

APPROVED BY  
CITY COUNCIL  
NOV 17 2008

Petition No.2008-070  
Petitioner: Noda @ 27<sup>th</sup> Street, LLC.

**ORDINANCE NO. 4052-Z**

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

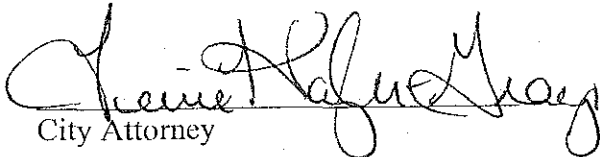
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-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.

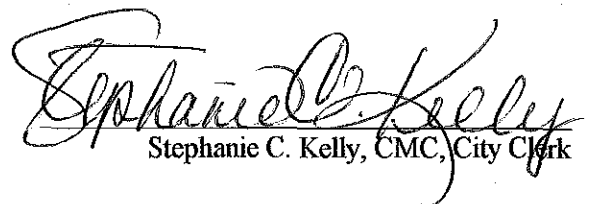
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17<sup>th</sup> day of November, 2008, the reference having been made in Minute Book 128, and recorded in full in Ordinance Book 55, Page(s) 832-833.

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

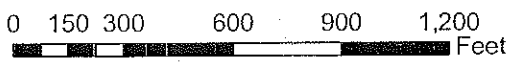
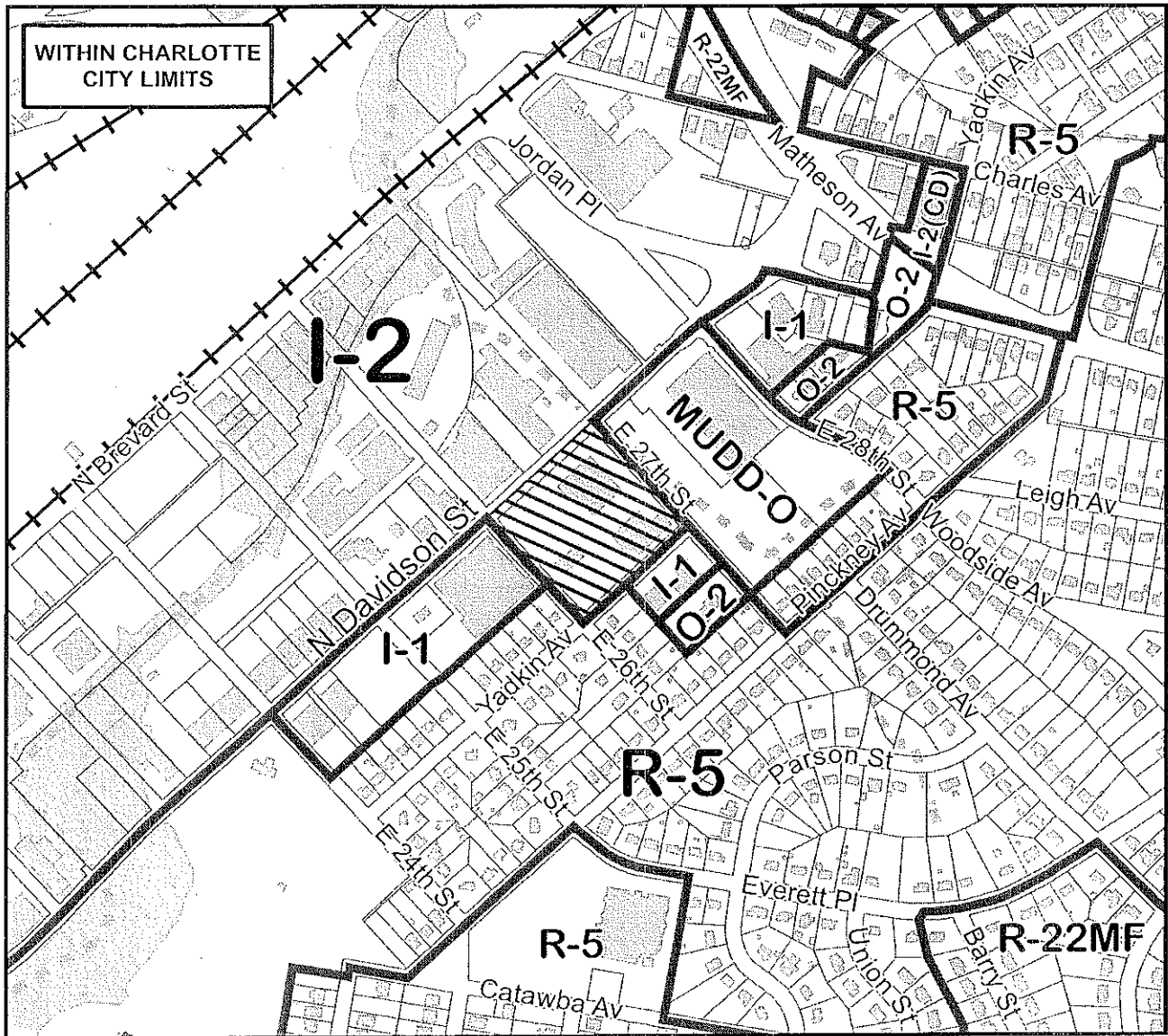
Petition #: **2008-070**

Petitioner: Noda @ 27th Street, LLC

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

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

Acreage & Location : Approximately 3.63 acres located in the block bounded by  
N Davidson Street, E 26th Street, E 27th Street and Yadkin Avenue.



Zoning Map #(s) **89**



	Requested MUDD-O 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 17 2008

Petition No. 2008-075  
Petitioner: Fairfield Development, L.P.

**ORDINANCE NO. 4053-Z**

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

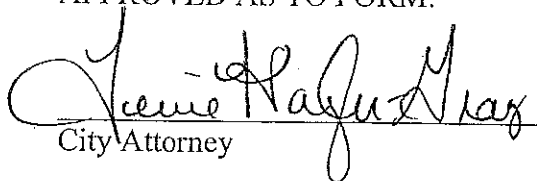
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-4, R-43MF and R-6MFH(CD) to UR-3(CD) and R-4.

