

Petition No.: 2019-126
Petitioner: Harrison Tucker

ORDINANCE NO. 9792-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-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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 33-34.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.



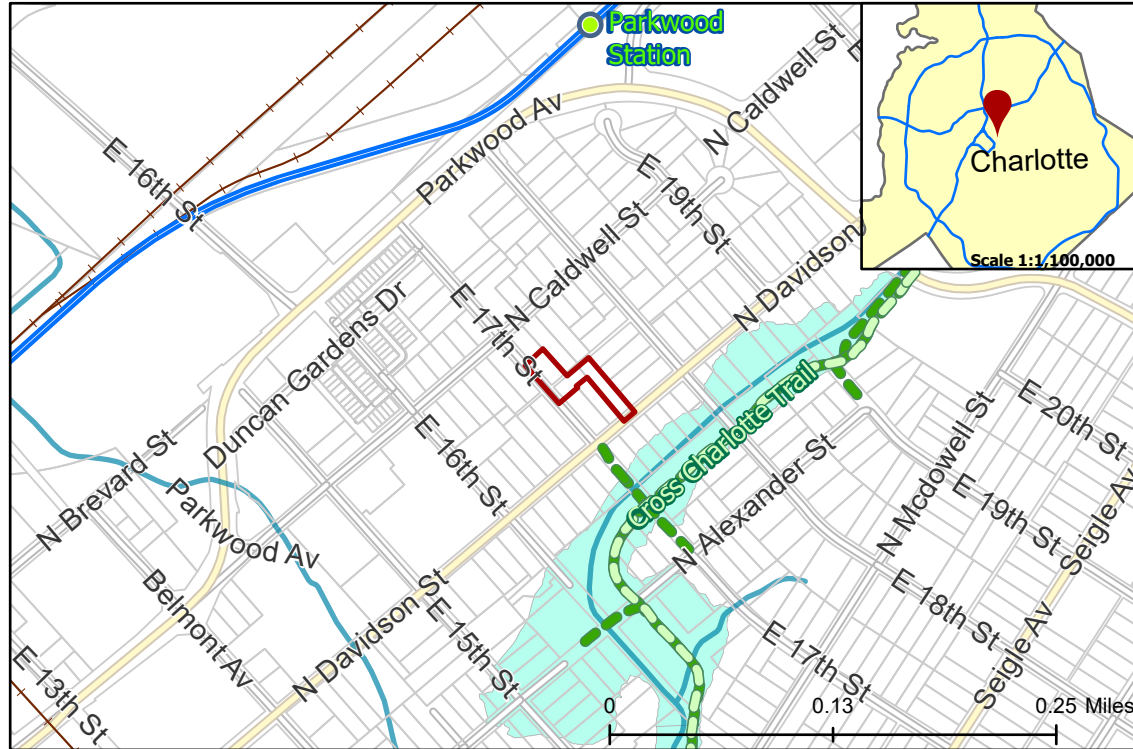
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2019-126: Harrison Tucker

Current Zoning R-8 (Single Family Residential)
Requested Zoning UR-2(CD) (Urban Residential, Conditional)
with Five Year Vested Rights

Approximately 0.447 acres

Location of Requested Rezoning



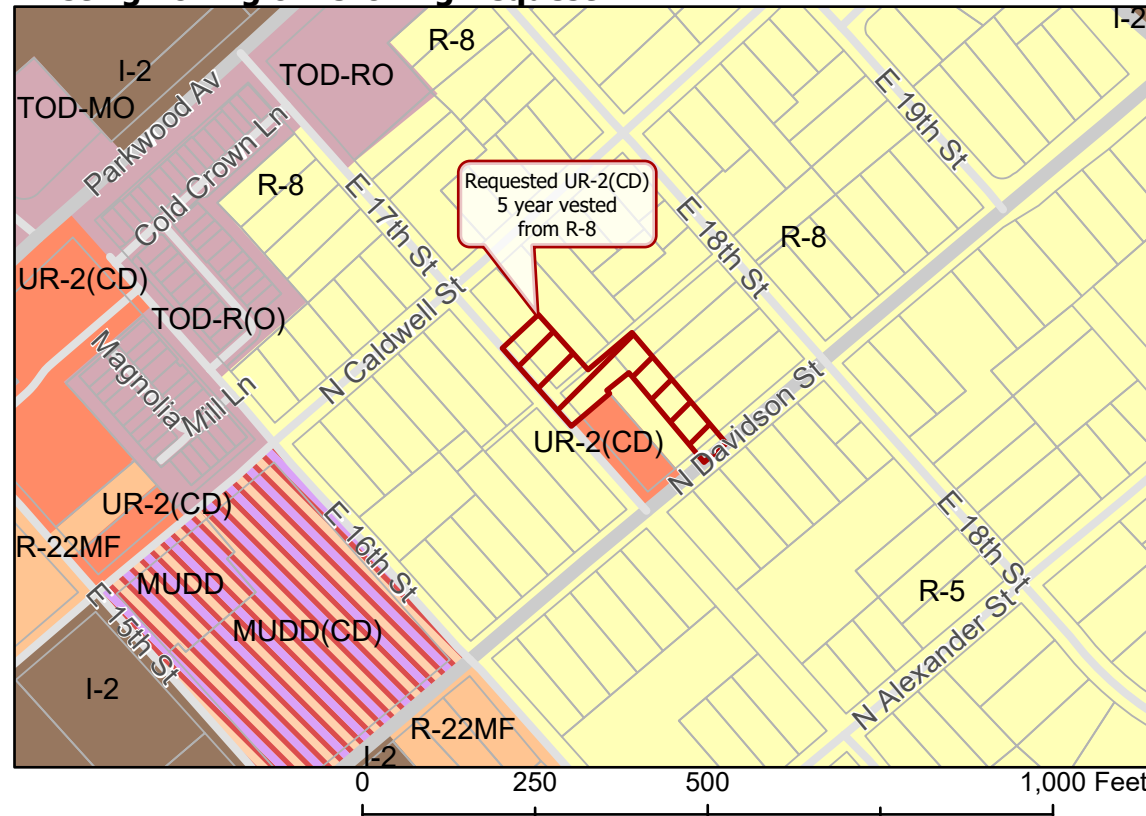
Rezoning Map



- 2019-126
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested UR-2(CD)
5 year vested
from R-8

Zoning Classification

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



Map Created 9/16/2019

Petition No.: 2019-156
Petitioner: Parkwood Plaza

ORDINANCE NO. 9793-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-5 (single family residential) to UR-3 (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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 35-36.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.





