

ORDINANCE NO. 7043

AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE

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

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

A. CHAPTER 9: GENERAL DISTRICTS

1. PART 7: OFFICE DISTRICTS

- a. Add a new subsections (g) and (h) to Sec. 9.703 (12), "Hotels and motels". Limited revisions made to subsections (a) through (f):

(12) Hotels and motels, subject to the following prescribed conditions provided that:

- (a) All buildings, off-street parking and service areas will be separated by a Class B buffer from any abutting property located in a residential district, abutting residential use or low intensity institutional use (See Section 12.302);
- (b) Retail and Eating, Drinking and Entertainment Establishments (Type 1 and Type 2) as accessory uses may be located in a hotel or motel having a minimum of 75 rental units.
- (c) Gross floor area for ~~retail~~ Retail, Eating, Drinking and Entertainment Establishments (Type 1 and Type 2), and other entertainment activities will be limited to 75 square feet per rental unit. Ballrooms, conference rooms, meeting rooms and similar assembly facilities will not be included in determining gross floor area used for commercial purposes;
- (d) No merchandise or merchandise display window may be visible from outside the building;
- (e) No outside storage or display of merchandise will be permitted; and
- (f) One wall sign is permitted to identify all internal commercial uses, provided that the sign is no larger than 16 square feet.
- (g) Eating, Drinking and Entertainment Establishments (Type 2) are subject to the regulations of Section 12.546.
- (h) Retail Establishments and Eating, Drinking and Entertainment Establishments (Type 1 and Type 2) in hotel or motel buildings located in a Pedestrian Overlay District (PED), subject to the following prescribed conditions:

- i. Occupy no more than 20% of the gross floor area of the hotel or motel buildings located within the development and shall only be located on the ground floor, or a mezzanine located within the ground floor tenant space, or on the top floor of any component of the structure so long as no more than 30% of the floor area provided is located on the roof.
 - ii. May only be located in a hotel or motel having a minimum of 75 rental units.
 - iii. Ground floor establishments may have entrances external to the building.
 - iv. Ground floor establishments may display merchandise.
 - v. Eating, Drinking and Entertainment Establishments (Type 2) are subject to the regulations of Section 12.546.
 - vi. No outdoor seating/activity area for an Eating, Drinking, and Entertainment Establishment (Type 1 or Type 2) that is proposed to be located on the roof of a hotel or motel shall be located within 250 feet to the nearest property line of a vacant lot or a residential use (single family, duplex, triplex or quadraplex only) when located in a single family zoning district.
- b. Modify Section 9.703 (27), "Retail and Office establishments, Eating, Drinking and Entertainment Establishments and Indoor Recreation in multi-family buildings" by revising the text and adding a new subsection (b) as follows:
- (27) Retail and Office Establishments and Eating, Drinking and Entertainment Establishments and Indoor Recreation in multi-family buildings ~~subject to the regulations of subsection 9.303(25).~~
 - (a) Retail and Office Establishments and Eating, Drinking and Entertainment Establishments (Type 1 only) and Indoor Recreation in multi-family buildings, subject to the regulations of subsection 9.303(25).
 - (b) Retail and Office Establishments and Eating, Drinking and Entertainment Establishments (Type 1 and Type 2) and Indoor Recreation in multi-family buildings located in a Pedestrian Overlay District (PED), subject to the following prescribed conditions:
 - i. Occupy no more than 20% of the gross floor area of the multi-family buildings located within the development and shall only be located on the ground floor, or a mezzanine located within the ground floor tenant space.
 - ii. May only be located within multi-family buildings that contain at least 50 residential units.

- iii. Ground floor establishments may have entrances external to the building.
 - iv. Ground floor establishments may display merchandise.
 - v. Eating, Drinking and Entertainment Establishments (Type 2) are subject to the regulations of Section 12.546.
- c. Amend Sec. 9.703 (28), "Retail Establishments and Eating, Drinking and Entertainment Establishments (Type 1 and Type 2) in office buildings" by revising the text and adding a new subsection (b) as follows:

(28) Retail eEstablishments and Eating, Drinking and Entertainment Establishments (Type 1 and Type 2) in office buildings, provided that:

(a) Retail Establishments and Eating, Drinking and Entertainment Establishments (Type 1 and Type 2) in office buildings, subject to the following prescribed conditions:

- ~~(a)~~i. The principal use of the lot is for offices;.
- ~~(b)~~ii. The principal use of the lot occupies at least 30,000 square feet of floor area;.
- ~~(c)~~iii. Retail establishments and Eating, Drinking and Entertainment Establishments, will occupy no more than 10 percent of the gross floor area of all buildings on the lot and under no circumstances shall exceed 25% of the ground floor area except an Eating, Drinking and Entertainment Establishments may occupy up to 50% of the ground floor area;.

~~Retail establishments and Eating, Drinking and Entertainment Establishments located in a Pedestrian Overlay District (PED) will occupy no more than 20% of the gross floor area on the lot and shall only be located on the ground floor.~~

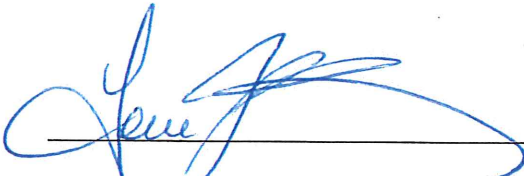
- ~~(d)~~iv. ~~In all zoning districts, except PED, t~~The proposed use must be located within the same building as the principal use, and there will be no direct public entrance to the proposed use from outside the building, except for an Eating, Drinking and Entertainment Establishment. ~~In the PED zoning district, ground floor retail establishments may have entrances external to the building~~
- ~~(e)~~v. No merchandise or display of merchandise will be visible from outside the building housing the proposed use; and
- ~~(f)~~vi. One wall sign is permitted to identify internal commercial uses, provided that the sign is no larger than 16 square feet.
- ~~(g)~~vii. Type 2 Eating, Drinking and Entertainment Establishments are subject to the regulations of Section 12.546.

(b) Retail Establishments and Eating, Drinking and Entertainment Establishments (Type 1 and Type 2) in office buildings located in a Pedestrian Overlay District (PED), subject to the following prescribed conditions:

- i. Occupy no more than 20% of the gross floor area of the office buildings located within the development and shall only be located on the ground floor, or a mezzanine located within the ground floor tenant space.
- ii. May only be located within office buildings that are part of a development with at least 30,000 square feet of office floor area.
- iii. Ground floor establishments may have entrances external to the building.
- iv. Ground floor establishments may display merchandise.
- v. Eating, Drinking and Entertainment Establishments (Type 2) are subject to the regulations of Section 12.546.

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

Approved as to form:

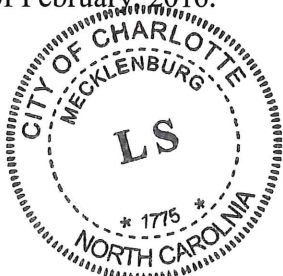


City Attorney

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 15th day of February, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 715-718.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February, 2016.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition No.: 2015-120
Petitioner: Grubb Properties, Inc.

ORDINANCE NO. 7044-Z

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

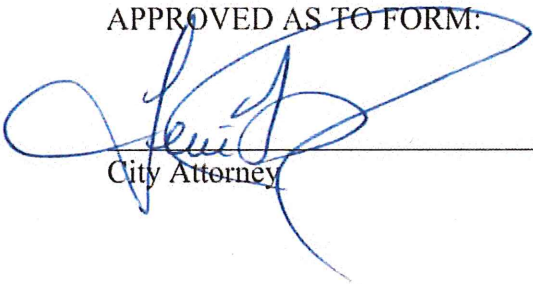
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from O-1 (Office District) to MUDD-O 5-Year Vested Rights (Mixed-Use Development, 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:

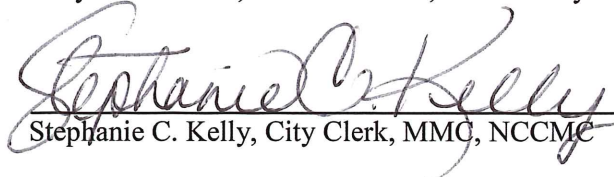
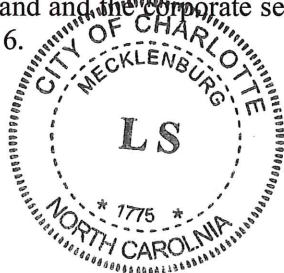


City Attorney

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 15th day of February, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 719-720.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February, 2016.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2015-120**

