

**APPROVED BY  
CITY COUNCIL**

Petition No. 2010-056  
Petitioner: Childress Klein Properties

NOV 15 2010

**ORDINANCE NO. 4550-Z**

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

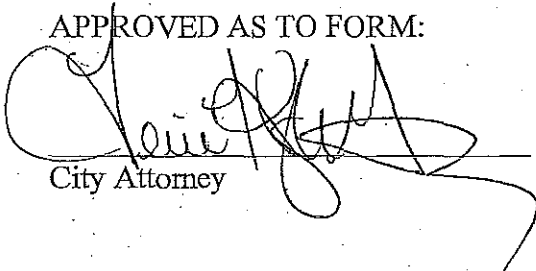
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

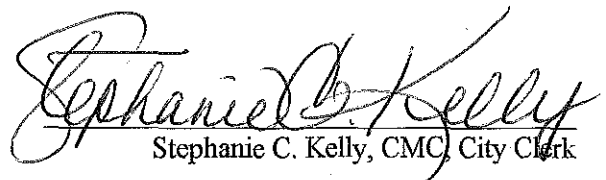
APPROVED AS TO FORM:

  
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 15<sup>th</sup> day of November, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Page(s) 872-873.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 1<sup>st</sup> day of February, 2011.

  
Stephanie C. Kelly, CMC, City Clerk

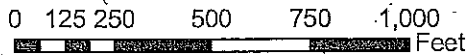
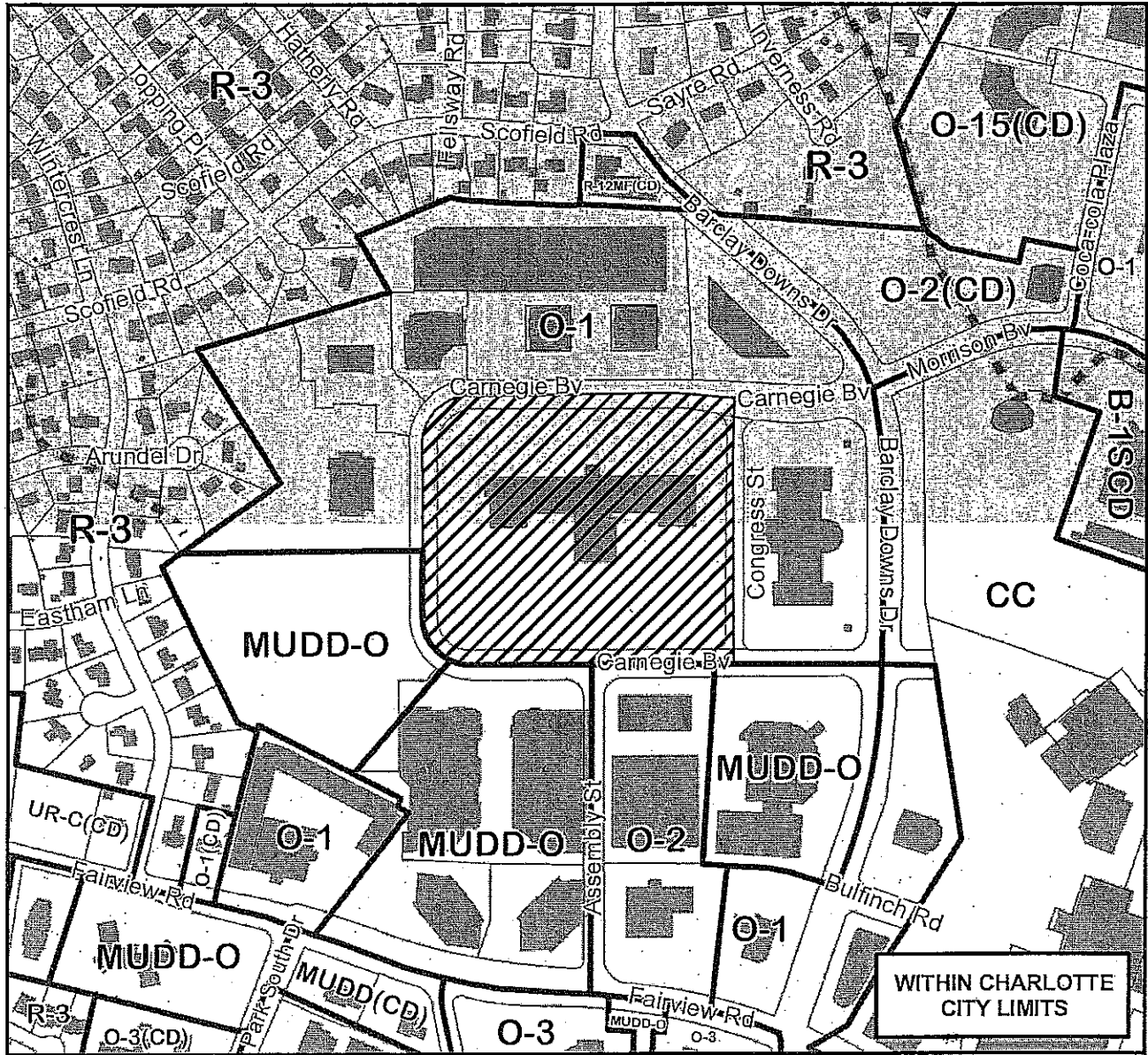
Petition #: 2010-056

Petitioner: Childress Klein Properties

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

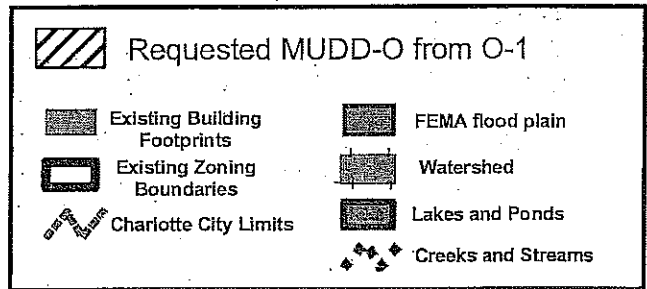
Zoning Classification (Requested): MUDD-O (Mixed Use Development District, Optional)

Acreage & Location : Approximately 13.15 acres bounded by Carnegie Boulevard and Congress Street near Barclay Downs Drive.



