

Petition No.: 2020-049
Petitioner: The Keith Corporation

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:

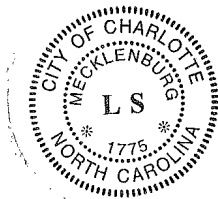


City Attorney

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

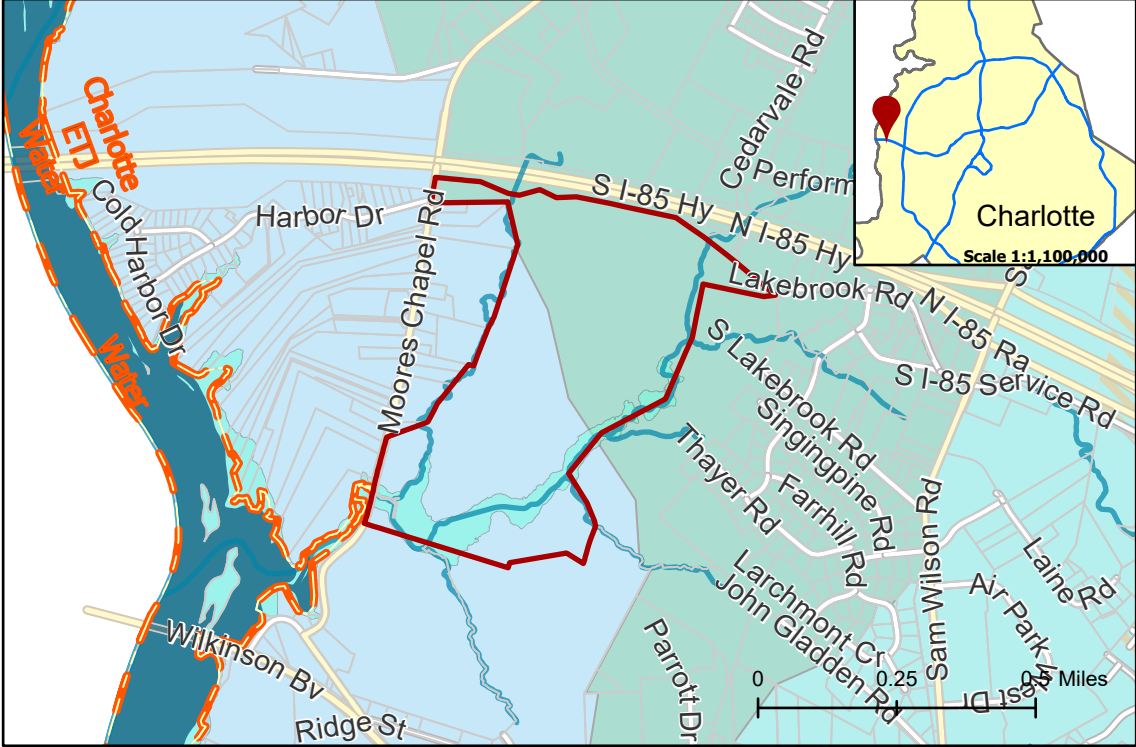
2020-049: The Keith Corporation

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

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

Approximately 156.32 acres

Location of Requested Rezoning



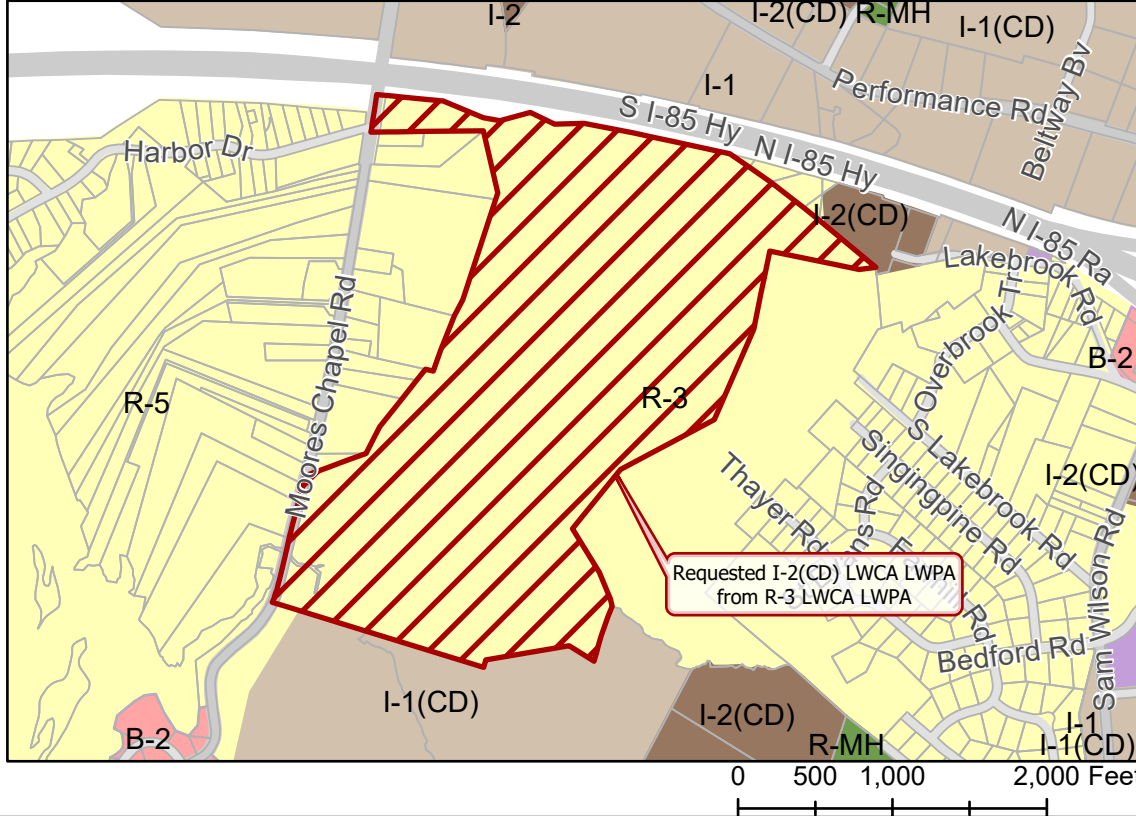
Rezoning Map



- 2020-049
- Outside City Limits
- Parcel
- Streams
- Lakes & Ponds
- FEMA Flood Plain
- Airport Noise Overlay
- Watershed Overlay
 - Lake Wylie - Critical Area
 - Lake Wylie - Protected Area
 - Lower Lake Wylie - Protected Area



Existing Zoning & Rezoning Request



- Requested I-2(CD) LWCA LWPA from R-3 LWCA LWPA
- Zoning Classification
 - Single Family
 - Manufactured Home
 - Office
 - Business
 - Business-Distribution
 - Light Industrial
 - General Industrial



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:

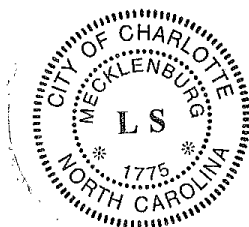
Gene Hagler-Gray

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC

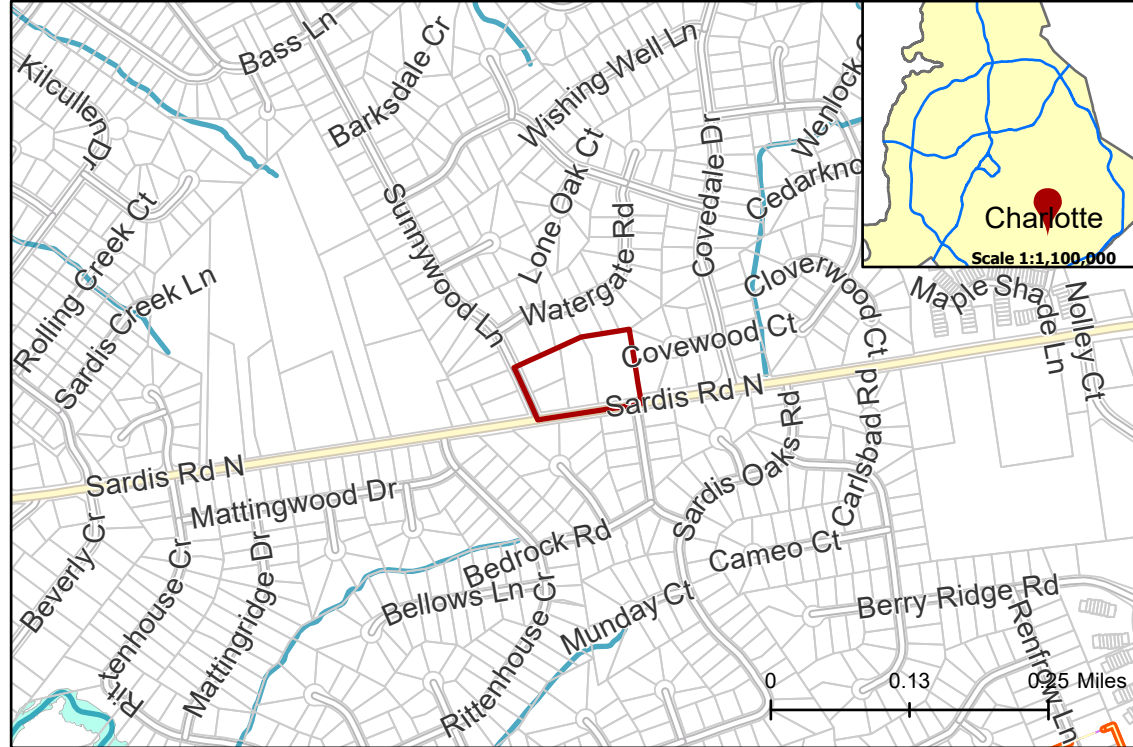
2020-066: Yoruk Development Company, Inc.

Current Zoning R-3 (Single Family Residential)

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

Approximately 3.616 acres

Location of Requested Rezoning



Rezoning Map



- 2020-066
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



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 408

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:

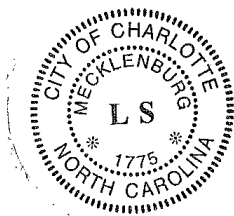


City Attorney

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.