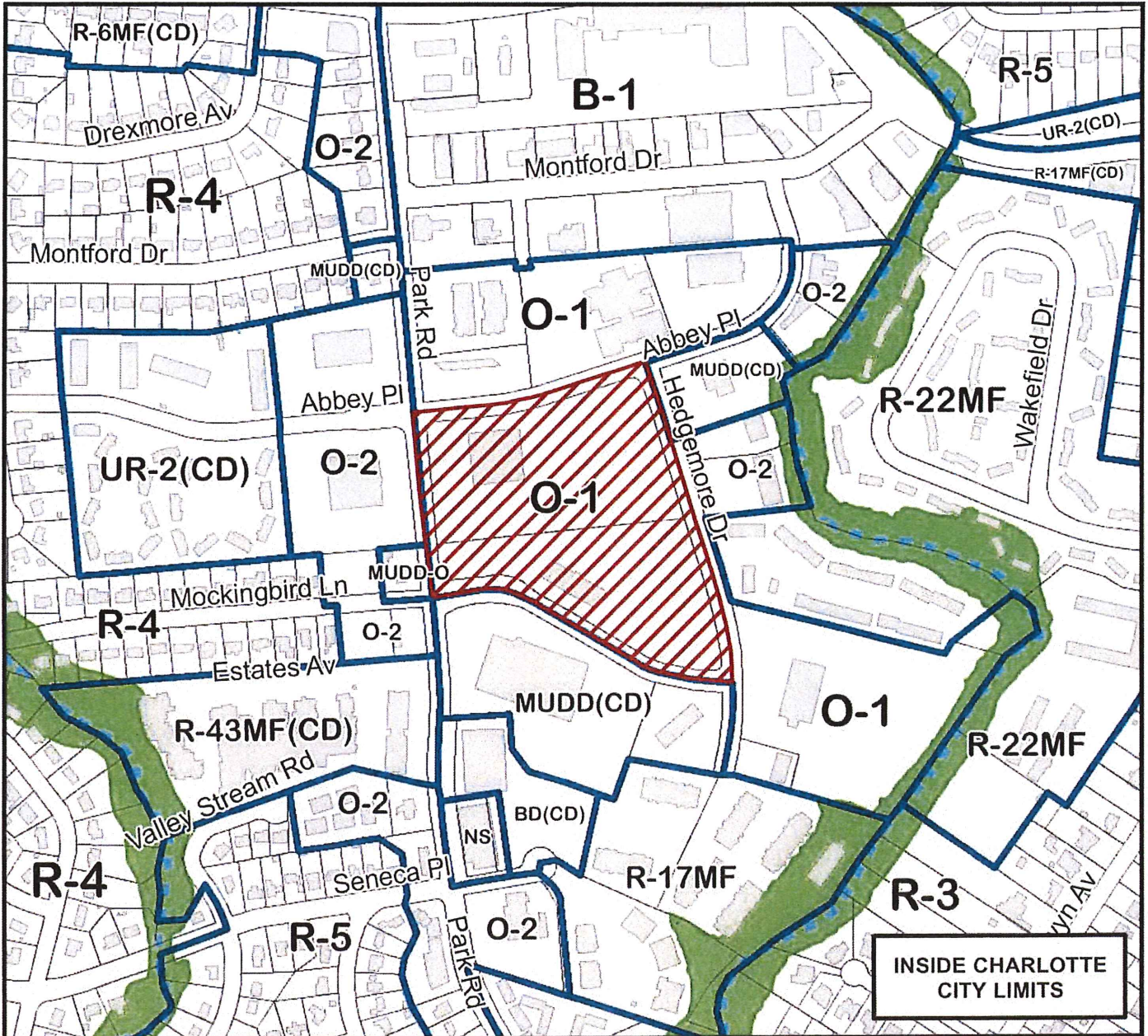
Ordinance No. 7044-Z

Petitioner: **Grubb Properties, Inc.**

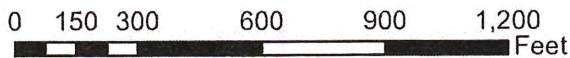
Zoning Classification (Existing): O-1
 (Office)

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

Acreeage & Location: Approximately 10.7 acres located on the southeast corner at the intersection of Park Road and Abbey Place.

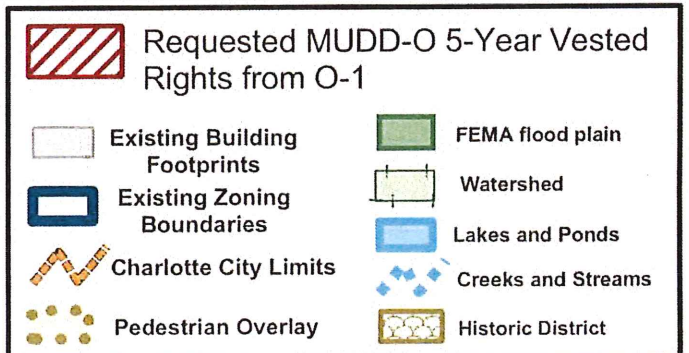


Map Produced by the Charlotte-Mecklenburg Planning Department, 10-2-2015.



Zoning Map #(s)

125, 135



Petition No.: 2015-122
Petitioner: David Weekley Homes

ORDINANCE NO. 7045-Z

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

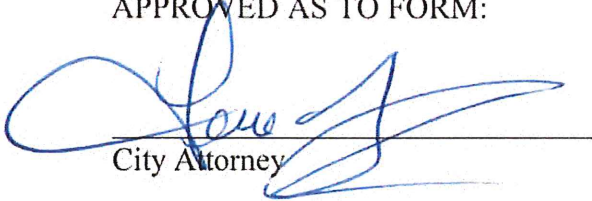
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 MX-2, 5-Year Vested Rights (Mixed-Use, 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.

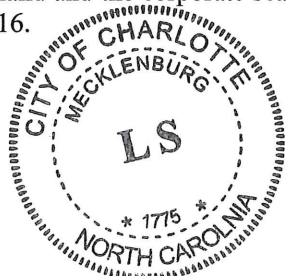
APPROVED AS TO FORM:

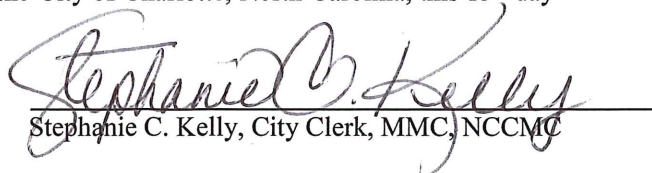

City Attorney

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 15th day of February, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 721-722.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February, 2016.




Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2015-122**

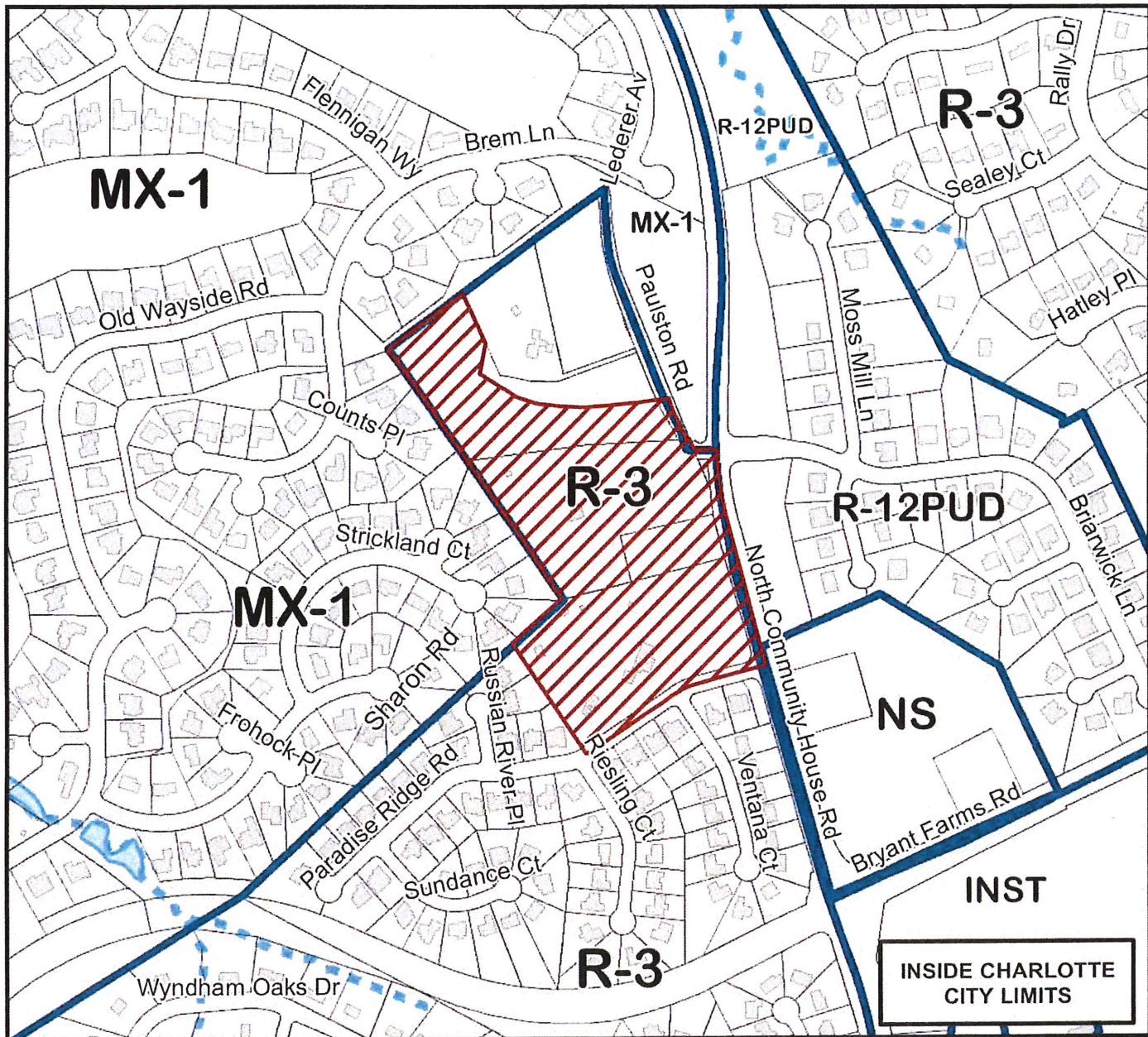
Petitioner: **David Weekley Homes**

Ordinance No. 7045-Z

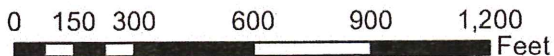
Zoning Classification (Existing): **R-3**
(Single Family, Residential)

Zoning Classification (Requested): **MX-2 5-Year Vested Rights**
(Mixed Use, Five Year Vested Rights)

Acreage & Location: Approximately 15.2 acres located on the southwest corner at the intersection of North Community House Road and Paulston Road.