Zoning Map #(s) 135

Map Produced by the Charlotte-Mecklenburg Planning Department 8-5-2010



**APPROVED BY  
CITY COUNCIL**

Petition No. 2010-059  
Petitioner: Jeff Short

NOV 15 2010

**ORDINANCE NO. 4531-Z**

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

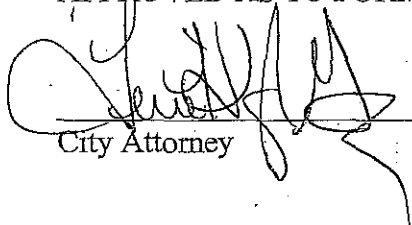
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

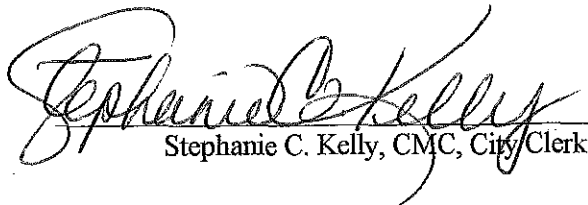
APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 15<sup>th</sup> day of November, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Page(s) 874-875.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 1<sup>st</sup> day of February, 2011.

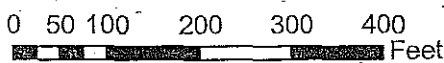
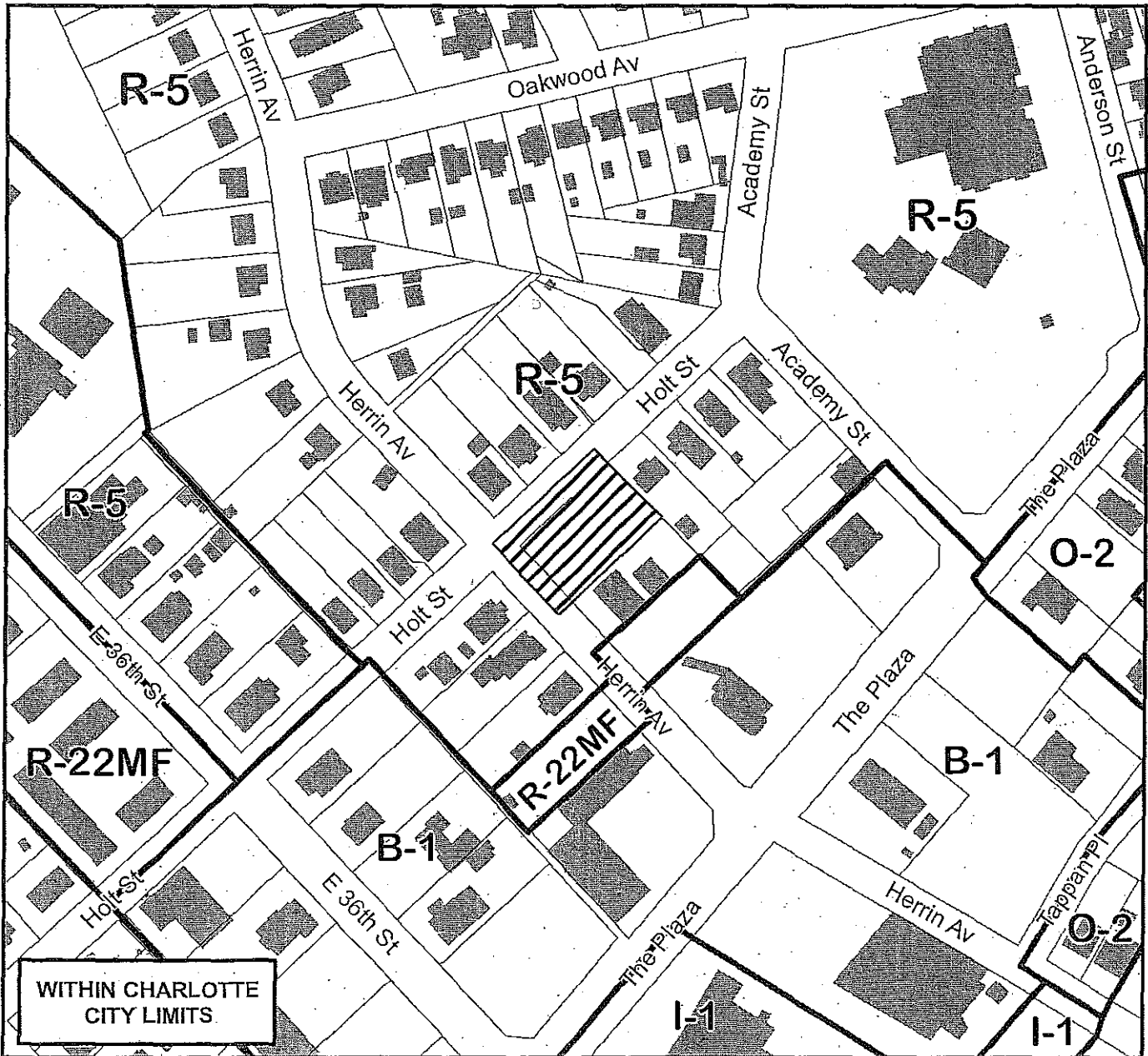
  
Stephanie C. Kelly, CMC, City Clerk

Petitioner: Jeff Short

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

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

Acres & Location : Approximately .365 acres located on the east corner of the intersection of Holt Street and Herrin Avenue.



