

Petition No.: 2016-019  
Petitioner: Johnson C. Smith University

**ORDINANCE NO. 8000-Z**

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

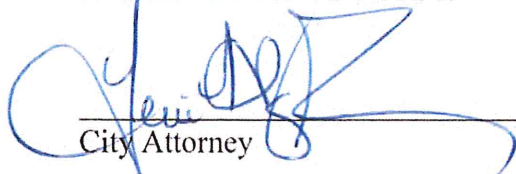
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-1(PED) (Neighborhood Business, Pedestrian Overlay District), R-22MF (Multi-Family, Residential), and R-22MF(PED) (Multi-Family, Residential, Pedestrian Overlay District) to MUDD-O (Mixed-Use Development District, Optional) and MUDD-O(PED) (Mixed-Use Development District, Optional, Pedestrian Overlay District).

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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 1-2.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.



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

Petition #: **2016-019**

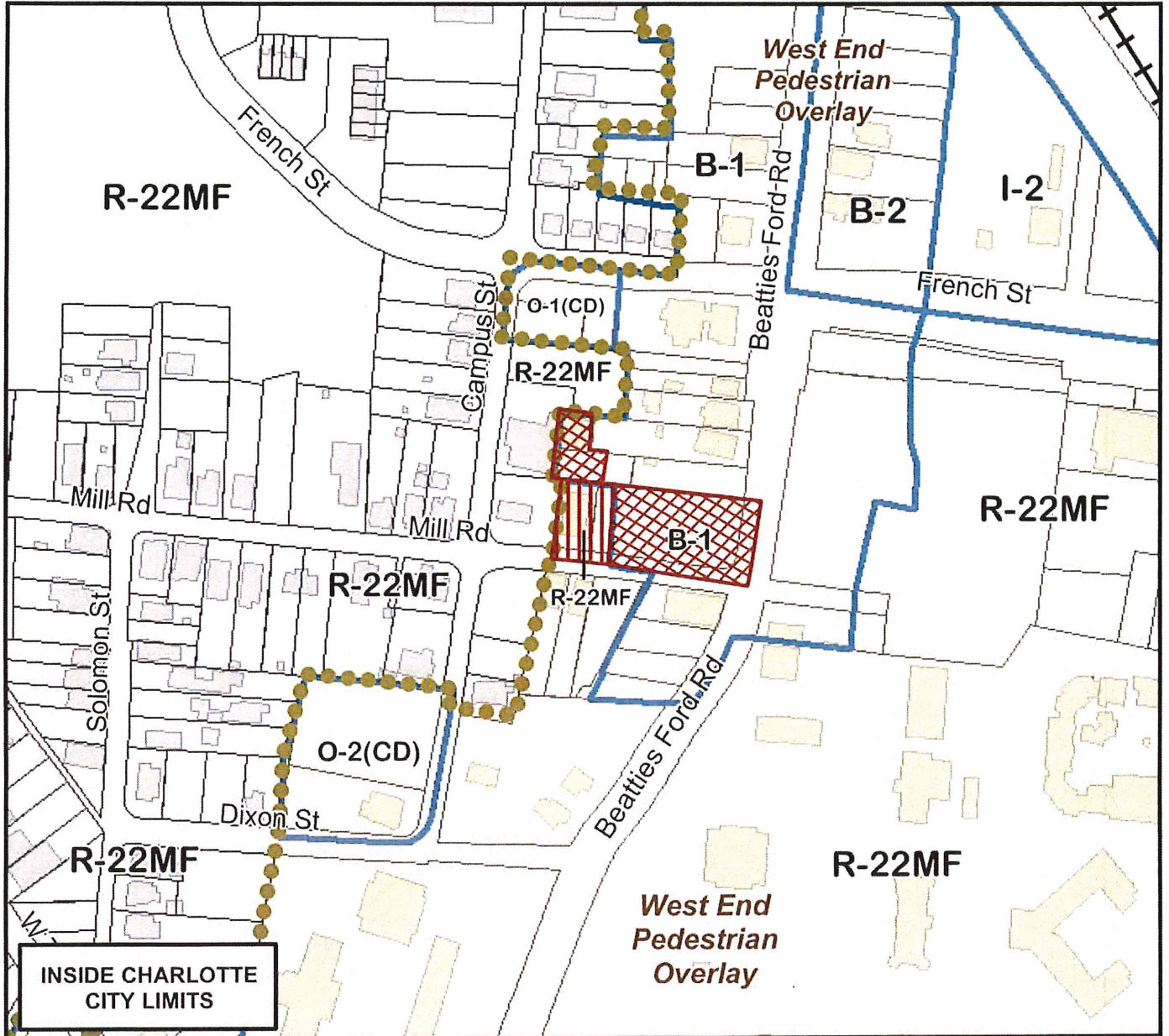
Ordinance No. 8000-Z

Petitioner: **Johnson C. Smith University**

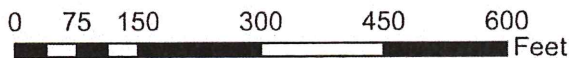
**Zoning Classification (Existing):** B-1(PED), R-22MF, & R-22MF(PED)  
(Neighborhood Business, Pedestrian Overlay District, Multi-Family, Residential, and Multi-Family, Residential, Pedestrian Overlay District)

**Zoning Classification (Requested):** MUDD-O & MUDD-O(PED)  
(Mixed Use Development District, Optional, and Mixed Use Development District, Optional, Pedestrian Overlay District)

**Acreage & Location:** Approximately 1.61 acres located on the northeast corner at the intersection of Campus Street and Mill Road.



Map Produced by the Charlotte-Mecklenburg Planning Department, 3-15-2016.



Zoning Map #(s)

**88**

- Requested MUDD-O from R-22MF
- Requested MUDD-O(PED) from B-1(PED)
- Requested MUDD-O(PED) from R-22MF(PED)
- Existing Building Footprints
- Existing Zoning Boundaries
- Charlotte City Limits
- Pedestrian Overlay
- FEMA flood plain
- Watershed
- Lakes and Ponds
- Creeks and Streams
- Historic District

April 18, 2016  
Ordinance Book 60, Page 3

Petition No.: 2016-026  
Petitioner: Hopper Communities

**ORDINANCE NO. 8001-Z**

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

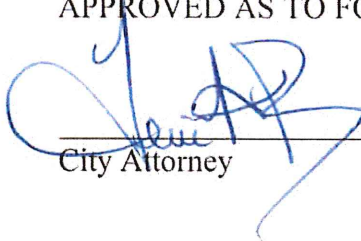
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-8 (Single-Family, Residential) and UR-3(CD)PED-O (Urban Residential, Conditional, Pedestrian Overlay District, 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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 3-4.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.



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

Petition #: **2016-026**

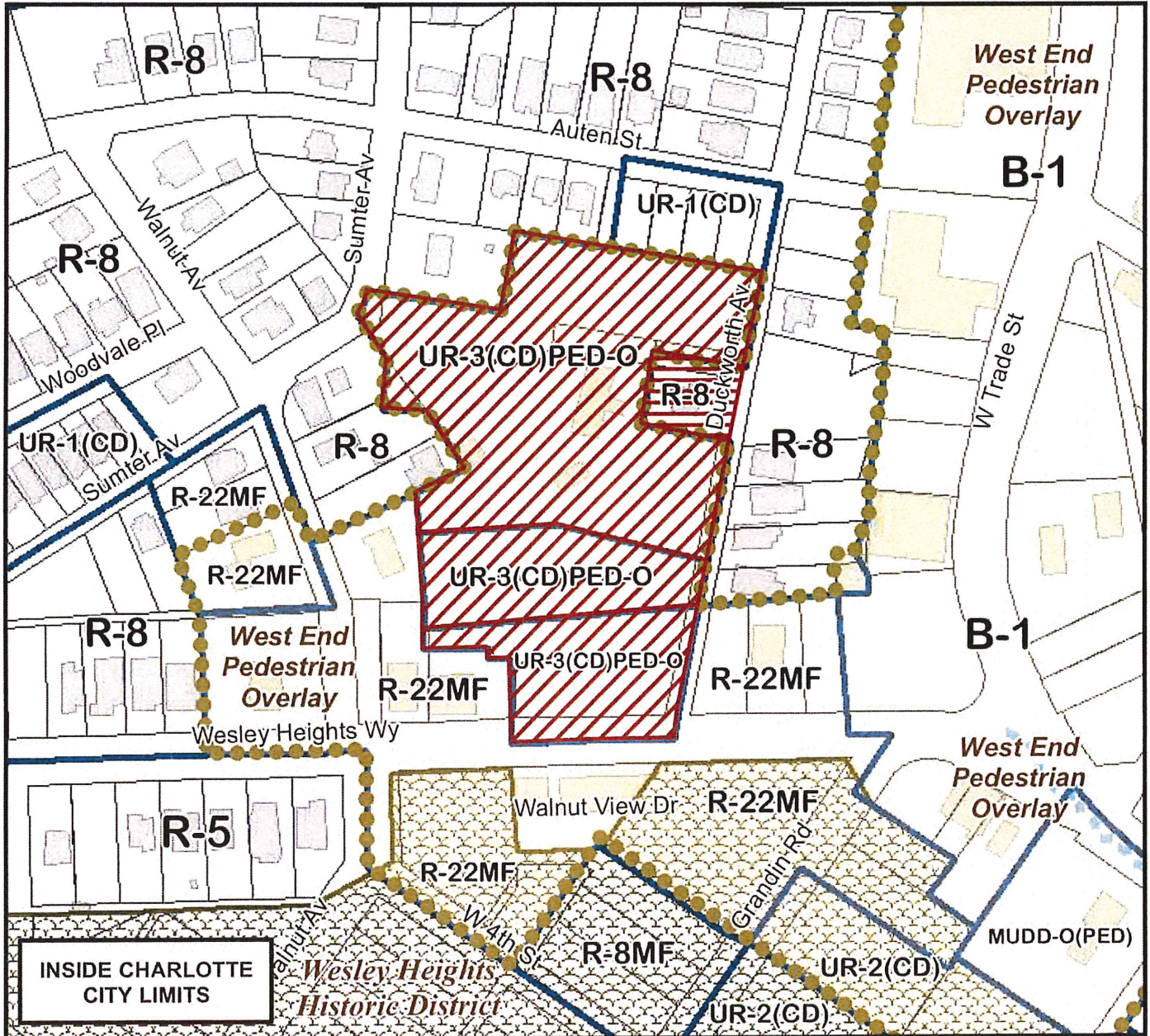
Ordinance No. 8001-Z

Petitioner: **Hopper Communities**

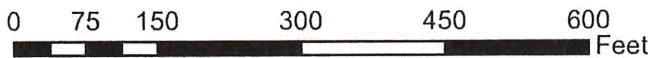
Zoning Classification (Existing): **R-8 & UR-3(CD)PED-O**  
(Single Family, Residential and Urban Residential, Conditional, Pedestrian Overlay, Optional)

Zoning Classification (Requested): **UR-3(CD) PED-O & UR-3(CD) SPA PED-O**  
(Urban Residential, Conditional, Pedestrian Overlay, Optional and Urban Residential, Conditional, Site Plan Amendment, Pedestrian Overlay, Optional)










Acresage & Location: Approximately 4.55 acres located on the north side of Wesley Heights Way and generally bounded by Sumter Avenue, Auten Street, Duckworth Avenue and Wesley Heights Way.



