

Petition No.: 2019-111  
Petitioner: Hive Fitness, LLC

**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:

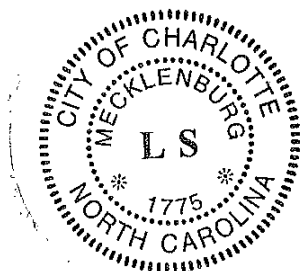


City Attorney

**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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

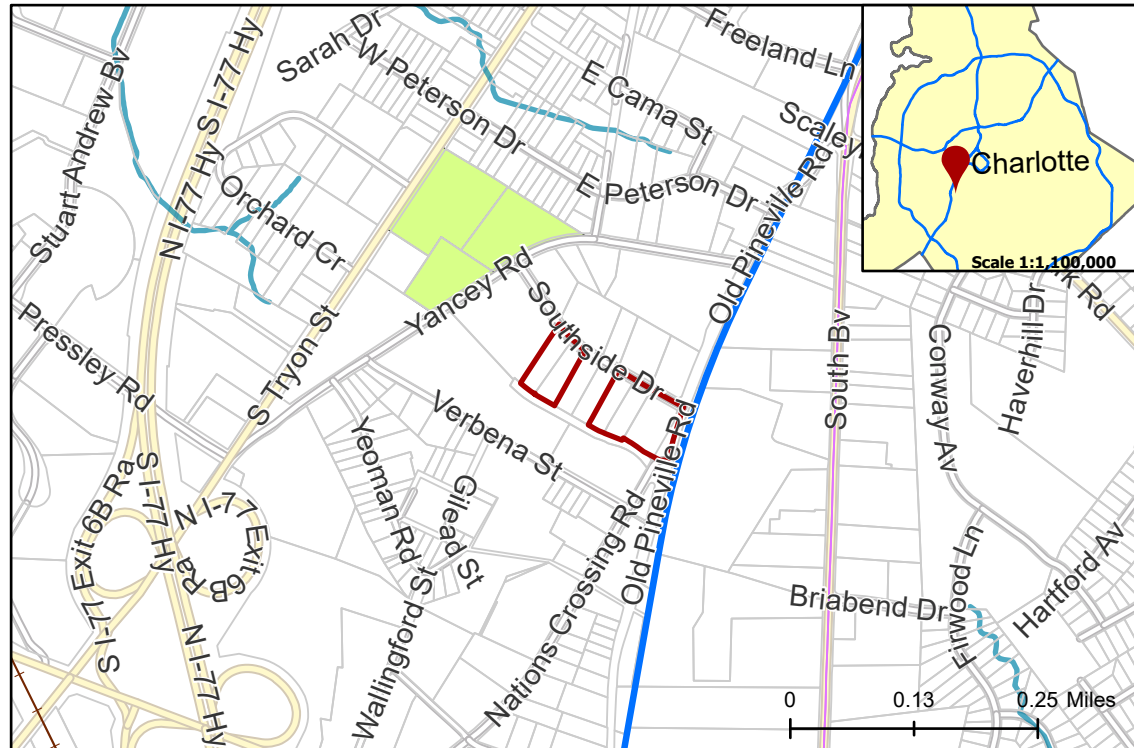
## 2019-111: Hive Fitness, LLC

**Current Zoning** I-2 (General Industrial)

**Requested Zoning** TOD-TR (Transit Oriented Development - Transition)

Approximately 4.1 acres

### Location of Requested Rezoning



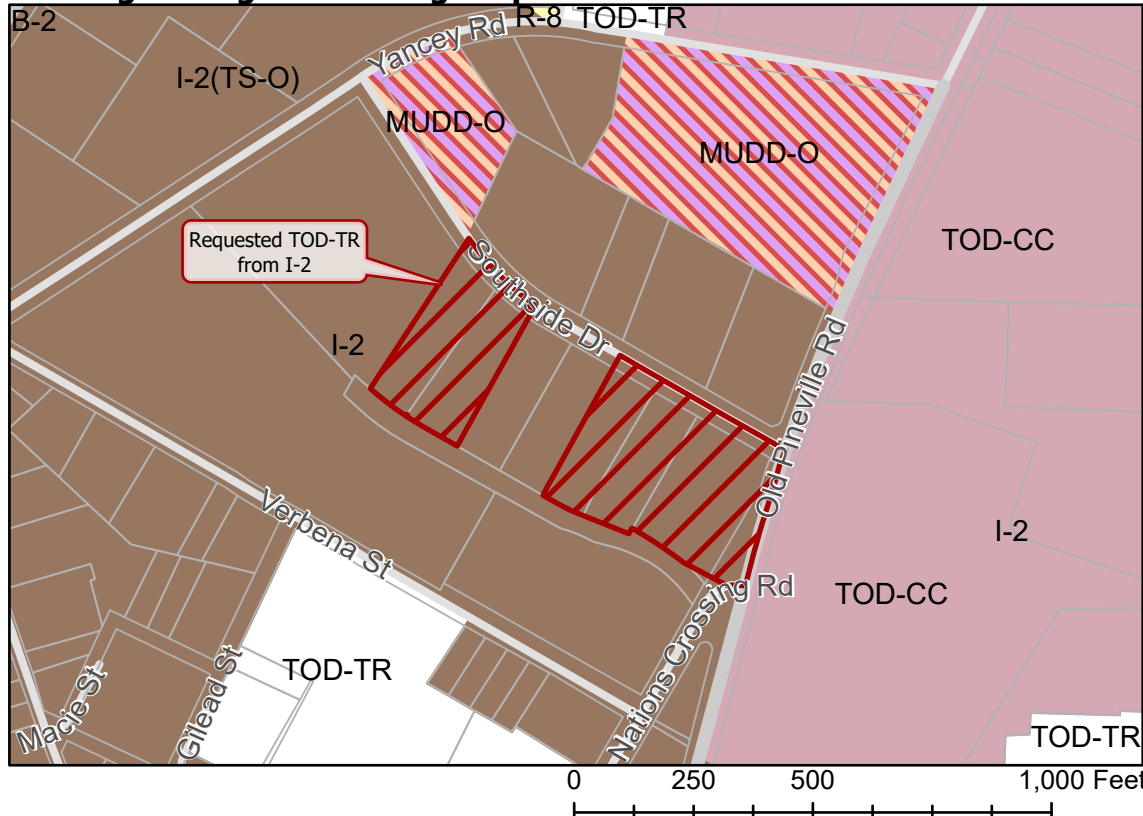
## Rezoning Map



- 2019-111
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- Transit Supportive Overlay
- City Council District
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested TOD-TR from I-2
- ### Zoning Classification
- Single Family
  - Business
  - General Industrial
  - Mixed Use
  - Transit-Oriented



Map Created 7/7/2020

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:

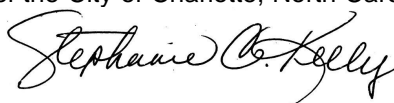
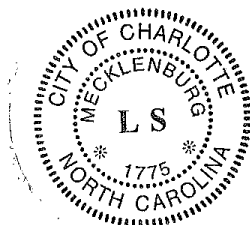


City Attorney

**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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.



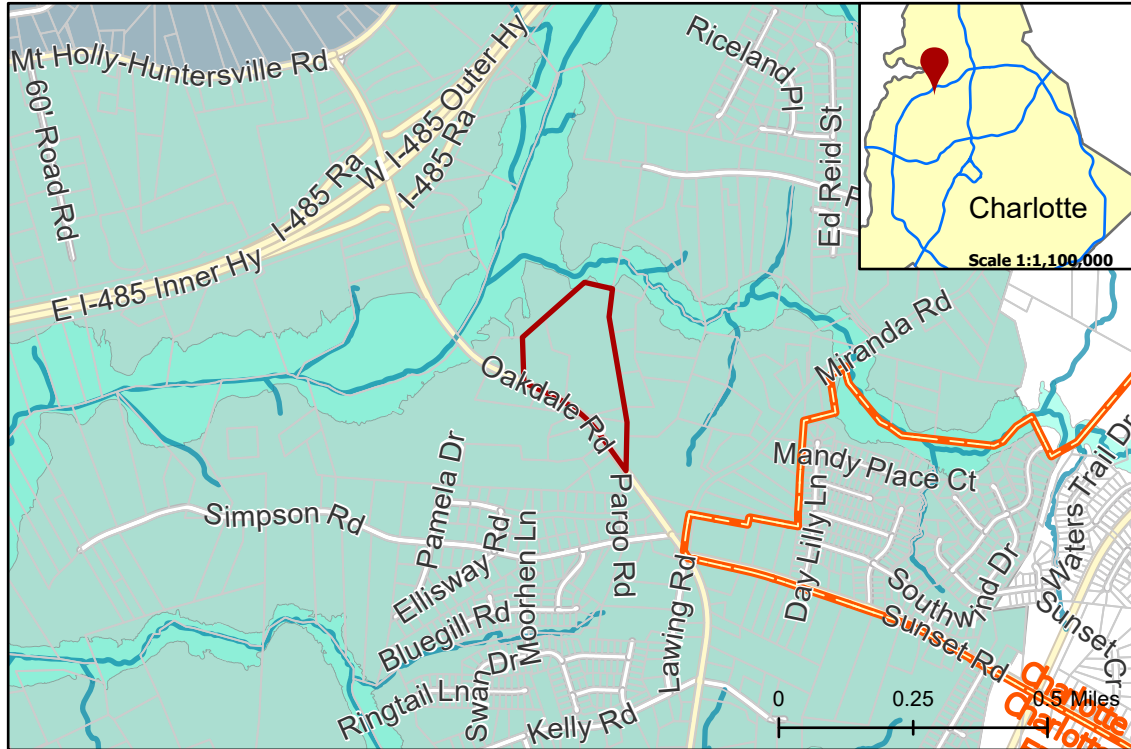
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 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



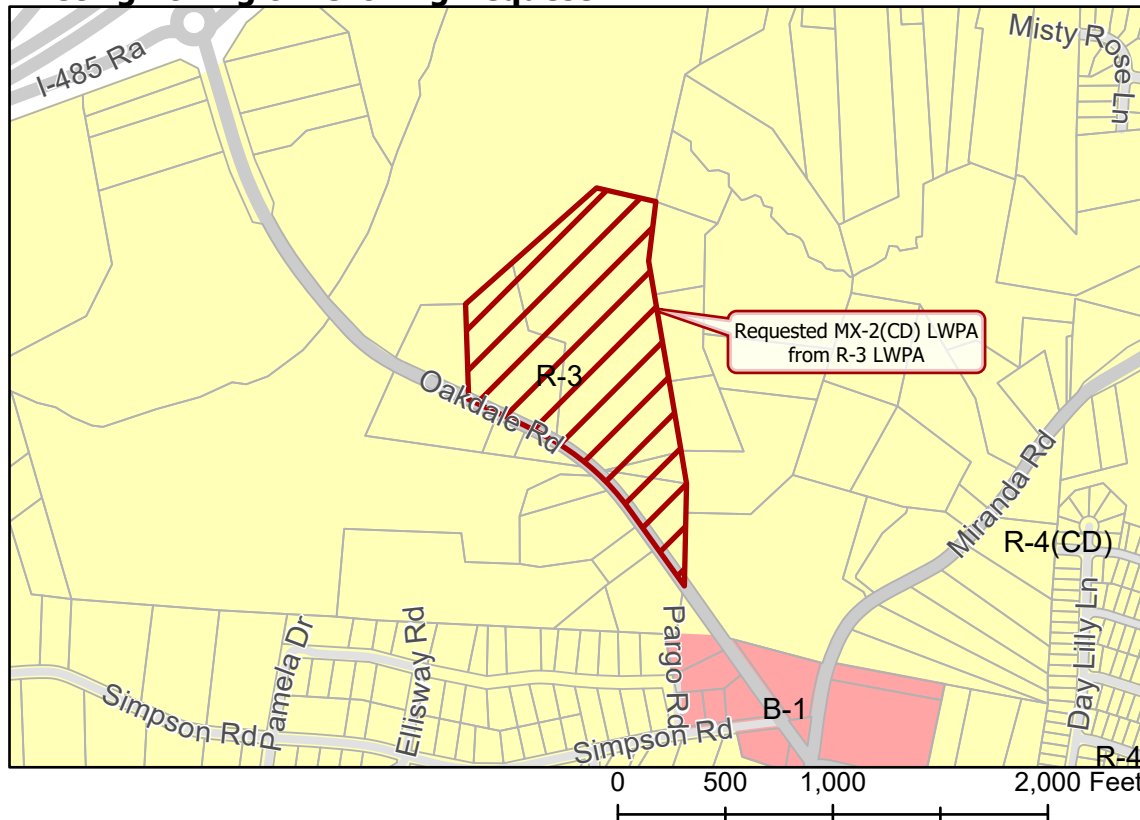
## Rezoning Map



- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Watershed Overlay**
  - Lake Wylie - Protected Area
  - Mtn. Island lake - Critical Area



### Existing Zoning & Rezoning Request



- Requested MX-2(CD) LWPA from R-3 LWPA
- Zoning Classification**
  - Single Family
  - Business



Map Created 11/25/2019



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:

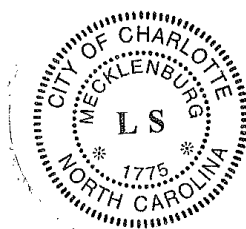


City Attorney

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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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.



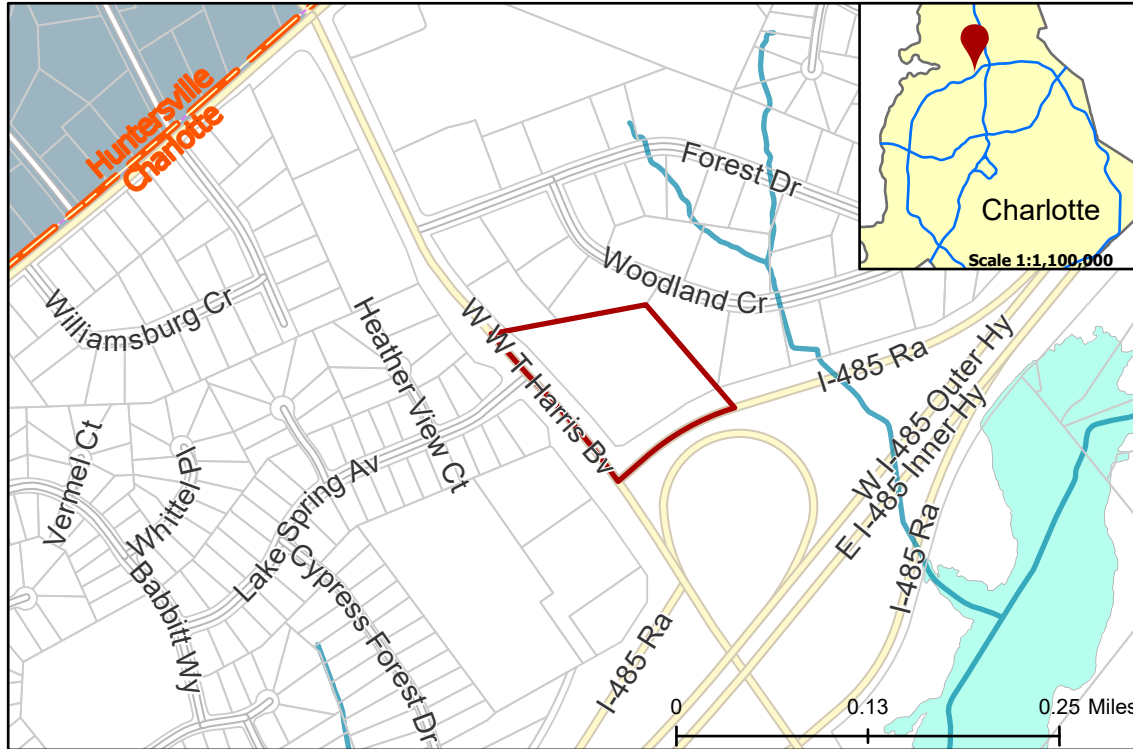
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 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