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



Zoning Map #(s)

182



Petition No.: 2015-133
Petitioner: BRC Salome Church LLC

ORDINANCE NO. 7046-Z

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

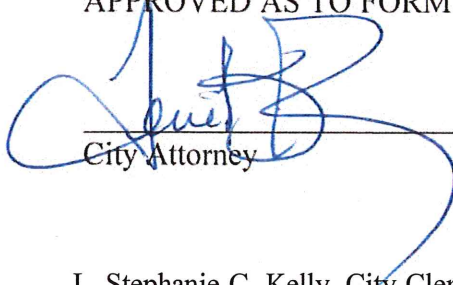
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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) and R-22MF(CD) (Multi-Family Residential, Conditional) to R-12MF(CD) (Multi-Family 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 15th day of February, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 723-724.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February, 2016.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2015-133**

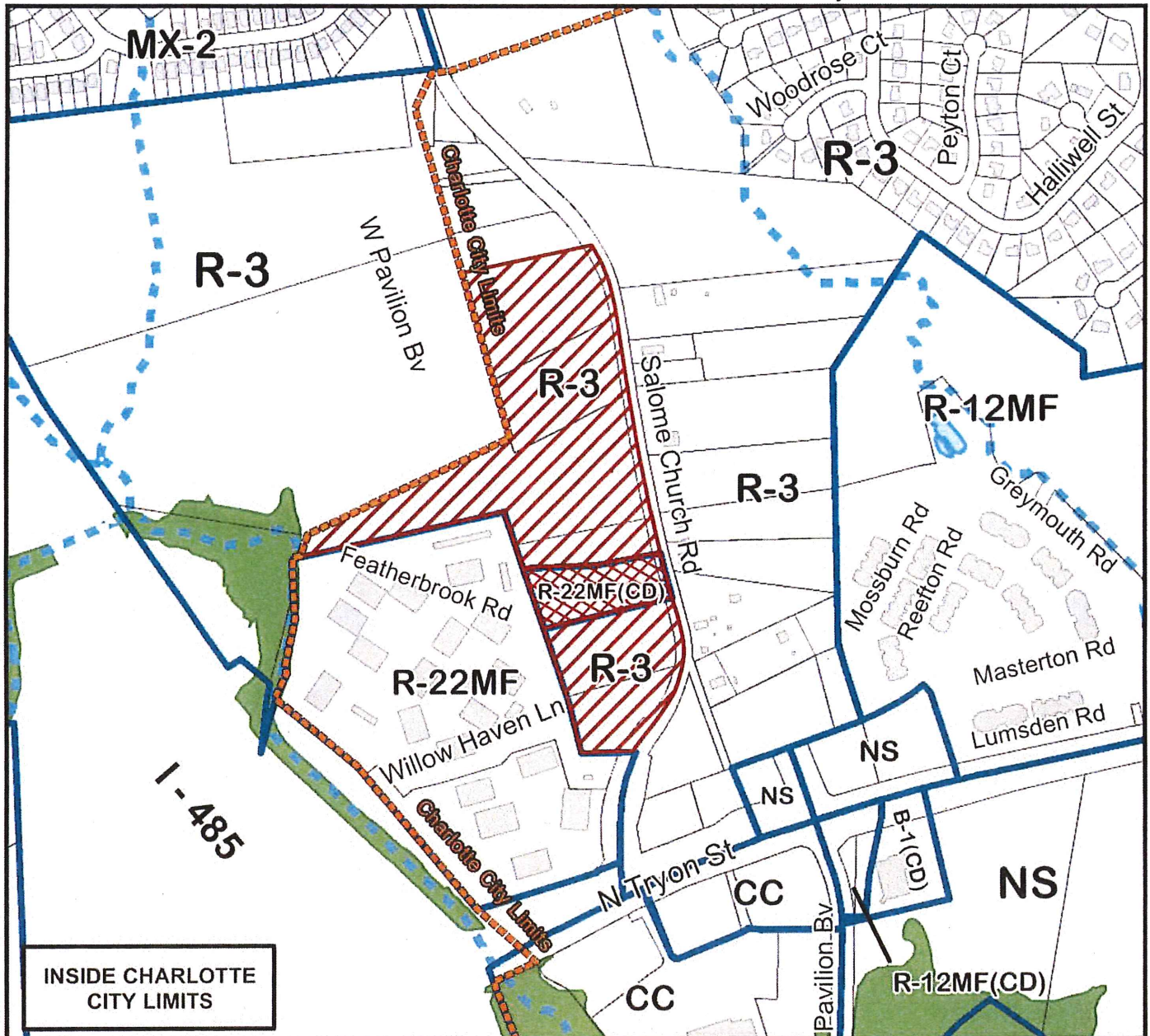
Petitioner: **BRC Salome Church LLC**

Ordinance No. 7046-Z

Zoning Classification (Existing): **R-3 & R-22MF(CD)**
(Single Family, Residential and Multi-Family, Residential, Conditional)

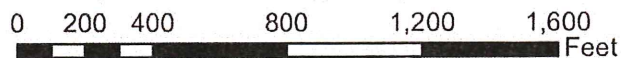
Zoning Classification (Requested): **R-12MF(CD)**
(Multi-Family, Residential, Conditional)

Acreage & Location: Approximately 20.6 acres located near the northwest corner at the intersection of Salome Church Road and North Tryon Street.














INSIDE CHARLOTTE CITY LIMITS

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



Zoning Map #(s)

54

-  Requested R-12MF(CD) from R-3
-  Requested R-12MF(CD) from R-22MF(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.: 2016-001
Petitioner: CitiSculpt, LLC

ORDINANCE NO. 7047-Z

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

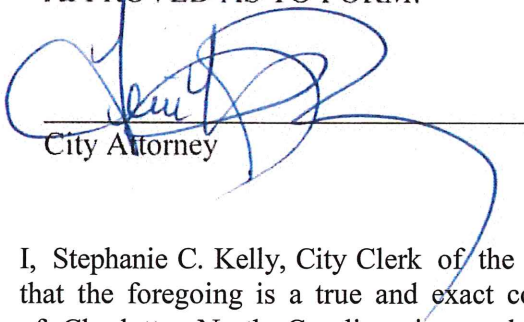
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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) to NS SPA (Neighborhood Services, 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 15th day of February, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 725-726.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February, 2016.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-001**

