

Petition No.: 2015-020
Petitioner: Carolina States Regional Center, LLC

ORDINANCE NO. 5940-Z

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

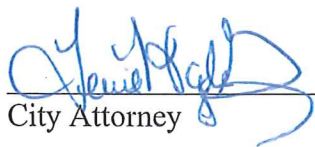
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 (General Business) to TOD-R(O) (Transit-Oriented Development – Residential, Optional).

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:



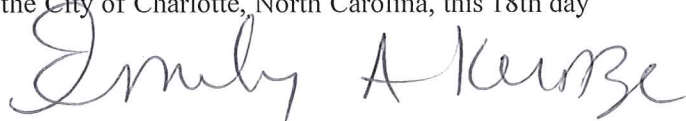
City Attorney

CERTIFICATION

I, Emily A. Kunze, 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 18th day of May, 2015, the reference having been made in Minute Book 138, and recorded in full in Ordinance Book 59, Page(s) 357-358.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May, 2015.





Emily A. Kunze, Deputy City Clerk

Petition #: **2015-020**

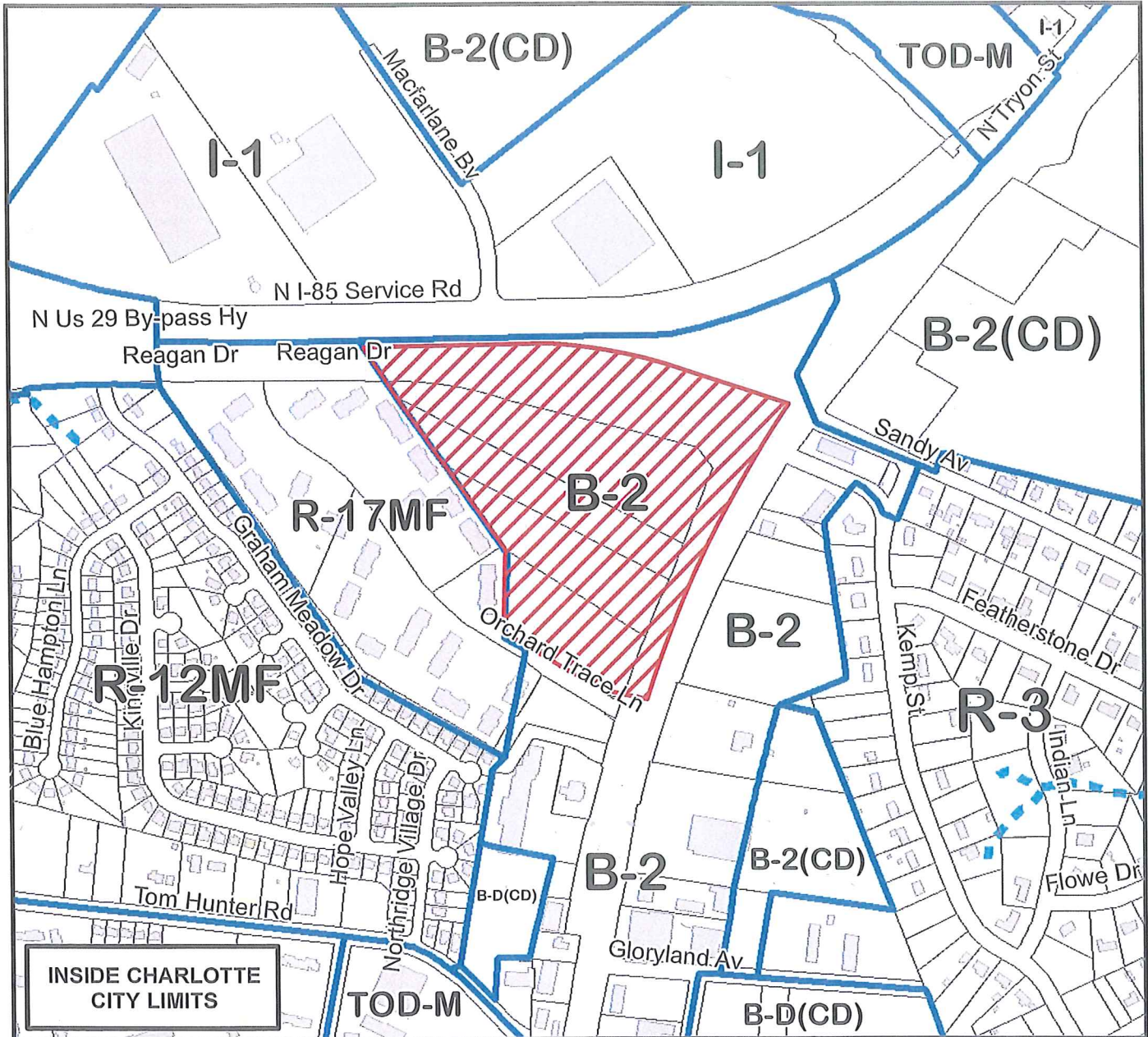
Ordinance No. 5940-Z

Petitioner: **Carolina States Regional Center, LLC**

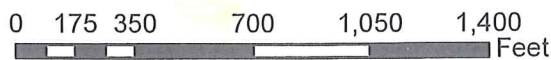
Zoning Classification (Existing): **B-2**
(General Business)

Zoning Classification (Requested): **TOD-RO**
(Transit Oriented Development, Residential, Optional)

Acreage & Location: Approximately 15.43 acres located on the southwest corner at the intersection of US 29 By-Pass Highway and North Tryon Street.



Map Produced by the Charlotte-Mecklenburg Planning Department, 3-25-2015.



