

Petition #: 2020-081
Petitioner: University City Partners

**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:

	<u>RE-1</u>	<u>RE-2</u>
(d) Minimum setbacks (feet)	<u>40</u>	<u>40</u>
- Lots between 2 and less than 4 acres	40**	N.A.
- Lots between 4 and less than 15 acres	40**	100
- Lots between 15 and less than 20 acres	100	125
- Lots 20 acres or greater	100	150

~~**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:

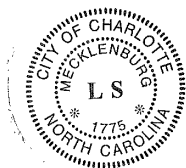


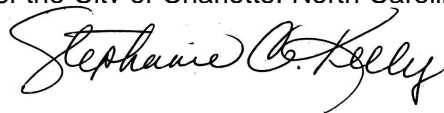
City Attorney

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.





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:

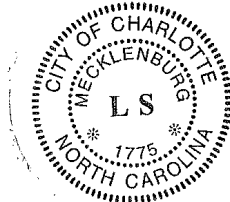


City Attorney

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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

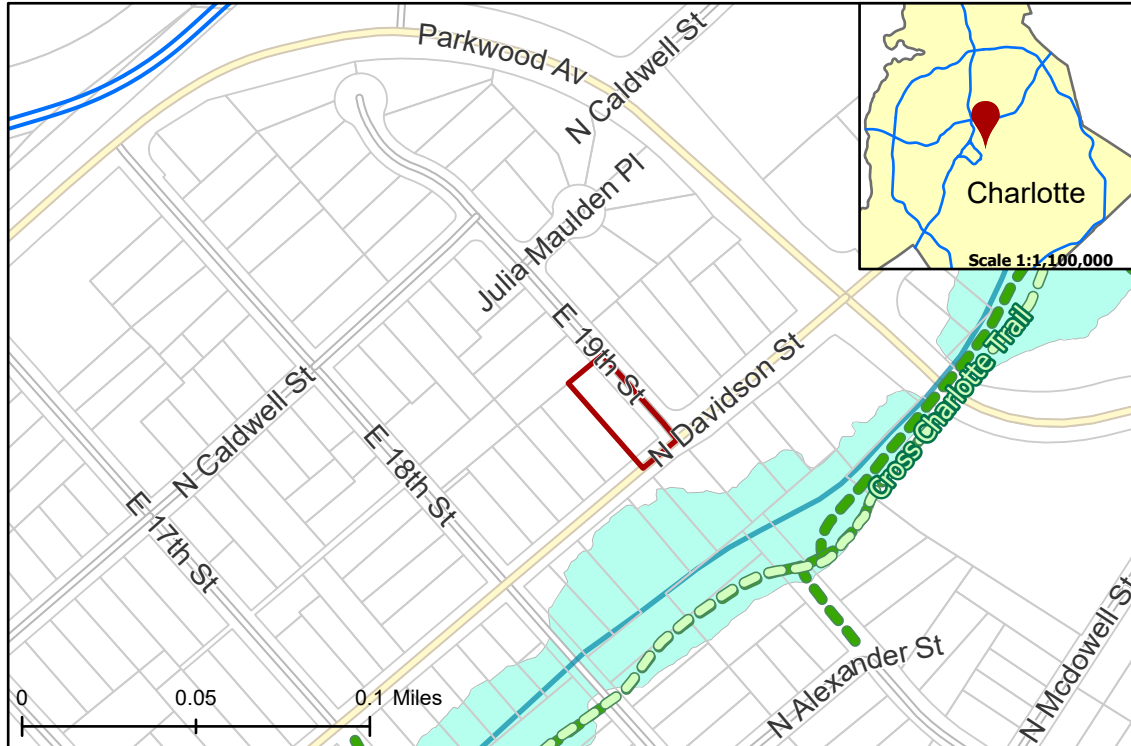
2019-146: ALB Architecture, PA

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



Rezoning Map



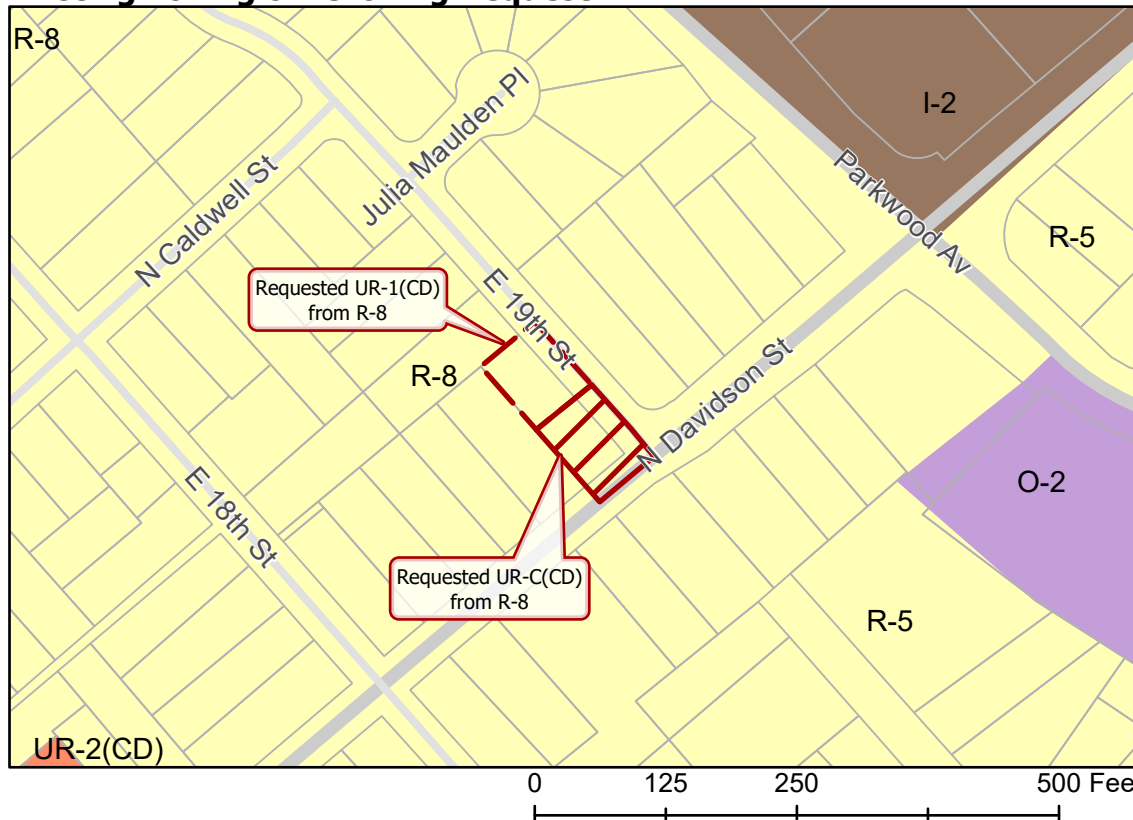
- 2019-146
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested UR-C(CD) from R-8
- Requested UR-1(CD) from R-8

Zoning Classification

- Single Family
- Urban Residential
- Office
- General Industrial



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:

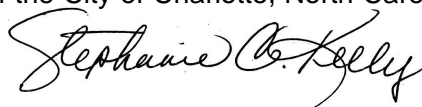
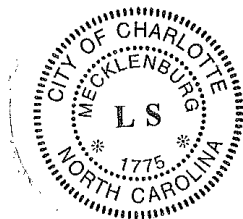


City Attorney

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



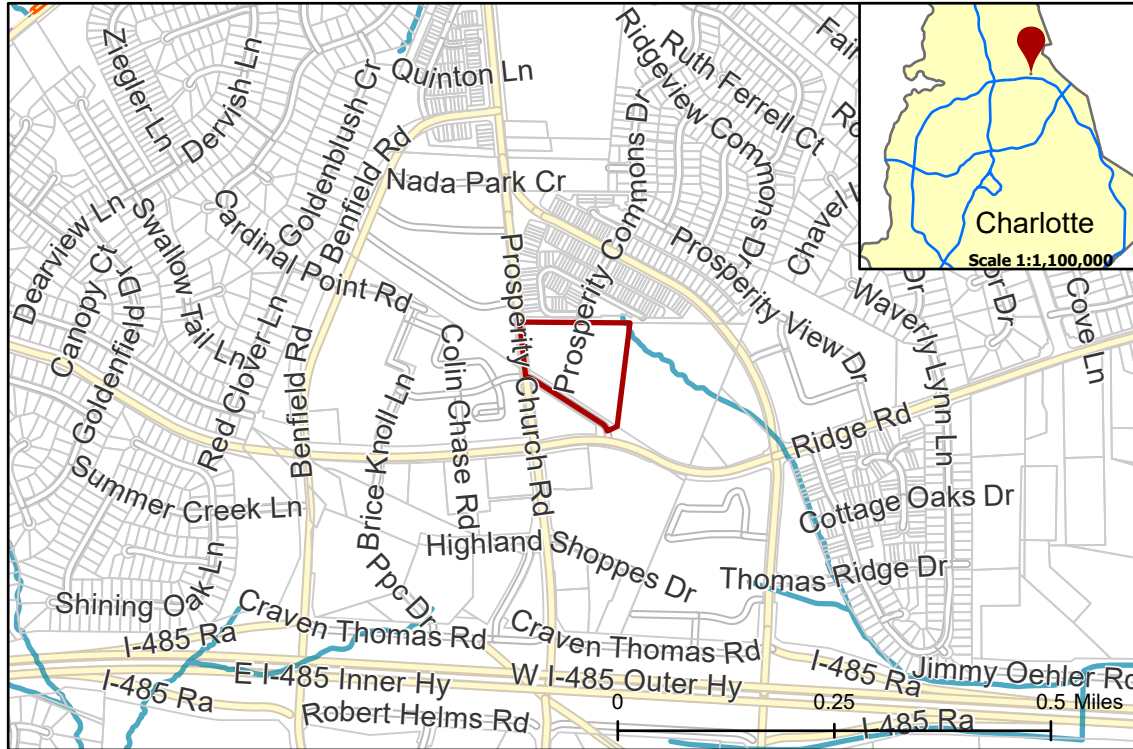
Stephanie C. Kelly, City Clerk, MMC, NCCMC

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

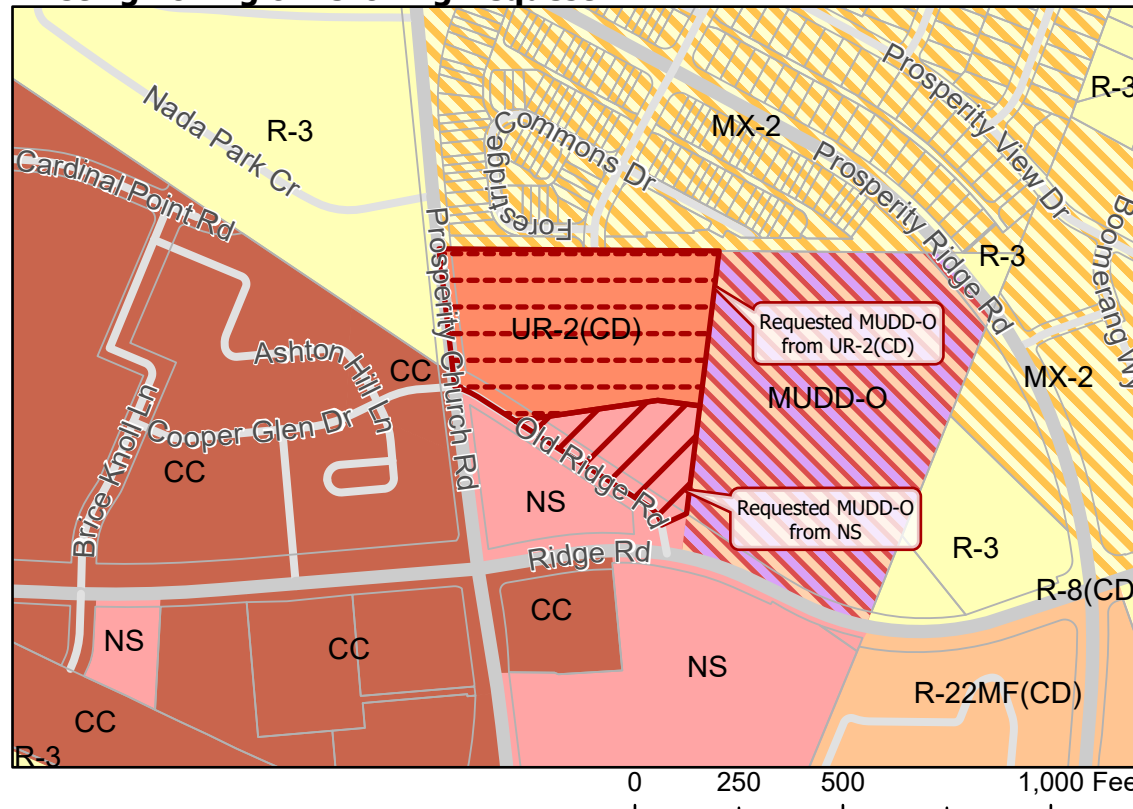


Rezoning Map



- 2019-177
- Inside City Limits
- Parcel
- Streams
- City Council District
- 4-Renee Perkins-Johnson

Existing Zoning & Rezoning Request



- Requested MUDD-O from NS
- Requested MUDD-O from UR-2(CD)

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-1 (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:

