

Petition No.: 2020-103
Petitioner: Fielding Homes/DRB Group

ORDINANCE NO. 35-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 properties identified by tax parcel numbers 21337101 and 21307652, and further listed on the attached map from R-3 (single-family residential) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 616-617.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

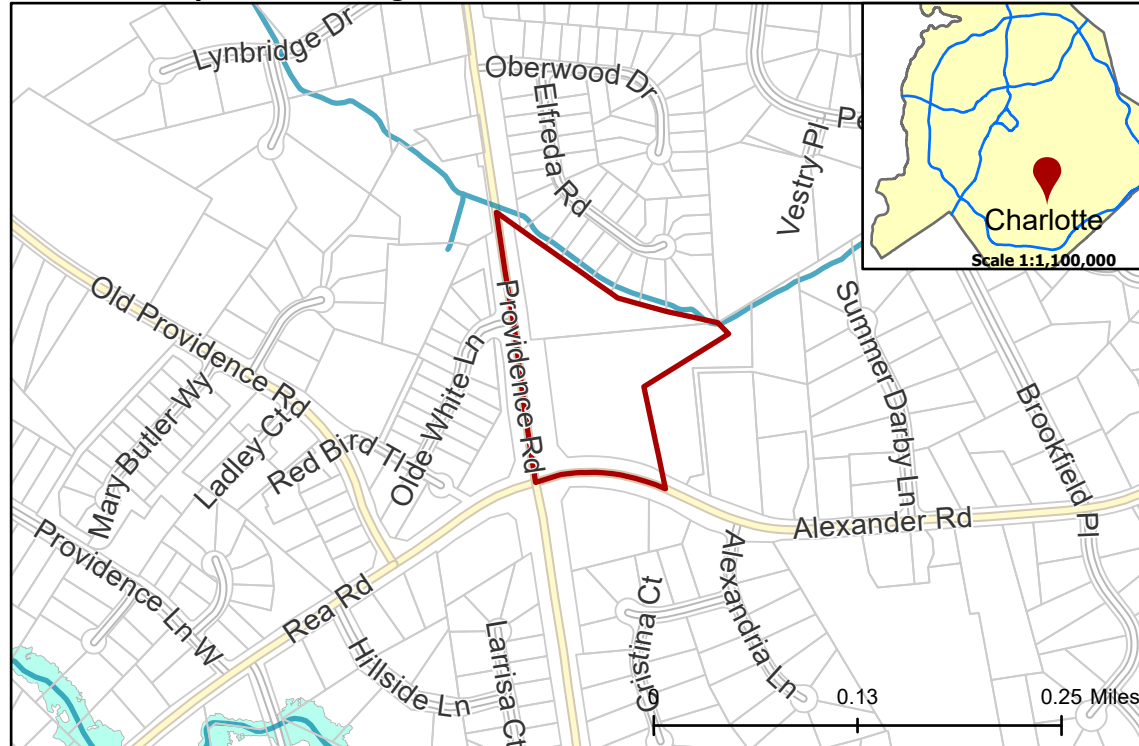
2020-103: Fielding Homes/DRB Group

Current Zoning R-3 (Single Family Residential)

Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 5.92 acres

Location of Requested Rezoning



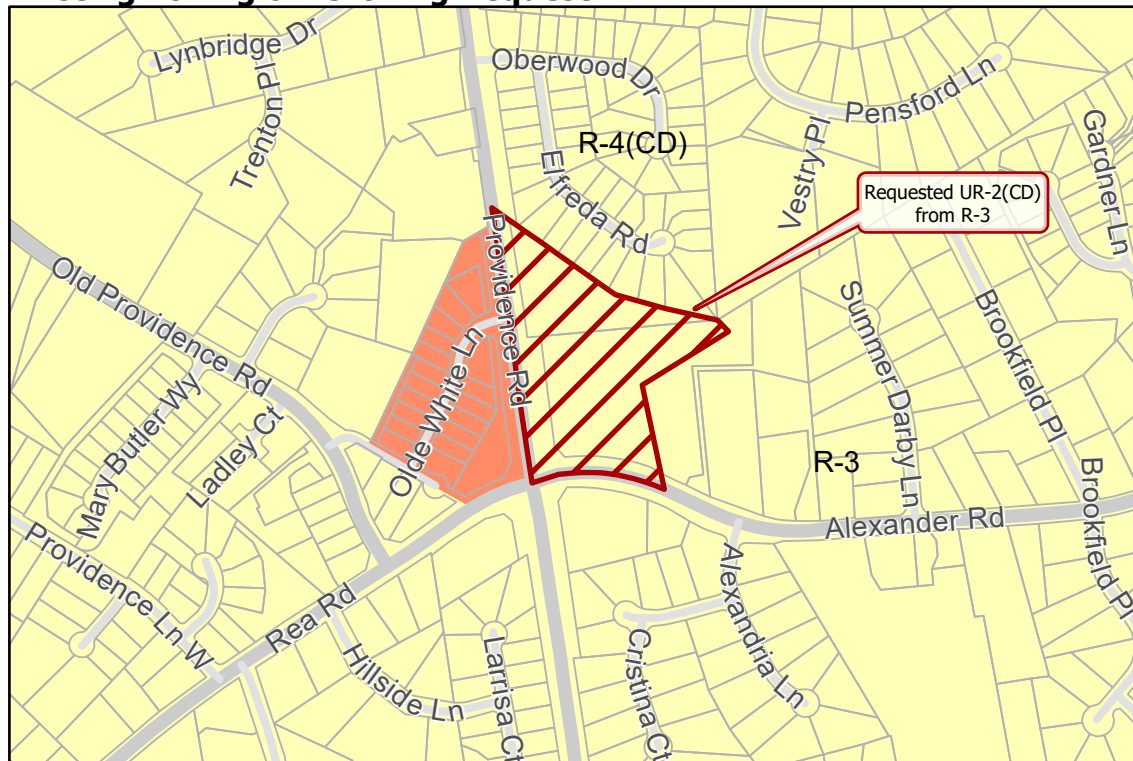
Rezoning Map



- 2020-103
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Urban Residential



Map Created 3/3/2021

Petition No.: 2020-134
Petitioner: Impact, LLC

ORDINANCE NO. 36-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 properties identified by tax parcel numbers 05548104, 05548105, and 05548107, and further listed on the attached map from CC, LWPA (commercial center, Lake Wylie Protected Area) to CC SPA, LWPA (commercial center, site plan amendment, 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

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

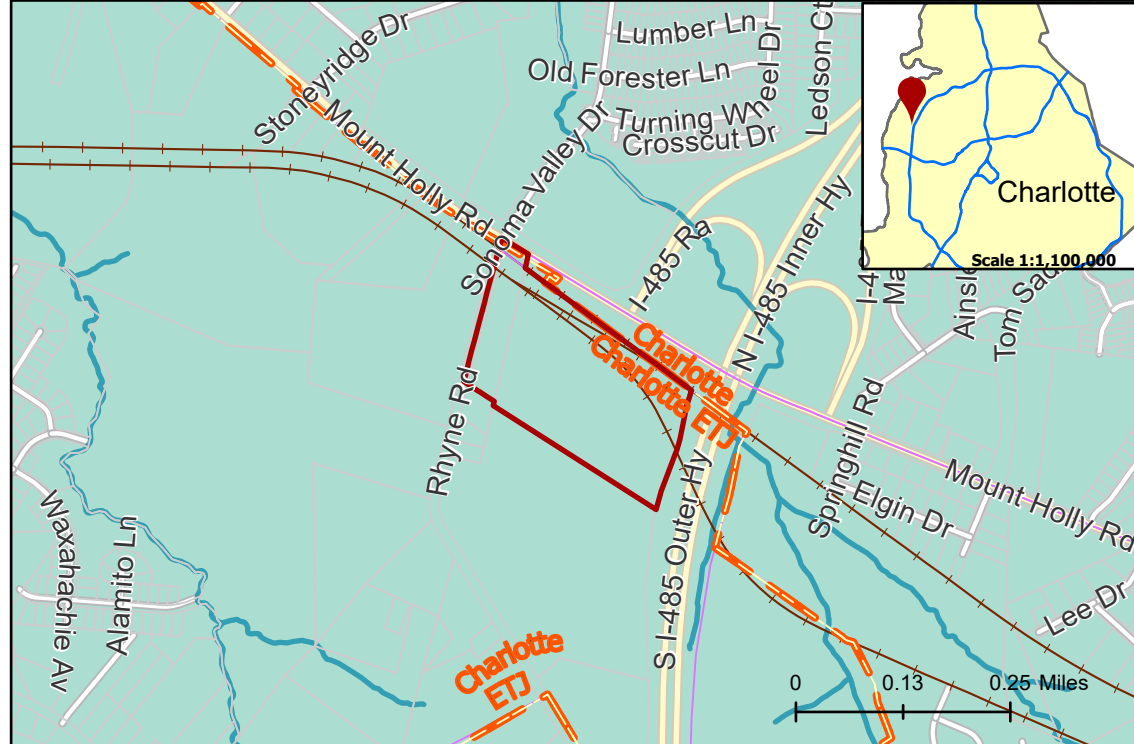
2020-134: Impact, LLC

Current Zoning CC (Commercial Center)

Requested Zoning CC LWPA (Community Center, Lake Wylie Protected Area)

Approximately 26.59 acres

Location of Requested Rezoning



Rezoning Map



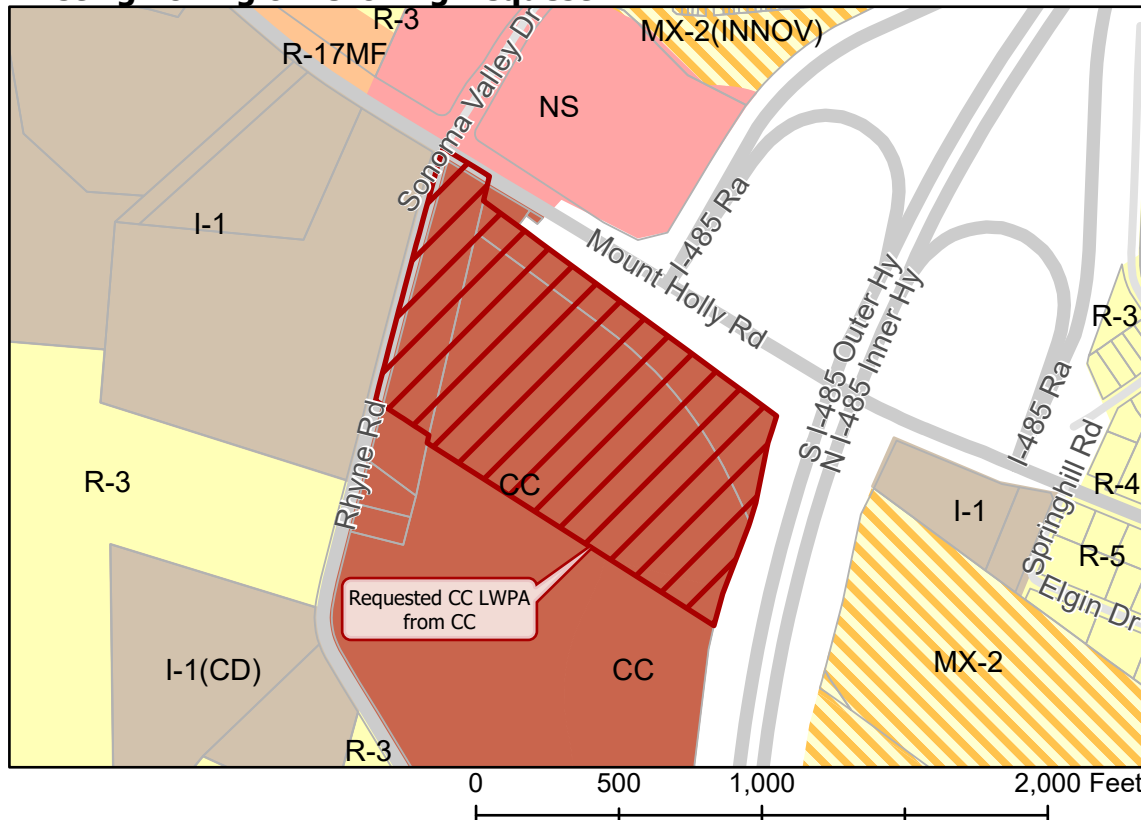
- 2020-134
- Outside City Limits
- Parcel
- Railway
- Streams
- Lake Wylie - Protected Area

Adjacent City Council Districts

- 2-Malcolm Graham
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested CC LWPA from CC

Zoning Classification

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



Map Created 2/1/2021

Petition No.: 2020-141
Petitioner: Flagship Healthcare Properties, LLC

ORDINANCE NO. 37-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 properties identified by the tax parcels listed below, and further listed on the attached map from O-2 (office) 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

Parcels included in Rezoning Petition 2020-141

17208701	12708702	12708103
12708720	12708721	Portion of 12708719

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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 620-621.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

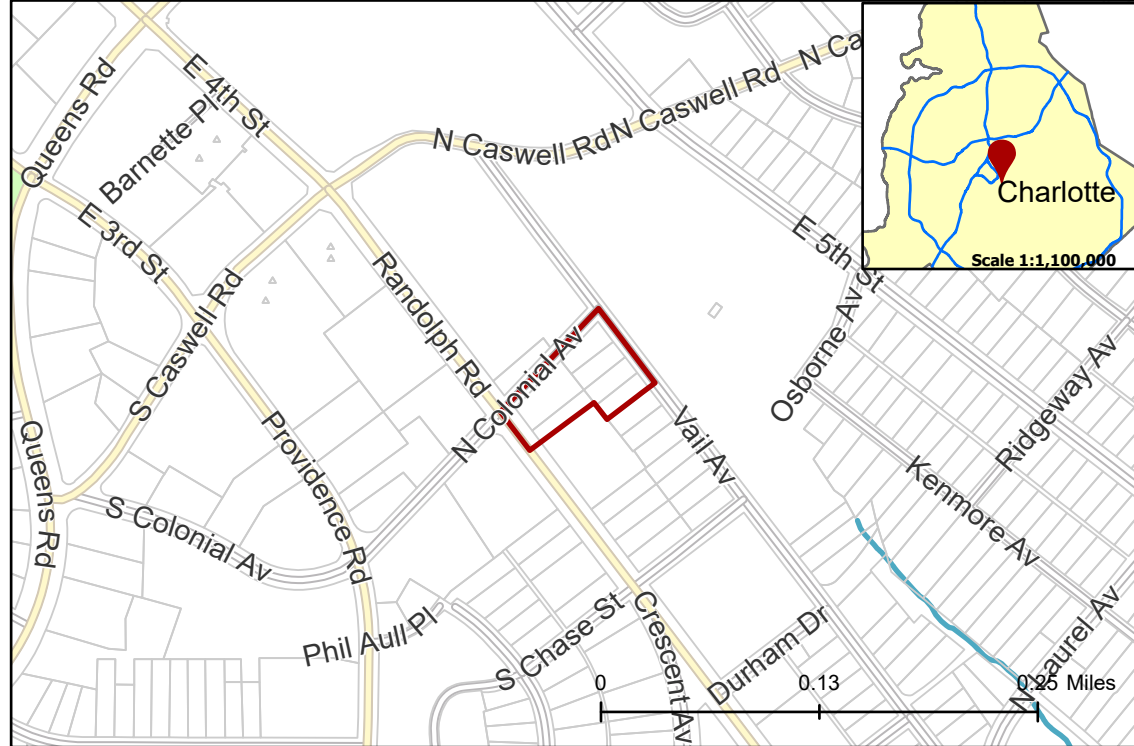
2020-141: Flagship Healthcare Properties, LLC

Current Zoning O-2 (Office)

Requested Zoning MUDD(CD) (Mixed-Use Development, Conditional)

