November 18, 2019
Ordinance Book 62, Page 606

Petition No.: 2018-117
Petitioner: Hopper Communities, Inc.

ORDINANCE NO. 9677-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) and MUDD(CD) (mixed use development, conditional) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 606-607.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of November 2019.

Stephanie C. Kelly, City Clerk, MMC, NQCMC
2018-117: Hopper Communities, Inc.

**Current Zoning**  R-8 (Single Family Residential) MUDD(CD) (Mixed Use Development District, Conditional)

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

Approximately 4.02 acres

**Location of Requested Rezoning**

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**Rezoning Map**

- **2018-117**
- **Inside City Limits**
- **Parcel**
- **LYNX Blue Line Station**
- **LYNX Blue Line**
- **Streams**
- **Transit Supportive Overlay**

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

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**Existing Zoning & Rezoning Request**

- Requested UR-2(CD) from MUDD(CD)
- Requested UR-2(CD) from R-8

**Zoning Classification**

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

Map Created 5/3/2019
November 18, 2019
Ordinance Book 62, Page 608

Petition No.: 2019-032
Petitioner: US Developments, Inc.

ORDINANCE NO. 9678-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, R-17MF (CD) (multi-family, conditional) and MX-2 (mixed use) to R-17MF (CD) (multi-family, conditional).

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

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

APPROVED AS TO FORM:

\[Signature\]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 608-609.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of November 2019.

\[Signature\]
Stephanie C. Kelly, City Clerk, MMC, NOCMC
2019-032: US Developments Inc

Current Zoning: R-3 (Single Family Residential) MX-2 (Mixed Use)
R-17MF (CD) (Multi Family Residential, Conditional)

Requested Zoning: R-17MF(CD) (Multi Family Residential, Conditional) R-17MF(CD)SPA (Multi Family Residential, Conditional, Site Plan Amendment)

Approximately 14.72 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Mixed Residential
- Office
- Commercial Center

Map Created 9/3/2019
November 18, 2019
Ordinance Book 62, Page 610

Petition No.: 2019-049
Petitioner: Apollo Holding Company

ORDINANCE NO. 9679-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 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:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 610-611.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of November 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCSCMC
2019-049: Apollo Holding Company, LLC

**Current Zoning**  R-17MF AIR (Multi Family Residential, Airport Noise Overlay)

**Requested Zoning**  MUDD (O) AIR (Mixed Use Development, Optional, Airport Noise Overlay)

Approximately 9 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

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

Map Created 4/11/2019
November 18, 2019
Ordinance Book 62, Page 612

Petition No.: 2019-051
Petitioner: Joyce M. Green

ORDINANCE NO. 9680-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 INST (CD) (institutional, conditional).

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 612-613.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of November 2019.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-051: Joyce M Green

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  INST (CD) (Institutional, Conditional)

Approximately 0.656 acres
Location of Requested Rezoning

Rezoning Map

City Council District

Existing Zoning & Rezoning Request

Requested INST (CD) from R-3

Zoning Classification
Single Family

Map Created 4/11/2019
November 18, 2019
Ordinance Book 62, Page 614

Petition No.: 2019-068
Petitioner: Blue South, LLC

ORDINANCE NO. 9681-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

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 614-615.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of November 2019.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-068: Chelsea Building Group, LLC
Current Zoning: R-4 (Single Family Residential)
Requested Zoning: R-8 (Single Family Residential)

Approximately 6.167 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Business
- Commercial Center
- Light Industrial
- General Industrial
- Transit-Oriented

Map Created 5/31/2019
November 18, 2019
Ordinance Book 62, Page 616

Petition No.: 2019-078
Petitioner: Charter Properties

ORDINANCE NO. 9682-Z

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

BE IT ORDEAINED 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-3 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 616-617.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of November 2019.

