July 18, 2016
Ordinance Book 60, Page 140

Petition No.: 2016-015
Petitioner: FCD - Development, LLC

ORDINANCE NO. 8073-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 MUDD-O 5-Year Vested Rights (Mixed Use Development District, Optional, Five 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:

[Signature]
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 18th day of July, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 140-141.

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

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMG
Petition #: 2016-015
Petitioner: FCD - Development, LLC

Zoning Classification (Existing): NS
(Neighborhood Services)

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

Acreage & Location: Approximately 1.68 acres located on the northwest corner at the intersection of East 7th Street and North Caswell Road.
July 18, 2016
Ordinance Book 60, Page 142

Petition No.: 2016-020
Petitioner: Ridgeland Recreational Vehicles, Inc.

ORDINANCE NO. 8074-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(CD) LWPA (General Industrial, Conditional, Lake Wylie Protected Area) to I-1(CD) LWPA (Light Industrial, Conditional, Lake Wylie Protected Area).

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:

[Signature]
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 18th day of July, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 142-143.

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

[Stamp]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-020

Petitioner: Ridgeland Recreational Vehicles, Inc.

Zoning Classification (Existing): I-2(CD)LWPA
(General Industrial, Conditional, Lake Wylie Protected Area)

Zoning Classification (Requested): I-1(CD)LWPA
(Light Industrial, Conditional, Lake Wylie Protected Area)

Acreage & Location: Approximately 1.9266 acres located on the north side of Lakebrook Road near the intersection of Overbrook Trail and Lakebrook Road, on the south side of Interstate 85.
July 18, 2016  
Ordinance Book 60, Page 144  

Petition No.: 2016-066  
Petitioner: JWM Family Enterprises, Inc.  

ORDINANCE NO. 8075-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 & O-15(CD) (Office & Office, Conditional) 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:  

[Signature]  
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 18th day of July, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 144-145.  

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

[Seal]  
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-066
Petitioner: JWM Family Enterprises, Inc.

Zoning Classification (Existing): O-1 & O-15(CD)
(Office & Office, Conditional)

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

Acreage & Location: Approximately 5.32 acres located on the southwest corner at the intersection of Roxborough Road and Rexford Road.
July 18, 2016
Ordinance Book 60, Page 146

Petition No.: 2016-067
Petitioner: Pollack Shores Real Estate Group, LLC

ORDINANCE NO.  8076-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-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 18th day of July, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 146-147.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-067
Petitioner: Pollack Shores Real Estate Group, LLC

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

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

Acreage & Location: Approximately 8.36 acres located on the south side of West Tremont Avenue between South Tryon Street and Hawkins Street.

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

Requested TOD-MO from I-2
July 18, 2016
Ordinance Book 60, Page 148

Petition No.: 2016-070
Petitioner: Woodfield Acquisitions, LLC

ORDINANCE NO. 8077-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 & CC (Single Family, Residential and Commercial Center) 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:

[Signature]
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 18th day of July, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 148-149.

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

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-070
Petitioner: Woodfield Acquisitions, LLC

Zoning Classification (Existing): R-3 & CC
(Single Family, Residential and Commercial Center)

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

Acreage & Location: Approximately 21.68 acres located north of Madison Square Place and near the intersection of Madison Square Place and Northlake Centre Parkway.
July 18, 2016
Ordinance Book 60, Page 150

Petition No.: 2016-073
Petitioner: NODA 3215, LLC

ORDINANCE NO. 8078-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 (Neighborhood Business) 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:

[Signature]
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 18th day of July, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 150-151.

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

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-073
Petitioner: NODA 3215, LLC
Ordinance No. 8078-Z

Zoning Classification (Existing): B-1
(neighborhood business)

Zoning Classification (Requested): MUDD-O
(mixed use development district, optional)

Acreage & Location: Approximately 0.151 acres located on the west side of North Davidson Street between East 35th Street and East 36th Street.
July 18, 2016
Ordinance Book 60, Page 152

Petition No.: 2016-079
Petitioner: NoDa Greenway One, LLC & NoDa Greenway Two, LLC

ORDINANCE NO.  8079-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from I-1, I-2 & I-2(CD) (Light Industrial, General Industrial & General Industrial, Conditional) to TOD-M(CD) 5-Year Vested Rights (Transit Oriented Development, Mixed Use, Conditional, Five 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:

[Signature]
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 18th day of July, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 152-153.

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

[Seal]
Stephanie C. Kelly, City Clerk, MMC, NCCMC

[Signature]
Petition #: 2016-079
Petitioner: NoDa Greenway One, LLC & NoDa Greenway Two, LLC
Ordinance No. 8079-Z
Zoning Classification (Existing): I-1, I-2 & I-2(CD)
(Light Industrial, General Industrial & General Industrial, Conditional)

Zoning Classification (Requested): TOD-M(CD) 5-Year Vested Rights
(Transit Oriented Development, Mixed Use, Conditional, Five Year Vested Rights)

Acreage & Location: Approximately 18.3 Acres located on the west side of East Craighead Road between North Davidson Street and North Tryon Street.
July 18, 2016
Ordinance Book 60, Page 154

Petition No.: 2016-081
Petitioner: Michael Adams

ORDINANCE NO. 8080-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 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:

[Signature]
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 18th day of July, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 154-155.

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

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-081
Petitioner: Michael Adams

Zoning Classification (Existing): CC
(Commercial Center)

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

Acreage & Location: Approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road.
July 18, 2016
Ordinance Book 60, Page 156

Petition No.: 2016-082
Petitioner: Taylor/Theus Holdings, Inc.

ORDINANCE NO. 8081-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 I-1(CD) (Light Industrial, 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 18th day of July, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 156-157.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-082
Petitioner: Taylor/Theus Holdings, Inc.

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

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

Acreage & Location: Approximately 5.67 acres located on the northwest corner at the intersection of Ardrey Kell Road and Community House Road.
July 18, 2016
Ordinance Book 60, Page 158

Petition No.: 2016-084
Petitioner: QuikTrip Corporation

ORDINANCE NO. 8082-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 & B-2(CD) (Single Family, Residential and General Business, Conditional) to B-1(CD) (Neighborhood Business, Conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 158-159.

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

Stephanie C. Kelly, City Clerk, MMC, NCCNC
Petition #: 2016-084
Petitioner: QuikTrip Corporation

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

Zoning Classification (Requested): B-1(CD)
(Neighborhood Business, Conditional)

Acreage & Location: Approximately 1.85 Acres located on the northeast corner at the intersection of Brookshire Boulevard and North Hoskins Road.
July 18, 2016
Ordinance Book 60, Page 160

Petition No.: 2016-086
Petitioner: ECP NoDa, LLC

ORDINANCE NO. 8083-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, I-2 & MUDD (Neighborhood Business, General Industrial & Mixed Use Development District) 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:

[Signature]
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 18th day of July, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 60, Page(s) 160-161.

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

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-086
Petitioner: ECP NoDa, LLC

Zoning Classification (Existing): B-1, I-2 & MUDD
(Neighborhood Business, General Industrial & Mixed Use Development District)

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

Acreage & Location: Approximately 1.123 acres located south of the Norfolk Southern Railroad and north of North Davidson Street, off of North Davidson Street between East 33rd Street and East 36th Street.