

Petition No.: 2019-037
Petitioner: Jay Kamdar

ORDINANCE NO. 9965-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel numbers 05314202 and 05314221 and further identified on the attached map from R-17MF LWPA (multi-family residential, Lake Wylie watershed – overlay, protected area) to B-2 (CD) LWPA (general business, conditional, Lake Wylie watershed – overlay, protected area).

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

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

APPROVED AS TO FORM:

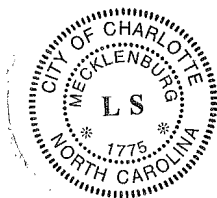


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 486-487.

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





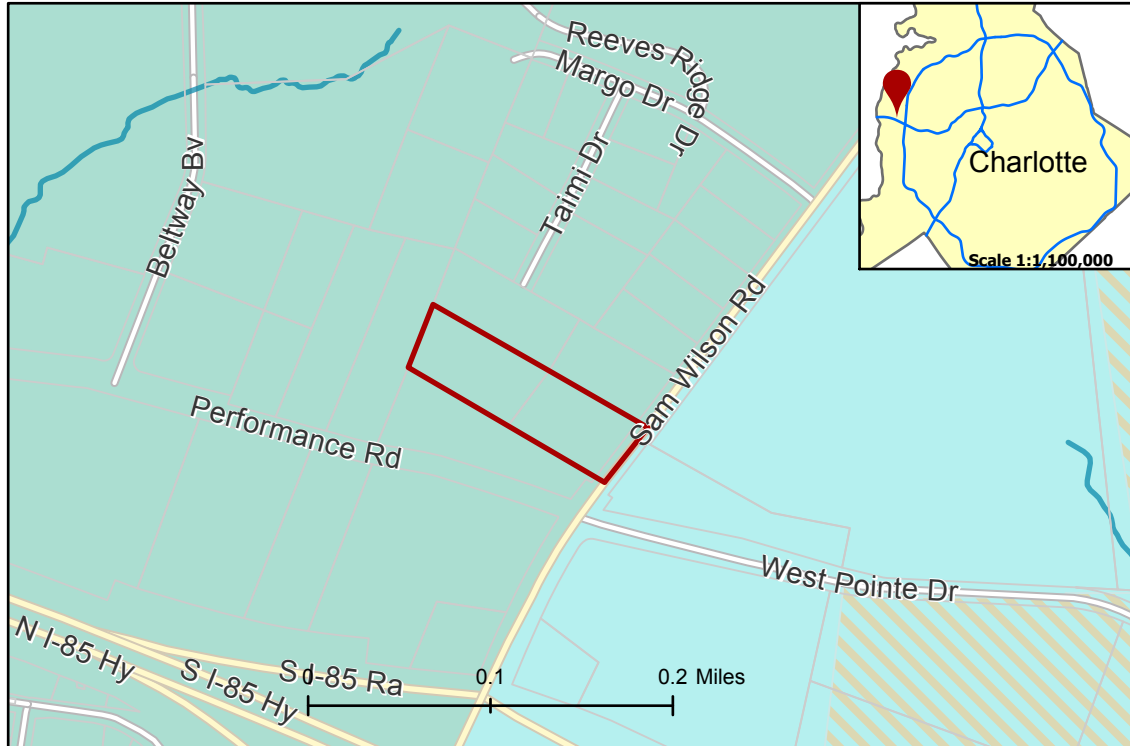
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2019-037 : Jay Kamdar

Current Zoning R-17MF LWPA (Multi Family Residential, Lake Wylie Protected Area)
Requested Zoning B-2 LWPA (General Business, Lake Wylie Protected Area)

Approximately 3.08 acres
Location of Requested Rezoning

Rezoning Map



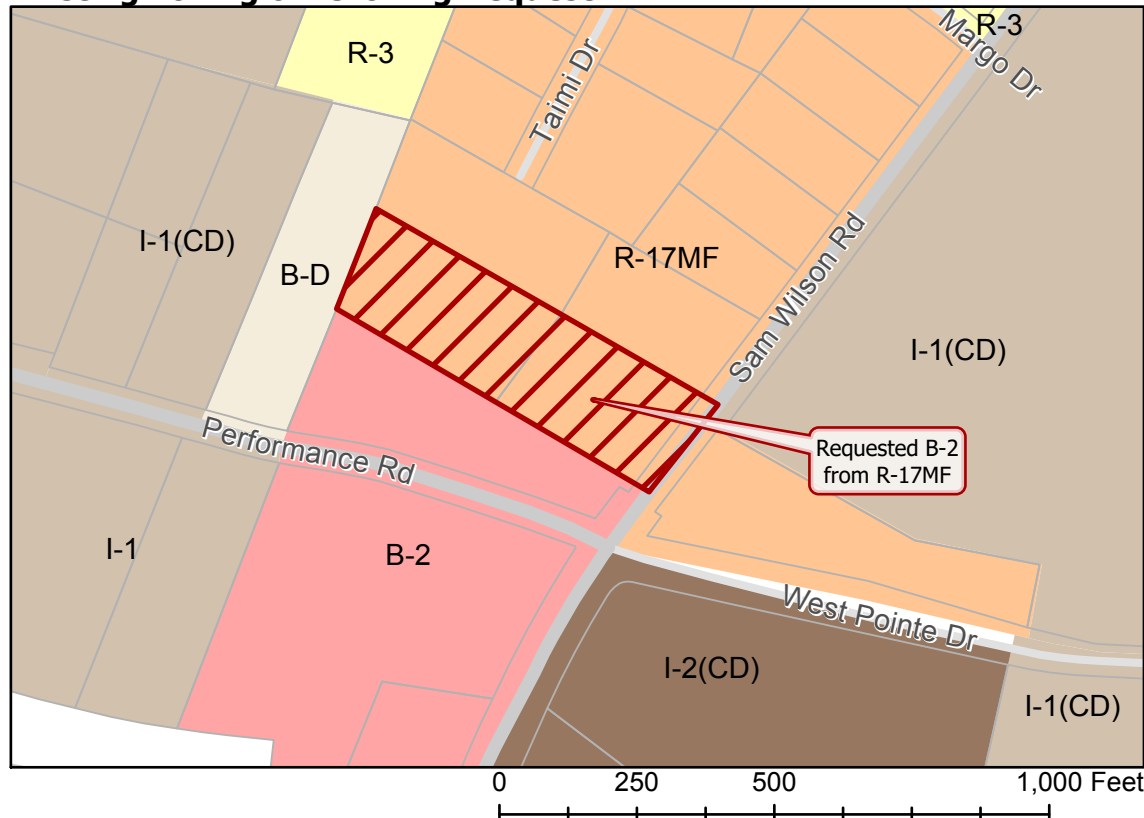
- 2019-037
- Outside City Limits
- Parcel
- Buildings
- Streams
- Airport Noise Overlay

Watershed Overlay

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



Existing Zoning & Rezoning Request



- Requested B-2 from R-17MF

Zoning Classification

- Single Family
- Multi-Family
- Business
- Business-Distribution
- Light Industrial
- General Industrial



Map Created 3/8/2019

Petition No.: 2019-089
Petitioner: Alpa Parmar

ORDINANCE NO. 9966-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 a portion of tax parcel number 06125112, and further identified on the attached map from R-17 MF AIR (multi-family residential, airport noise overlay to B-2 (CD) AIR (general business, conditional, airport noise 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:

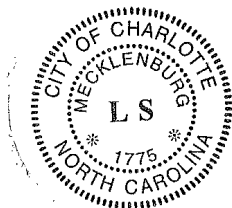


City Attorney

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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 488-489.

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC

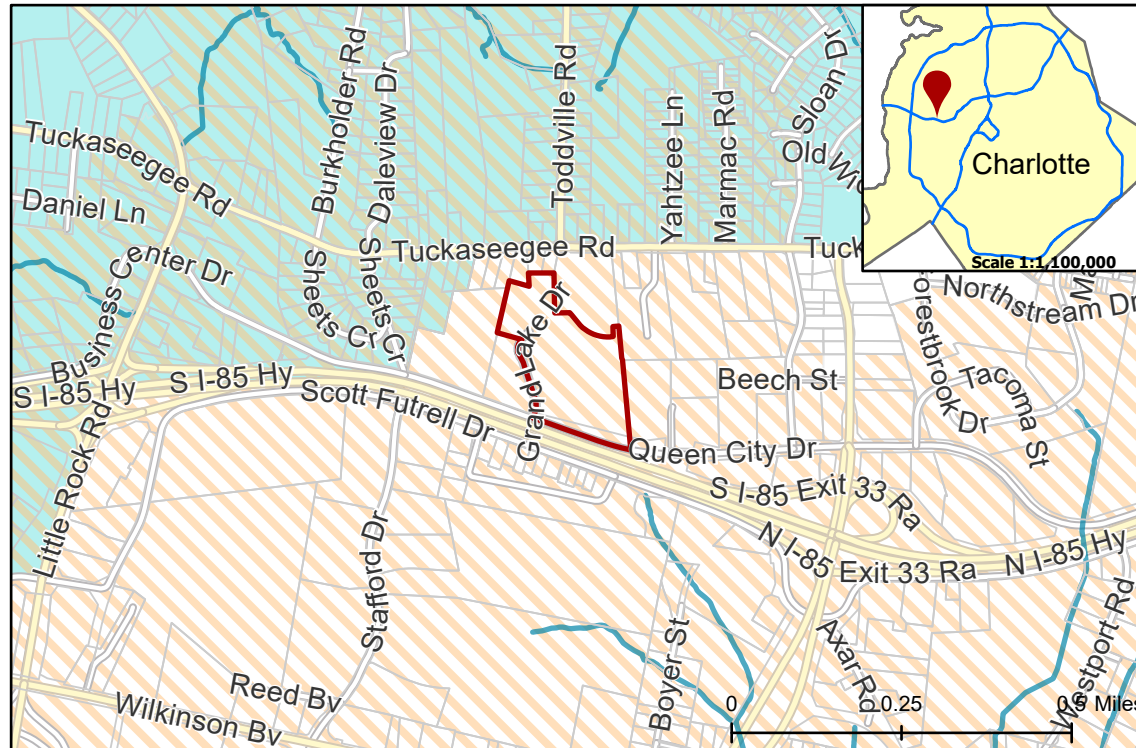
2019-089 : Alpa Parmar

Current Zoning R-17MF AIR (Multi-Family Residential, Airport Noise Overlay)