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

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

**Requested Zoning**  UR-3(CD) (Urban Residential, Conditional) with 5-year vested rights

Approximately 41.91 acres

### Location of Requested Rezoning

#### Existing Zoning & Rezoning Request

- **R-22M(CD)**
- **UR-2(CD)**
- **B-1(CD)**
- **R-5(CD)**
- **R-3**

#### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Business

Map Created 9/17/2019
November 18, 2019
Ordinance Book 62, Page 618

Petition No.: 2019-084
Petitioner: Lake Mather, LLC

ORDINANCE NO. 9683-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) to UR-1 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 618-619.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of November 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NACMC
2019-084: Lake Mather, LLC

Current Zoning  R-4 (Single Family Residential)
Requested Zoning  UR-1(CD) (Urban Residential, Conditional)

Approximately .178 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-1(CD) from R-4

Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

Map Created 6/27/2019
November 18, 2019
Ordinance Book 62, Page 620

Petition No.: 2019-087
Petitioner: JD8I, LLC

ORDINANCE NO. 9684-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

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 620-621.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of November 2019.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-087: JDSI, LLC

Current Zoning  NS (Neighborhood Services)
Requested Zoning  R-8 (Single Family Residential)

Approximately 14.2501 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-8 from NS

Zoning Classification

Single Family
Mixed Residential
Business

Map Created 7/16/2019
November 18, 2019
Ordinance Book 62, Page 622

Petition No.: 2019-91
Petitioner: Ramon Adams

ORDINANCE NO. 9685-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

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 18th day of November 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 622-623.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of November 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, MCCCC
2019-091: Ramon Adames

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-6 (Single Family Residential)

Approximately 2.6 acres

Location of Requested Rezoning

[Map showing the location of the rezoning area]

Existing Zoning & Rezoning Request

[Map showing existing zoning and the request for rezoning]

Zoning Classification

- Single Family
- Multi-Family
- Business Park
November 18, 2019
Ordinance Book 62, Page 624

Petition No.: 2019-102
Petitioner: City of Charlotte

ORDINANCE NO. 9686-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

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 18th day of November 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 624-625M.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of November 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCSCMC
J.W. Clay Boulevard Station

Proposed Zoning

TOD Recommended Districts
- TOD-CC

Existing Zoning

Zoning Classification
- Institutional
- Business
- Commercial Center

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
University City Blvd and Tom Hunter Stations

Proposed Zoning

November 18, 2019, Ordinance Book 62, Page 625D Ordinance No. 9686-Z

TOD Recommended Districts
- TOD-CC
- TOD-TR

Existing Zoning

Zoning Classification
- Business
- Business-Distribution
- Single Family
- Multi-Family
- Light Industrial

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Old Concord Road Station

Provision Zoning

November 18, 2019, Ordinance Book 62, Page 625E Ordinance No. 9686-Z

TOD Recommended Districts
- TOD-TR

Existing Zoning

Zoning Classification
- Business
- Heavy Industrial

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
November 18, 2019
Ordinance Book 62, Page 626

Petition No.: 2019-119
Petitioner: RKW Builders

ORDINANCE NO. 9687-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

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 18th day of November 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 626-627.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of November 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-119: RKW Builders, LLC

**Current Zoning**  R-8(CD) (Single Family Residential, Conditional)
**Requested Zoning**  R-5 (Single Family Residential)

Approximately 0.29 acres

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### Rezoning Map

- **2019-119**
- **Inside City Limits**
- **Parcel**
- **Cross Charlotte Trail**
- **Railway**

**City Council District**
- 1-Larken Egleston

**Requested R-5 from R-8(CD)**

### Zoning Classification

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

Map Created 8/15/2019
November 18, 2019
Ordinance Book 62, Page 628

Petition No.: 2019-122
Petitioner: Beacon Partners

ORDINANCE NO. 9688-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

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of November 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 628-629.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of November 2019.

Stephanie C. Kelly, City Clerk, MMC, MCCMC
2019-122: Beacon Partners

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

Approximately 39.7 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-1 from I-1(CD)

Zoning Classification

- Single Family
- Manufactured Home
- Business
- Light Industrial
- General Industrial
- Mixed Use

Map Created 9/12/2019