

Petition No.: 2019-173
Petitioner: McCraney Property Company

ORDINANCE NO. 9991-Z

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

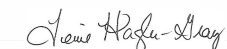
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by the tax parcels listed below, and further identified on the attached map from R-3 AIR LLWPA (single-family residential, airport noise overlay, Lower Lake Wylie Protected Area) to I-1 (CD) AIR LLWPA (light industrial, conditional, airport noise overlay, Lower Lake Wylie Protected Area).

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

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

APPROVED AS TO FORM:



City Attorney

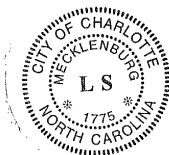
Parcels Included in Rezoning Petition 2019-173

14129102	14129105	14118165	14129101
14129103	14129107	14118119	

CERTIFICATION

I, Stephanie Bello, Deputy 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 15th day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 533-534.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.





Stephanie Bello, Deputy City Clerk

2019-173: McCraney Property Company

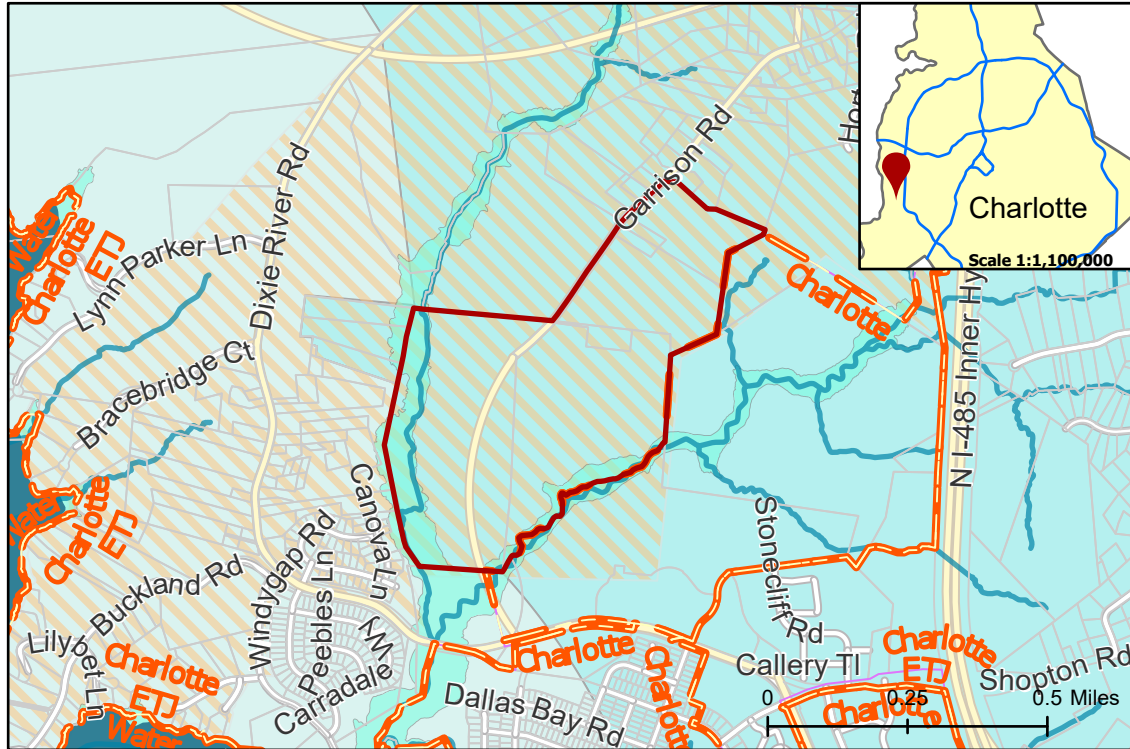
Current Zoning R-3 LLWPA AIR(Single Family Residential, Lower Lake Wylie Protected Area, Airport Noise Overlay)

Requested Zoning I-1(CD) LLWPA AIR (Light Industrial, Conditional, Lower Lake Wylie Protected Area, Airport Noise Overlay)

Approximately 150 acres

Location of Requested Rezoning

Rezoning Map



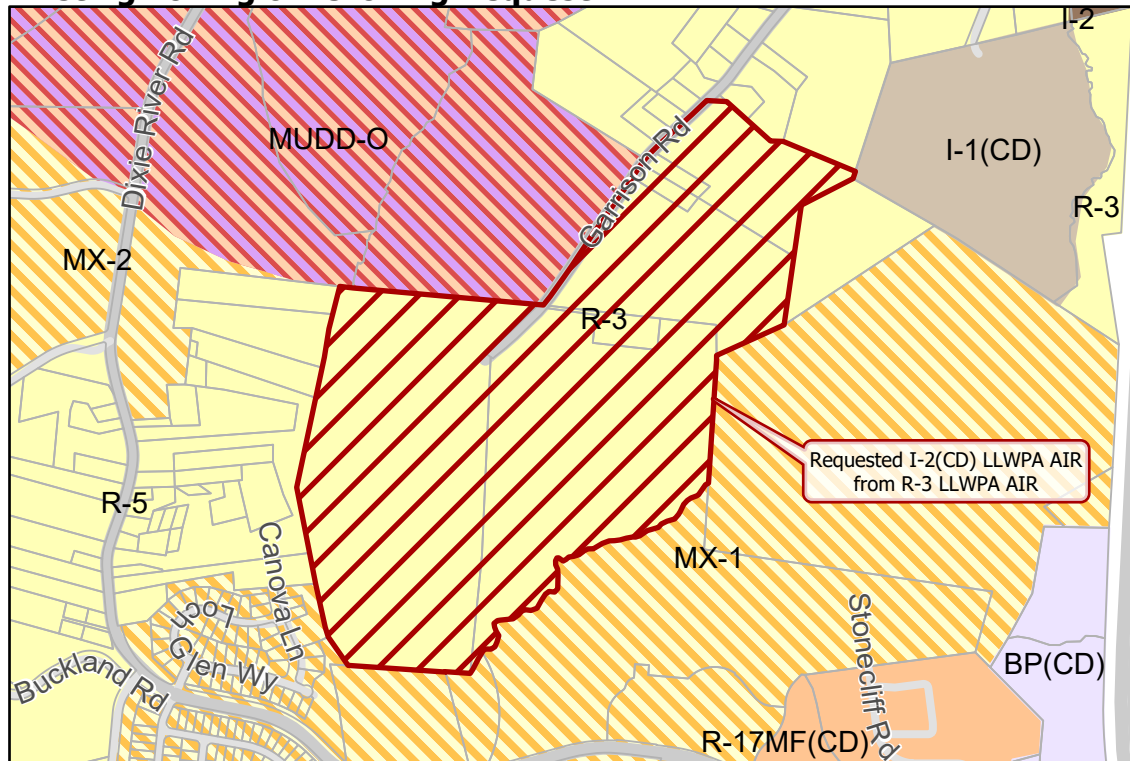
- 2019-173
- Outside City Limits
- Parcel
- Streams
- Lakes & Ponds
- FEMA Flood Plain
- Airport Noise Overlay

Watershed Overlay

- Lower Lake Wylie - Critical Area
- Lower Lake Wylie - Protected Area



Existing Zoning & Rezoning Request



- Requested I-2(CD) LLWPA AIR from R-3 LLWPA AIR

Zoning Classification

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



Map Created 12/23/2019

Petition No.: 2020-079

Petitioner: The Sealy Group, Inc.

ORDINANCE NO. 9992-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 10910203, and further identified on the attached map from R-3 (single-family residential) to NS (neighborhood services) and R-12 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

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.





Stephanie Bello, Deputy City Clerk

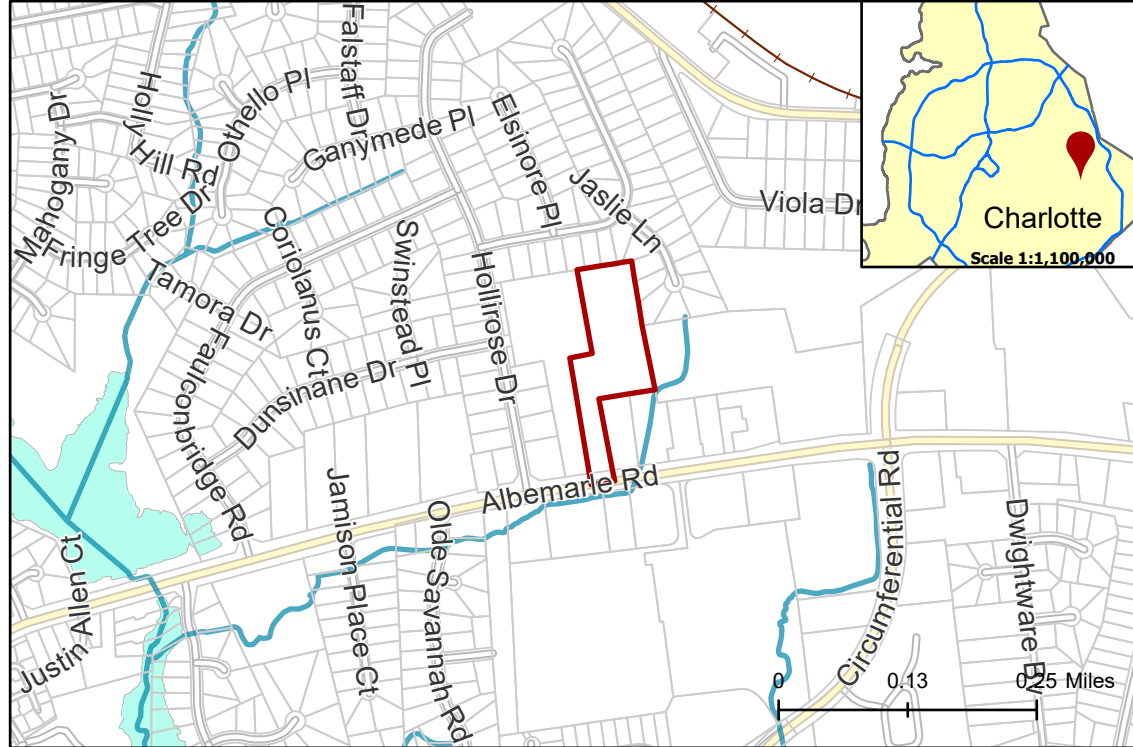
2020-079: The Sealy Group Incorporated

Current Zoning R-3 (Single Family Residential)

Requested Zoning NS (Neighborhood Services), R-12MF(Multi-Family Residential)

Approximately 5.92 acres

Location of Requested Rezoning



Rezoning Map



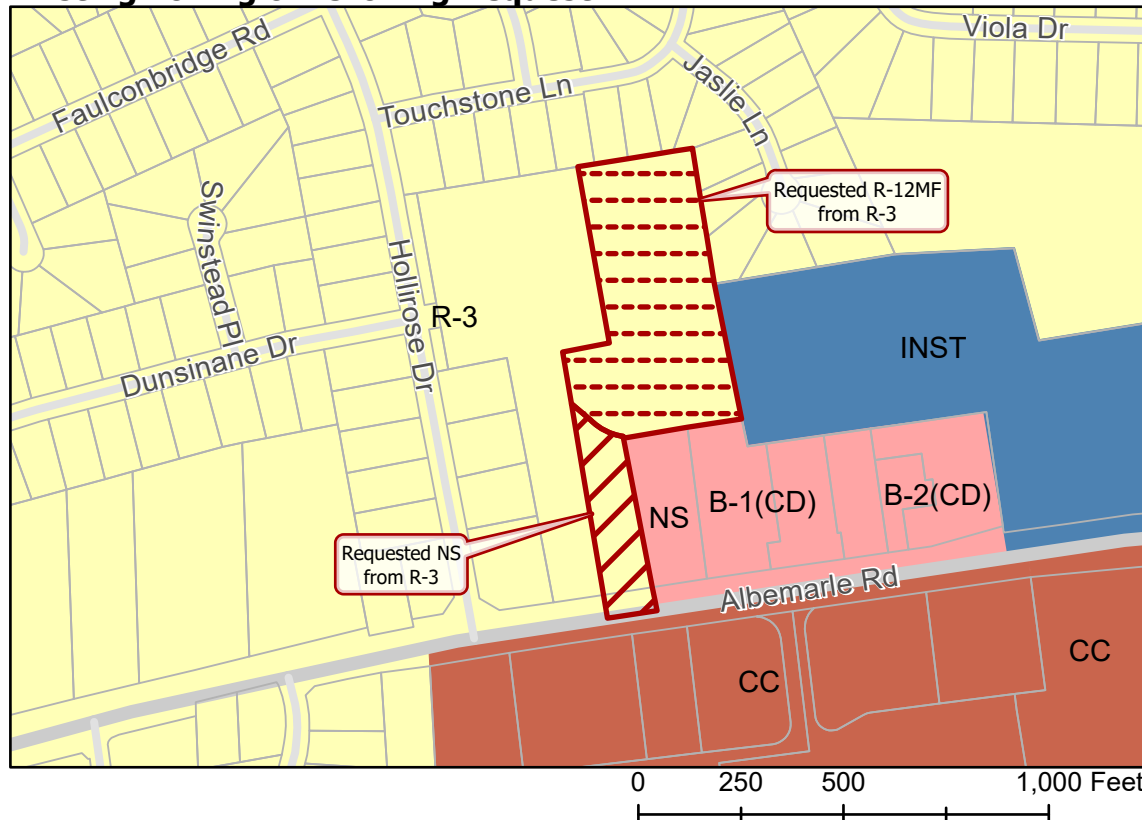
- 2020-079
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain

City Council District

- 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested NS from R-3
- Requested R-12MF from R-3

Zoning Classification

- Single Family
- Institutional
- Business
- Commercial Center



Map Created 9/17/2020

Petition No.: 2020-109
Petitioner: Lewis RE Group, LLC

ORDINANCE NO. 9993-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 23105401, and further identified on the attached map from R-3 (single-family residential) to R-8 MF (CD) (multi-family residential, conditional).

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

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City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.



