

Petition No.: 2021-028
Petitioner: Childress Klein Properties

ORDINANCE NO. 197-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 property identified by tax parcel numbers listed below, and further identified on the attached map from CC (commercial center) and R-8 MF (CD) (multi-family residential, conditional) to I-1 (CD) (light industrial, conditional) and R-22 MF (CD) (multi-family residential, conditional) with 5-year vested rights.

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 2021-028

02959105	02959103	02958121	02918110
02958115	02959104	02958103	02958110

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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 494-495.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-028: Childress Klein Properties

Current Zoning CC (Commercial Center), R-8MF(CD) (Multi-Family Residential, Conditional)

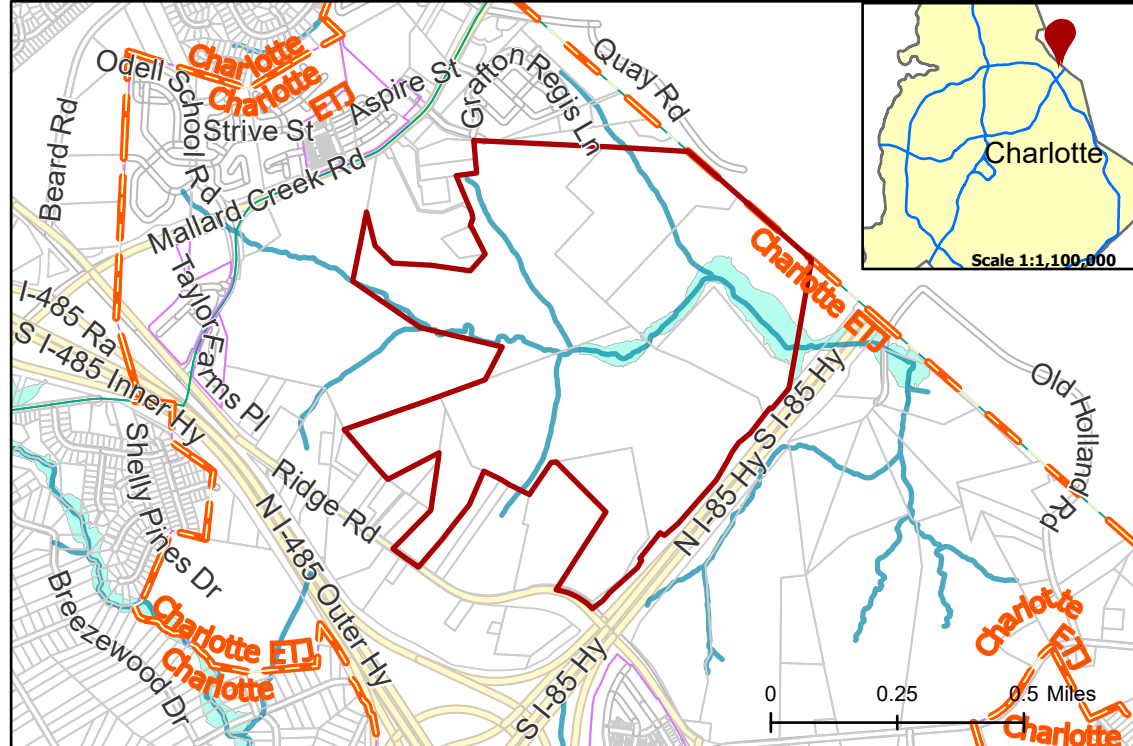
Requested Zoning R-22MF(CD) (Multi-Family Residential, Conditional), I-1(CD)

(Light Industrial, Conditional)

with 5 Year Vested Rights

Approximately 311 acres

Location of Requested Rezoning



Rezoning Map



- 2021-028
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

Adjacent City Council District

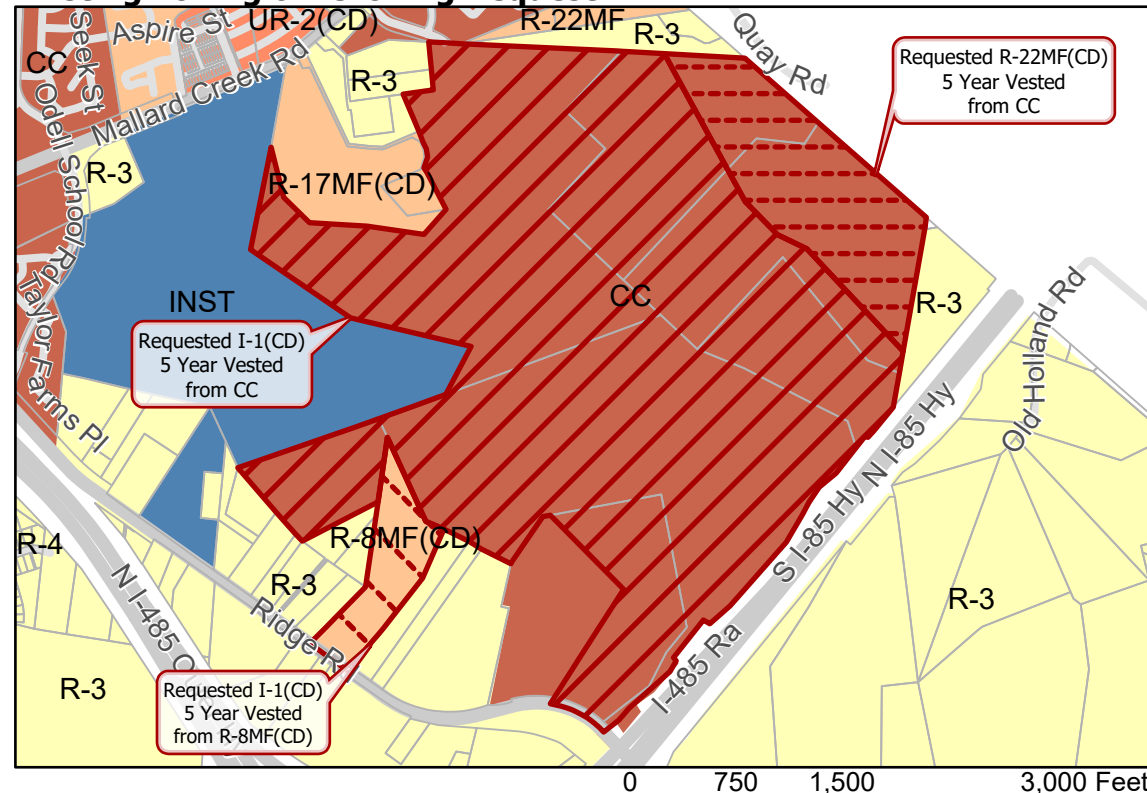
 4-Renee Johnson

County Commissioner District

 3 - George Dunlap



Existing Zoning & Rezoning Request



- Requested I-1(CD)
5 Year Vested
from CC
- Requested I-1(CD)
5 Year Vested
from R-8MF(CD)
- Requested R-22MF(CD)
5 Year Vested
from CC

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Commercial Center



Map Created 2/26/2021

Petition No.: 2021-033
Petitioner: Charlotte Pipe & Foundry Co.

ORDINANCE NO. 198-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 property identified by tax parcel numbers listed below, and further identified on the attached map from MUDD-O (mixed-use development, optional), I-2 (general industrial, and I-2 (CD) (general industrial, conditional) to UMUD-O (uptown mixed use, optional), with 5-year vested rights.

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 2021-033

07326102	11910201	07326230A	07326230B	07326801
07325213	07325215	07325211	07325207	07325202
07325216	07325217	07325601	07325602	07325501
07325114	07314105	07314201	07325210	07325209

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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 496-497.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

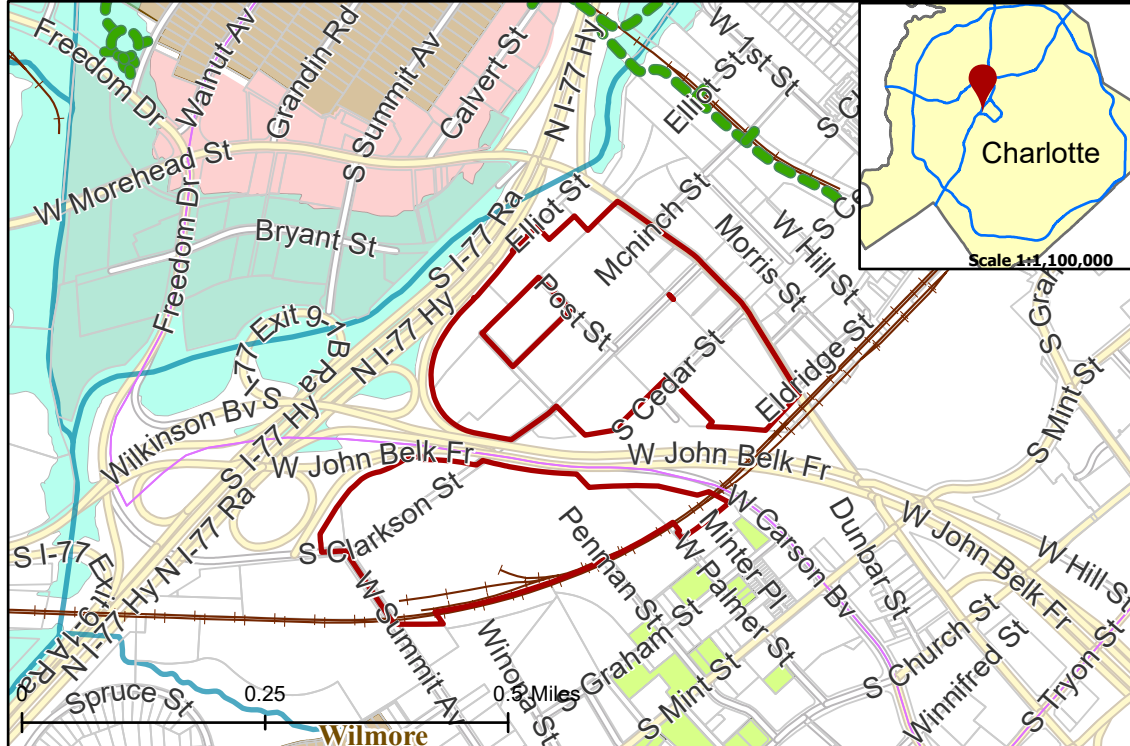
2021-033: Charlotte Pipe & Foundry Co

Current Zoning I-2 (General Industrial), I-2(CD) (General Industrial, Conditional), MUDD-O (Mixed Use Development District, Optional)

Requested Zoning UMUD-O (Uptown Mixed Use, Optional)
with 5 Year Vested Rights

Approximately 55 acres

Location of Requested Rezoning



Rezoning Map



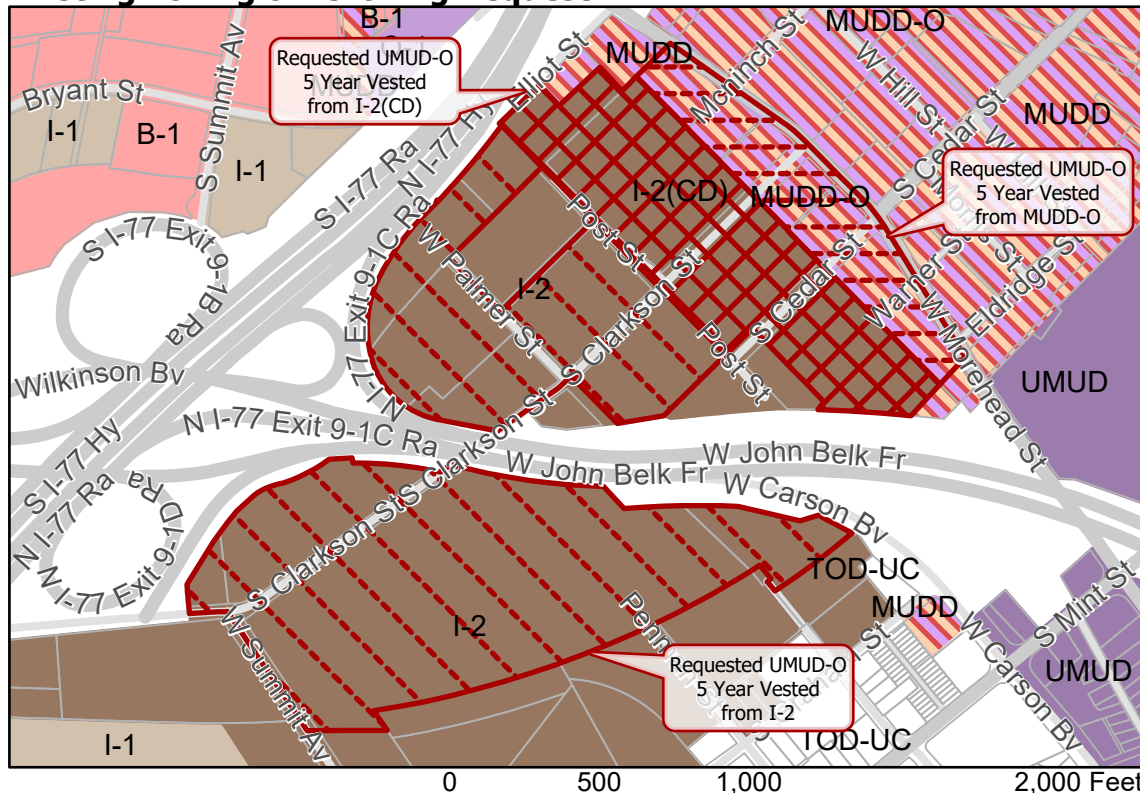
- 2021-033
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- West Morehead
- Transit Supportive Overlay
- Historic Districts

City Council District

- 2-Malcolm Graham
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested UMUD-O
5 Year Vested
from I-2
- Requested UMUD-O
5 Year Vested
from I-2(CD)
- Requested UMUD-O
5 Year Vested
from MUDD-O

Zoning Classification

- Office
- Business
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use



Map Created 4/23/2021

Petition No.: 2021-087
Petitioner: Novant Health

ORDINANCE NO. 199-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 property identified by tax parcel number 12525191, and further identified on the attached map from O-6 (CD) PED (office, conditional, pedscape overlay) to MUDD (CD) PED (mixed-use development, conditional, pedscape overlay).

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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 498-499.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

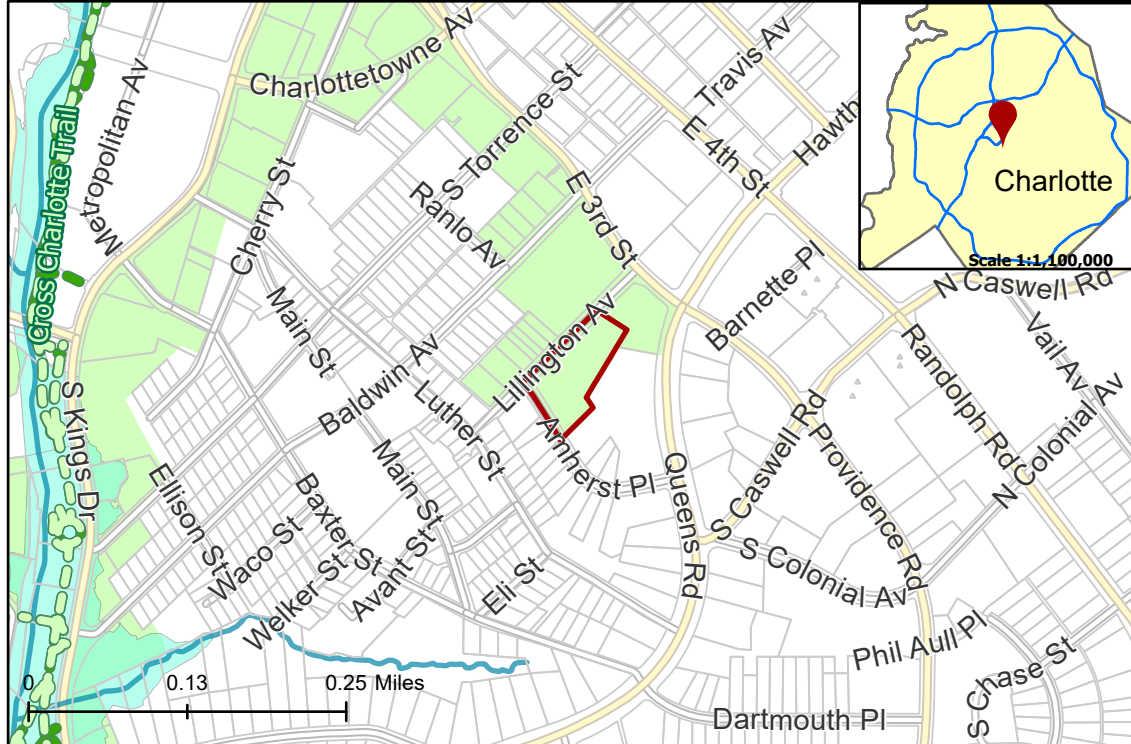
2021-087: Novant Health

Current Zoning O-6(CD) PED (Office, Conditional, Pedscape Overlay)

Requested Zoning MUDD(CD) PED (Mixed Use Development, Conditional, Pedscape Overlay)

