

Petition #2018-063

Petitioner: LandDesign, Inc.

Revised 12-12-18

ORDINANCE NO. 9492

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 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: DEFINITIONS

- a. Amend Section 2.201 "Definitions" to add the following definitions in alphabetical order:

Private Open Space

Useable open space that is 1) located outdoors [unheated] or in the open air [may be under a roof, canopy or screened], and designed for outdoor living or landscaping, including areas located on the ground and areas on decks, patios, balconies, porches, and roof-top decks, and 2) has a minimum dimension of at least ten feet in each direction, except on balconies, porches, decks, where one dimension shall be at least seven feet. The following shall be explicitly excluded from Private Open Space calculations: driveways, parking areas, required bicycle parking areas, backflow preventer areas, BMP's, above ground utility areas, mailboxes, required zoning buffers, required landscaped areas, and required tree save areas.

Sublot

A platted parcel of land which is a divided unit of a lot for the development of a single family attached structure with the intention of sale of individual units and associated land.

Useable common open space 1) is accessible and visible to residents, tenants, and/or users of the development; 2) is located outdoors [unheated] or in the open air [may be under a roof, canopy or screened], and designed for outdoor living, recreation or landscaping, including areas located on the ground and areas on decks, patios, balconies, porches, and roof-top decks; 3) is improved with seating, plantings, and/or other amenities; 4) has a minimum dimension of at least ten feet in each direction, except on balconies, porches, decks, where one dimension shall be at least seven feet. The following shall be explicitly excluded from Useable Common Open Space calculations: driveways, parking areas, required bicycle parking areas, backflow preventer areas, BMP's, above ground utility areas, mailboxes, required zoning buffers, required landscaped areas, and required tree save areas.

B. CHAPTER 9: GENERAL DISTRICTS

1. PART 2: SINGLE FAMILY DISTRICTS

- a. Delete the double asterisk (**) located below Section 9.205 in its entirety.

~~**If land is sold with an attached unit, the minimum subplot size shall be sufficient to accommodate the dwelling unit and 400 feet of private open space.~~

- b. Add a new Footnote #12 to the entry labeled "Footnotes to Section 9.205(1)" that reads as follows:

¹² If land is sold with an attached dwelling unit, the development shall accommodate 400 square feet of Private Open Space per dwelling unit on each Sublot.

- c. Delete the double asterisks (**) in Section 9.205, "Development standards for single family districts", subsection (1), "Area, yard and bulk regulations", subsection (c) after the lot area square footage numbers under R-3, R-4, R-5, R-6 and R-8. The single asterisk (*) remains unchanged. Add a new Footnote #12 reference after "Duplex dwellings", "Triplex dwellings", "Quadraplex dwellings". The square footage numbers for the various districts remain unchanged. The revised subsection (c) shall read as follows:

(c) Minimum lot area (square feet) ²	R-3	R-4	R-5	R-6	R-8
- Detached dwellings	10,000*	8,000*	6,000	4,500	3,500
- Duplex dwellings ¹²	16,000	13,000	10,000	8,000	6,500
- Triplex dwellings ¹²					9,500
- Quadraplex dwellings ¹²					11,500
- Nonresidential buildings	12,000	12,000	12,000	12,000	12,000

*Also see Section 9.205(2)

2. PART 3: MULTI FAMILY DISTRICTS

- a. Delete the asterisk (*) and the text located below Table 9.305(l)(j)(C) and above “Footnotes to Section 9.305(1)” in its entirety.

~~*If land is sold with an attached unit, the minimum subplot size shall be sufficient to accommodate the dwelling unit and 400 feet of private open space.~~

- b. Add a new Footnote #15 and #16 to the entry labeled “Footnotes to Section 9.305(1)” that reads as follows:

¹⁵ If land is sold with an attached dwelling unit, the development shall accommodate 400 square feet of Private Open Space per dwelling unit on each Sublot.

¹⁶ If land is sold with an attached dwelling unit, the development shall accommodate either 400 square feet of Private Open Space per dwelling unit on each Sublot or ten percent of the site shall be provided as Useable Common Open Space.

- c. Delete the asterisk (*) and add a new Footnote #15 reference in Section 9.305, “Development standards for multi-family districts”, subsection (1), “Area, yard and bulk regulations”, subsection (c) after “Duplex dwellings”, Triplex dwellings”, and “Quadraplex dwellings” and a new Footnote #16 after “Multi-family dwellings”. The square footage numbers for the various multi-family districts remain unchanged and are not shown below. The revised subsection (c) shall read as follows:

- (c) Minimum lot area (square feet) ²
- Detached dwellings
 - Duplex dwellings ¹⁵
 - Triplex dwellings ¹⁵
 - Quadraplex dwellings ¹⁵
 - Multi-family dwellings ¹⁶
 - All Other buildings

3. PART 4: URBAN RESIDENTIAL DISTRICTS

- a. Amend Section 9.406, “Urban Residential Districts; area, yard and height regulations”, subsection (1), “UR-1”, Footnote #5, by deleting the text in its entirety and replacing it with a new sentence. The revised footnote shall read as follows:

⁵ ~~Where the sale of individual dwelling units within a single family attached~~

~~structure is to include a certain amount of land directly associated with the unit, a subplot having less than 3,000 square feet may be created. In such cases, all land associated with the overall development must be either divided into the individual sublots or held in common ownership by an association of homeowners. For purposes of this Section a "subplot" is a platted parcel of land which is a divided unit of a lot for which zoning approval has been granted for the development of a single family attached structure with the intention of sale of individual units and associated land. Sublots must include a minimum of 400 square feet of private open space. Sublots do not have to meet the minimum lot width requirement. If land is sold with an attached dwelling unit, the development shall accommodate 400 square feet of Private Open Space per dwelling unit on each Sublot.~~

- b. Add a missing Footnote #5 reference in Section 9.406, "Urban Residential Districts; area, yard and height regulations", subsection (1), "UR-1", subsection "Minimum lot area (square feet)" to read as follows:

- (1) UR-1: Dimensional requirements for the UR-1 district are listed below:
Minimum lot area (square feet)⁵ 3,000

- c. Amend Section 9.406, "Urban Residential Districts; area, yard and height regulations", subsection (2), "UR-2", Footnote #2 by deleting the text in its entirety and replacing it with a new sentence. The revised footnote shall read as follows:

- ² ~~Where the sale of individual dwelling units within a single family attached structure is to include a certain amount of land directly associated with the unit, a subplot having less than 3,000 square feet may be created. In such cases, all land associated with the overall development must be either divided into the individual sublots or held in common ownership by an association of homeowners. For purposes of this Section a "subplot" is a platted parcel of land which is a divided unit of a lot for which zoning approval has been granted for the development of a single family attached structure with the intention of sale of individual units and associated land. Sublots must include a minimum of 400 square feet of private open space. Sublots do not have to meet the minimum lot width requirement. If land is sold with an attached duplex, triplex or quadraplex dwelling unit, the development shall accommodate 400 square feet of Private Open Space per dwelling unit on each Sublot. For all other attached dwelling units, if land is sold with the dwelling unit, the development shall accommodate either 400 square feet of Private Open Space per dwelling unit on each Sublot or ten percent of the site shall be provided as Useable Common Open Space.~~

- d. Amend Section 9.406, "Urban Residential Districts; area, yard and height regulations, subsection (2), "UR-3", Footnote #2 by deleting the text in its entirety and replacing it with a new sentence. The revised footnote shall read as follows:

- ² ~~Where the sale of individual dwelling units within a single family attached structure is to include a certain amount of land directly associated with the~~

~~unit, a subplot having less than 3,000 square feet may be created. In such cases, all land associated with the overall development must be either divided into the individual sublots or held in common ownership by an association of homeowners. For purposes of this Section a "subplot" is a platted parcel of land which is a divided unit of a lot for which zoning approval has been granted for the development of a single family attached structure with the intention of sale of individual units and associated land. Sublots must include a minimum of 400 square feet of private open space. Sublots do not have to meet the minimum lot width requirement. If land is sold with an attached duplex, triplex or quadraplex dwelling unit, the development shall accommodate 400 square feet of Private Open Space per dwelling unit on each Sublot. For all other attached dwelling units, if land is sold with the dwelling unit, the development shall accommodate either 400 square feet of Private Open Space per dwelling unit on each Sublot or ten percent of the site shall be provided as Useable Common Open Space.~~

4. PART 7: OFFICE DISTRICTS

- a. Delete the asterisk (*) located below Table 9.705(1)(i) and above "Footnotes to Chart 9.705(1)" in its entirety.

~~*If land is sold with an attached unit, the minimum subplot size can shall be sufficient to accommodate a dwelling unit and 400 square feet of private open space.~~

- b. Add a new Footnote #8 and #9 to the entry labeled "Footnotes to Chart 9.705(1)"

⁸ If land is sold with an attached dwelling unit, the development shall accommodate 400 square feet of Private Open Space per dwelling unit on each Sublot.

⁹ If land is sold with an attached dwelling unit, the development shall accommodate either 400 square feet of Private Open Space per dwelling unit on each Sublot or ten percent of the site shall be provided as Useable Common Open Space.

- c. Delete the asterisk (*) and add a new Footnote #8 reference in Section 9.705, "Development standards for multi-family districts", subsection (1), "Areas, yard and bulk regulations", subsection (c) after "Duplex dwellings", "Triplex dwellings", "Quadraplex dwellings" and a new Footnote #9 after "Multi-family dwellings and all other residential buildings". The square footage numbers for the various office districts remain unchanged and are not shown below. The revised subsection (c) shall read as follows:

- (c) Minimum lot area (square feet) ³
- Detached dwellings
 - Duplex dwellings ⁸
 - Triplex dwellings ⁸

- Quadraplex dwellings⁸
- Multi-family dwellings and all other residential buildings²
- Nonresidential buildings

5. PART 8: BUSINESS DISTRICTS

- a. Delete the single asterisk located below Table 9.805(1)(l) in its entirety:

~~* If land is sold with an attached unit, the minimum subplot size shall be sufficient to accommodate a dwelling unit and 400 square feet of private open space for each unit.~~

- b. Add a new Footnote #9 and #10 under Table 9.805(1)(l) and under Footnote #8 to read as follows:

⁹ If land is sold with an attached dwelling unit, the development shall accommodate 400 square feet of Private Open Space per dwelling unit on each Sublot.

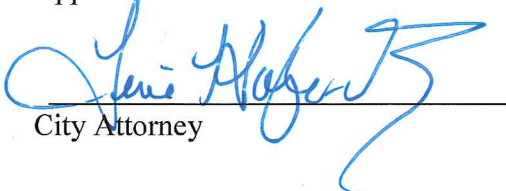
¹⁰ If land is sold with an attached dwelling unit, the development shall accommodate either 400 square feet of Private Open Space per dwelling unit on each Sublot or ten percent of the site shall be provided as Useable Common Open Space.

- c. Delete the asterisk (*) and add a Footnote #9 reference to Section 9.805, "Development standards for business districts", subsection (1), "Areas, yard and bulk regulations", subsection (d) after "Duplex dwellings", Triplex dwellings" and "Quadraplex dwellings" and a new Footnote #10 after "Multi-family dwellings and all other residential buildings". The square footage numbers for the various office districts remain unchanged and are not shown below. The revised subsection (c) shall read as follows:

- (d) Minimum lot area (square feet)³
- Detached dwellings
 - Duplex dwellings²
 - Triplex dwellings²
 - Quadraplex dwellings²
 - Multi-family dwellings and all other residential buildings¹⁰
 - Nonresidential buildings

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

Approved as to form:



City Attorney

January 22, 2019
Ordinance Book 62, Page 42

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 36-42.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.


Emily A. Kunze, Deputy City Clerk, NCCMC



Petition No.: 2018-058
Petitioner: White Oak Management, Inc.

ORDINANCE NO. 9493-Z

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

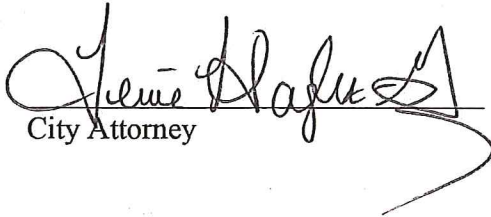
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-17MF (multi-family residential) to O-2(CD) (office, 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:

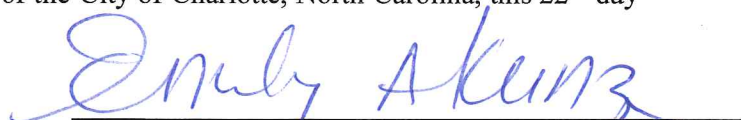

City Attorney

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 43-44.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.