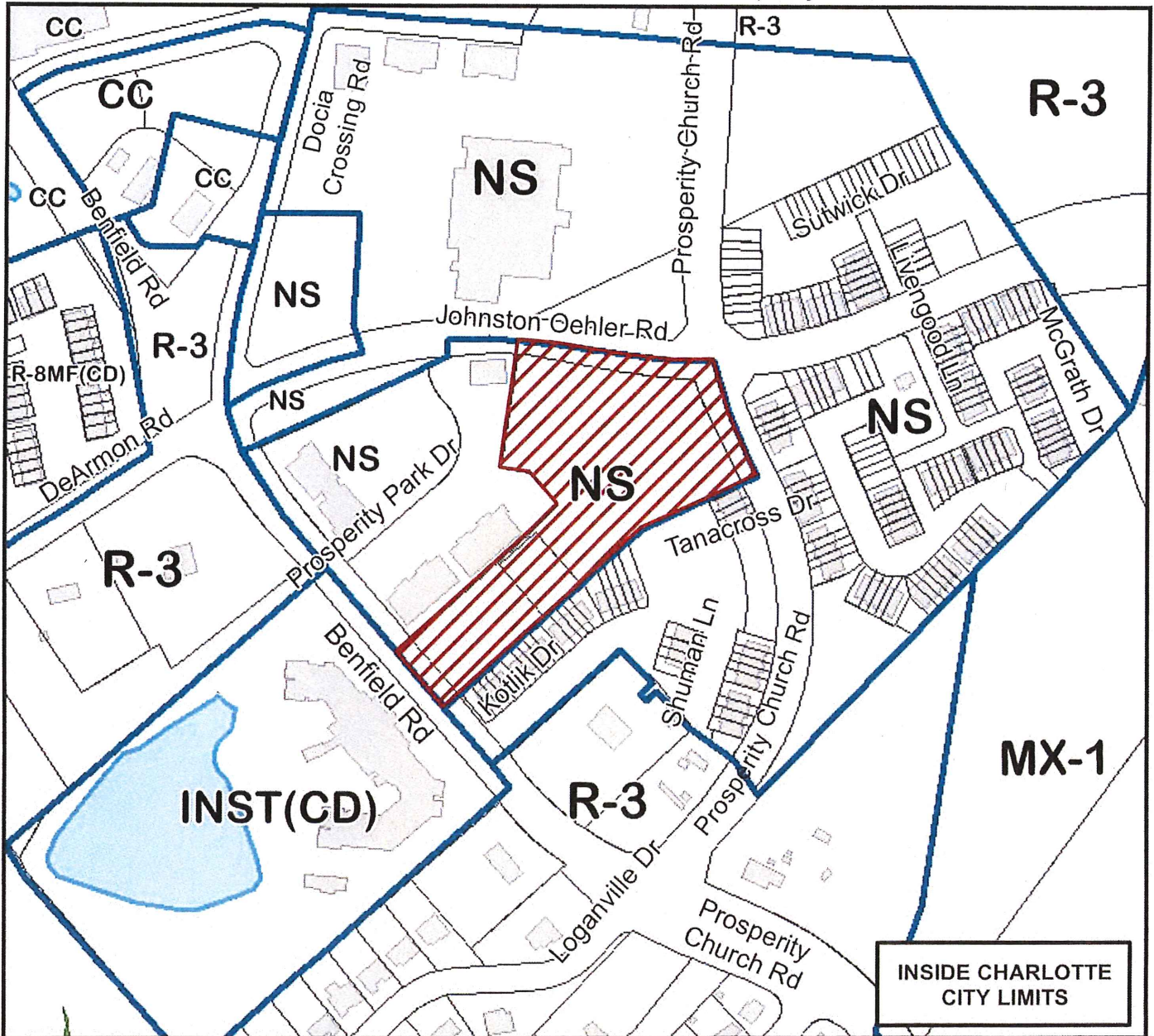
Petitioner: **CitiSculpt, LLC**

Ordinance No. 7047-Z

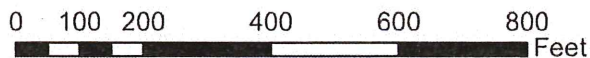
Zoning Classification (Existing): **NS**
(Neighborhood Services)

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

Acreage & Location: Approximately 3.65 acres located on the east side of Benfield Road between Johnston Oehler Road and Prosperity Church Road.



Map Produced by the Charlotte-Mecklenburg Planning Department, 11-5-15.



Zoning Map #(s)

78



Petition No.: 2016-002
Petitioner: Mosaic Village Holdings, LLC

ORDINANCE NO. 7048-Z

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

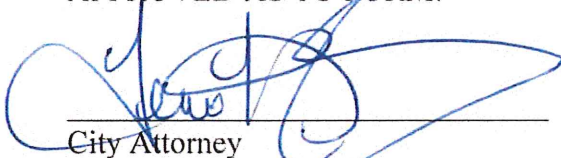
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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) and R-8 (Single-Family, Residential) to B-1(PED-O) (Neighborhood Business, Pedestrian Overlay, Optional) and R-8(CD) (Single-Family, 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 15th day of February, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 727-728.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February, 2016.




Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-002**

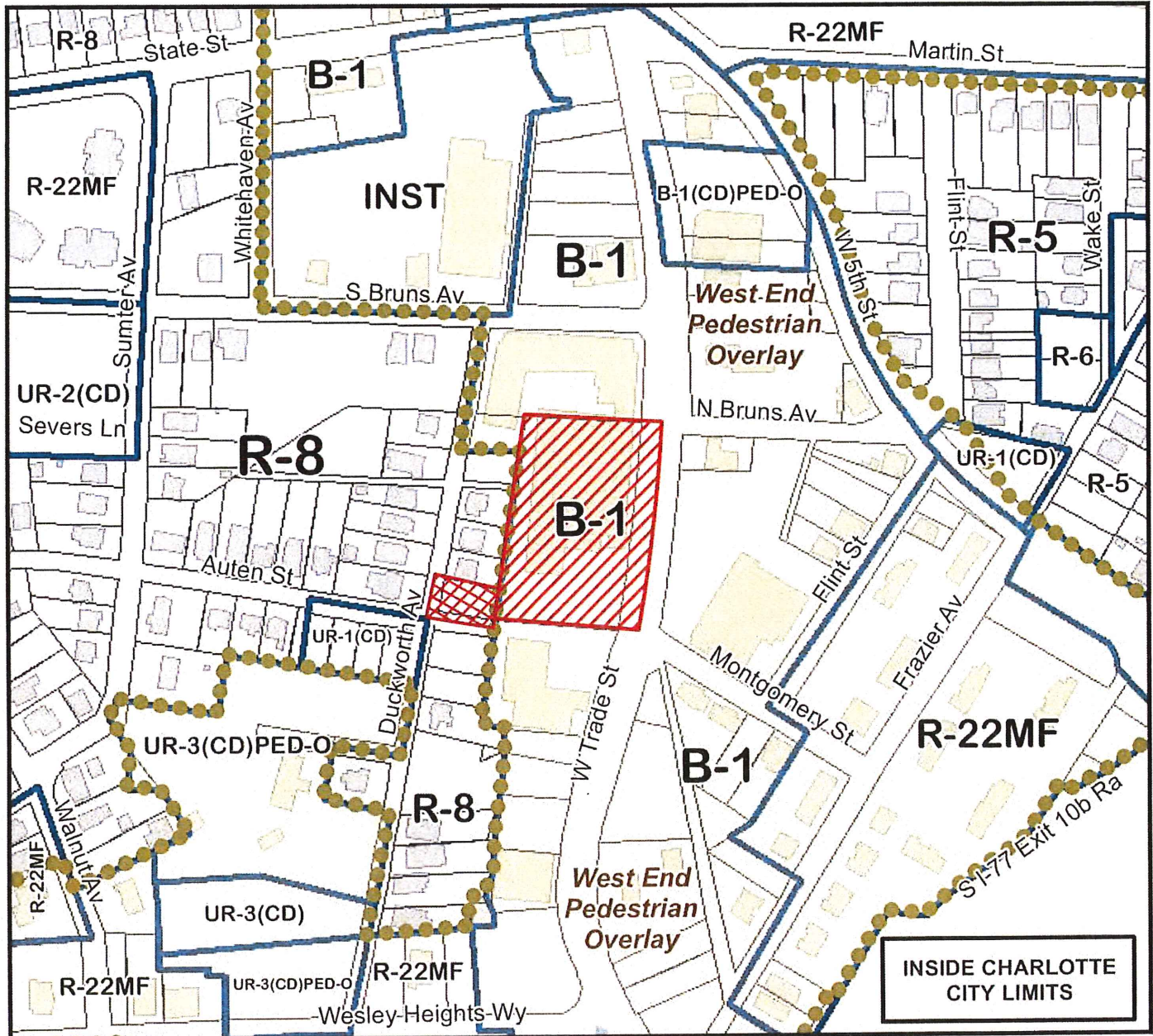
Petitioner: **Mosaic Village Holdings, LLC**

Ordinance No. 7048-Z

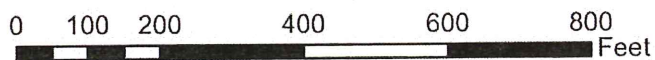
Zoning Classification (Existing): **B-1(PED) & R-8**
(Neighborhood Business, Pedestrian Overlay and Single Family, Residential)

Zoning Classification (Requested): **B-1(PED- O) & R-8(CD)**
(Neighborhood Business, Pedestrian Overlay, Optional and Single Family, Residential, Conditional)

Acreage & Location: Approximately 2.75 acres located on the west side of West Trade Street between North Bruns Avenue and Montgomery Street.



Map Produced by the Charlotte-Mecklenburg Planning Department, 12-29-2015.



Zoning Map #(s)

88

	Requested B-1 (PED-O) from B-1(PED)		FEMA flood plain
	Requested R-8(CD) from R-8		Watershed
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		Historic District
	Pedestrian Overlay		

Petition No.: 2016-003
Petitioner: Eastern Hospitality NC, LLC

ORDINANCE NO. 7049-Z

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

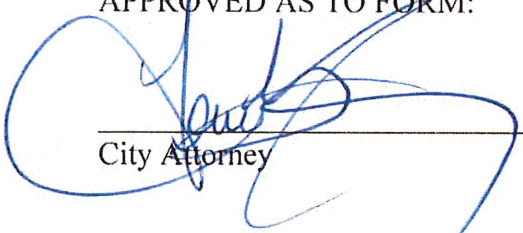
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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:



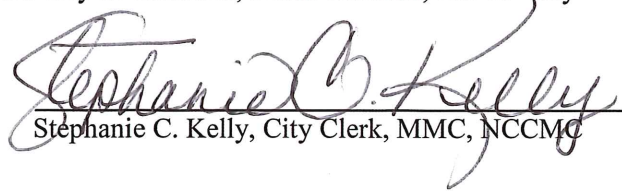
City Attorney

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 15th day of February, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 729-730.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February, 2016.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-003**

