

Petition #: 2015-084  
Petitioner: StorCon, c/o Reade DeCurtins

AN ORDINANCE AMENDING

APPENDIX A  
ORDINANCE NO. 6088

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 9: GENERAL DISTRICTS

1. PART 8.5: MIXED USE DEVELOPMENT DISTRICT

- a. Amend Section 9.8503, “Mixed Use Development District; uses permitted under prescribed conditions,” by adding a new listed use as follows:

Warehousing within an enclosed building for a self-storage facility only, provided that:

(a) All storage shall be located within the building, and outside storage of any type, including the outside storage of moving vans, trailers, vehicles and boats, shall not be permitted.

(b) Any ground floor building facade that fronts a public street shall be wrapped with one or more of the uses set out below, however, no more than 50 percent of the ground floor building facade fronting a public street may be wrapped with the rental and management office associated with the self-storage facility:

(i) professional business and general offices as allowed in the MUDD zoning district, which shall include the rental and management office associated with the self-storage facility;

(ii) retail sales as allowed in the MUDD zoning district with the exception that convenience stores and check cashing establishments shall not be a permitted use;

- (iii) eating, drinking and entertainment establishments (Type 1), and eating, drinking and entertainment establishments (Type 2), subject to the regulations of Section 12.546; and
- (iv) breweries, subject to Section 12.544.
- (c) Direct access to the individual self-storage units located in the building shall not be provided from the exterior of the building. Access to the individual self-storage storage units shall be provided by internal hallways.
- (d) The maximum height of a building containing a self-storage facility shall be 90 feet.
- (e) In addition to the urban design standards of the MUDD zoning district, a building containing a self-storage facility must meet the following design requirements:

  - (i) The facade of each floor of the building above the ground floor that fronts a public street (but not an alley) must have windows or glass that cover at least 25% of the length of such street facing facade. The windows and glass may be spandrel glass provided that the reflectivity value does not exceed 36 percent as measured under the applicable provisions of Federal Specifications DD-G-451d 1977. In no event may spandrel glass be utilized on the ground floor of the building.
  - (ii) Where expanses of solid wall are necessary on the facade of any floor of the building located above the ground floor (including a facade that does not front a public street), they may not exceed 20 feet in length. A blank wall is a facade that does not contain windows, glass or sufficient ornamentation, decoration or articulation. Design elements that may be utilized to break up expanses of solid wall include, without limitation, ornamentation, molding, string courses, belt courses and changes in material or color.
  - (iii) If the building is located on a lot that abuts a public or private street, at least one entrance shall be provided on each building facade fronting a street. If the building is located on a corner lot, the building may provide one main entrance oriented to the corner or facing either of the streets.
  - (iv) In order to promote visual compatibility with commercial and multi-family development allowed in commercial

zones, the building shall incorporate contextual architectural and design features common to commercial and multi-family development in the surrounding area. Examples of such architectural and design features that may be utilized include: massing, proportion, facade modulation, exterior building materials and detailing, varied roof-line, pedestrian scale and fenestration.

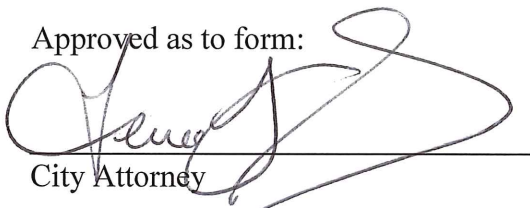
(f) Signs may not be installed or maintained above the third floor of a building containing a self-storage facility.

b. Amend Section 9.8507, "Mixed Use Development District; parking and loading standards," subsection (1) by adding a parking standard for warehousing within an enclosed building for self-storage facilities as follows:

<u>Warehousing within an enclosed building for self-storage only</u>	<u>.25 parking spaces per 1,000 gross square feet for the self-storage portion of the building and parking for all other uses, including the rental and management office shall be in accordance with the requirements of the MUDD zoning district.</u>
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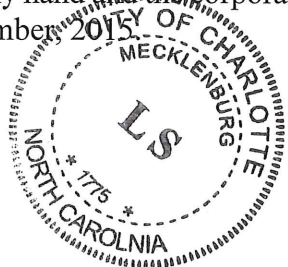
Section 2. That this ordinance shall become effective upon its adoption

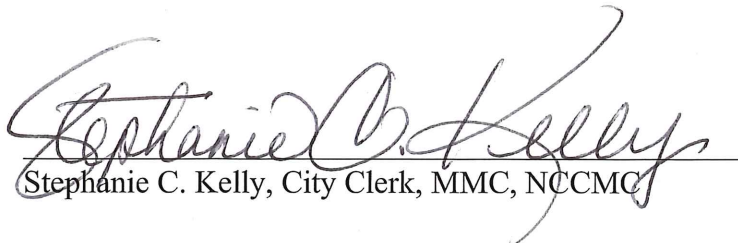
Approved as to form:

  
City Attorney

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 16th day of November, 2015, the reference having been made in Minute Book 139, and recorded in full in Ordinance Book 59, Page(s) 612-614.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 16th day of November, 2015.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition No.: 2015-103  
Petitioner: David Powlen