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.

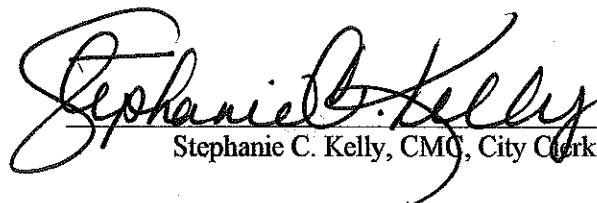
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17<sup>th</sup> November, 2008, the reference having been made in Minute Book 128, and recorded in full in Ordinance Book 55, Page(s) 834-835.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27<sup>th</sup> day of July, 2009.

  
Stephanie C. Kelly, CMC, City Clerk

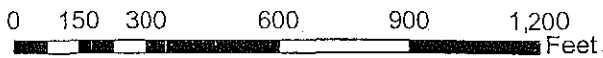
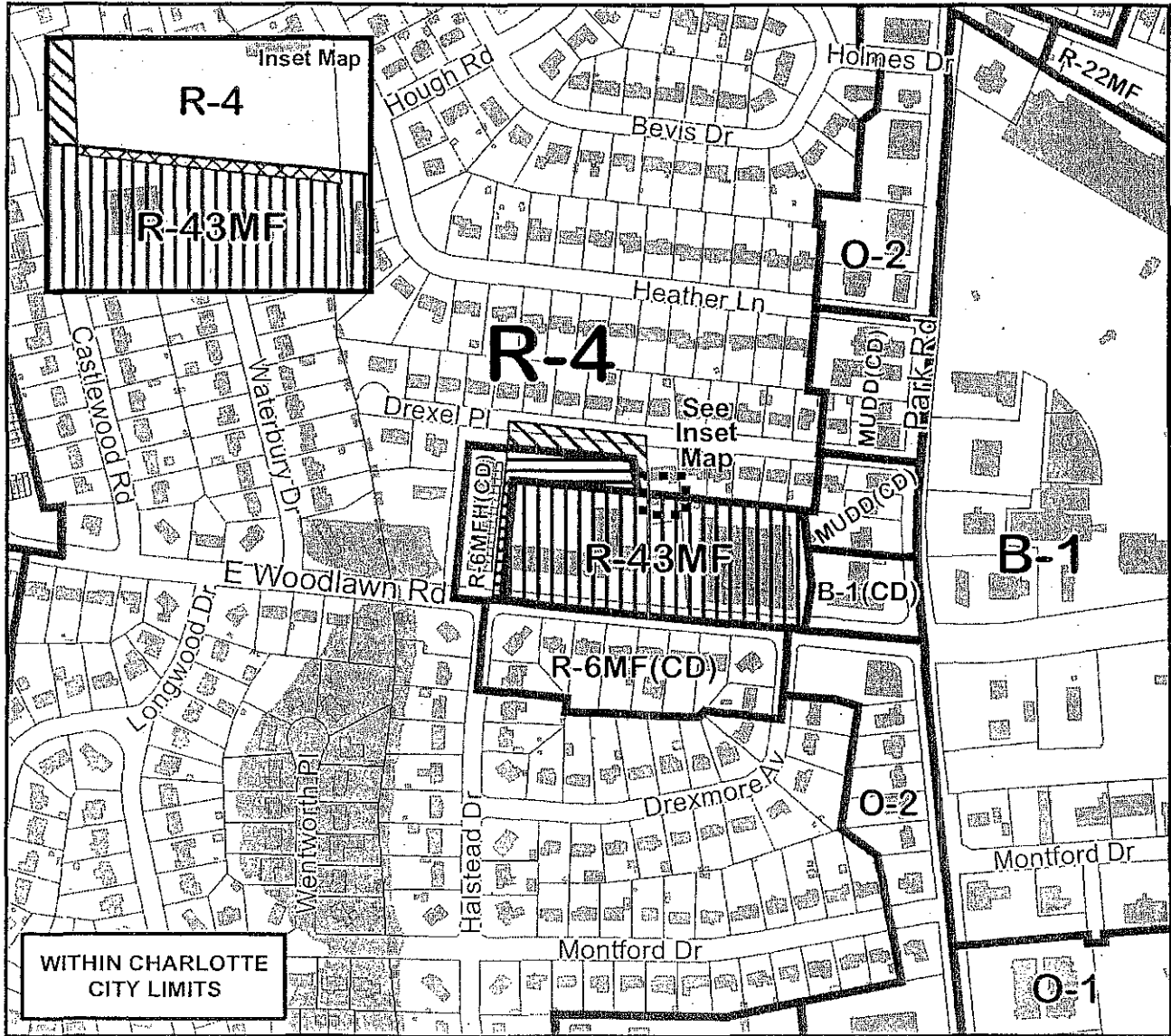
Petition #: **2008-075**

Petitioner: Fairfield Development L.P.

Zoning Classification (Existing): R-4, R-43MF and R-6MFH(CD)  
 (Single-Family Residential, up to 4 dwelling units per acre; Multi-Family Residential, up to 43 dwelling units per acre and High Density Residential, Conditional)

Zoning Classification (Requested): UR-3(CD) and R-4  
 (Urban Residential, Conditional and Single Family Residential, up to 4 dwelling units per acre)

Acreage & Location : Approximately 6.40 acres located on the north side of E Woodlawn Road between Park Road and Halstead Drive.