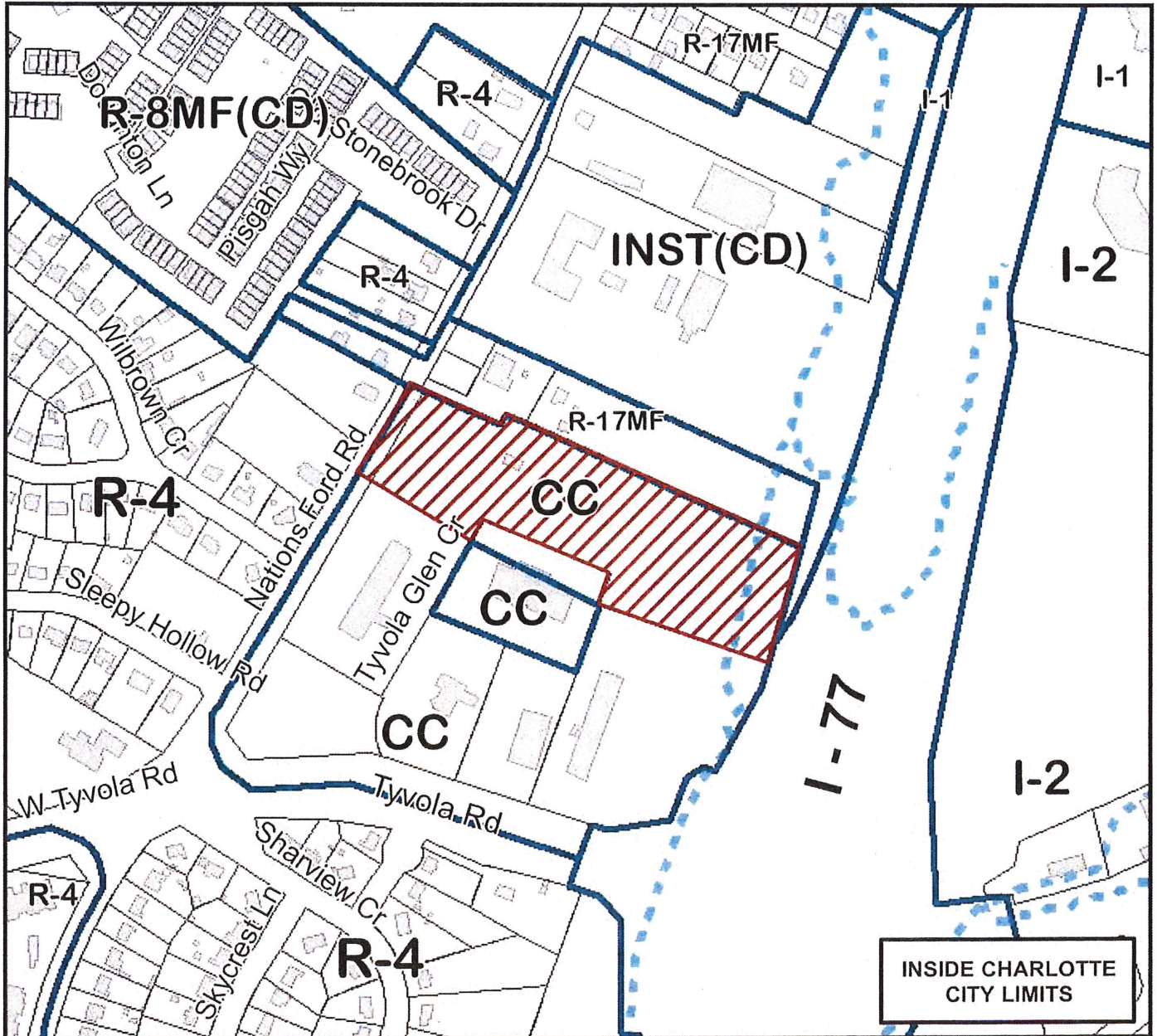
Petitioner: **Eastern Hospitality NC, LLC**

Ordinance No. 7049-Z

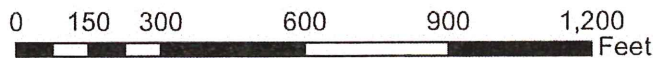
Zoning Classification (Existing): **CC**
(Commercial Center)

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

Acreage & Location: Approximately 7.1 acres located on the east side of Nations Ford Road between West Tyvola Road and Stonebrook Drive.



Map Produced by the Charlotte-Mecklenburg Planning Department, 11-5-2015.



Zoning Map #(s)

134

 Requested CC SPA from CC


 Existing Building Footprints

 Existing Zoning Boundaries

 Charlotte City Limits

 Pedestrian Overlay

 FEMA flood plain

 Watershed

 Lakes and Ponds

 Creeks and Streams

 Historic District

February 15, 2016
Ordinance Book 59, Page 731

Petition No.: 2016-005
Petitioner: WP East Acquisitions, LLC

ORDINANCE NO. 7050-Z

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

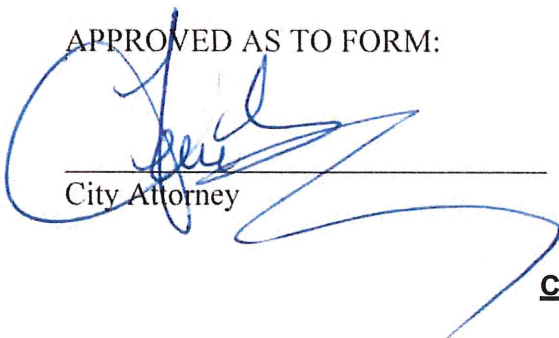
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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-2 (General Industrial) to TOD-M(CD) (Transit-Oriented Development, Mixed-Use, 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:



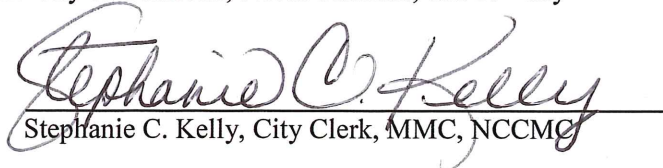
City Attorney

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 15th day of February, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 731-732.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February, 2016.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-005**

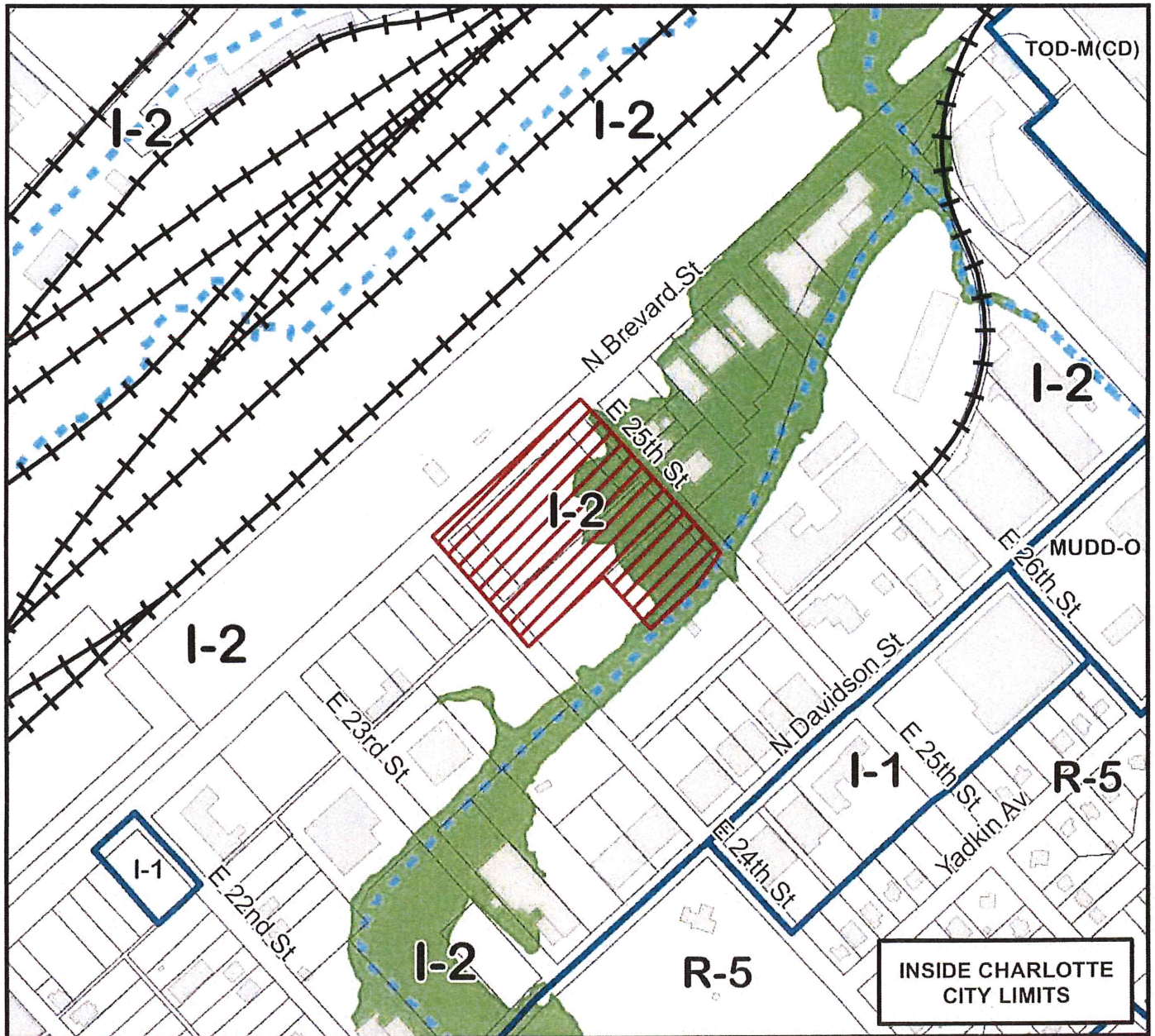
Petitioner: **WP East Acquisitions, LLC**

Ordinance No. 7050-Z

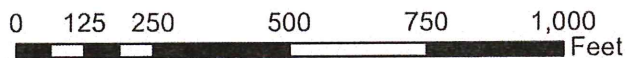
Zoning Classification (Existing): I-2
(General Industrial)

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

Acreage & Location: Approximately 3.3 acres located on the southeast corner at the intersection of North Brevard Street and East 25th Street.













