AN ORDINANCE AMENDING APPENDIX A OF THE CITY CODE

ORDINANCE NO. 9837

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

Section 1. Appendix A of the Code of the City of Charlotte is hereby amended as follows:

A. CHAPTER 9: GENERAL DISTRICTS

1. PART 6: Research Districts

   a. Amend Section 9.605, “Development standards for research districts”, subsection (1) “Area, yard and bulk regulations”, subsection (d), “Minimum setbacks (feet)” by 1) deleting all the lot size information and setback sizes and replacing it with one setback requirement of 40’ for both RE-1 and RE-2; 2) delete the double asterisks (**) footnote in its entirety and replace it with “Reserved”. All other subsections and footnotes remain unchanged. The revised section shall read as follows:

   Section 9.605. Development standards for research districts.

   All uses and structures permitted in the RE-1 and RE-2 districts shall meet the applicable development standards established in this Section and other requirements of these regulations:

   (1) Area, yard and bulk regulations shall be as follows:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>RE-1</th>
<th>RE-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>(d) Minimum setbacks (feet)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lots between 2 and less than 4 acres</td>
<td>40**</td>
<td>N.A.</td>
</tr>
<tr>
<td>Lots between 4 and less than 15 acres</td>
<td>40**</td>
<td>100</td>
</tr>
<tr>
<td>Lots between 15 and less than 20 acres</td>
<td>100</td>
<td>125</td>
</tr>
<tr>
<td>Lots 20 acres or greater</td>
<td>100</td>
<td>150</td>
</tr>
</tbody>
</table>

   **Minimum setback shall be 100 feet on thoroughfares and collectors.

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

Approved as to form:

[Signature]

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 212-213.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

[Signature]

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition No.: 2019-146  
Petitioner: ALB Architecture, PA

ORDINANCE NO. 9838-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-1 (CD) (urban residential, conditional) & 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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 214-215.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-146: ALB Architecture, PA

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

**Requested Zoning**  UR-1(CD) (Urban Residential, Conditional), UR-C(CD) (Urban Residential - Commercial, Conditional)

Approximately 0.17 acres

**Location of Requested Rezoning**

![Map showing rezoning details](image-url)

**Existing Zoning & Rezoning Request**

- **R-8**
- **UR-2(CD)**
- **UR-1(CD)** from R-8
- **UR-C(CD)** from R-8

**Zoning Classification**

- Single Family
- Urban Residential
- Office
- General Industrial

**City Council District**

- 1-Larken Egleston

**Map Created 10/15/2019**
Petition No.: 2019-177  
Petitioner: Encore Real Estate  

ORDINANCE NO. 9839-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 UR-2 (CD) (urban residential, conditional) and NS (neighborhood services) 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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 216-217.  

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.  

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-177: Encore Real Estate

**Current Zoning** UR-2(CD) (Urban Residential, Conditional), NS (Neighborhood Services)

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

Approximately 7.0 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

**Zoning Classification**

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

Map Created 12/23/2019
Petition No.: 2019-182
Petitioner: Carolina Center for Recovery, LLC

ORDINANCE NO. 9840-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-I (light industrial) 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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 218-219.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-182: Carolina Center for Recovery LLC

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

Approximately 9.9 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested INST(CD) from I-1

Zoning Classification

2019-182
Inside City Limits
Parcel
Streams
FEMA Flood Plain
City Council District
2-Malcolm Graham

Map Created 3/17/2020
Ordinance No.: 2020-002
Petitioner: The Drakeford Company

ORDINANCE NO. 9841-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-22MF (multifamily 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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 220-221.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-002: Saussy Burbank/The Drakeford Company

Current Zoning: R-22MF (Multi-Family Residential)
Requested Zoning: UR-2(CD) (Urban Residential, Conditional)

Approximately 0.55 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-22MF

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business

Scale 1:1,100,000
Map Created 1/28/2020
ORDINANCE NO. 9842-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-8 (single-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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 222-223.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-004: Boulevard Real Estate Advisors, LLC

Current Zoning: R-8 (Single Family Residential)
Requested Zoning: TOD-TR (Transit Oriented Development - Transit Transition)

Approximately 0.76 acres
Location of Requested Rezoning

Existent Zoning & Rezoning Request

Zoning Classification:
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Transit-Oriented

Requested TOD-TR from R-8
ORDINANCE NO. 9843-Z  ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from B-1 PED (neighborhood business, pedestrian overlay) and UMUD (uptown mixed-use district, pedestrian overlay) to TOD-UC (transit-oriented development – urban center, pedestrian overlay).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 224-225.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-006: JFW Realty, Inc.

Current Zoning: B-1 (Neighborhood Business), UMUD (Uptown Mixed Use)
Requested Zoning: TOD-UC (Transit Oriented Development - Urban Center)

Approximately 0.759 acres
Location of Requested Rezoning

Rezoning Map

Charlotte

City Council District
1-Larken Egleston

Existing Zoning & Rezoning Request

Requested TOD-UC from B-1
Requested TOD-UC from UMUD

Zoning Classification
- Office
- Business
- Uptown Mixed Use
- Mixed Use
- Transit-Oriented
ORDINANCE NO. 9844-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 (mixed use) to MX-1 SPA (mixed use, 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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 226-227.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-009: Ballantyne Country Club, LLC

