

Petition No.: 2019-128  
Petitioner: Pulte Group, Inc.

**ORDINANCE NO. 9939-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 MX-3 (mixed use) and 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:

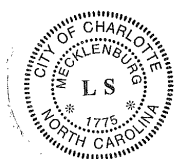


City Attorney

**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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 428-429.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

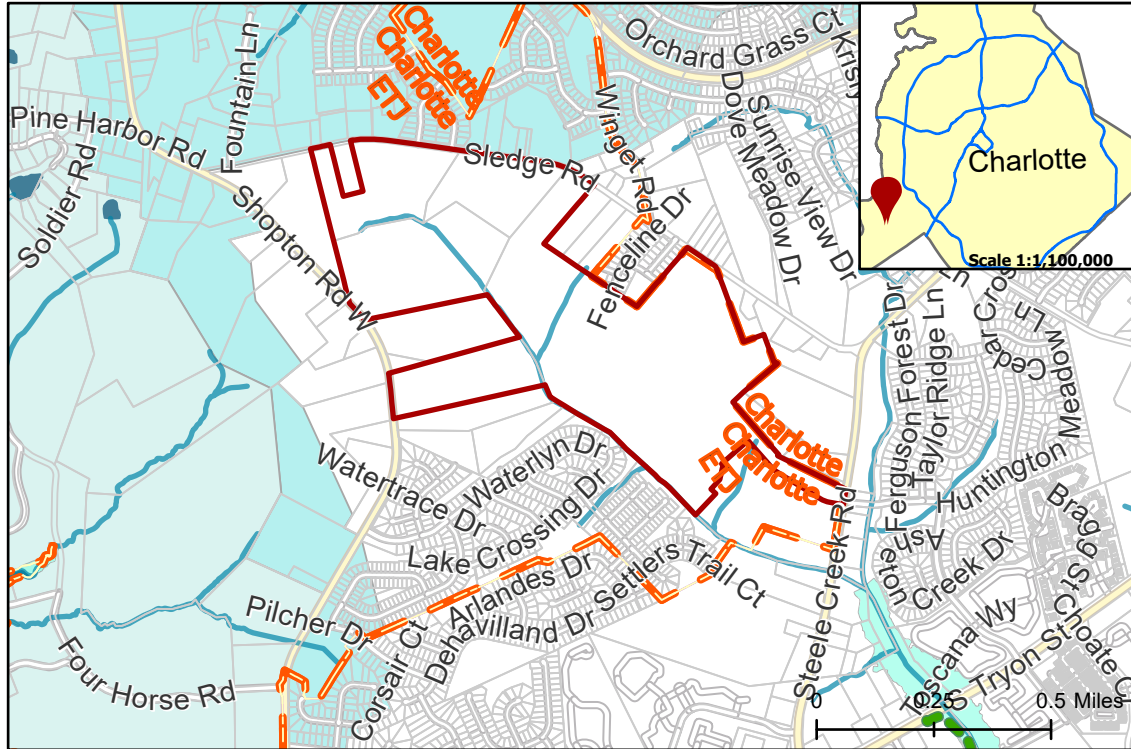
## 2019-128: Pulte Group

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

**Requested Zoning** MX-3 (Mixed Use), UR-2(CD) (Urban Residential, Conditional)  
with 5 Year Vested Rights

Approximately 240.32 acres

### Location of Requested Rezoning



## Rezoning Map



- 2019-128
- Outside City Limits
- Parcel
- Greenway
- Streams
- Lakes & Ponds
- FEMA Flood Plain

### Watershed Overlay

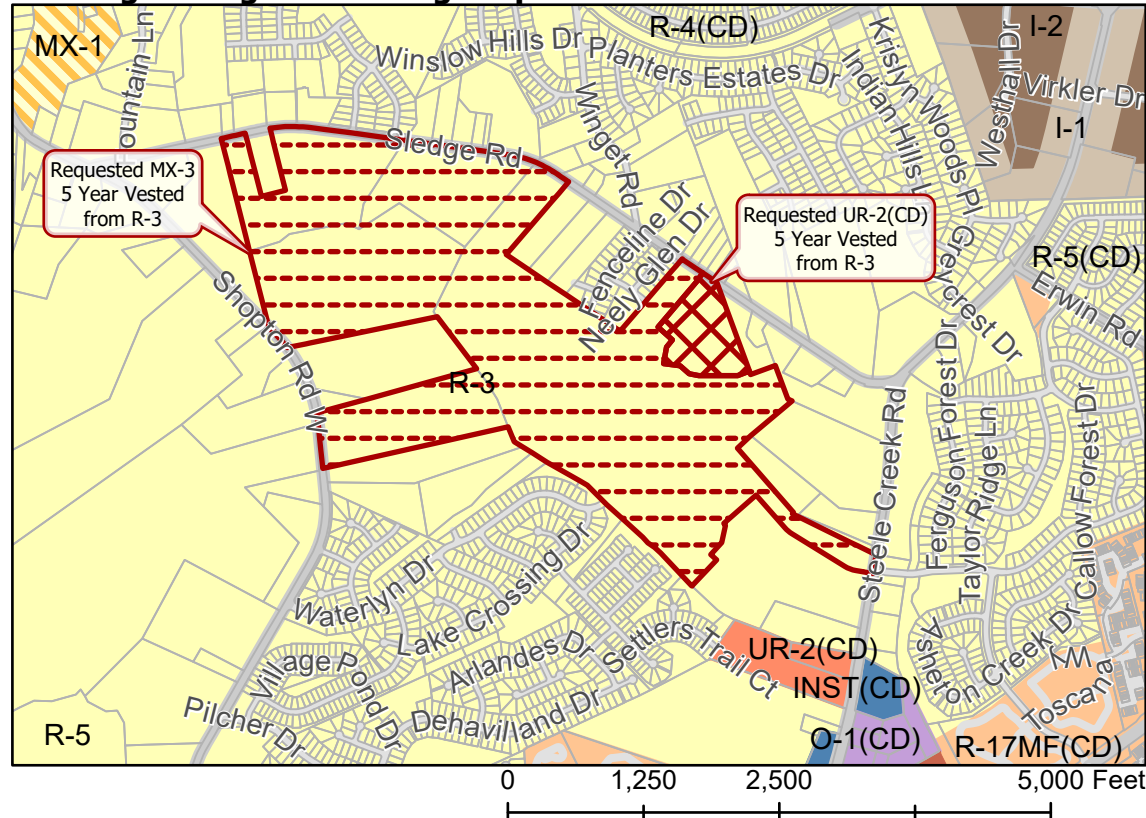
- Lower Lake Wylie - Critical Area
- Lower Lake Wylie - Protected Area

### City Council District

- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested UR-2(CD)  
5 Year Vested  
from R-3
- Requested MX-3  
5 Year Vested  
from R-3

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Office
- Commercial Center
- Light Industrial
- General Industrial



Map Created 10/13/2020

Petition No.: 2019-180

Petitioner: Justin Adams – Maple Multi-Family Land Use SE, LP

**ORDINANCE NO. 9940-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) & UR-2 (CD) (urban residential, conditional) to UR-2 (CD) (urban residential, conditional) & UR-2 (CD) SPA (urban residential, conditional, site plan amendment).

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

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

APPROVED AS TO FORM:

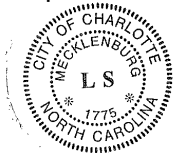
*Steve Hagler-Gray*

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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 430-431.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.



*Stephanie C. Kelly*

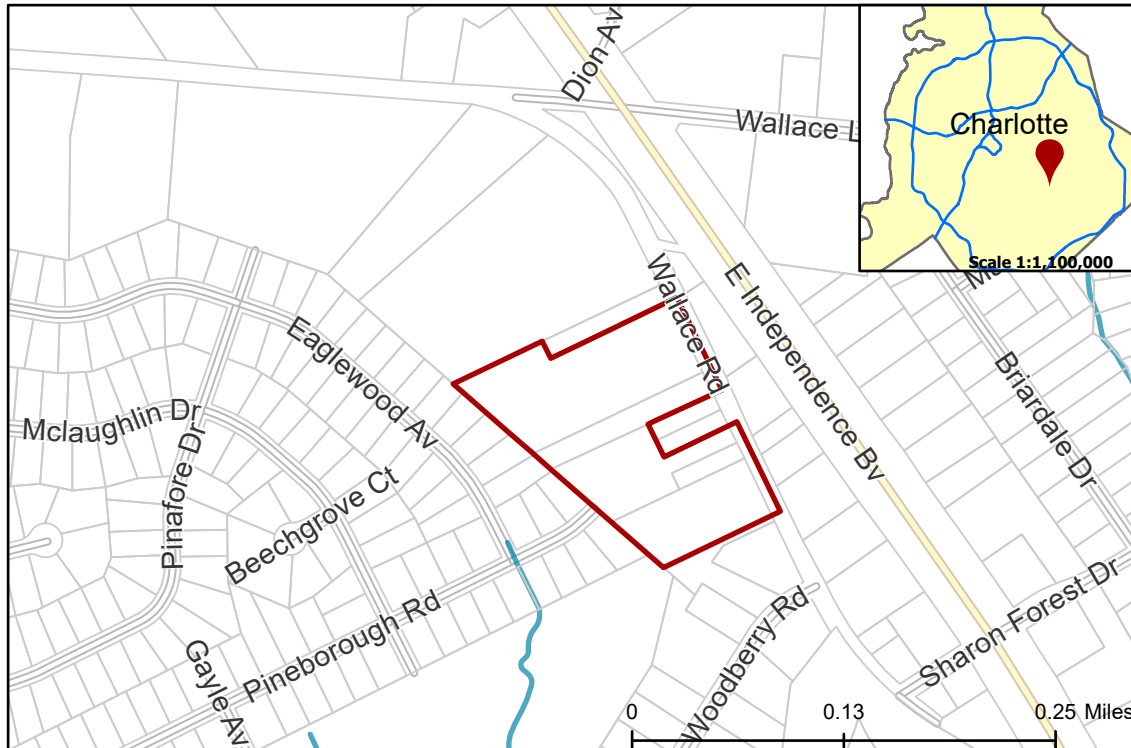
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2019-180: Justin Adams, Maple Multi-Family Land SE, LP

**Current Zoning** R-3 (Single Family Residential), UR-2(CD) (Urban Residential, Conditional)  
**Requested Zoning** UR-2(CD) (Urban Residential, Conditional), UR-2(CD) SPA  
(Urban Residential, Conditional, Site Plan Amendment)