Stephanie Bello, Deputy City Clerk

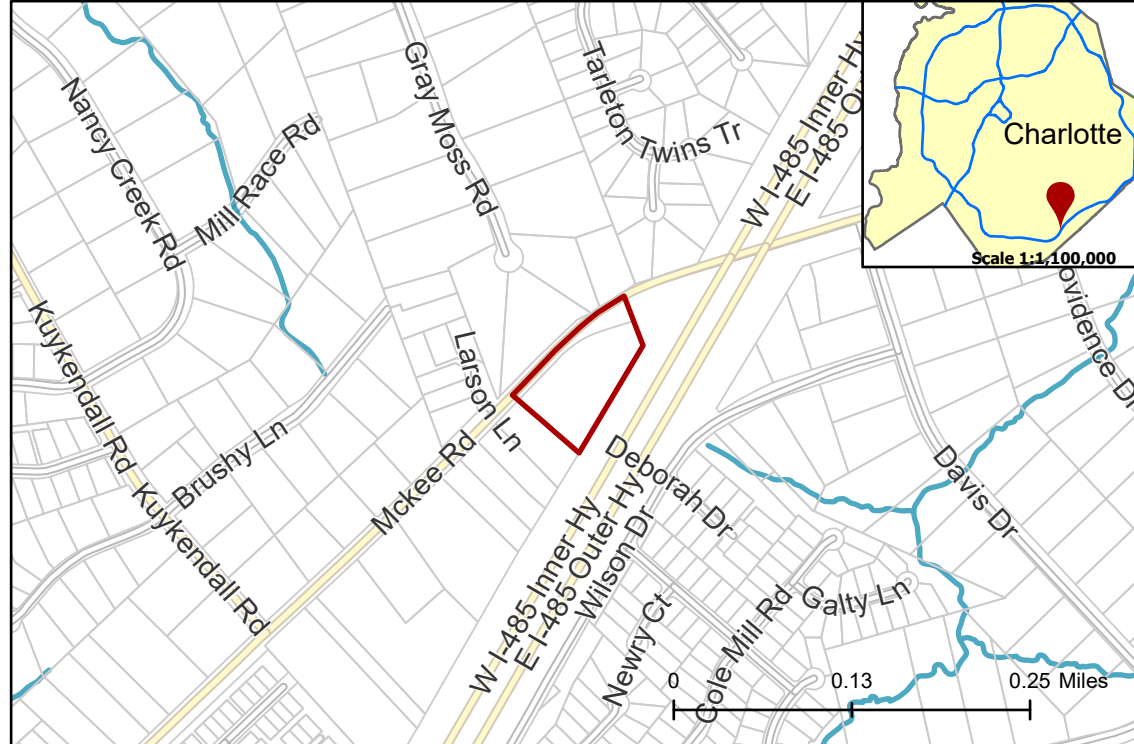
2020-109: Lewis RE Group, LLC

Current Zoning R-3 (Single Family Residential)

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

Approximately 2.334 acres

Location of Requested Rezoning



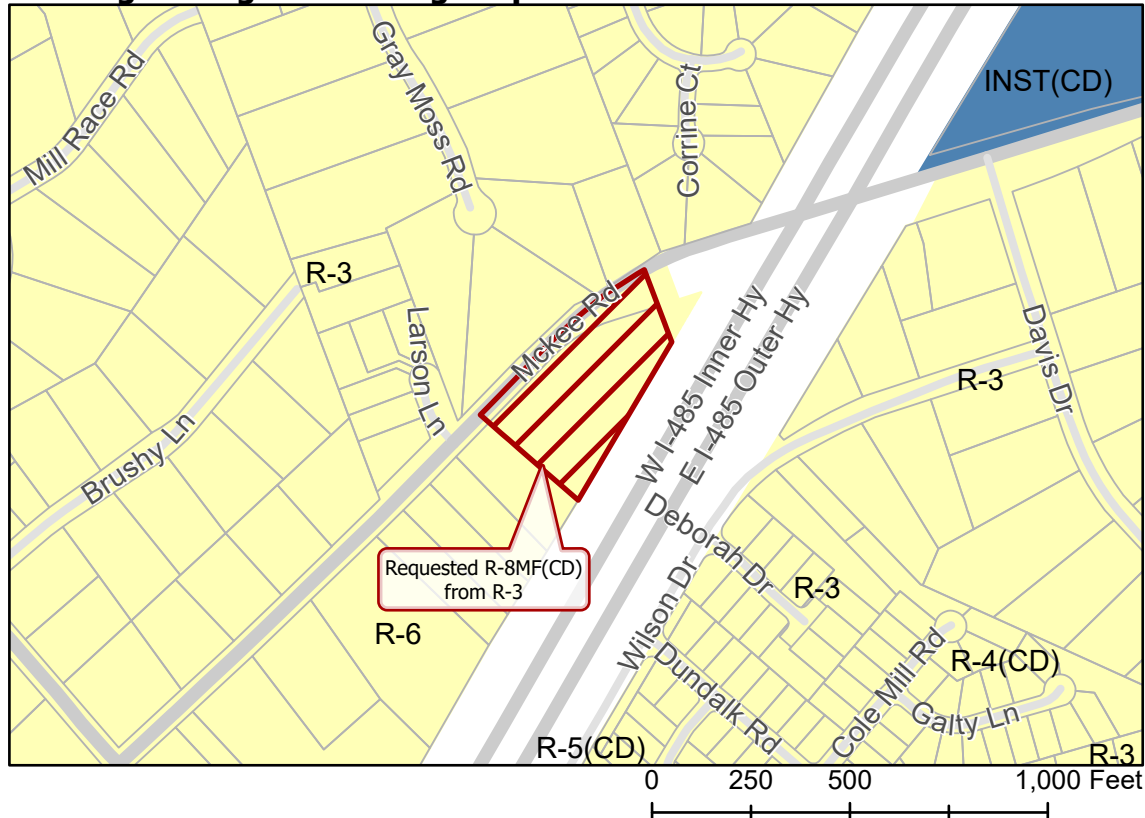
Rezoning Map



- 2020-109
- Inside City Limits
- Parcel
- Streams
- City Council District
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Mixed Residential
- Institutional



Map Created 8/17/2020

Petition No.: 2020-120
Petitioner: M/I Homes

ORDINANCE NO. 9994-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 02962106 and 02962117, and further identified on the attached map from R-3 (single-family residential) to R-8 MF (CD) (multi-family residential, conditional).

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

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

APPROVED AS TO FORM:



City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.



Stephanie Bello, Deputy City Clerk

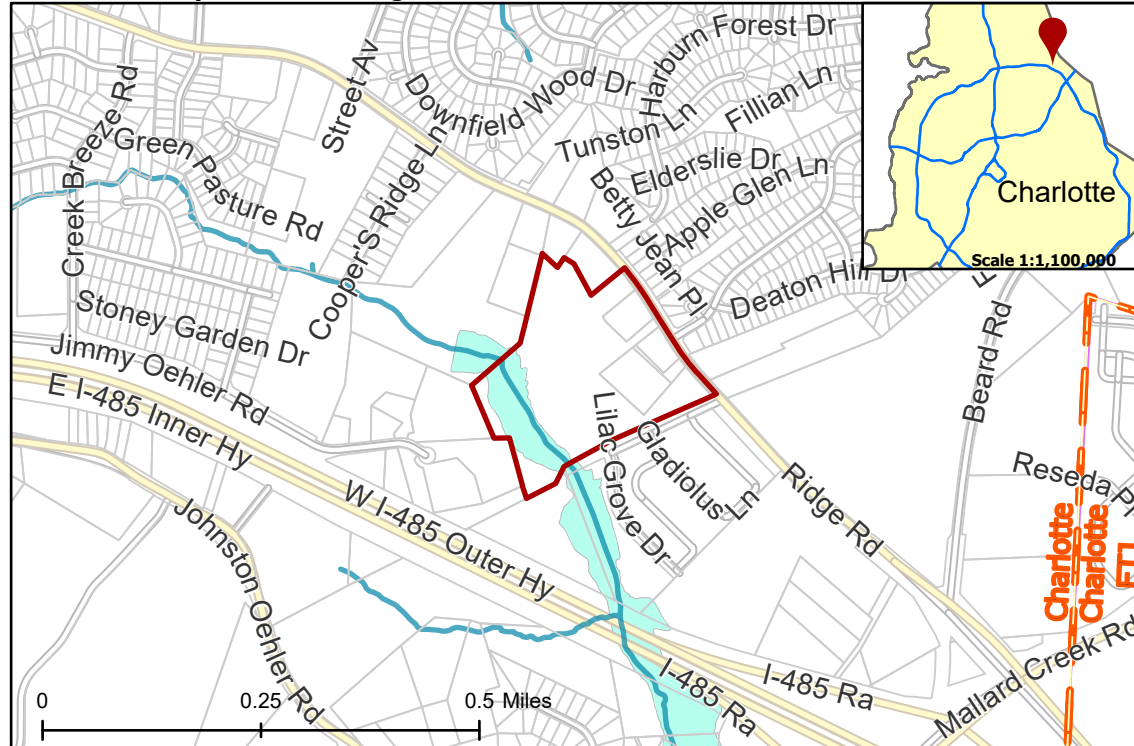
2020-120: M/I Homes of Charlotte, LLC

Current Zoning R-3 (Single Family Residential)

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

Approximately 24.74 acres

Location of Requested Rezoning



Rezoning Map



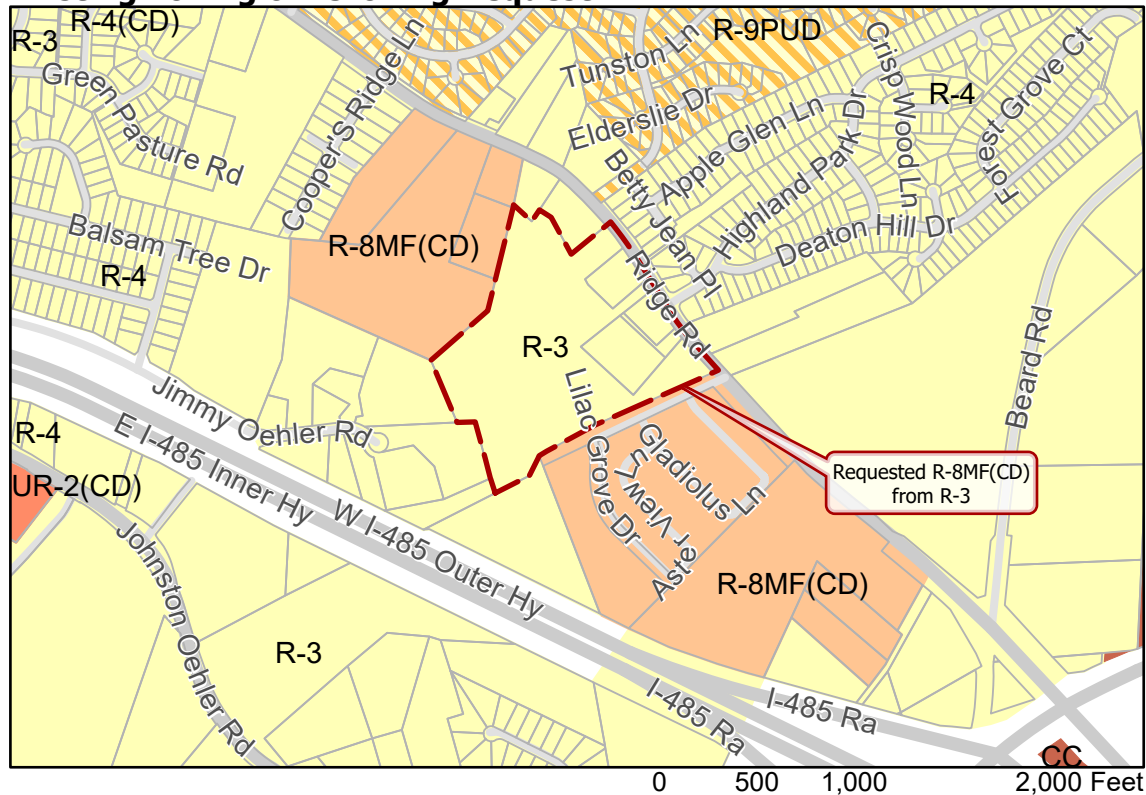
- 2020-120
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 1/8/2021

Petition No.: 2020-125

Petitioner: John Nicholls – Accent Homes Carolinas, Inc.

ORDINANCE NO. 9995-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 05112203, and further identified on the attached map from R-3 (single-family residential) to MX-2 (mixed residential).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.



Stephanie Bello, Deputy City Clerk

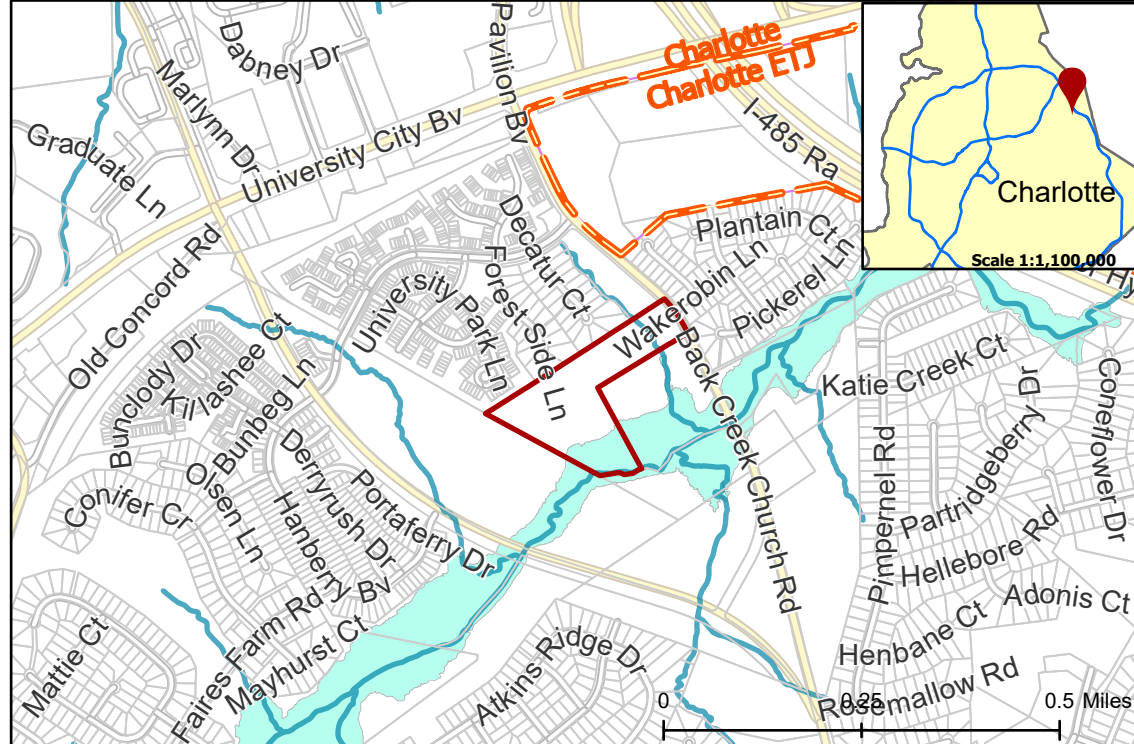
2020-125: Accent Homes Carolinas, Inc.