Zoning Map #(s) **125**



Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 08-04-2008

	Requested UR-3(CD) from R-4
	Requested UR-3(CD) from R-43MF
	Requested UR-3(CD) from R-6MFH(CD)
	Requested R-4 from R-43MF
	Existing Building Footprints
	Existing Zoning Boundaries
	Creeks and Streams
	FEMA flood plain
	Watershed
	Lakes and Ponds

APPROVED BY  
CITY COUNCIL

NOV 17 2008

Petition No. 2008-076  
Petitioner: Charles Hodges

**ORDINANCE NO. 4054-Z**

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

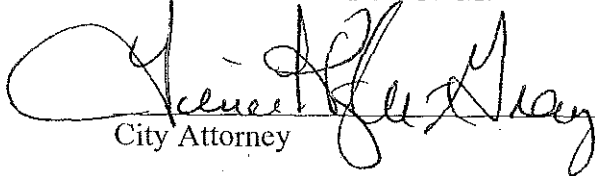
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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.

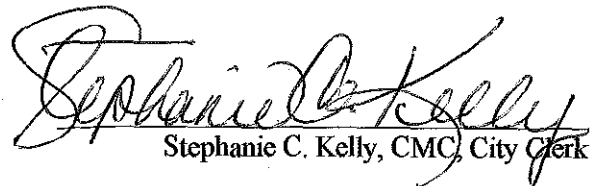
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17<sup>th</sup> day of November, 2008, the reference having been made in Minute Book 127, and recorded in full in Ordinance Book 55, Page(s) 836-837.

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

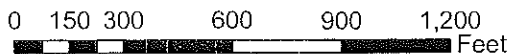
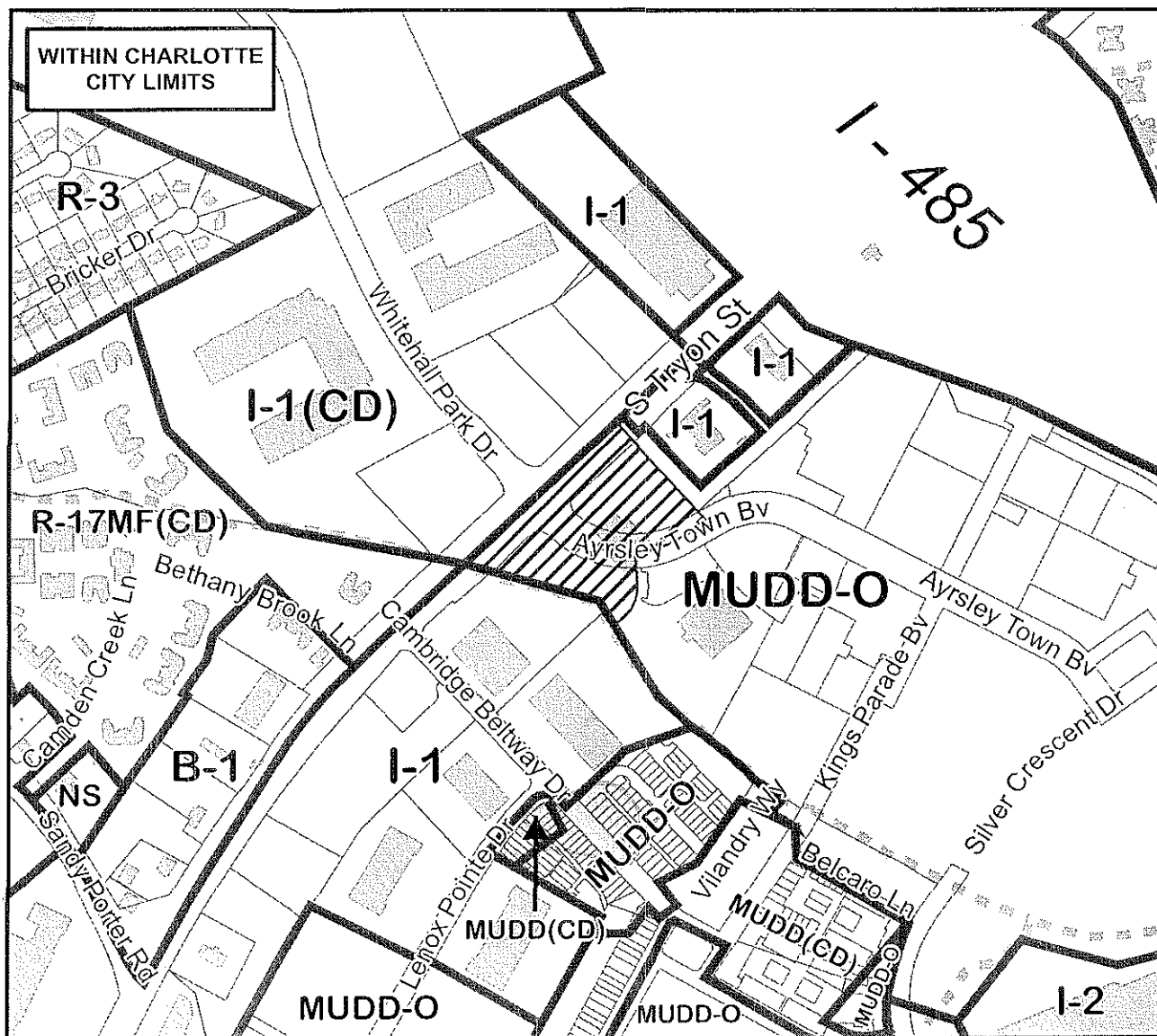
Petition #: **2008-076**

Petitioner: Charles T. Hodges

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)

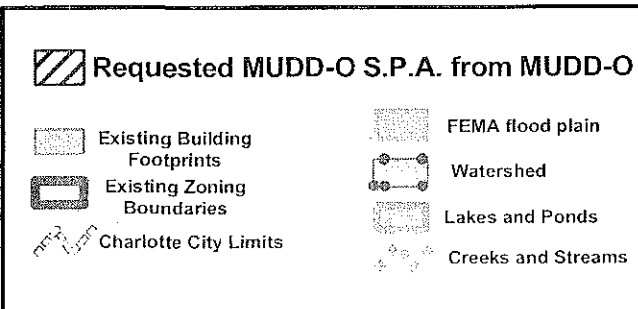
Acreeage & Location : Approximately 2.78 acres located at the intersection  
 of S Tryon Street and Ayrslley Town Boulevard.