Zoning Map #(s)

71



May 18, 2015
Ordinance Book 59, Page 359

Petition No.: 2015-036
Petitioner: Ryan Berger

ORDINANCE NO. 5941-Z

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


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

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



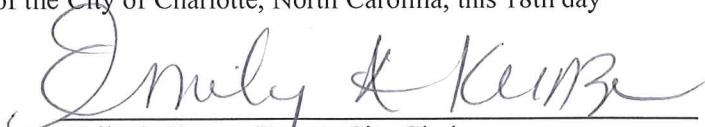
City Attorney

CERTIFICATION

I, Emily A. Kunze, 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 18th day of May, 2015, the reference having been made in Minute Book 138, and recorded in full in Ordinance Book 59, Page(s) 359-360.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May, 2015.





Emily A. Kunze, Deputy City Clerk

Petition #: **2015-036**

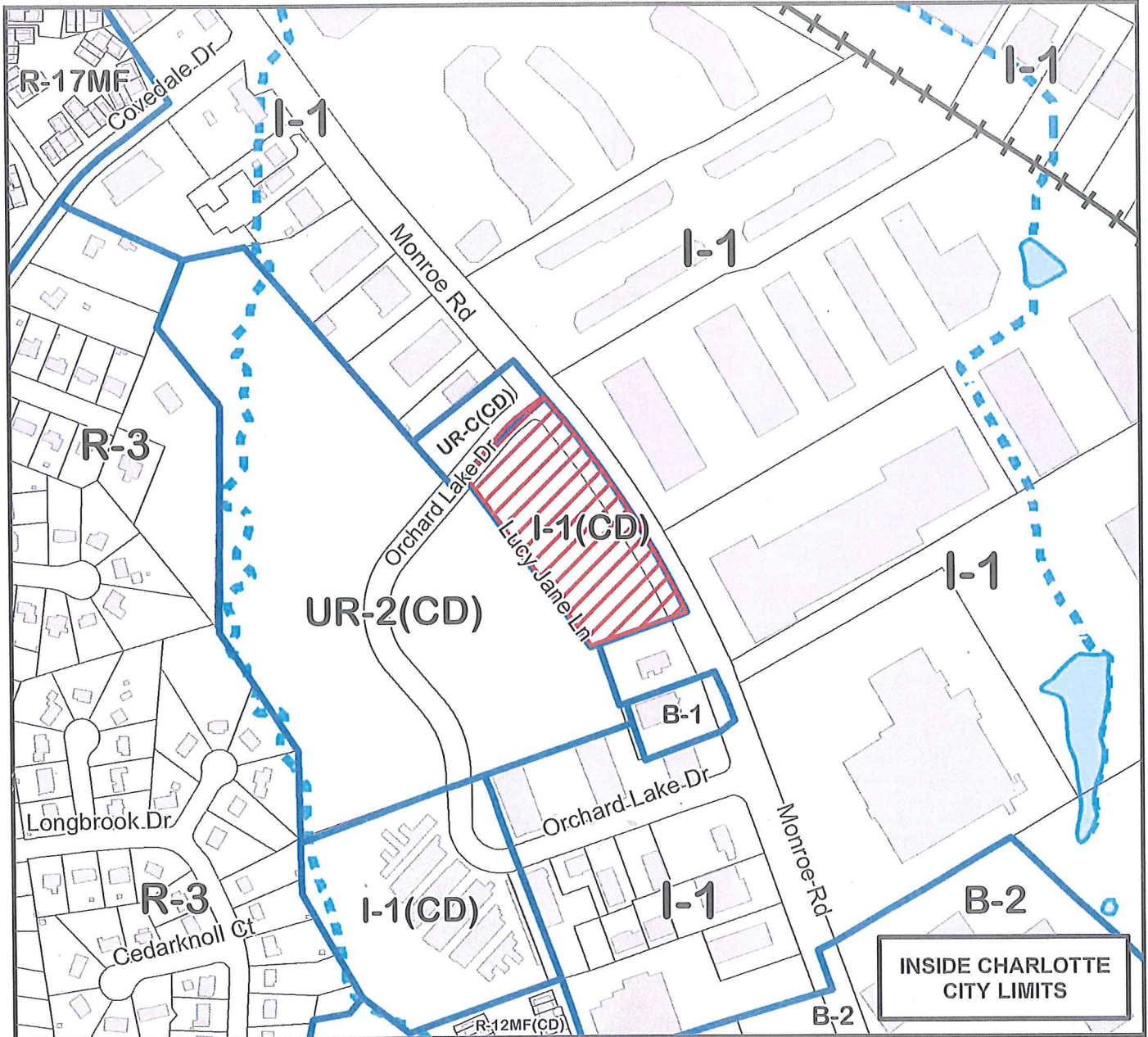
Ordinance No. 5941-Z

Petitioner: **Ryan Berger**

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

Zoning Classification (Requested): I-1(CD) SPA
(Light Industrial, Conditional, Site Plan Amendment)

Acreage & Location: Approximately 2.98 acres located on the west side of Monroe Road at the intersection of Orchard Lake Drive and Lucy Jane Lane.

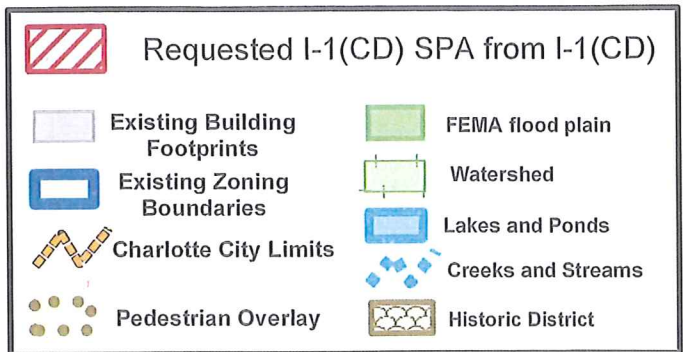


Map Produced by the Charlotte-Mecklenburg Planning Department, 12-24-2014.



