

Petition No.: 2017-097  
Petitioner: Charlotte Douglas International Airport

**ORDINANCE NO. 9335-Z**

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

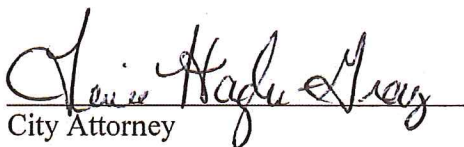
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 B-D(CD) AIR (distributive business, conditional, airport noise overlay) to I(CD) AIR (light industrial, conditional, airport noise overlay), with 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:

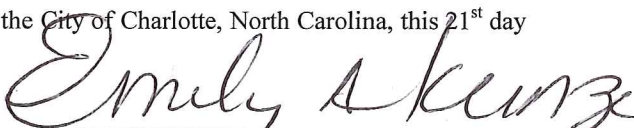
  
City Attorney



**CERTIFICATION**

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21<sup>st</sup> day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 399-400.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of May, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC

# Rezoning Map



CHARLOTTE  
CHARLOTTE-MECKLENBURG  
PLANNING

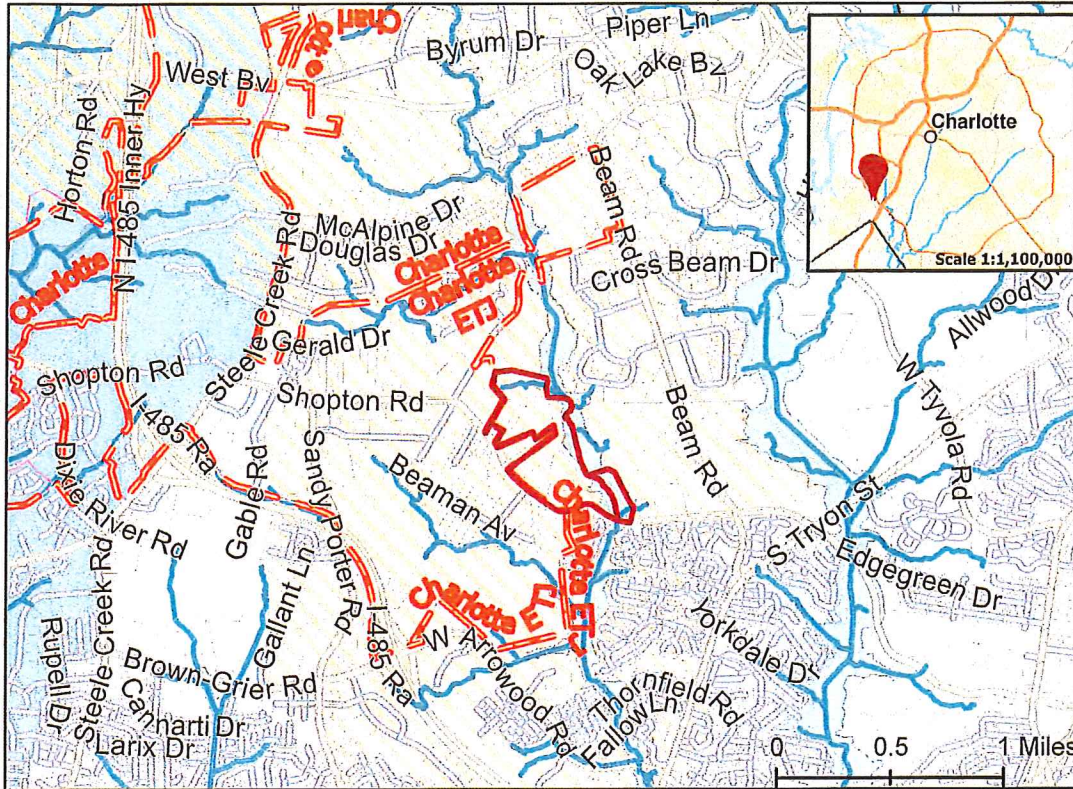
## 2017-097: Charlotte Douglas International Airport

**Current Zoning** R-3(Single Family Residential) and B-D(CD)AIR (Distributive Business, Conditional, Airport Noise Overlay)

**Requested Zoning** I-1(CD) AIR(Light Industrial, Conditional with 5 Year Vested Rights, Airport Noise Overlay)

Approximately 117.16 acres

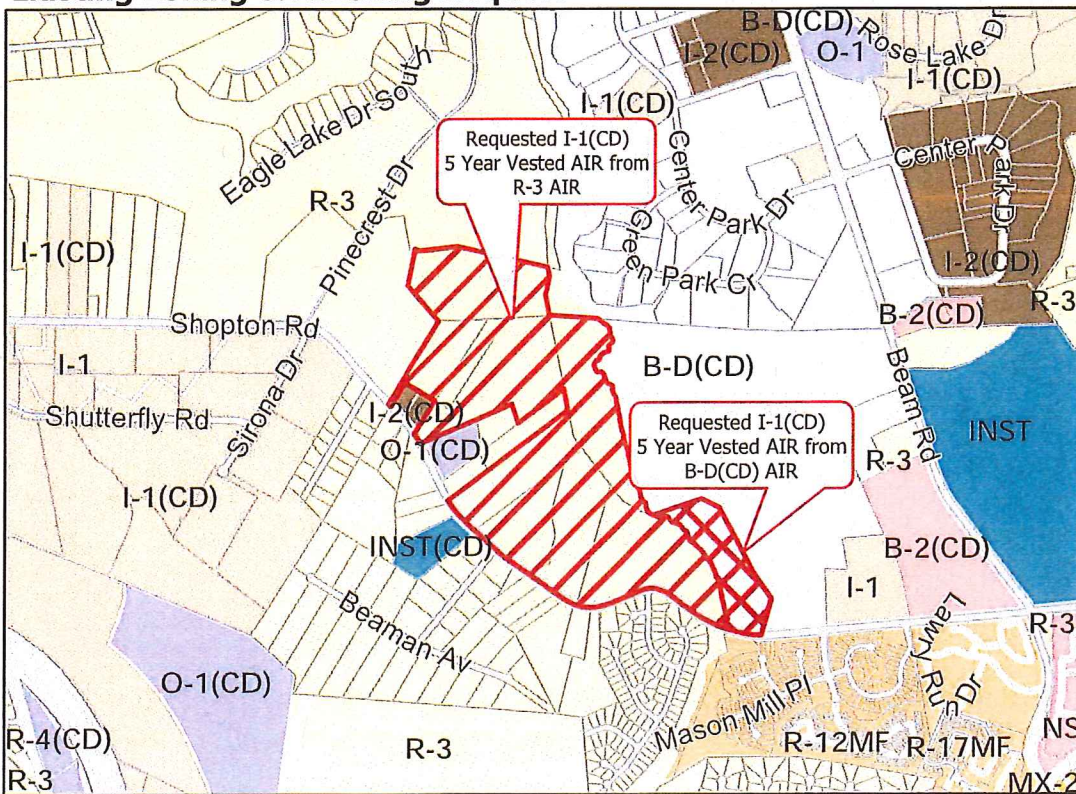
### Location of Requested Rezoning



- 2017-097
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- Watershed Overlay**
- Lower Lake Wylie - Protected Area
- City Council District**
- 3-LaWana Mayfield



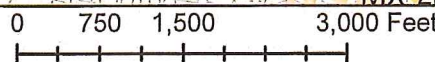
### Existing Zoning & Rezoning Request



- Requested I-1(CD) 5 Year Vested AIR from R-3 AIR
- Requested I-1(CD) 5 Year Vested AIR from B-D(CD) AIR

#### Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Office
- Business
- Business-Distribution
- Light Industrial
- General Industrial



Map Created 4/30/2018

Petition No.: 2017-133  
Petitioner: Mattamy Homes

**ORDINANCE NO. 9336-Z**

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

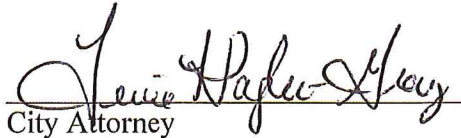
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 RE-1 (research) to UR-2(CD) (urban residential, conditional), with 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:

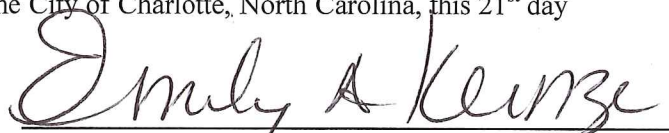
  
City Attorney



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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of May, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC

# 2017-133 : Mattamy Homes (Mallard Creek Rd. Site)

**Current Zoning** RE-1 (Research)

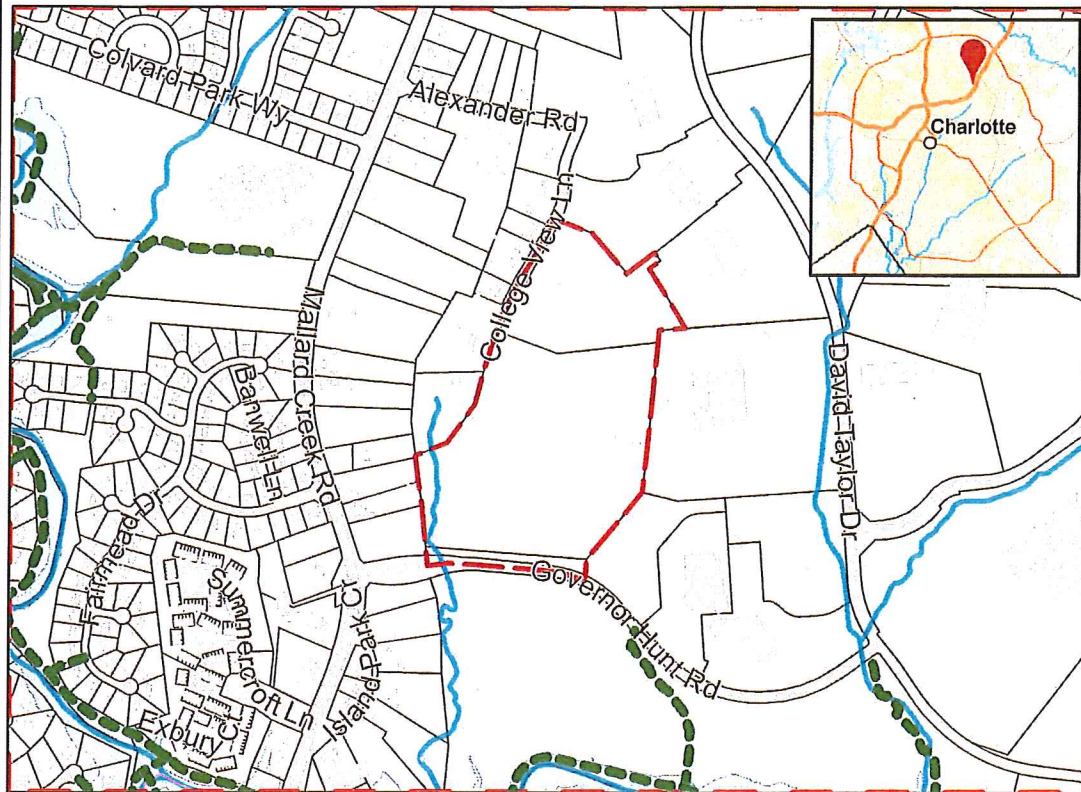
**Requested Zoning** UR-2(CD) (Urban Residential, Conditional)