Map Produced by the Charlotte-Mecklenburg Planning Department, 11-5-2015.



Zoning Map #(s)

89

-  Requested TOD-M(CD) from I-2
-  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.: 2016-006
Petitioner: Air West Commerce
Center II, LLC and
EWM Holdings, LLC

ORDINANCE NO. 7051-Z

ZONING REGULATIONS

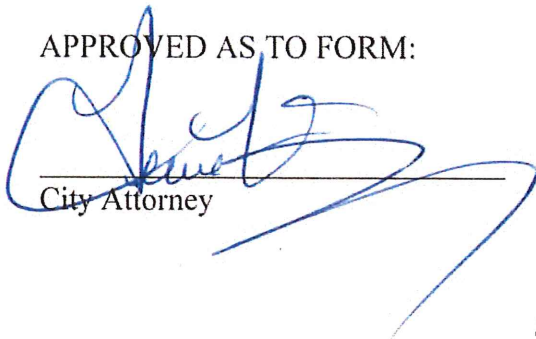
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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:



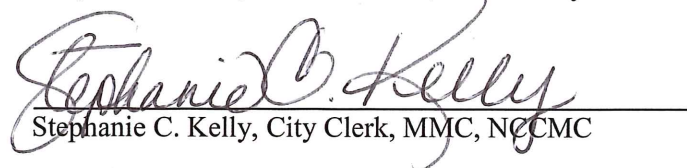
City Attorney

CERTIFICATION

I, 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 15th day of February, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 733-734.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February, 2016.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

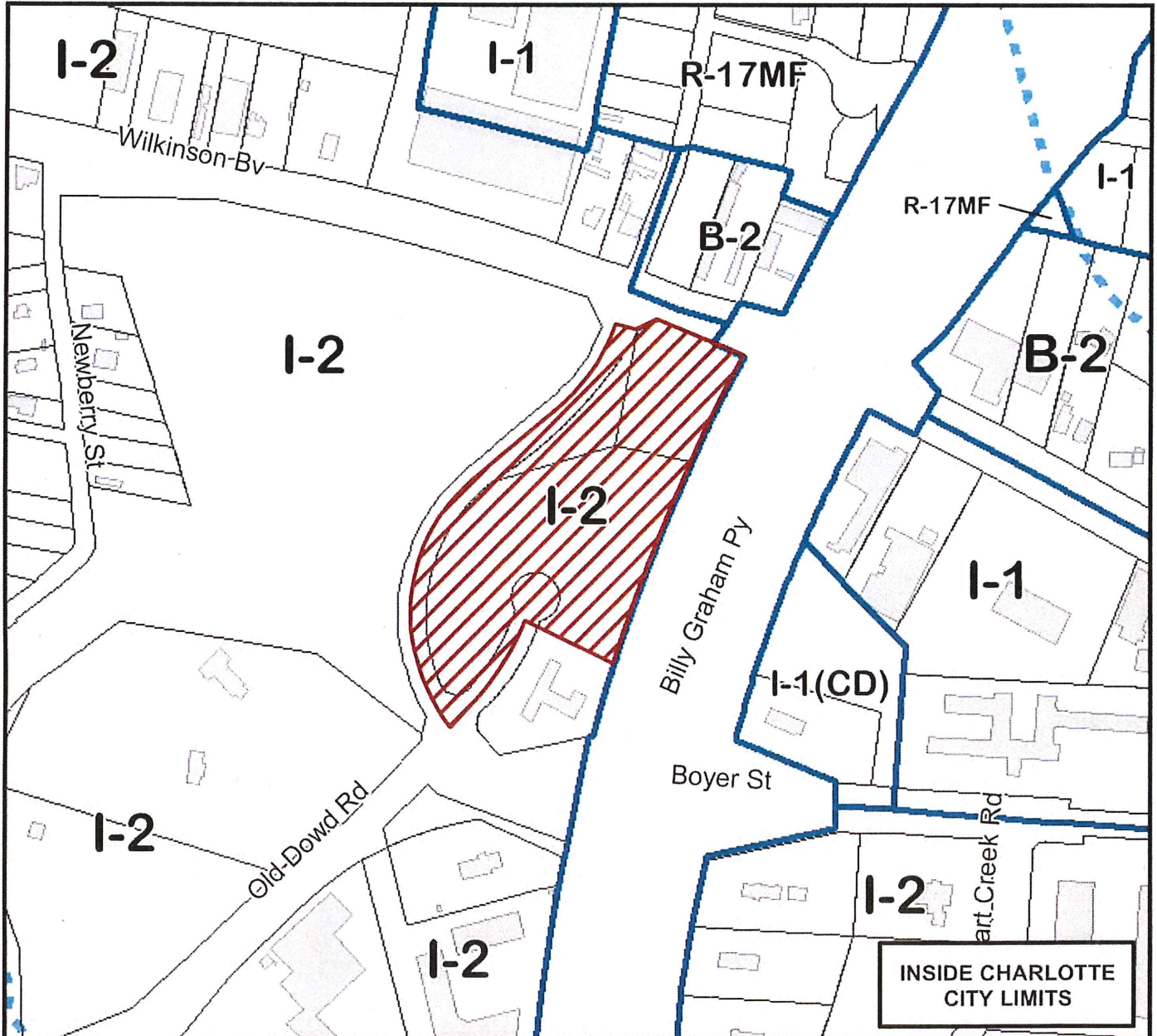
Petition #: **2016-006**

Petitioner: **Air West Commerce Center II, LLC & EWM Holdings, LLC**

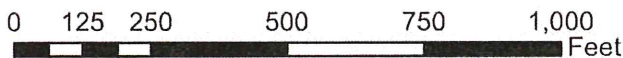
Zoning Classification (Existing): I-2
(General Industrial)

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

Acreage & Location: Approximately 6.04 acres located on the southwest corner at the intersection of Billy Graham Parkway and Wilkinson Boulevard.



Map Produced by the Charlotte-Mecklenburg Planning Department, 11-5-2015.



Zoning Map #(s)

104



Requested I-1 from I-2

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.: 2016-009
Petitioner: Eastgroup Properties, L.P.

ORDINANCE NO. 7052-Z

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

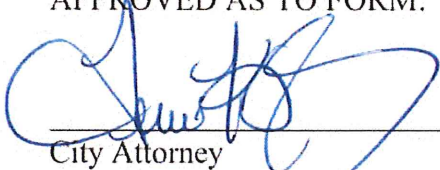
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 R-3 (Single-Family, Residential) to I-1(CD), 5-Year Vested Rights (Light Industrial, Conditional, 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:



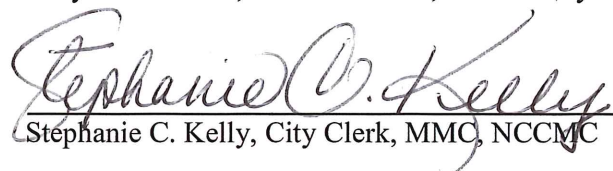
City Attorney

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 15th day of February, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 735-736.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February, 2016.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-009**