Approximately 1.908 acres

Location of Requested Rezoning



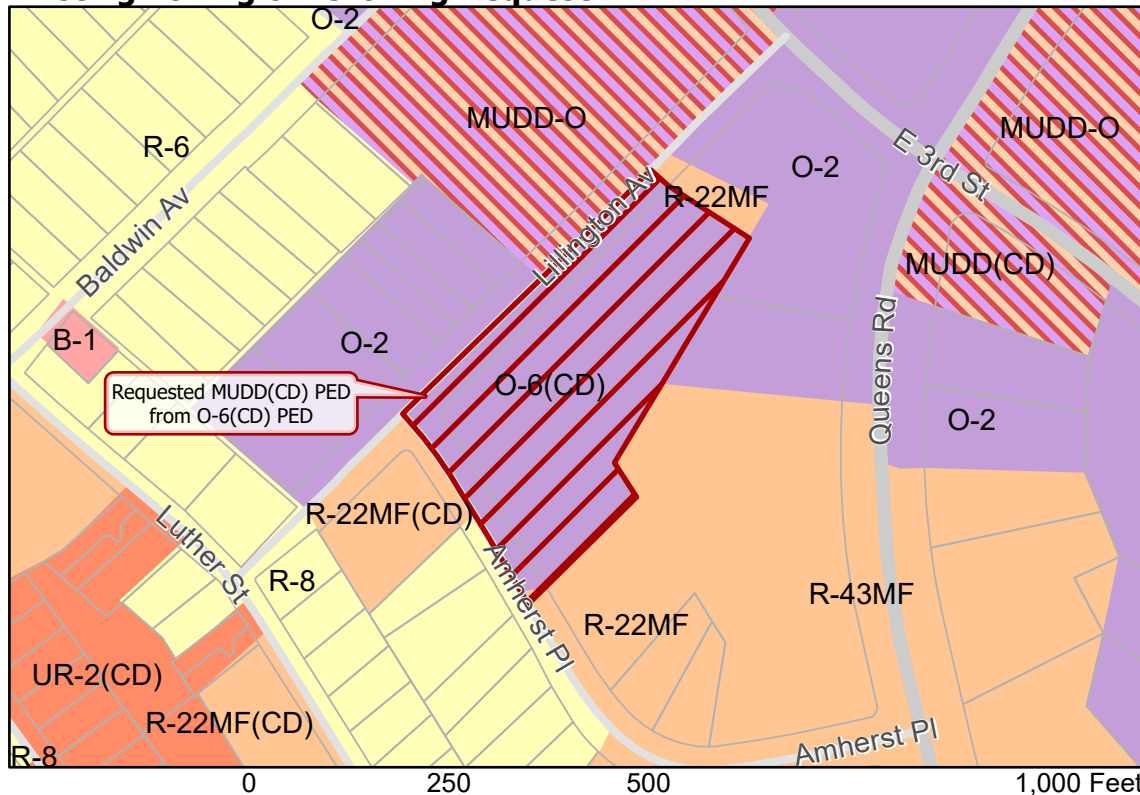
Rezoning Map



- 2021-087
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- Midtown Morehead Cherry
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD(CD) PED from O-6(CD) PED
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Mixed Use



Map Created 6/28/2021

Petition No.: 2021-092

Petitioner: The Charlotte-Mecklenburg Hospital Authority

ORDINANCE NO. 200-Z

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

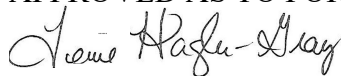
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 property identified by tax parcel numbers listed below, and further identified on the attached map from MUDD-O PED (mixed-use development, optional, pedestrian overlay), B-2 PED (general business, pedestrian overlay), B-1 PED (neighborhood business, pedestrian overlay), and O-2 PED (office, pedestrian overlay) to MUDD-O PED with 5-year vested rights (mixed-use development district, optional, pedestrian overlay).

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 2021-092

12520155	12520158	12520110	12520150	12520105
12520111	12520154	12520107	12520163	

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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 500-501.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-092: The Charlotte-Mecklenburg Hospital Authority

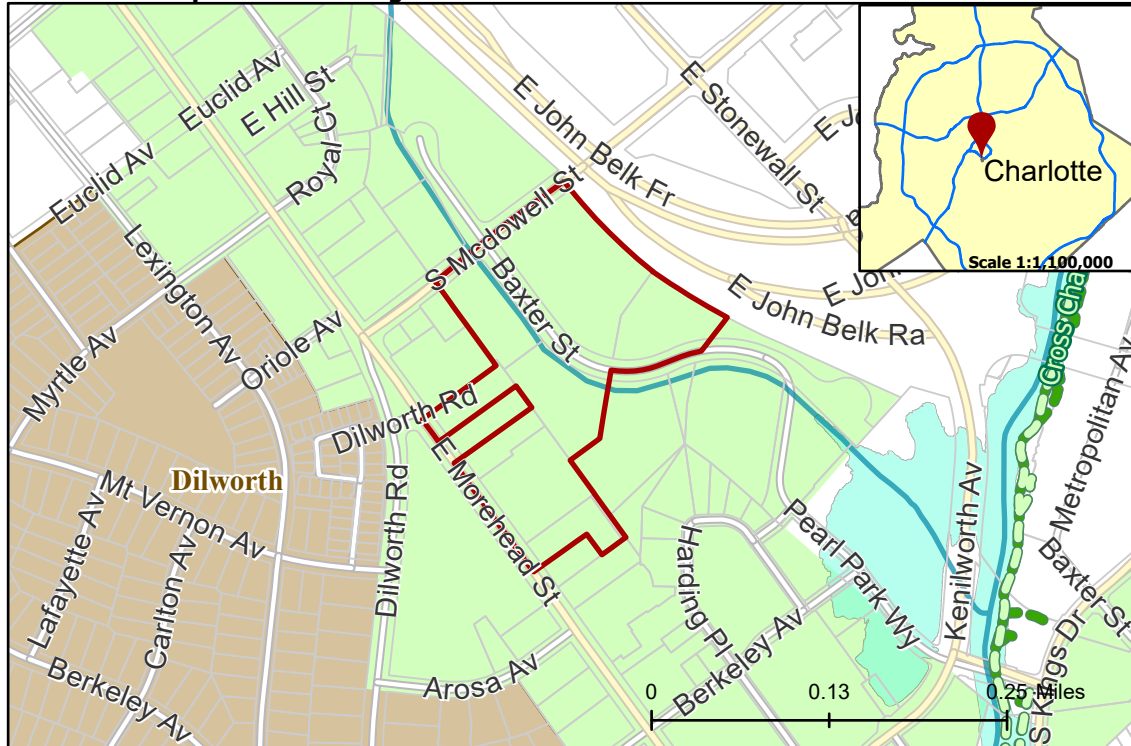
Current Zoning MUDD-O PED (Mixed Use Development, Optional, Pedscape Overlay), MUDD(CD) PED (Mixed Use Development, Conditional, Pedscape Overlay), B-1 PED (Neighborhood Business, Pedscape Overlay), B-2 PED (General Business, Pedscape Overlay), O-2 PED (Office, Pedscape Overlay)

Requested Zoning MUDD-O PED (Mixed Use Development, Optional, Pedscape Overlay)

with 5 Year Vested Rights

Approximately 14.284 acres

Location of Requested Rezoning



Rezoning Map

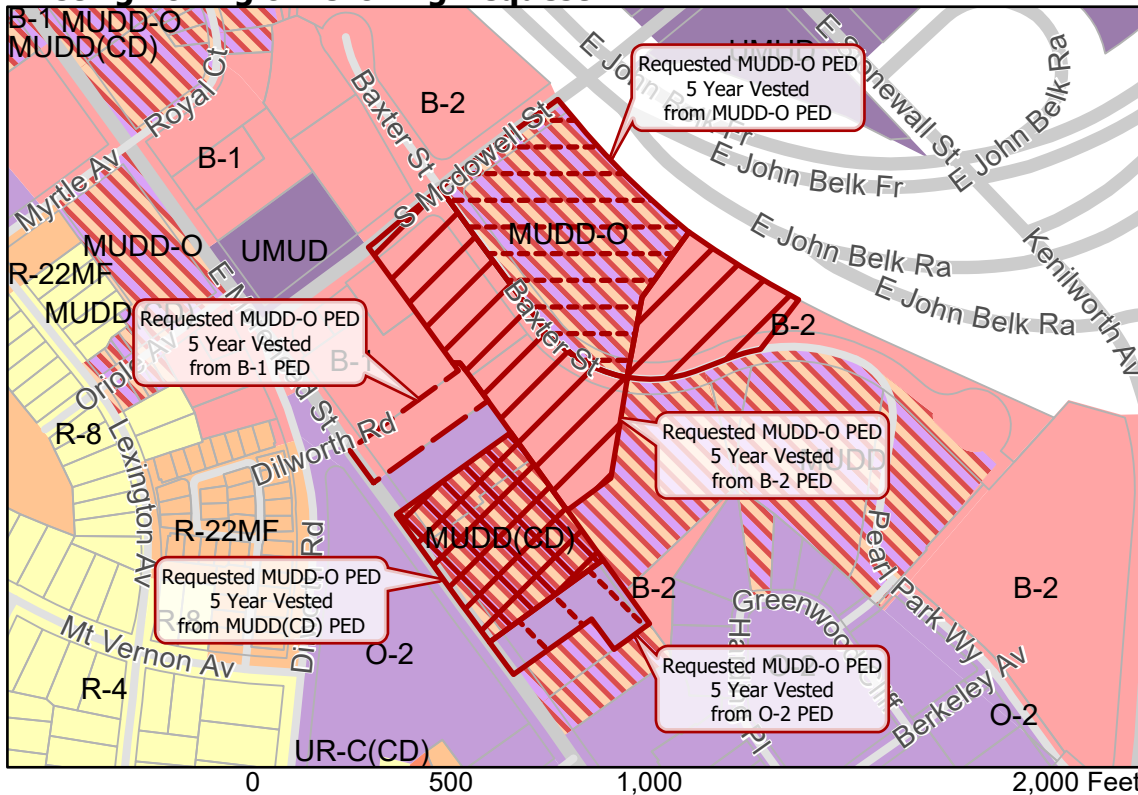


CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

- 2021-092
- 2021-092
- 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 PED 5 Year Vested from B-1 PED
- Requested MUDD-O PED 5 Year Vested from B-2 PED
- Requested MUDD-O PED 5 Year Vested from MUDD(CD) PED
- Requested MUDD-O PED 5 Year Vested from MUDD-O PED
- Requested MUDD-O PED 5 Year Vested from O-2 PED

Zoning Classification

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



Map Created 9/15/2021

Petition No.: 2021-095
Petitioner: Kenjoh Outdoor

ORDINANCE NO. 201-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 07703101, and further identified on the attached map from I-1 (CD) (light industrial, conditional) to I-1 (light 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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 502-503.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

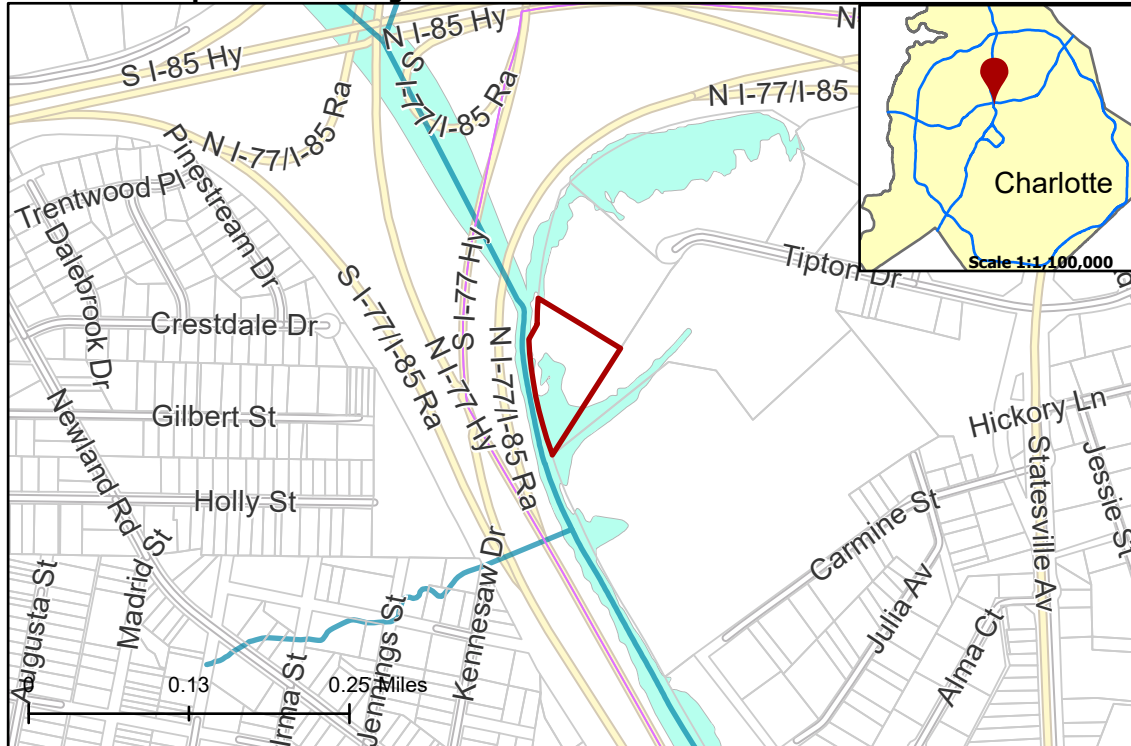
2021-095: Kenjoh Outdoor

Current Zoning I-1(CD) (Light Industrial, Conditional)

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

Approximately 2.85 acres

Location of Requested Rezoning



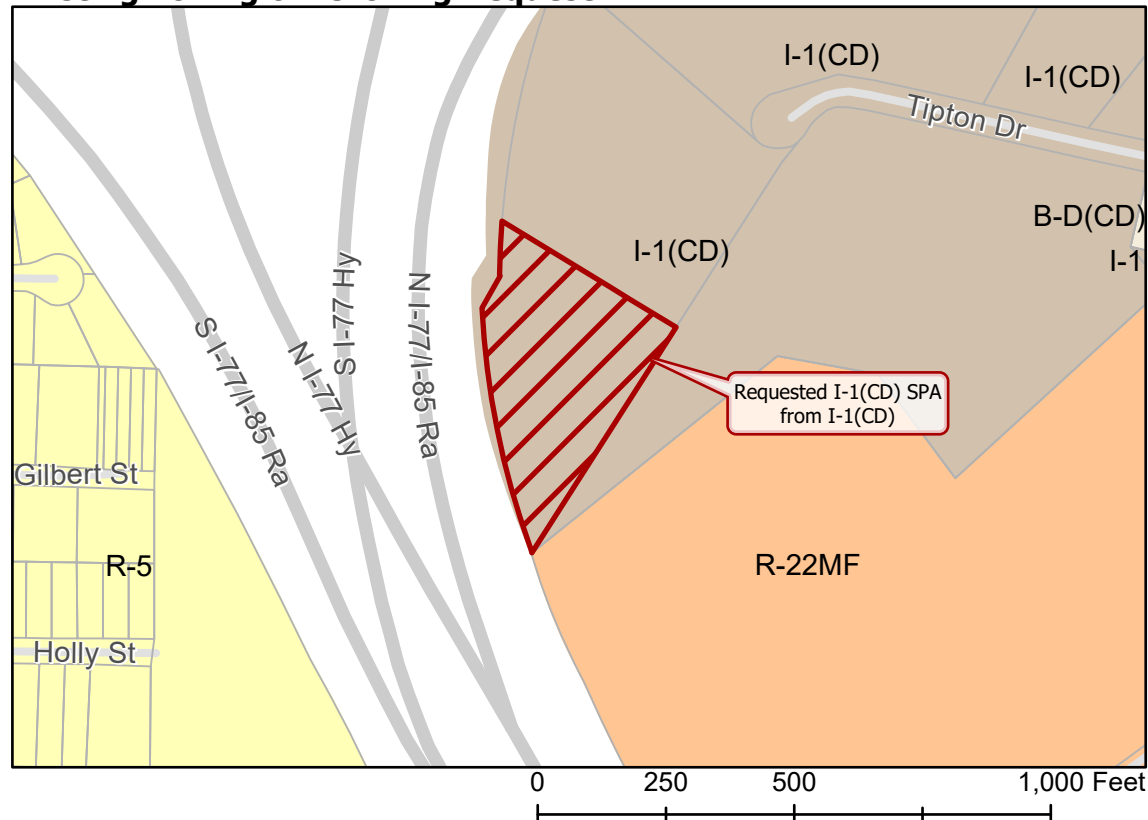
Rezoning Map



- 2021-095
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested I-1(CD) SPA from I-1(CD)
- Zoning Classification**
- Single Family
- Multi-Family
- Business-Distribution
- Light Industrial



Map Created 7/20/2021

Petition No.: 2021-097
Petitioner: Mattamy Homes

ORDINANCE NO. 202-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 property identified by tax parcel number 10709102, and further identified on the attached map from R-3 (single-family residential) and MX-2 (mixed-use) 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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 504-505.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