**ORDINANCE NO. 6089-Z**

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

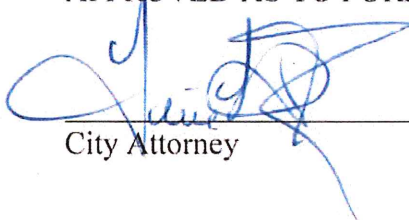
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 (Commercial Center) to CC SPA (Commercial Center, 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:

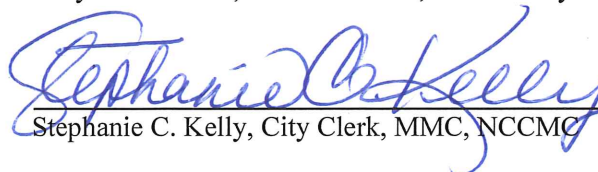
  
\_\_\_\_\_  
City Attorney

**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 16<sup>th</sup> day of November, 2015, the reference having been made in Minute Book 139, and recorded in full in Ordinance Book 59, Page(s) 615-616.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16<sup>th</sup> day of November, 2015.



  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2015-103**

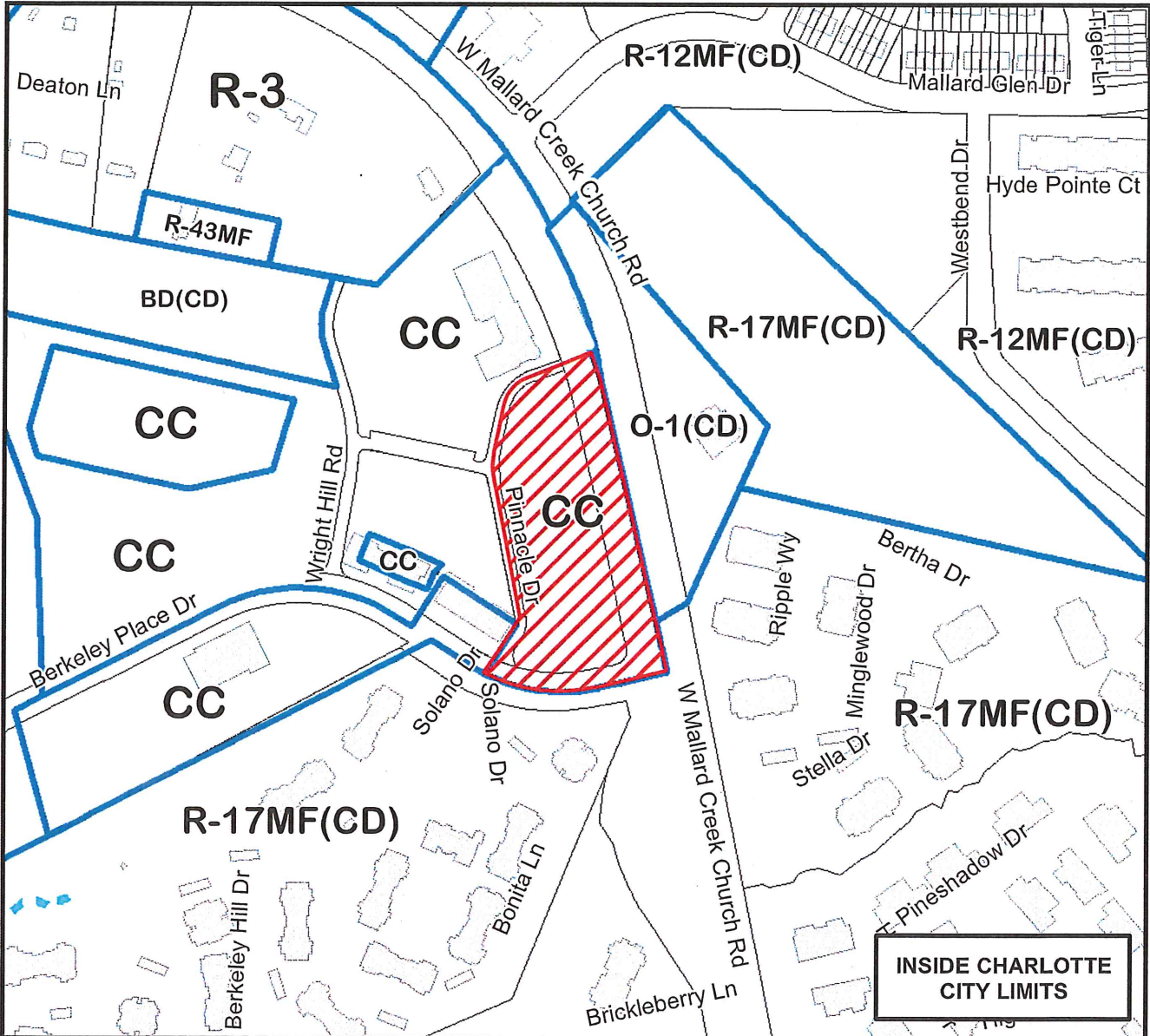
Ordinance No. 6089-Z

Petitioner: **David Powlen**

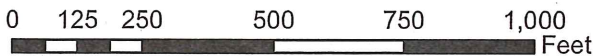
Zoning Classification (Existing): **CC**  
(Commercial Center)

Zoning Classification (Requested): **CC SPA**  
(Commercial Center, Site Plan Amendment)

Acreage & Location: Approximately 2.85 acres located on the northwest corner at the intersection of West Mallard Creek Church Road and Berkeley Place Drive.