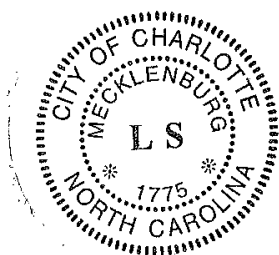


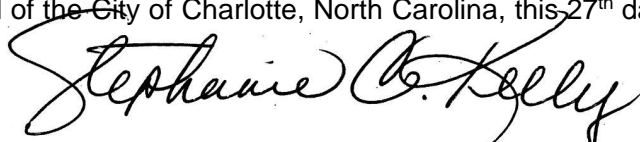
City Attorney

CERTIFICATION

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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

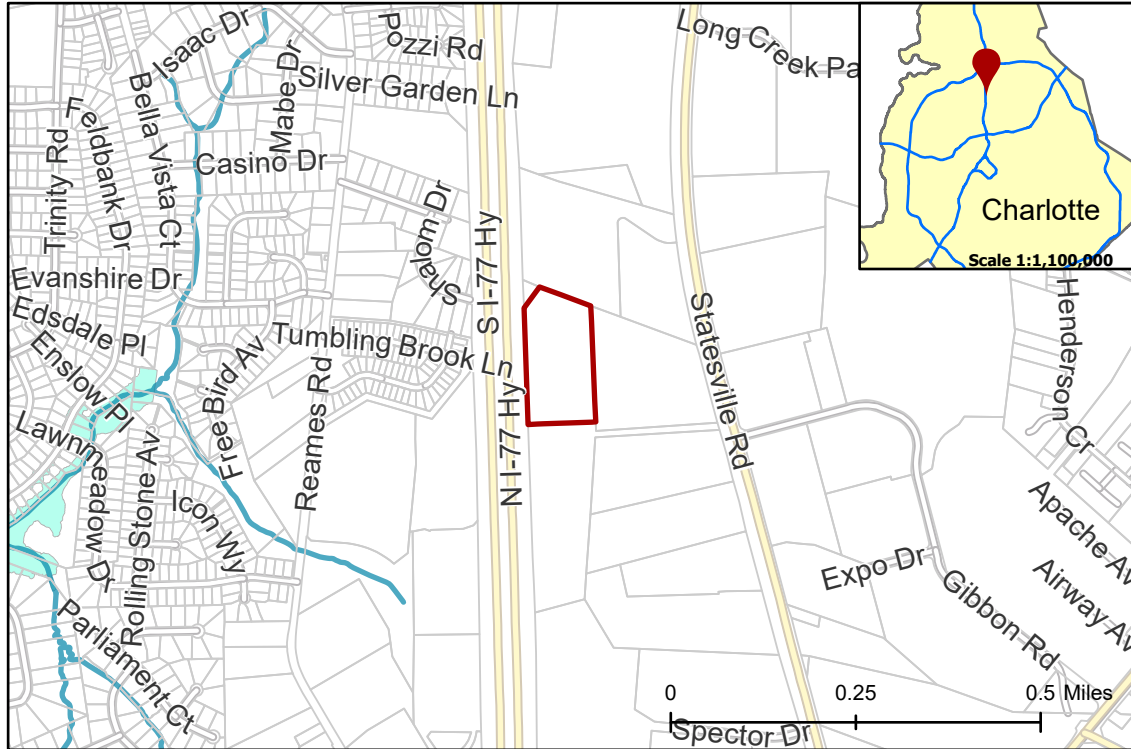
2019-182: Carolina Center for Recovery LLC

Current Zoning I-1 (Light Industrial)

Requested Zoning INST(CD) (Institutional, Conditional)

Approximately 9.9 acres

Location of Requested Rezoning



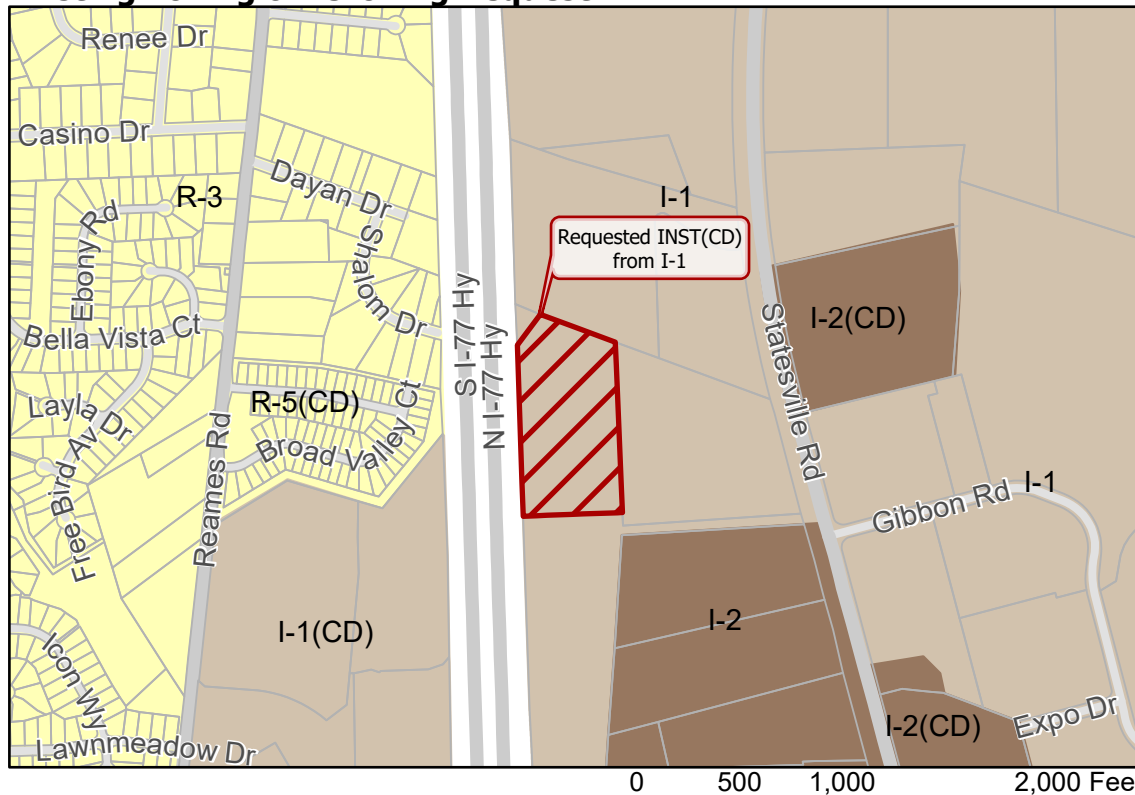
Rezoning Map



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



Existing Zoning & Rezoning Request



- Requested INST(CD) from I-1

Zoning Classification

- Single Family
- Light Industrial
- General Industrial



Map Created 3/17/2020

Petition 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:

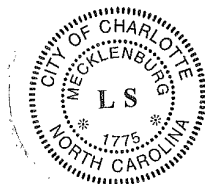


City Attorney

CERTIFICATION

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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

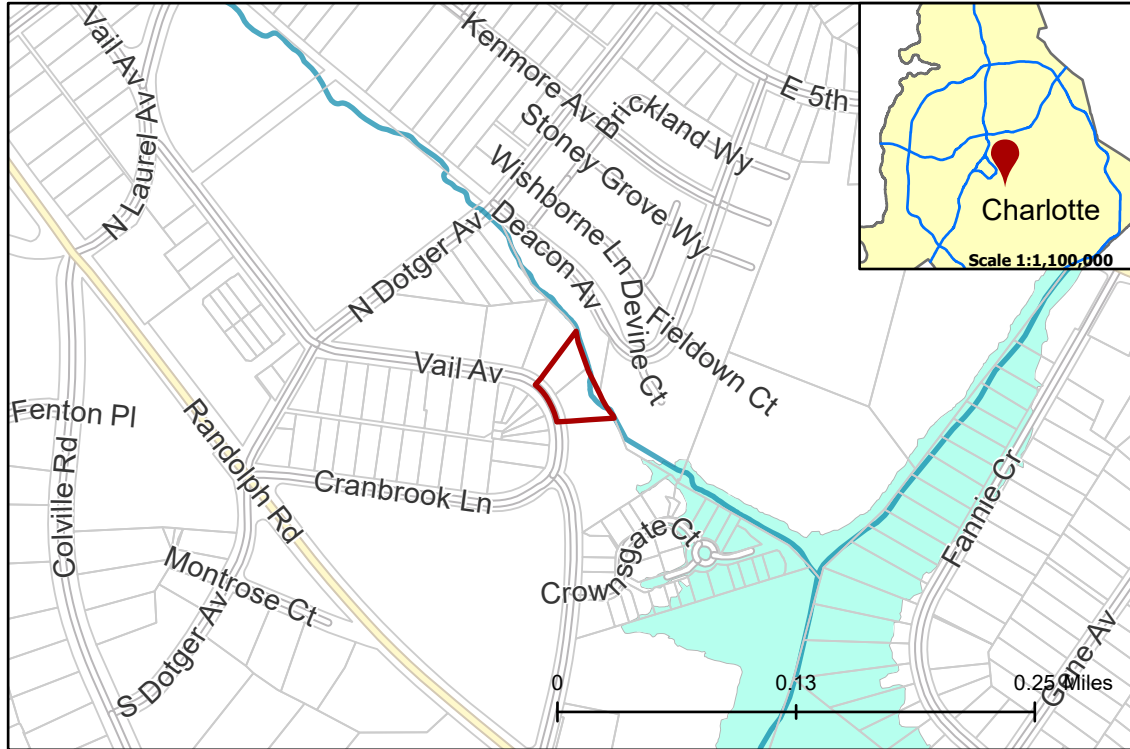
2020-002: Saussy Burbank/The Drakeford Company

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

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

Approximately 0.55 acres

Location of Requested Rezoning



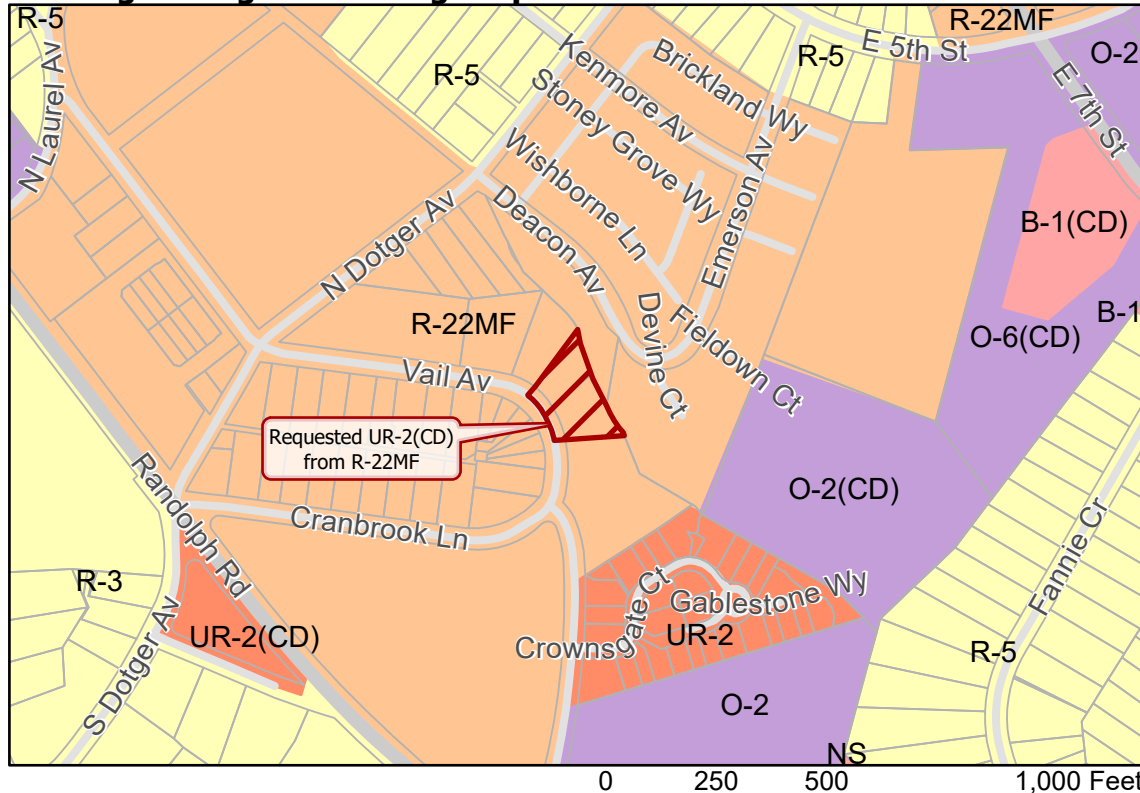
Rezoning Map



- 2020-002
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 1/28/2020

Petition No.: 2020-004
Petitioner: Boulevard Real Estate Advisor, LLC

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:

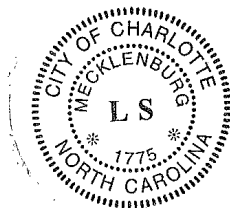


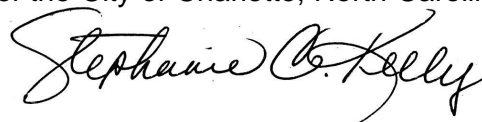
City Attorney

CERTIFICATION

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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

Map Created 1/30/2020

Petition No.: 2020-006
Petitioner: JFW Realty, Inc. and 501 Associates, LLC

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:

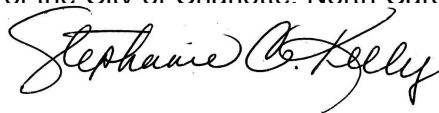


City Attorney

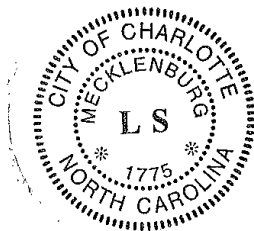
CERTIFICATION

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.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

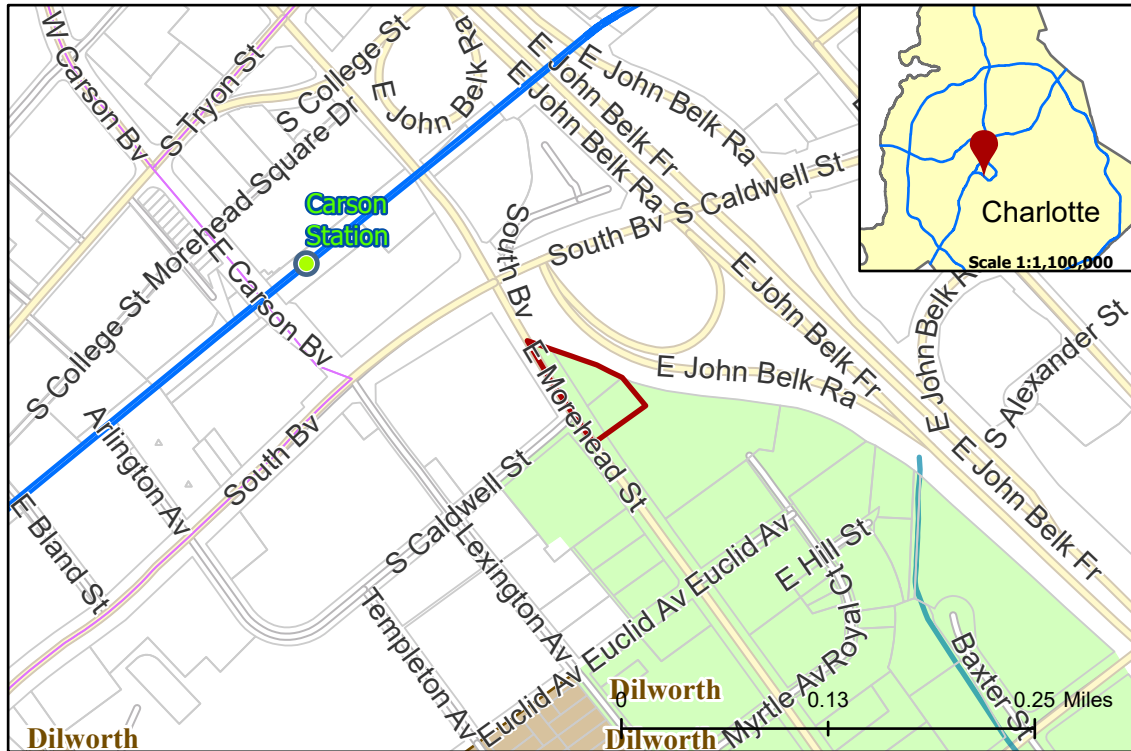


2020-006: JFW Realty, Inc.

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



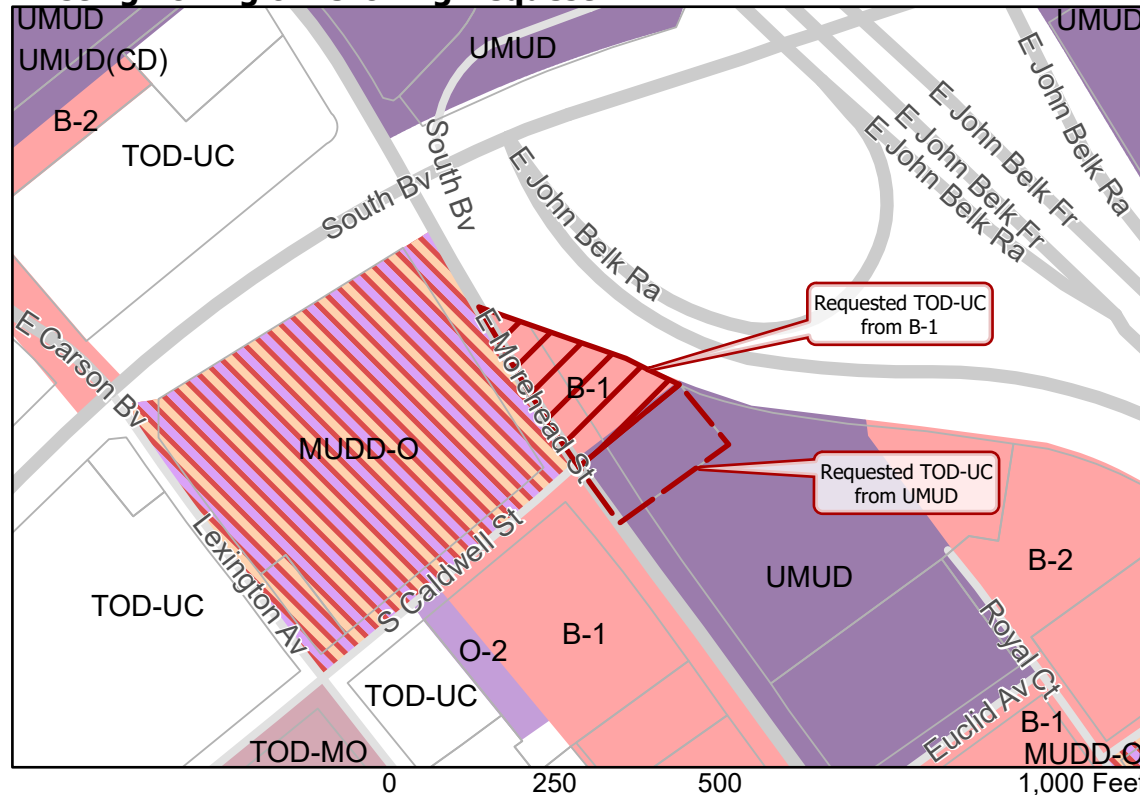
Rezoning Map



- 2020-006
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- Midtown Morehead Cherry
- Historic Districts
- 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



Map Created 3/10/2020

Petition No.: 2020-009
Petitioner: Ballantyne Country Club, Inc.

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

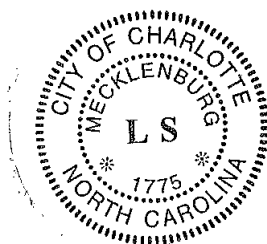
CERTIFICATION

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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



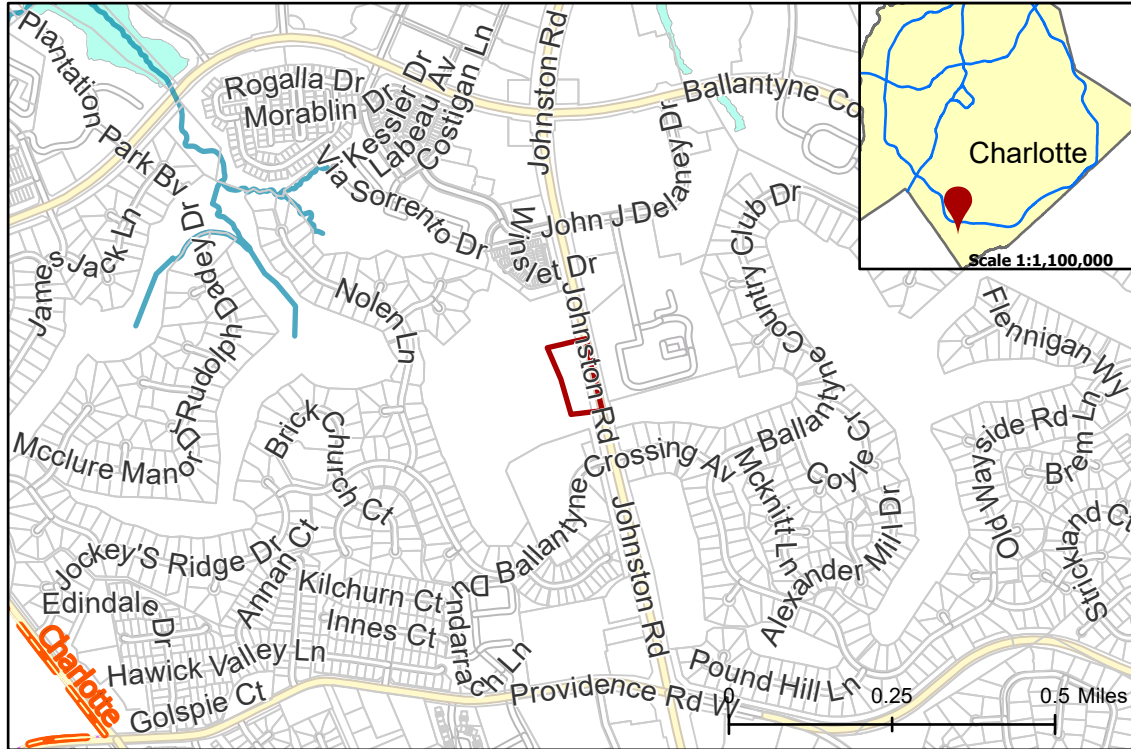
2020-009: Ballantyne Country Club, LLC

Current Zoning MX-1 (Mixed Use)

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

Approximately 2.54 acres

Location of Requested Rezoning



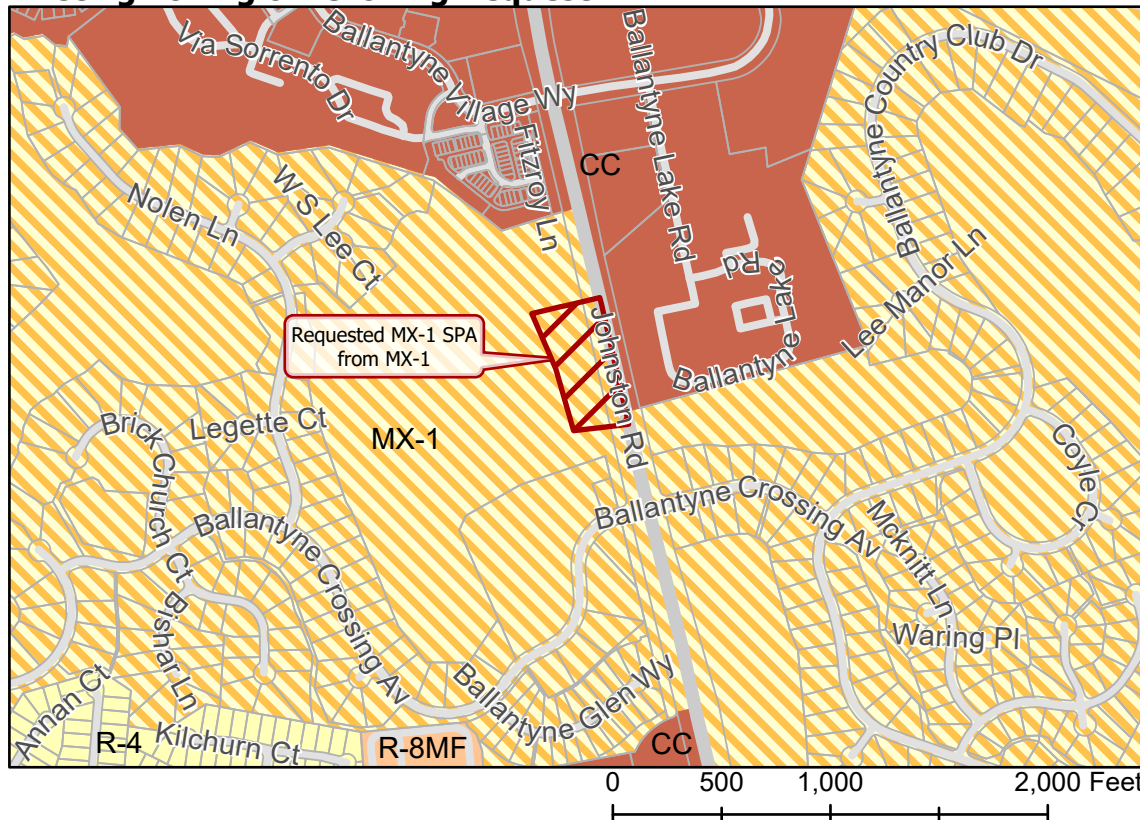
Rezoning Map



- 2020-009
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



- Requested MX-1 SPA from MX-1

Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Commercial Center



Map Created 1/30/2020

Petition No.: 2020-012
Petitioner: Bowman Sumner, LLC.