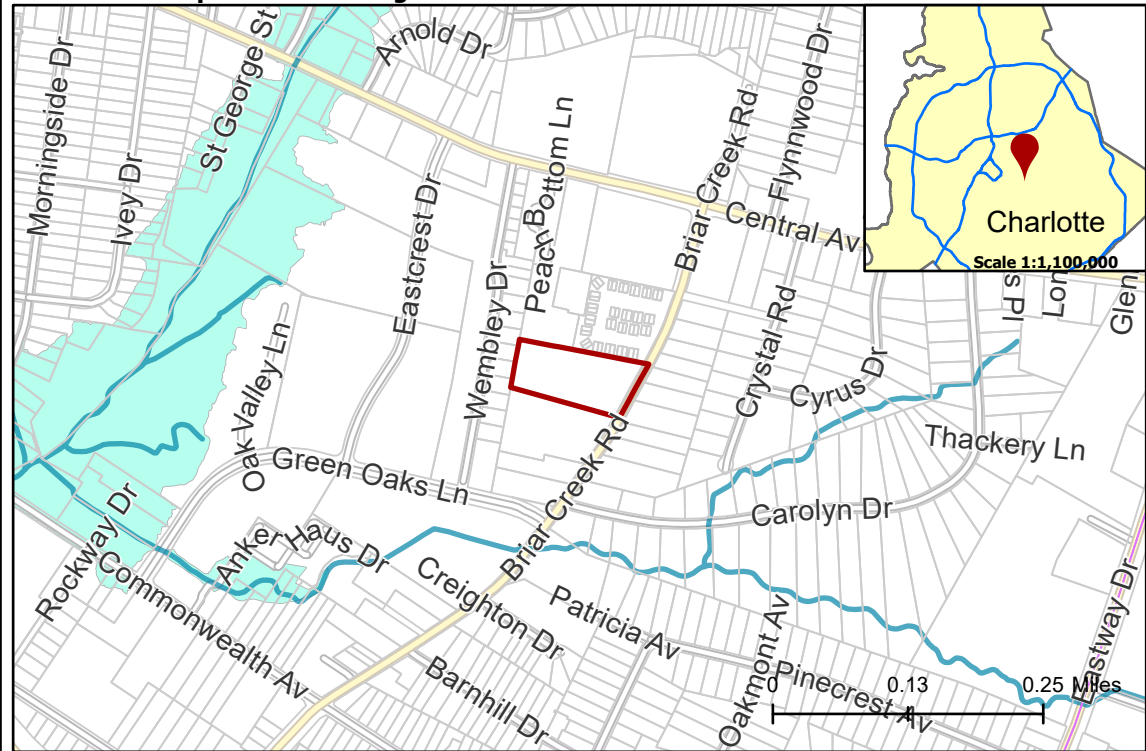


Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



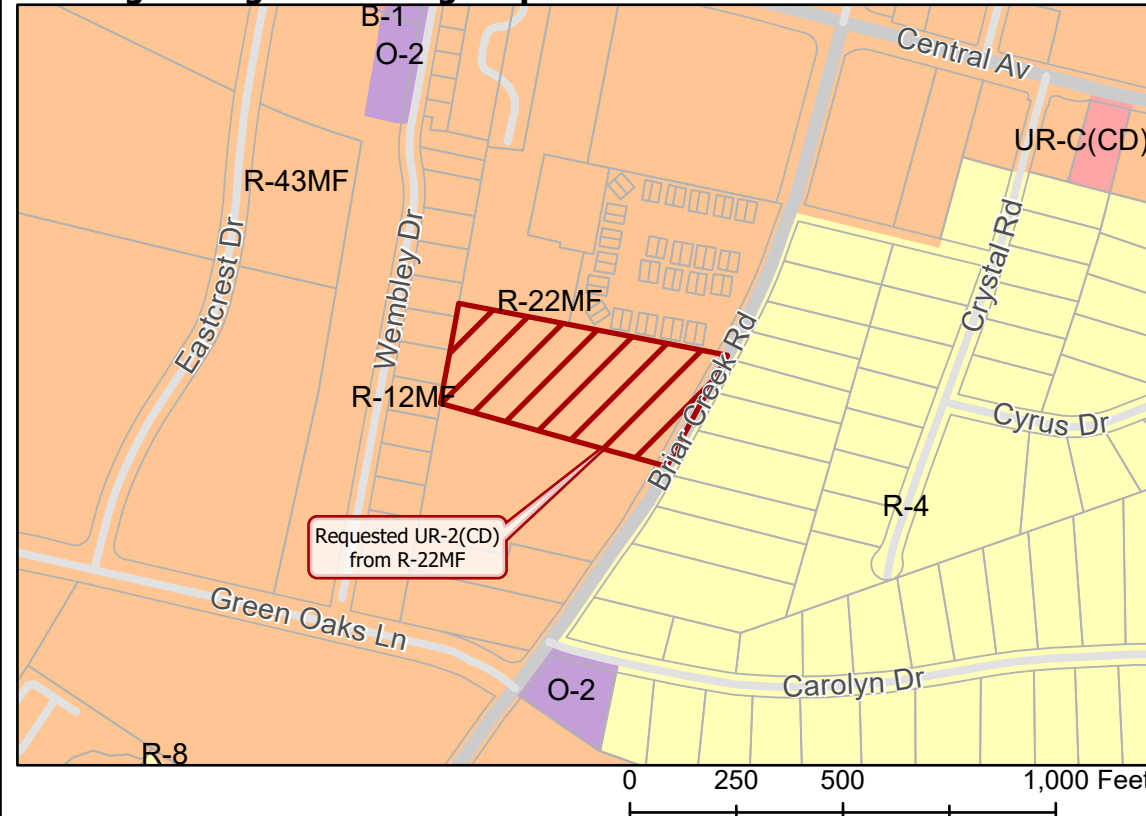
Rezoning Map



- 2020-089
- Inside City Limits
- Parcel
- 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
- Office
- Business



Map Created 7/6/2020

Petition No.: 2020-093
Petitioner: Griffman Investments, LLC

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:

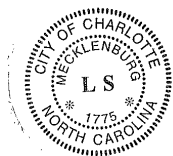


City Attorney

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.



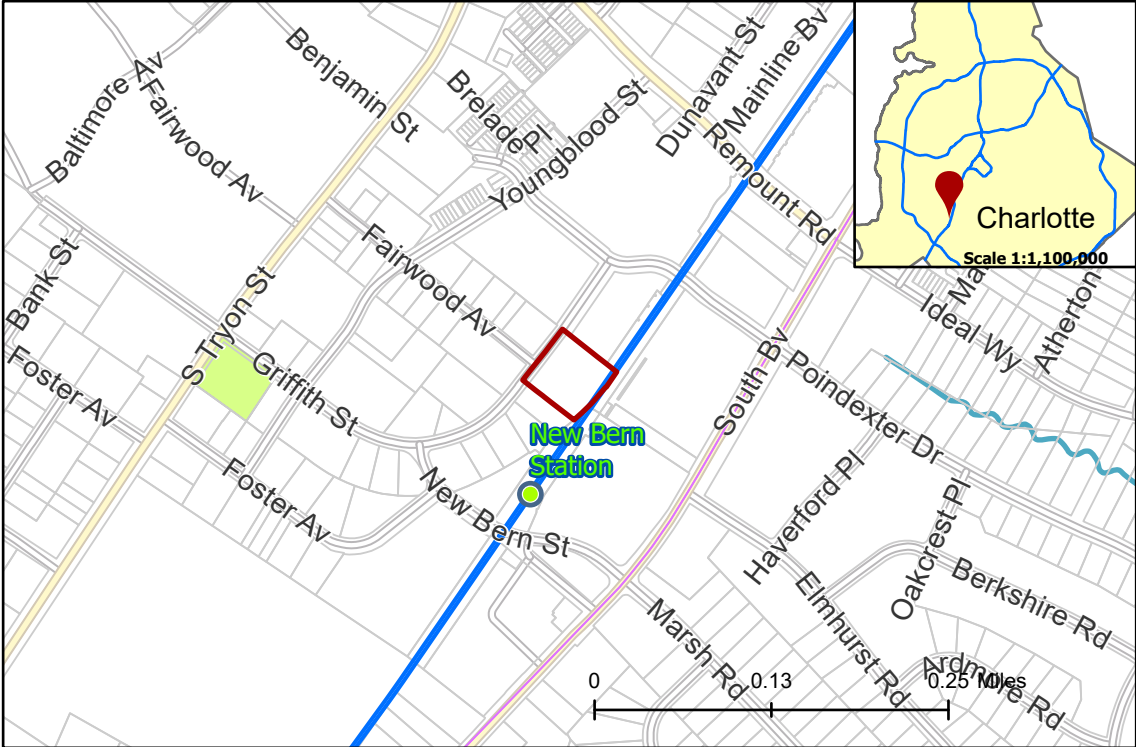


Stephanie C. Kelly, City Clerk, MMC, NCCMC


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



Rezoning Map



CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

2020-093

Inside City Limits

Parcel

LYNX Blue Line Station

LYNX Blue Line

Streams

Transit Supportive Overlay

City Council District

3-Victoria Watlington



Existing Zoning & Rezoning Request



Requested TOD-UC from TOD-MO

Zoning Classification

Mixed Use

Transit-Oriented

Petition No.: 2020-094
Petitioner: Childress Klein

ORDINANCE NO. 9929-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 (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:

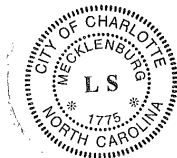


City Attorney

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.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