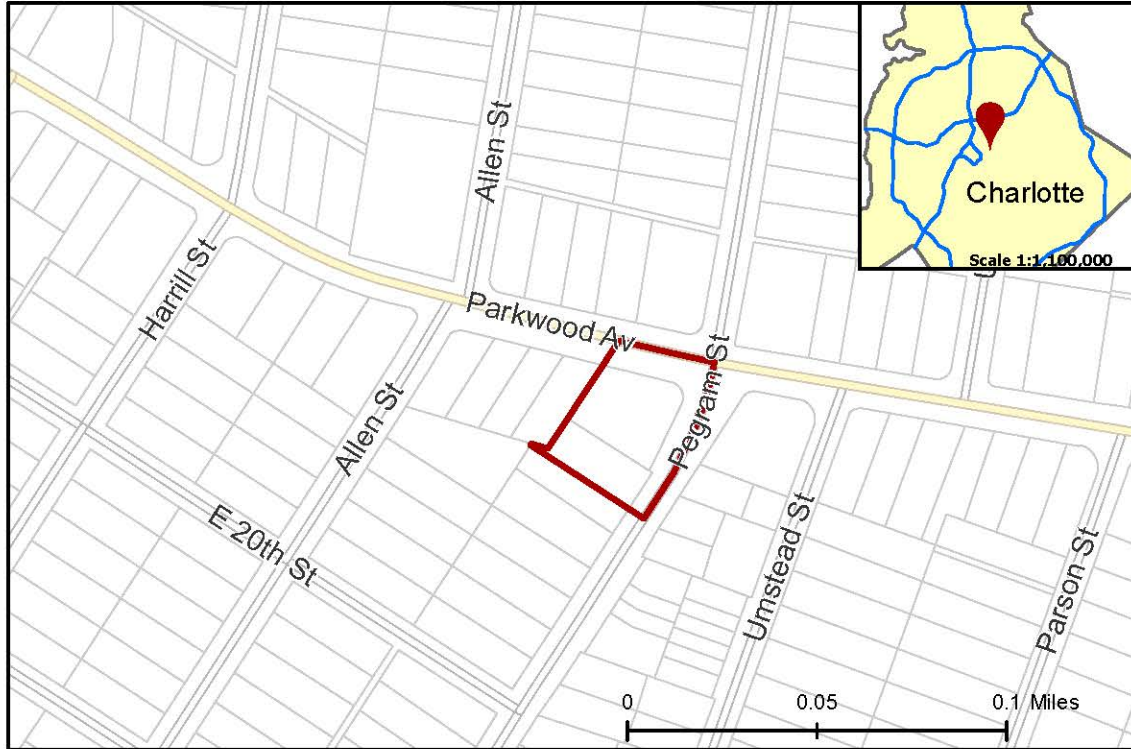
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2019-156: Parkwood Plaza, LLC

Current Zoning R-5 (Single Family Residential)
Requested Zoning UR-3(CD) (Urban Residential, Conditional)
5 Year Vested Rights

Approximately 0.52 acres
Location of Requested Rezoning

Rezoning Map

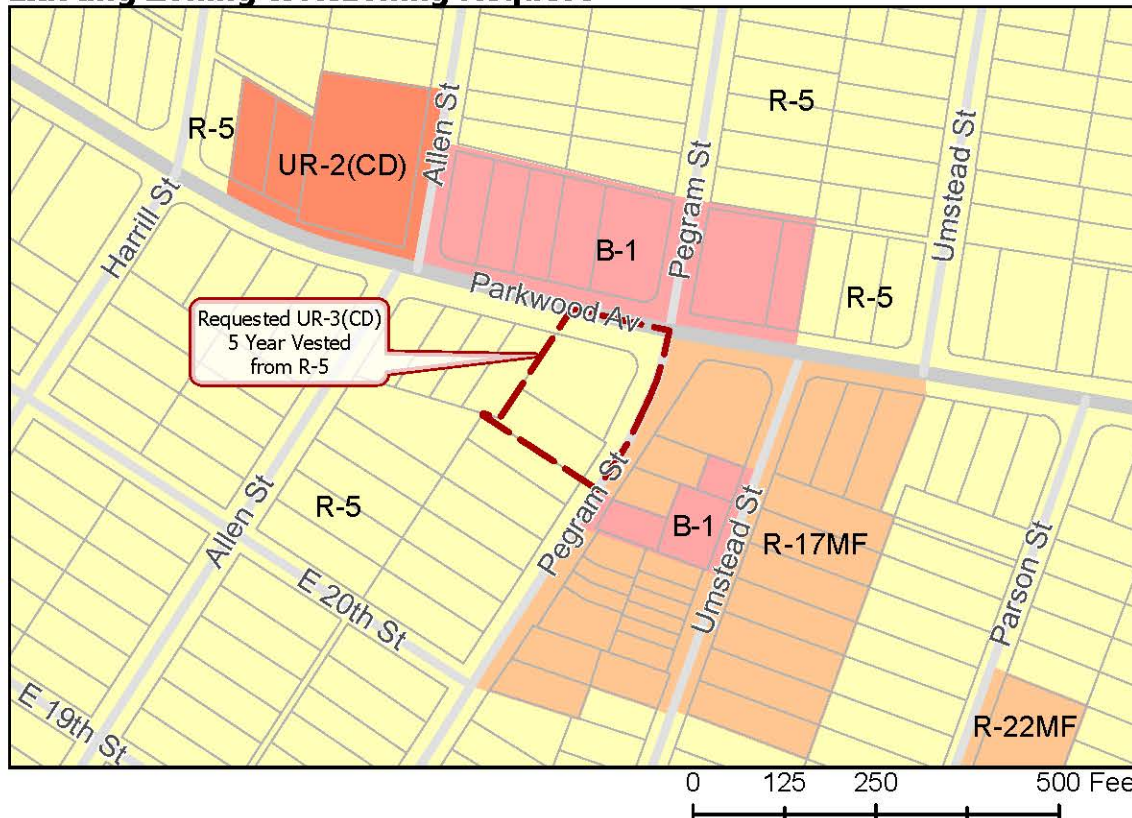


- Rezoning Area
- Inside City Limits
- Parcel

City Council District
1-Larken Egleston



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 11/25/2019

Petition No.: 2019-171
Petitioner: Anthony Kuhn

ORDINANCE NO. 9794-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-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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 37-38.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

