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

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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)

(Requested with 5 Year Vested Rights)

Location of Requested Rezoning

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

Adjacent City Council District
4-Renee Johnson

County Commissioner District
3 - George Dunlap

Map Created 2/26/2021

Approximately 311 acres

December 20, 2021
Ordinance Book 64, Page 495
Ordinance No. 197-Z
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

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CERTIFICATION

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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), MUDP-O (Mixed Use Development District, Optional)

Requested Zoning  UMUDP-O (Uptown Mixed Use, Optional)

with 5 Year Vested Rights

Approximately 55 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Requested UMUDP-O 5 Year Vested from MUDP-O

Zoning Classification

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

Map Created 4/23/2021
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**

---

**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

---

**City Council District**

- 1-Larken Egleston

---

**Rezoning Map**

City: Charlotte

Inside City Limits
Parcel
Cross Charlotte Trail
Greenway
Greenway
Greenway
FEMA Flood Plain
Midtown Morehead Cherry

**City Council District**

- 1-Larken Egleston

---

**Scale** 1:1,100,000

**Map Created 6/28/2021**
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

<table>
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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

Location of Requested Rezoning

Approximately 14.284 acres

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 O-2 PED

Zoning Classification

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

[Signature]

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 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.

[Seal]

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

Existing Zoning & Rezoning Request

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

Zoning Classification
- Single Family
- Multi-Family
- Business-Distribution
- Light Industrial

City Council District
1-Larken Egleston

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
Rezoning Map

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

Location of Requested Rezoning

Approximately 56.98 acres

Existing Zoning & Rezoning Request

Zoning Classification

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

Map Created 9/15/2021

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)

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
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)

Location of Requested Rezoning
Approximately 6.957 acres

Existing Zoning & Rezoning Request

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

Requested UR-2(CD) from R-5
Requested UR-2(CD) from R-5
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:

[Signature]
City Attorney

Parcels included in Rezoning Petition 2021-108

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CERTIFICATION

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

[Signature]
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

Existing Zoning & Rezoning Request

Requested R-6 from R-4
Requested R-6 from R-3

Zoning Classification
- Single Family
- Business

City Council District
- 2-Malcolm Graham

Map Created 8/26/2021
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:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 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.

[Stamp]
[Signature] 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

Requested B-D from R-3

Zoning Classification
- Single Family
- Multi-Family
- Commercial Center

Map Created 8/20/2021

December 20, 2021
Ordinance Book 64, Page 511
Ordinance No. 205-Z
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
### Rezoning Map

**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**

**Existing Zoning & Rezoning Request**

- **Requested MUDD-O from I-2**

**Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use
- General Commercial
- Mixed Use Development District, Optional (MUDD-O)
- Mixed Use Development District, Required (MUDD-R)
- Mixed Use Development District, Optional with Additional Use (MUDD-OAU)
- Mixed Use Development District, Required with Additional Use (MUDD-RAU)

**City Council District:** 2- Malcolm Graham

Map Created 1/3/2021
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**

---

**Existing Zoning & Rezoning Request**

**Zoning Classification**

- Single Family
- Urban Residential
- Mixed Use

---

**City Council District**

- 1-Larken Egleston
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:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 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.

[Seal]
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

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

City Council District
- 3-Victoria Watlington

Charlotte

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

Revised: 8/20/2021

Map Created 8/20/2021
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:

[Signature]

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 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.

[Signature]

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

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

Charlotte City Council District
- 4-Renee Perkins-Johnson
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

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Business
- Business-Distribution
- Light Industrial
- Transit-Oriented

Requested TOD-NC from B-1

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

City Council District

Map Created 8/24/2021

December 20, 2021
Ordinance Book 64, Page 521
Ordinance No. 210-Z
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.
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

Requested TOD-NC from TOD-TR

Zoning Classification
- Business-Distribution
- Light Industrial
- General Industrial
- Transit-Oriented

Map Created 8/24/2021
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:

\[Signature\]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 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.

\[Signature\]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Current Zoning  R-12MF(CD) (Multi-Family Residential, Conditional)
Requested Zoning  R-8 (Single Family Residential)

Approximately 7.53 acres

Existing Zoning & Rezoning Request

Requested R-8 from R-12MF(CD)

Zoning Classification
Single Family
Multi-Family
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:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 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.

[Signature]
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**

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**Existing Zoning & Rezoning Request**

**Zoning Classification**

- Light Industrial
- General Industrial

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

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**City Council District**

- 2021-126
- Inside City Limits
- Parcel
- Railway
- Streams

- 3-Victoria Watlington

**Scale 1:1,100,000**

Map Created 8/25/2021
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:

\[Signature\]

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 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.

\[Signature\]

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

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
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

City Council District
- 1-Larken Egleston

Map Created 10/28/2021

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:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 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.

[ SEAL ]

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**

**Existing Zoning & Rezoning Request**

- Requested R-17MF(CD) from R-12MF(CD)

**Zoning Classification**

- Single Family
- Multi-Family
- Urban Residential

**City Council District**

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

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*Map Created 8/26/2021*
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

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Business
- Light Industrial

Requested I-1 from B-2

Map Created 9/13/2021

December 20, 2021
Ordinance Book 64, Page 535
Ordinance No. 217-Z
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