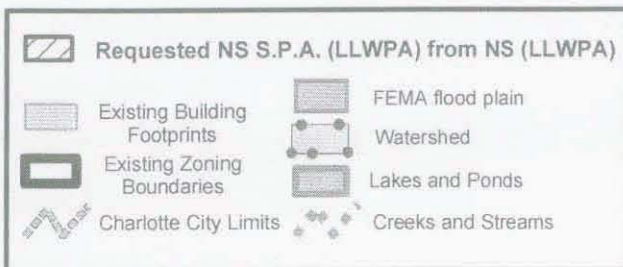
Zoning Classification (Requested): NS S.P.A. (LLWPA)  
 (Neighborhood Services, Site Plan Amendment -- Lower Lake Wylie Protected Area)

Acreeage & Location : Approximately 11.74 acres located on the southwest corner of  
 Moores Chapel Road and Kendall Drive.



Zoning Map #(s) **82**

Map Produced by the  
 Charlotte-Mecklenburg Planning Commission  
 10-25-2006



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February 19, 2007  
Ordinance Book 54, Page 796

Petition No. 2007-009  
Petitioner: Thomas M. and Sara E. Pinion

**ORDINANCE NO. 3521-Z**

APPROVED BY  
CITY COUNCIL

FEB 19 2007

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

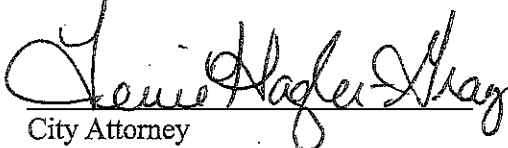
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 R8MF(CD) to INST(CD).

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

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

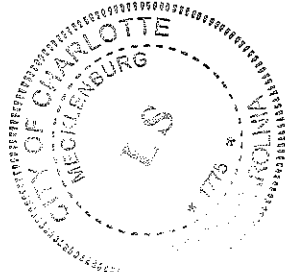
APPROVED AS TO FORM:

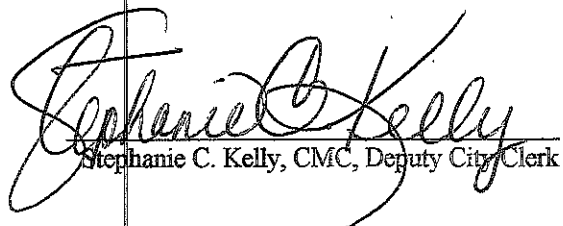
  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19<sup>th</sup> day of February, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 796-797.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27<sup>th</sup> day of February, 2008.