Map Produced by the Charlotte-Mecklenburg Planning Department, 12-3-2015.



Zoning Map #(s)  
**88**

-  Requested UR-3(CD)PED-O from R-8
-  Requested UR-3(CD) SPA PED-O from UR-3(CD)PED-O
-  Existing Building Footprints
-  Existing Zoning Boundaries
-  Charlotte City Limits
-  FEMA flood plain
-  Watershed
-  Lakes and Ponds
-  Creeks and Streams

Petition No.: 2016-017  
Petitioner: Rockwell Capital, LLC

**ORDINANCE NO. 8002-Z**

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

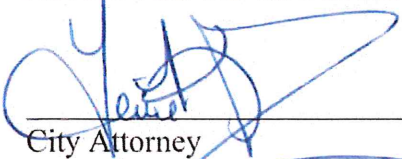
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 (Single-Family, Residential) and B-2 (General Business) to UR-3(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:

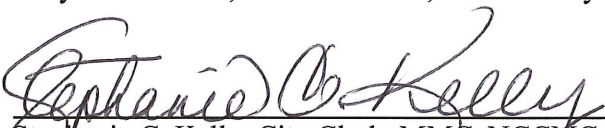
  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, 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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 5-6.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.



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

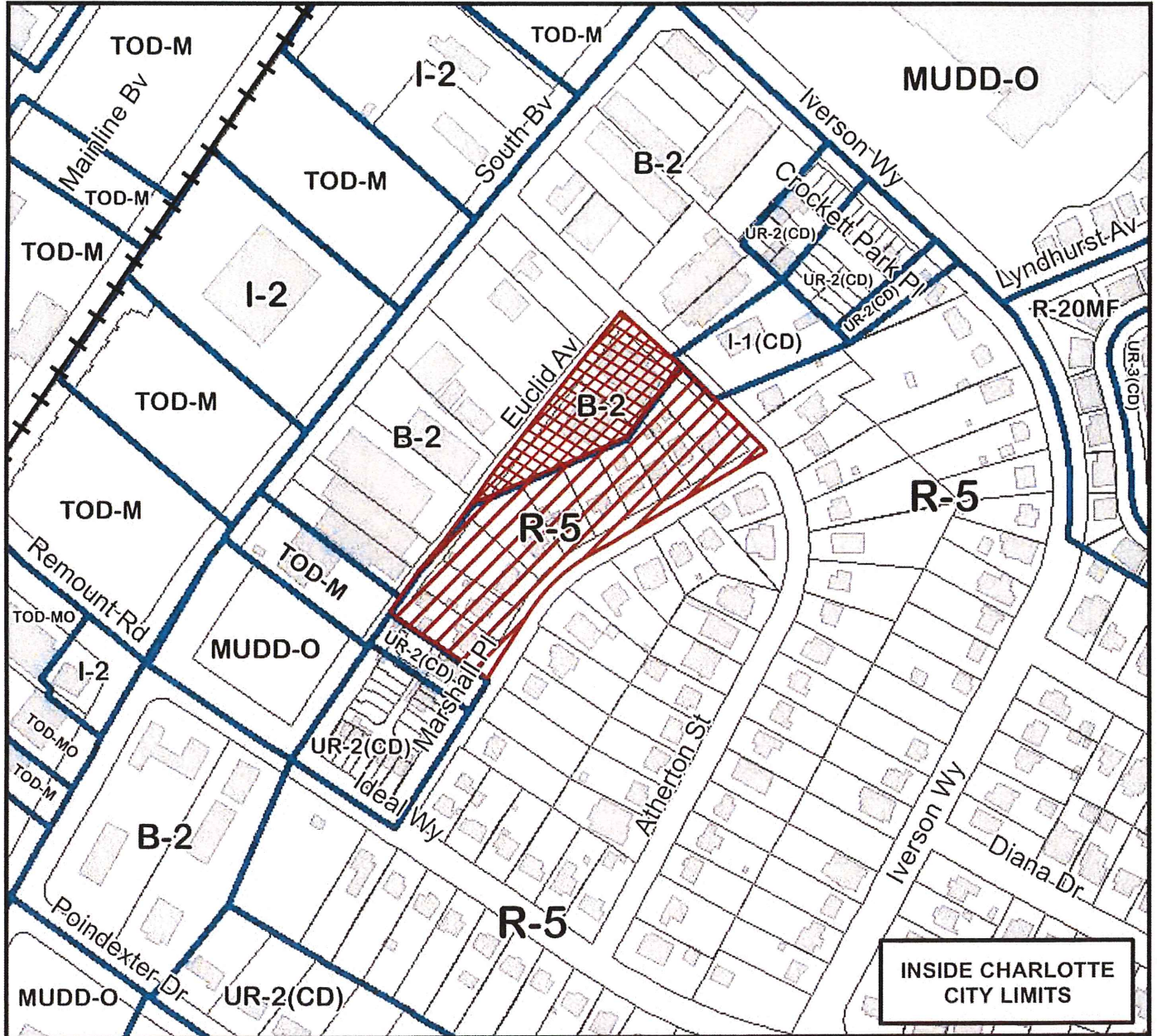
Petition #: **2016-017**

Petitioner: **Rockwell Capital, LLC** Ordinance No. 8002-Z

Zoning Classification (Existing): **R-5 & B-2**  
(Single Family, Residential and General Business)

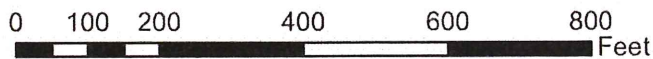
Zoning Classification (Requested): **UR-3(CD)**  
(Urban Residential, Conditional)

Acreeage & Location: Approximately 2.71 acres located on the southeast corner at the intersection of Euclid Avenue and Atherton Street, also abutting Marshall Place.



**INSIDE CHARLOTTE CITY LIMITS**

Map Produced by the Charlotte-Mecklenburg Planning Department, 12-3-2015.



Zoning Map #(s)

**110**

	Requested UR-3(CD) from R-5		FEMA flood plain
	Requested UR-3(CD) from B-2		Watershed
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		Historic District
	Pedestrian Overlay		

Petition No.: 2016-014  
Petitioner: Blanchard Family (NC) LLC

**ORDINANCE NO. 8003-Z**

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

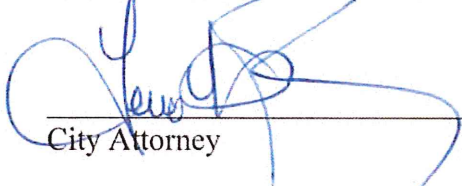
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 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.

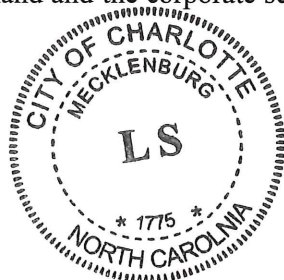
APPROVED AS TO FORM:

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

**CERTIFICATION**

I, 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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 7-8.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.



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

Petition #: **2016-014**

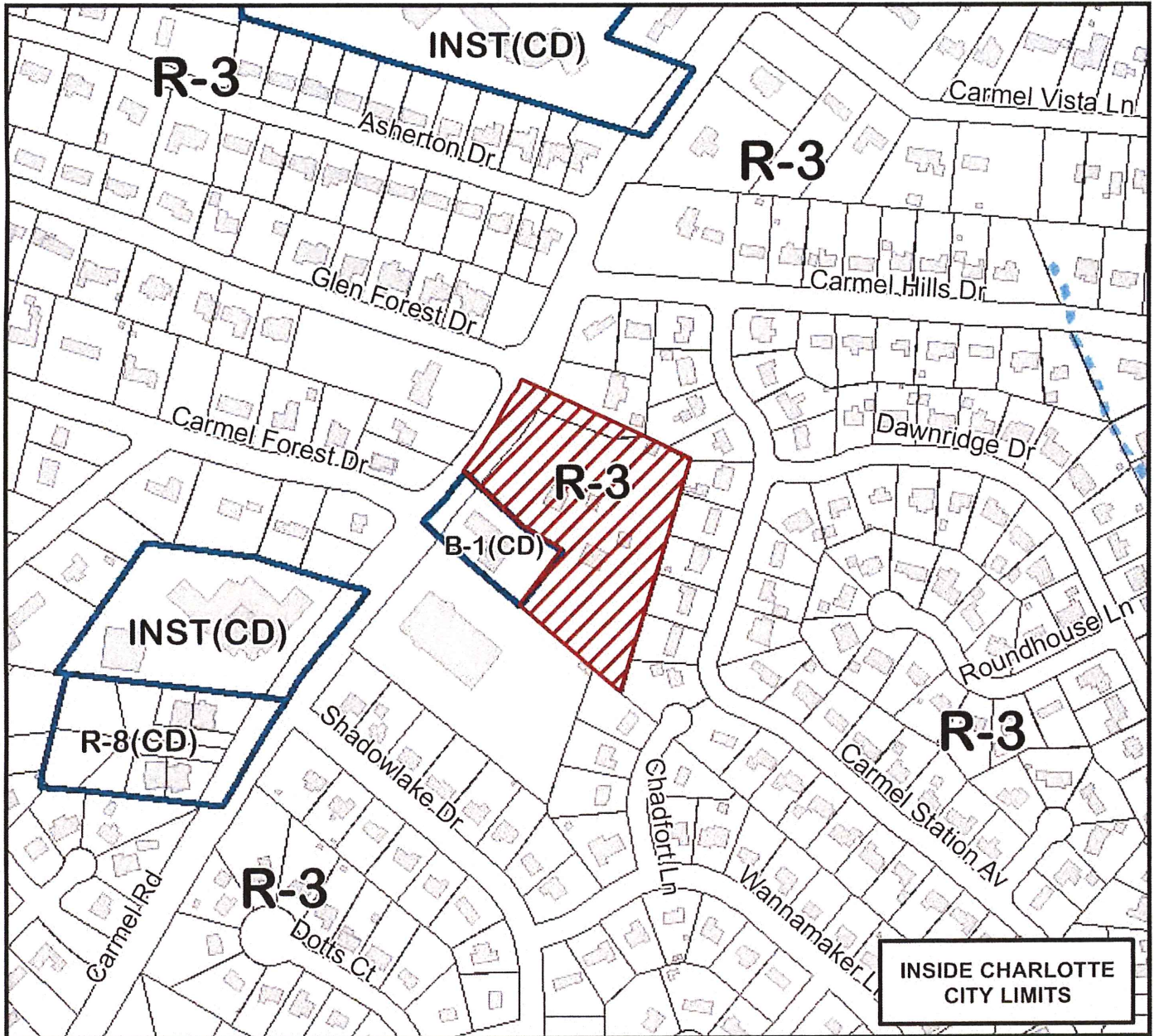
Petitioner: **Blanchard Family (NC) LLC**

Ordinance No. 8003-Z

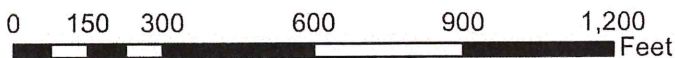
Zoning Classification (Existing):     **R-3**      
(Single Family, Residential)

Zoning Classification (Requested):     **UR-2(CD)**      
(Urban Residential, Conditional)

**Acreage & Location:** Approximately 4.5 acres located on the east side of Carmel Road between Shadowlake Drive and Carmel Hills Drive.