Zoning Map #(s) 89

	Requested R-12MF(CD) from R-5		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams

0105  
**APPROVED BY  
CITY COUNCIL**

Petition No. 2010-062  
Petitioner: Allen Tate, Jr.

NOV 15 2010

**ORDINANCE NO. 4552-Z**

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

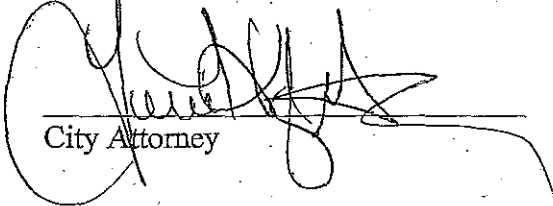
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

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.

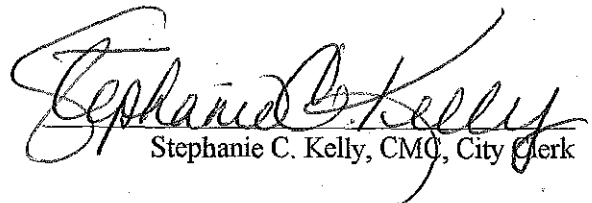
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 1<sup>st</sup> day of February, 2011.

  
Stephanie C. Kelly, CMC, City Clerk

Petitioner: **Allen Tate, Jr.**

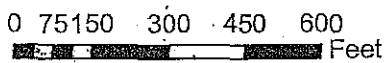
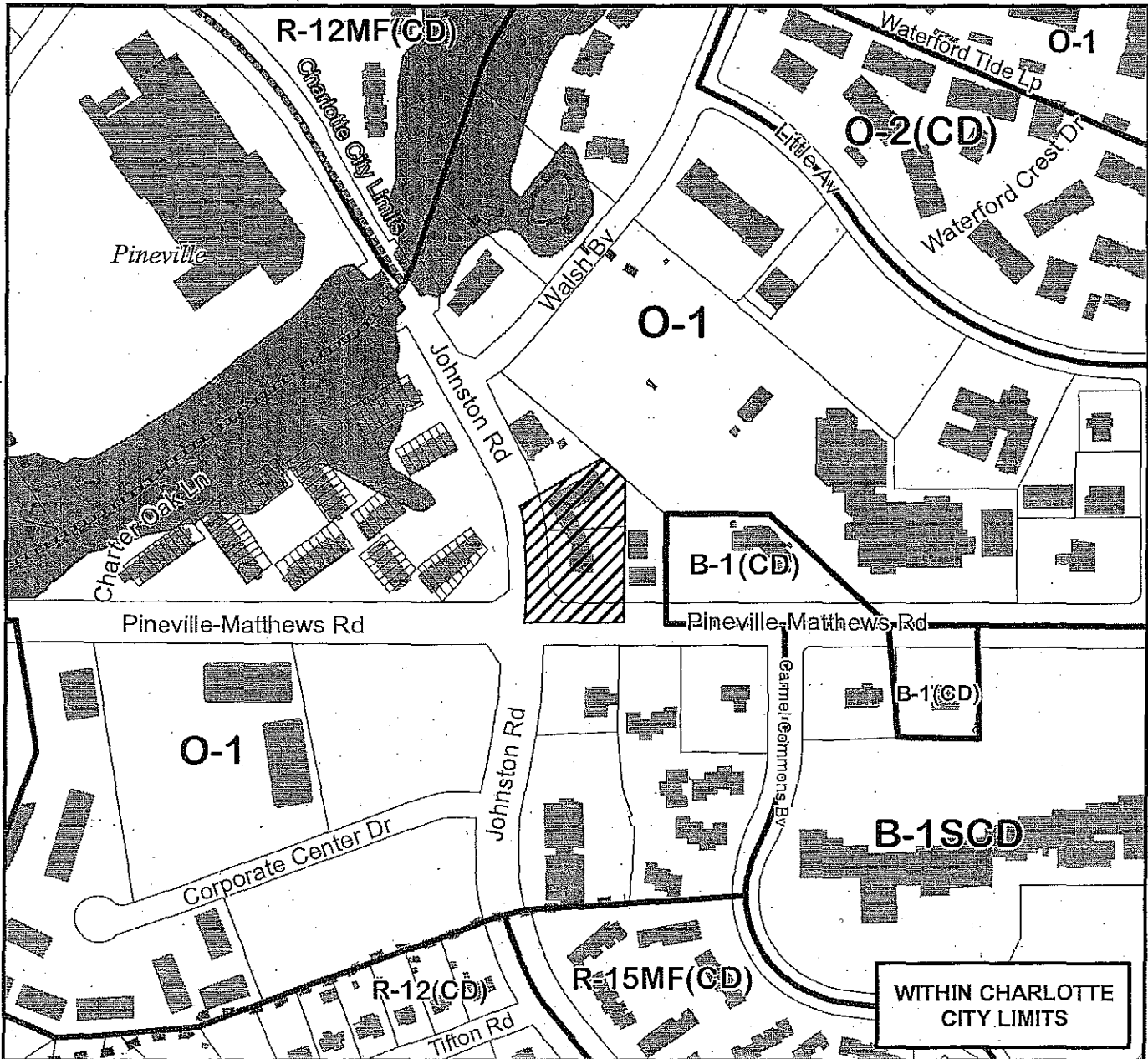
Zoning Classification (Existing): **O-1**

(Office)

Zoning Classification (Requested): **NS**

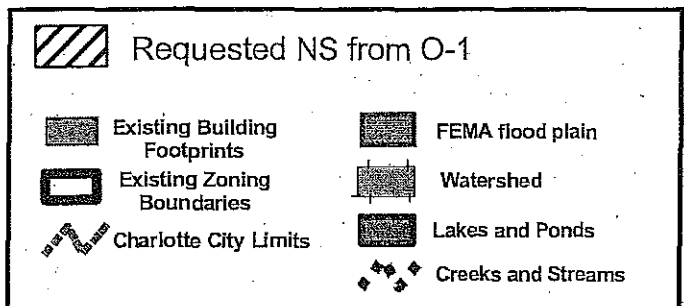
(Neighborhood Services)

Acreeage & Location : Approximately 1.3 acres located on the northeast corner of Pineville-Matthews Road and Johnston Road.