ORDINANCE NO. 9845-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

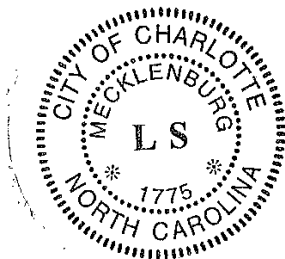
CERTIFICATION

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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

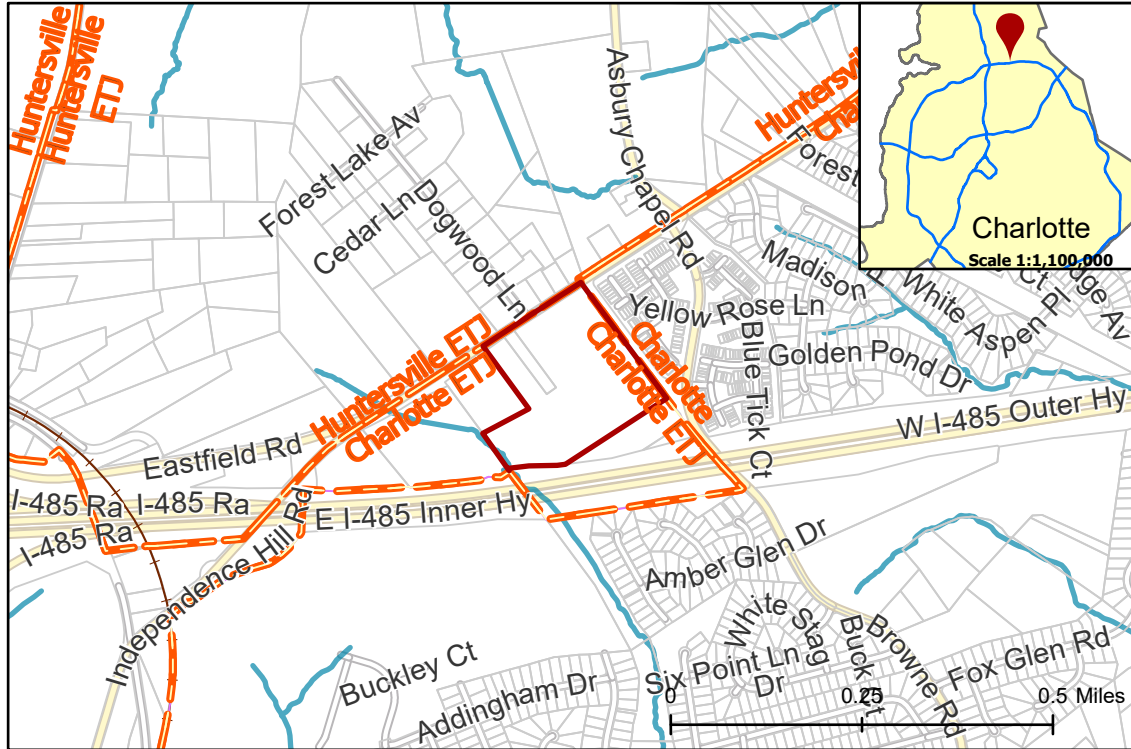


2020-012: Bowman Sumner, LLC

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

Approximately 21.92 acres

Location of Requested Rezoning



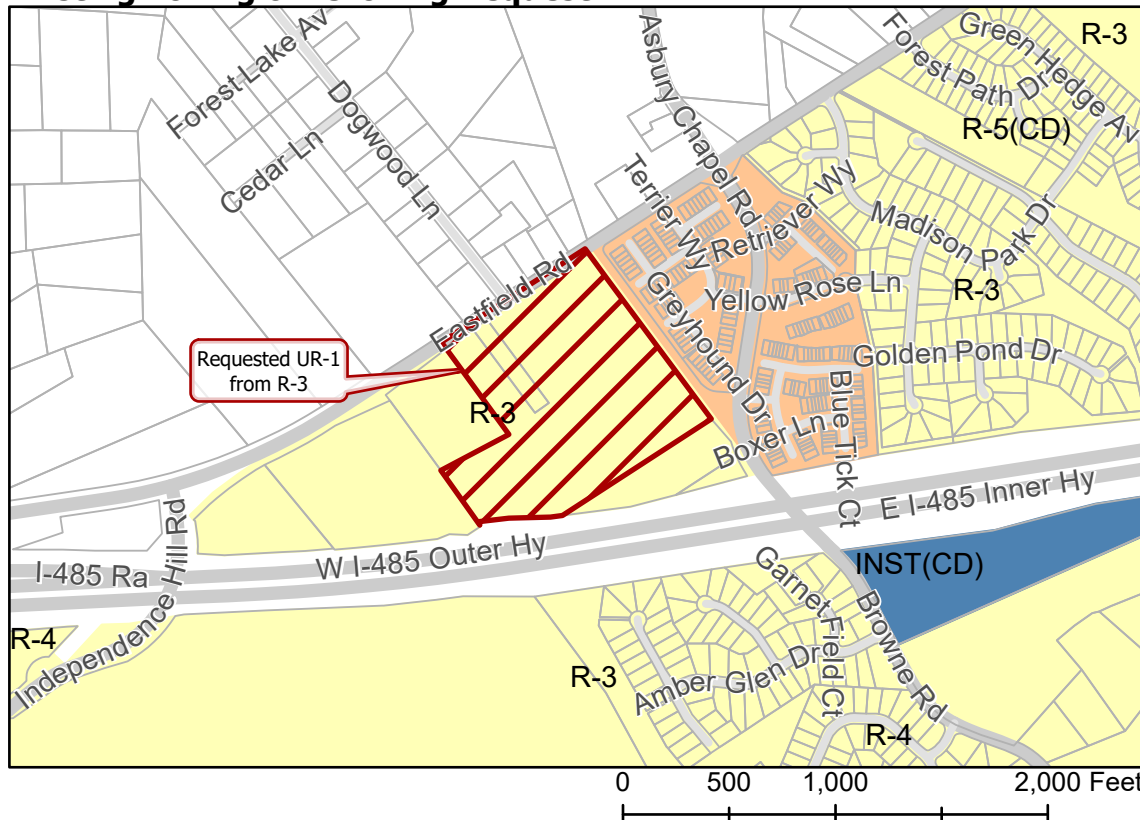
Rezoning Map



- 2020-012
- Outside City Limits
- Parcel
- Railway
- Streams



Existing Zoning & Rezoning Request



- Requested UR-1 from R-3
- Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Institutional



Map Created 1/30/2020

Petition No.: 2020-016
Petitioner: Nolan Elanz

Z

ORDINANCE NO. 9846-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 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:

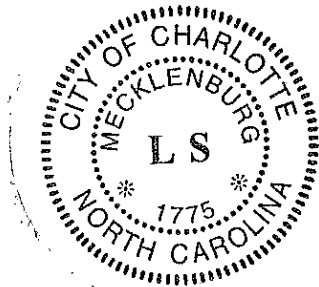


City Attorney

CERTIFICATION

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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

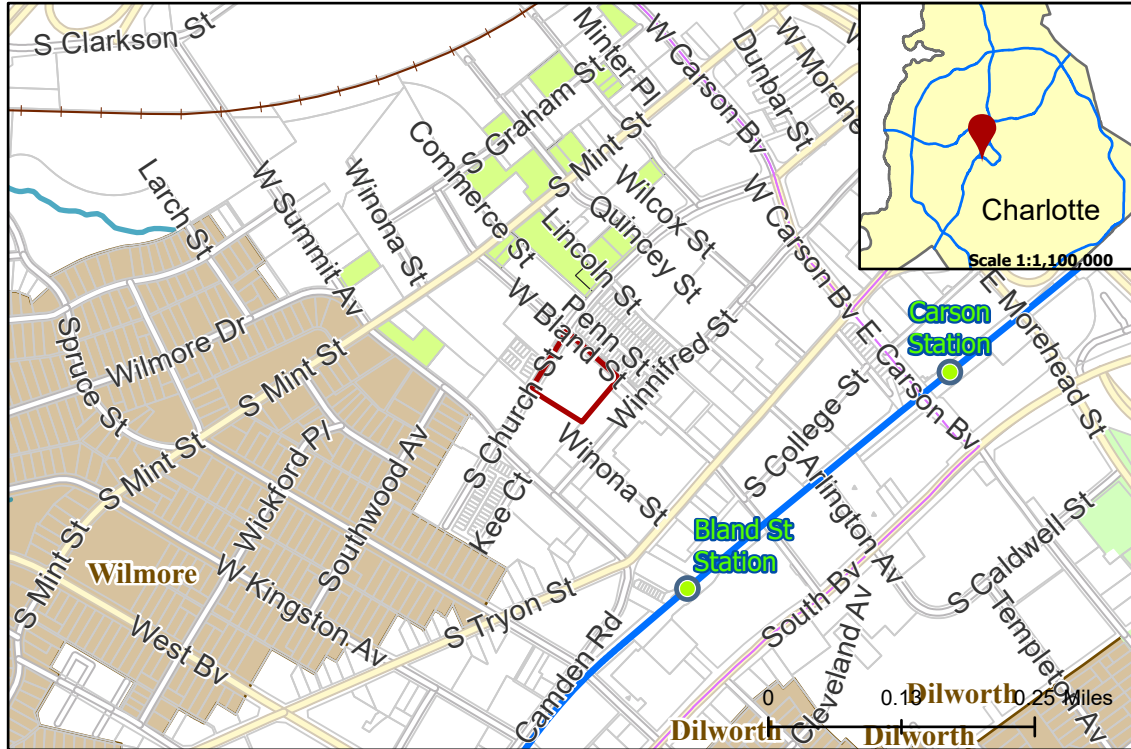
2020-016: Nolan Elenz

Current Zoning MUDD-O (Mixed Use Development)

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

Approximately 1.89 acres

Location of Requested Rezoning



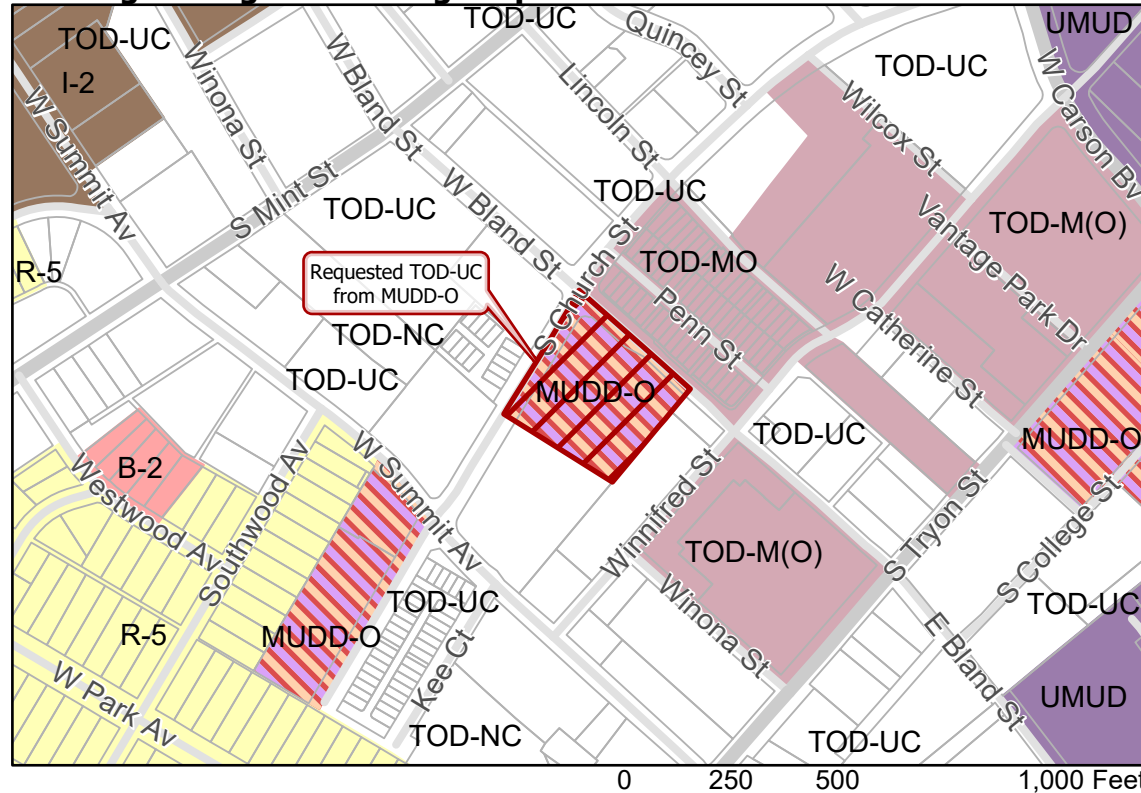
Rezoning Map



- 2020-016
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- Midtown Morehead Cherry
- Transit Supportive Overlay
- Historic Districts
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-UC from MUDD-O
- Zoning Classification**
- Single Family
- Business
- Uptown Mixed Use
- General Industrial
- Mixed Use
- Transit-Oriented



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:

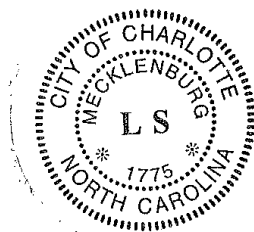


City Attorney

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

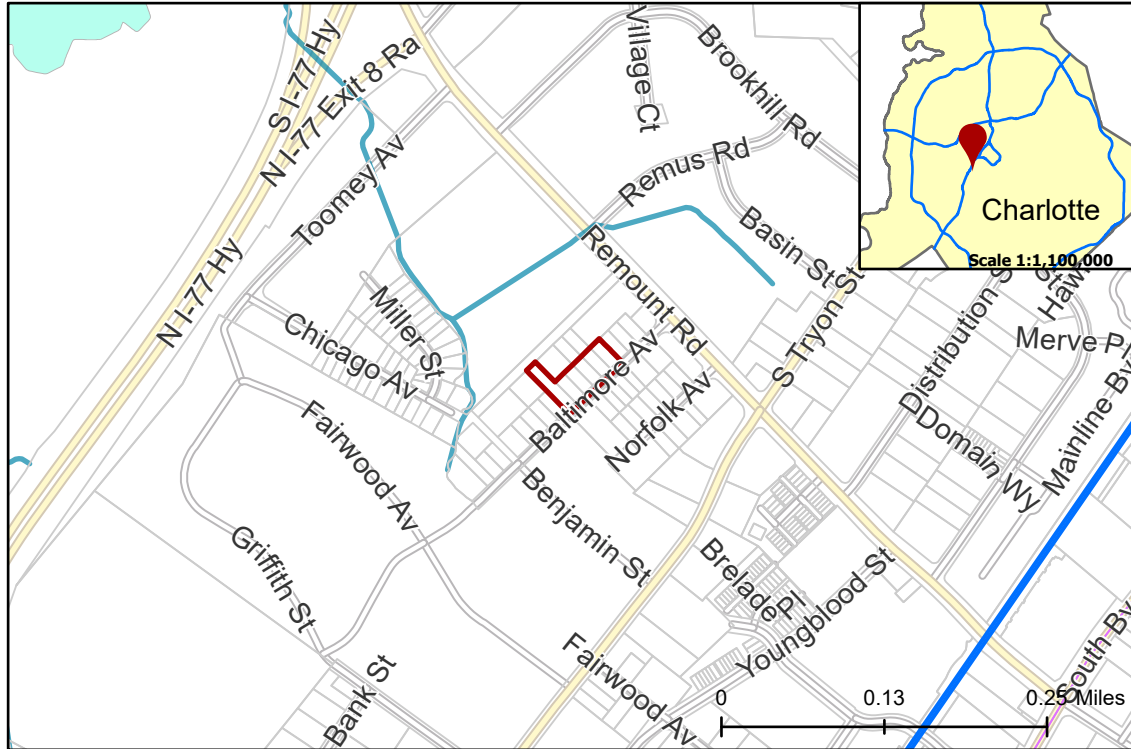
2020-018: Hopper Communities

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

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

Approximately 0.917 acres

Location of Requested Rezoning



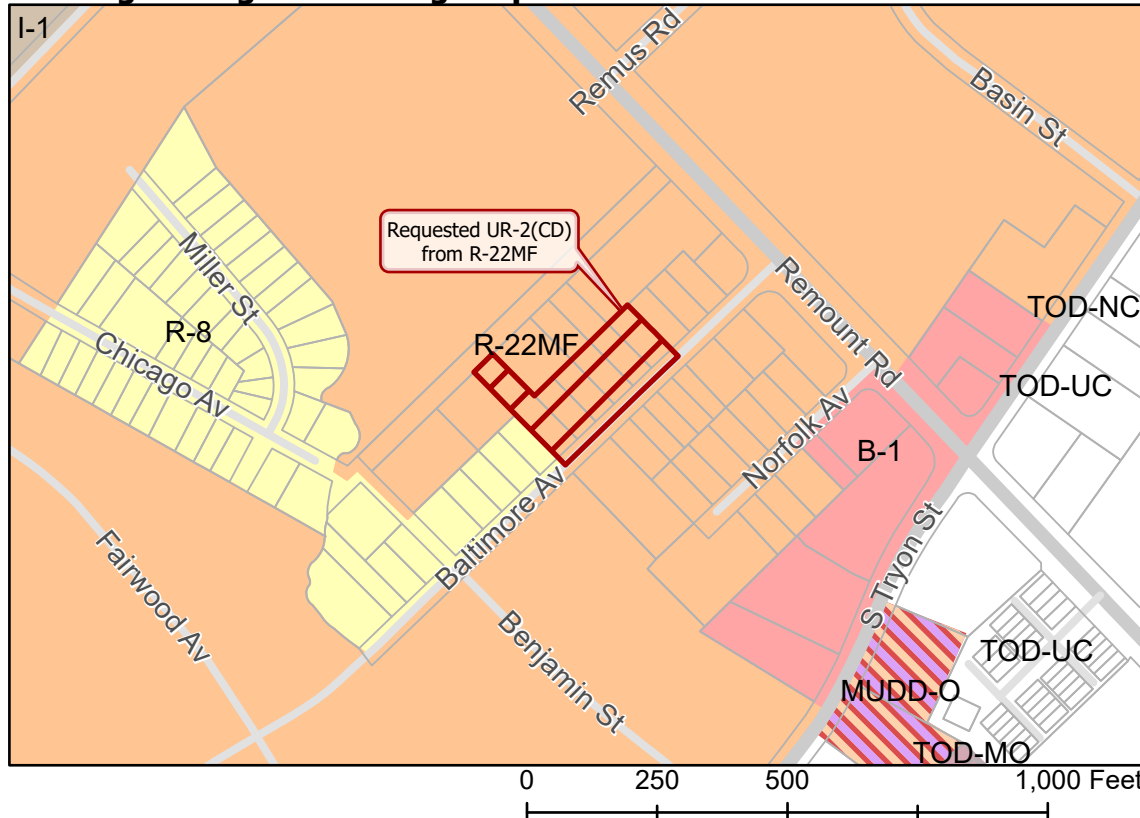
Rezoning Map



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



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 2/17/2020

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:

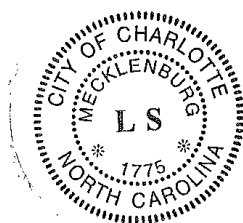


City Attorney

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.



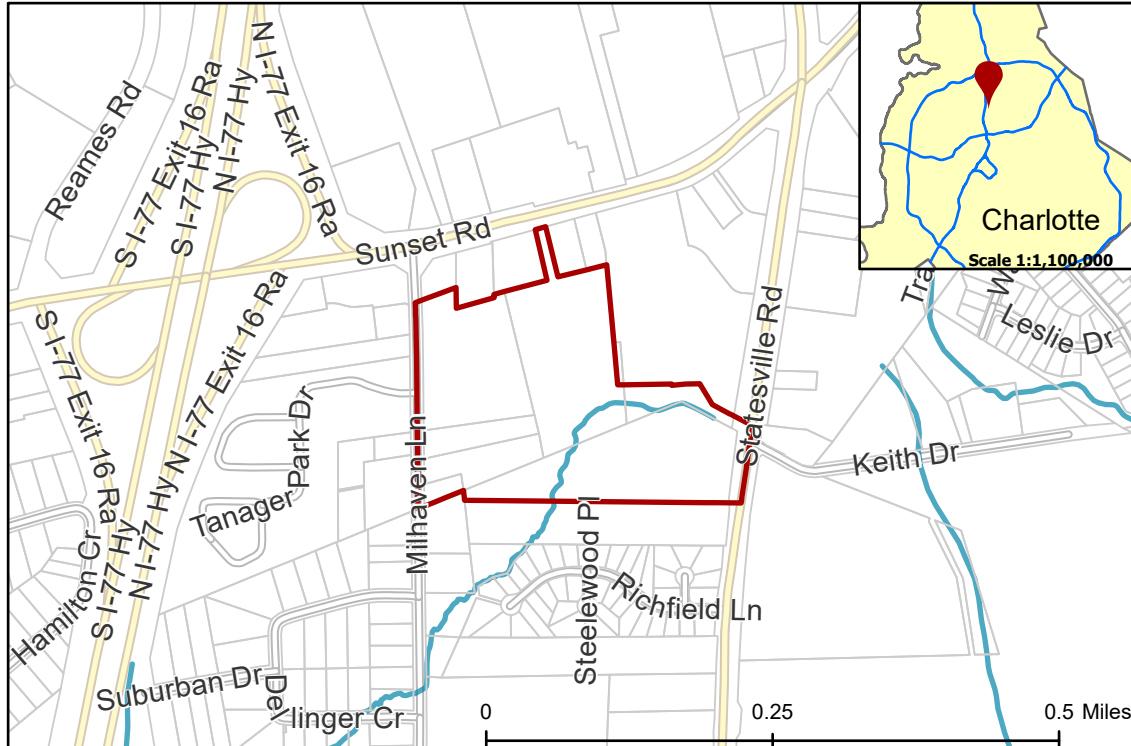
Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



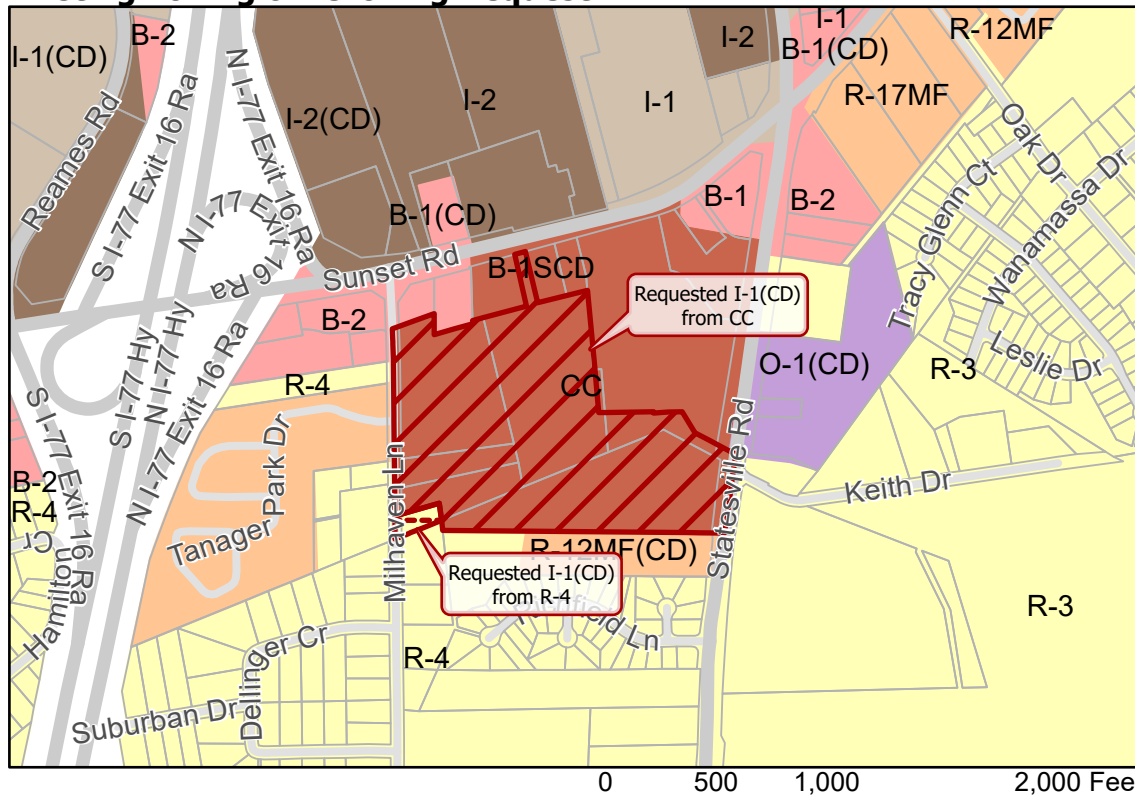
Rezoning Map



- 2020-025
- Inside City Limits
- Parcel
- Streams
- City Council District
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested I-1(CD) from CC
- Requested I-1(CD) from R-4

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:

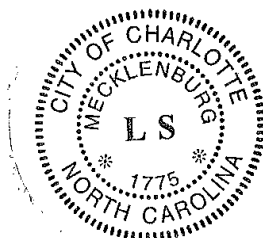


City Attorney

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

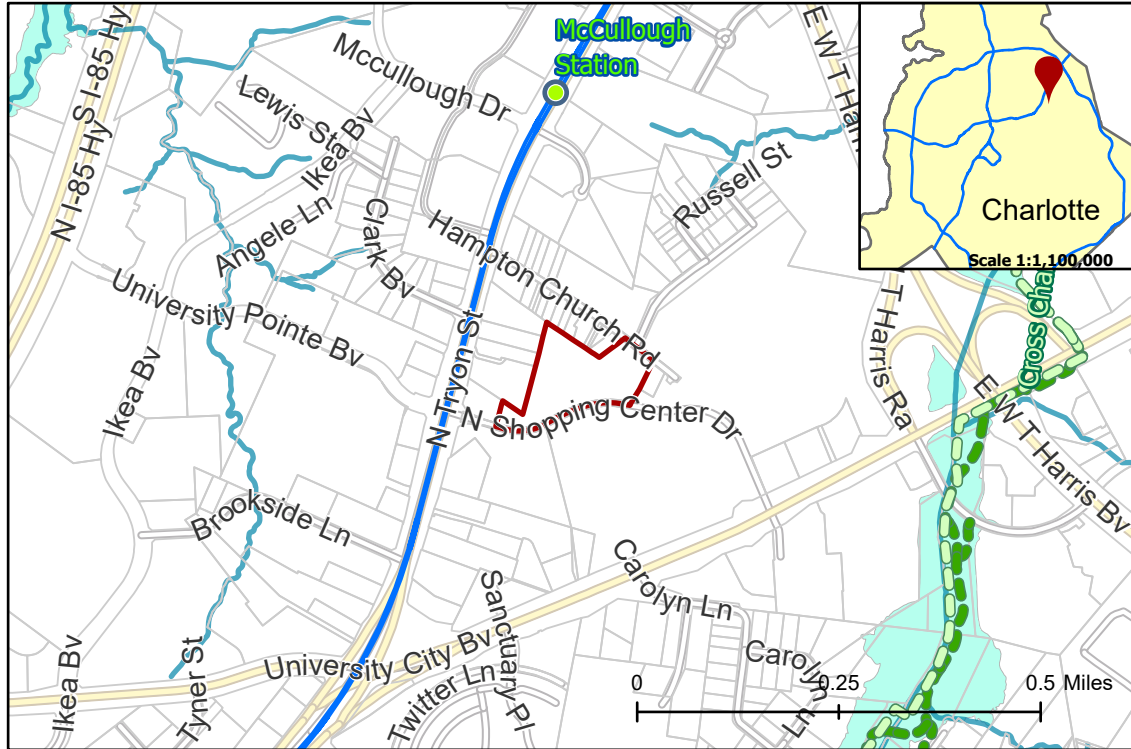
Ordinance No. 9849-Z

2020-026: Union at Tryon, LP

Current Zoning B-1(CD) (Neighborhood Business, Conditional)
Requested Zoning MUDD-O (Mixed Use Development, Optional)