Approximately 9.2 acres

### Location of Requested Rezoning



## Rezoning Map



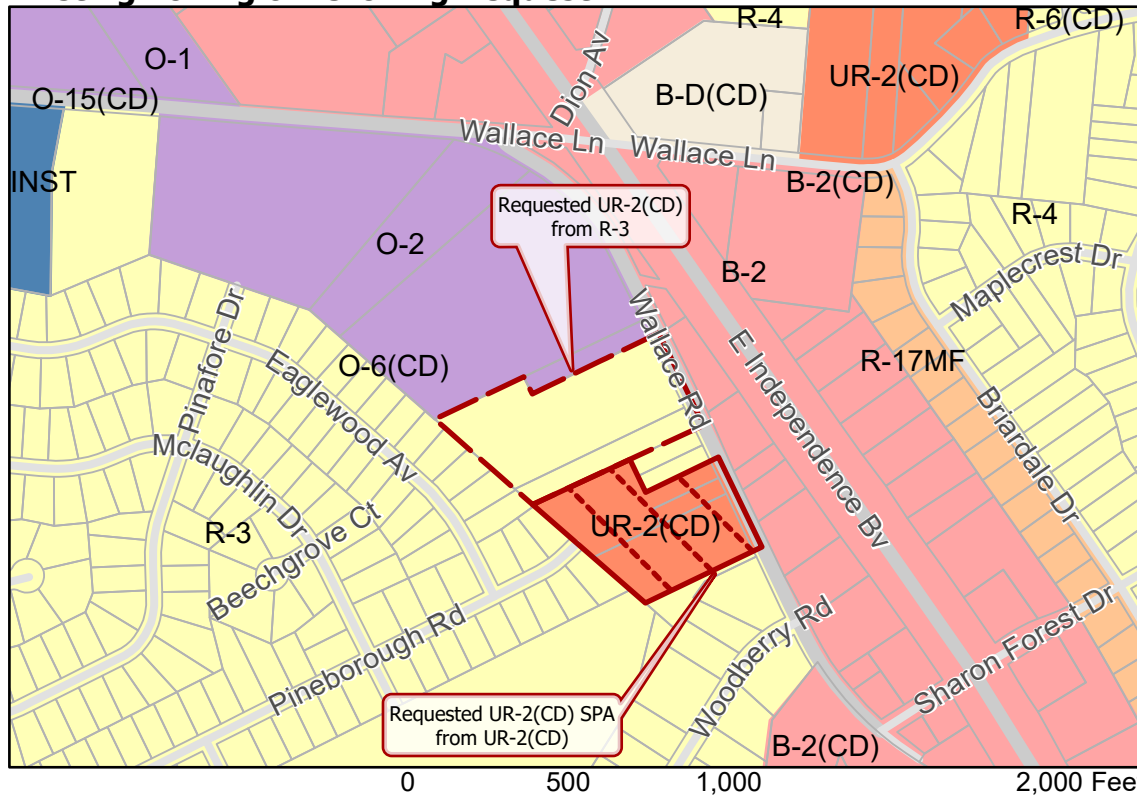
- 2019-180
- Inside City Limits
- Parcel
- Streams

### City Council District

- 5-Matt Newton



## Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-3
- Requested UR-2(CD) SPA from UR-2(CD)

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business
- Business-Distribution



Map Created 8/24/2020



Petition No.: 2020-013  
Petitioner: Boulevard Real Estate Advisors, LLC

**ORDINANCE NO. 9941-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-C (CD) (urban residential commercial, 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:

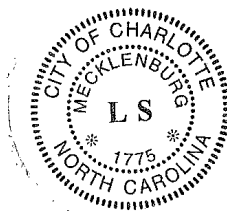


City Attorney

**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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 432-433.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

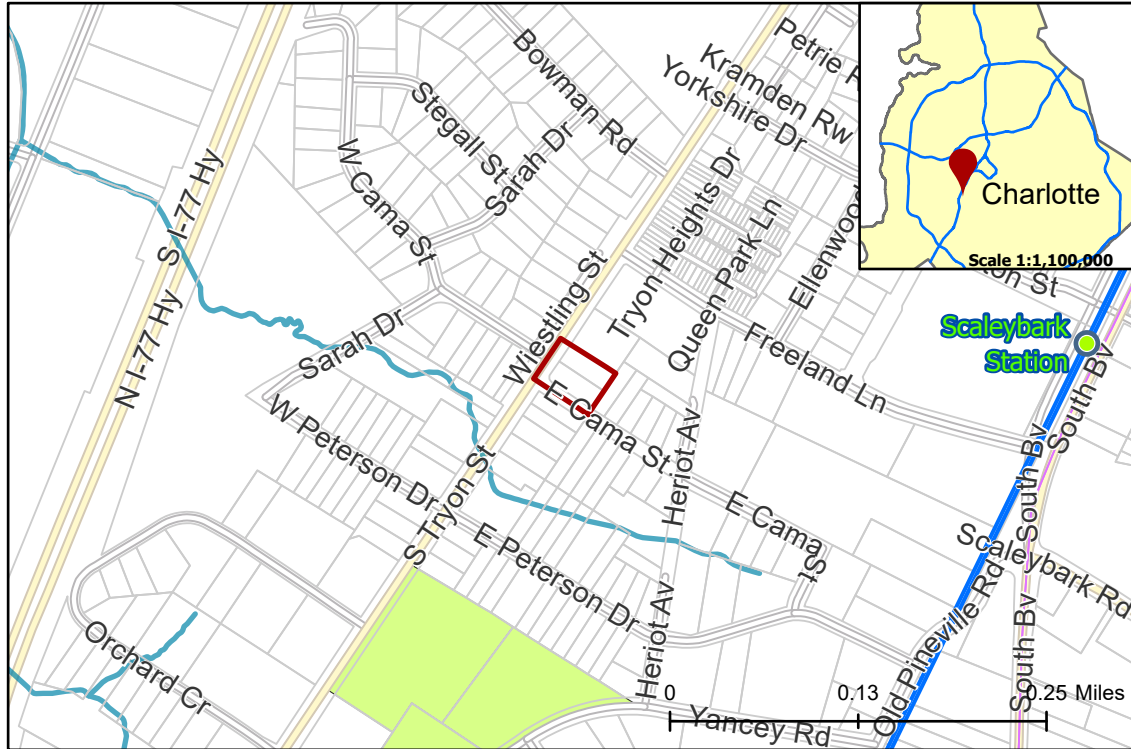
## 2020-013: Boulevard Real Estate Advisors, LLC

**Current Zoning** R-8 (Single Family Residential)

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

Approximately 0.613 acres

### Location of Requested Rezoning



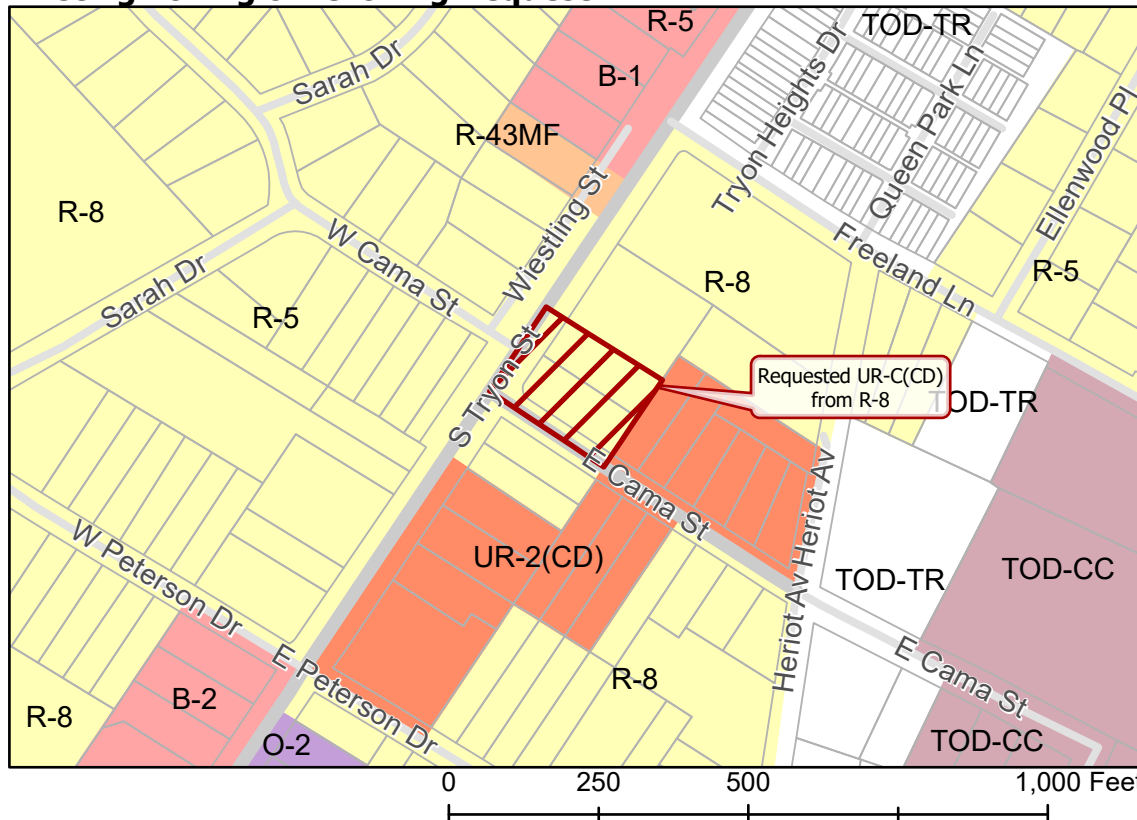
## Rezoning Map



- 2020-013
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- Transit Supportive Overlay
- City Council District
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested UR-C(CD) from R-8

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Transit-Oriented



Map Created 8/21/2020

Petition No.: 2020-014  
Petitioner: Carolina Builders, LLC

**ORDINANCE NO. 9942-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 MF (CD) (multi-family residential, 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:

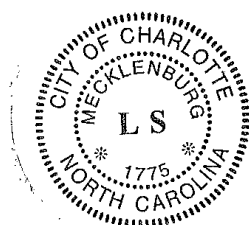


\_\_\_\_\_  
City Attorney

**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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 434-435.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.



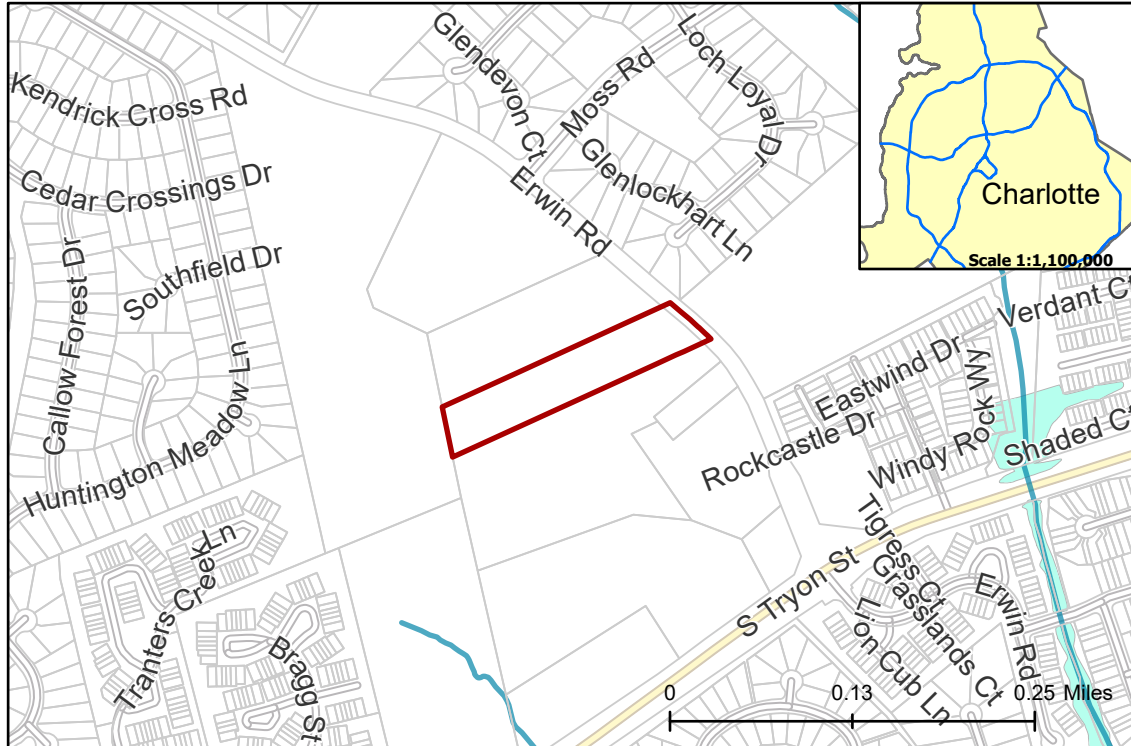
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2020-014: Rama Yada for Carolina Builders LLC