Approximately 1.55 acres

Location of Requested Rezoning



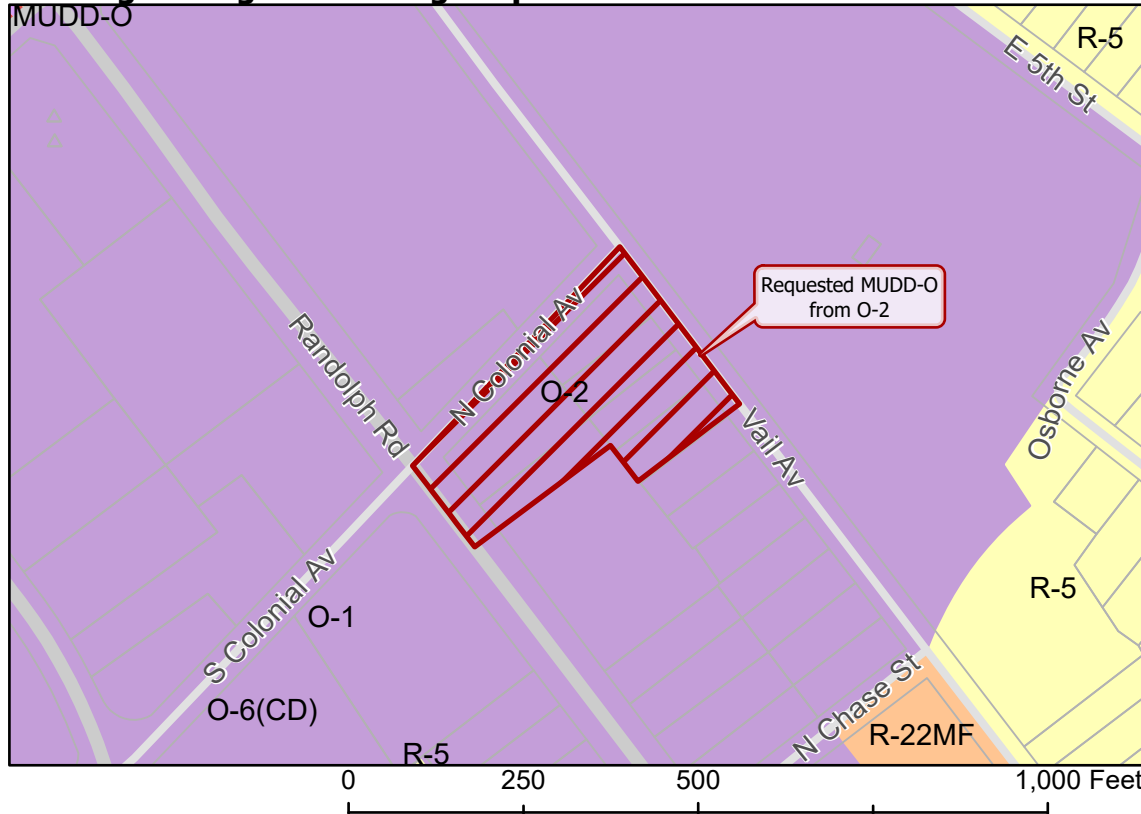
Rezoning Map



- 2020-141
- Inside City Limits
- Parcel
- Streams
- Midtown Morehead Cherry
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from O-2

Zoning Classification

- Single Family
- Multi-Family
- Office
- Mixed Use



Map Created 1/27/2021

Petition No.: 2020-150
Petitioner: Evolve Acquisition, LLC

ORDINANCE NO. 38-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 properties identified by tax parcel number 02508104, and further listed on the attached map from R-3 (single-family residential and BP (business park) 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.

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City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



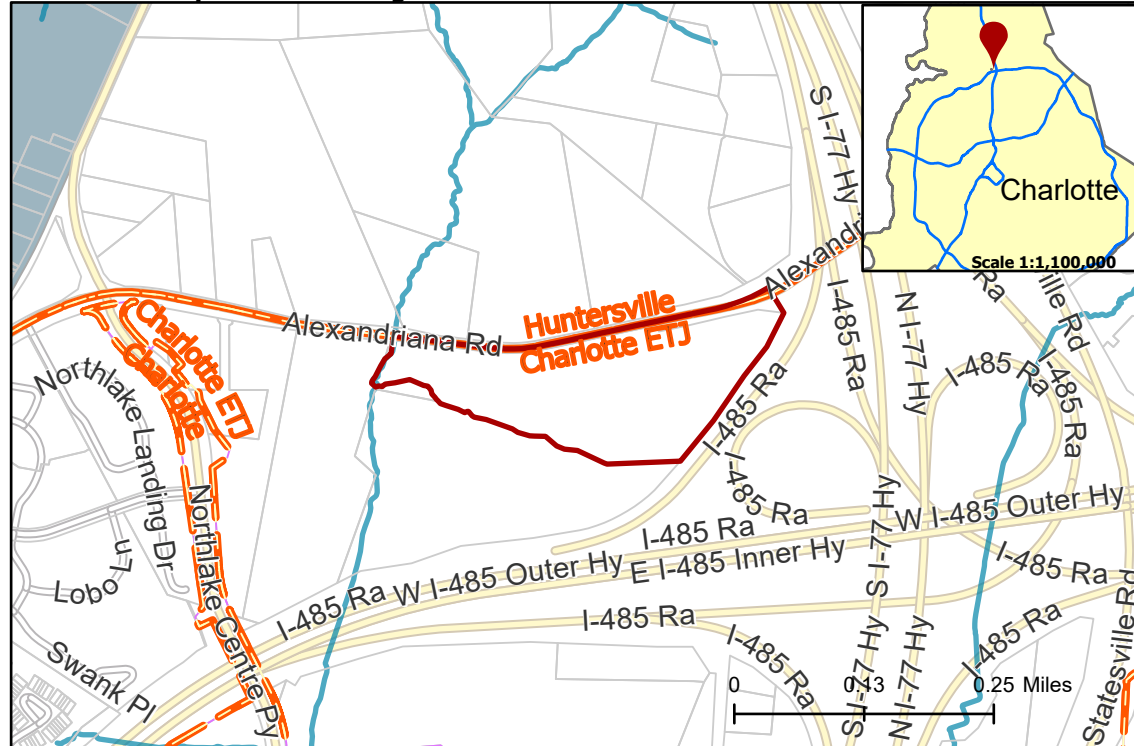
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2020-150: Evolve Acquisition, LLC

Current Zoning R-3 (Single Family Residential), BP (Business Park)
Requested Zoning R-17MF(CD) (Multi-Family Residential, Conditional)

Approximately 20.267 acres

Location of Requested Rezoning



Rezoning Map



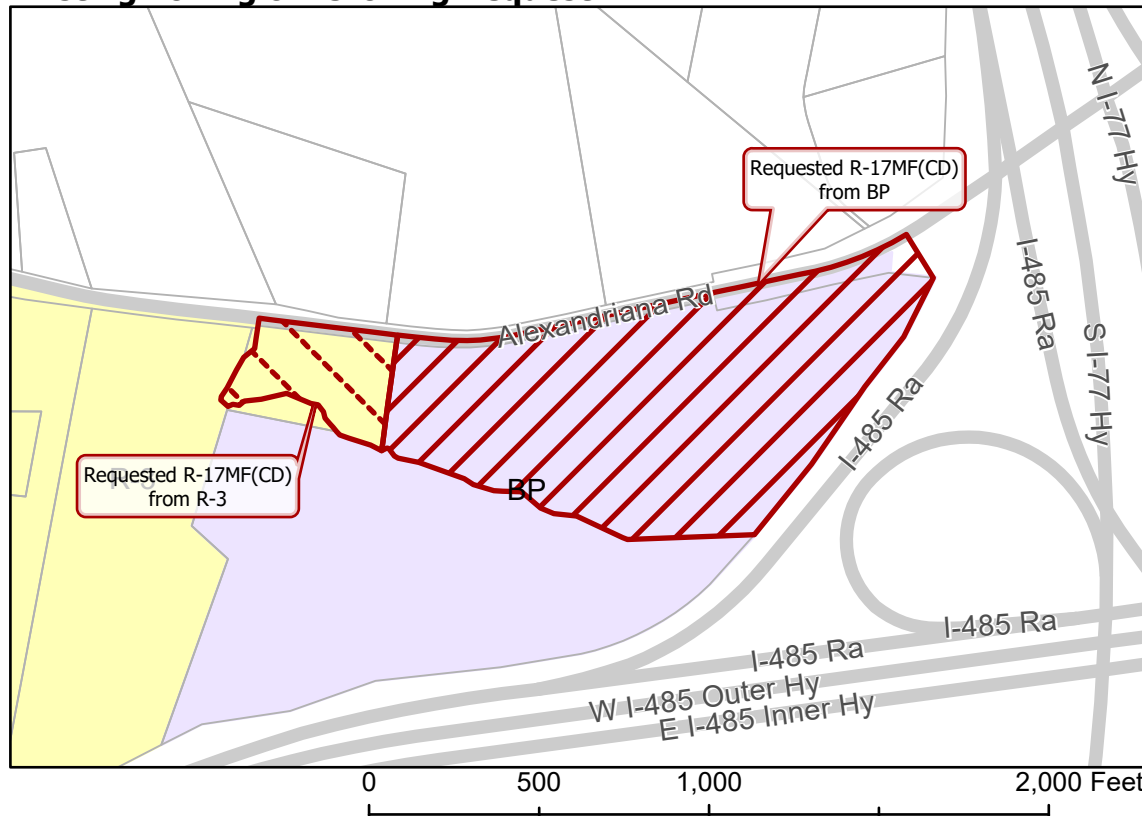
- 2020-150
- Outside City Limits
- Parcel
- Streams
- Mtn. Island lake - Critical Area

ETJ - Closest to City Council District

 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested R-17MF(CD) from BP
- Requested R-17MF(CD) from R-3

Zoning Classification

- Single Family
- Business Park



Map Created 3/10/2021

Petition No.: 2020-159

Petitioner: Bainbridge Communities Acquisitions III, LLC

ORDINANCE NO. 39-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 properties identified by tax parcel numbers 02920109 and 02920110, and further listed on the attached map from R-3 (single-family residential) to R-22 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:

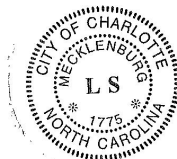


City Attorney

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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 624-625.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

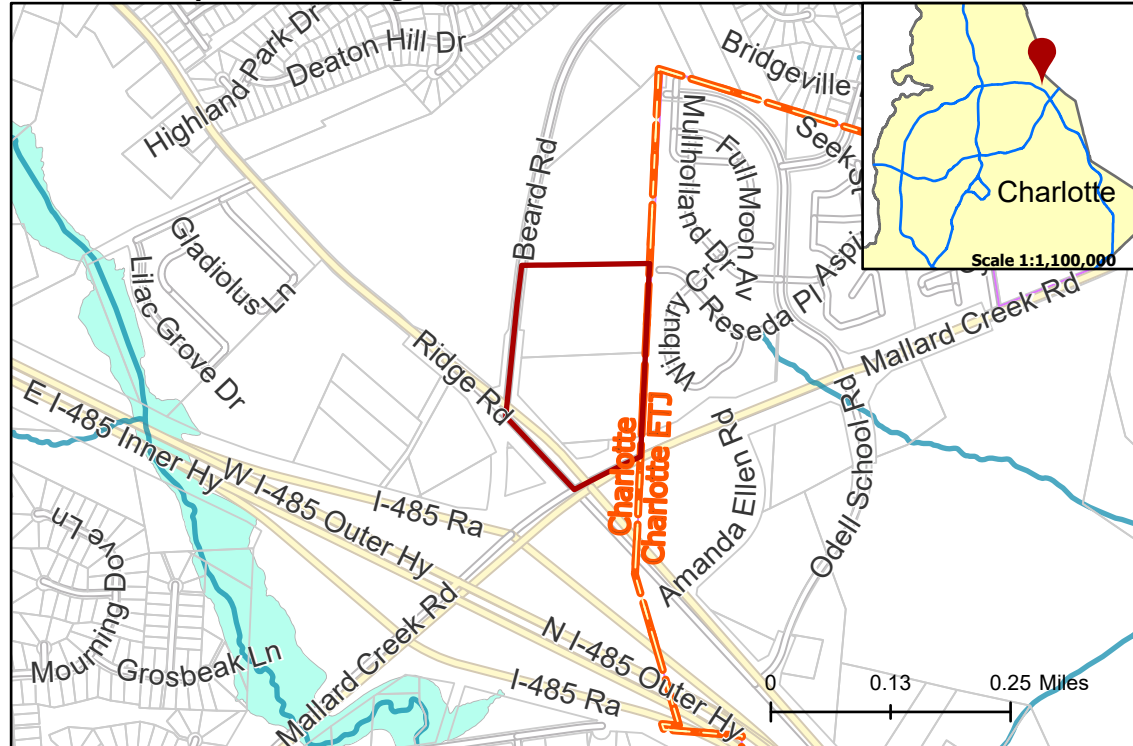
2020-159: Ray Smith, Bainbridge Communities Acquisitions III, LLC

Current Zoning R-3 (Single Family Residential)

Requested Zoning R-22MF(CD) (Multi-Family Residential, Conditional)

Approximately 14.6 acres

Location of Requested Rezoning



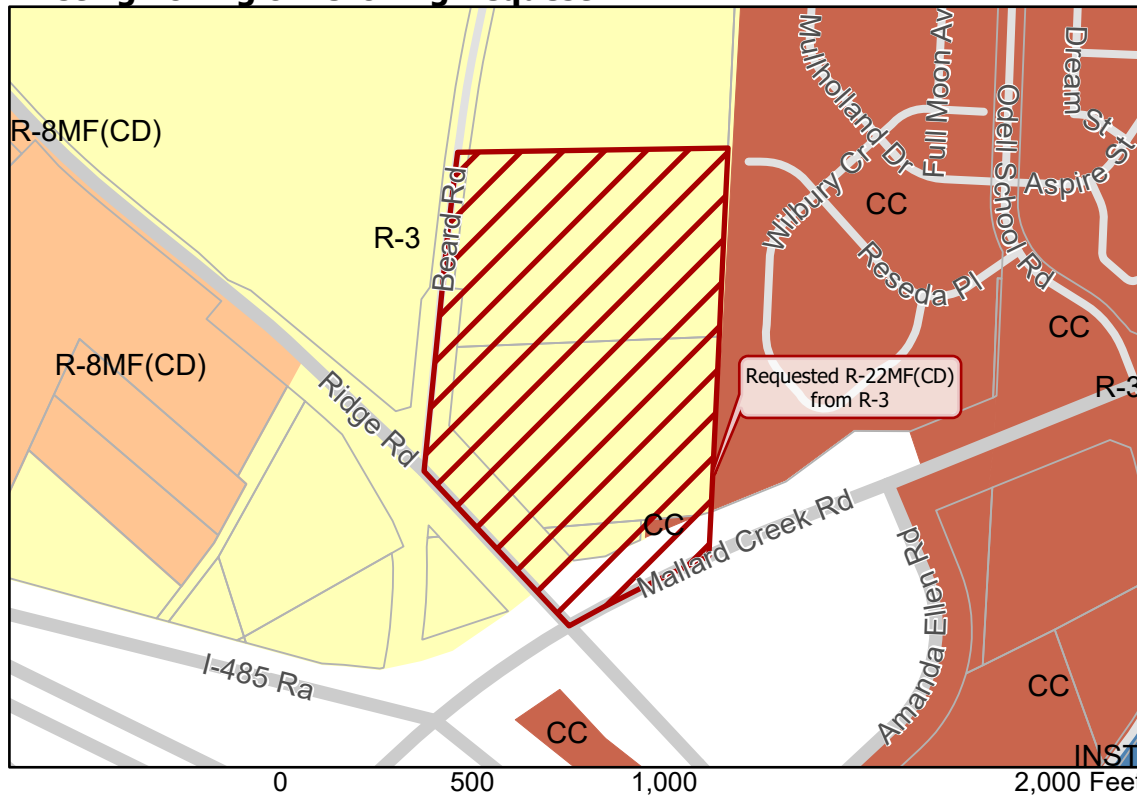
Rezoning Map



- 2020-159
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



- Requested R-22MF(CD) from R-3
- Zoning Classification**
- Single Family
- Multi-Family
- Institutional
- Commercial Center



Map Created 1/26/2021

Petition No.: 2020-168
Petitioner: The Building Agency, LLC

ORDINANCE NO. 40-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 properties identified by tax parcel number 10110157, and further listed on the attached map from R-4 (single-family residential) to R-8 (CD) (single-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.