Approximately 7.531 acres

Location of Requested Rezoning



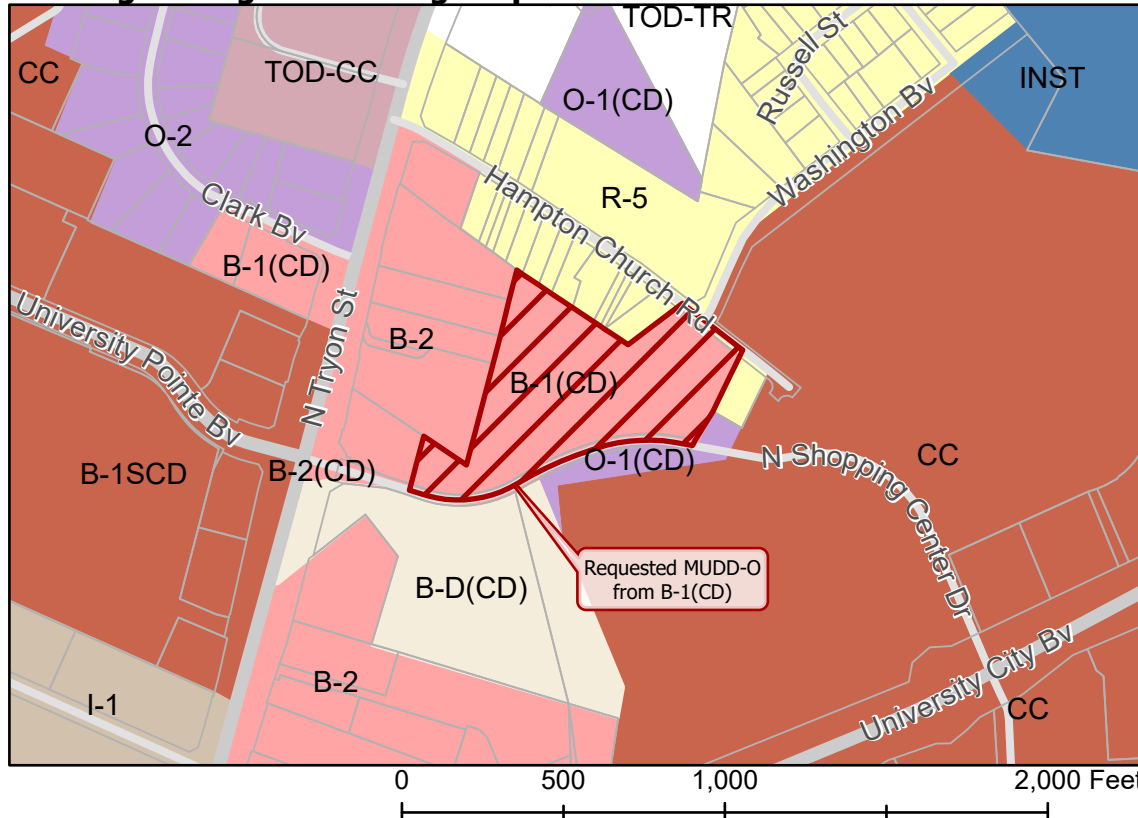
Rezoning Map



- 2020-026
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



- Requested MUDD-O from B-1(CD)

Zoning Classification

- Single Family
- Institutional
- Office
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- Transit-Oriented



Map Created 5/28/2020

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:

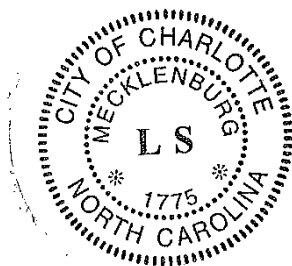


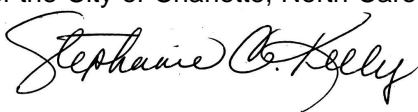
City Attorney

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



Rezoning Map



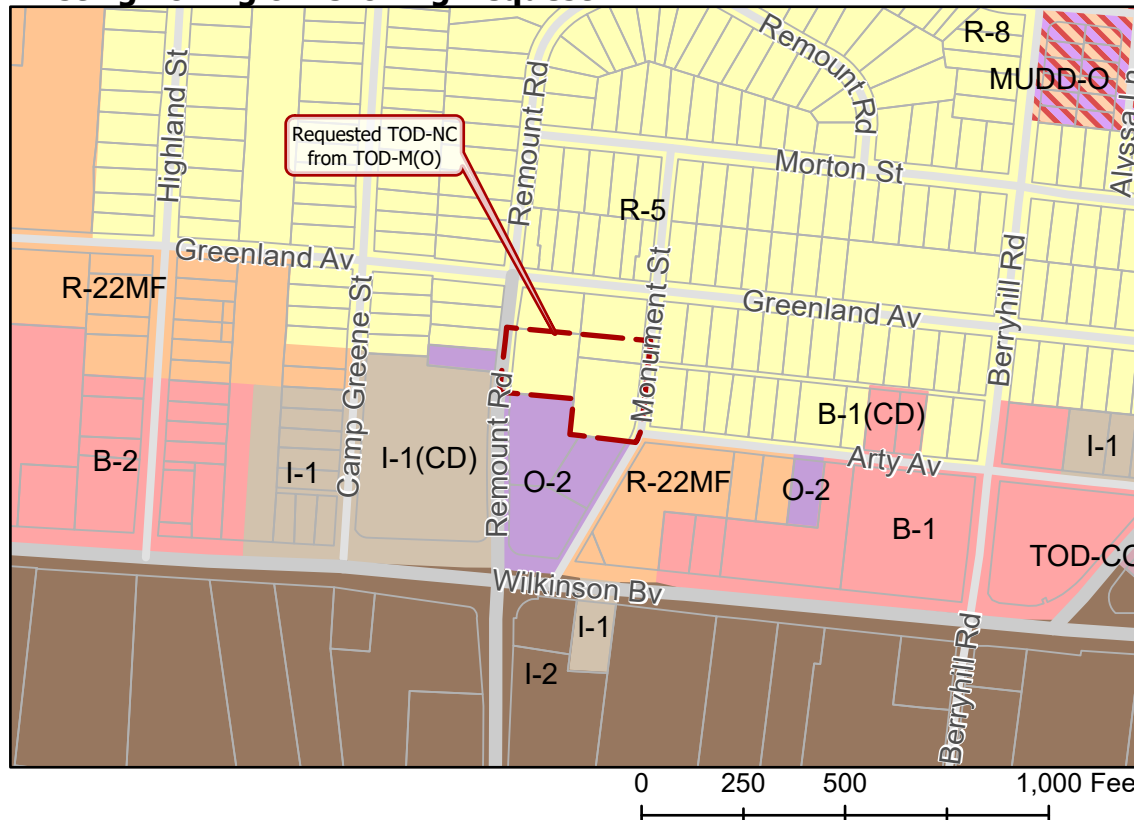
- 2020-030
- Inside City Limits
- Parcel

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested MUDD-O from R-5

Zoning Classification

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



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:

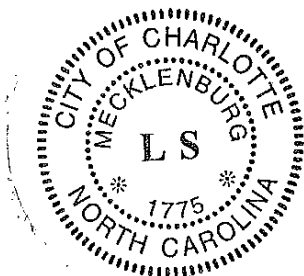


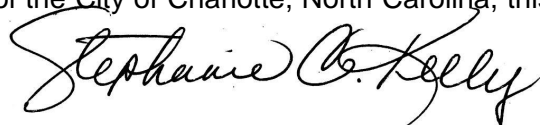
City Attorney

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.





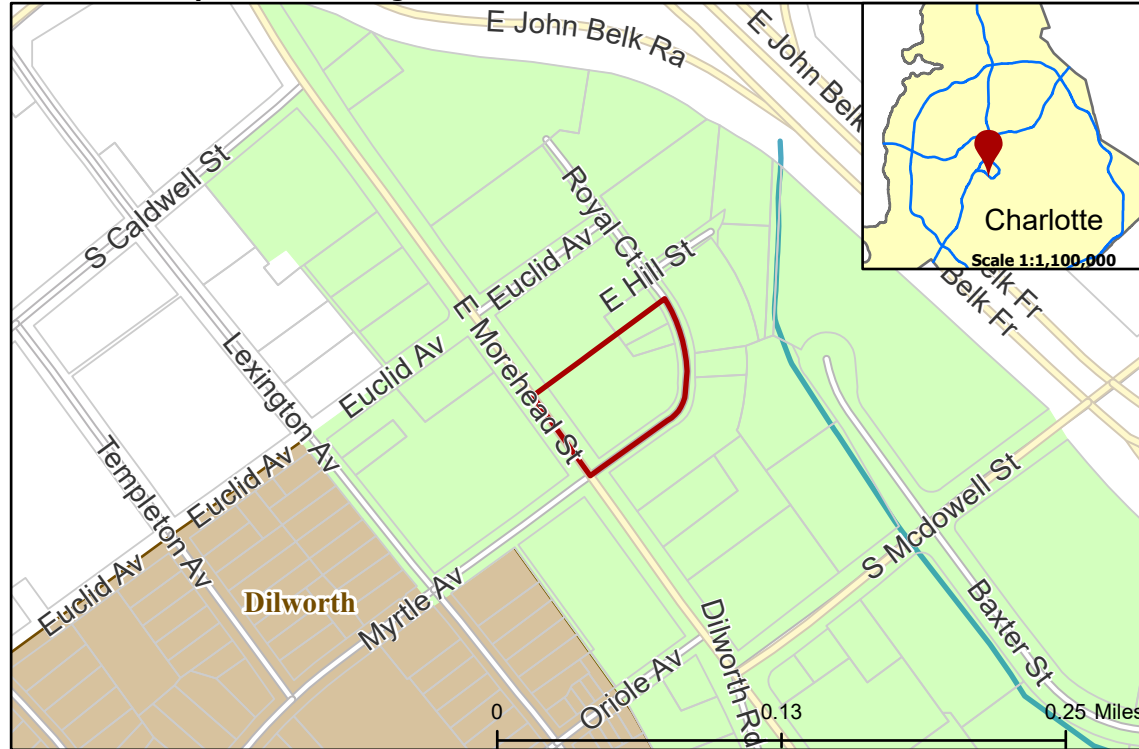
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2020-032: Bridgewood Houston Property Company, LP

Current Zoning MUDD-O (PED) (Mixed Use Development District, Optional, Pedscape Overlay)
Requested Zoning MUDD-O (PED) SPA (Mixed Use Development District, Optional, Pedscape Overlay, Site Plan Amendment)

Approximately 1.379 acres

Location of Requested Rezoning



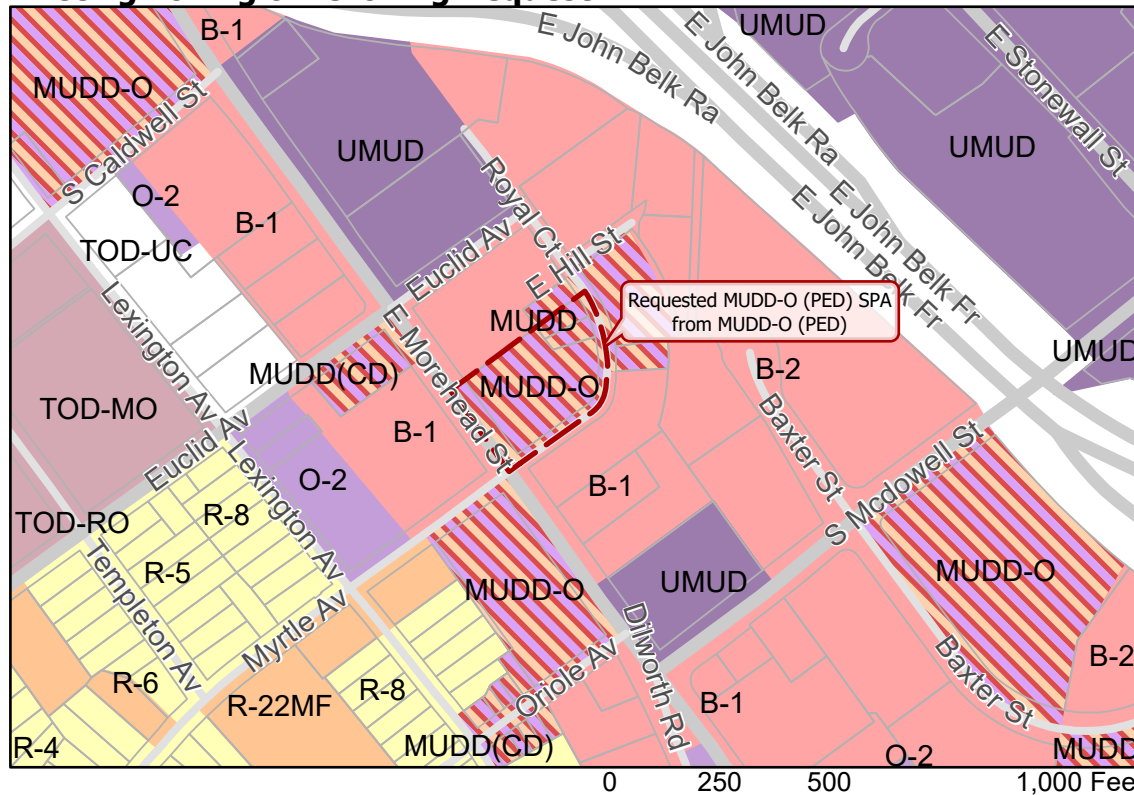
Rezoning Map



- 2020-032
- Inside City Limits
- Parcel
- Streams
- Midtown Morehead Cherry
- Historic Districts
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O (PED) SPA from MUDD-O (PED)
- Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Uptown Mixed Use
- Mixed Use
- Transit-Oriented



Map Created 5/23/2020

Petition No.: 2020-033
Petitioner: Fifth Third Bank

ORDINANCE NO. 9852-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 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:

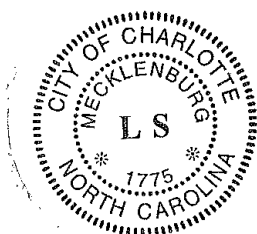
Chris Hefner-Hay

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.