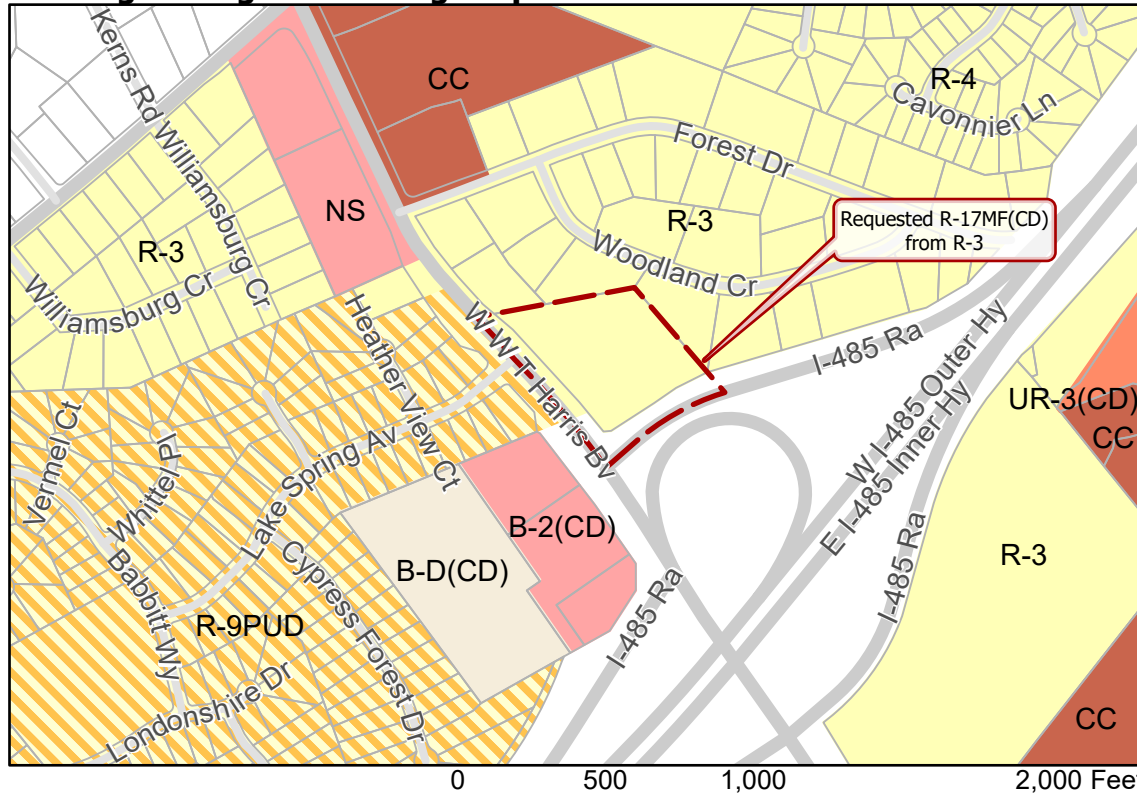
## Rezoning Map



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



### Existing Zoning & Rezoning Request



- Requested R-17MF(CD) from R-3
- Zoning Classification**
  - Single Family
  - Urban Residential
  - Mixed Residential
  - Business
  - Commercial Center
  - Business-Distribution



Map Created 12/26/2019

Petition No.: 2020-005

Petitioner: Ronald Staley, Jr. of Verde Homes, LLC

**ORDINANCE NO. 9877-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.

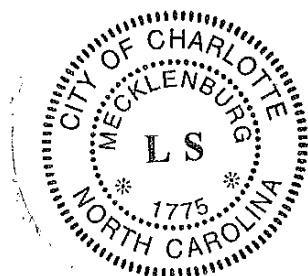
APPROVED AS TO FORM:

  
\_\_\_\_\_  
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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.





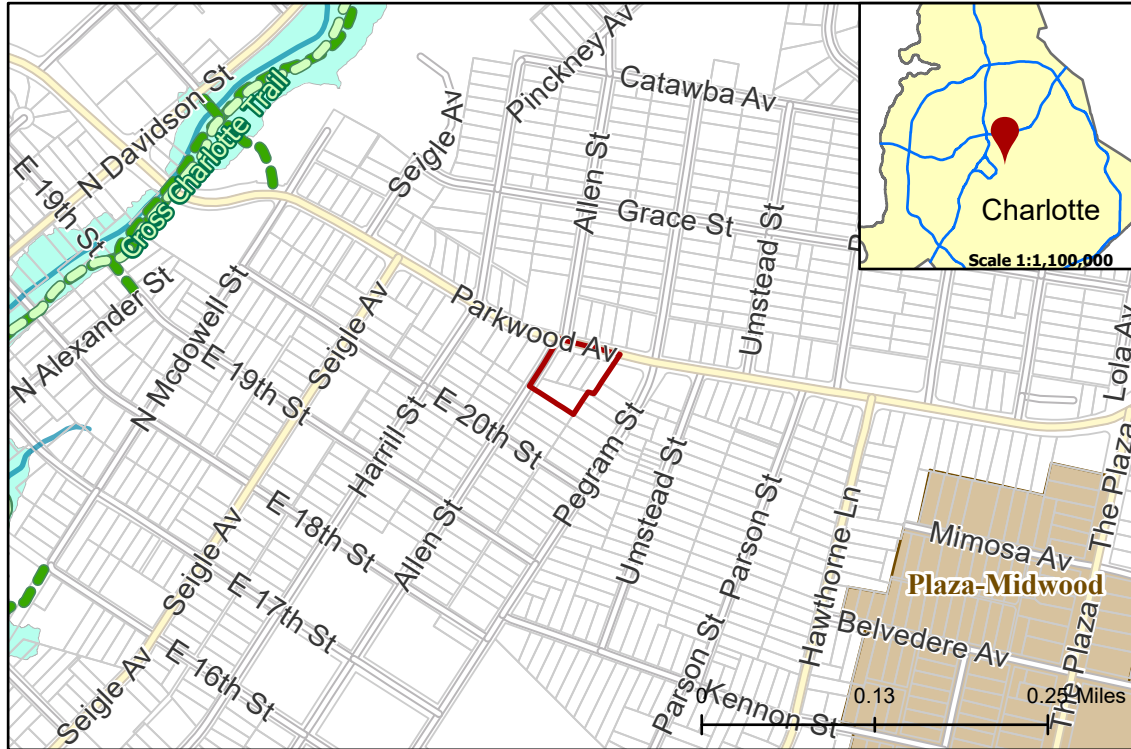
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 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



## Rezoning Map



- 2020-005
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- Historic Districts
- City Council District**
- 1-Larken Eggleston



### Existing Zoning & Rezoning Request



- Requested NS from R-5

### Zoning Classification

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



Map Created 2/12/2020



Petition No.: 2020-007  
Petitioner: Erwin Capital

**ORDINANCE NO. 9878-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) 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:

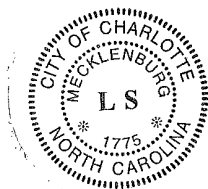


City Attorney

**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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.





Stephanie C. Kelly, City Clerk, MMC, NCCMC



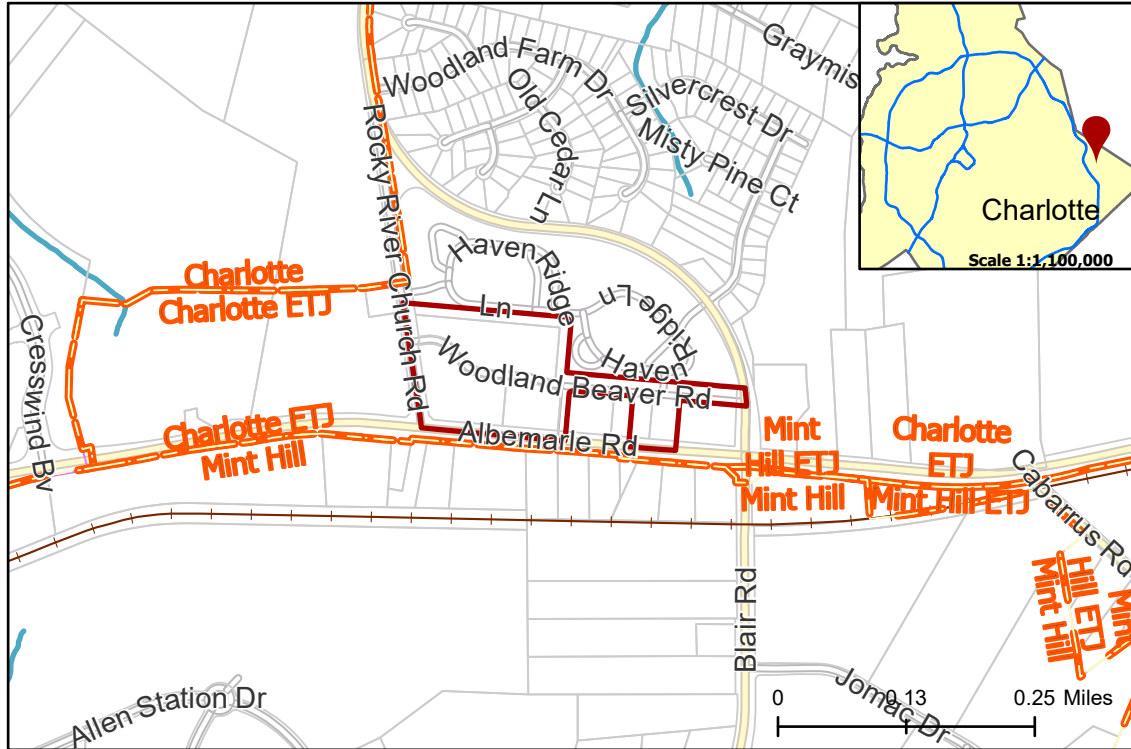
## 2020-007: Erwin Capital

**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



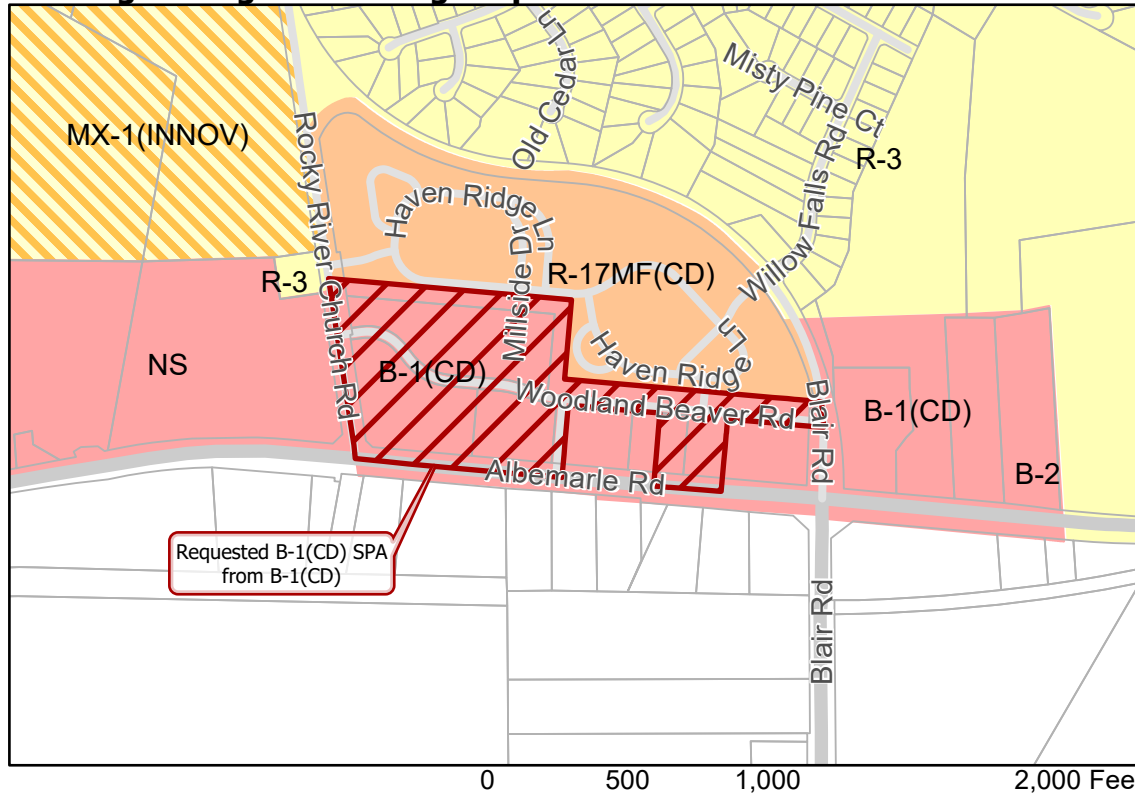
## Rezoning Map



- 2020-007
- Outside City Limits
- Parcel
- Railway
- Streams



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Single Family
- Multi-Family
- Mixed Residenital
- Business



Map Created 2/12/2020

Petition No.: 2020-017  
Petitioner: Aspen Heights Partners

**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

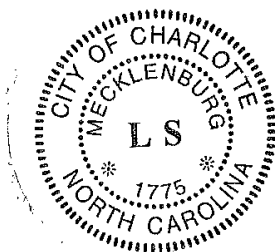
**CERTIFICATION**

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

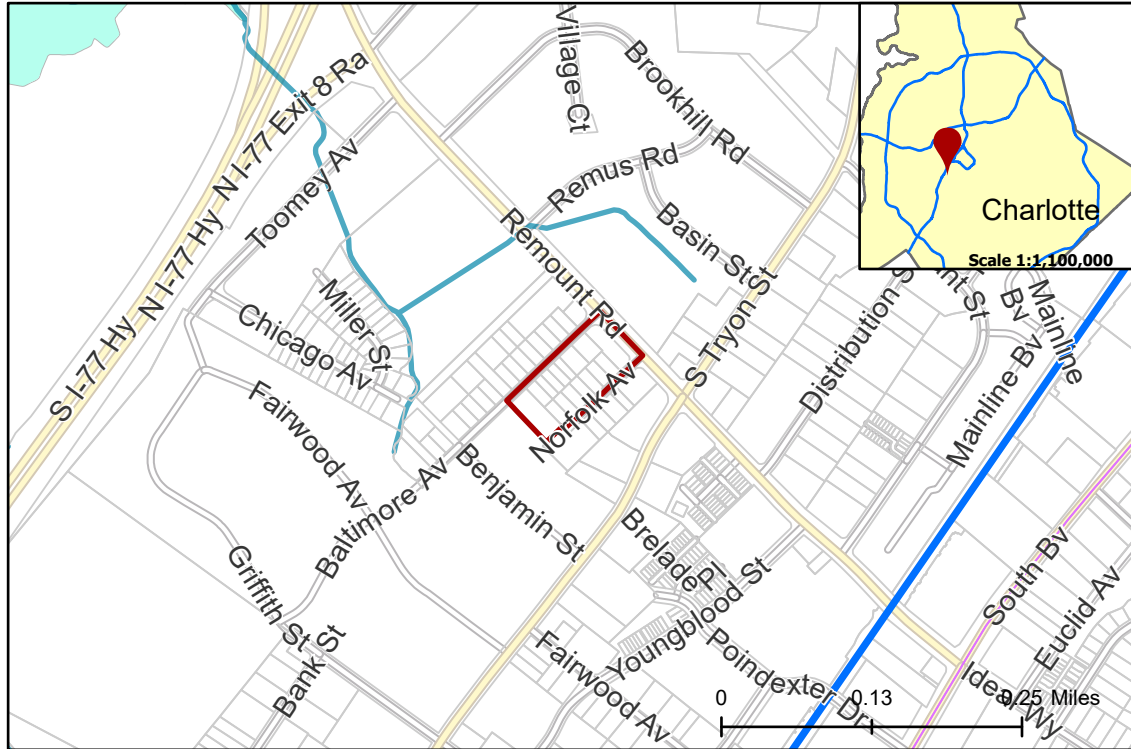


## 2020-017: Aspen Heights Partners

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

Approximately 2.75 acres

### Location of Requested Rezoning



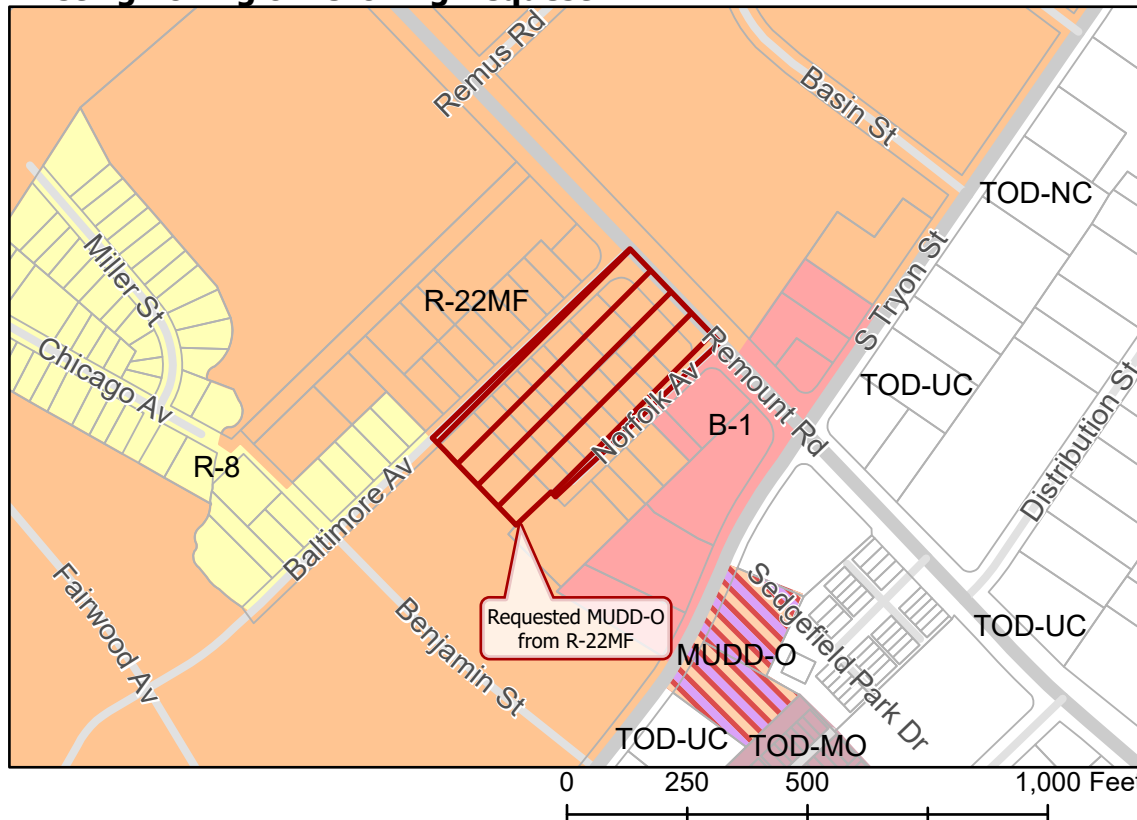
## Rezoning Map



- 2020-017
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- City Council District
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested MUDD-O from R-22MF

