

APPROVED BY
CITY COUNCIL

Petition No.: 2010-067
Petitioner: Mecklenburg County Park & Recreation Commission

MAR 21 2011

ORDINANCE NO. 4621-Z

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

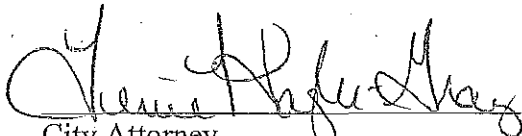
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-15(CD) to NS.

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 21st day of March, 2011, the reference having been made in Minute Book 131, and recorded in full in Ordinance Book 57, Page(s)20-21.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of May, 2011.


Stephanie C. Kelly, CMC, City Clerk

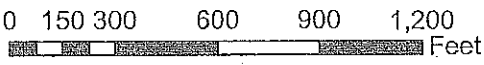
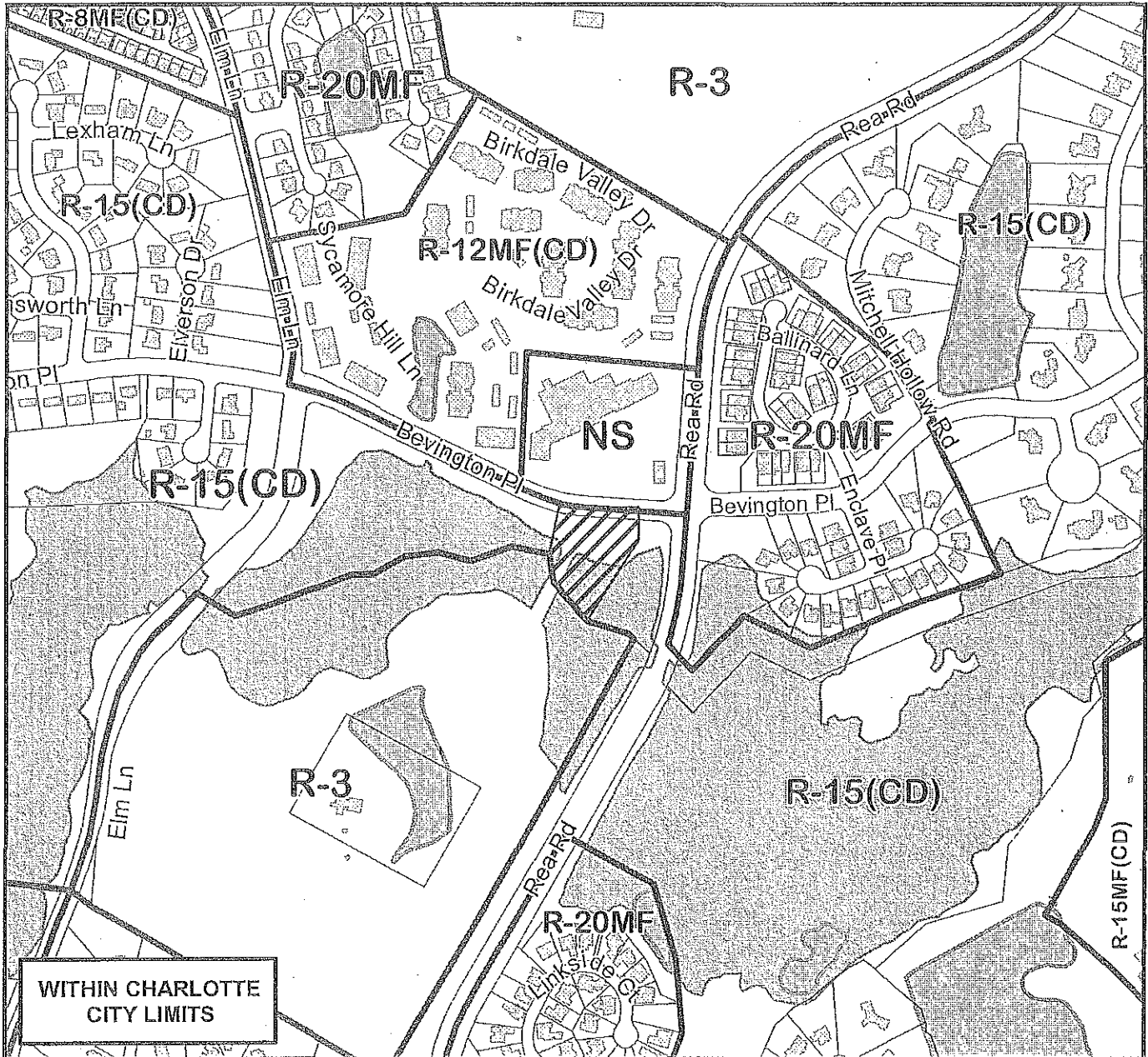
Petition #: 2010-067

