ORDINANCE NO. 9874-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 (general industrial) to TOD-TR (transit 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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 281-282.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

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

2019-111: Hive Fitness, LLC

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

Approximately 4.1 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-TR from I-2

Zoning Classification

Requested TOD-TR from I-2

City Council District

O r d i n a n c e  No .  9 8 7 4 - Z

September 21, 2020
Ordinance Book 63, Page 282
Ordinance No. 9874-Z
Petition No.: 2019-168
Petitioner: Suncrest Real Estate and Land

ORDINANCE NO. 9875-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 (single-family, residential, Lake Wylie Protected Area) to (MX-2 (CD) LWPA (mixed use, conditional, Lake Wylie Protected 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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 283-284.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-168: Suncrest Real Estate and Land

Current Zoning  R-3 LWPA (Single Family Residential, Lake Wylie Protected Area)
Requested Zoning  MX-2(CD) LWPA (Mixed Use, Conditional, Lake Wylie Protected Area)

Approximately 22.87 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MX-2(CD) LWPA from R-3 LWPA
Petition No.: 2019-184  
Petitioner:  Taft Mills Group

ORDINANCE NO.  9876-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-17 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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 285-286.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
### 2019-184: Taft Mills Group

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

**Requested Zoning**  R-17MF(CD) (Multi-Family Residential, Conditional)

Approximately 4.2 acres  
**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

**Zoning Classification**
- **Single Family**
- **Urban Residential**
- **Mixed Residential**
- **Business**
- **Commercial Center**
- **Business-Distribution**

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**Map Creation Details**
- **Scale:** 1:1,100,000
- **Location:** Charlotte
- **City Council District:** 2-Malcolm Graham
- **Map Created:** 12/26/2019

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**Rezoning Map**

- **2019-184**
- **Inside City Limits**
- **Parcel**
- **Streams**
- **FEMA Flood Plain**
- **Watershed Overlay**
  - Mtn. Island lake - Critical Area

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**City Information**
- **September 21, 2020**
- **Ordinance Book 63, Page 286**
- **Ordinance No. 9876-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:

______________________________
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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 287-288.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-005: Verde Homes, LLC

Current Zoning: R-5 (Single Family Residential)
Requested Zoning: NS (Neighborhood Services)

Approximately 0.92 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Requested NS from R-5

Requested NS from R-5
AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-1 (CD) (neighborhood business, conditional) to B-1 (CD) SPA (neighborhood business, 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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 289-290.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-007: Erwin Capital

Current Zoning  B-1(CD)  (Neighborhood Business, Conditional)
Requested Zoning  B-1(CD) SPA  (Neighborhood Business, Conditional, Site Plan Amendment)

Approximately 13.211 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Rezonation Map

Charlotte
PLANNING, DESIGN & DEVELOPMENT

2020-007
Outside City Limits
Parcel
Railway
Streams

Requested B-1(CD) SPA from B-1(CD)

Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Business

Map Created 2/12/2020
ORDINANCE NO. 9879-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 MUDD (CD) (mixed use development, 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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 291-292.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-017: Aspen Heights Partners

Current Zoning: R-22MF (Multi-Family Residential)
Requested Zoning: MUDD-O (Mixed Use Development, Optional)

Approximately 2.75 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Business
- Mixed Use
- Transit-Oriented
Petition No.: 2020-019
Petitioner: Dependable Development, Inc.

ORDINANCE NO.

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 (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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 293-294.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-019: Dependable Development, Inc.**

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

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

Approximately 18.17 acres

**Location of Requested Rezoning**

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**Rezoning Map**

- **2020-019**
- **Inside City Limits**
- **Parcel**
- **Streams**
- **FEMA Flood Plain**

**City Council District**

- **5-Matt Newton**

**Existing Zoning & Rezoning Request**

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

**Zoning Classification**

- **Single Family**
- **Manufactured Home**
- **Mixed Residential**

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Map Created 2/13/2020
AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-1 (CD) (neighborhood business) to B-2 (CD) (general business 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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 295-296.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-021: K Sade Ventures Inc.

**Current Zoning** B-1(CD) (Neighborhood Business, Conditional)
**Requested Zoning** B-2(CD) (General Business, Conditional)

Approximately 4.56 acres

**Location of Requested Rezoning**

![Rezoning Map](image)

**Existing Zoning & Rezoning Request**

- **Requested B-2(CD) from B-1(CD)**

**Zoning Classification**
- Single Family
- Mixed Residential
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- General Industrial

*Map Created 5/27/2020*
Petition No.: 2020-022
Petitioner: Boulevard Real Estate Advisors, LLC

ORDINANCE NO. 9882-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 (heavy 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:

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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 297-298.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-022: Boulevard Real Estate Advisors LLC

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

Approximately 4.240 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Rezoning Map

Format: Charlotte Planning Design & Development

- 2020-022
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Streams
- City Council District

City Council District

- 1-Larken Egleston

Zoning Classification

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

Map Created 1/30/2020
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 (heavy industrial) to MUDD (CD) (mixed-use development, 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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 297-298.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-034: Jefferson Apartment Group

Current Zoning I-2 (General Industrial)
Requested Zoning MUDP(CD) (Mixed Use Development District, Conditional)

Approximately 5.07 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDP(CD) from I-2

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Business
- Uptown Mixed Use
- Mixed Use
- Transit-Oriented

Rezoning Map

City Council District
- 1-Larken Egleston

Map Created 2/21/2020

September 21, 2020
Ordinance Book 63, Page 300
Ordinance No. 9883-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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 301-302.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-039: Hinshaw Properties LLC

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

Approximately 0.44 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Zoning Classification

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

City Council District

- 1-Larken Egleston

Map Created 3/20/2020
Petition No.: 2020-046
Petitioner: Take 5 Carolinas

ORDINANCE NO. 9885-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) to 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

September 21, 2020
Ordinance Book 63, Page 303

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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 303-304.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-046: Take 5 Carolinas

Current Zoning I-1(CD) (Light Industrial, Conditional)
Requested Zoning I-1(CD) SPA (Light Industrial, Conditional, Site Plan Amendment)

Approximately 1.09 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-1(CD) SPA from I-1(CD)

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

Map Created 3/19/2020
Petition No.: 2020-047  
Petitioner: Pecan Ridge of Charlotte, LLC

ORDINANCE NO. 9886-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).