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

Approximately 3.9 acres

### Location of Requested Rezoning



## Rezoning Map



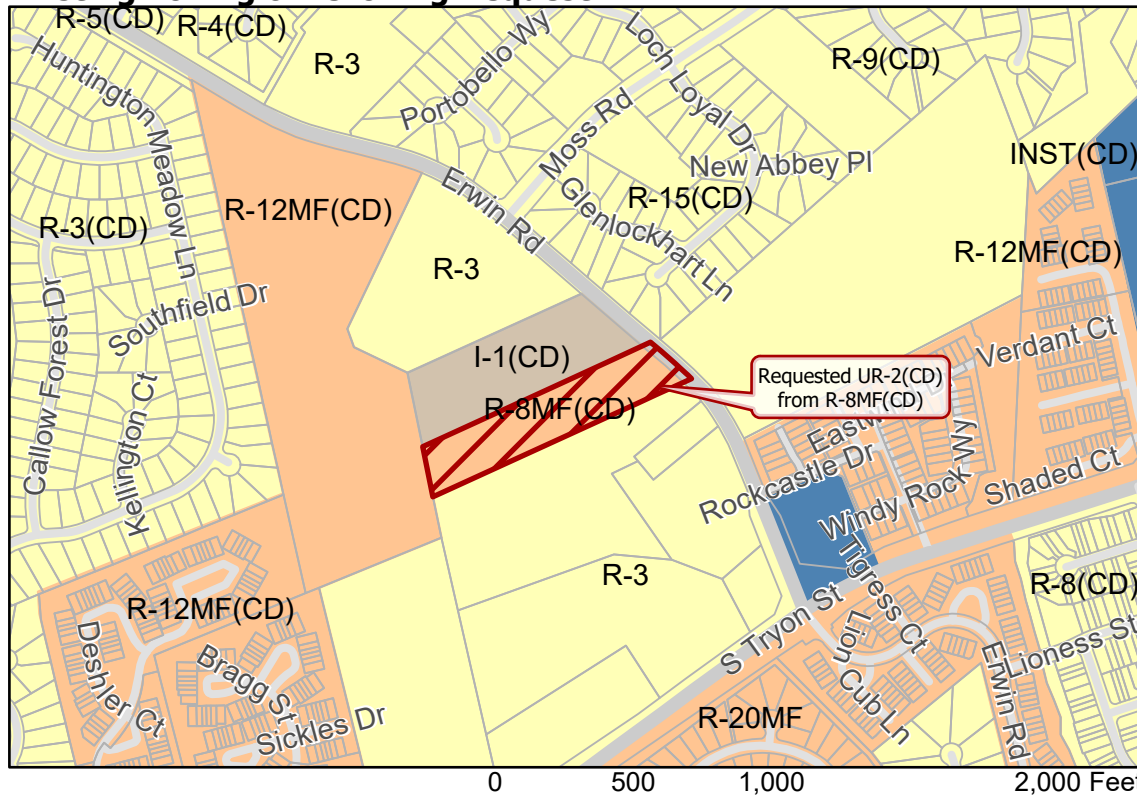
- 2020-014
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

### City Council District

- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Light Industrial



Map Created 4/3/2020



Petition No.: 2020-037

Petitioner: City of Charlotte Planning, Design and Development

**ORDINANCE NO. 9943-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-5 (single-family residential) to R-5 (HDO) (single-family residential, historic district overlay).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

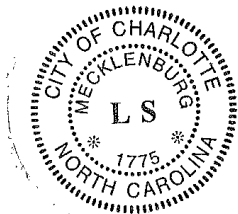


\_\_\_\_\_  
City Attorney

**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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 436-437.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.





\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

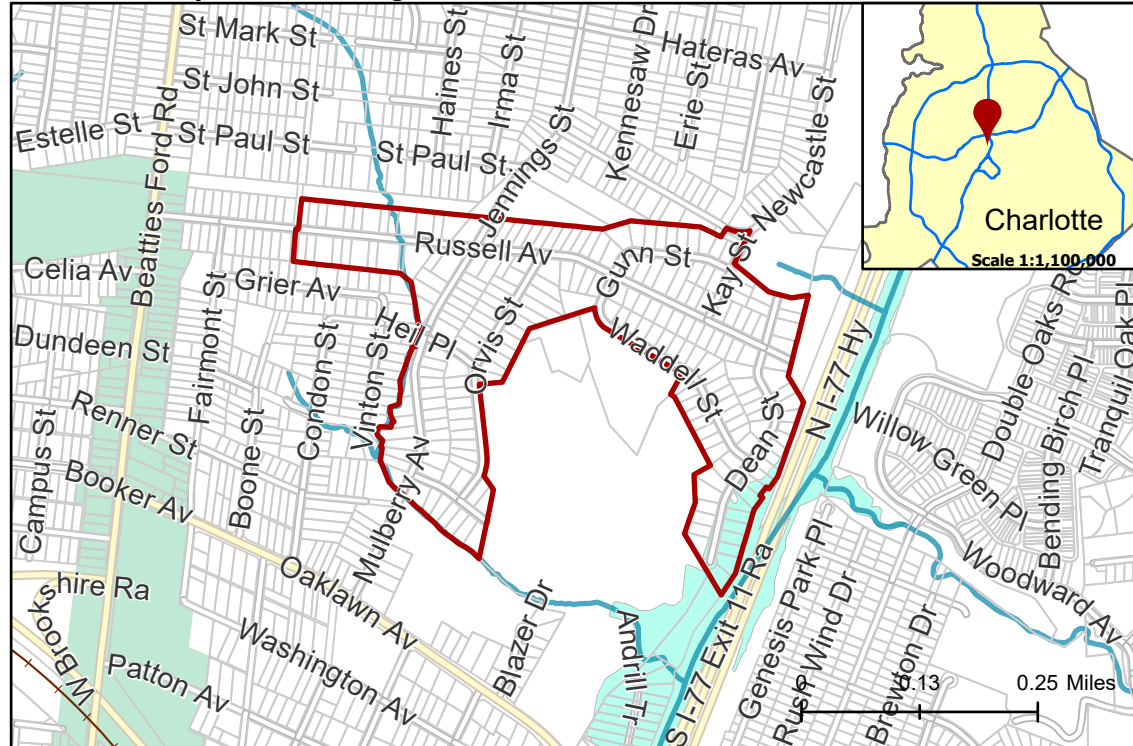
## 2020-037: Charlotte Planning, Design and Development

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

**Requested Zoning** R-5(HDO) (Single Family Residential, Historic District Overlay)

Approximately 49.3 acres

### Location of Requested Rezoning



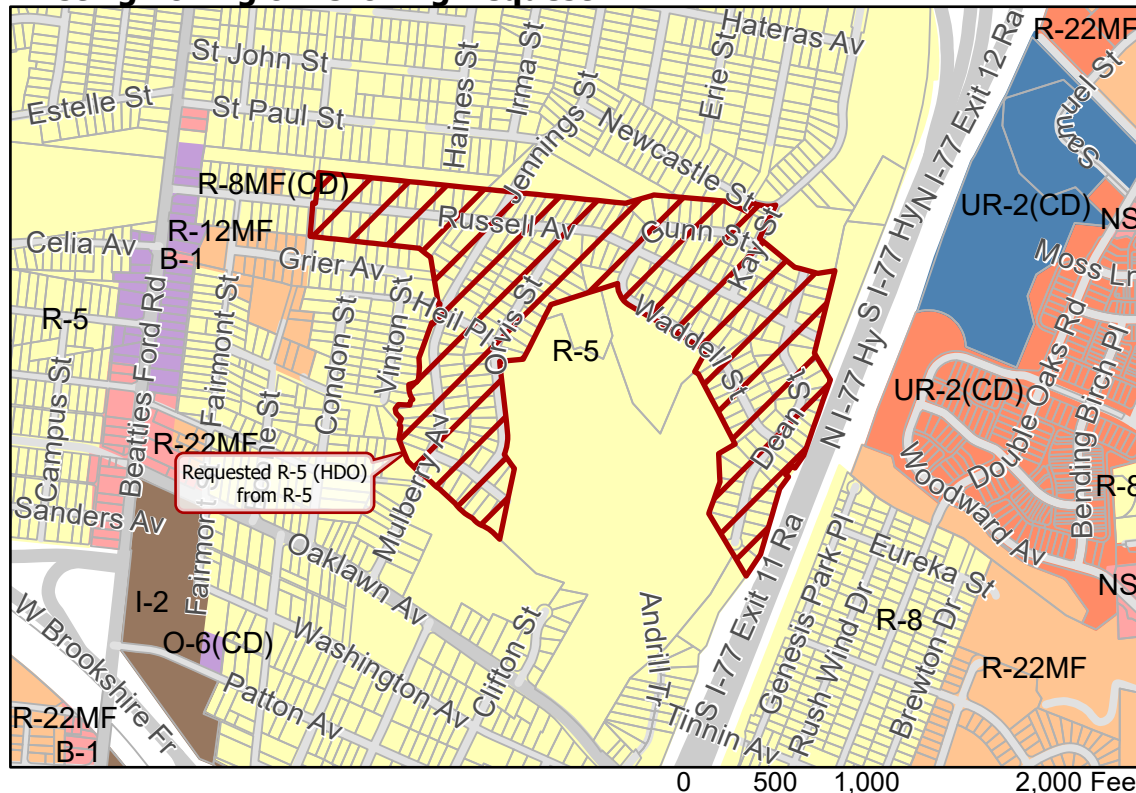
## Rezoning Map



- 2020-037
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- West End Land Use and Pedscape
- City Council District
- 2-Malcolm Graham



### Existing Zoning & Rezoning Request



- Requested R-5 (HDO) from R-5

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business
- General Industrial



Map Created 10/26/2020

Petition No.: 2020-042  
Petitioner: Boulevard Real Estate Advisors, LLC

**ORDINANCE NO. 9944-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 O-1 (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:

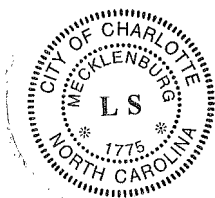


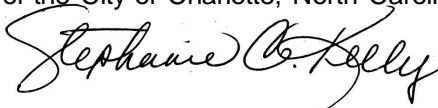
City Attorney

**CERTIFICATION**

I, 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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 438-439.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

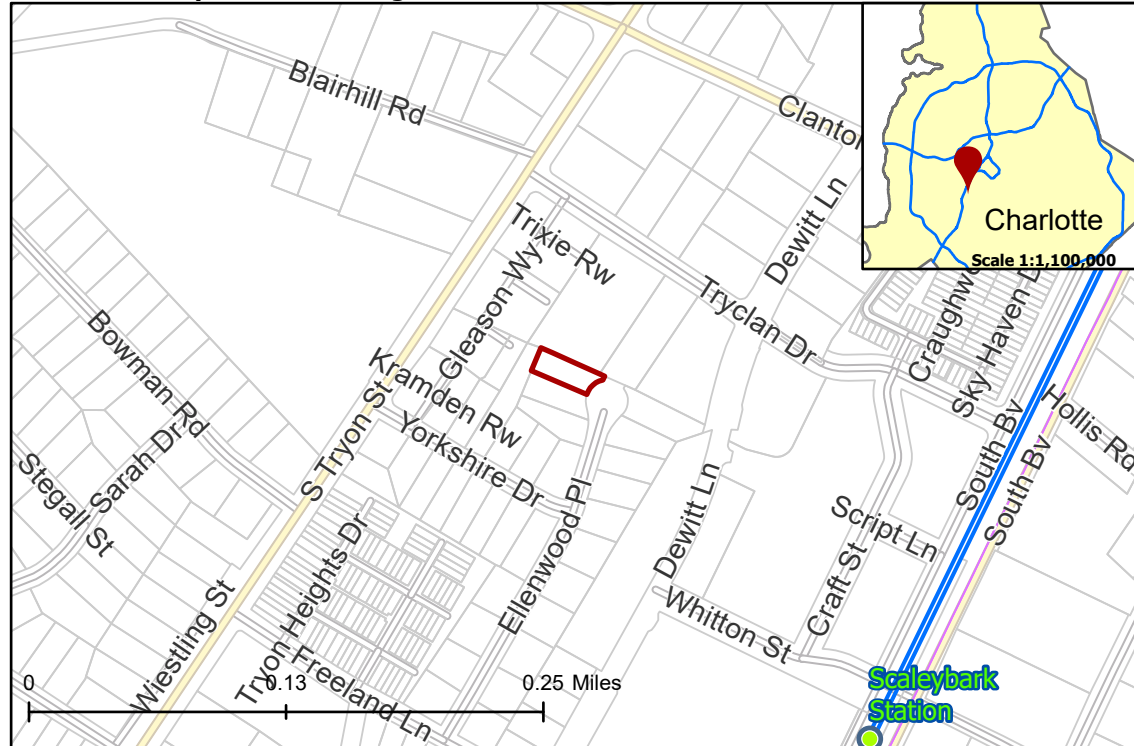
## 2020-042: Boulevard Real Estate Advisors, LLC