Petitioner: Mecklenburg County Park & Recreation Department

Zoning Classification (Existing): R-15(CD)
(Single family residential, up to 15 dwelling units per acre, Conditional)

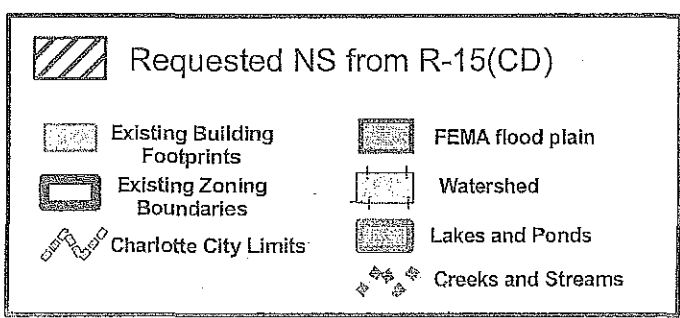
Zoning Classification (Requested): NS
(Neighborhood Services)

Acres & Location : Approximately 1.64 acres located on the south side of Bevington Place between Elm Lane and Rea Road.



Zoning Map #(s) 176, 177

Map Produced by the
Charlotte-Mecklenburg Planning Department
12-2-2010



APPROVED BY
CITY COUNCIL

Petition No.: 2010-069
Petitioner: Patrick N. Dillon

MAR 21 2011

ORDINANCE NO. 4622-Z

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

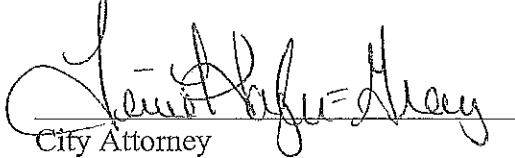
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 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.

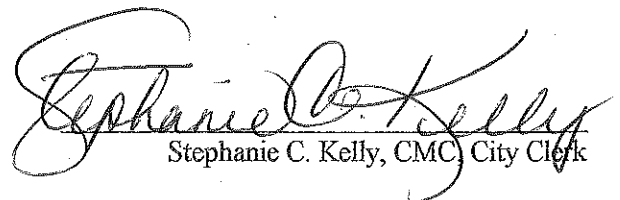
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 21st day of March, 2011, the reference having been made in Minute Book 131, and recorded in full in Ordinance Book 57, Page(s)22-23.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of May, 2011.