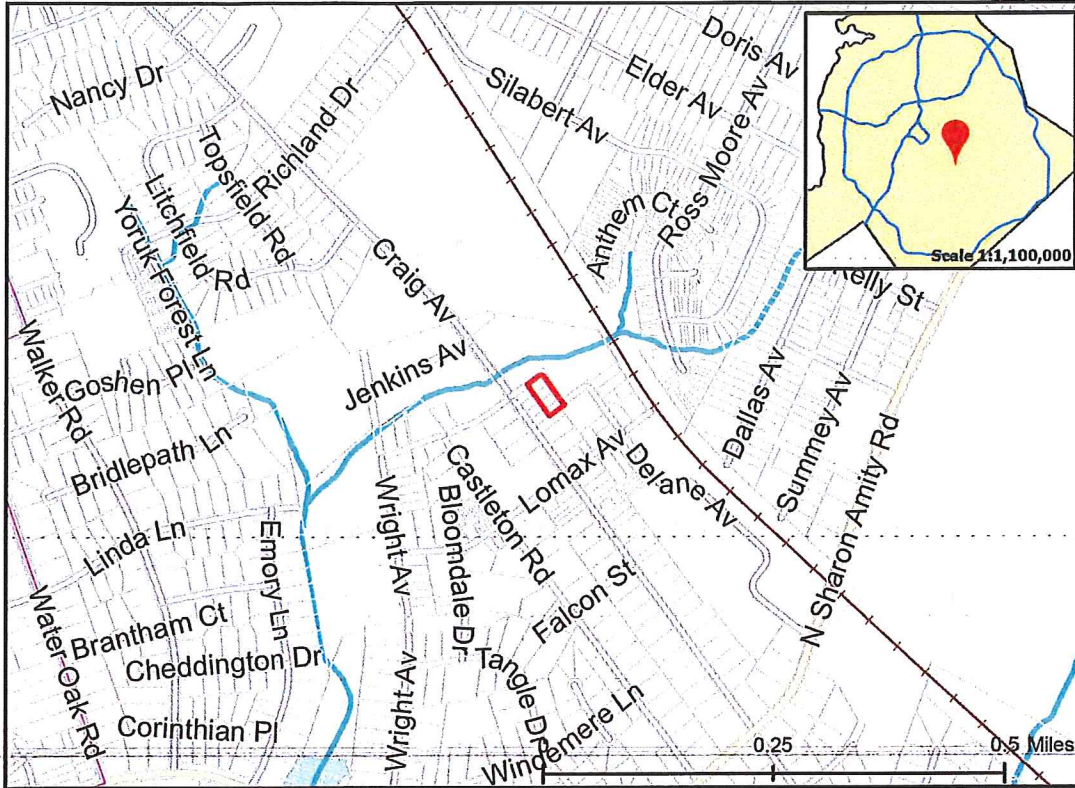

Emily A. Kunze, Deputy City Clerk, NCCMC

2018-058: White Oak Management, Inc.
Current Zoning R-17MF (Multi-Family Residential)
Requested Zoning O-2(CD) (Office, Conditional)
 Approximately 0.342 acres

Rezoning Map



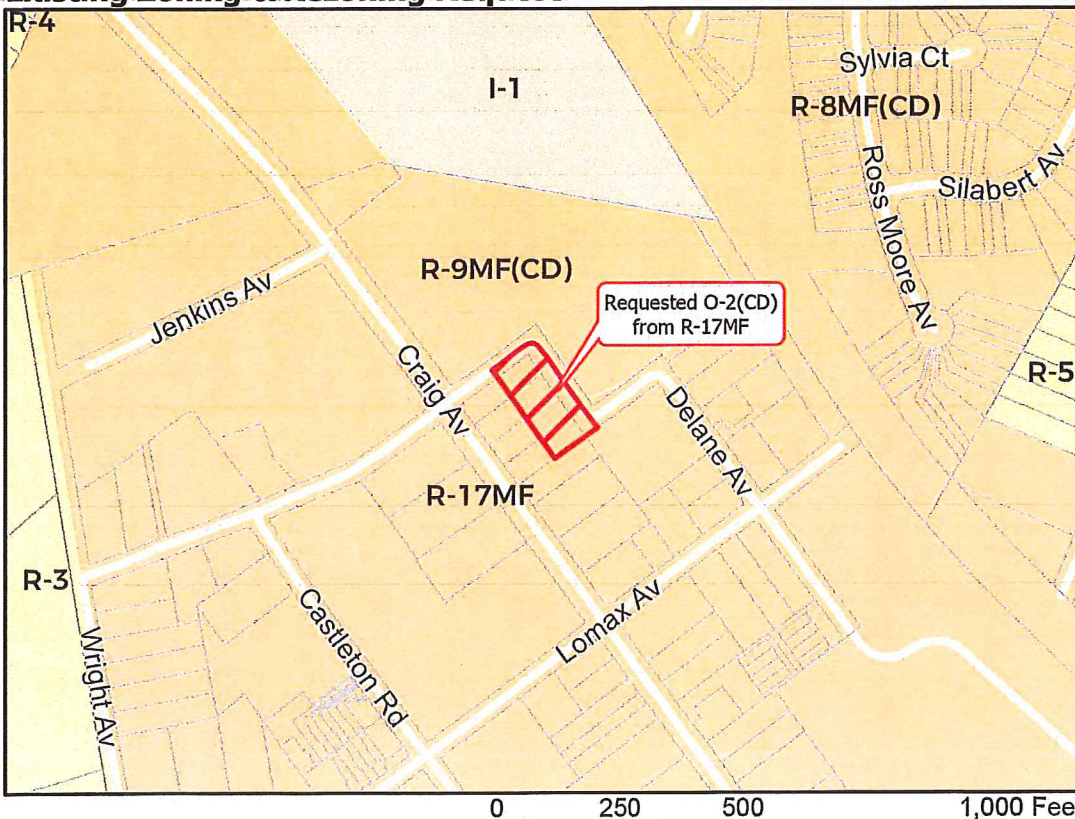
Location of Requested Rezoning



- 2018-058
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested O-2(CD) from R-17MF
- Zoning Classification**
- Single Family
 - Multi-Family
 - Light Industrial



Petition No.: 2018-069
Petitioner: Dependable Development

ORDINANCE NO. 9494-Z

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

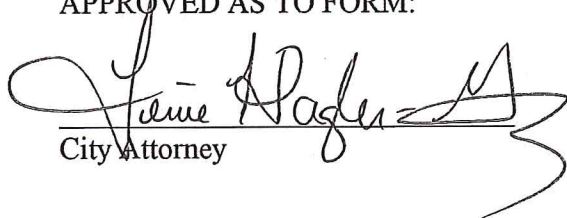
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 LWPA (general business, Lake Wylie protected area), I-1 LWCA LWPA (light industrial, Lake Wylie critical area, Lake Wylie protected area) to MX-2 LWCA LWPA (mixed use, Lake Wylie critical area, 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:

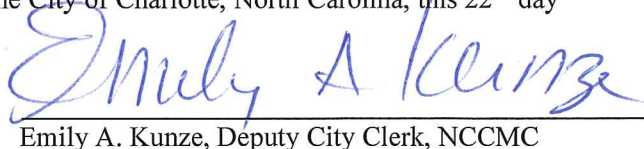

City Attorney

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 45-46.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.




Emily A. Kunze, Deputy City Clerk, NCCMC

2018-069: Dependable Development, Inc.

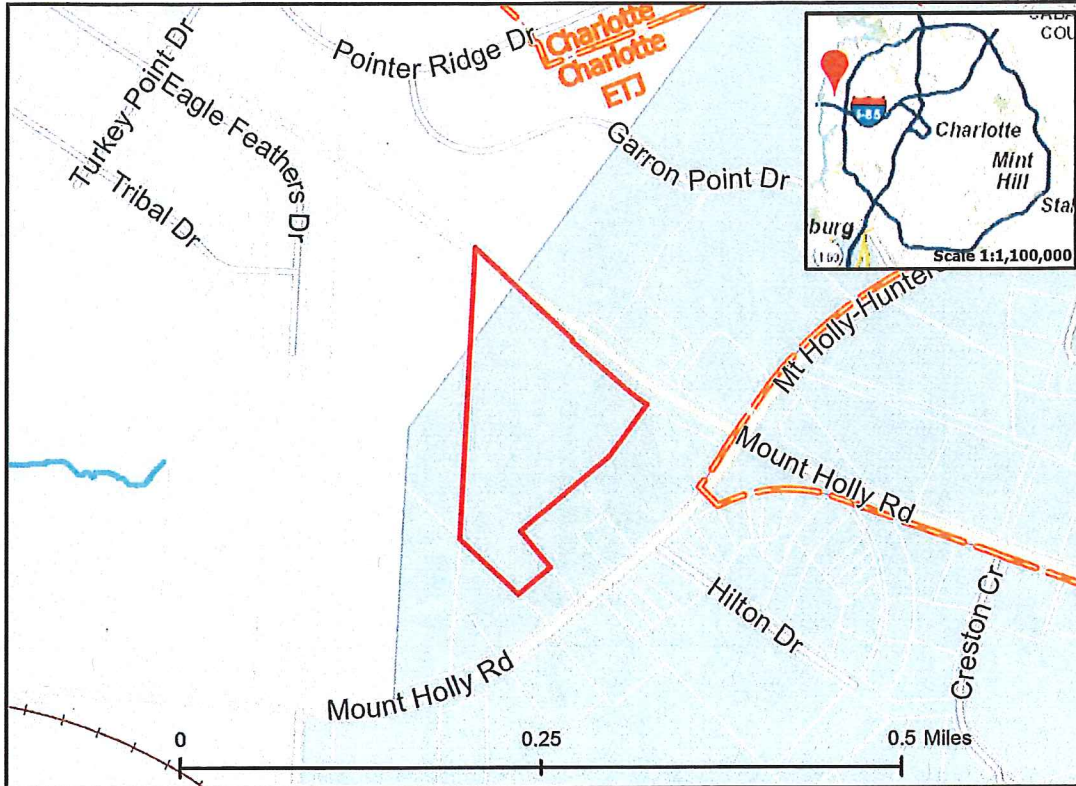
Current Zoning I-1 (LWCA) (LWPA) (Light Industrial, Lake Wylie Critical Area, Lake Wylie Protected Area) B-2 (LWPA) (General Business, Lake Wylie Protected Area)

Requested Zoning MX-2 (LWCA) (LWPA) (Mixed Use, Lake Wylie Critical Area, Lake Wylie Protected Area)

Approximately 10 acres

Location of Requested Rezoning

Rezoning Map



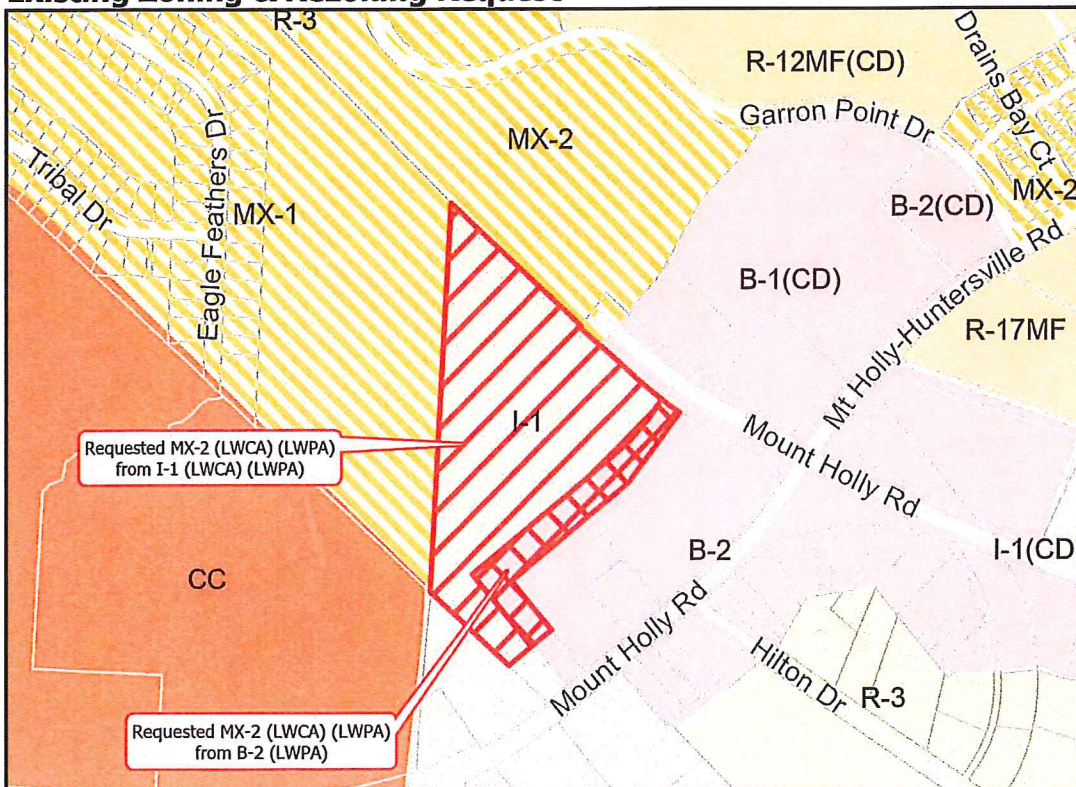
- 2018-069
- Outside City Limits
- Parcel
- Railway
- Buildings
- Streams

Watershed Overlay

- Lake Wylie - Critical Area
- Lake Wylie - Protected Area



Existing Zoning & Rezoning Request



- Requested MX-2 (LWCA) (LWPA) from B-2 (LWPA)
- Requested MX-2 (LWCA) (LWPA) from I-1 (LWCA) (LWPA)

Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Business
- Commercial Center
- Light Industrial



Map Created 1/23/2019

Petition No.: 2018-075
Petitioner: Fountain Residential Partners

ORDINANCE NO. 9495-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-12MF(CD) (multi-family residential, conditional) and INST (institutional) to MUDD(CD) (mixed use development, 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.

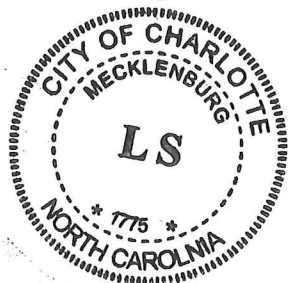
APPROVED AS TO FORM:

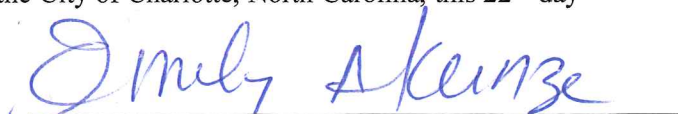

City Attorney

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 47-48.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.