Current Zoning R-3 (Single Family Residential)

Requested Zoning MX-2 INNOV (Mixed Use, Innovative)

Approximately 12.13 acres

Location of Requested Rezoning



Rezoning Map



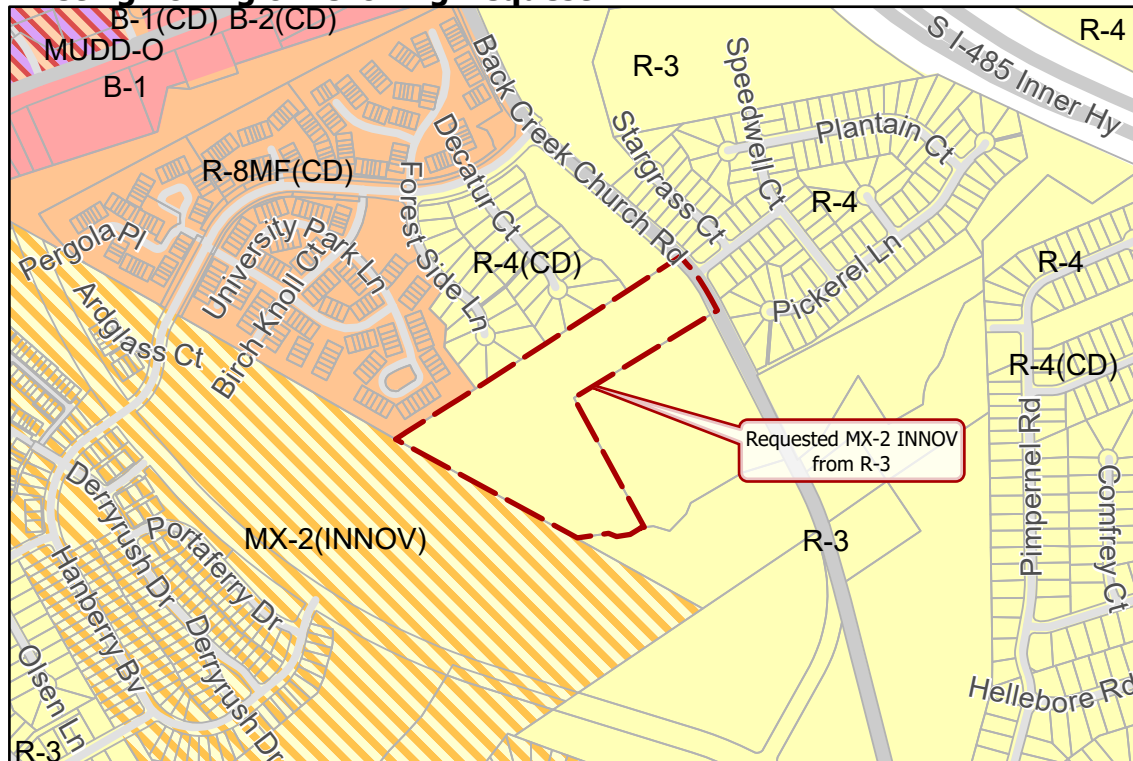
- 2020-125
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



 Requested MX-2 INNOV from R-3

Zoning Classification

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



Map Created 9/15/2020

Petition No.: 2020-127
Petitioner: RAM Realty Advisors

ORDINANCE NO. 9996-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 11906106, and further identified on the attached map from I-1 (light industrial) to TOD-NC (transit-oriented development – transit neighborhood center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

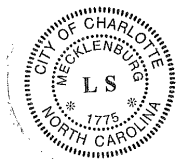


City Attorney

CERTIFICATION

I, Stephanie Bello, Deputy 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 15th day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 543-544.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.



Stephanie Bello, Deputy City Clerk

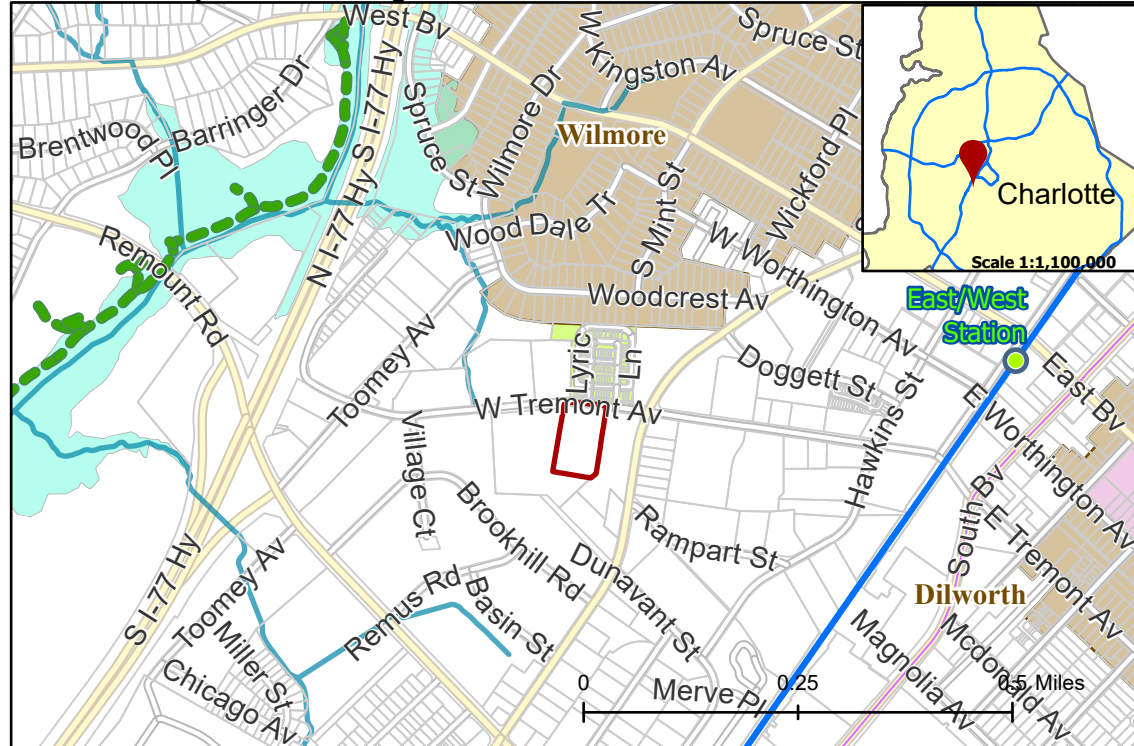
2020-127: RAM Realty Advisors

Current Zoning I-1 (Light Industrial)

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

Approximately 2.6 acres

Location of Requested Rezoning



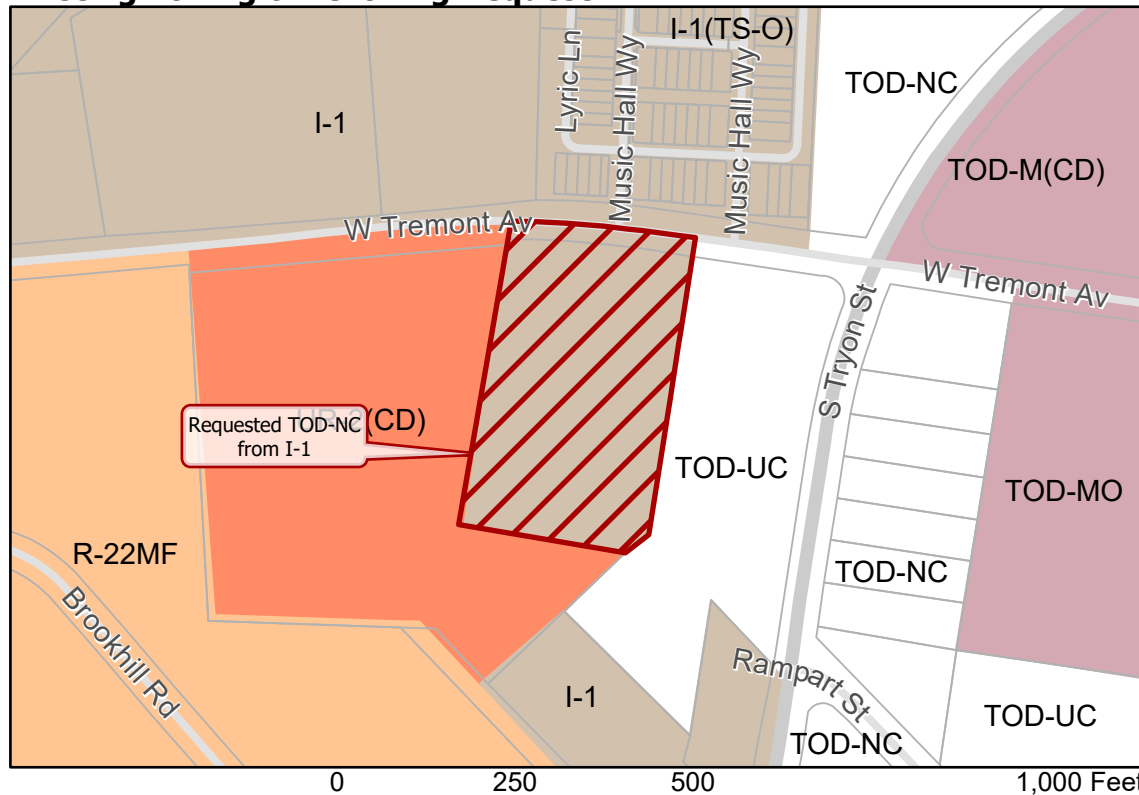
Rezoning Map



- 2020-127
 - Outside City Limits
 - Parcel
 - LYNX Blue Line Station
 - LYNX Blue Line
 - Greenway
 - Streams
 - FEMA Flood Plain
 - East Blvd Pedscape Plan
 - Transit Supportive Overlay
 - Historic Districts
- City Council District**
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-NC from I-1

Zoning Classification

- Multi-Family
- Urban Residential
- Light Industrial
- Transit-Oriented



Map Created 10/19/2020

Petition No.: 2020-128
Petitioner: MRL Holdings, LLC

ORDINANCE NO. 9997-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 08109401, and further identified on the attached map from R-22 MF (multi-family residential) to UR-3 (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:

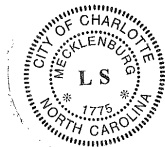


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.





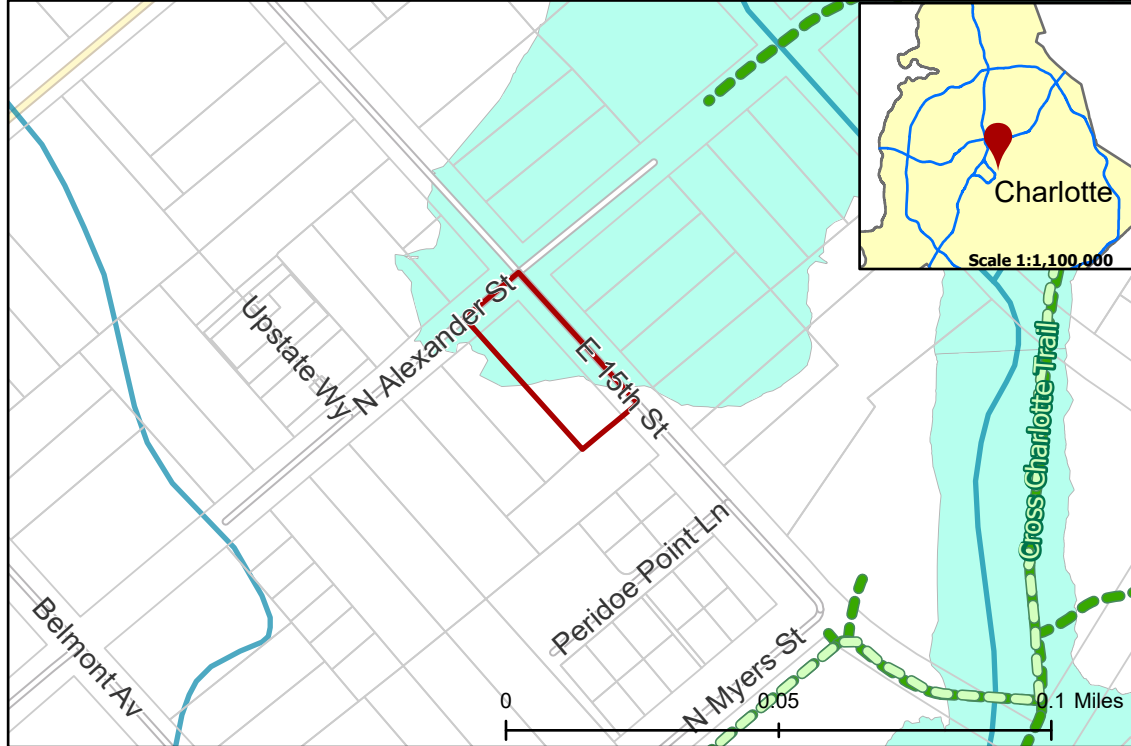
Stephanie Bello, Deputy City Clerk

2020-128: MRL Holdings LLC

Current Zoning R-22MF (Multi-Family Residential)
Requested Zoning UR-3(CD) (Urban Residential)

Approximately 0.17 acres

Location of Requested Rezoning



Rezoning Map



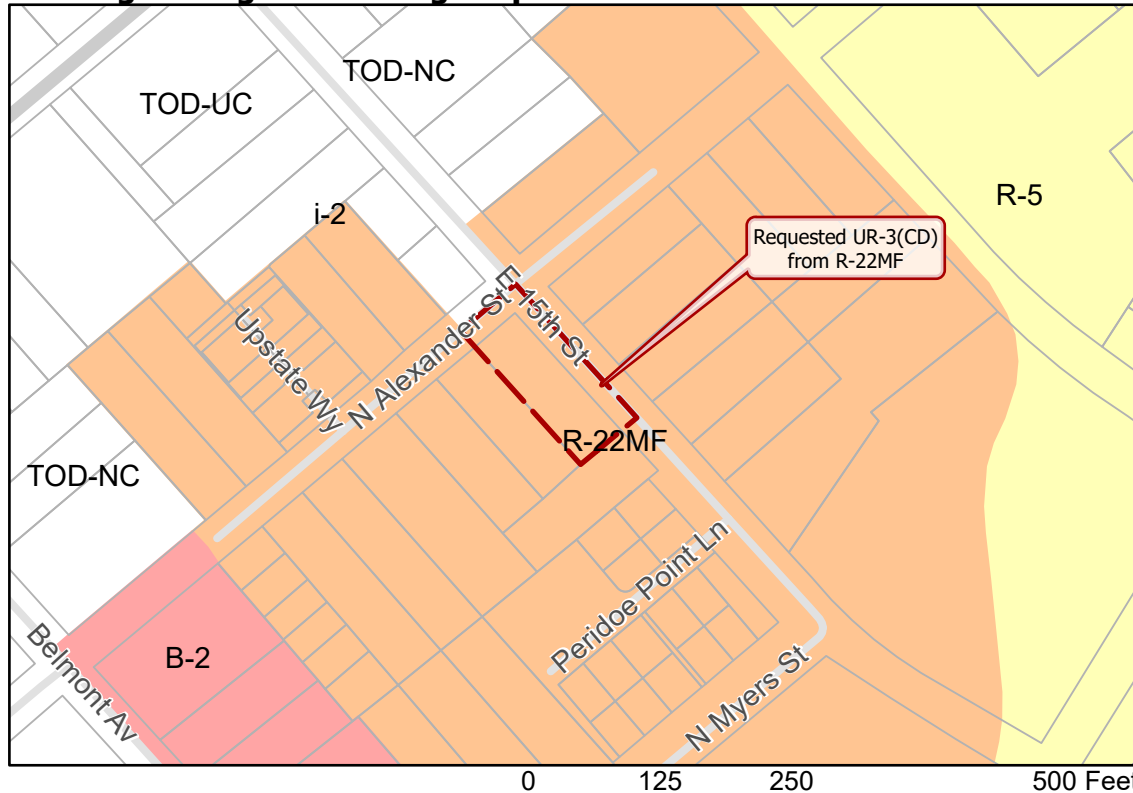
- 2020-128
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested UR-3(CD) from R-22MF

Zoning Classification

- Single Family
- Multi-Family
- Business



Map Created 9/15/2020

Petition No.: 2020-137
Petitioner: John Clark, Jr.

ORDINANCE NO. 9998-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 04920204 and 04920208, and further identified on the attached map from R-3 (single-family residential) to R-8 MF (CD) (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 Bello, Deputy 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 15th day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 547-548.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.