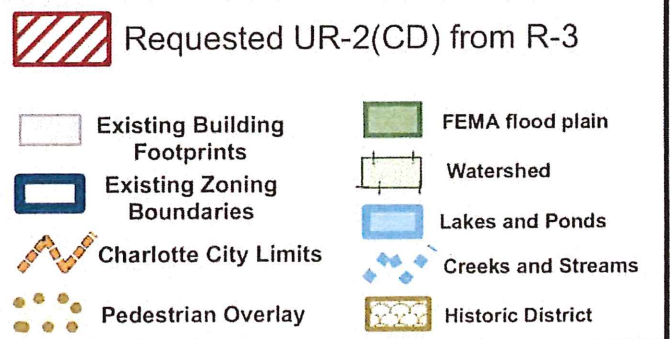


Map Produced by the Charlotte-Mecklenburg Planning Department, 3-8-2016.



Zoning Map #(s)

**167**





April 18, 2016  
Ordinance Book 60, Page 9

Petition No.: 2016-018  
Petitioner: Chen Development, LLC

**ORDINANCE NO. 8004-Z**

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

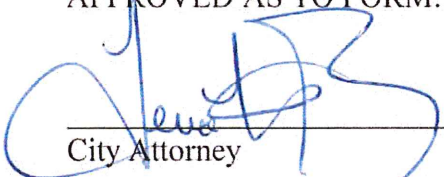
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-17MF (Multi-Family, Residential) 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.

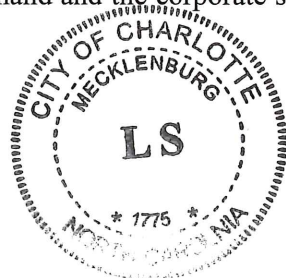
APPROVED AS TO FORM:

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

**CERTIFICATION**

I, 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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 9-10.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.



  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCC/MC

Petition #: **2016-018**

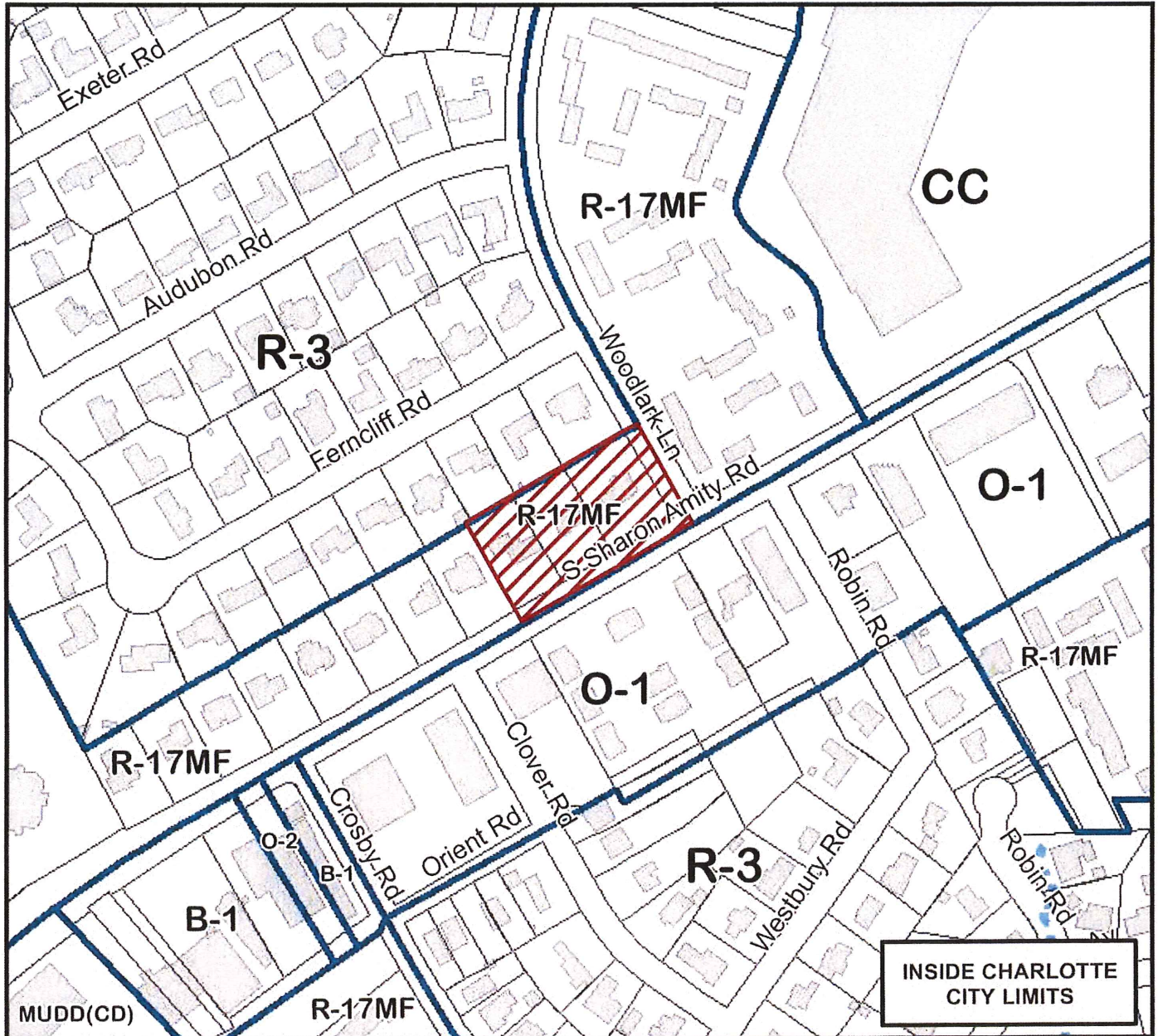
Petitioner: **Chen Development, LLC**

Ordinance No. 8004-Z

Zoning Classification (Existing): **R-17MF**  
(Multi-Family, Residential)

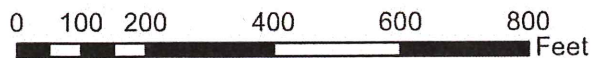
Zoning Classification (Requested): **UR-2(CD)**  
(Urban Residential, Conditional)

Acres & Location: Approximately 1.45 acres located on the southwest corner at the intersection of South Sharon Amity Road and Woodlark Lane.



**INSIDE CHARLOTTE CITY LIMITS**

Map Produced by the Charlotte-Mecklenburg Planning Department, 12-3-2015.



Zoning Map #(s)

**124**

	Requested UR-2(CD) from R-17MF		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.: 2016-030  
Petitioner: Johnson Development Associates, Inc.

**ORDINANCE NO. 8005-Z**

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

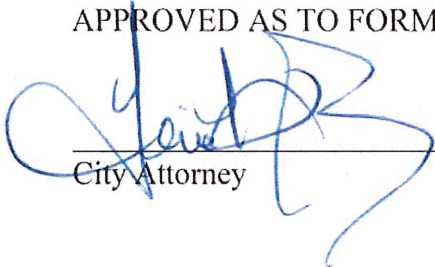
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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(CD) (Mixed-Use Development District, Conditional) and MUDD-O 5-Year Vested Rights (Mixed-Use Development District, Optional, 5-Year Vested Rights).

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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 11-12.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.