Emily A. Kunze, Deputy City Clerk, NCCMC

2018-075: Fountain Residential Partners

Current Zoning INST(Institutional) R-12MF(CD)(Multi-Family Residential, Conditional)

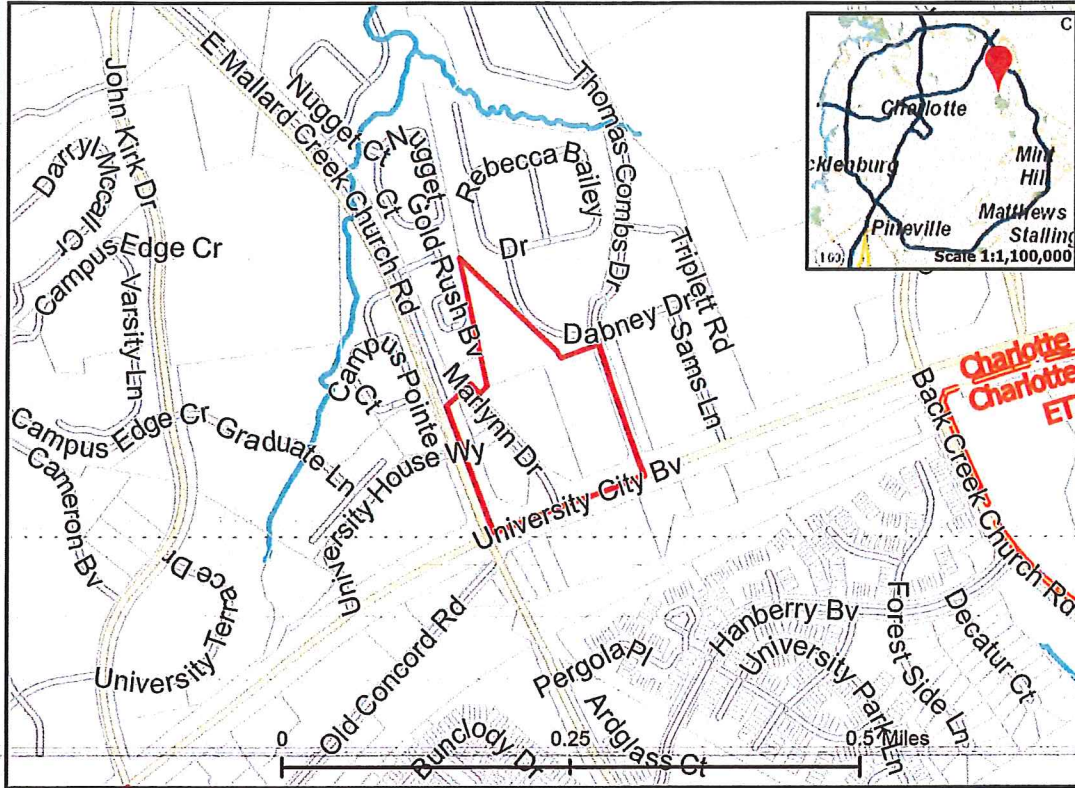
Requested Zoning MUDD(CD) (Mixed Use Development, Conditional)

Approximately 10.77 acres

Rezoning Map



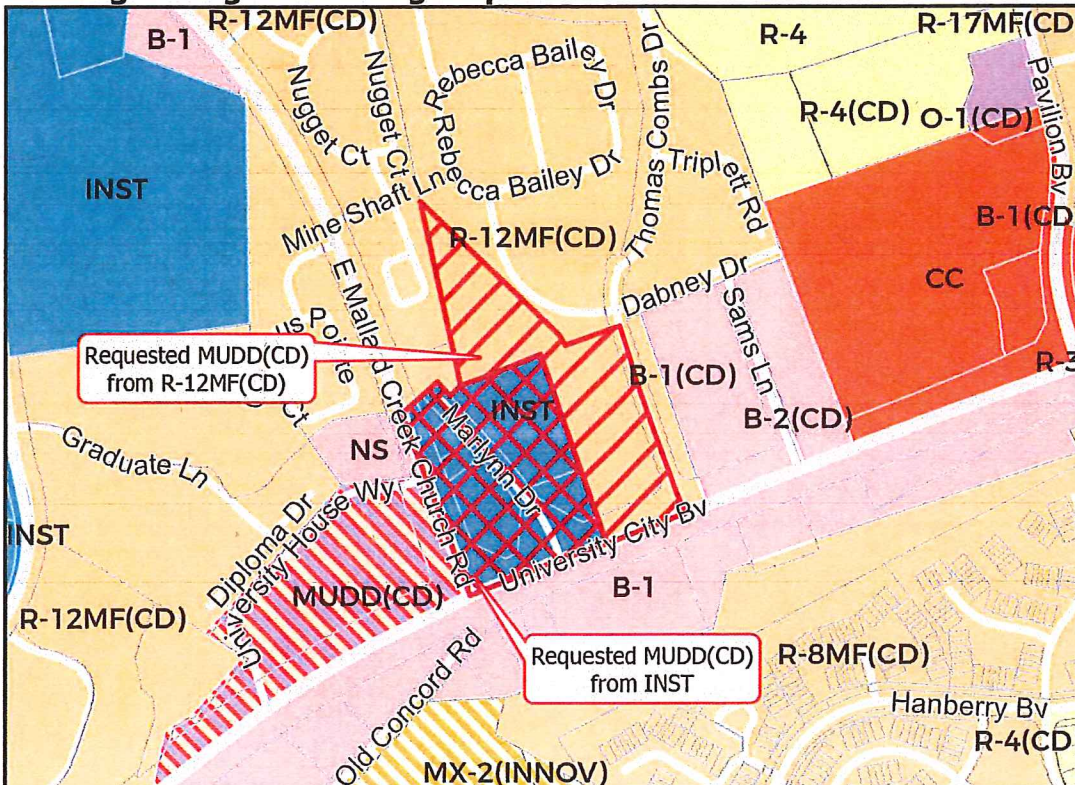
Location of Requested Rezoning



- 2018-075
- Inside City Limits
- Parcel
- Streams
- City Council District
- 4-Gregory A. Phipps



Existing Zoning & Rezoning Request



- Requested MUDD(CD) from R-12MF(CD)
- Requested MUDD(CD) from INST

Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Office
- Business
- Commercial Center
- General Industrial
- Mixed Use



Map Created 12/12/2018

Petition No.: 2018-085
Petitioner: The Spectrum Companies

ORDINANCE NO. 9496-Z

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

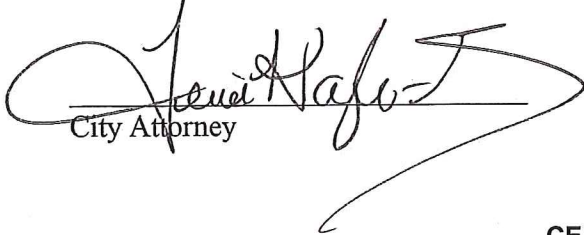
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 TOD-M (transit oriented development – mixed use) and I-2 (general industrial) to TOD-M(O) (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:

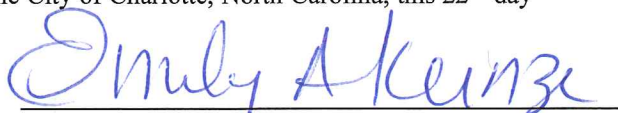

City Attorney

CERTIFICATION

I, 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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 49-50.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.




Emily A. Kunze, Deputy City Clerk, NCCMC

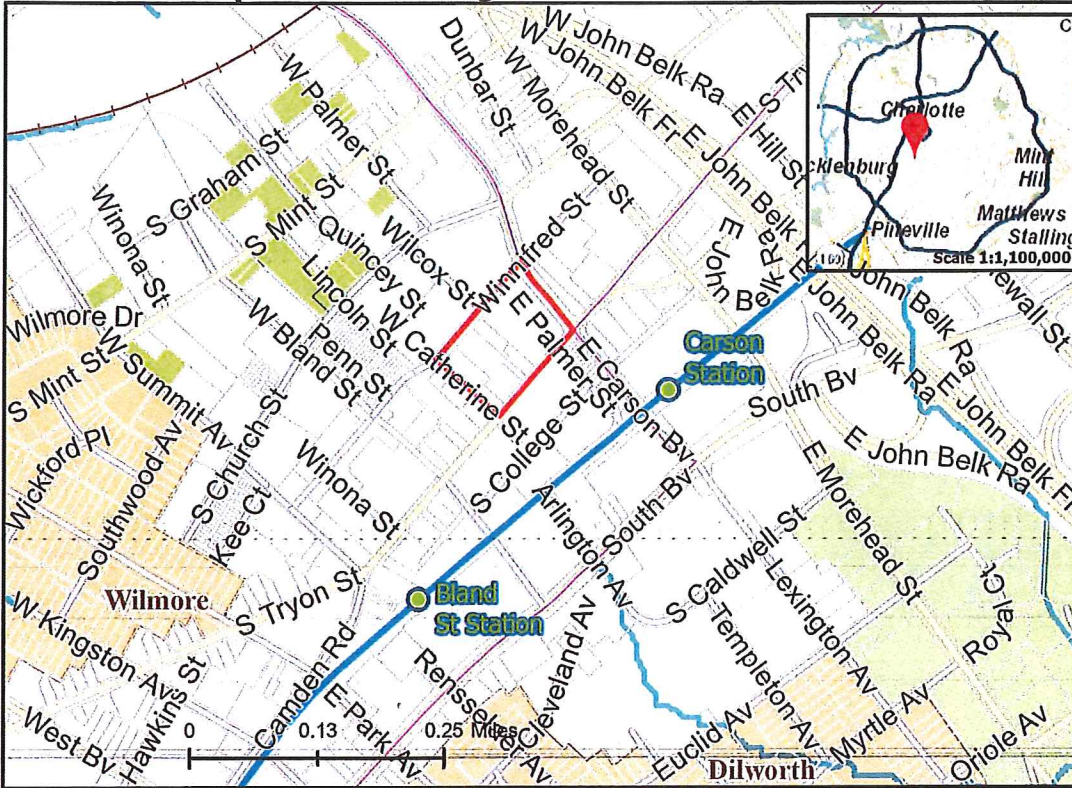
2018-085: The Spectrum Companies

Current Zoning TOD-M (Transit Oriented Development - Mixed Use)
I-2 (General Industrial)

Requested Zoning TOD-M(O) (Transit Oriented Development - Mixed Use, Optional)
Approximately 4.89 acres

Location of Requested Rezoning

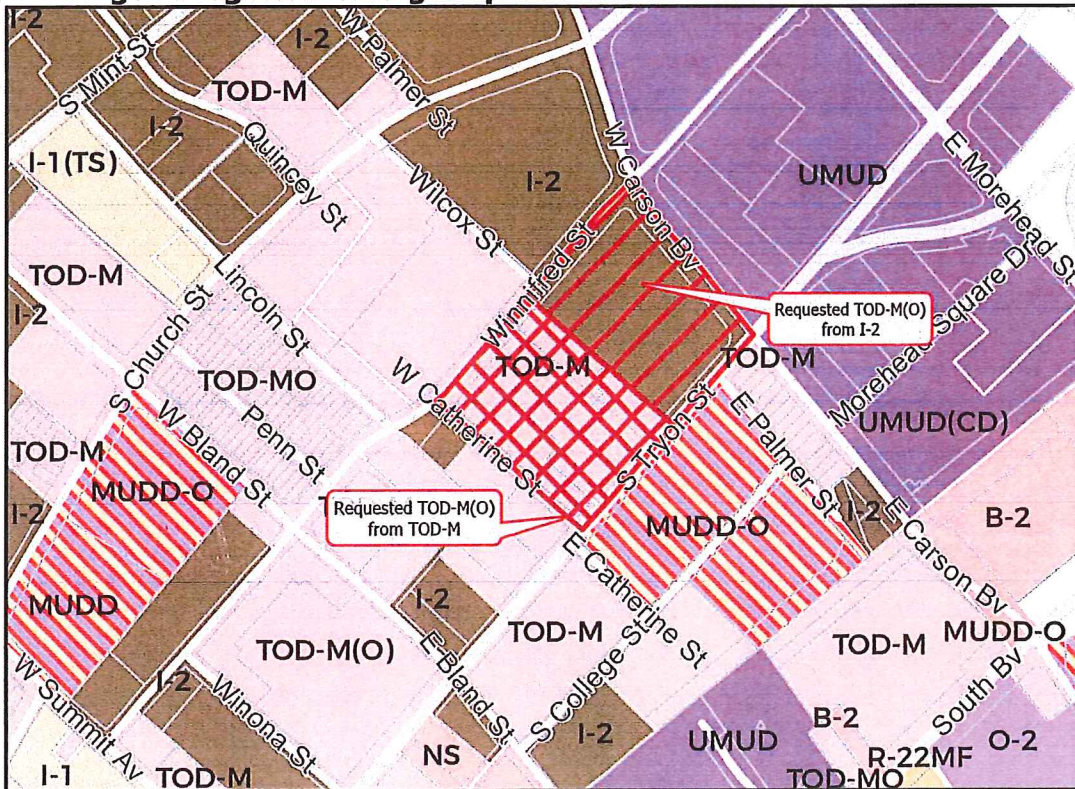
Rezoning Map



- 2018-085
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- Midtown Morehead Cherry
- Transit Supportive Overlay
- Historic Districts
- City Council District**
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested TOD-M(O) from TOD-M
- Requested TOD-M(O) from I-2
- Zoning Classification**
- Multi-Family
- Office
- Business
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 7/11/2018

Petition No.: 2018-095
Petitioner: WeWork Companies

ORDINANCE NO. 9497-Z

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

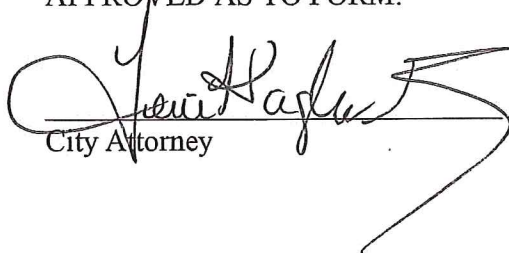
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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

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

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

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.