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

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

Approximately 0.236 acres

### Location of Requested Rezoning



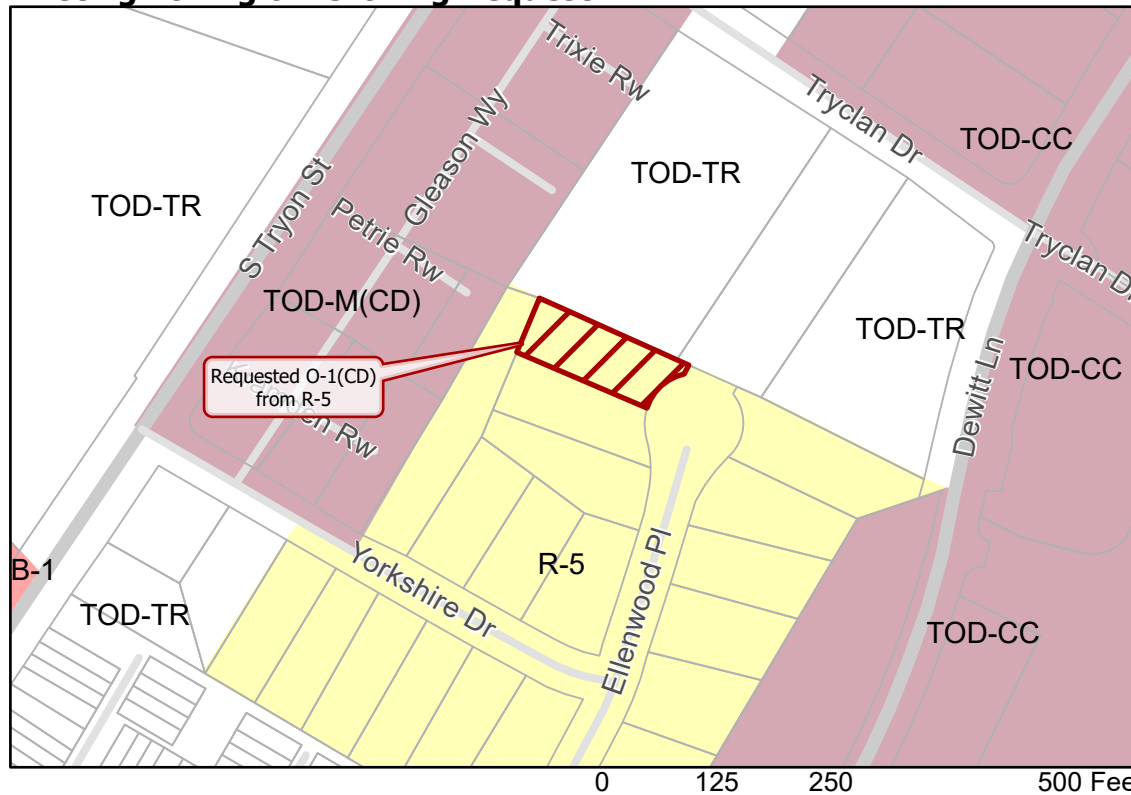
## Rezoning Map



- 2020-042
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- City Council District
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested O-1(CD) from R-5

### Zoning Classification

- Single Family
- Business
- Transit-Oriented



Map Created 9/8/2020



Petition No.: 2020-052  
Petitioner: Selwyn Property Group, Inc.

**ORDINANCE NO. 9945-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 PED (neighborhood services, pedestrian overlay) to MUDD-O (CD) PED (mixed-use development, optional, conditional, pedestrian 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:

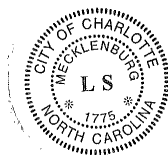


\_\_\_\_\_  
City Attorney

**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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 440-441.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.





\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

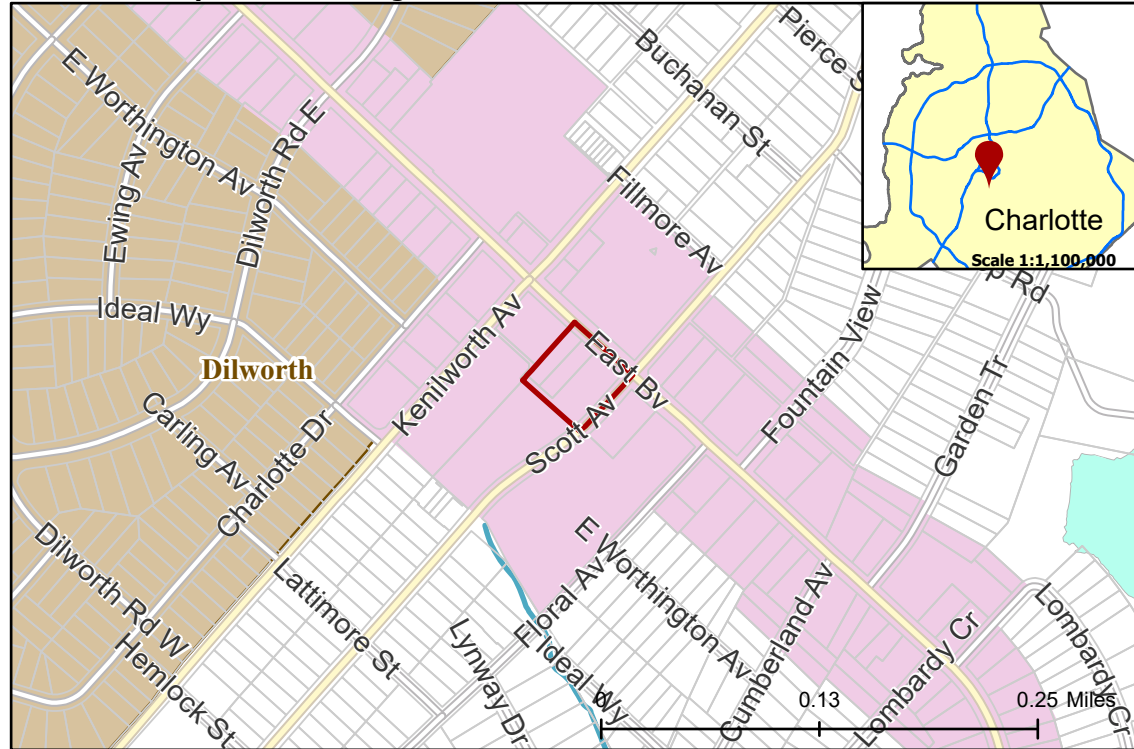
## 2020-052: Selwyn Property Group, Inc.

**Current Zoning** NS PED (Neighborhood Services, Pedscape District Overlay)

**Requested Zoning** MUDD(CD) PED (Mixed Use Development District, Conditional, Pedscape District Overlay)

Approximately 1.0 acres

### Location of Requested Rezoning



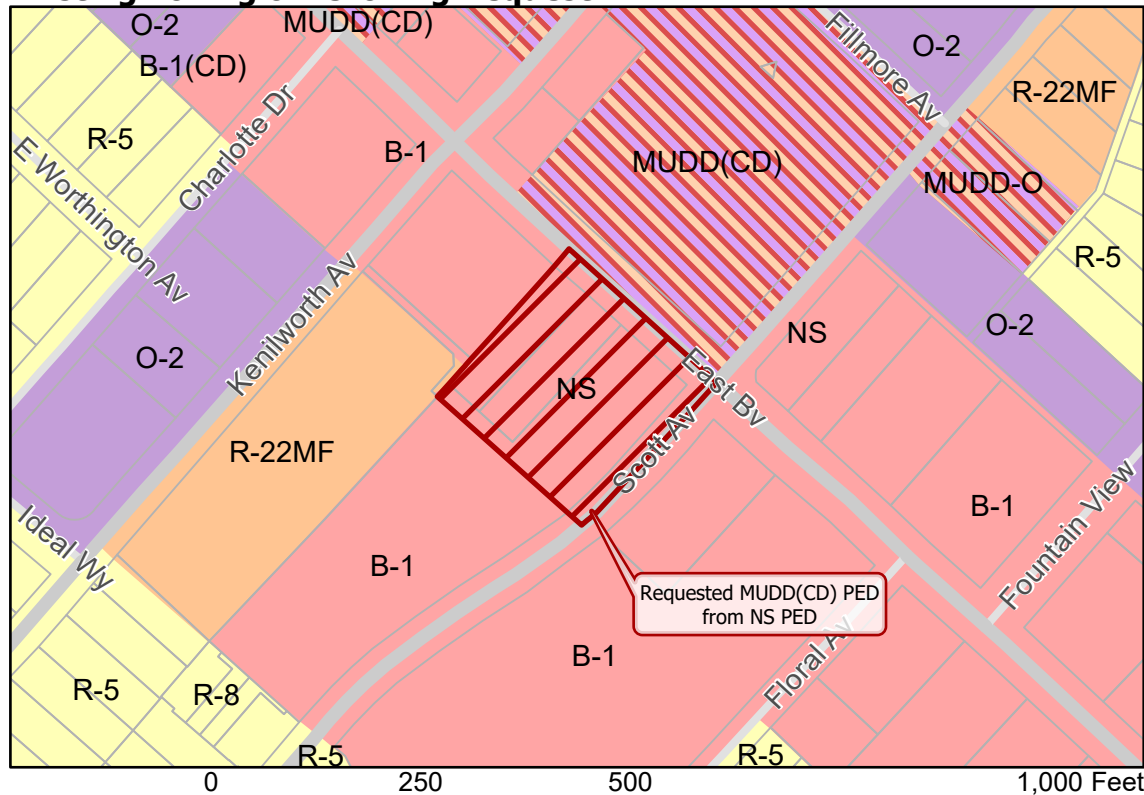
## Rezoning Map



- 2020-052
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- East Blvd Pedscape Plan
- Historic Districts
- City Council District**
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested MUDD(CD) PED from NS PED
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Mixed Use



Map Created 3/19/2020

Petition No.: 2020-073  
Petitioner: Blue Azalea

**ORDINANCE NO. 9946-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).

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:

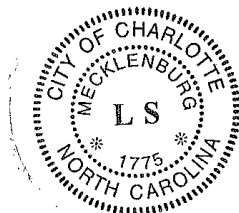


City Attorney

**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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 442-443.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