Requested Zoning B-2(CD) AIR (General Business, Conditional, Airport Noise Overlay)

Approximately 16.7 acres

Location of Requested Rezoning



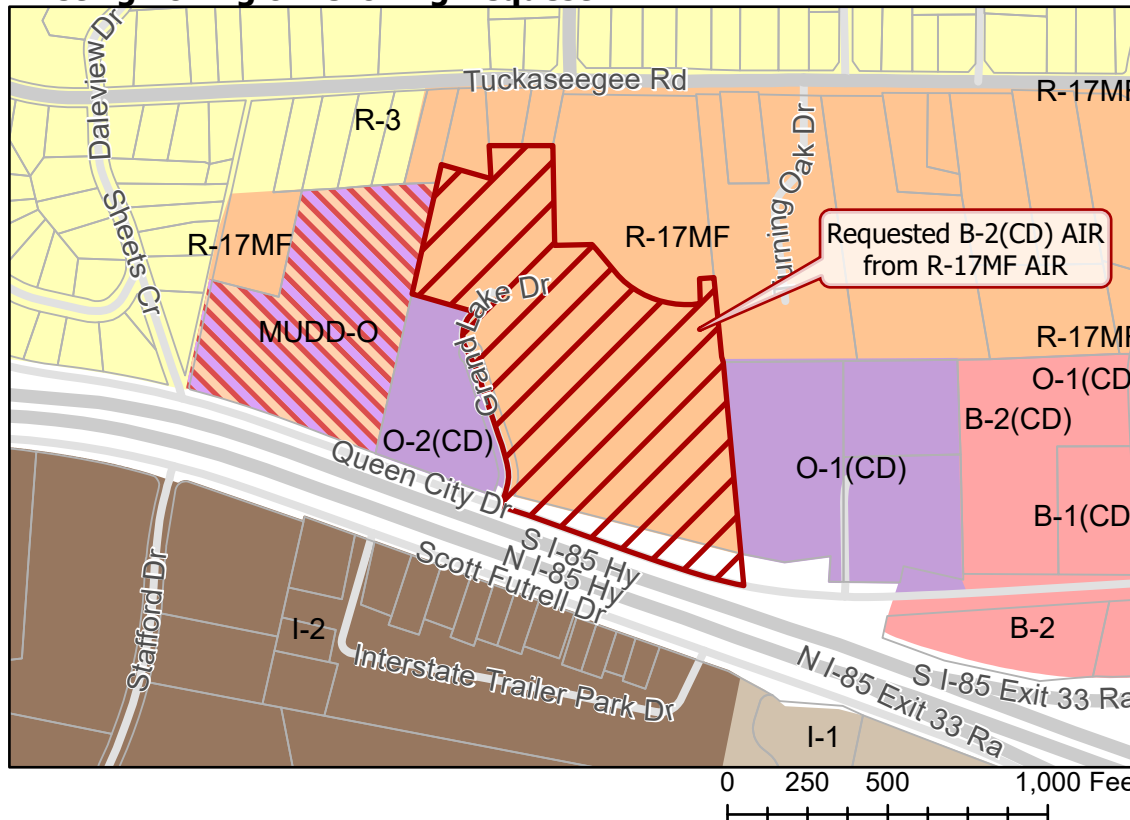
Rezoning Map



- 2019-089
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Watershed Overlay**
- Lower Lake Wylie - Protected Area
- City Council District**
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested B-2(CD) AIR from R-17MF AIR
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use



Map Created 1/24/2020

Petition No.: 2020-086
Petitioner: Greystar GP II, LLC

ORDINANCE NO. 9967-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel numbers 04739110, 04708214 and 04708213, and further identified on the attached map from RE-2 (research) and RE-2 (CD) (research, conditional) to R-12 MF (CD) (multi- family residential, conditional) with five-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:

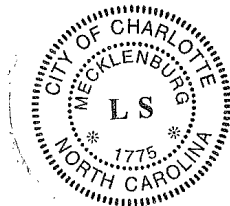


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 490-491.

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





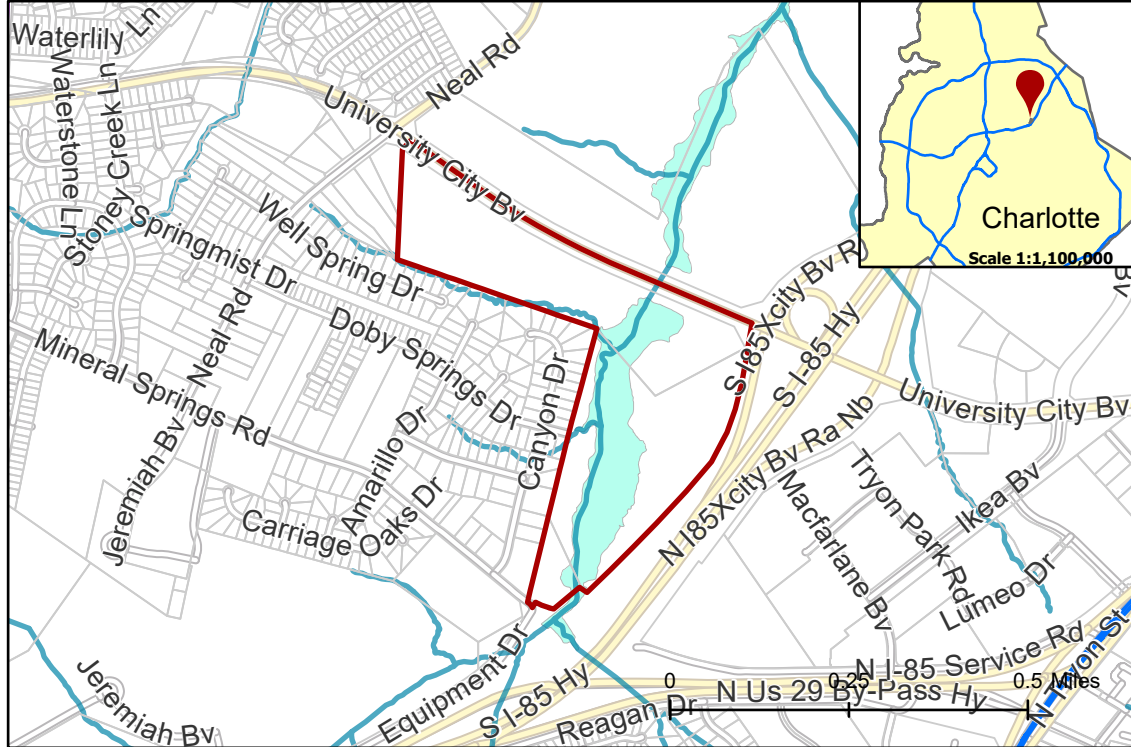
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2020-086: Greystar GP II, LLC

Current Zoning RE-2 (Research), RE-2(CD) (Research,Conditional)
Requested Zoning R-12MF(CD) (Multi-Family Residential, Conditional)