Stephanie Bello, Deputy City Clerk

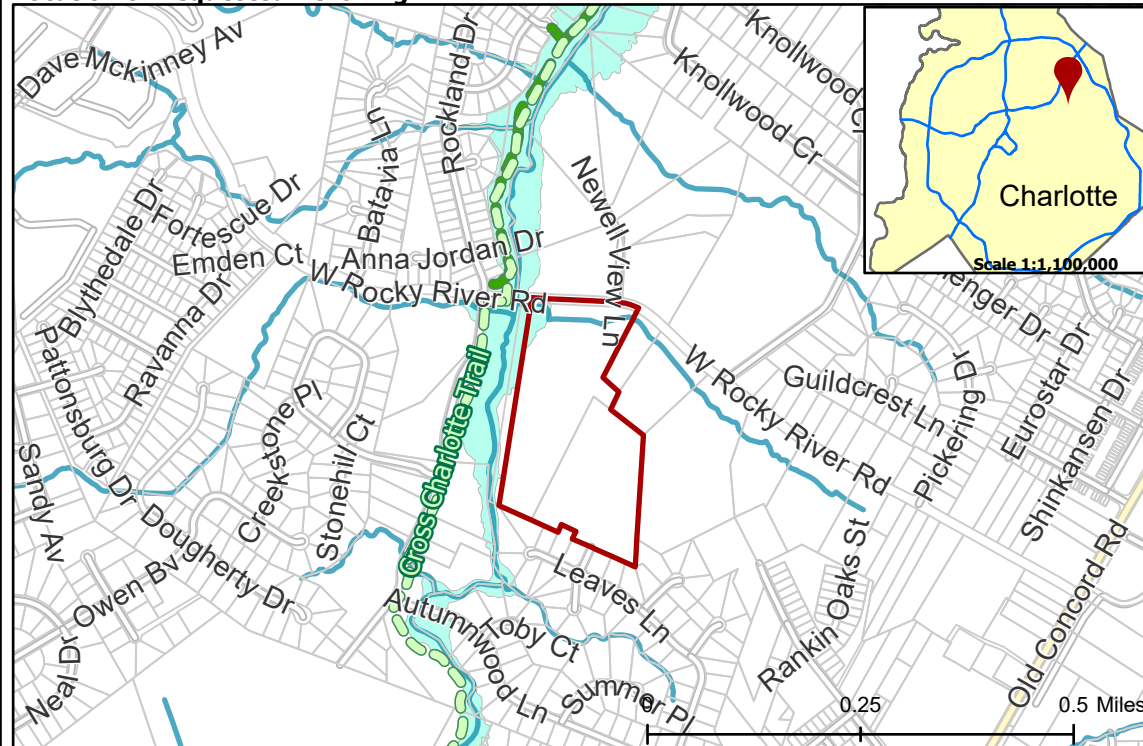
2020-137: Nest Homes

Current Zoning R-3 (Single Family Residential)

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

Approximately 24.3 acres

Location of Requested Rezoning



Rezoning Map



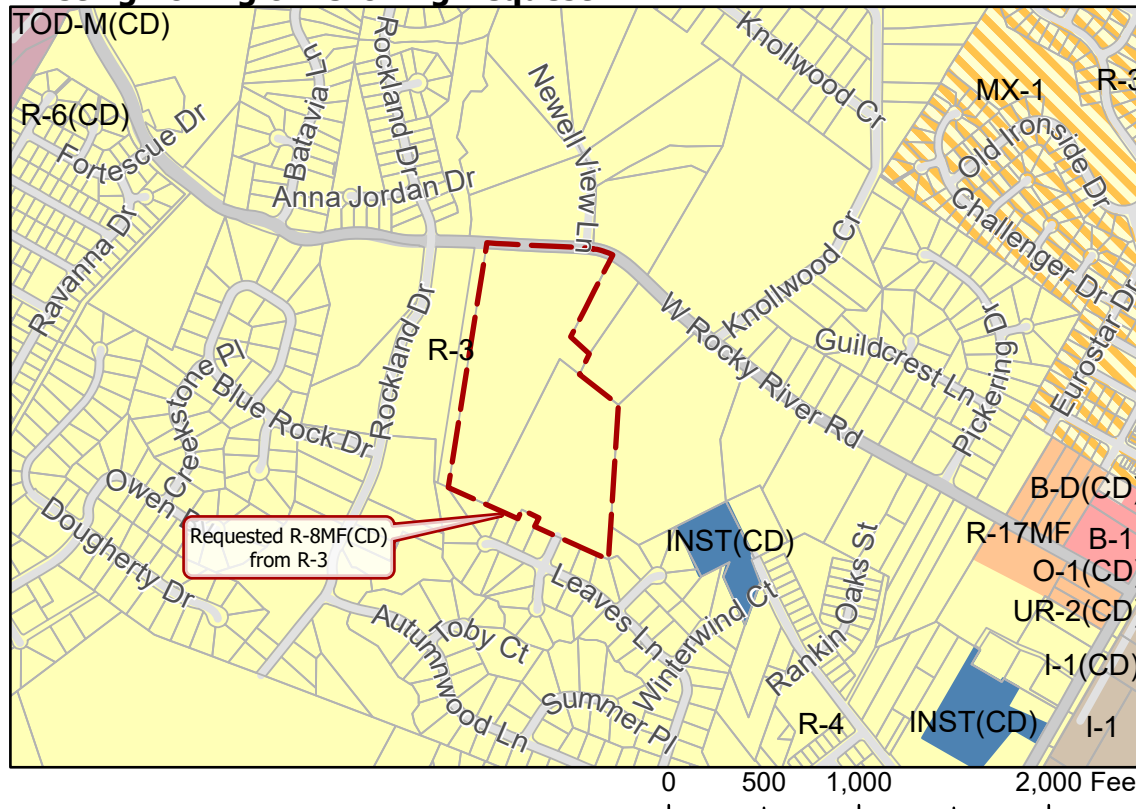
- 2020-137
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain

City Council District

- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Office
- Business
- Business-Distribution
- Light Industrial
- Transit-Oriented



Map Created 12/21/2020

Petition No.: 2020-143
Petitioner: Charlotte Water

ORDINANCE NO. 9999-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 05108126, and further identified on the attached map from UR-2 (CD) (urban residential, commercial, conditional) to R-8 (residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

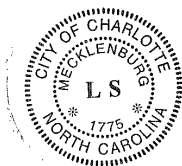


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.





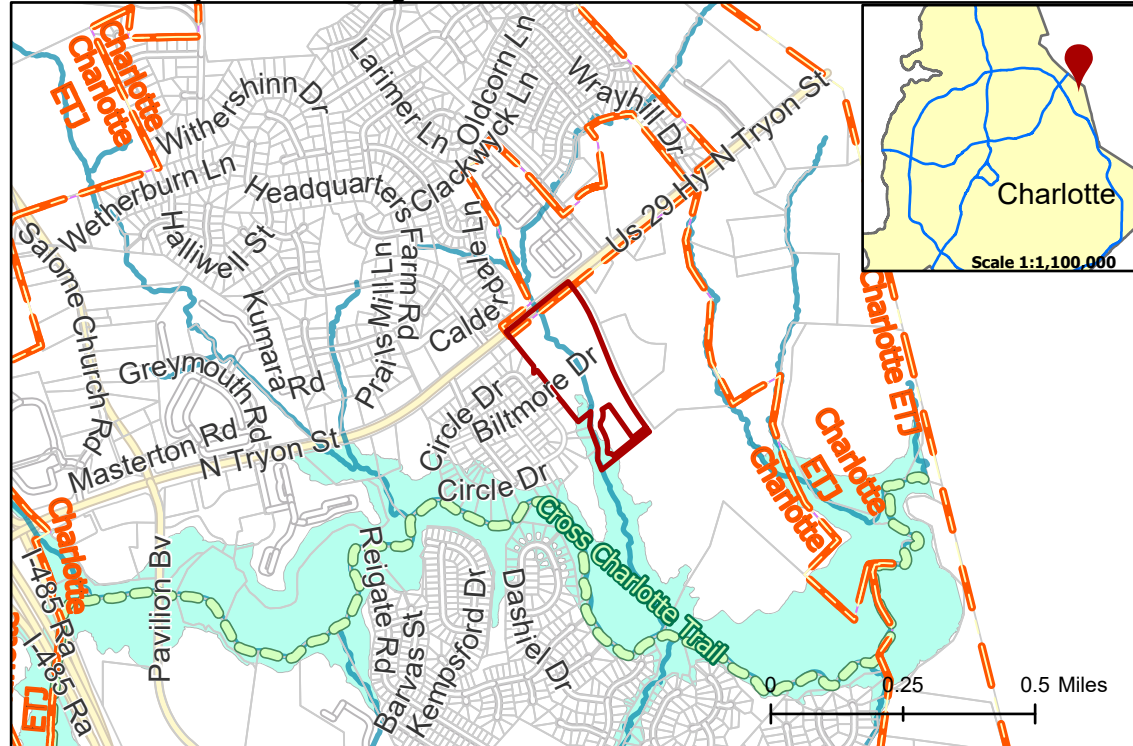
Stephanie Bello, Deputy City Clerk

2020-143: Charlotte Water

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

Approximately 21.34 acres

Location of Requested Rezoning



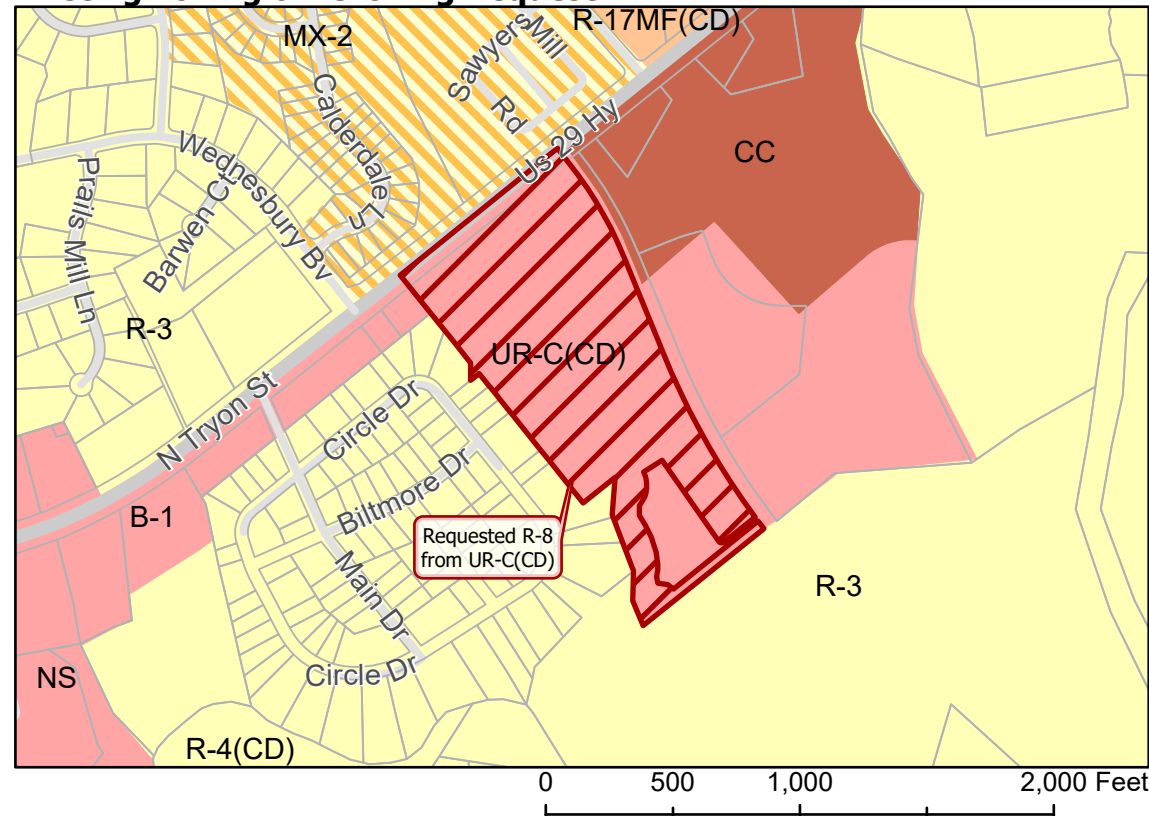
Rezoning Map



- 2020-143
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



- Requested R-8 from UR-C(CD)
- Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Business
- Commercial Center



Map Created 10/19/2020

Petition No.: 2020-145
Petitioner: Crescent Communities

ORDINANCE NO. 1-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 22313218, and further identified on the attached map from O-2 (CD) (office, conditional) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.





Stephanie Bello, Deputy City Clerk

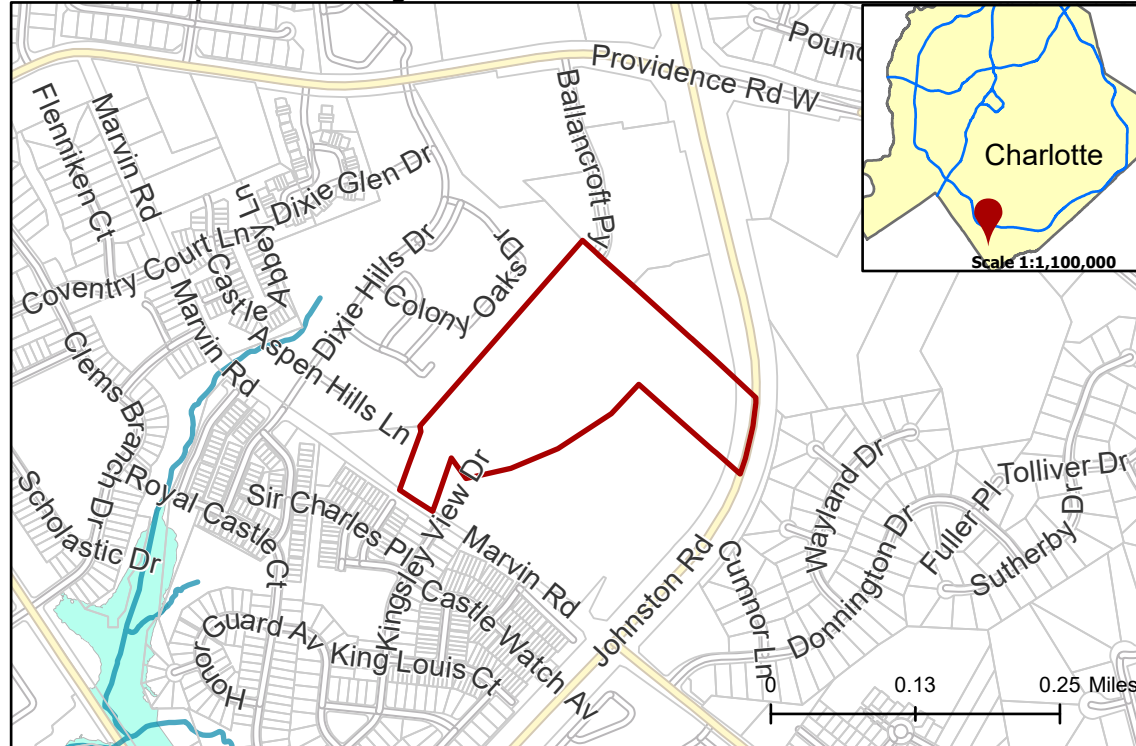
2020-145: Crescent Communities

Current Zoning O-2(CD) (Office, Conditional)