Stephanie C. Kelly

Stephanie C. Kelly, City Clerk, MMC, NCCMC

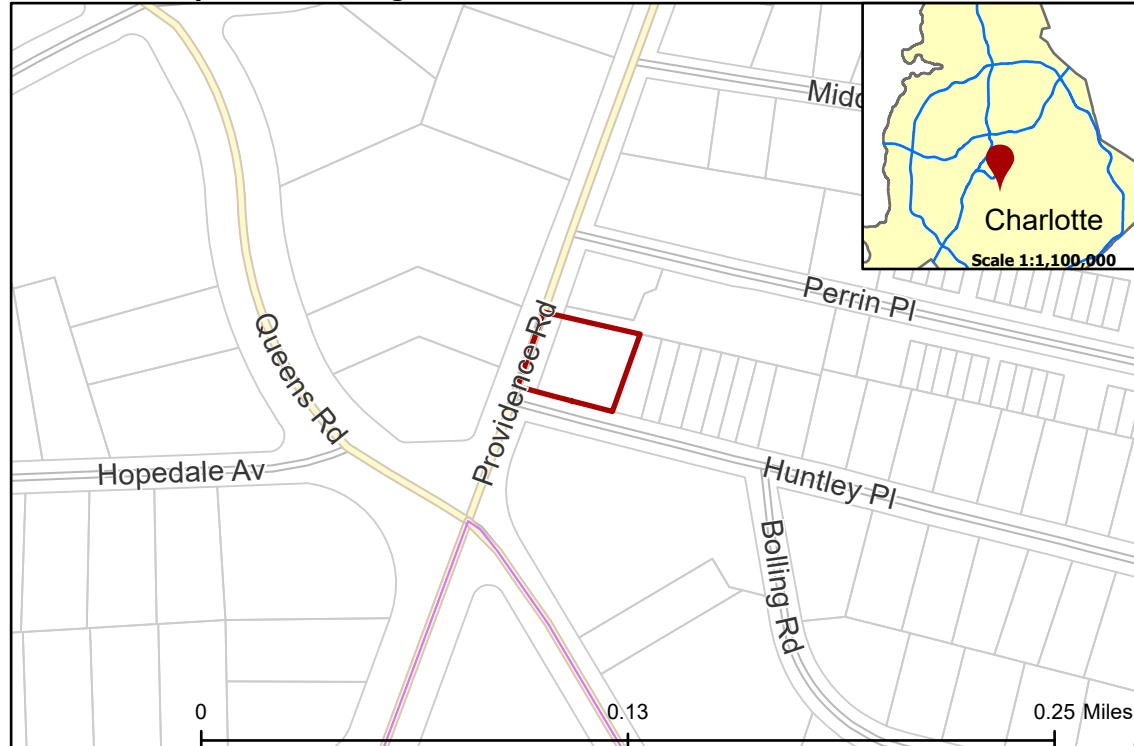
2020-033: BDG Architects LLP

Current Zoning B-1 (Neighborhood Business)

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

Approximately 0.35 acres

Location of Requested Rezoning



Rezoning Map



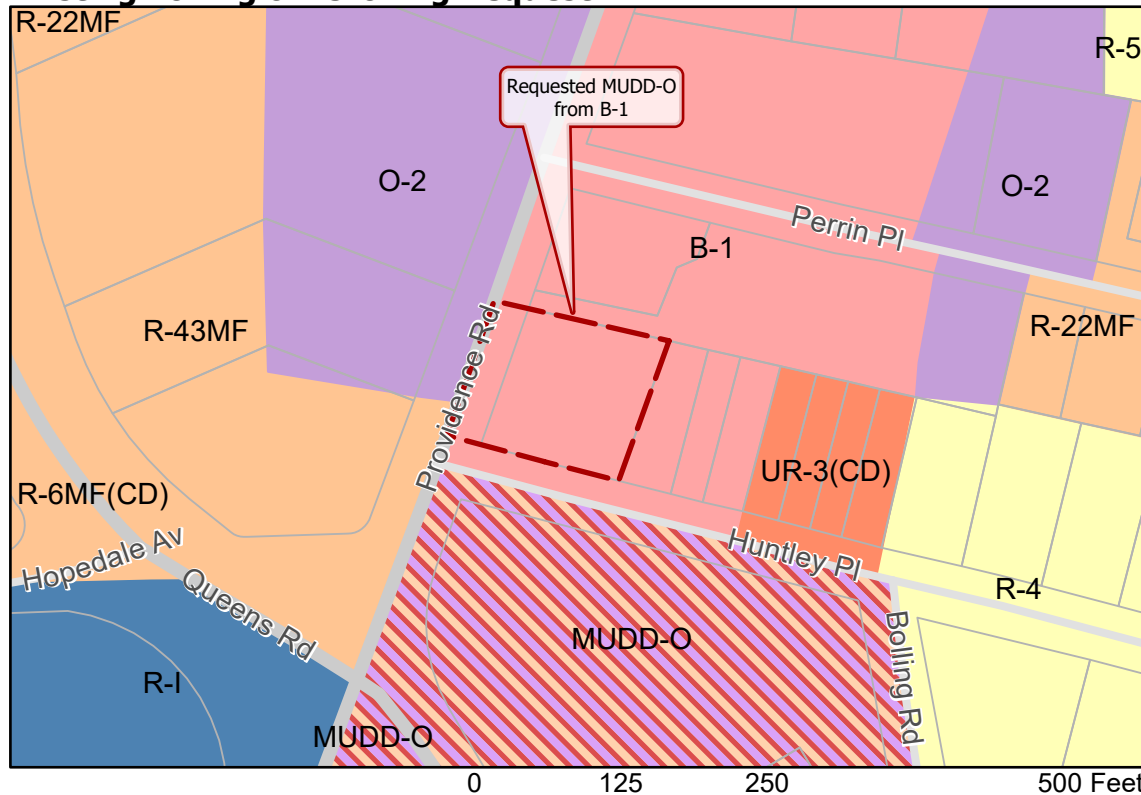
- 2020-033
- Inside City Limits
- Parcel

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from B-1

Zoning Classification

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



Map Created 3/19/2020

Petition No.: 2020-040
Petitioner: Alenky Signature Homes, LLC

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

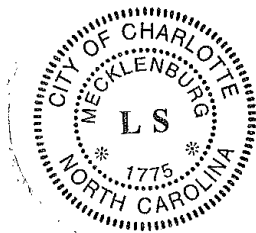
CERTIFICATION

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

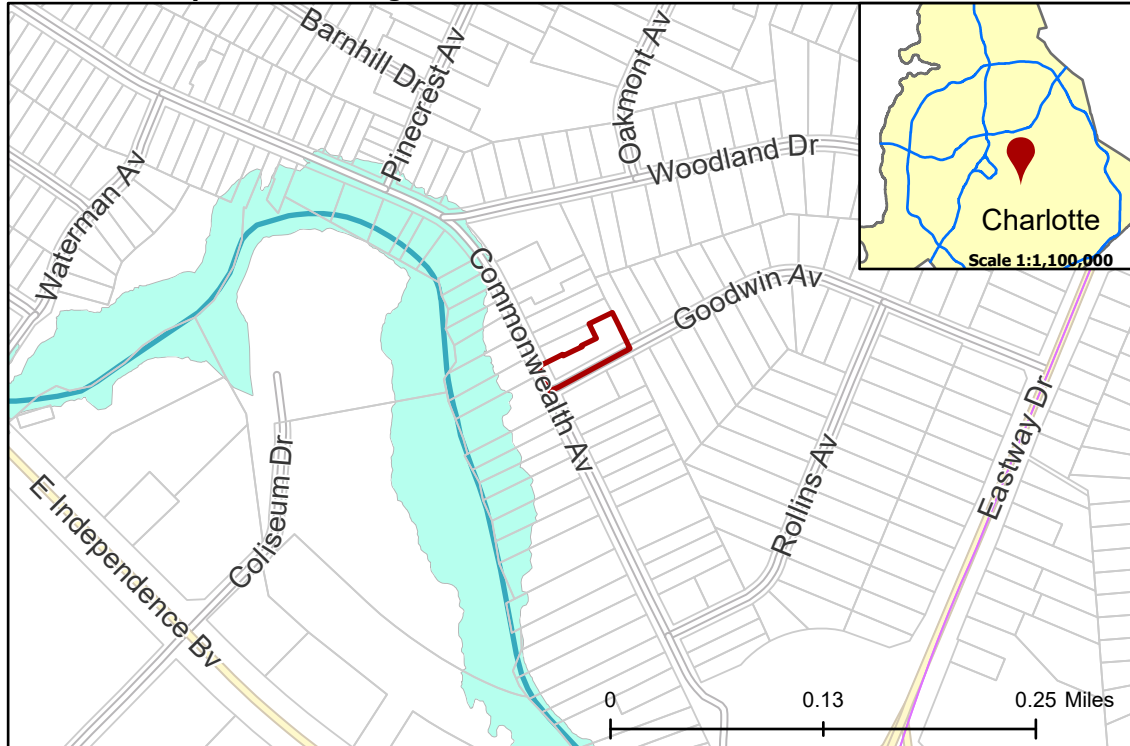


2020-040: Alenky Signature Homes, LLC

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

Approximately 0.398 acres

Location of Requested Rezoning



Rezoning Map



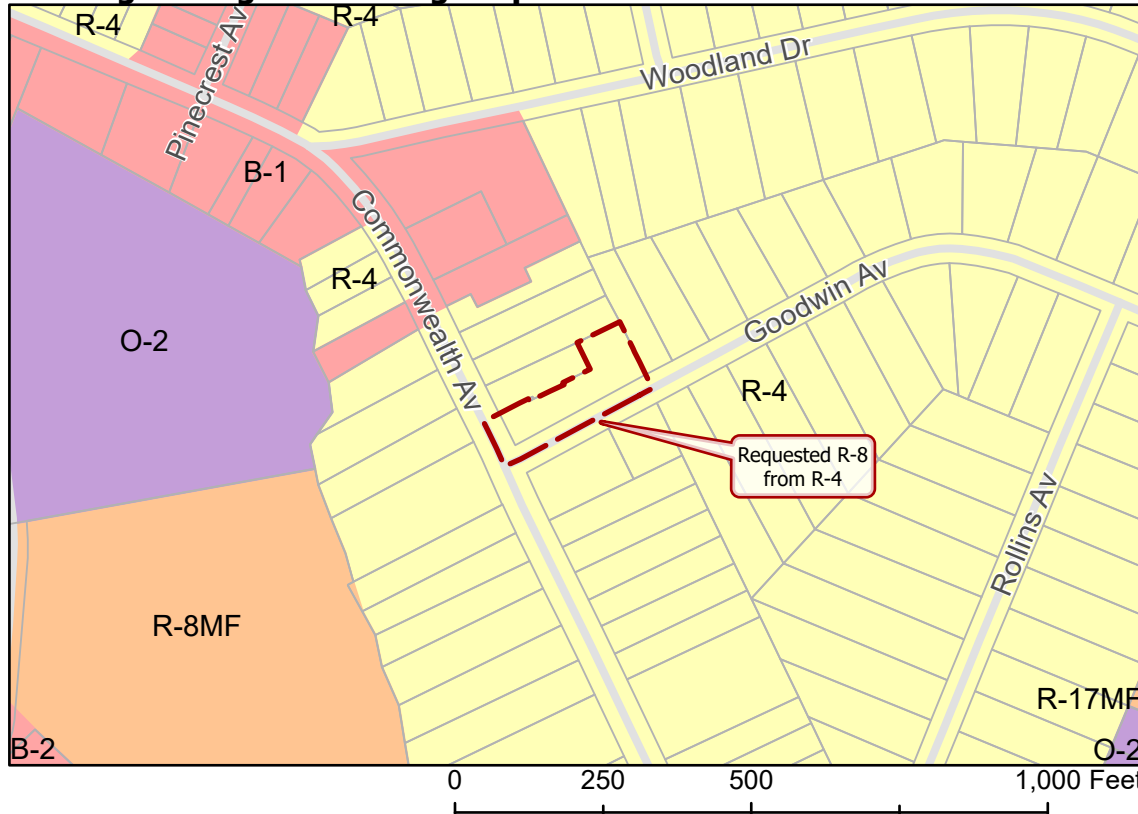
- 2020-040
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested R-8 from R-4