Zoning Map #(s)

145



May 18, 2015
Ordinance Book 59, Page 361

Petition No.: 2015-038
Petitioner: Meritage Homes of the Carolinas

ORDINANCE NO. 5942-Z

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

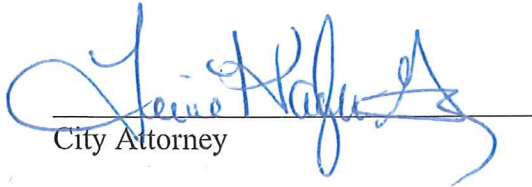
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-15PUD (Planned Unit Development) to R-4(CD) (Single-Family Residential, Conditional) and INST(CD) (Institutional, Conditional).

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:

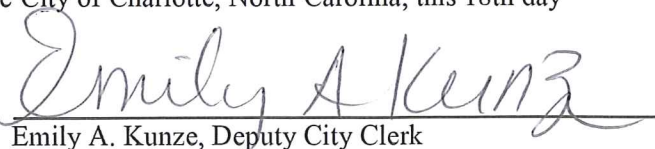

City Attorney

CERTIFICATION

I, Emily A. Kunze, 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 18th day of May, 2015, the reference having been made in Minute Book 138, and recorded in full in Ordinance Book 59, Page(s) 361-362.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May, 2015.




Emily A. Kunze, Deputy City Clerk

Petition #: **2015-038**

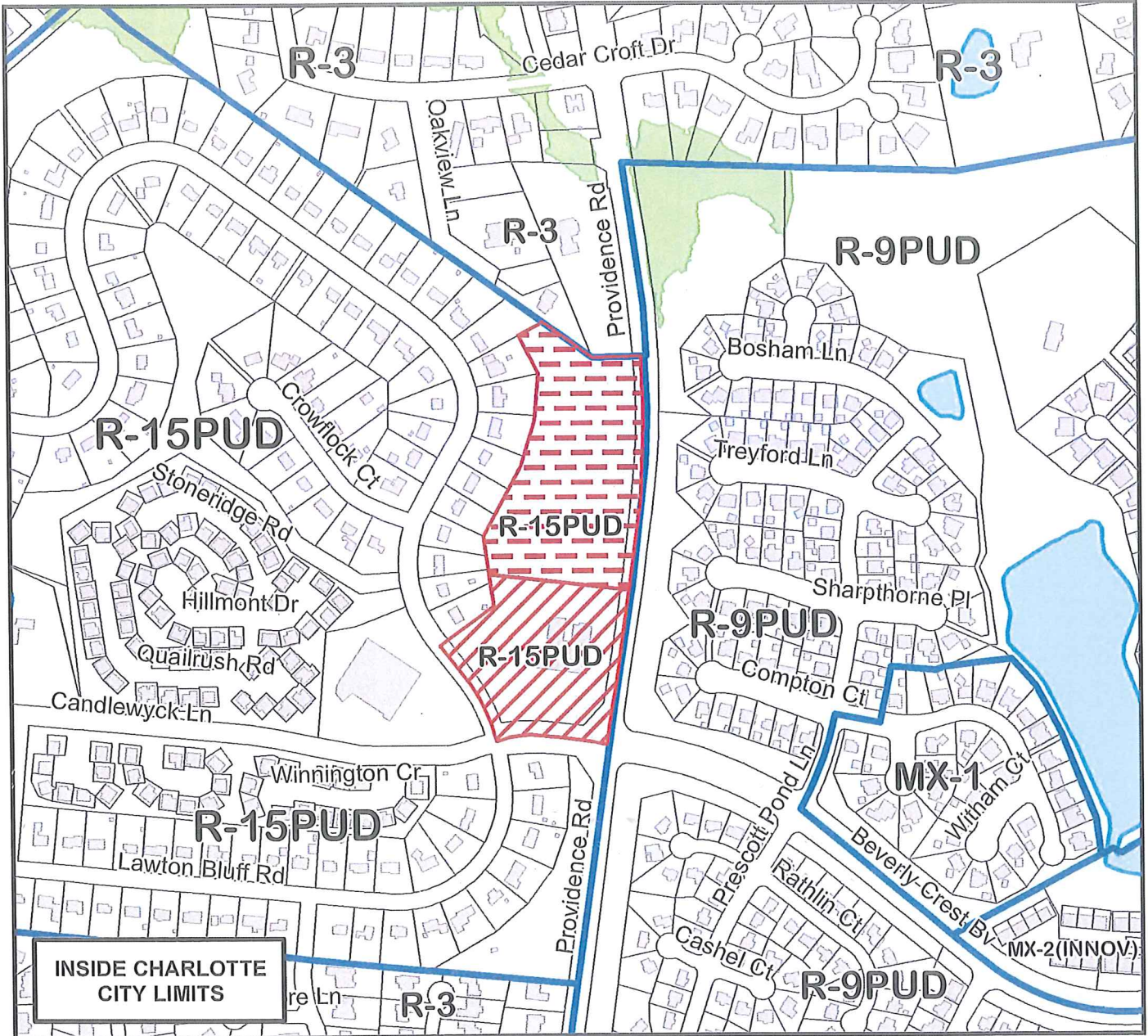
Ordinance No. 5942-Z

Petitioner: Meritage Homes of the Carolinas

Zoning Classification (Existing): R-15PUD
(Planned Unit Development)

Zoning Classification (Requested): R-4(CD) & INST(CD)
(Single Family, Residential, Conditional and Institutional, Conditional)

Acresage & Location: Approximately 9.48 acres located on the west side of Providence Road between Cedar Croft Drive and Candlewyck Lane.



Map Produced by the Charlotte-Mecklenburg Planning Department, 3-10-2015.