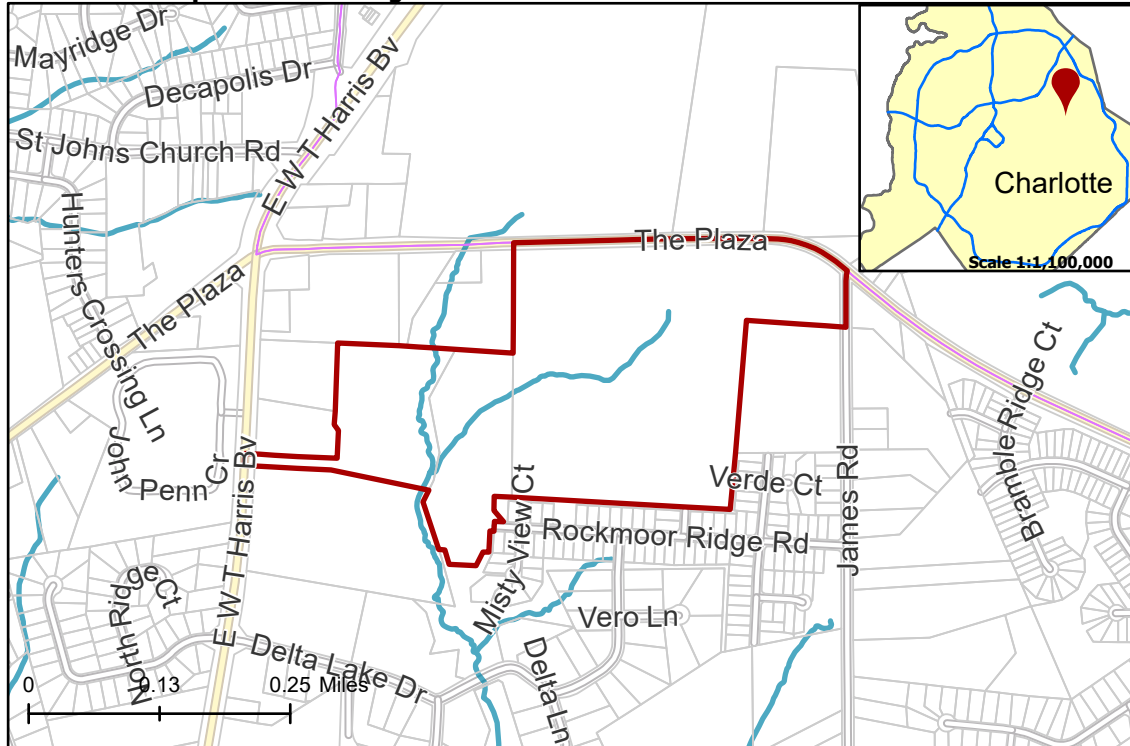
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-097: Mattamy Homes

Current Zoning R-3 (Single Family Residential), MX-2 (Mixed Use District)
Requested Zoning R-8MF(CD) (Multi-Family Residential, Conditional)

Approximately 56.98 acres

Location of Requested Rezoning



Rezoning Map



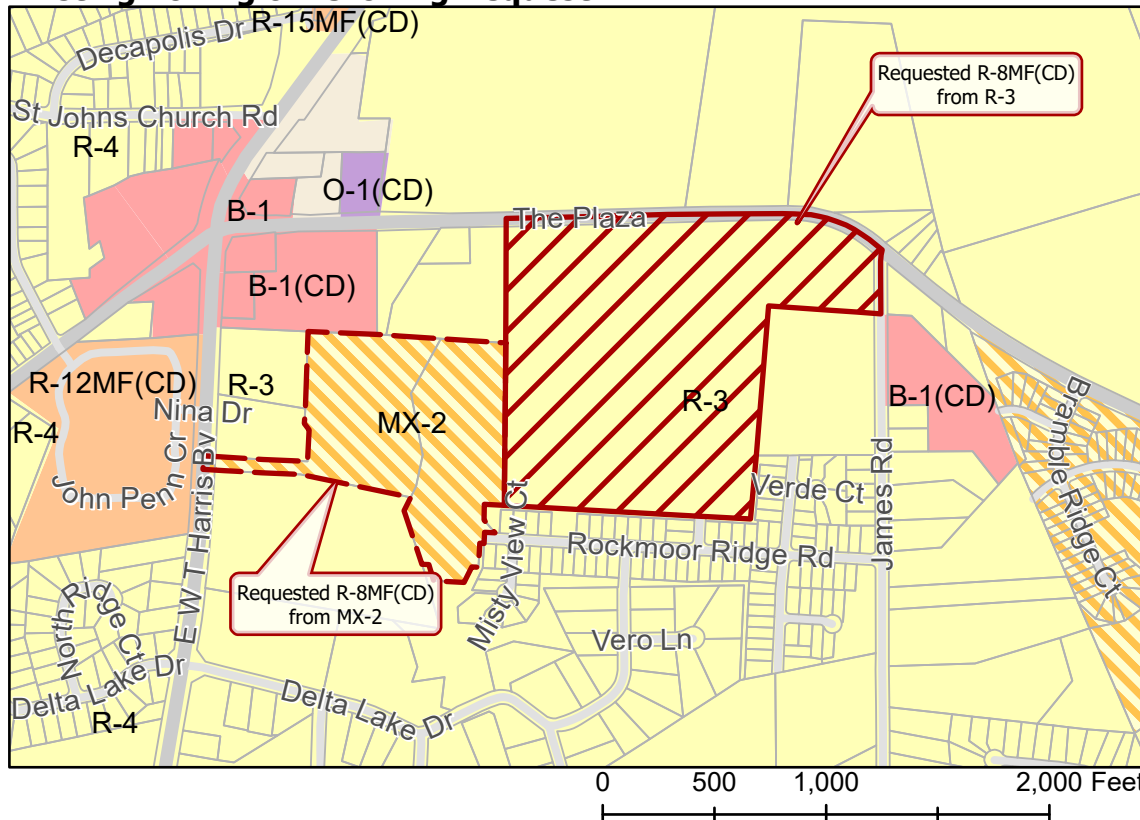
- 2021-097
- Inside City Limits
- Parcel
- Streams

City Council District

- 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested R-8MF(CD) from R-3
- Requested R-8MF(CD) from MX-2

Zoning Classification

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



Map Created 9/15/2021

Petition No.: 2021-102
Petitioner: Ardent Acquisitions, LLC

ORDINANCE NO. 203-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 property identified by tax parcel number 07845301, and further identified on the attached map from R-5 (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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 506-507.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

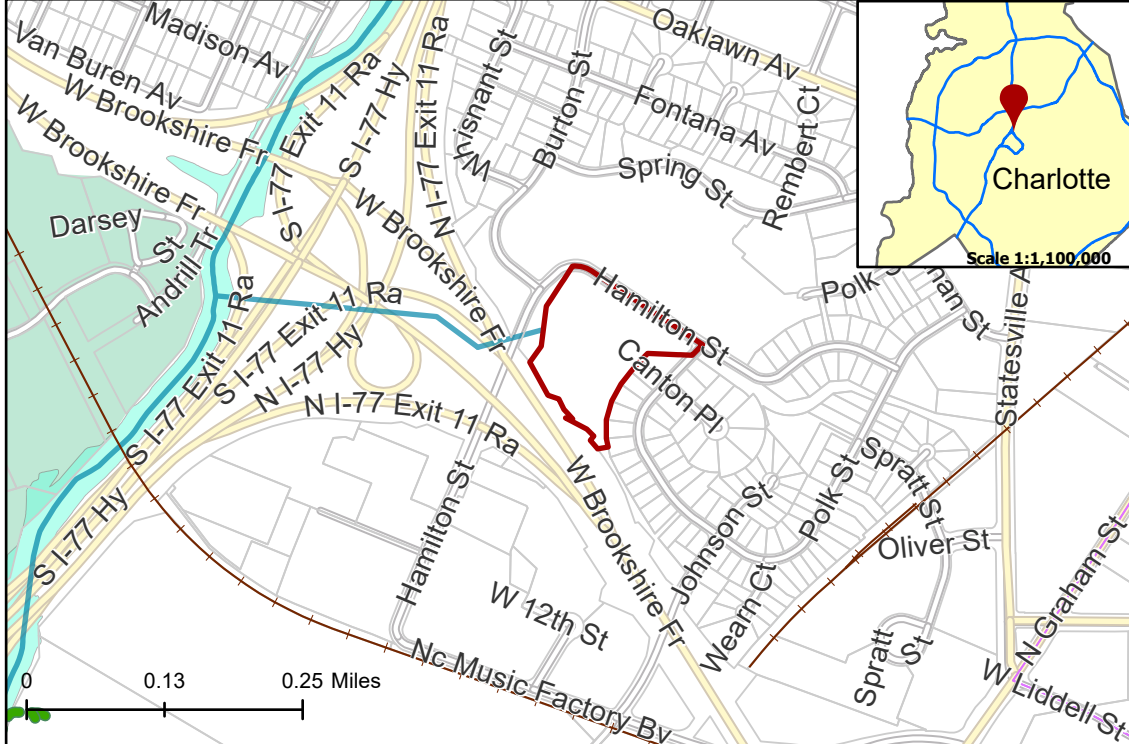
2021-102: Ardent Acquisitions, LLC

Current Zoning R-5 (Single Family Residential)

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

Approximately 6.957 acres

Location of Requested Rezoning



Rezoning Map



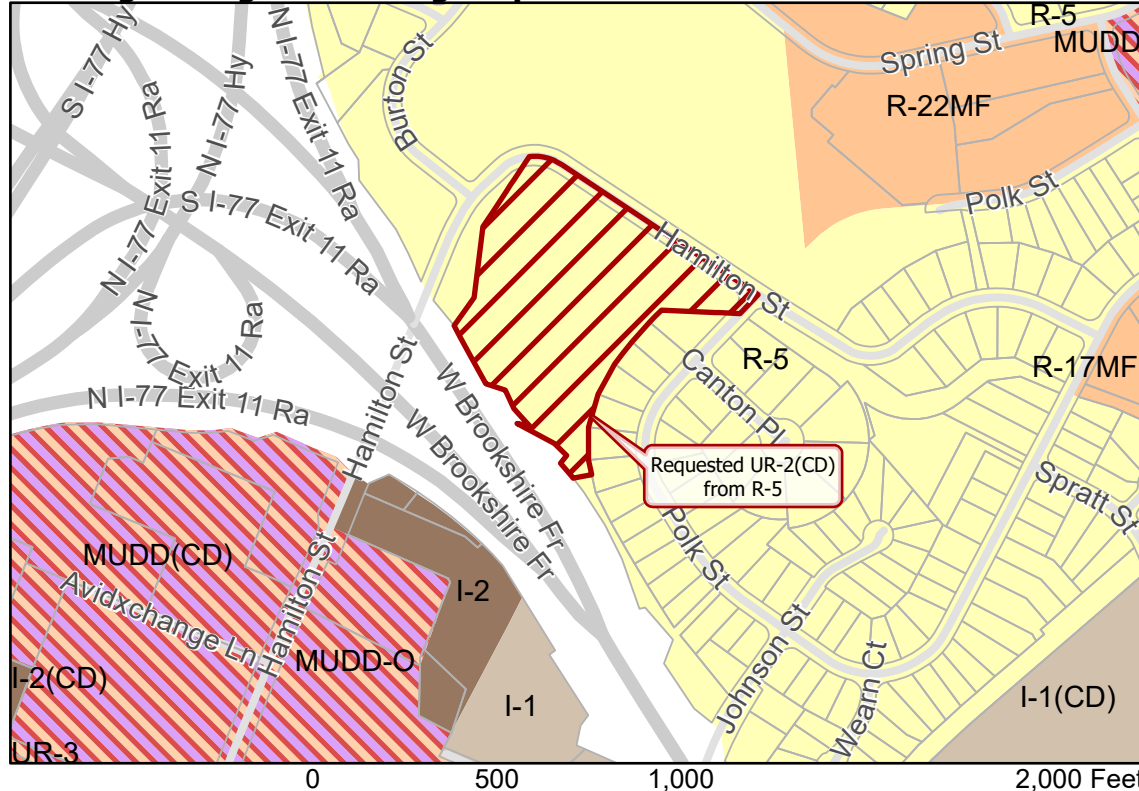
- 2021-102
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- West End Land Use and Pedscape

City Council District

2-Malcolm Graham



Existing Zoning & Rezoning Request



Requested UR-2(CD) from R-5

Zoning Classification

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



Map Created 8/12/2021

Petition No.: 2021-108
Petitioner: Enquor Construction, LLC

ORDINANCE NO. 204-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 listed below, and further identified on the attached map from R-3, R-4 (single-family residential) to R-6 (single-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 2021-108

03302401	03302404	03302402
03302499	03302403	

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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 508-509.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

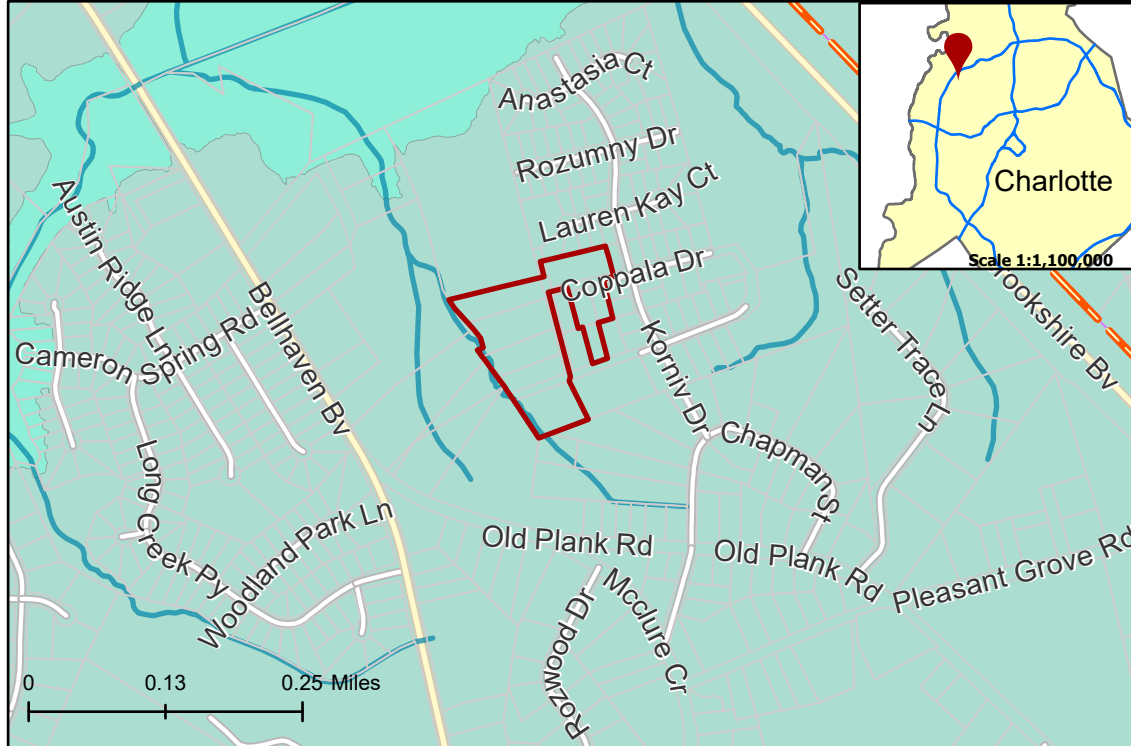
2021-108: Enquor Construction, LLC

Current Zoning R-3 LWPA (Single Family Residential, Lake Wylie - Protected Area), R-4 LWPA (Single Family Residential, Lake Wylie - Protected Area)

Requested Zoning R-6 LWPA (Single Family Residential, Lake Wylie - Protected Area)

Approximately 7.4 acres

Location of Requested Rezoning



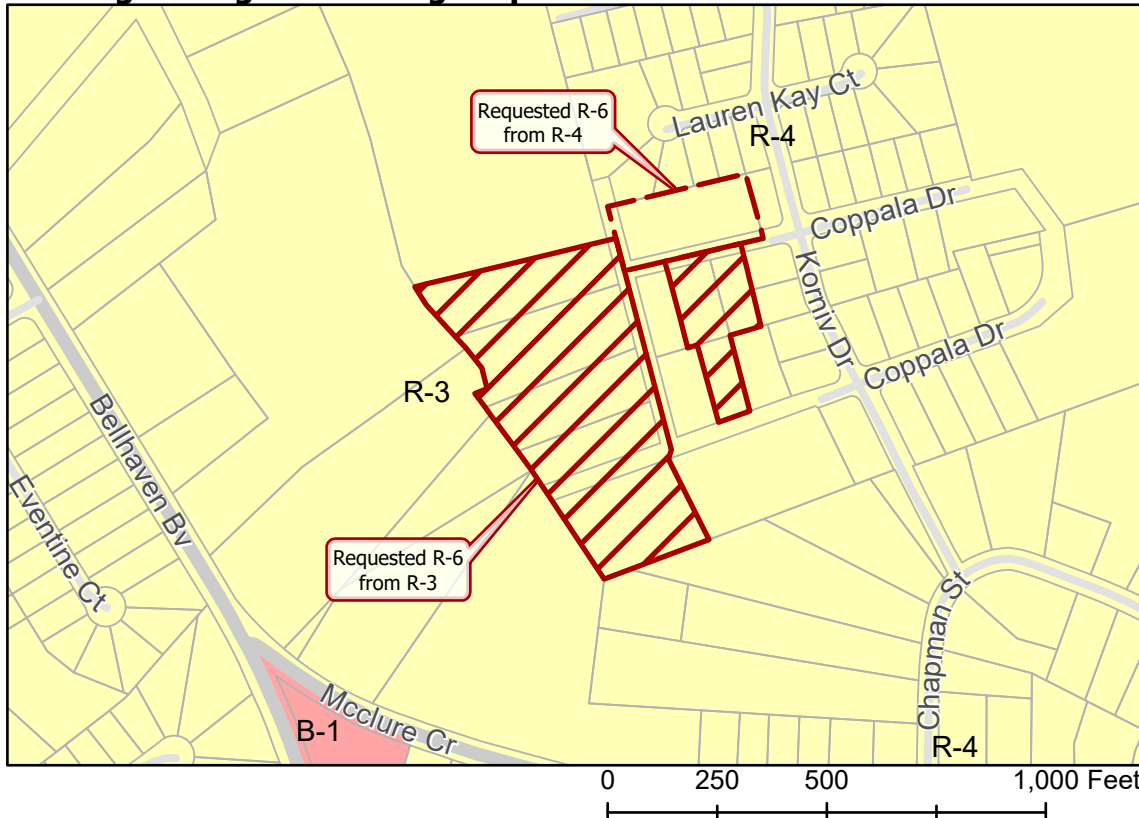
Rezoning Map



- 2021-108
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Lake Wylie - Protected Area
- City Council District**
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested R-6 from R-4
- Requested R-6 from R-3
- Zoning Classification**
- Single Family
- Business