Emily A. Kunze, Deputy City Clerk, NCCMC

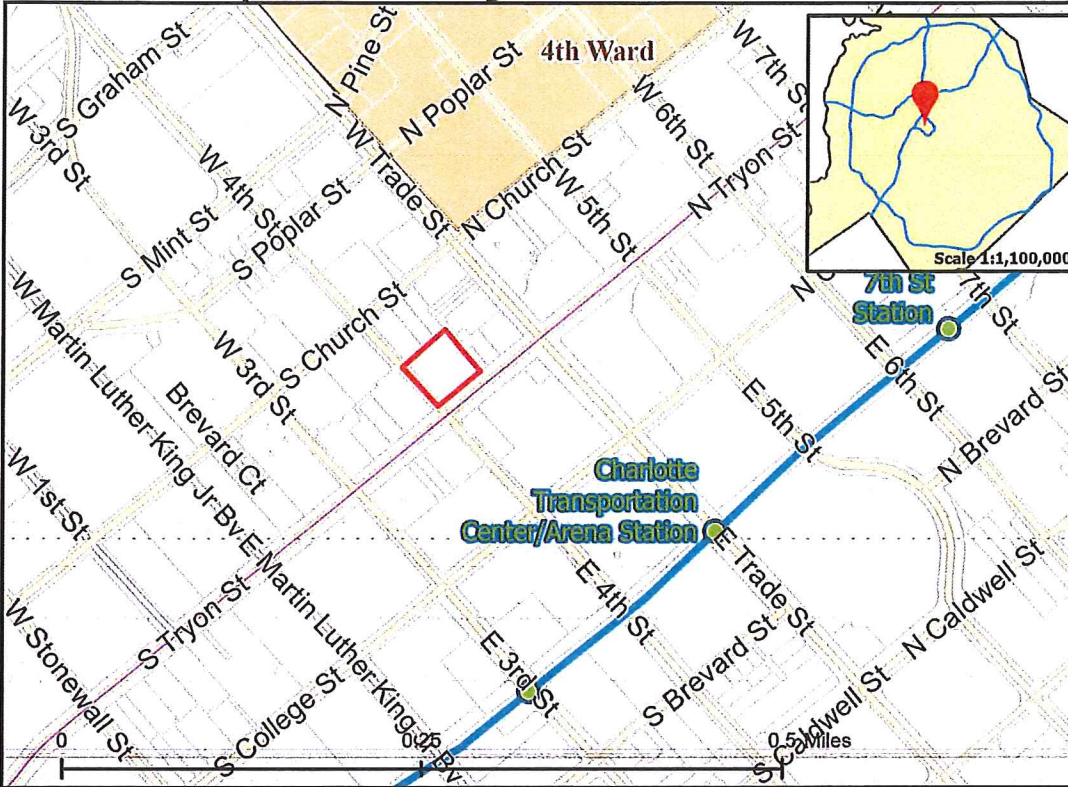
2018-095: WeWork Companies Inc.

Current Zoning UMUD (Uptown Mixed Use)
Requested Zoning UMUD-O (Uptown Mixed Use, Optional)

Approximately 0.82 acres

Location of Requested Rezoning

Rezoning Map



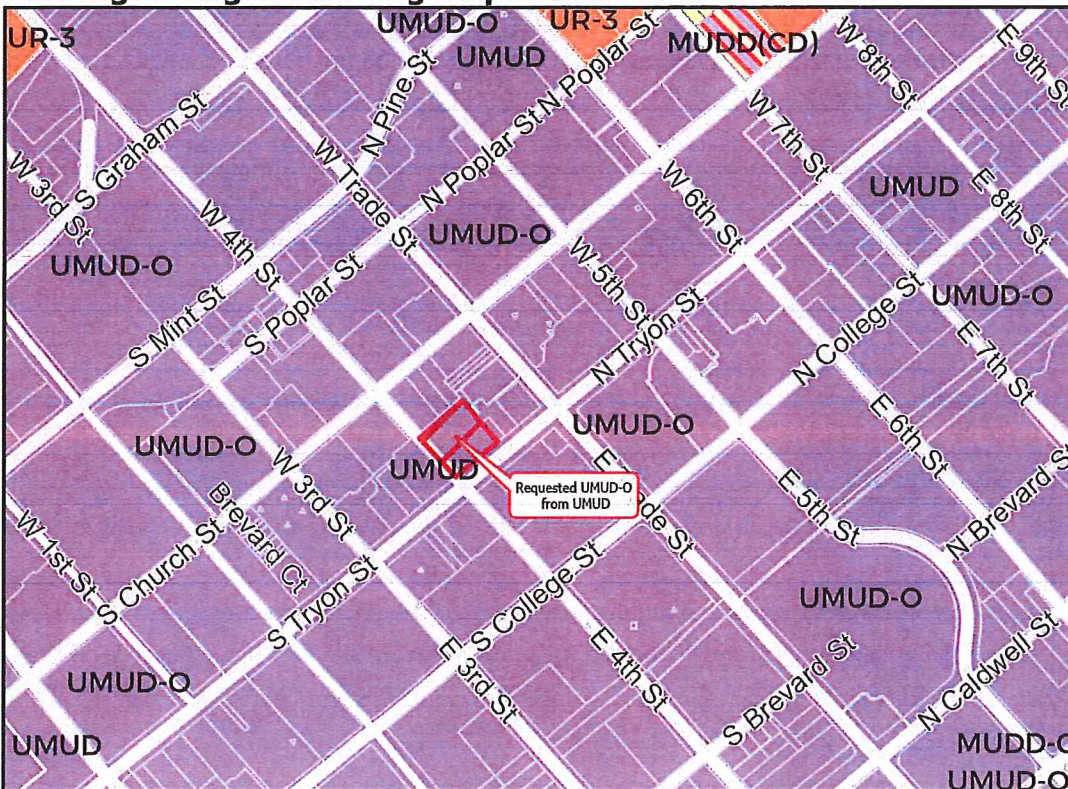
- 2018-095
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Historic Districts

City Council District

- 2-Justin Harlow



Existing Zoning & Rezoning Request



- Requested UMUD-O from UMUD

Zoning Classification

- Single Family
- Urban Residential
- Uptown Mixed Use
- Mixed Use



Map Created 1/16/2019

Petition No.: 2018-105
Petitioner: Greg Godley

ORDINANCE NO. 9498-Z

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

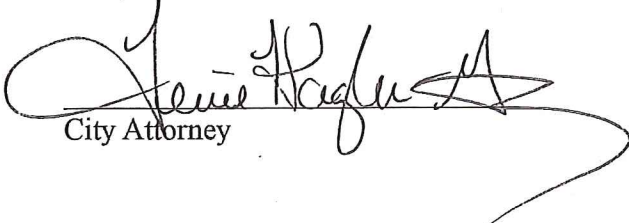
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 NS (neighborhood services).

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 53-54.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.




Emily A. Kunze, Deputy City Clerk, NCCMC

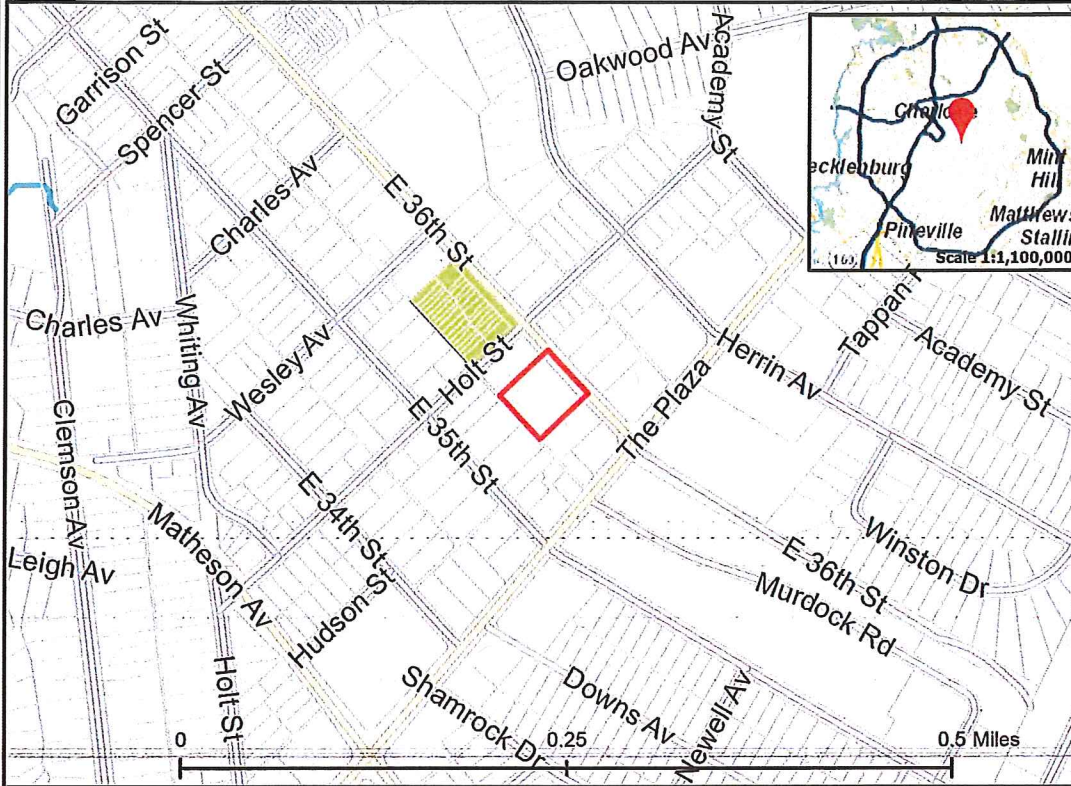
2018-105: Greg Godley

Current Zoning B-1 (Neighborhood Business)
Requested Zoning NS (Neighborhood Services)

Approximately 0.90 acres

Location of Requested Rezoning

Rezoning Map



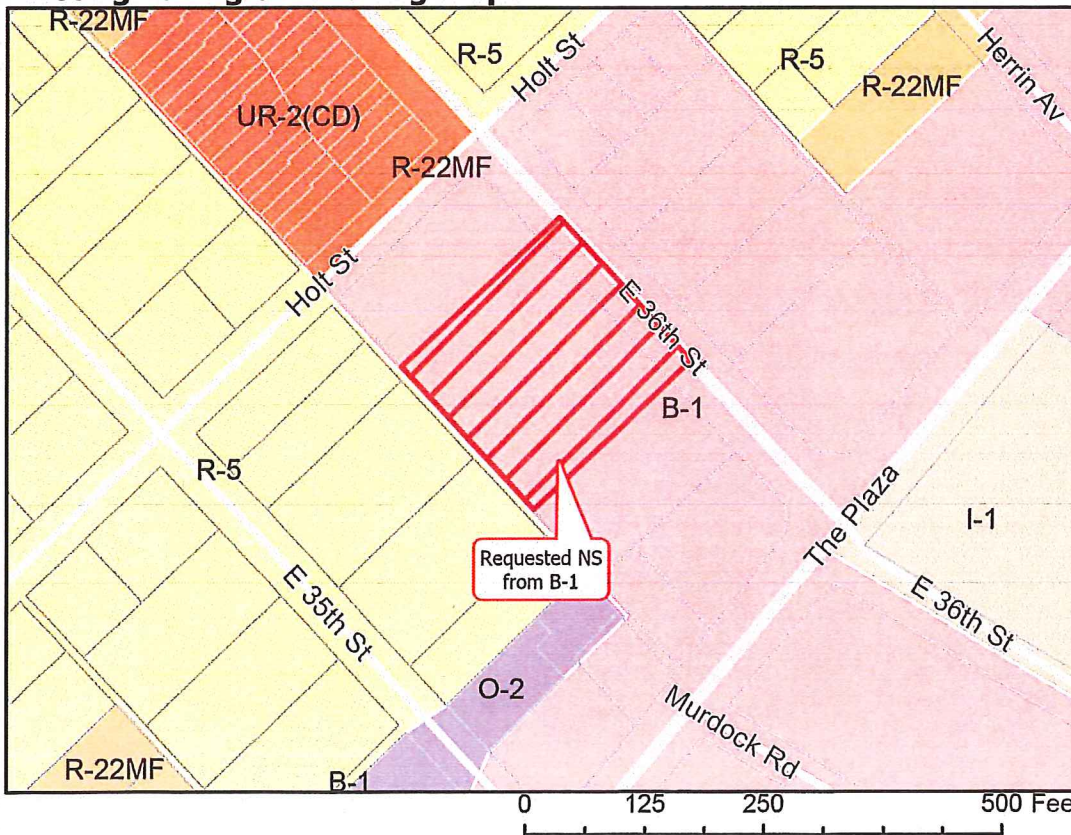
- 2018-105
- Outside City Limits
- Parcel
- Streams
- Transit Supportive Overlay

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested NS from B-1
- Zoning Classification**
- Single Family
 - Multi-Family
 - Urban Residential
 - Office
 - Business
 - Light Industrial



Map Created 10/31/2018

Petition No.: 2018-106
Petitioner: Lincoln Harris

ORDINANCE NO. 9499-Z

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

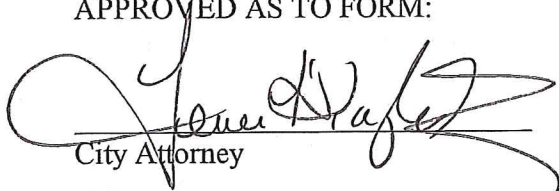
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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, optional) to MUDD-O SPA (mixed use development, 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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 55-56.