Zoning Map #(s) **149**



Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 02-25-2008



APPROVED BY  
CITY COUNCIL

NOV 17 2008

Petition No.2008-082  
Petitioner: First Industrial B&L, LLC

**ORDINANCE NO. 4055-Z**

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

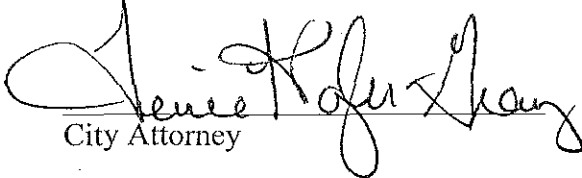
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-2 to UR-3(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.

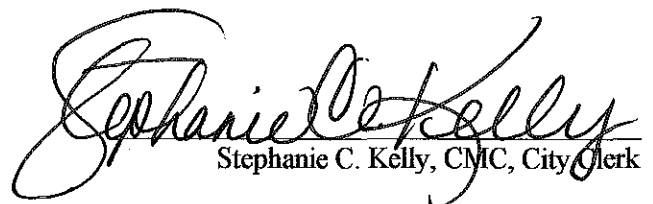
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17<sup>th</sup> November, 2008, the reference having been made in Minute Book 128, and recorded in full in Ordinance Book 55, Page(s)838-839.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27<sup>th</sup> day of February, 2009.

  
Stephanie C. Kelly, CMC, City Clerk

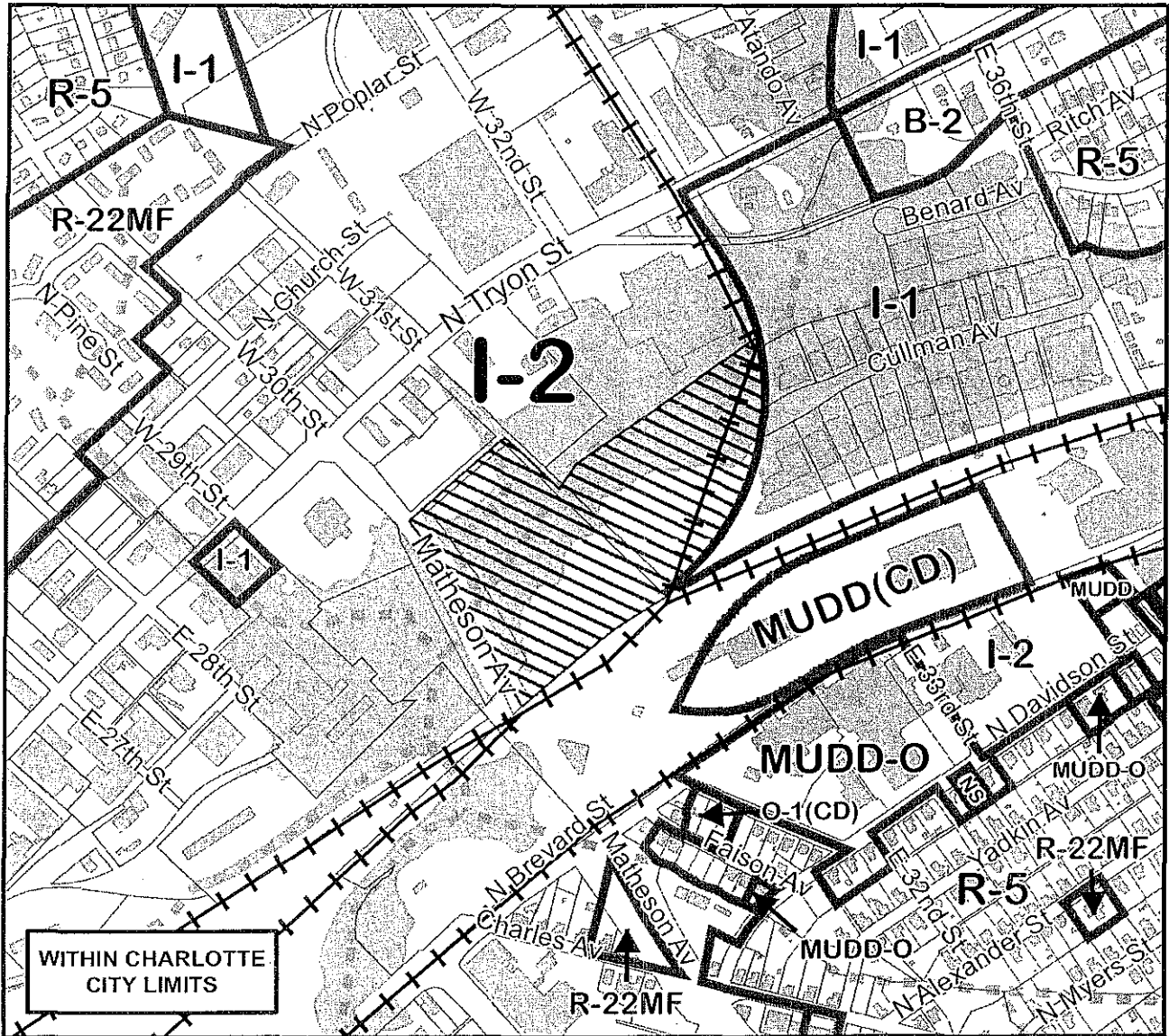
Petition #: **2008-082**

Petitioner: First Industrial B & L, LLC

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

Zoning Classification (Requested): UR-3(CD)  
 (Urban Residential, Conditional)

Acreeage & Location : Approximately 15.99 acres located on the east side of Matheson Avenue between N Tryon Street and the Southern Railway railroad.



Zoning Map #(s) **89**



Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 03-18-2008

	Requested UR-3(CD) 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 17 2008

Petition No.2008-116  
Petitioner: William Turner

**ORDINANCE NO. 4056-Z**

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

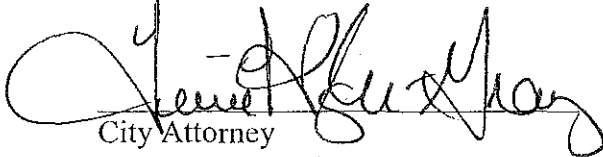
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-2 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.