Map Produced by the Charlotte-Mecklenburg Planning Department, 6-26-2015.



Zoning Map #(s)

**54**



Petition No.: 2015-108  
Petitioner: Timothy Pratt, NVR, Inc.

**ORDINANCE NO.** 6090-Z

**ZONING REGULATIONS**

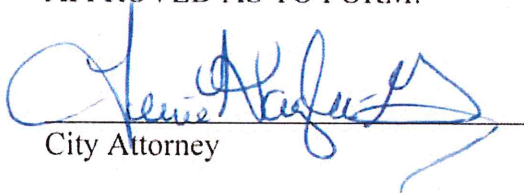
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-1 (Light Industrial) to TOD-R (Transit-Oriented Development, Residential).

SEE ATTACHED MAP

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

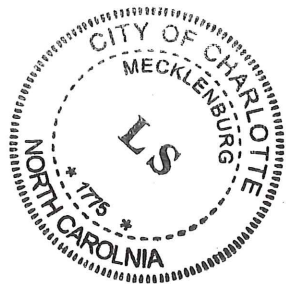
APPROVED AS TO FORM:

  
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 16<sup>th</sup> day of November, 2015, the reference having been made in Minute Book 139, and recorded in full in Ordinance Book 59, Page(s) 617-618.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16<sup>th</sup> day of November, 2015.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2015-108**

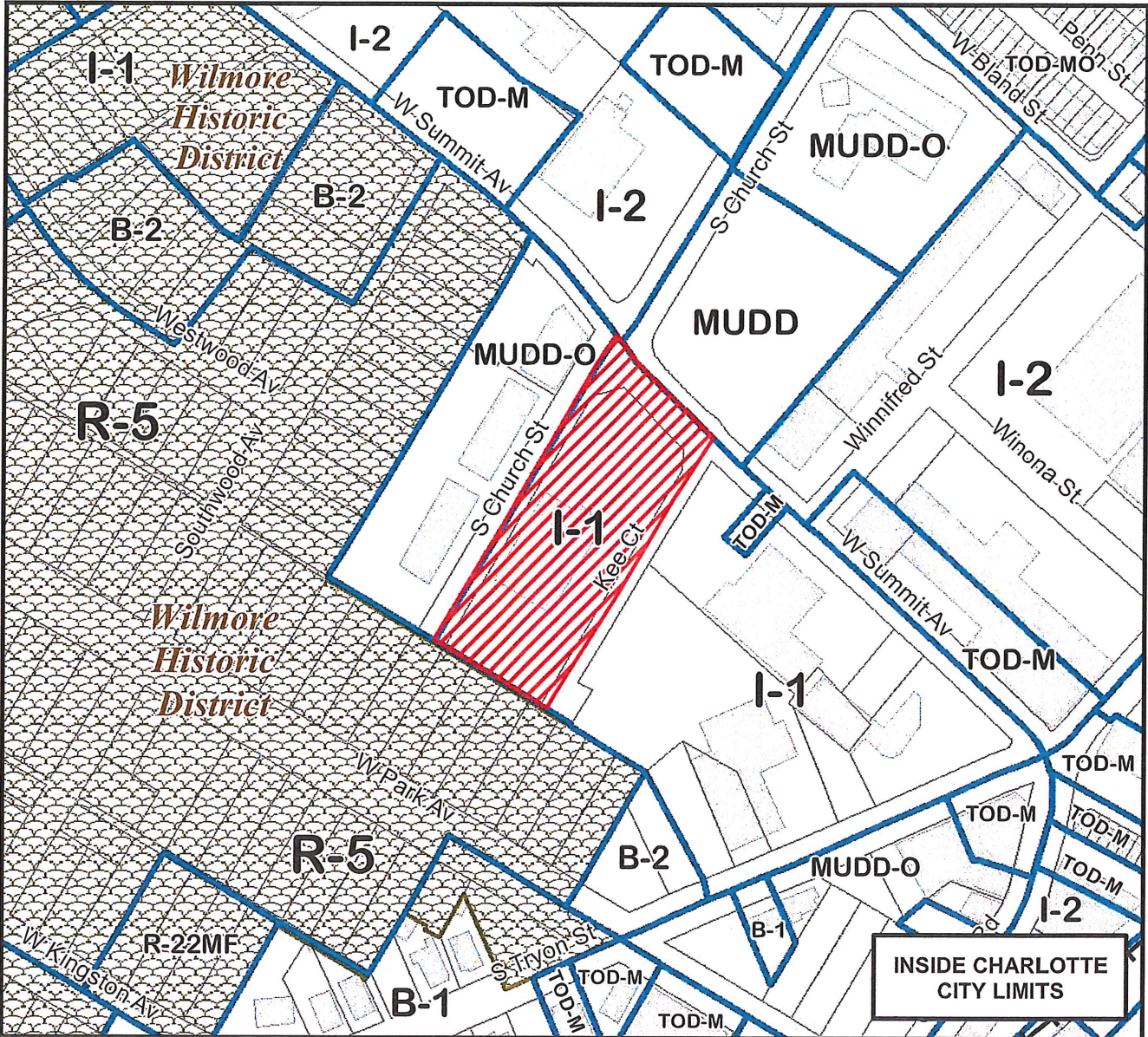
Ordinance No. 6090-Z

Petitioner: **Timothy Pratt, NVR, Inc.**

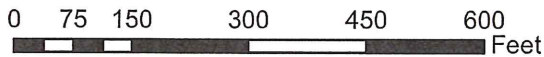
Zoning Classification (Existing): I-1  
(Industrial)