Approximately 71.94 acres

Location of Requested Rezoning



Rezoning Map



Inside City Limits

Parcel

LYNX Blue Line

Streams

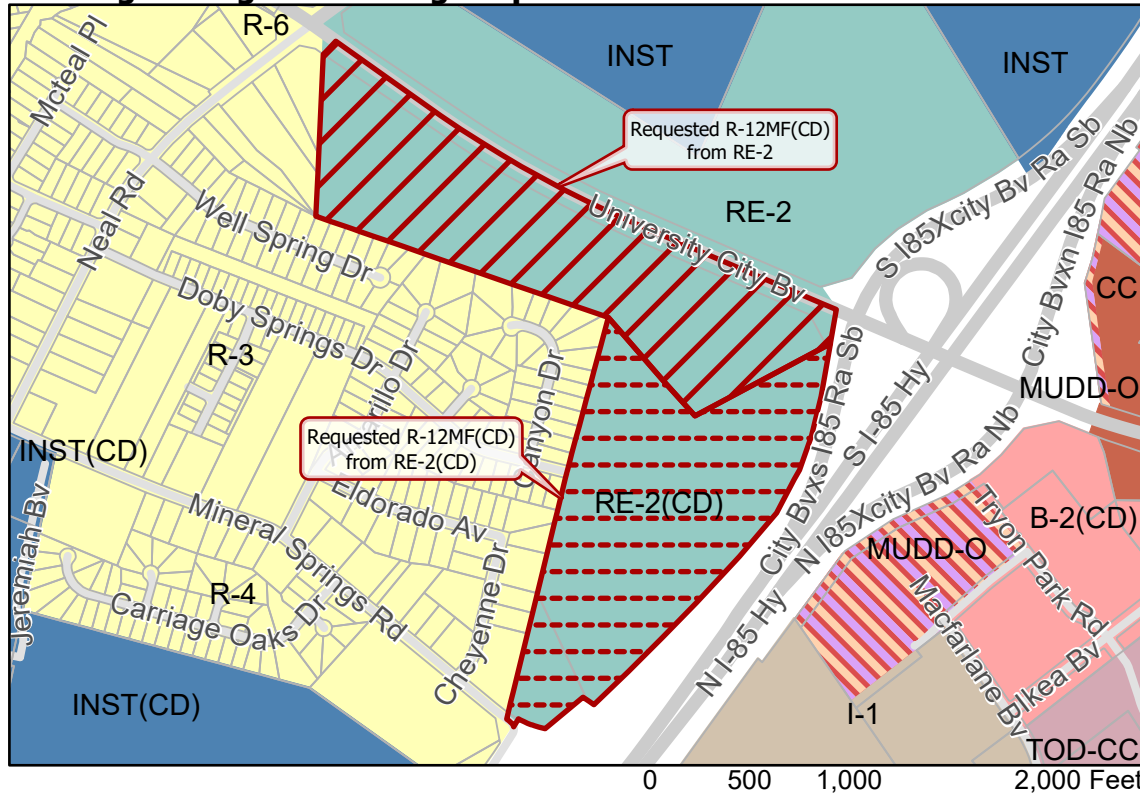
FEMA Flood Plain

City Council District

4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



Requested R-12MF(CD) from RE-2

Requested R-12MF(CD) from RE-2(CD)

Zoning Classification

Single Family

Research

Institutional

Business

Commercial Center

Light Industrial

Mixed Use

Transit-Oriented



Map Created 5/14/2020

Petition No.: 2020-088
Petitioner: WSB Retail Partners, LLC

ORDINANCE NO. 9968-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel numbers – 02932113, 02932112, 02932133, 02932132, 02932106 and 02932121 – and further identified on the attached map from MX-1 (mixed use) and R-3 (single-family residential) to CC (commercial center) and UR-2 (CD) (urban residential, conditional) with five-years 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:

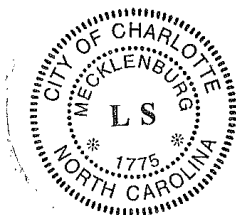
Kevin Hager-Gray

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 492-493.

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



Stephanie C. Kelly

Stephanie C. Kelly, City Clerk, MMC, NCCMC

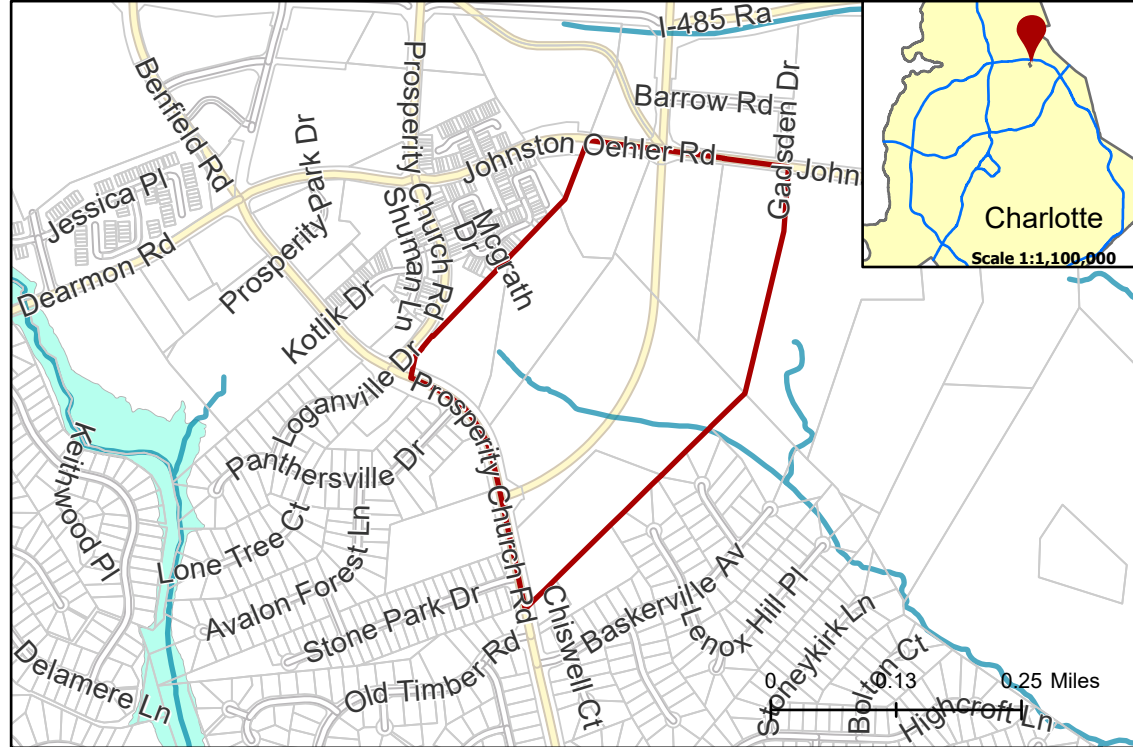
2020-088: WSB Retail Partners, LLC

Current Zoning MX-1 (Mixed Use), R-3 (Single Family Residential)

Requested Zoning CC (Commercial Center), UR-2(CD) (Urban Residential, Conditional)
With 5 Year Vested Rights

Approximately 58.04 acres

Location of Requested Rezoning



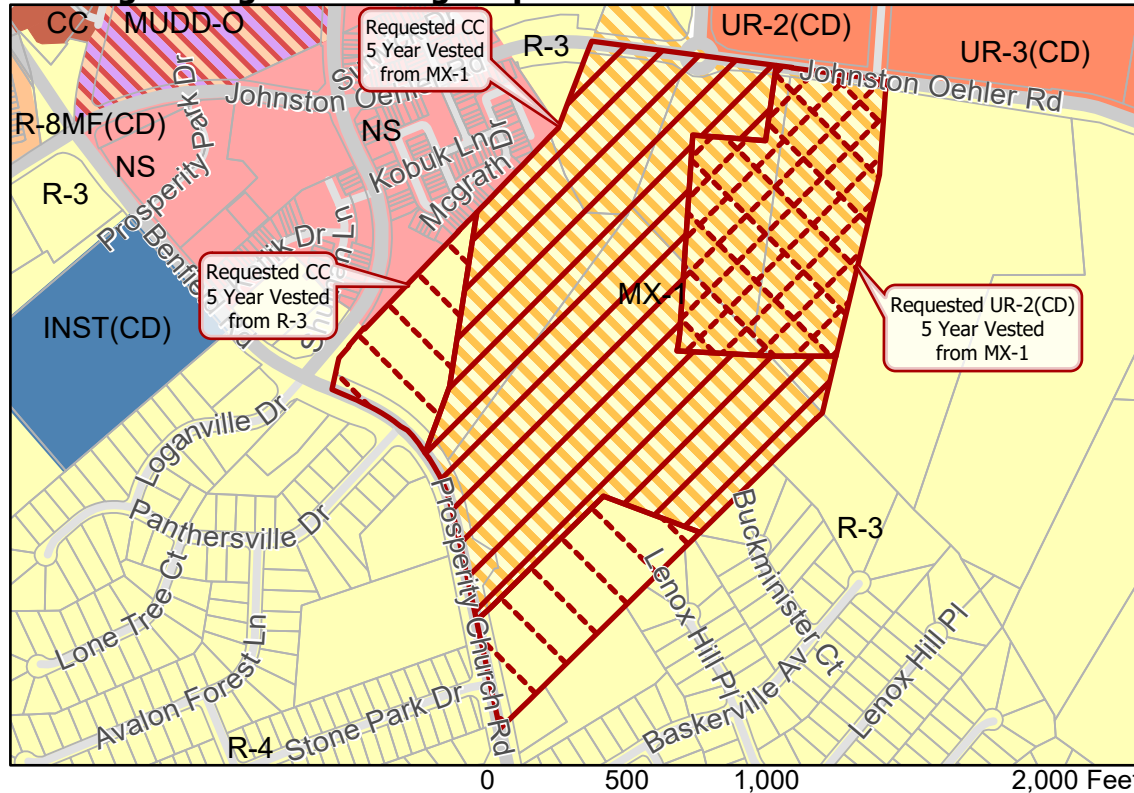
Rezoning Map



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



Existing Zoning & Rezoning Request



- Requested CC 5 Year Vested from MX-1
- Requested CC 5 Year Vested from R-3
- Requested UR-2(CD) 5 Year Vested from MX-1

Zoning Classification

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



Map Created 8/31/2020

Petition No.: 2020-091
Petitioner: Mecklenburg County

ORDINANCE NO. 9969-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-4 (single-family residential) to INST (CD) (institutional, conditional).