Map Created 8/26/2021

Petition No.: 2021-114
Petitioner: Appaloosa Real Estate Partners

ORDINANCE NO. 205-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 property identified by tax parcel number 02972110, and further identified on the attached map from R-3 (single-family residential) to B-D (CD) (business distribution, 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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 510-511.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



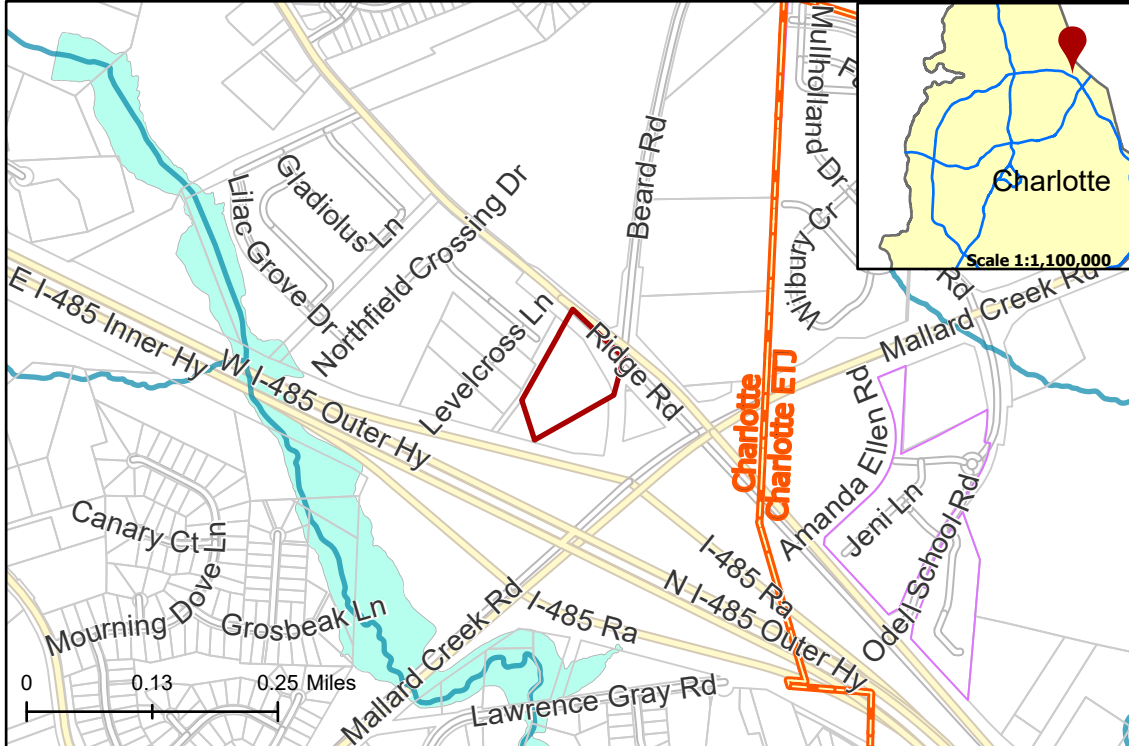
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-114: Appaloosa Real Estate Partners

Current Zoning R-3 (Single Family Residential)
Requested Zoning B-D (Business-Distribution)

Approximately 3.55 acres

Location of Requested Rezoning



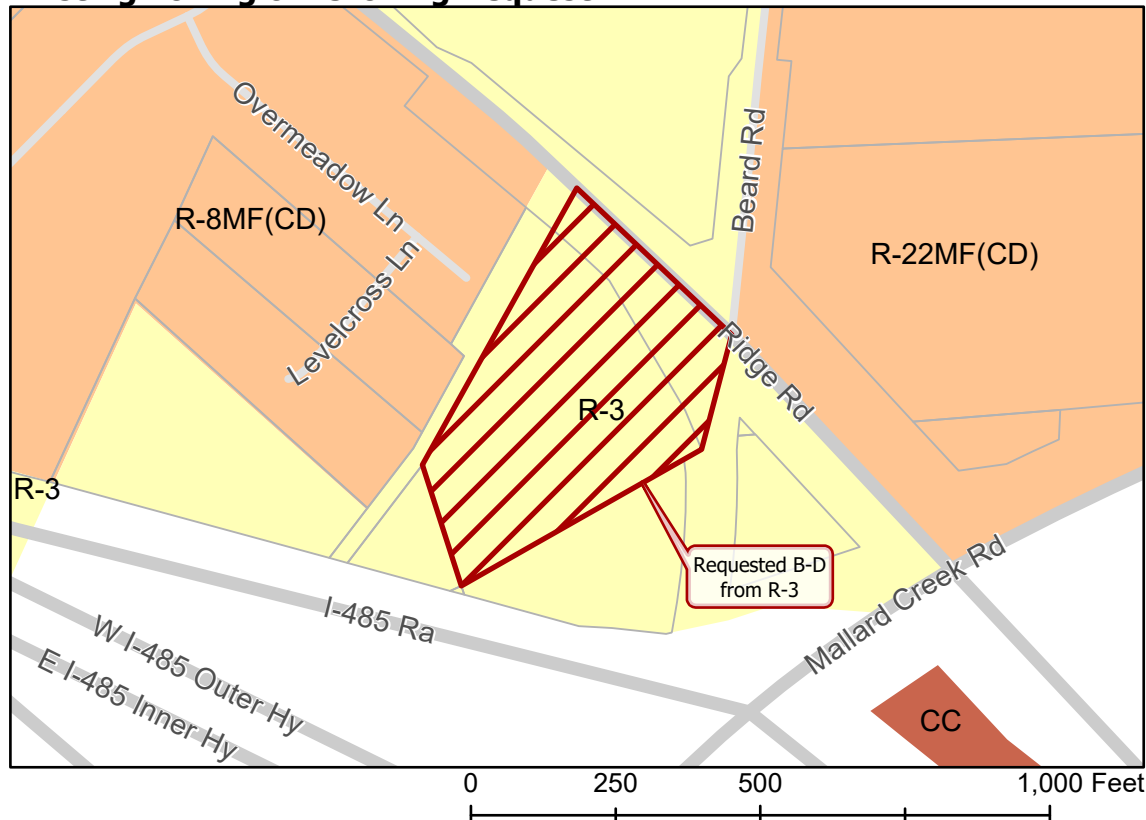
Rezoning Map



- 2021-114
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



- Requested B-D from R-3
- Zoning Classification
- Single Family
- Multi-Family
- Commercial Center



Map Created 8/20/2021

Petition No.: 2021-115
Petitioner: Ram Realty Acquisitions V, LLC

ORDINANCE NO. 206-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 property identified by tax parcel numbers 07107806, 07108103, 07108104, and 07108105, and further identified on the attached map from I-2 (general industrial) to MUDD-O (mixed-use development - optional).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 512-513.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

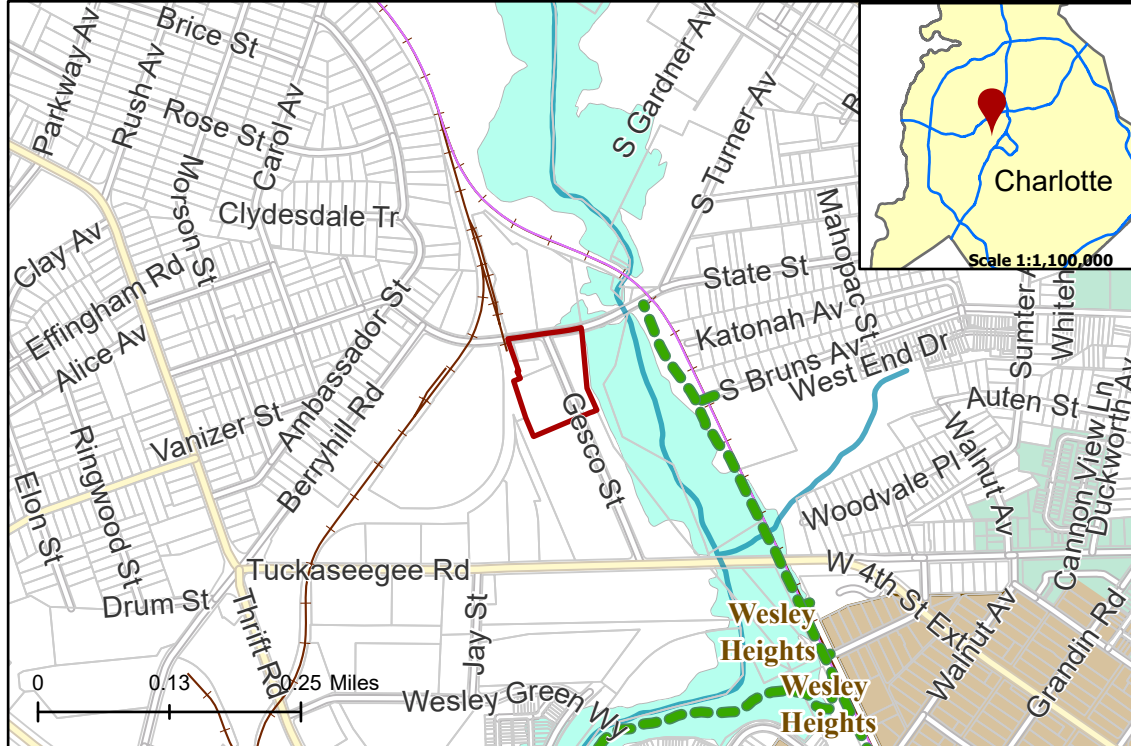
2021-115: Ram Realty Acquisitions V, LLC

Current Zoning I-2 (General Industrial)

Requested Zoning MUDD-O (Mixed Use Development District, Optional)

Approximately 2.58 acres

Location of Requested Rezoning



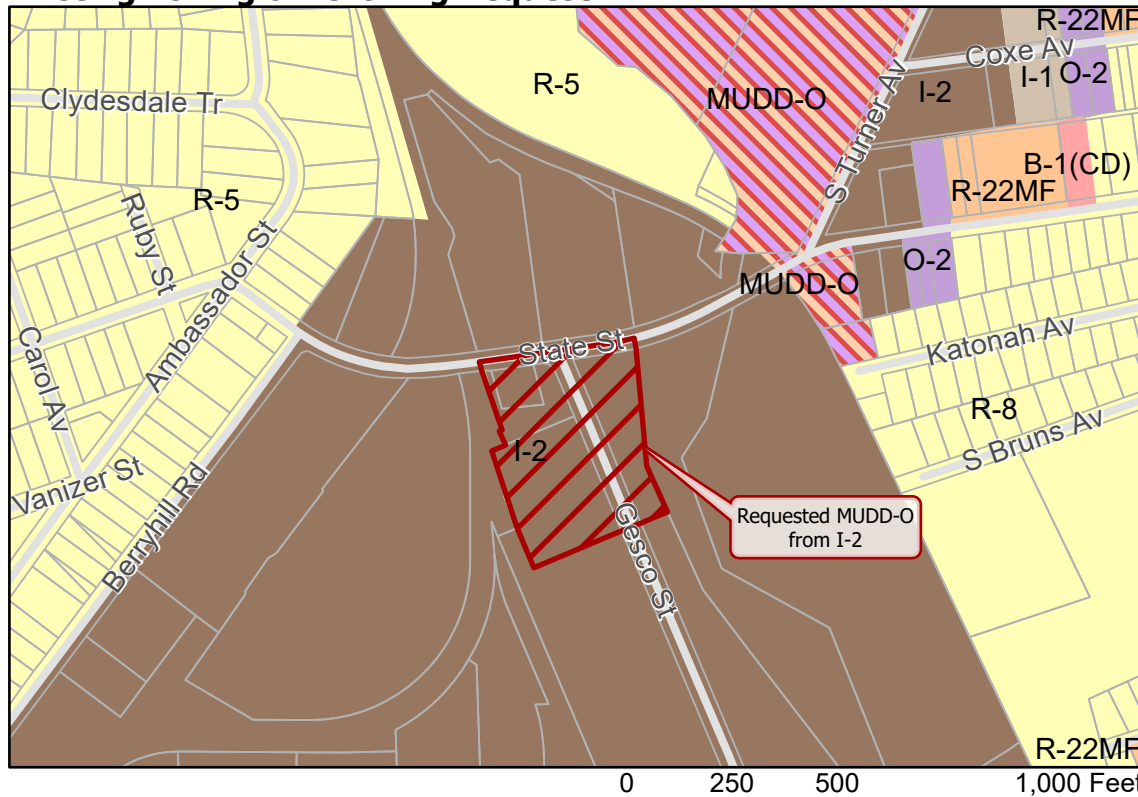
Rezoning Map



- 2021-115
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- West End Land Use and Pedscape
- Historic Districts
- City Council District
- 2- Malcolm Graham



Existing Zoning & Rezoning Request



- Requested MUDD-O from I-2

Zoning Classification

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



Map Created 1/3/2021

Petition No.: 2021-116
Petitioner: Kevin Boyd

ORDINANCE NO. 207-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 property identified by tax parcel number 08312501, and further identified on the attached map from R-5 (single-family residential) to MUDD-O (mixed-use development – optional).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 514-515.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

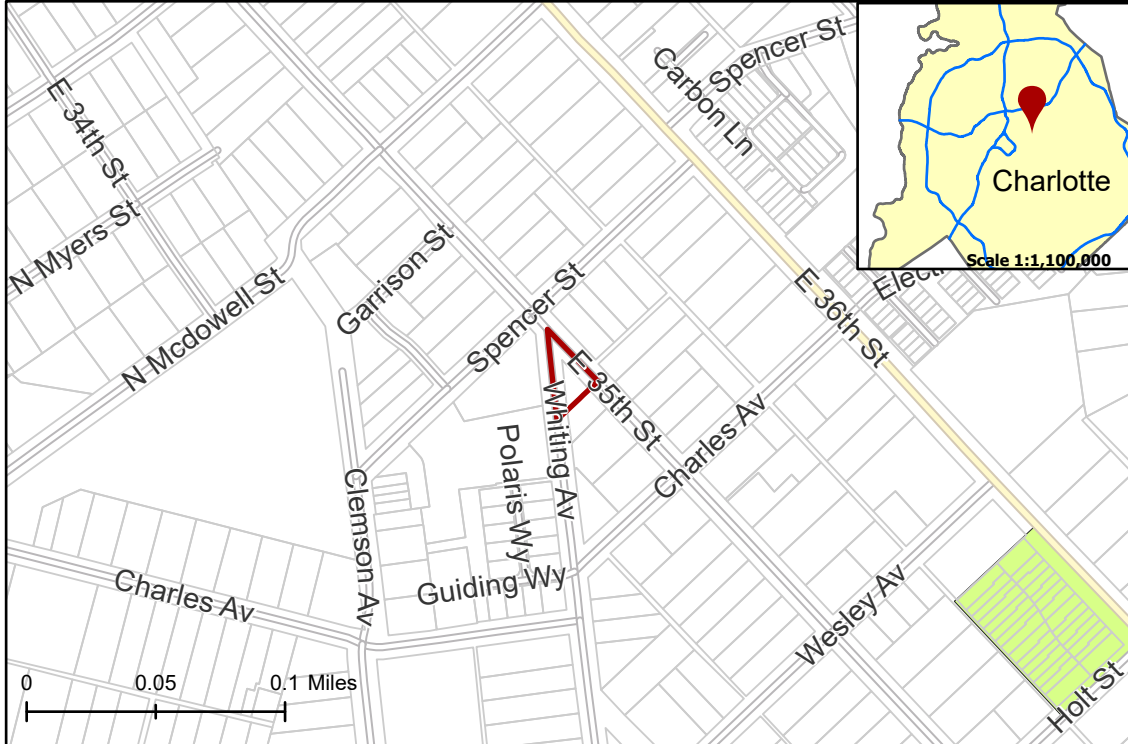
2021-116: Kevin Boyd

Current Zoning R-5 (Single Family Residential)

Requested Zoning MUDD-O (Mixed Use Development District, Optional)