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

Petition #: **2016-030**

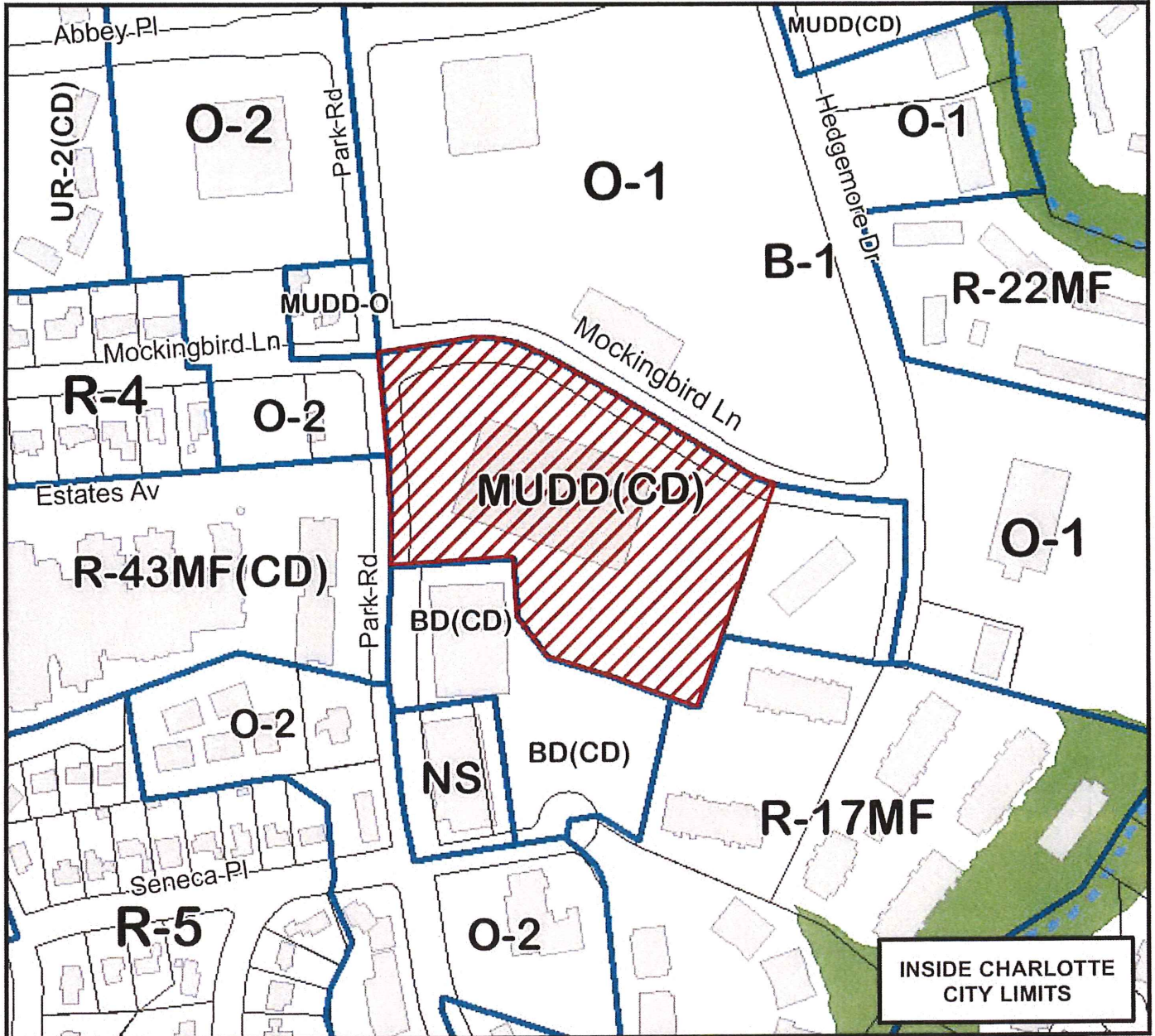
Petitioner: **Johnson Development Associates, Inc.**

Ordinance No. 8005-Z

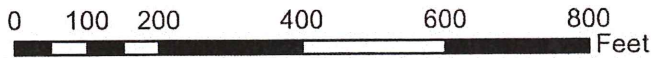
Zoning Classification (Existing): **MUDD(CD)**  
(Mixed Use Development District, Conditional)

Zoning Classification (Requested): **MUDD-O 5-Year Vested Rights**  
(Mixed Use Development District, Optional, Five Year Vested Rights)

Acreage & Location: Approximately 5 acres located on the southside of Mockingbird Lane between Park Road and Hedgemore Drive.

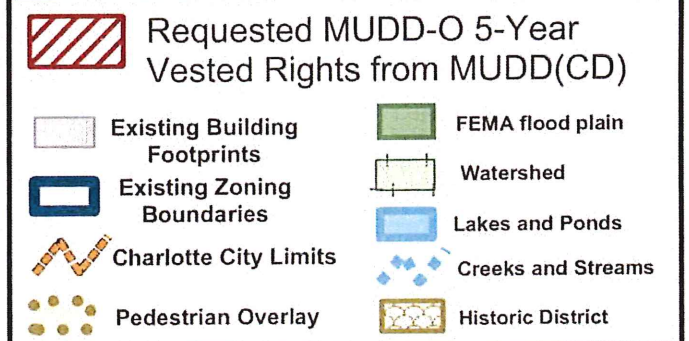


Map Produced by the Charlotte-Mecklenburg Planning Department, 10-2-2015.



Zoning Map #(s)

**135**



Petition No. 2015-94  
Petitioner: Charlotte-Mecklenburg Planning Department

Revised 4-13-16

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

**ORDINANCE NO. 8006**

**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 4: DEVELOPMENT APPROVAL**

1. Amend Section 4.107, "Delegated authority for development approval based upon existing conditions", by adding a new subsection (5) titled, "Restoration/Replacement of Historic Features". The new subsection shall read as follows:

(5) Restoration/Replacement of Historic Features.

An administrative approval may be granted by the Zoning Administrator to allow for the restoration/replacement of historic features on an existing structure if the feature would encroach into a required yard, required setback or required buffer. Such structure must be deemed an Historic Landmark by the Charlotte-Mecklenburg Landmarks Commission or the structure must be located within an Historic District Overlay. Restoration/replacement of missing features shall be substantiated by documentary, physical or pictorial evidence. The Zoning Administrator may grant an administrative approval for such encroachment per the procedure provision found in Section 4.107(4).

**B. CHAPTER 10: OVERLAY DISTRICTS**

**1. PART 2: HISTORIC DISTRICTS**

- a. Amend Section 10.206, "Duration of certificate of appropriateness" by updating the text, including changing the number of months a certificate is valid from six to twelve months, and allowing a renewal of the certificate to up to an additional twelve months instead of six. The revised section shall read as follows:

**Section 10.206. Duration of certificate of appropriateness.**

- (1) ~~If the application is approved, the~~ A certificate of appropriateness shall be valid for a period of ~~six~~ 12 months from the date of

~~issuance. Failure to procure a building permit within a six-12 months from the date of issuance period shall be considered, as a failure to comply with the certificate of appropriateness and the certificate shall expire. become null and void. If a building permit is not required, the approved work shall be completed within a six-month period from the date of issuance. The certificate may be renewed for an additional 12 months by the staff upon written request of the applicant, before the permit expires in order to procure a building permit, with a valid reason for failure to comply with the six-month deadline, if the written request is submitted within six months immediately following the expiration of the initial six-month period. If the applicant fails to renew an expired certificate during the initial six-month period or during the immediately following six-month period, then the project must be re-submitted to the Historic District Commission.~~

(2) If a building permit is not required, the approved work shall be completed within 12 months from the date of issuance. The certificate may be renewed for an additional 12 months by staff upon written request of the applicant before the certificate expires. If the applicant fails to renew the certificate a new application must be submitted to the Historic District Commission.

- b. Amend Section 10.210, "Standards" by clarifying the standards. The revised section shall read as follows:

**Section 10.210. Standards.**

- (1) In considering an application for a certificate of appropriateness, the Historic District Commission shall first determine that the project is compatible with the district as a whole in terms of size, scale, and massing, as well as maintaining a pedestrian scale and orientation. Further, the Historic District Commission shall apply the Secretary of Interior's Standards for Rehabilitation (See 36 Code of Federal Regulations Section 67.7. Hereinafter: "Secretary's Standards") stated in Sub-section (2) and the principles and guidelines, referred to in Section 10.203(2), and adopted by the Historic District Commission. Although the Historic District Commission will use the "Secretary's Standards" as its guidelines, approval of a certificate of appropriateness by the Historic District Commission should not be interpreted as approval for any other process such as the Investment Tax Credits.

If the restoration/replacement of an historic feature necessitated in subsection (2)(f) (Secretary's Standards) below would encroach into a required yard, required setback or required buffer, the Zoning

Administrator may grant an administrative approval per Section 4.107(4) and 4.107(5).

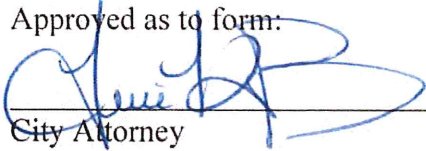
- (2) Secretary's Standards for Rehabilitation. ~~The Secretary's Standards are listed below:~~
- (a) A property shall be used for its historical purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
  - (b) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
  - (c) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
  - (d) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
  - (e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an historic property shall be preserved.
  - (f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new one shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
  - (g) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
  - (h) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
  - (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be

compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

- (j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 13-16.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.

  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



Petition No.: 2016-035  
Petitioner: City of Charlotte

**ORDINANCE NO. 8007-Z**

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

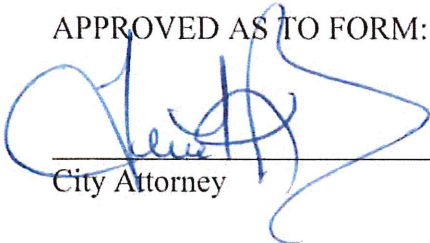
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 (Institutional) 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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 17-18.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.



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

Petition #: **2016-035**

Petitioner: **City of Charlotte**

Ordinance No. 8007-Z

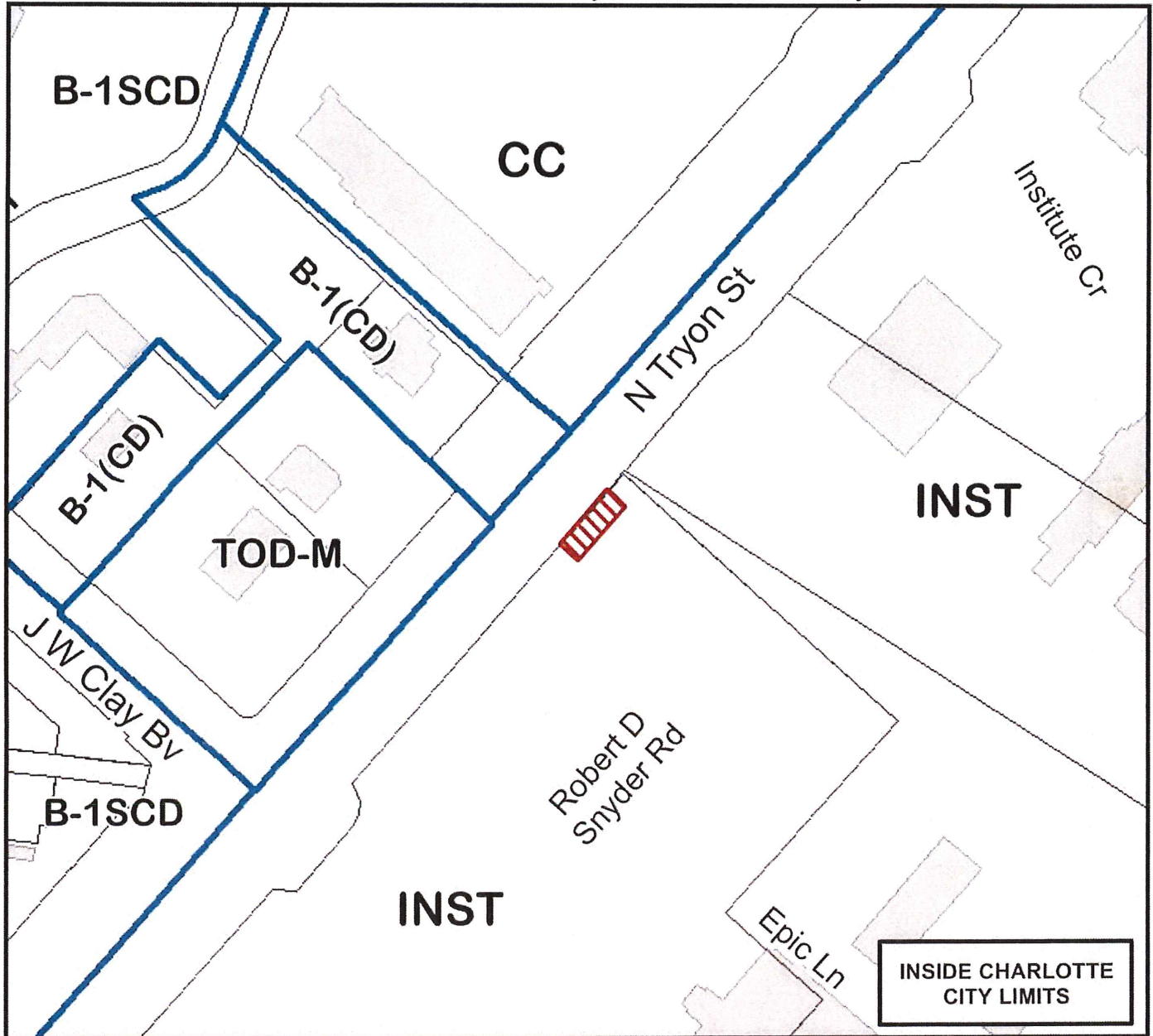
Zoning Classification (Existing): **INST**