Zoning Map #(s) **167**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
10-5-2010



**APPROVED BY  
CITY COUNCIL**

Petition No. 2010-063  
Petitioner: Richard Latorre

NOV 15 2010

**ORDINANCE NO. 4553-Z**

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

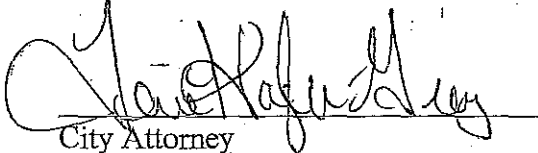
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

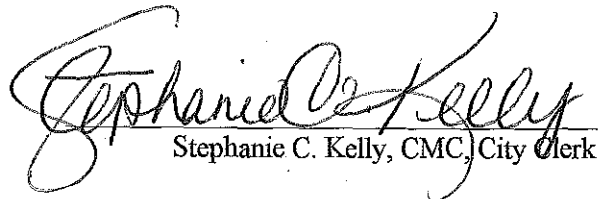
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

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 15<sup>th</sup> day of November, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Page(s) 878-879.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 1<sup>st</sup> day of February, 2011.

  
Stephanie C. Kelly, CMC, City Clerk

Petition # **2010-003** Ordinance Book 56, Page 879

Petitioner: **Richard Latorre**

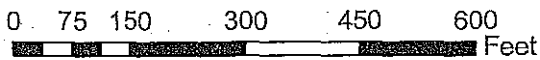
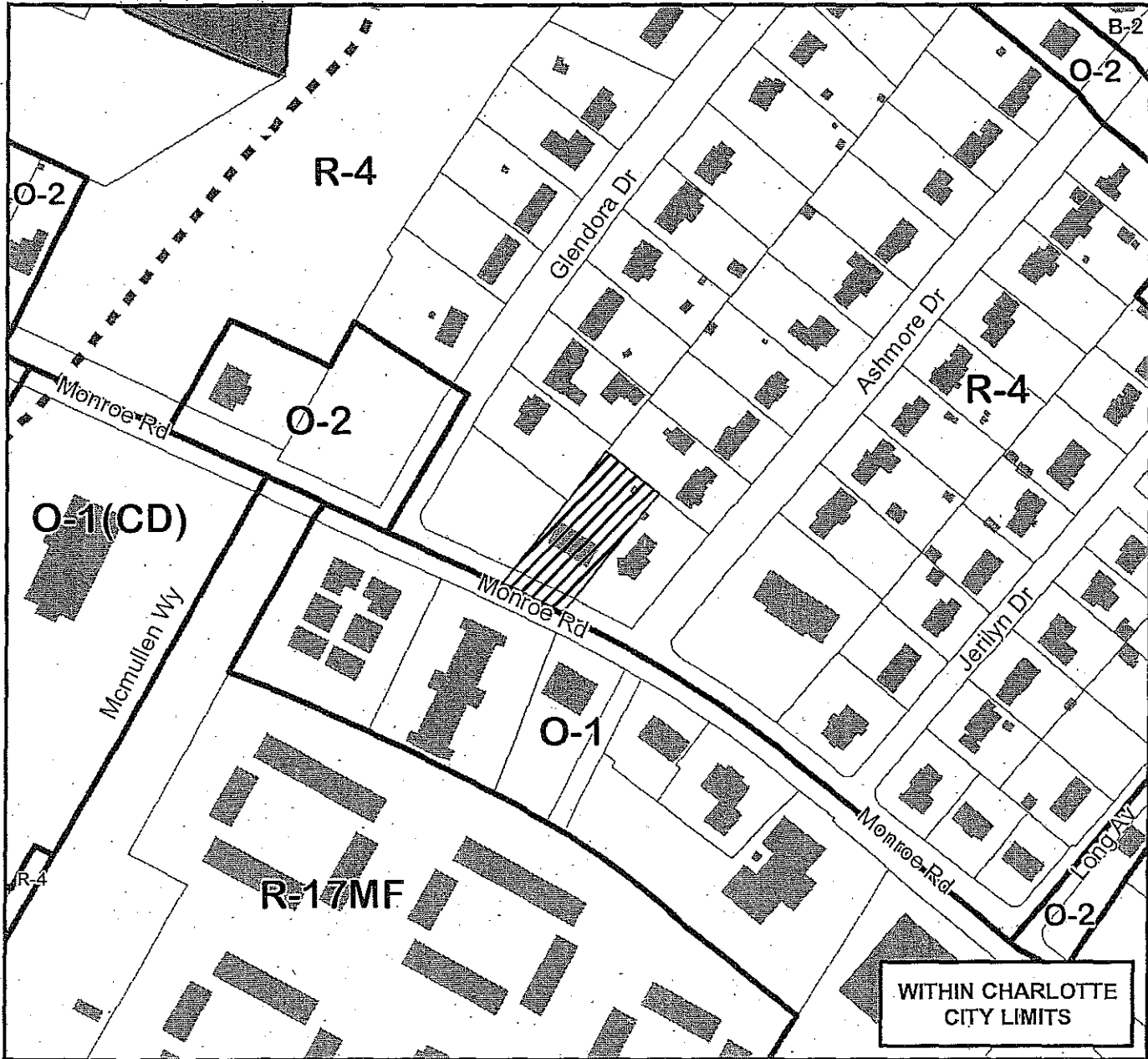
Zoning Classification (Existing): **R-4**