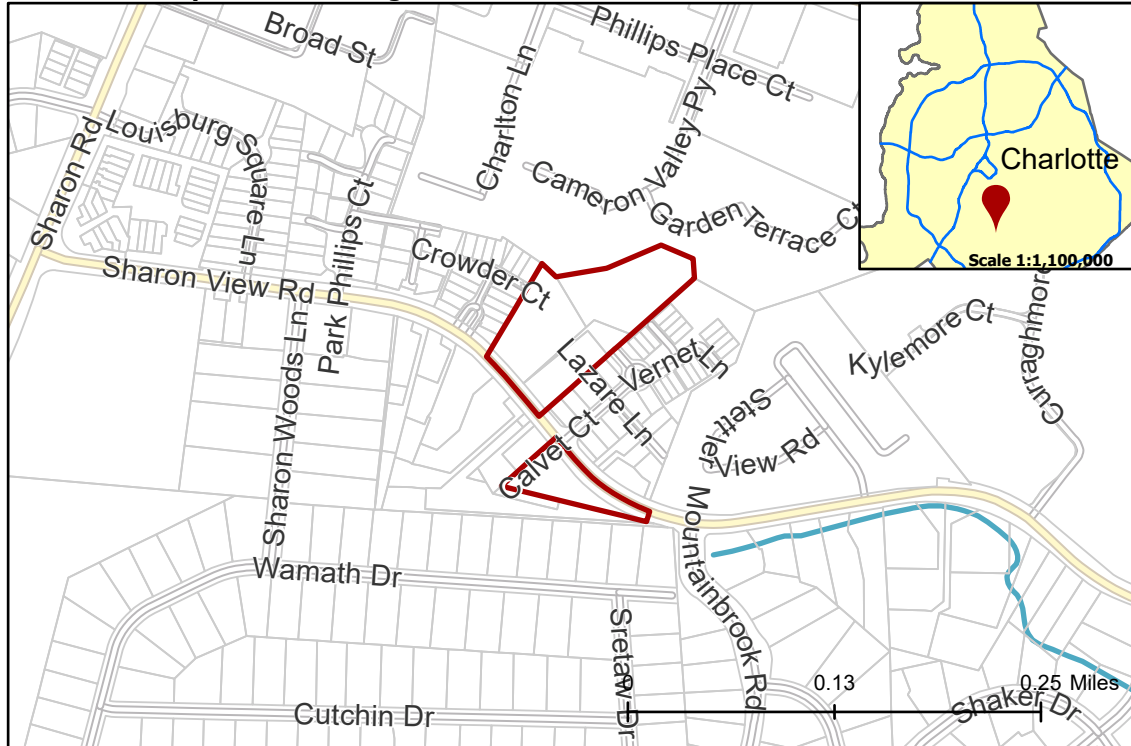
## 2020-073: Blue Azaela

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

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

Approximately 4.8 acres

### Location of Requested Rezoning



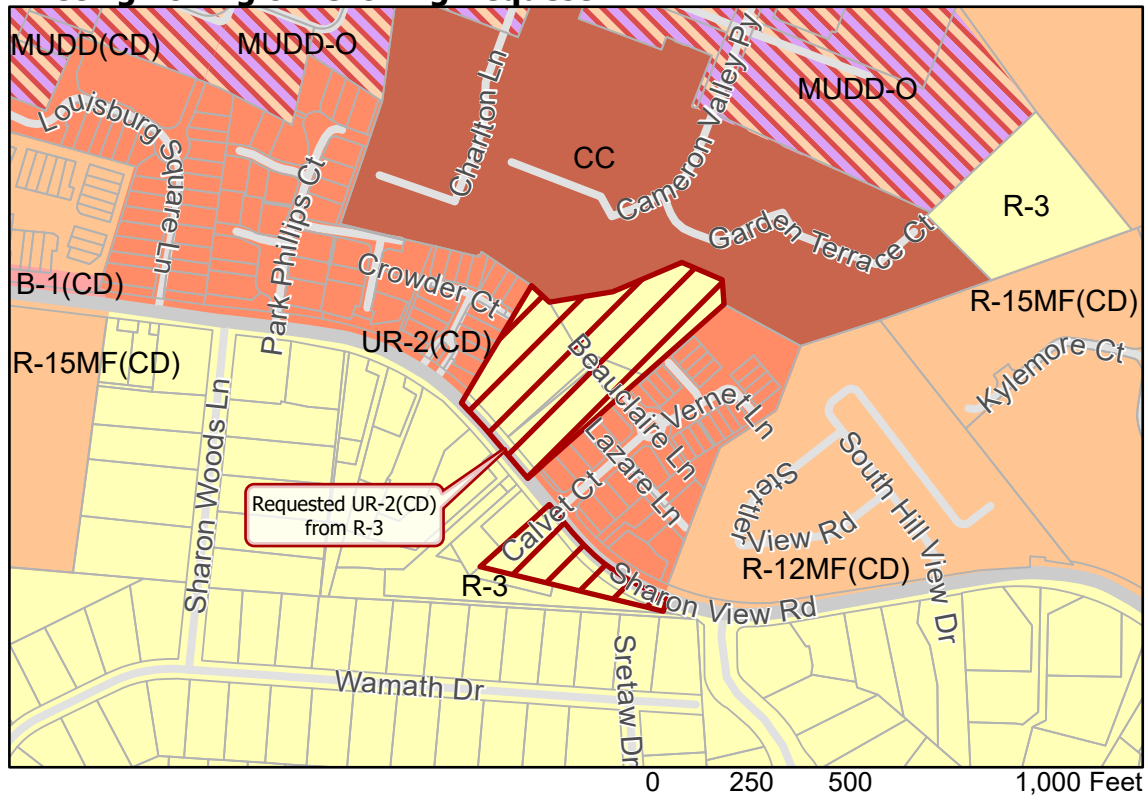
## Rezoning Map



- 2020-073
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



### Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-3

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Business
- Commercial Center
- Mixed Use



Map Created 11/24/2020



Petition No.: 2020-076  
Petitioner: Green Bird Properties, LLC

**ORDINANCE NO. 9947-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:

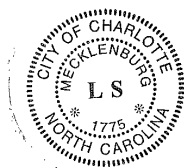


City Attorney

**CERTIFICATION**

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

Map 5000 dated 6/10/2020

Petition No.: 2020-090  
Petitioner: Remount, LLC

**ORDINANCE NO. 9948-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-22 MF (multi-family residential) to TOD-TR (transit-oriented development – transit transition).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

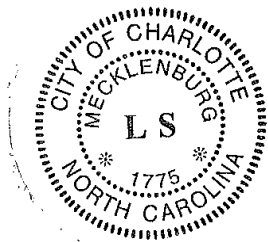


\_\_\_\_\_  
City Attorney

**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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 446-447.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.



\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

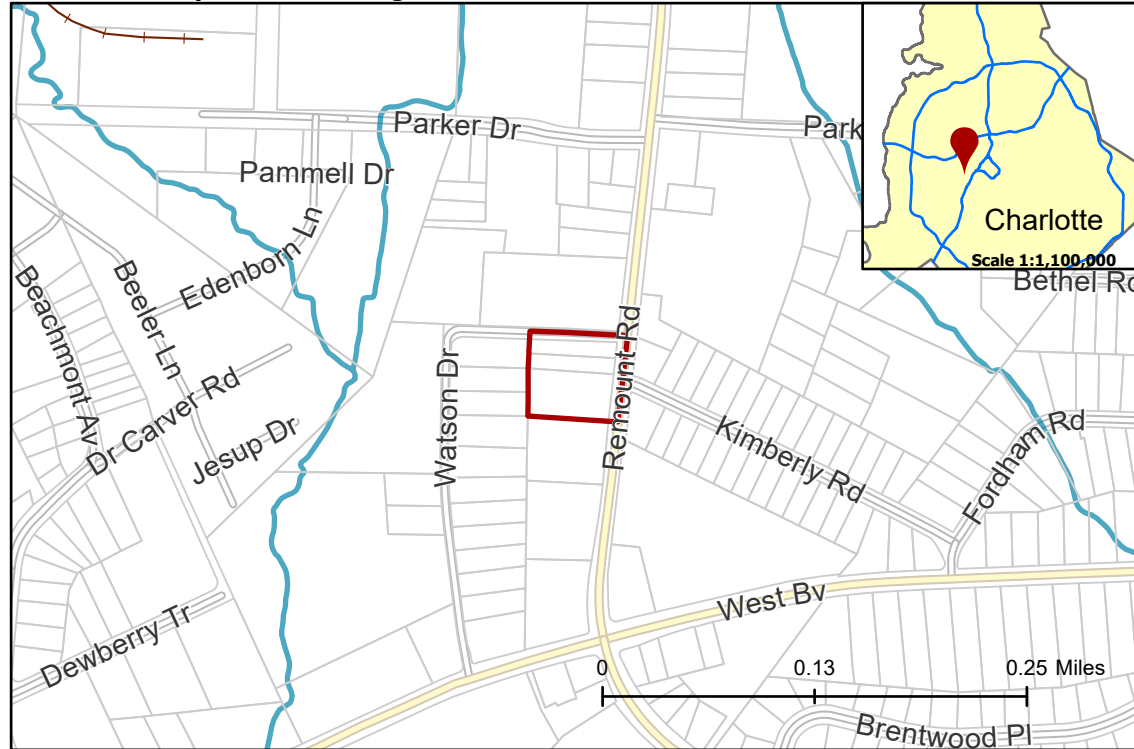
## 2020-090: Remount, LLC

**Current Zoning** R-22MF (Multi-Family Residential)

**Requested Zoning** TOD-TR (Transit Oriented Development - Transit Transition)

Approximately 1.56 acres

### Location of Requested Rezoning



## Rezoning Map



- 2020-090
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested TOD-TR from R-22MF
- Zoning Classification
- Single Family
- Multi-Family
- Business
- Light Industrial



Map Created 10/7/2020



Petition No.: 2020-113  
Petitioner: Catalyst Capital

**ORDINANCE NO. 9949-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 (light industrial) to TOD-CC (transit-oriented development – community center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

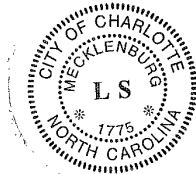


\_\_\_\_\_  
City Attorney

**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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 448-449.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.