### Zoning Classification

- Single Family
- Multi-Family
- Business
- Mixed Use
- Transit-Oriented



Map Created 2/12/2020

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:

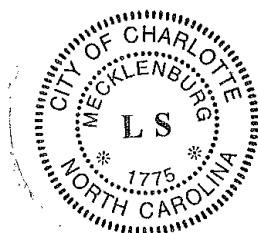


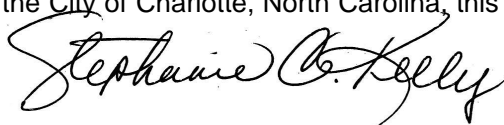
City Attorney

**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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

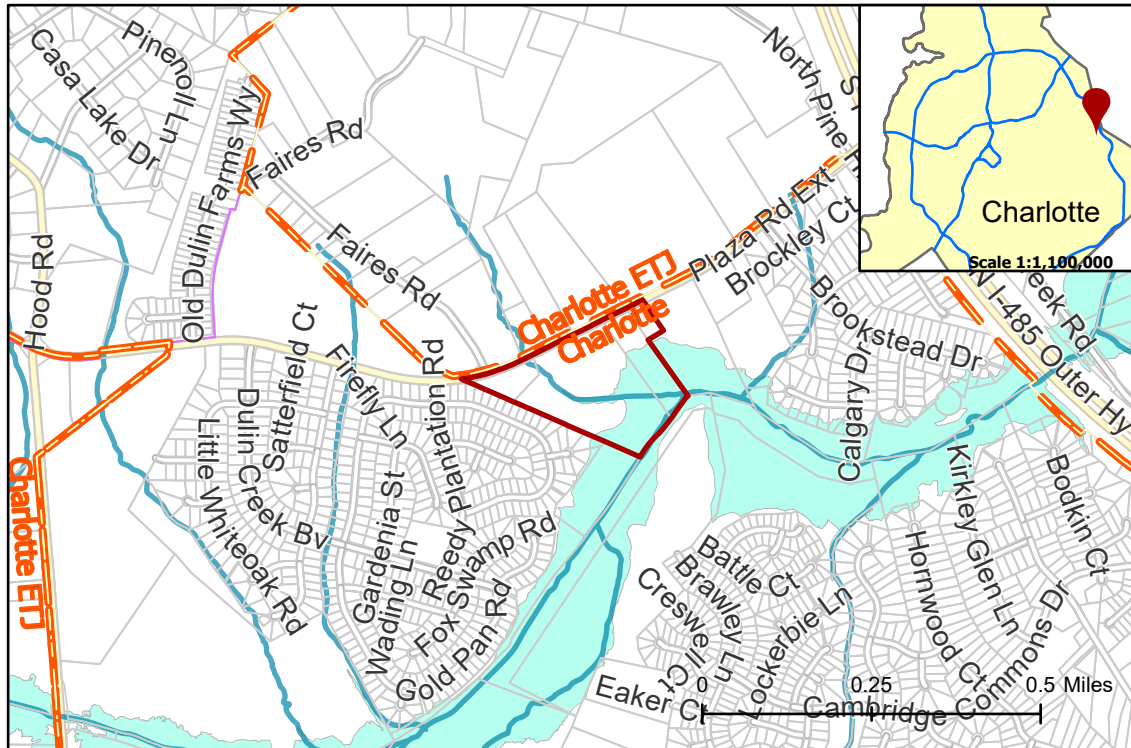


## 2020-019: Dependable Development, Inc.

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

Approximately 18.17 acres

### Location of Requested Rezoning



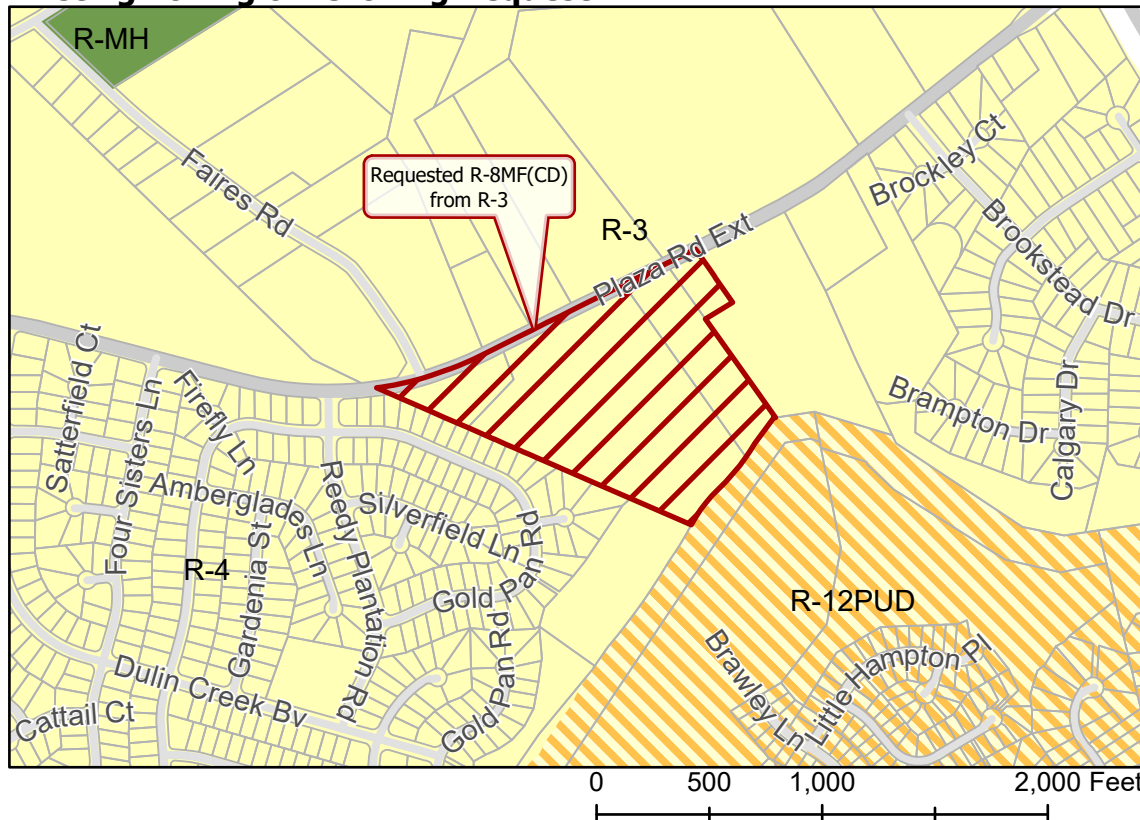
## Rezoning Map



- 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



Map Created 2/13/2020



Petition No.: 2020-021  
Petitioner: K Sade Ventures, Inc.

**ORDINANCE NO. 9881-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) 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.

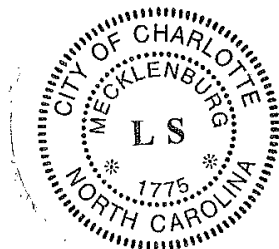
APPROVED AS TO FORM:


  
\_\_\_\_\_  
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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.



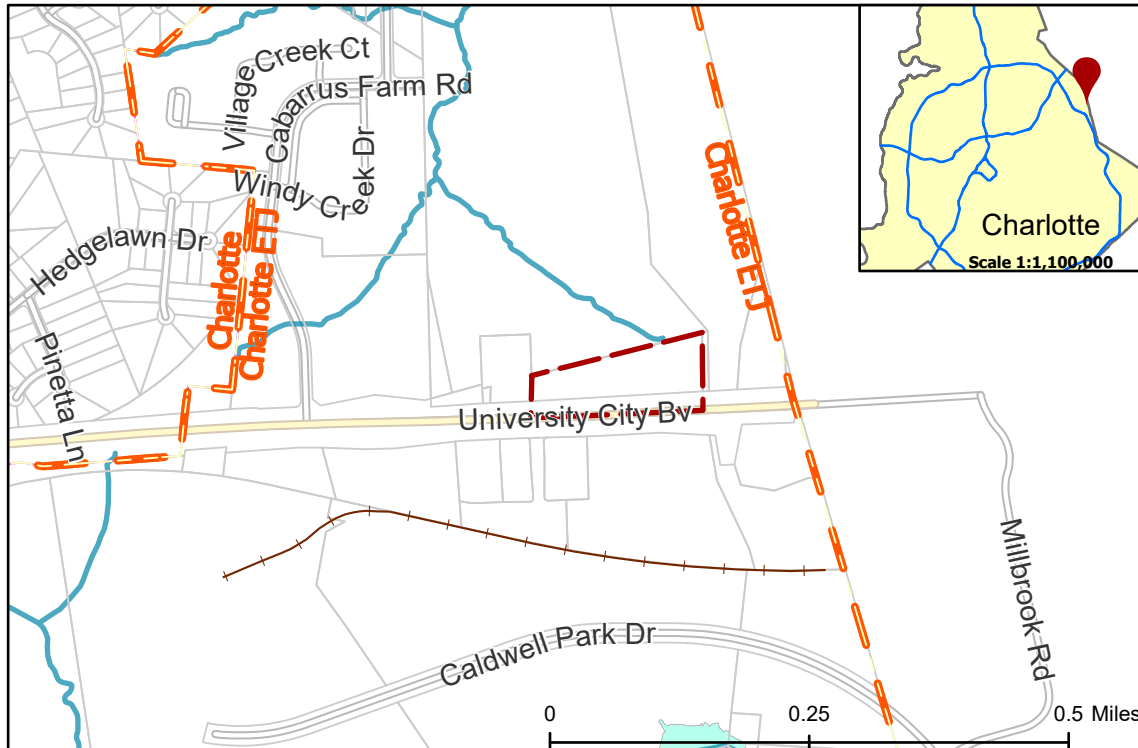
  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 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



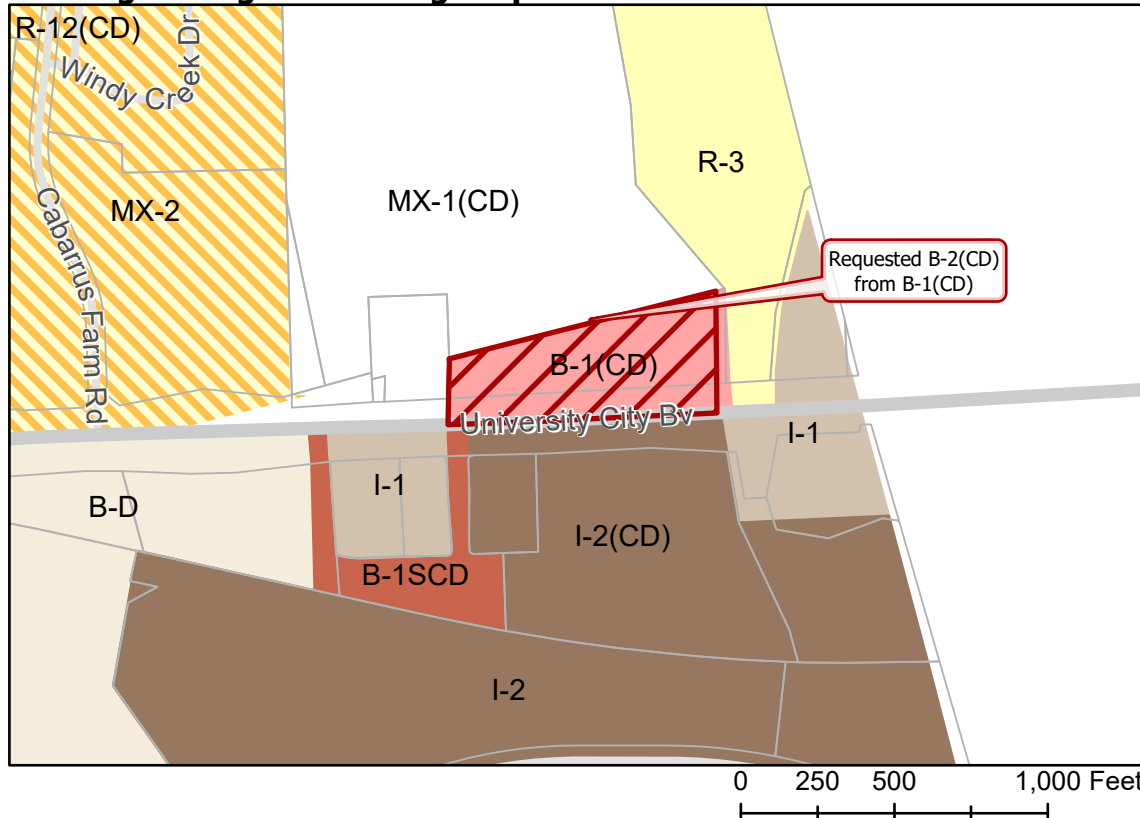
## Rezoning Map



- 2020-021
- Outside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain



### 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:

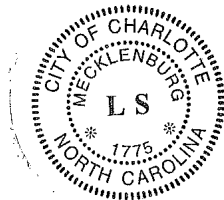


City Attorney

**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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2020-022: Boulevard Real Estate Advisors LLC

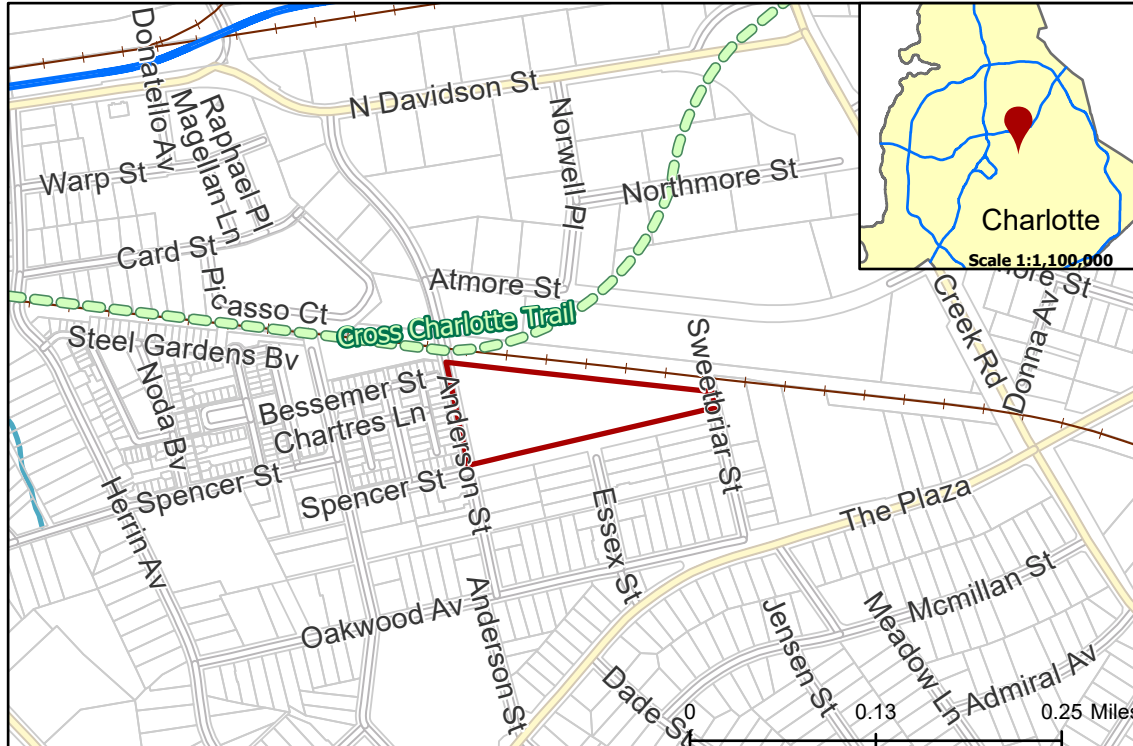
**Current Zoning** I-2 (General Industrial)