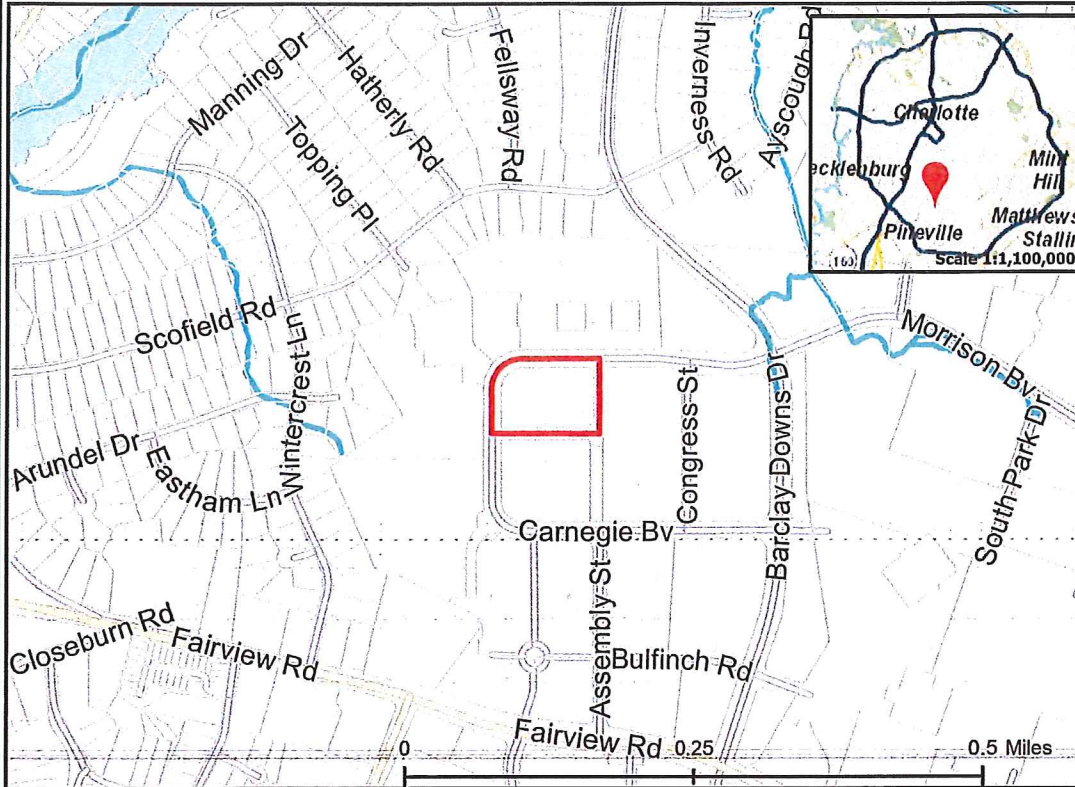
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019




Emily A. Kunze, Deputy City Clerk, NCCMC

2018-106: Lincoln Harris, LLC
Current Zoning MUDD-O (Mixed Use Development District, Optional)
Requested Zoning MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)
 Approximately 2.58 acres
Location of Requested Rezoning

Rezoning Map

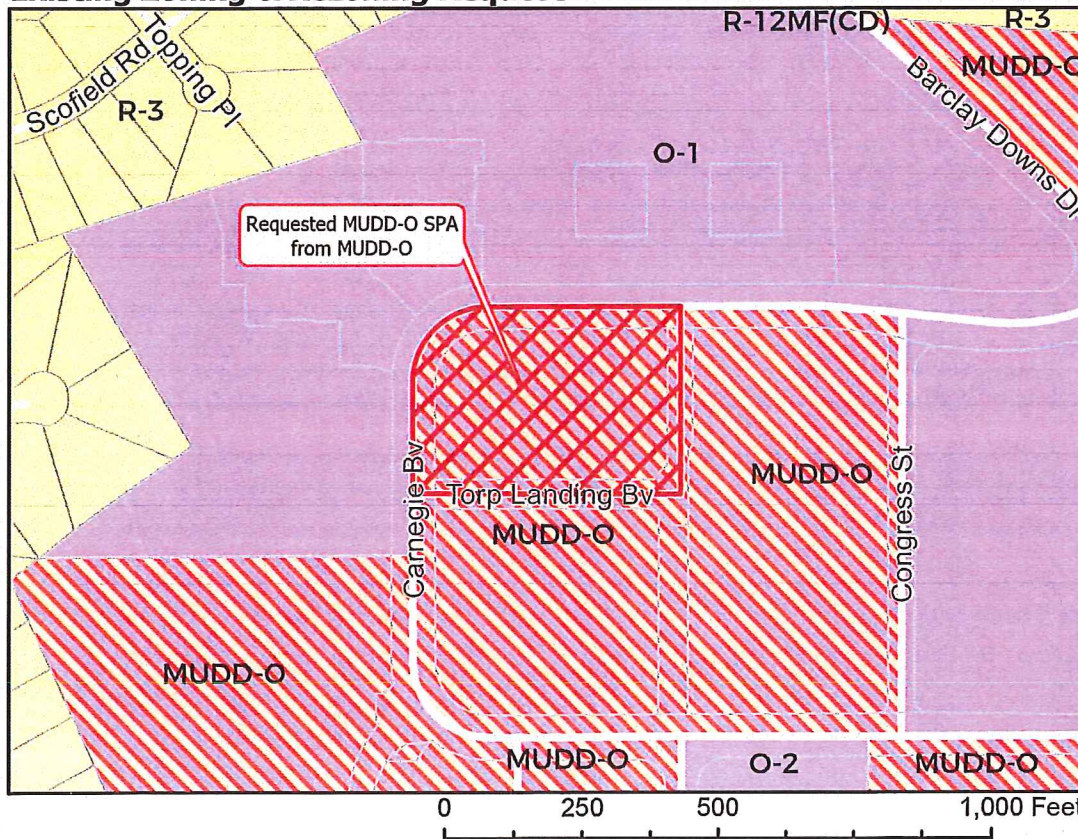


- 2018-106
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District
 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O
- Zoning Classification**
- Single Family
 - Multi-Family
 - Office
 - Mixed Use



Map Created 9/5/2018

Petition No.: 2018-111
Petitioner: David Weekley Homes

ORDINANCE NO. 9500-Z

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

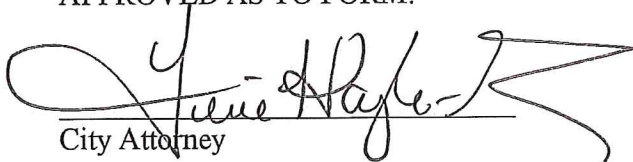
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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), R-22MF (multi-family residential), and O-2 (office) 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:

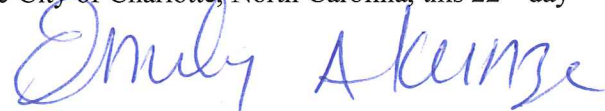

City Attorney

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 57-58.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.





Emily A. Kunze, Deputy City Clerk, NCCMC

2018-111: David Weekley Homes

Current Zoning R-22MF (Multi-Family Residential) R-5 (Single Family Residential) and O-2(Office)

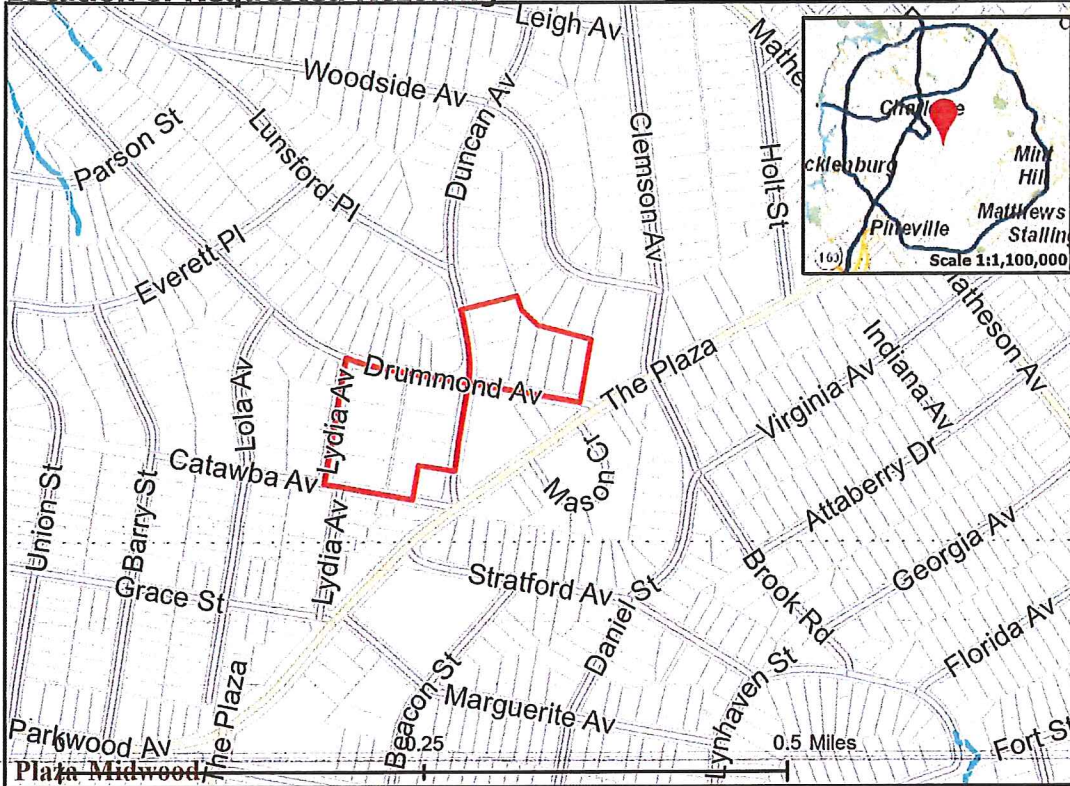
Requested Zoning UR-2(CD) 5 Years Vested (Urban Residential, Conditional) with 5 Years Vested Rights

Approximately 5.79 acres

Rezoning Map



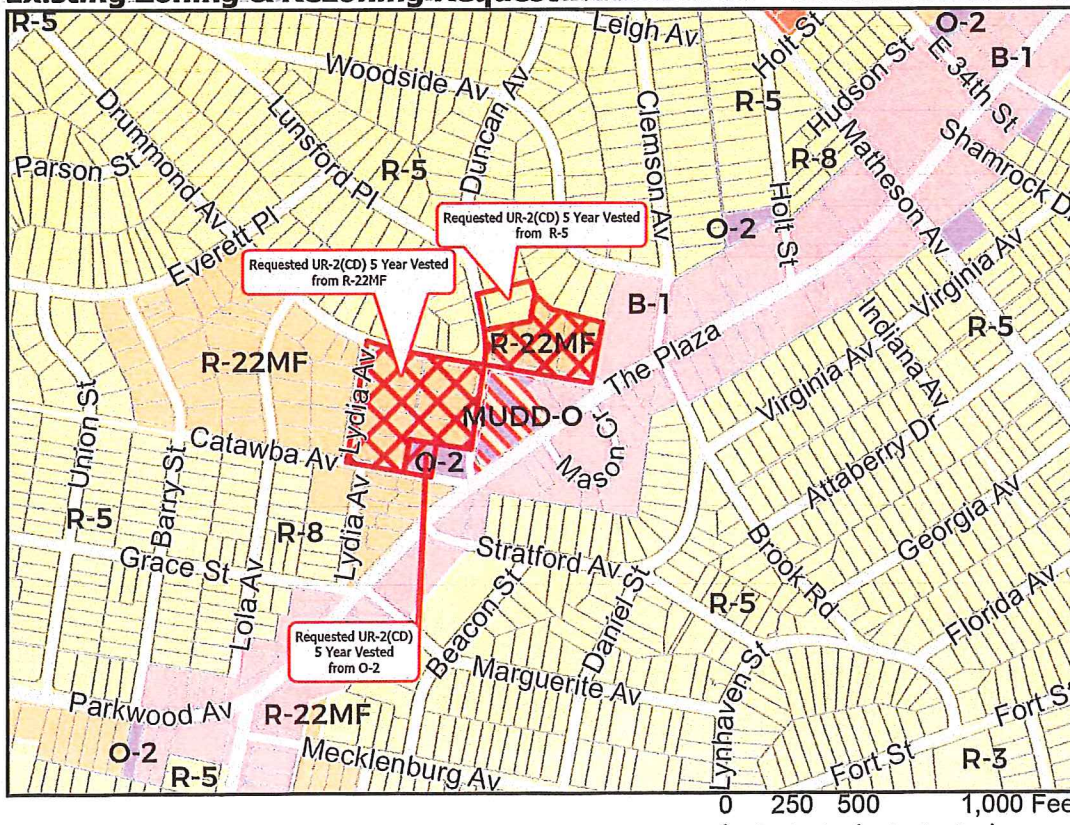
Location of Requested Rezoning



- Inside City Limits
- Parcel
- Streams
- Historic Districts
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested UR-2(CD) 5 Year Vested from O-2
- Requested UR-2(CD) 5 Year Vested from R-22MF
- Requested UR-2(CD) 5 Year Vested from R-5

- Zoning Classification**
- Single Family
 - Multi-Family
 - Urban Residential
 - Office
 - Business
 - Mixed Use



Map Created 11/29/2018

Petition No.: 2018-113
Petitioner: Ryan Companies

ORDINANCE NO. 9501-Z

ZONING REGULATIONS

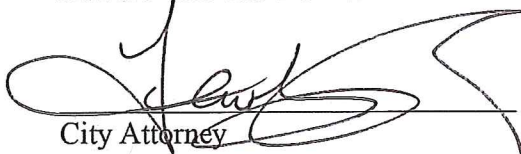
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-1 AIR (light industrial, Airport Noise overlay) to INST AIR (institutional, Airport Noise overlay).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, 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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 59-60.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.