\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

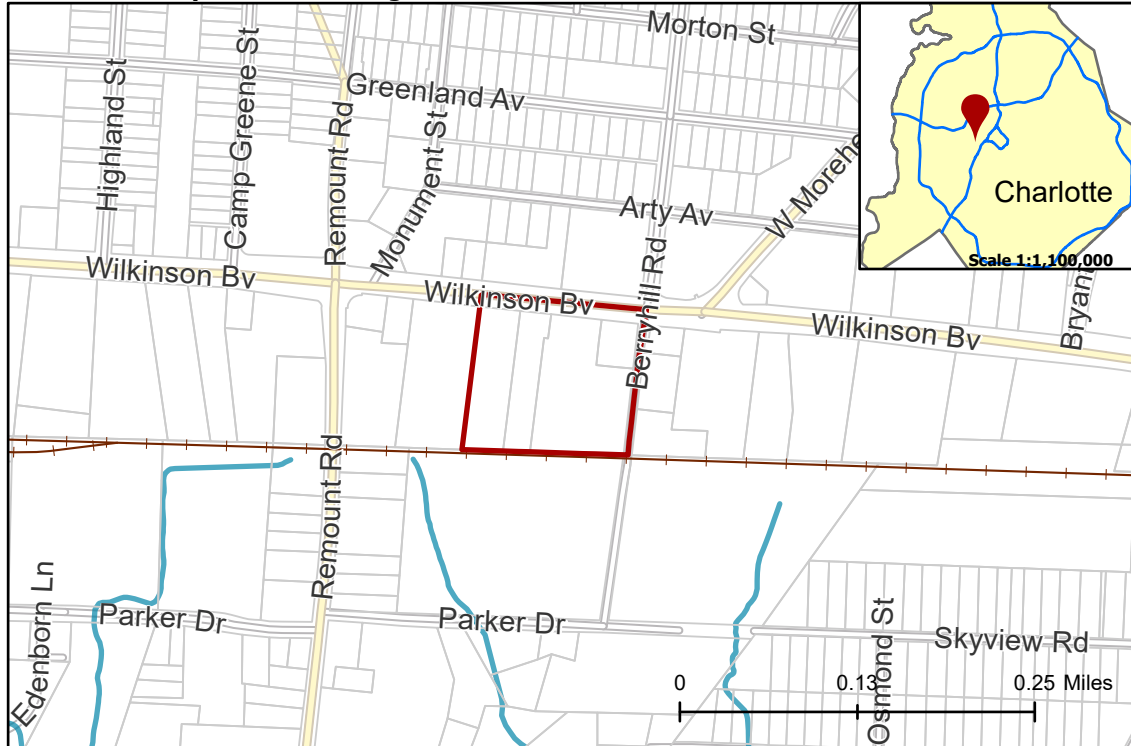
## 2020-113: Catalyst Capital

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

**Requested Zoning** TOD-CC (Transit Oriented Development - Community Center)

Approximately 6.95 acres

### Location of Requested Rezoning



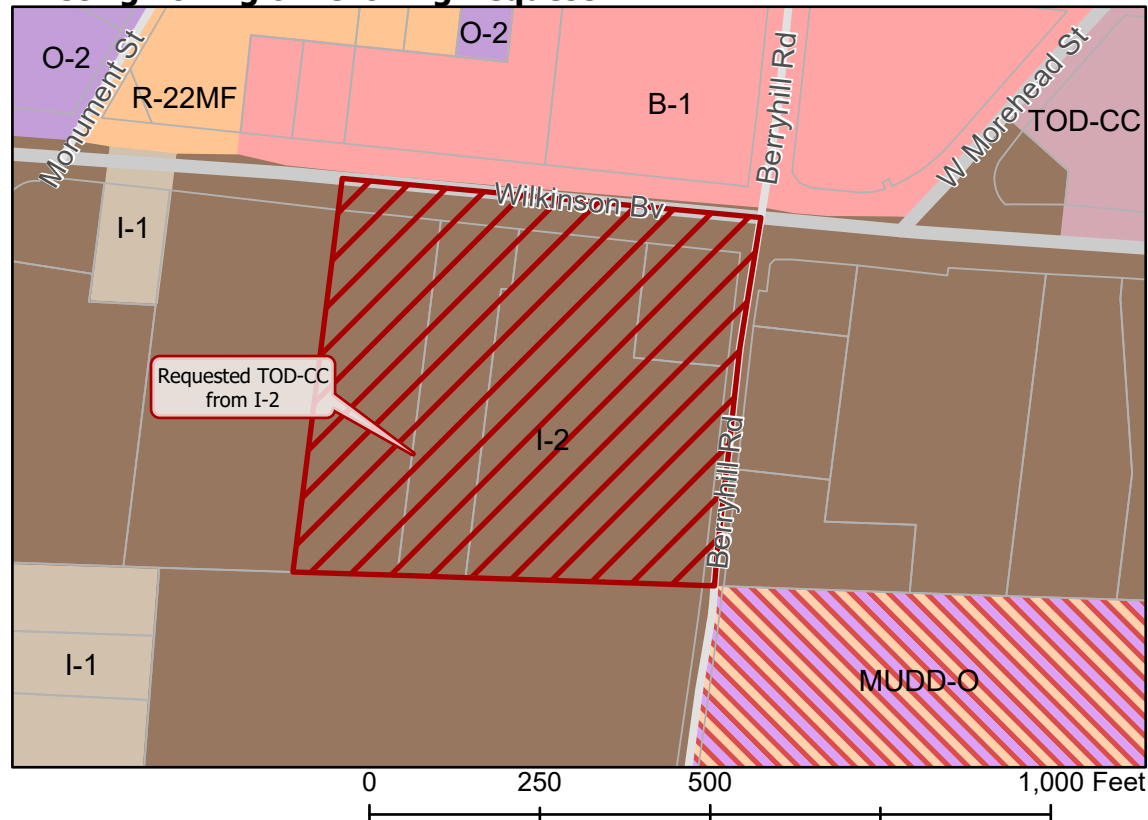
## Rezoning Map



- 2020-113
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested TOD-CC from I-2
- Zoning Classification**
- Multi-Family
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 10/28/2020

Petition No.: 2020-115  
Petitioner: Crosland Southeast

**ORDINANCE NO. 9950-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 PED (general business, pedestrian overlay) to TOD-UC PED (transit-oriented development – urban center, pedestrian 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:

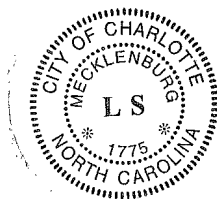
*Aime Hagler-May*

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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 450-451.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.



*Stephanie C. Kelly*

Stephanie C. Kelly, City Clerk, MMC, NCCMC

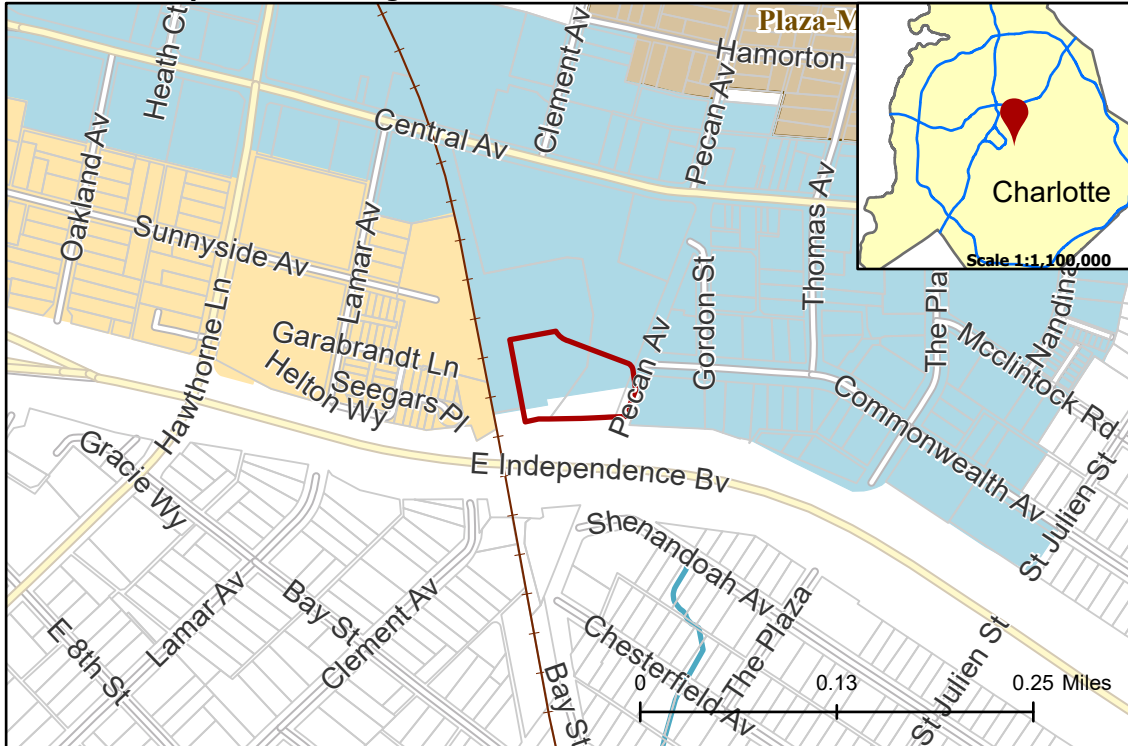
## 2020-115: Crosland Southeast

**Current Zoning** B-2 PED (General Business, Pedscape District Overlay)

**Requested Zoning** TOD-UC PED (Transit Oriented Development - Urban Center, Pedscape District Overlay)  
with 5 Year Vested Rights

Approximately 2 acres

### Location of Requested Rezoning



## Rezoning Map



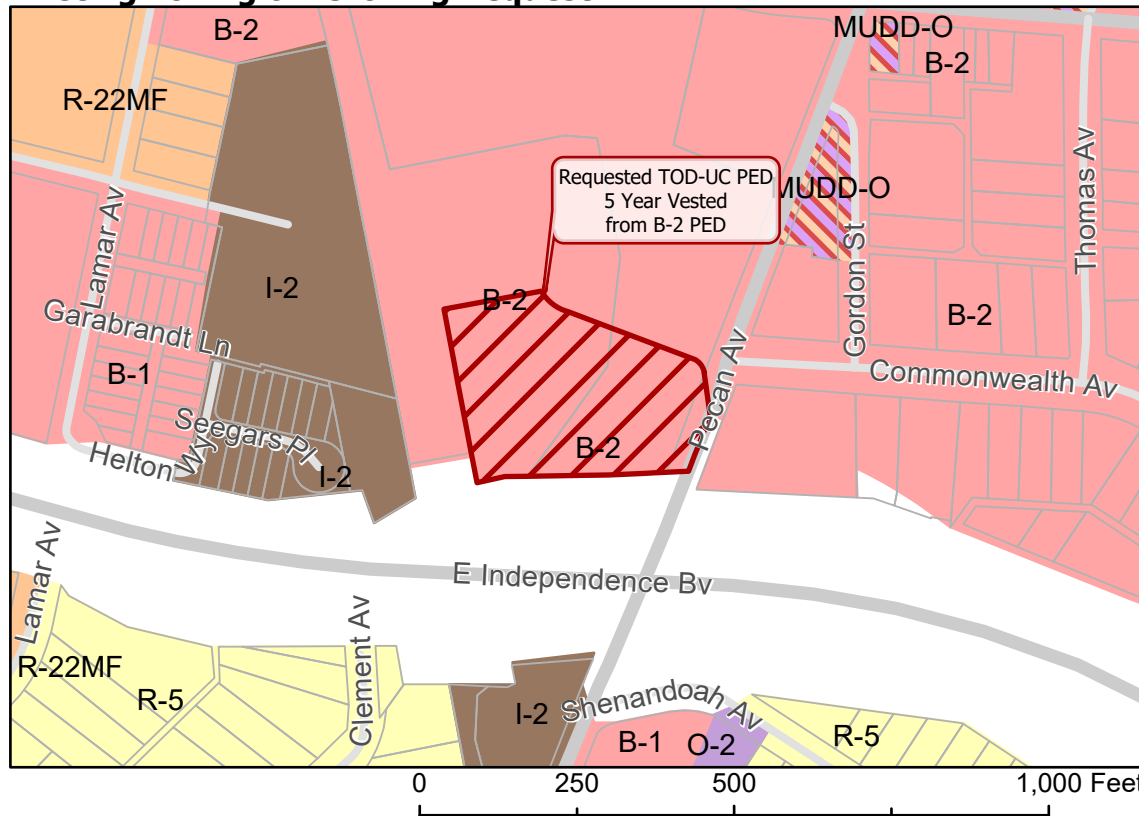
- 2020-115
- Inside City Limits
- Parcel
- Railway
- Streams
- Plaza Central Pedscape
- Sunnyside Land Use and Pedscape
- Historic Districts

### City Council District

- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested TOD-UC PED
- 5 Year Vested from B-2 PED

### Zoning Classification

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



Map Created 9/3/2020



Petition No.: 2020-117  
Petitioner: Vulcan Materials Company

**ORDINANCE NO. 9951-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-17 MF (multi-family residential) and I-1 (light industrial) to I-2 (general industrial).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

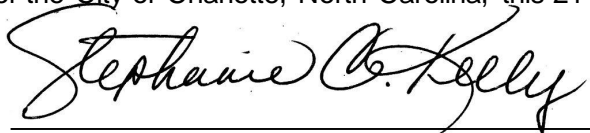


City Attorney

**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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 452-453.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.



