

Petition No.: 2019-030  
Petitioner: Continental 475 Fund, LLC

**ORDINANCE NO. 9718-Z**

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

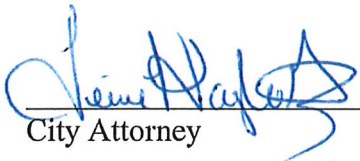
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

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

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

APPROVED AS TO FORM:

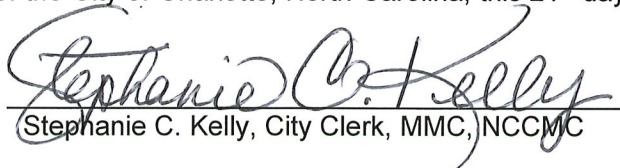
  
\_\_\_\_\_  
City Attorney



**CERTIFICATION**

I, 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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 689-690.

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

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



## 2019-030 : Continental 475 Fund, LLC

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

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

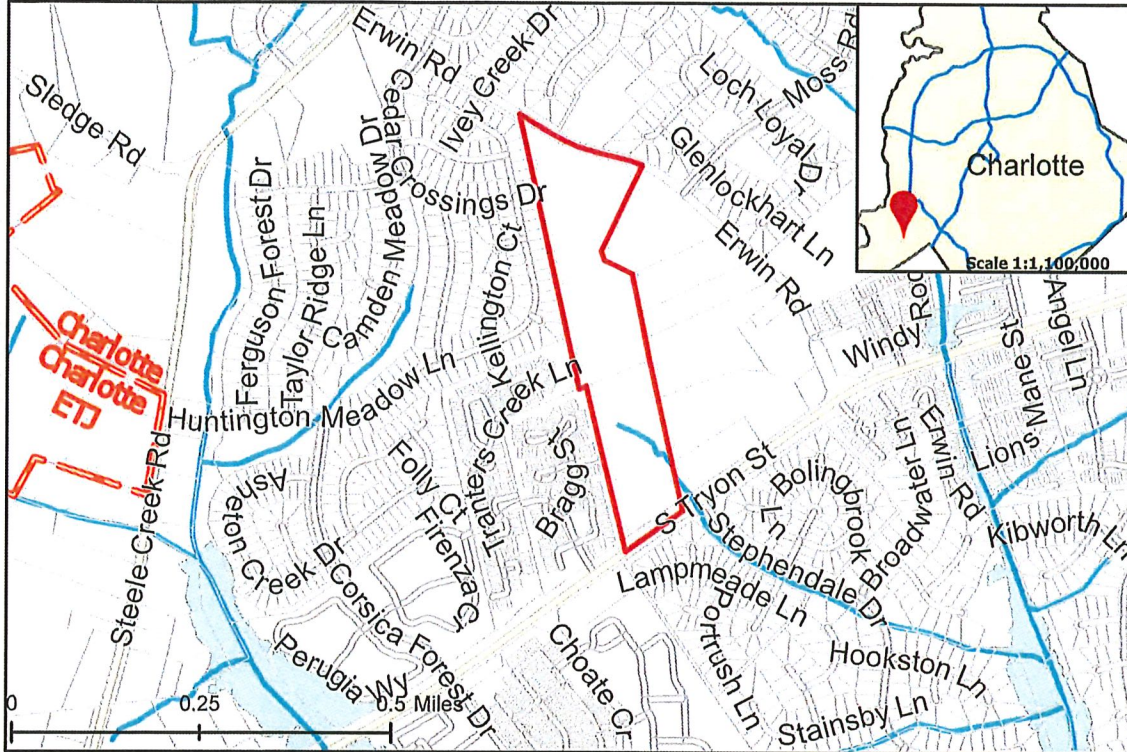
Approximately 30.73 acres

**Location of Requested Rezoning**

## Rezoning Map



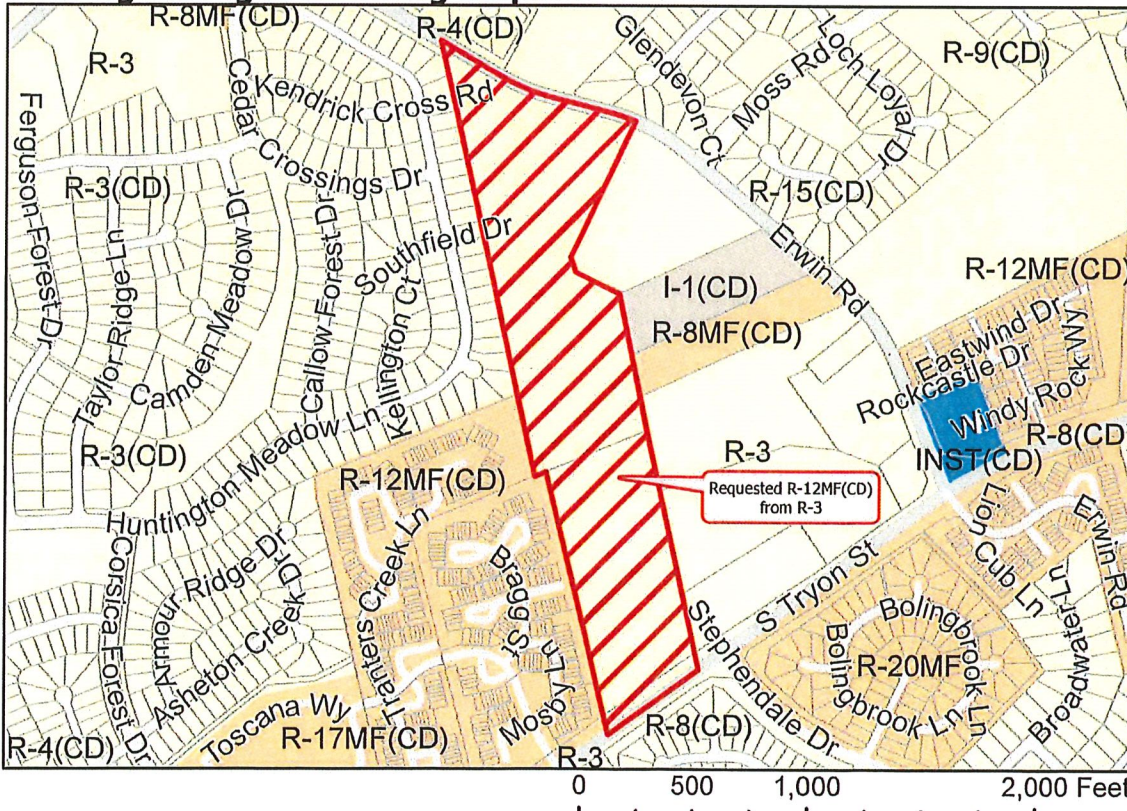
**CHARLOTTE.**  
PLANNING, DESIGN  
& DEVELOPMENT



- 2019-030
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain
- City Council District
- 3-Victoria Watlington



## Existing Zoning & Rezoning Request



- Requested R-12MF(CD) from R-3

## Zoning Classification

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



Map Created 12/9/2019



Petition No.: 2019-035  
Petitioner: Novant Health, Inc.

**ORDINANCE NO. 9719-Z**

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

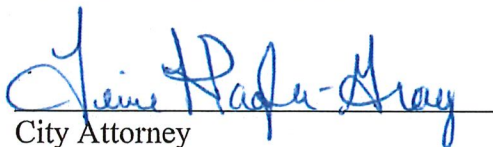
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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:

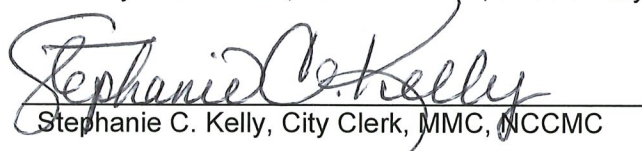
  
City Attorney



**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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 691-692.

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

  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



# 2019-035 : Novant Health, Inc

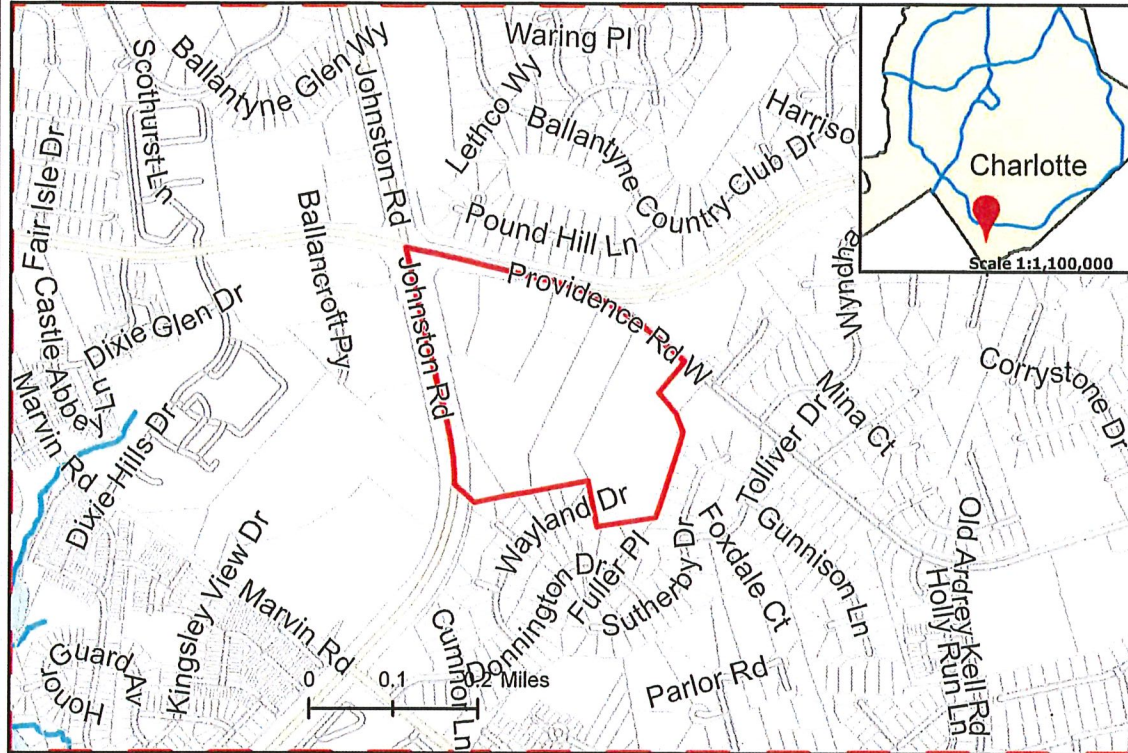
**Current Zoning** R-3 (Single Family Residential)

**Requested Zoning** INST (CD) (Institutional, Conditional)  
with 5 Year Vested Rights

Approximately 40.425 acres

**Location of Requested Rezoning**

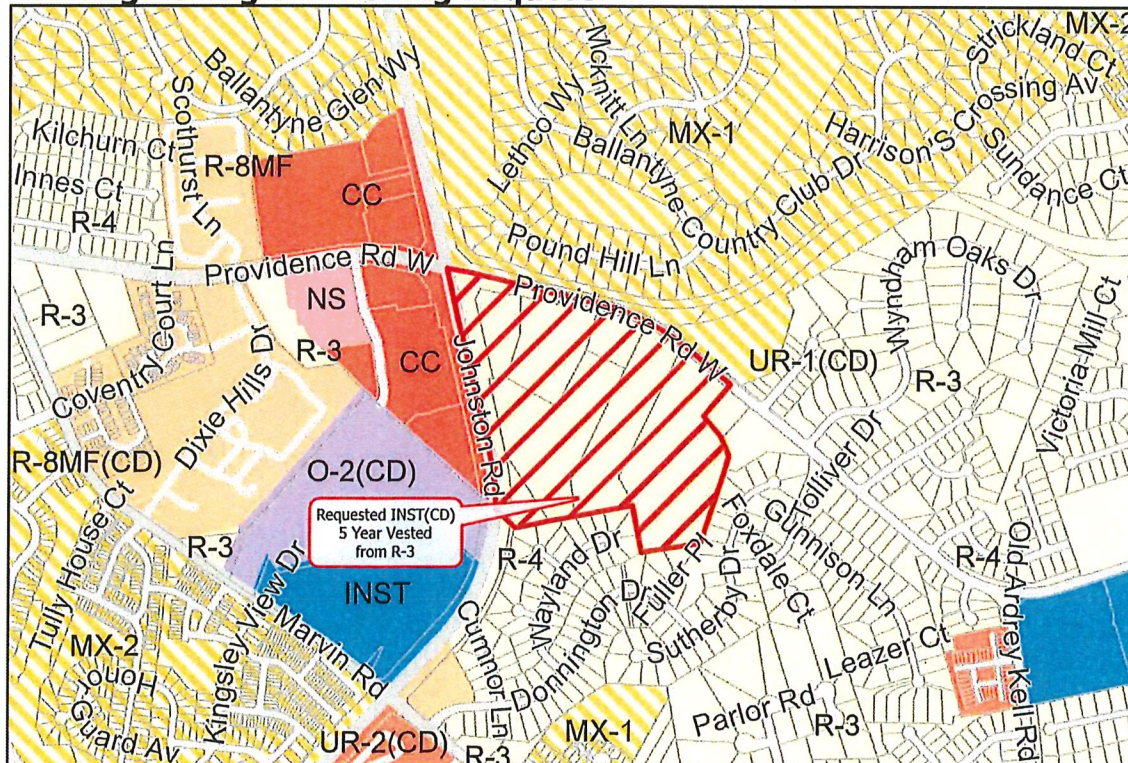
## Rezoning Map



- 2019-035
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain
- City Council District
- 7-Edmund H. Driggs



## Existing Zoning & Rezoning Request



- Requested INST(CD)  
5 Year Vested  
from R-3

## Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Office
- Business
- Commercial Center



Map Created 10/28/2019



Petition No.: 2019-092  
Petitioner: Carolina Development Group NC, LLC

**ORDINANCE NO. 9720-Z**

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

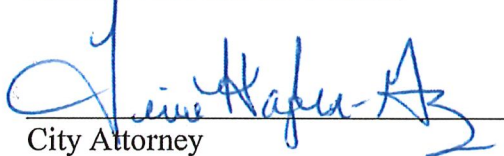
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