Approximately 0.053 acres

Location of Requested Rezoning



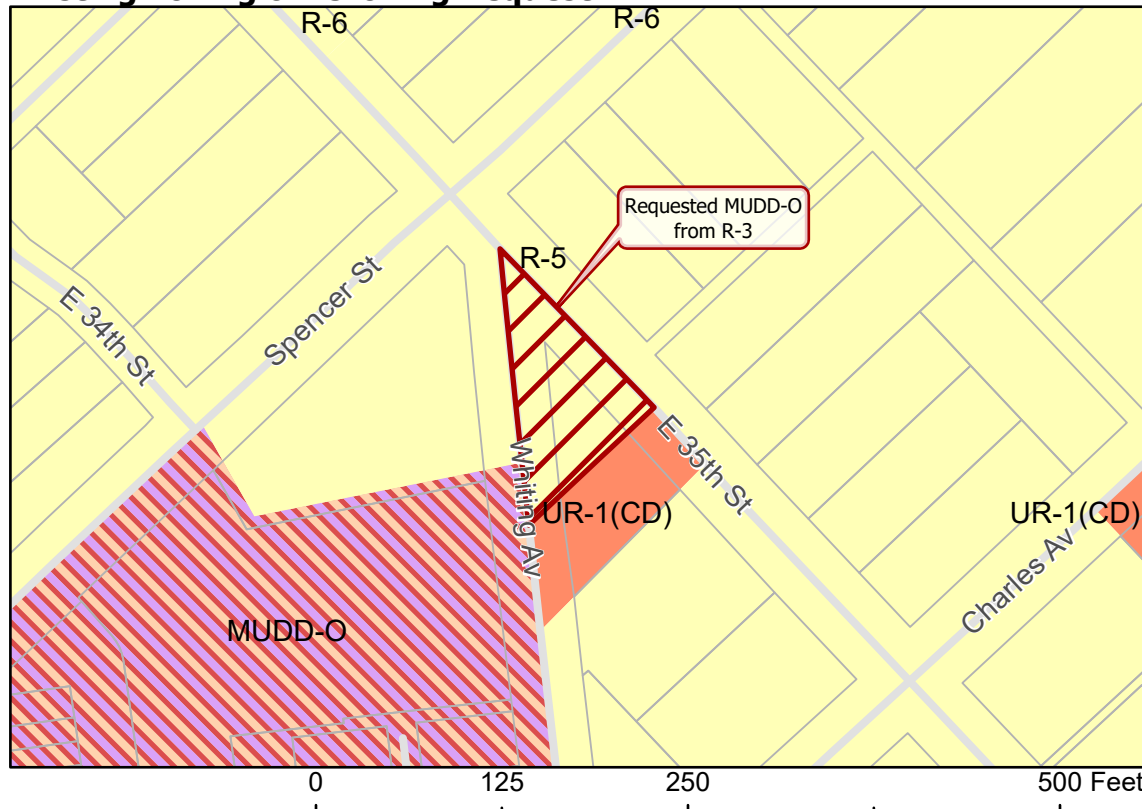
Rezoning Map



- 2021-116
- Inside City Limits
- Parcel
- Transit Supportive Overlay
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from R-3

Zoning Classification

- Single Family
- Urban Residential
- Mixed Use



Map Created 8/20/2021

Petition No.: 2021-117
Petitioner: Jeffrey Weiskopf

ORDINANCE NO. 208-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 20140105, and further identified on the attached map from R-9 MF (CD) & R-15 MF (CD) (multi-family residential, conditional) 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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 516-517.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

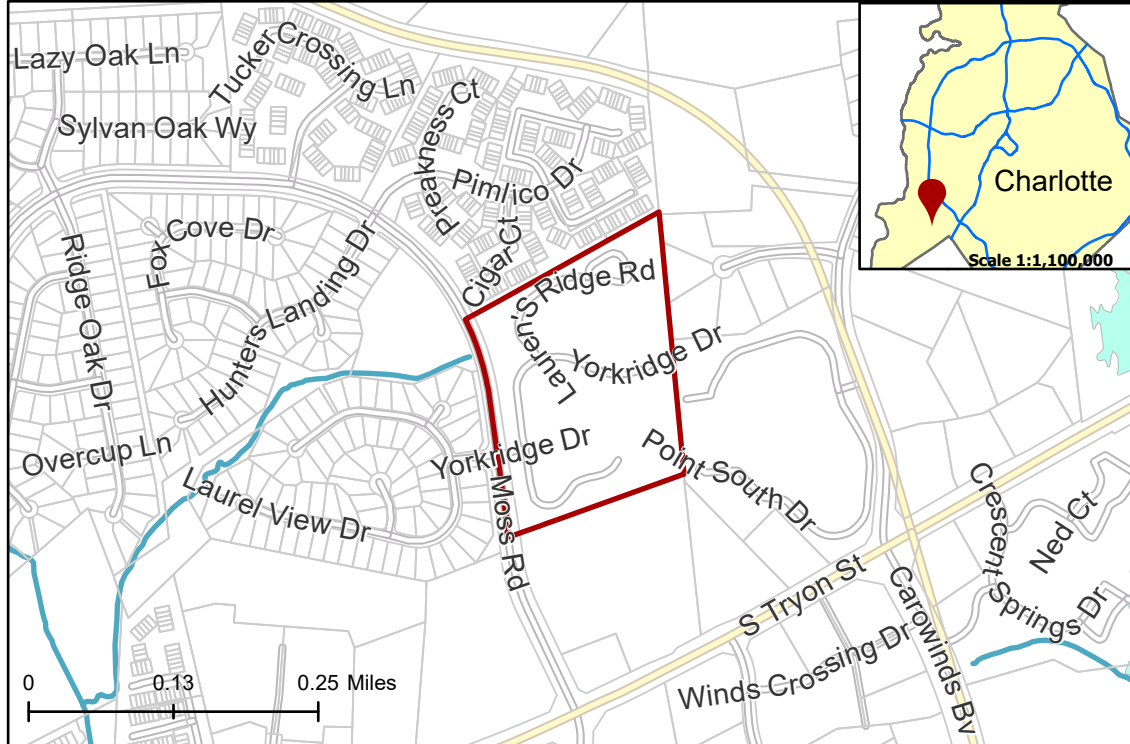
2021-117: Jeffrey Weiskopf

Current Zoning R-9MF(CD) (Multi-Family Residential, Conditional), R-15MF(CD) (Multi-Family Residential, Conditional)

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

Approximately 21.4 acres

Location of Requested Rezoning



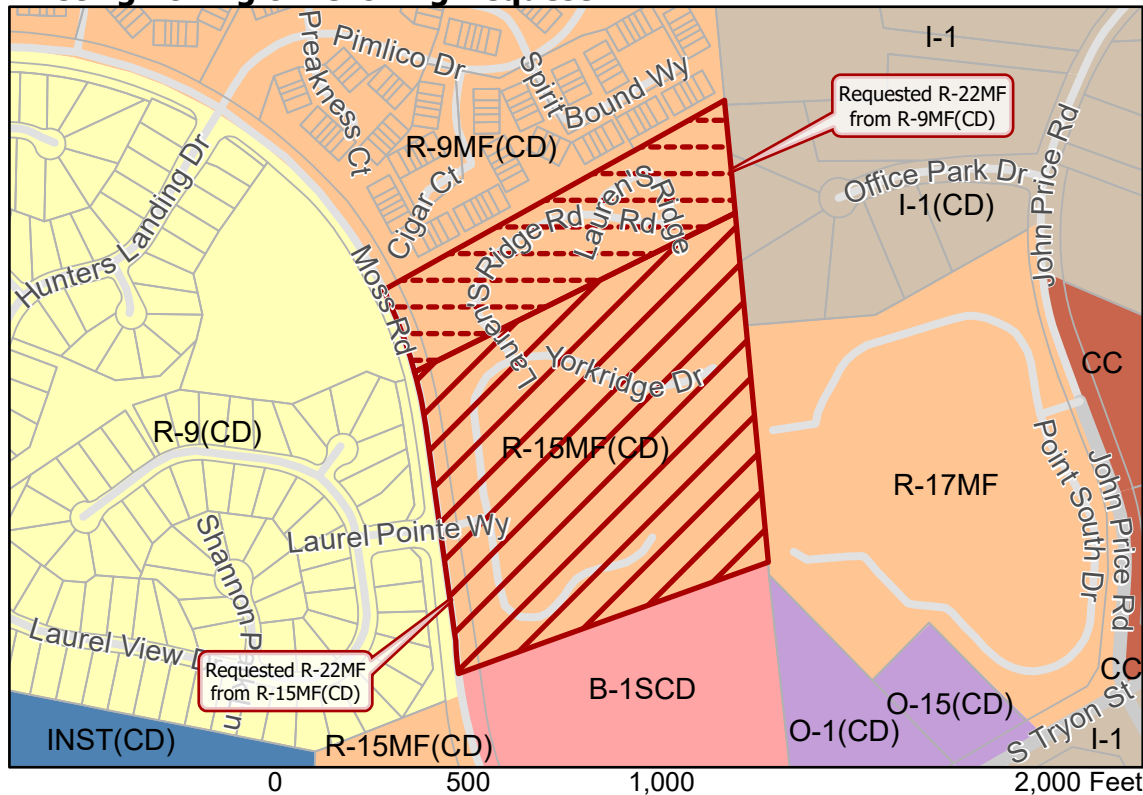
Rezoning Map



- 2021-117
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested R-22MF from R-15MF(CD)
- Requested R-22MF from R-9MF(CD)

Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Office
- Business
- Commercial Center
- Light Industrial



Map Created 8/20/2021

Petition No.: 2021-121
Petitioner: Anthony Fox

ORDINANCE NO. 209-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 04940101, and further identified on the attached map from B-2 (general business) 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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 518-519.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

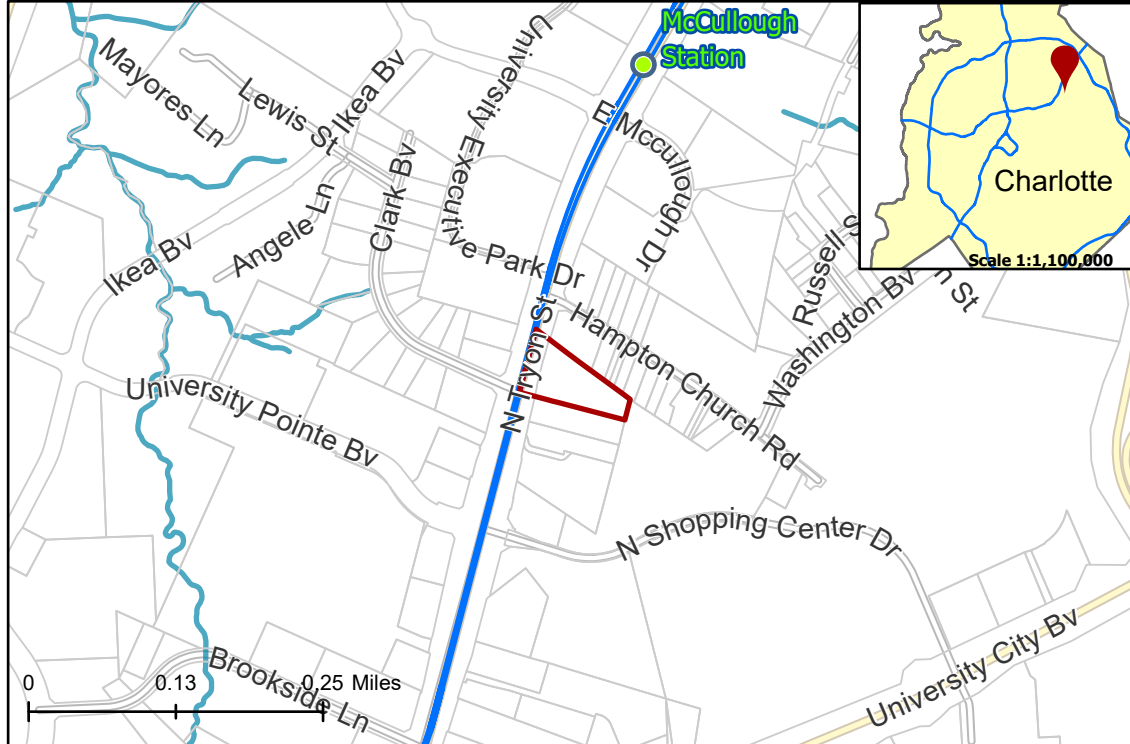
2021-121: Anthony Fox

Current Zoning B-2 (General Business)

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

Approximately 1.692 acres

Location of Requested Rezoning



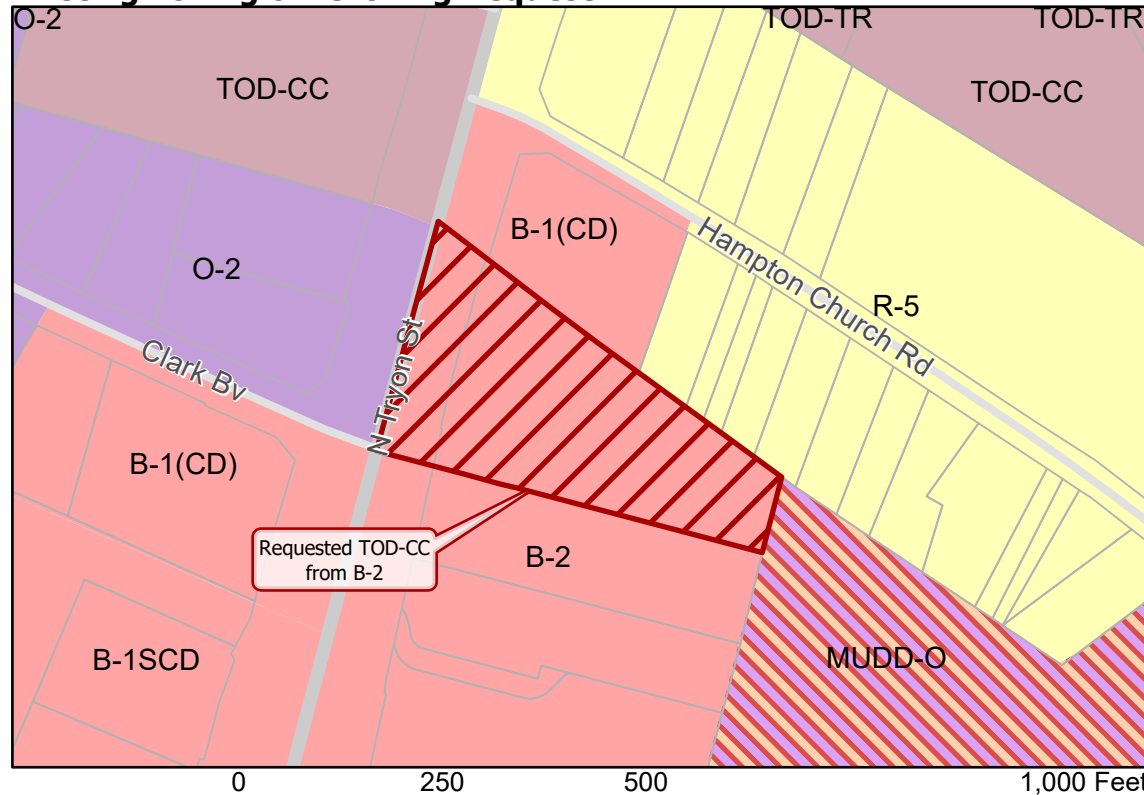
Rezoning Map



- 2021-121
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- City Council District**
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



- Requested TOD-CC from B-2

Zoning Classification

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



Map Created 8/24/2021

Petition No.: 2021-122
Petitioner: Kairol Residential

ORDINANCE NO. 210-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 14513304, 14513305, and 14513320, and further identified on the attached map from B-1 (neighborhood business) to TOD-NC (transit-oriented development – neighborhood 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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 520-521.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

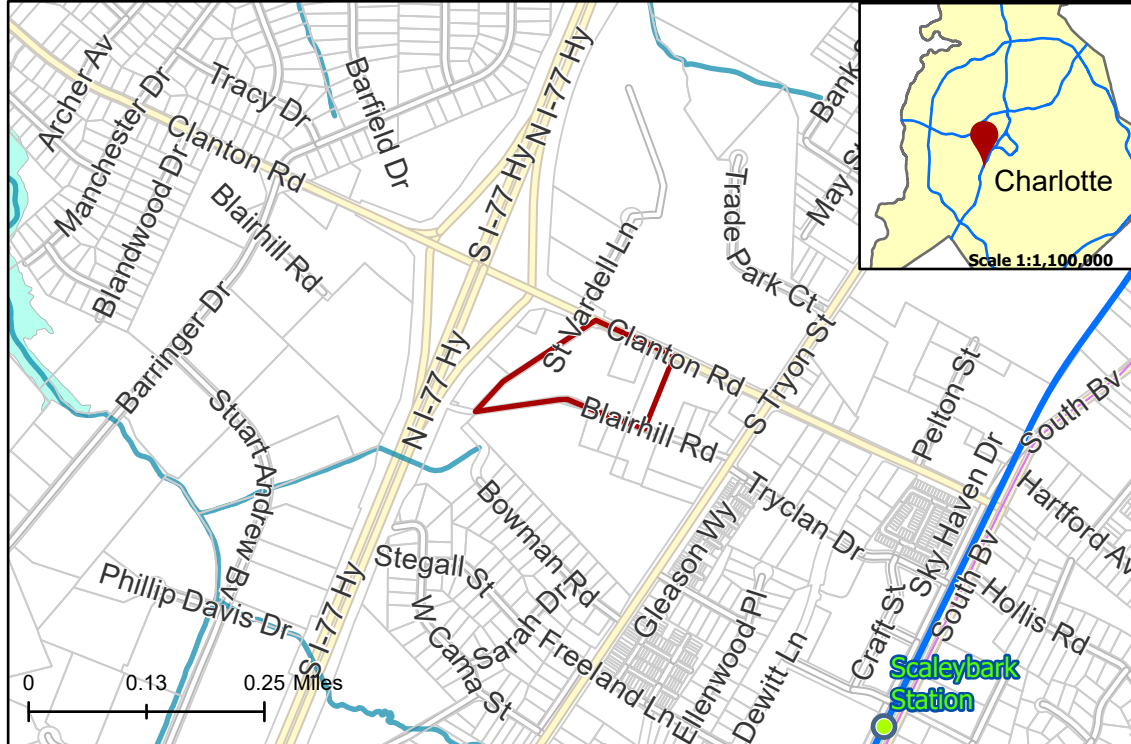
2021-122: Kairoi Residential

Current Zoning B-1 (Neighborhood Business)