Stephanie C. Kelly, CMC, City Clerk

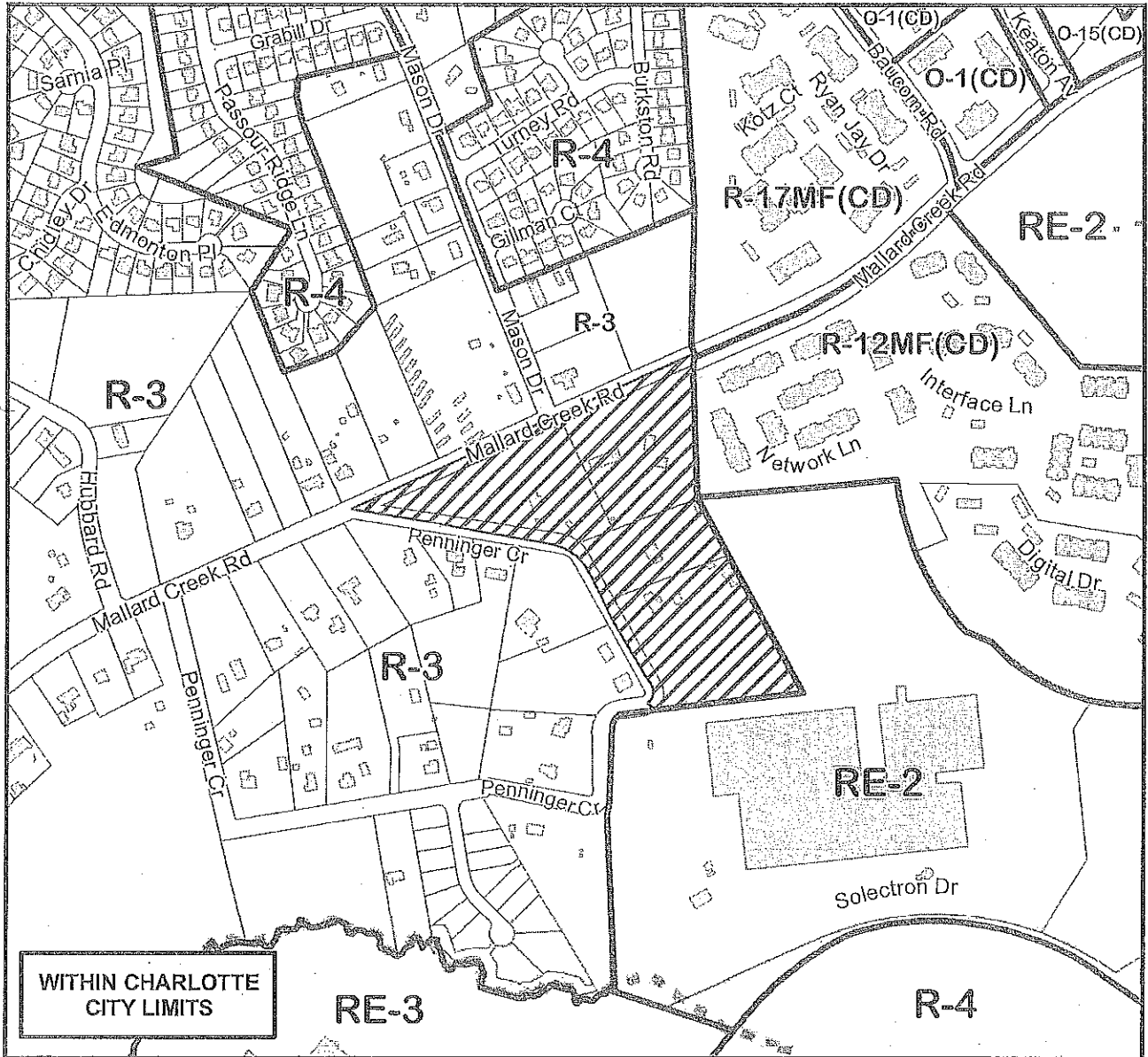
Petition #: **2010-069**

Petitioner: Patrick N. Dillon

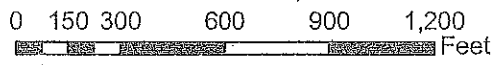
Zoning Classification (Existing): R-3
 (Single Family Residential, up to 3 dwelling units per acre)

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

Acresage & Location : Approximately 13.98 acres located on the east side of the intersection of Mallard Creek Road and Penninger Circle and located across from Mason Drive.



WITHIN CHARLOTTE CITY LIMITS



Zoning Map #(s) **59**

Map Produced by the
 Charlotte-Mecklenburg Planning Department
 8-26-2010

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

APPROVED BY
CITY COUNCIL

MAR 21 2011

~~ORDINANCE~~
~~CITY ZONE CHANGEZ~~

Petition No.: 2011-006
Petitioner: Dore Academy

ZONING REGULATIONS

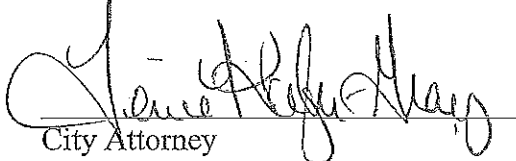
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-1(CD) to O-1 on the Official Zoning Map, City of Charlotte, N.C.

SEE ATTACHED MAP

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

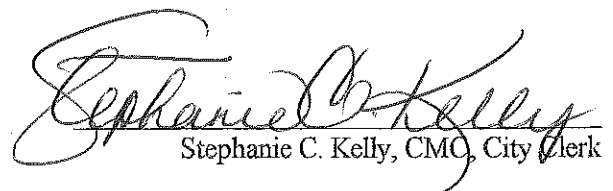
APPROVED AS TO FORM:


City Attorney

CERTIFICATION

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 21st day of March, 2011, the reference having been made in Minute Book 131, and recorded in full in Ordinance Book 57, Page(s)24-25.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of May, 2011.