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

Acreage & Location: Approximately 1.7 acres located on the southeast corner at the intersection of West Summit Avenue and South Church Street.

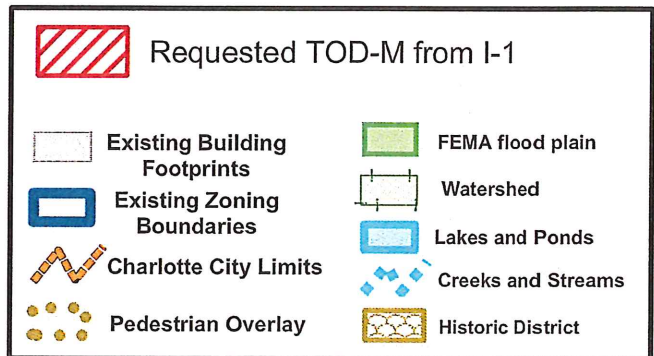


Map Produced by the Charlotte-Mecklenburg Planning Department, 8-20-2015.



Zoning Map #(s)

**102**



Petition No.: 2015-110  
Petitioner: Katarzyna Dec

**ORDINANCE NO. 6091-Z**

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

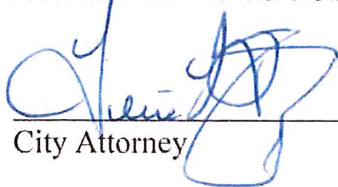
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-MH (Residential Manufacturing Housing), B-2 (General Business), and I-1(CD) (Light Industrial, Conditional) to B-2(CD) (General Business, 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.

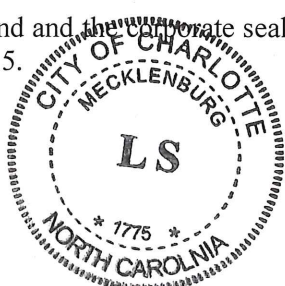
APPROVED AS TO FORM:

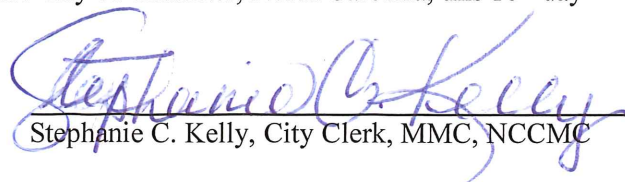
  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, 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 16<sup>th</sup> day of November, 2015, the reference having been made in Minute Book 139, and recorded in full in Ordinance Book 59, Page(s) 619-620.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16<sup>th</sup> day of November, 2015.