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.

adoption.

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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 305-306.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-047: Pecan Ridge of Charlotte, LLC**

**Current Zoning** CC (Commercial Center, Conditional)

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

Approximately 1.72 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

**Zoning Classification**

- **Requested CC SPA from CC**
- **Single Family**
- **Mixed Residential**
- **Business**
- **Commercial Center**

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**City Council District**

- **2-Malcolm Graham**

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**Map Created 3/19/2020**
ORDINANCE NO. Ordinance No. 9887-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-1 (CD) (neighborhood business, conditional), O-1 (CD) (office district, conditional) to MUDD-O (mixed-use development, optional).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 305-306.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-048: Flourney Development Group

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

Approximately 24.605 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Rezoning Map

Charlotte Planning, Design & Development

City Council District

2020-048
Inside City Limits
Parcel
Streams

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

Zoning Classification

Single Family
Multi-Family
Research
Office
Business
Mixed Use

Map Created 3/19/2020

September 21, 2020
Ordinance Book 63, Page 308
Ordinance No. 9887-Z
ORDINANCE NO. 9888-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, conditional).

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-051: M/I Homes of Charlotte, LLC

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

Approximately 21.9 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
Ordinance No.: 2020-053
Petitioner: Laurel Oak Farm, LLC

ORDINANCE NO. 9889-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 MUDD-O (mixed use development, optional) to MUDD-O (mixed use development, optional) and MUDD-O SPA (mixed use development, optional, site plan amendment).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 311-312.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

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

2020-053: Laurel Oak Farm

Current Zoning R-3 (Single Family Residential), MUDD-O (Mixed Use Development District, Optional)
Requested Zoning  MUDD-O (Mixed Use Development District, Optional), MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)

Approximately 1.39 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD-O SPA from MUDD-O
Requested MUDD-O from R-3
Zoning Classification
- Single Family
- Mixed Use

Map Created 6/29/2020
ORDINANCE NO. 9890-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:

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City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

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Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-054: TriPoint Homes

Current Zoning R-8 (Single Family Residential)
Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 13.27 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Business-Distribution
- Light Industrial
- General Industrial
- Mixed Use
- Mixed Use
- Transit-Oriented

Map Created 4/21/2020
Petition No.: 2020-058
Petitioner: Novant Health, Inc.

ORDINANCE NO. 9891-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from INST (CD) (institutional conditional) to INST (CD) SPA (institutional, 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:

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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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 315-316.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

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Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-058: Novant Health Inc.

Current Zoning  INST(CD) (Institutional, Conditional)
Requested Zoning  INST(CD) SPA (Institutional, Conditional, Site Plan Amendment)

Approximately 40.425 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

City Council District

Zoning Classification

Requested INST(CD) SPA from INST(CD)

Map Created 4/21/2020
ORDINANCE NO. 9892-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, optional and 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:

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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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 317-318.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

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Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-061: White Point Paces Partners, LLC

Current Zoning  TOD-MO (Transit Oriented Development, Mixed Use, Optional), I-2 (General Industrial)
Request Zoning  TOD-UC (Transit Oriented Development, Urban Center)

Approximately 5.204 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Business
- Uptown Mixed Use
- Mixed Use
- Transit-Oriented

Map Created 4/21/2020
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-9 MF (CD) (multi-family residential, conditional), R-4 (single-family residential) to INST (institutional).

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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 319-320.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-063: Kappa Foundation of Charlotte

Current Zoning R-9MF(CD) (Multi-Family Residential, Conditional), R-4 (Single Family Residential)
Requested Zoning INST (Institutional)

Approximately 3.48 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Map Created 4/15/2020
ORDINANCE NO. 9894-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 O-1 (office) to R-17 MF (multi-family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

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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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 321-322.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

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Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-065: Triangle Woodbridge, Inc.

Current Zoning  O-1 (Office)
Requested Zoning  R-17MF (Multi-Family Residential)

Approximately 15.844 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-17MF from O-1

Zoning Classification

- Multi-Family
- Office
- Business
- Commercial Center
- Business-Distribution

Map Created 4/15/2020
ORDINANCE NO. 9895-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from UR-2 (CD) (urban residential, conditional) to 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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 323-324.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-070: Elmington Capital Group

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

Approximately 5.8 acres

Location of Requested Rezoning
ORDINANCE NO. 9896-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from MX-1 (mixed residential) to MX-2 (mixed residential).

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 21st day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 325-326.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of September 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-092: K Sade Ventures, Inc.

**Current Zoning** MX-1 (Mixed Use)

**Requested Zoning** MX-2 (Mixed Use)

Approximately 90.31 acres

**Location of Requested Rezoning**

Map of requested rezoning with boundaries and existing zoning.

**Existing Zoning & Rezoning Request**

Zoning Classification:
- Single Family
- Multi-Family
- Mixed Residential
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- General Industrial

Map Created 6/1/2020