May 20, 2019
Ordinance Book 62, Page 204

Petition No.: 2017-186
Petitioner: Drakeford Co.

ORDINANCE NO. 9557-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-22MF, HD (multi-family residential, historic district overlay) to UR-2(CD), HD (urban residential, conditional, historic district 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, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of May, 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 204-205.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2019.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2017-186: The Drakeford Company
Current Zoning: R-22MF HD (Multi-Family Residential, Historic District Overlay)
Requested Zoning: UR-2(CD) HD, 5 Year Vested (Urban Residential, Conditional, Historic District Overlay with 5 Year Vested Rights)
Approximately 0.87 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request
Requested UR-2(CD) HD, 5 Year Vested from R-22MF HD

Zoning Classification:
- Single Family
- Multi-Family
- Business
- Light Industrial
- Heavy Industrial
- Mixed Use
- Transit-Oriented

Map Created 3/29/2018
May 20, 2019
Ordinance Book 62, Page 206

Petition No.: 2018-012
Petitioner: Harrison Tucker & John Perovich

ORDINANCE NO. 9558-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-8 (single family residential) 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:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of May, 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 206-207.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-012: Harrison Tucker and John Perovich

Current Zoning  R-8 (Single Family Residential)
Requested Zoning UR-2(CD)(Urban Residential, Conditional)

Approximately .1646 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-8

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- General Industrial
- Mixed Use
- Transit-Oriented
May 20, 2019
Ordinance Book 62, Page 208

Petition No.: 2018-126
Petitioner: Exeter Meadow Oak, LLC

ORDINANCE NO. 9559-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-22MF AIR (multi-family residential, airport noise overlay) to I-1(CD) AIR (light residential, conditional, airport noise overlay).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of May, 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 208-209.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-126: Exeter Meadow Oak, LLC

Current Zoning  R-22MF AIR (Multi-Family Residential, Airport Noise Overlay)
Requested Zoning  I-1(CD) AIR (Light Industrial, Conditional, Airport Noise Overlay)

Approximately 47.46 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Office
- Business Park
- Business
- Light Industrial
- General Industrial

Map Created 10/30/2018
May 20, 2019
Ordinance Book 62, Page 210

Petition No.: 2018-132
Petitioner: Alliance Residential Company

ORDINANCE NO. 9560-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 MUDD-O (mixed use development, optional), 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:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of May, 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 210-211.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-132: Alliance Residential Company

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  MUDD-O (Mixed Use Development, Optional) with 5 Year Vested Rights
Approximately 10.5 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD-O 5 Year Vested from R-3

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Business
- Commercial Center

Map Created 10/30/2018
May 20, 2019
Ordinance Book 62, Page 212

Petition No.: 2018-137
Petitioner: Lakewood Apartments, LLC

ORDINANCE NO. 9561-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 B-2(CD) (general business, conditional).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of May, 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 212-213.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2019.

[Signature]  Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-137: Lakewood Apartments LLC

Current Zoning  R-5 (Single Family Residential)
Requested Zoning B-2 (CD) (General Business, Conditional)
Approximately 0.48 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested B-2 (CD) from R-5

Zoning Classification
- Single Family
- Office
- Business
- Light Industrial
- General Industrial
Petition No.: 2018-146  
Petitioner: NorthState Development, LLC

ORDINANCE NO. 9562-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 LLWWPA (single family residential, Lower Lake Wylie Protected Area) to MX-1 Innovative LLWWPA (mixed use, innovative, Lower Lake Wylie Watershed 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, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of May, 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 214-215.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2019.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-146: NorthState Development, LLC

Current Zoning: R-3 LLWWPA (Single-Family, Lower Lake Wyile Watershed Protected Area)

Requested Zoning: MX-1 Innovative LLWWPA (Mixed Use, Innovative, Lower Lake Wyile Watershed Protected Area)

Approximately 18.39 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Mixed Residential
May 20, 2019
Ordinance Book 62, Page 216

Petition No.: 2018-148
Petitioner: Beacon Partners

ORDINANCE NO. 9563-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 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:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of May, 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 216-217.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-148: Beacon Partners

**Current Zoning**  B-1 (Neighborhood Business)

**Requested Zoning**  TOD-M(O) (Transit Oriented Development - Mixed Used, Optional) with 5 Year Vested Rights

Approximately 1.84 acres

**Location of Requested Rezoning**

![Map of Charlotte showing the location and zoning details](image)

**Existing Zoning & Rezoning Request**

- **Requested TOD-M(O)**  5 Year Vested from B-1

**Zoning Classification**

- Single Family
- Multi-Family
- Business
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