Zoning Map #(s)

159, 160

	Requested R-4(CD) from R-15PUD		FEMA flood plain
	Requested INST(CD) from R-15PUD		Watershed
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		Historic District
	Pedestrian Overlay		

Petition No.: 2015-040
Petitioner: Charlotte-Mecklenburg
Planning Department

ORDINANCE NO. 5943-Z

ZONING REGULATIONS

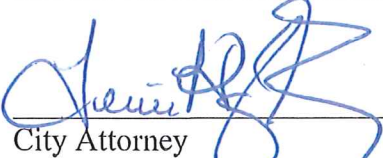
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

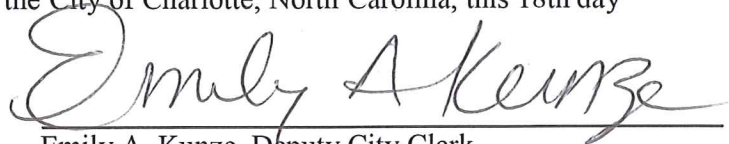


City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May, 2015.



Emily A. Kunze, Deputy City Clerk



Petition #: **2015-040**

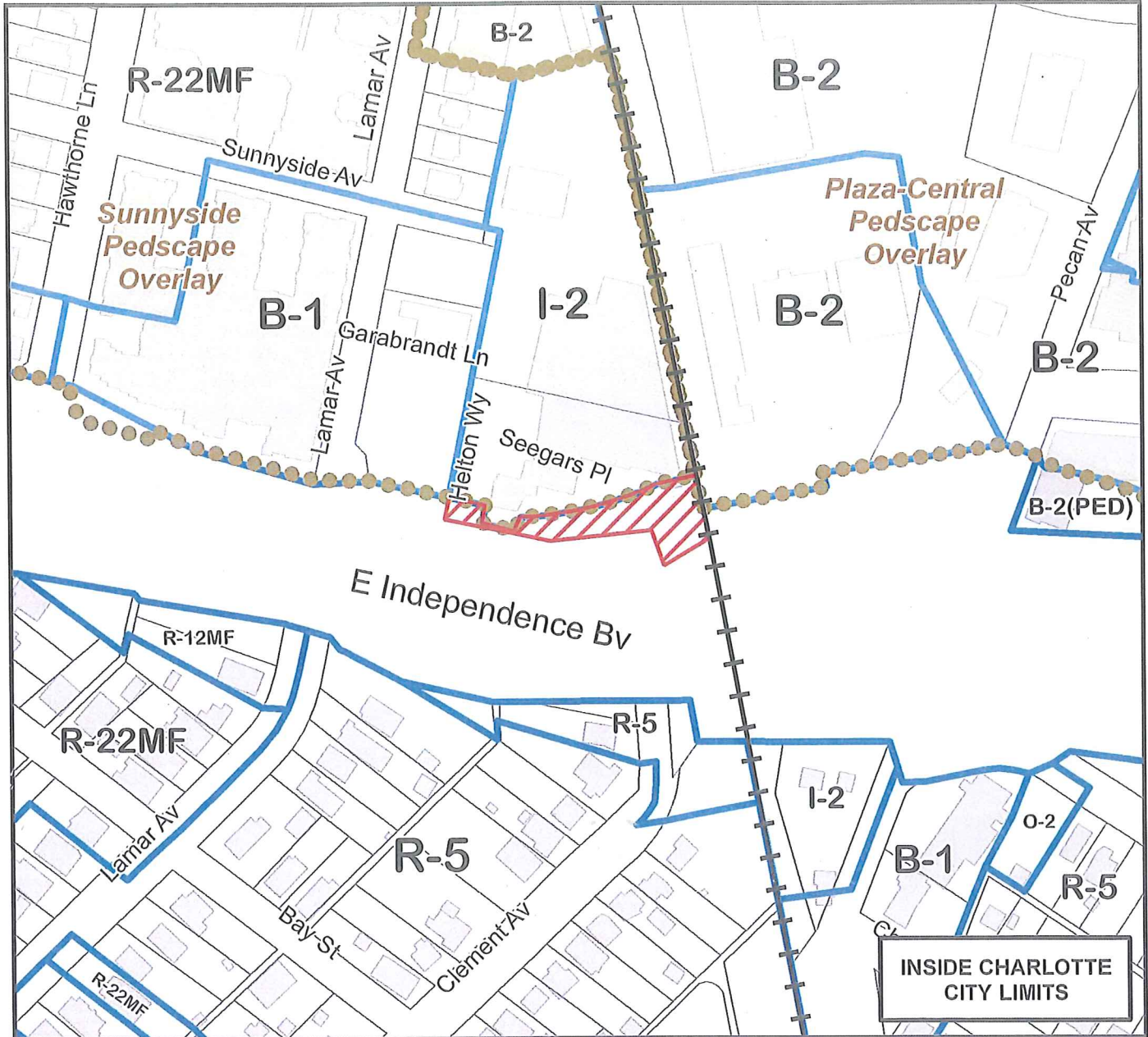
Ordinance No. 5943-Z

Petitioner: Charlotte-Mecklenburg Planning Department

Zoning Classification (Existing): No Zoning
(No Zoning)

Zoning Classification (Requested): I-2 (PED)
(General Industrial, Pedestrian Overlay)

Acresage & Location: Located on the north side of East Independence Boulevard and on the southeast corner at the intersection of Helton Way and Seegars Place.

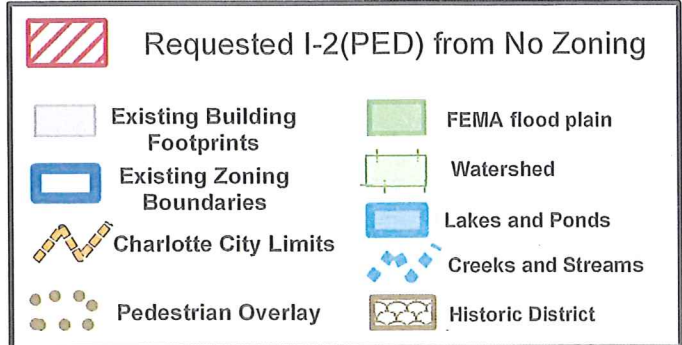


Map Produced by the Charlotte-Mecklenburg Planning Department, 1-30-2015.