With 5 Year Vested Rights

Approximately 38 acres

## Location of Requested Rezoning

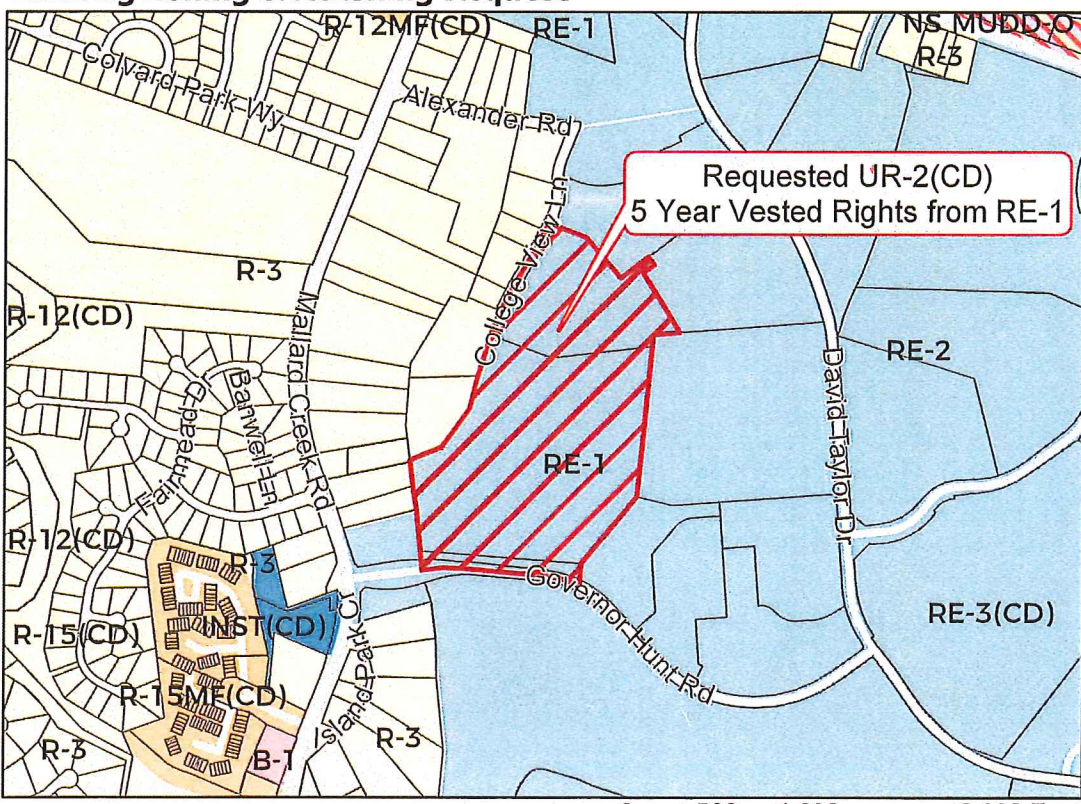
## Rezoning Map



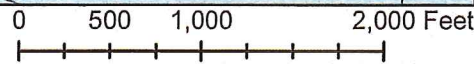
- 2017-133
- Inside City Limits
- Parcel
- FEMA Flood Plain
- Greenway
- Streams
- City Council District 4-Gregory A. Phipps



## Existing Zoning & Rezoning Request



- Requested UR-2(CD) 5 Year Vested from RE-1
- Zoning Classification**
- Single Family
- Multi-Family
- Research
- Institutional
- Business
- Mixed Use



Map Created 3/28/2018

Petition No.: 2017-138  
Petitioner: AGS Hotel NC, LLC

**ORDINANCE NO. 9337-Z**

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

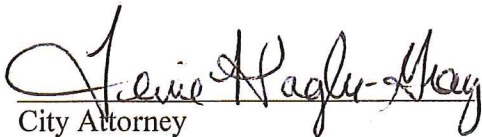
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

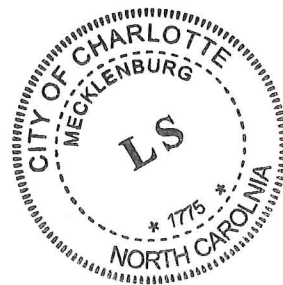
Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from I-1(CD) (light industrial, conditional) to I-1(CD) SPA (light industrial, conditional, site plan amendment).

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

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

APPROVED AS TO FORM:

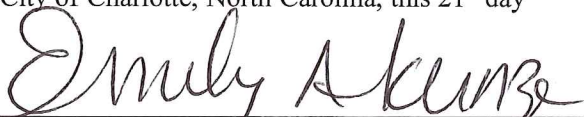
  
City Attorney



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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of May, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC

Current Zoning I-1 (CD) (Light Industrial, Conditional)

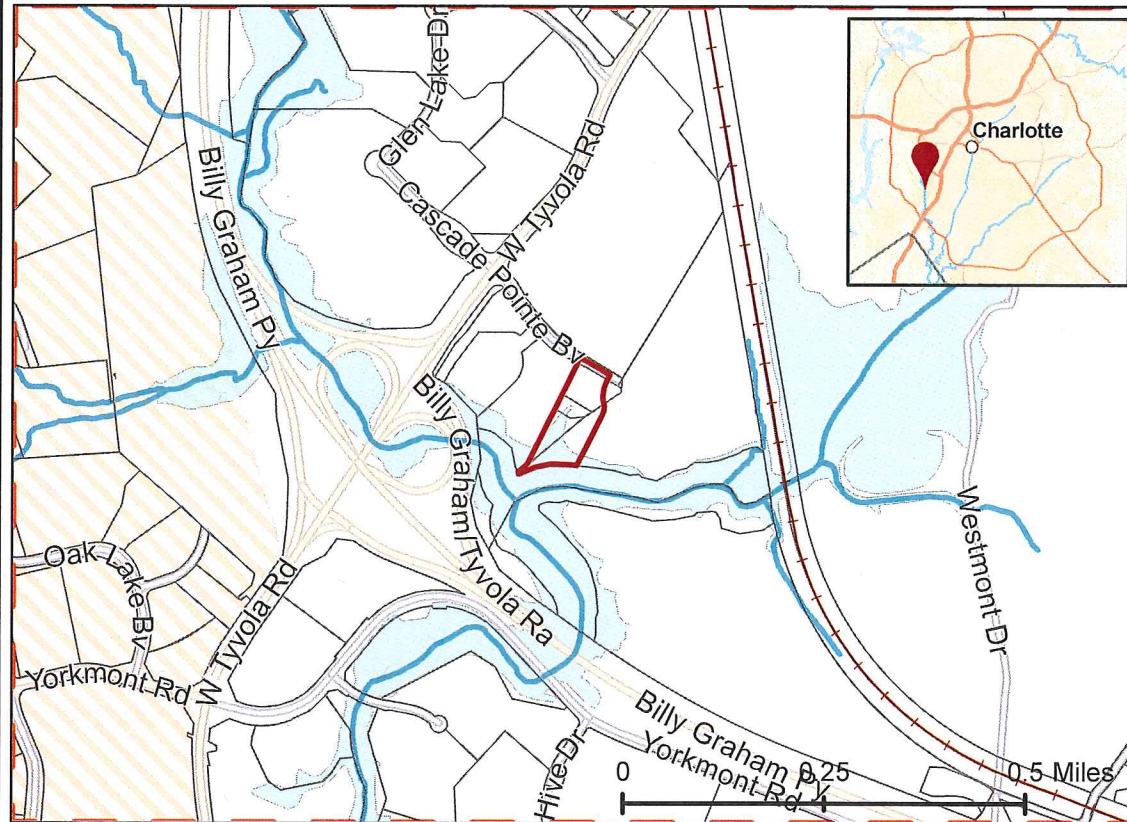
Requested Zoning I-1(CD) SPA (Light Industrial, Conditional, Site Plan Amendment)

Approximately 4.3 acres



Location of Requested Rezoning

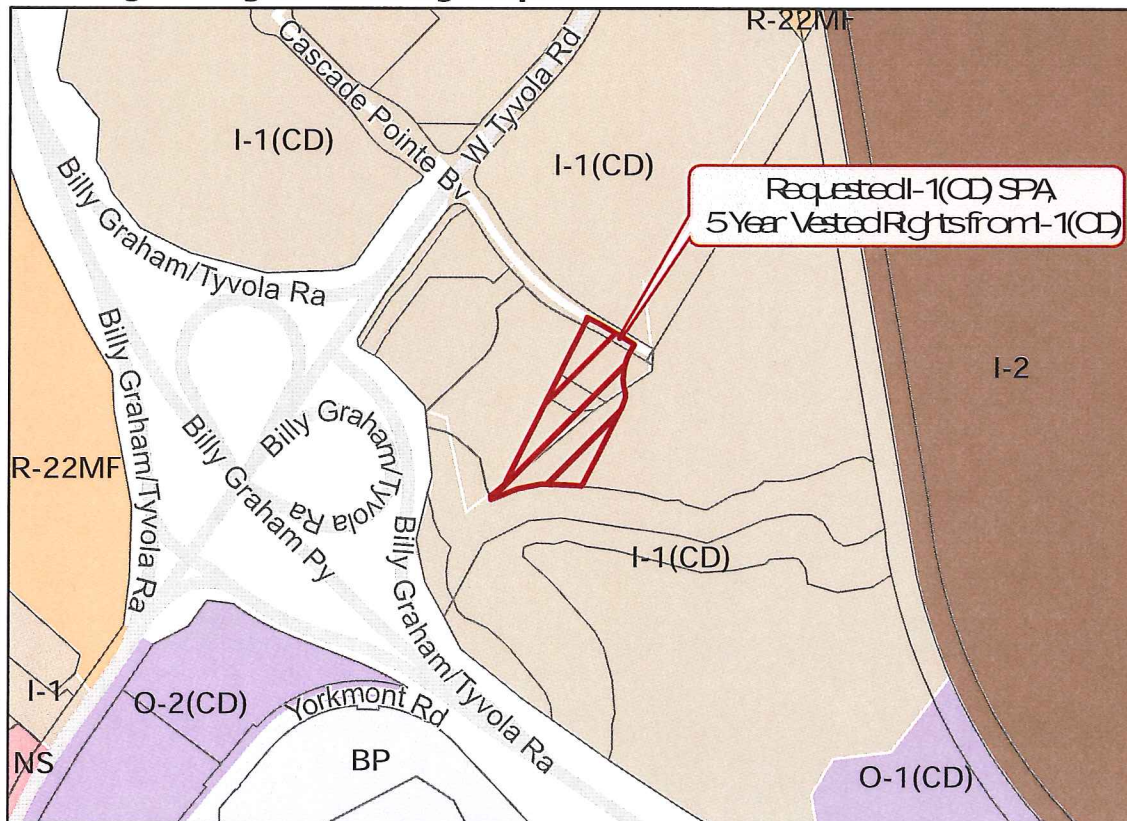
Ordinance No. 9337-Z



- 2017-138
- Inside City Limits
- Parcel
- FEMA Flood Plain
- Railway
- Streams
- Airport Noise Overlay
- City Council District**
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested I-1(CD) SPA  
5 Year Vested from I-1(CD)
- Zoning Classification**
- Multi-Family
- Office
- Business Park
- Business
- Light Industrial
- Heavy Industrial

0 500 1,000 2,000 Feet

Map Created 5/1/2018

Petition No.: 2017-167  
Petitioner: Beaver Creek CRE, LLC

**ORDINANCE NO. 9338-Z**

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

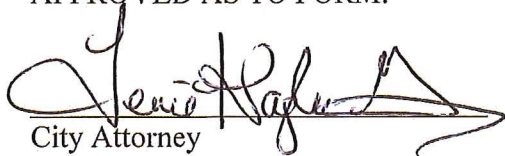
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

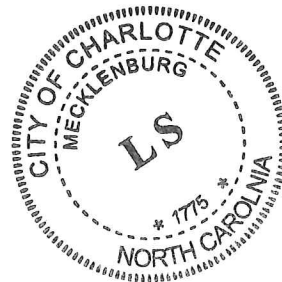
Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-2 (general business) to MUDD-O (mixed use development, optional).