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business



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:

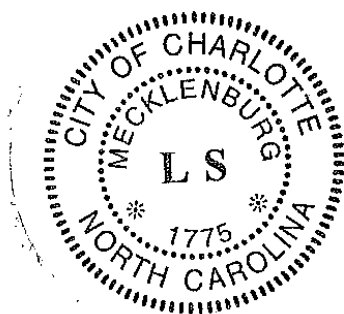


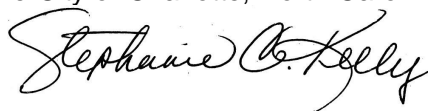
City Attorney

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.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

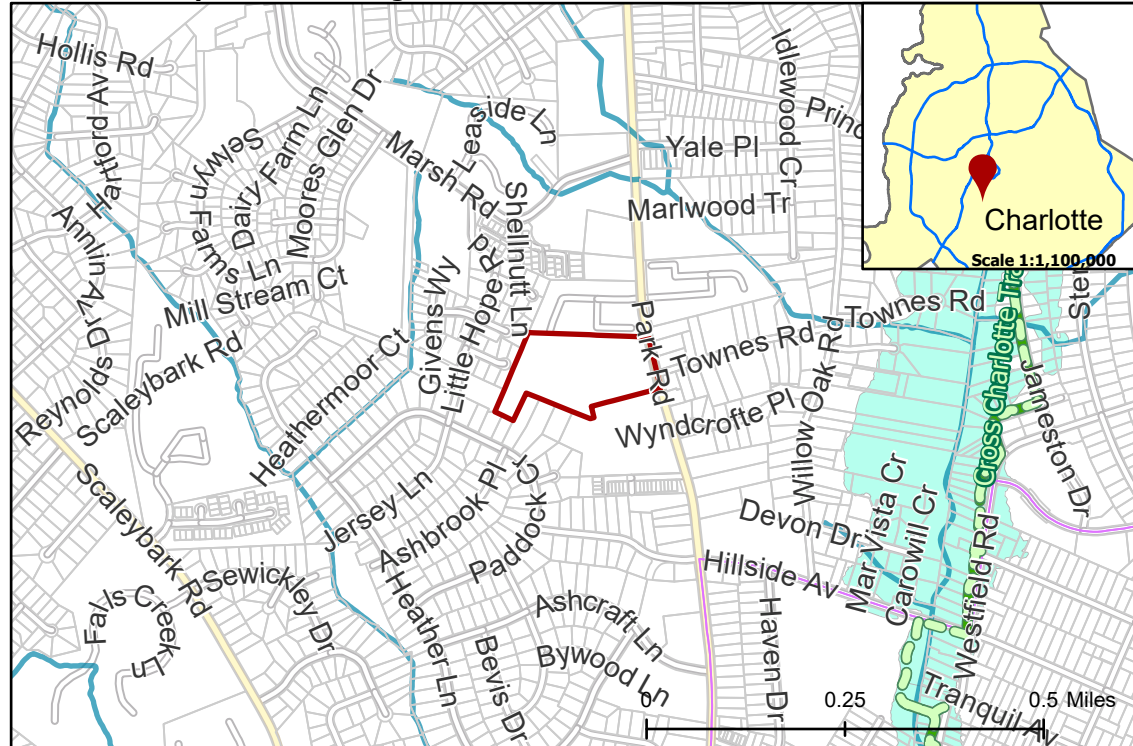
2020-050: Charlotte-Mecklenburg Housing Partnership

Current Zoning INST(CD) (Institutional, Conditional)

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

Approximately 10 acres

Location of Requested Rezoning



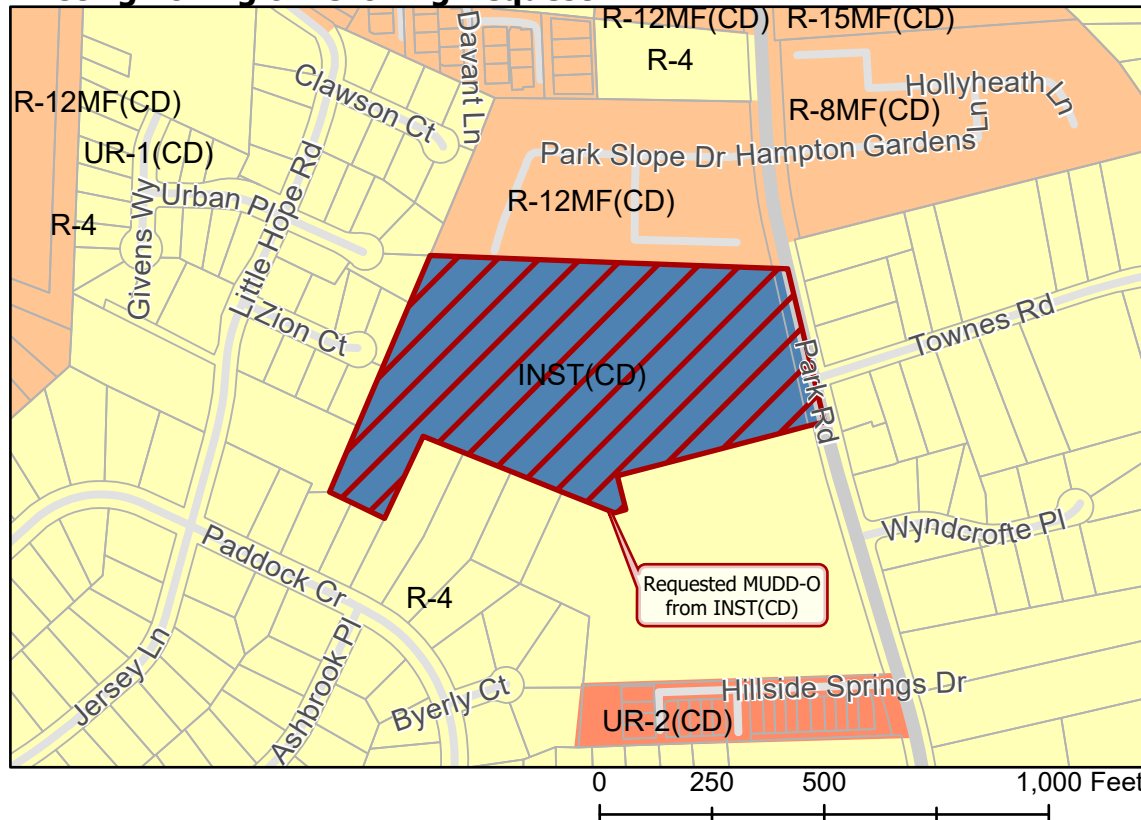
Rezoning Map



- 2020-050
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from INST(CD)

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional



Map Created 5/13/2020

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:

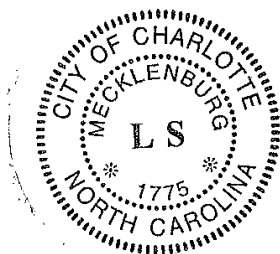


City Attorney

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

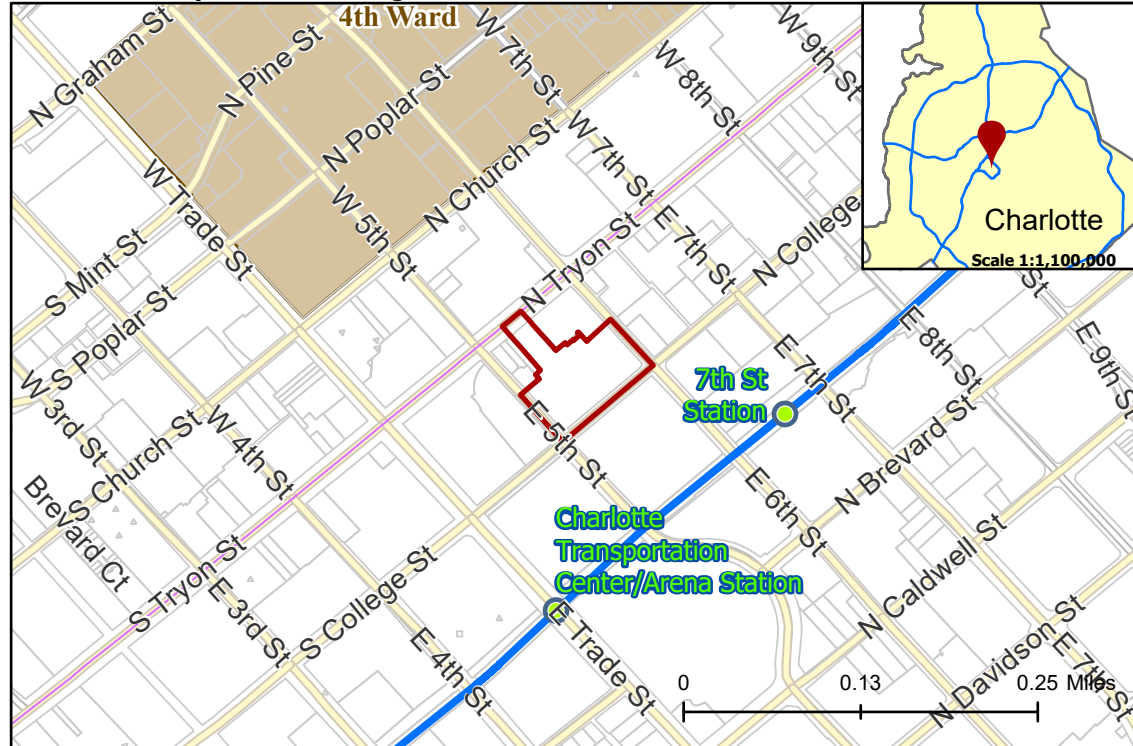
2020-064: Parkway 214 N Tryon, LLC

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



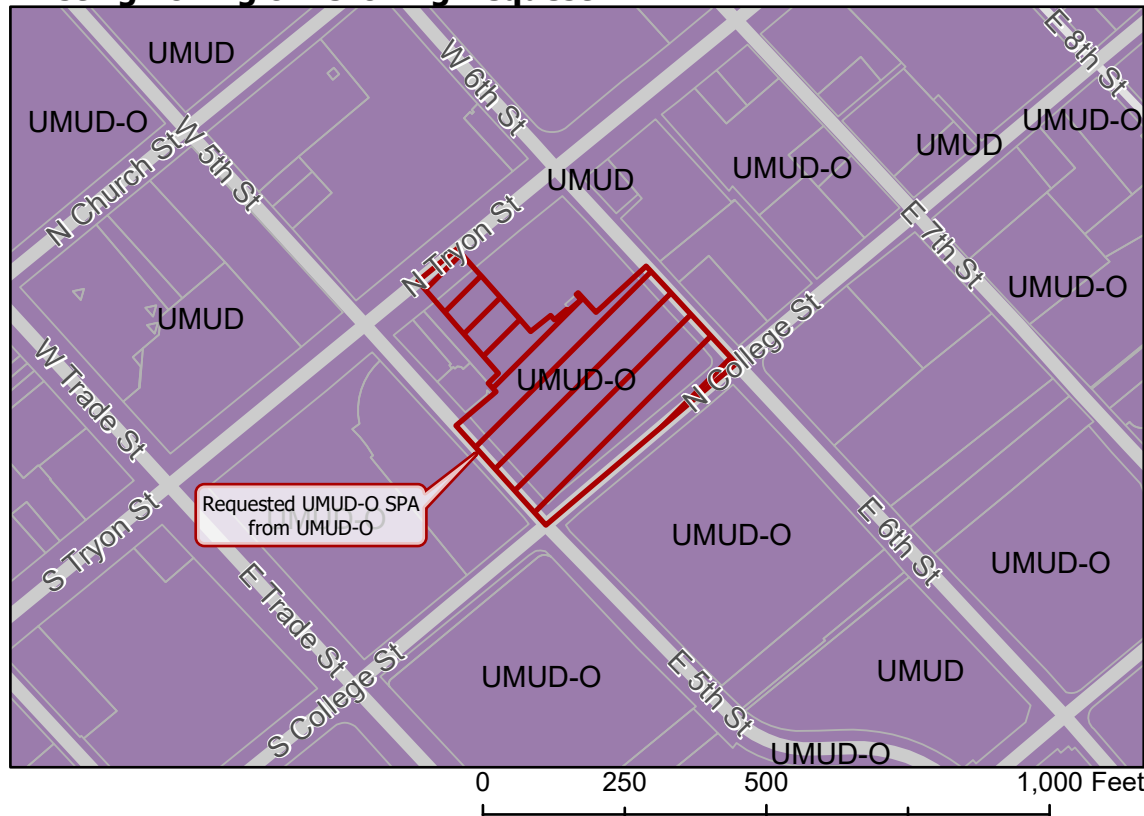
Rezoning Map



- 2020-064
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Historic Districts
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested UMUD-O SPA from UMUD-O
- Zoning Classification
- Uptown Mixed Use



Map Created 3/31/2020