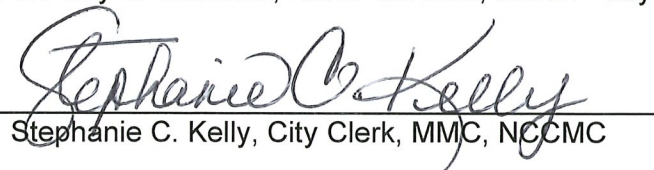
  
City Attorney



**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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 693-694.

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

  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



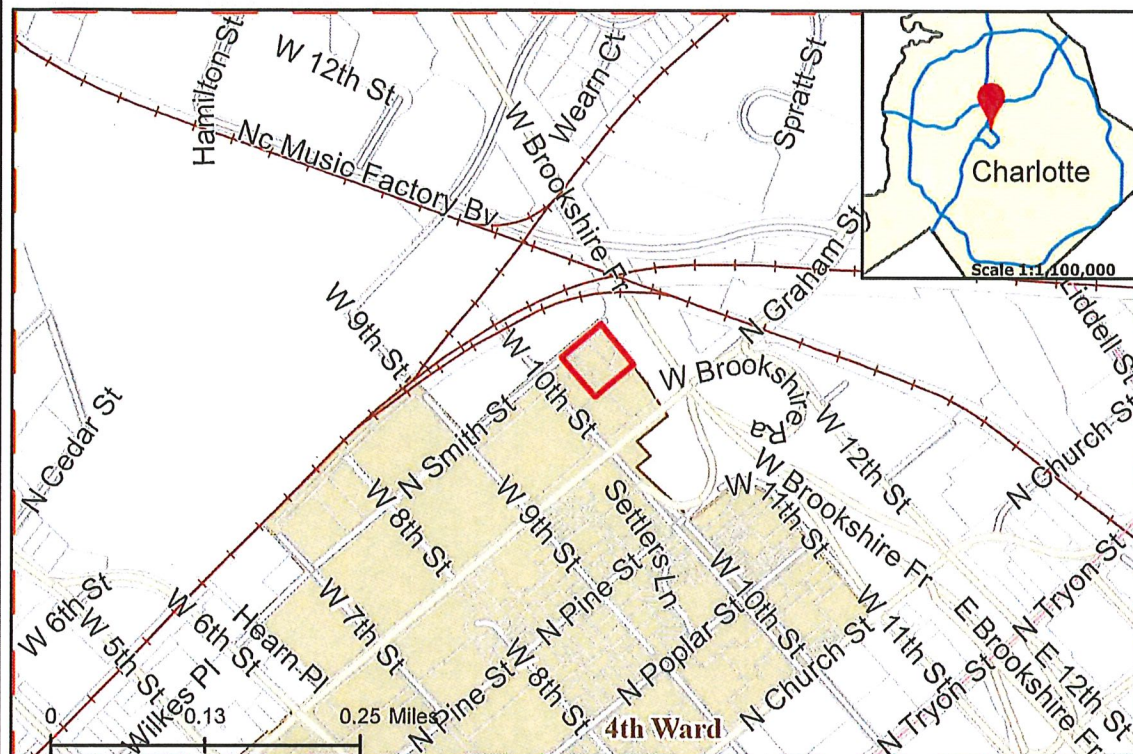
**2019-092: Carolina Development Group NC, LLC**

**Current Zoning** I-1 HD-O (Light Industrial, Historic District Overlay)

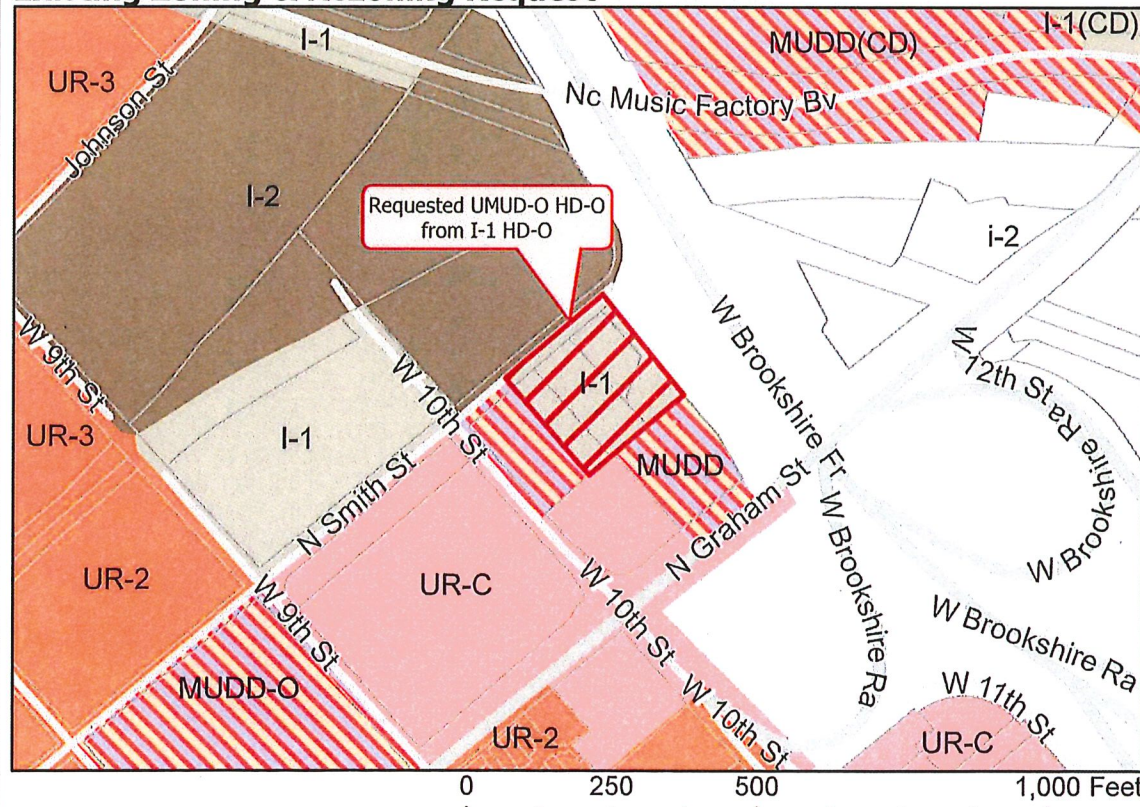
**Requested Zoning** UMUD-O HD-O (Uptown Mixed Use, Optional, Historic District Overlay)

Approximately 0.98 acres

### Location of Requested Rezoning









## Existing Zoning & Rezoning Request




## Rezoning Map



-  2019-092  
 Inside City Limits  
 Parcel  
 Railway  
 Historic Districts  
 City Council District  
 2-Malcolm Graham



-  Requested UMUD-O HD-O  
from I-1 HD-O

### Zoning Classification

- Urban Residential  
Business  
Light Industrial  
Mixed Use



Map Created 12/9/2019



Petition No.: 2019-094  
Petitioner: Andrew Parker

**ORDINANCE NO. 9721-Z**

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

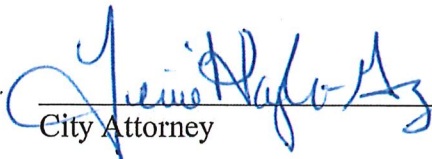
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

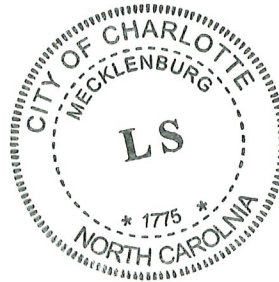
Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-5 (single family residential) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

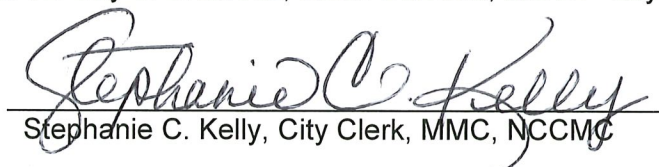
  
\_\_\_\_\_  
City Attorney



**CERTIFICATION**

I, 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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 695-696.

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

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



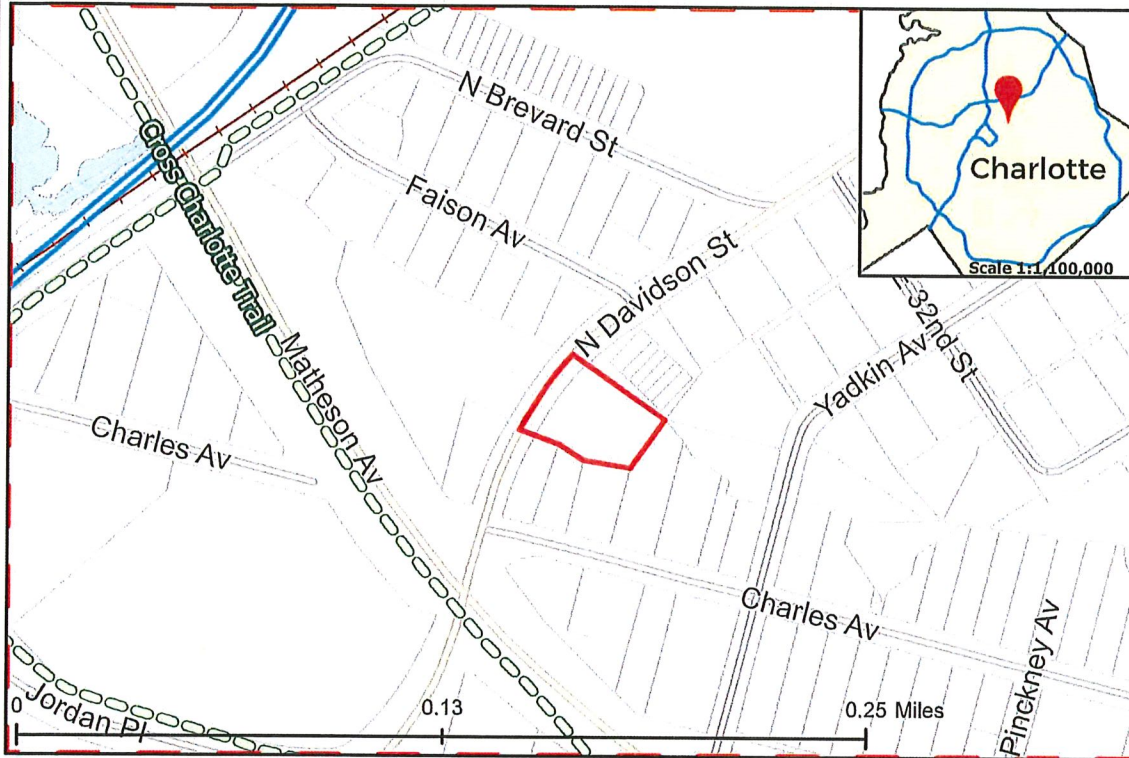
## 2019-094: Andrew Parker

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

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

Approximately 0.41 acres

### Location of Requested Rezoning



## Rezoning Map

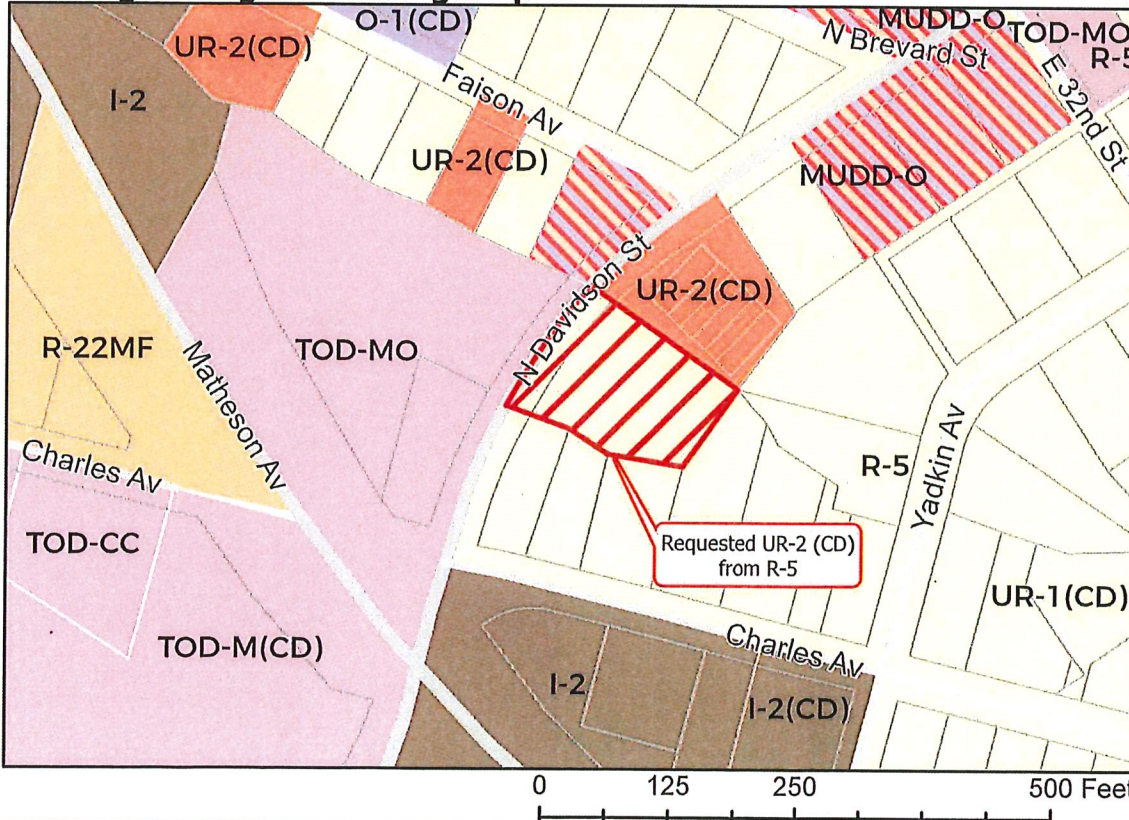


**CHARLOTTE.**  
PLANNING, DESIGN  
& DEVELOPMENT

- 2019-094
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- FEMA Flood Plain
- City Council District**
  - 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested UR-2 (CD) from R-5

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Office
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 7/12/2019



Petition No.: 2019-110  
Petitioner: Jay Patel

**ORDINANCE NO. 9722-Z**

**ZONING REGULATIONS**

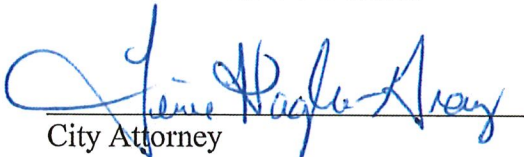
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 697-698.

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



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



## 2019-110: Jay Patel

**Current Zoning** MUDD-O PED (Mixed Use Development District, Optional, Pedestrian Overlay)

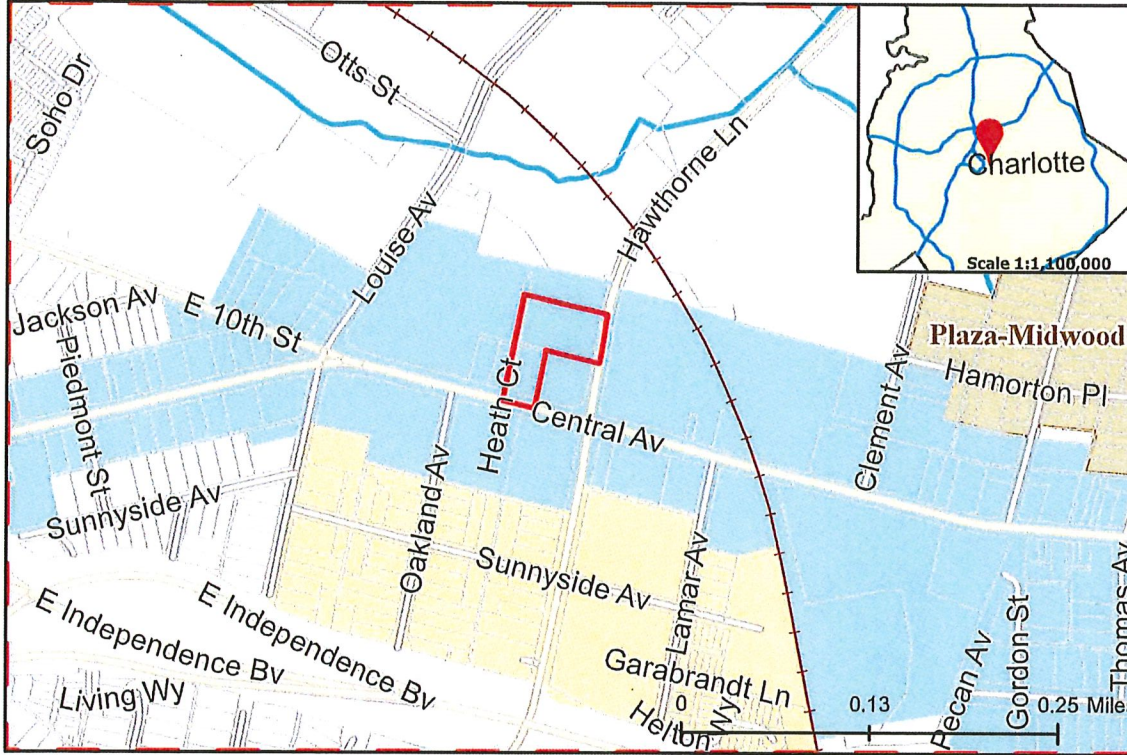
**Requested Zoning** TOD-CC PED (Transit Oriented Development-Community Center, Pedestrian Overlay)