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City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

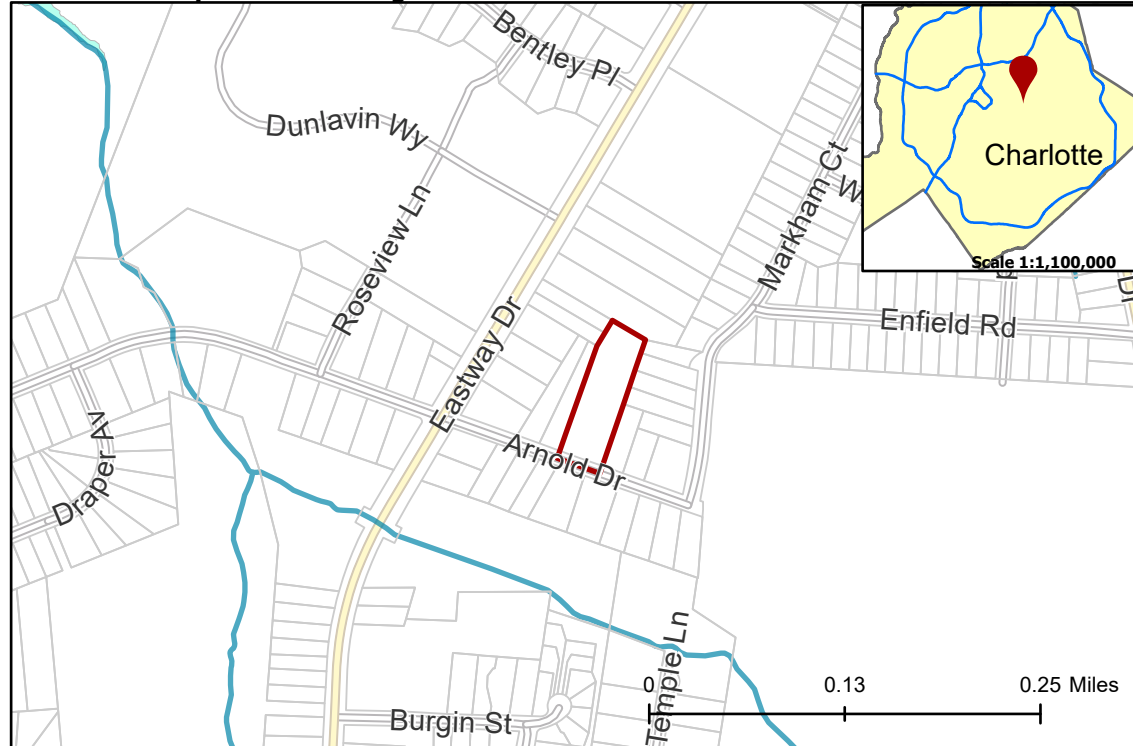
2020-168: The Building Agency, LLC

Current Zoning R-4 (Single Family Residential)

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

Approximately 1.572 acres

Location of Requested Rezoning



Rezoning Map



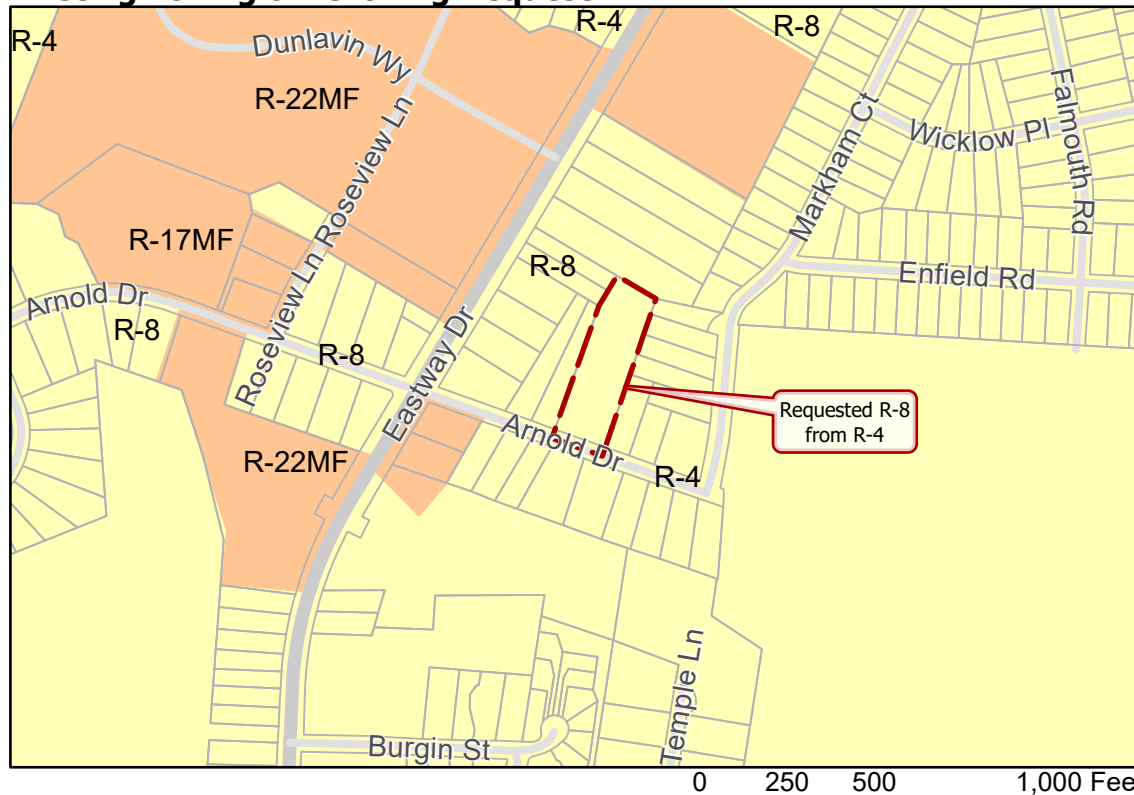
- 2020-168
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested R-8 from R-4

Zoning Classification

- Single Family
- Multi-Family



Map Created 11/23/2020

Petition No.: 2020-172
Petitioner: Alex Ransenberg

ORDINANCE NO. 41-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 properties identified by tax parcel number 08316702, and further listed on the attached map from R-5 (residential) to UR-1 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:



City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

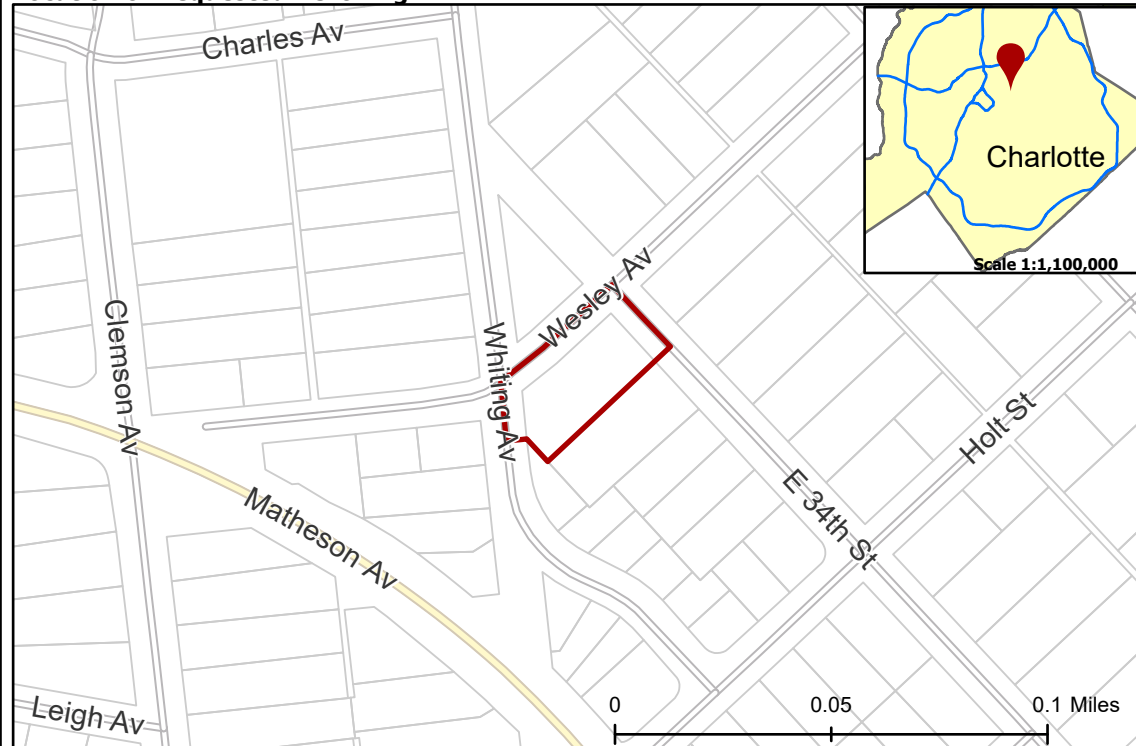
2020-172: Urban Design Partners PLLC

Current Zoning R-5 (Single Family Residential)

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

Approximately 0.312 acres

Location of Requested Rezoning



Rezoning Map



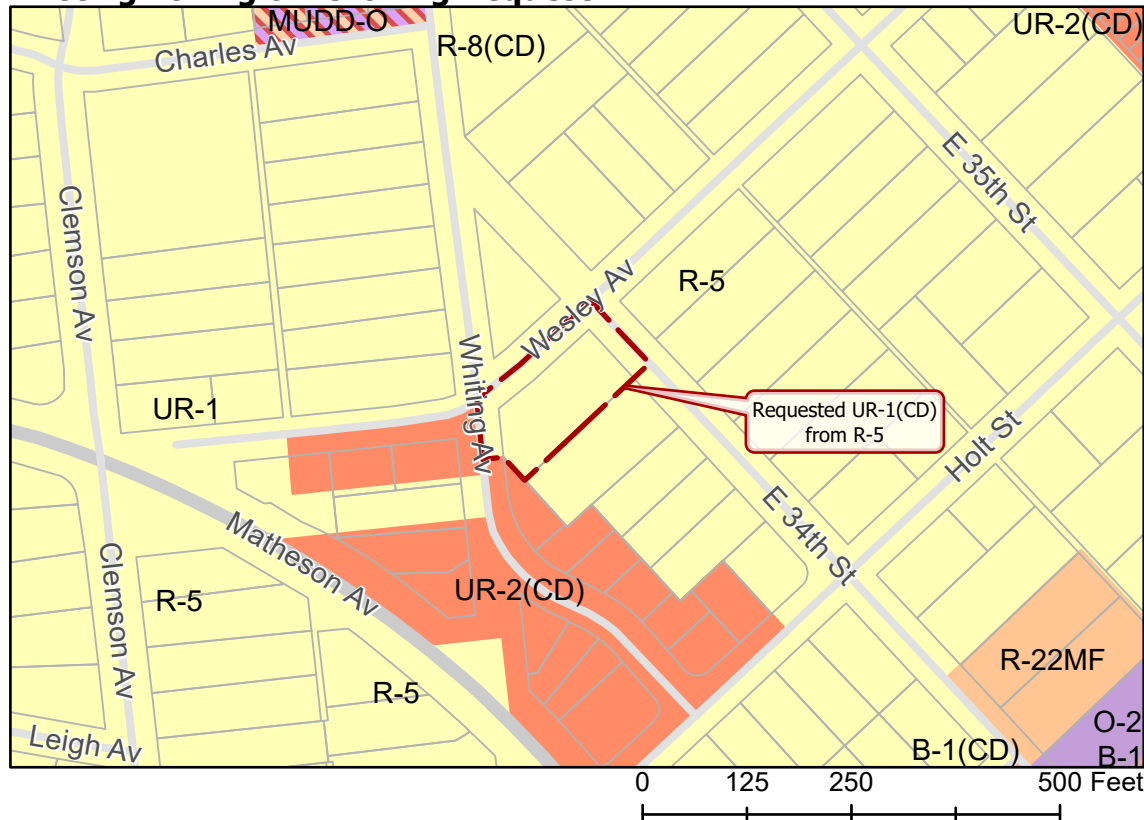
- 2020-172
- Inside City Limits
- Parcel
- Transit Supportive Overlay

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested UR-1(CD) from R-5

Zoning Classification

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



Map Created 11/23/2020

Petition No.: 2020-179
Petitioner: Agent 89 Properties, LLC

ORDINANCE NO. 42-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 properties identified by tax parcel numbers 11122103 and 11122105, and further listed on the attached map from R-3 (single-family residential) to R-4 (single-family 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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 630-631.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



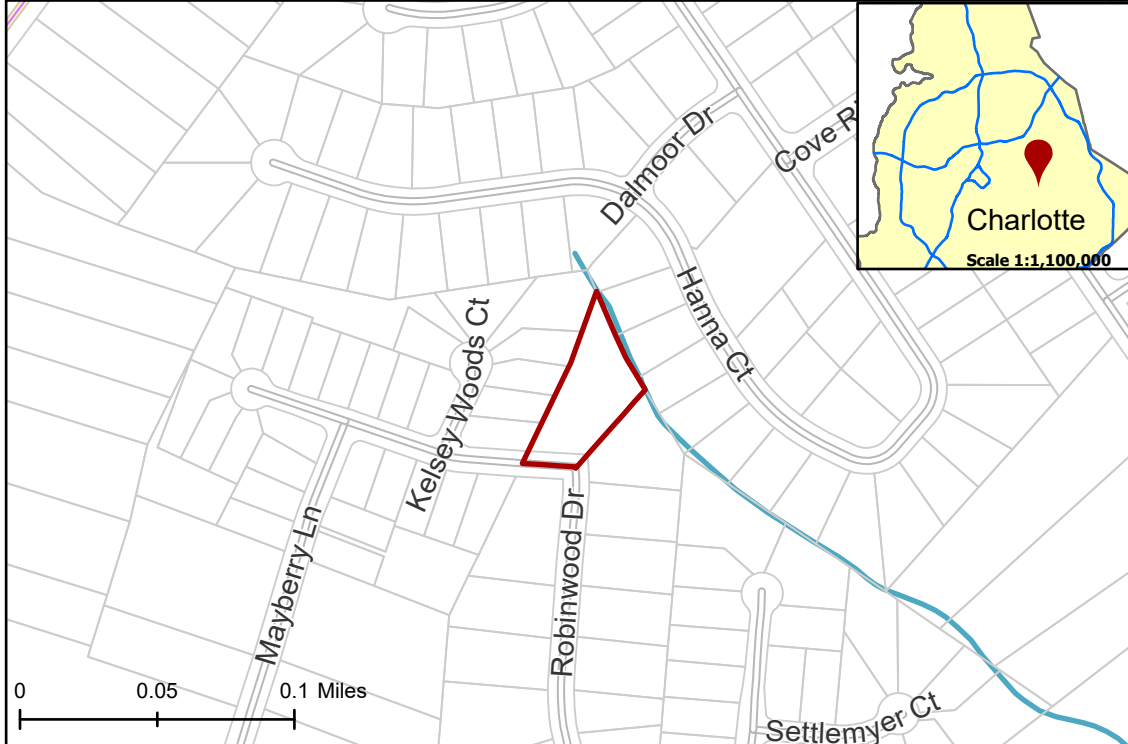
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2020-179: Agent 89 Properties, LLC