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

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

APPROVED AS TO FORM:

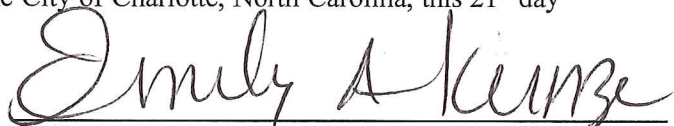
  
City Attorney



**CERTIFICATION**

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21<sup>st</sup> day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 405-406.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of May, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC

### 2017-167 : Beaver Creek CRE, LLC

**Current Zoning** B-2 (General Business)

**Requested Zoning** MUDD-O (Mixed Use Development-Optional)

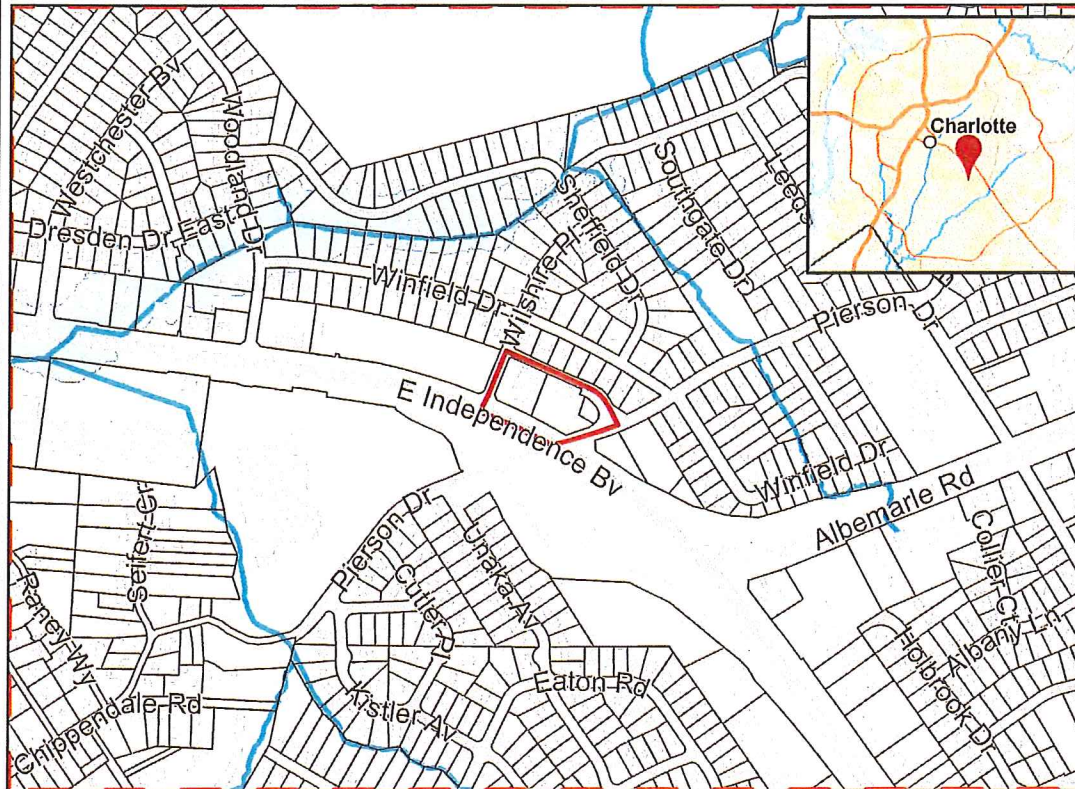
Approximately 2.11 acres

### Rezoning Map



**CHARLOTTE.**  
CHARLOTTE-MECKLENBURG  
PLANNING

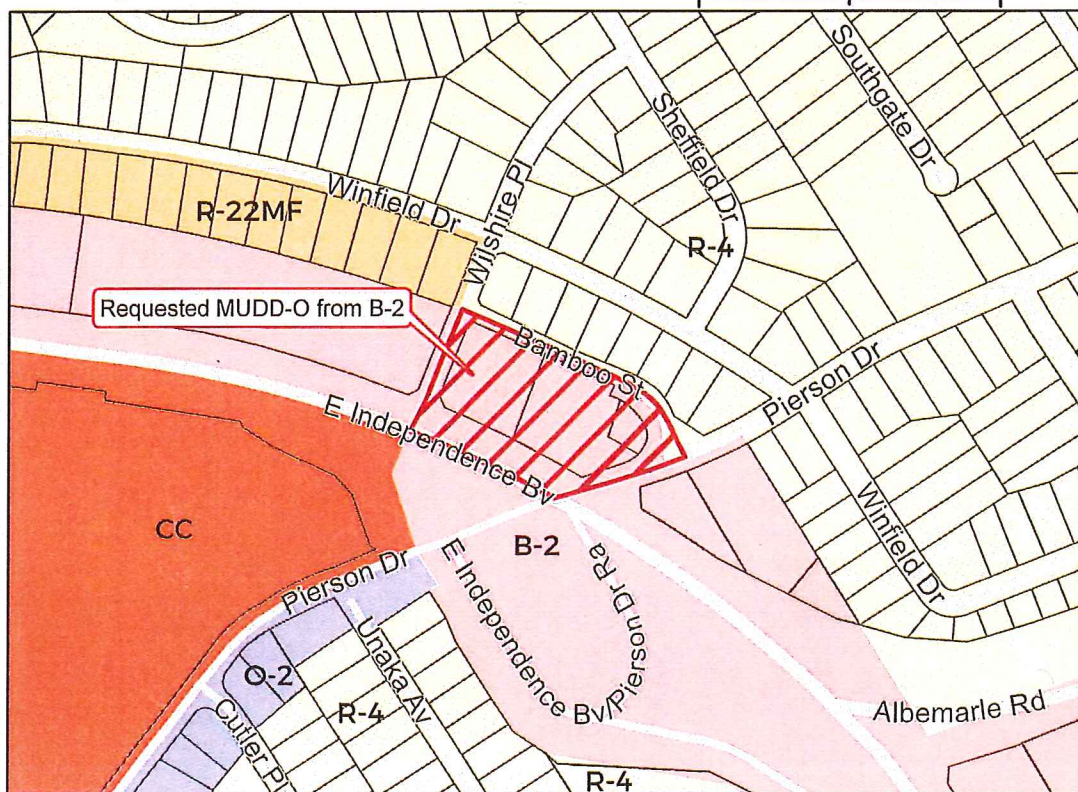
### Location of Requested Rezoning



- 2017-167
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Streams
- City Council District**
- 5-Matt Newton

### Existing Zoning & Rezoning Request

0 0.07 0.13 Miles



- Requested MUDD-O from B-2
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Commercial Center



N

Map Created 12/28/2017



May 21, 2018

Ordinance Book 61, Page 407

Petition No.: 2017-179

Petitioner: Davis Development, Inc.

**ORDINANCE NO. 9339-Z**

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

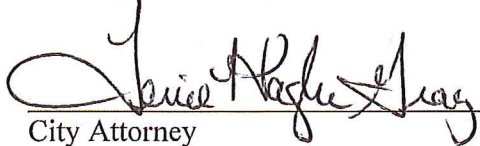
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

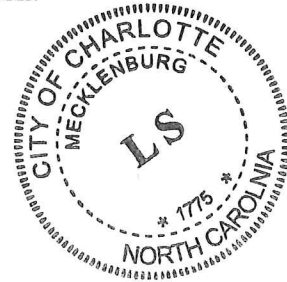
Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 (single family residential) to R-12MF(CD) (multi-family residential, conditional).

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:

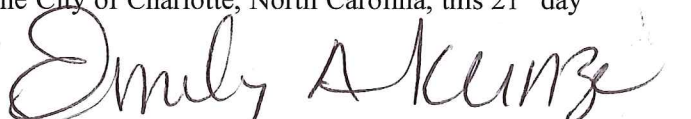
  
City Attorney



**CERTIFICATION**

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21<sup>st</sup> day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 407-408.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of May, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC

### 2017-179 : Davis Development, Inc.

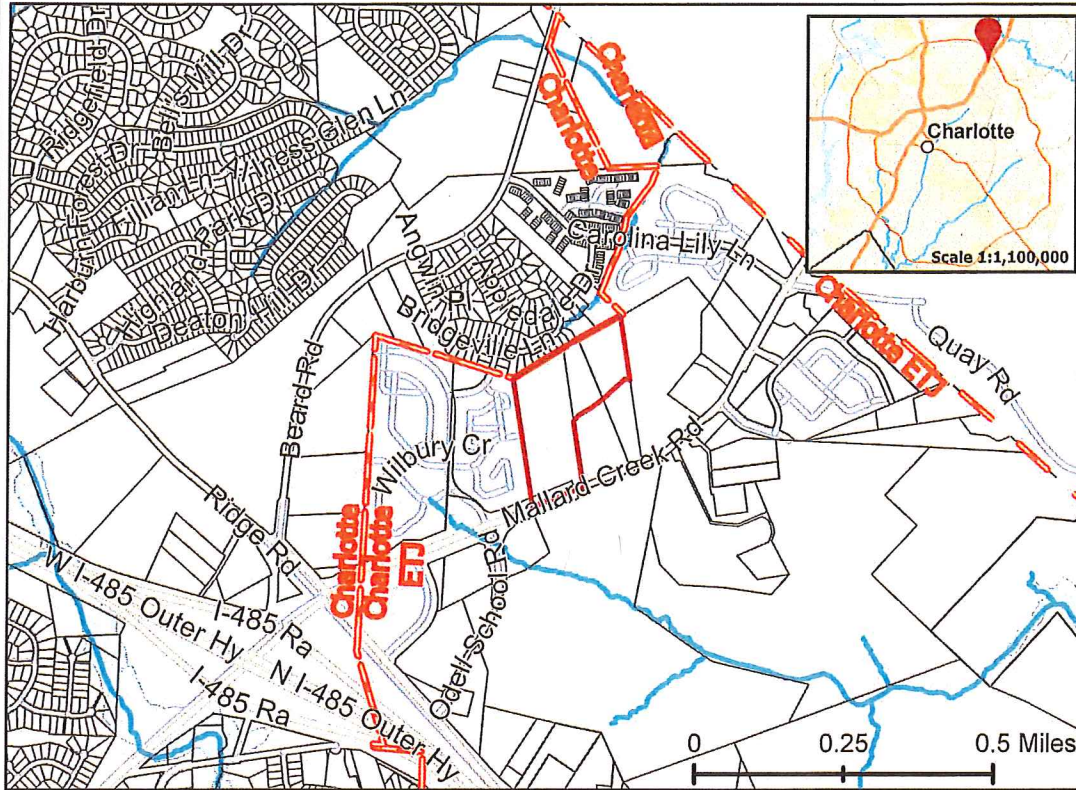
**Current Zoning** R-3 (Single Family Residential)