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

Approximately 18.95 acres

Location of Requested Rezoning



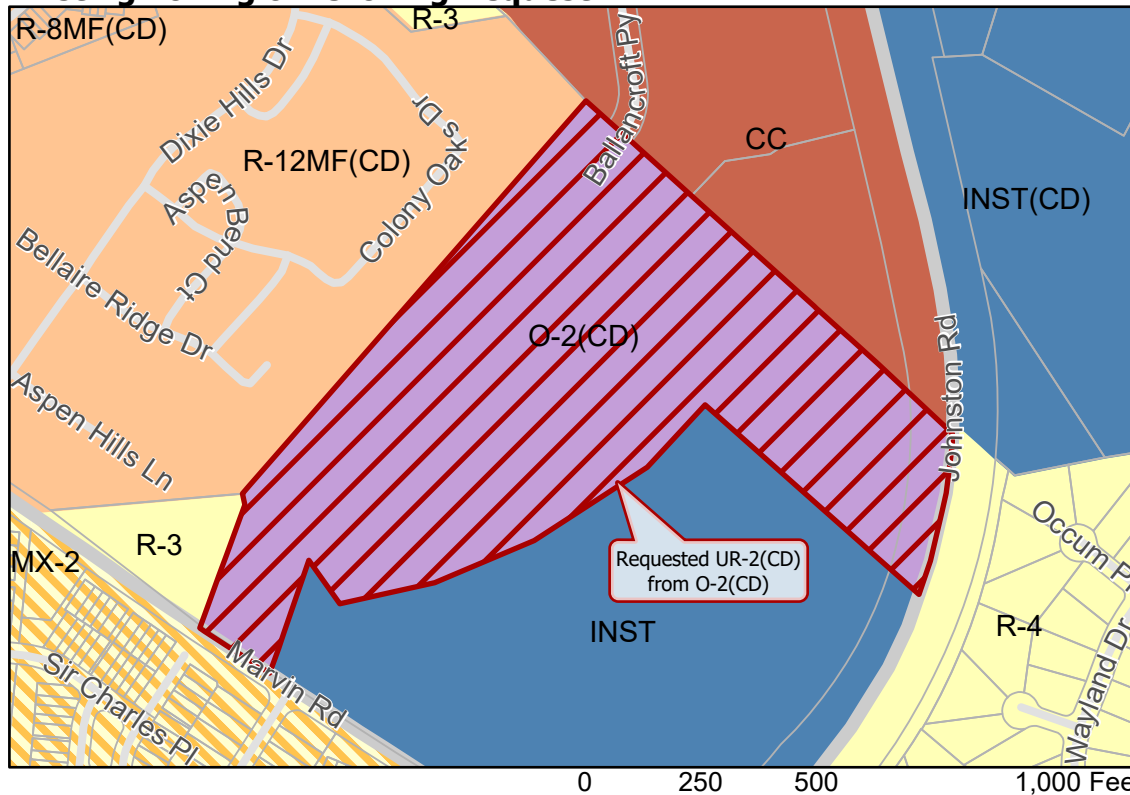
Rezoning Map



- 2020-145
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 10/19/2020

Petition No.: 2020-146
Petitioner: Elmington Capital

ORDINANCE NO. 2-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 10326106, and further identified on the attached map from O-15 (CD) (office, conditional) to R-22 MF (multi-family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

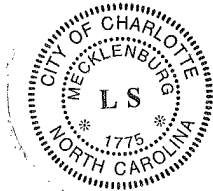


City Attorney

CERTIFICATION

I, Stephanie Bello, Deputy 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 15th day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 553-554.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.





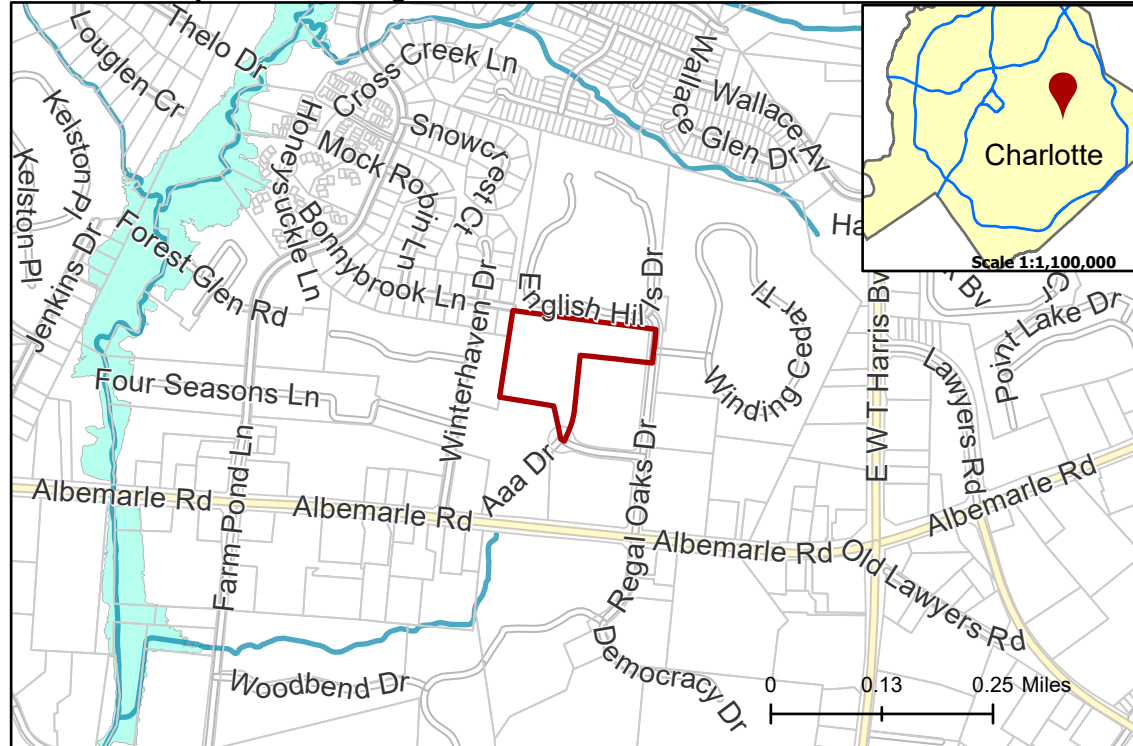
Stephanie Bello, Deputy City Clerk

2020-146: Elmington Capital

Current Zoning O-15(CD) (Office, Conditional)
Requested Zoning R-22MF (Multi-Family Residential)

Approximately 7.23 acres

Location of Requested Rezoning



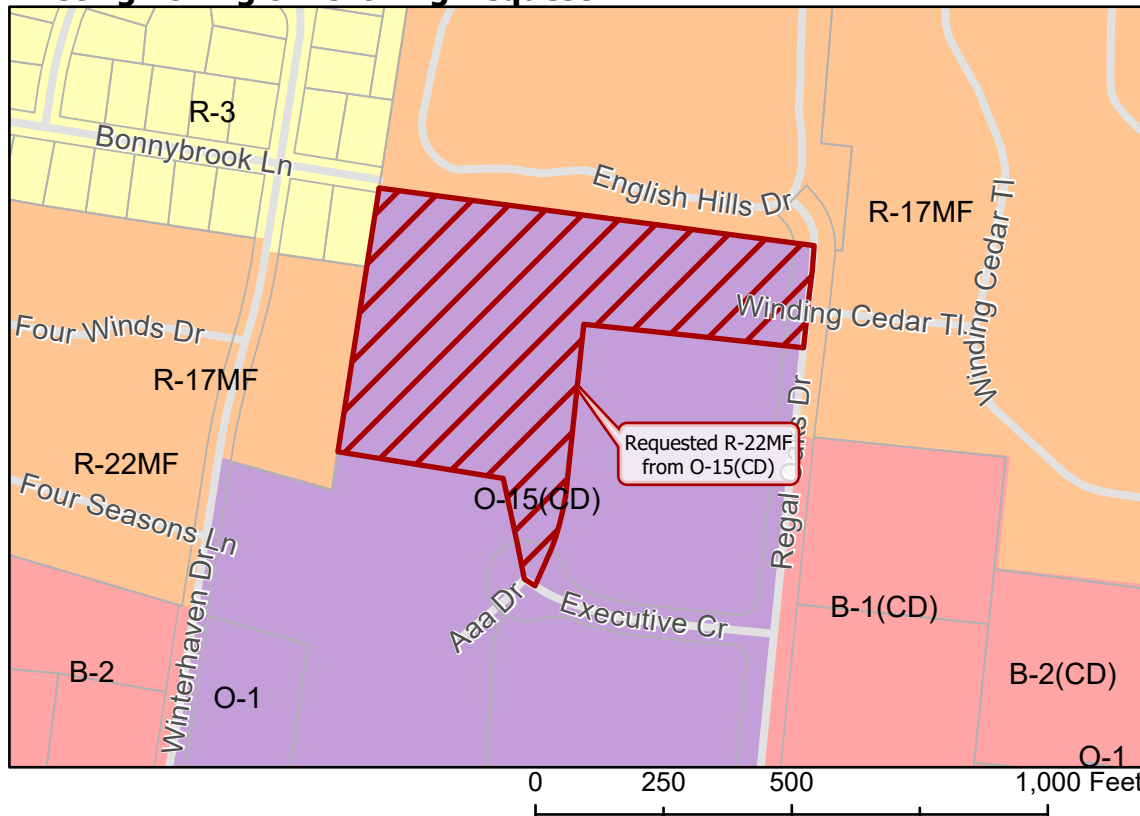
Rezoning Map



- 2020-146
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested R-22MF from O-15(CD)
- Zoning Classification
- Single Family
- Multi-Family
- Office
- Business



Map Created 10/19/2020

Petition No.: 2020-147
Petitioner: Beacon Partners

ORDINANCE NO. 3-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 03720301, and further identified on the attached map from B-2 (general business) and 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 Bello, Deputy 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 15th day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 555-556.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.





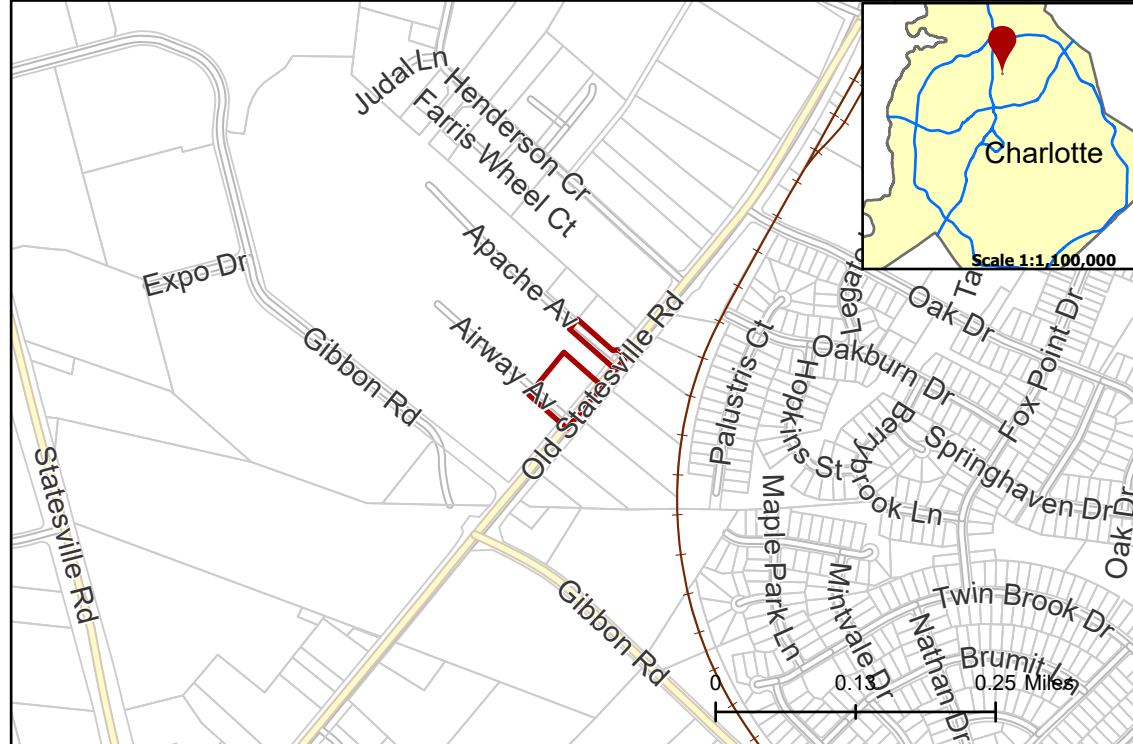
Stephanie Bello, Deputy City Clerk

2020-147: Beacon Partners

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

Approximately 1.93 acres

Location of Requested Rezoning



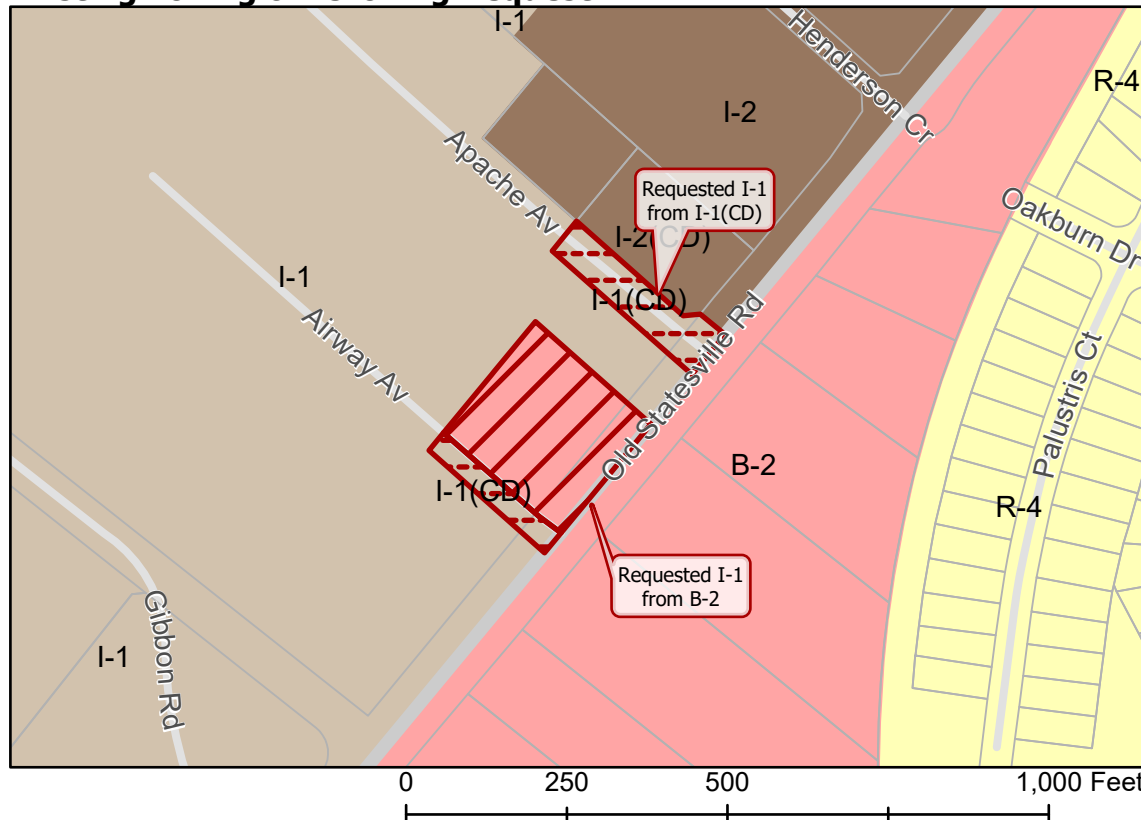
Rezoning Map



- 2020-147
- Inside City Limits
- Parcel
- Railway
- City Council District
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Zoning Classification
- Single Family
- Business
- Light Industrial
- General Industrial



Map Created 1/7/2021

Petition No.: 2020-151
Petitioner: Range Water Real Estate

ORDINANCE NO. 4-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 11906427, and further identified on the attached map from I-1 (light 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 Bello, Deputy 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 15th day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 557-558.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.