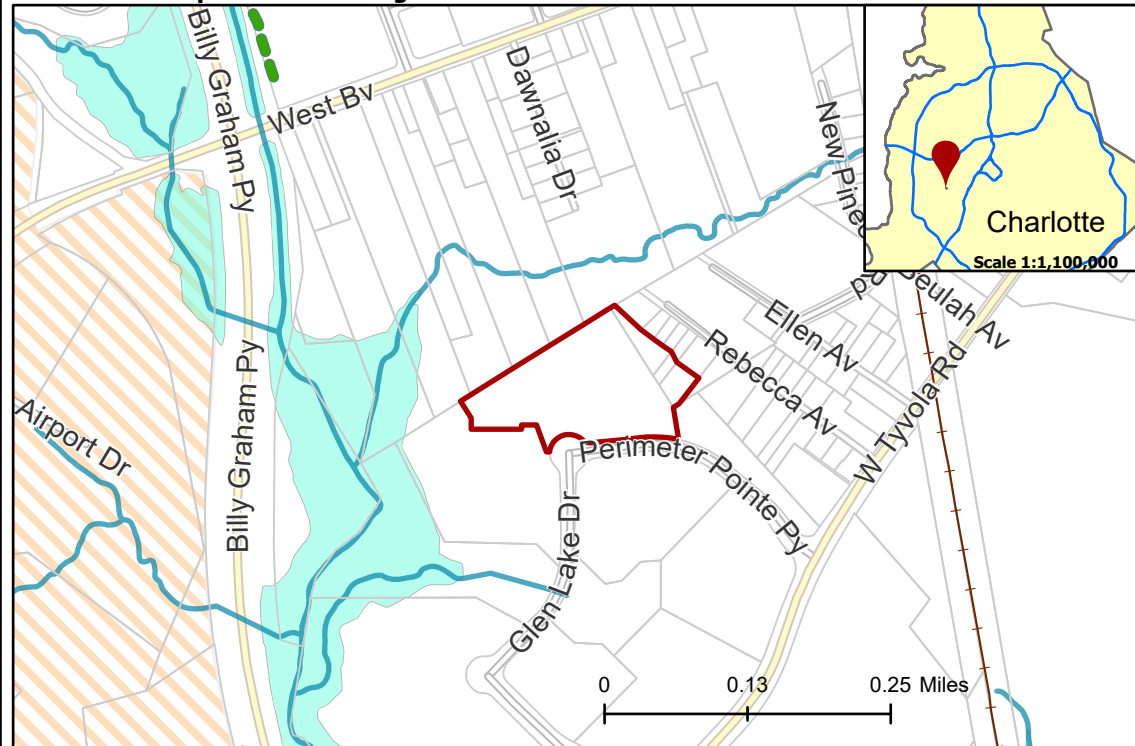
2020-094: Childress Klein

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



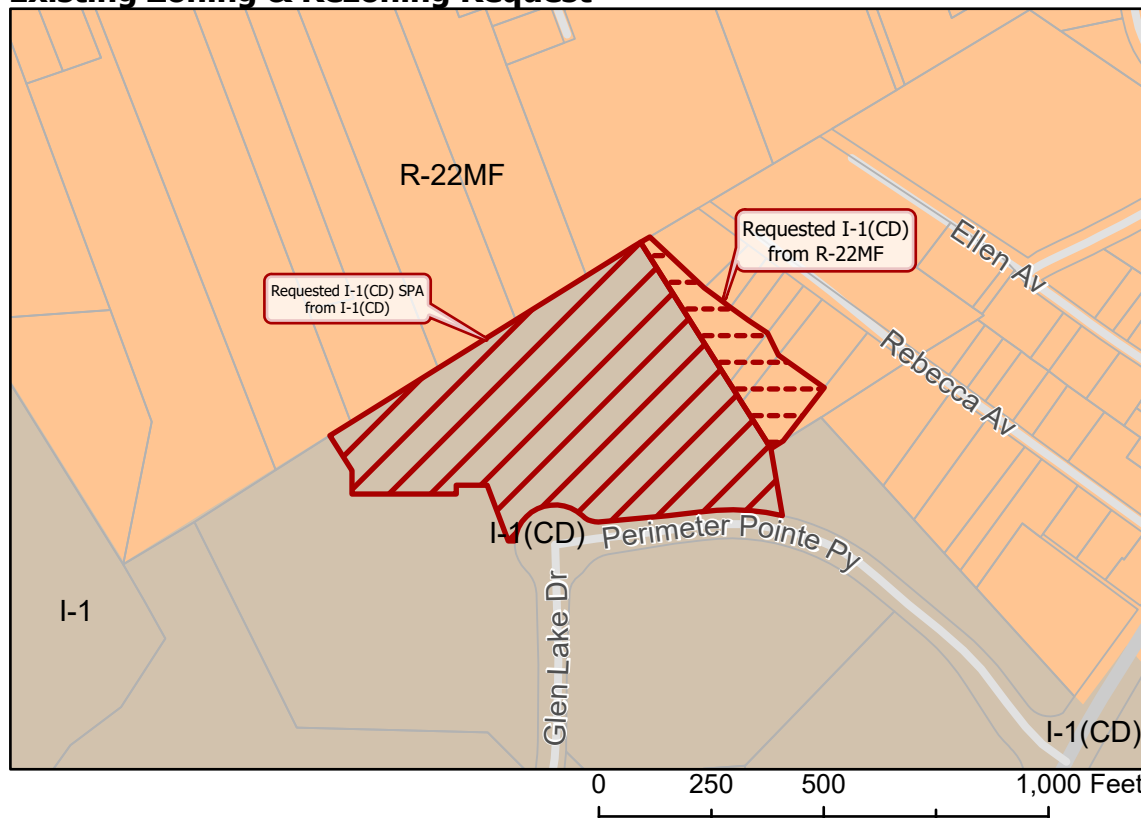
Rezoning Map



- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District**
- 3-Victoria Watlington



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



Map Created 8/11/2020

Petition No.: 2020-097
Petitioner: 6800 Solelectron Owner, L.P.

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.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

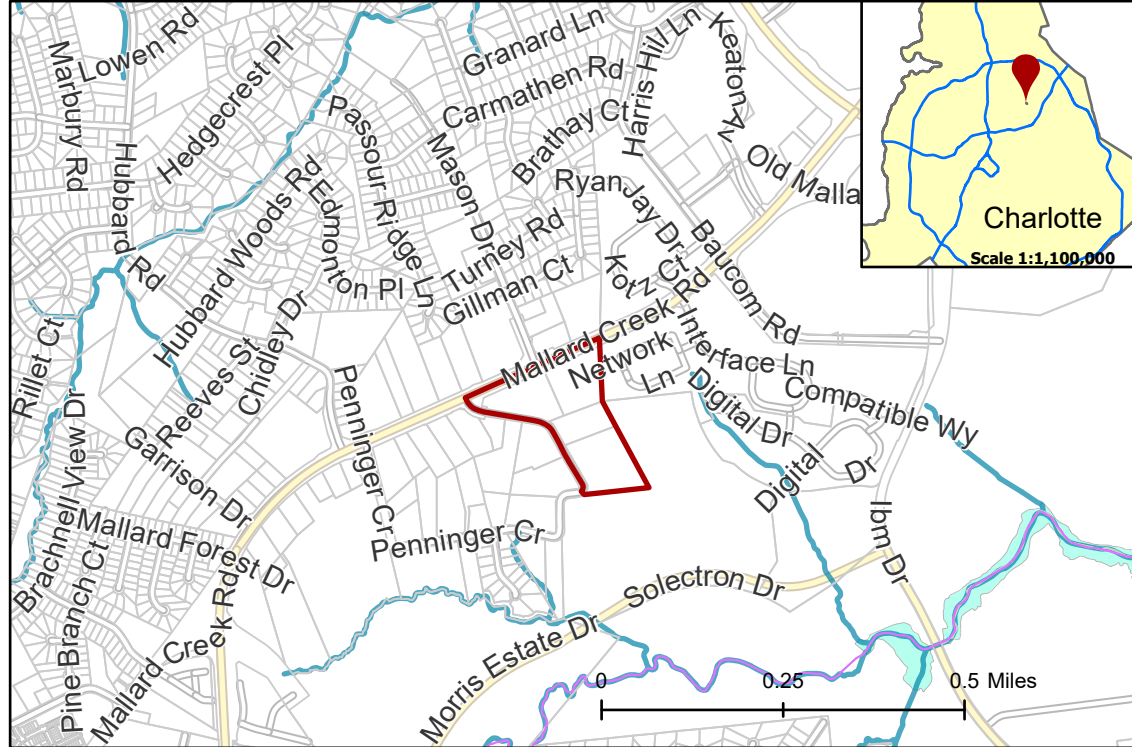
2020-097: 6800 Soletron Owner, L.P.