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

Approximately 19.52 acres

### Location of Requested Rezoning

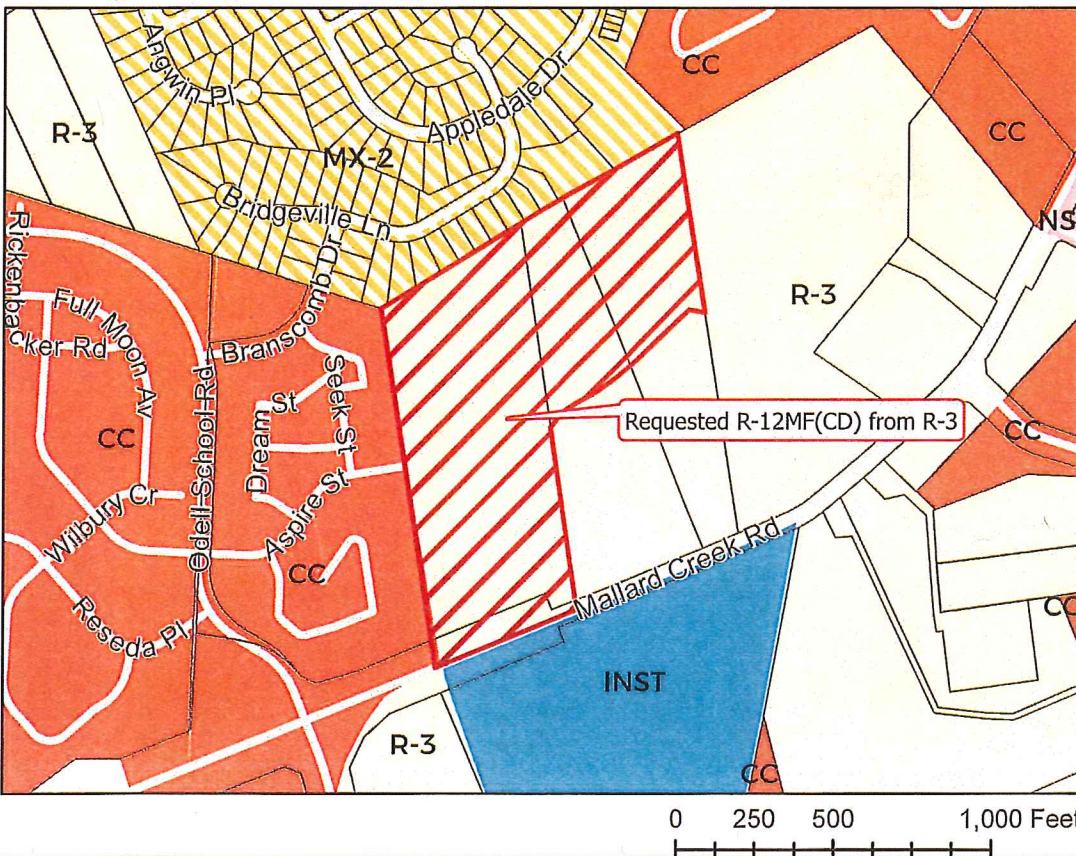
### Rezoning Map



- 2017-179
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain



### Existing Zoning & Rezoning Request



- Requested R-12MF(CD) from R-3
- Zoning Classification**
- Single Family
- Mixed Residential
- Institutional
- Business
- Commercial Center

Petition No.: 2017-182  
Petitioner: QuickTrip

**ORDINANCE NO. 9340-Z**

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

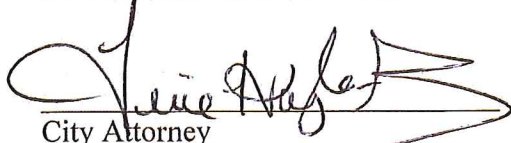
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

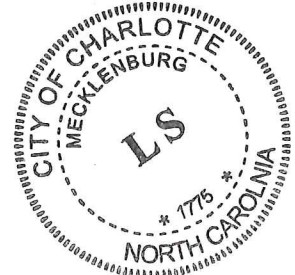
Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 (single family) and no zoning to B-2(CD) (general business, conditional), B-D(CD) (distributive business, conditional) both with 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:

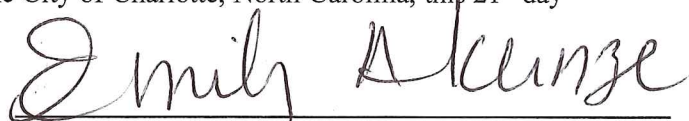
  
City Attorney



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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of May, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC

### 2017-182 : QuikTrip

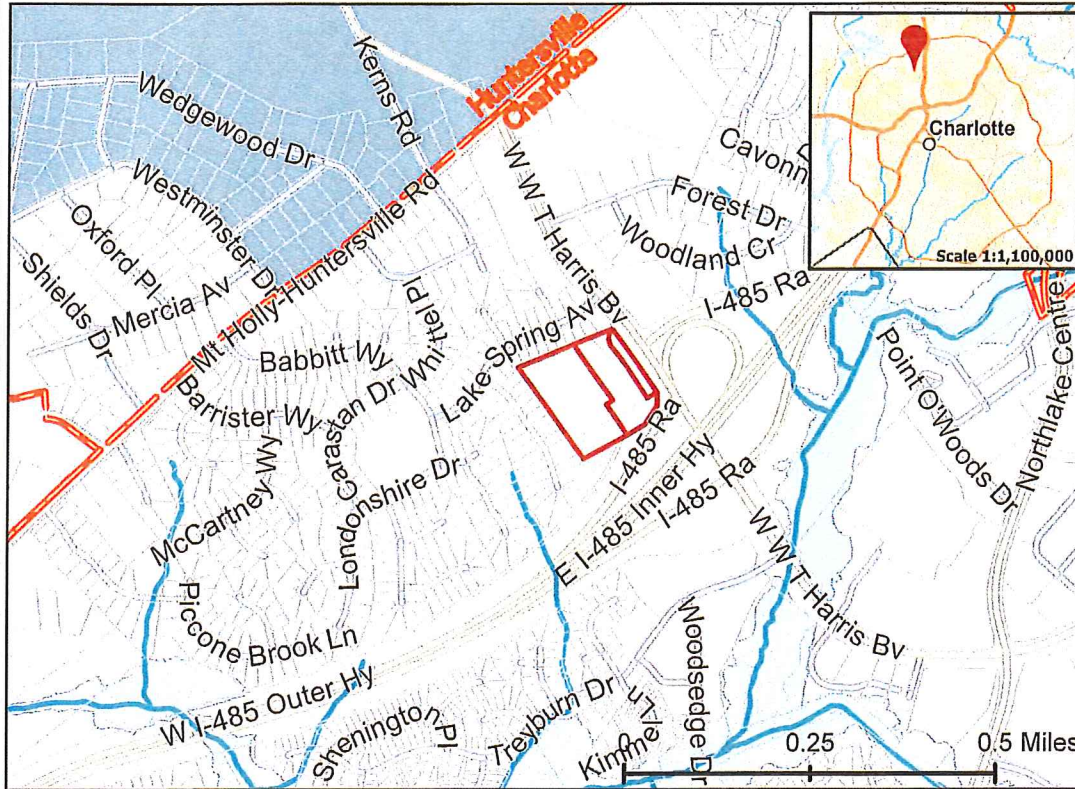
**Current Zoning** R-3 (single family) and No Zoning

**Requested Zoning** B-2(CD) (general business, conditional), B-D(CD) (distributive business, conditional) both with 5-year vested rights.

Approximately 11.986 acres

### Location of Requested Rezoning

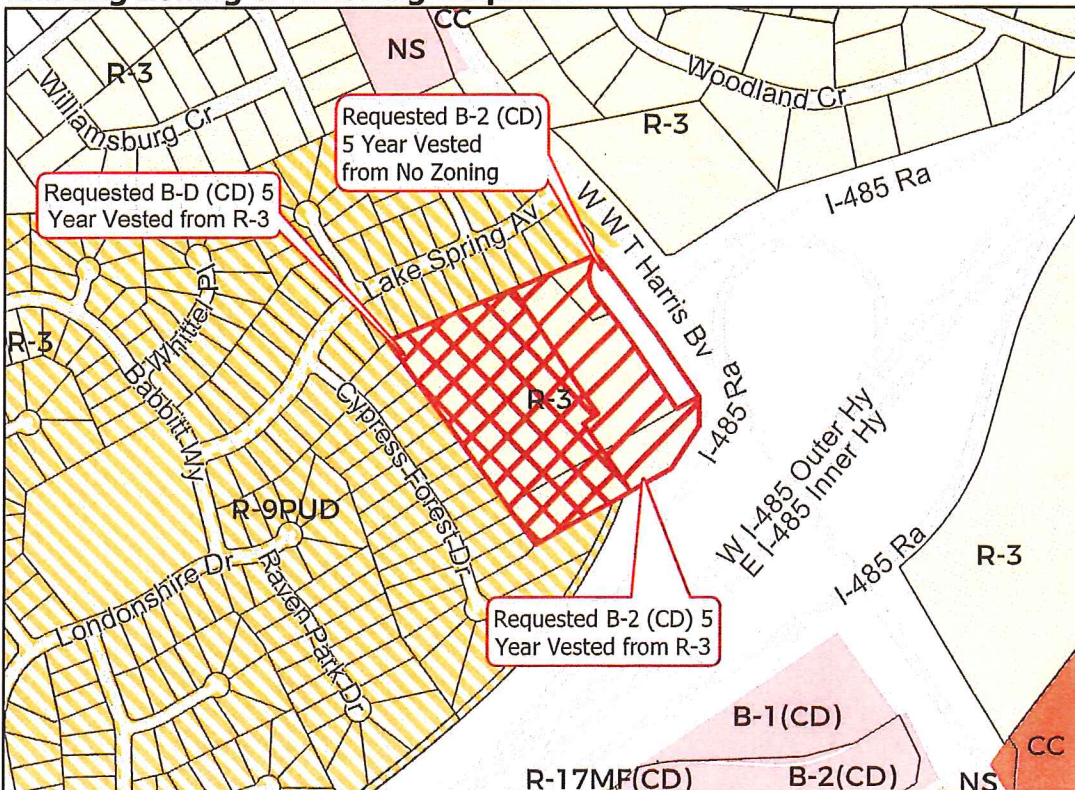
## Rezoning Map



- 2017-182
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Watershed Overlay**
- Mtn. Island lake - Critical Area
- City Council District**
- 2-Justin Harlow



### Existing Zoning & Rezoning Request



- Requested B-2 (CD) 5 Year Vested from No Zoning
- Requested B-2 (CD) 5 Year Vested from R-3
- Requested B-D (CD) 5 Year Vested from R-3
- Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Business
- Commercial Center



Map Created 3/16/2018

Petition No.: 2017-183  
Petitioner: Hopper Communities, Inc.

**ORDINANCE NO. 9341-Z**

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

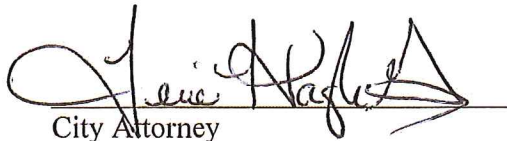
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

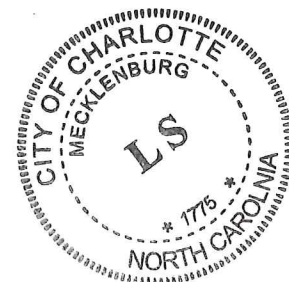
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Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, 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.