Current Zoning R-3 (Single Family Residential)
Requested Zoning R-4 (Single Family Residential)

Approximately 0.749 acres

Location of Requested Rezoning



Rezoning Map



- 2020-179
- Inside City Limits
- Parcel
- Streams

City Council District

5-Matt Newton



Existing Zoning & Rezoning Request



Requested R-4
from R-3

Zoning Classification

Single Family



Map Created 12/22/2020

Petition No.: 2020-184
Petitioner: Pinky's, LLC

ORDINANCE NO. 43-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 properties identified by tax parcel number 06703101, and further listed on the attached map from B-1 PED-O (neighborhood business, pedestrian overlay, optional) to B-1 PED-O (SPA) (neighborhood business, pedestrian overlay, 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

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

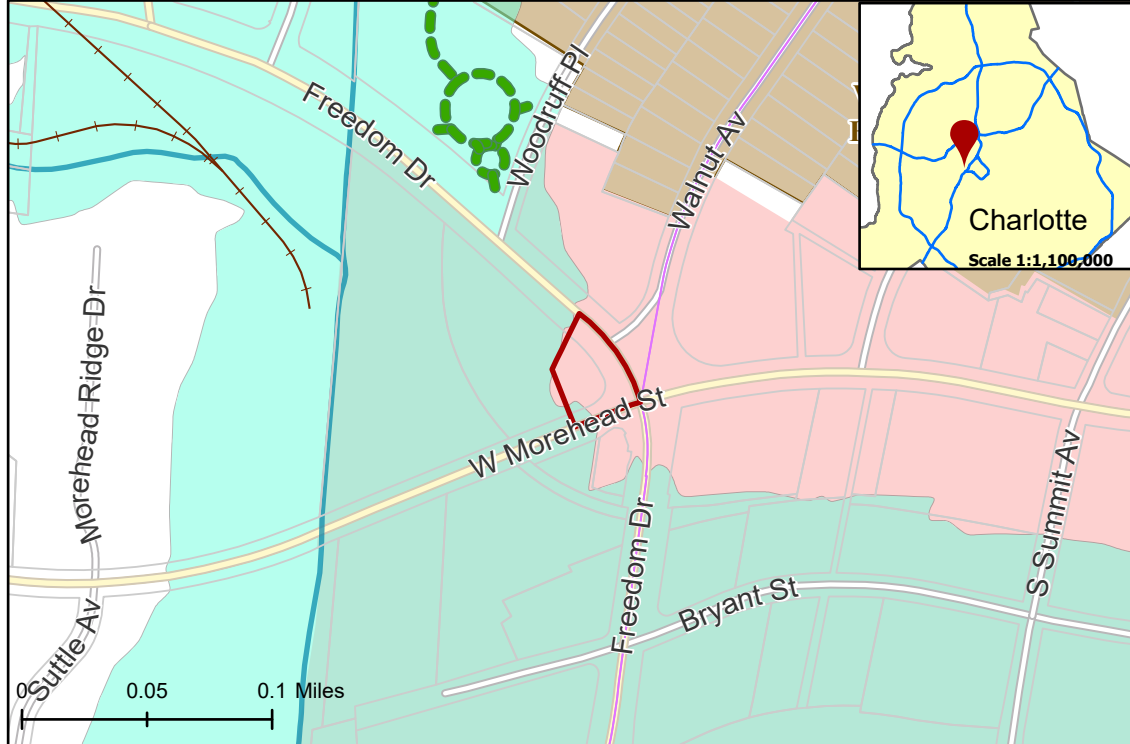
2020-184: 1600 PINKYS LLC

Current Zoning B-1 PED-Optional (Neighborhood Business, Pedestrian Overlay, Optional)

Requested Zoning B-1 PED-Optional, SPA (Neighborhood Business, Pedestrian Overlay, Optional, Site Plan Amendment)

Approximately 0.225 acres

Location of Requested Rezoning



Rezoning Map



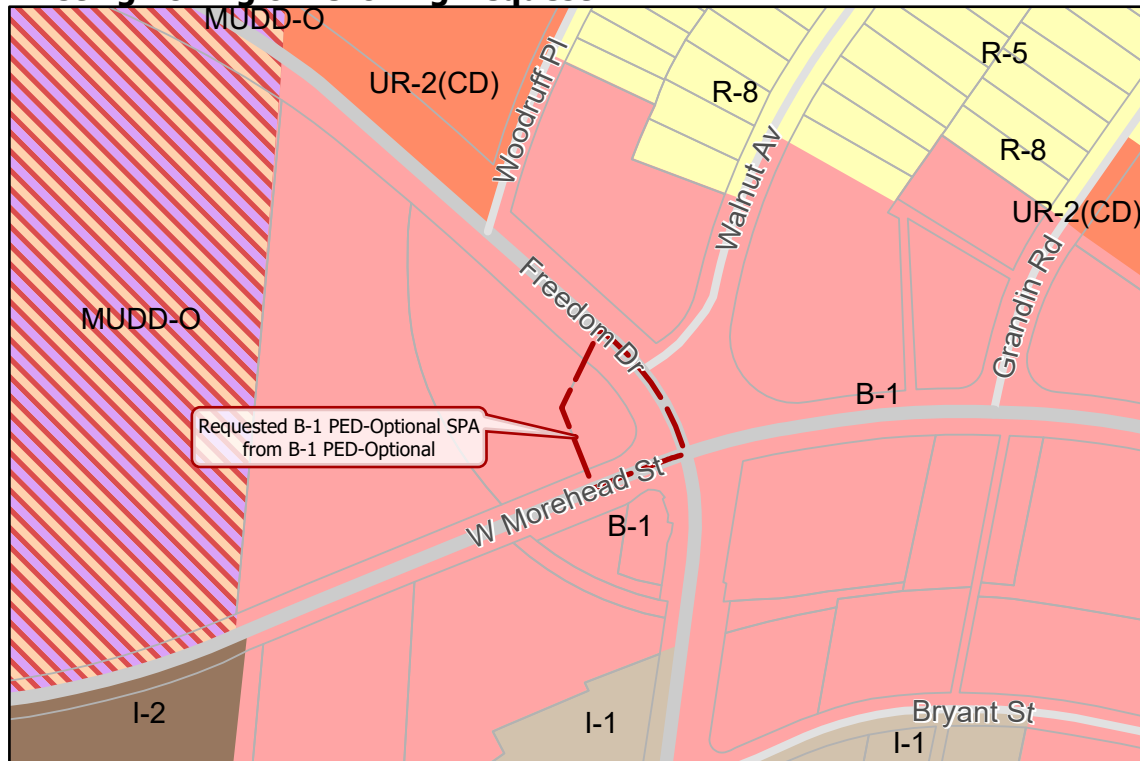
- 2020-184
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- West Morehead
- Historic Districts

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested B-1 PED-Optional SPA from B-1 PED-Optional

Zoning Classification

- Single Family
- Urban Residential
- Business
- Light Industrial
- General Industrial
- Mixed Use



Map Created 12/23/2020

0 125 250 500 Feet

Petition No.: 2020-185
Petitioner: Providence Group Capital, LLC

ORDINANCE NO. 44-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 by tax parcel number 12104317, and further identified on the attached map from TOD-NC (transit-oriented development-neighborhood center) 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

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2020-185: Providence Group Capital, LLC

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

Approximately 0.808 acres

Location of Requested Rezoning



Rezoning Map



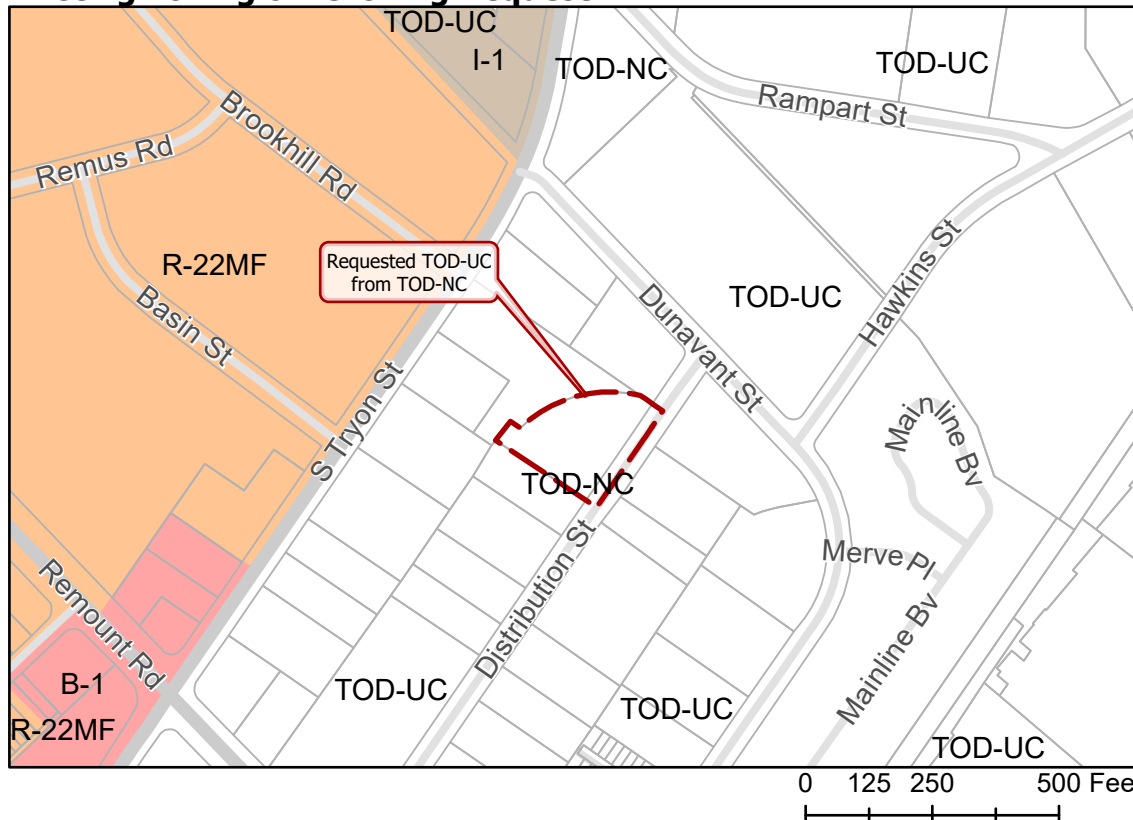
- 2020-185
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-UC from TOD-NC

Zoning Classification

- Multi-Family
- Business
- Light Industrial



Map Created 12/23/2020

Petition No.: 2020-187
Petitioner: Sam's Mart

ORDINANCE NO. 45-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 by tax parcel number 13105102, and further identified on the attached map from B-1 (neighborhood business) to B-2 (general business).

SEE ATTACHED MAP

Section 2. 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 19th day of April 2021.



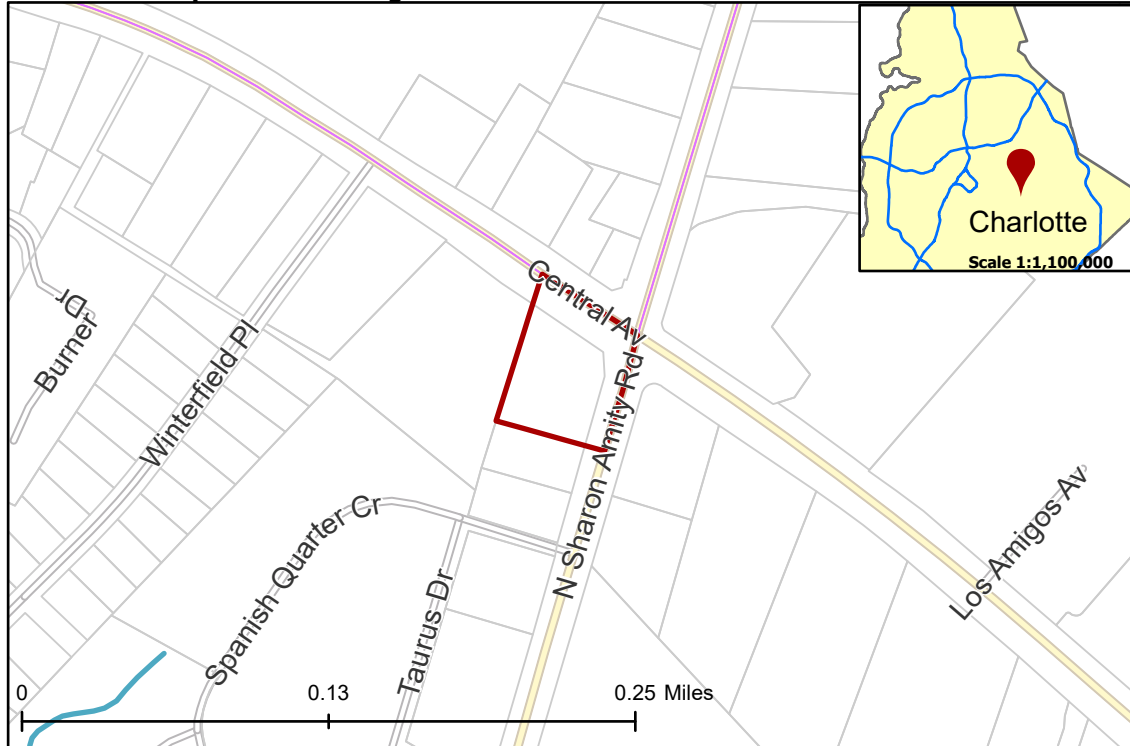
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2020-187: Sam's Mart

Current Zoning B-1 (Neighborhood Business)
Requested Zoning B-2 (General Business)

Approximately 1.098 acres

Location of Requested Rezoning



Rezoning Map



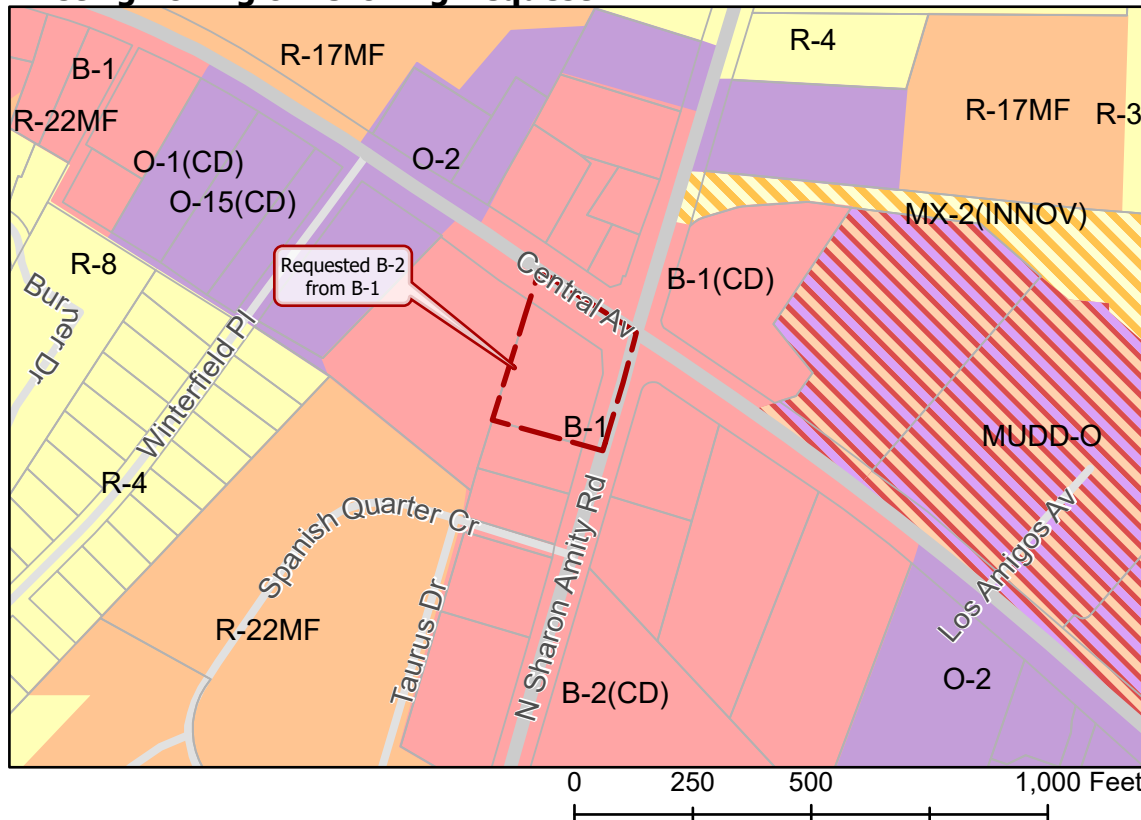
- 2020-187
- Inside City Limits
- Parcel
- Streams

