March 16, 2020 Ordinance
Book 62, Page 773

ORDINANCE NO. 9759-X

AN ORDINANCE TO AMEND ORDINANCE NUMBER 9574-X, THE 2019-2020 BUDGET ORDINANCE PROVIDING AN APPROPRIATION OF $5,000,000 FOR EMERGENCY REPAIRS

BE IT ORDEIGNED, by the City Council of the City of Charlotte;

Section 1. That the sum of $5,000,000 is hereby estimated to be available from the following sources:

Fund Balance in the Charlotte Water Operating Fund (6200)

Section 2. That the sum of $5,000,000 is hereby appropriated in the Charlotte Water Capital Projects Fund (6261) into the following projects:

Sanitary Sewer Rehabilitation-7031480001

Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.

Section 4. All ordinances in conflict with this ordinance are hereby repealed.

Section 5. This ordinance shall be effective upon 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 16th day of March, 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 773.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, the 16th day of March 2020.

Stephanie C. Kelly, MMC, NCCMC, City Clerk
Petition No.: 2018-114
Petitioner: Seahawk Partner Holdings, LLC

ORDINANCE NO. 9760-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 (residential) to NS (neighborhood services).

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

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

APPROVED AS TO FORM:

[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 16th day of March 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 774-775.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of March 2020.

[Seal]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-114: Seahawk Partner Holdings LLC

Current Zoning  R-5 HD-O (Single Family Residential, Historic District Overlay)
Requested Zoning  NS HD-O (Neighborhood Services, Historic District Overlay)

 Approximately 0.178 acres

Location of Requested Rezoning

Rezoning Map

City Council District

Existing Zoning & Rezoning Request

Zoning Classification

Map Created 1/13/2020

2018-114

Inside City Limits

Parcel

Streams

Plaza Central Pedscape

Historic Districts

Requested NS HD-O from R-5 HD-O

Single Family

Office

Business

Mixed Use

0 250 500 1,000 Feet

The Plaza

Central Av

Hamorton Pl

Corner Av

Pecan Av

Clement Av

Plaza-Midwood

1-Larken Egleston
March 16, 2020
Ordinance Book 62, Page 776

Petition No.: 2019-069
Petitioner: Harrison Tucker -- Cohab, LLC

ORDINANCE NO. 9761-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 NS (neighborhood services).

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

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

APPROVED AS TO FORM:

[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 16th day of March 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 776-777.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of March 2020.

[Seal]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Rezoning Map

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

**Requested Zoning**: NS (Neighborhood Services)

Approximately .9 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

- **Requested NS from R-5**

**Zoning Classification**

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

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

**Map Created**: 9/17/2019

---

March 16, 2020
Ordinance Book 62, Page 777
Ordinance No. 9761-Z
Petition No.: 2019-141
Petitioner: Mark Bolous

ORDINANCE NO. 9762-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 (single family residential) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

[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 16th day of March 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 778-779.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of March 2020.

[Seal]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-141: Mark Bolous

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  UR-2(CD) (Urban Residential, Conditional)

Approximately 0.437 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-3

Zoning Classification

- Single Family
- Multi-Family
- Office

Map Created 1/31/2020
Petition No.: 2019-142
Petitioner: Kennedy Howard

ORDINANCE NO. 9763-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-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:

[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 16th day of March 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 780-781.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of March 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
March 16, 2020
Ordinance Book 62, Page 781
Ordinance No. 9763-Z

2019-142: Kennedy Howard

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

Approximately 0.268 acres
Location of Requested Rezoning

Rezoning Map

City Council District

Requested MUDD-O from B-1

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business
- Light Industrial

Map Created 1/28/2020
March 16, 2020
Ordinance Book 62, Page 782

Petition No.: 2019-144
Petitioner: York Acquisitions, LLC

ORDINANCE NO. 9764-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) and R-12 (CD) (single-family residential, conditional) 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 16th day of March 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 782-783.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of March 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-144: Aspen Heights Partners

Current Zoning  R-3 (Single Family Residential), R-12(CD) (Single Family Residential, Conditional)
Requested Zoning  R-12MF(CD) (Multi-Family Residential, Conditional)

Approximately 23.53 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification

- Single Family
- Manufactured Home
- Multi-Family
- Institutional
- Office
- Business
- Commercial Center
- Business-Distribution
- General Industrial

Map Created 1/24/2020
March 16, 2020
Ordinance Book 62, Page 784

Petition No.: 2019-155
Petitioner: Plaza Midwood Charlotte 2LP

ORDINANCE NO. 9765-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-2 PED (general business, pedestrian overlay) to B-2 PED (O) (general business, pedestrian overlay-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 16th day of March 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 784-785.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of March 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-155: Plaza Midwood Charlotte 2 LP

Current Zoning  B-2PED (General Business, Pedestrian Overlay)
Requested Zoning  B-2PED(O) (General Business, Pedestrian Overlay, Optional)

Approximately 0.176 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested B-2PED(O) from B-2PED

Zoning Classification
- Single Family
- Office
- Business
- Light Industrial
- Mixed Use

Map Created 11/25/2019
Petition No.: 2019-157  
Petitioner: ABP Development, LLC

ORDINANCE NO. 9766-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-4 (single-family residential) to R-8MF (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:

[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 16th day of March 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 786-787.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of March 2020.