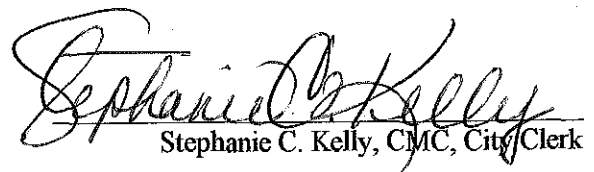
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

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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



CITY ZONE CHANGE

**ORDINANCE NO. 4058-Z**

CITY COUNCIL

NOV 17 2008

Petition No. 2008-133

Petitioner: Charlotte-Mecklenburg  
Planning Commission

**ZONING REGULATIONS**

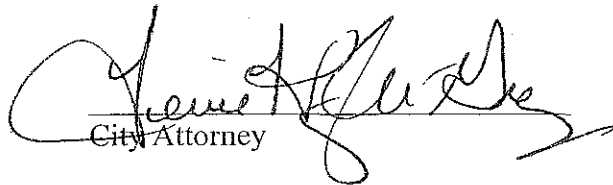
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-1 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.

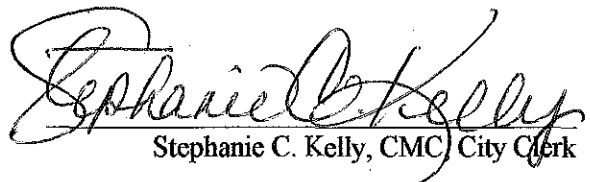
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

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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

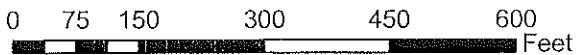
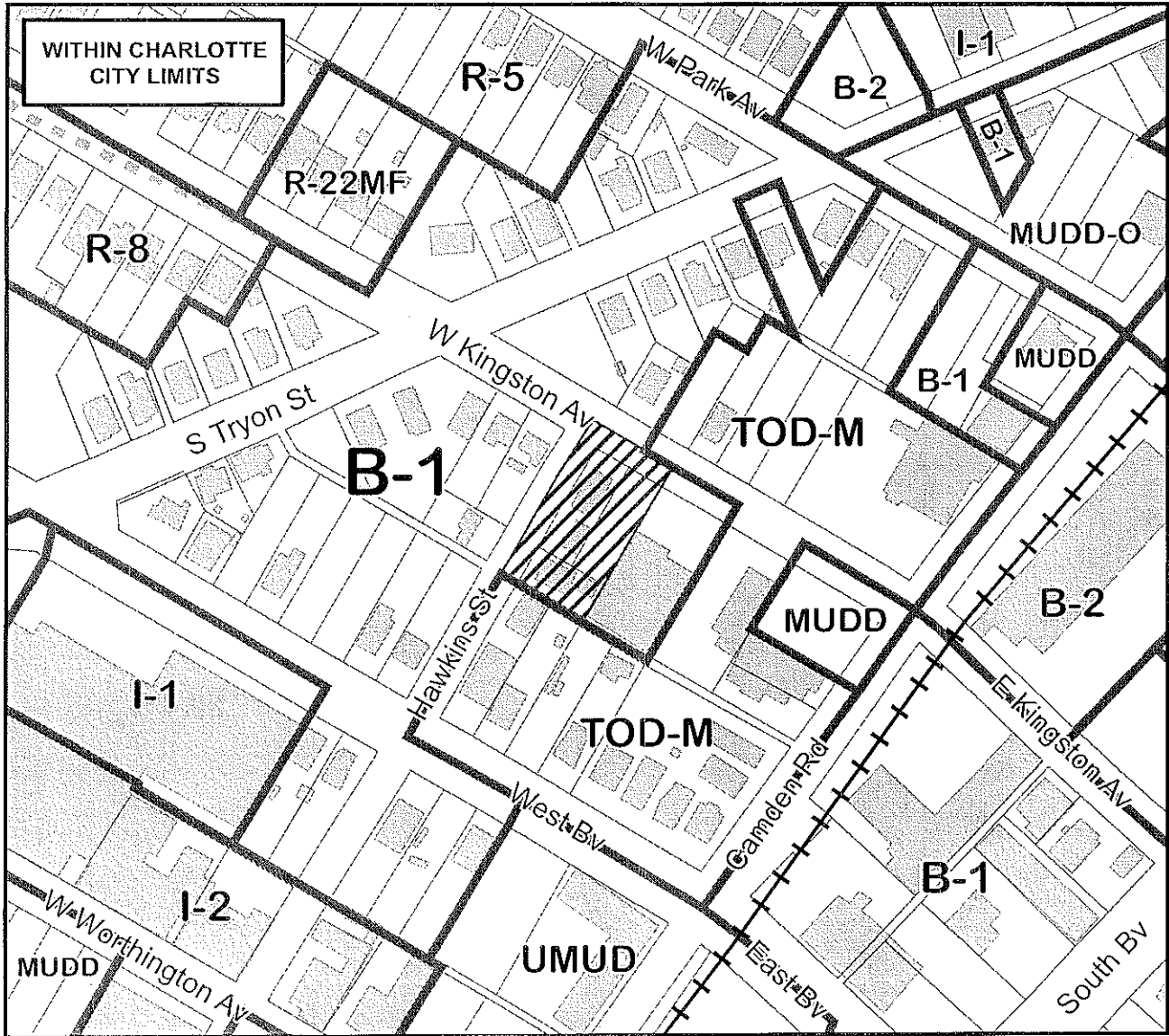
Petition #: **2008-133**

Petitioner: Charlotte-Mecklenburg Planning Commission

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

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

Acreage & Location : Approximately 0.46 acres located on the southeast corner of W Kingston Avenue and Hawkins Street.