Approximately 1.2417 acres

## Rezoning Map



### Location of Requested Rezoning



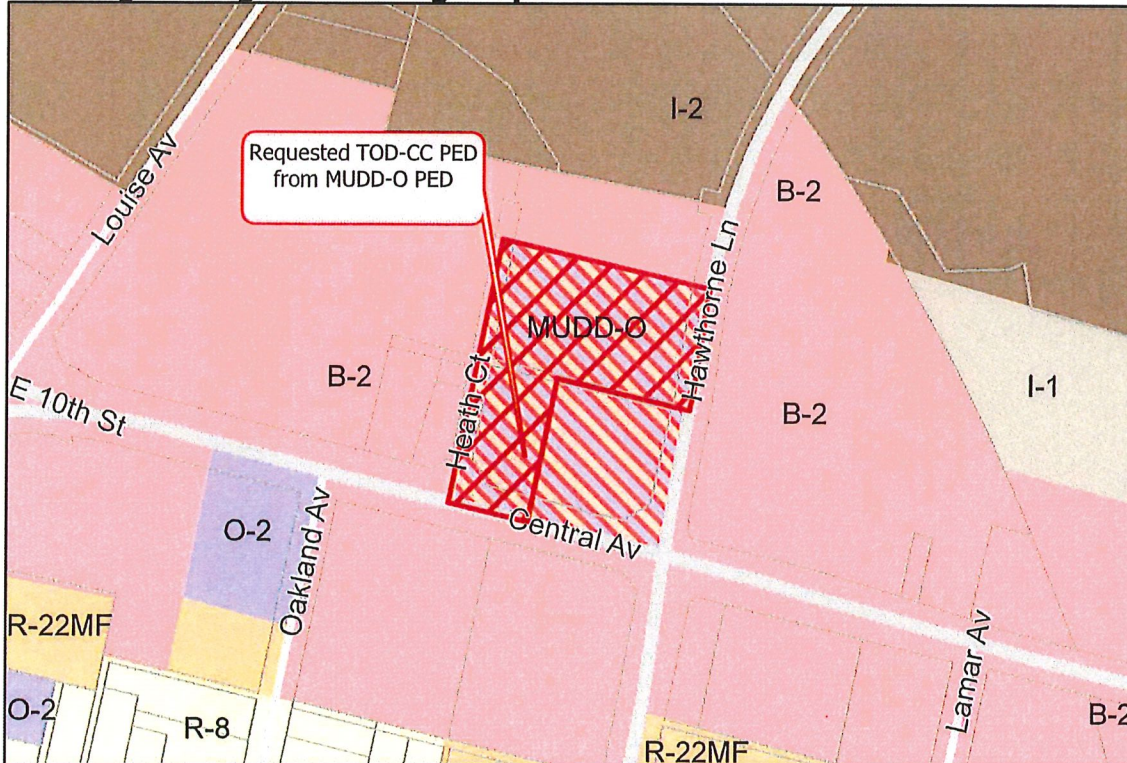
- 2019-110
- Inside City Limits
- Parcel
- + Railway
- Streams
- Plaza Central Pedscape
- Sunnyside Land Use and Pedscape
- Historic Districts

### City Council District

  1-Larken Egleston



### Existing Zoning & Rezoning Request



  Requested TOD-CC PED from MUDD-O PED

### Zoning Classification

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



Map Created 12/6/2019



Petition No.: 2019-124  
Petitioner: Gvest Capital, LLC

**ORDINANCE NO. 9723-Z**

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

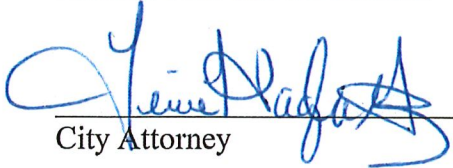
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-6 (CD) (office, conditional) and R-17MF (multi-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:

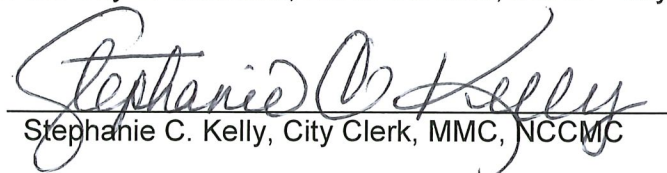
  
\_\_\_\_\_  
City Attorney

**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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 699-700.

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



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



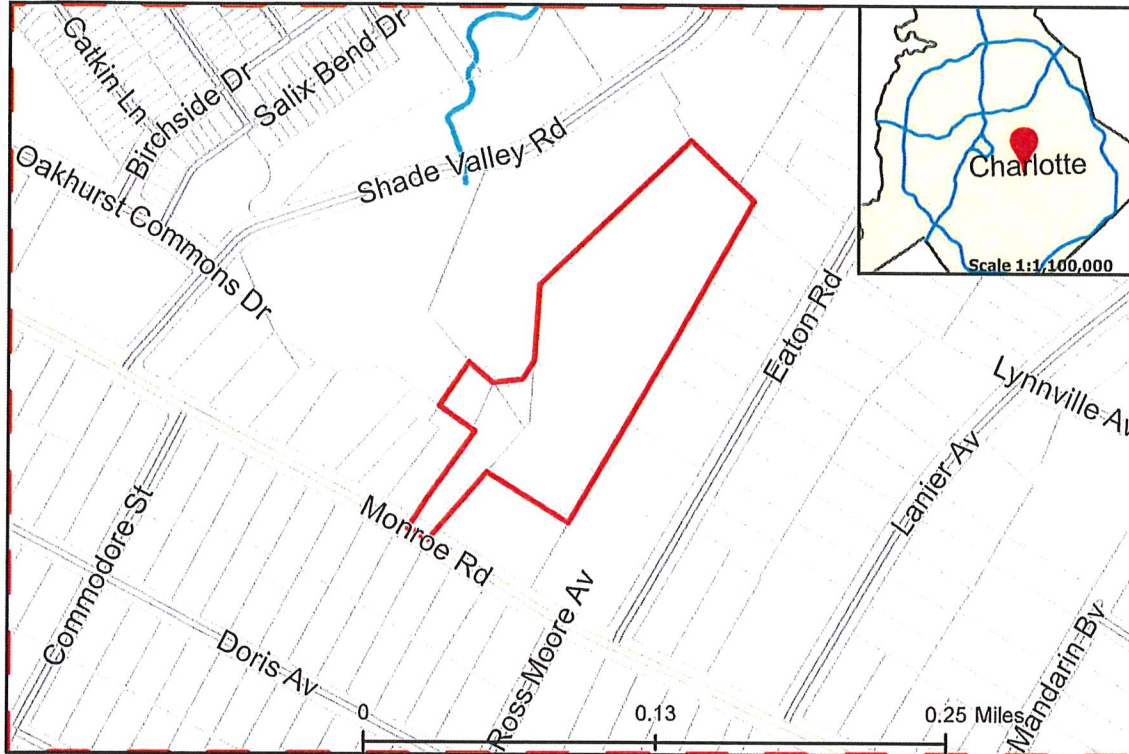
## 2019-124: Gvest Capital, LLC

**Current Zoning** O-6(CD) (Office, Conditional), R-17MF (Multi-Family Residential)

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

Approximately 5.86 acres

### Location of Requested Rezoning



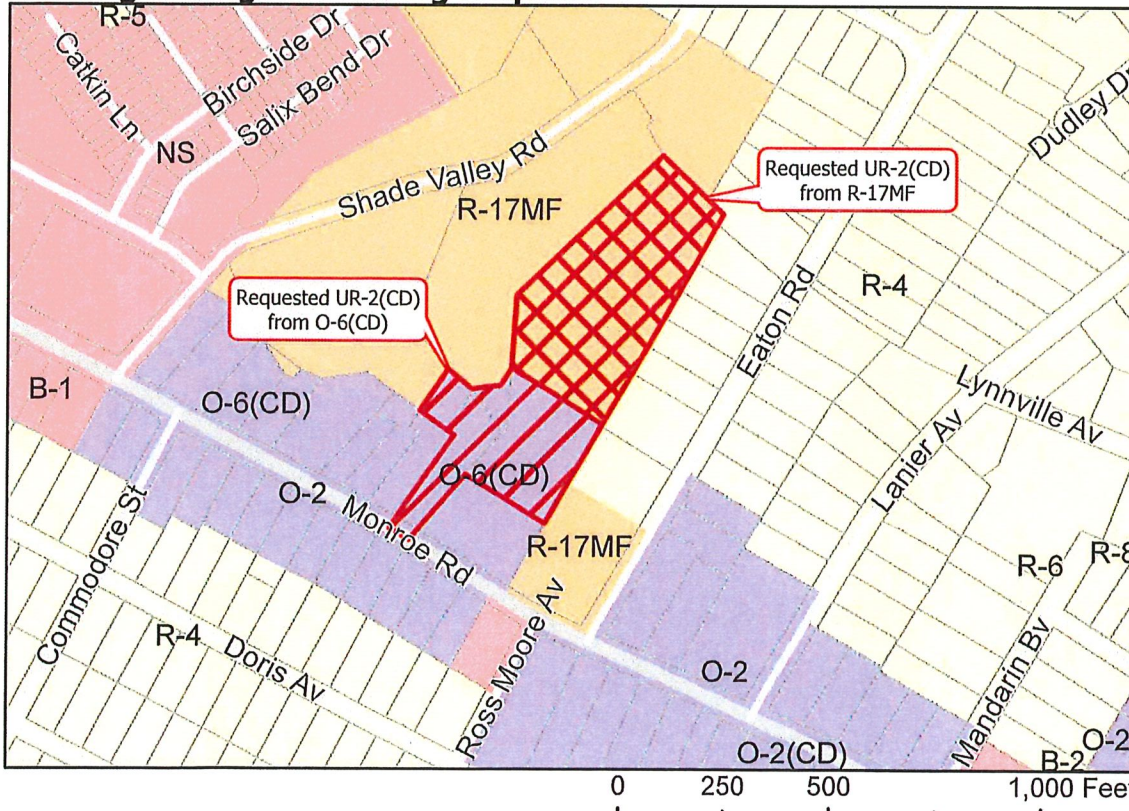
## Rezoning Map



- Rezoning Area
- Inside City Limits
- Parcel
- Streams
- City Council District
- 5-Matt Newton



### Existing Zoning & Rezoning Request



- Requested UR-2(CD) from O-6(CD)
- Requested UR-2(CD) from R-17MF

### Zoning Classification

- Single Family
- Multi-Family
- Office
- Business



Map Created 12/5/2019



Petition No.: 2019-125  
Petitioner: SCOC-Mallard Crossing, LLC

**ORDINANCE NO. 9724-Z**

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

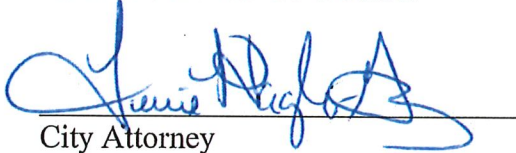
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

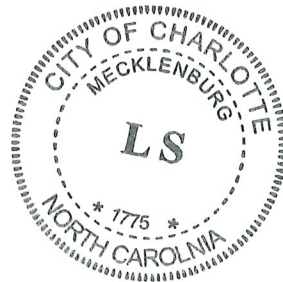
Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-1 (CD) (neighborhood business, conditional) to B-1 (CD) SPA (neighborhood business, conditional,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

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

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

APPROVED AS TO FORM:


  
City Attorney



**CERTIFICATION**

I, 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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 701-702.

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

  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

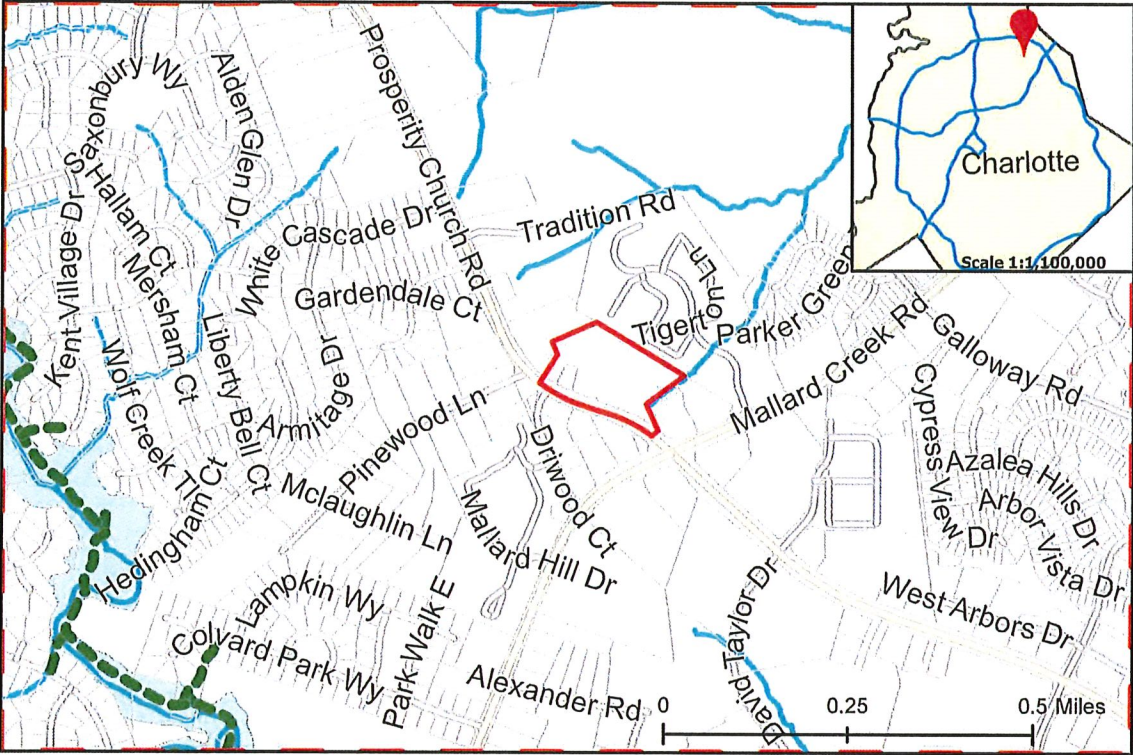


**2019-125: SCOC-Mallard Crossing, LLC**

**Current Zoning** B-1(CD) (Neighborhood Business, Conditional)  
**Requested Zoning** B-1(CD) SPA (Neighborhood Business, Conditional, Site Plan Amendment))