**Current Zoning** MX-1 (Mixed Use)

**Requested Zoning** MX-1 SPA (Mixed Use, Site Plan Amendment)

Approximately 2.54 acres

**Location of Requested Rezoning**

Existing Zoning & Rezoning Request

- Requested MX-1 SPA from MX-1

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

**City Council District**
- 7-Edmund H. Driggs

**Rezoning Map**

- 2020-009
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

**Scale 1:1,100,000**

**Map Created 1/30/2020**

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**July 20, 2020**
Ordinance Book 63, Page 227
Ordinance No. 9844-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-1 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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 228-229.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-012: Bowman Sumner, LLC

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  UR-1 (Urban Residential)

Approximately 21.92 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-1 from R-3

Zoning Classification
- Single Family
- Multi-Family
- Mixed Residential
- Institutional

Map Created 1/30/2020
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 MUDD-O (mixed use development district) to TOD-UC (transit-oriented development – urban 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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 230-231.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-016: Nolan Elenz

Current Zoning MUDD-O (Mixed Use Development)
Requested Zoning TOD-UC (Transit Oriented Development - Urban Center)

Approximately 1.89 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Business
- Uptown Mixed Use
- General Industrial
- Mixed Use
- Transit-Oriented

Requested TOD-UC from MUDD-O

Map Created 3/10/2020
Petition No.: 2020-018
Petitioner: Hopper Communities

ORDINANCE NO. 9847-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-22MF (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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 232-233.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-018: Hopper Communities

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

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

Approximately 0.917 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

- Requested UR-2(CD) from R-22MF

---

**Zoning Classification**

- **Single Family**
- **Multi-Family**
- **Business**
- **Light Industrial**
- **Mixed Use**
- **Transit-Oriented**

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**Map**

- 2020-018
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- City Council District
- 3-Victoria Watlington

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**Legend**

- **Requested UR-2(CD)** from R-22MF

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**Scale**

- 1:1,100,000

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**Location**

- Charlotte

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**City Limits**

- Inside City Limits

---

**Parcel**

- 0.250.13 Miles

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**Rezoning Map**

- Map Created 2/17/2020

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**Zoning No. 9847-Z**

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**Ordinance Book 63, Page 233**

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**Ordinance No. 9847-Z**
Petition No.: 2020-025  
Petitioner: SunCap Property Group

ORDINANCE NO. 9848-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 CC (commercial center) & R-4 (single-family residential) to I-1 (CD) (light industrial, conditional).

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

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

APPROVED AS TO FORM:

______________________________
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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 234-235.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-025: SunCap Property Group

Current Zoning: CC (Commercial Center), R-4 (Single Family Residential)
Requested Zoning: I-1(CD) (Light Industrial, Conditional)

Approximately 26.32 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Map Created 5/26/2020
Petition No.: 2020-026
Petitioner: Union at Tryon, LP

ORDINANCE NO. 9849-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 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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 236-237.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition No.: 2020-030
Petitioner: OZF Properties, LLC

ORDINANCE NO. 9850-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 district, 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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 238-239.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-030: OZF Properties LLC

Current Zoning R-5 (Single Family Residential)
Requested Zoning MUDD-O (Mixed Use Development District, Optional)

Approximately 1.46 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

City Council District
- 3-Victoria Watlington

Map Created 2/21/2020
Petition No.: 2020-032
Petitioner: Bridgewood Houston Property Company, L.P.

ORDINANCE NO. 9851-Z

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

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

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

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, 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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 240-241.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-032: Bridgewood Houston Property Company, LP

Current Zoning: MUD-D-O (PED) (Mixed Use Development District, Optional, Pedsdale Overlay)

Requested Zoning: MUD-D-O (PED) SPA (Mixed Use Development District, Optional, Pedsdale Overlay, Site Plan Amendment)

Approximately 1.379 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

City Council District: 1-Larken Egleston

Zoning Classification:
- Single Family
- Multi-Family
- Office
- Business
- Uptown Mixed Use
- Mixed Use
- Transit-Oriented

Map Created 5/23/2020
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 MUDD (CD) (mixed use development district, 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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 242-243.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.
**2020-033: BDG Architects LLP**

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

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

Approximately 0.35 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

**Requested MUDD-O from B-1**

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

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City Council District:
- 1-Larken Egleston

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Map Created 3/19/2020
ORDINANCE NO. 9853-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-4 (single-family residential) to R-8 (single-family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, 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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 244-245.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-040: Alenky Signature Homes, LLC

Current Zoning  R-4 (Single Family Residential)
Requested Zoning  R-6 (Single Family Residential)

Approximately 0.398 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-8 from R-4

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business

City Council District

1-Larken Egleston

Map Created 4/30/2020
Petition No.: 2020-050  
Petitioner: Charlotte-Mecklenburg Housing Partnership

ORDINANCE NO. 9854-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 INST (CD) (institutional, conditional) to MUDD-O (mixed use development, optional).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 246-247.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-050: Charlotte-Mecklenburg Housing Partnership

Current Zoning  INST(CD) (Institutional, Conditional)
Requested Zoning  MUDD-O (Mixed-Use Development District, Optional)

Approximately 10 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification

Requested MUDD-O from INST(CD)

Single Family
Multi-Family
Urban Residential
Institutional
Petition No.: 2020-064
Petitioner: Truist Bank

ORDINANCE NO. 9855-Z

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

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

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

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, 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 27th day of July 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 248-249.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of July 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-064: Parkway 214 N Tryon, LLC

Current Zoning UMUD-O (Uptown Mixed Use, Optional)
Requested Zoning UMUD-O SPA (Uptown Mixed Use, Optional, Site Plan Amendment)

Approximately 2.34 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Uptown Mixed Use

Requested UMUD-O SPA from UMUD-O