(Institutional)

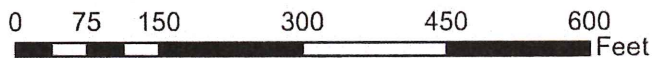
Zoning Classification (Requested): **TOD-MO**

(Transit Oriented Development, Mixed Use, Optional)

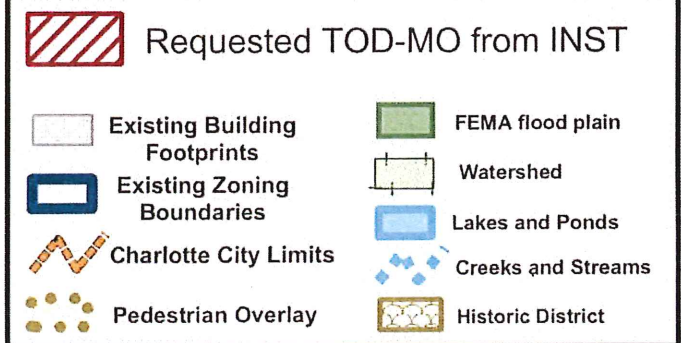
Acresage & Location: Approximately 0.11 acres located on the east side of North Tryon Street at the intersection of North Tryon Street and J W Clay Boulevard.



Map Produced by the Charlotte-Mecklenburg Planning Department, 1-4-2016.



Zoning Map #(s)  
**58**



Petition No.: 2016-054  
Petitioner: Adlersgate UMRC, Inc.

**ORDINANCE NO. 8008-Z**

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

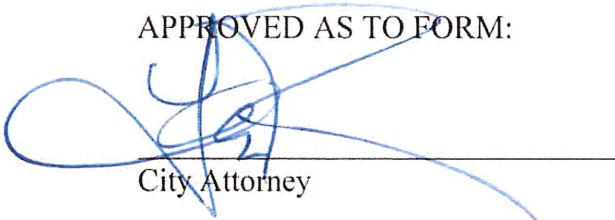
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 (Institutional) to INST(CD) S.P.A. (Institutional, 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:

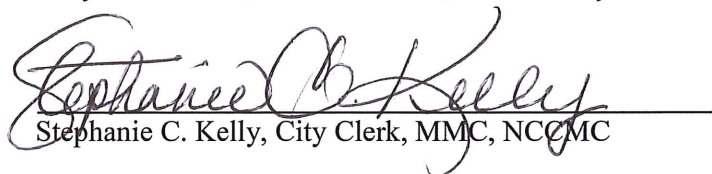


City Attorney

**CERTIFICATION**

I, 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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 19-20.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-054**

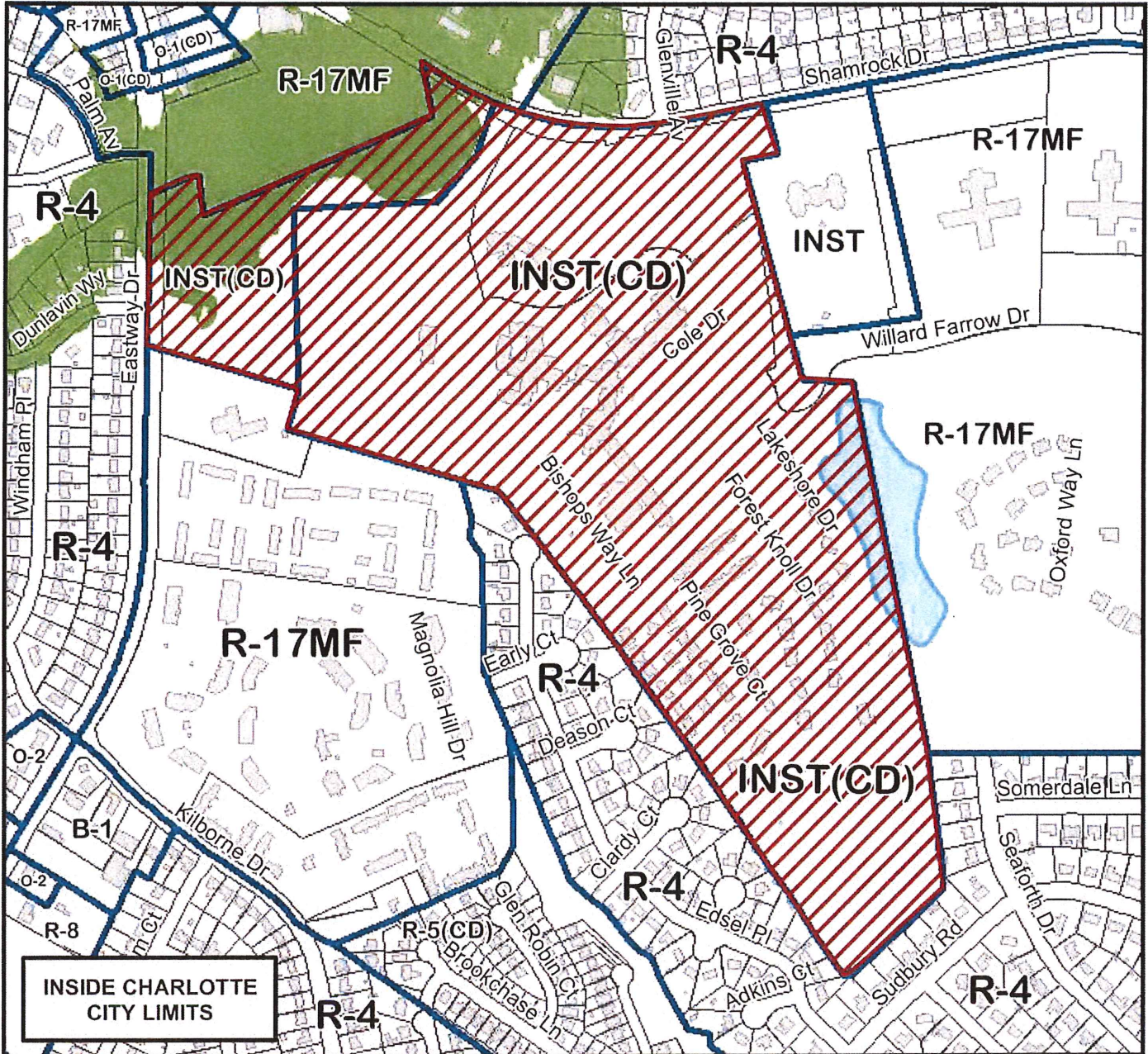
Ordinance No. 8008-Z

Petitioner: **Aldersgate UMRC, Inc.**

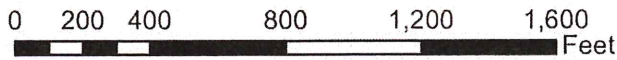
Zoning Classification (Existing): INST(CD)  
(Institutional, Conditional)

Zoning Classification (Requested): INST(CD) SPA  
(Institutional, Conditional, Site Plan Amendment)

Acreage & Location: Approximately 91.31 acres located on the south side of Shamrock Drive across from Glenville Avenue and east of Eastway Drive across from Dunlavin Way.

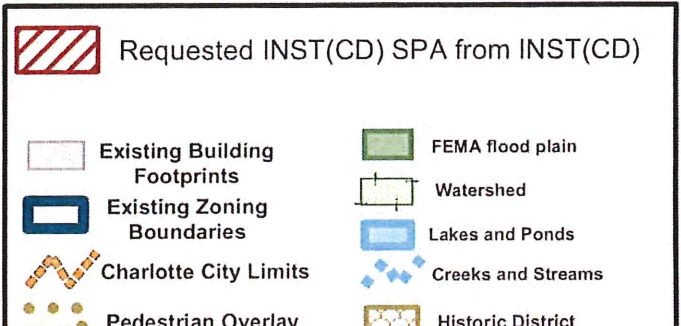


Map Produced by the Charlotte-Mecklenburg Planning Department, 2-25-2016.



Zoning Map #(s)

**100**



Petition No.: 2016-033  
Petitioner: Randall C. Volyes &  
Brian Yow

**ORDINANCE NO. 8009-Z**

**ZONING REGULATIONS**

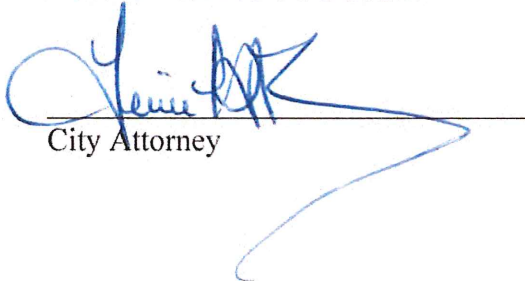
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 UR-1(CD) (Urban Residential, Conditional) to UR-1 (Urban 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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 21-22.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.