Approximately 8.434 acres

**Location of Requested Rezoning**



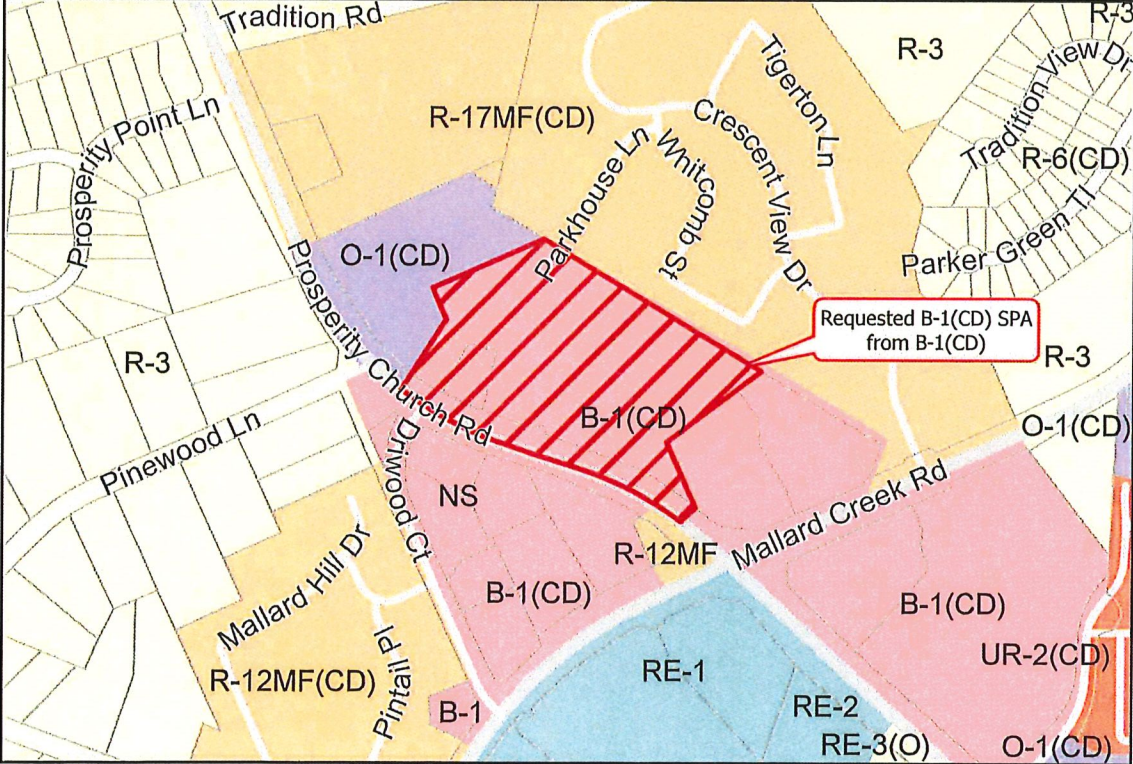
**Rezoning Map**



- 2019-125
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



**Existing Zoning & Rezoning Request**



- Requested B-1(CD) SPA from B-1(CD)
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Research
- Office
- Business



Map Created 11/14/2019



Petition No.: 2019-127  
Petitioner: Regal Estates, LLC

**ORDINANCE NO. 9725-Z**

**ZONING REGULATIONS**

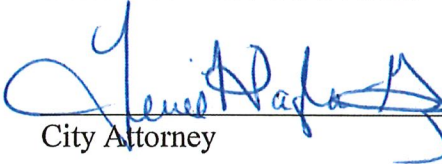
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 703-704.

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



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



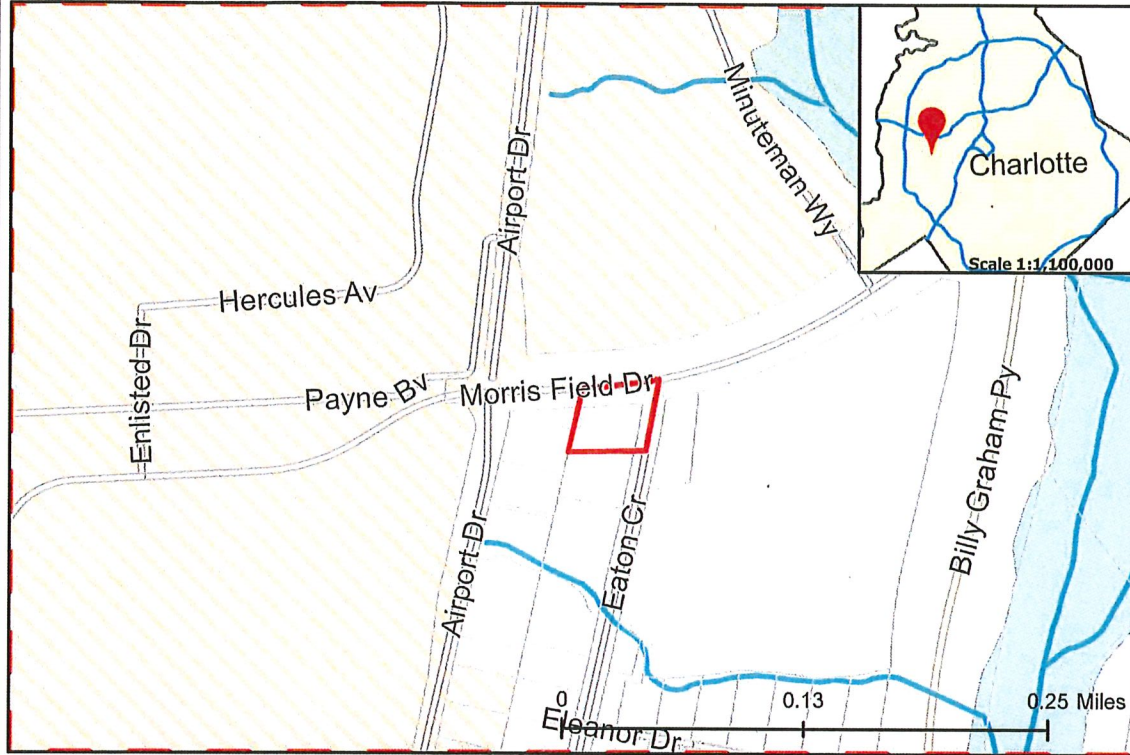
**2019-127: Regal Estates, LLC**

**Current Zoning** R-4 (Single Family Residential)

**Requested Zoning** R-8MF (Multi-Family Residential)

Approximately 0.851 acres

**Location of Requested Rezoning**



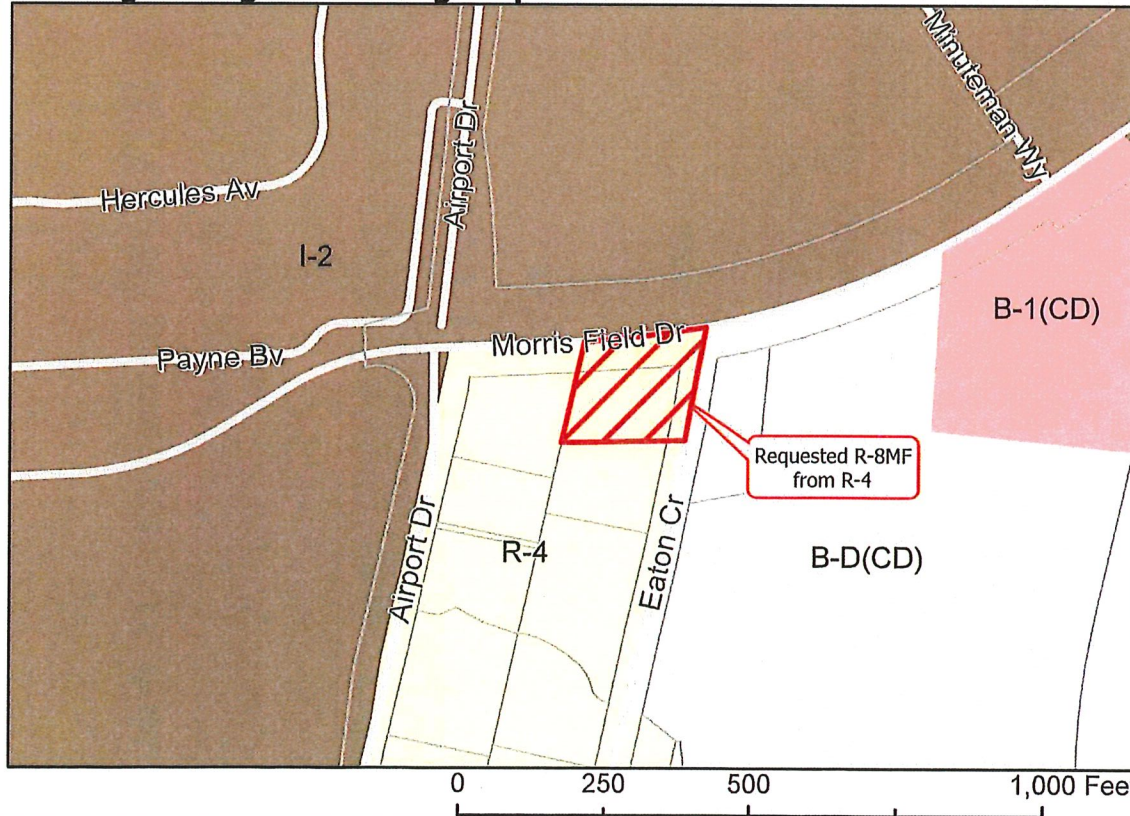
**Rezoning Map**



- 2019-127
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District
- 3-Victoria Watlington



**Existing Zoning & Rezoning Request**



- Requested R-8MF from R-4
- Zoning Classification**
- Single Family
- Business
- Business-Distribution
- General Industrial



Map Created 9/16/2019



Petition No.: 2019-129  
Petitioner: Lee Mynhardt,  
Mynhardt Investments, LLC

**ORDINANCE NO. 9726-Z**

**ZONING REGULATIONS**

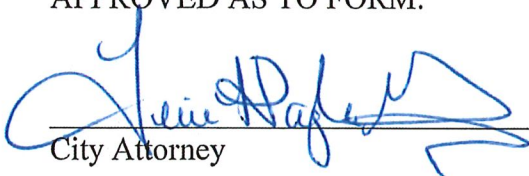
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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:

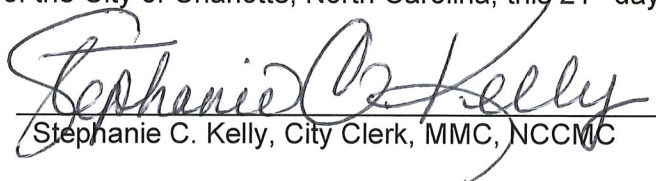
  
City Attorney

**CERTIFICATION**

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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 January 2020.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



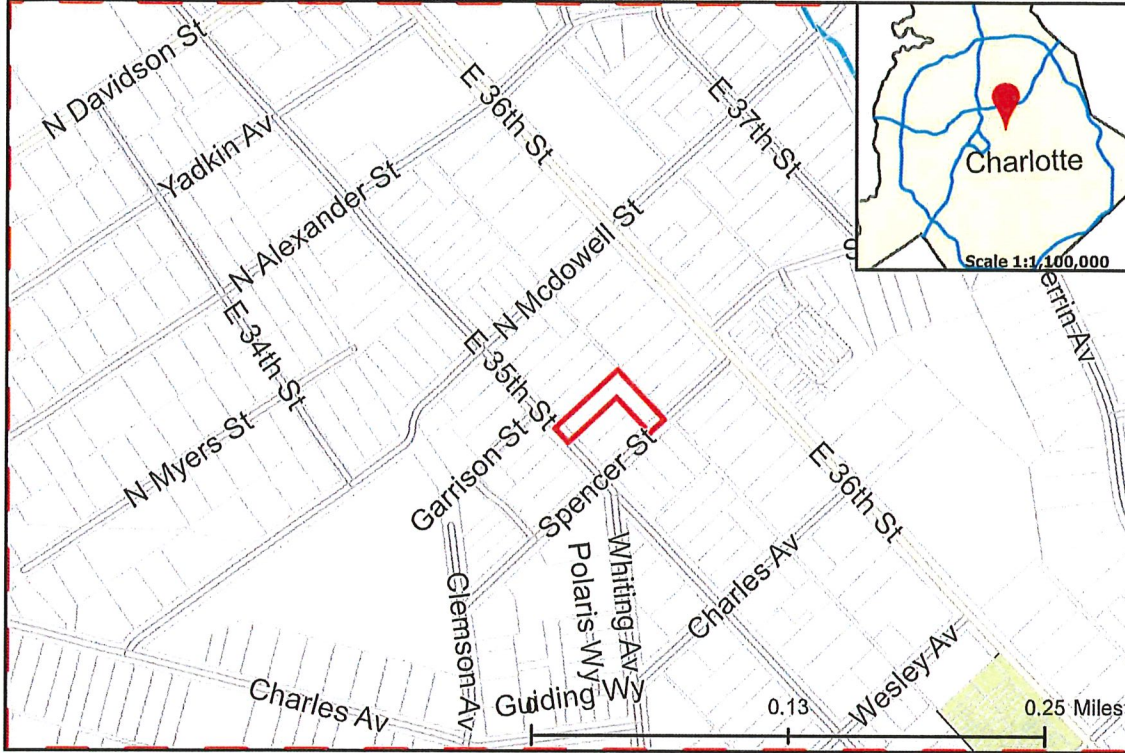
## 2019-129: Mynhardt Investments, LLC

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

**Requested Zoning** R-6 (Single Family Residential)

Approximately 0.34 acres

### Location of Requested Rezoning



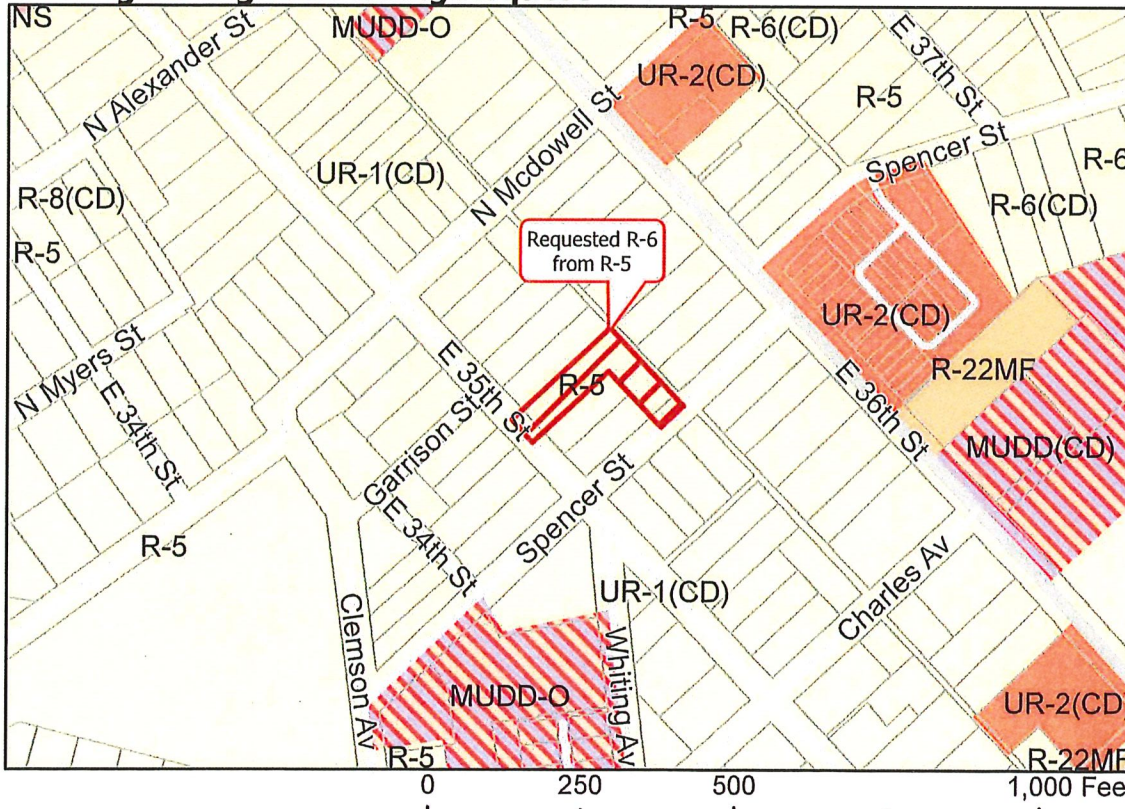
## Rezoning Map



- 2019-129
- Inside City Limits
- Parcel
- Streams
- Transit Supportive Overlay
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested R-6 from R-5
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Business
- Mixed Use



Map Created 9/16/2019



Petition No.: 2019-130  
Petitioner: Greenway Holdings, LLC

**ORDINANCE NO. 9727-Z**

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

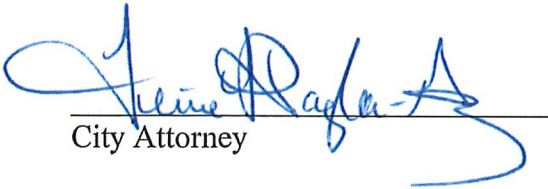
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 (CD) (mixed use development, conditional) to MUDD (CD) SPA (mixed use development, conditional, site plan amendment).