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

Approximately 7.2 acres

Location of Requested Rezoning



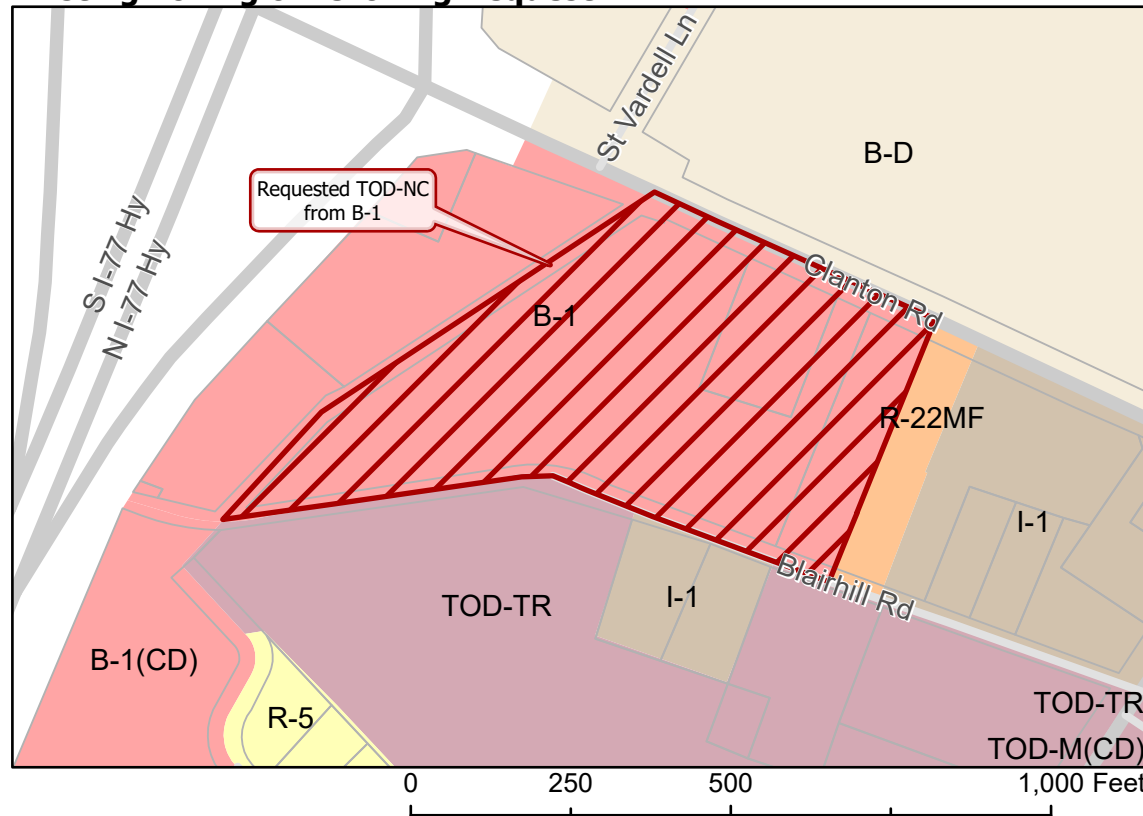
Rezoning Map



- 2021-122
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- City Council District**
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-NC from B-1
- Zoning Classification**
- Single Family
- Multi-Family
- Business
- Business-Distribution
- Light Industrial
- Transit-Oriented



Map Created 8/24/2021

Petition No.: 2021-123
Petitioner: Mill Creek Residential Trust

ORDINANCE NO. 211-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 14702131, and further identified on the attached map from TOD-TR (transit-oriented development – transition) to TOD-NC (transit-oriented development – neighborhood 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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 522-523.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

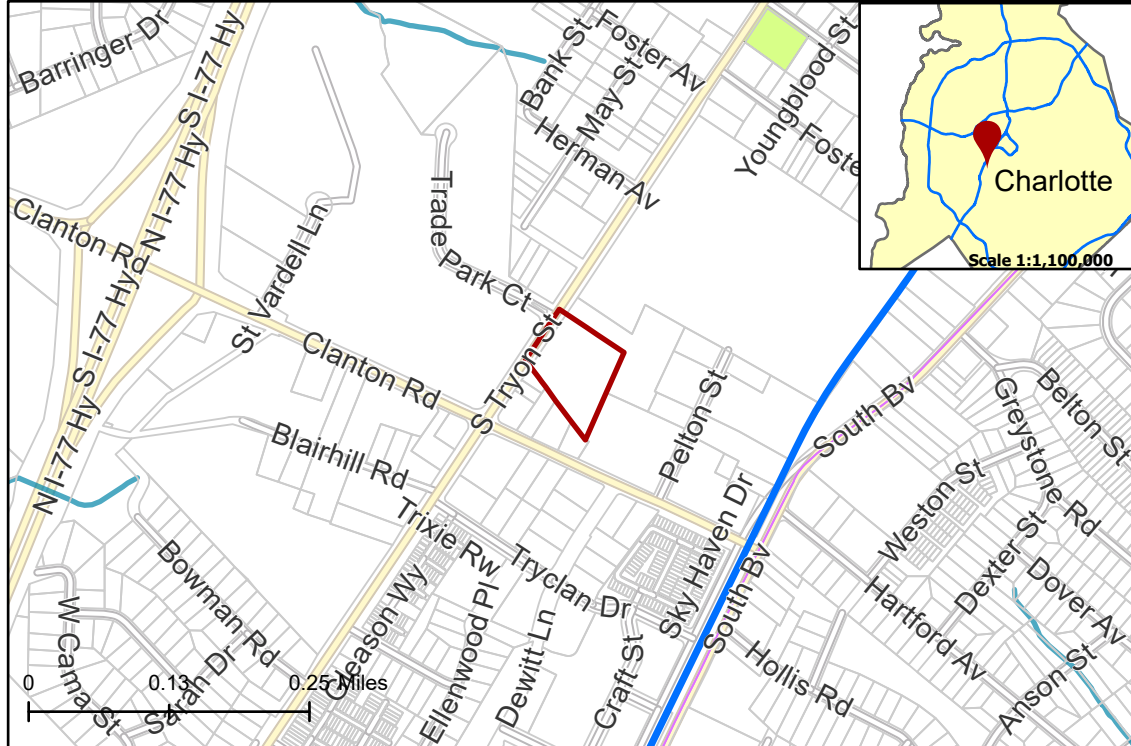
2021-123: Mill Creek Residential Trust

Current Zoning TOD-TR (Transit Oriented Development - Transition)

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

Approximately 3.03 acres

Location of Requested Rezoning



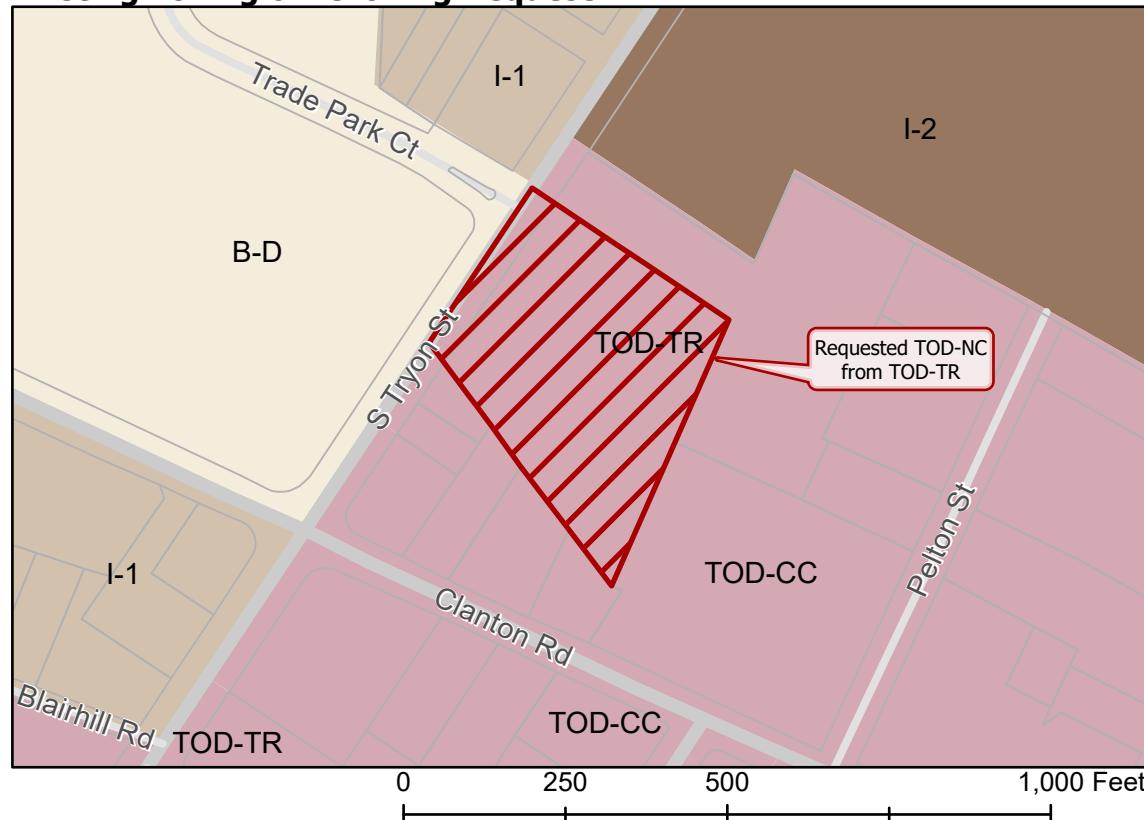
Rezoning Map



- 2021-123
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- Transit Supportive Overlay
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-NC from TOD-TR
- Zoning Classification**
- Business-Distribution
- Light Industrial
- General Industrial
- Transit-Oriented



Map Created 8/24/2021

Petition No.: 2021-124
Petitioner: Judson Stringfellow; JDSI, LLC

ORDINANCE NO. 212-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 10324106, 10324104, 10324105, and 10324107, and further identified on the attached map from R-12 MF (CD) (multi-family residential, conditional) to R-8 (single-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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 524-525.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



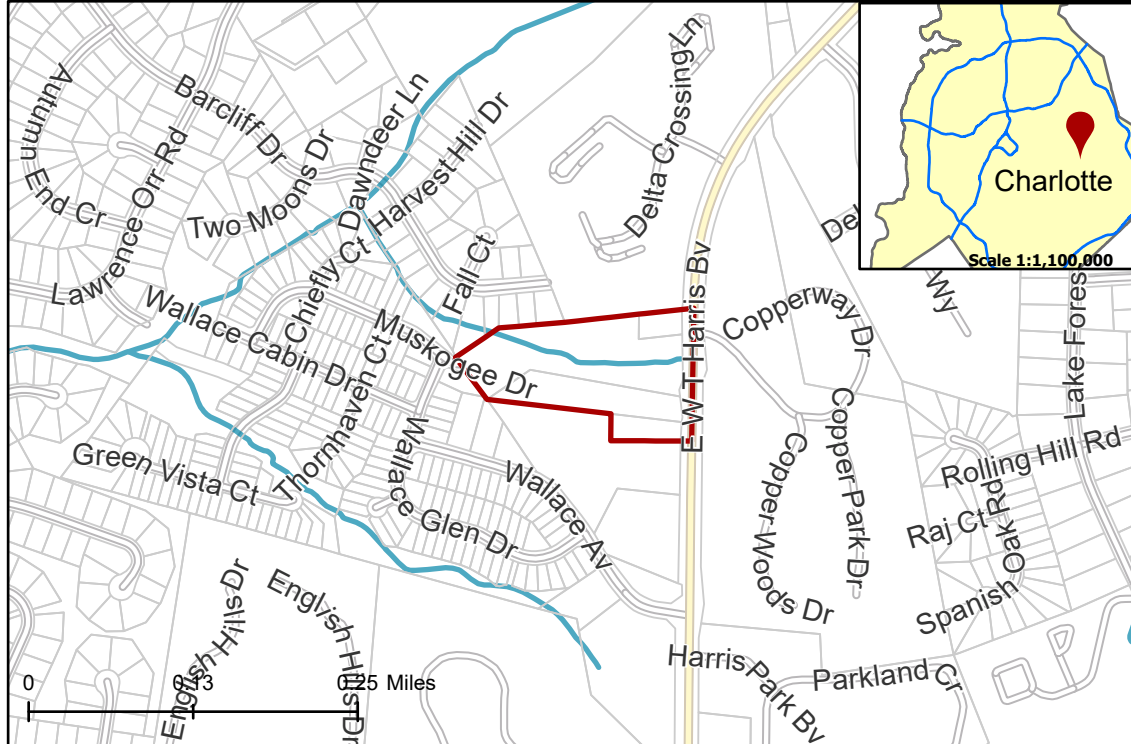
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-124: Judson Stringfellow; JDSI, LLC

Current Zoning R-12MF(CD) (Multi-Family Residential, Conditional)
Requested Zoning R-8 (Single Family Residential)

Approximately 7.53 acres

Location of Requested Rezoning



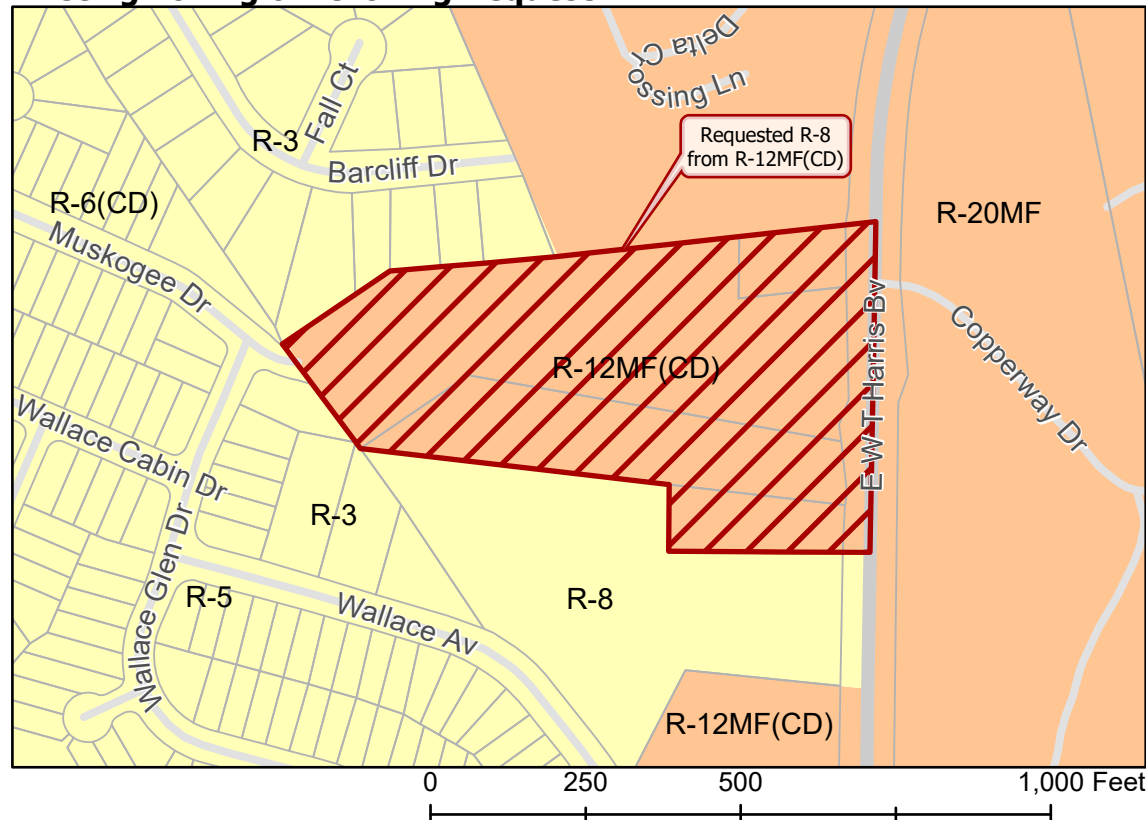
Rezoning Map



- 2021-124
- Inside City Limits
- Parcel
- Streams
- City Council District
- 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested R-8 from R-12MF(CD)
- Zoning Classification
- Single Family
- Multi-Family



Map Created 8/24/2021

Petition No.: 2021-126

Petitioner: North Carolina Kenworth, Inc. dba MHC Kenworth

ORDINANCE NO. 213-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 property identified by tax parcel number 20505334, and further identified on the attached map from I-2 (CD) (general industrial, conditional) to I-1 (CD) (light industrial, 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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 526-527.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

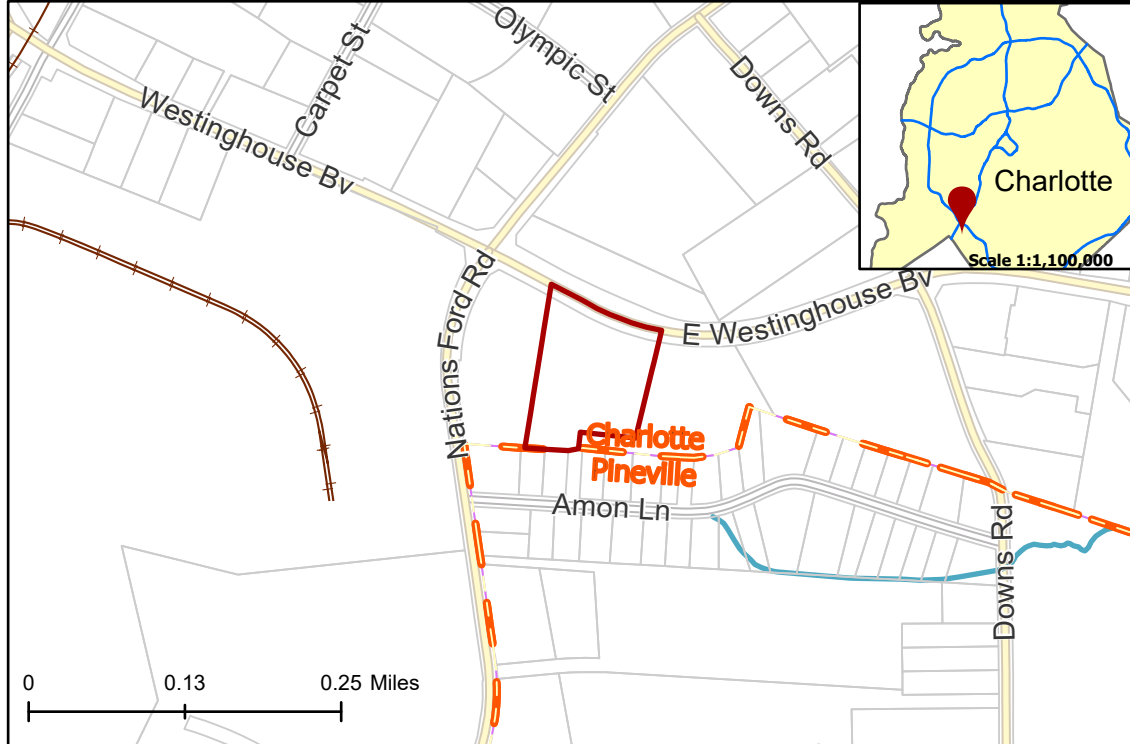
2021-126: North Carolina Kenworth, Inc.