Zoning Map #(s) **102**



Map Produced by the  
Charlotte-Mecklenburg Planning Department  
07-21-2008

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

Petition No.2008-136  
Petitioner: Urban Active Fitness Clubs

APPROVED BY  
CITY COUNCIL

NOV 17 2008

**ORDINANCE NO. 4059-Z**

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

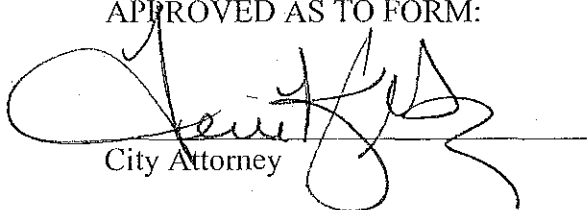
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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.

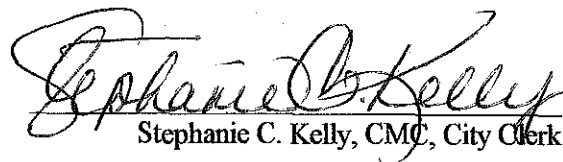
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17<sup>th</sup> day of November, 2008, the reference having been made in Minute Book 127, and recorded in full in Ordinance Book 55, Page(s) 846-847.

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

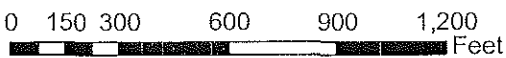
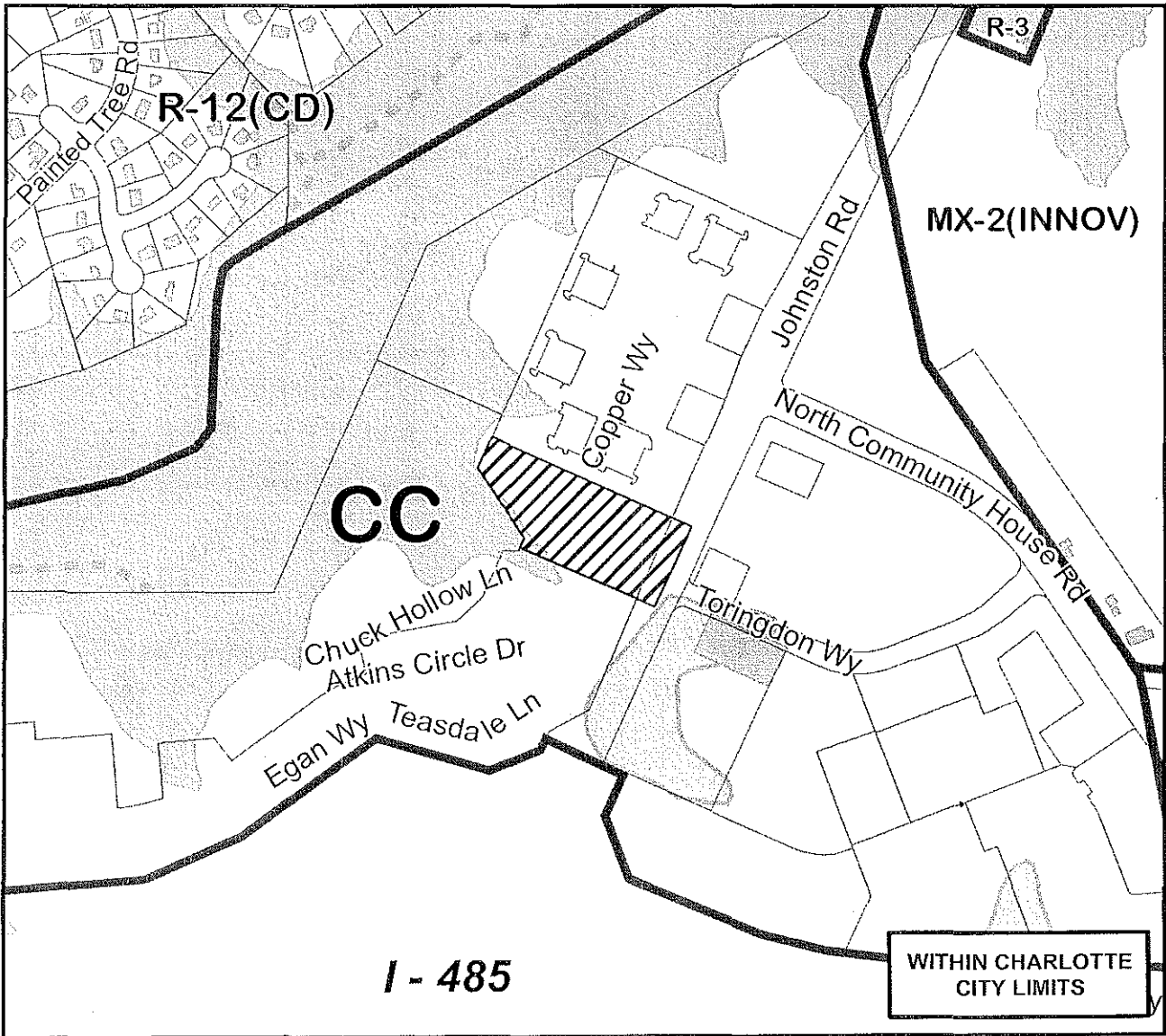
Petition #: **2008-136**

Petitioner: Urban Active Fitness Clubs

Zoning Classification (Existing): CC  
(Commercial Center)

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

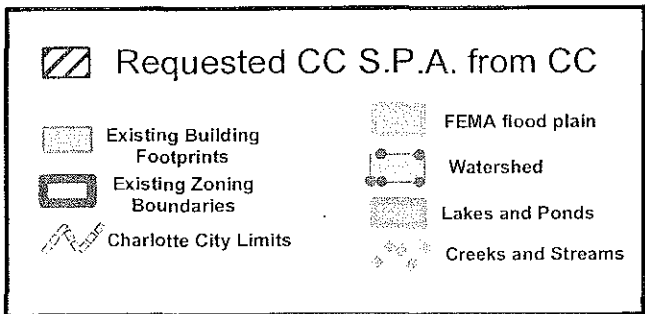
Acresage & Location : Approximately 3.35 acres located on the west side of Johnston Road between North Community House Road and Toringdon Way.