Stephanie Bello, Deputy City Clerk

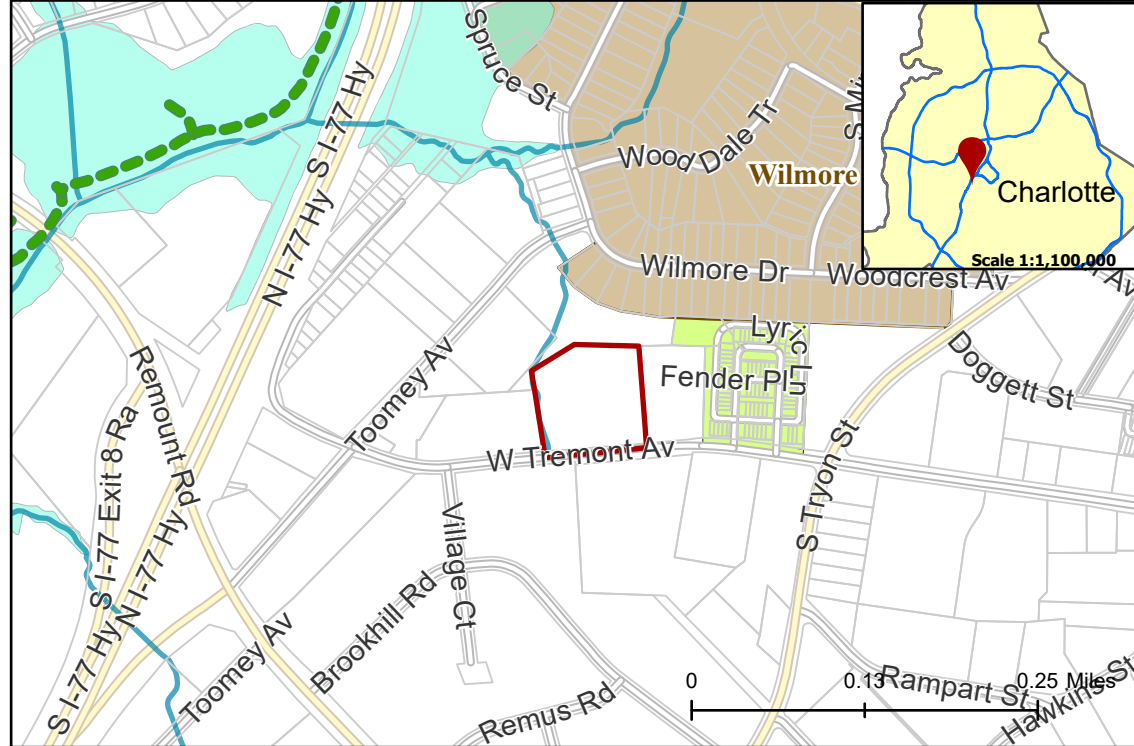
2020-151: Range Water Real Estate

Current Zoning I-1 (Light Industrial)

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

Approximately 3.455 acres

Location of Requested Rezoning



Rezoning Map



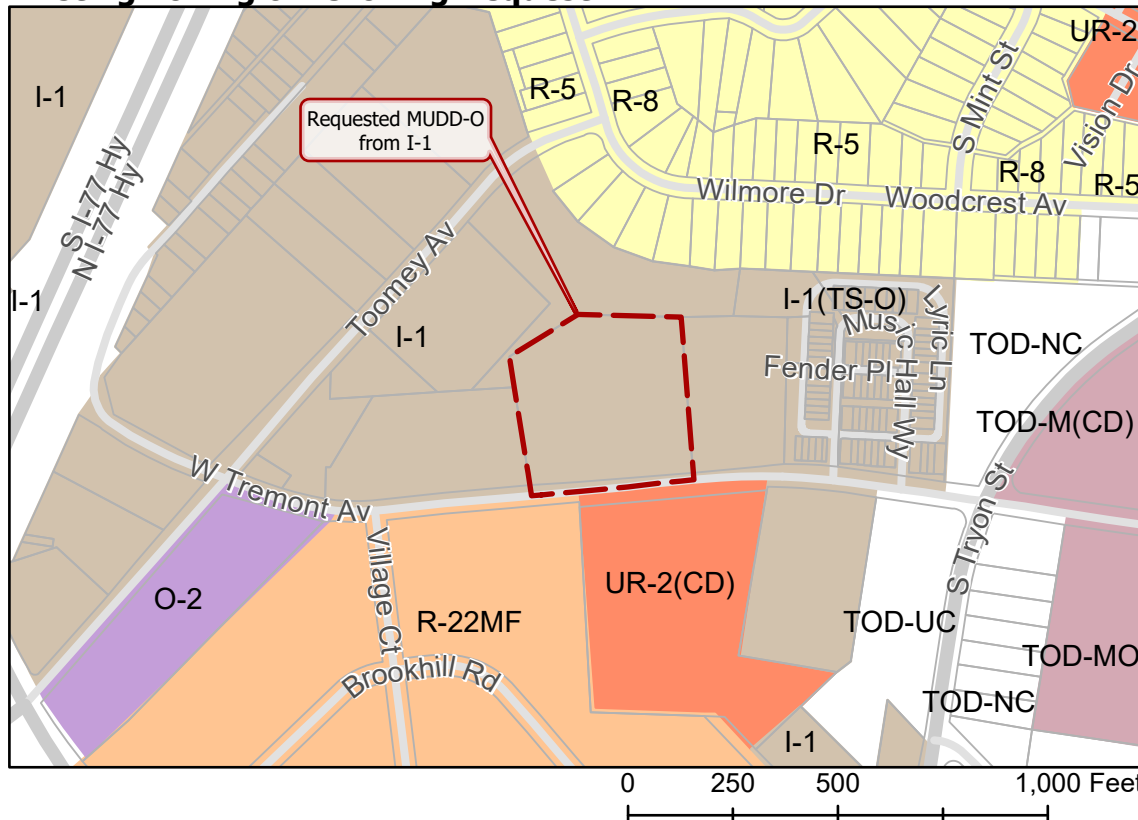
- 2020-151
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- Historic Districts

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested MUDD-O from I-1

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Office
- Light Industrial
- Transit-Oriented



Map Created 10/19/2020

Petition No.: 2020-152
Petitioner: Shreeji Hospitality UNCC, LLC

ORDINANCE NO. 5-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 04933135, and further identified on the attached map from O-1 (CD) (office, conditional) to TOD-CC (transit-oriented development, community center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

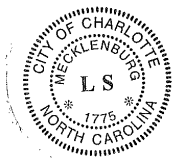


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.





Stephanie Bello, Deputy City Clerk

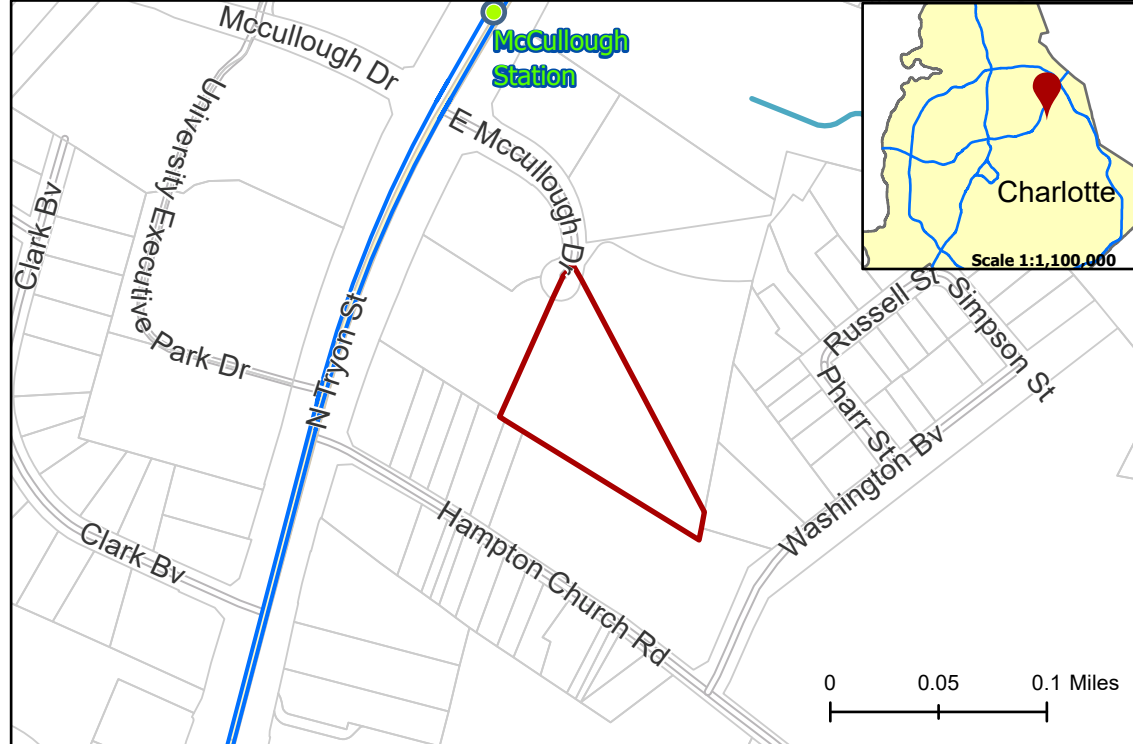
2020-152: Shreeji Hospitality UNCC, LLC

Current Zoning O-1(CD) (Office District, Conditional)

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

Approximately 2.995 acres

Location of Requested Rezoning



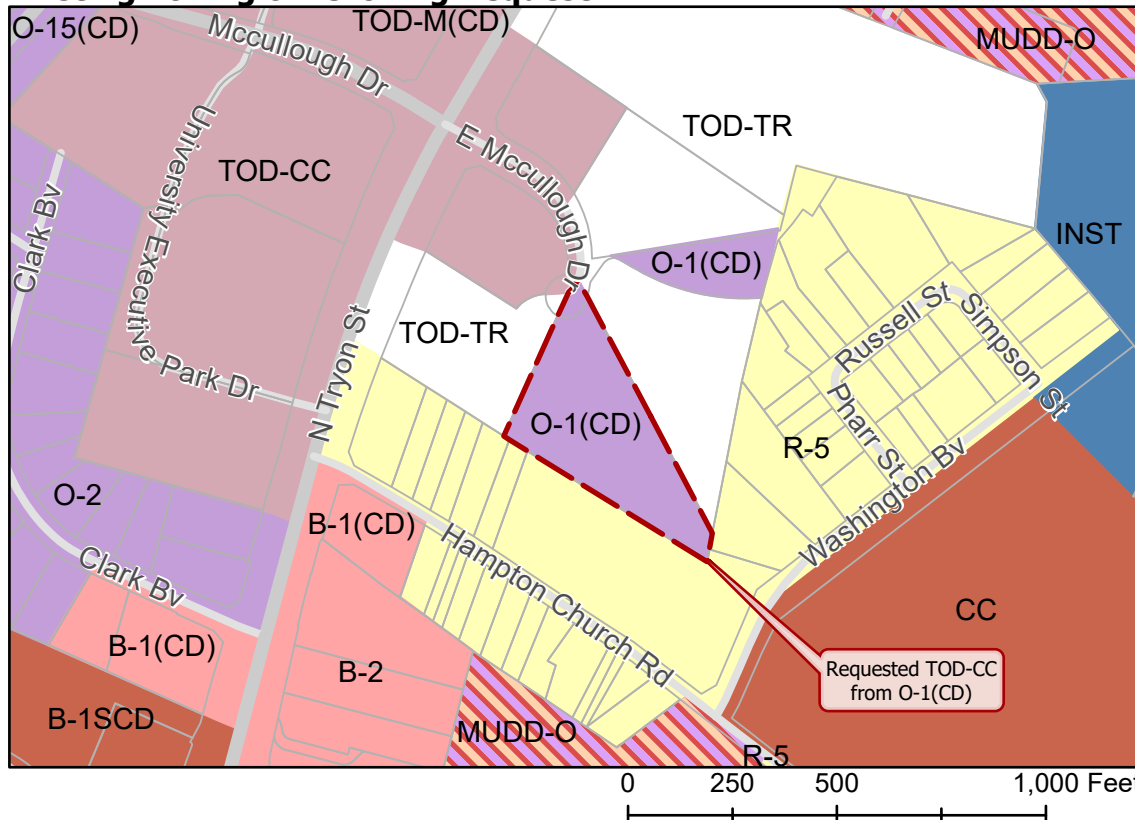
Rezoning Map



- 2020-152
- 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 O-1(CD)

Zoning Classification

- Single Family
- Institutional
- Office
- Business
- Commercial Center
- Mixed Use
- Transit-Oriented



Map Created 10/19/2020

Petition No.: 2020-154
Petitioner: Carolina Urban Properties, LTD

ORDINANCE NO. 6-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 07821102, 07821130, 06901130, 06901124, and 06901125, and further identified on the attached map from B-1 PED (neighborhood business, pedestrian overlay) and R-22 MF PED (multi-family, pedestrian overlay) to TOD-CC PED (transit-oriented development, community center, 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 Bello, Deputy 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 15th day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 561-562.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.