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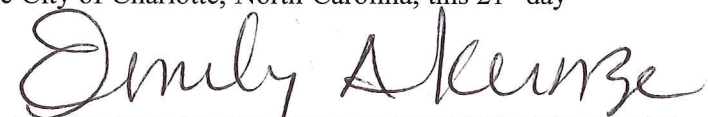
  
City Attorney



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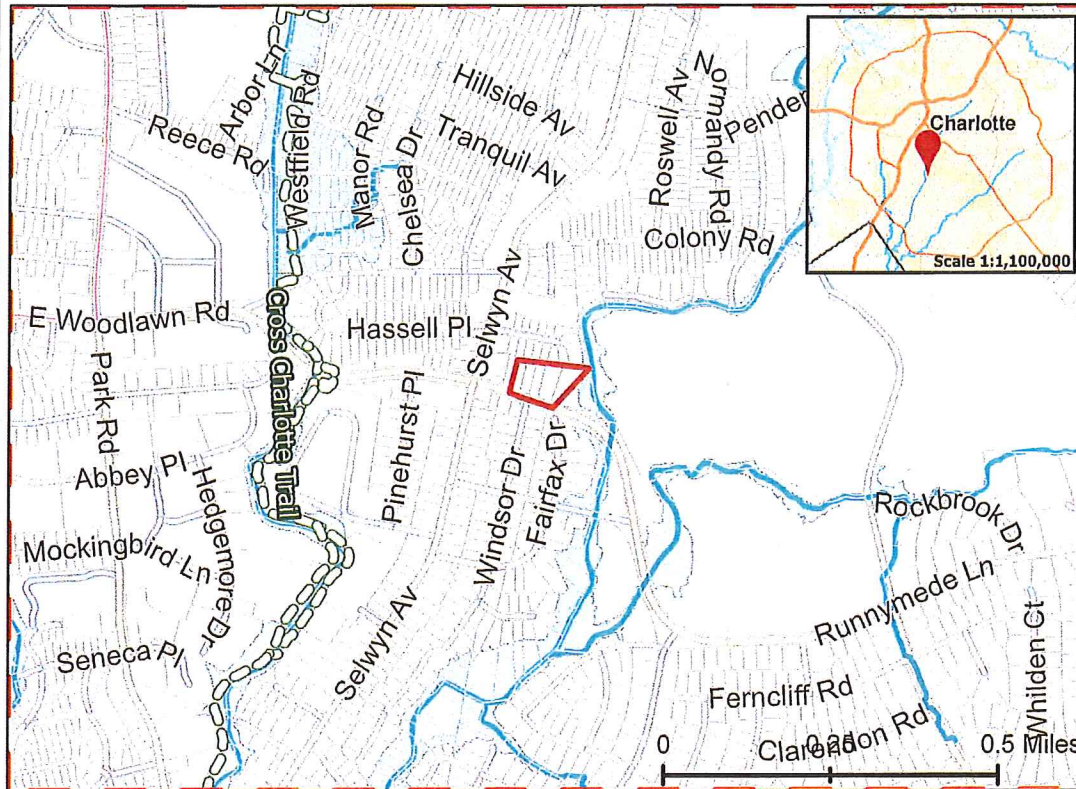
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of May, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC

**2017-183 : Hopper Communities, Inc.**  
**Current Zoning** R-3 (Single Family Residential)  
**Requested Zoning** UR-2(CD) (Urban Residential, Conditional)  
 Approximately 3.01 acres

**Location of Requested Rezoning**

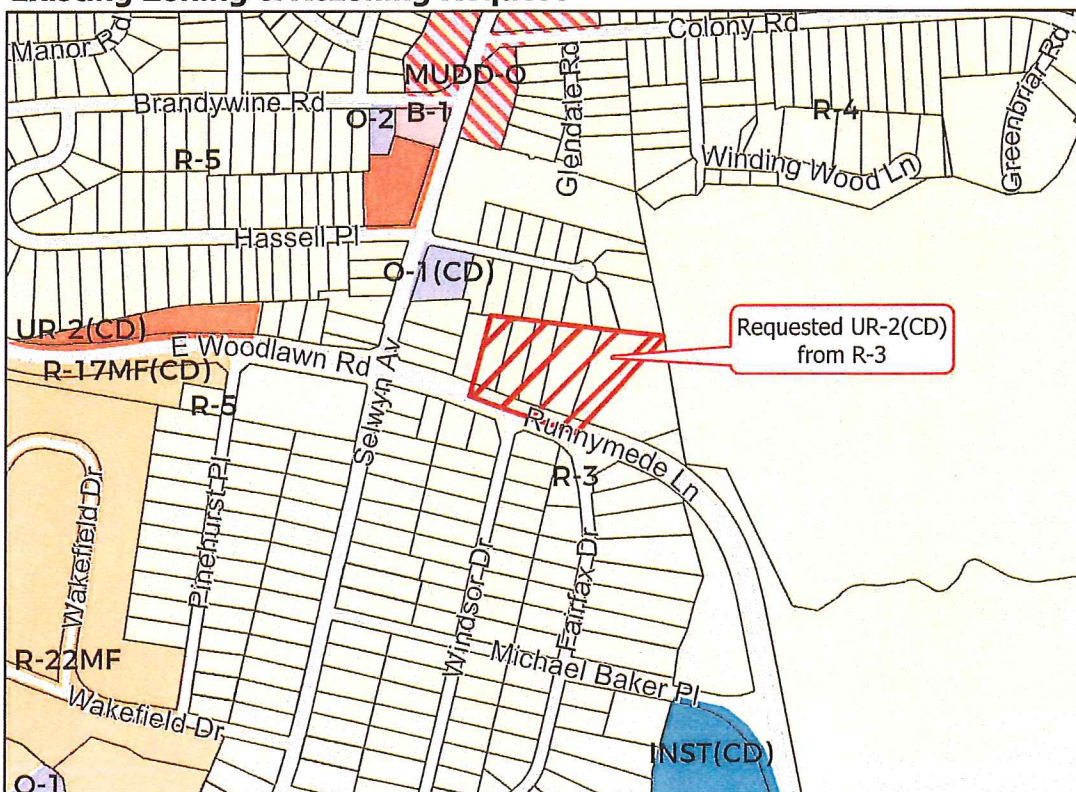
**Rezoning Map**



- 2017-183
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Streams
- FEMA Flood Plain
- City Council District**
- 6-Tariq Bokhari



**Existing Zoning & Rezoning Request**



- Requested UR-2(CD) from R-3
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business
- Mixed Use



May 21, 2018

Ordinance Book 61, Page 413

Petition No.: 2018-001

Petitioner: Apollo Holding Company, LLC

**ORDINANCE NO. 9342-Z**

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

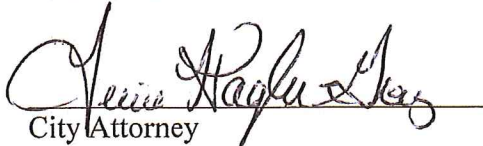
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

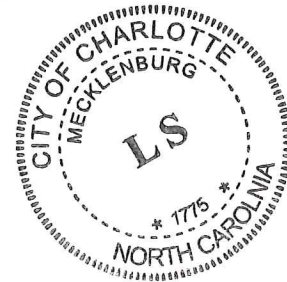
Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from MUDD-O (mixed use development district-optional) to MUDD-O SPA (mixed use development district-optional, site plan amendment).

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

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

APPROVED AS TO FORM:

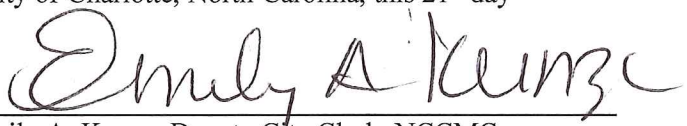
  
City Attorney



**CERTIFICATION**

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21<sup>st</sup> day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 413-414.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of May, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC

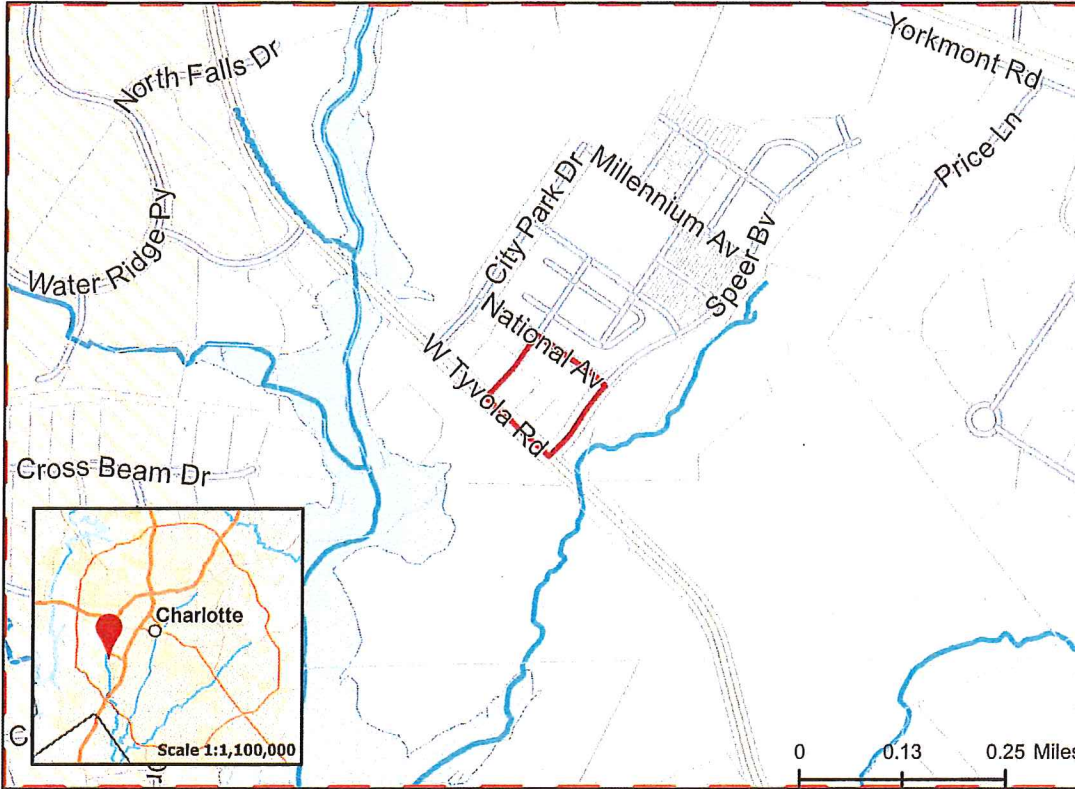
**2018-001: Apollo Holding Company, LLC**