Stephanie C. Kelly, CMC, City Clerk

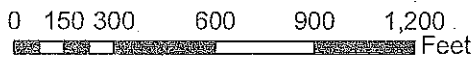
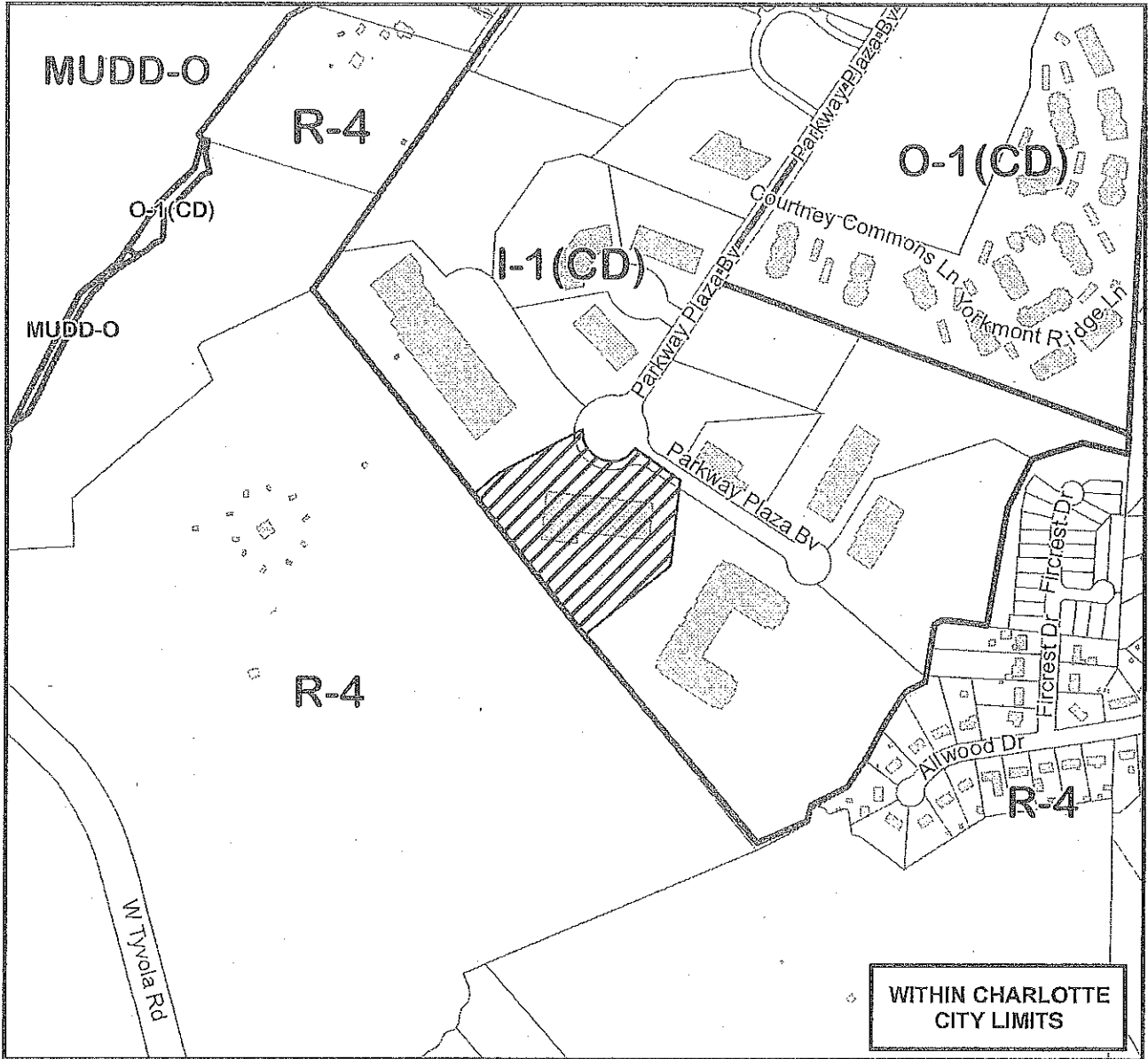
Petition #: **2011-006**

Petitioner: Dore Academy c/o Roberta Smith

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

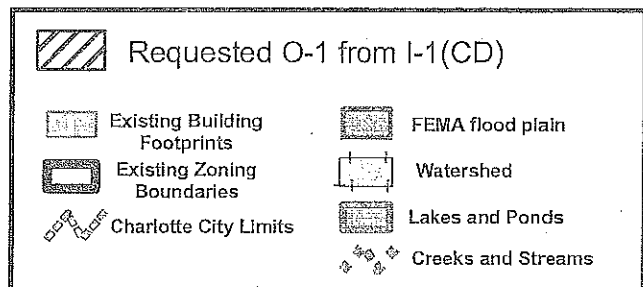
Zoning Classification (Requested): O-1
 (Office)

Acreage & Location : Approximately 6.078 acres located on the south side of Parkway Plaza Boulevard near Courtney Commons Lane.



Zoning Map #(s) **127**

Map Produced by the
 Charlotte-Mecklenburg Planning Department
 11-29-2010



APPROVED BY
CITY COUNCIL

Petition No.: 2011-007
Petitioner: Medical Facilities of North Carolina, Inc.

MAR 21 2011

ORDINANCE NO. 4624-Z

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

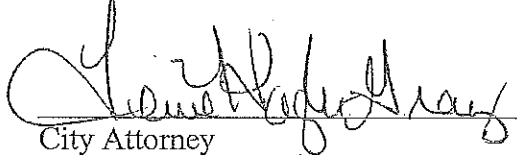
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 INST(CD)(LLWPA) to INST(CD)(LLWPA)S.P.A. (Site Plan Amendment).

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.

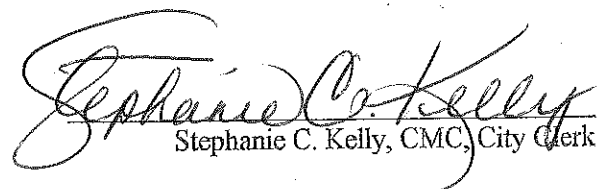
APPROVED AS TO FORM:


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 21st day of March, 2011, the reference having been made in Minute Book 131, and recorded in full in Ordinance Book 57, Page(s)26-27.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of May, 2011.