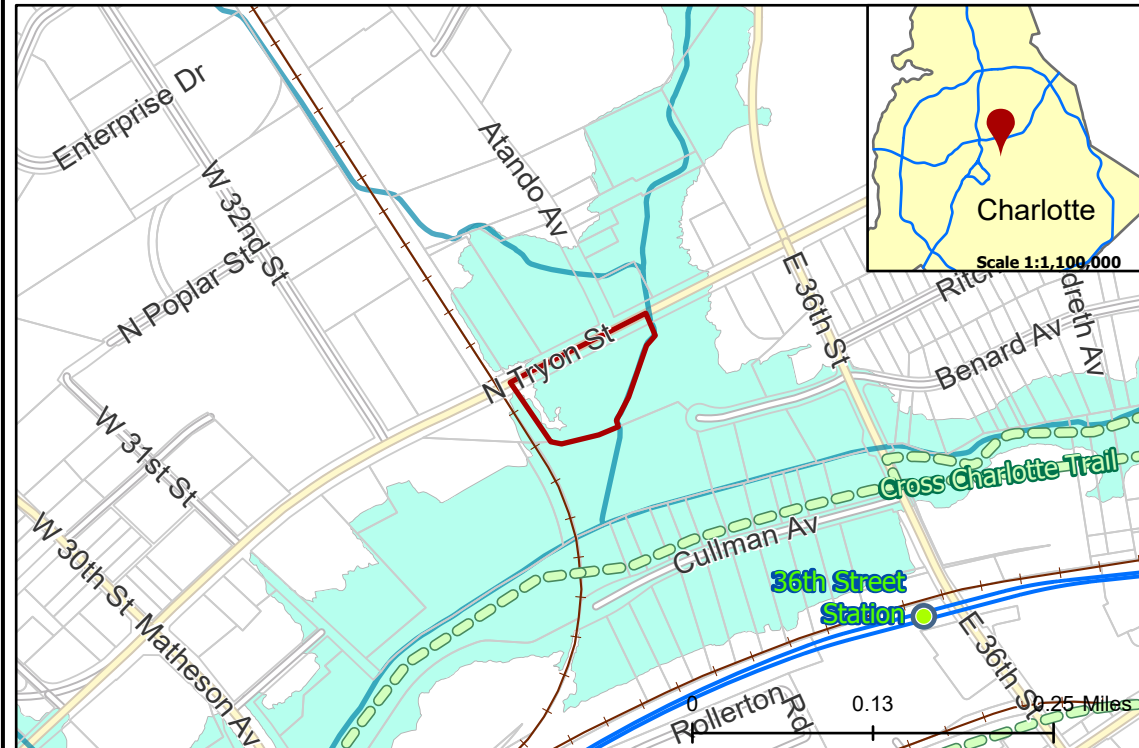
2019-171: Anthony Kuhn

Current Zoning I-2 (General Industrial)

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

Approximately 2.55 acres

Location of Requested Rezoning

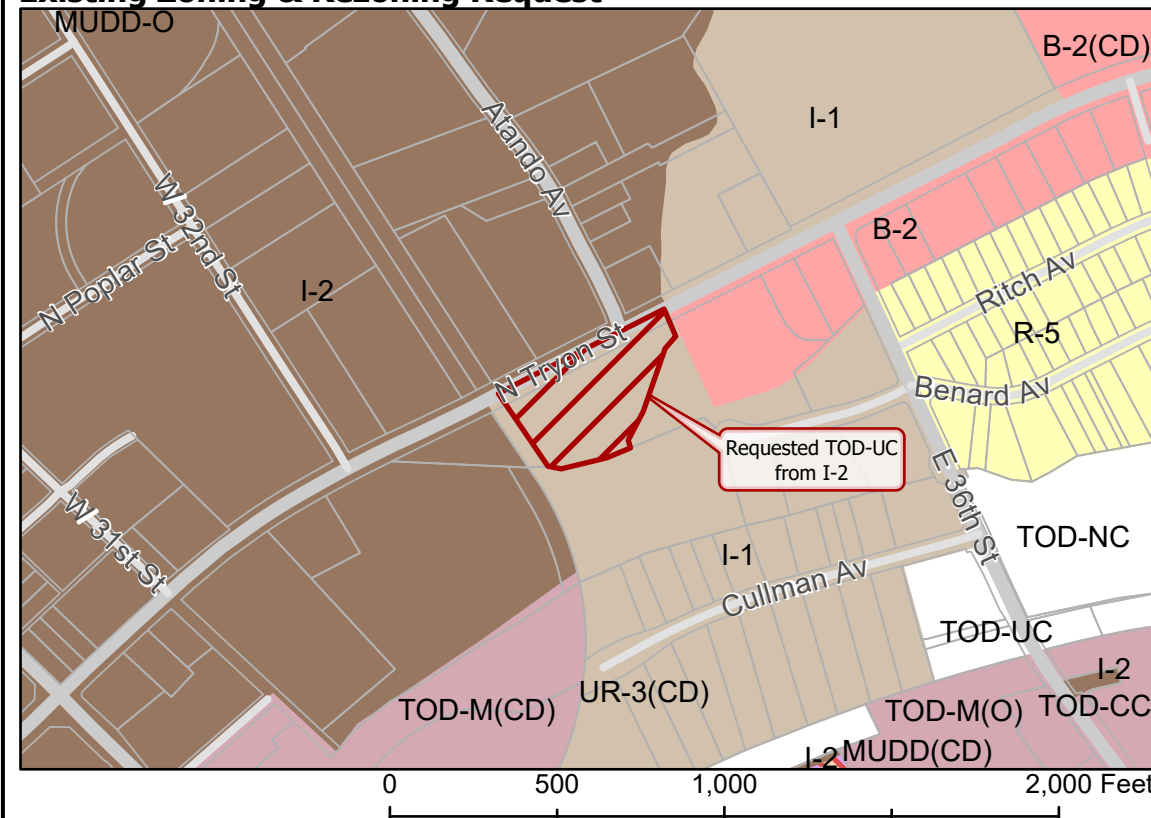


Rezoning Map



- 2019-171
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston

Existing Zoning & Rezoning Request



- Requested TOD-UC from I-2
- Zoning Classification**
- Single Family
- Urban Residential
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 12/23/2019

Petition No.: 2019-172
Petitioner: Sharon Academy
Properties, LLC

ORDINANCE NO. 9795-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 INST (institutional).

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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 39-40.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.





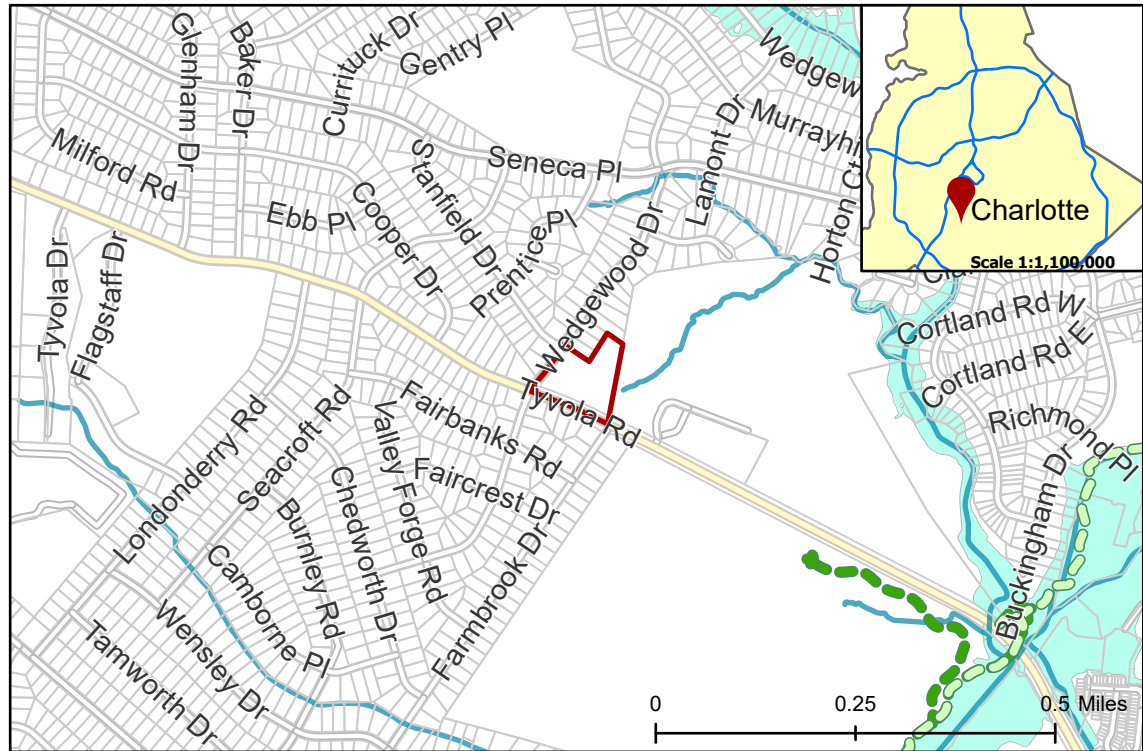
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2019-172: Sharon Academy Properties, LLC

Current Zoning R-4 (Single Family Residential)
Requested Zoning INST (Institutional)

Approximately 4.12 acres
Location of Requested Rezoning

Rezoning Map



- 2019-172
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari

Existing Zoning & Rezoning Request



- Requested INST from R-4
- Zoning Classification**
- Single Family
- Multi-Family



May 18, 2020
Ordinance Book 62, Page 41

Petition No.: 2019-176
Petitioner: Charlotte-Douglas
International Airport

ORDINANCE NO. 9796-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-3 AIR (single-family residential, airport noise overlay) to I-2 AIR (general industrial, airport noise overlay).