  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



Petition #: **2015-110**

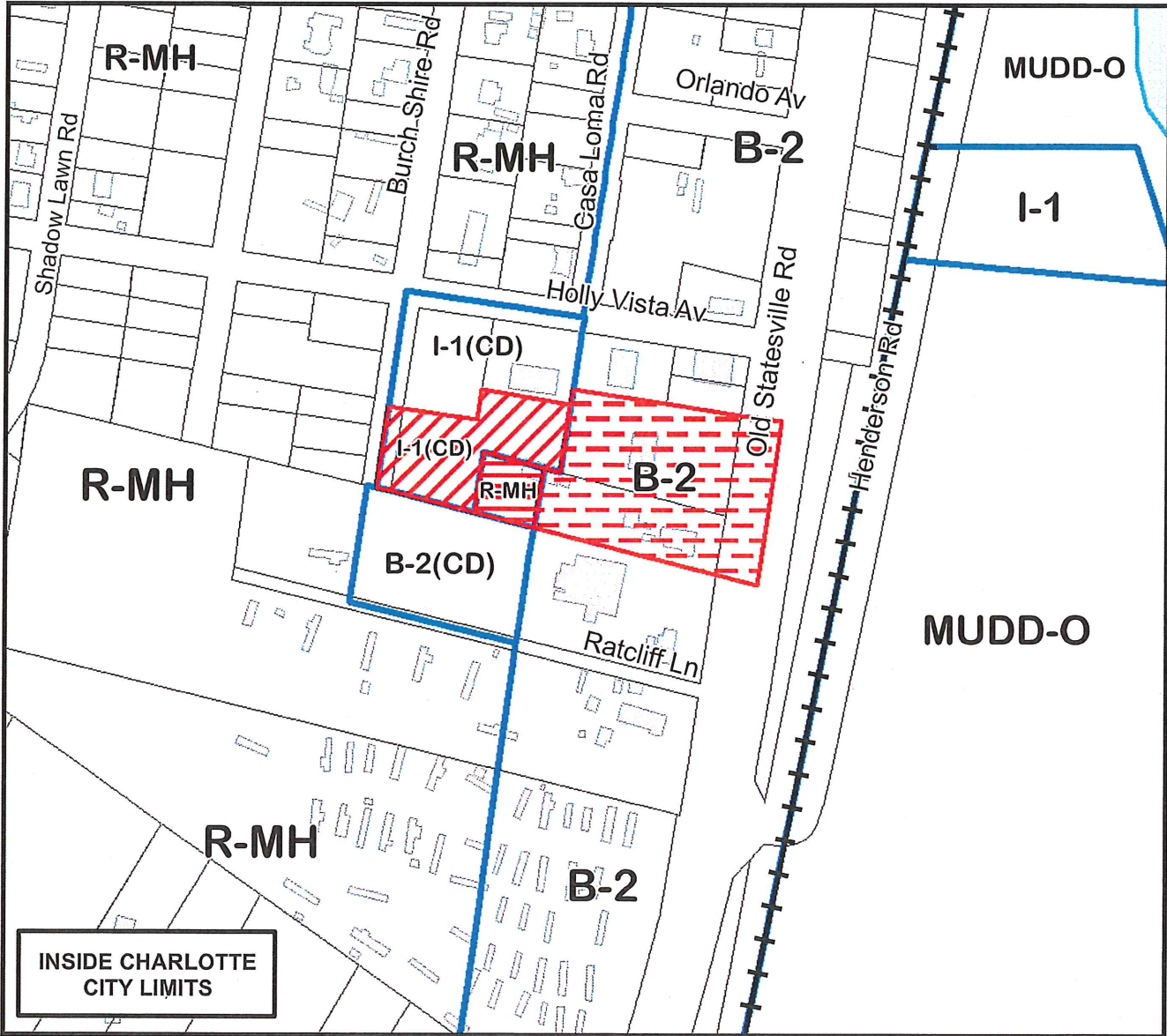
Ordinance No. 6091-Z

Petitioner: **Katarzyna Dec**

Zoning Classification (Existing): **R-MH, B-2, & I-1(CD)**  
 (Single Family, Manufactured Housing, General Business, and Light Industrial, Conditional)

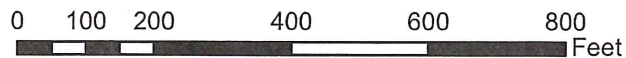
Zoning Classification (Requested): **B-2(CD)**  
 (General Business, Conditional)

Acreage & Location: Approximately 2.8 acres located on the west side of Old Statesville Road and at the end of Burch Shire Road near the intersection of Holly Vista Avenue and Burch Shire Road.



**INSIDE CHARLOTTE CITY LIMITS**

Map Produced by the Charlotte-Mecklenburg Planning Department, 7-31-2015.



Zoning Map #(s)  
**51**

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

Petition No.: 2015-112  
Petitioner: Tate Pappas SC Investors, LLC

**ORDINANCE NO. 6092-Z**

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

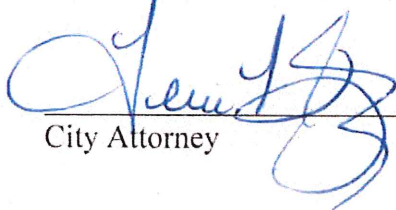
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 (Mixed-Use Development District, Optional) to MUDD-O (SPA) (Mixed-Use Development District, Optional, 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:

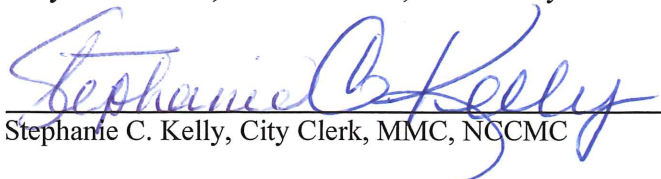
  
\_\_\_\_\_  
City Attorney

**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 16<sup>th</sup> day of November, 2015, the reference having been made in Minute Book 139, and recorded in full in Ordinance Book 59, Page(s) 621-622.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16<sup>th</sup> day of November, 2015.