(Single Family Residential, up to 4 dwelling units per acre)

Zoning Classification (Requested): **O-1 (CD)**

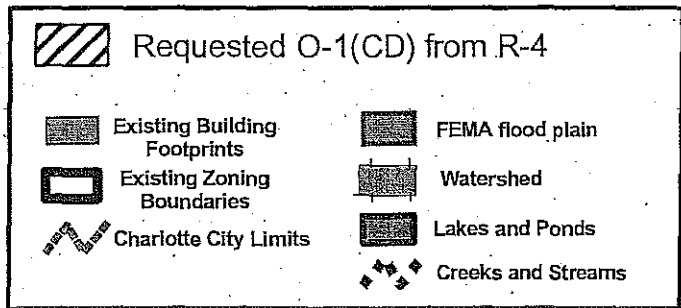
(Office, Conditional)

Acreage & Location : Approximately .512 acres located along the north side Monroe Road between Ashmore Drive and Glendora Drive.



Zoning Map #(s) **123**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
10-5-2010





**APPROVED BY  
CITY COUNCIL**

Petition No. 2010-064  
Petitioner: Greater Galilee Baptist Church

NOV 15 2010

**ORDINANCE NO. 4554-Z**

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

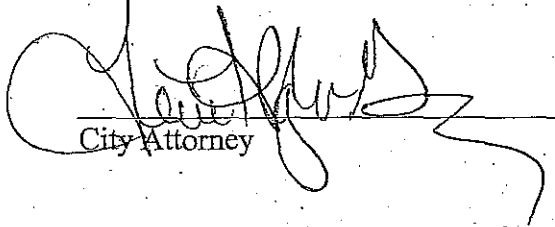
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

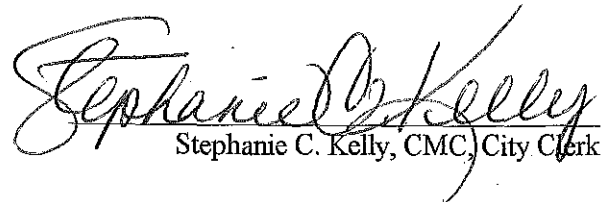
APPROVED AS TO FORM:

  
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 15<sup>th</sup> day of November, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Page(s) 880-881.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 1<sup>st</sup> day of February, 2011.

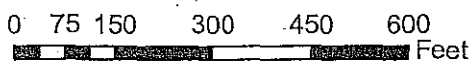
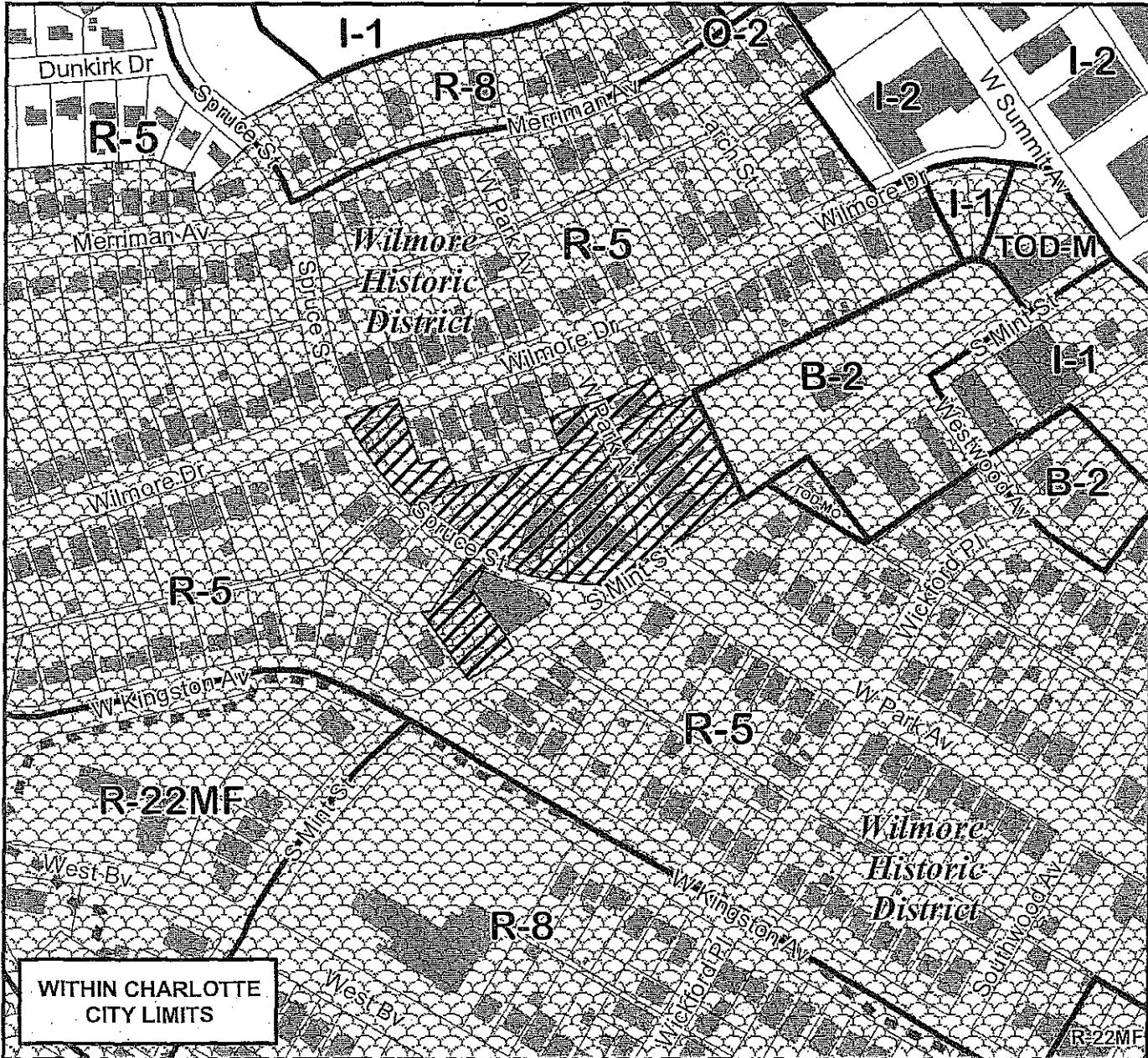
  