SEE ATTACHED MAP

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



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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 41-42.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020



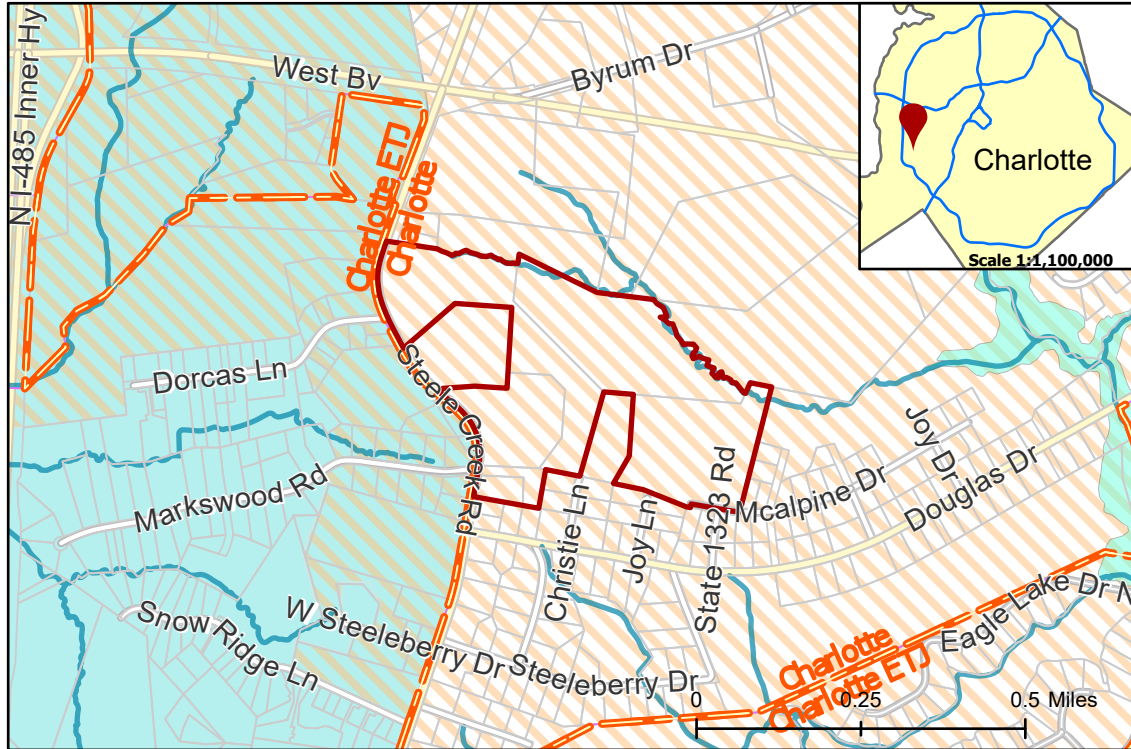
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2019-176: Charlotte Douglas International Airport

Current Zoning R-3 AIR (Single Family Residential, Airport Noise Overlay)
Requested Zoning I-2 AIR (General Industrial, Airport Noise Overlay)

Approximately 78.678 acres

Location of Requested Rezoning



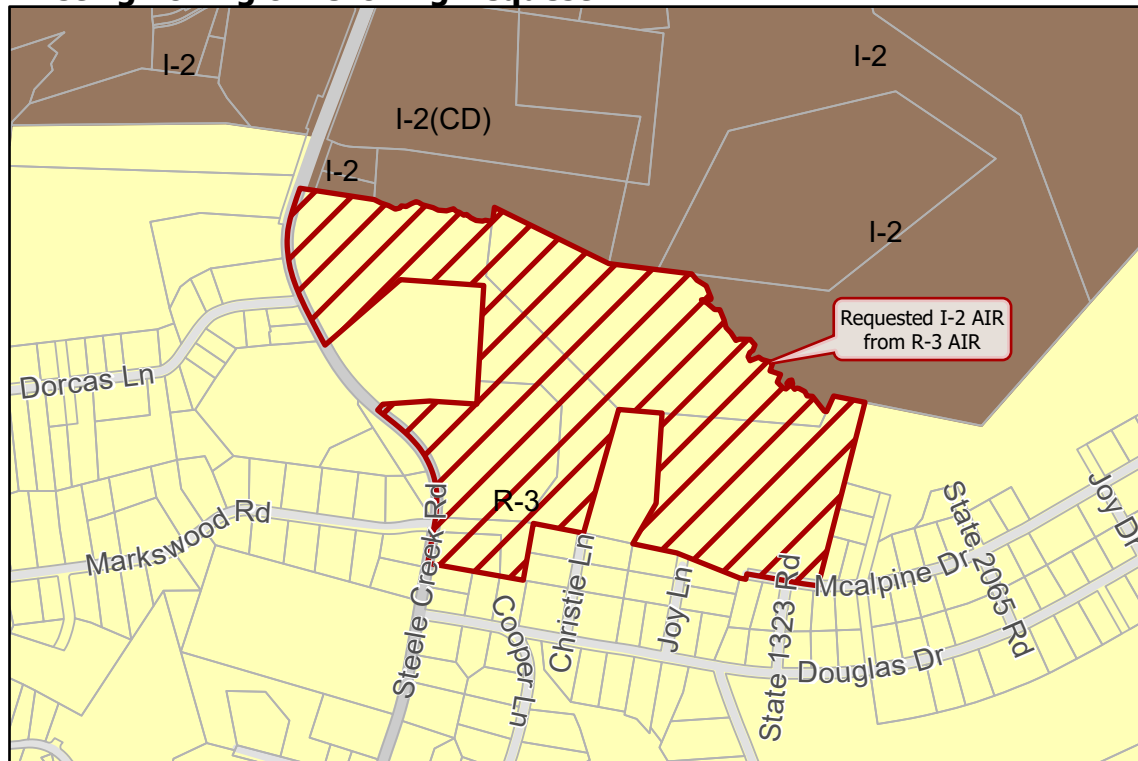
Rezoning Map



- 2019-176
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- Watershed Overlay
 - Lower Lake Wylie - Protected Area
- City Council District
 - 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested I-2 AIR from R-3 AIR
- Zoning Classification
 - Single Family
 - General Industrial



Map Created 12/23/2019

Petition No.: 2019-178
Petitioner: DRB Group

ORDINANCE NO. 9797-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from I-2 (CD) (general industrial, conditional) to UR-C (CD) (urban residential – commercial, conditional).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 43-44.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.