Zoning Map #(s)

101



Petition No.: 2015-041
Petitioner: Off Camber Group, Inc.

ORDINANCE NO. 5944-Z

ZONING REGULATIONS

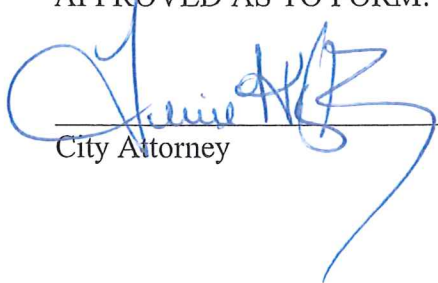
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-2 (General Industrial) to I-1 (Light Industrial).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Emily A. Kunze, 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 18th day of May, 2015, the reference having been made in Minute Book 138, and recorded in full in Ordinance Book 59, Page(s) 365-366.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May, 2015.



Emily A. Kunze, Deputy City Clerk



Petition #: **2015-041**

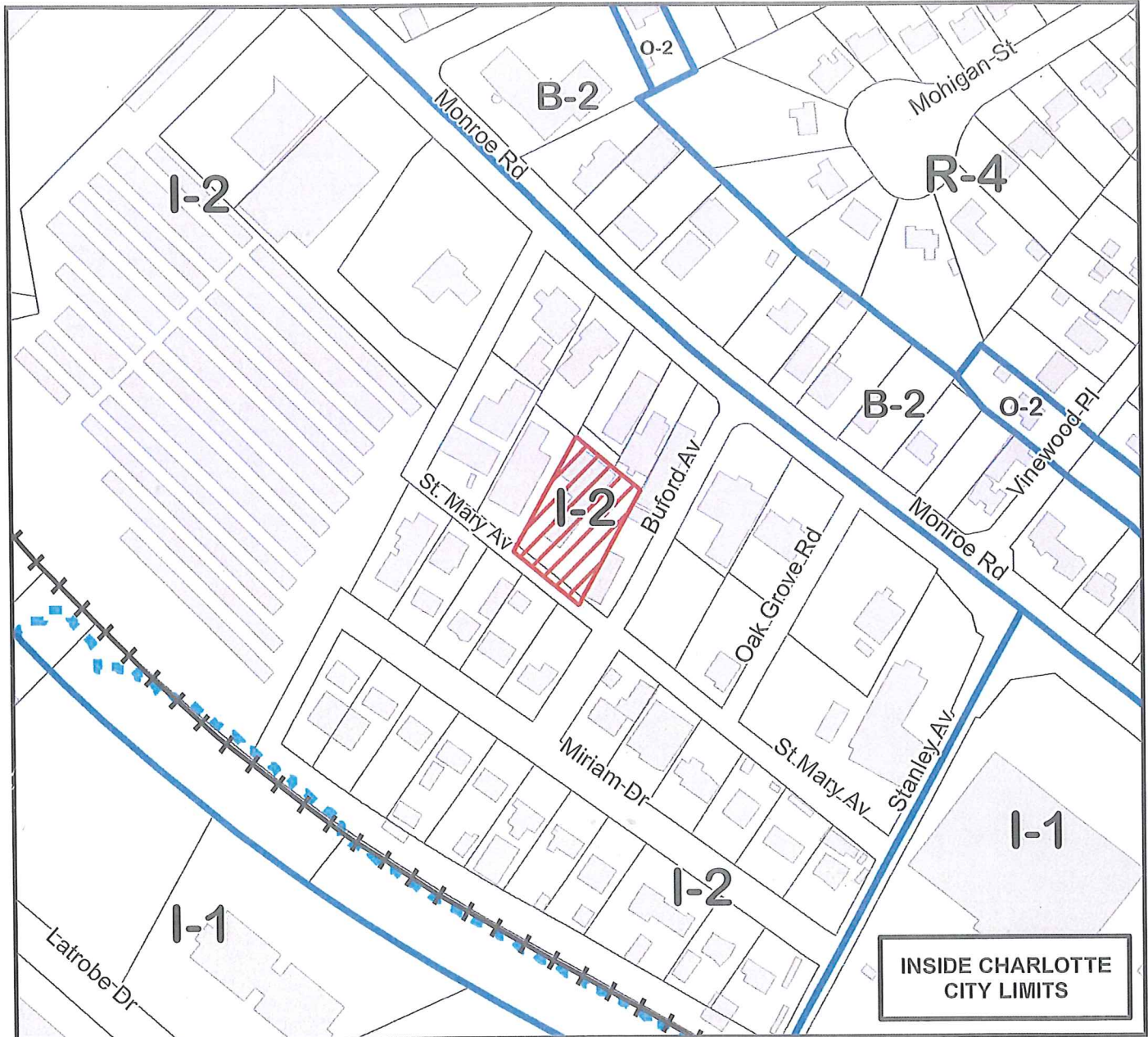
Ordinance No. 5944-Z

Petitioner: **Off Camber Group, Inc.**

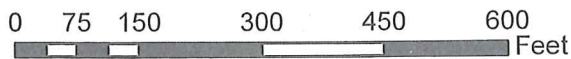
Zoning Classification (Existing): I-2
(General Industrial)

Zoning Classification (Requested): I-1
(Light Industrial)

Acreage & Location: Approximately 0.52 acres located near the northwest corner at the intersection of St. Mary Avenue and Buford Avenue west of Monroe Road.



Map Produced by the Charlotte-Mecklenburg Planning Department, 1-30-2015.