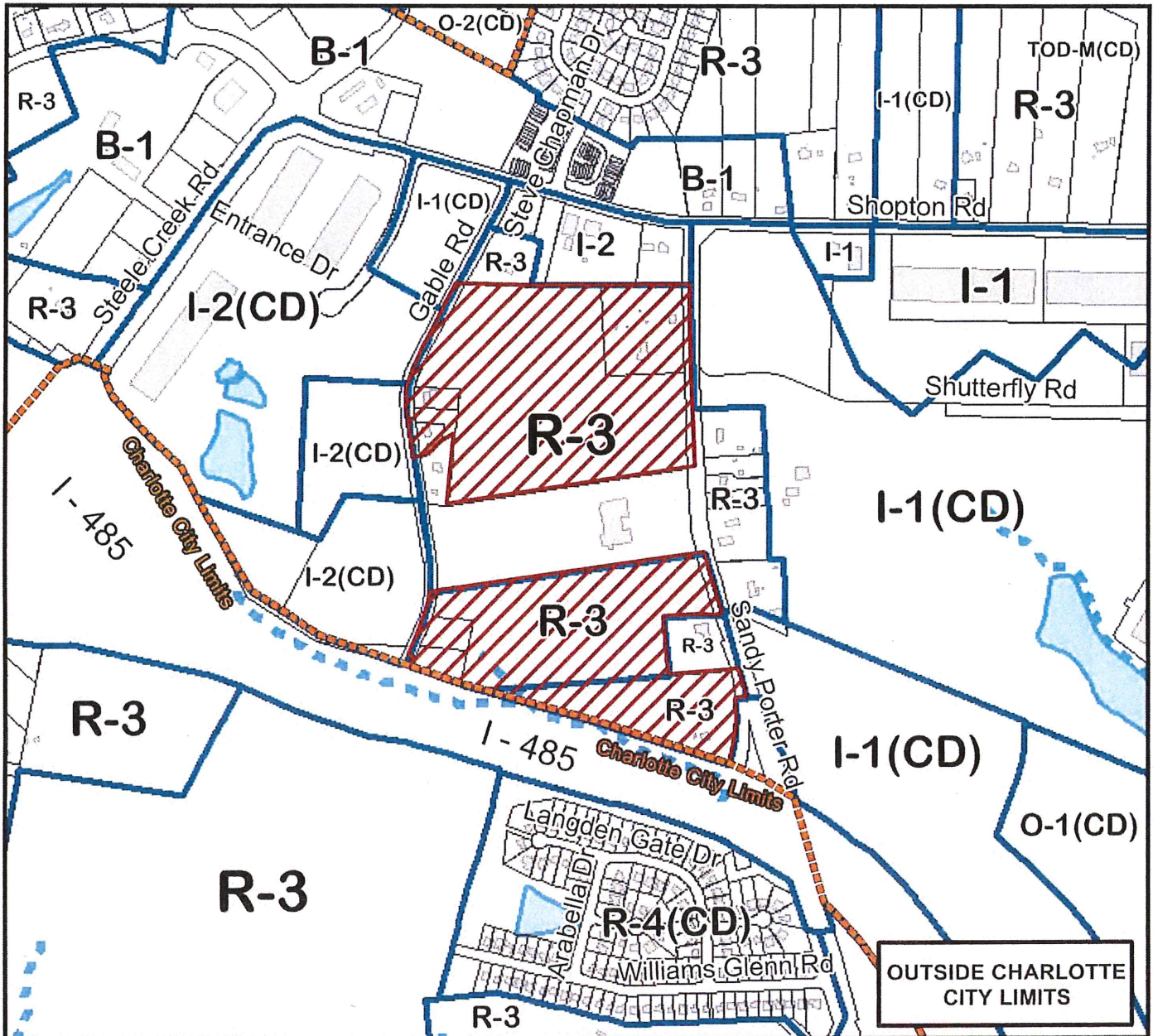
Ordinance No. 7052-Z

Petitioner: **Eastgroup Properties, L.P.**

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

Zoning Classification (Requested): **I-1(CD) 5-Year Vested Rights**
(Light Industrial, Conditional, 5-Year Vested Rights)

Acres & Location: Approximately 48.80 acres located on the west side of Sandy Porter Road between Shopton Road and Interstate 485.



Map Produced by the Charlotte-Mecklenburg Planning Department, 1-6-2016.



Zoning Map #(s)
128, 132

	Requested I-1(CD) 5-Year Vested Rights 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

Petition No.: 2016-011
Petitioner: Meck City Social Parent, LLC

ORDINANCE NO. 7053-Z

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

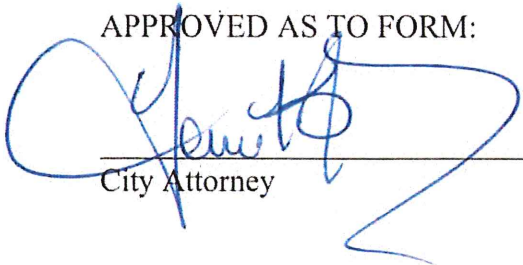
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 I-2 (General Industrial) to MUDD-O (Mixed-Use Development 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:

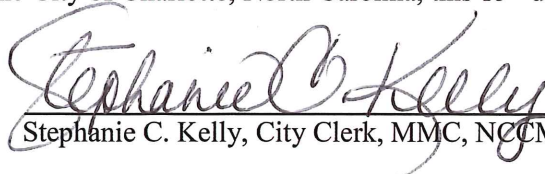


City Attorney

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 15th day of February, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 737-738.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February, 2016.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-011**

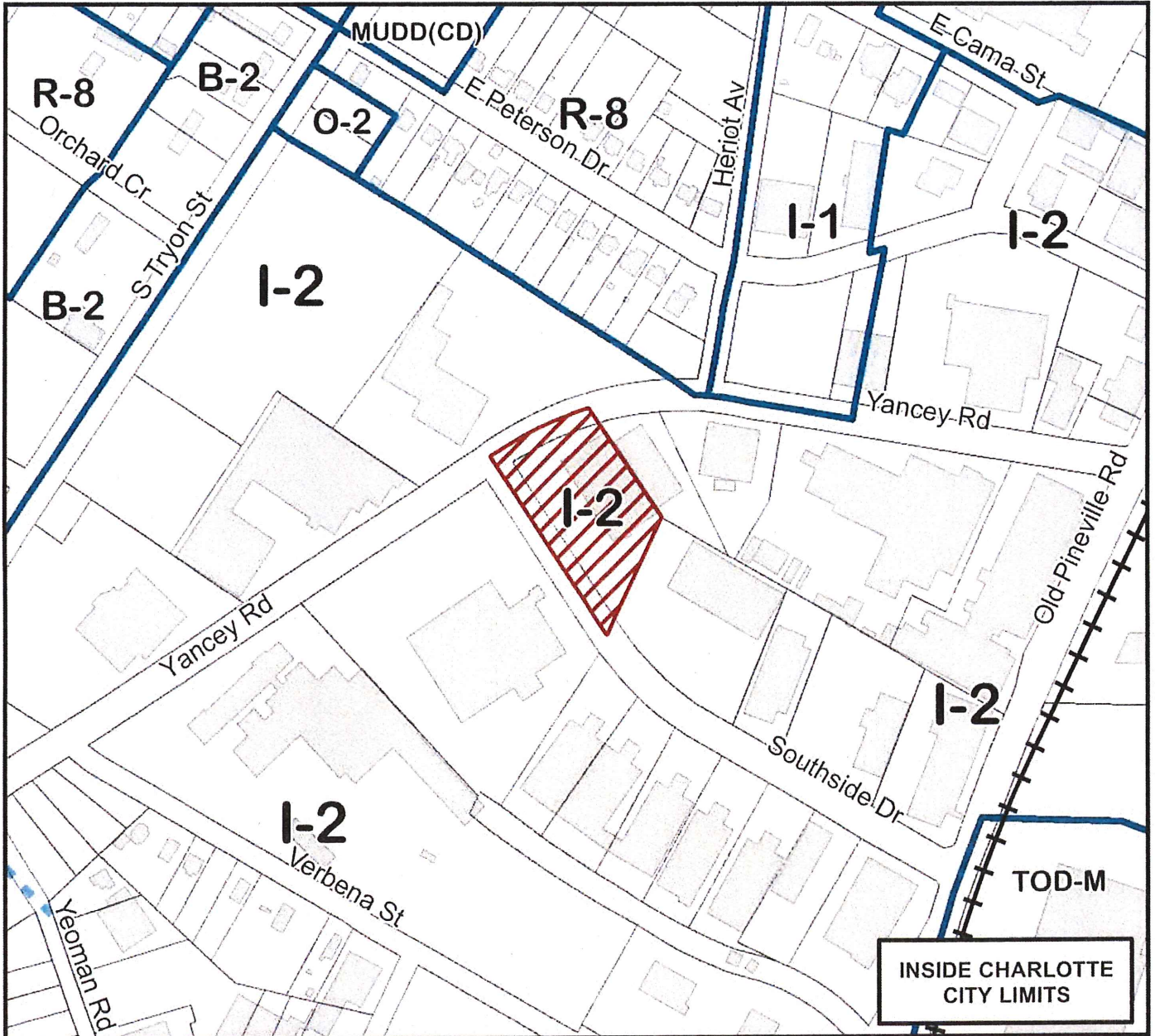
Petitioner: **Meck City Social Parent, LLC**

Ordinance No. 7053-Z

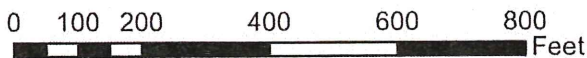
Zoning Classification (Existing): **I-2**
(General Industrial)

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

Acreage & Location: Approximately 1.18 acres located on the southeast corner at the intersection of Yancey Road and Southside Drive.

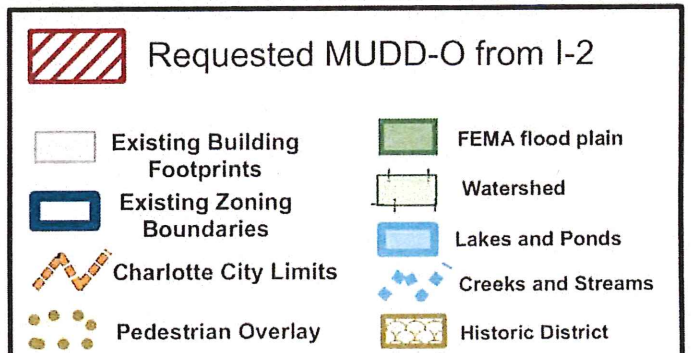


Map Produced by the Charlotte-Mecklenburg Planning Department, 11-5-2015.