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

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

APPROVED AS TO FORM:



City Attorney

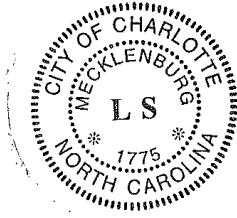
Parcels Included in Rezoning Petition 2020-091

16915535	16915525	16915131	16915107
16915115	16915528	16915517	16915104
16915112	16915531	16915520	16915101
16915109	16915537	16915523	16915515
16915106	16915117	16915526	16915518
16915103	16915114	16915529	16915521
16915132	16915111	16915532	16915524
16915516	16915108	16915116	16915527
16915519	16915105	16915113	16915530
16915522	16915102	16915110	16915536

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 494-495A.

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



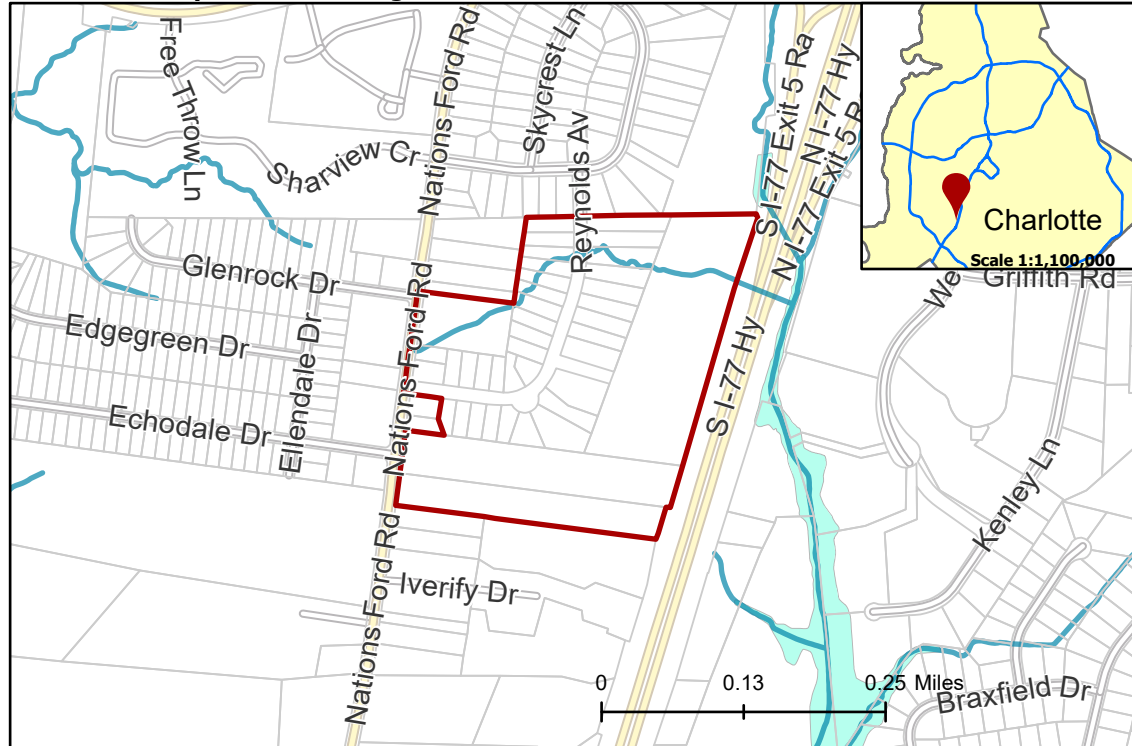
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2020-091: Mecklenburg County

Current Zoning R-4 (Single Family Residential)
Requested Zoning INST(CD) (Institutional, Conditional)

Approximately 40.85 acres

Location of Requested Rezoning



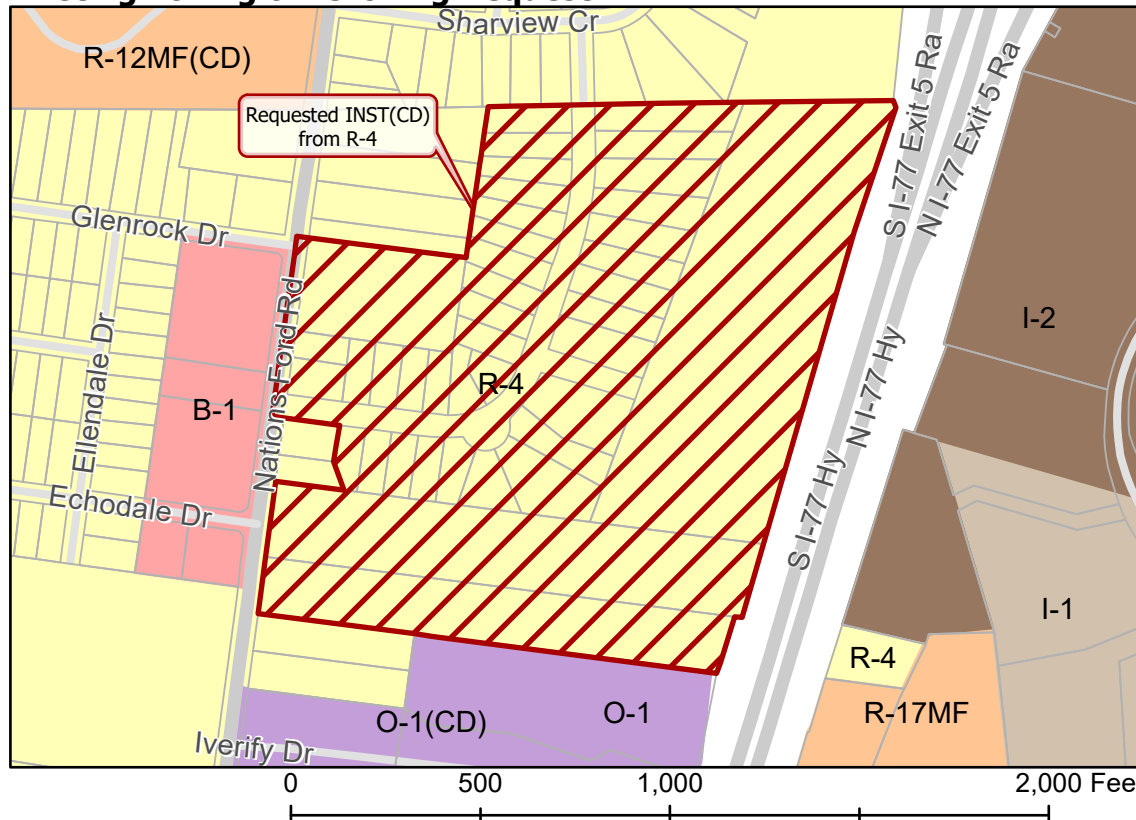
Rezoning Map



- 2020-091
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested INST(CD) from R-4

Zoning Classification

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



Map Created 7/6/2020

Petition No.: 2020-102
Petitioner: J.S. & Associates, Inc.

ORDINANCE NO. 9970-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel number 04711202 and a portion of tax parcel number 04711201, and further identified on the attached map from R-8 MF (CD) (multi-family residential, conditional) and R-4 (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:

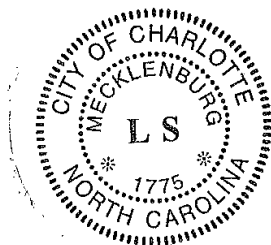


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 496-497.