City Council District

- 5-Matt Newton



Existing Zoning & Rezoning Request



Zoning Classification

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



Map Created 12/23/2020

Petition No.: 2020-188
Petitioner: Shaun Gasparini, True Homes, LLC

ORDINANCE NO. 46-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 by the tax parcel numbers listed below, and further identified on the attached map from R-3 (single-family residential) to R-8 MF (multi-family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

Parcels Included in Rezoning Petition 2020-188

10520130	10520108
10520117	10520107

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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 638-639.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

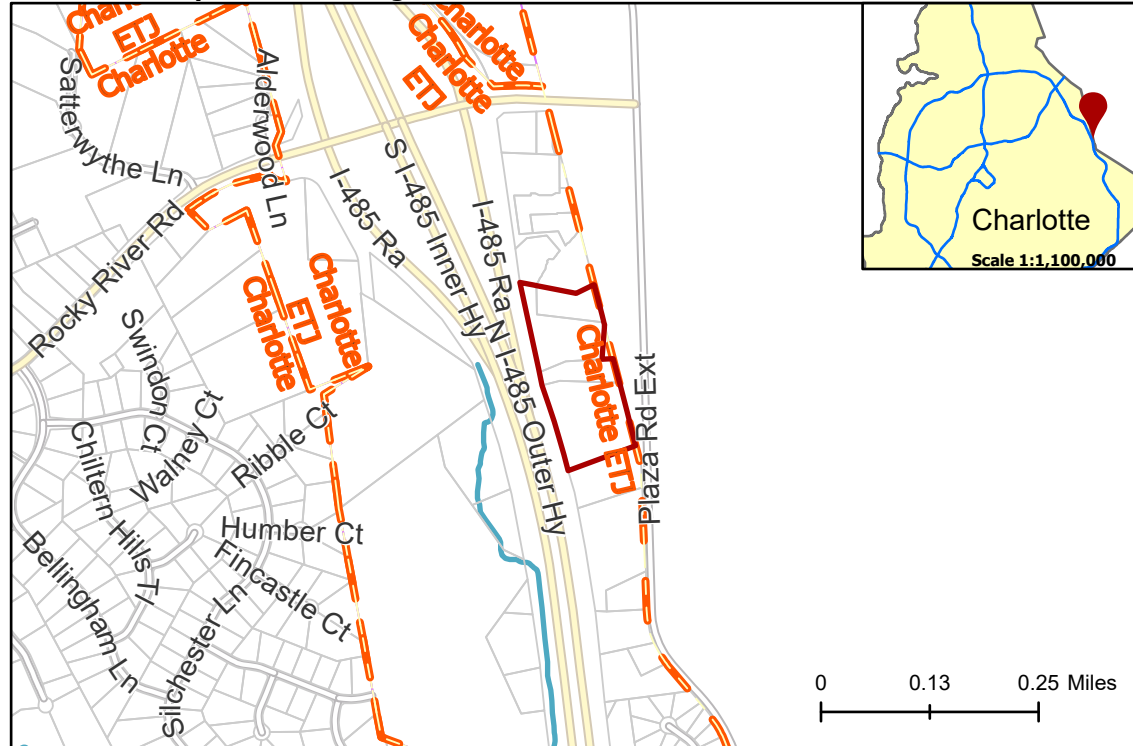
2020-188: Shaun Gasparini, True Homes, LLC

Current Zoning R-3 (Single Family Residential)

Requested Zoning R-8MF (Multi-Family Residential)

Approximately 11.489 acres

Location of Requested Rezoning



Rezoning Map



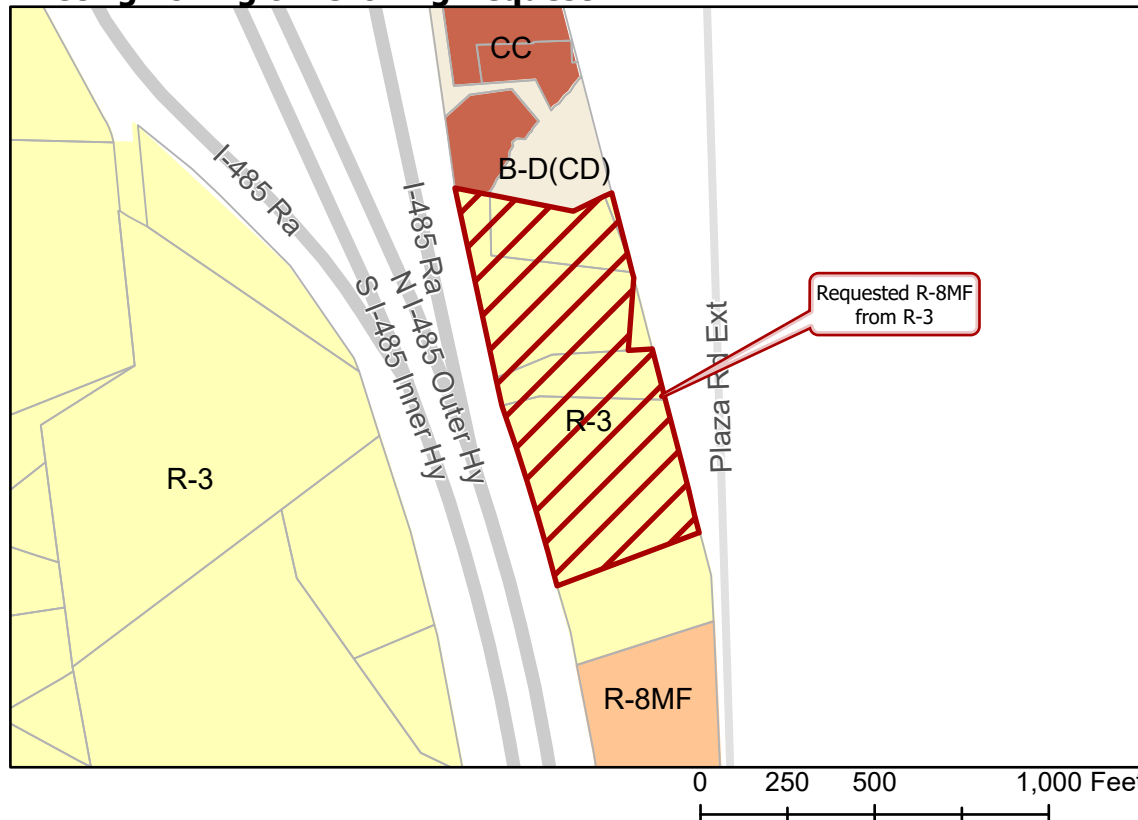
- 2020-188
- Outside City Limits
- Parcel
- Streams

ETJ - Closest to City Council District

 4-Renee Johnson



Existing Zoning & Rezoning Request



 Requested R-8MF from R-3

Zoning Classification

- Single Family
- Multi-Family
- Commercial Center
- Business-Distribution



Map Created 3/10/2021

Petition No.: 2020-189
Petitioner: 5110 Gable Road, LLC

ORDINANCE NO. 47-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 by tax parcel number 20107111, and further identified on the attached map from R-3 (single-family residential) to I-2 (general industrial).

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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 640-641.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



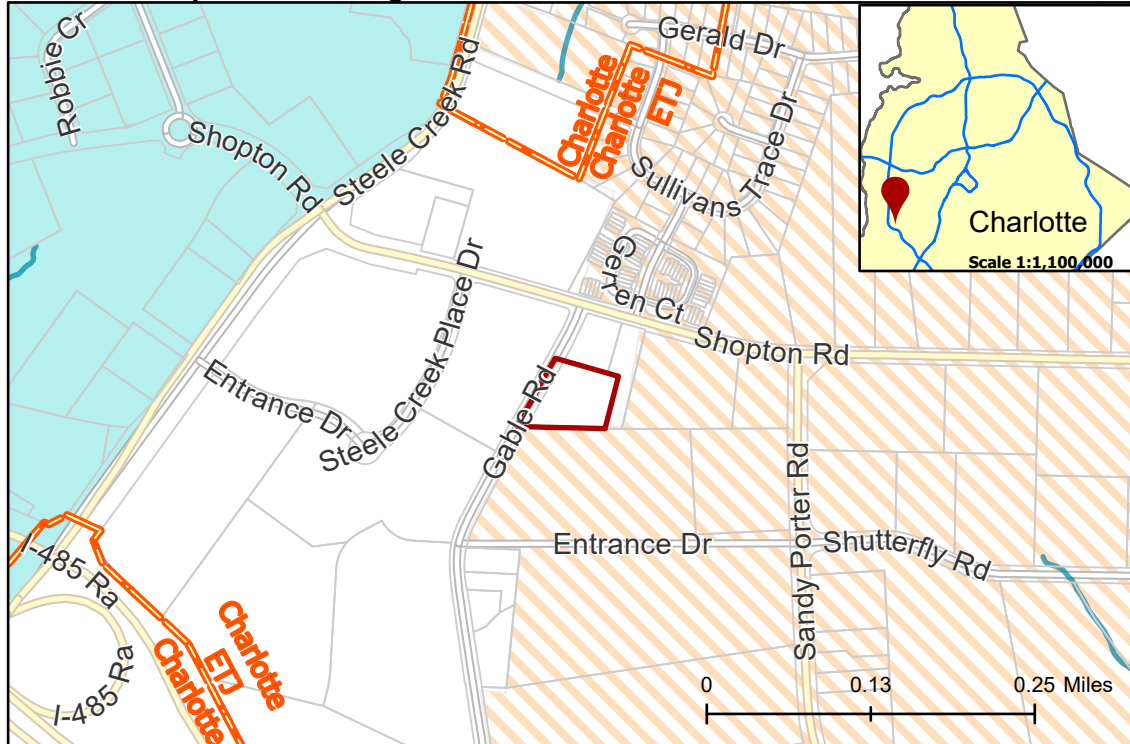
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2020-189: 5110 Gable Road LLC

Current Zoning R-3 (Single Family Residential)
Requested Zoning I-2 (General Industrial)

Approximately 2.66 acres

Location of Requested Rezoning



Rezoning Map



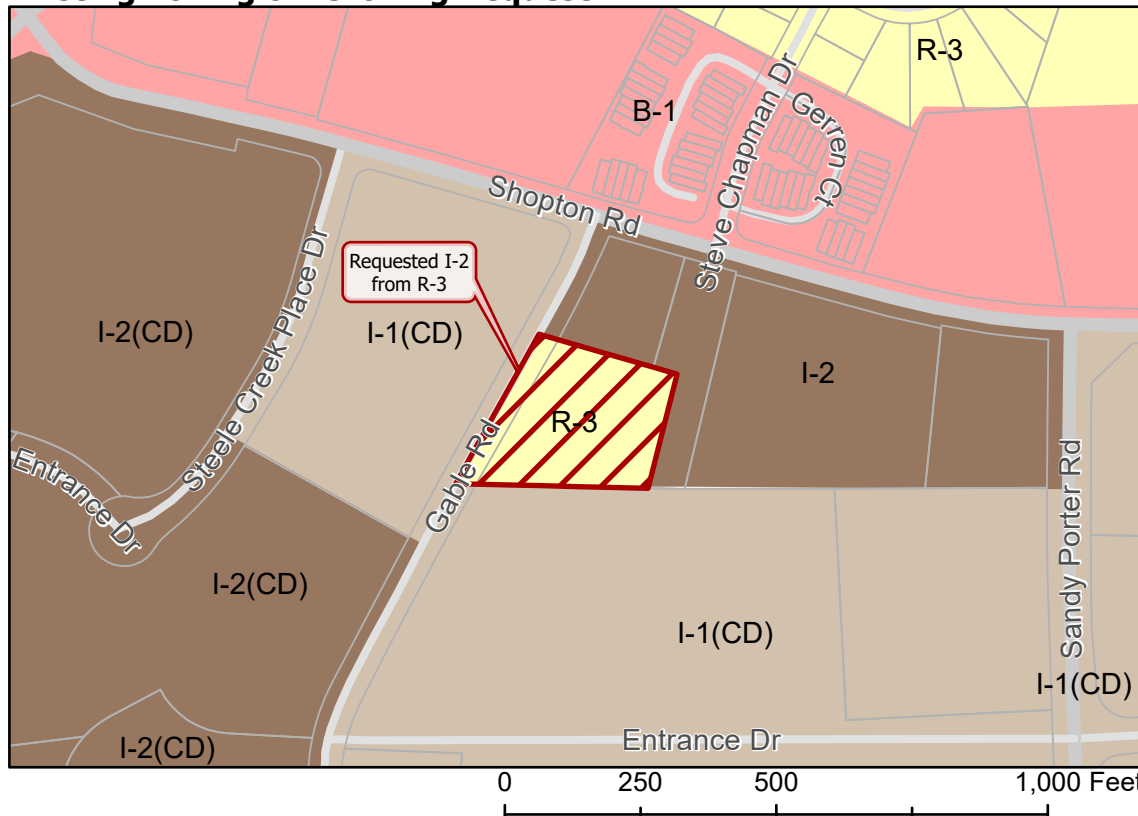
- 2020-189
- Outside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area

Adjacent City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested I-2 from R-3
- ### Zoning Classification
- Single Family
 - Business
 - Light Industrial
 - General Industrial



Map Created 1/20/2021

Petition No.: 2020-190
Petitioner: Northwood Ravin

ORDINANCE NO. 48-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 properties identified by tax parcel number 12522705, and further listed on the attached map from MUDD-O (mixed-use development, optional) to 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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 642-643.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