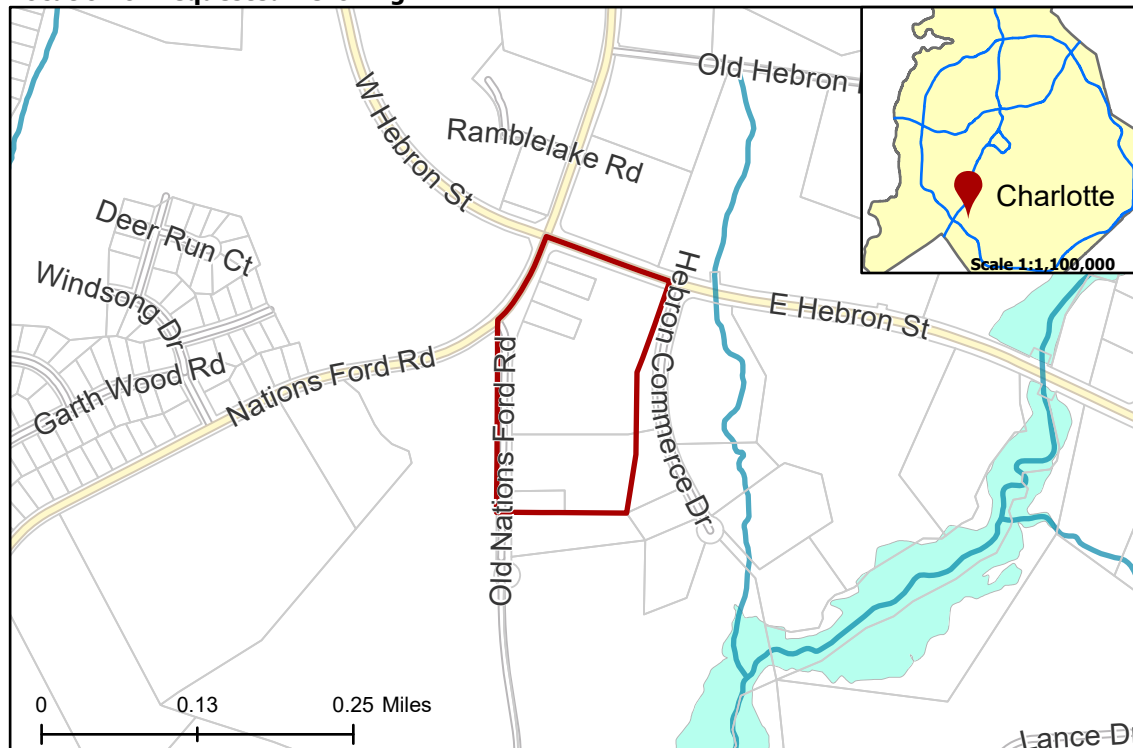
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2020-117: Vulcan Materials Company

**Current Zoning** R-17MF (Multi-Family Residential), I-1 (Light Industrial)  
**Requested Zoning** I-2 (General Industrial)

Approximately 15 acres

### Location of Requested Rezoning



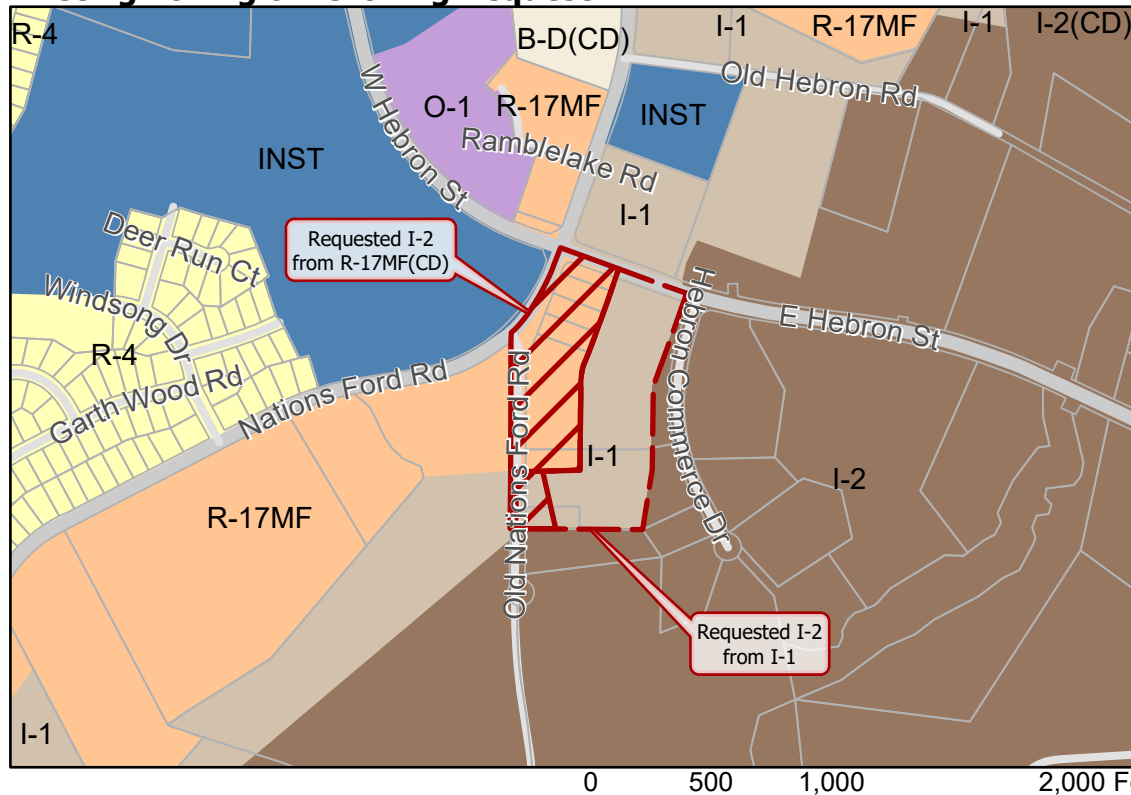
## Rezoning Map



- 2020-117
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
  - 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested I-2 from I-1
- Requested I-2 from R-17MF(CD)

### Zoning Classification

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



Map Created 10/28/2020

Petition No.: 2020-119  
Petitioner: The Maintenance Team, Inc.

**ORDINANCE NO. 9952-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 (single-family residential, airport noise overlay) to I-2 (CD) AIR (general industrial, 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:

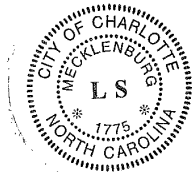


\_\_\_\_\_  
City Attorney

**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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 454-455.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.





\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

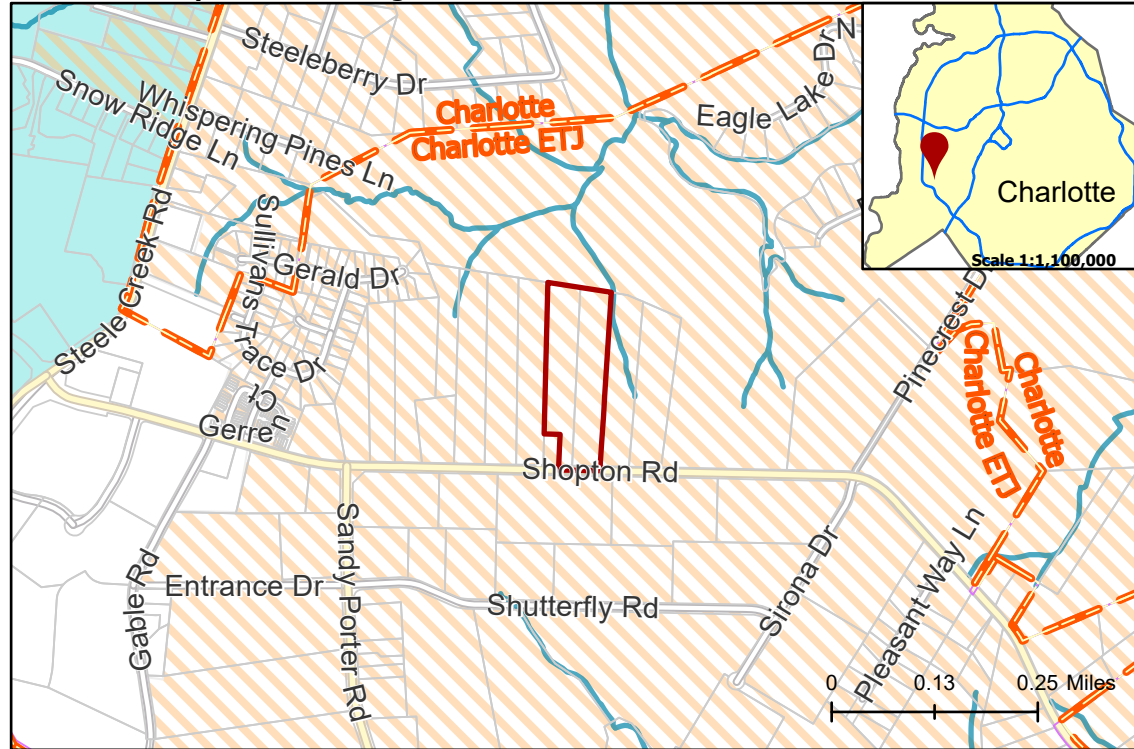
## 2020-119: The Maintenance Team, Inc.

**Current Zoning** R-3 AIR (Single Family Residential, Airport Noise Overlay)

**Requested Zoning** I-2(CD) AIR (General Industrial, Conditional, Airport Noise Overlay)

Approximately 9.776 acres

### Location of Requested Rezoning



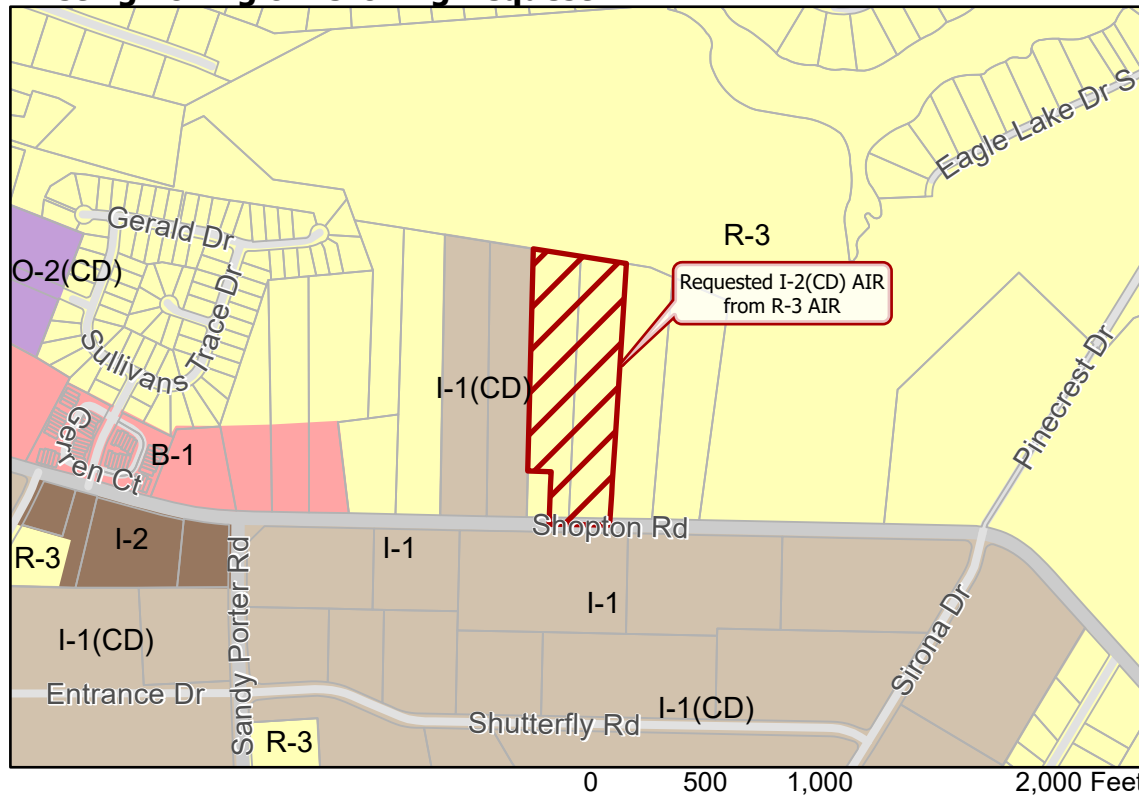
## Rezoning Map



- 2020-119
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area



### Existing Zoning & Rezoning Request



- Requested I-2(CD) AIR from R-3 AIR

### Zoning Classification

- Single Family
- Office
- Business
- Light Industrial
- General Industrial



Map Created 8/18/2020



Petition No.: 2020-123  
Petitioner: Collett Properties, Inc.

