ORDINANCE NO. 9925-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 LWPA LWCA (single-family residential, Lake Wylie Protected Area, Lake Wylie Critical Area) to I-2 (CD) LWPA LWCA (general industrial, conditional, Lake Wylie Protected Area, Lake Wylie Critical Area).

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 November 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 404-405

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

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-049: The Keith Corporation**

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

**Requested Zoning** I-2(CD) LW CA LWPA (Heavy Industrial, Conditional, Lake Wylie - Critical Area, Lake Wylie - Protected Area)

Approximately 156.32 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Single Family
- Manufactured Home
- Office
- Business
- Business-Distribution
- Light Industrial
- General Industrial

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Map Created 3/24/2020
Petition No.: 2020-066
Petitioner: Yoruk Development

ORDINANCE NO. 9926-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-1 (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 16th day of November 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 406-407.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-066: Yoruk Development Company, Inc.

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

Approximately 3.616 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-1(CD) from R-3
Zoning Classification
Single Family

Map Created 9/22/2020

November 16, 2020
Ordinance Book 63, Page 407

Ordinance No. 9926-Z
Petition No.: 2020-089
Petitioner: Pulte Group, Inc.

ORDINANCE NO. 9927-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-22 MF (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:

[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 November 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 408-409.

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

[Seal]

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-089: PulteGroup, Inc.

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

Approximately 3.42 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business

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

City Council District

- 1-Larken Egleston

Map Created 7/6/2020
ORDINANCE NO. 9928-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 TOD-M (O) (transit-oriented development, mixed, optional) 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 16th day of November 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 410-411.

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

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-093: Griffman Investments, LLC

Current Zoning  TOD-MO (Transit Oriented Development - Mixed Use, Optional)
Requested Zoning  TOD-UC (Transit Oriented Development - Urban Center)

Approximately 1.41 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Requested TOD-UC from TOD-MO
- Mixed Use
- Transit-Oriented
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 (CD) (light industrial, conditional) and R-22 MF (multi-family residential) to I-1 (CD) (light industrial, conditional) and I-1 (CD) SPA (light industrial, 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:

[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 November 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 412-413.

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

[Seal]

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-094: Childress Klein

Current Zoning: I-1(CD) (General Industrial, Conditional), R-22MF (Multi-Family Residential)

Requested Zoning: I-1(CD) (General Industrial, Conditional), I-1(CD) SPA (General Industrial, Conditional, Site Plan Amendment)

Approximately 9.54 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-1(CD) SPA from I-1(CD)
Requested I-1(CD) from R-22MF

Zoning Classification
- Multi-Family
- Light Industrial

City Council District
- 3-Victoria Watlington

Map Created 8/11/2020
ORDINANCE NO. 9930-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 RE-1 (CD) (research, conditional) and INST CD) (institutional, conditional) to RE-1 (CD) (research, conditional) and RE-1 (CD) SPA (research, 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 November 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 414-415.

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

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-097: 6800 Solectron Owner, L.P.

Current Zoning  RE-1(CD) (Research, Conditional), INST(CD) (Institutional, Conditional)
Requested Zoning  RE-1(CD) (Research, Conditional), RE-1(CD) SPA (Research, Conditional, Site Plan Amendment)

Approximately 12.40 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested RE-1(CD) SPA from RE-1(CD)
Requested RE-1(CD) SPA from INST(CD)
Requested RE-1(CD) from INST(CD)

Zoning Classification
- Single Family
- Multi-Family
- Research
- Institutional

Map Created 7/7/2020
ORDINANCE NO. 9931-Z

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-2 (general business), I-1 (industrial) 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:

______________________________
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 November 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 416-417.

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

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Rezoning Map

**2020-098: AHI 3100, LLC**

**Current Zoning** I-1 (Light Industrial), B-2 (Neighborhood Business)

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

Approximately 4.18 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Single Family
- Business
- Light Industrial
- General Industrial

City Council District
- 1-Larkin Egleston

Map Created 10/7/2020
ORDINANCE NO. 9932-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-8 MF (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 November 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 418-419.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-099: Merrick**

**D.R. Horton**

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

**Requested Zoning** R-8MF(CD) (Single Family Residential, Conditional)

Approximately 20.88 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

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

**Zoning Classification**

- Single Family
- Multi-Family
- Research
- Institutional

City Council District

- 2-Malcolm Graham

**Rezoning Map**

**Charlotte**

**Planning, Design & Development**

**Map Created 7/6/2020**
Petition No.: 2020-100
Petitioner: Delray Ventures, LLC

ORDINANCE NO. 9933-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 16th day of November 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 420-421.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-100: Delray Ventures, LLC

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

Approximately 4.9 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-3
ORDINANCE NO. 9934-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 TOD-M (O) & I-2 (transit-oriented development, mixed, optional; heavy 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 16th day of November 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 422-423.

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

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-101: White Point Paces Partners, LLC**

**Current Zoning** TOD-MO (Transit Oriented Development), I-2 (General Industrial)

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

Approximately 4.005 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

- Requested TOD-UC from I-2
- Requested TOD-UC from TOD-MO

**Zoning Classification**

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business
- Uptown Mixed Use
- Mixed Use
- Transit-Oriented

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City Council District

- 1-Laken Egleston

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Map Created 7/6/2020