Stephanie C. Kelly, CMC, City Clerk

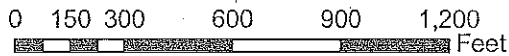
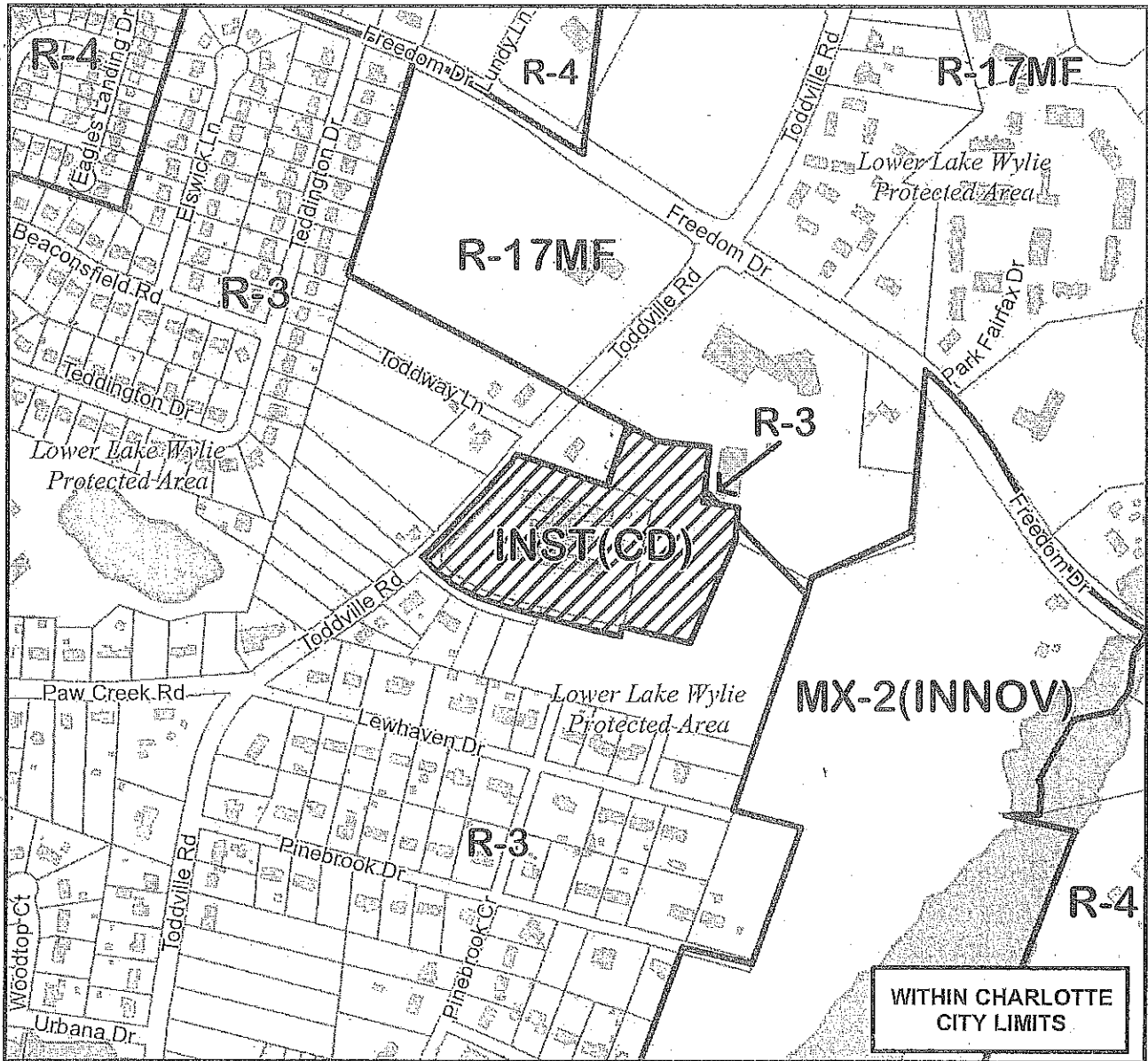
Petition #: **2011-007**

Petitioner: Medical Facilities of North Carolina, Inc., c/o Andy Kelderhouse

Zoning Classification (Existing): INST(CD)(LLWPA)
 (Institutional, Conditional, Lower Lake Wylie Protected Area)

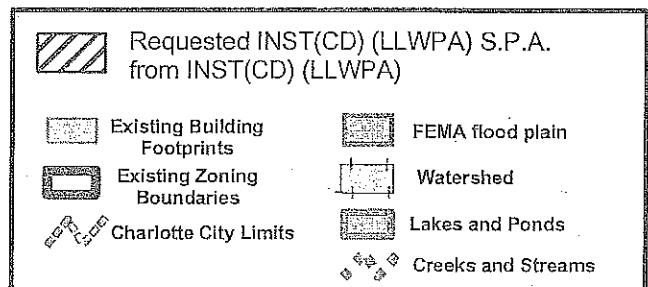
Zoning Classification (Requested): INST(CD)(LLWPA) S.P.A.
 (Institutional, Conditional, Lower Lake Wylie Protected Area, Site Plan Amendment)

Acreage & Location : Approximately 9.05 acres located on the east side of Toddville Road between Freedom Drive and Lewhaven Drive.