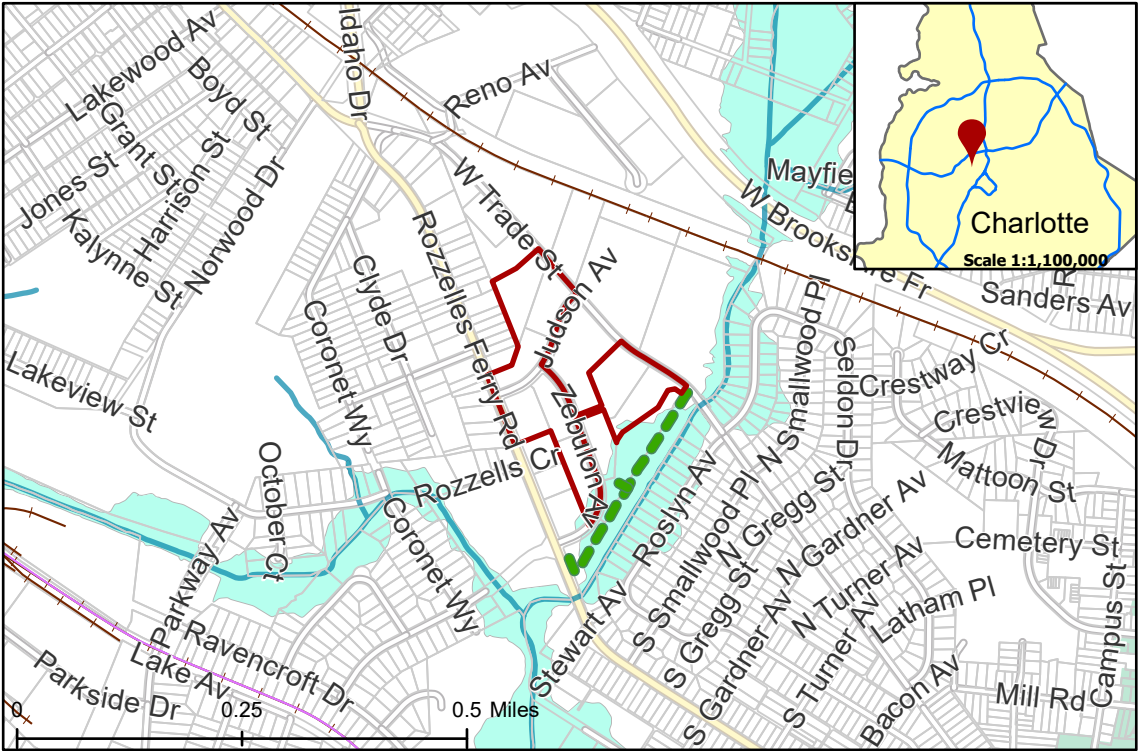
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2019-178: DRB Group

Current Zoning I-2(CD) (General Industrial, Conditional)
Requested Zoning UR-C(CD) (Urban Residential, Commercial, Conditional)

Approximately 11.476 acres
Location of Requested Rezoning

Rezoning Map

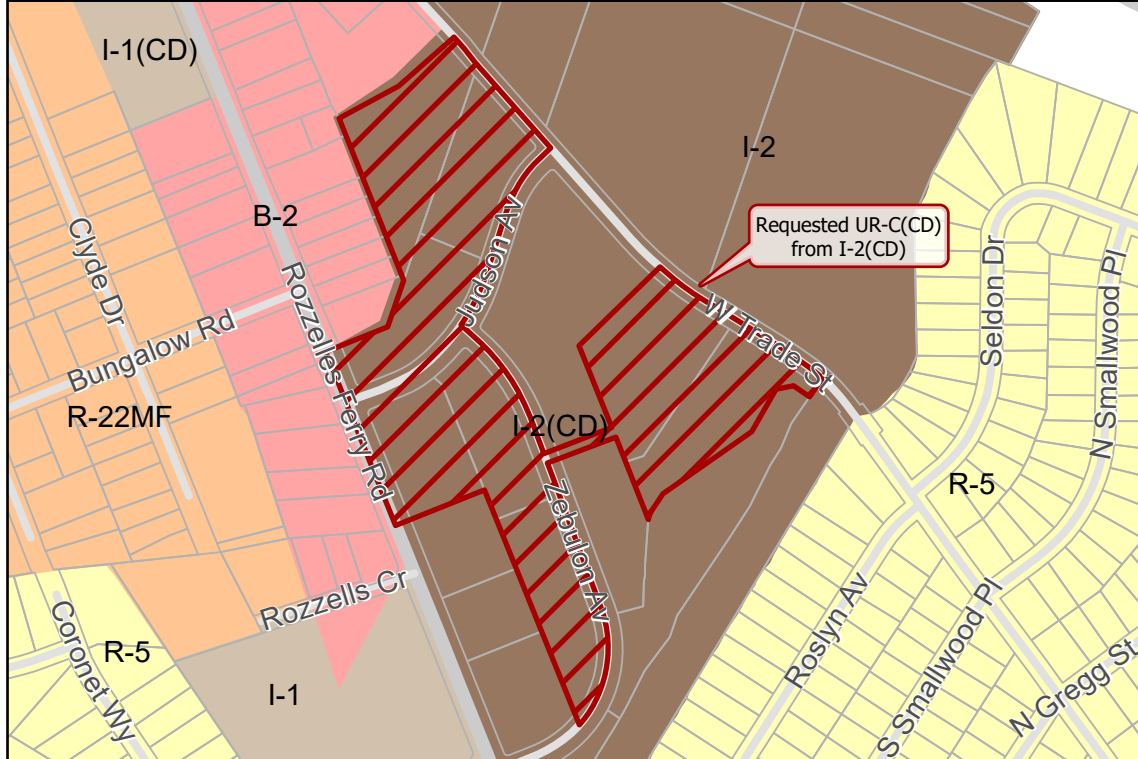


- 2019-178
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- West End Land Use and Pedscape

City Council District
2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested UR-C(CD) from I-2(CD)
- Zoning Classification
 - Single Family
 - Multi-Family
 - Business
 - Light Industrial
 - General Industrial



Map Created 12/26/2019

Petition No.: 2019-181

Petitioner: Clay Cooper – Woda Cooper Development, Inc.

ORDINANCE NO. 9798-Z

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

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

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

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 43-44.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.