Zoning Map #(s)

112

	Requested I-1 from I-2		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams
	Pedestrian Overlay		Historic District

Petition No.: 2015-042
Petitioner: Jim Donaldson

ORDINANCE NO. 5945-Z

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

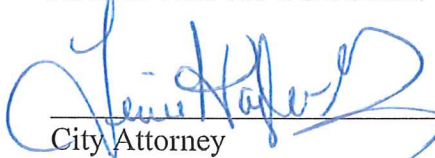
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 (Neighborhood Services) and I-2 (General Industrial) to NS (SPA) (Neighborhood Services, Site Plan Amendment) and 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:

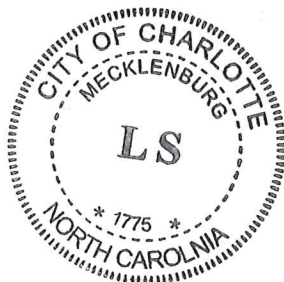


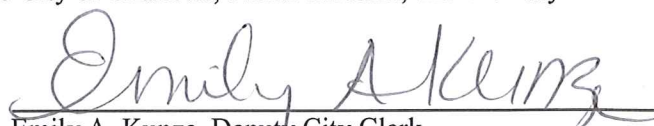
City Attorney

CERTIFICATION

I, Emily A. Kunze, 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 18th day of May, 2015, the reference having been made in Minute Book 138, and recorded in full in Ordinance Book 59, Page(s) 367-368.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May, 2015.





Emily A. Kunze, Deputy City Clerk

Petition #: **2015-042**

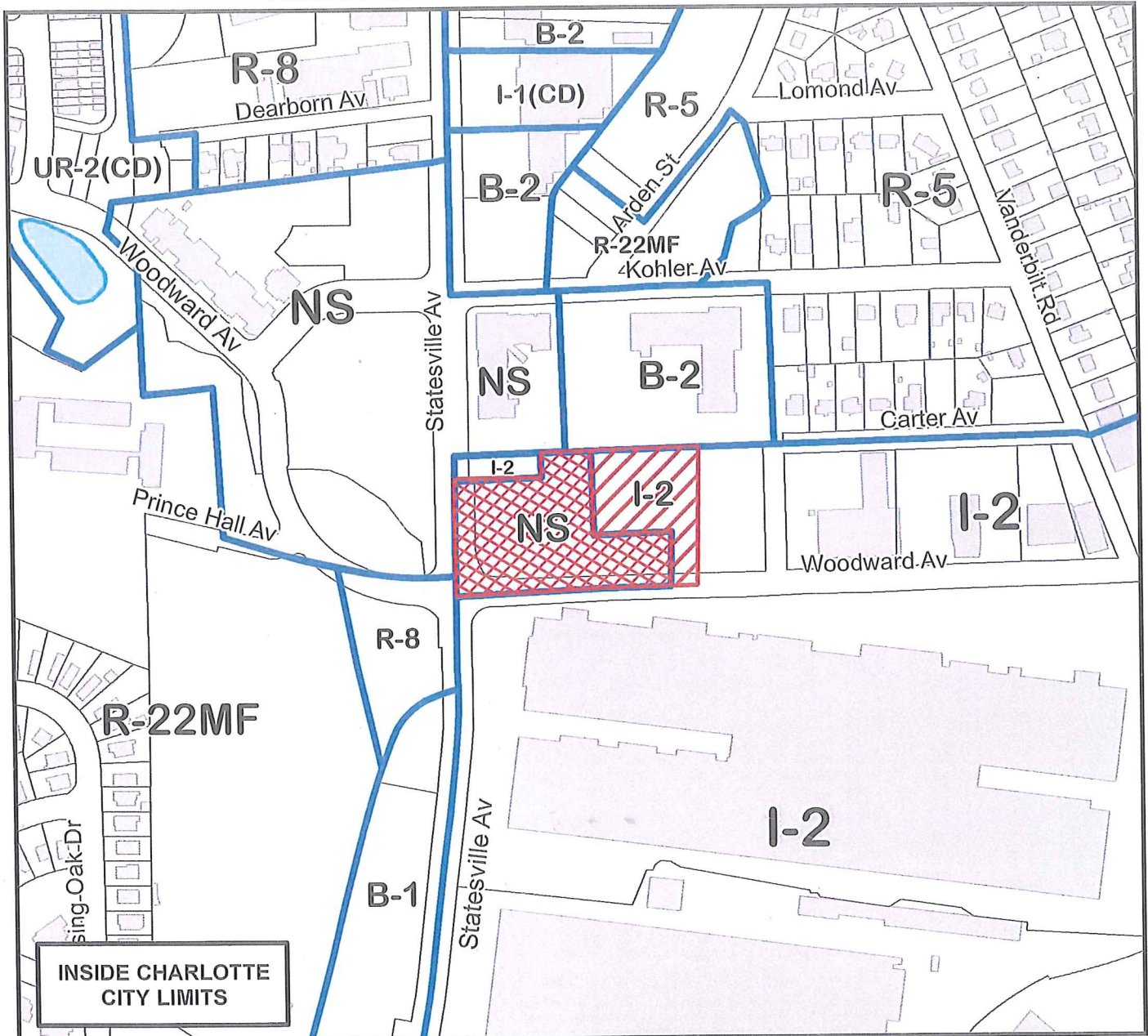
Ordinance No. 5945-Z

Petitioner: **Jim Donaldson**

Zoning Classification (Existing): NS & I-2
(Neighborhood Services and General Industrial)

Zoning Classification (Requested): NS (SPA) & NS
(Neighborhood Services, Site Plan Amendment and Neighborhood Services)

Acreage & Location: Approximately 2.51 acres located on the northeast corner at the intersection of Statesville Avenue and Woodward Avenue.



INSIDE CHARLOTTE CITY LIMITS

Map Produced by the Charlotte-Mecklenburg Planning Department, 1-30-2015.