**Current Zoning** MUDD-O (Mixed Use Development District-Optional)

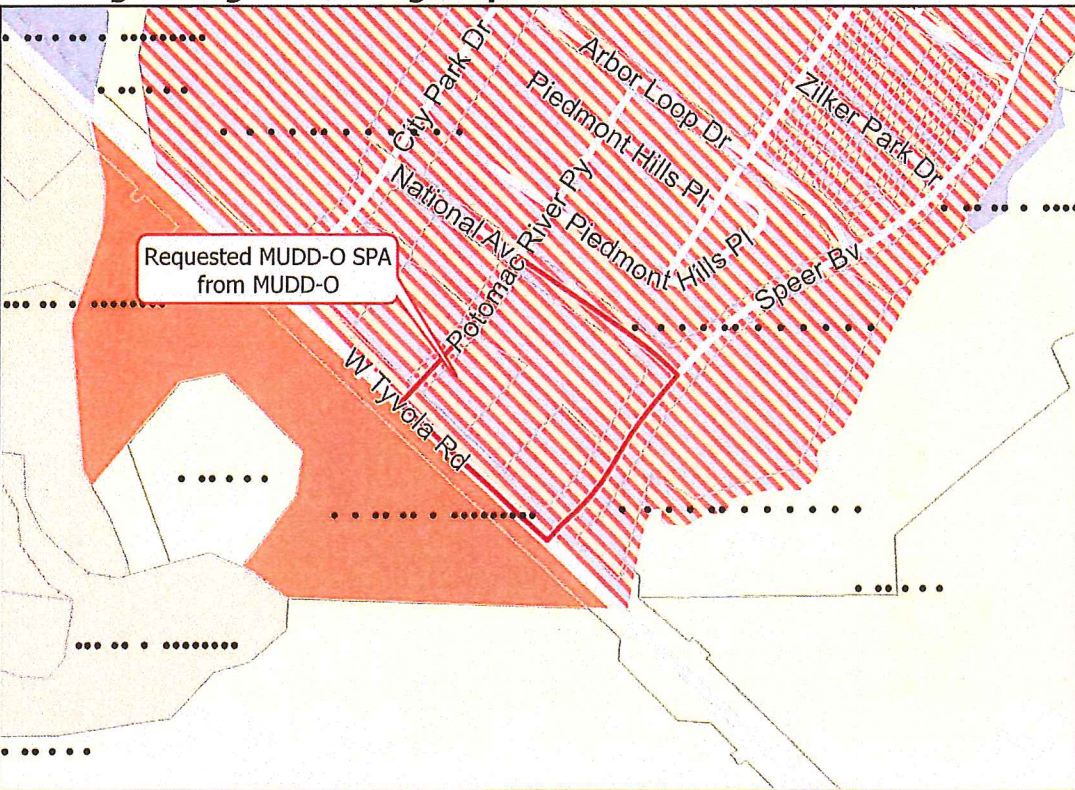
**Requested Zoning** MUDD-O SPA (Mixed Use Development District-Optional, Site Plan Amendment)

Approximately 4.65 acres

**Location of Requested Rezoning**



**Existing Zoning & Rezoning Request**



- Requested MUDD-O SPA from MUDD-O
- Zoning Classification**
- Single Family
- Urban Residential
- Office
- Light Industrial
- Mixed Use





Petition No.: 2018-004  
Petitioner: Lischerong Enterprises & Holdings LLC

**ORDINANCE NO. 9343-Z**

**ZONING REGULATIONS**

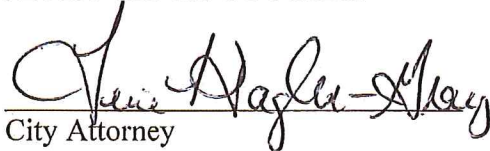
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-2(TS) (general industrial, transit supportive overlay).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

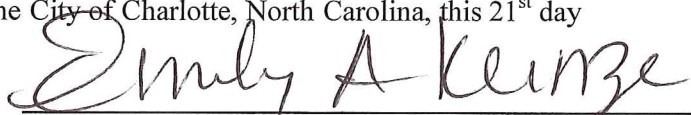
  
City Attorney



**CERTIFICATION**

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21<sup>st</sup> day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 415 -416.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of May, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC

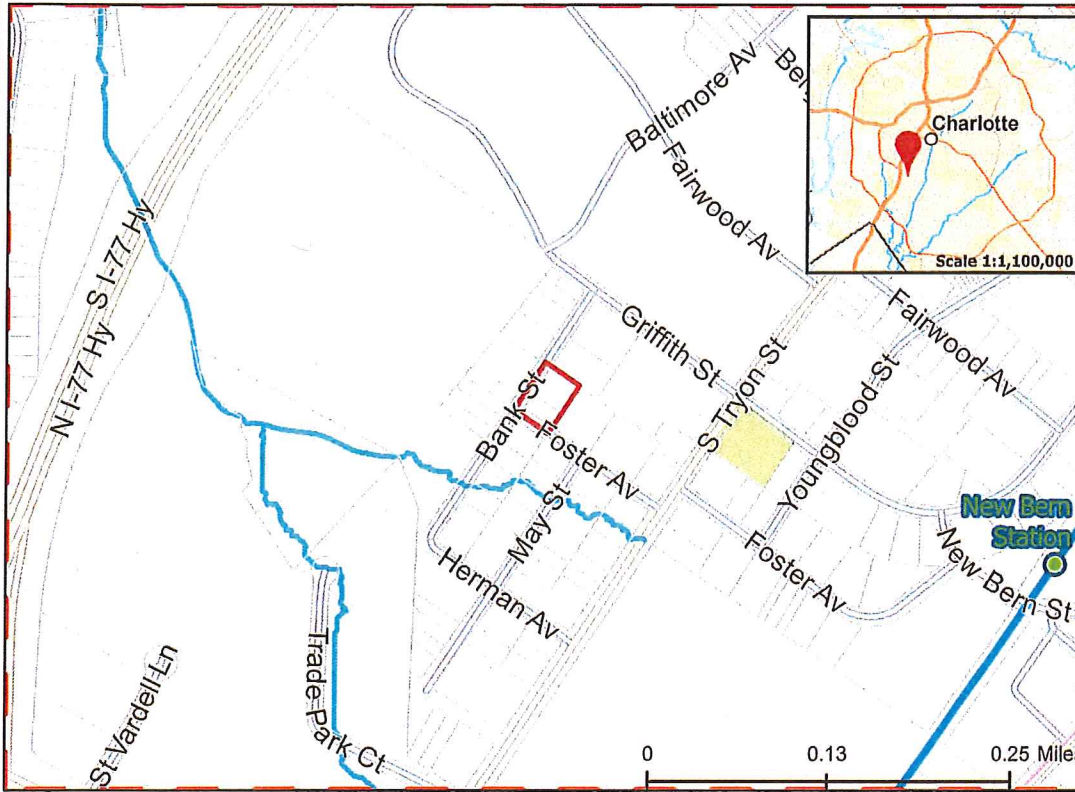
**2018-004: Lischerong Enterprises & Holdings LLC**

**Current Zoning** I-2(General Industrial)

**Requested Zoning** I-2 (TS)(General Industrial, Transit Supportive Overlay)

Approximately 0.51 acres

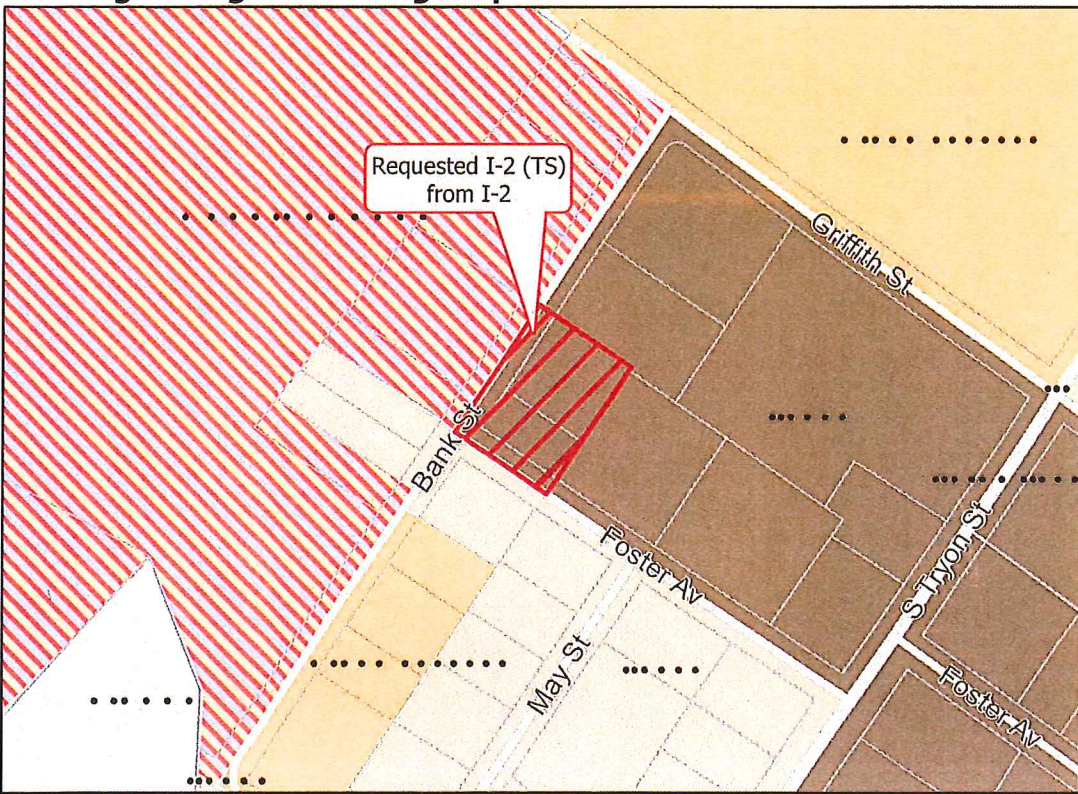
**Location of Requested Rezoning**



- 2018-004
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- City Council District
- 3-LaWana Mayfield



**Existing Zoning & Rezoning Request**



- Requested I-2 (TS) from I-2
- Zoning Classification**
- Multi-Family
- Business-Distribution
- Light Industrial
- General Industrial
- Mixed Use



Map Created 1/29/2018

May 21, 2018  
Ordinance Book 61, Page 417

Petition No.: 2018-008  
Petitioner: The Drakeford Company; Saussy Burbank, LLC

**ORDINANCE NO. 9344-Z**

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

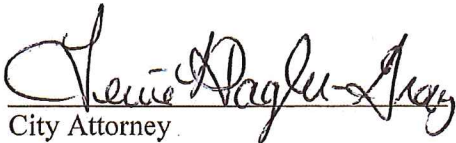
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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) to UR-2(CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

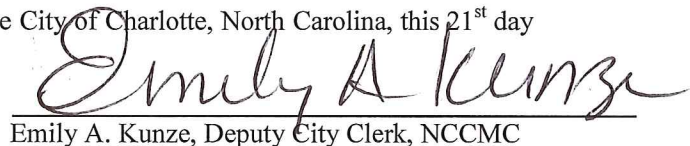
  
City Attorney



**CERTIFICATION**

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21<sup>st</sup> day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 417-418.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of May, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC

### 2018-008: The Drakeford Company; Saussy Burbank, LLC

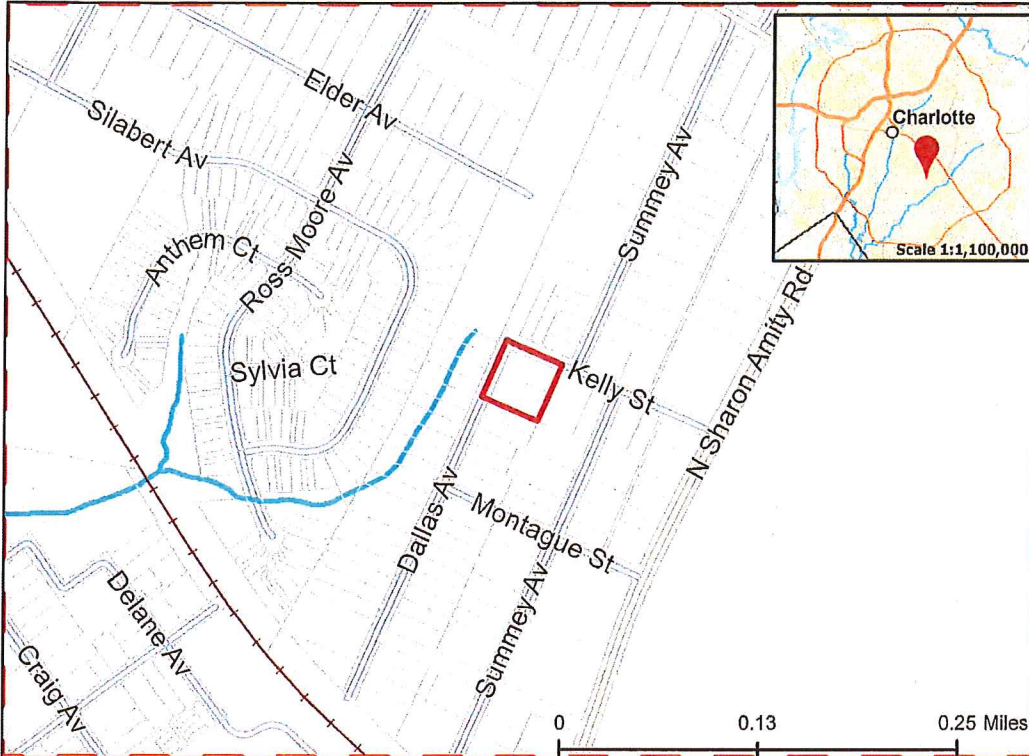
**Current Zoning** R-5(Single Family Residential)