Current Zoning I-2(CD) (General Industrial, Conditional)

Requested Zoning I-1(CD) (Light Industrial, Conditional)

Approximately 5.569 acres

Location of Requested Rezoning



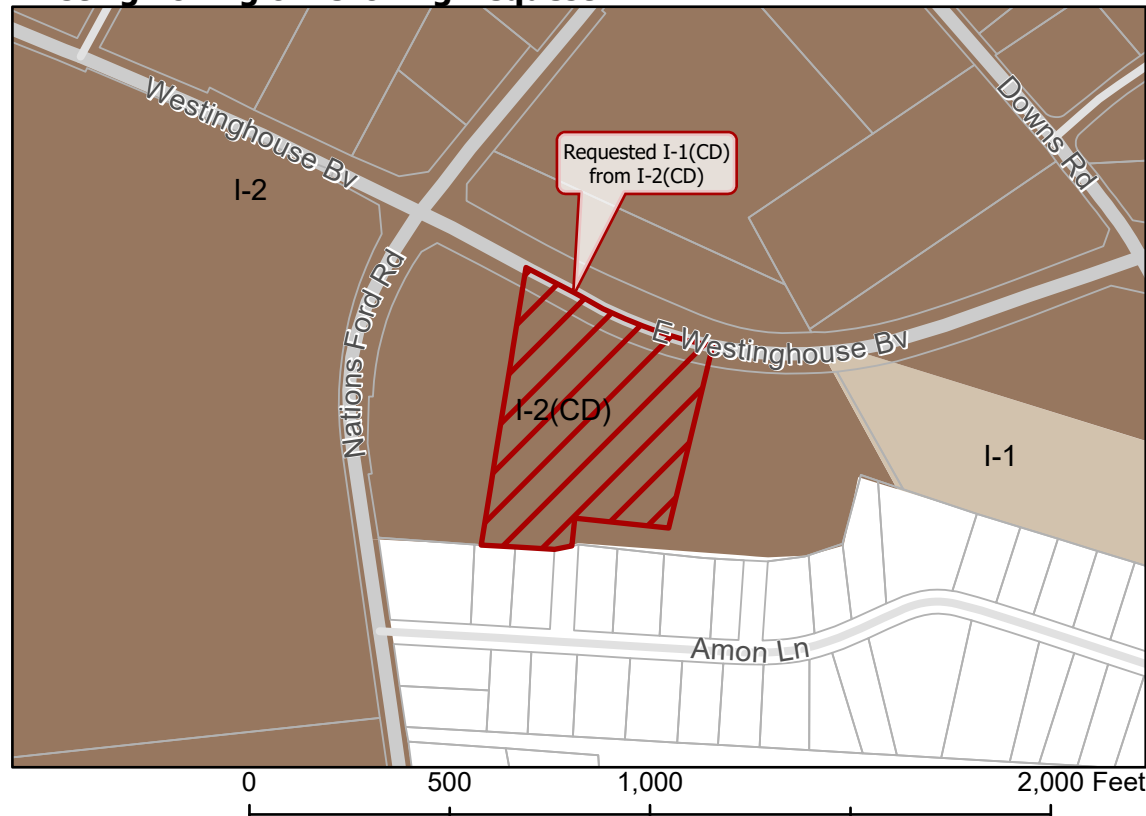
Rezoning Map



- 2021-126
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested I-1(CD) from I-2(CD)
- Zoning Classification
- Light Industrial
- General Industrial



Map Created 8/25/2021

Petition No.: 2021-130
Petitioner: DRB Group

ORDINANCE NO. 214-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 property identified by tax parcel numbers 07114117, 07114104, 07114105, 07114106, and 07114118, and further identified on the attached map from I-1 (CD) (light industrial, conditional) and 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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 528-529.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



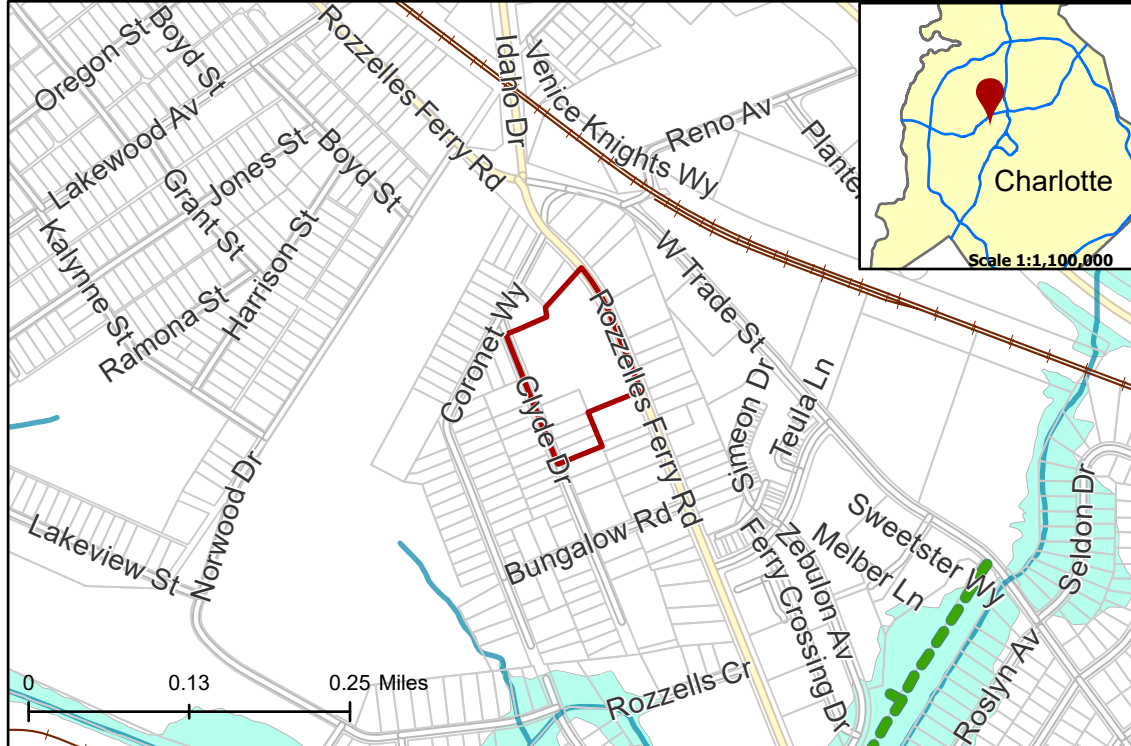
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-130: DRB Group

Current Zoning I-1(CD) (Light Industrial, Conditional), R-22MF (Multi-Family Residential)
Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 5.589 acres

Location of Requested Rezoning



Rezoning Map



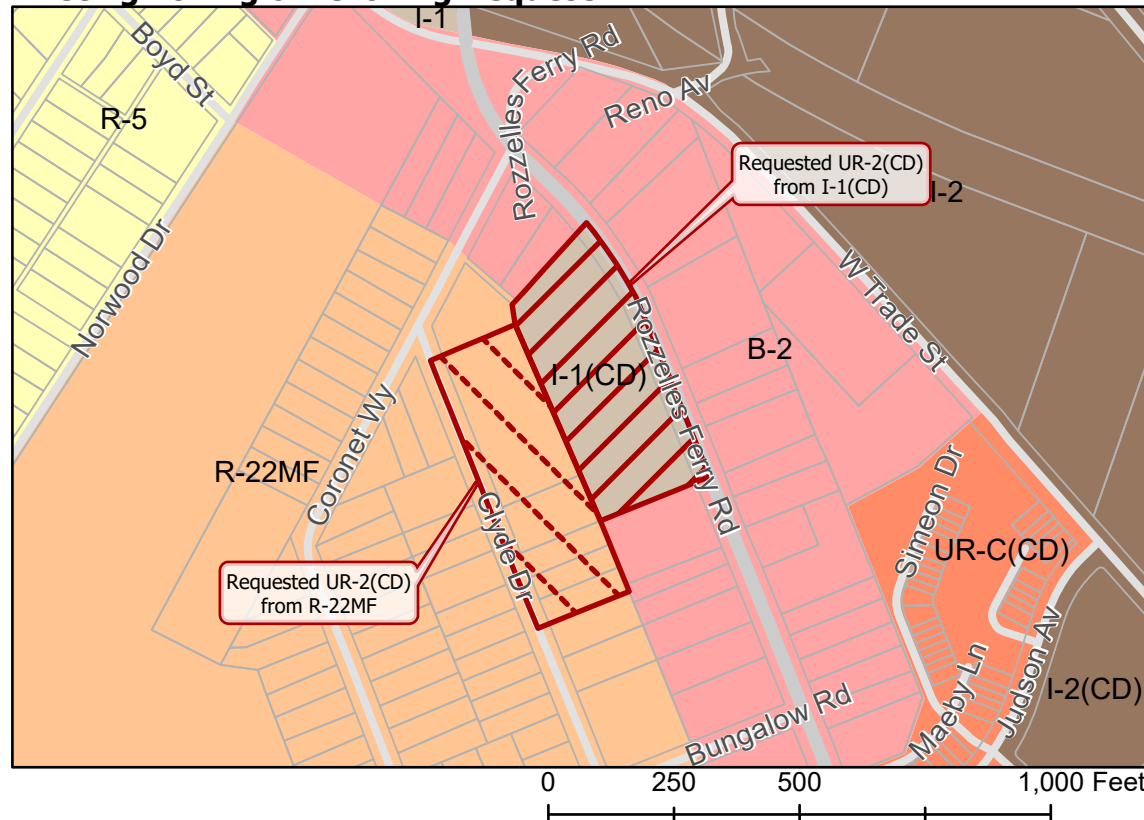
- 2021-130
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from I-1(CD)
- Requested UR-2(CD) from R-22MF

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Business
- Light Industrial
- General Industrial



Map Created 8/25/2021

Petition No.: 2021-131
Petitioner: West Morehead Ventures

ORDINANCE NO. 215-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 12521204, and further identified on the attached map from MUDD-O PED (mixed-use development, optional, pedestrian overlay) to O-2 PED (office, pedestrian 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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 530-531.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-131: West Morehead Ventures LLC

Current Zoning MUDD-O PED (Mixed Use Development District, Optional, Pedestrian Overlay)

Requested Zoning O-2 PED (Office, Pedestrian Overlay)

Approximately 0.48 acres

Location of Requested Rezoning



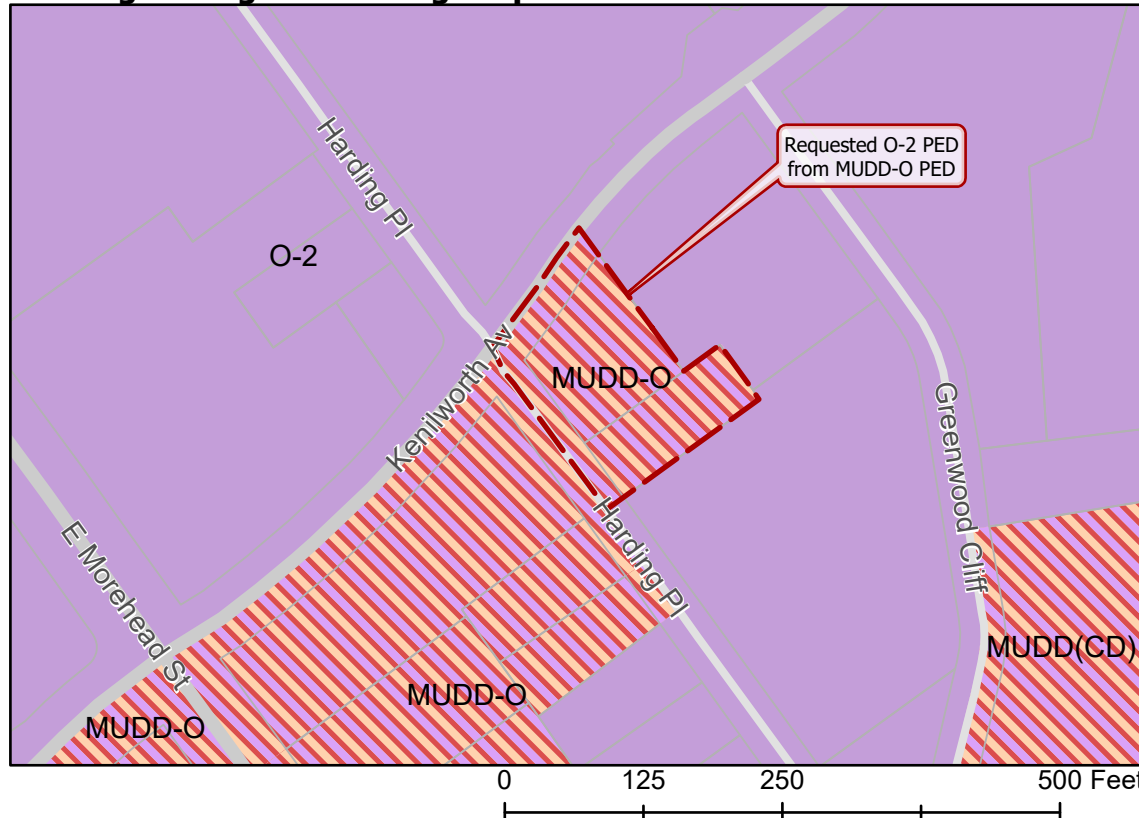
Rezoning Map



- 2021-131
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- Midtown Morehead Cherry
- Historic Districts
- City Council District
- 1-Larken Eggleston



Existing Zoning & Rezoning Request



- Requested O-2 PED from MUDD-O PED
- Zoning Classification
- Office
- Business
- Mixed Use



Map Created 10/28/2021

Petition No.: 2021-132
Petitioner: EEA-Wildwood, LLC

ORDINANCE NO. 216-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 property identified by tax parcel numbers 14917104, and further identified on the attached map from R-12 MF (CD) (multi-family residential, conditional) to R-17 MF (CD) (multi-family residential, conditional).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 532-533.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



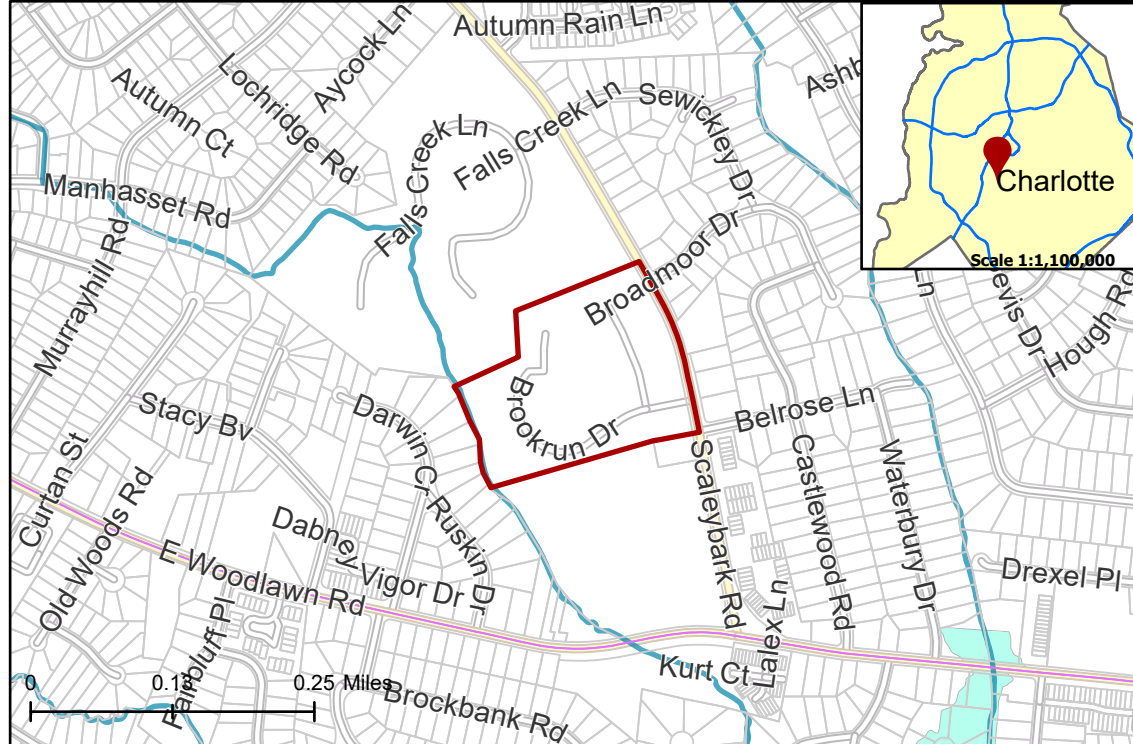
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-132: EEA-Wildwood, LLC