Stephanie Bello, Deputy City Clerk

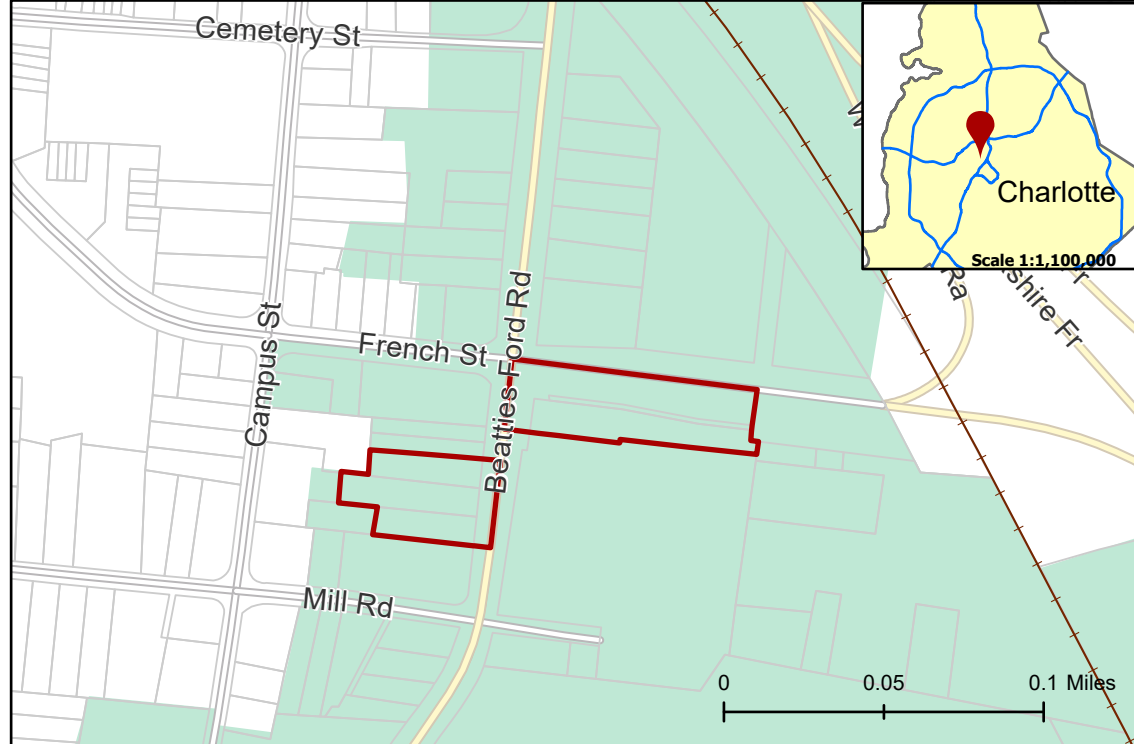
2020-154: Carolina Urban Properties LTD

Current Zoning B-1 PED (Neighborhood Business, Pedestrian Overlay), R-22MF PED (Multi-Family Residential, Pedestrian Overlay)

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

Approximately 1.11 acres

Location of Requested Rezoning



Rezoning Map



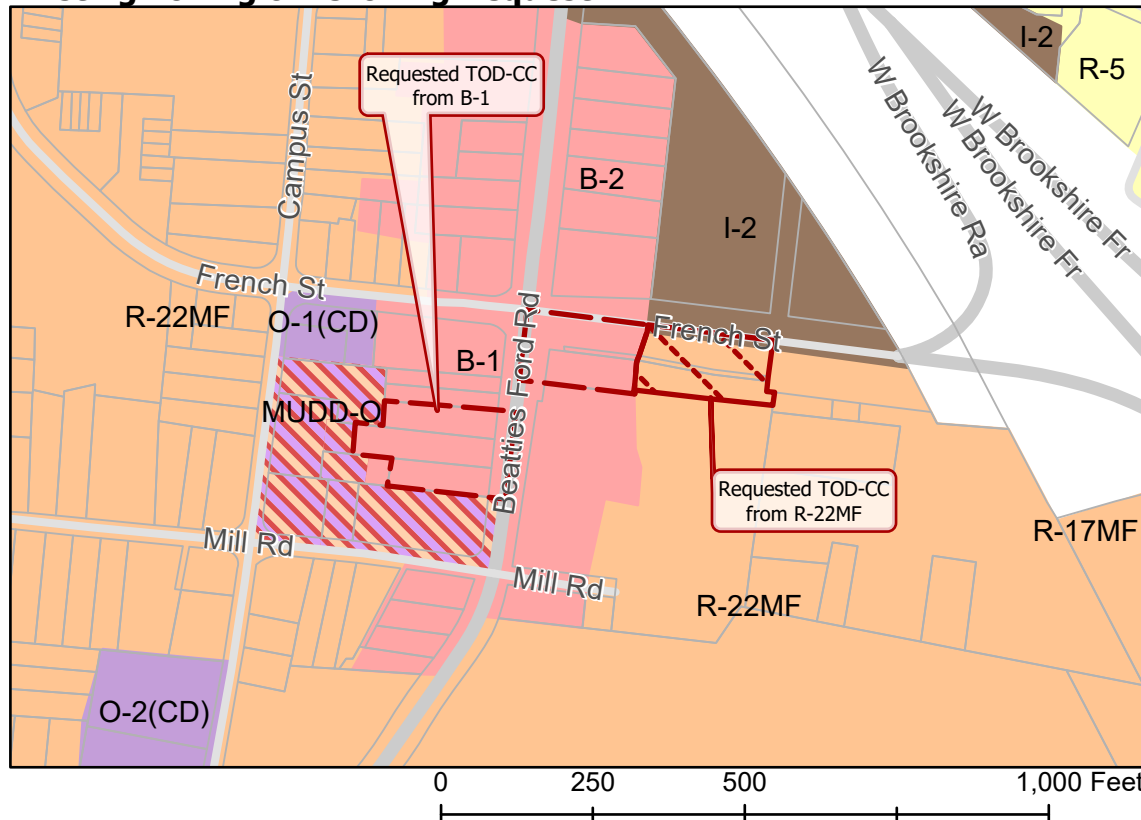
- 2020-154
- Inside City Limits
- Parcel
- Railway
- West End Land Use and Pedscape

City Council District

 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested TOD-CC from B-1
- Requested TOD-CC from R-22MF

Zoning Classification

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



Map Created 10/19/2020

Petition No.: 2020-157
Petitioner: Specialty Properties, LLC

ORDINANCE NO. 7-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 07106117, and further identified on the attached map from B-1 (neighborhood business) and R-5 (single-family residential) to NS (neighborhood services).

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

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

APPROVED AS TO FORM:

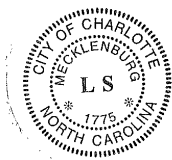


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.



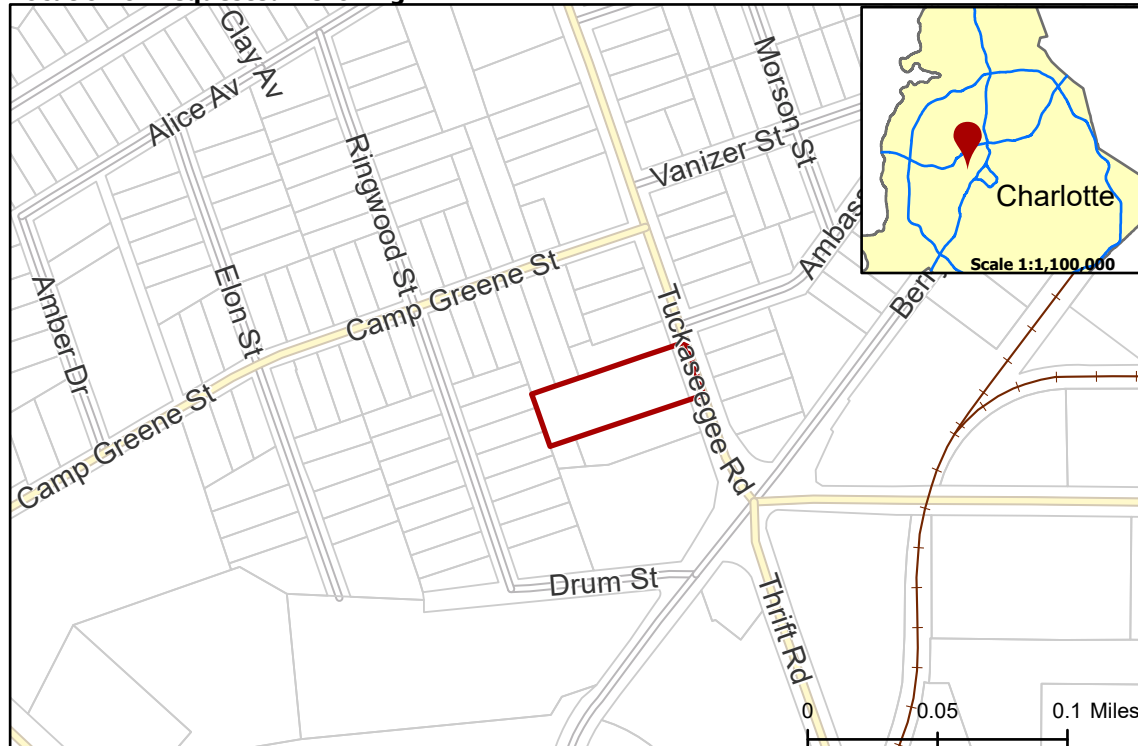
Stephanie Bello, Deputy City Clerk

2020-157: Specialty Properties LLC

Current Zoning B-1 (Neighborhood Business), R-5 (Single Family Residential)
Requested Zoning NS (Neighborhood Services)

Approximately 0.766 acres

Location of Requested Rezoning



Rezoning Map

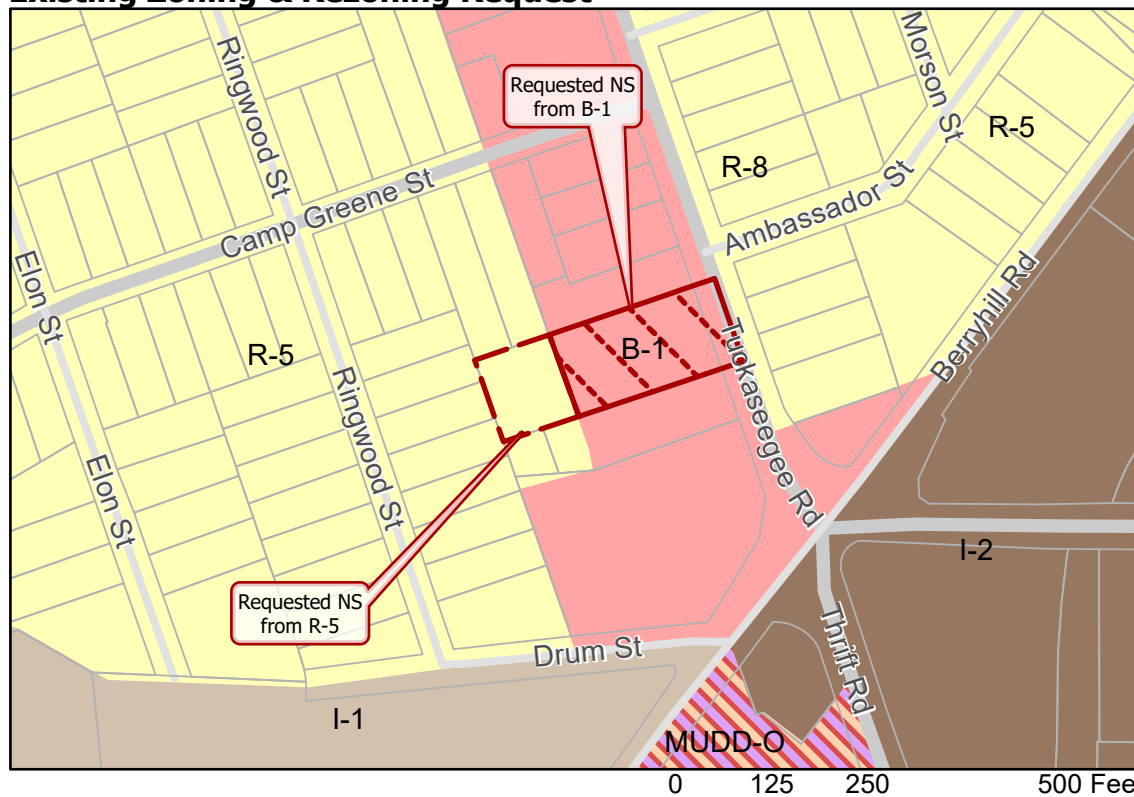


- 2020-157
- Inside City Limits
- Parcel
- Railway

City Council District
3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested NS from R-5
- Requested NS from B-1

Zoning Classification

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



Map Created 10/19/2020

Petition No.: 2020-158
Petitioner: Revolve Residential

ORDINANCE NO. 8-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 09110505, 09110516, and 09110504, and further identified on the attached map from B-1 (neighborhood business) and R-5 (single-family residential) to MUDD (CD) (mixed-use development, conditional).

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

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

APPROVED AS TO FORM:

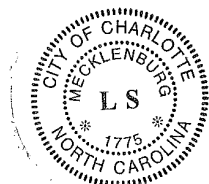


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.





Stephanie Bello, Deputy City Clerk

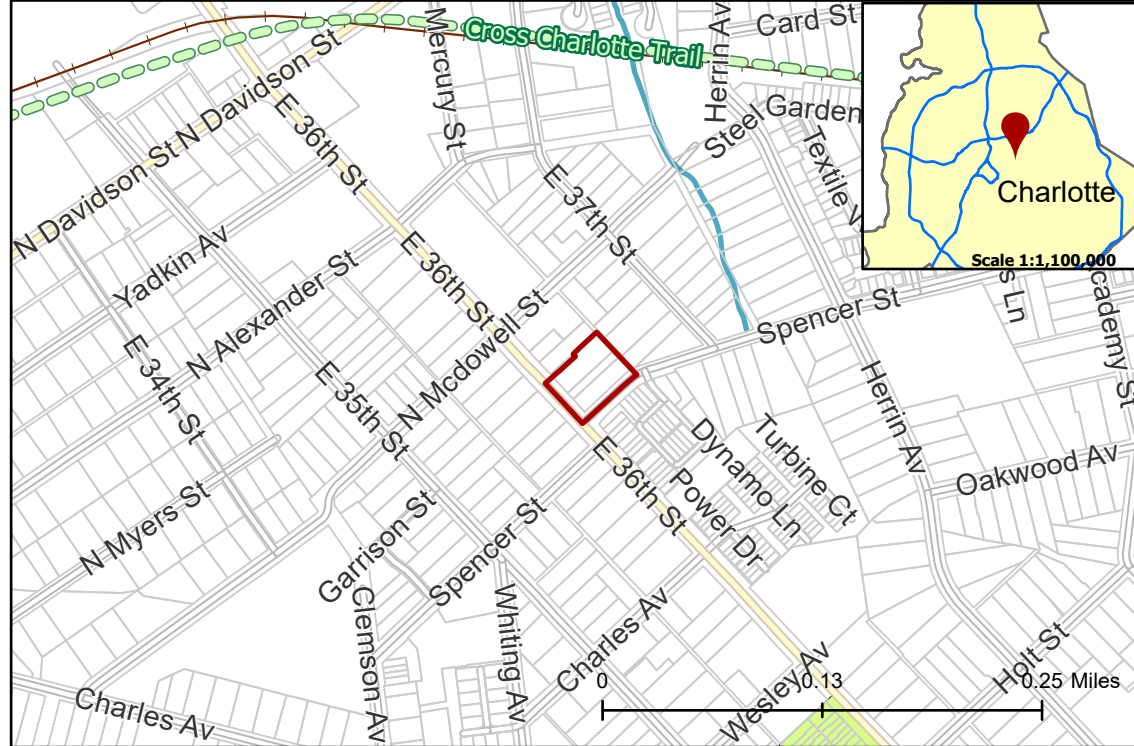
2020-158: Revolve Residential

Current Zoning R-5 (Single Family Residential)