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

Approximately .72 acres

### Location of Requested Rezoning

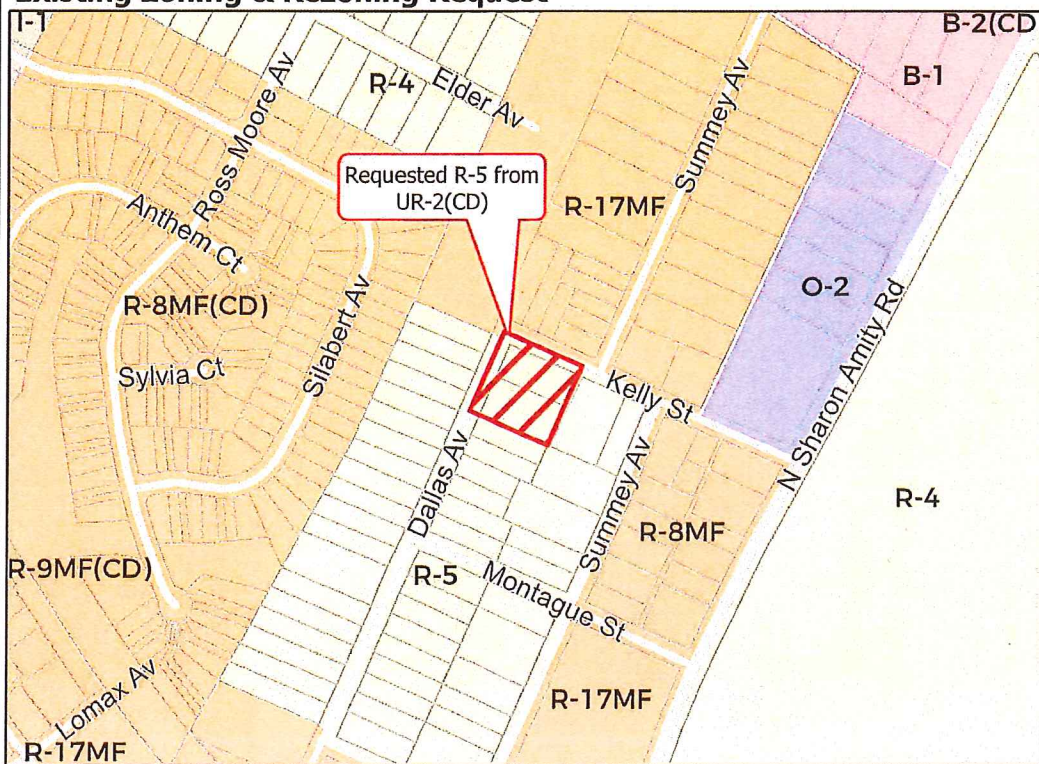
### Rezoning Map



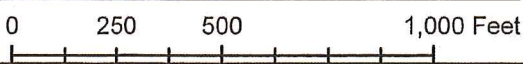
- 2018-008
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 5-Matt Newton



### Existing Zoning & Rezoning Request



- Requested R-5 from UR-2(CD)
- Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Light Industrial



Map Created 1/24/2018

Petition No.: 2018-010  
Petitioner: Harrison Tucker and John Perovich

**ORDINANCE NO. 9345-Z**

**ZONING REGULATIONS**

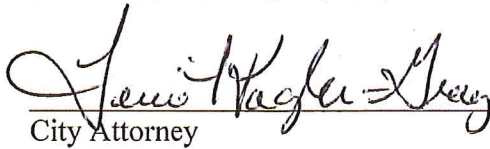
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

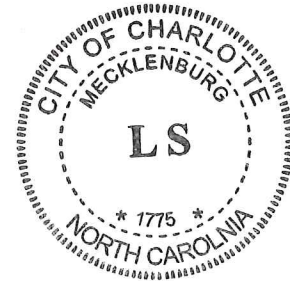
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-2 (general industrial) to TOD-M (transit oriented development-mixed use).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

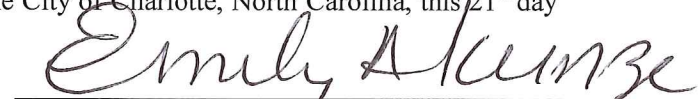
  
City Attorney



**CERTIFICATION**

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21<sup>st</sup> day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 419 -420.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of May, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC

### 2018-010: Harrison Tucker and John Perovich

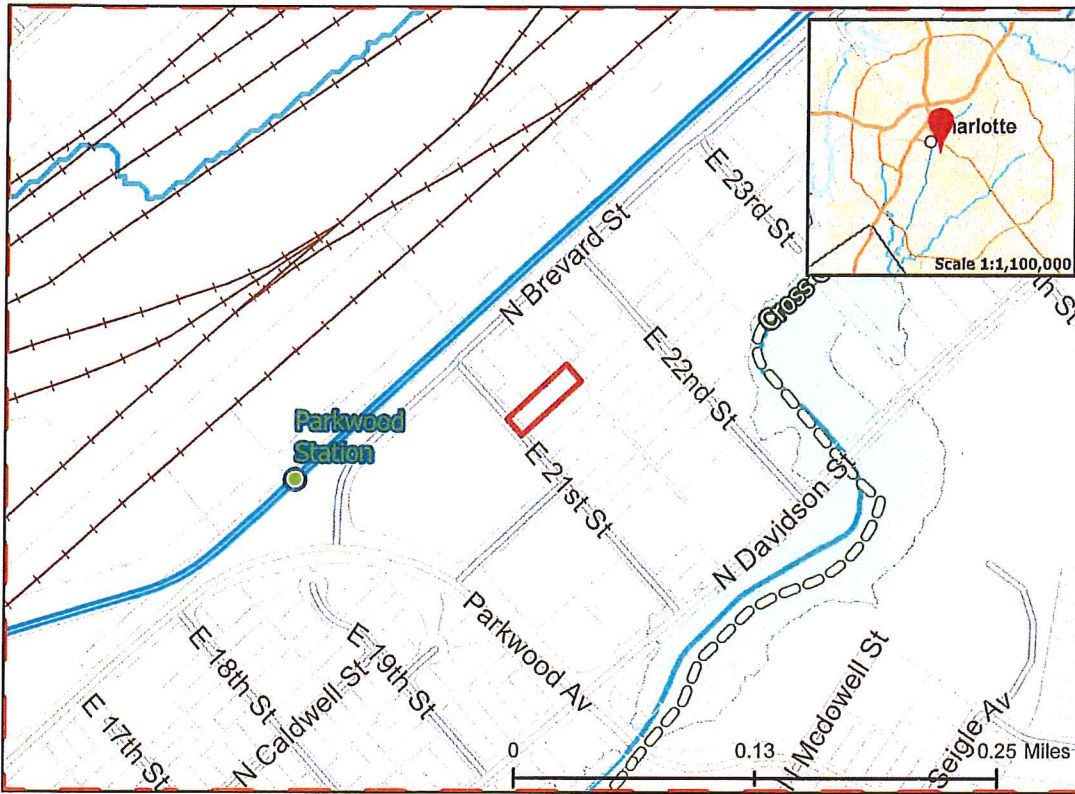
**Current Zoning** I-2(General Industrial)

**Requested Zoning** TOD-M(Transit Oriented Development- Mixed Use)

Approximately 0.251 acres

### Location of Requested Rezoning

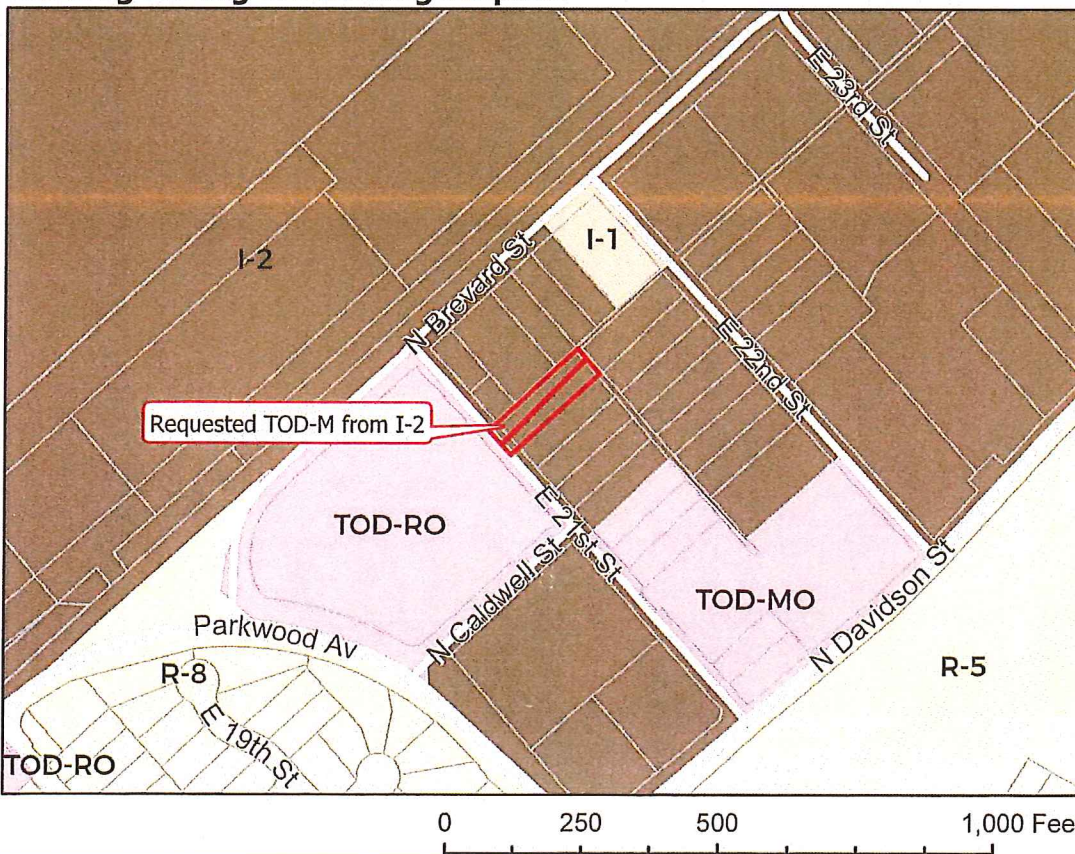
### Rezoning Map



- 2018-010
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested TOD-M from I-2
- Zoning Classification**
- Single Family
- Light Industrial
- General Industrial
- Transit-Oriented



Map Created 1/25/2018

Petition No.: 2018-015  
Petitioner: NVR, Inc.