Zoning Map #(s) **81**

Map Produced by the
 Charlotte-Mecklenburg Planning Department
 11-29-2010



APPROVED BY
CITY COUNCIL

Petition No.: 2011-010
Petitioner: Hendrick Automotive Group

MAR 21 2011

ORDINANCE NO. 4625-Z

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

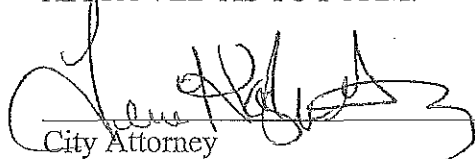
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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(CD) to B-2(CD) S.P.A. (Site Plan Amendment).

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:

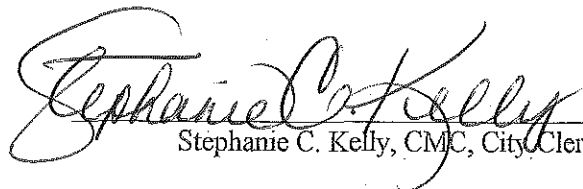


City Attorney

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 21st day of March, 2011, the reference having been made in Minute Book 131, and recorded in full in Ordinance Book 57, Page(s)28-29.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of May, 2011.


Stephanie C. Kelly, CMC, City Clerk

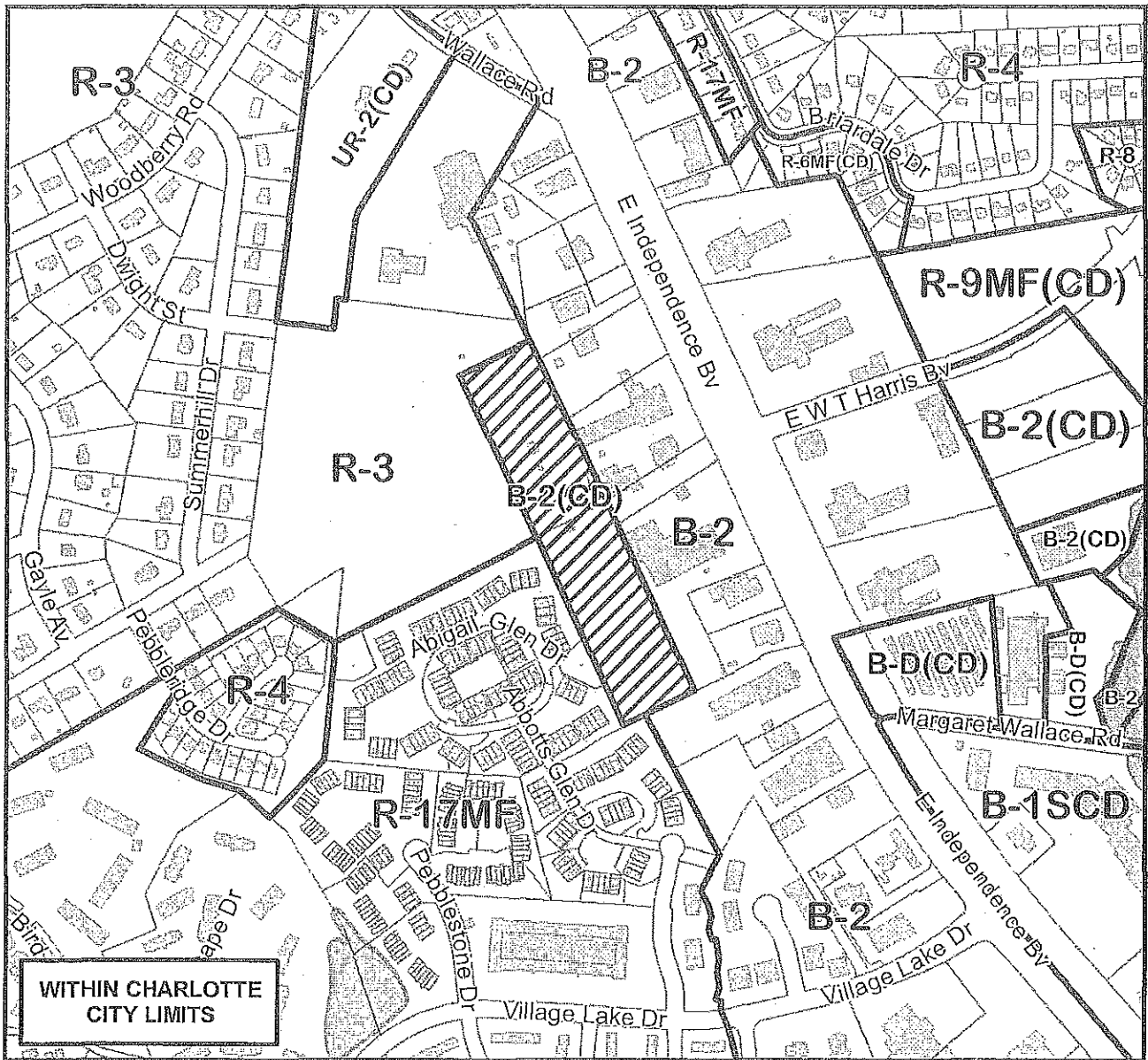
Petition #: **2011-010**

Petitioner: Hendrick Automotive Group

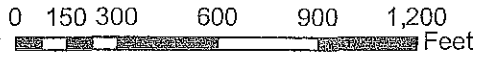
Zoning Classification (Existing): B-2(CD)
 (General Business, Conditional)

Zoning Classification (Requested): B-2(CD) (S.P.A.)
 (General Business, Conditional, Site Plan Amendment)

Acreage & Location : Approximately 8.08 acres located on the west side of East Independence Boulevard across from East W. T. Harris Boulevard.

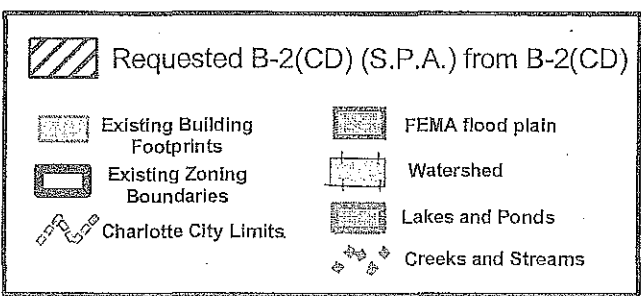


WITHIN CHARLOTTE CITY LIMITS



Zoning Map #(s) **137**

Map Produced by the
 Charlotte-Mecklenburg Planning Department
 11-29-2010



**APPROVED BY
CITY COUNCIL**

Petition No: 2011-013SUB
Petitioner: Charlotte-Mecklenburg Planning Commission
ORDINANCE NO. 4626

MAR 21 2011

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

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

Section 1. Chapter 20, “Subdivision Ordinance” of the Code of the City of Charlotte is hereby amended as follows:

A. CHAPTER 20: SUBDIVISION ORDINANCE