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC

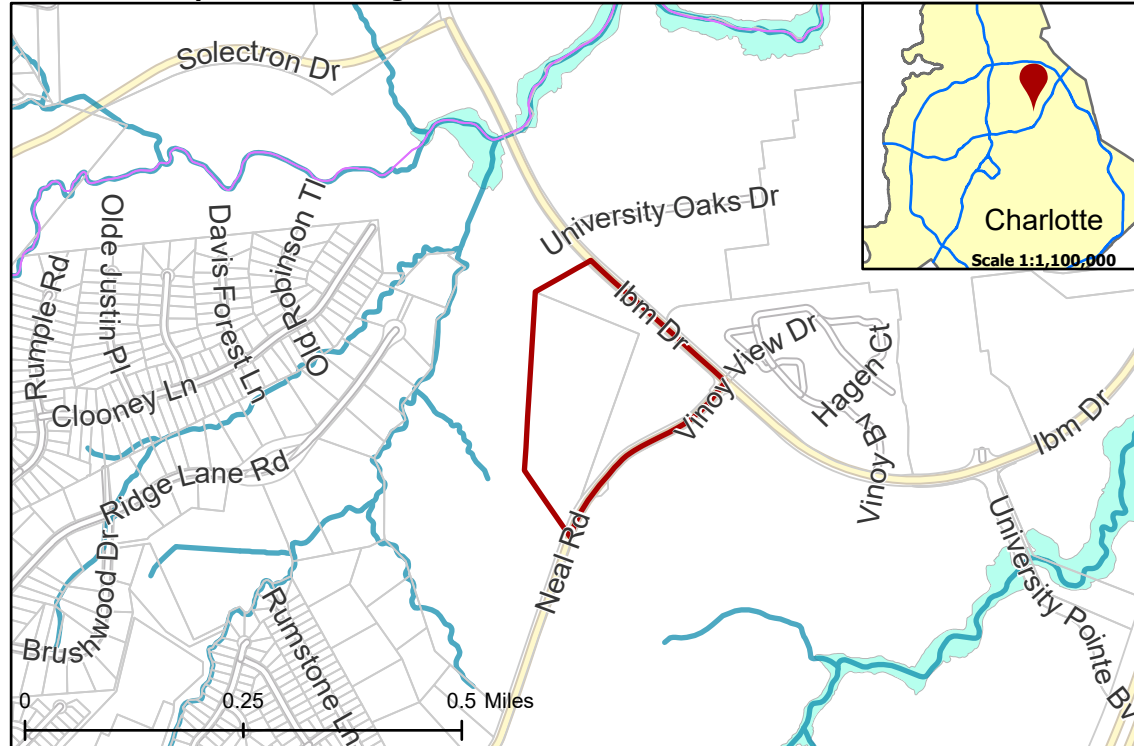
2020-102: J.S. & Associates, Inc.

Current Zoning R-8MF(CD) (Multi-Family Residential, Conditional), R-4 (Single Family Residential), RE-2 (Research)

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

Approximately 23.369 acres

Location of Requested Rezoning



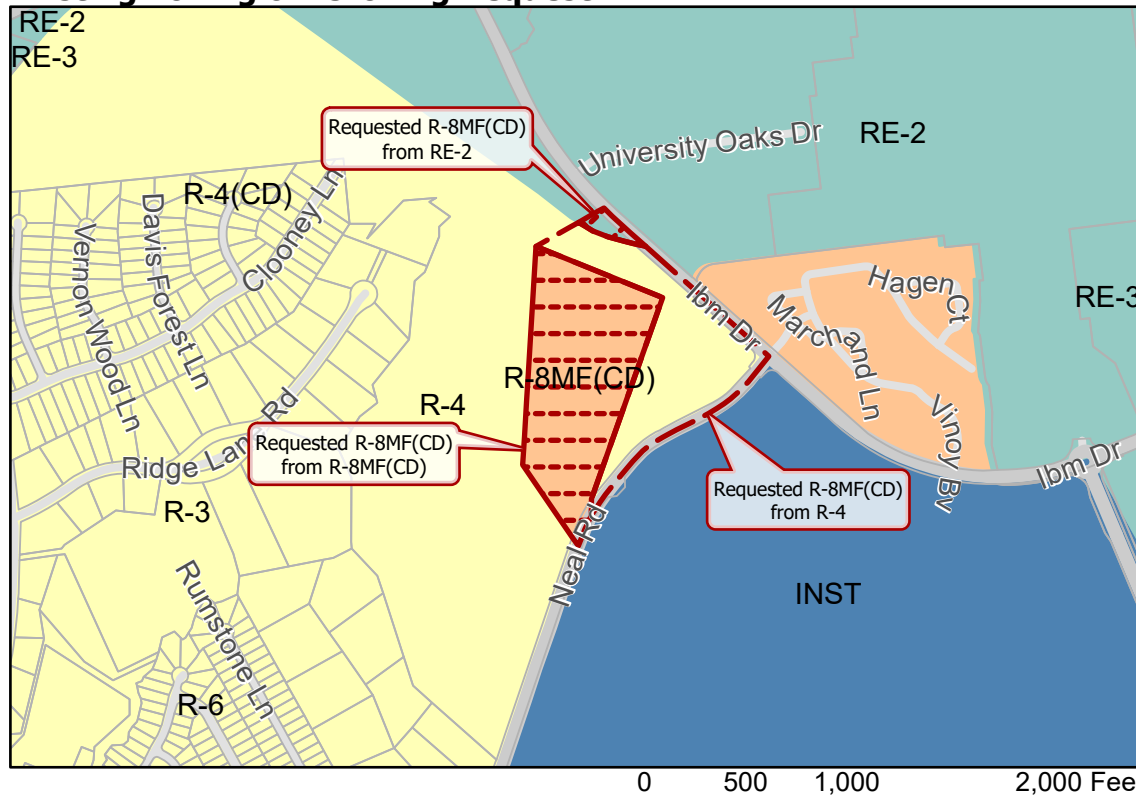
Rezoning Map



- 2020-102
- 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-4
- Requested R-8MF(CD) from R-8MF(CD)
- Requested R-8MF(CD) from RE-2

Zoning Classification

- Single Family
- Multi-Family
- Research
- Institutional



Map Created 8/12/2020

Petition No.: 2020-105

Petitioner: Matt Connolly – White Zombie, LLC

ORDINANCE NO. 9971-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel number 08108415, and further described on the attached map from MUDD-O (mixed-use development, optional) to UR-C (CD) (urban residential – commercial conditional).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 498-499.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

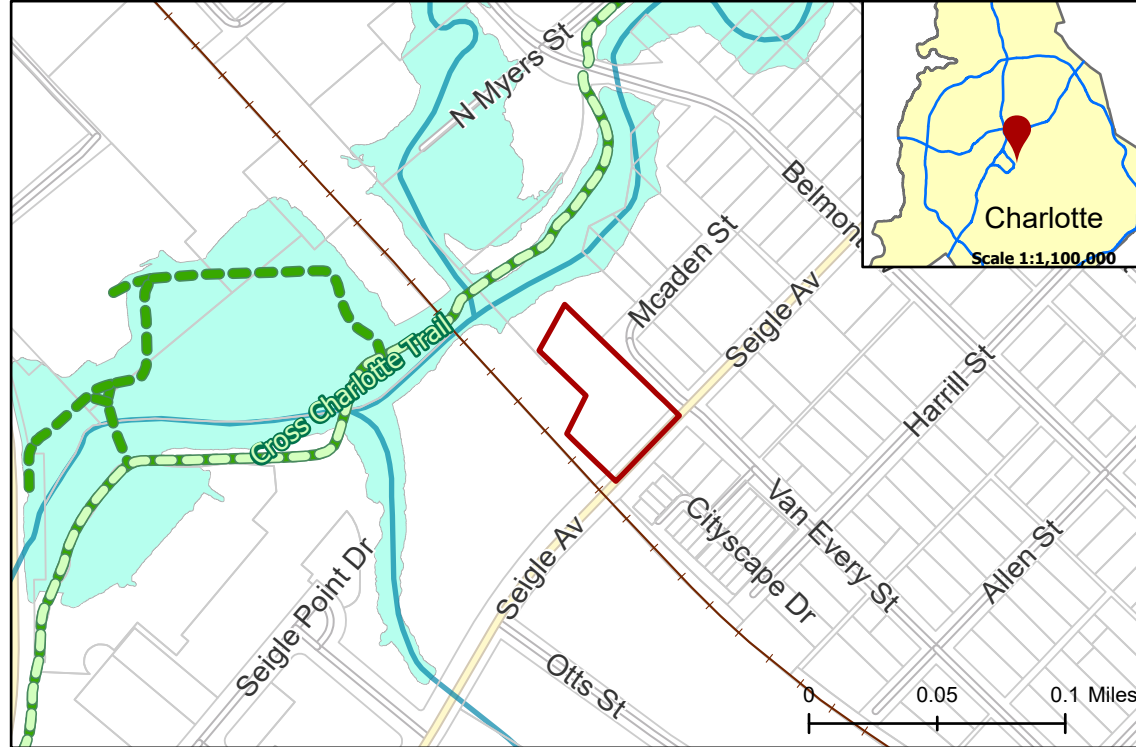
2020-105: Saratoga Asset Management LLC

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

Requested Zoning UR-C(CD) (Urban Residential, Commercial, Conditional)