Current Zoning RE-1(CD) (Research, Conditional), INST(CD) (Institutional, Conditional)

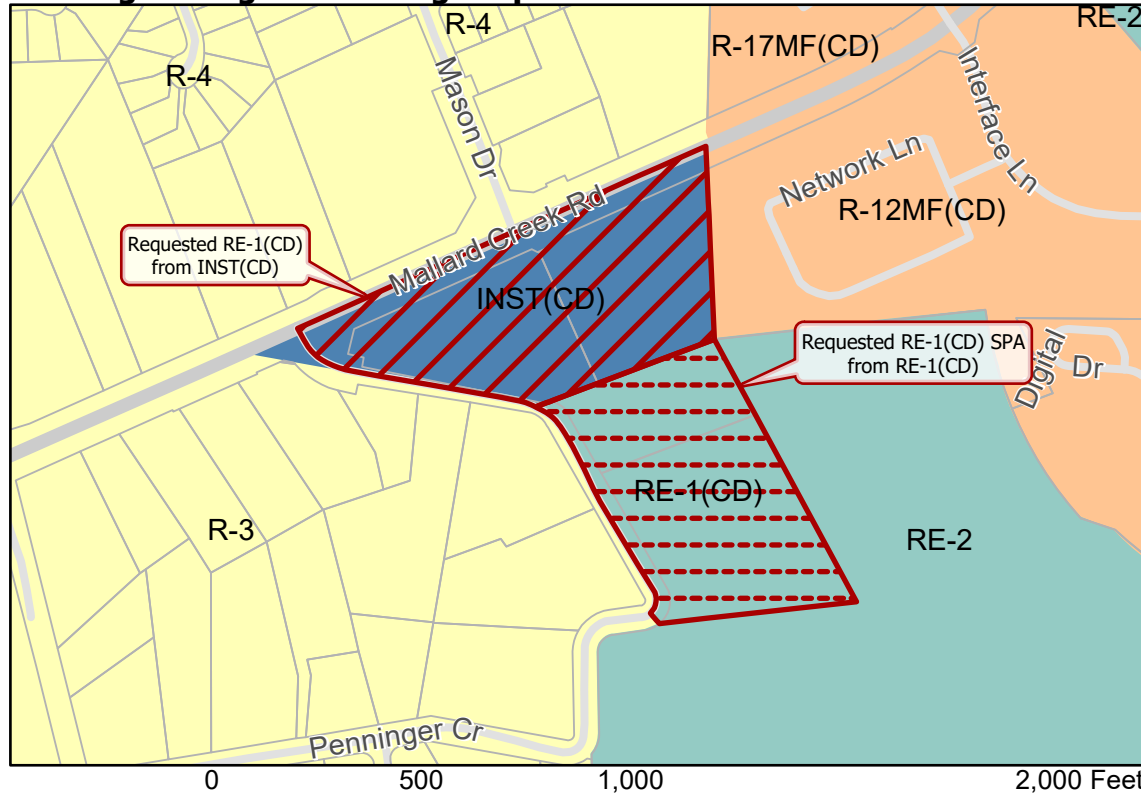
Requested Zoning RE-1(CD) (Research, Conditional), RE-1(CD) SPA (Research, Conditional, Site Plan Amendment)

Approximately 12.40 acres

Location of Requested Rezoning








Existing Zoning & Rezoning Request



Rezoning Map



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



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

Zoning Classification

- Single Family
- Multi-Family
- Research
- Institutional



Map Created 7/7/2020

Petition No.: 2020-098
Petitioner: AHI 3100, LLC

ORDINANCE NO. 9931-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-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:

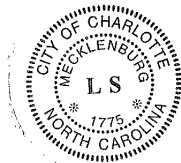


City Attorney

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.