Zoning Map #(s)

88

	Requested NS (SPA) from NS		FEMA flood plain
	Requested NS from I-2		Watershed
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		Historic District
	Pedestrian Overlay		

May 18, 2015
Ordinance Book 59, page 369

Petition No.: 2015-043
Petitioner: Prime Business, LLC

ORDINANCE NO. 5946-Z

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

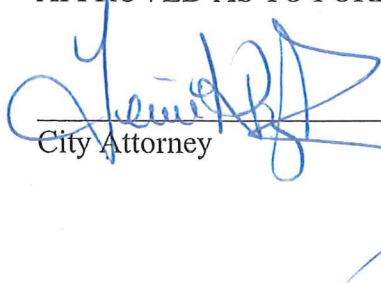
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 (Single-Family Residential) 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:



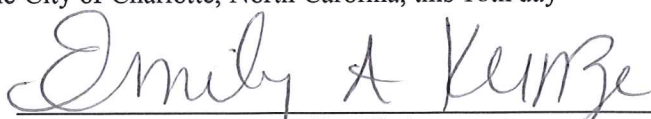
City Attorney

CERTIFICATION

I, Emily A. Kunze, 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 18th day of May, 2015, the reference having been made in Minute Book 138, and recorded in full in Ordinance Book 59, Page(s) 369-370.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May, 2015.





Emily A. Kunze, Deputy City Clerk

Petition #: **2015-043**

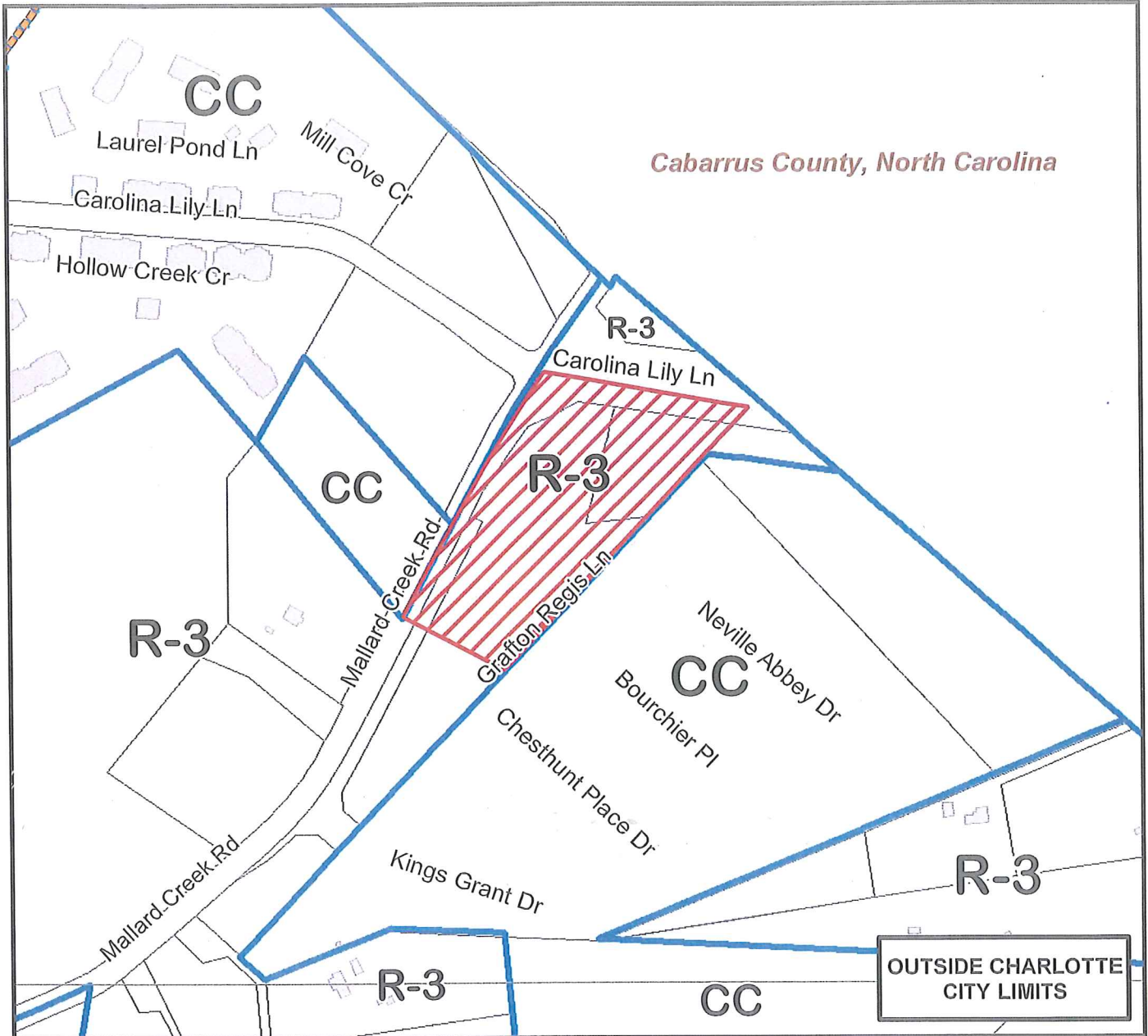
Ordinance No. 5946-Z

Petitioner: **Prime Business, LLC**

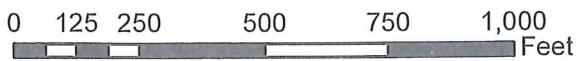
Zoning Classification (Existing): R-3
(Single Family, Residential)

Zoning Classification (Requested): NS
(Neighborhood Services)

Acreage & Location: Approximately 4.98 acres located on the south side of Mallard Creek Road between Kings Grant Drive and Carolina Lily Lane.



Map Produced by the Charlotte-Mecklenburg Planning Department, 4-1-2015.