Zoning Map #(s)

126



Petition No.: 2016-012
Petitioner: Christopher Byers

ORDINANCE NO. 7054-Z

ZONING REGULATIONS

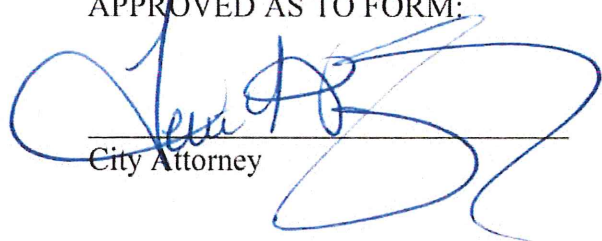
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 Business) 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:



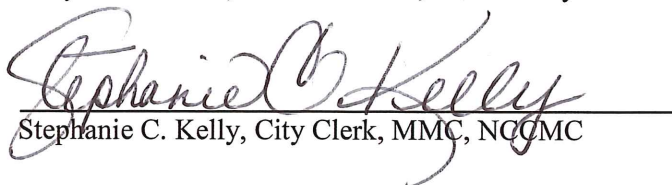
City Attorney

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 15th day of February, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 739-740.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February, 2016.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-012**

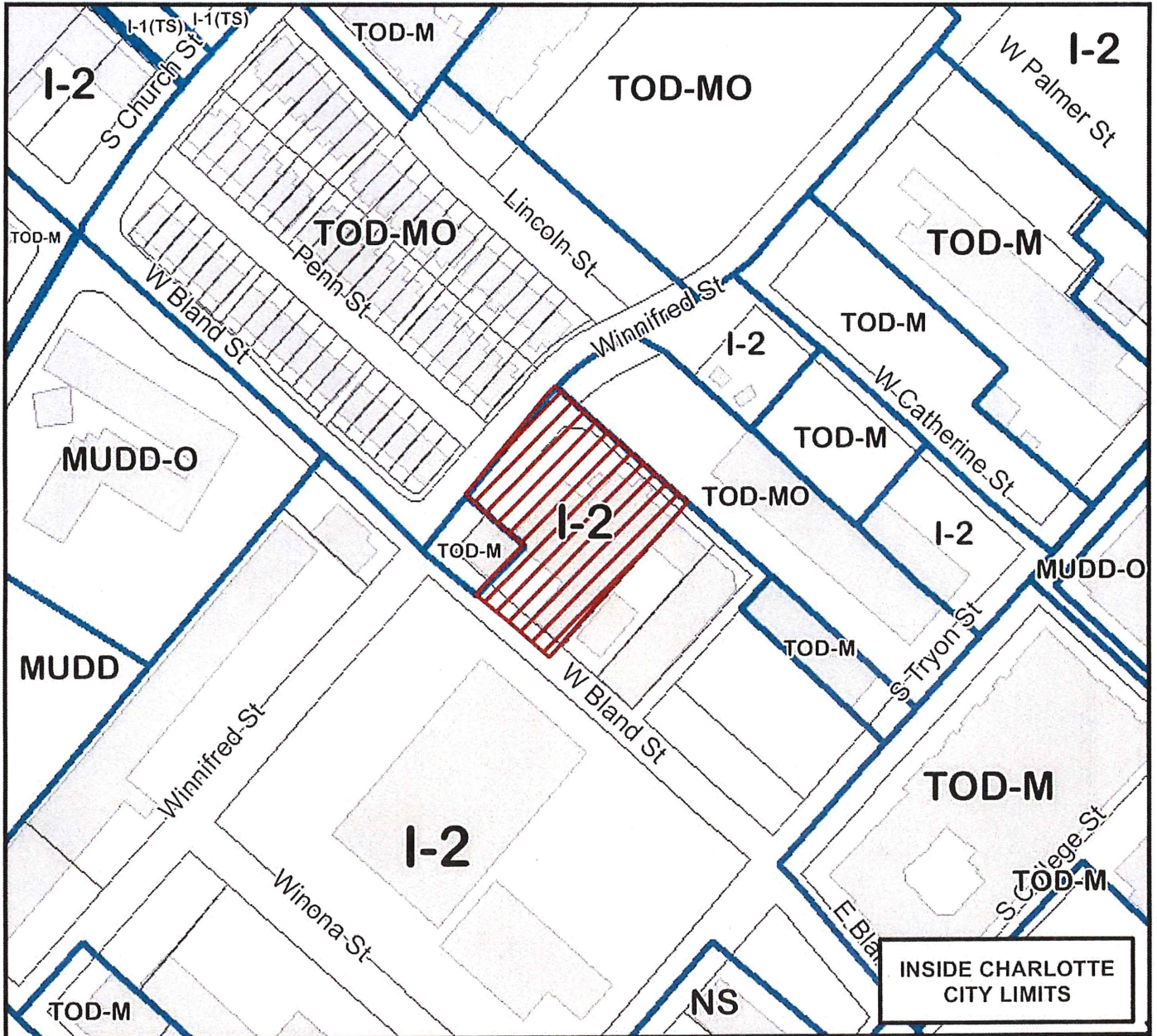
Petitioner: **Christopher Byers**

Ordinance No. 7054-Z

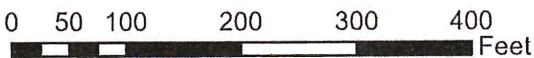
Zoning Classification (Existing): I-2
(General Industrial)

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

Acreage & Location: Approximately 0.59 acres located on the northeast corner at the intersection of Winnifred Street and West Bland Street.



Map Produced by the Charlotte-Mecklenburg Planning Department, 11-5-2015.



Zoning Map #(s)

102

	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.: 2016-013
Petitioner: Richter Development, LLC

ORDINANCE NO. 7055-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 R-6MF(CD) (Multi-Family, Residential, 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, 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 15th day of February, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 741-742.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February, 2016.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-013**

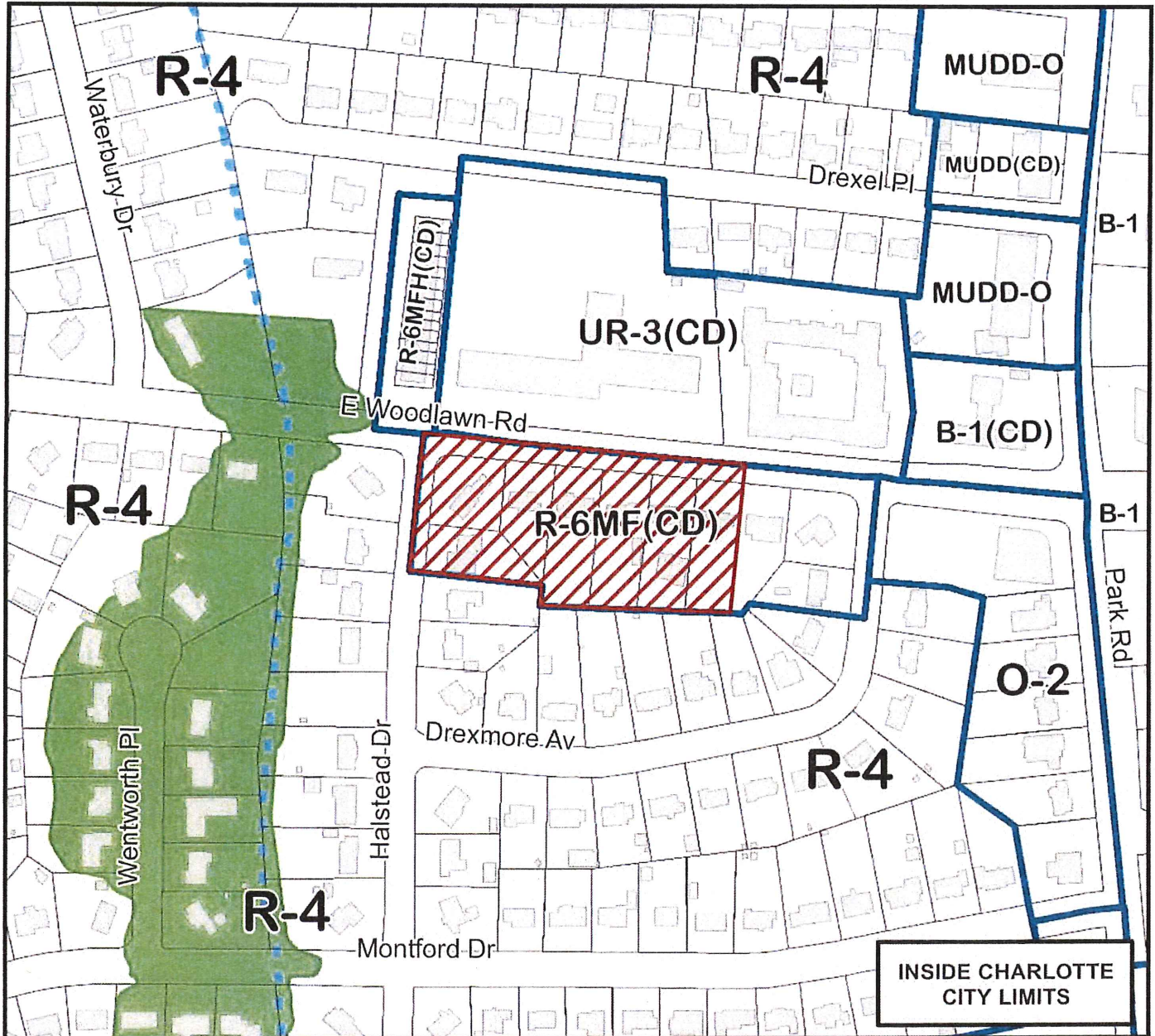
Petitioner: **Richter Development, LLC**

Ordinance No. 7055-Z

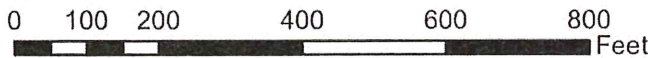
Zoning Classification (Existing): **R-6MF(CD)**
(Multi-Family, Residential, Conditional)

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

Acreage & Location: Approximately 2.47 acres located on the south side of East Woodlawn Road between Halstead Drive and Park Road.



Map Produced by the Charlotte-Mecklenburg Planning Department, 11-5-2015.



Zoning Map #(s)

125

	Requested UR-2(CD) from R-6MF(CD)		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams
	Pedestrian Overlay		Historic District