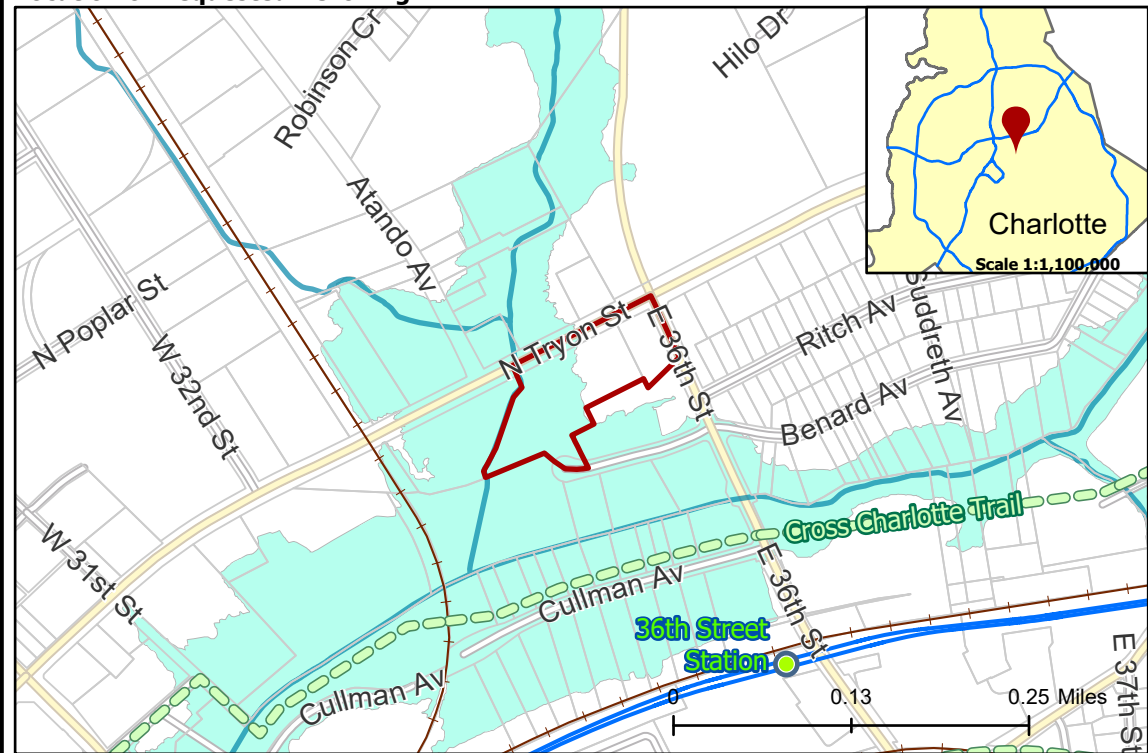


Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



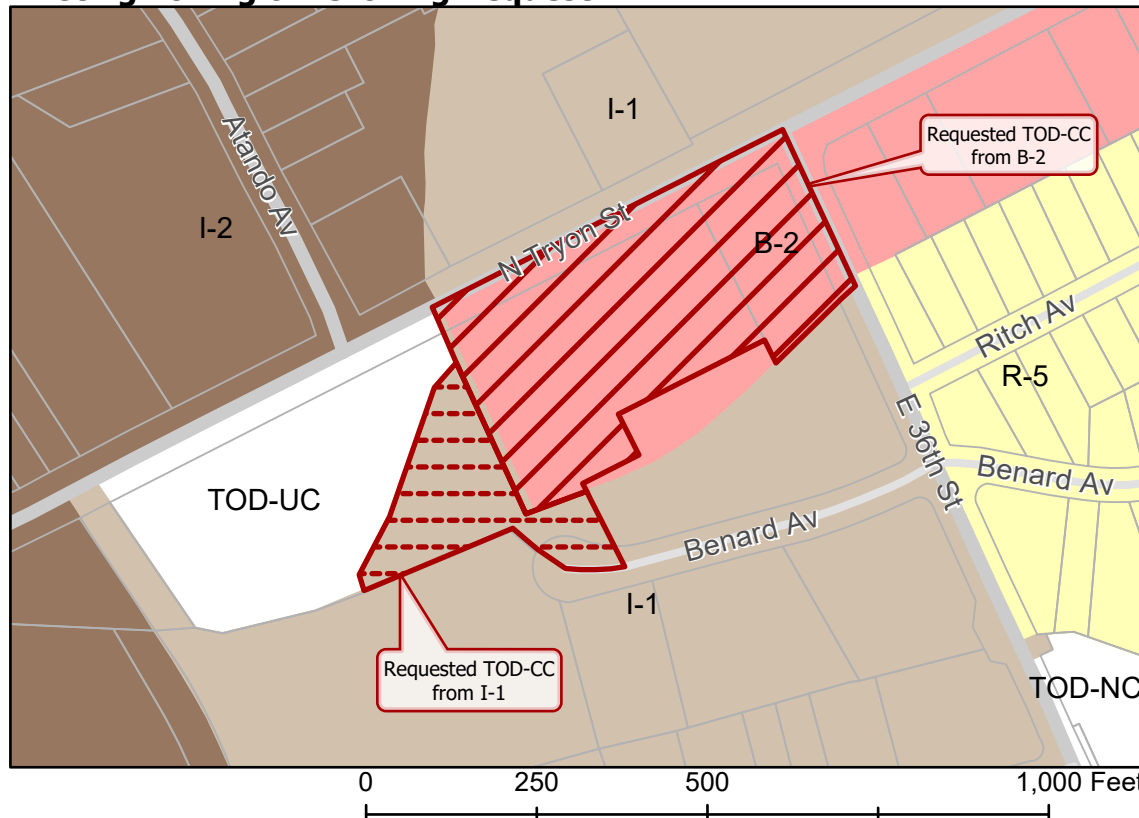
Rezoning Map



- 2020-098
- 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-CC from B-2
- Requested TOD-CC from I-1
- Zoning Classification
- Single Family
- Business
- Light Industrial
- General Industrial



Map Created 10/7/2020

Petition No.: 2020-099
Petitioner: D. R. Horton

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

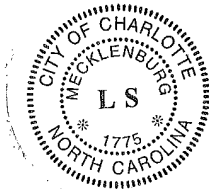
CERTIFICATION

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.



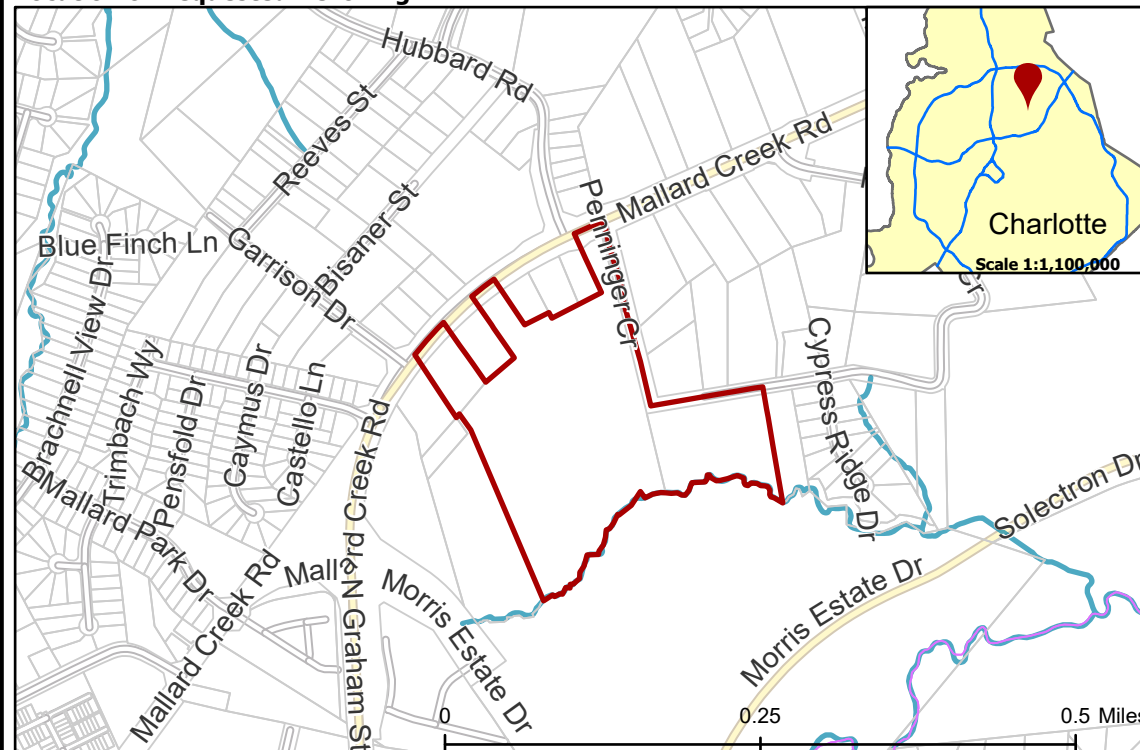
Stephanie C. Kelly, City Clerk, MMC, NCCMC