**Requested Zoning** TOD-TR (Transit Oriented Development, Transit Transition)

Approximately 4.240 acres

**Location of Requested Rezoning**

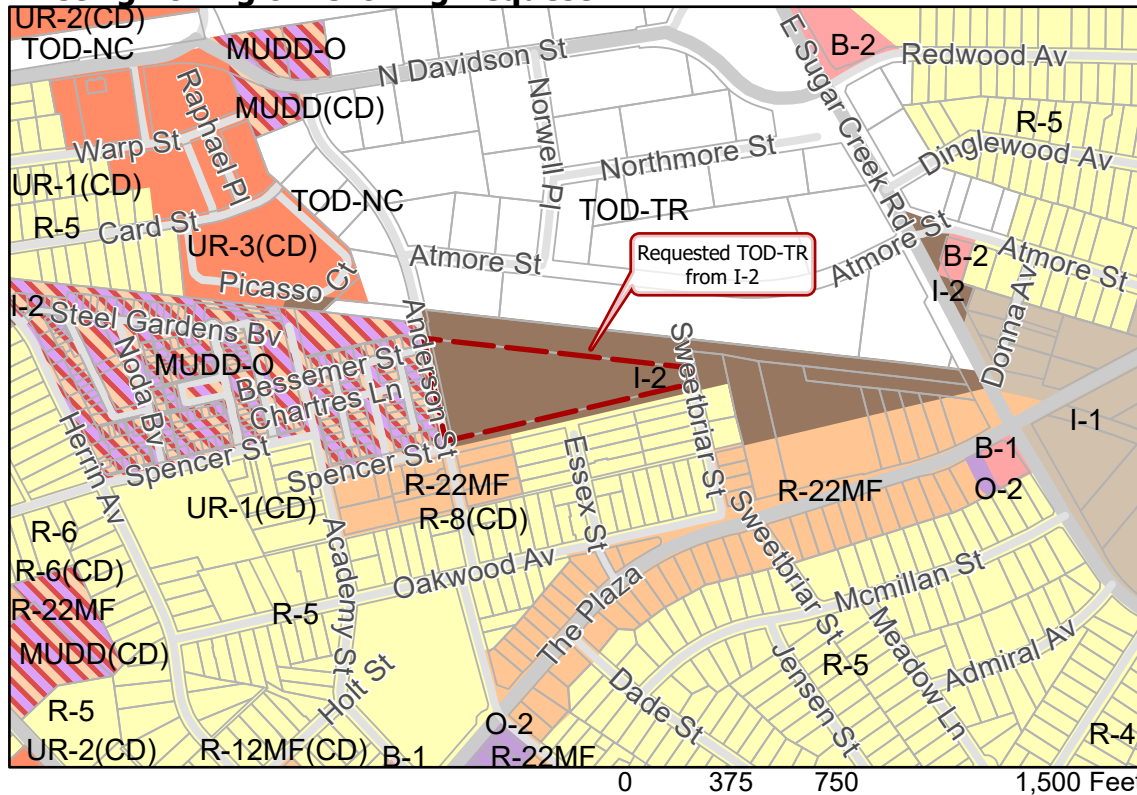
## Rezoning Map



- 2020-022
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- City Council District
- 1-Larken Egleston



## Existing Zoning & Rezoning Request



- Requested TOD-TR from I-2

## Zoning Classification

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



Map Created 1/30/2020

Petition No.: 2020-034  
Petitioner: Jefferson Apartment Group

**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 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.

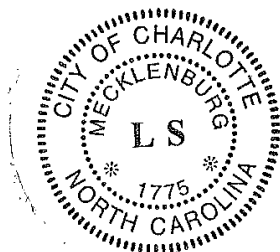
APPROVED AS TO FORM:

  
\_\_\_\_\_  
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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.





Stephanie C. Kelly, City Clerk, MMC, NCCMC



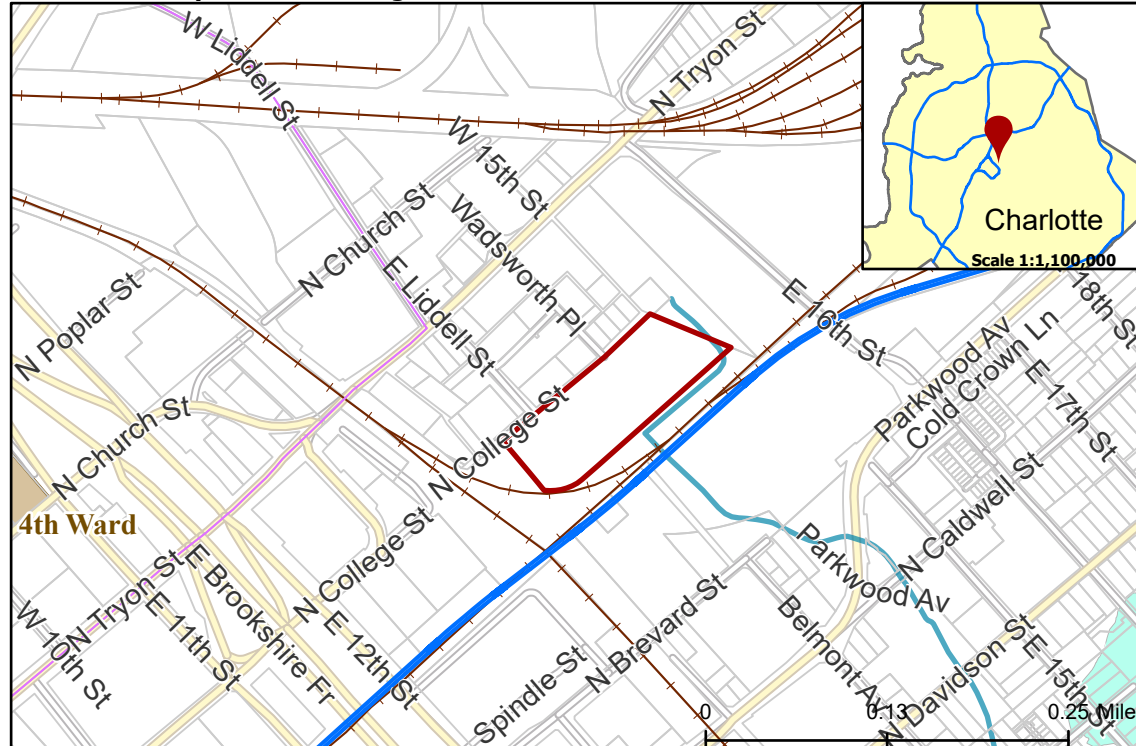
## 2020-034: Jefferson Apartment Group

**Current Zoning** I-2 (General Industrial)

**Requested Zoning** MUDD(CD) (Mixed Use Development District, Conditional)

Approximately 5.07 acres

### Location of Requested Rezoning



## Rezoning Map



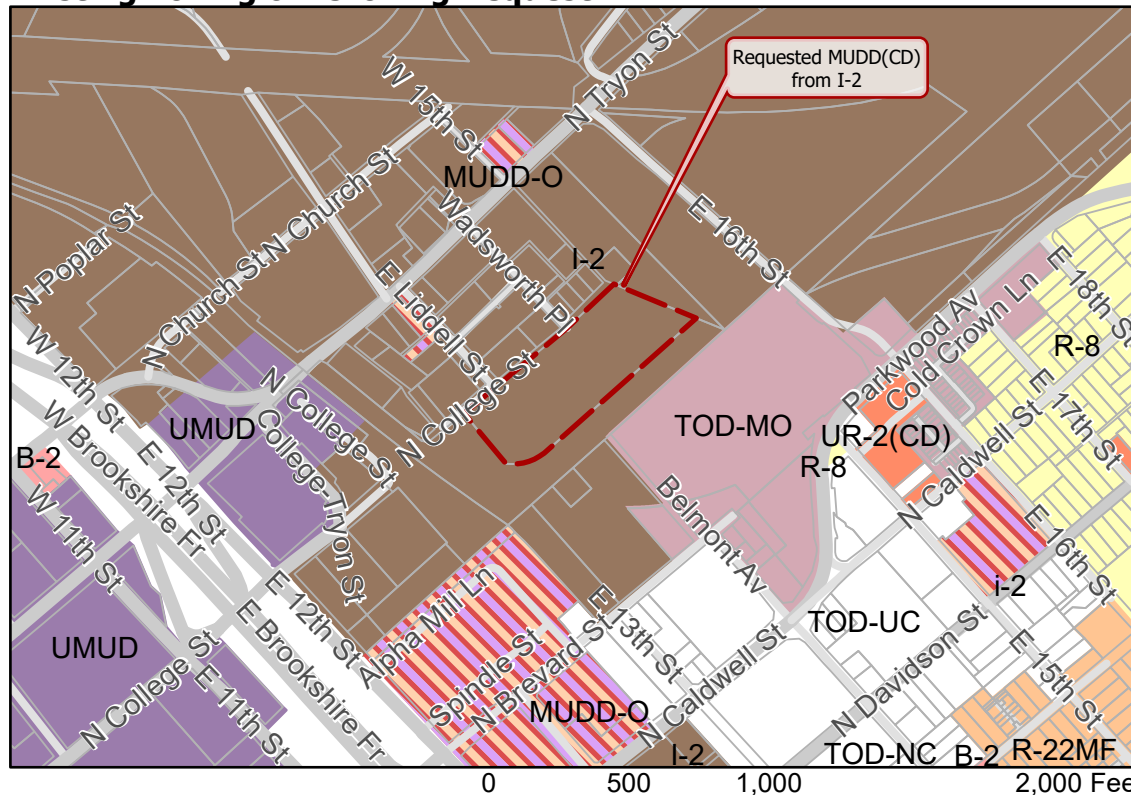
- 2020-034
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- Historic Districts

### City Council District

  1-Larken Egleston



### Existing Zoning & Rezoning Request



  Requested MUDD(CD) from I-2

### Zoning Classification

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



Map Created 2/21/2020

Petition No.: 2020-039

Petitioner: Hinshaw Properties, Inc.

**ORDINANCE NO. 9884-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:

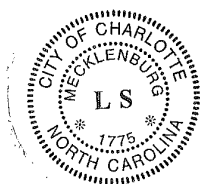


City Attorney

**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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.



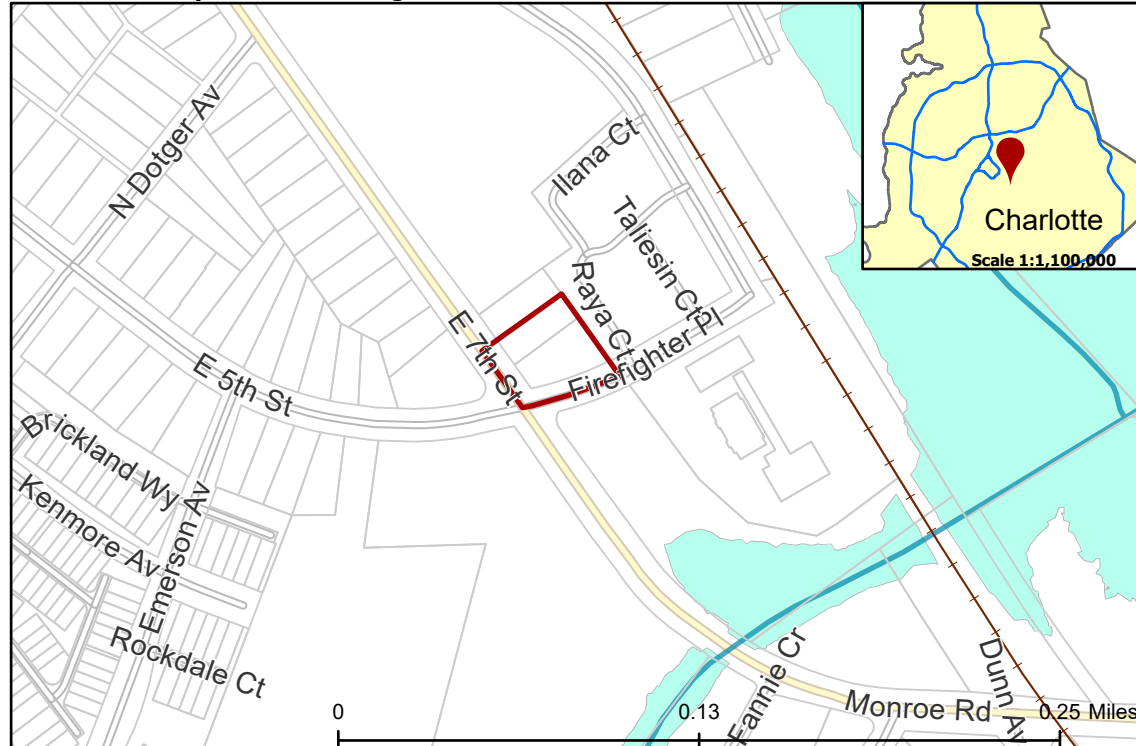
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 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



## Rezoning Map



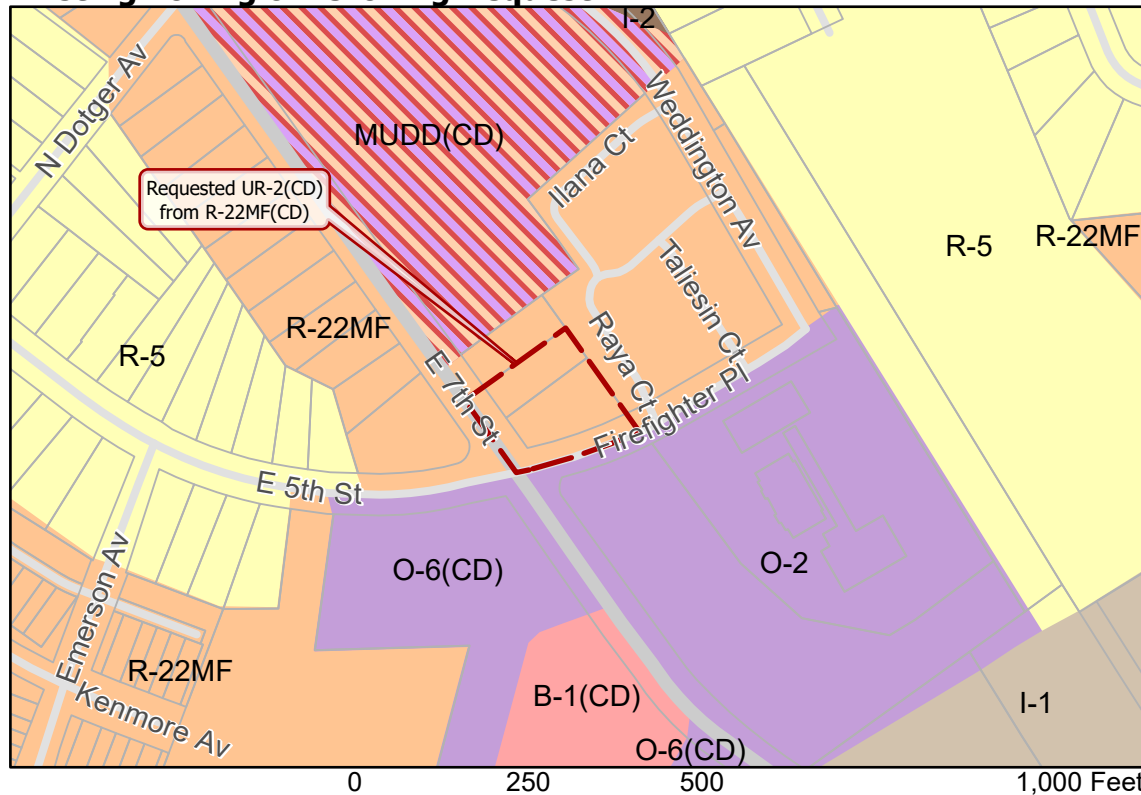
- 2020-039
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain

### City Council District

- 1-Larken Egleston



### 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



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

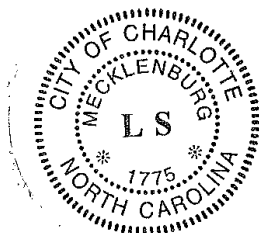
**CERTIFICATION**

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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.