Stephanie C. Kelly, CMC, City Clerk

Petitioner: Greater Galilee Baptist Church

Zoning Classification (Existing): R-5 (HD-O)  
(Single Family Residential, up to 5 dwelling units per acre, Historic District Overlay)

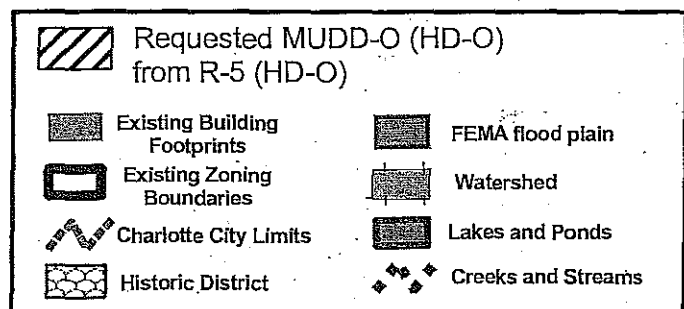
Zoning Classification (Requested): MUDD-O (HD-O)  
(Mixed Use Development District, Optional, Historic District Overlay)

Acreage & Location : Approximately 2.86 acres located at the intersection of Spruce Street, South Mint Street, and West Park Avenue and generally bounded on the north side by Wilmore Drive.



Zoning Map #(s) **89**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
9-27-2010



**APPROVED BY  
CITY COUNCIL**

Petition No. 2010-065  
Petitioner: Levine Properties, Inc.

NOV 15 2010

**ORDINANCE NO. 4555-Z**

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

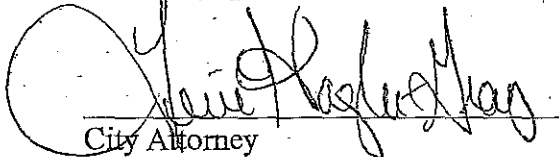
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

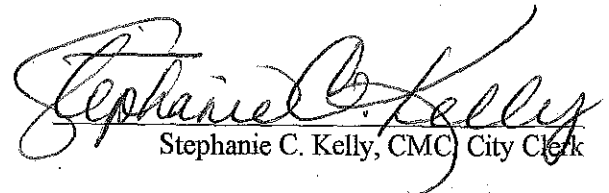
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 1<sup>st</sup> day of February, 2011.

  
Stephanie C. Kelly, CMC City Clerk

Petition # **2010-0065**

Petitioner: Levine Properties, Inc.

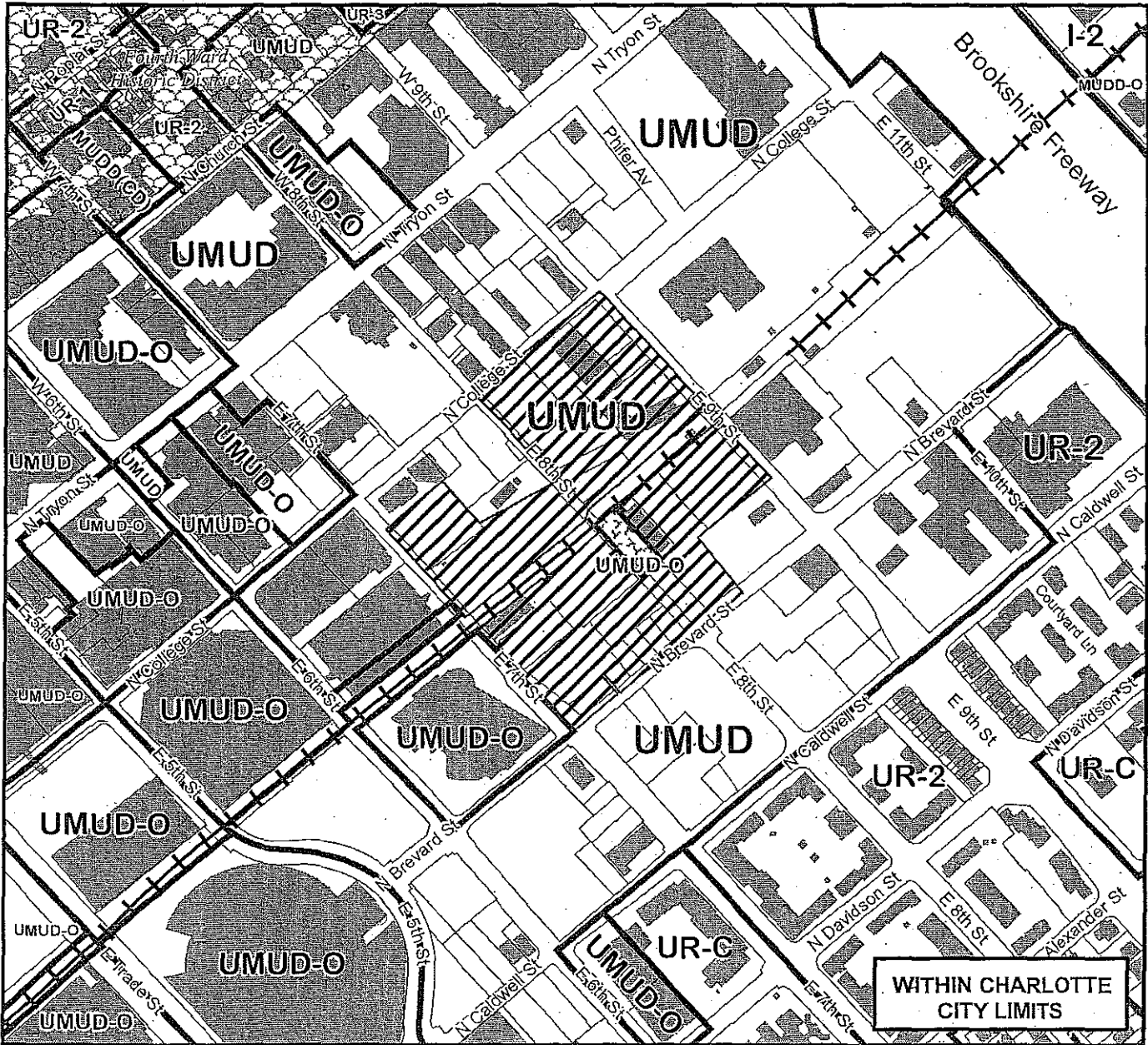
Zoning Classification (Existing): UMUD and UMUD-O