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

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

APPROVED AS TO FORM:

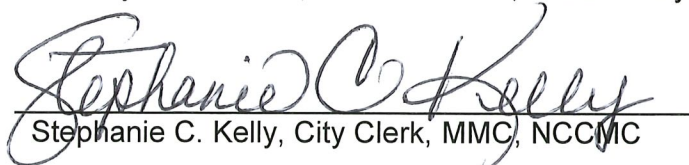
  
City Attorney



**CERTIFICATION**

I, 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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 707-708.

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

  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



## 2019-130: Greenway Holdings, LLC

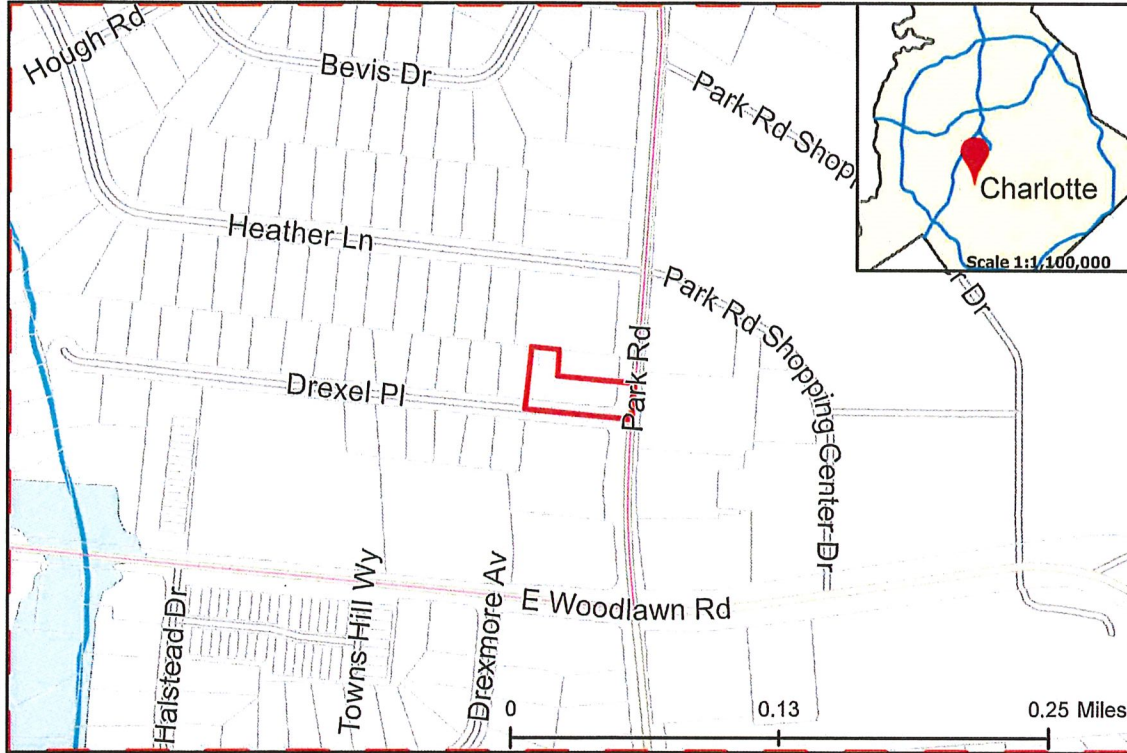
**Current Zoning** MUDD(CD) (Mixed Use Development District, Conditional)

**Requested Zoning** MUDD(CD) SPA

(Mixed Use Development District, Conditional, Site Plan Amendment)

Approximately 0.43 acres

### Location of Requested Rezoning



## Rezoning Map



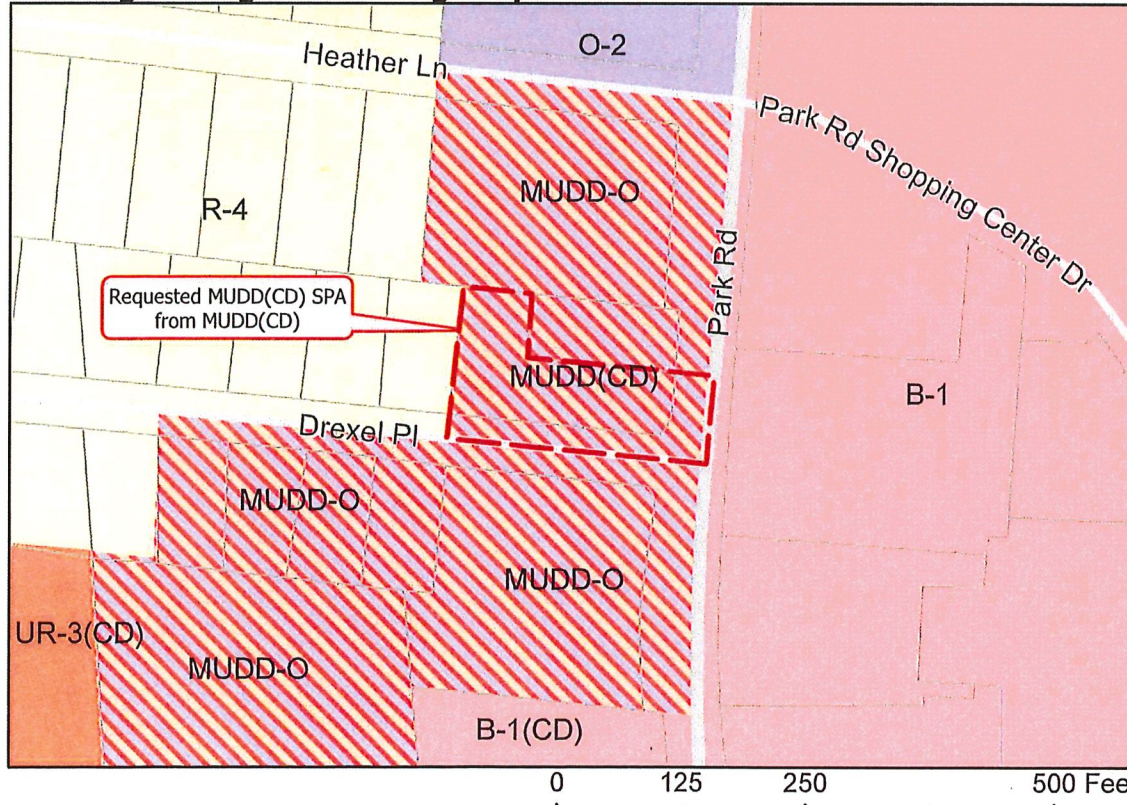
- 2019-130
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

### City Council District

- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested MUDD(CD) SPA from MUDD(CD)

### Zoning Classification

- Single Family
- Urban Residential
- Office
- Business
- Mixed Use



Map Created 9/16/2019



Petition No.: 2019-131  
Petitioner: Red Cedar Capital  
Partners

**ORDINANCE NO. 9728-Z**

**ZONING REGULATIONS**

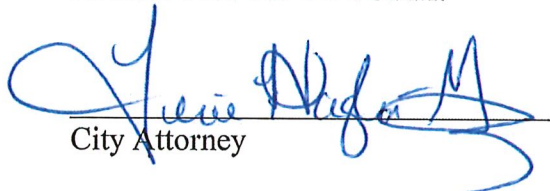
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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.

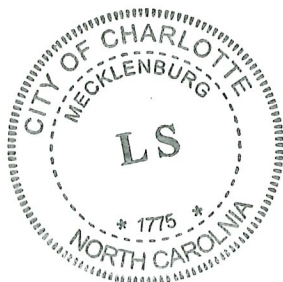
APPROVED AS TO FORM:

  
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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 709-710.

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



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



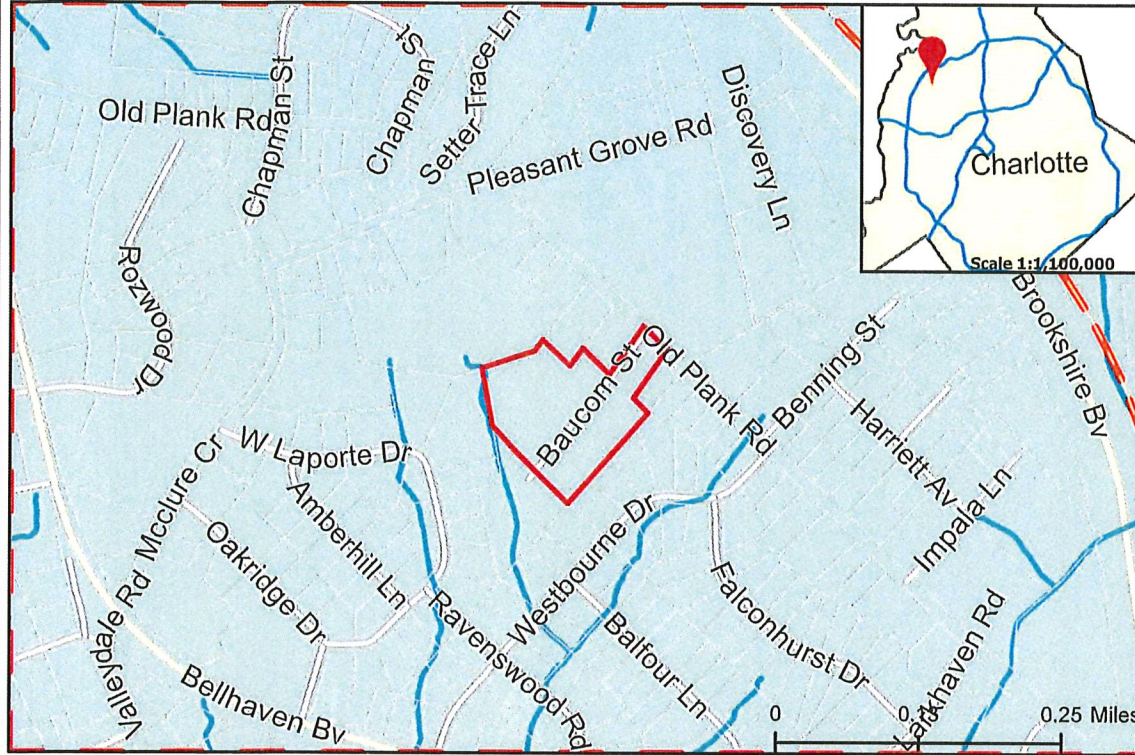
## 2019-131: Red Cedar Capital Partners

**Current Zoning** R-3 LWPA (Single Family Residential, Lake Wylie Protected Area)

**Requested Zoning** R-4 LWPA (Single Family Residential, Lake Wylie Protected Area)

Approximately 8.57 acres

### Location of Requested Rezoning



## Rezoning Map



**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

2019-131

Inside City Limits

Parcel

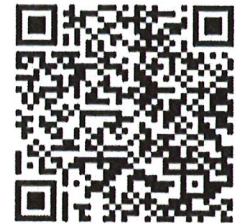
Streams

### Watershed Overlay

Lake Wylie - Protected Area

### City Council District

2-Malcolm Graham



### Existing Zoning & Rezoning Request



Requested R-4 LWPA  
from R-3 LWPA

### Zoning Classification

Single Family

Institutional

Commercial Center



Map Created 9/16/2019



Petition No.: 2019-132  
Petitioner: Lennar Multifamily  
Communities, LLC

**ORDINANCE NO. 9629-Z**

**ZONING REGULATIONS**

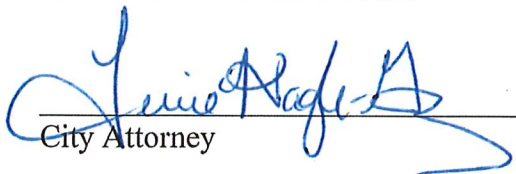
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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:

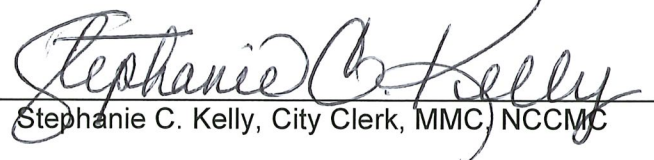
  
City Attorney

**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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 711-712.

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



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



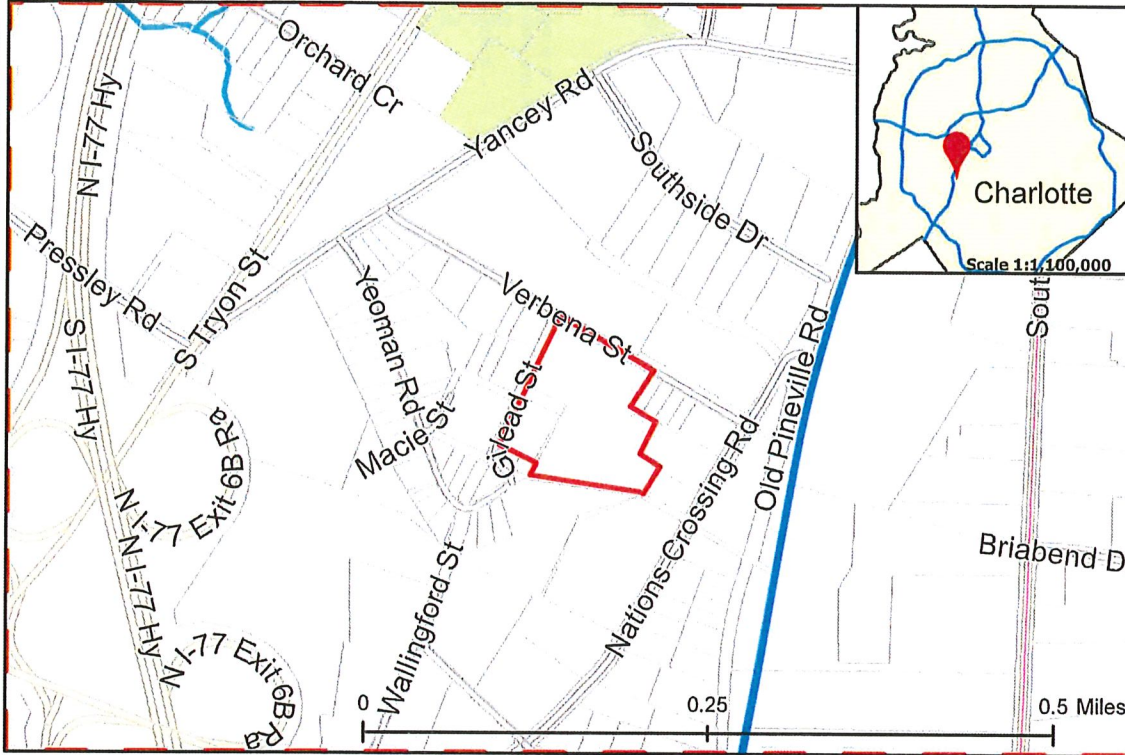
## 2019-132: Lennar Multifamily Communities, LLC