\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC





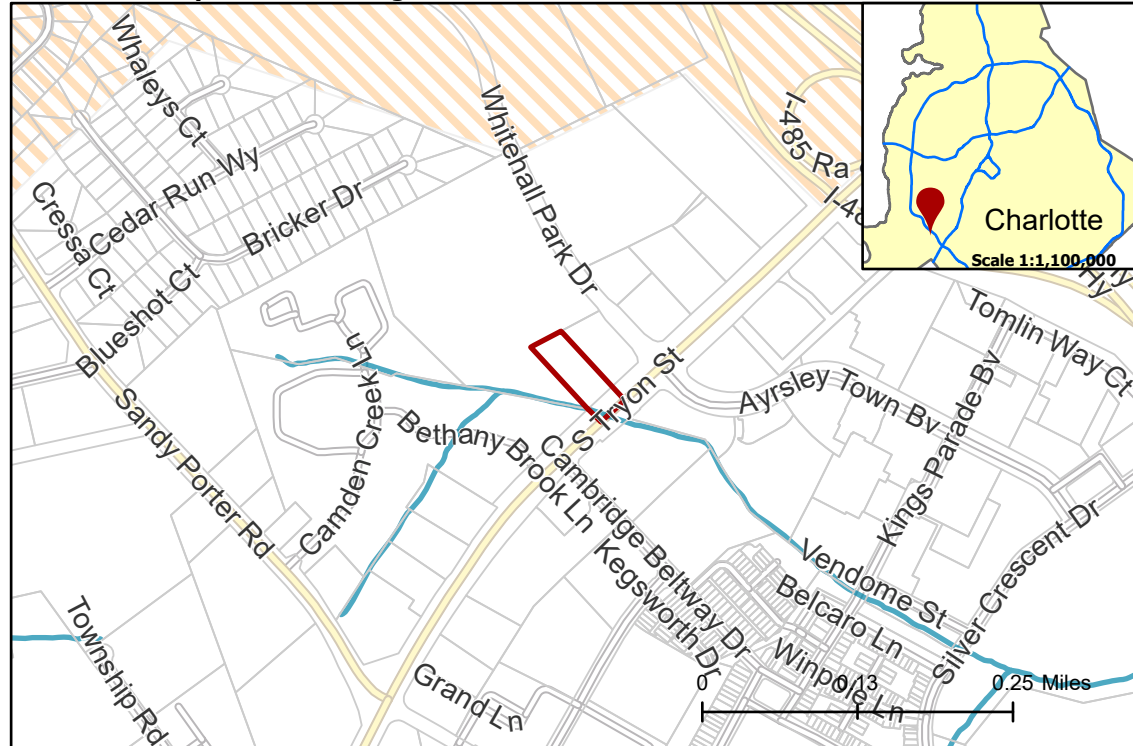
## 2020-046: Take 5 Carolinas

**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



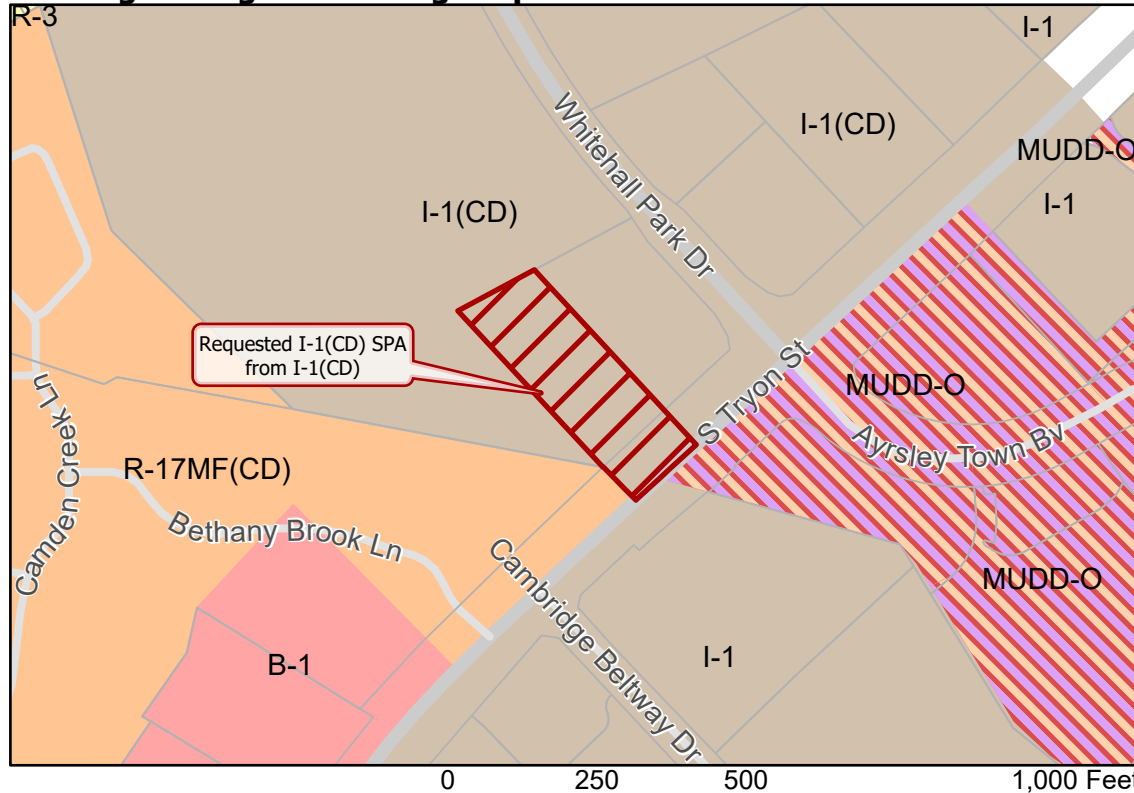
## Rezoning Map



- 2020-046
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- City Council District**
- 3-Victoria Watlington



### 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.

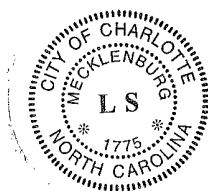


\_\_\_\_\_  
City Attorney

**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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.



\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

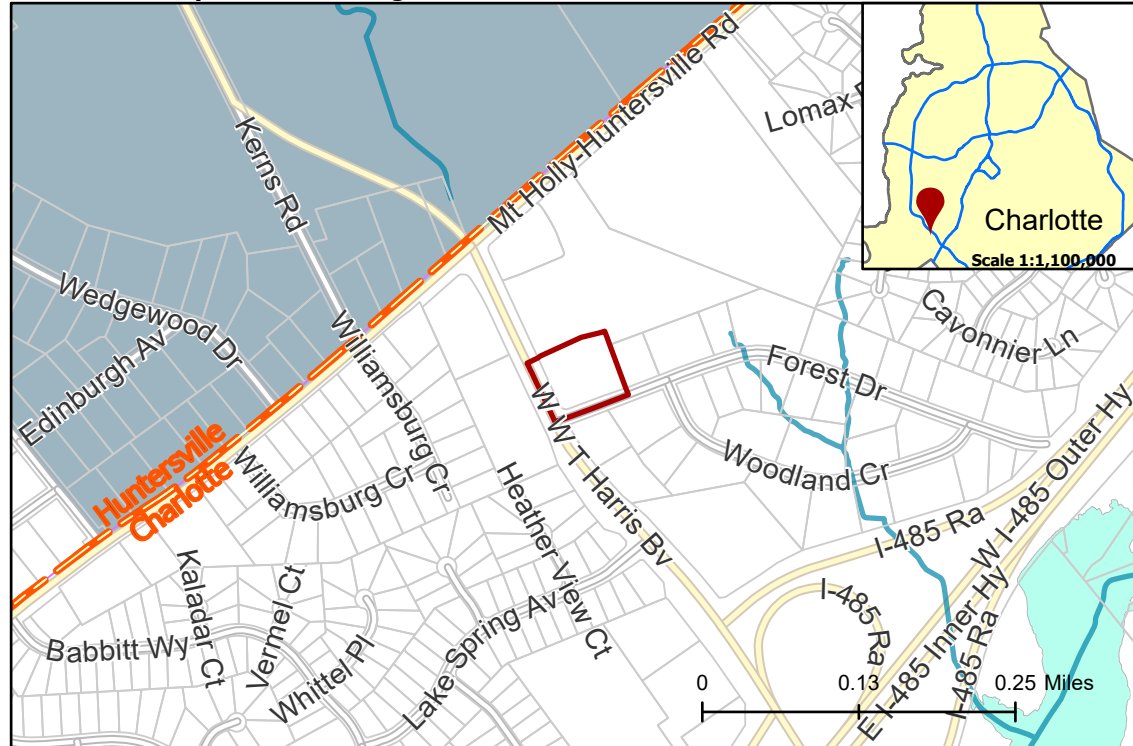
## 2020-047: Pecan Ridge of Charlotte, LLC

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

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

Approximately 1.72 acres

### Location of Requested Rezoning



## Rezoning Map



2020-047

Inside City Limits

Parcel

Streams

FEMA Flood Plain

Watershed Overlay

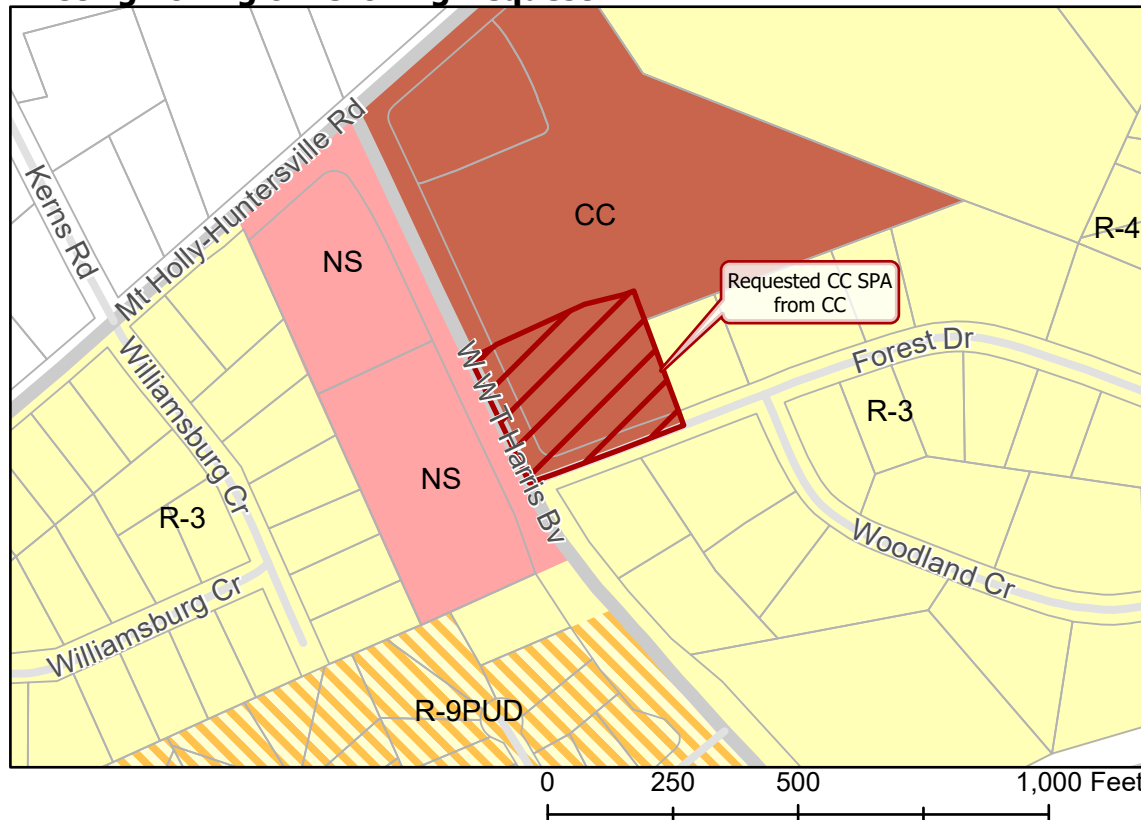
Mtn. Island lake - Critical Area

City Council District

2-Malcolm Graham



### Existing Zoning & Rezoning Request



Requested CC SPA from CC

### Zoning Classification

Single Family

Mixed Residential

Business

Commercial Center



Map Created 3/19/2020

Petition No.: 2020-048

Petitioner: Flournoy Development Group

**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

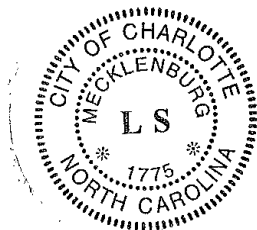
**CERTIFICATION**

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

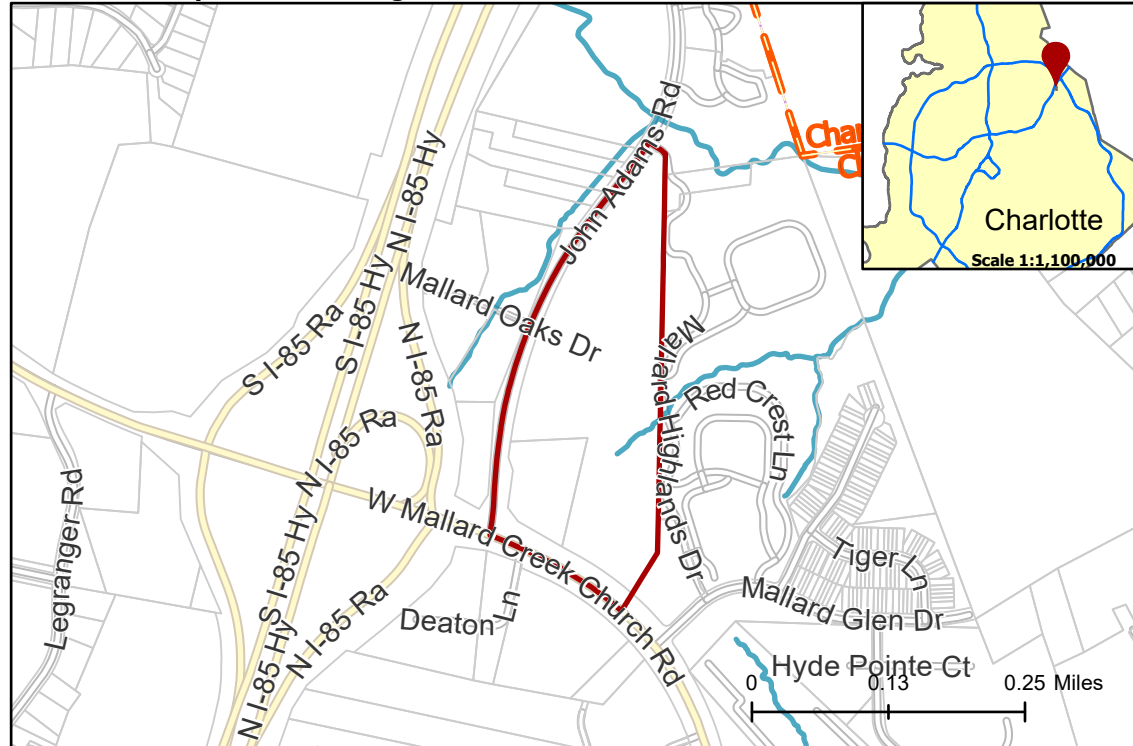


## 2020-048: Flournoy Development Group

**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



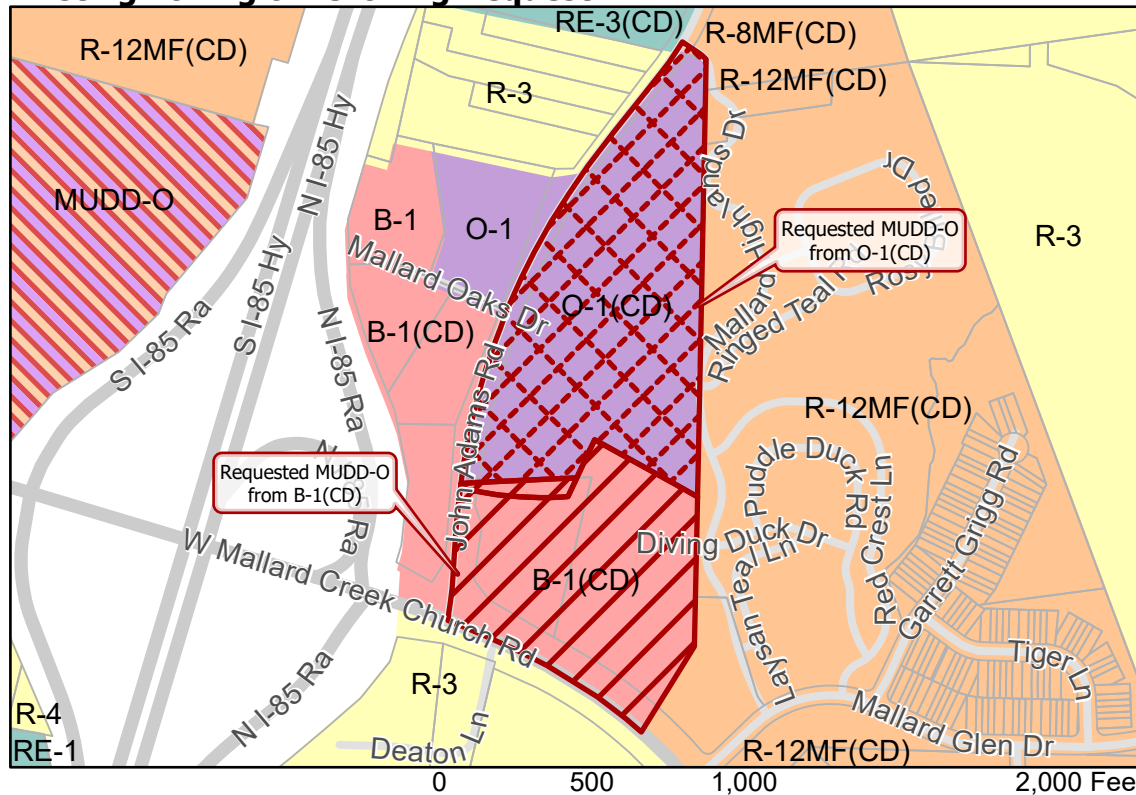
## Rezoning Map



- 2020-048
- Inside City Limits
- Parcel
- Streams
- City Council District
- 4-Renee Perkins-Johnson



### Existing Zoning & Rezoning Request



- 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

Petition No.: 2020-051

Petitioner: M/I Homes of Charlotte, LLC

**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.

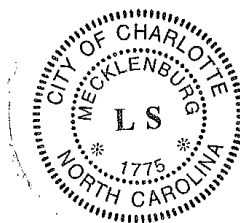
APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

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 21<sup>st</sup> day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 309-310.