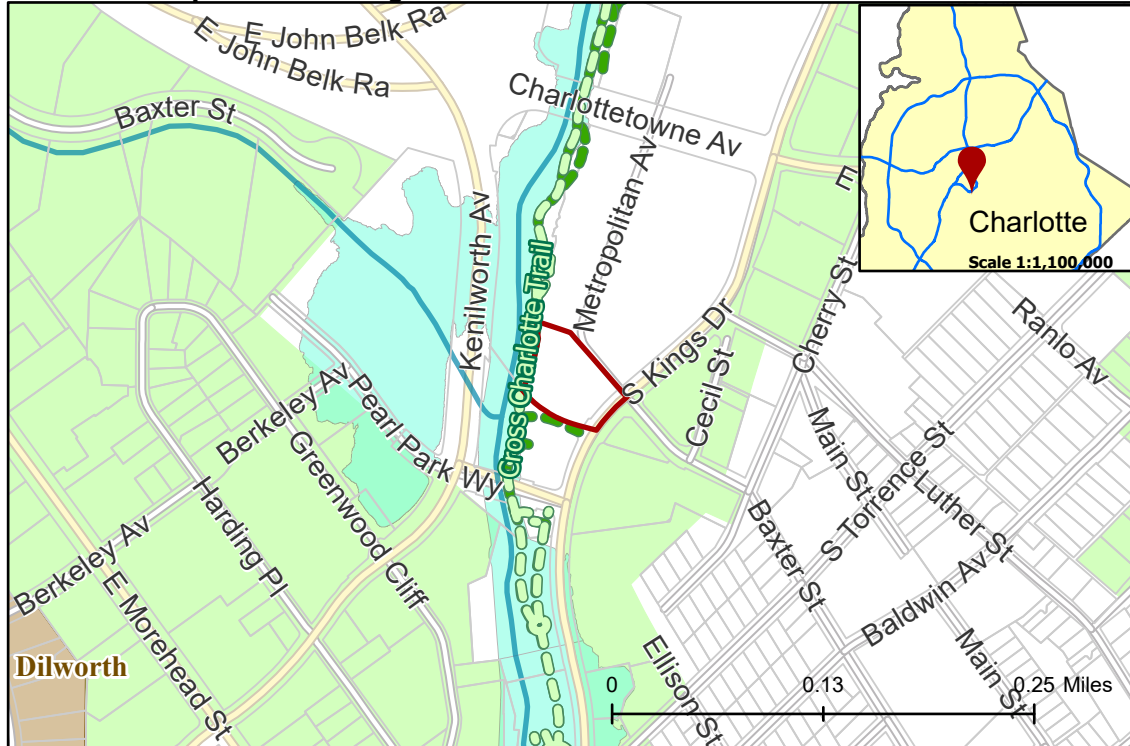
2020-190: Northwood Ravin

Current Zoning MUDD-O (Mixed Use Development, Optional)

Requested Zoning MUDD-O SPA (Mixed Use Development, Optional, Site Plan Amendment)

Approximately 1.3 acres

Location of Requested Rezoning



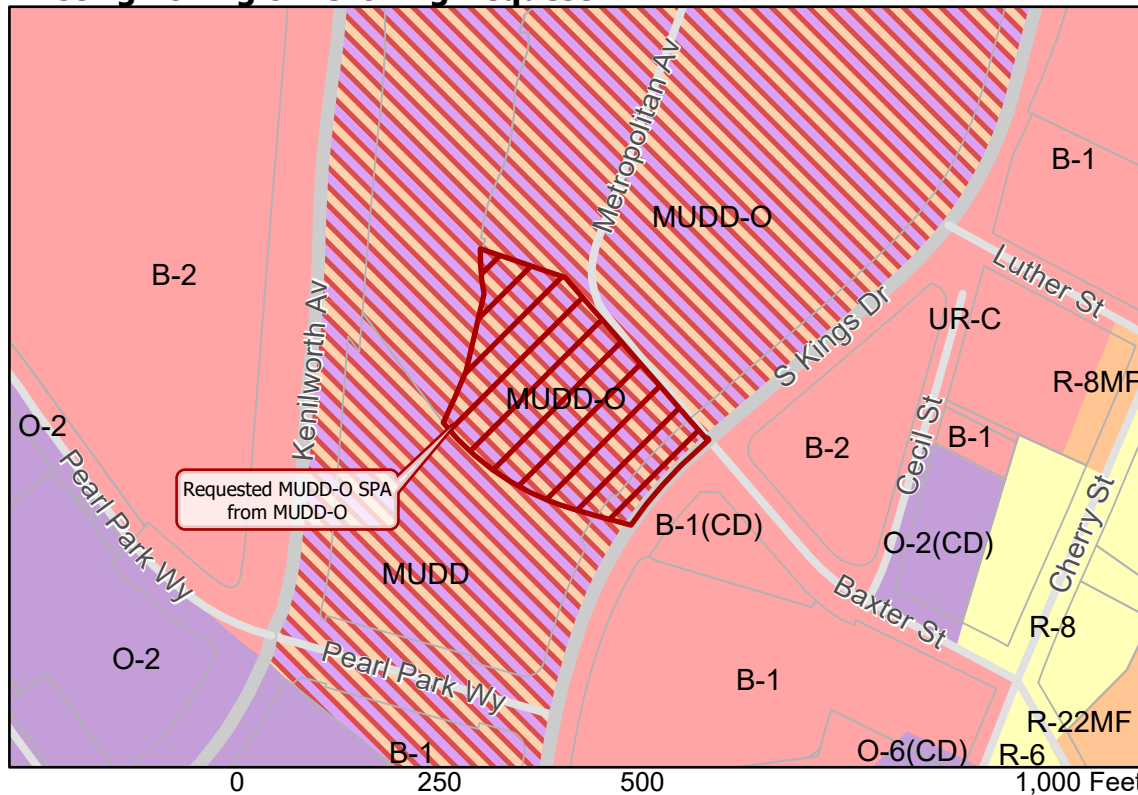
Rezoning Map



- 2020-190
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- Midtown Morehead Cherry
- Historic Districts
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O
- Single Family
- Multi-Family
- Office
- Business
- Mixed Use



Map Created 12/28/2020

Petition No.: 2020-191
Petitioner: Central Avenue Karyae, LLC

ORDINANCE NO. 49-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 properties identified by tax parcel number 08117646, and further listed on the attached map from B-2 PED (general business, pedestrian overlay) to B-2 PED (O) (general business, pedestrian overlay-optional).

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

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

APPROVED AS TO FORM:



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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 644-645.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

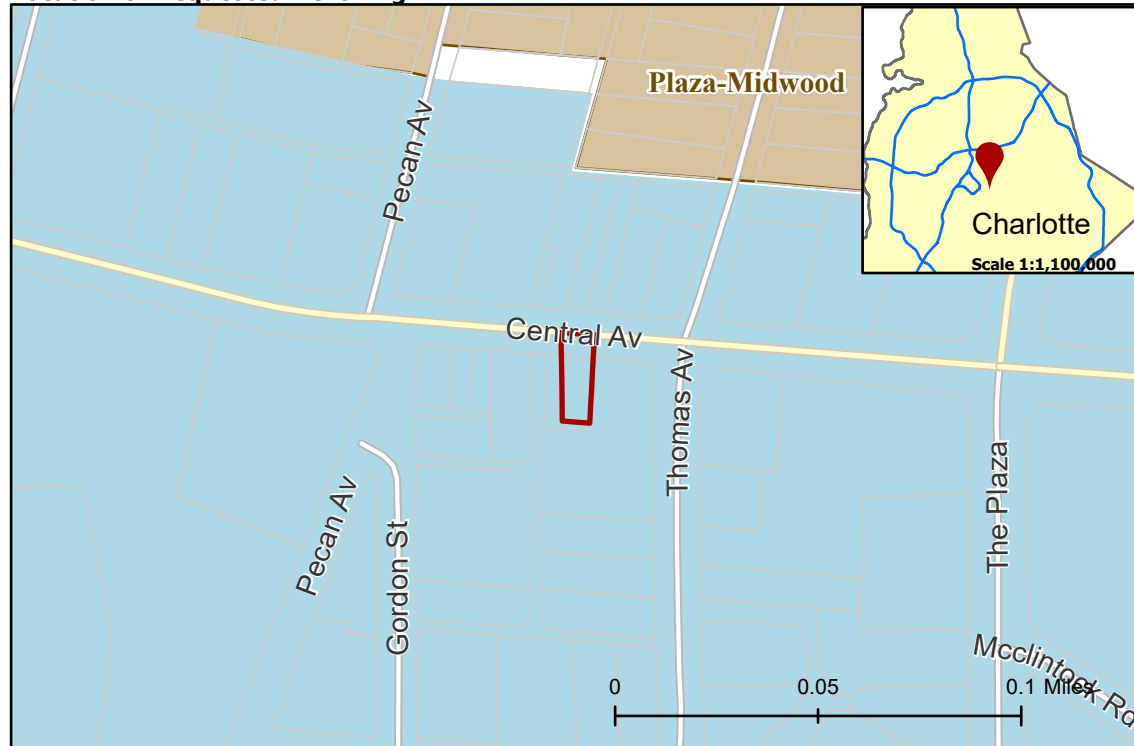
2020-191: Central Avenue Karyae, LLC

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

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

Approximately 0.075 acres

Location of Requested Rezoning



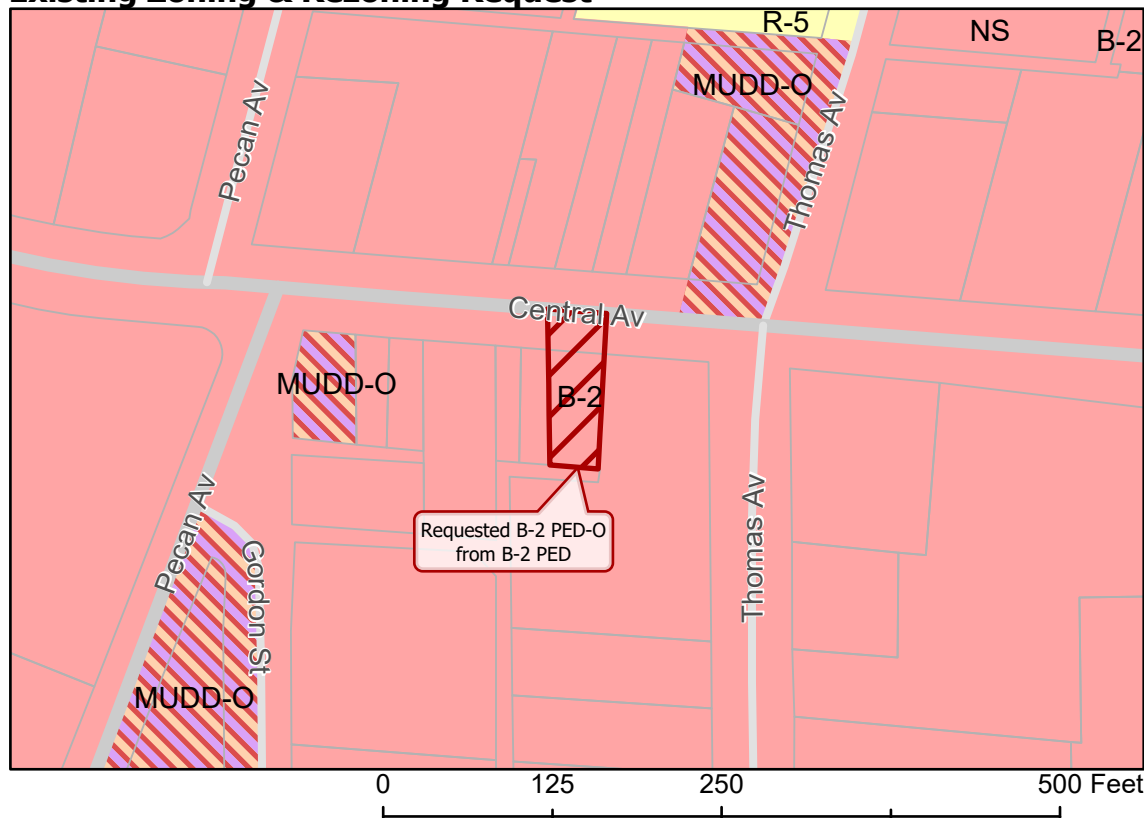
Rezoning Map



- 2020-191
- Inside City Limits
- Parcel
- Plaza Central Pedscape
- Historic Districts
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Business
- Mixed Use



Map Created 1/5/2021

Petition No.: 2020-193
Petitioner: Premier Athletic Management, LLC

ORDINANCE NO. 50-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 properties identified by tax parcel number 02758105, and further listed on the attached map from INST (CD) (institutional, conditional) to B-1 (CD) (neighborhood 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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 646-647.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

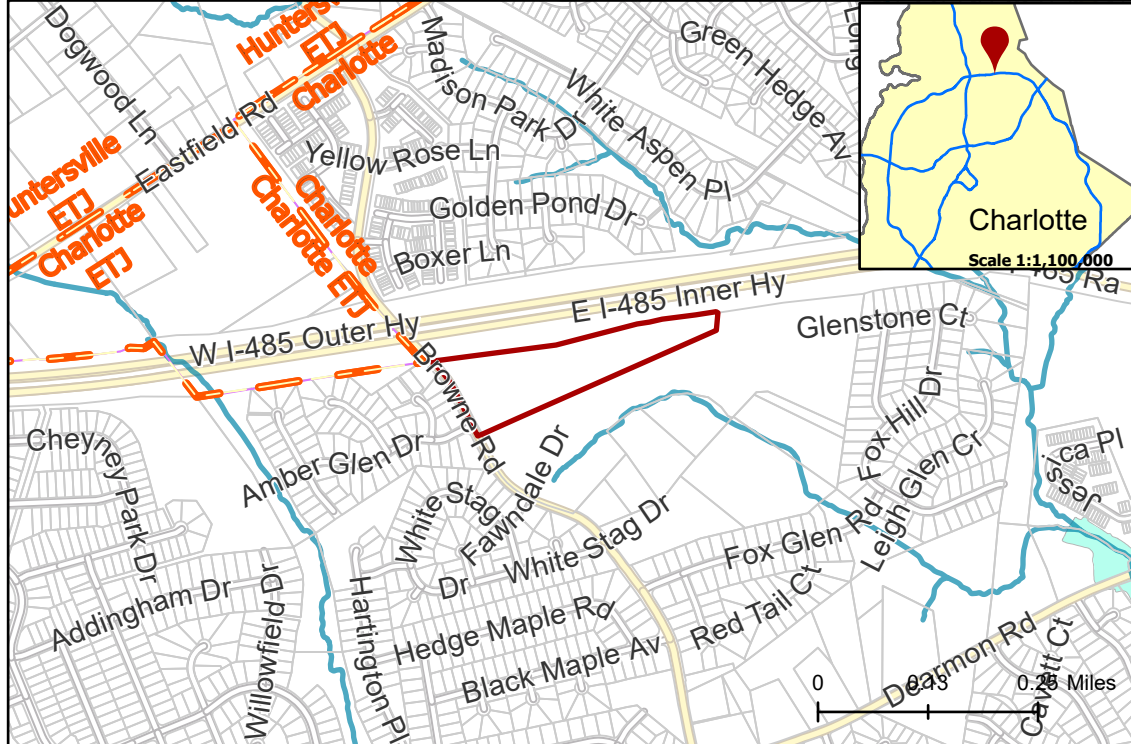
2020-193: Premier Athletic Management, LLC

Current Zoning INST(CD) (Institutional, Conditional)

Requested Zoning B-1(CD) (Neighborhood Business, Conditional)

Approximately 10.5 acres

Location of Requested Rezoning



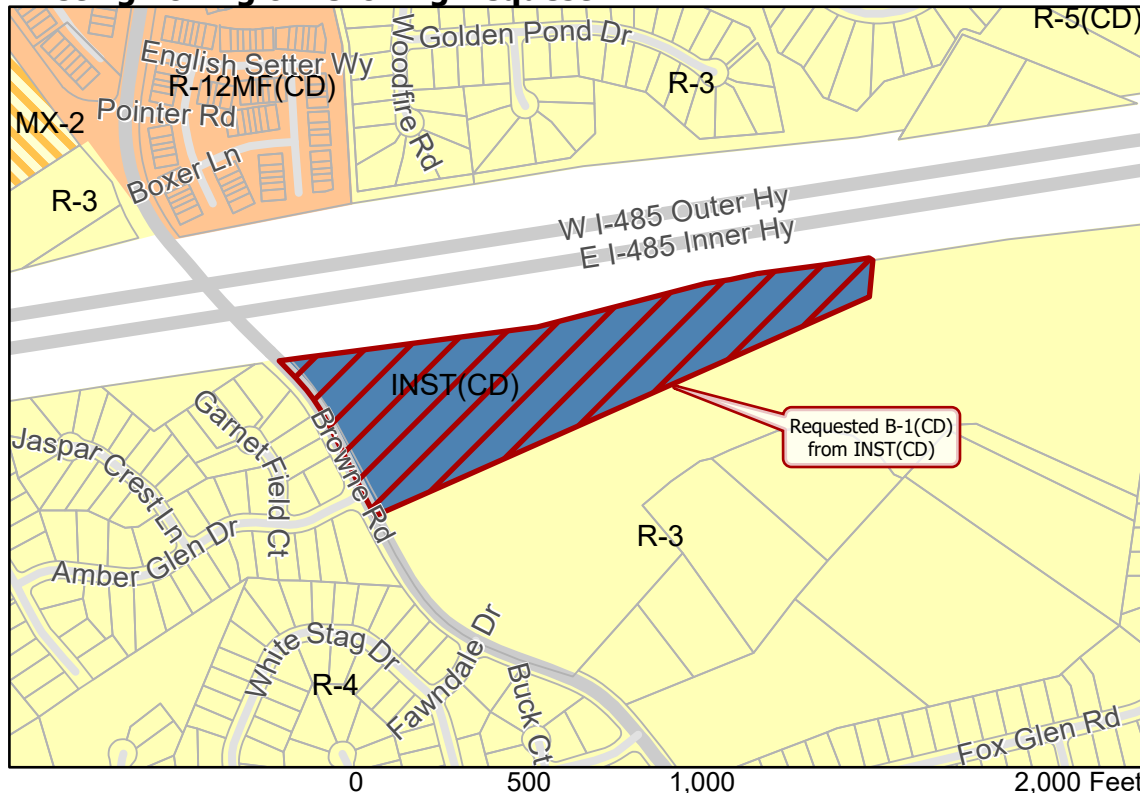
Rezoning Map



- 2020-193
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



- Requested B-1(CD) from INST(CD)
- Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Institutional



Map Created 12/28/2020

Petition No.: 2020-195
Petitioner: Smith Southeast Development, Inc.