(Uptown Mixed Use District and Uptown Mixed Use District, Optional)

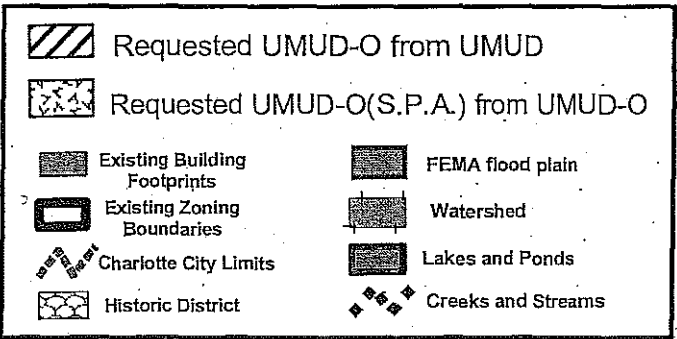
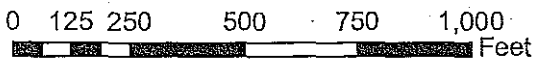
Zoning Classification (Requested): UMUD-O and UMUD-O(S.P.A.)

Uptown Mixed Use District, Optional and Uptown Mixed Use District, Optional, Site Plan Amendment)

Acreeage & Location : Approximately 10.90 acres generally surrounded by North College Street, East 9th Street, North Brevard Street, and East 7th Street.



**WITHIN CHARLOTTE CITY LIMITS**



Zoning Map #(s) **102**

Petition No. 2010-066  
Petitioner: Charlotte-Mecklenburg Planning Department

**ORDINANCE NO. 4556-X**

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

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

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

A. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 2: OFF-STREET PARKING AND LOADING

- a. Amend Section 12.202A, "Bicycle parking standards", subsection (1), "Short-term bicycle parking", subsection (b), "Location", by adding new language for the location of short-term parking. Delete subsections (c) through (e). The remaining subsection (a) shall remain unchanged. The revised text shall read as follows:

**Section 12.202A. Bicycle parking standards.**

- (1) Short-term bicycle parking shall meet the following standards:
- (a) Covered spaces. If twenty (20) or more short-term bicycle spaces are required, then at least fifty (50) percent of the required short-term bicycle spaces shall be covered. Coverage may be provided under roof overhangs or awnings, in bicycle lockers or within or under other structures.
  - (b) Location. Short-term bicycle parking should be located along a major building approach line and clearly visible from the approach. The rack area shall be no more than 120 feet from the entrance it serves, or as close as the nearest non-handicap, off-street auto parking space, whichever is farther. Rack area(s) should be clearly visible from the entrance they serve and should be provided near each actively used entrance. In general, multiple buildings should not be served with a combined, distant rack area. It is preferred to place smaller rack areas in locations that are more convenient.

- (e) Design. Bicycle parking areas shall meet the design specifications in the Charlotte Land Development Standards Manual. Other designs and manufacturers may be deemed acceptable by the Plan Review Staff.
- d) Amend Section 12.202, "Required Number of Off-Street Parking and Bicycle Spaces, Table 12.202, "Minimum Required Off-Street Parking Spaces by Use" to reflect updated bicycle parking rates, and to bold and shade headings, and merge cells. In addition, relocate Table 12.202 before Section 12.202A. The revised Table shall read as follows:

**Table 12.202**  
**MINIMUM REQUIRED OFF-STREET PARKING SPACES BY USE\*\***

<u>Permitted Uses</u>	<u>Number of Auto Parking Spaces Required</u>	<u>Long-term Bicycle Parking Spaces Required</u>	<u>Short-term Bicycle Parking Spaces Required</u>
<b><u>RESIDENTIAL USES:</u></b>			
Bed & Breakfasts (B & B's)	1 additional space per guest room	n/a	n/a
Boarding houses	1 additional space per boarding room	n/a	n/a
Dormitories	1 space per 2 residents	1 space per 2 residents	1 space per 8 units; min. 4
Dwellings, detached	2 spaces per unit	n/a	n/a
Dwellings, duplex	2 spaces per unit	n/a	n/a
Dwellings, triplex	1.5 spaces per unit	none	none
Dwellings, quadraplex	1.5 spaces per unit	none	none
Dwellings, attached	1.5 spaces per unit	n/a	n/a
Dwellings, multi-family	1.5 spaces per unit	none	2, or 1 space per 20 units
Dwellings, multi-family elderly or disabled	.25 spaces per unit	n/a	n/a
Dwellings, accessory elderly or disabled	1 space per unit	n/a	n/a
Dwellings, low income	1 space per unit	n/a	n/a
Dwellings, mixed use	1 space per unit	none	2, or 1 space per 20 units
Manufactured housing	2 spaces per unit	n/a	n/a
<b><u>INSTITUTIONAL USES:</u></b>			
Adult care centers	1 space per employee, plus 1 space per 6 adults	2, or 1 per 20 employees	2
Child care centers	1 space per employee, plus 1 space per 10 children	2, or 1 per 20 employees	2