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC



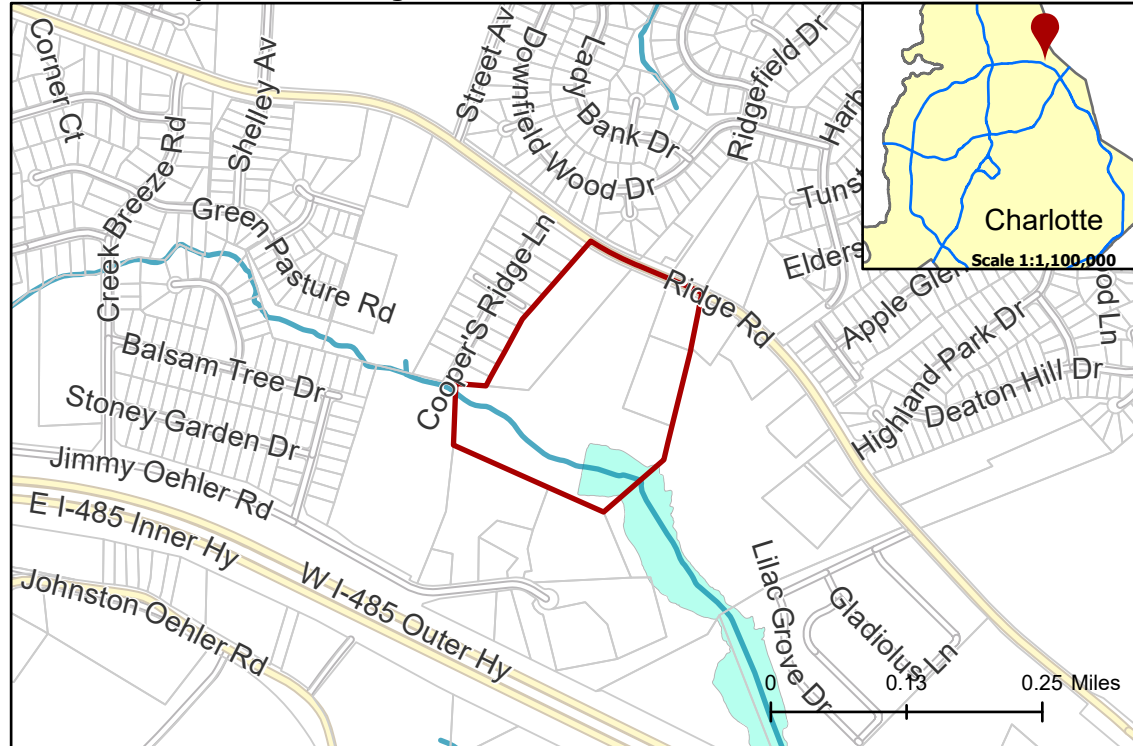
## 2020-051: M/I Homes of Charlotte, LLC

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

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

Approximately 21.9 acres

### Location of Requested Rezoning



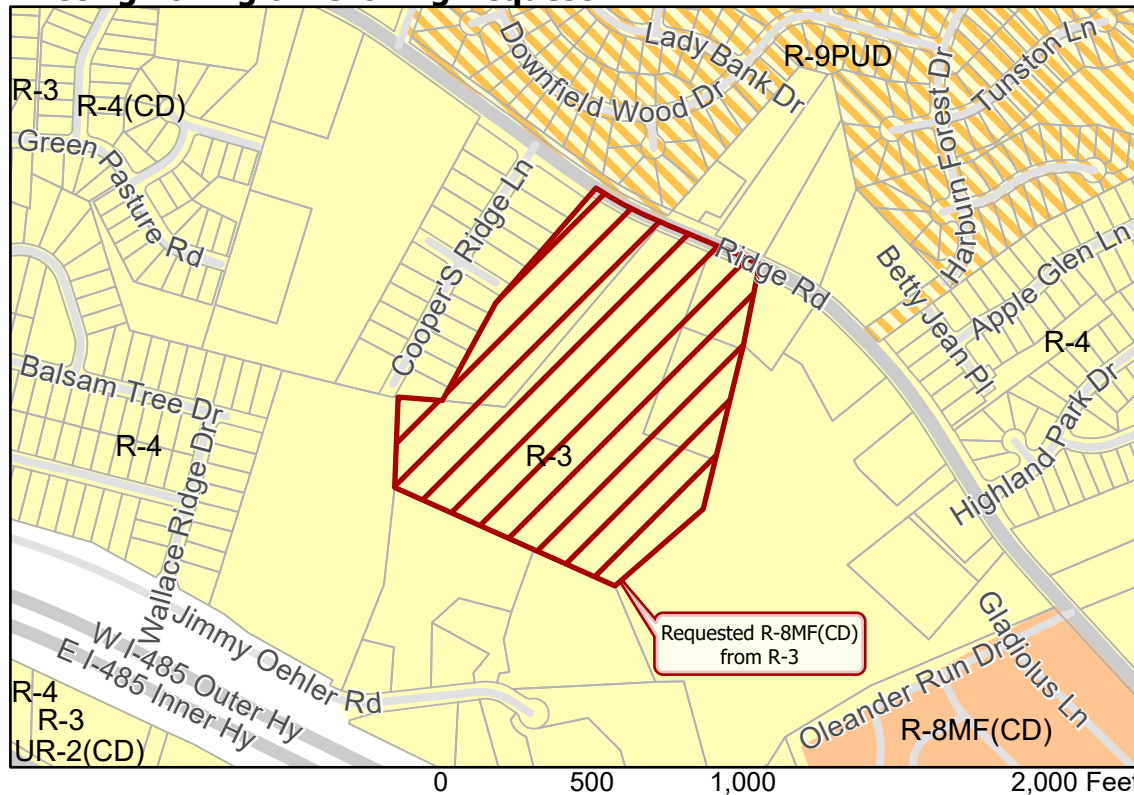
## Rezoning Map



- 2020-051
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential



Map Created 3/19/2020

Petition 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:

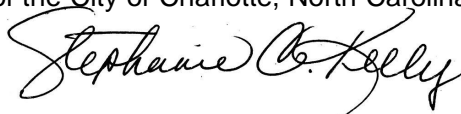
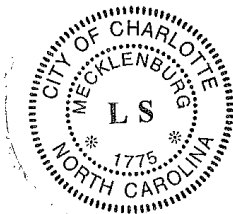


City Attorney

**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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.



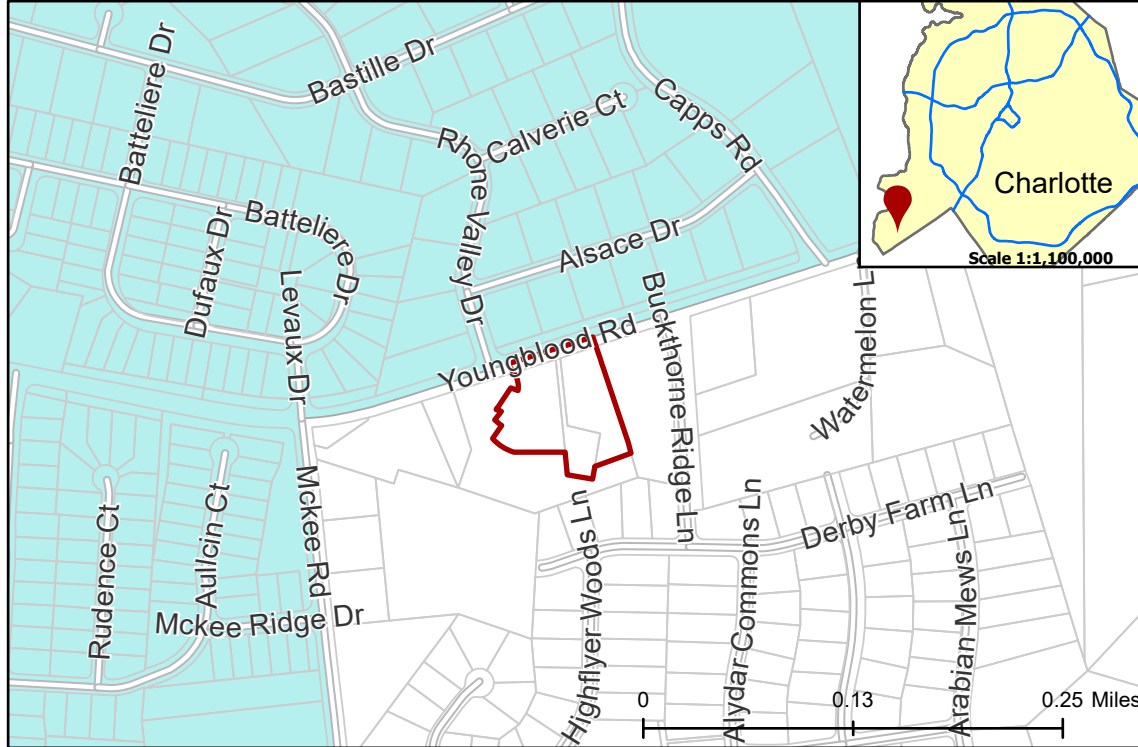
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 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



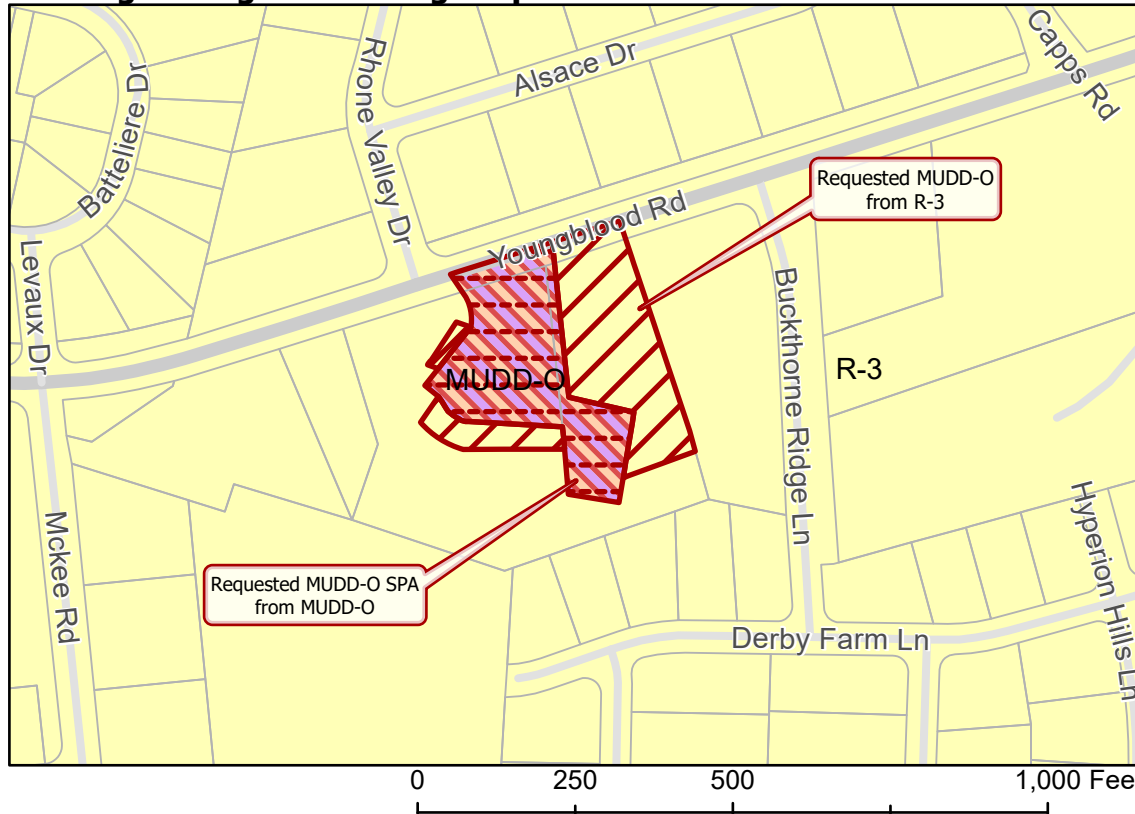
## Rezoning Map



- 2020-053
- Outside City Limits
- Parcel
- Watershed Overlay
- Lower Lake Wylie - Protected Area



### 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

Petition No.: 2020-054  
Petitioner: TriPointe Homes

**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:

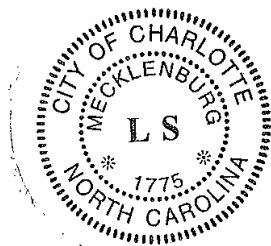


City Attorney

**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 21<sup>st</sup> day of September 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 313-314.

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC







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:



City Attorney

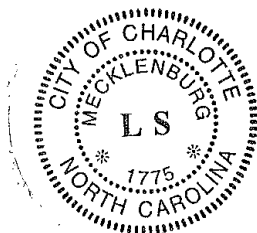
**CERTIFICATION**

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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.



Stephanie C. Kelly, City Clerk, MMC, NCCMC



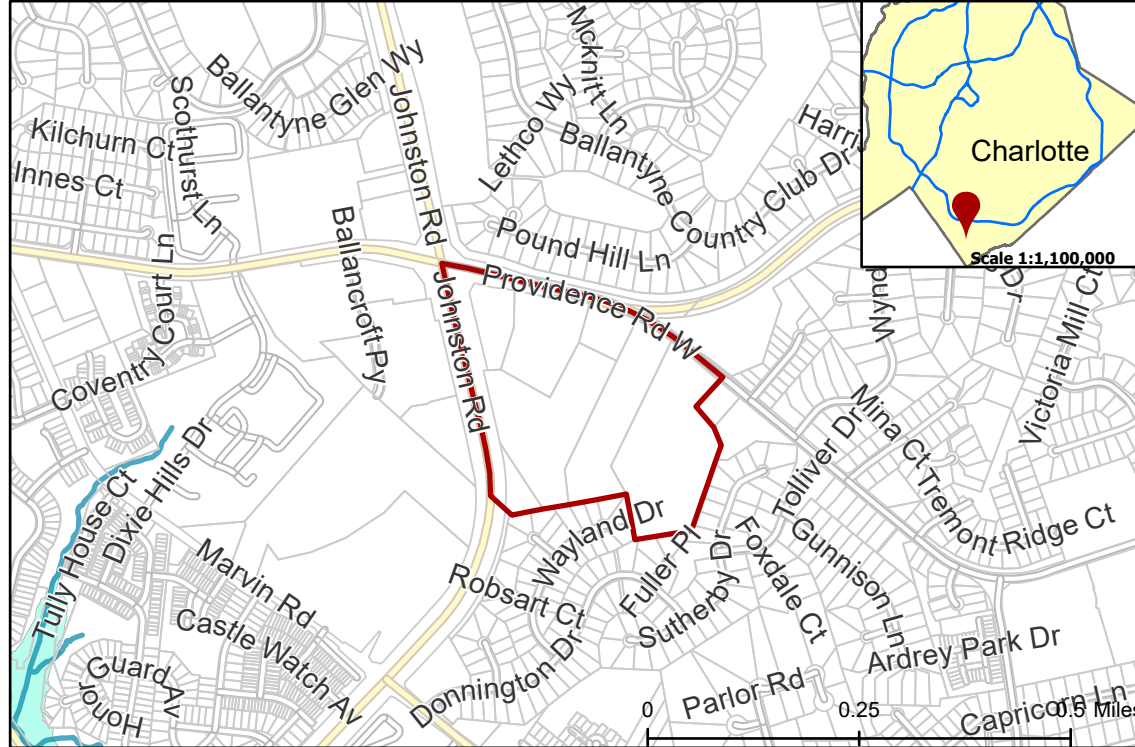
## 2020-058: Novant Health Inc.