  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2015-112**

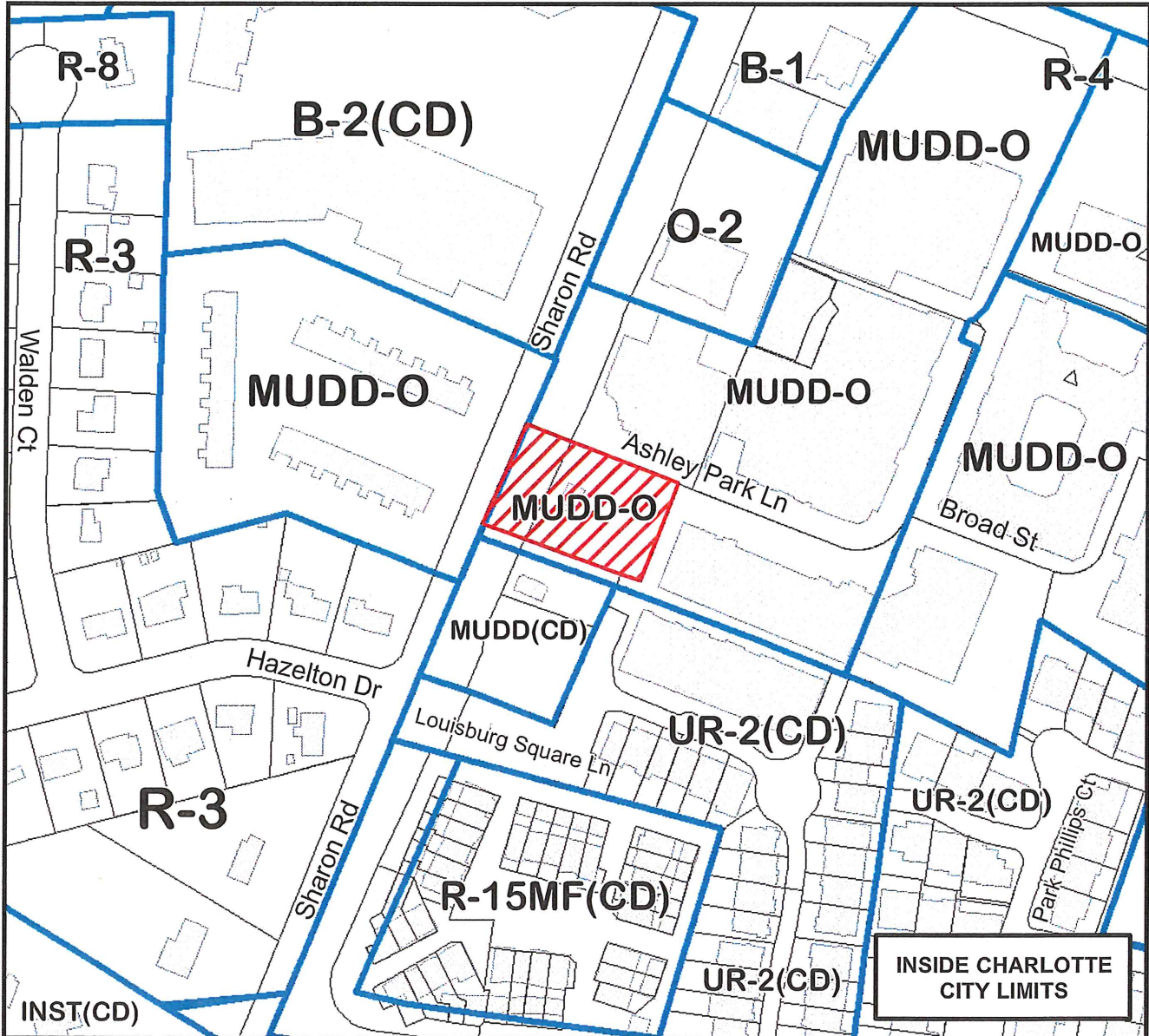
Ordinance No. 6092-Z

Petitioner: **Tate Pappas SC Investors, LLC**

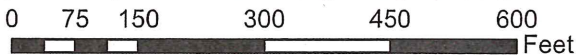
Zoning Classification (Existing): **MUDD-O**  
(Mixed Use Development District, Optional)

Zoning Classification (Requested): **MUDD-O (SPA)**  
(Mixed Use Development District, Optional, Site Plan Amendment)

Acreage & Location: Approximately 0.55 acres located on the east of Sharon Road between Ashley Park Lane and Louisburg Square Lane.



Map Produced by the Charlotte-Mecklenburg Planning Department, 7-31-2015.



Zoning Map #(s)  
**135**

	Requested MUDD-O (SPA) from MUDD-O		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.: 2015-115  
Petitioner: Skyhouse Charlotte II, LLC

**ORDINANCE NO. 6093-Z**

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

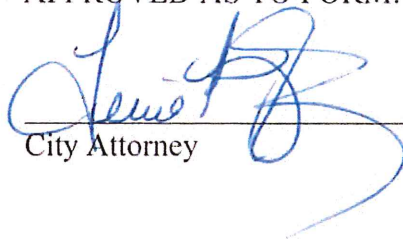
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 (Uptown Mixed-Use) to UMUD-O (Uptown Mixed-Use, 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:

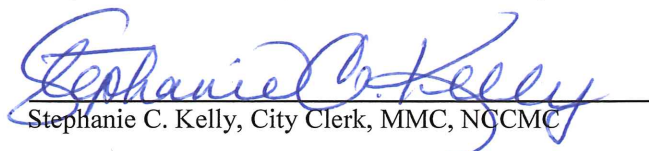
  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, 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 16<sup>th</sup> day of November, 2015, the reference having been made in Minute Book 139, and recorded in full in Ordinance Book 59, Page(s) 623-624.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16<sup>th</sup> day of November, 2015.