Approximately 1.05 acres

Location of Requested Rezoning



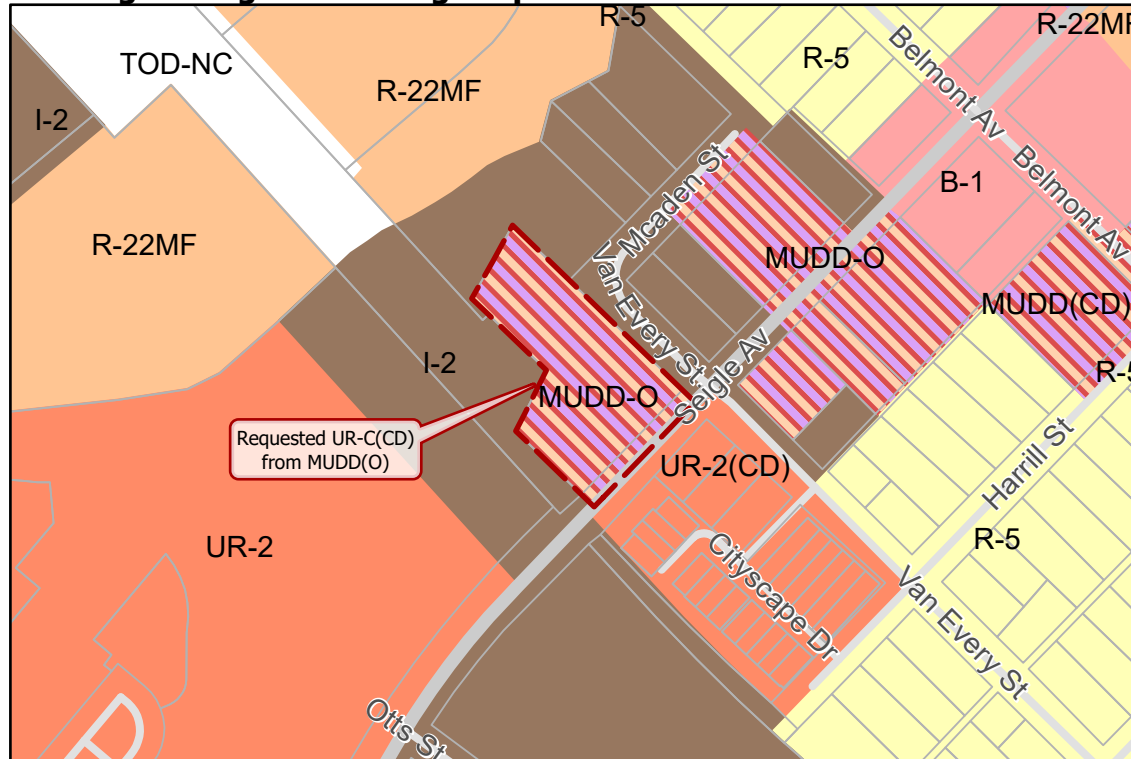
Rezoning Map



- 2020-105
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested UR-C(CD) from MUDD(O)
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Business
- General Industrial
- Mixed Use



Map Created 7/6/2020

Petition No.: 2020-107
Petitioner: Drakeford Communities

ORDINANCE NO. 9972-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 parcel number 12906110, and further identified on the attached map from R-4 (single-family residential) to R-8 (CD) (single-family residential, conditional).

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

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

APPROVED AS TO FORM:

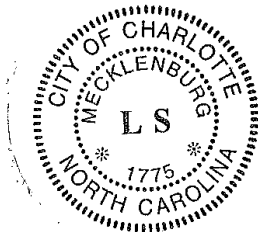


City Attorney

CERTIFICATION

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC

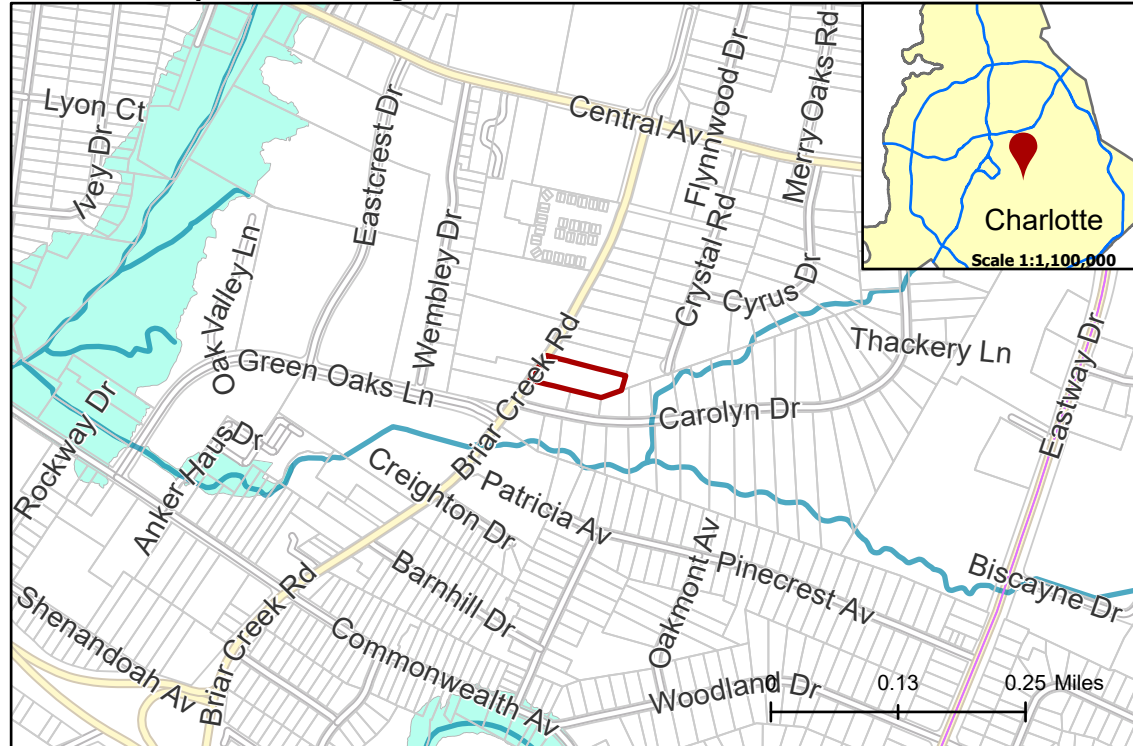
2020-107: Drakeford Communities

Current Zoning R-4 (Single Family Residential)

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

Approximately 1.3 acres

Location of Requested Rezoning



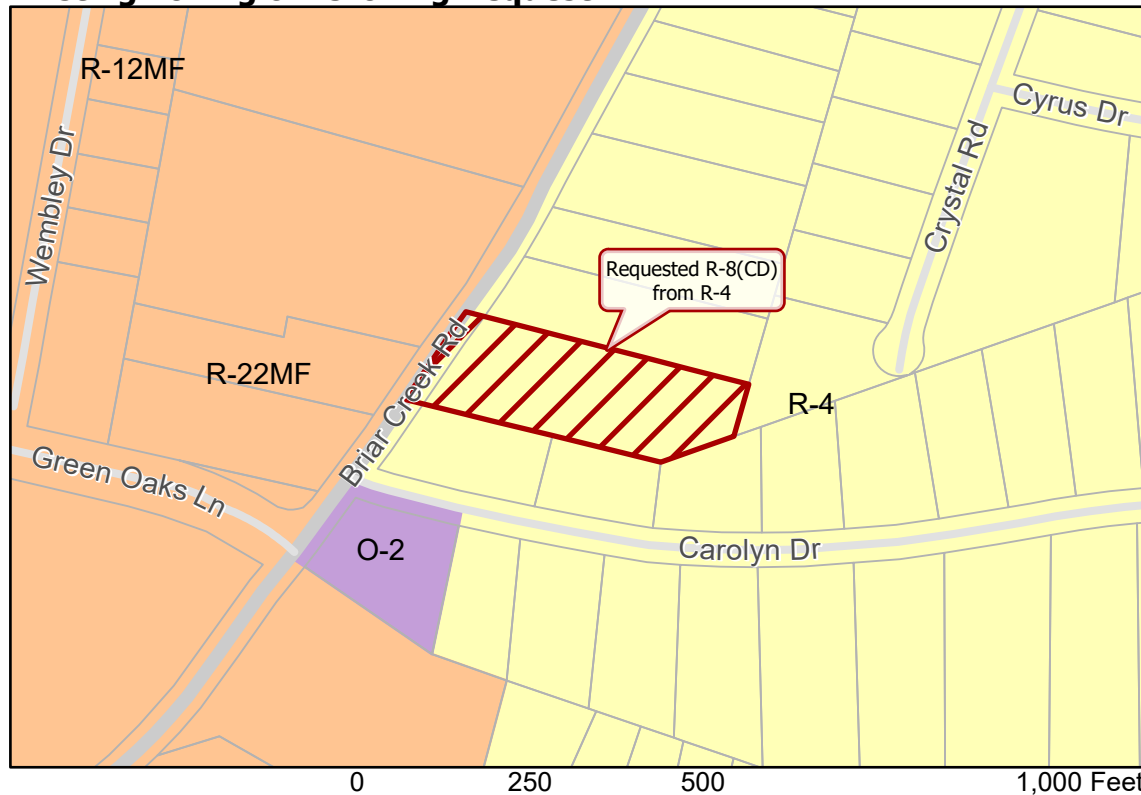
Rezoning Map



- 2020-107
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
 - 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested R-8(CD) from R-4
- Zoning Classification**
 - Single Family
 - Multi-Family
 - Office



Map Created 8/12/2020

Petition No.: 2020-111
Petitioner: MR3 Development, LLC

ORDINANCE NO. 9973-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 14117104, and further identified on the attached map from R-17 MF (CD) LLWPA (multi-family residential, conditional, Lower Lake Wylie Protected Area) to NS LLWPA (neighborhood services, 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:

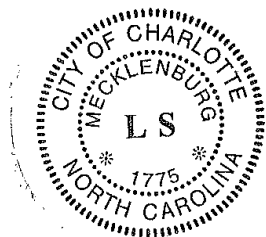


City Attorney

CERTIFICATION

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC

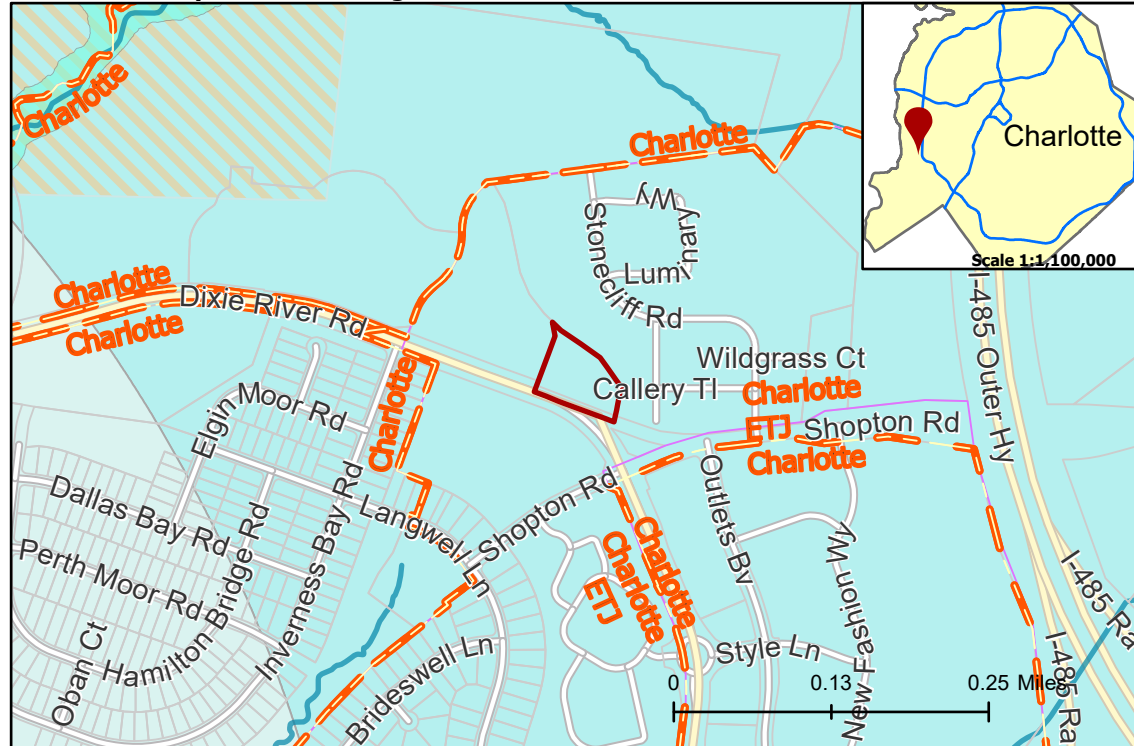
2020-111: Justin Houston

Current Zoning R-17MF(CD) LLWPA (Multi-Family Residential, Conditional, Lower Lake Wylie - Protected Area)

Requested Zoning NS LLWPA (Neighborhood Services, Lower Lake Wylie - Protected Area))

Approximately 1.61 acres

Location of Requested Rezoning



Rezoning Map



- 2020-111
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay

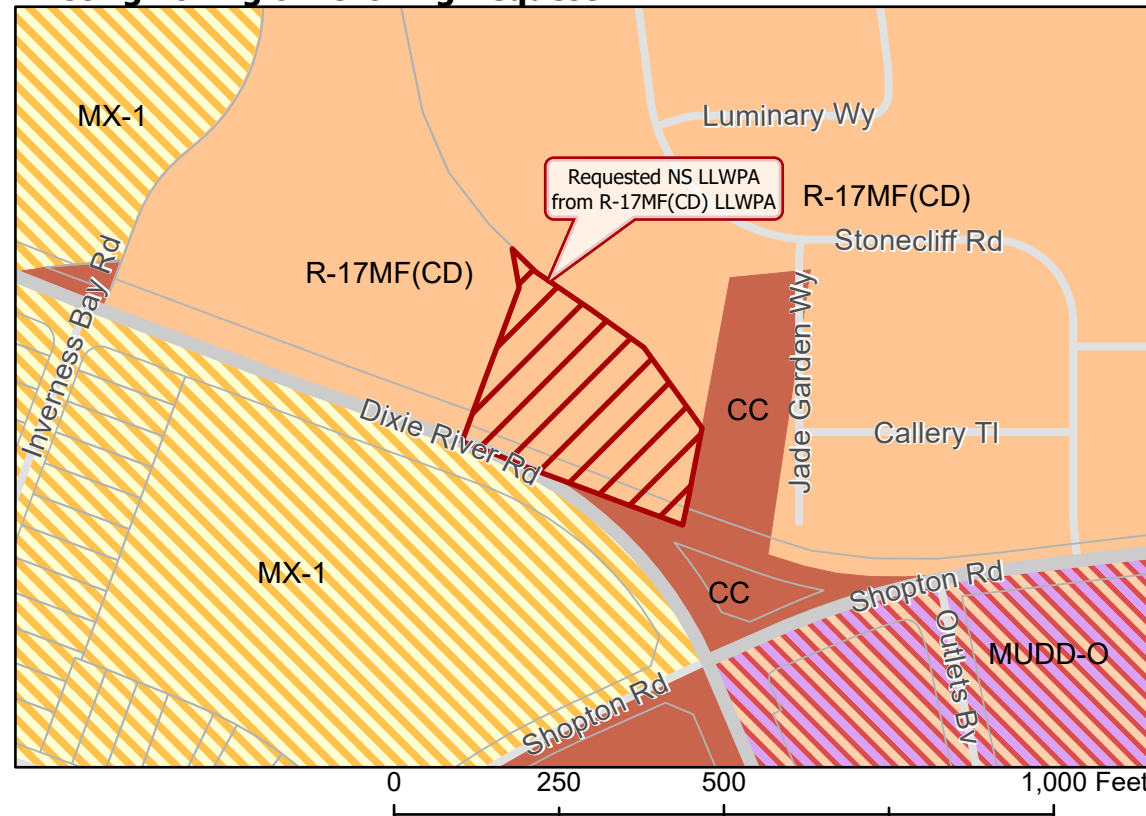
Watershed Overlay

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

Closest to District 3 -
Victoria Watlington



Existing Zoning & Rezoning Request



- Requested NS LLWPA from R-17MF(CD) LLWPA

Zoning Classification

- Multi-Family
- Mixed Residential
- Commercial Center
- Mixed Use



Map Created 12/2/2020

Petition No.: 2020-114
Petitioner: Freedom Drive Terminal, LLC

ORDINANCE NO. 9974-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 parcel number 05723104, and further identified on the attached map from B-1 LLWPA (neighborhood business, Lower Lake Wylie Protected Area), R-4 LLWPA (single-family residential, Lower Lake Wylie Protected Area) to I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

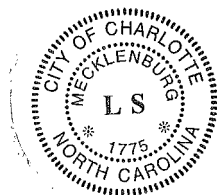


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 504-505.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

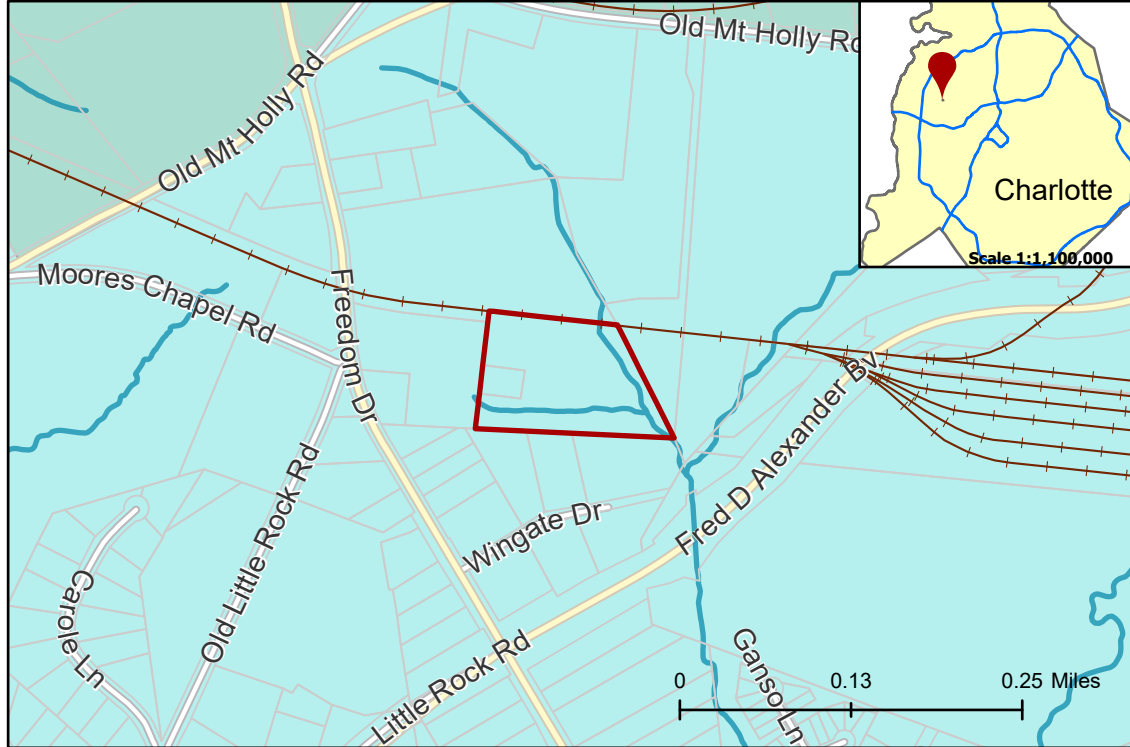
2020-114: Freedom Drive Terminal, LLC

Current Zoning B-1 LLWPA (Neighborhood Business, Lower Lake Wylie - Protected Area),
R-4 (Single Family Residential, Lower Lake Wylie - Protected Area)