**Current Zoning** INST(CD) (Institutional, Conditional)

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

Approximately 40.425 acres

### Location of Requested Rezoning



## Rezoning Map



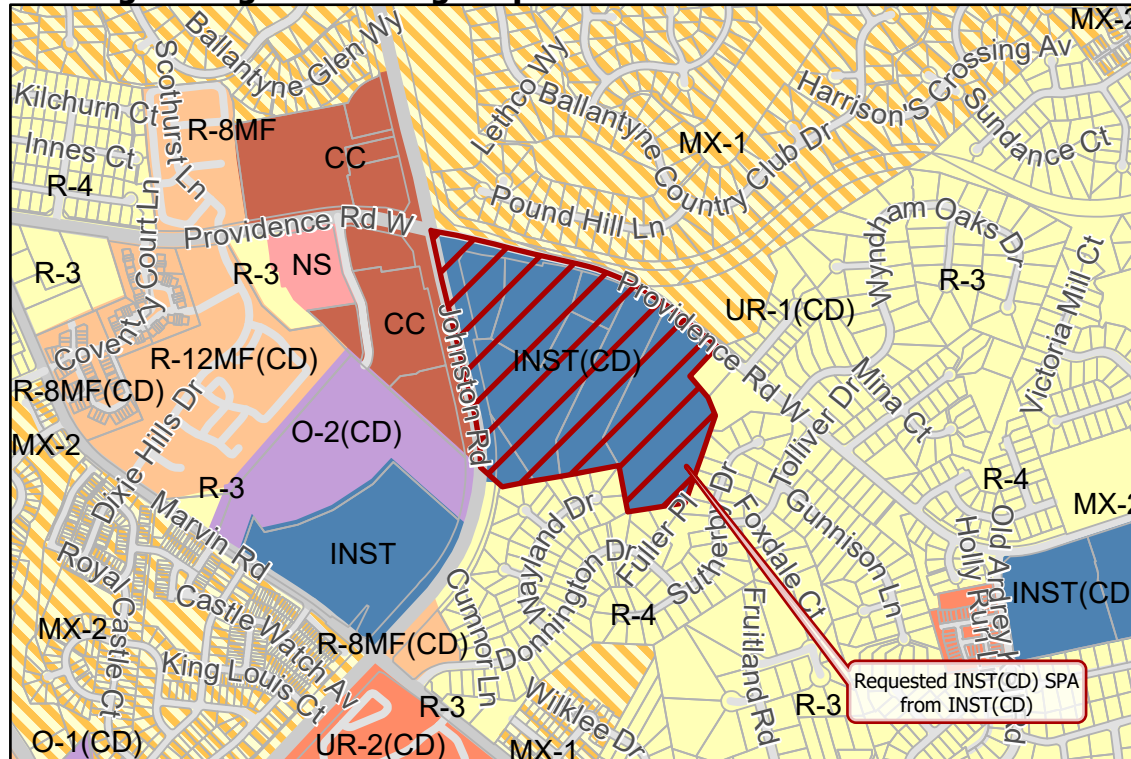
- 2020-058
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

### City Council District

- 7-Edmund H. Driggs



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Office
- Business
- Commercial Center



Map Created 4/21/2020

Petition No.: 2020-061  
Petitioner: White Point Partners, LLC

**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:



City Attorney

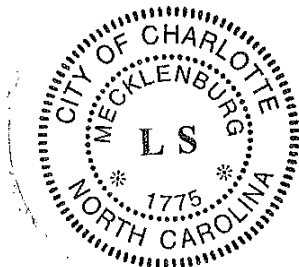
**CERTIFICATION**

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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.



Stephanie C. Kelly, City Clerk, MMC, NCCMC



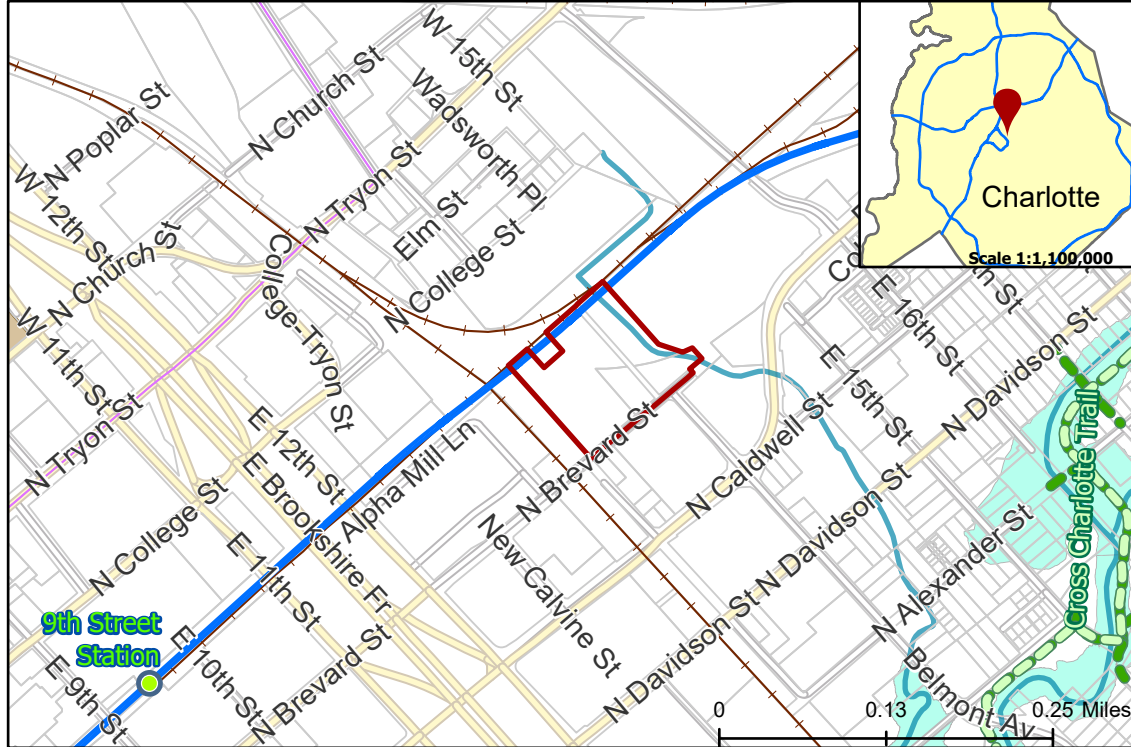


## 2020-061: White Point Paces Partners, LLC

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

Approximately 5.204 acres

### Location of Requested Rezoning



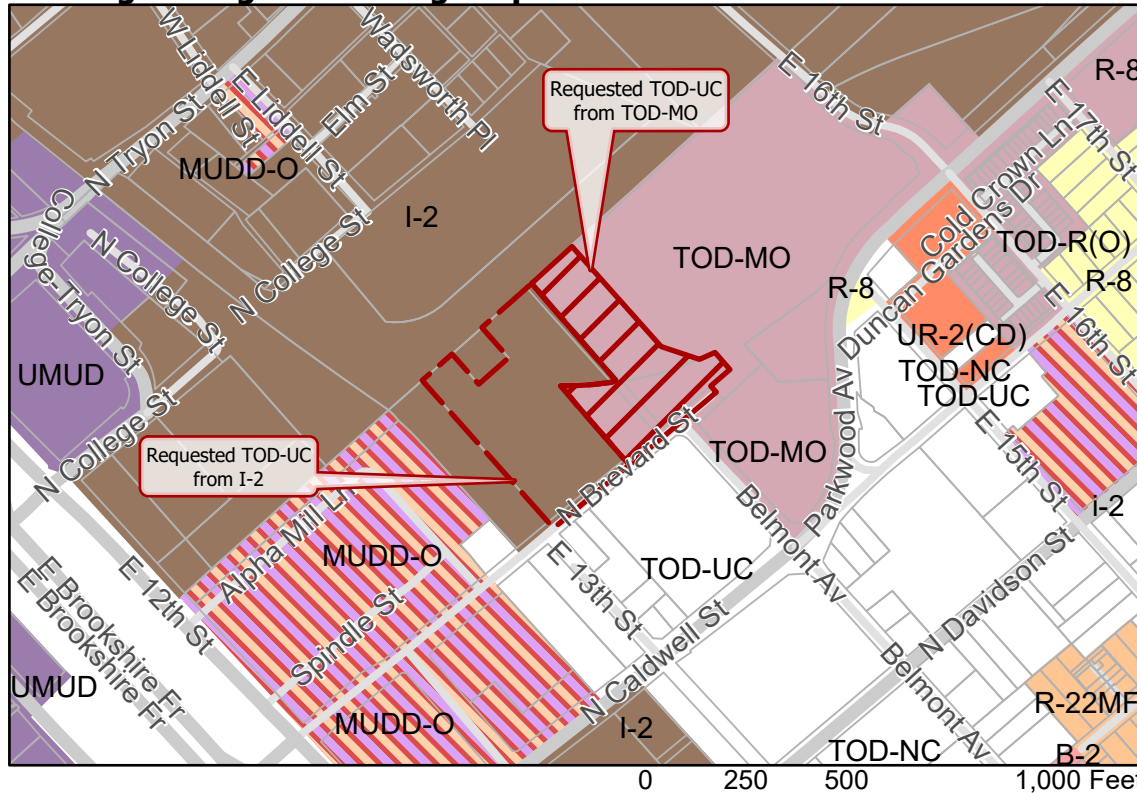
## Rezoning Map



- 2020-061
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Historic Districts
- City Council District
- 1-Larken Egleston



### 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

Petition No.: 2020-063  
Petitioner: Kappa Foundation of  
Charlotte

**ORDINANCE NO. 9893-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-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

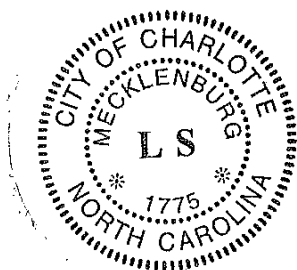
**CERTIFICATION**

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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.



Stephanie C. Kelly, City Clerk, MMC, NCCMC



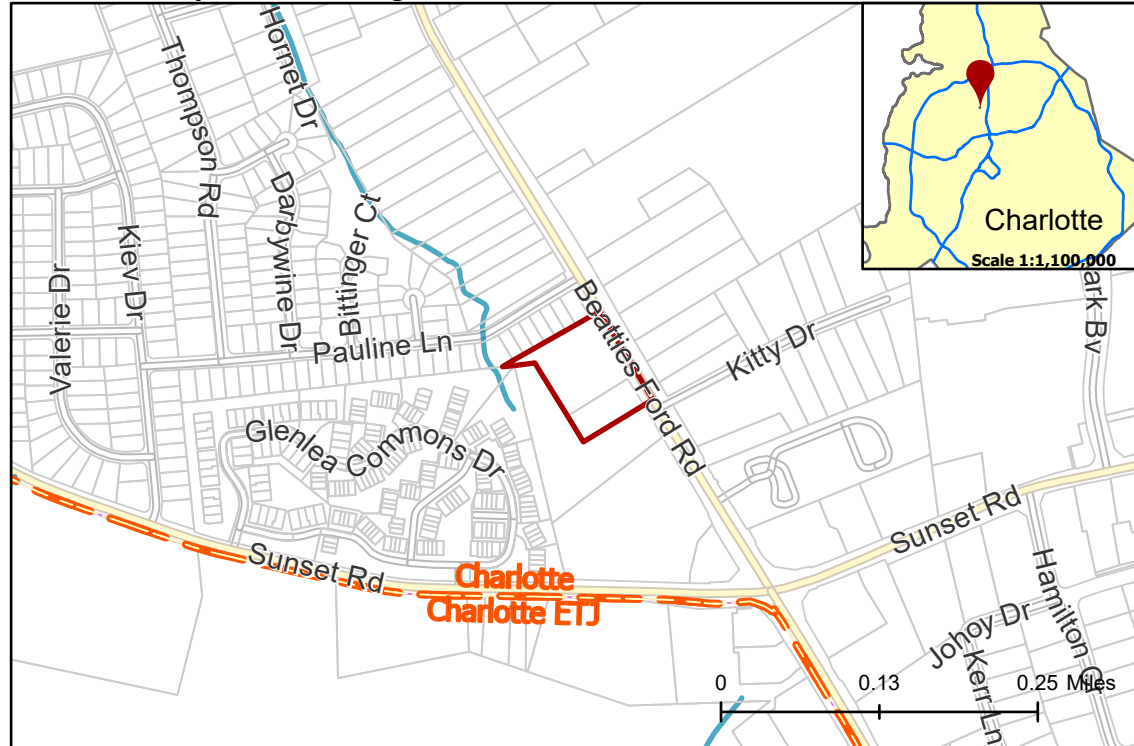


## 2020-063: Kappa Foundation of Charlotte

**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



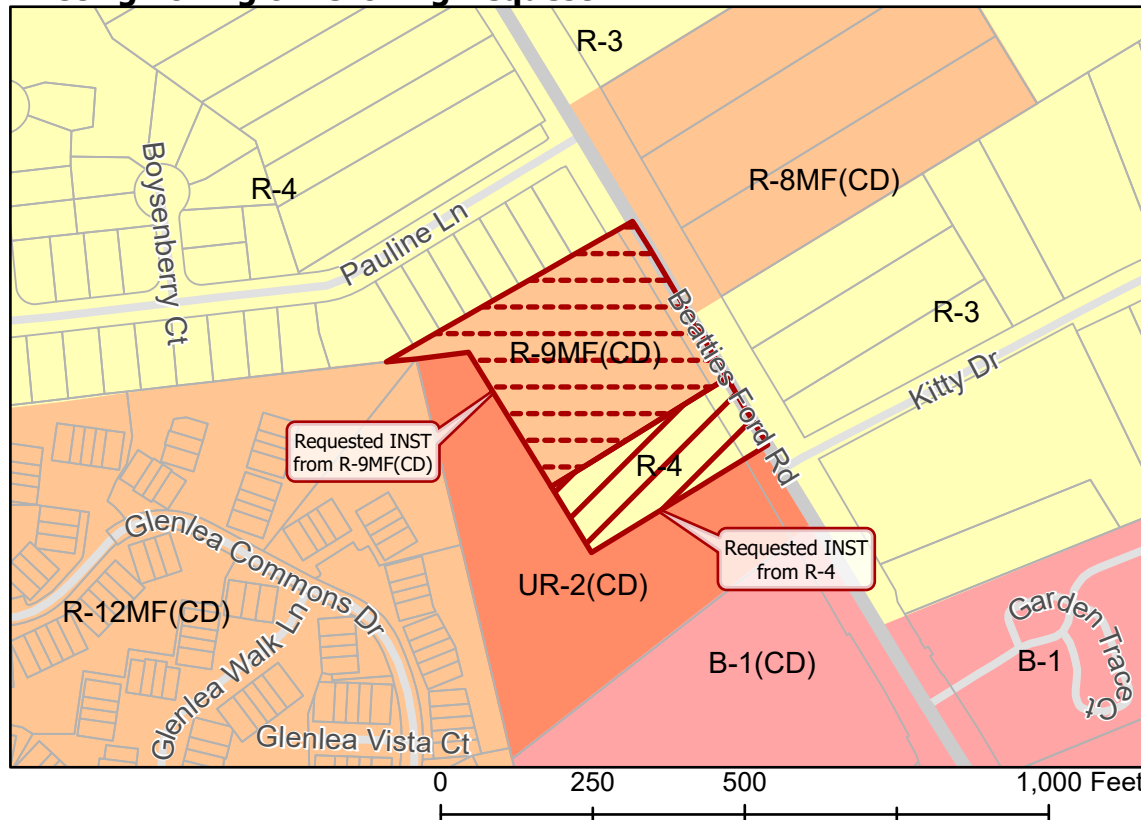
## Rezoning Map



- Inside City Limits
- Parcel
- Streams
- City Council District
- 2-Malcolm Graham



### Existing Zoning & Rezoning Request



- Requested INST from R-4
- Requested INST from R-9MF(CD)

### Zoning Classification

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



Map Created 4/15/2020

Petition No.: 2020-065  
Petitioner: Herman E. Ratchford

**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:

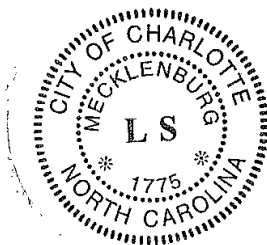


City Attorney

**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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

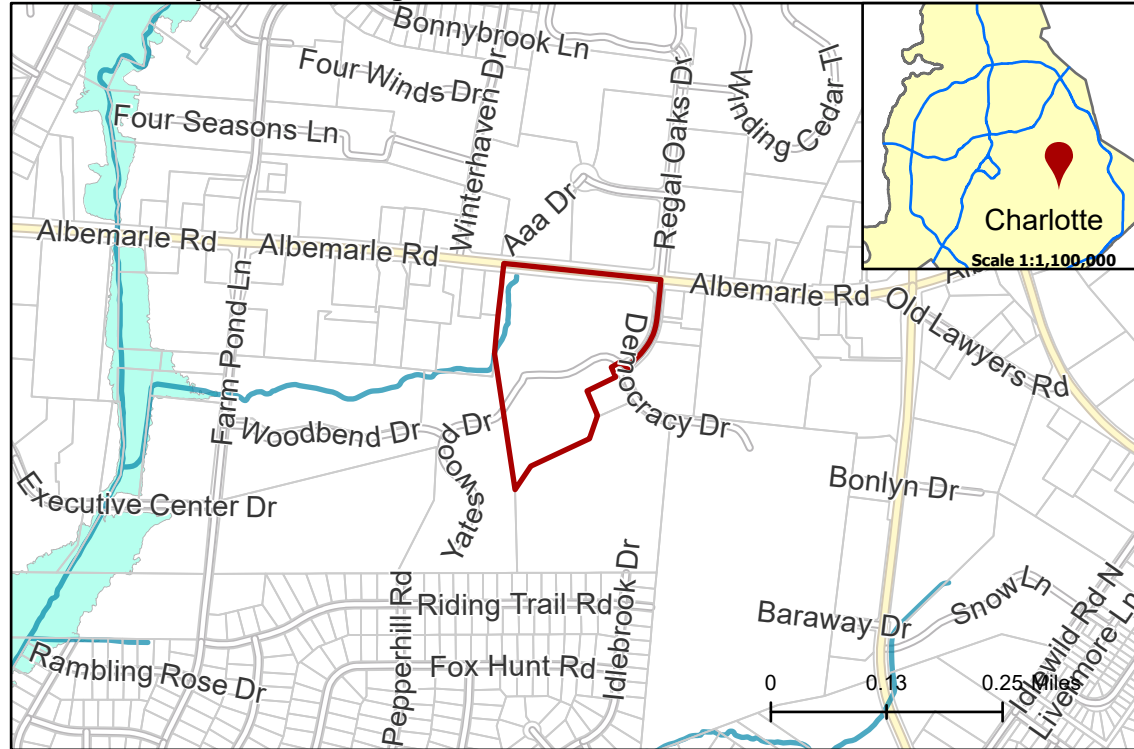
## 2020-065: Triangle Woodbridge, Inc.