1. Amend Section 20-22, “Design Standards for Streets” subsection (c), “Non-local street right-of-way” by adding language and footnotes regarding the elimination of the transitional setback along identified sections of U.S. 74 upon completion of the North Carolina Department of Transportation (NCDOT) right-of-way acquisition program. The subsections (1) through (5) under (c) shall remain unchanged. The revised subsection shall read as follows:

(c) Non-local street right-of-way.

Street Type	Minimum Right-of-Way (in feet)
Freeway or Expressway other than U.S. 74 from southeast to the City Limits	350
U.S. 74 between I-277 and Albemarle Road	Existing right-of-way
U.S. 74 between Albemarle Road and W.T. Harris Boulevard	250 ²
U.S. 74 from W.T. Harris Boulevard southeast to the City limits	280 ³
Limited-access Arterial	200
Commercial Arterial	150
Major Arterial	100 ¹
Minor Arterial	70 ¹

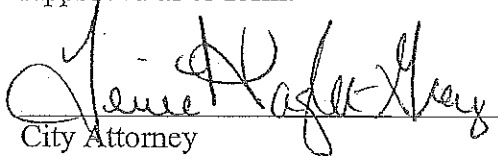
¹The right-of-way widths for major and minor thoroughfares located within the area bounded by Route 4 and I-85 shall be a minimum of 80 feet for major thoroughfares and 60 feet for minor thoroughfares and as provided for in Section 12.103 of the zoning ordinance in appendix A to this Code.

²Completion of the North Carolina Department of Transportation (NCDOT) U.S. 74 right-of-way acquisition portion of the construction project (Transportation Improvement Project U-209B) from Albemarle Road to Sharon Forest Drive shall eliminate the right-of-way requirement of 250 feet between Albemarle and W. T. Harris Boulevard and 280 feet between W. T. Harris Boulevard and Sharon Forest Drive. At that time, the required right-of-way will be the existing right-of-way width.

³Completion of the North Carolina Department of Transportation (NCDOT) U.S. 74 right-of-way acquisition portion of the construction project (Transportation Improvement Project U-2509) from Sharon Forest Drive to the southeast city limits shall eliminate the right-of-way requirement of 280 feet for the section of U.S. 74 from Sharon Forest Drive to the southeast city limits. At that time, the required right-of-way will be the existing right-of-way width.