Zoning Map #(s) **176**



Map Produced by the  
Charlotte-Mecklenburg Planning Department  
07-28-2008



APPROVED BY  
CITY COUNCIL

NOV 17 2008

Petition No.2008-137  
Petitioner: Planet 5, LLC

**ORDINANCE NO. 4060-Z**

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

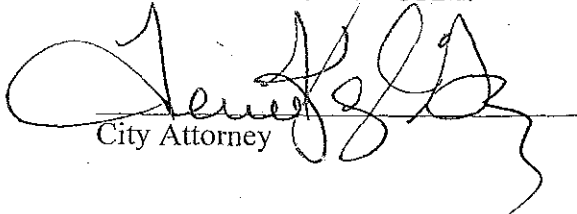
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-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.

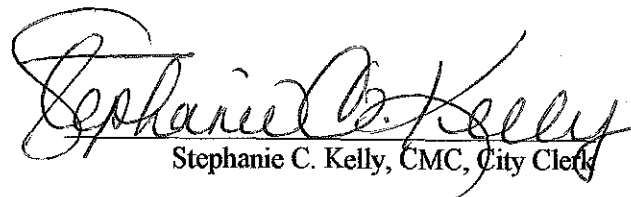
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

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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

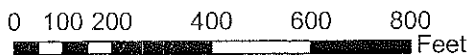
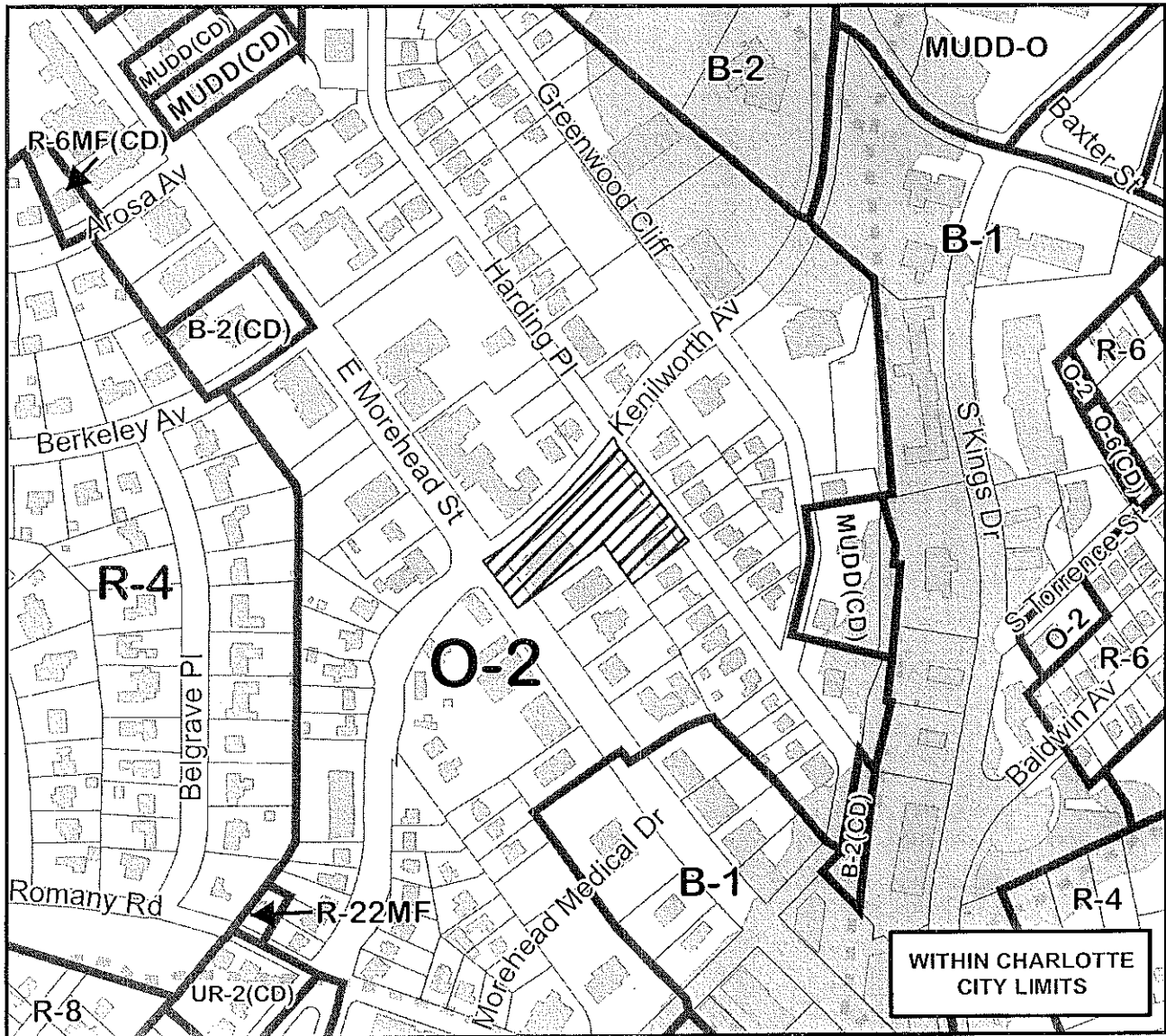
Petition #: **2008-137**

Petitioner: Planet 5, LLC

Zoning Classification (Existing): O-2  
(Office)

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

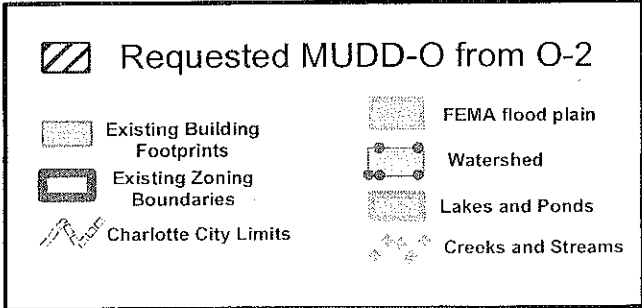
Acreage & Location : Approximately 1.27 acres located on the south side of Kenilworth Avenue between E Morehead Street and Harding Place.