  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2015-115**

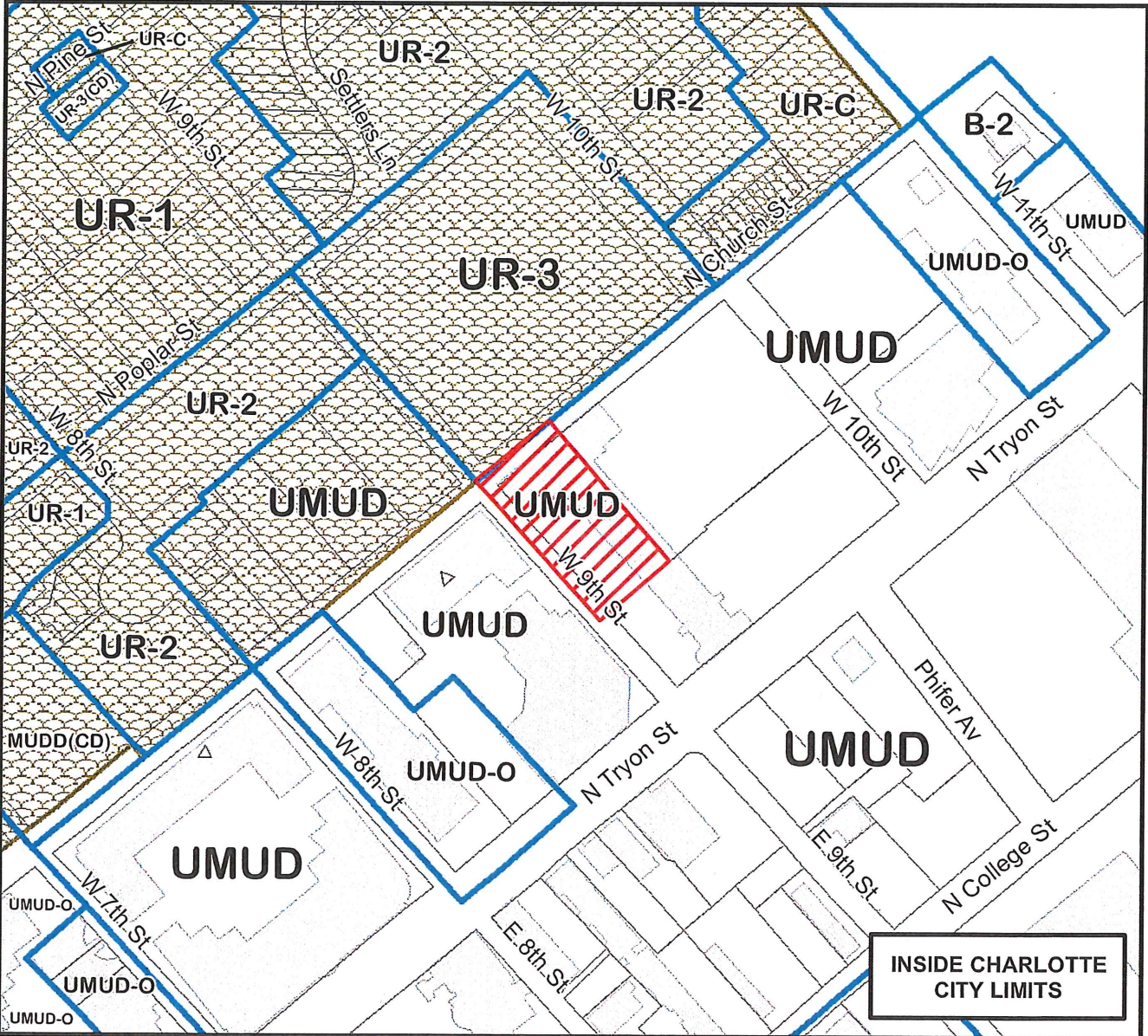
Ordinance No. 6093-Z

Petitioner: **Skyhouse Charlotte II, LLC**

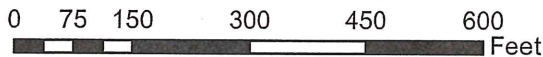
Zoning Classification (Existing): **UMUD**  
(Uptown Mixed Use District)

Zoning Classification (Requested): **UMUD-O**  
(Uptown Mixed Use District, Optional)

Acreage & Location: Approximately 0.67 acres located on the southeast corner at the intersection of North Church Street and West 9th Street.



Map Produced by the Charlotte-Mecklenburg Planning Department, 7-31-2015.



Zoning Map #(s)

**102**

	Requested UMUD-O from UMUD		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.: 2015-117  
Petitioner: SLT Commercial Properties, LLC

**ORDINANCE NO. 6094-Z**

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

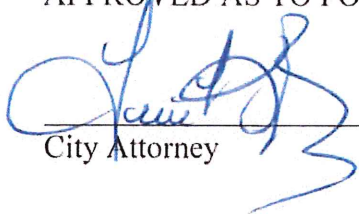
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-22MF (Multi-Family, Residential) to TOD-MO (Transit-Oriented Development, Mixed-Use, 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.

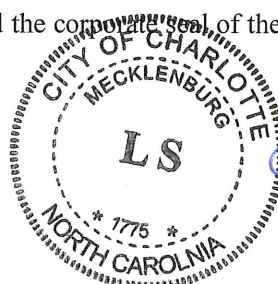
APPROVED AS TO FORM:

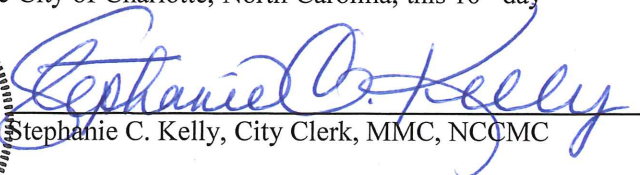
  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, 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 16<sup>th</sup> day of November, 2015, the reference having been made in Minute Book 139, and recorded in full in Ordinance Book 59, Page(s) 625-626.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16<sup>th</sup> day of November, 2015.