  
Stephanie C. Kelly, City Clerk, MMC) NCCMC

Petition #: **2016-033**

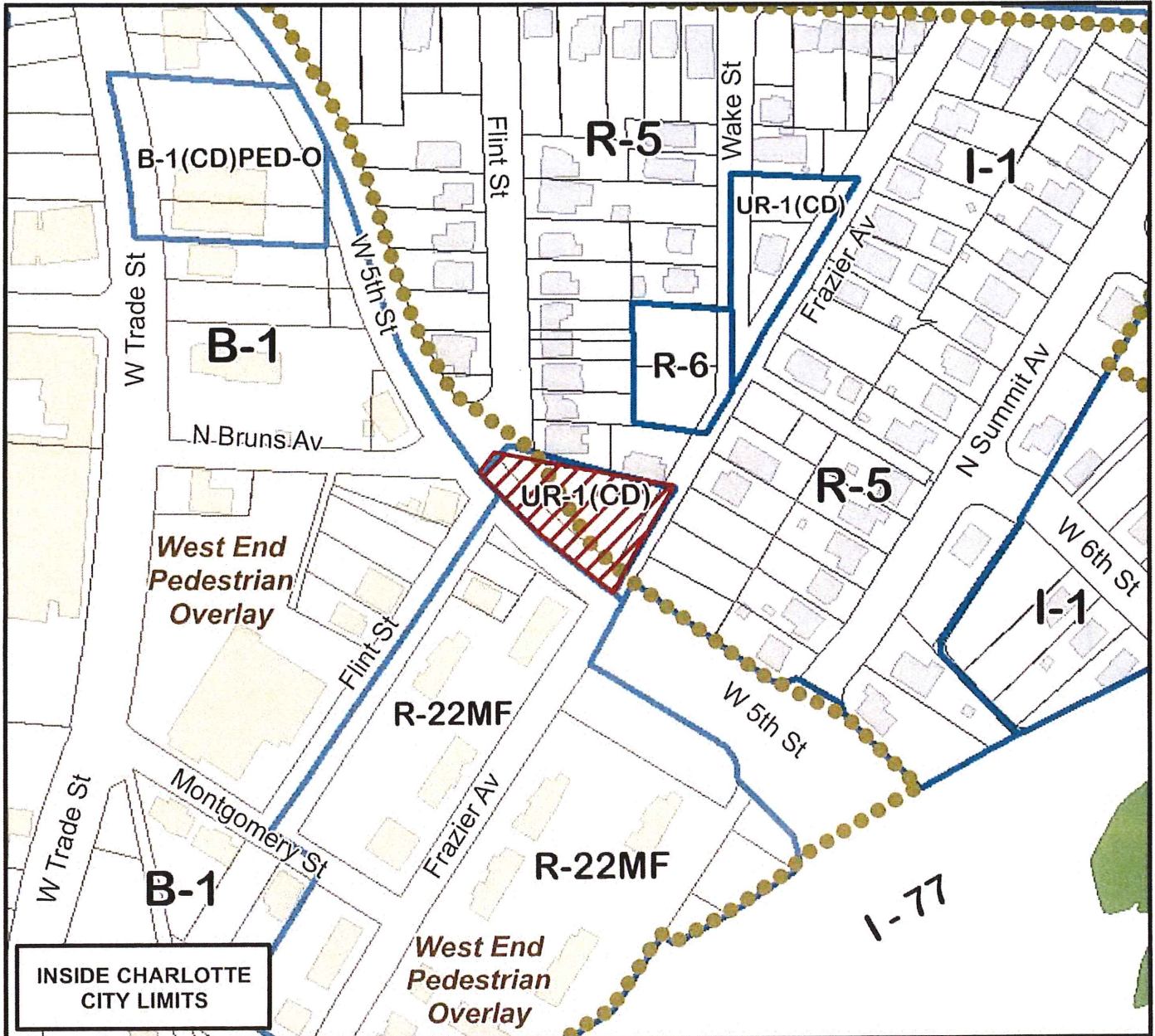
Petitioner: **Randall C. Volyes & Brian Yow**

Ordinance No. 8009-Z

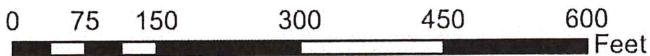
Zoning Classification (Existing): **UR-1(CD)**  
(Urban Residential, Conditional)

Zoning Classification (Requested): **UR-1**  
(Urban Residential)

Acreage & Location: Approximately 0.30 acres located on the north side of West 5th Street between Flint Street and Frazier Avenue.

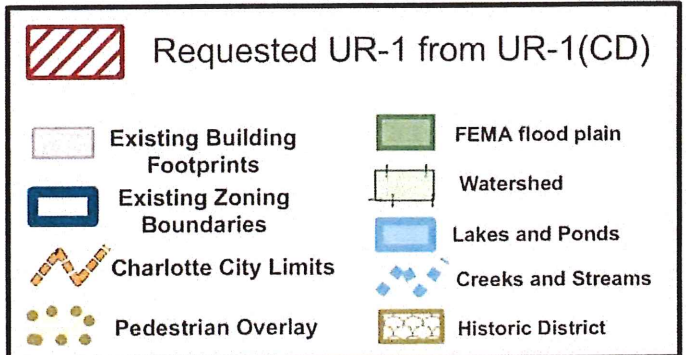


Map Produced by the Charlotte-Mecklenburg Planning Department, 1-4-2016.



Zoning Map #(s)

88



Petition No.: 2016-034  
Petitioner: Robert Keziah

**ORDINANCE NO. 8010-Z**

**ZONING REGULATIONS**

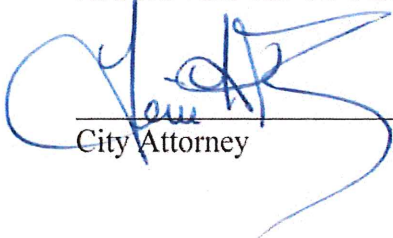
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 R-4 (Single-Family, Residential) 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, 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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 23-24.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.



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

Petition #: **2016-034**

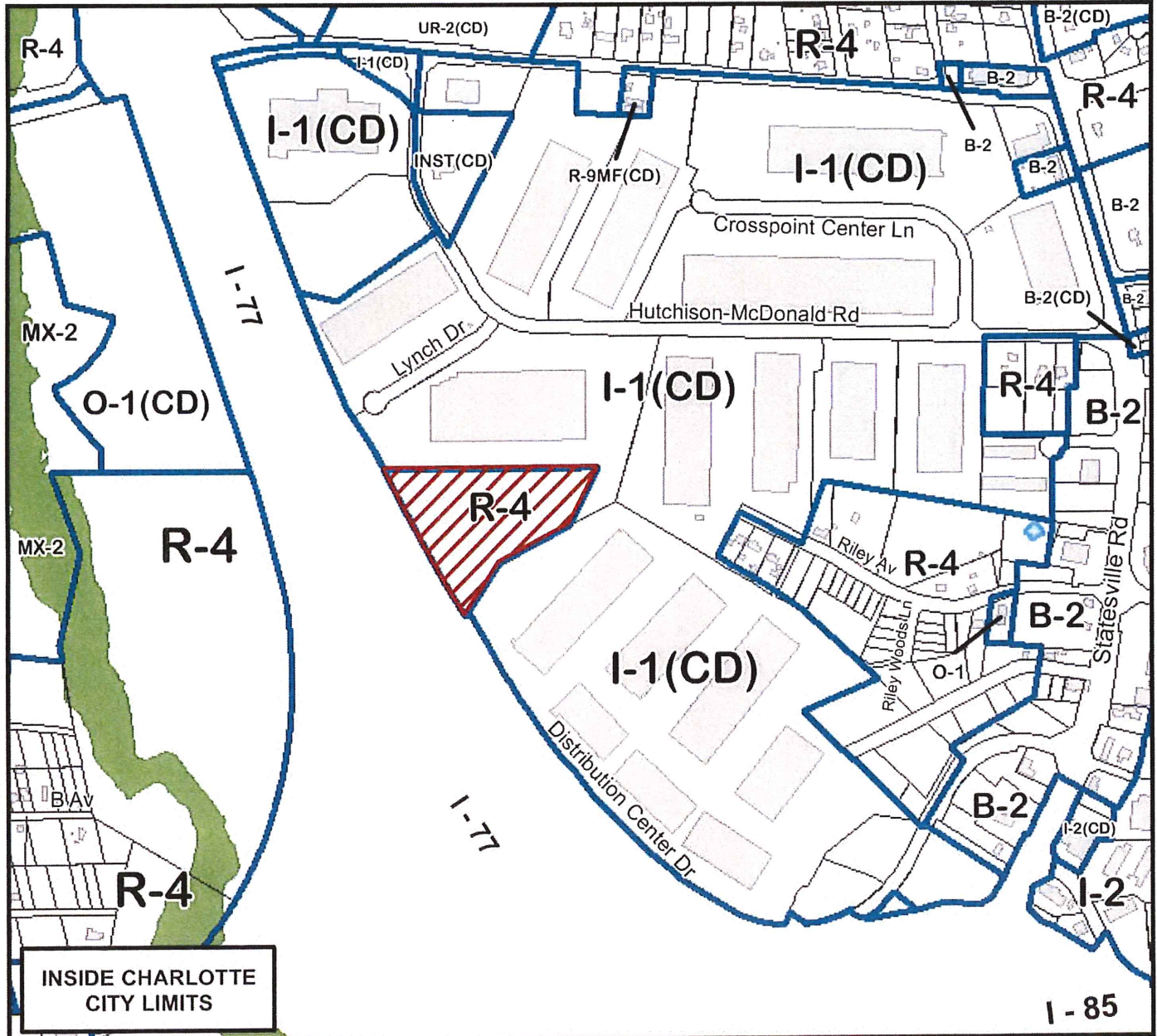
Petitioner: **Robert Keziah**

Ordinance No. 8010-Z

Zoning Classification (Existing):     **R-4**      
(Single Family, Residential)

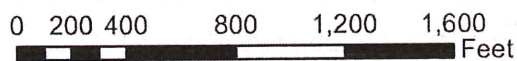
Zoning Classification (Requested):     **I-1**      
(Light Industrial)

Acresage & Location: Approximately 7.75 acres located at the end of Distribution Center Drive off Statesville Avenue near the intersection of Interstate 77 and Interstate 85.



**INSIDE CHARLOTTE CITY LIMITS**

Map Produced by the Charlotte-Mecklenburg Planning Department, 3-8-2016.



Zoning Map #(s)

**69**

	Requested I-1 from R-4		FEMA flood plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		Historic District
	Pedestrian Overlay		



Petition No.: 2016-036  
Petitioner: ESC Fitness, LLC

**ORDINANCE NO. 8011-Z**

**ZONING REGULATIONS**

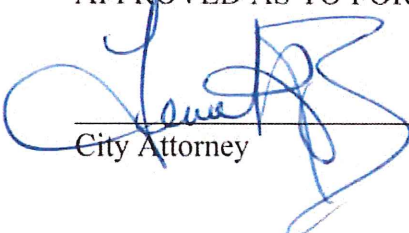
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 TOD-M (Transit-Oriented Development, Mixed Use).