Emily A. Kunze, Deputy City Clerk, NCCMC

2018-113: Ryan Companies

Current Zoning I-1 AIR (Light Industrial, Airport Noise Overlay)

Requested Zoning INST AIR (Institutional, Airport Noise Overlay)

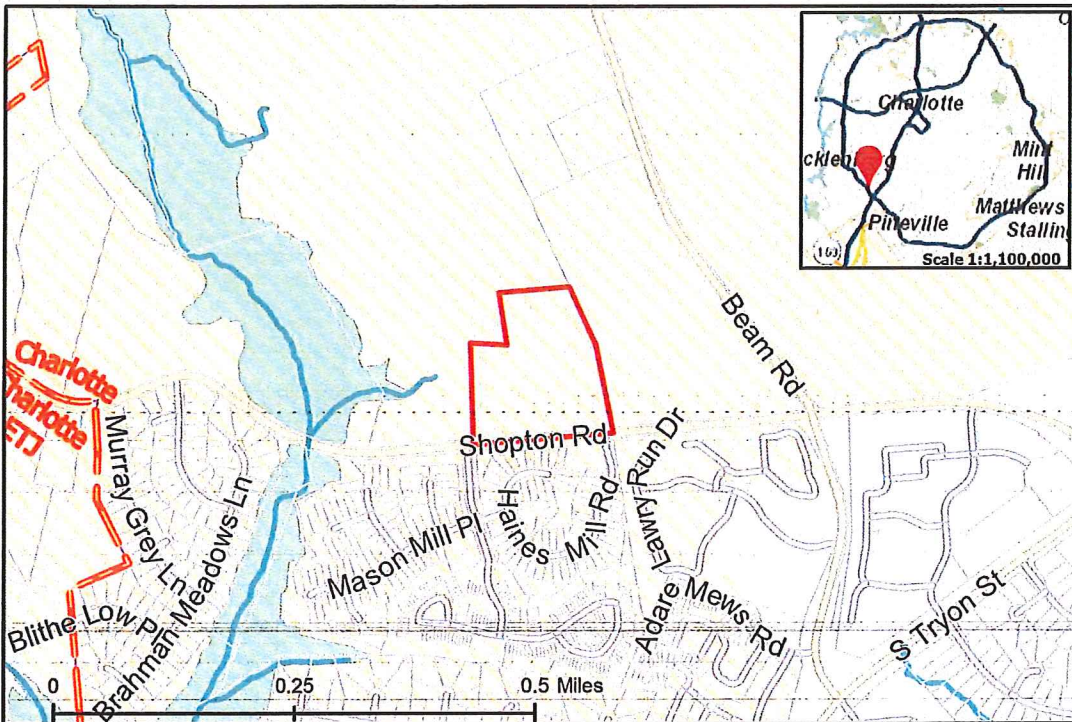
Approximately 11.339 acres

Location of Requested Rezoning

Rezoning Map



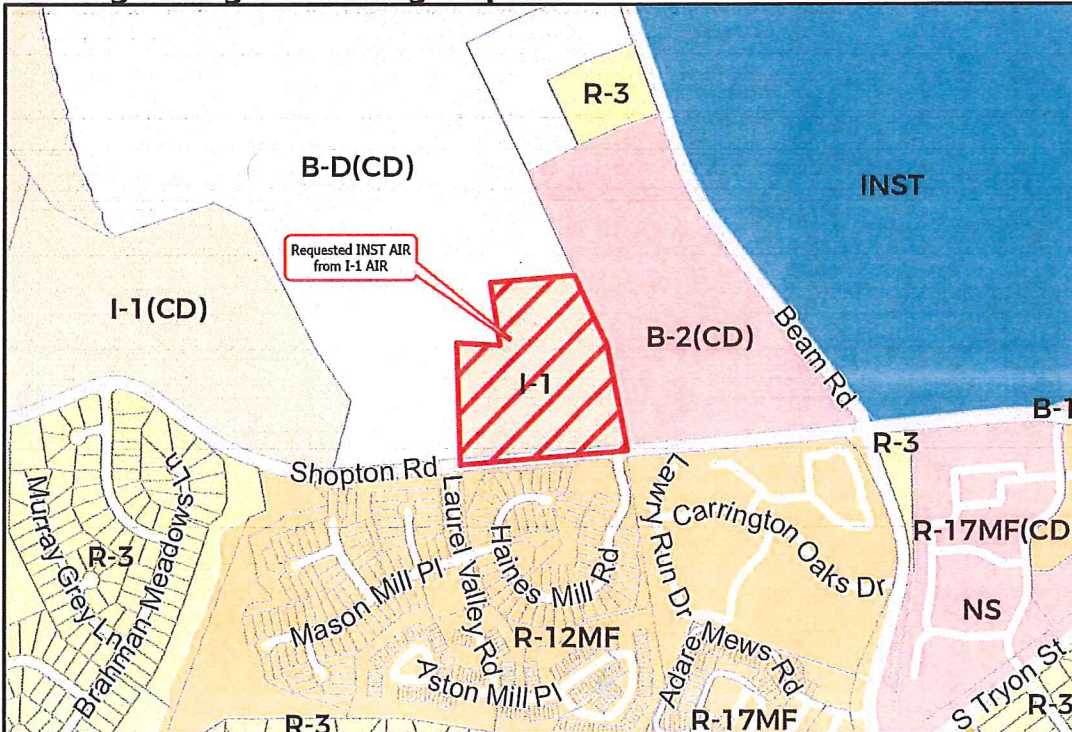
CHARLOTTE
 PLANNING, DESIGN
 & DEVELOPMENT



- 2018-113
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested INST AIR from I-1 AIR
- Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Business
- Business-Distribution
- Light Industrial



Map Created 10/1/2018

Petition No.: 2018-116
Petitioner: JDSI, LLC

ORDINANCE NO. 9502-Z

ZONING REGULATIONS

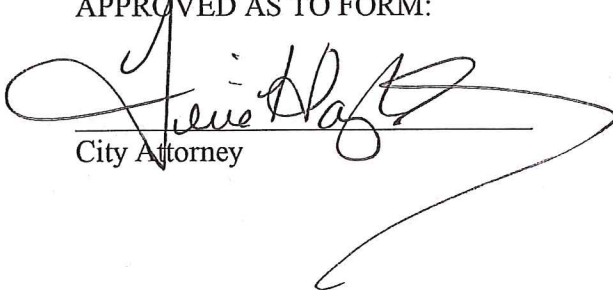
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-3 (single family residential) to R-4 (single family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

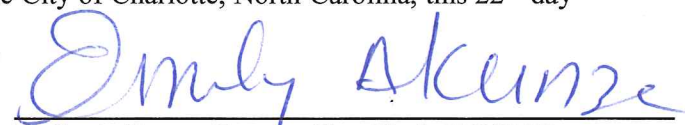

City Attorney

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 61-62.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.




Emily A. Kunze, Deputy City Clerk, NCCMC

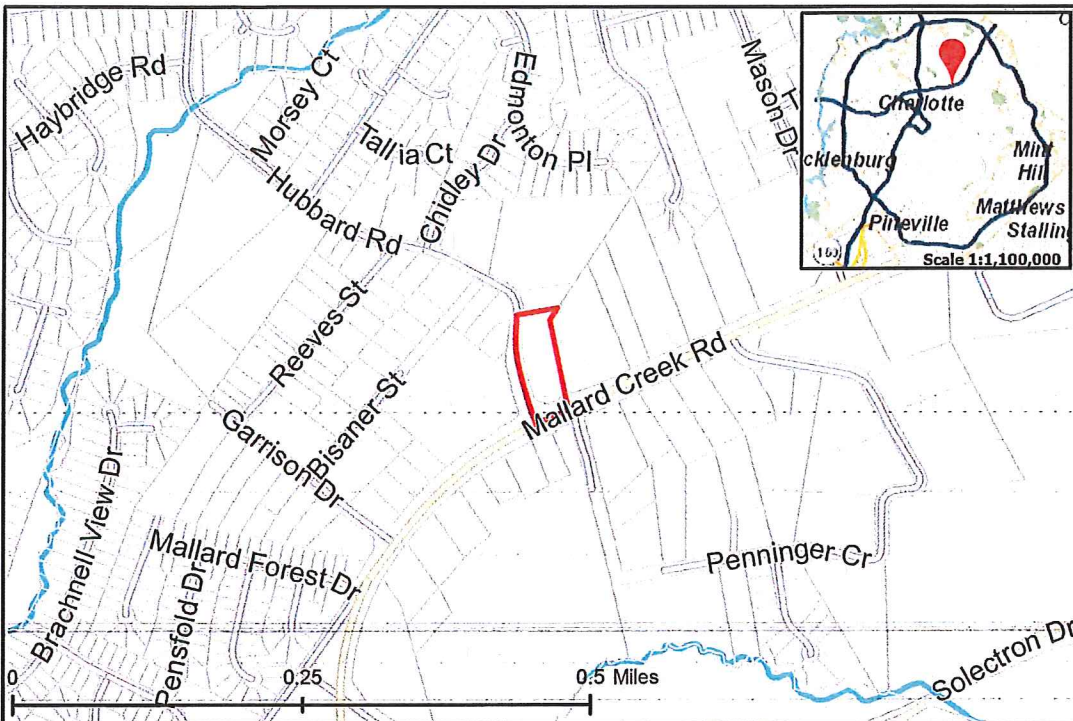
2018-116: JDSI, LLC

Current Zoning R-3 (Single Family Residential)

Requested Zoning R-4 (Single Family Residential)

Approximately 1.34 acres

Location of Requested Rezoning



Rezoning Map



- 2018-116
- Inside City Limits
- Parcel
- Streams
- City Council District**
- 2-Justin Harlow



Existing Zoning & Rezoning Request



- Requested R-4 from R-3
- Zoning Classification**
- Single Family
- Institutional



0 250 500 1,000 Feet

Map Created 10/2/2018

Petition No.: 2018-118
Petitioner: JKS Management, LLC

ORDINANCE NO. 9503-Z

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

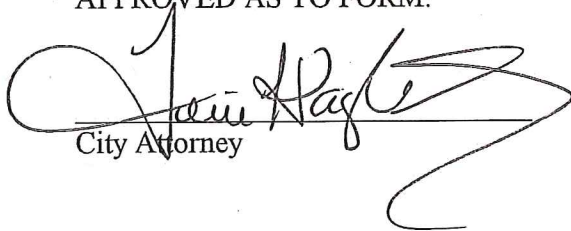
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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, optional) to MUDD-O SPA (mixed use development, 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:

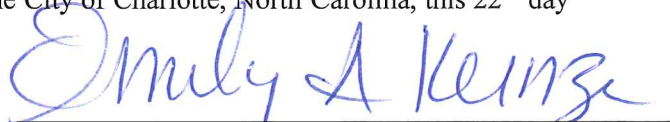

City Attorney

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 63-64.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019




Emily A. Kunze, Deputy City Clerk, NCCMC

2018-118: JKS Management, LLC

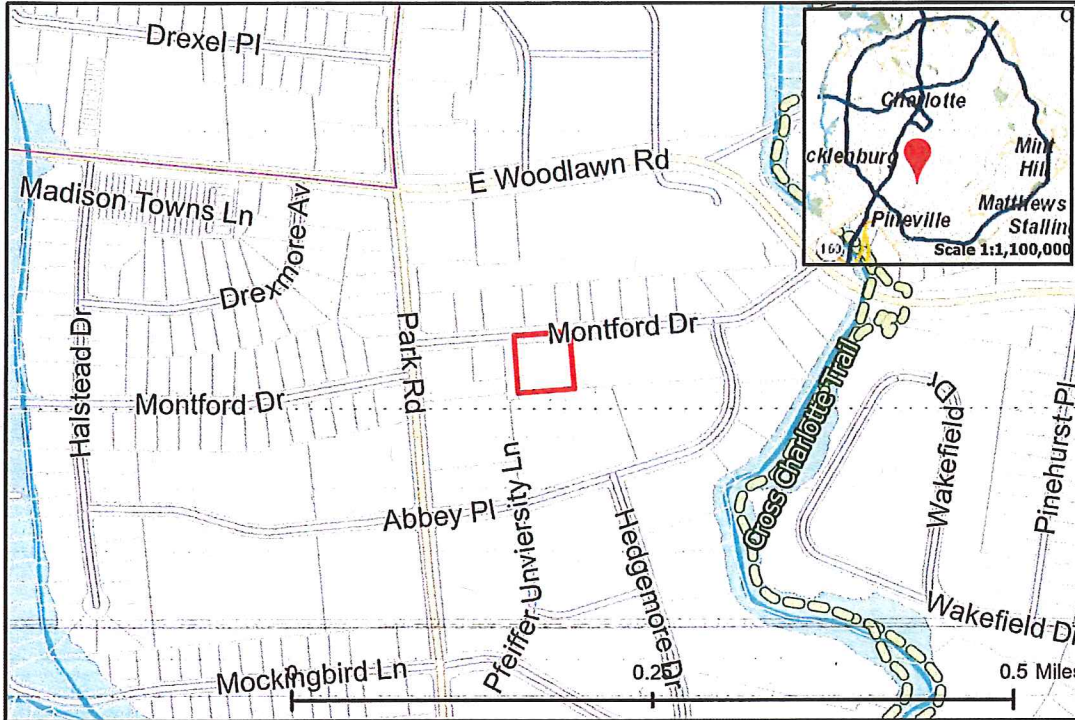
Current Zoning MUDD-O (Mixed Use Development District, Optional)