2020-099: XXXXX
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



Rezoning Map

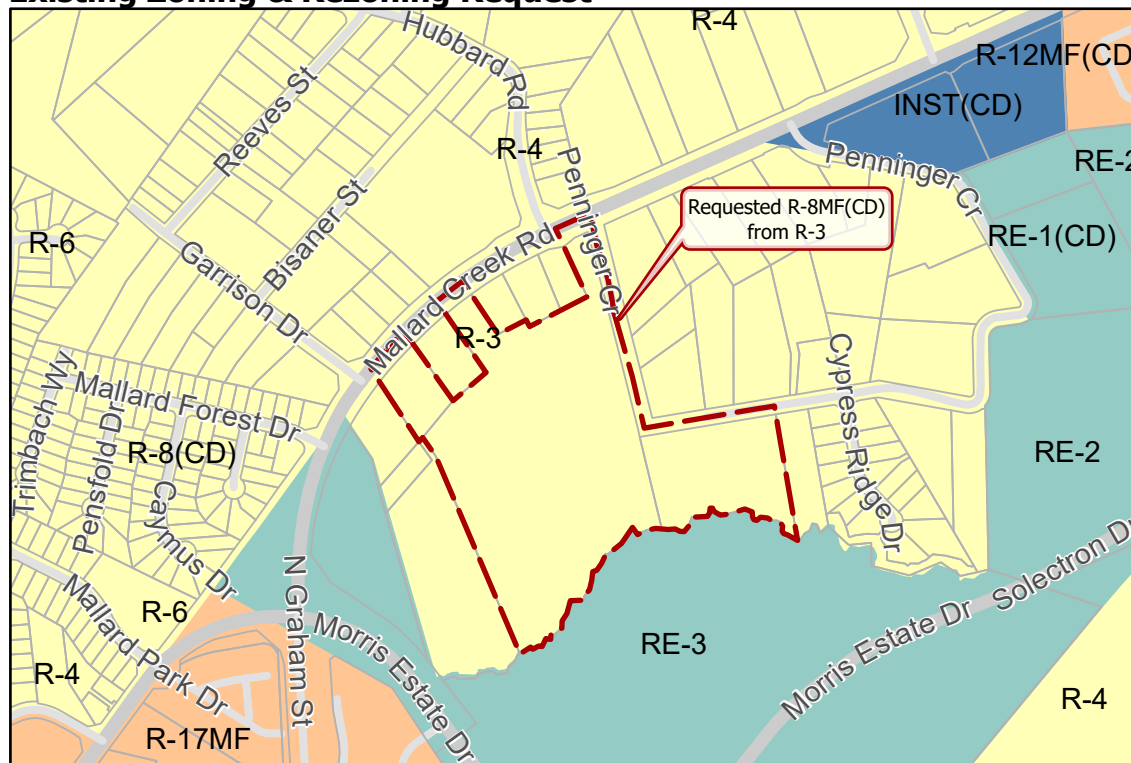


- 2020-099
- Inside City Limits
- Parcel
- Streams

City Council District
2-Malcolm Graham



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Research
- Institutional



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:

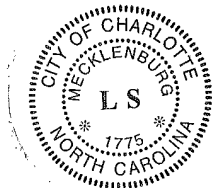


City Attorney

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.



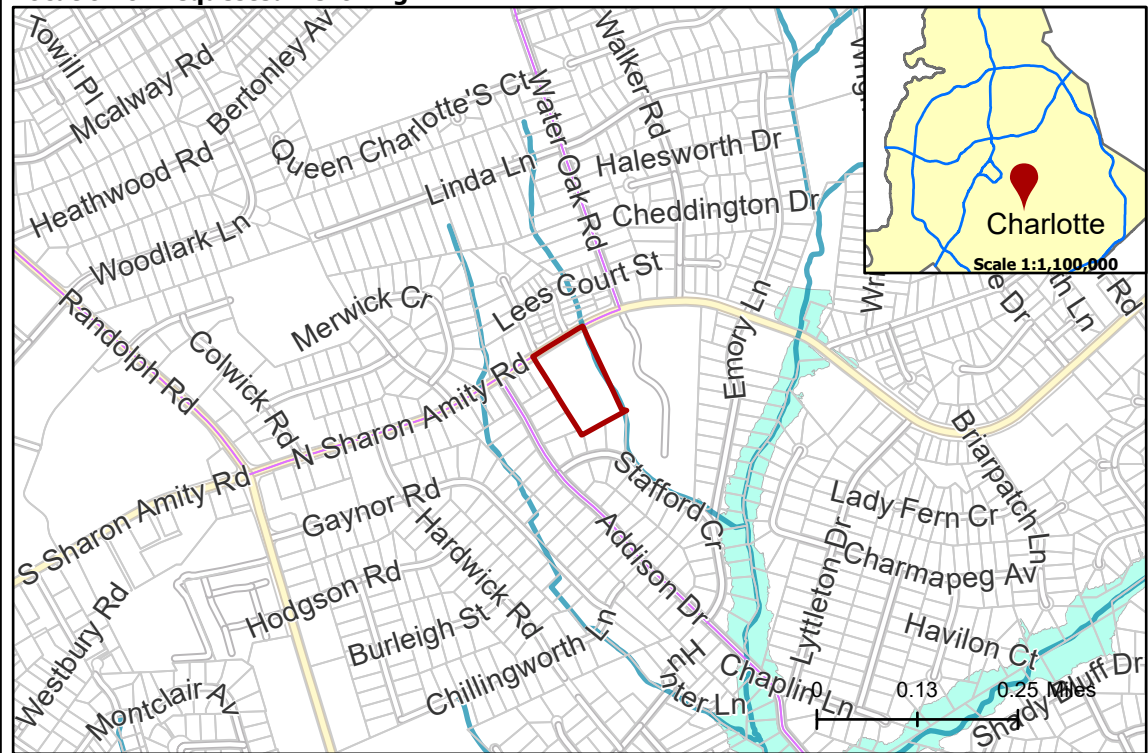


Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



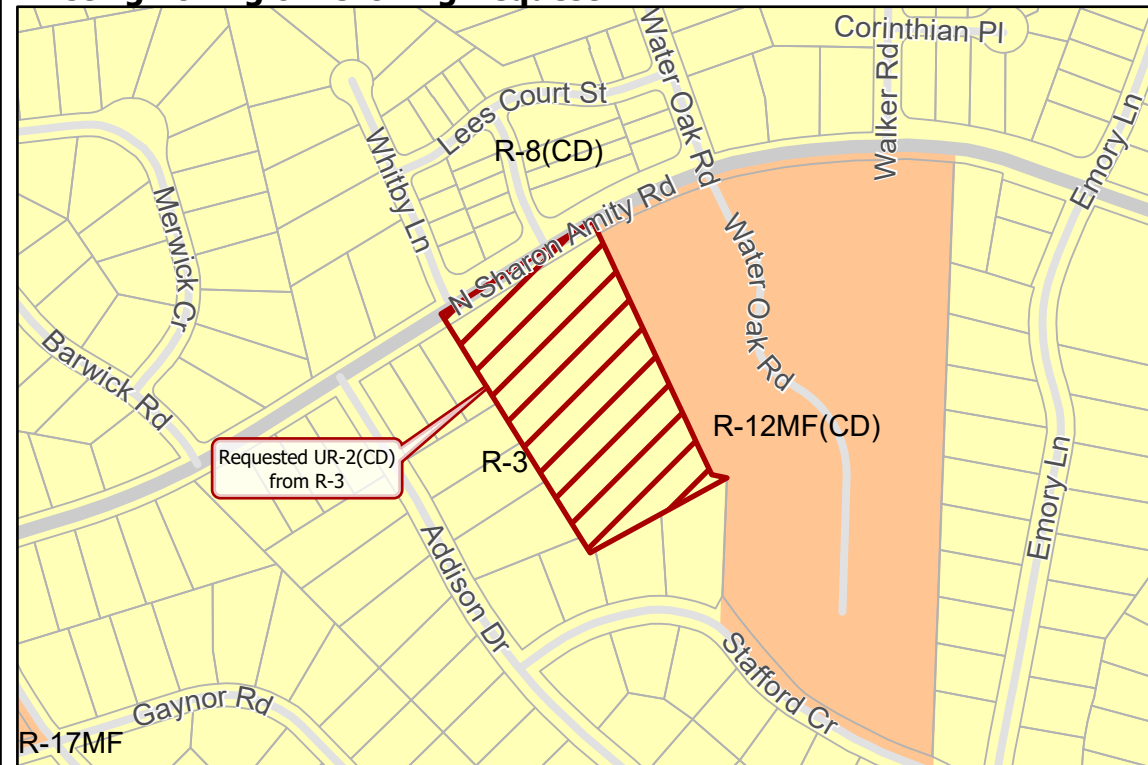
Rezoning Map



- 2020-100
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-3
- Zoning Classification
- Single Family
- Multi-Family