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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 25-26.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.

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



Petition #: **2016-036**

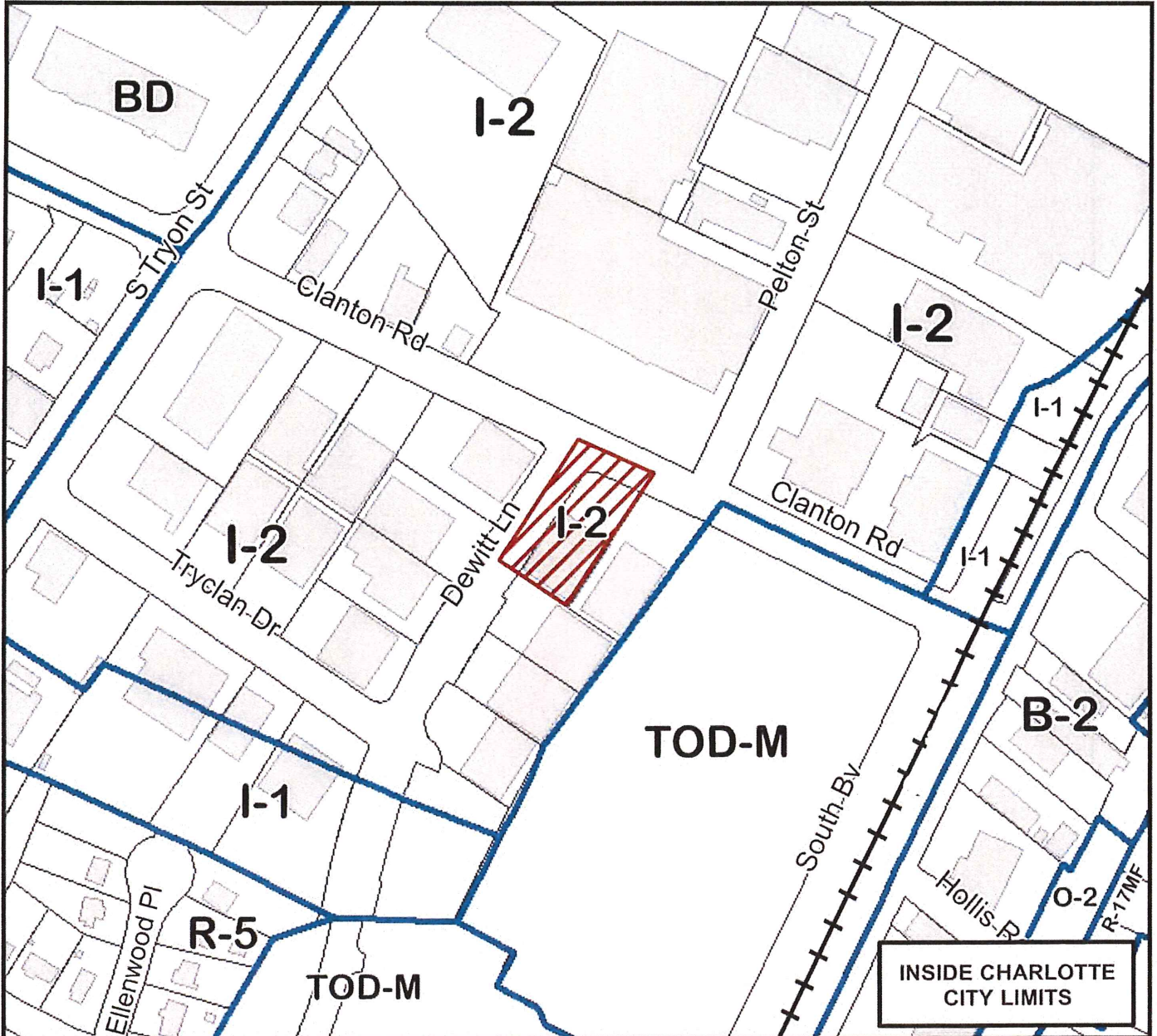
Ordinance No. 8011-Z

Petitioner: **ESC Fitness, LLC**

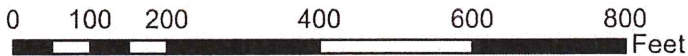
Zoning Classification (Existing): I-2  
(General Industrial)

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

Acreage & Location: Approximately 0.45 acres located on the southeast corner at the intersection of Clanton Road and Dewitt Lane.



Map Produced by the Charlotte-Mecklenburg Planning Department, 10-2-2015.



Zoning Map #(s)  
**110**

	Requested TOD-M 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.: 2016-042  
Petitioner: GriffBrew Investments, LLC

**ORDINANCE NO. 8012-Z**

**ZONING REGULATIONS**

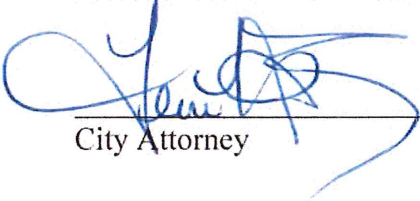
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 TOD-M (Transit-Oriented Development, Mixed Use).

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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 27-28.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.

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

Petition #: **2016-042**

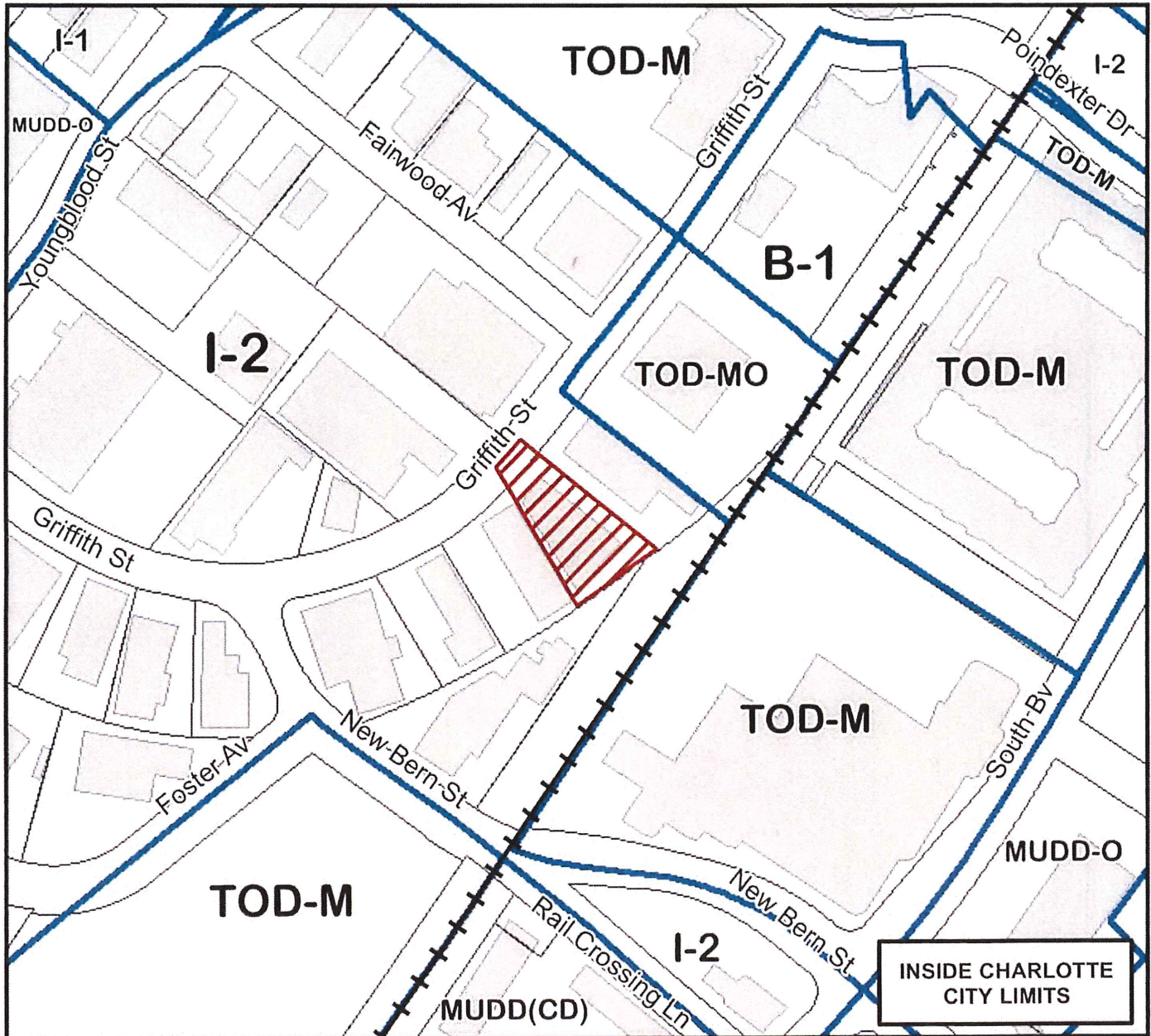
Petitioner: **GriffBrew Investments, LLC**

Ordinance No. 8012-Z

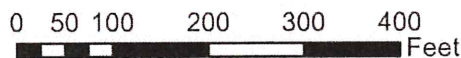
Zoning Classification (Existing): I-2  
(General Industrial)

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

Acreage & Location: Approximately 0.37 acres located on the east side of Griffith Street between New Bern Street and Poindexter Drive.



Map Produced by the Charlotte-Mecklenburg Planning Department, 3-8-2016.



Zoning Map #(s)

**110**

	Requested TOD-M 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.: 2016-048  
Petitioner: DCC Parcel B Plus LLC

**ORDINANCE NO. 8013-Z**

**ZONING REGULATIONS**

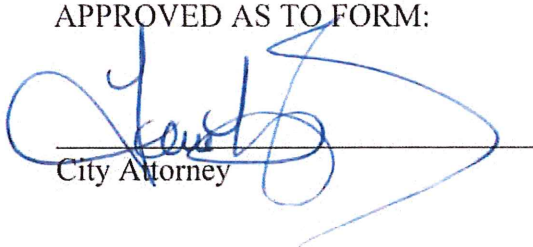
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 TOD-M (Transit-Oriented Development, Mixed Use).

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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 29-30.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.