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

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

Approximately 5.9 acres

### Location of Requested Rezoning



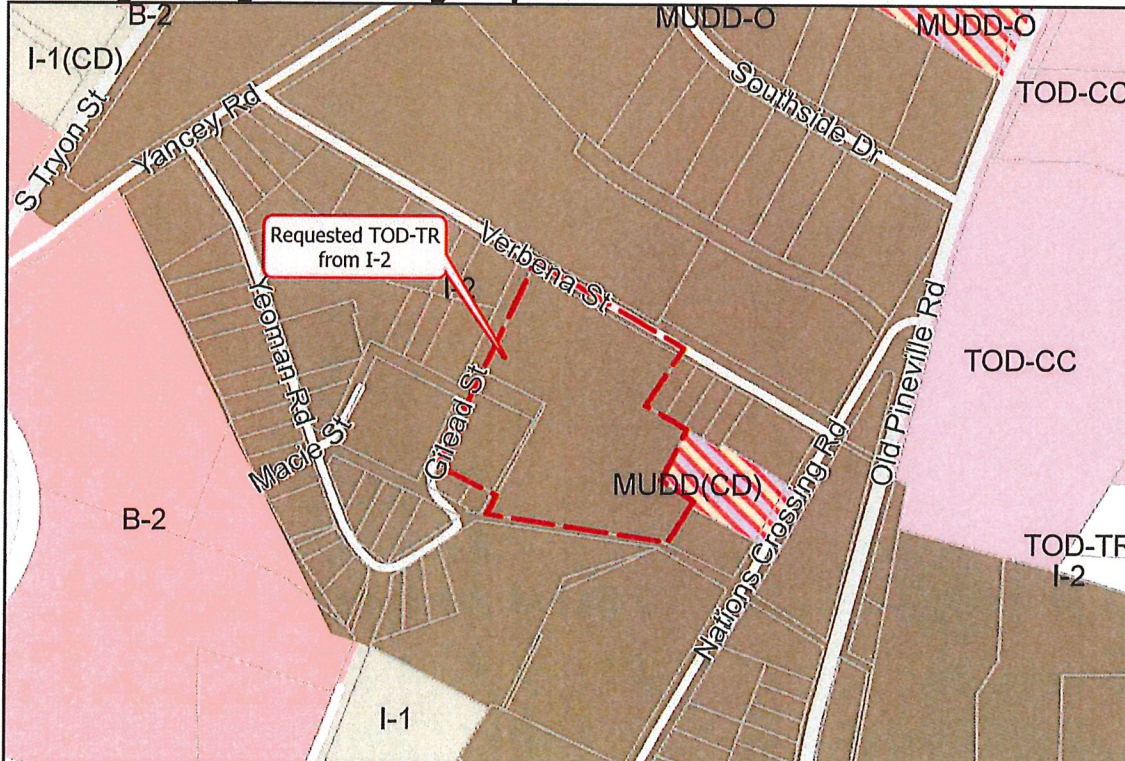
## Rezoning Map



- 2019-132
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- Transit Supportive Overlay
- City Council District**
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested TOD-TR from I-2
- Zoning Classification**
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 12/9/2019



Petition No.: 2019-133  
Petitioner: Greg Zanitsch, TBGC, LLC

**ORDINANCE NO. 9730-Z**

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

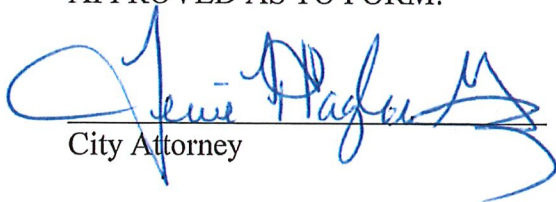
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 MUDD-O (mixed use development, optional).

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

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

APPROVED AS TO FORM:

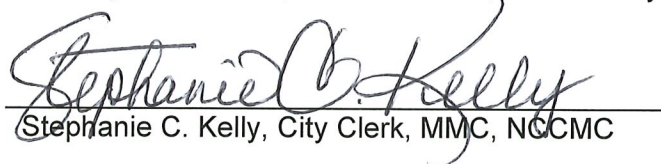
  
City Attorney



**CERTIFICATION**

I, 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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 713-714.

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

  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



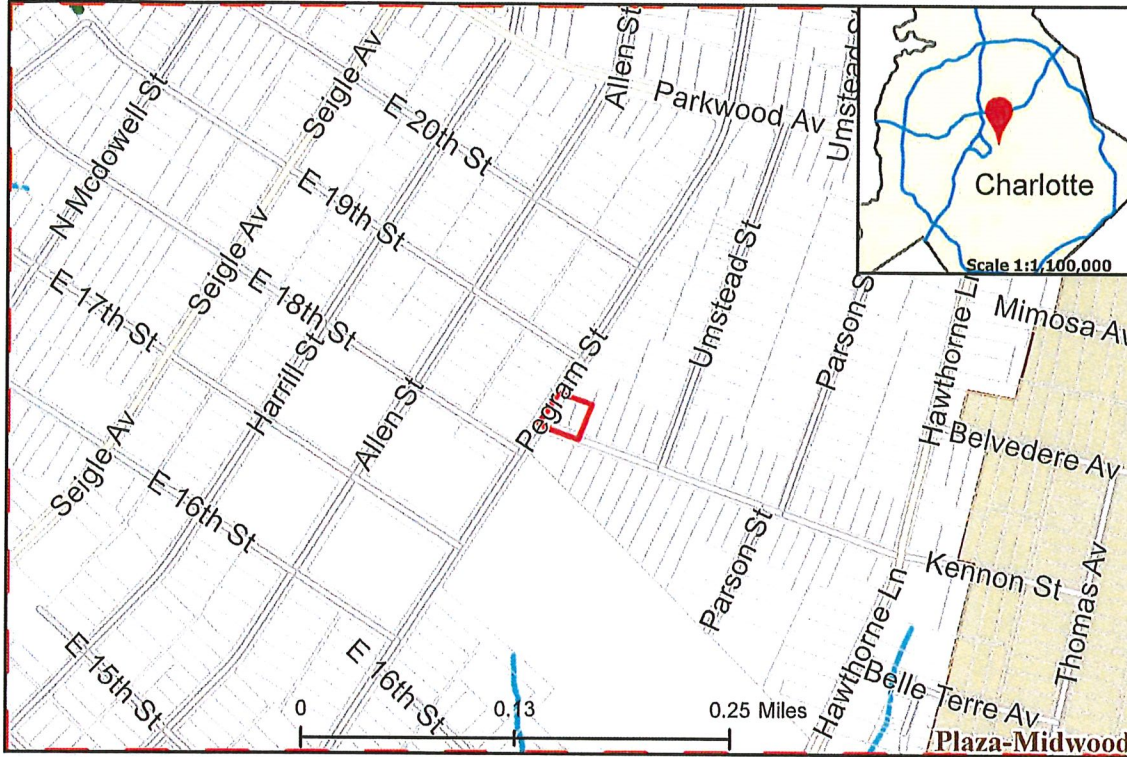
## 2019-133: TBGC, LLC

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

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

Approximately 0.2 acres

### Location of Requested Rezoning



## Rezoning Map



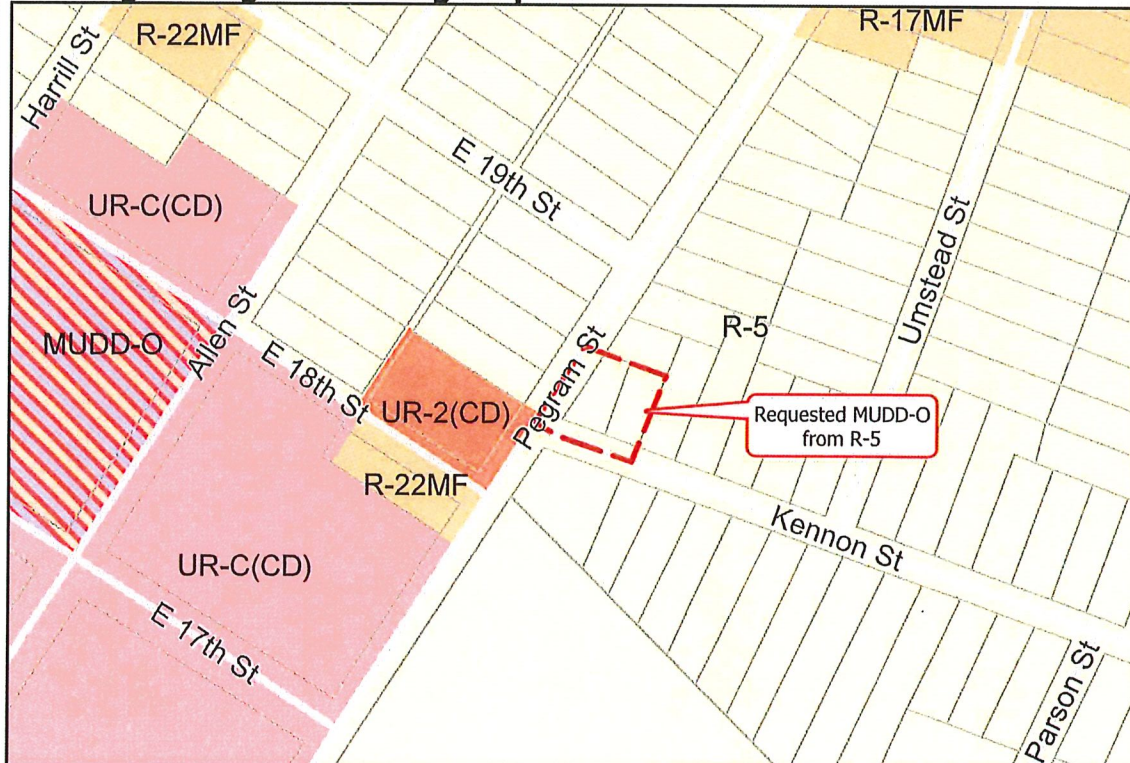
- 2019-133
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- Historic Districts

### City Council District

- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested MUDD-O from R-5

### Zoning Classification

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



Map Created 9/16/2019



Petition No.: 2019-134  
Petitioner: DJ Family Farms, LLC

**ORDINANCE NO. 9731-Z**

**ZONING REGULATIONS**

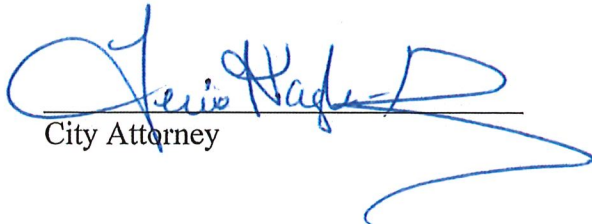
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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.

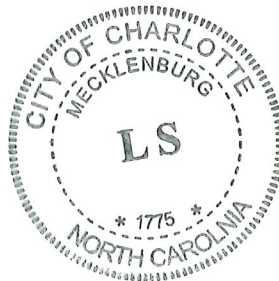
APPROVED AS TO FORM:

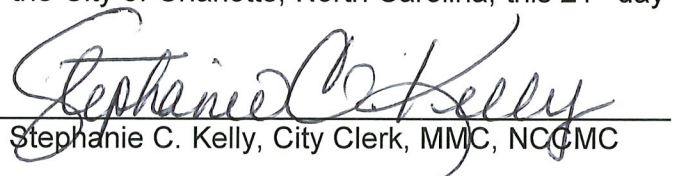
  
City Attorney

**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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 715-716.

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



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



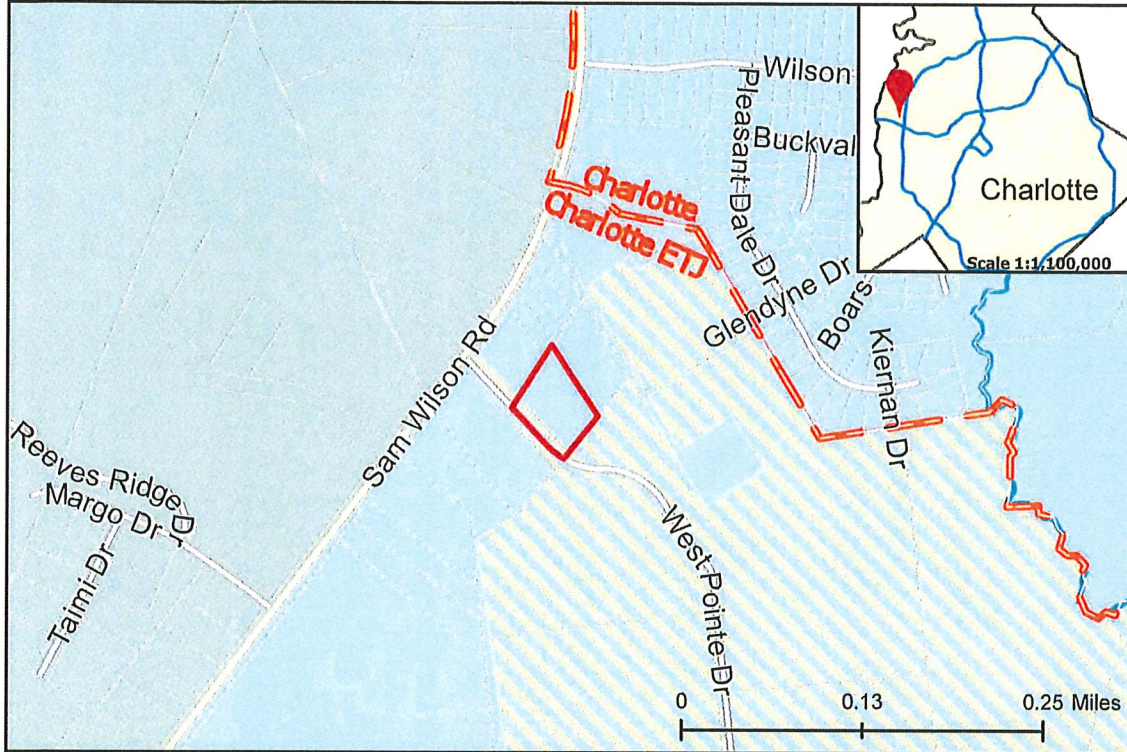
## 2019-134: DJ Family Farms, LLC

**Current Zoning** R-3 LLWPA (Single Family Residential, Lower Lake Wylie Protected Area)

**Requested Zoning** I-1 LLWPA (Light Industrial, Lower Lake Wylie Protected Area)

Approximately 1.27 acres

### Location of Requested Rezoning



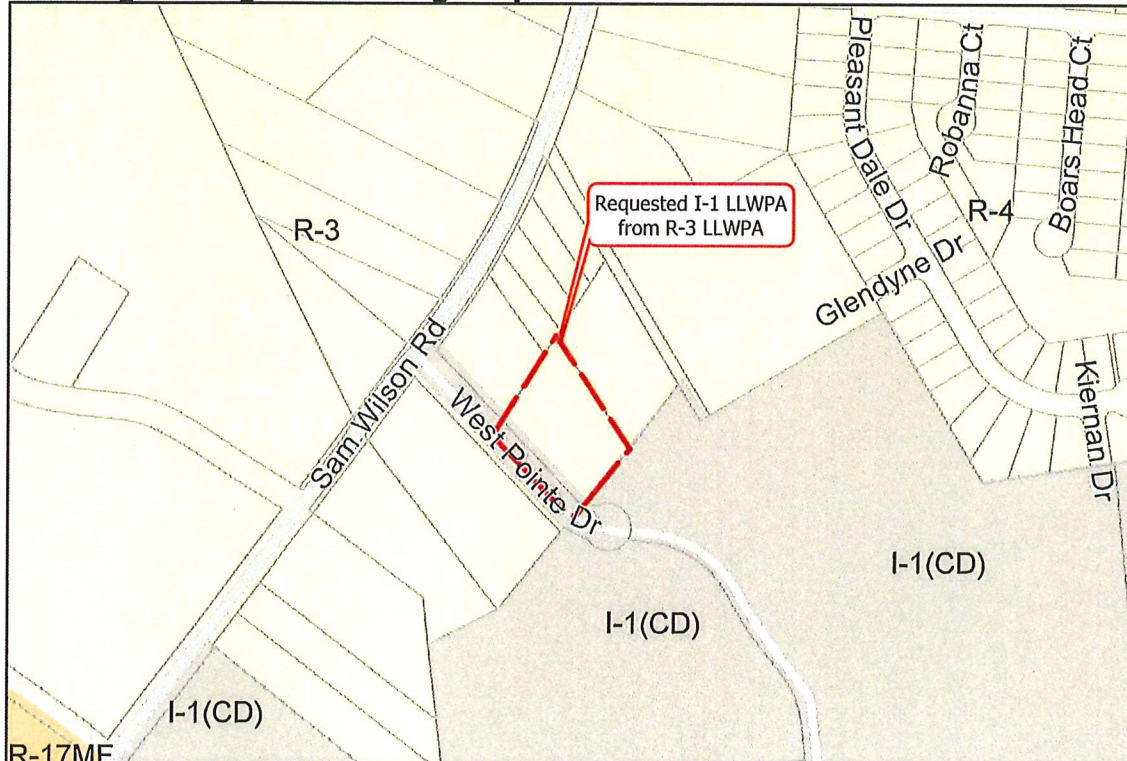
## Rezoning Map



- 2019-134
- Outside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Watershed Overlay
  - Lake Wylie - Protected Area
  - Lower Lake Wylie - Protected Area