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

Approximately 0.82 acres

Location of Requested Rezoning

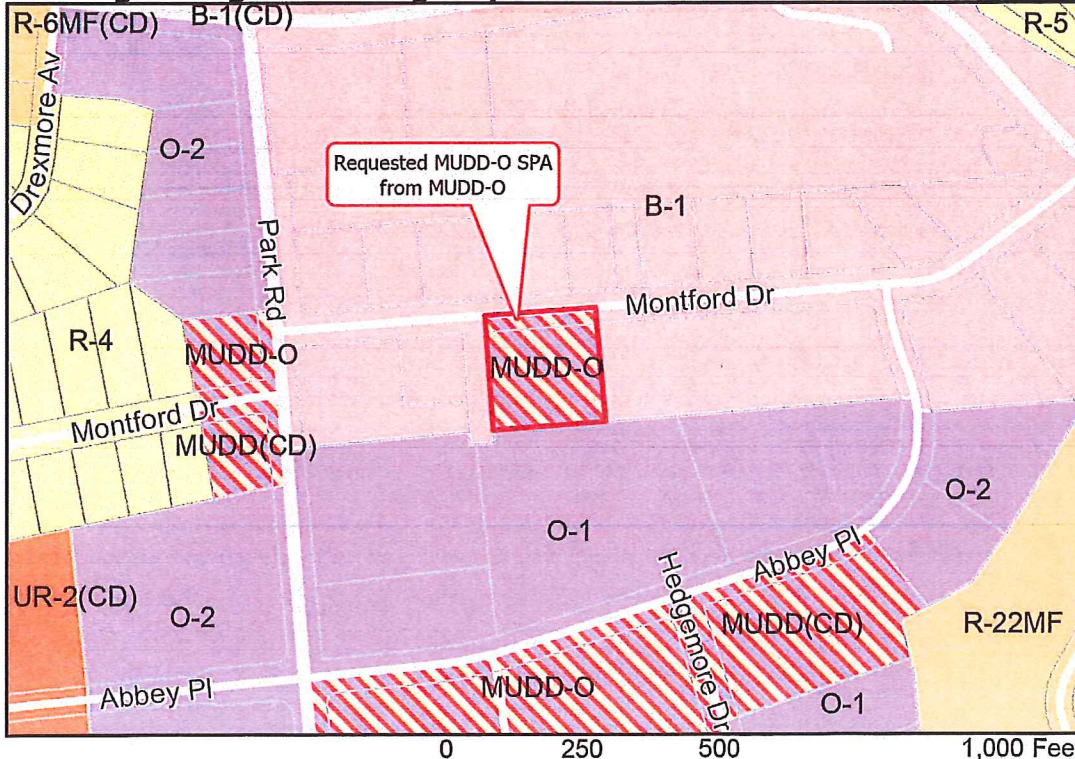
Rezoning Map



- 2018-118
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



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



Map Created 10/2/2018

Petition No.: 2018-120
Petitioner: Clarius Partners, LLC

ORDINANCE NO. 9504-Z

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

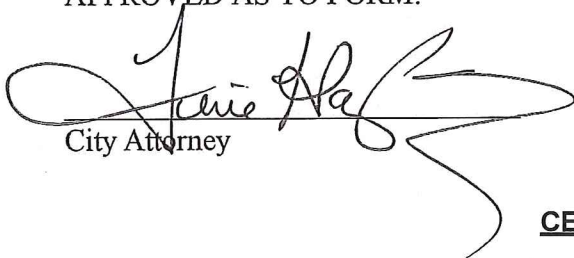
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 AIR LLWPA (single family residential, Airport Noise overlay, Lower Lake Wylie Protected Area) to I-1(CD) AIR LLWPA (light industrial, conditional, Airport Noise overlay, Lower 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:

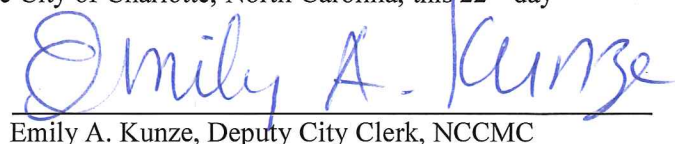

City Attorney

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 65-66.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.




Emily A. Kunze, Deputy City Clerk, NCCMC

2018-120: Clarius Partners, LLC

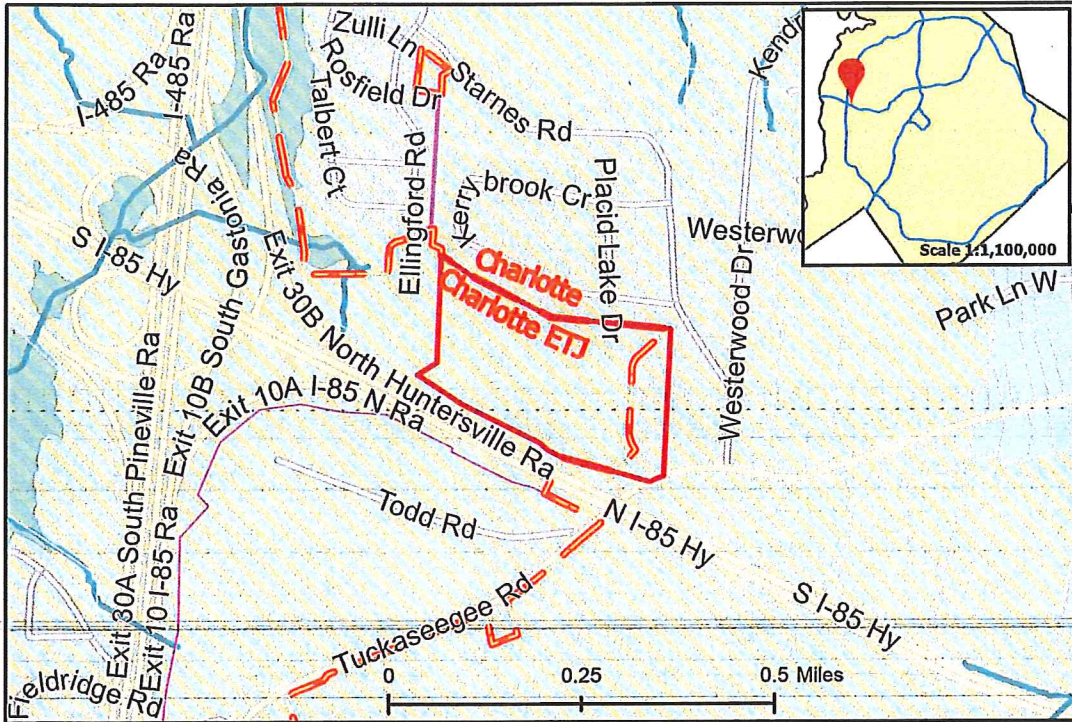
Current Zoning R-3 AIR LLWPA (Single Family Residential, Airport Noise Overlay, Lower Lake Wylie Protected Area)

Requested Zoning I-1(CD) AIR LLWPA (Light Industrial, Conditional, Airport Noise Overlay, Lower Lake Wylie Protected Area)

Approximately 34.63 acres

Location of Requested Rezoning

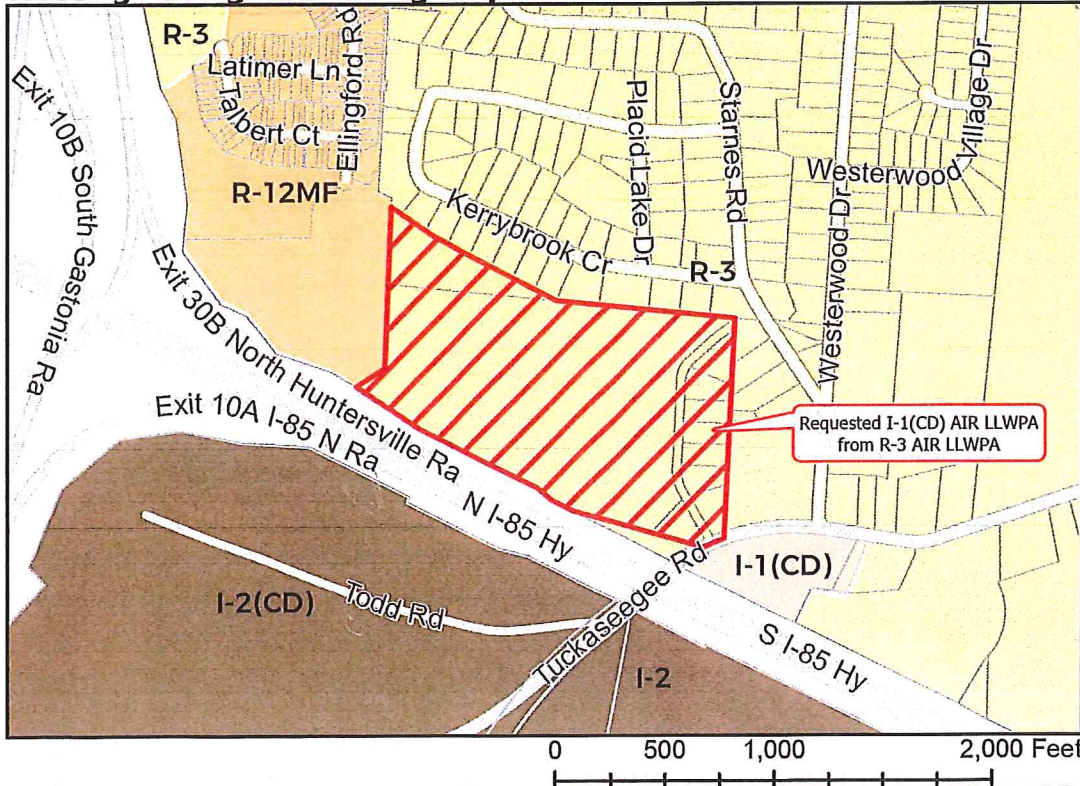
Rezoning Map



- 2018-120
- Inside & Outside City Limits
- Parcel
- 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) AIR LLWPA from R-3 AIR LLWPA
- Zoning Classification
- Single Family
- Multi-Family
- Light Industrial
- General Industrial



Petition No.: 2018-122
Petitioner: Greg Grueneich & Brian Wallace

ORDINANCE NO. 9505-Z

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

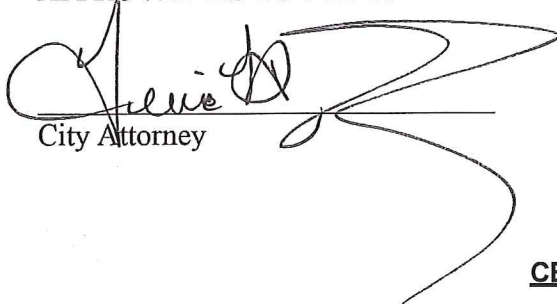
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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.

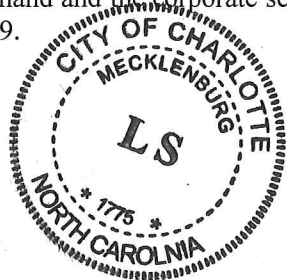
APPROVED AS TO FORM:

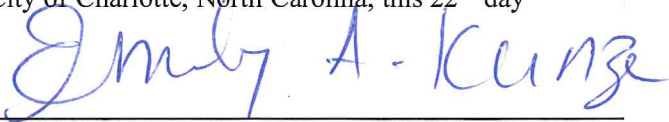

City Attorney

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 67-68.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.




Emily A. Kunze, Deputy City Clerk, NCCMC

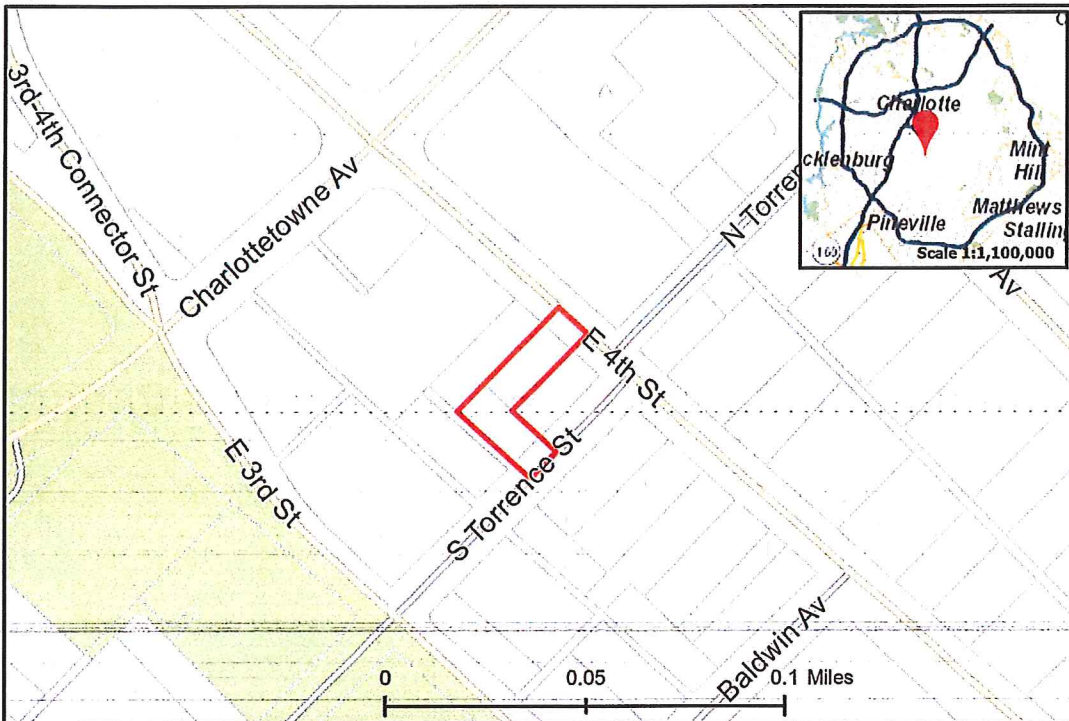
2018-122: Greg Grueneich & Brian Wallace

Current Zoning B-2 (General Business)
Requested Zoning MUDD-O (Mixed Use Development, Optional)
 Approximately 0.24 acres

Rezoning Map



Location of Requested Rezoning



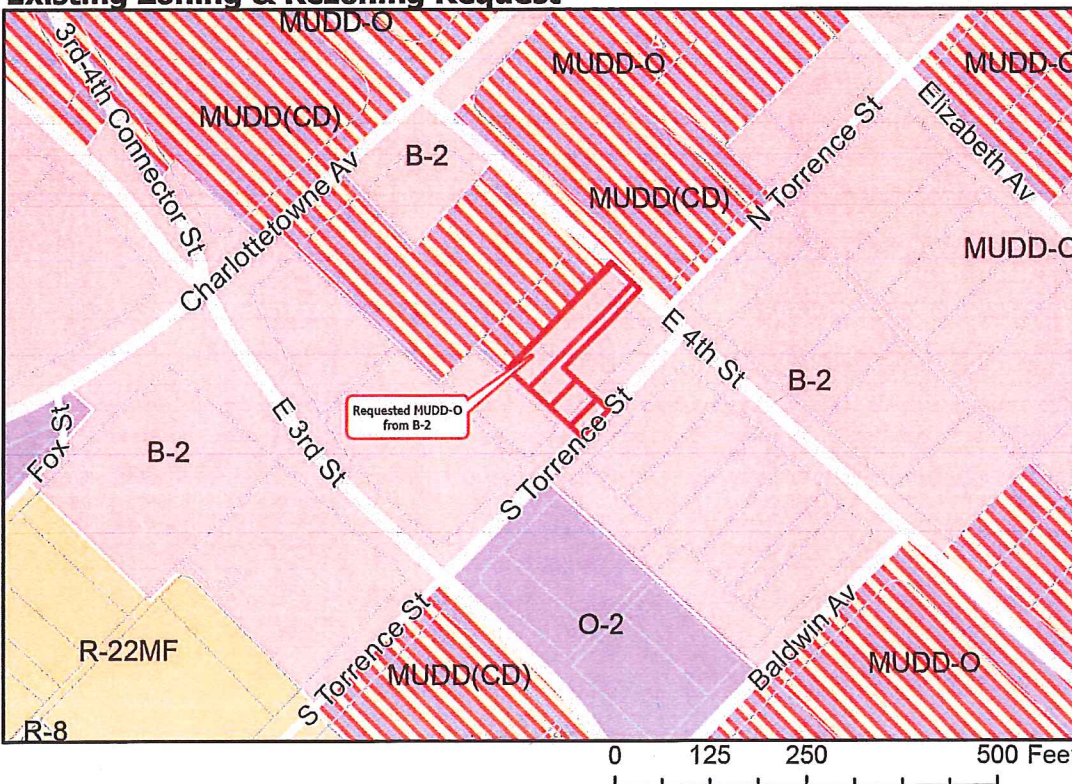
- 2018-122
- Inside City Limits
- Parcel
- Midtown Morehead Cherry