  
Stephanie C. Kelly, CMC, Deputy City Clerk

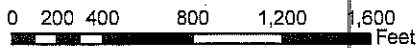
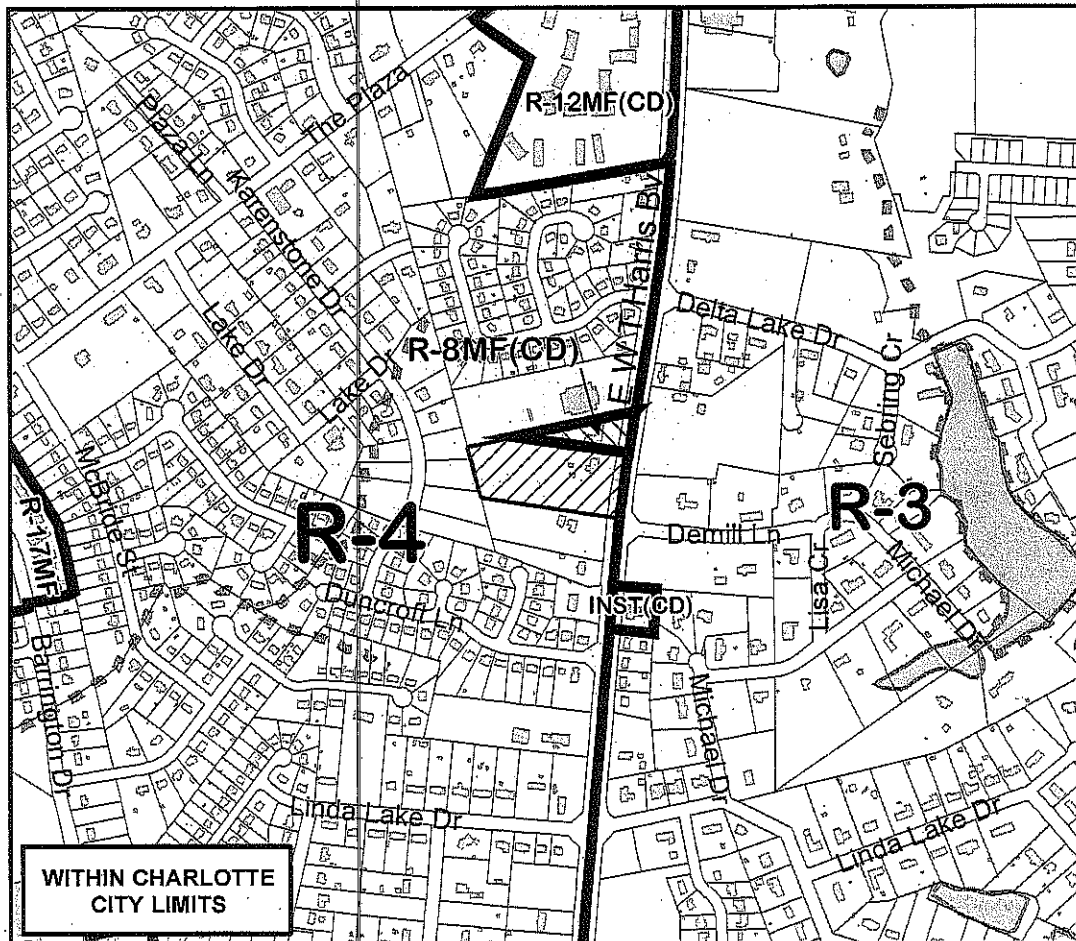
Petition #: **2007-009**

Petitioner: Thomas M. & Sara E. Pinion

Zoning Classification (Existing): R-4 and R-8MF(CD)  
(Single-Family Residential, up to 4 dwelling units per acre and  
Multi-Family Residential, up to 8 dwelling units per acre, Conditional)

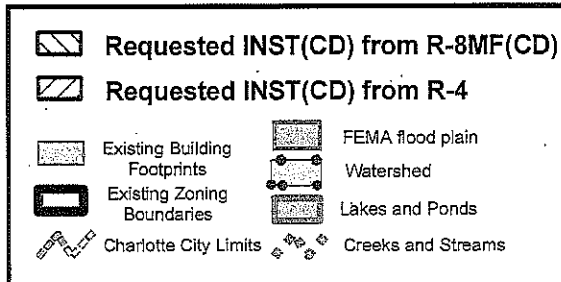
Zoning Classification (Requested): INST(CD)  
(Institutional, Conditional)

Acreeage & Location : Approximately 5.29 acres located on the northwest corner of  
E W T Harris Boulevard and Demill Lane.



Zoning Map #(s) **91**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
12-13-2006



February 19, 2007  
Ordinance Book 54, Page 798

CITY ZONE CHANGE

Petition No. 2007-012  
Petitioner: CMPC

APPROVED BY  
CITY COUNCIL.  
ORDINANCE NO. 3622-Z  
FEB 19 2007

ZONING REGULATIONS

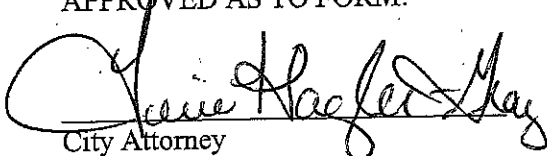
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-2 and I-2 to 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.

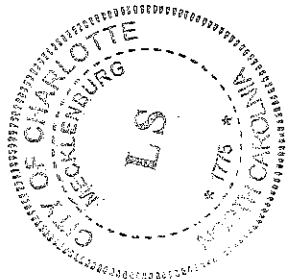
APPROVED AS TO FORM:

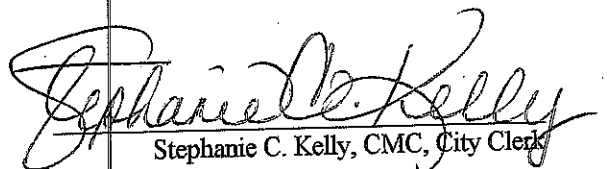
  
City Attorney

CERTIFICATION

I, 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 19<sup>th</sup> day of February, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Page(s) 798-799.