### Existing Zoning & Rezoning Request



- Requested I-1 LLWPA from R-3 LLWPA

### Zoning Classification

- Single Family
- Multi-Family
- Light Industrial



Map Created 9/16/2019



Petition No.: 2019-136  
Petitioner: Venkata Ammi Reddy

**ORDINANCE NO. 9732-Z**

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

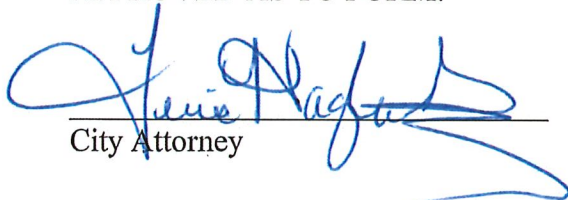
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

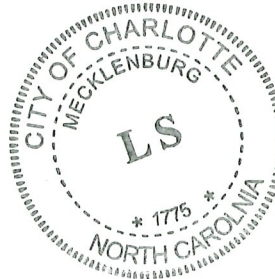
Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from O-1 (CD) AIR (office, conditional, airport noise overlay) to O-1 (CD) AIR SPA (office, conditional, airport noise overlay, site plan amendment) 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:

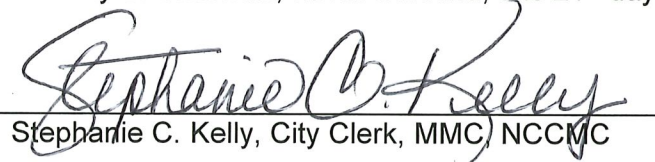
  
City Attorney



**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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 717-718.

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

  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



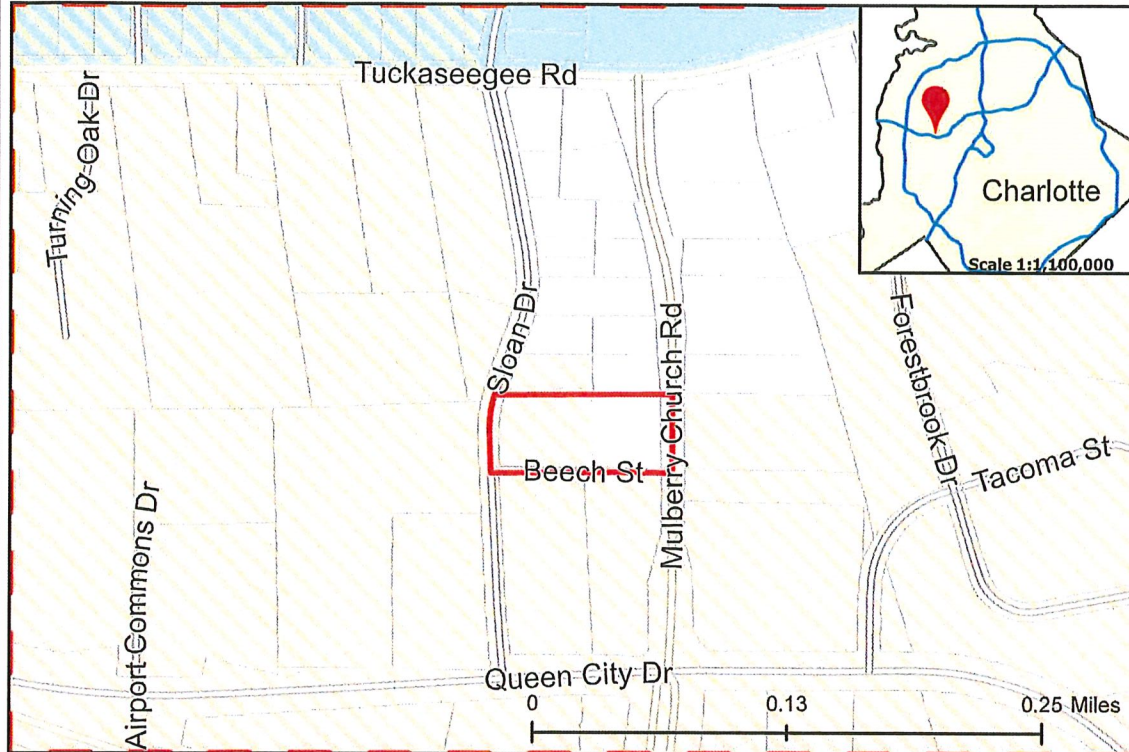
## 2019-136: Venkata Ammi Reddy

**Current Zoning** O-1(CD) AIR (Office District, Conditional, Airport Noise Overlay)

**Requested Zoning** O-1(CD) AIR SPA (Office District, Conditional, Airport Noise Overlay, Site Plan Amendment, with Five Year Vested Rights)

Approximately 1.895 acres

### Location of Requested Rezoning



## Rezoning Map



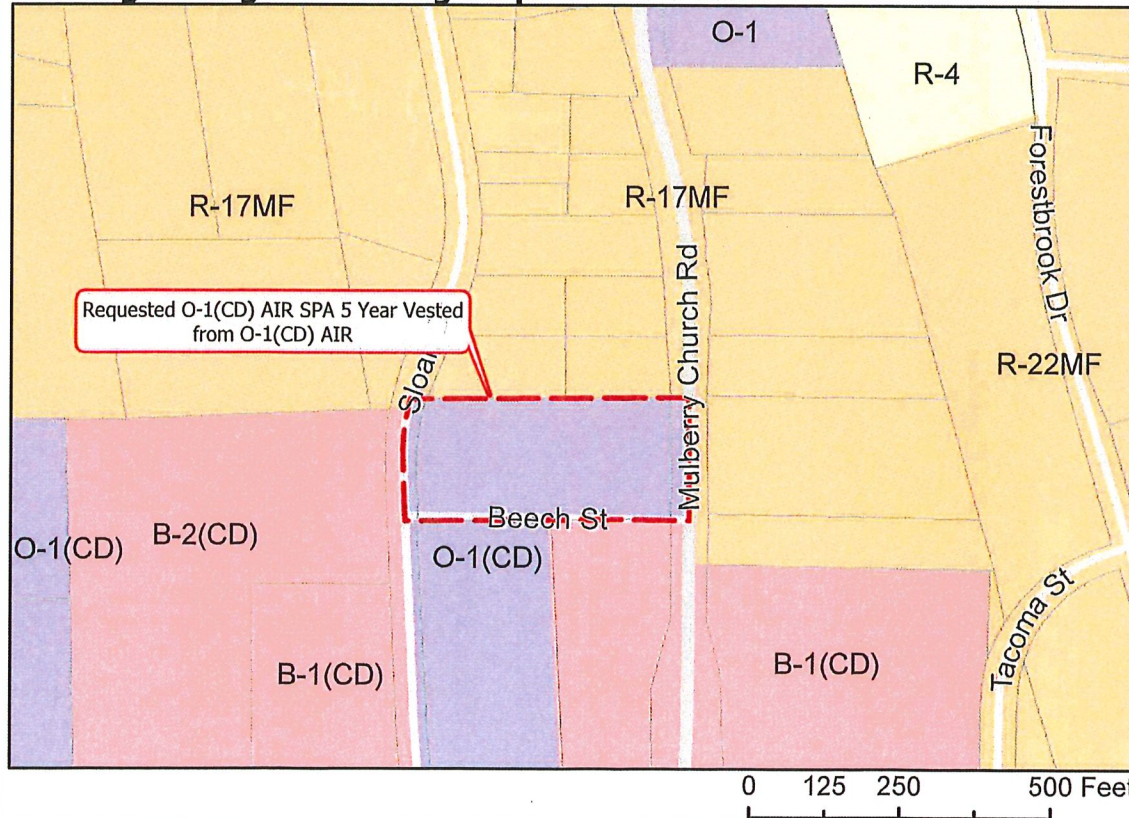
- 2019-136
- Inside City Limits
- Parcel
- Airport Noise Overlay
- Watershed Overlay
- Lower Lake Wylie - Protected Area

### City Council District

- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested O-1(CD) AIR SPA 5 Year Vested from O-1(CD) AIR
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business



Map Created 10/1/2019



Petition No.: 2019-137  
Petitioner: Kinger Homes

**ORDINANCE NO. 9733-Z**

**ZONING REGULATIONS**

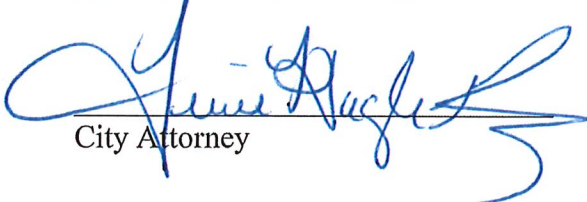
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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.

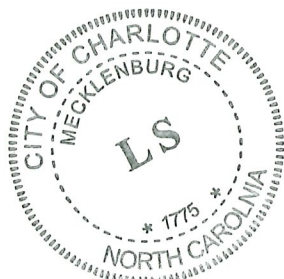
APPROVED AS TO FORM:

  
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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 719-720.

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



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



## 2019-137: Kinger Homes

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

**Requested Zoning** R-6(CD) (Single Family Residential, Conditional)

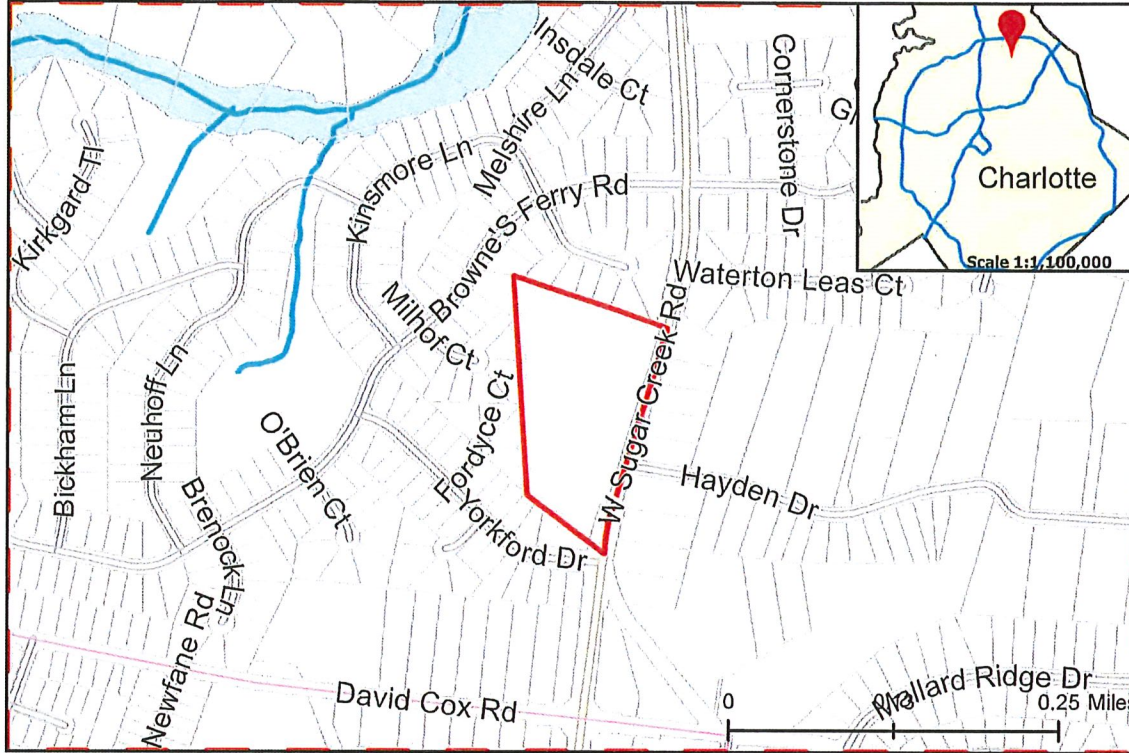
Approximately 9.62 acres

**Location of Requested Rezoning**

## Rezoning Map



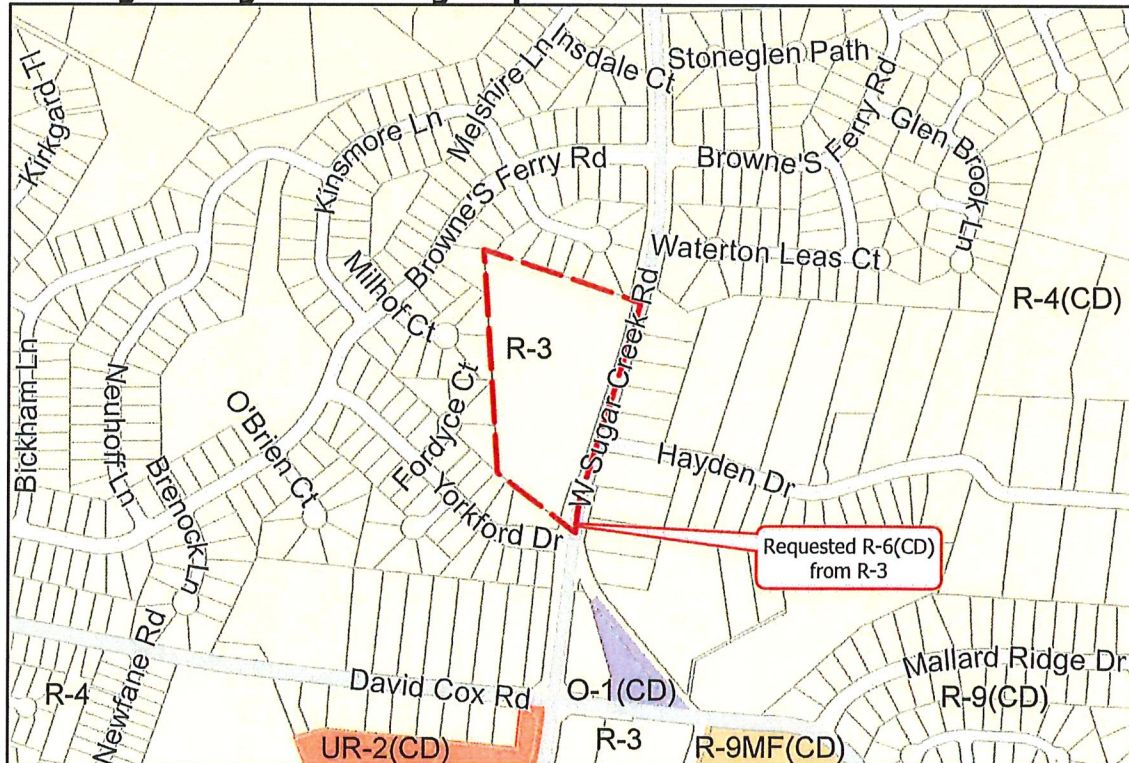
**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT



- 2019-137
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



## Existing Zoning & Rezoning Request



- Requested R-6(CD)  
from R-3

## Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Office



Map Created 11/14/2019



Petition No.: 2019-147  
Petitioner: Guy Properties

**ORDINANCE NO. 9734-Z**

**ZONING REGULATIONS**

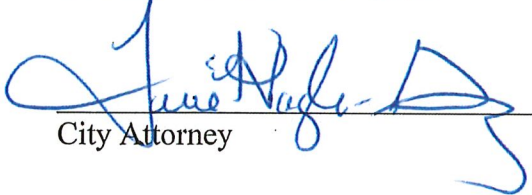
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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.