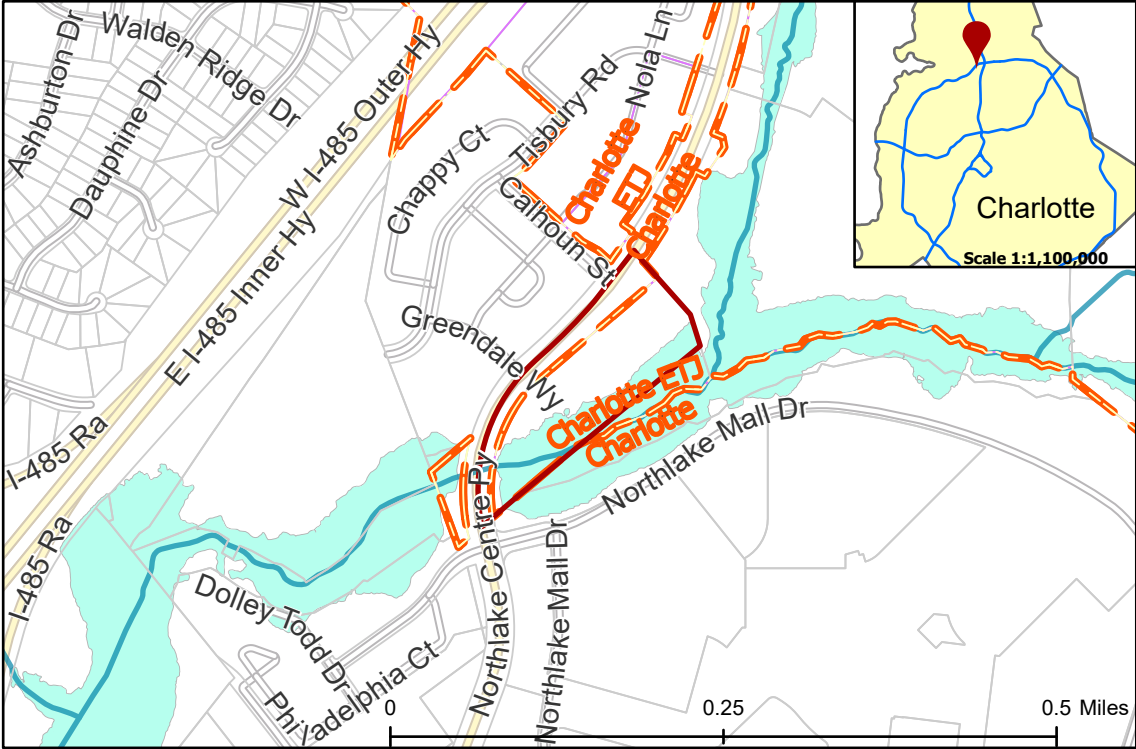
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2019-181: Woda Cooper Development, Inc.

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

Approximately 6.54 acres
Location of Requested Rezoning

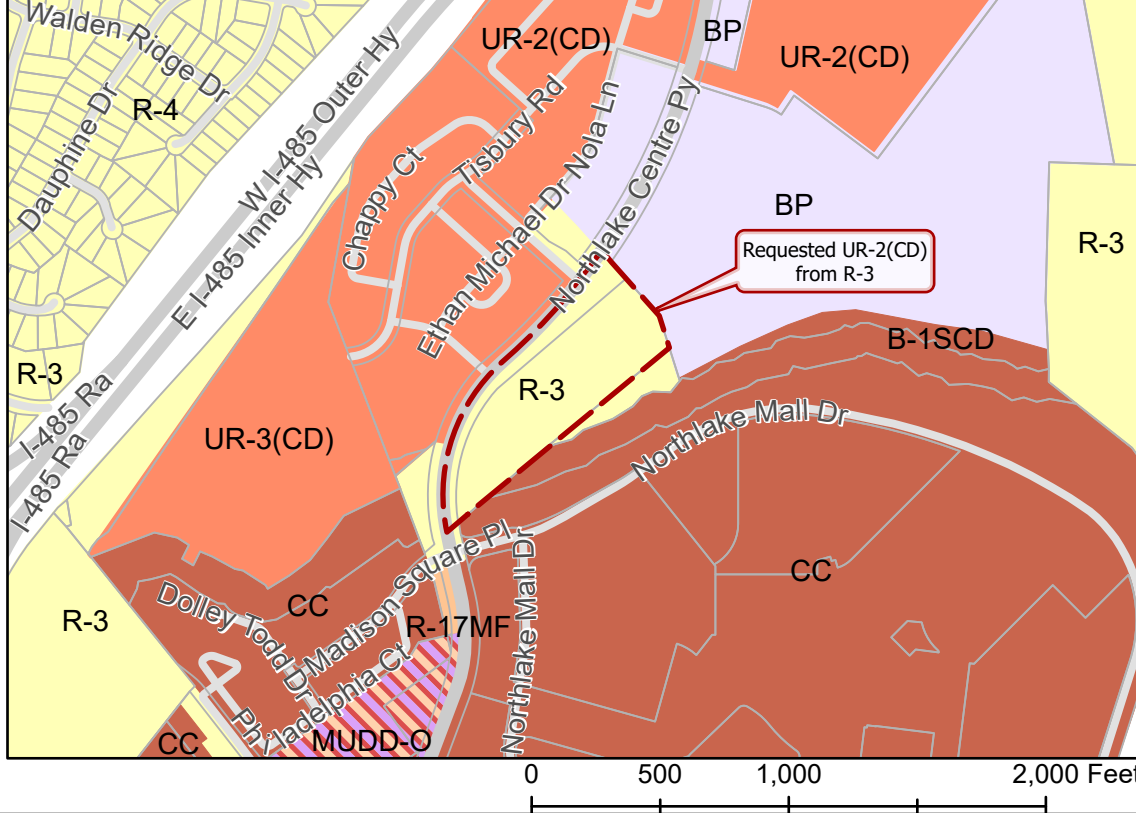
Rezoning Map



- 2019-181
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Petition No.: 2019-183
Petitioner: Rhyno Partners Coffee, LLC

ORDINANCE NO. 9799-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:

Nemo Hagler-May

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 47-48.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.