ORDINANCE NO. 51-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 properties identified by tax parcel number 21159315, and further listed on the attached map from B-1 (CD) (neighborhood business conditional) 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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 648-649.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



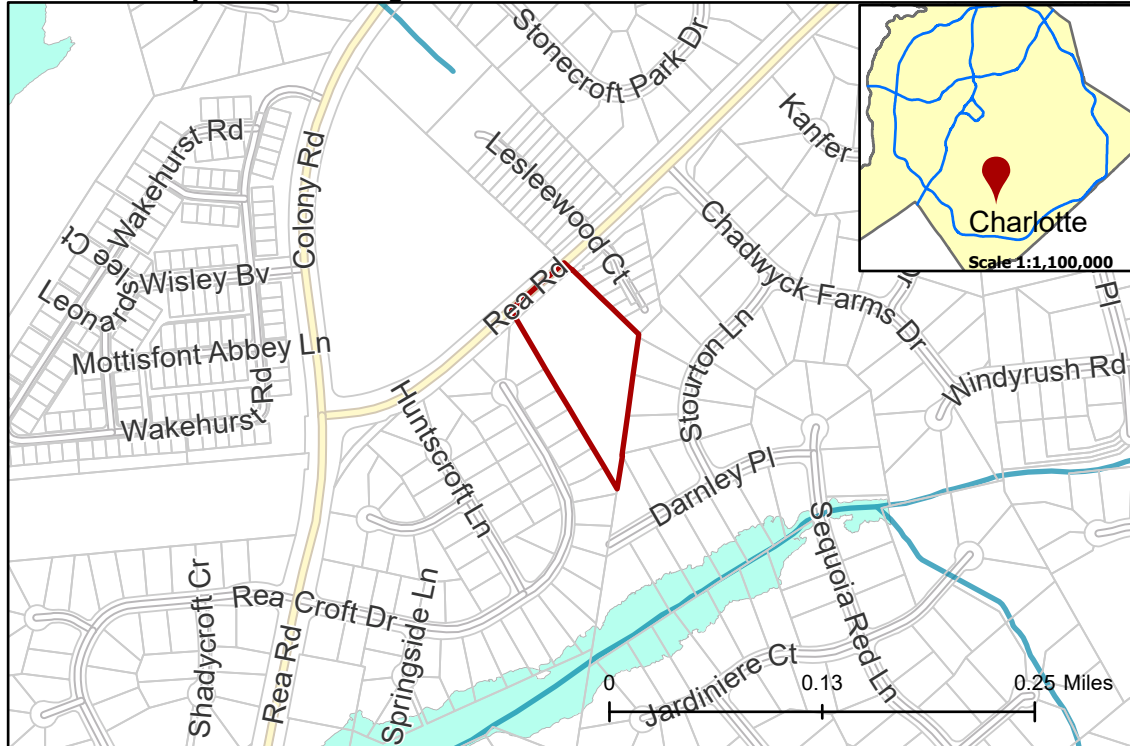
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2020-195: Smith Southeast Development, LLC

Current Zoning B-1(CD) (Neighborhood Business, Conditional)
Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 2.9 acres

Location of Requested Rezoning



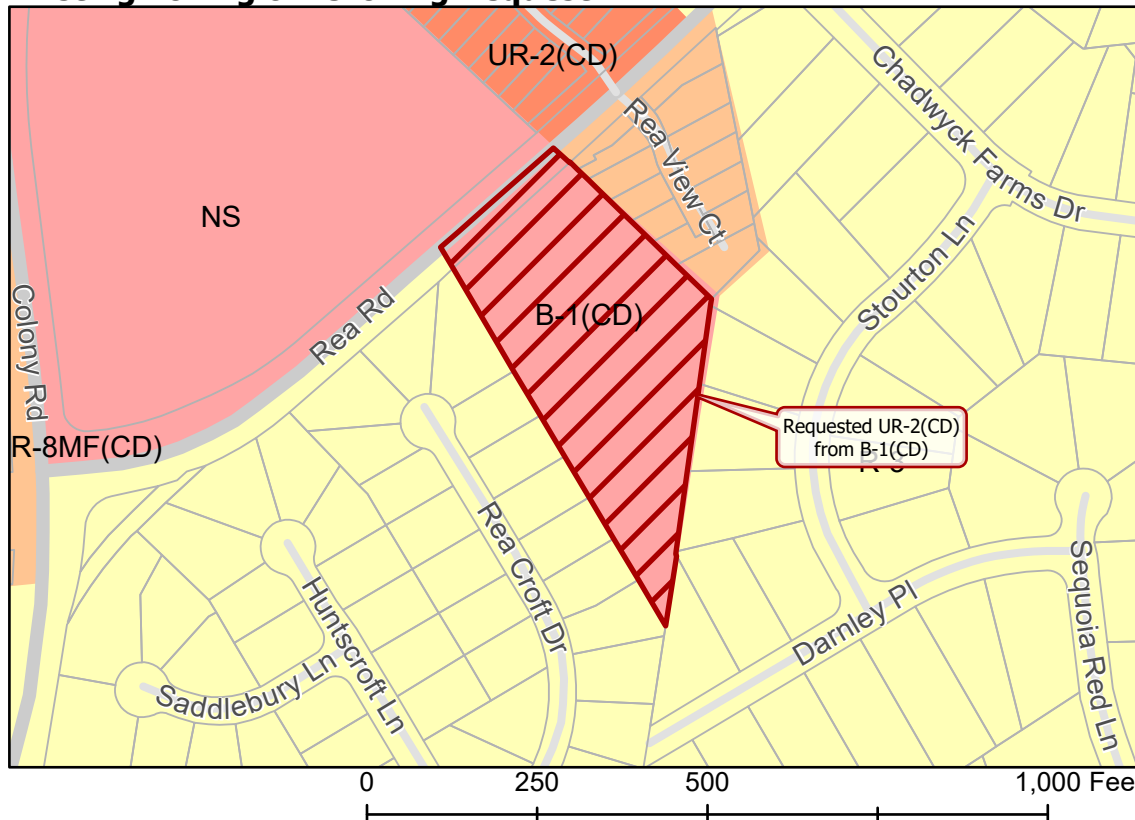
Rezoning Map



- 2020-195
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 12/28/2020

Petition No.: 2020-200
Petitioner: Elmington Capital Group

ORDINANCE NO. 52-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 properties identified by tax parcel number 14510318 and a portion of tax parcel number 14510317, and further listed 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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 650-651.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

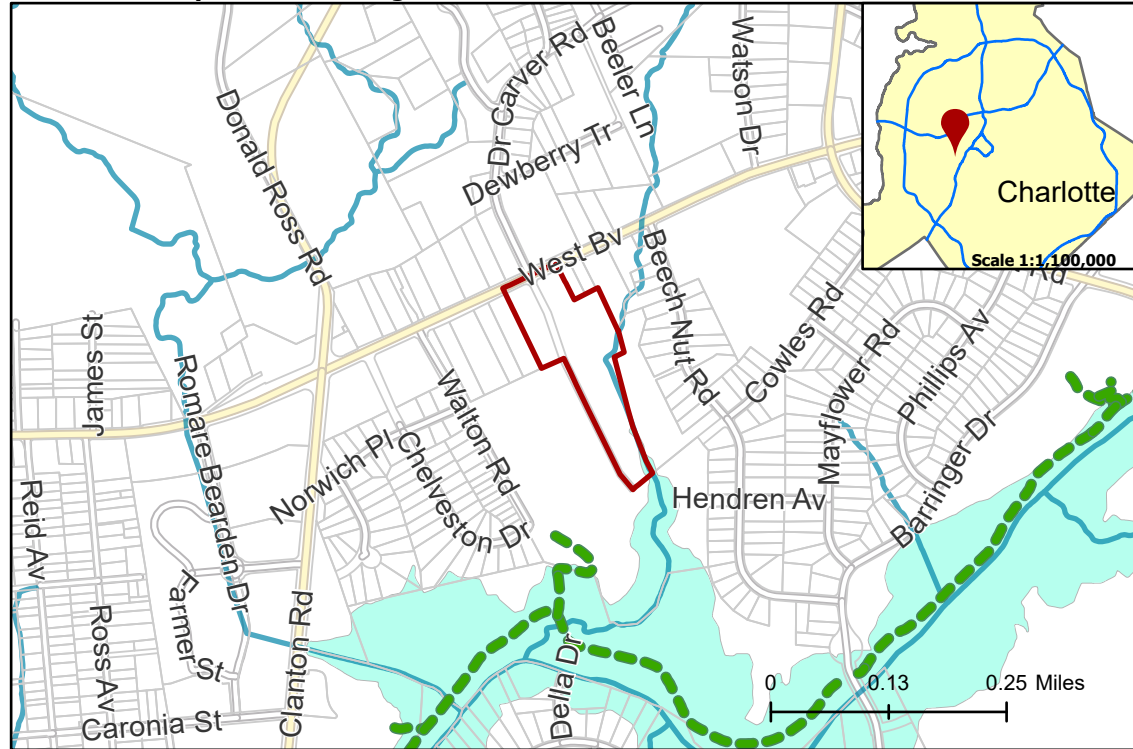
2020-200: Elmington Capital Group

Current Zoning R-22MF (Multi-Family Residential)

Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 8.862 acres

Location of Requested Rezoning



Rezoning Map



- 2020-200
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Zoning Classification
- Single Family
- Multi-Family
- Institutional
- Office
- Business



Map Created 2/23/2021

Petition No.: 2021-002
Petitioner: City of Charlotte, Aviation Department

ORDINANCE NO. 53-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 by tax parcel number 14105558, and further identified on the attached map from R-3 AIR (single-family residential, airport noise overlay to I-2 AIR (general industrial, airport noise overlay).

SEE ATTACHED MAP

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

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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 652-653.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



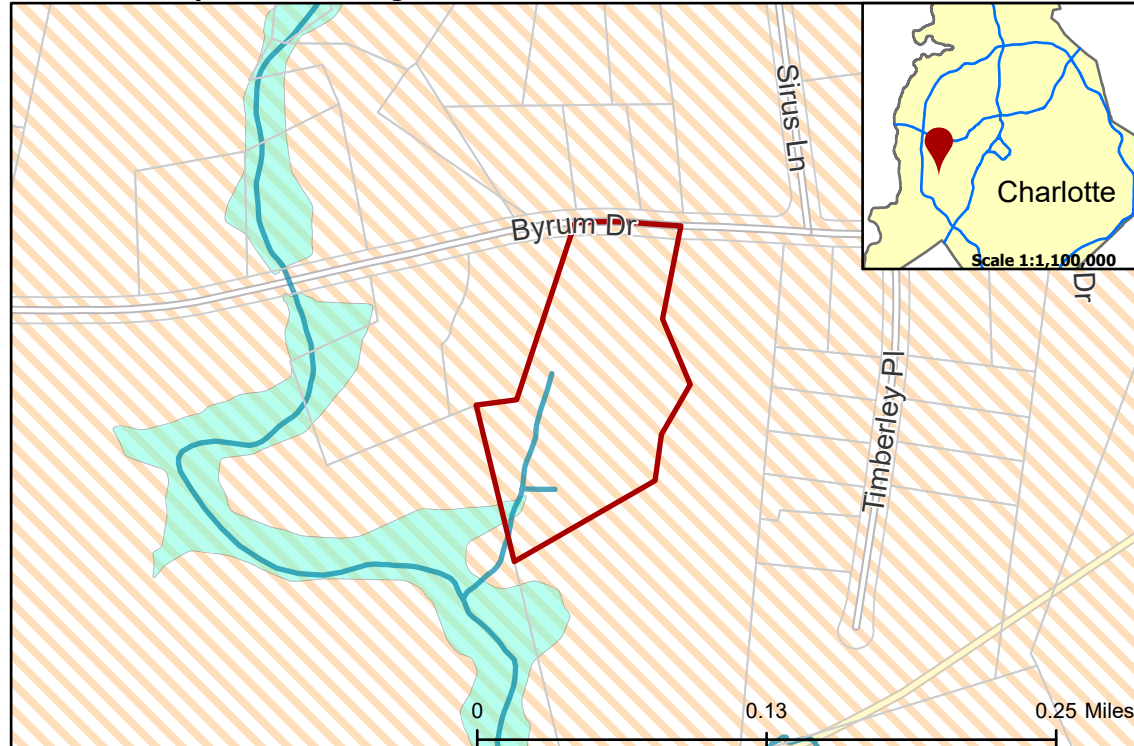
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-002: City of Charlotte Aviation Dept.