Current Zoning R-12MF(CD) (Multi-Family Residential, Conditional)
Requested Zoning R-17MF(CD) (Multi-Family Residential, Conditional)

Approximately 16.58 acres

Location of Requested Rezoning



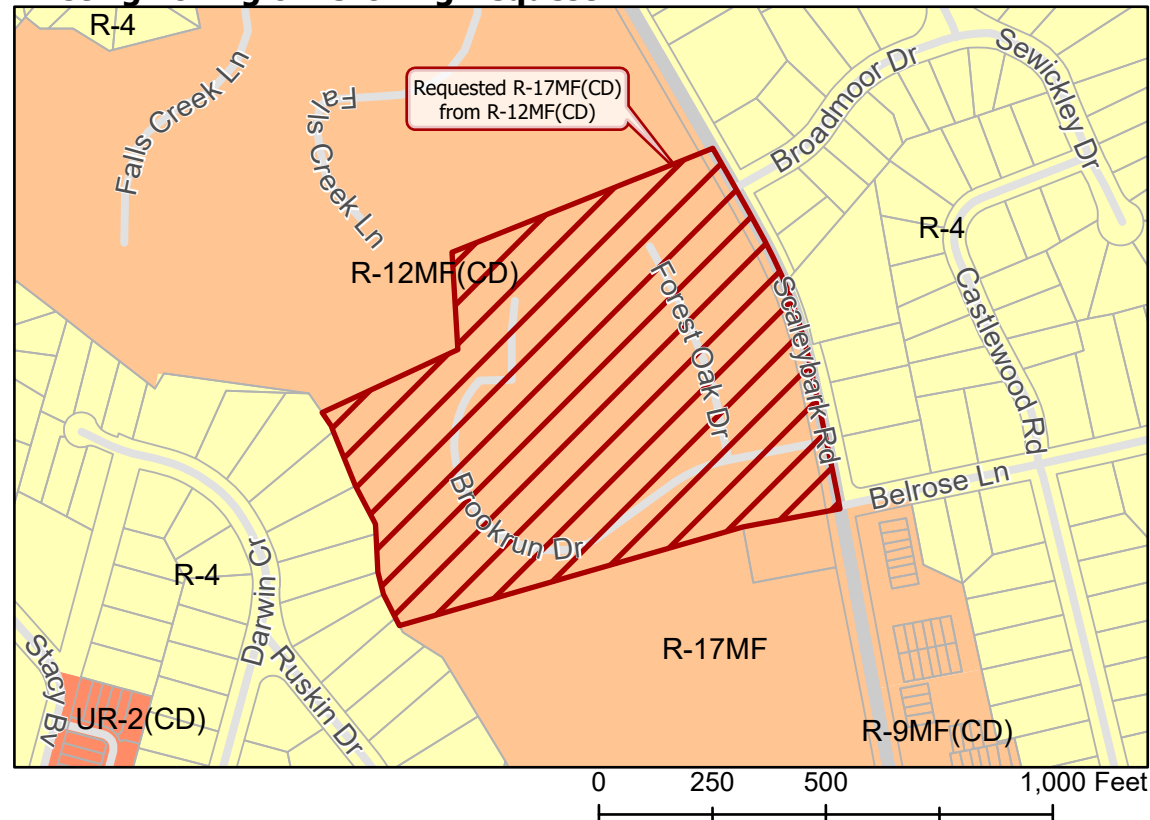
Rezoning Map



- 2021-132
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested R-17MF(CD) from R-12MF(CD)
- Single Family
- Multi-Family
- Urban Residential

Zoning Classification



Map Created 8/26/2021

Petition No.: 2021-134
Petitioner: Greg Finnican

ORDINANCE NO. 217-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 04107108, and further identified on the attached map from B-2 (general business) to I-1 (light 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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 534-535.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



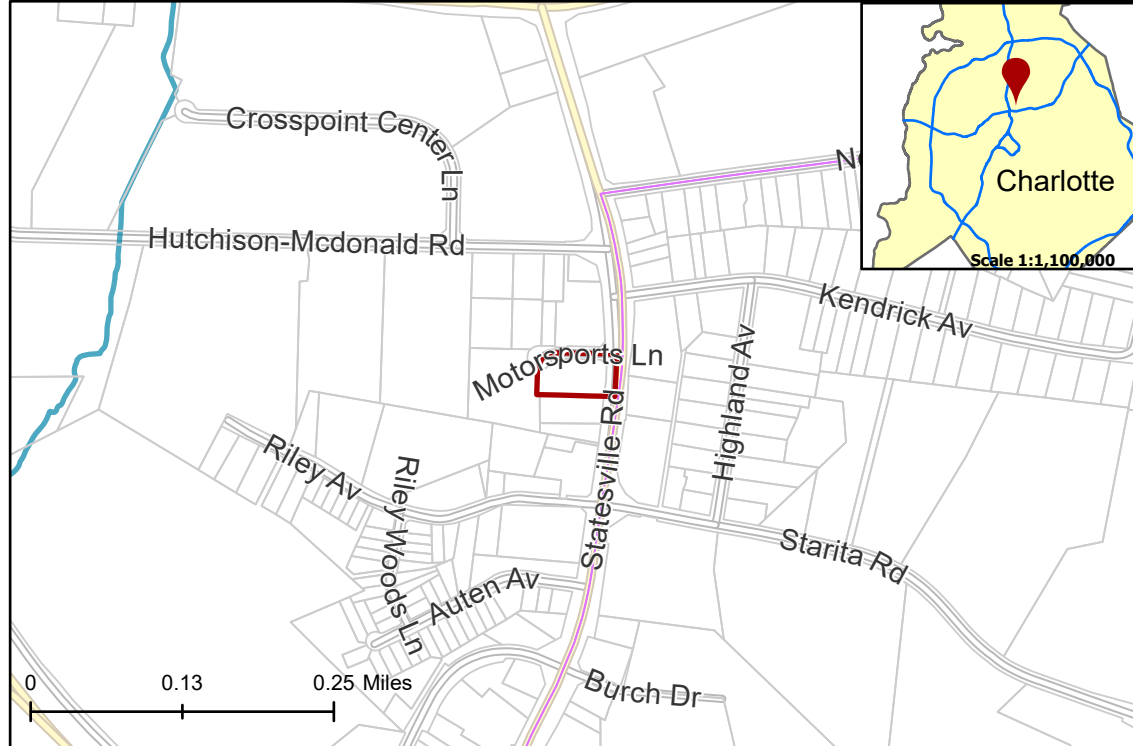
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-134: Greg Finnican

Current Zoning B-2 (General Business)
Requested Zoning I-1 (Light Industrial)

Approximately 1.4144 acres

Location of Requested Rezoning



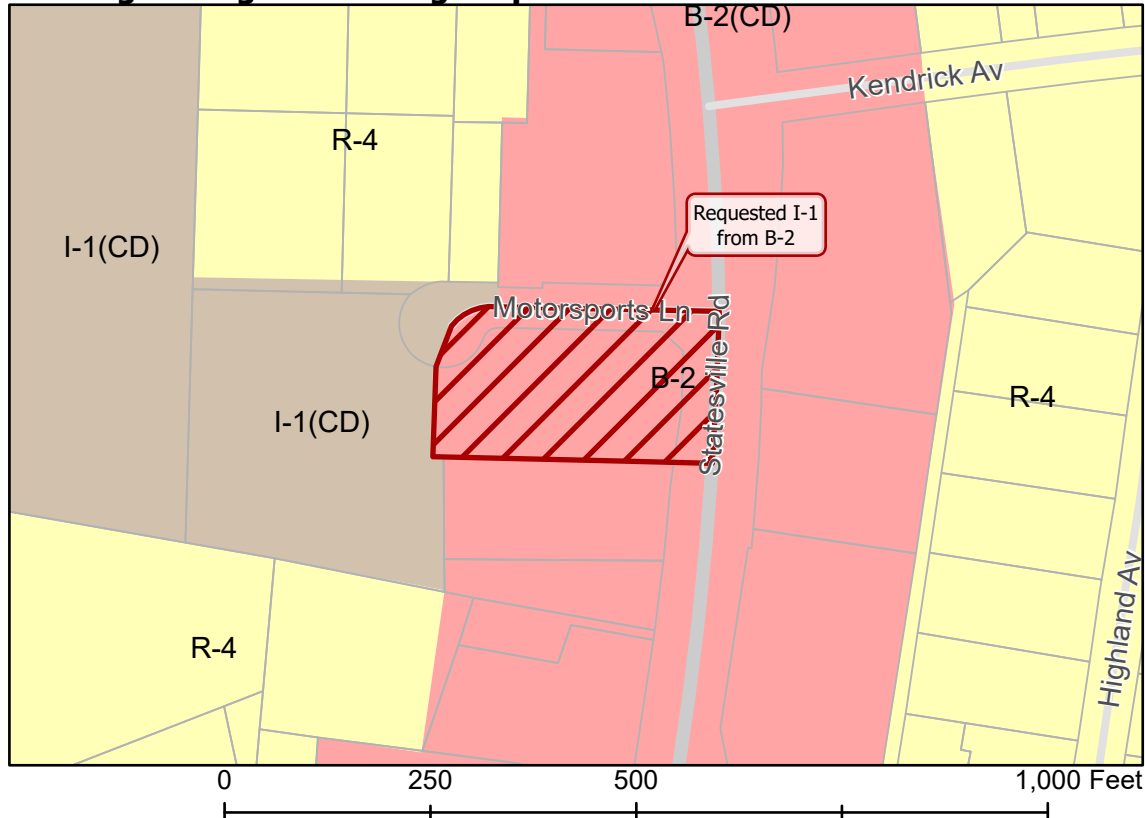
Rezoning Map



- 2021-134
- Inside City Limits
- Parcel
- Streams
- City Council District
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested I-1 from B-2
- Zoning Classification
- Single Family
- Business
- Light Industrial



Map Created 9/13/2021

Petition No.: 2021-187
Petitioner: Dowell Finch

ORDINANCE NO. 218-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 05106197, and further identified on the attached map from MX-2 (CD) (mixed-use district, conditional) to R-3 (single-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 20th day of December 2021, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 536-537.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of December 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

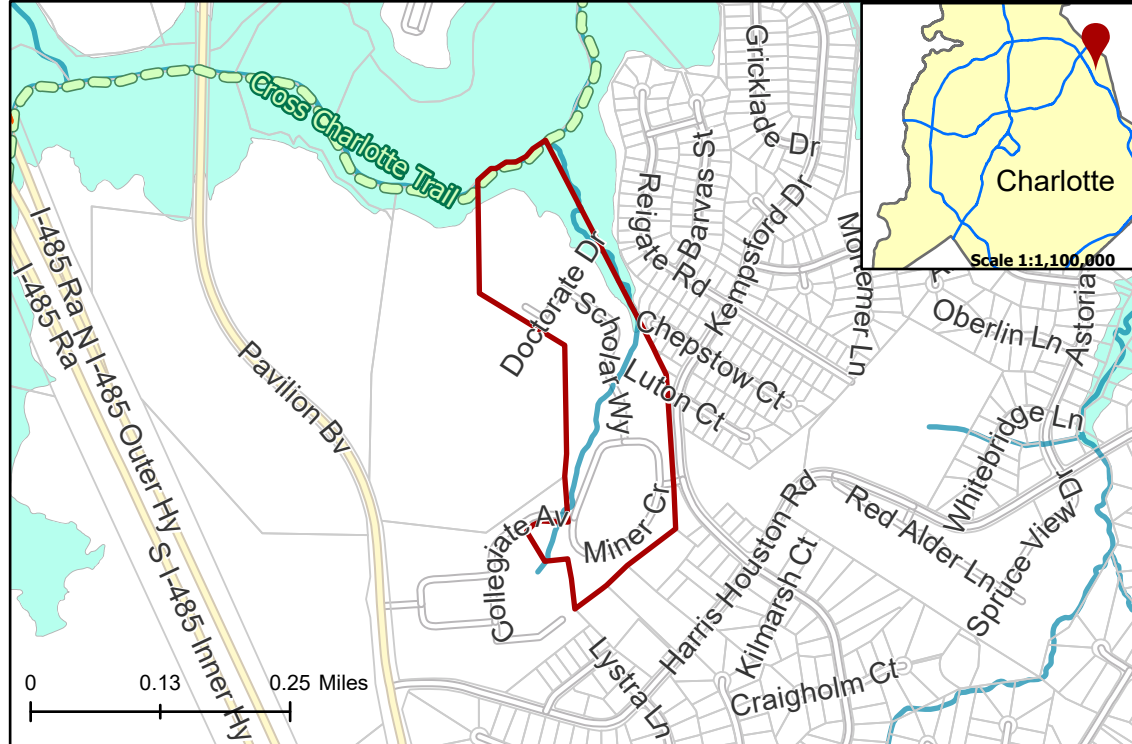
2021-187: Dowell Finch

Current Zoning MX-2(CD) (Mixed Use, Conditional)

Requested Zoning R-3 (Single Family Residential)

Approximately 27.34 acres

Location of Requested Rezoning



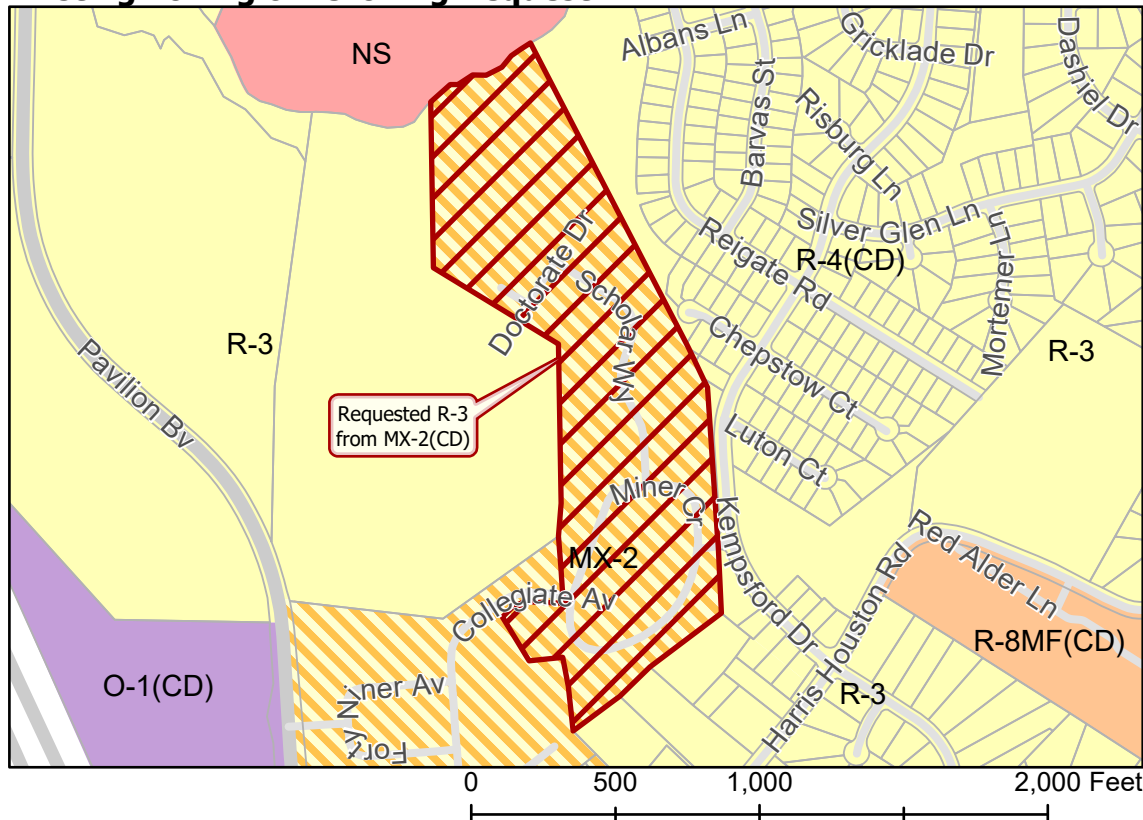
Rezoning Map



- 2021-187
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



- Requested R-3 from MX-2(CD)
- Zoning Classification
- Single Family
- Multi-Family
- Mixed Residential
- Office
- Business



Map Created 9/7/2021