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, CMC, City Clerk

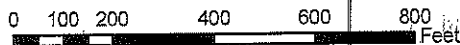
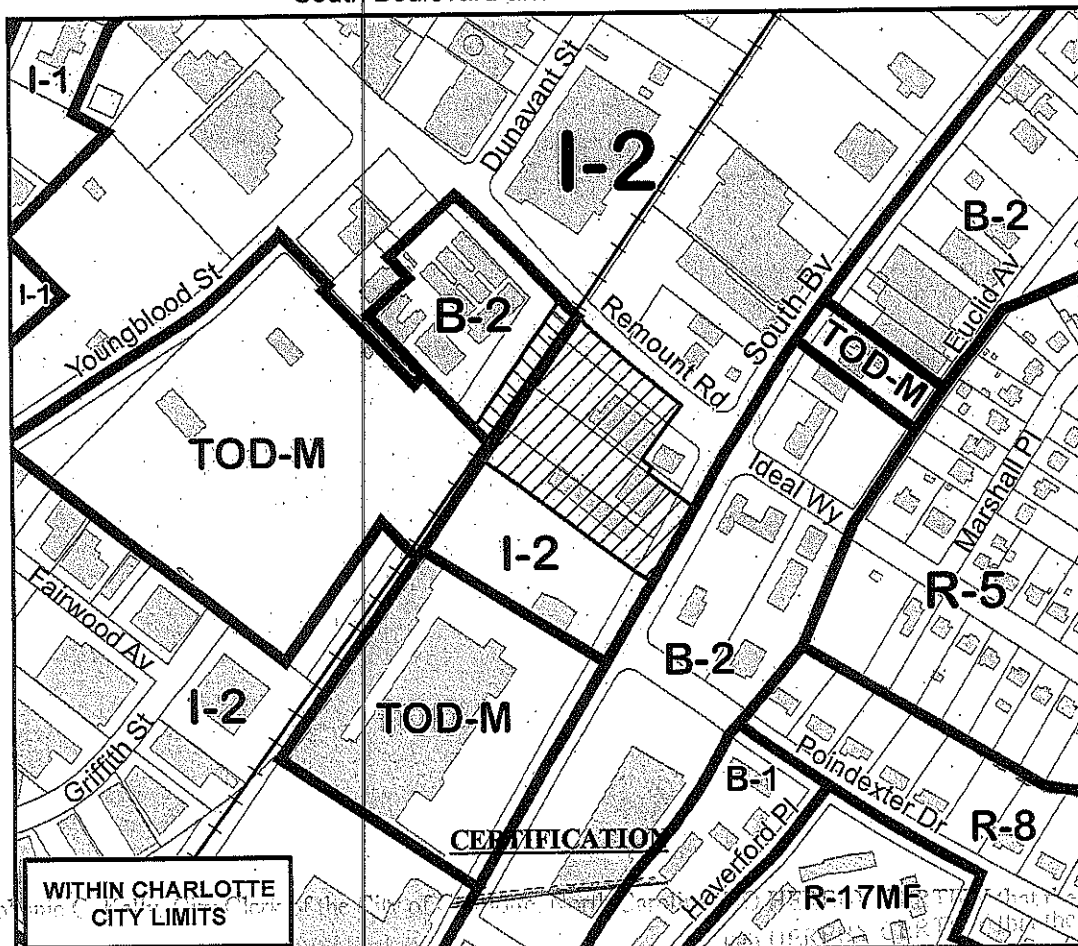
Petition #: **2007-012**

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): B-2 and I-2  
(General Business and General Industrial)

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

Acreage & Location : Approximately 2.68 acres located on the southwest corner of South Boulevard and Remount Road.



Zoning Map #(s): **110**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
10-29-2006