**Current Zoning** O-1 (Office)

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

Approximately 15.844 acres

### Location of Requested Rezoning



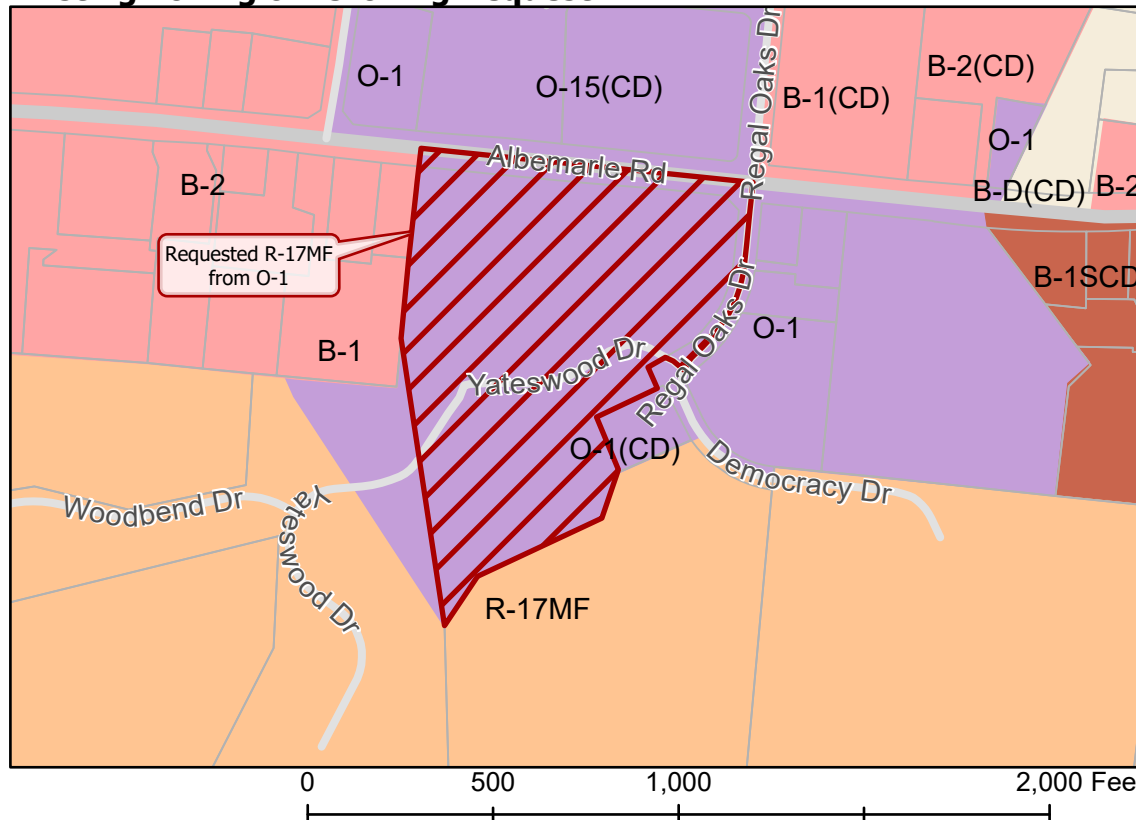
## Rezoning Map



- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 5-Matt Newton



### 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

Petition No.: 2020-070  
Petitioner: Elmington Capital Group

**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

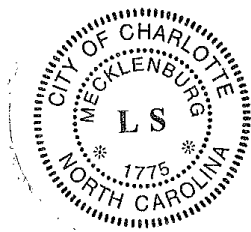
**CERTIFICATION**

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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.



Stephanie C. Kelly, City Clerk, MMC, NCCMC





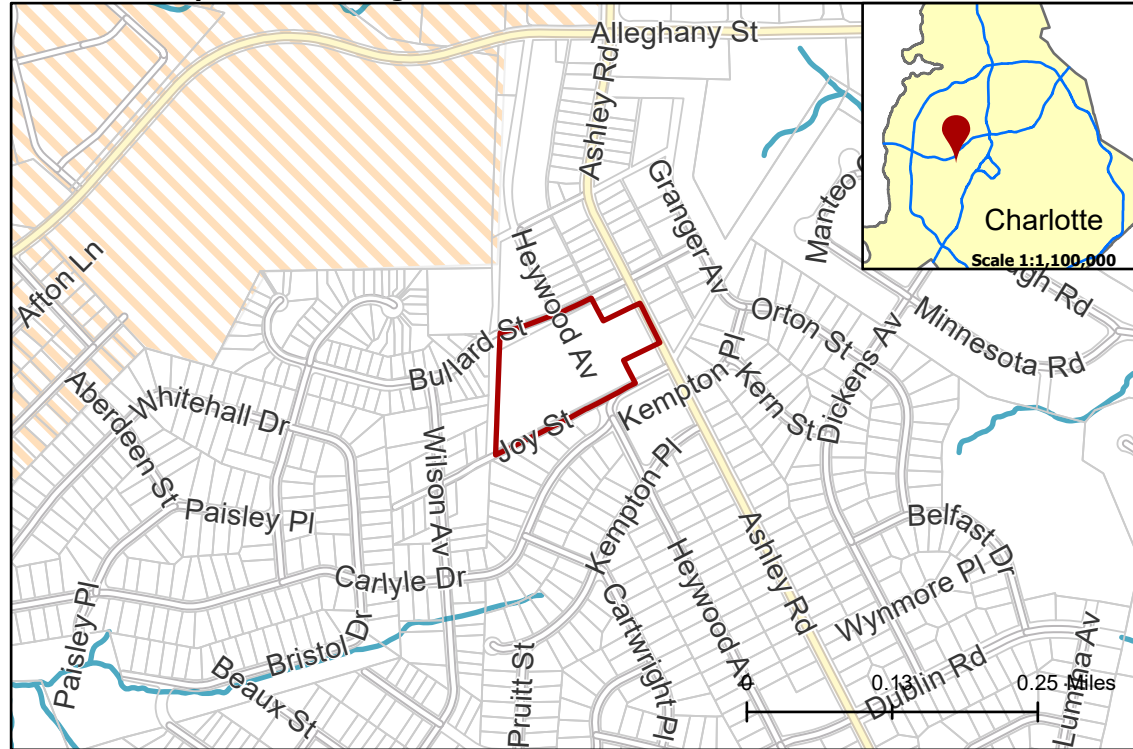
## 2020-070: Elmington Capital Group

**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



## Rezoning Map



**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

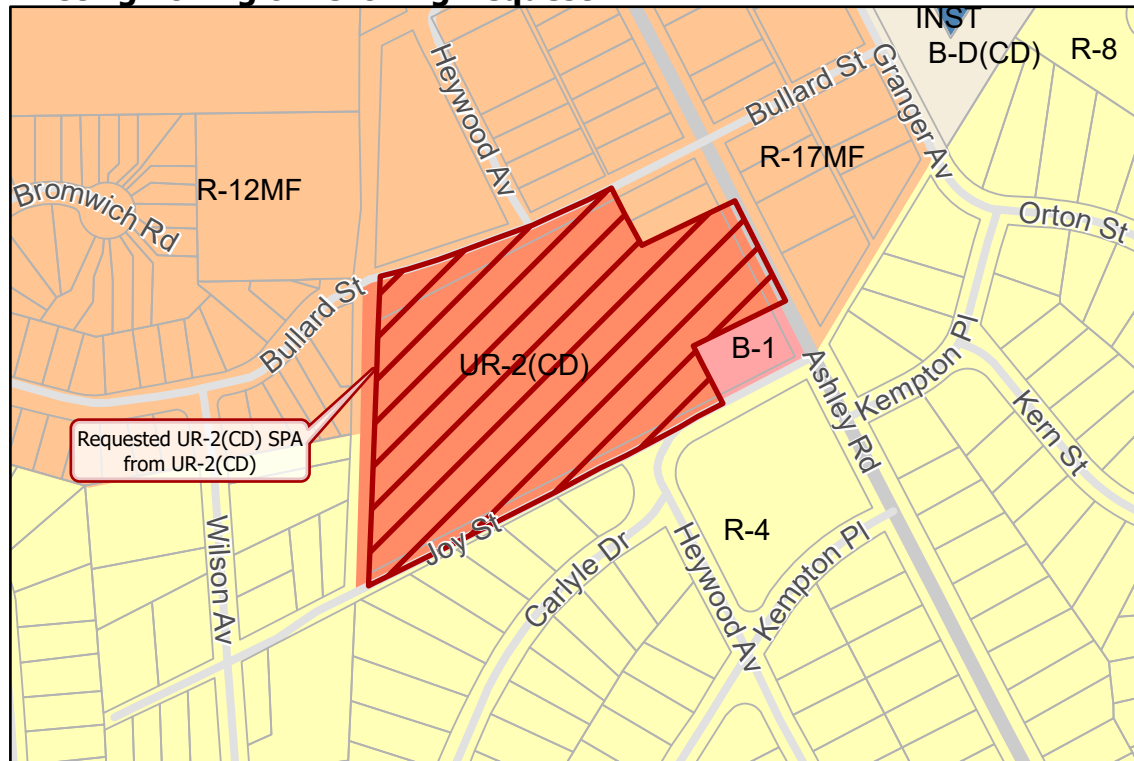
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay

### City Council District

- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Business
- Business-Distribution



Map Created 4/15/2020

Petition No.: 2020-092  
Petitioner: K Sade Ventures, Inc.

**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:

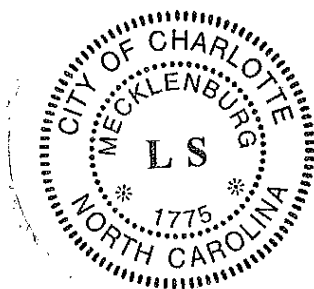


City Attorney

**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 21<sup>st</sup> 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 21<sup>st</sup> day of September 2020.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

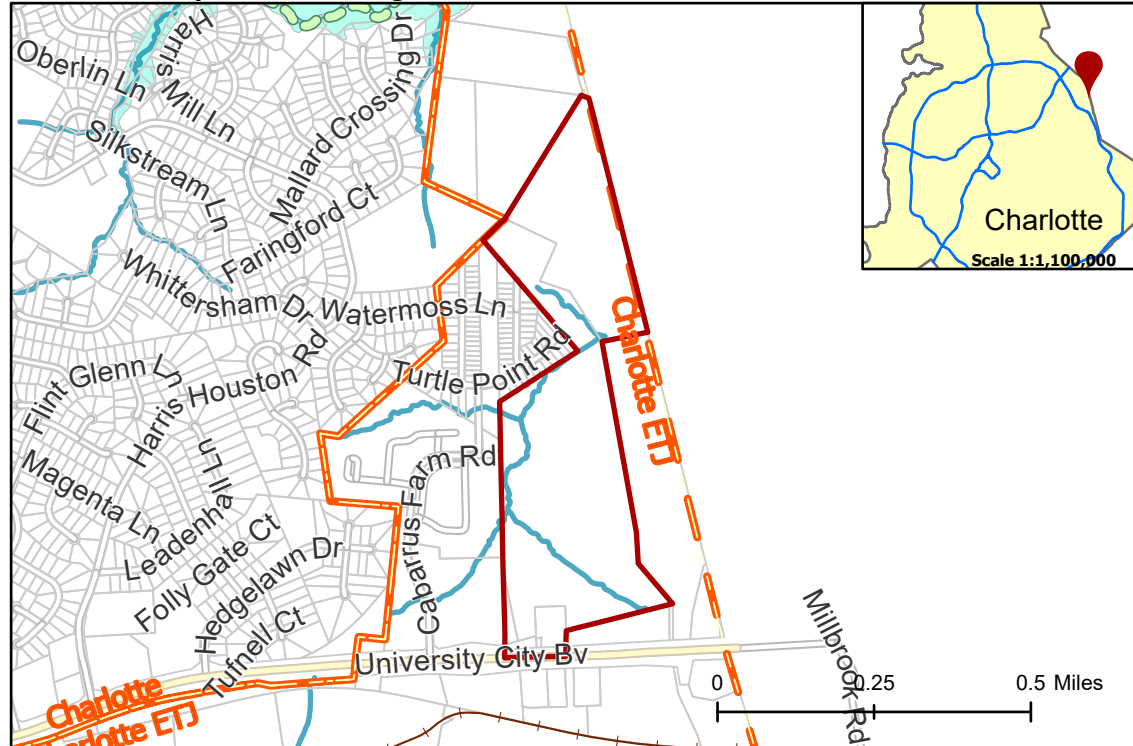
## 2020-092: K Sade Ventures, Inc.

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

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

Approximately 90.31 acres

### Location of Requested Rezoning



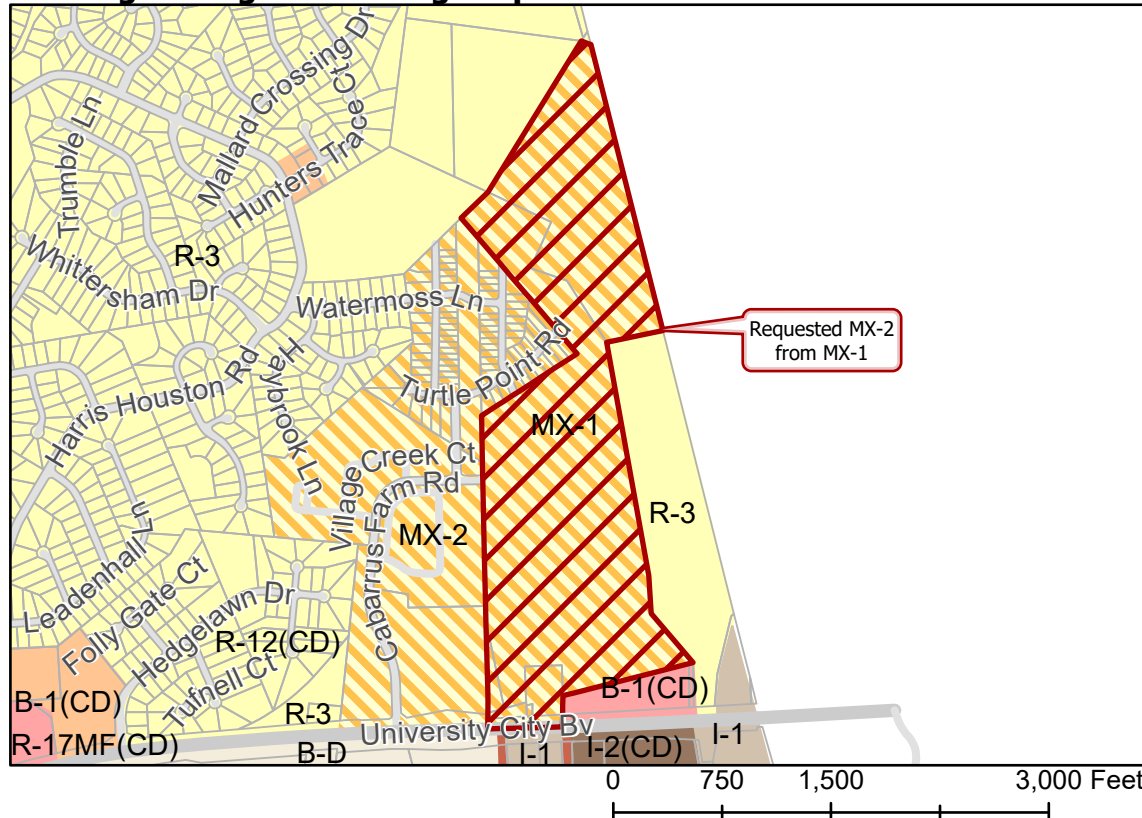
## Rezoning Map



- 2020-092
- Outside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Streams
- FEMA Flood Plain



### Existing Zoning & Rezoning Request



- Requested MX-2 from MX-1

### Zoning Classification

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



Map Created 6/1/2020