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from B-2

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business
- Mixed Use



Map Created 10/5/2018

Petition No.: 2018-124
Petitioner: Cross Development, LLC

ORDINANCE NO. 9506-Z

ZONING REGULATIONS

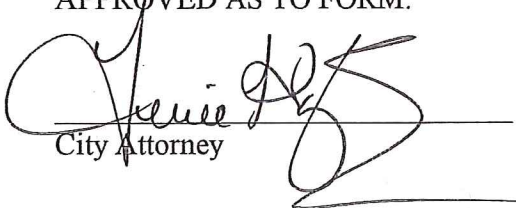
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 B-1 SCD (business shopping center) to I-1 (light industrial).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

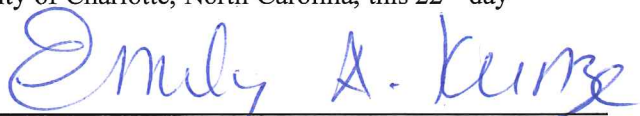

City Attorney

CERTIFICATION

I, 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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 69-70.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.




Emily A. Kunze, Deputy City Clerk, NCCMC

2018-124: Cross Development, LLC

Current Zoning B-1SCD (Business Shopping Center)

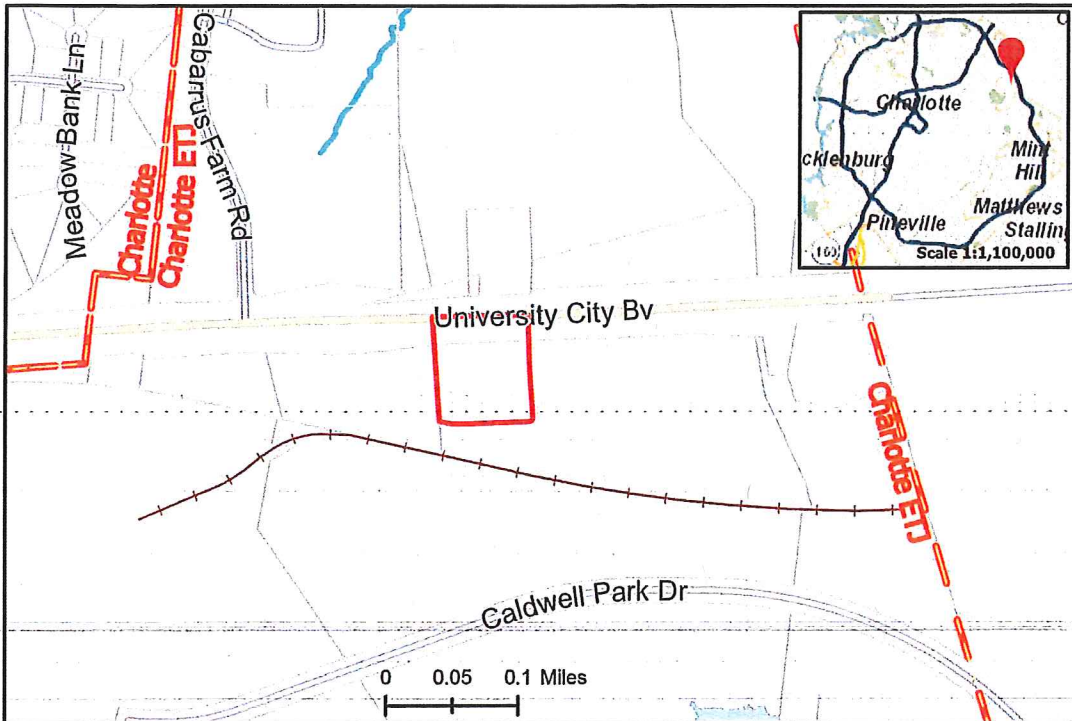
Requested Zoning I-1 (Light Industrial)

Approximately 2.75 acres

Rezoning Map



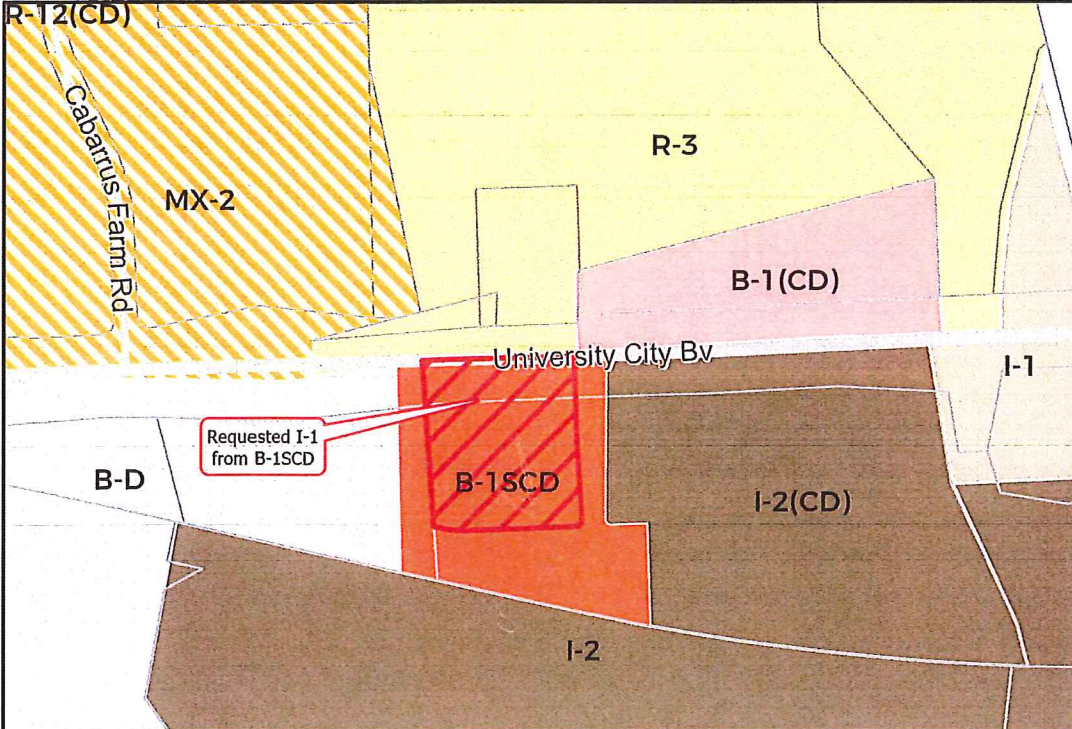
Location of Requested Rezoning



- 2018-124
- Outside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain



Existing Zoning & Rezoning Request



- Requested I-1 from B-1SCD
- Zoning Classification**
- Single Family
 - Mixed Residential
 - Business
 - Commercial Center
 - Business-Distribution
 - Light Industrial
 - General Industrial



Map Created 10/19/2018

Petition No.: 2018-125
Petitioner: Brookshire Boulevard
Investments, LLC

ORDINANCE NO. 9507-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:

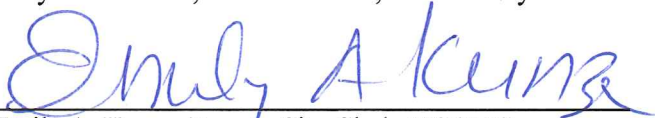

City Attorney

CERTIFICATION

I, 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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 71-72.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.




Emily A. Kunze, Deputy City Clerk, NCCMC

2018-125: Brookshire Boulevard Investments, LLC

Current Zoning I-2 (General Industrial)

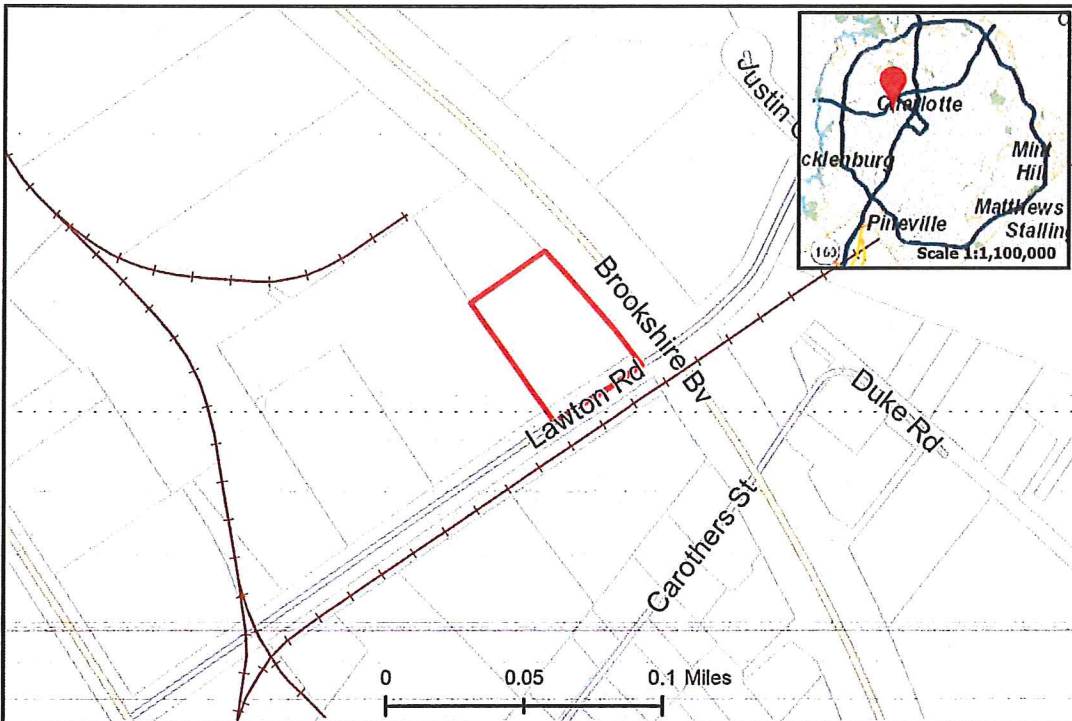
Requested Zoning I-1 (Light Industrial)

Approximately 1.06 acres

Rezoning Map



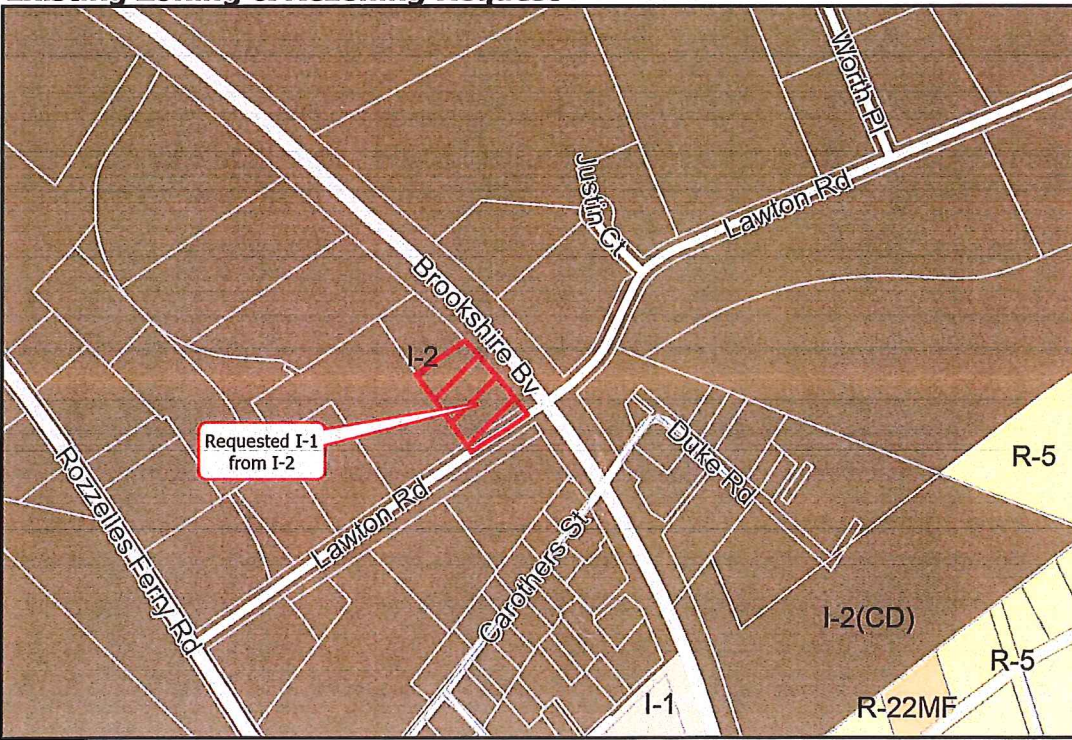
Location of Requested Rezoning



- 2018-125
- Inside City Limits
- Parcel
- Railway
- City Council District**
- 2-Justin Harlow



Existing Zoning & Rezoning Request



- Requested I-1 from I-2
- Zoning Classification**
- Single Family
- Multi-Family
- Light Industrial
- General Industrial



Map Created 10/2/2018