Zoning Map #(s)

40

	Requested NS from R-3		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams
	Pedestrian Overlay		Historic District

May 18, 2015
Ordinance Book 59, Page 371

Petition No.: 2015-045
Petitioner: TWO Capital Partners, LLC

ORDINANCE NO. 5947-Z

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

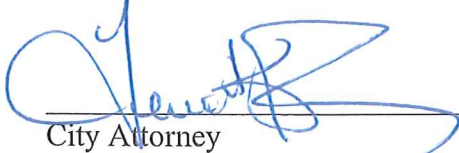
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 (Single-Family Residential), R-8MF(CD) (Multi-Family Residential, Conditional) and INST(CD) (Institutional, Conditional) to UR-2(CD) (Urban Residential, Conditional).

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:



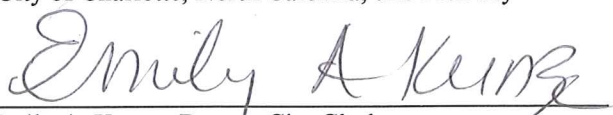
City Attorney

CERTIFICATION

I, Emily A. Kunze, 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 18th day of May, 2015, the reference having been made in Minute Book 138, and recorded in full in Ordinance Book 59, Page(s) 371-372.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May, 2015.





Emily A. Kunze, Deputy City Clerk

Petition #: **2015-045**

Ordinance No. 5947-Z

Petitioner: **TWO Capital Partners, LLC**

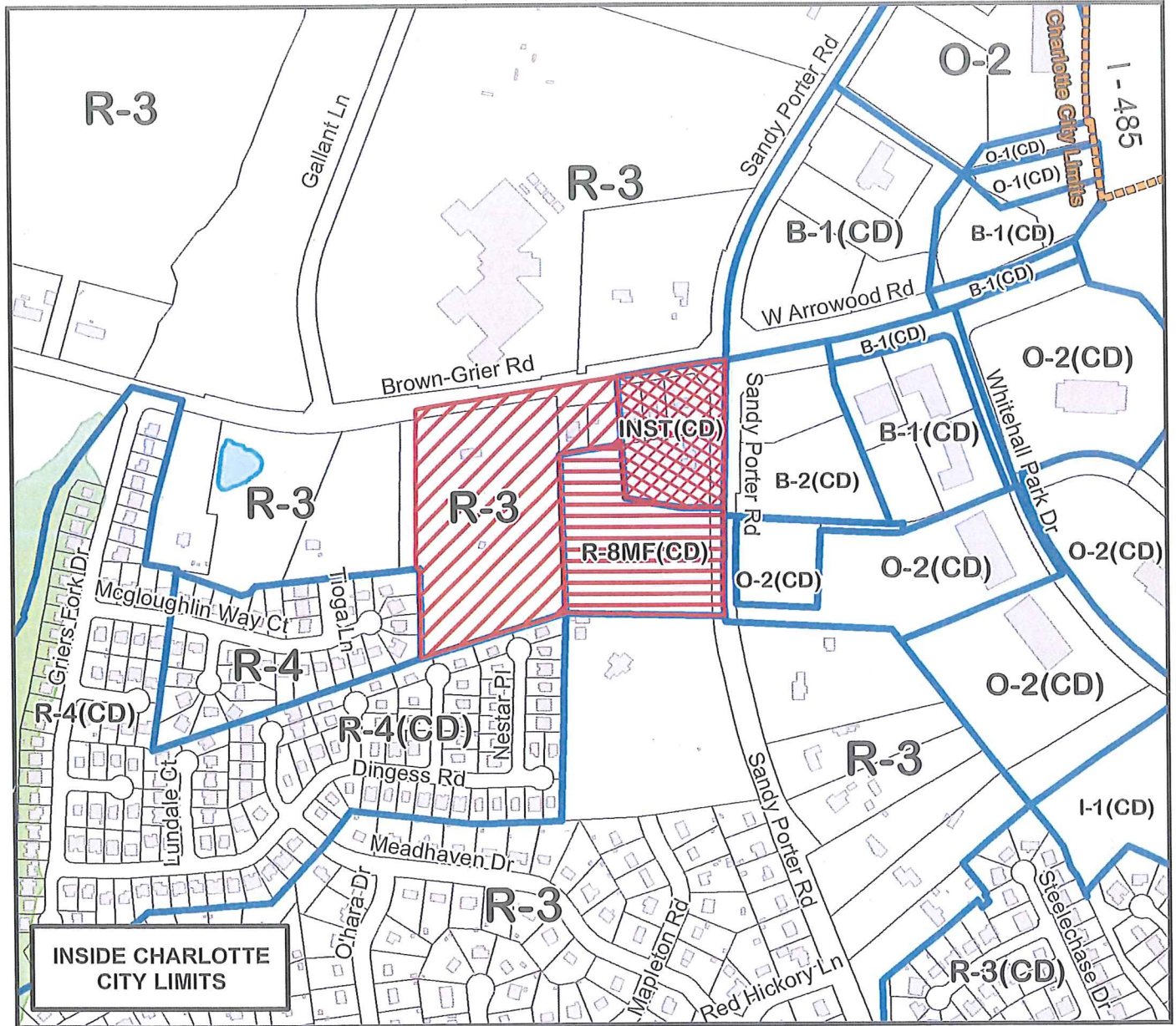
Zoning Classification (Existing): **R-3, R-8MF(CD), & INST(CD)**

(Single Family, Residential; Multi-Family, Residential, Conditional; Institutional, Conditional)

Zoning Classification (Requested): **UR-2(CD)**

(Urban Residential, Conditional)

Acreeage & Location: Approximately 16.98 acres located on the southwest corner at the intersection of Brown-Grier Road, West Arrowood Road, and Sandy Porter Road.



Map Produced by the Charlotte-Mecklenburg Planning Department, 2-18-2015.



Zoning Map #(s)

132

	Requested UR-2(CD) from R-3		FEMA flood plain
	Requested UR-2(CD) from R-8MF(CD)		Watershed
	Requested UR-2(CD) from INST(CD)		Lakes and Ponds
	Existing Building Footprints		Creeks and Streams
	Existing Zoning Boundaries		Historic District
	Charlotte City Limits		
	Pedestrian Overlay		