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

Approximately 4.98 acres

Location of Requested Rezoning



Rezoning Map



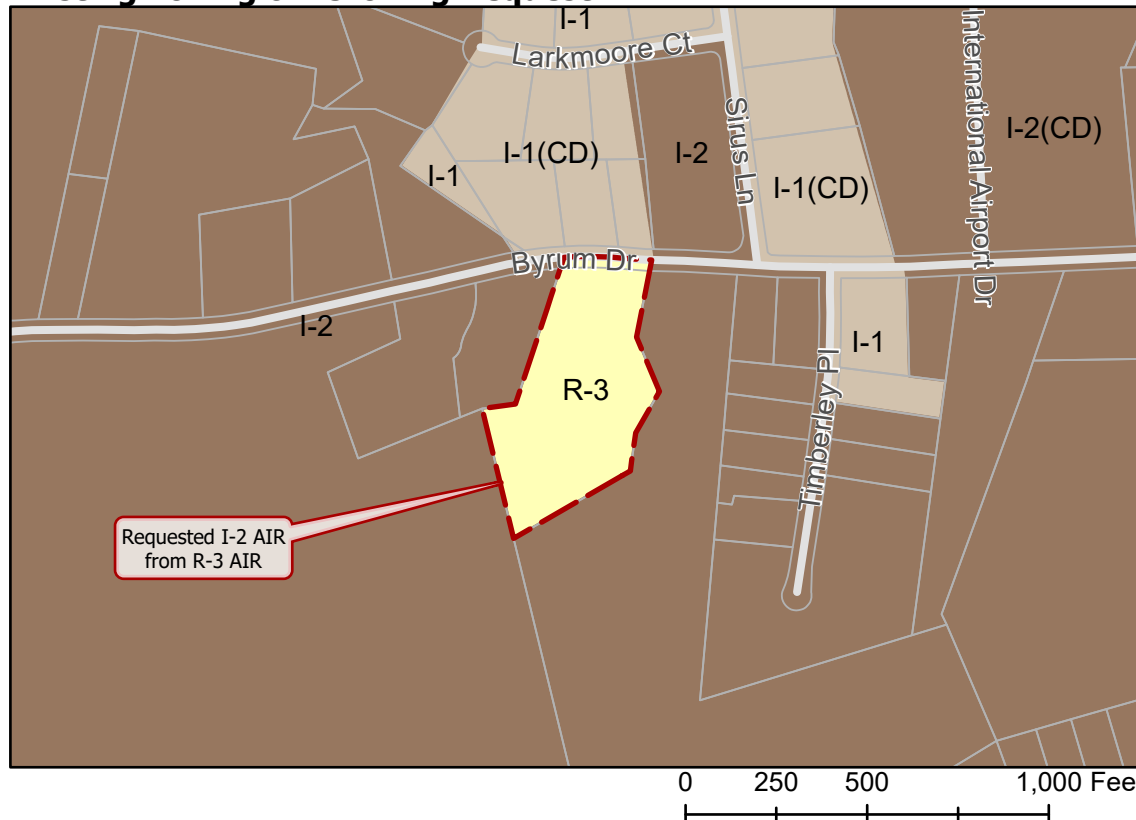
- 2021-002
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested I-2 AIR from R-3 AIR

Zoning Classification

- Single Family
- Light Industrial
- General Industrial



Map Created 1/25/2021

Petition No.: 2021-005
Petitioner: City of Charlotte, Aviation Department

ORDINANCE NO. 54-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 by tax parcel numbers 11333122, 11302106, and 11302110, and further identified on the attached map from R-4 LLWPA AIR (single-family residential, Lower Lake Wylie protected area, airport noise overlay), I-1 (CD) LLWPA AIR (light industrial, conditional, Lower Lake Wylie Protected area, airport noise overlay) and I-1 LLWPA AIR (light industrial, Lower Lake Wylie Protected area, airport noise overlay) to I-2 LLWPA AIR (general industrial, Lower Lake Wylie Protected area, airport noise overlay).

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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 654-655.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

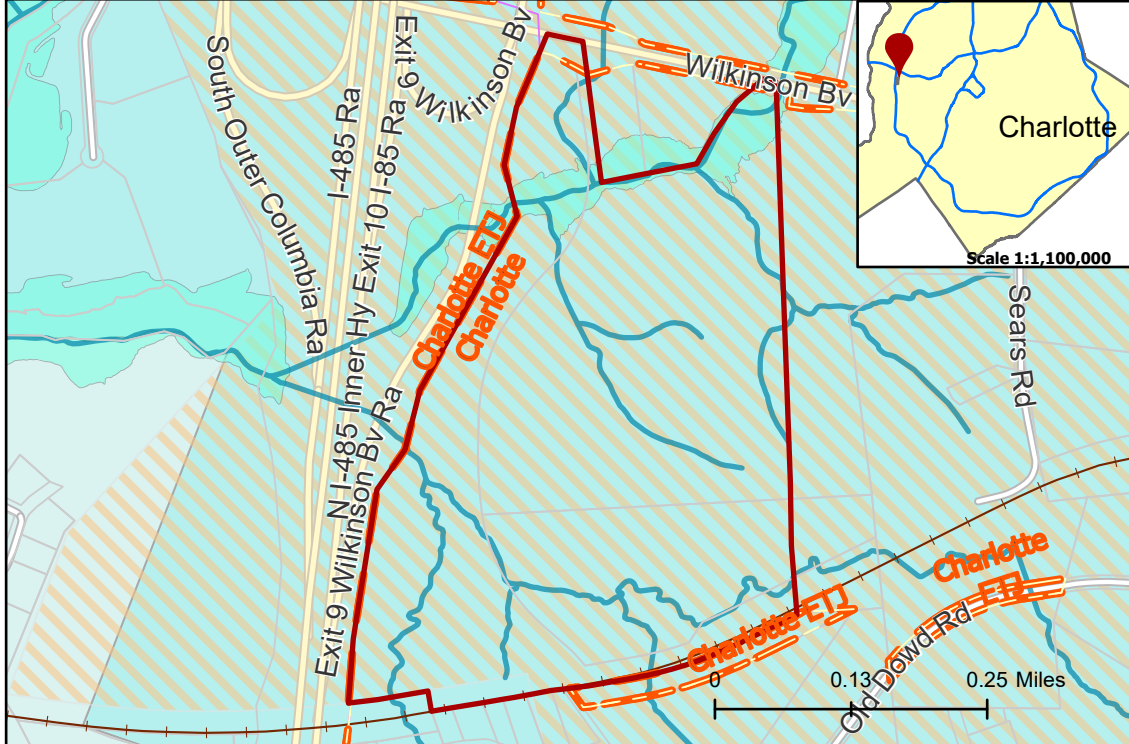
2021-005: City of Charlotte, Aviation Department

Current Zoning R-4 AIR LLWPA (Single Family Residential, Airport Noise Overlay, Lower Lake Wylie - Protected Area), I-1 AIR LLWPA (Light Industrial, Airport Noise Overlay, Lower Lake Wylie - Protected Area), I-1(CD) AIR LLWPA (Light Industrial, Conditional, Airport Noise Overlay, Lower Lake Wylie - Protected Area)

Requested Zoning I-2 AIR LLWPA (Heavy Industrial, Airport Noise Overlay, Lower Lake Wylie - Protected Area)

Approximately 108 acres

Location of Requested Rezoning



Rezoning Map



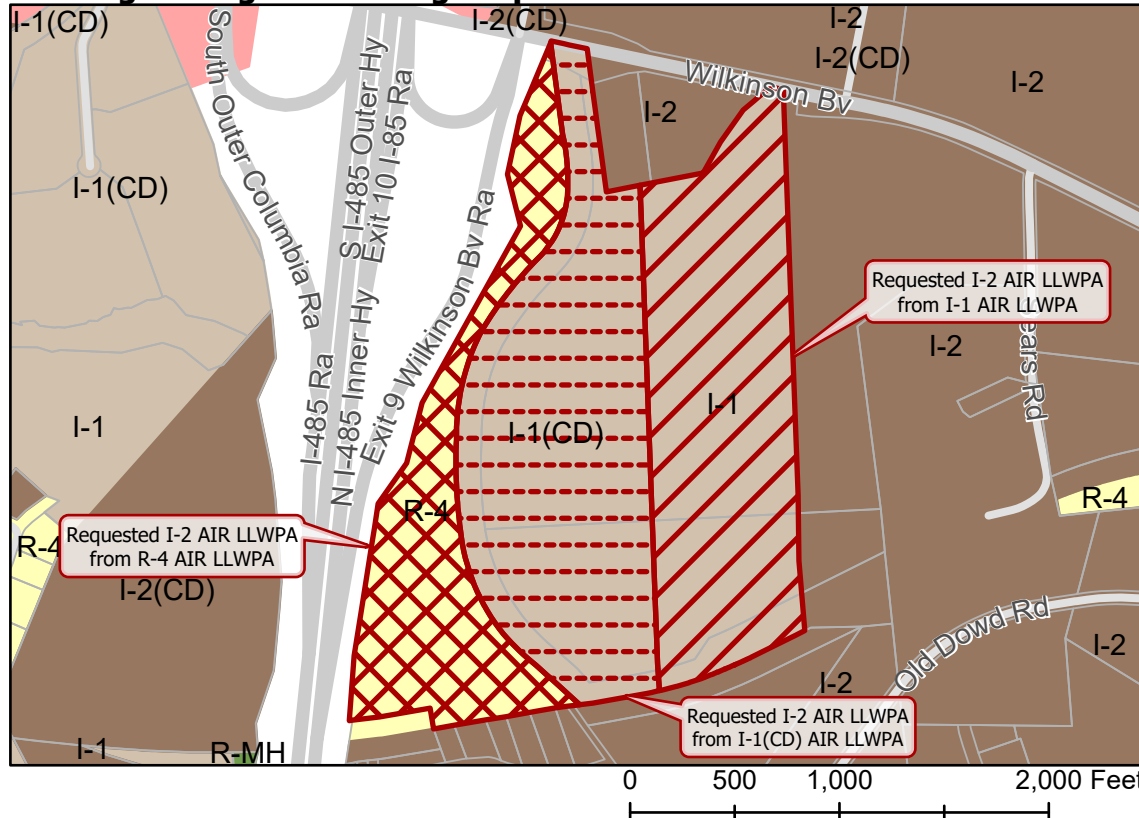
- 2021-005
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- Lower Lake Wylie - Critical Area
- Lower Lake Wylie - Protected Area

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested I-2 AIR LLWPA from I-1 AIR LLWPA
- Requested I-2 AIR LLWPA from I-1(CD) AIR LLWPA
- Requested I-2 AIR LLWPA from R-4 AIR LLWPA

Zoning Classification

- Single Family
- Manufactured Home
- Business
- Light Industrial
- General Industrial



Map Created 1/29/2021

Petition No.: 2021-032
Petitioner: E-Fix Development Co., LLC

ORDINANCE NO. 55-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 properties identified by tax parcel number 06912627 and 06912601 and a portion of tax parcel number 14510317, and further listed on the attached map from O-2 PED (office district, pedestrian overlay) to B-1 PED-O (neighborhood business, pedestrian overlay – optional).

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

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

APPROVED AS TO FORM:



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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 656-657.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

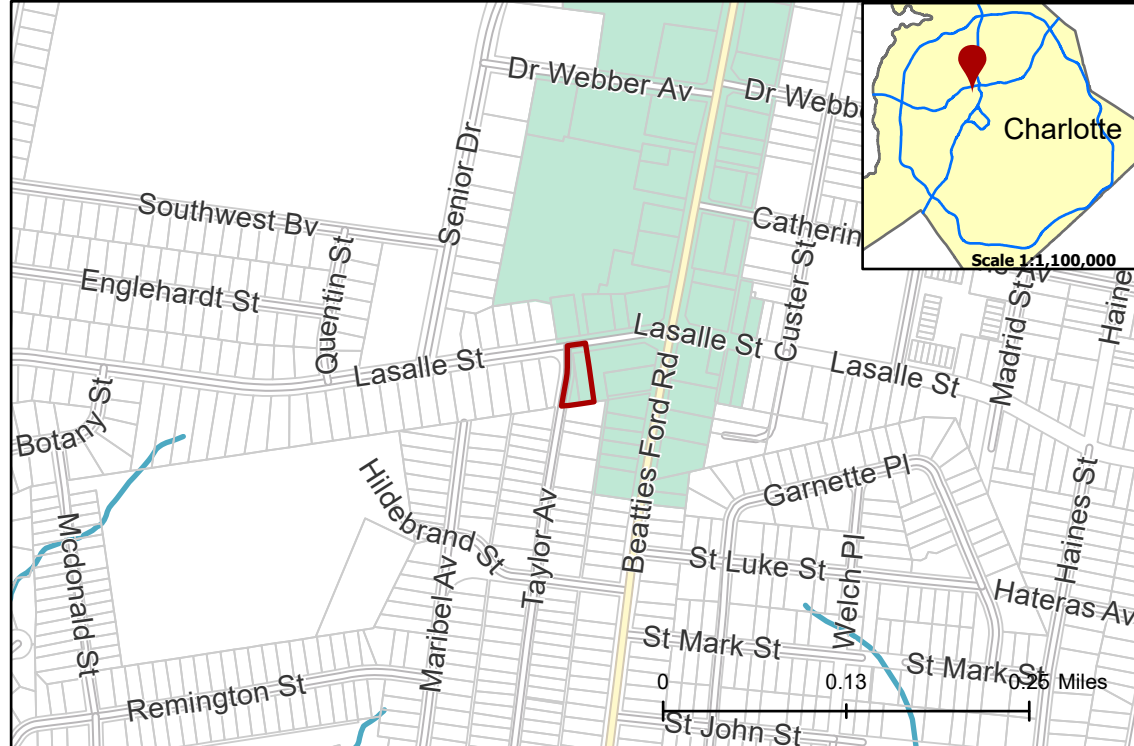
2021-032: E-Fix Development Co., LLC

Current Zoning O-2 PED (Office, Pedscape Overlay)

Requested Zoning B-1 PED-O (Neighborhood Business, Pedscape Overlay, Optional)

Approximately 0.298 acres

Location of Requested Rezoning



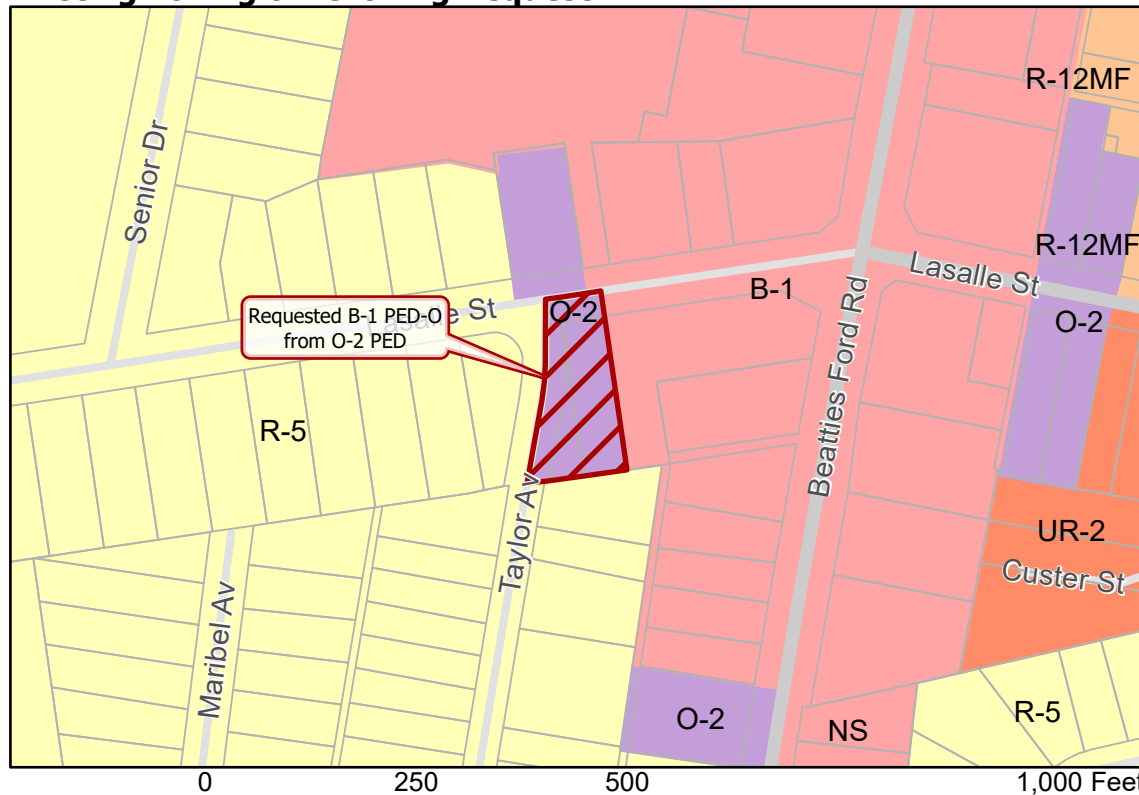
Rezoning Map



- 2021-032
- Inside City Limits
- Parcel
- Streams
- West End Land Use and Pedscape
- City Council District**
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested B-1 PED-O from O-2 PED

Zoning Classification

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



Map Created 1/29/2021