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

Approximately 0.618 acres

Location of Requested Rezoning



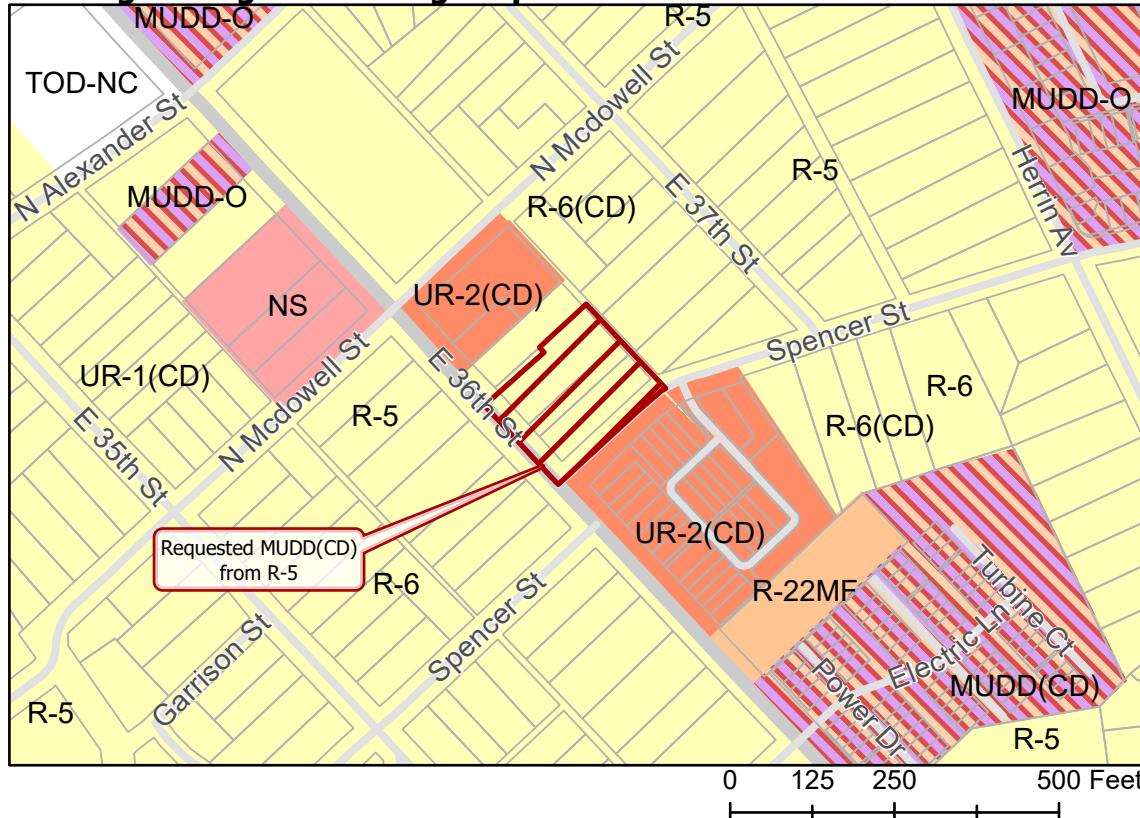
Rezoning Map



- 2020-158
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Streams
- Transit Supportive Overlay
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD(CD) from R-5

Zoning Classification

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



Map Created 10/26/2020

Petition No.: 2020-166
Petitioner: C4 Investments, LLC

ORDINANCE NO. 9-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 04543137 and 04543122, and further identified on the attached map from O-1 (CD) (office, conditional) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie Bello, Deputy 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 15th day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 567-568.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.



Stephanie Bello, Deputy City Clerk

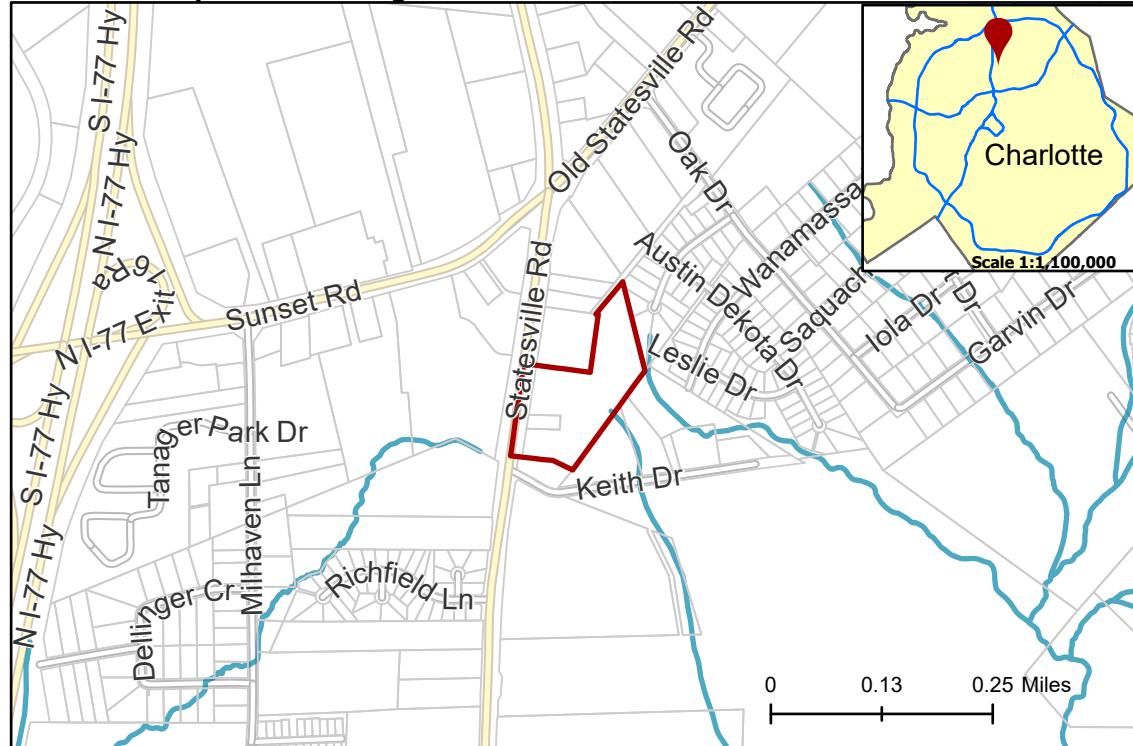
2020-166: C4 Investments, LLC

Current Zoning O-1(CD) (Office, Conditional)

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

Approximately 8.73 acres

Location of Requested Rezoning



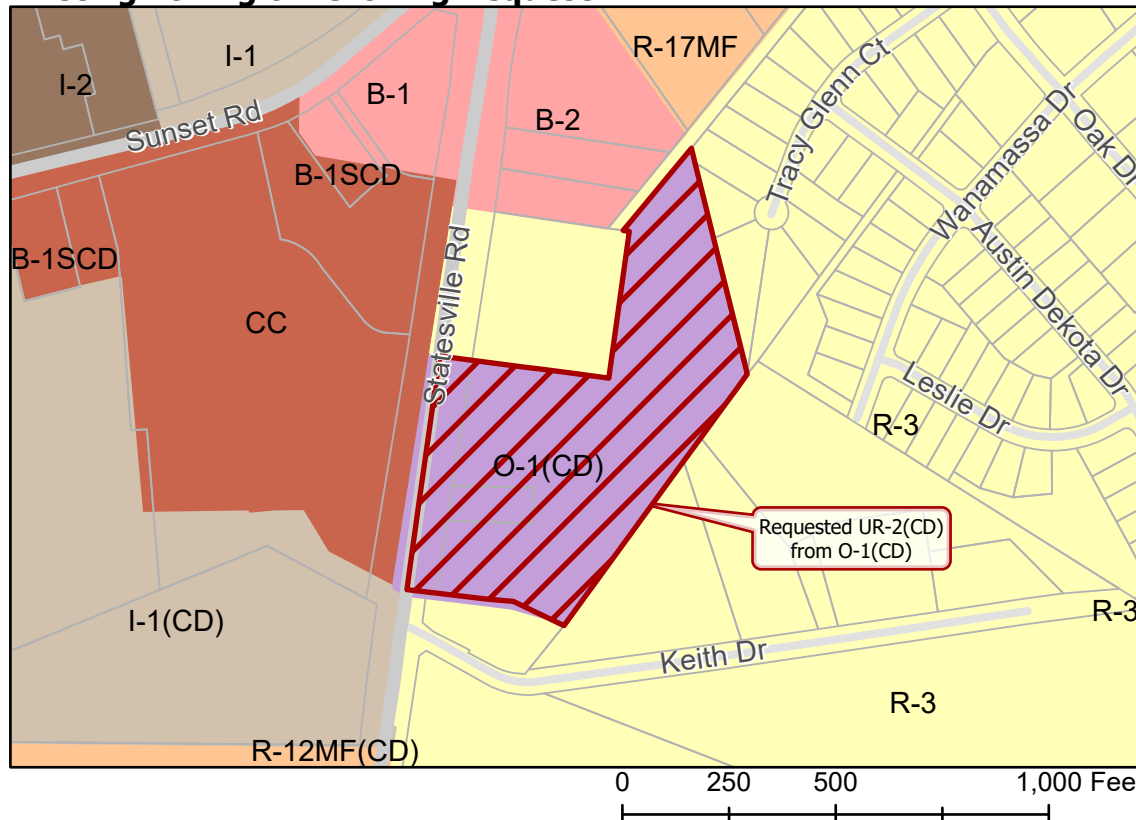
Rezoning Map



- 2020-166
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District**
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 10/21/2020

Petition No.: 2020-169

Petitioner: Charlotte-Mecklenburg Housing Partnership

ORDINANCE NO. 10-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 R-22 MF (multi-family residential, up to 8 units per acre) 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:

Chris Hays-Gray

City Attorney

Parcels Included in Rezoning Petition 2020-169

15705410	15705427	15705426	15705425
15705424	15705423	15705422	15705421

CERTIFICATION

I, Stephanie Bello, Deputy 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 15th day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 569-570.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of February 2021.



Stephanie Bello

Stephanie Bello, Deputy City Clerk

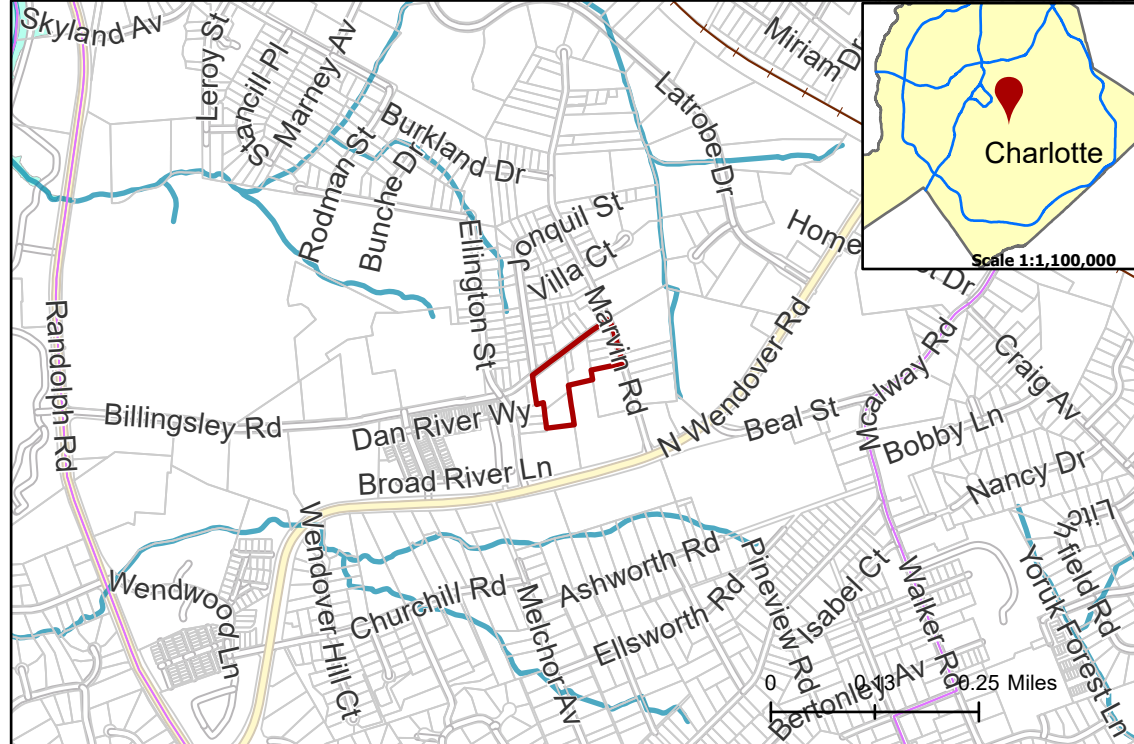
2020-169: Charlotte-Mecklenburg Housing Partnership

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

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

Approximately 3.556 acres

Location of Requested Rezoning



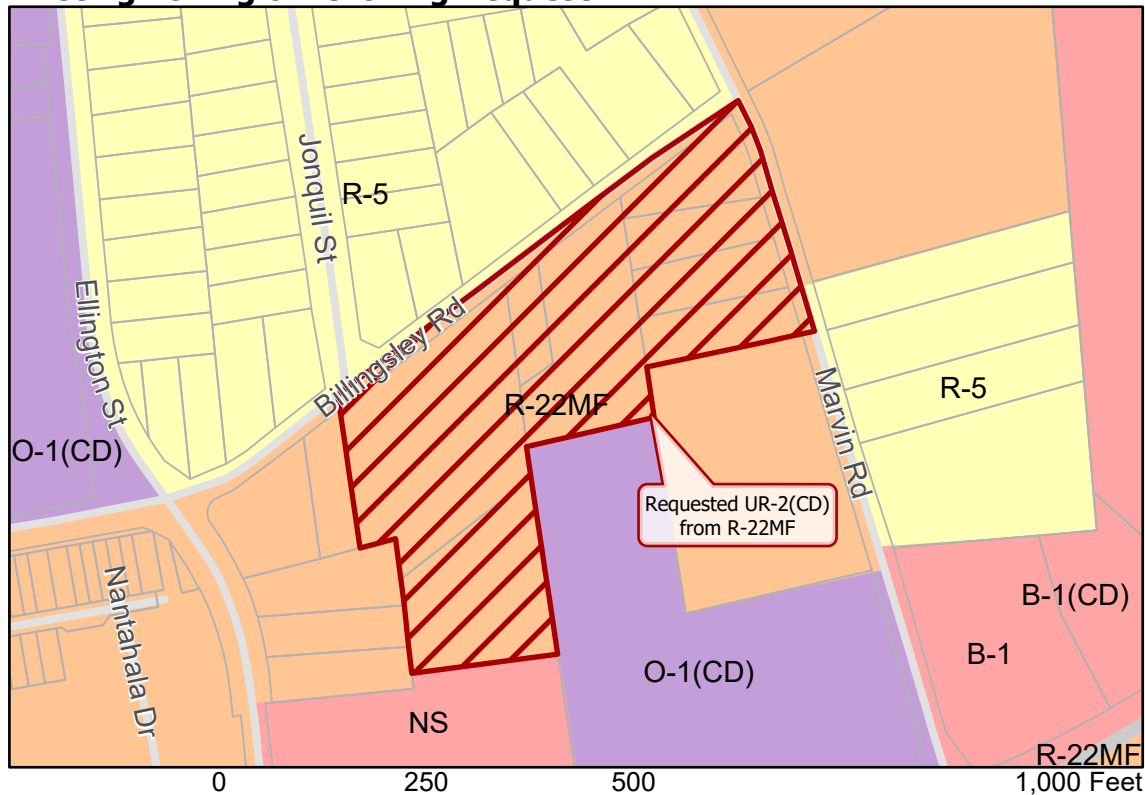
Rezoning Map



- 2020-169
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business



Map Created 10/21/2020