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

Petition #: **2016-048**

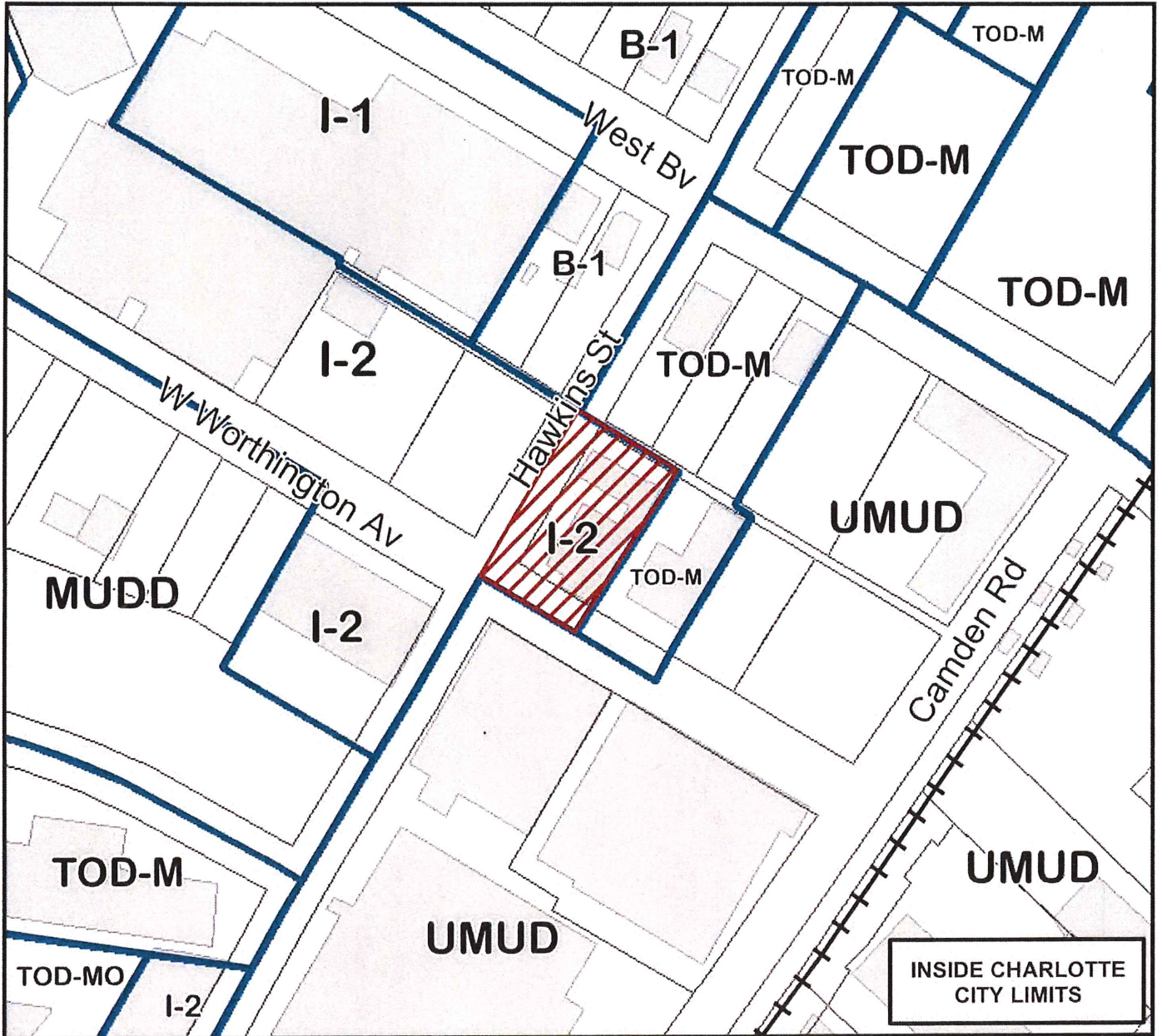
Petitioner: **DCC Parcel B Plus LLC**

Ordinance No. 8013-Z

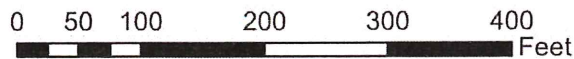
Zoning Classification (Existing): I-2  
(General Industrial)

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

Acreage & Location: Approximately 0.29 acres located on the northeast corner at the intersection of West Worthington Avenue and Hawkins Street.

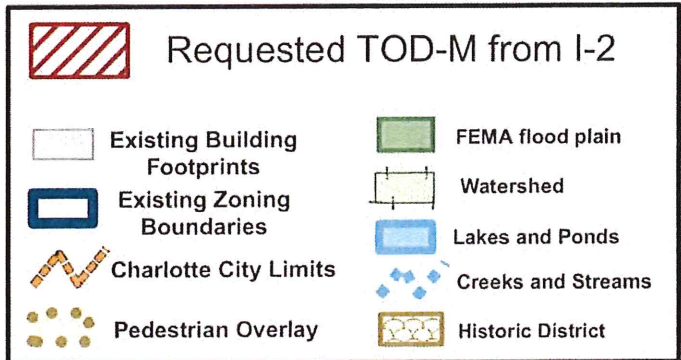


Map Produced by the Charlotte-Mecklenburg Planning Department, 1-30-2016.



Zoning Map #(s)

102



Petition No.: 2016-052  
Petitioner: Rollins Leasing, LLC

**ORDINANCE NO. 8014-Z**

**ZONING REGULATIONS**

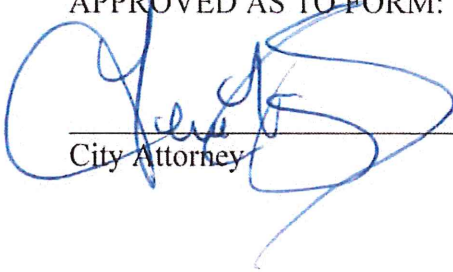
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 (LLWPA) (Airport Noise Overlay) (General Industrial, Lower Lake Wylie Protected Area, Airport Noise Overlay) to I-1 (LLWPA)(Airport Noise Overlay) (Light Industrial, Lower Lake Wylie Protected Area, Airport Noise Overlay).

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 18<sup>th</sup> day of April, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 31-32.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April, 2016.



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

Petition #: **2016-052**

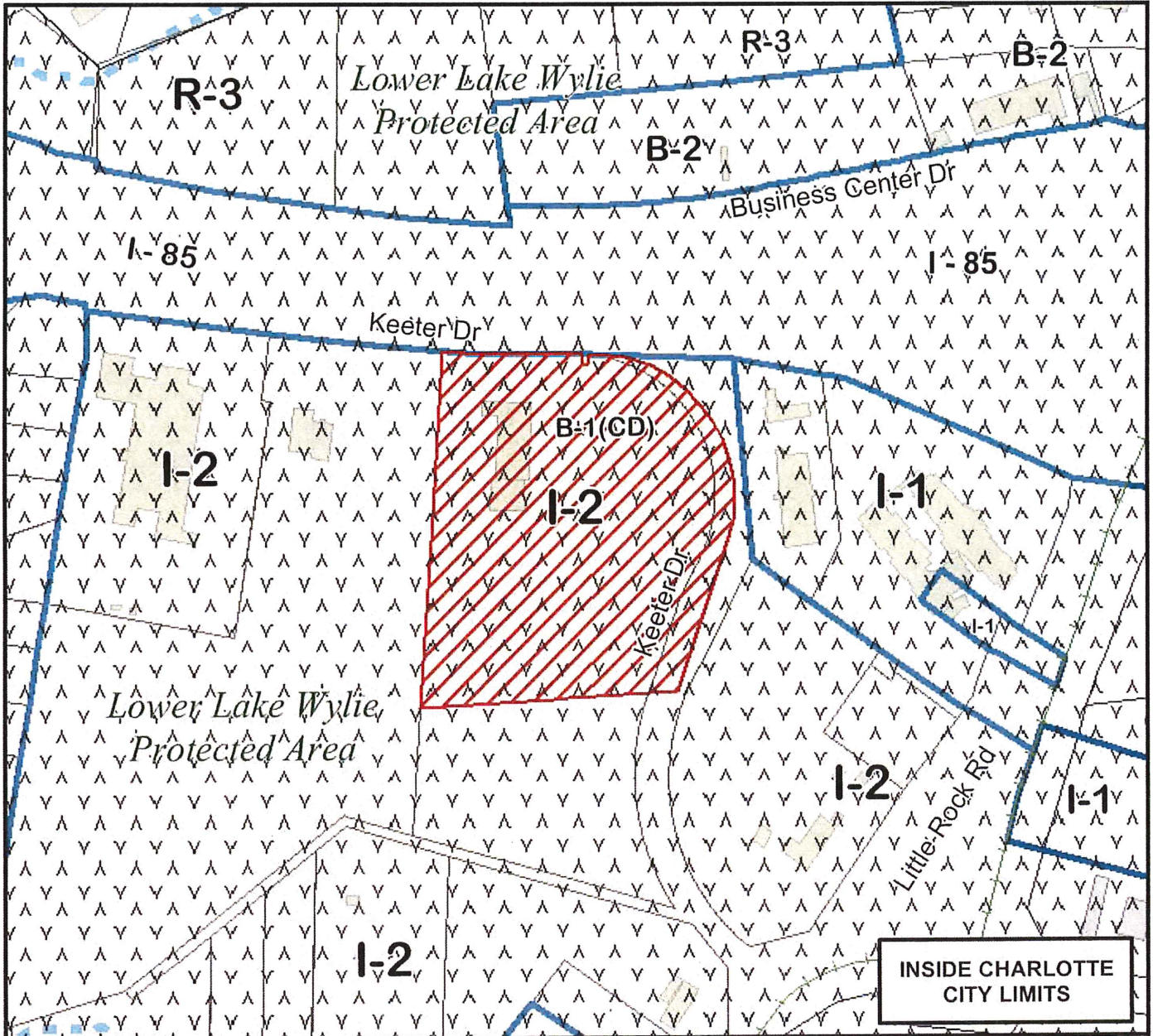
Ordinance No. 8014-Z

Petitioner: **Rollins Leasing, LLC**

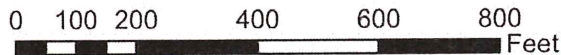
Zoning Classification (Existing): **I-2 (LLWPA) (Airport Noise Overlay)**  
(General Industrial, Lower Lake Wylie Protected Area, Airport Noise Overlay)

Zoning Classification (Requested): **I-1 (LLWPA) (Airport Noise Overlay)**  
(Light Industrial, Lower Lake Wylie Protected Area, Airport Noise Overlay)

Acreage & Location: Approximately 8.32 acres located at the end of Keeter Drive near the intersection of Little Rock Road and Keeter Drive.



Map Produced by the Charlotte-Mecklenburg Planning Department, 2-1-2016.



Zoning Map #(s)

**85, 86**