[Signature]

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-157: ABP Development LLC

Current Zoning  R-4 (Single Family Residential)
Requested Zoning  R-8MF(CD) (Multi-Family Residential, Conditional)

Approximately 8.5 acres
Location of Requested Rezoning

Zoning Classification
- Single Family

Requested R-8MF(CD) from R-4
March 16, 2020
Ordinance Book 62, Page 788

Petition No.: 2019-158
Petitioner: MPV Properties

ORDINANCE NO. 9767-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-4 (single family residential and UR-2 (CD) (urban residential, conditional) to UR-2 (CD) (urban residential, conditional) and UR-2 (CD) SPA (urban residential, conditional, site plan amendment).

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

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

APPROVED AS TO FORM:

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 16th day of March 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 788-789.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of March 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-158: MPV Properties

Current Zoning  UR-2(CD) (Urban Residential, Conditional), R-4 (Single Family Residential)
Requested Zoning UR-2(CD) (Urban Residential, Conditional), UR-2(CD)SPA (Urban Residential, Conditional, Site Plan Amendment)

Approximately 3.6 acres
Location of Requested Rezoning

Rezoning Map

Charlotte
Planning, Design & Development

City Council District 6-Tariq Bokhari

Scale 1:1,100,000

Rezoning Area
Inside City Limits
Parcel
Streams

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-4
Requested UR-2(CD) SPA from UR-2(CD)

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

Map Created 11/25/2019
March 16, 2020
Ordinance Book 62, Page 790

Ordinance Book 62, Page 790

Petition No.: 2019-159
Petitioner: Ed Zepsa

ORDINANCE NO. 9768-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 (CD) (mixed use development, conditional) to TOD-TR (transit-oriented development-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 16th day of March 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 790-791.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of March 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
March 16, 2020
Ordinance Book 62, Page 791
Ordinance No. 9768-Z

2019-159: Ed Zepsa

Current Zoning  MUDD(CD)(Mixed Use Development, Conditional)
Requested Zoning  TOD-TR (Transit Oriented Development, Transit Transition)

Approximately 0.952 acres

Location of Requested Rezoning
Petition No.: 2019-161
Petitioner: Crescent Communities, LLC

ORDINANCE NO. 9769-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:

\[Signature\]
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 16th day of March 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 792-793.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of March 2020.

\[Seal\]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Rezoning Map

2019-161: Crescent Communities, LLC

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

Approximately 2.4 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UMUD-O SPA from UMUD-O

Zoning Classification
- Business
- Uptown Mixed Use
- Transit-Oriented

City Council District
- 1-Larken Egleston

Map Created 1/7/2020
March 16, 2020
Ordinance Book 62, Page 794

Petition No.: 2019-162
Petitioner: Harbor Baptist Church

ORDINANCE NO. 9770-Z

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-2 (industrial) to TOD-TR (transit-oriented development, transitional).

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 16th day of March 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 794-795.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of March 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-162: Harbor Baptist Church

Current Zoning  I-2 (Light Industrial)
Requested Zoning  TOD-TR (Transit Oriented Development - Transit Transition)

Located within the City Boundary, approximately 2.887 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification

- Single Family
- Institutional
- Business
- Light Industrial
- General Industrial
- Transit-Oriented

Requested TOD-TR from I-2

Map Created 2/18/2020
Petition No.: 2019-164
Petitioner: PDAN Holdings, LLC

ORDINANCE NO. 9771-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-8MF (CD) (multi-family, conditional).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of March 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 796-797.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of March 2020.

[Seal]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-164: PDAN Holdings, LLC

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-8MF(CD) (Multi-Family Residential, Conditional)

Approximately 1.1 acres  
Location of Requested Rezoning

Existing Zoning & Rezoning Request
R-8(CD)  R-3  R-4

UR-3(CD)  R-3  R-4

Requested R-8MF(CD) from R-3

Zoning Classification
Single Family  Urban Residential

Map Created 11/25/2019
March 16, 2020
Ordinance Book 62, Page 798

Petition No.: 2019-165
Petitioner: Wood Partners

ORDINANCE NO. 9772-Z

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-1 (Light Industrial), R-5 (Single-Family Residential), R-22MF (Multi-Family Residential), and O-2 (office) to TOD-CC (Transit Oriented Development – Community Center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

\[Signature\]
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 16th day of March 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 798-799.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of March 2020.

\[Signature\]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
### 2019-165: Wood Partners

**Current Zoning**  
R-5 (Single Family Residential), I-1 (Light Industrial), R-22MF (Multi-Family Residential), O-2 (Office)

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

Approximately 4.0 acres  
**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

- **Requested TOD-CC from I-1**
- **Requested TOD-CC from O-2**
- **Requested TOD-CC from R-22MF**
- **Requested TOD-CC from R-5**

**Zoning Classification**  
- Single Family
- Multi-Family
- Office
- Light Industrial
- General Industrial
- Mixed Use

---

**Map Created 11/25/2019**
ORDINANCE NO. 9773-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) to CC SPA (commercial center, site plan amendment) with five-years 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:

[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 16th day of March 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 800-801.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of March 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-169: Thompson Thrift Development Inc.

**Current Zoning**  CC (Commercial Center)

**Requested Zoning**  CC SPA (Commercial Center, Site Plan Amendment)

Approximately 15.9 acres

**Location of Requested Rezoning**