Stephanie C. Kelly

Stephanie C. Kelly, City Clerk, MMC, NCCMC

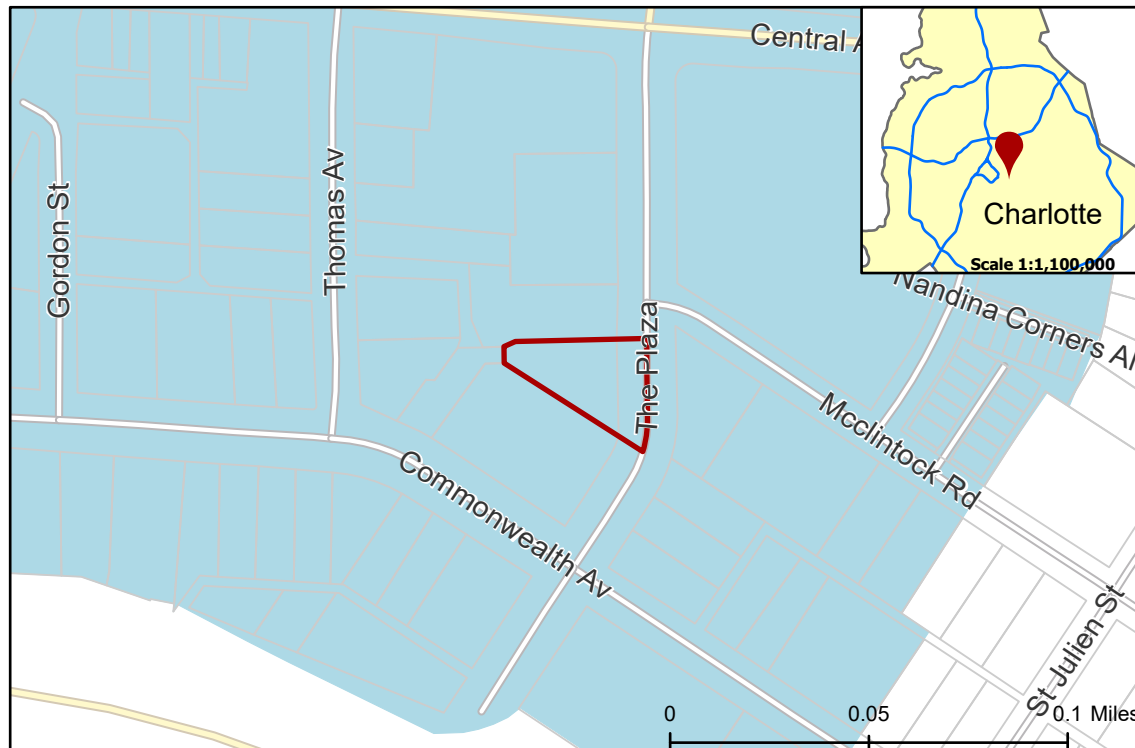
2019-183: Rhyno Partners Coffee LLC

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

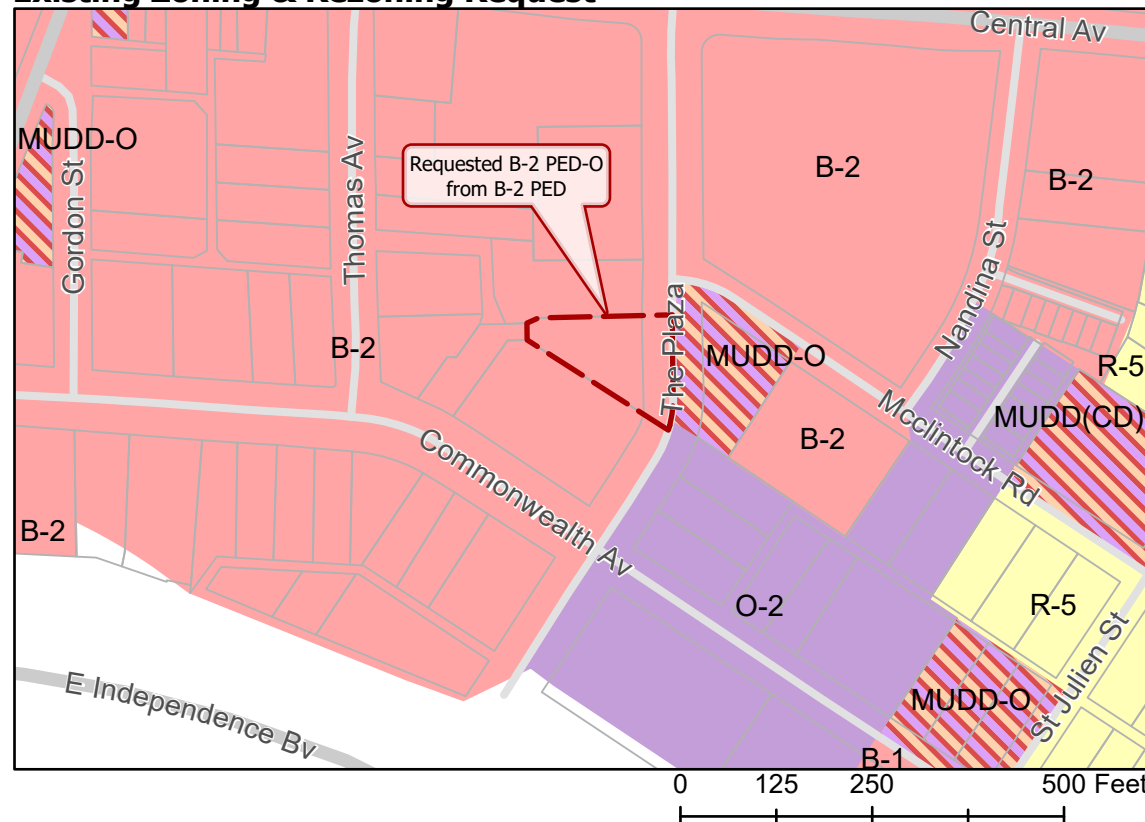
Requested Zoning B-2 PED-O (General Business, Pedestrian Overlay District, Optional)

Approximately 0.241 acres

Location of Requested Rezoning







Existing Zoning & Rezoning Request



Rezoning Map



-  2019-183
 Inside City Limits
 Parcel
 Plaza Central Pedscape





City Council District

- 1-Larken Egleston



- Requested B-2 PED-O
from B-2 PED

Zoning Classification

-  Single Family
 Office
 Business
 Mixed Use



Map Created 1/10/2020

Petition No.: 2019-185
Petitioner: Freedom Communities

ORDINANCE NO. 9800-Z

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

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

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

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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 49-50.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

2019-185: Freedom Communities

Current Zoning R-5 (Single Family Residential)
Requested Zoning UR-C(CD) (Urban Residential, Conditional)

Approximately 1.66 acres
Location of Requested Rezoning



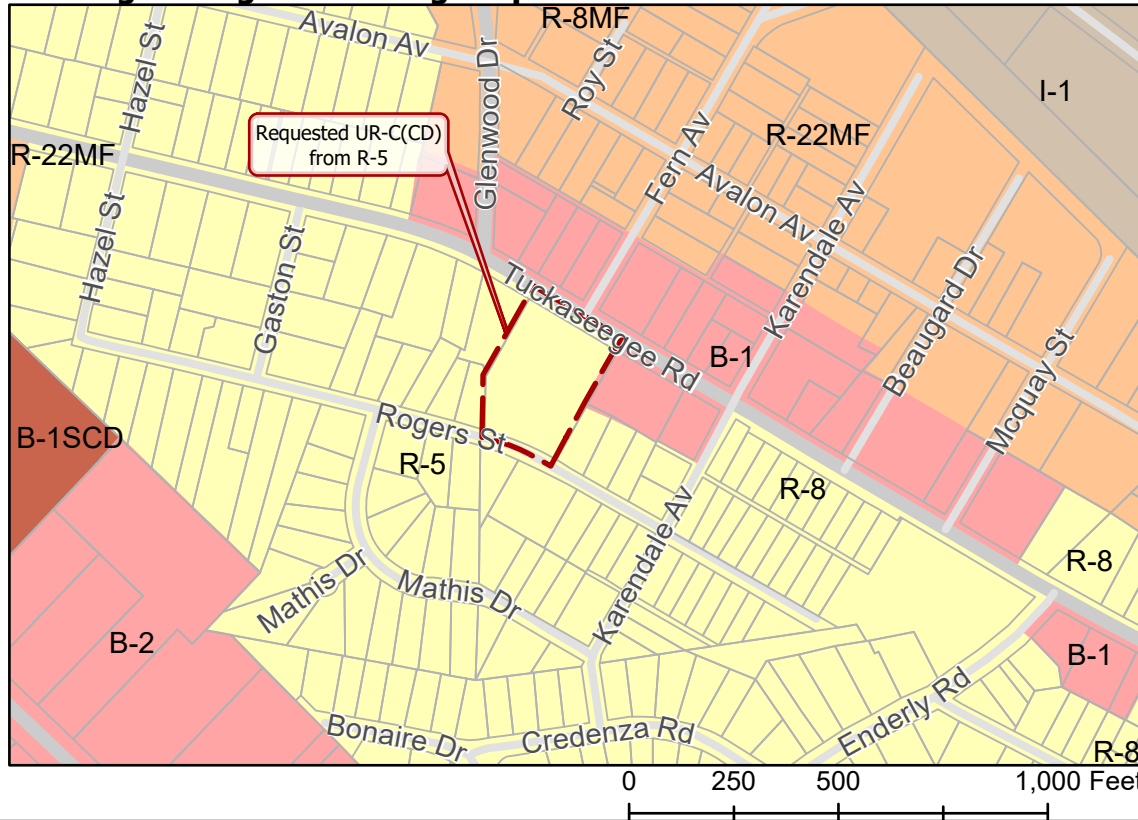
Rezoning Map



- 2019-185
- Inside City Limits
- Parcel
- Railway
- Streams
- Airport Noise Overlay
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested UR-C(CD) from R-5
- Zoning Classification
- Single Family
- Multi-Family
- Business
- Commercial Center
- Light Industrial