Petition No.: 2020-101
Petitioner: White Point Paces Partners, LLC

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:

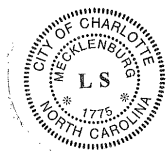


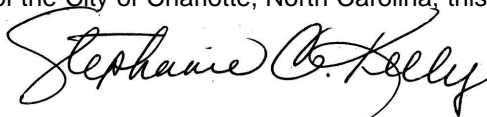
City Attorney

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.



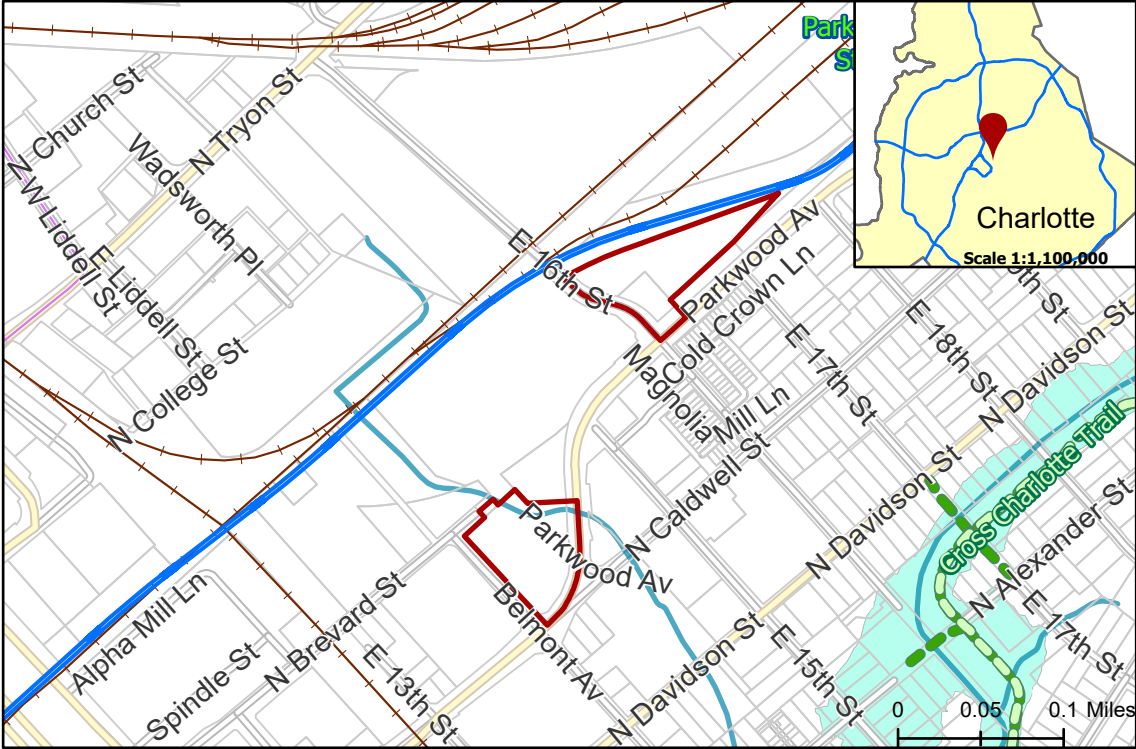


Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



Rezoning Map

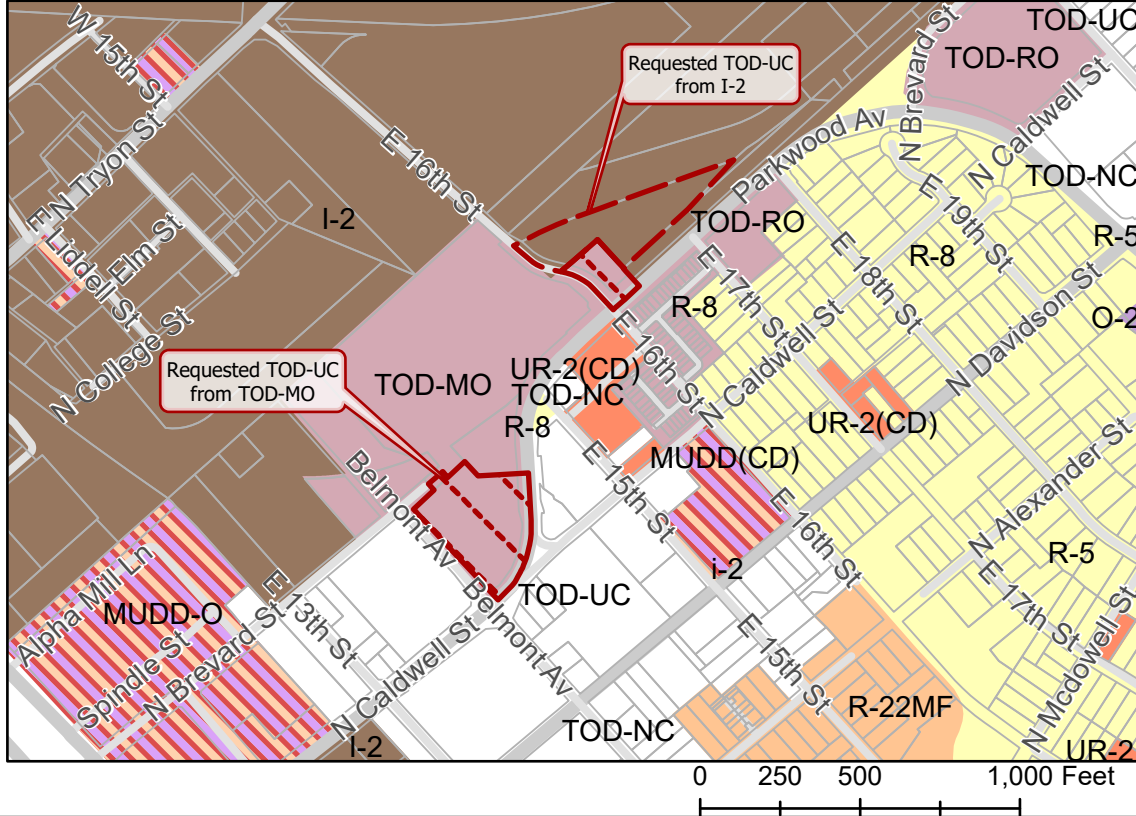


- 2020-101
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain

City Council District
1-Larken Egleston



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 7/6/2020