**ORDINANCE NO. 9346-Z**

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

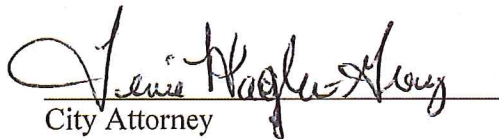
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

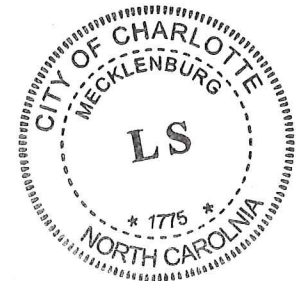
Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-4 (single family residential) and UR-2(CD) (urban residential, conditional) to UR-2(CD) (urban residential, conditional) and UR-2(CD) SPA (urban residential, conditional, site plan amendment).

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

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

APPROVED AS TO FORM:

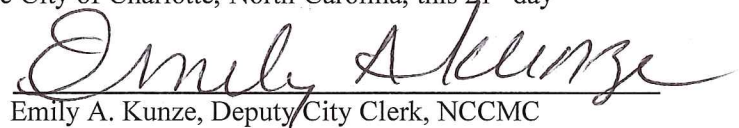
  
City Attorney



**CERTIFICATION**

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21<sup>st</sup> day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 421 -422.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of May, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC

**2018-015: NVR, Inc.**

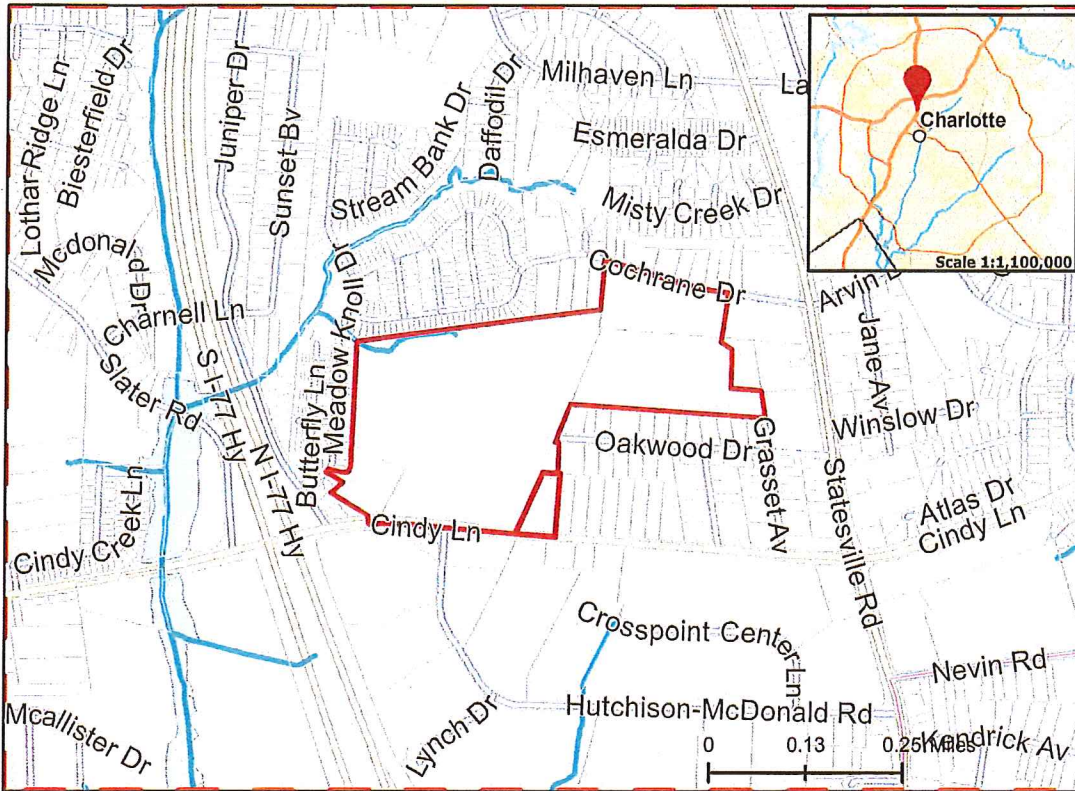
**Current Zoning** R-4, UR-2(CD)(Single Family Residential, Urban Residential, Conditional)

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

Approximately 66.50 acres

**Location of Requested Rezoning**

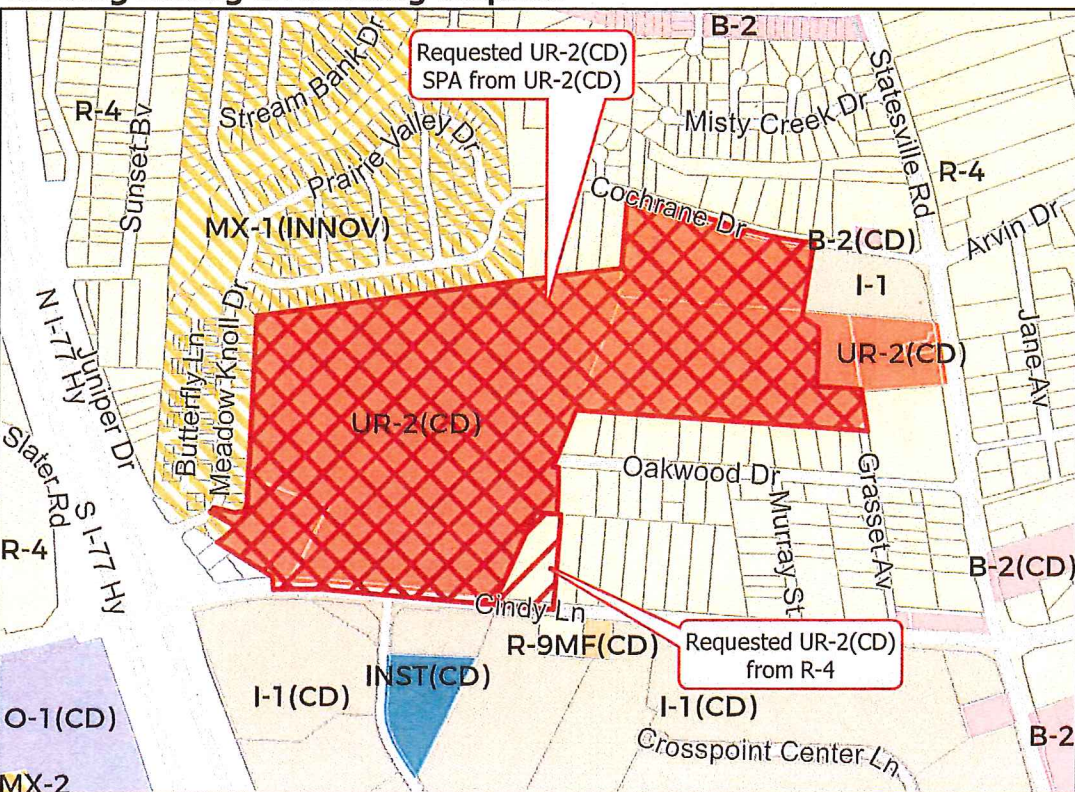
**Rezoning Map**











-  2018-015
-  Inside City Limits
-  Parcel
-  Streams
-  FEMA Flood Plain
- City Council District**
-  2-Justin Harlow



**Existing Zoning & Rezoning Request**



-  Requested UR-2(CD) from R-4
-  Requested UR-2(CD) SPA from UR-2(CD)
- Zoning Classification**
-  Single Family
-  Multi-Family
-  Urban Residential
-  Mixed Residential
-  Institutional
-  Office
-  Business
-  Light Industrial





FOR REGISTRATION  
Fredrick Smith  
REGISTER OF DEEDS  
Mecklenburg County, NC  
2018 JUL 10 11:29:14 AM  
BK:32817 PG:768-773  
FEE:\$26.00  
INSTRUMENT # 2018085626

SAVORYJA



Ordinance – Wilmore Elementary School

Returned to customer

**Ordinance designating as an Historic Landmark a property known as the “Wilmore Elementary School” (listed under Tax Parcel Number 11907801 as of February 1, 2018 and including the interior and exterior of the building, and the land associated with Tax Parcel Number 11907801). The property is located at 428 West Boulevard in Charlotte, North Carolina, and is owned by Charlotte-Mecklenburg Board of Education.**

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WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 19<sup>th</sup> day of February 2018, on the question of designating a property known as the Wilmore Elementary School as an historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 12<sup>th</sup> day of February 2018, on the question of designating a property known as the Wilmore Elementary School as an historic landmark; and

WHEREAS, the Wilmore Elementary School is the only school that was erected in Wilmore, a working-class suburb established in 1906 by the Suburban Realty Company; and

Ordinance – Wilmore Elementary School

WHEREAS, the architect of the original section of Wilmore Elementary School was Louis H. Asbury, Sr., the first native North Carolinian to belong to the American Institute of Architects and an architect of local and regional importance; and

WHEREAS, Louis Asbury's plans were reviewed by Dr. N. L. Engelhardt, a nationally known educator, and the original plans illustrate the design philosophy that influenced school plans in the 1920s; and

WHEREAS, the Wilmore Elementary School, one of four school Louis Asbury designed for the Charlotte Board of School Commissioners, was identical to the now demolished Seversville Elementary School; and

WHEREAS, the Wilmore Elementary School documents the evolution of the Wilmore neighborhood from an all-white suburb of the early 1900s, to a neighborhood desegregating in the 1960s, 1970s, and 1980s, to a neighborhood experiencing revitalization today; and

WHEREAS, Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Wilmore Elementary School possesses special significance in terms of its history, and/or cultural importance; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over design review of the interior of the building(s) of the property known as the Wilmore Elementary School, because it is publicly owned; and

WHEREAS, the property known as the Wilmore Elementary School is owned by Charlotte-Mecklenburg Board of Education.

NOW, THEREFORE, BE IT ORDAINED by the members of the City Council of Charlotte, North Carolina:

1. That the property known as the “Wilmore Elementary School” (listed under Tax Parcel Number 11907801 as of February 1, 2018 and including the interior and exterior of the building, and the land associated with Tax Parcel Number 11907801) is hereby designated as an historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 428 West Boulevard, Charlotte, Mecklenburg County, North Carolina. Features of the property are more completely described in the “Survey and Research Report on the Wilmore Elementary School” (2017).

2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including all original exterior and interior architectural features and the contours of landscaping.

3. That said designated historic landmark may be materially altered, restored, moved or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public

Ordinance –Wilmore Elementary School

safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

5. That a suitable sign may be posted indicating that said property has been designated as an historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

6. That the owners of the historic landmark known as the “Wilmore Elementary School” be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

7. That which is designated as an historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

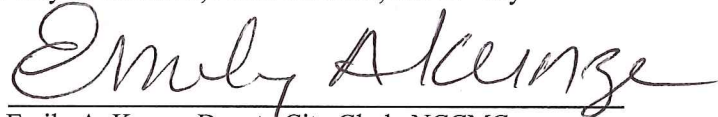
Adopted the 21<sup>st</sup> day of May, 2018, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

Approved as to form: Carolyn D. Johnson  
City Attorney

**CERTIFICATION**

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21<sup>st</sup> day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 423-428.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of May, 2018.

  
\_\_\_\_\_  
Emily A. Kunze, Deputy City Clerk, NCCMC