Petition No.: 2020-036
Petitioner: Charlotte Planning,
Design and Development

ORDINANCE NO. 9801-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 no zoning to B-2 (PED) (general business, pedestrian overlay district).

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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 51-52.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

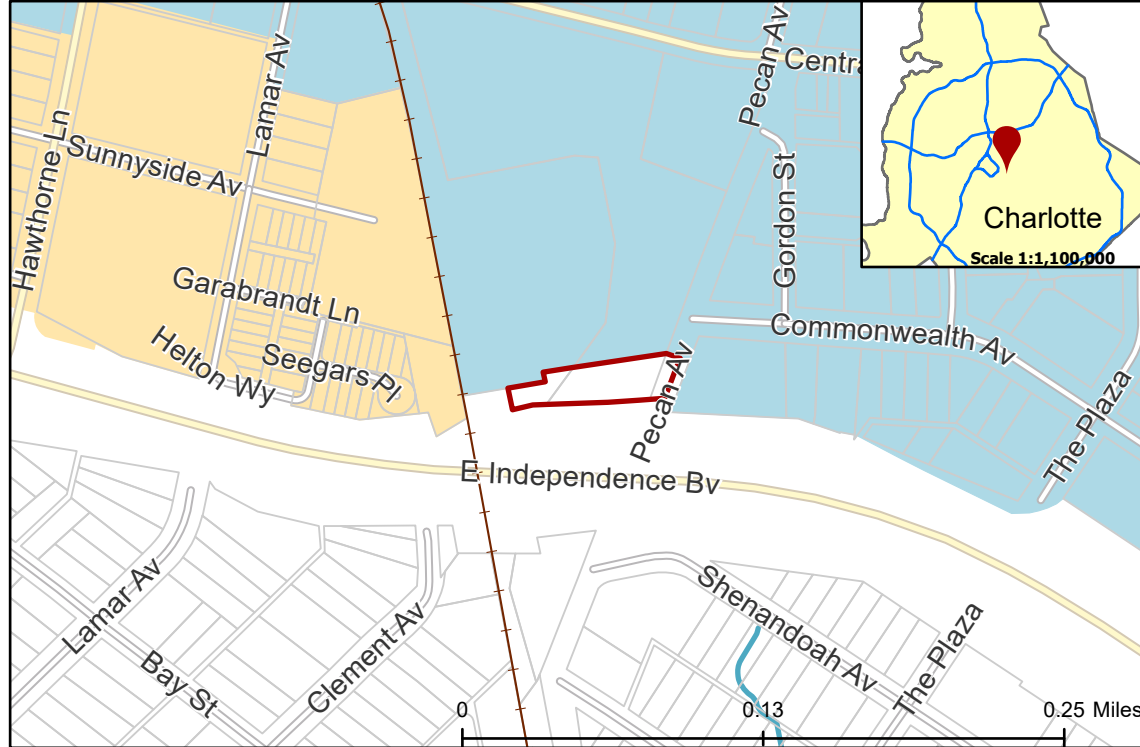
2020-036: Charlotte Planning Design and Development

Current Zoning Unzoned

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

Approximately 0.56 acres

Location of Requested Rezoning



Rezoning Map



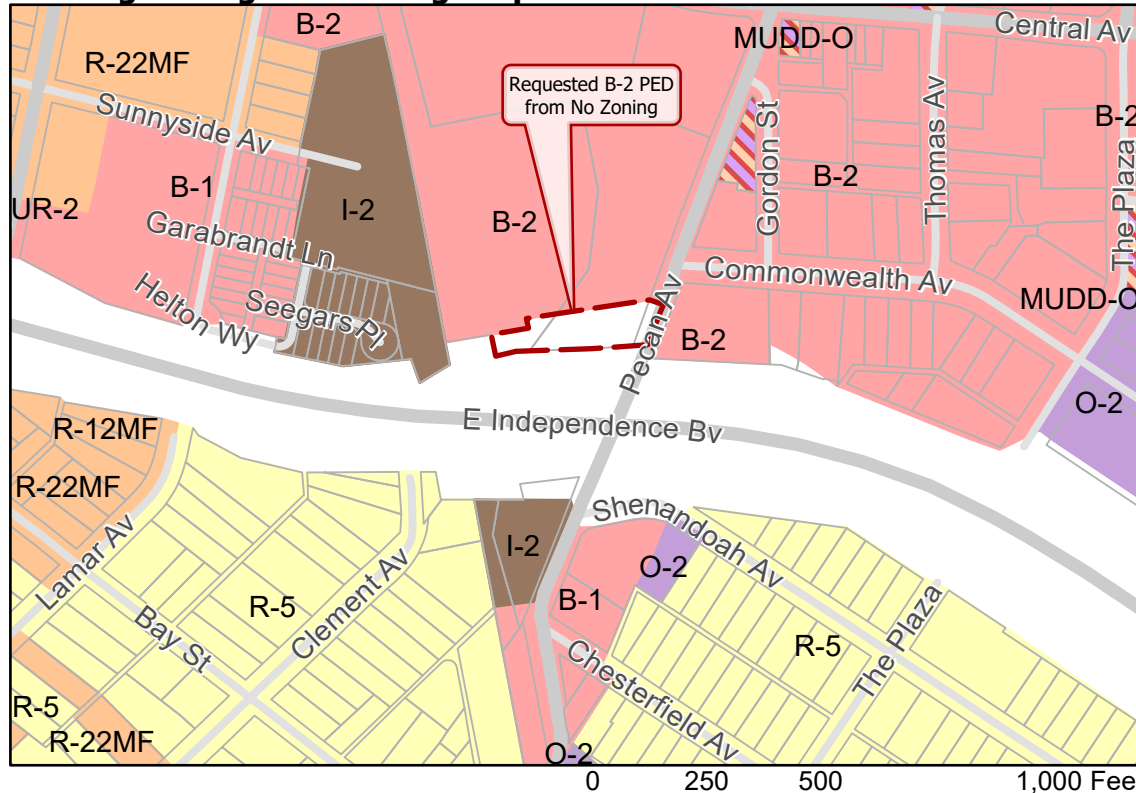
- 2020-036
- Inside City Limits
- Parcel
- Railway
- Streams
- Plaza Central Pedscape
- Sunnyside Land Use and Pedscape

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested B-2 PED from No Zoning

Zoning Classification

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



Map Created 2/24/2020