Map Created 12/11/2018
May 20, 2019
Ordinance Book 62, Page 218

Petition No.: 2018-155
Petitioner: North State Capital Partners, LLC

ORDINANCE NO. 9564-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 MUDD(CD) (mixed use development, conditional) and I-I(CD) (light industrial, conditional).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of May, 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 218-219.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-155: North State Capital Partners, LLC

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  I-1(CD) (Light Industrial, Conditional)
MUDD-(CD) (Mixed Use Development, Conditional)

Approximately 8.39 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-1-(CD) from R-3
Requested MUDD-(CD) from R-3

Zoning Classification
- Single Family
- Office
- Business
- Commercial Center
- General Industrial
- Mixed Use

Map Created 12/7/2018
May 20, 2019
Ordinance Book 62, Page 220

Petition No.: 2018-164
Petitioner: Tzeggai Yohannes

ORDINANCE NO. 9565-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from O-2 (office) and B-1(CD) (neighborhood business, conditional).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of May, 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 220-221.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMG
2018-164: TZEGGAI YOHANNES

Current Zoning  O-2 (Office)

Requested Zoning  B-1 (CD) (Neighborhood Business, Conditional) with 5 Year Vested Rights

Approximately 0.92 acres

Location of Requested Rezoning

---

Existing Zoning & Rezoning Request

- Requested B-1(CD) 5 Year Vested from O-2

Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Commercial Center
May 20, 2019
Ordinance Book 62, Page 222

Petition No.: 2019-004
Petitioner: C4 Investments, LLC

ORDINANCE NO. 9566-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 INST (institutional) to R-22MF (multi-family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of May, 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 222-223.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC] NCCMC
2019-004: C4 Investments, LLC

**Current Zoning**: INST (Institutional)

**Requested Zoning**: R-22MF (Multi-Family Residential)

Approximately 10.543 acres

**Location of Requested Rezoning**

---

**Rezoning Map**

**City Council District**
- 3-LaWana Mayfield

**Zoning Classification**
- Single Family
- Multi-Family
- Institutional
- Office
- Business
- Business-Distribution
- Light Industrial
- General Industrial

Map Created 2/11/2019
May 20, 2019  
Ordinance Book 62, Page 224

Petition No.: 2019-011  
Petitioner: Milestone Investments, LLC

ORDINANCE NO. 9567-Z

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

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

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

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of May, 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 224-225.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2019.

[Seal]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2019-011 : Milestone Investments, LLC**

**Current Zoning**  O-1(CD) (Office, Conditional)

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

Approximately 13.196 acres

Location of Requested Rezoning

---

**Existing Zoning & Rezoning Request**

Requested UR-2(CD) from O-1(CD)

Zoning Classification:
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use

Map Created 1/14/2019
May 20, 2019
Ordinance Book 62, Page 226

Petition No.: 2019-012
Petitioner: Lidl US Operations, LLC

ORDINANCE NO. 9568-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from NS (neighborhood services) to NS(SPA) (neighborhood services, site plan amendment).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of May, 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 226-227.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2019.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
May 20, 2019
Ordinance Book 62, Page 228

Petition No.: 2019-016
Petitioner: Lennar Carolinas, LLC

ORDINANCE NO. 9569-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 (single family residential) to UR-2(CD) (urban residential, conditional), 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:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of May, 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 228-229.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NOCMC
2019-016: Lennar Carolinas, LLC

Current Zoning: R-3 (Single Family Residential)

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

Approximately 42.13 acres

Location of Requested Rezoning

Rezoning Map

Charlotte
PLANNING, DESIGN & DEVELOPMENT

City Council District:

3-LaWana Mayfield

Existing Zoning & Rezoning Request

R-4(CD)

UR-1(CD)

UR-2(CD)

5 Year Vested
from R-3

Zoning Classification:

Single Family

Requested UR-2(CD)

5 Year Vested
from R-3

Map Created 2/11/2019
Petition No.: 2019-041
Petitioner: Eastside Connections JV, LLC

ORDINANCE NO. 9570-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) and NS (neighborhood services) to MUDD(O) SPA (mixed use development, optional, site plan amendment) and NS SPA (neighborhood services, site plan amendment).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of May, 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 230-231.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of May, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-041 : Eastside Connections JV, LLC

Current Zoning  MUDD (O) (Mixed Use Development, Optional) NS (Neighborhood Services)
Requested Zoning  MUDD (O) SPA (Mixed Use Development, Optional, Site Plan Amendment)
NS SPA (Neighborhood Services, Site Plan Amendment)

Approximately 13.18 acres
Location of Requested Rezoning

Rezoning Map

City Council District
6-Tariq Bokhari

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Commercial Center
- Mixed Use

Map Created 3/8/2019