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

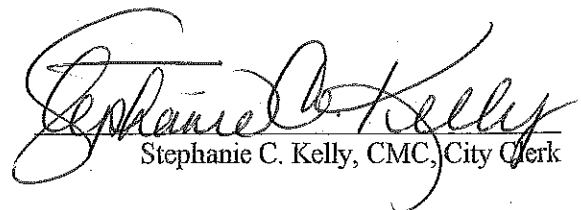
Approved as to form:


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 21st day of March, 2011, the reference having been made in Minute Book 131, and recorded in full in Ordinance Book 57, Page(s) 30-21.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of May, 2011.


Stephanie C. Kelly, CMC, City Clerk

APPROVED BY
CITY COUNCIL

Petition No: 2011-014
Petitioner: Charlotte-Mecklenburg Planning Commission

MAR 21 2011

ORDINANCE NO. 4627

**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:

B. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 1: SUPPLEMENTAL DEVELOPMENT STANDARDS

- a. Amend Section 12.103, "Requirements for lots along thoroughfares" subsection (1) by adding language regarding the elimination of the transitional setback along identified sections of U.S. 74 upon completion of the North Carolina Department of Transportation (NCDOT) right-of-way acquisition. The revised subsection (1) shall read as follows:

Section 12.103. Requirements for lots along thoroughfares.

G.S. 160A-306 states that cities shall have authority to (i) classify all or a portion of the streets within their jurisdictions according to their size, present and anticipated traffic loads, and other characteristics relevant to the achievement of the purposes of this Section, and (ii) establish by ordinance minimum distances that buildings and other permanent structures or improvements constructed along each class or type of street shall be setback from the right-of-way line or the center line of an existing or proposed street. Pursuant to that authority, the following requirements shall apply:

- (1) The minimum yards or setbacks prescribed for each zoning district, which abuts a thoroughfare shall be measured from the proposed right-of-way line established for each classification of thoroughfare as follows:

Thoroughfare Classification	Distance From Thoroughfare Centerline to "Proposed; Right-of-Way Line"
Freeway or Expressway (Class I) other than U.S. 74 from I-277 southeast to the City limits	175 feet
U.S. 74 between I-277 and Albemarle Road	Existing right-of-way
U.S. 74 between Albemarle Road and W.T. Harris Boulevard	125 feet ²
U.S. 74 from W.T. Harris Boulevard southeast to the City limits	140 feet ³
Limited Access Arterial (Class II)	100 feet
Commercial Arterial (Class III-C)	75 feet
Major Arterial (Class III)	50 feet ¹
Minor Arterial (Class IV)	35 feet ¹

¹The distance from thoroughfare centerline to proposed right-of-way line for Class III and IV thoroughfares located within the area bounded by Route 4 and I-85 shall measure 40 feet for Class III streets and 30 feet for Class IV streets. These standards represent the normally required rights-of-way. However, additional right-of-way may be necessary in the area of interchanges, intersections, cut/fill areas, or areas where horizontal or vertical alignments must be improved and will be determined on a case by case basis by the City Department of Transportation. In addition, in those areas in which the existing street right-of-way exceeds the above noted dimension, the right-of-way width may not be reduced and certain thoroughfares will exceed this dimension as indicated by the Thoroughfare Plan.

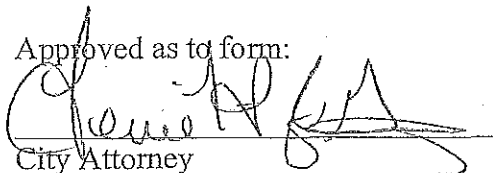
²Completion of the North Carolina Department of Transportation (NCDOT) U.S. 74 right-of-way acquisition portion of the construction project (Transportation Improvement Project U-209B) from Albemarle Road to Sharon Forest Drive shall cause the transitional setback to no longer apply to the section of U.S. 74 from Albemarle Road to Sharon Forest Drive.

³Completion of the North Carolina Department of Transportation (NCDOT) U.S. 74 right-of-way acquisition portion of the construction project (Transportation Improvement Project U-2509) from Sharon Forest Drive to the southeast city limits shall cause the transitional setback to no longer apply to the section of U.S. 74 from Sharon Forest Drive

to the southeastern city limits.

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

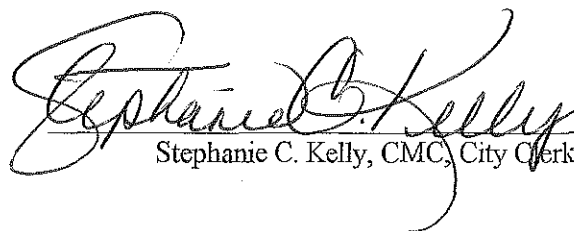
Approved as to form:


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 21st day of March, 2011, the reference having been made in Minute Book 131, and recorded in full in Ordinance Book 57, Page(s)32-34.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of May, 2011.


Stephanie C. Kelly, CMC, City Clerk