**ORDINANCE NO. 9953-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) and B-2 AIR LLWPA (general business, airport noise overlay, Lower Lake Wylie Protected Area) to I-1 (CD) AIR LLWPA (light industrial, airport 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, 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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 456-457.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

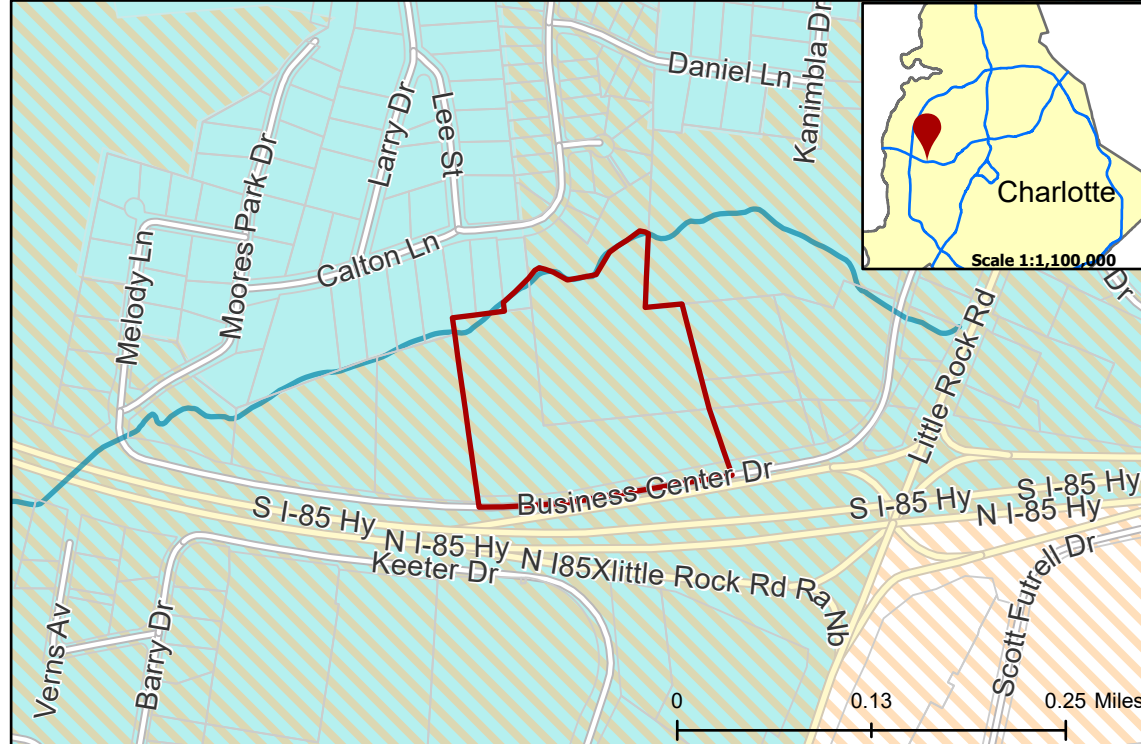
## 2020-123: Collett Properties, Inc.

**Current Zoning** R-3 AIR LLWPA (Single Family Residential, Airport Noise Overlay, Lower Lake Wylie Protected Area), B-2 AIR LLWPA (General Business, 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 13.22 acres

### Location of Requested Rezoning



## Rezoning Map



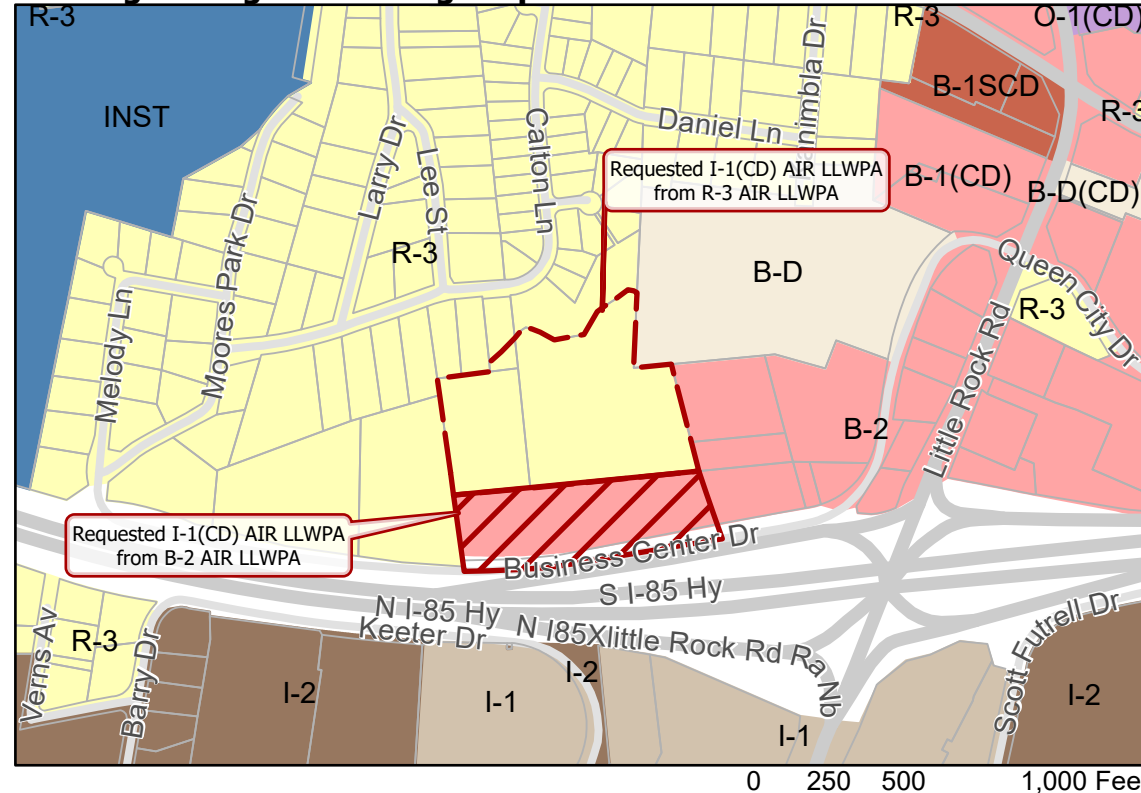
- 2020-123
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area

### City Council District

- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested I-1(CD) AIR LLWPA from B-2 AIR LLWPA
- Requested I-1(CD) AIR LLWPA from R-3 AIR LLWPA

### Zoning Classification

- Single Family
- Institutional
- Office
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- General Industrial



Map Created 8/19/2020

Petition No.: 2020-124  
Petitioner: Mission Properties

**ORDINANCE NO. 9954-Z**

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


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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from I-2 (general industrial) to 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.

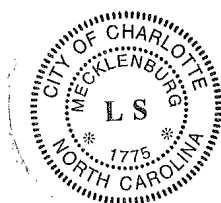
APPROVED AS TO FORM:

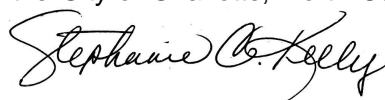
  
\_\_\_\_\_  
City Attorney

**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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 458-459.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.





\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2020-124: Mission Properties

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

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

Approximately 0.33 acres

### Location of Requested Rezoning



## Rezoning Map



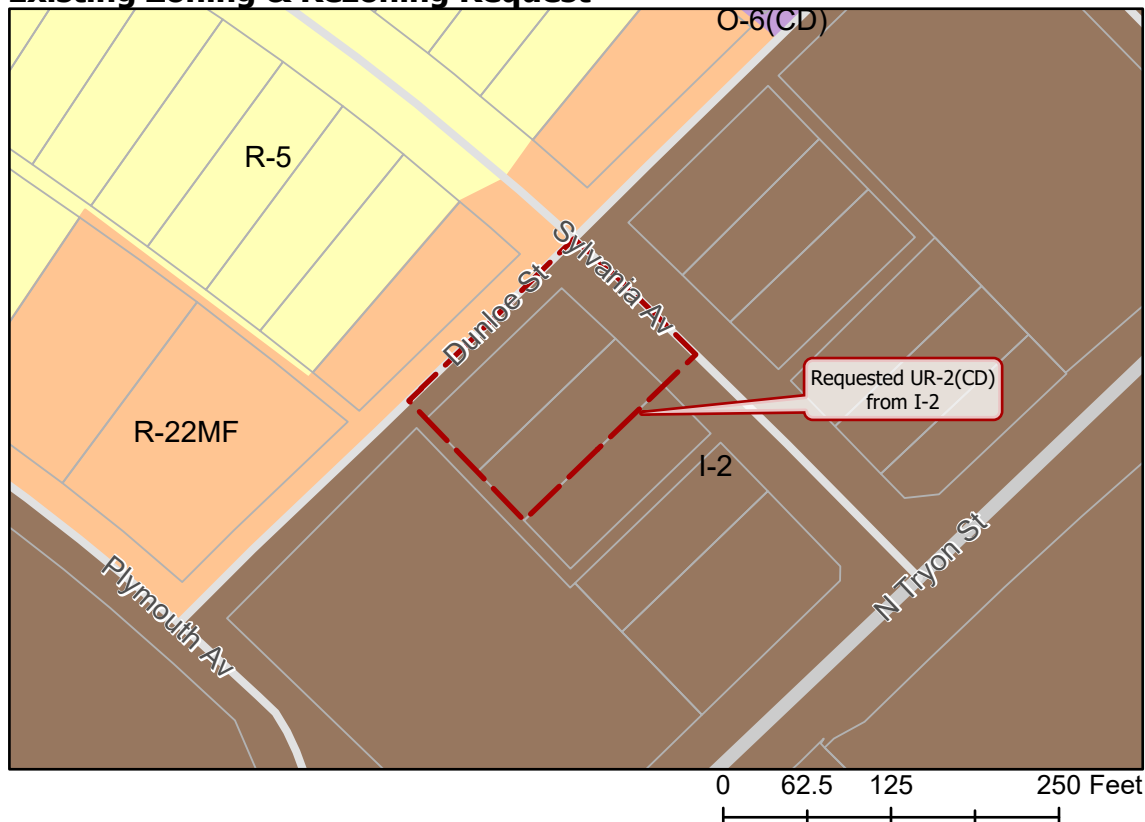
- 2020-124
- Outside City Limits
- Parcel
- Railway

### City Council District

- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested UR-2(CD) from I-2

### Zoning Classification

- Single Family
- Multi-Family
- Office
- General Industrial



Map Created 8/19/2020



Petition No.: 2020-148  
Petitioner: Bowman Sumner, LLC

**ORDINANCE NO. 9955-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 MX-1 INNOV (mixed use, innovative) to MX-2 INNOV (mixed use, innovative).

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

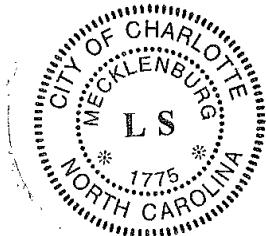
**CERTIFICATION**

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 21<sup>st</sup> day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 460-461.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of December 2020.



\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



Map Created 9/15/2020