Showrooms	1 space per 1000 sq ft	2, or 1 per 20,000 square feet	5% of auto parking
Hotels/motels (a) Per room for rent (b) Per meeting room capacity (c) Restaurant/entertainment facility (d)	1 space per room or suite, plus 1 space per 4 seats, plus 1 space per 250 square feet	1 space per 20 rentable rooms	None
<b>Permitted Uses</b>	<b>Number of Auto Parking Spaces Required</b>	<b>Long-term Bicycle Parking Spaces Required</b>	<b>Short-term Bicycle Parking Spaces Required</b>
Indoor recreation - Swimming pool - Tennis or racquet court - Other indoor recreation	1 space per 75 square feet of water 3 spaces per court 1 space per 200 square feet	2, or 1 per 10,000 square feet, or per CMPC review	5% of auto parking
Laboratories	1 space per 400 square feet	2, or 1 per 10,000 square feet, or per CMPC review*	5% of auto parking
Marinas	1 space per boat slip	1 per 20 berths	5% of auto parking
Offices	1 space per 300 square feet	2, or 1 per 10,000 square feet, or 50 maximum spaces	2, or 1 per 40,000 square feet, or 30 maximum spaces
Medical offices	1 space per 200 square feet	2, or 1 per 10,000 square feet	5% of auto parking
Neighborhood food and beverage service	1 space per 175 square feet	2, or 1 per 10,000 square feet	5% of auto parking
Nightclubs, lounges and bars	1 space per 75 square feet	None	5% of auto parking
Outdoor recreation (See specific district for location) -Driving range -Golf Course (9 and 18 holes) - Par 3 golf course - Riding academy - Swimming pool  - Swimming pool (as part of planned dev.) - Tennis or racquet court - Tennis courts (as part of planned dev.)	1.2 spaces per tee 90 spaces per 9 holes 40 spaces per 9 holes 1 space per horse stall 1 space per 75 square feet of water 1 space per 100 square feet of water 3 spaces per court 2 spaces per court	2	None for Golf Course (9 and 18 holes) and Par 3 golf course. 5% of auto parking for all other uses.
Post offices	1 space per 400 square feet	2, or 1 per 10,000 square feet	5% of auto parking
Restaurants	1 space per 75 square feet	2, or 1 per 10,000 square feet	5% of auto parking
Retail establishments - Motion Picture Theatres - Retail Establishments over 100,000 square feet - Other retail establishments	1 space per 3 seats 1 space per 330 square feet 1 space per 250 square feet	2 minimum, or 1 per 12,000 square feet, or 1 per 25 employees, or 30 maximum spaces	5% of auto parking or maximum of 50 spaces
Shopping centers, greater than 50,000 square feet	1 space per 250 square feet	2, or 1 per 12,000 square feet	5% of auto parking
Wholesale establishments	.25 space per 1,000 square	2, or 1 per 40,000	

	feet for the wholesale portion plus 1 space per 400 square feet for any accessory office	square feet	1% of auto parking
Other business uses	1 space per 250 square feet	2, or 1 per 10,000 square feet	5% of auto parking
<b>Permitted Uses</b>	<b>Number of Auto Parking Spaces Required</b>	<b>Long-term Bicycle Parking Spaces Required</b>	<b>Short-term Bicycle Parking Spaces Required</b>
<b>INDUSTRIAL USES:</b>			
Airports	1 space per 4 seats in the terminal	Per CMPC review*	Per CMPC review
Manufacturers and warehouses	.25 spaces per 1,000 square feet for the manufacturing or warehousing portion plus 1 space per 400 square feet for any accessory office	2, or 1 per 40,000 square feet	1% of auto parking
Other industrial uses	1 space per 400 sq feet	2, or 1 per 40,000 square feet	1% of auto parking

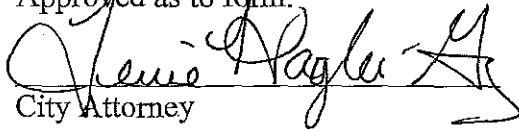
(Petition 2005-013, § 12.209, 3/21/05), (Petition 2005-047, §12.203(Table 12.202), 01/17/06)

\* Planning Department staff in conjunction with CDOT may waive or reduce bicycle parking depending on the surrounding land uses of a particular development, and the accessibility of a site by bicycle. One example of a location where less bicycle parking would be required is at a freeway interchange with no connection to the surrounding neighborhoods.

\*\*All square footage is gross footage.

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

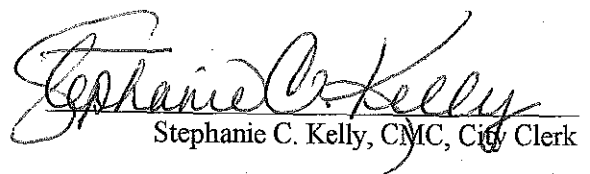
Approved as to form:

  
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 15<sup>th</sup> day of November, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Page(s) 884-890.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 1<sup>st</sup> day of February, 2011.

  
Stephanie C. Kelly, CMC, City Clerk