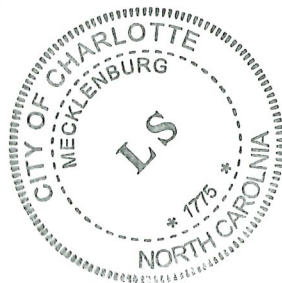
APPROVED AS TO FORM:

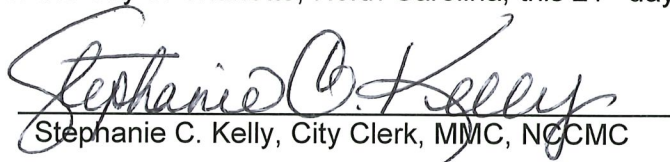
  
City Attorney

**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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 721-722.

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



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



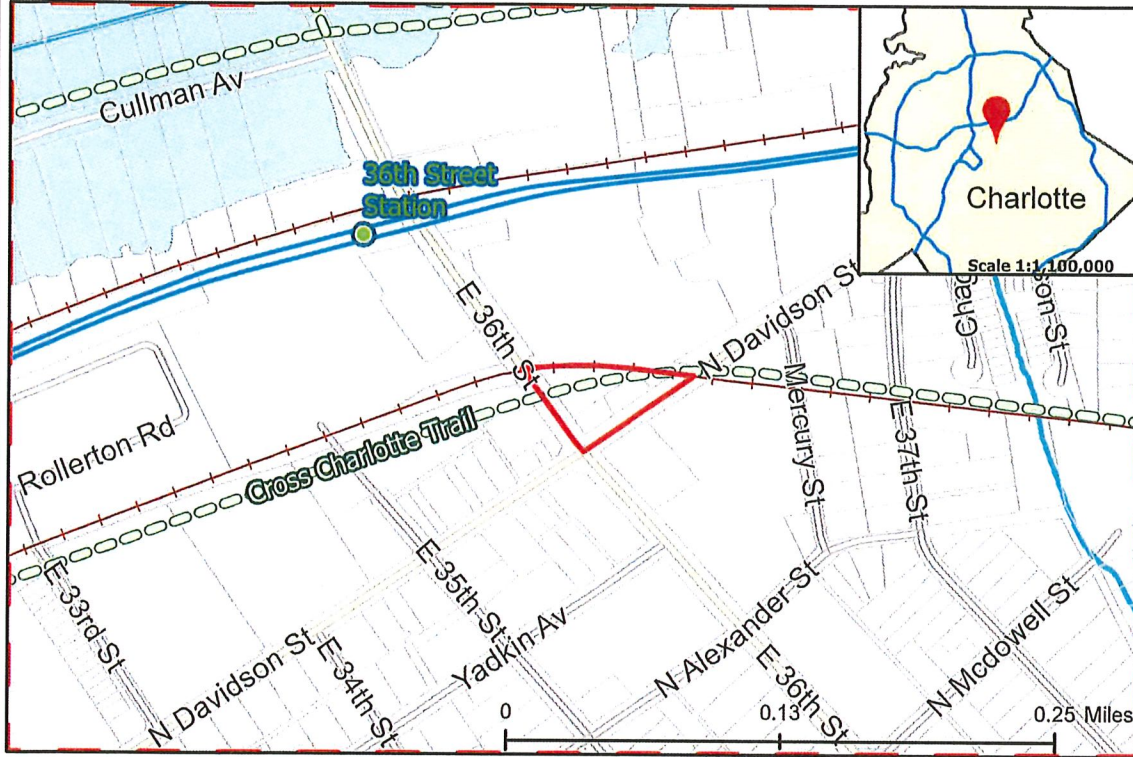
## 2019-147: Guy Properties

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

**Requested Zoning** TOD-NC (Transit Oriented Development - Neighborhood Center)

Approximately 0.4416 acres

**Location of Requested Rezoning**



## Rezoning Map

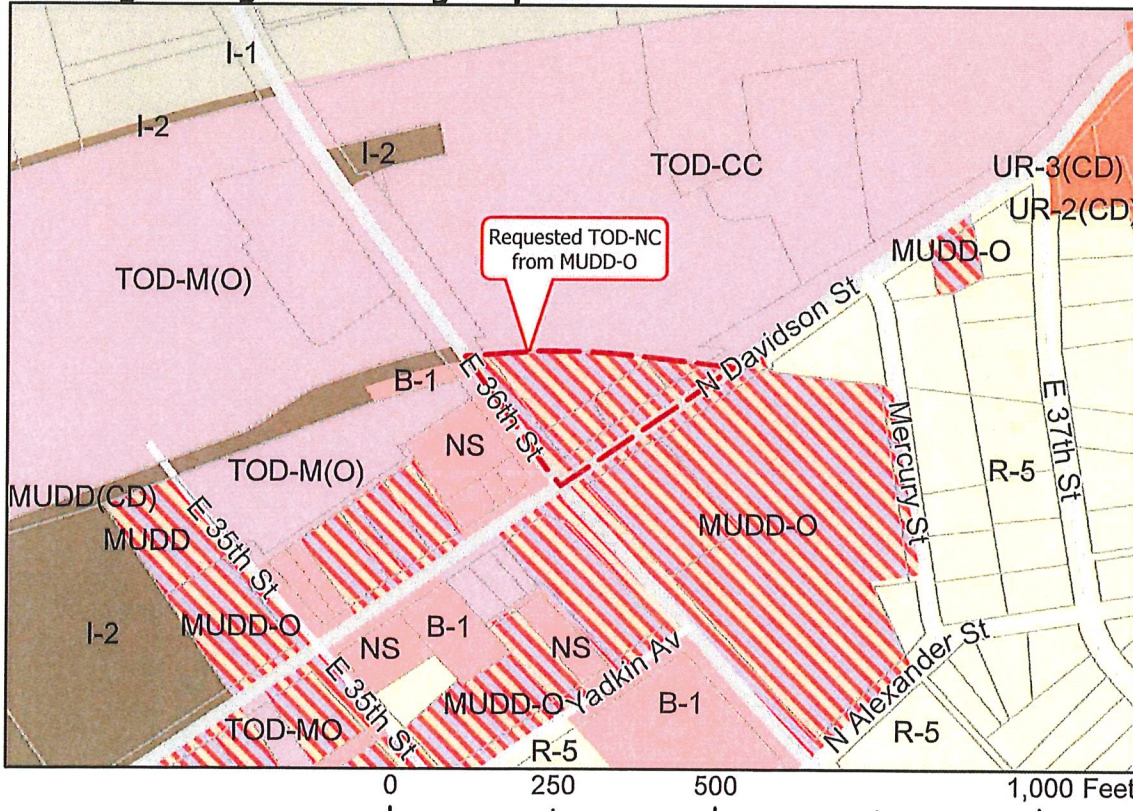


**CHARLOTTE.**  
PLANNING, DESIGN  
& DEVELOPMENT

- 2019-147
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



## Existing Zoning & Rezoning Request



- Requested TOD-NC from MUDD-O

## Zoning Classification

- Single Family
- Urban Residential
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 10/15/2019



Petition No.: 2019-149  
Petitioner: Wood Partners

**ORDINANCE NO. 9735-Z**

**ZONING REGULATIONS**

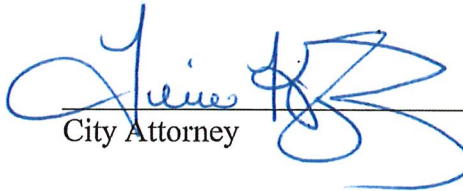
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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.

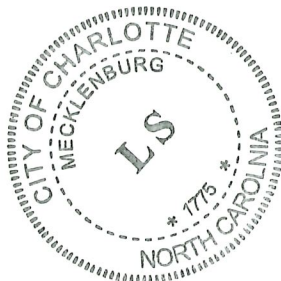
APPROVED AS TO FORM:

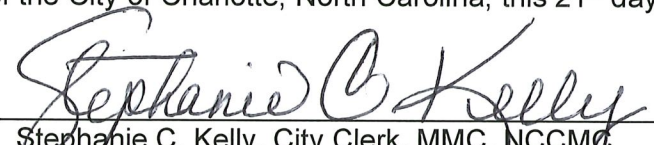
  
City Attorney

**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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 723-724.

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



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



## 2019-149: Wood Partners

**Current Zoning** TOD-M(O) (Transit Oriented Development-Mixed Use, Optional)

**Requested Zoning** TOD-UC (Transit Oriented Development - Urban Center)

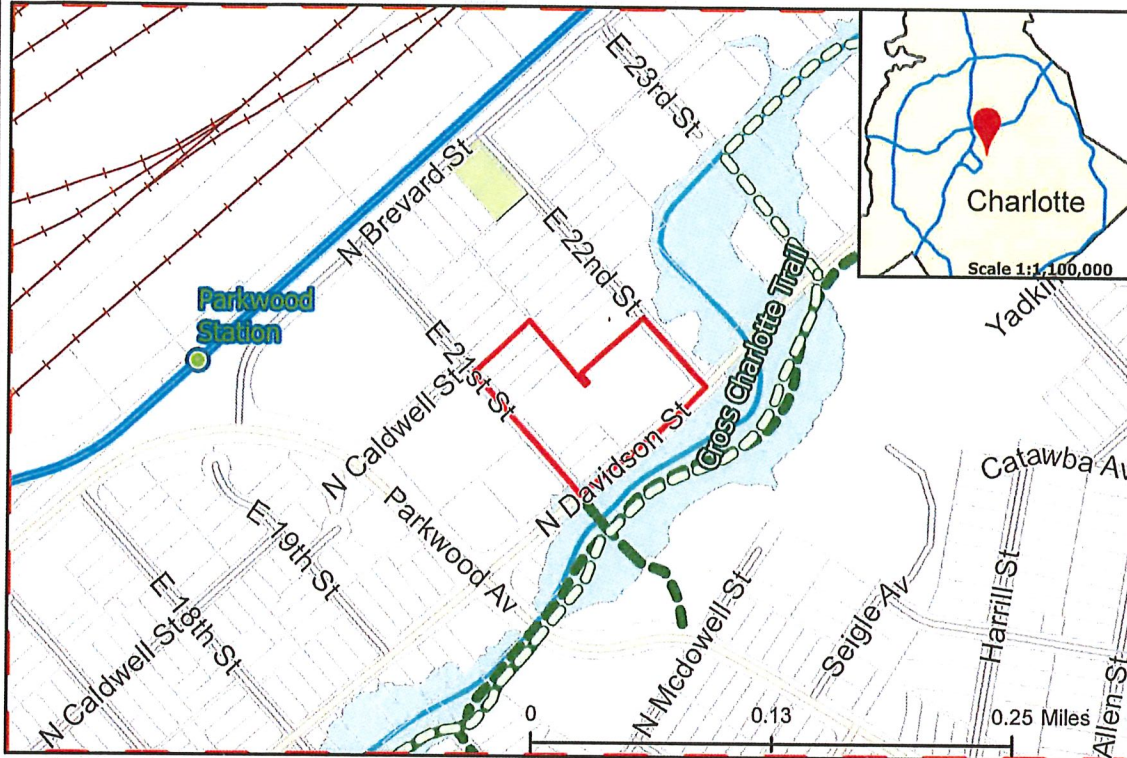
Approximately 2.8 acres

**Location of Requested Rezoning**

## Rezoning Map



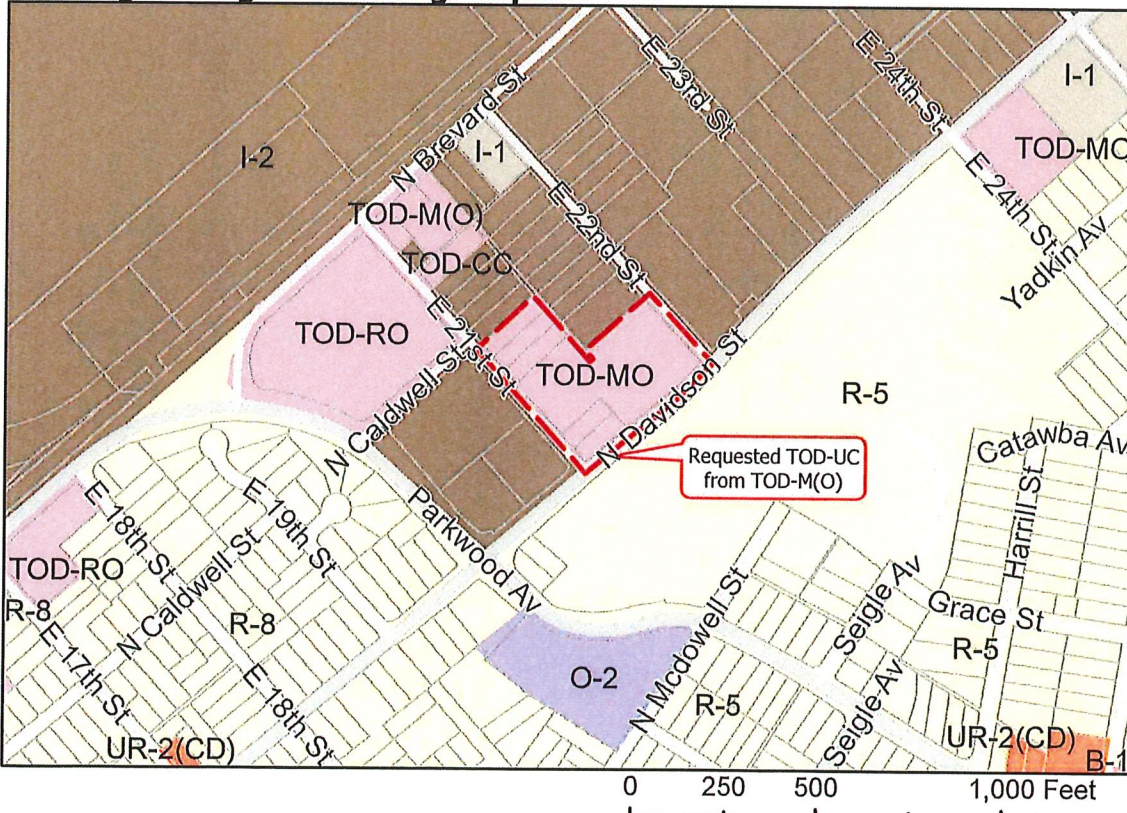
**CHARLOTTE.**  
PLANNING, DESIGN  
& DEVELOPMENT



- 2019-149
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- + Railway
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- City Council District**
- 1-Larken Egleston



## Existing Zoning & Rezoning Request



- Requested TOD-UC from TOD-M(O)
- Zoning Classification**
- Single Family
- Urban Residential
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 10/15/2019