Zoning Map #(s) **111**



Map Produced by the  
Charlotte-Mecklenburg Planning Department  
07-28-2008





Petition No.2008-139  
Petitioner: Landmark Development, LLC

APPROVED BY  
CITY COUNCIL  
NOV 17 2008

**ORDINANCE NO. 4061-Z**

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

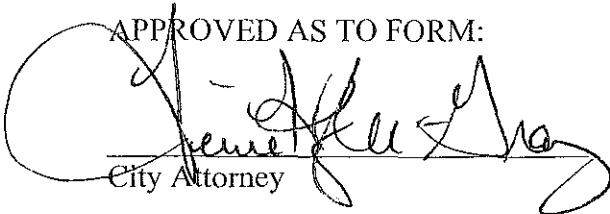
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-12MF(CD) to B-D(CD) and O-1(CD).

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

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

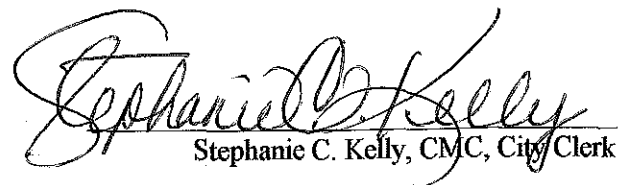
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

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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

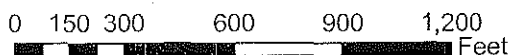
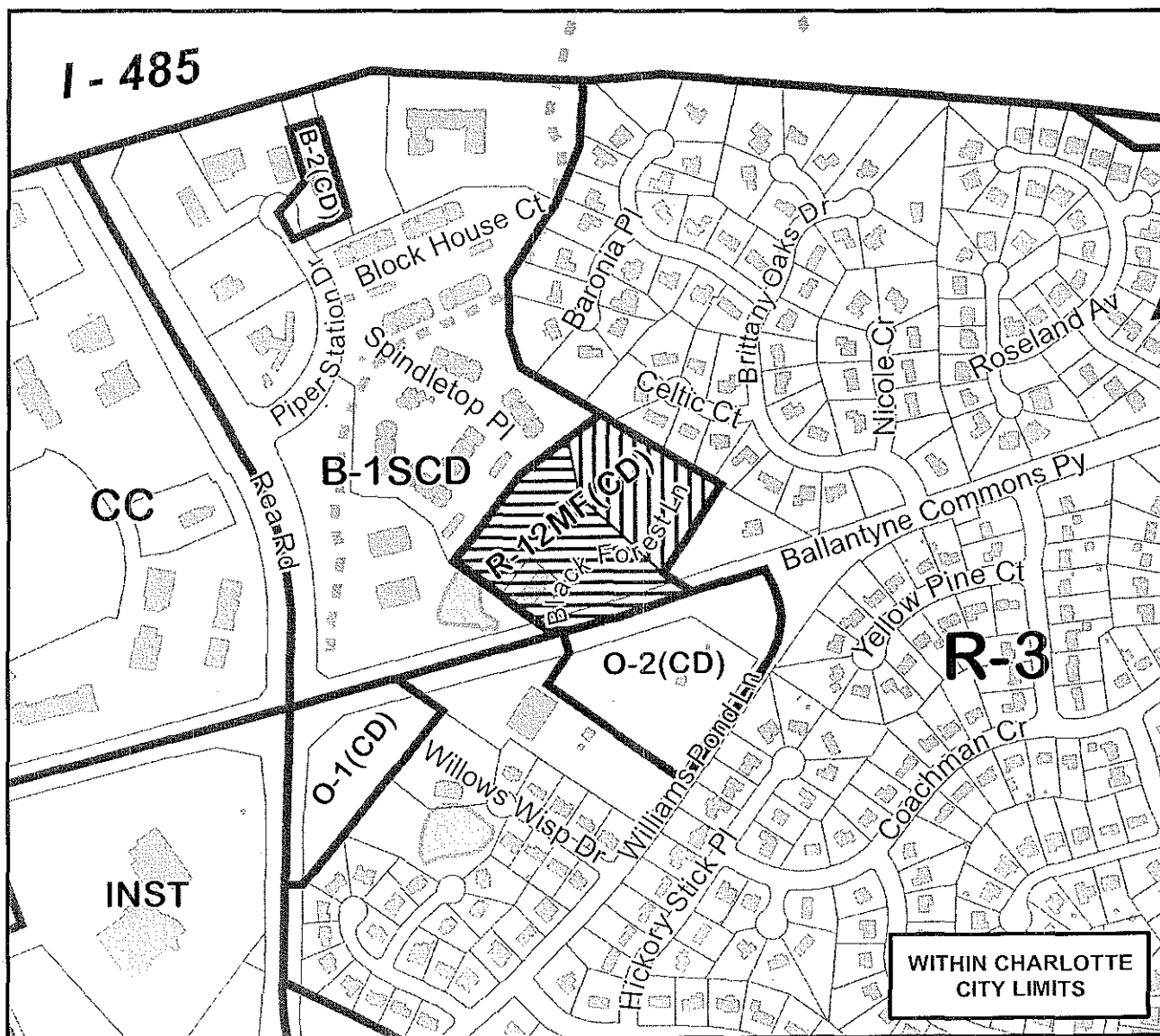
Petition #: **2008-139**

Petitioner: Landmark Development, LLC

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

Zoning Classification (Requested): B-D(CD) and O-1(CD)  
 (Distributive Business, Conditional and Office, Conditional)

Acreage & Location : Approximately 7.11 acres located on the north side of Ballantyne Commons Parkway between Rea Road and Williams Pond Lane.



Zoning Map #(s) **177**



Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 09-29-2008