  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2015-117**

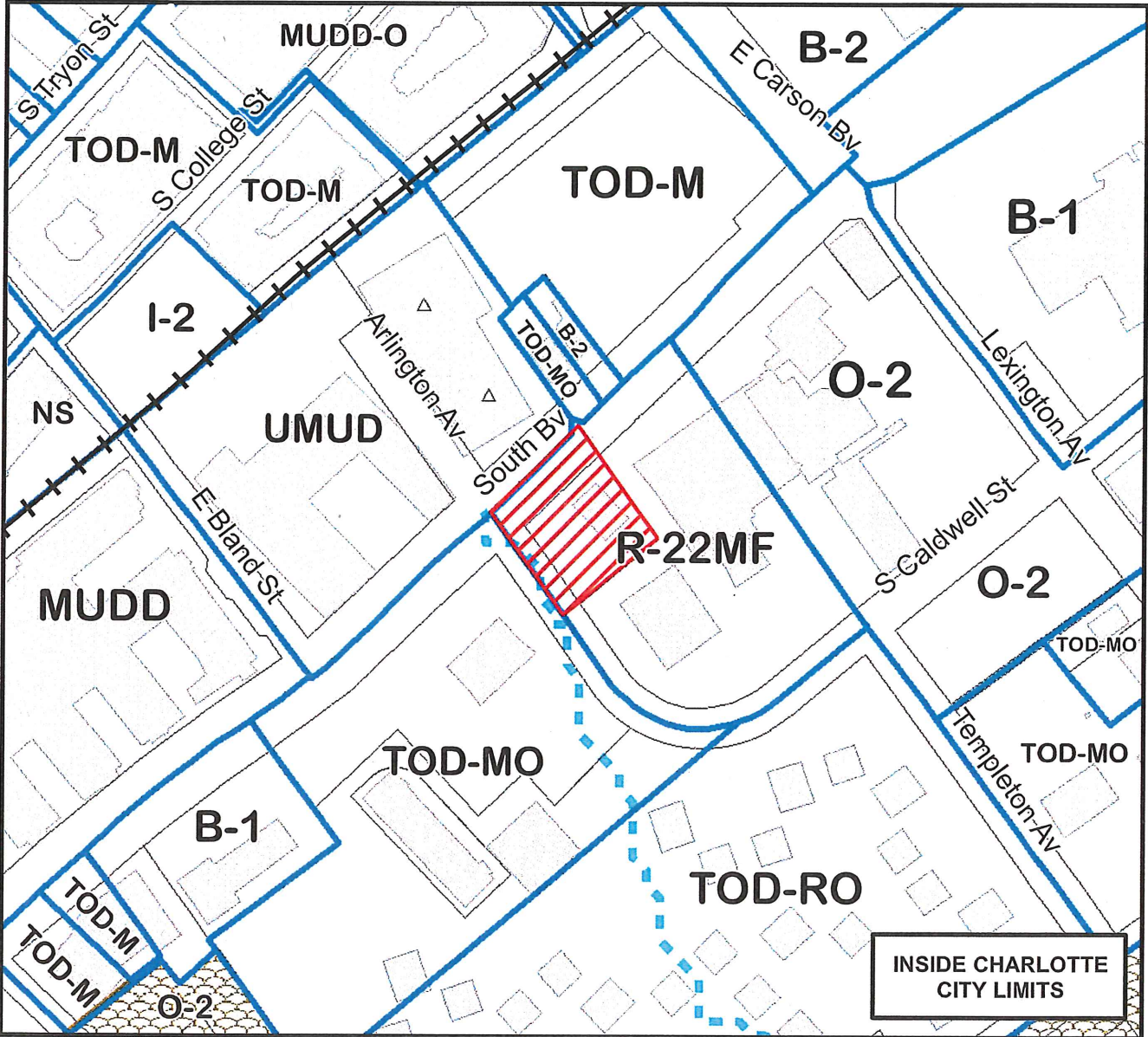
Ordinance No. 6094-Z

Petitioner: **Lat Purser & Associates**

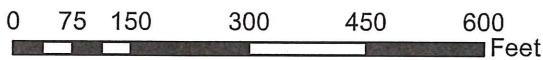
Zoning Classification (Existing): **R-22MF**  
(Multi-Family, Residential)

Zoning Classification (Requested): **TOD-MO**  
(Transit Oriented Development, Mixed Use, Optional)

Acreage & Location: Approximately 0.52 acres located on the southeast corner at the intersection of South Boulevard and South Caldwell Street.



Map Produced by the Charlotte-Mecklenburg Planning Department, 7-31-2015.



Zoning Map #(s)

**102**

	Requested TOD-MO from R-22MF		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams
	Pedestrian Overlay		Historic District