Requested Zoning I-1 LLWPA (Light Industrial, Lower Lake Wylie - Protected Area)

Approximately 6.014 acres

Location of Requested Rezoning



Rezoning Map



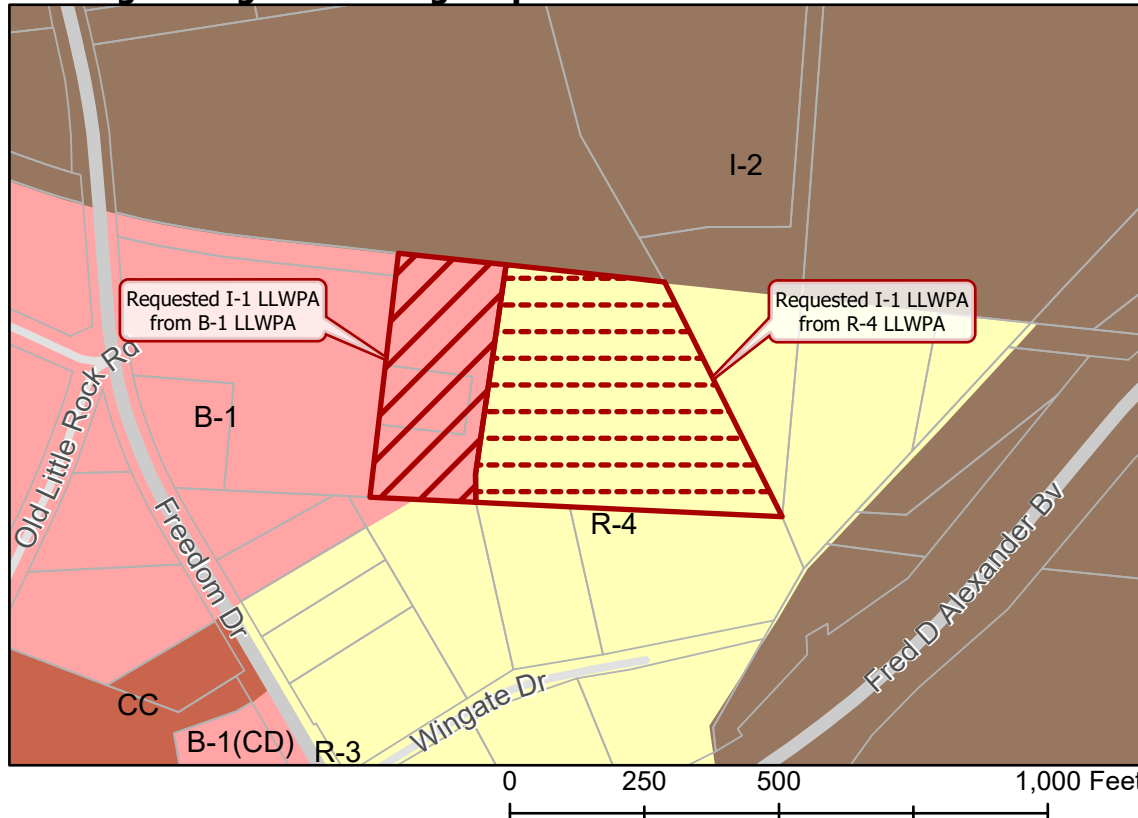
- 2020-114
- Inside City Limits
- Parcel
- Railway
- Streams
- Lake Wylie - Protected Area
- Lower Lake Wylie - Protected Area

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested I-1 LLWPA from B-1 LLWPA
- Requested I-1 LLWPA from R-4 LLWPA

Zoning Classification

- Single Family
- Business
- Commercial Center
- General Industrial



Map Created 8/18/2020

Petition No.: 2020-121

Petitioner: James Doyle – Chamberlain Townhomes, LLC

ORDINANCE NO. 9975-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 parcel numbers 07110402, 07110401, 07110455 and 07110456, and further identified on the attached map from I-1 and R-22 MF (light industrial and multi-family residential) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

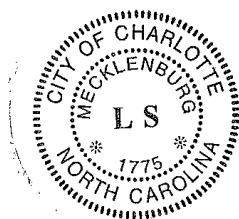


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 506-507.

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC

2020-121: Chamberlain Townhomes, LLC

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

Approximately 1.10 acres

Location of Requested Rezoning



Rezoning Map

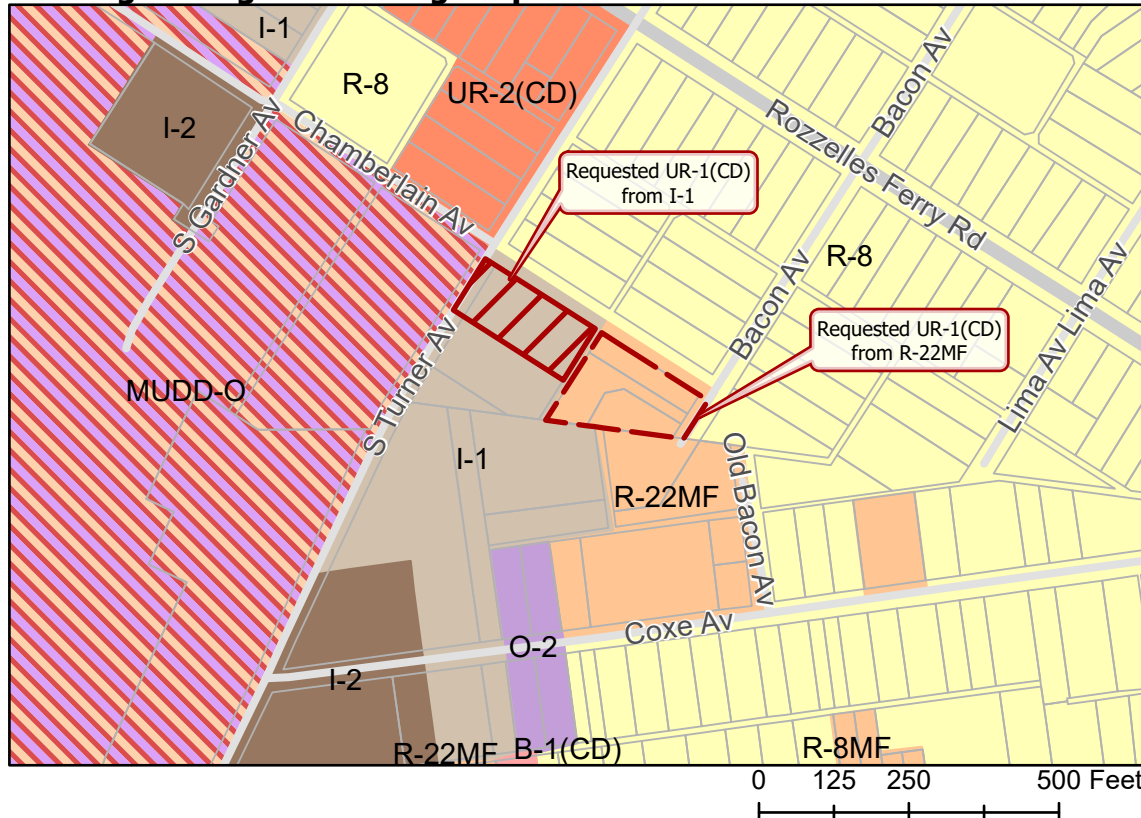


- 2020-121
- Inside City Limits
- Parcel
- FEMA Flood Plain

City Council District
2-Malcolm Graham



Existing Zoning & Rezoning Request



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

Zoning Classification

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

Map Created 8/26/2020

ORDINANCE NO. 9976-Z

Petition No.: 2020-126
Petitioner: Carolina Capital Real Estate Partners

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 properties identified by the tax parcel numbers listed below, and further identified on the attached map from I-2 (general industrial) to TOD-TR (transit-oriented development – transition).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

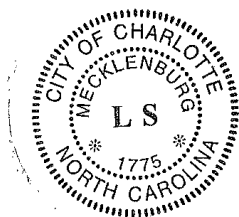
Parcels Included in Rezoning Petition 2020-126

14903313	14903310	14903331
14903312	14903309	14903333
14903311	14903305	14903301

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 508-509.

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC

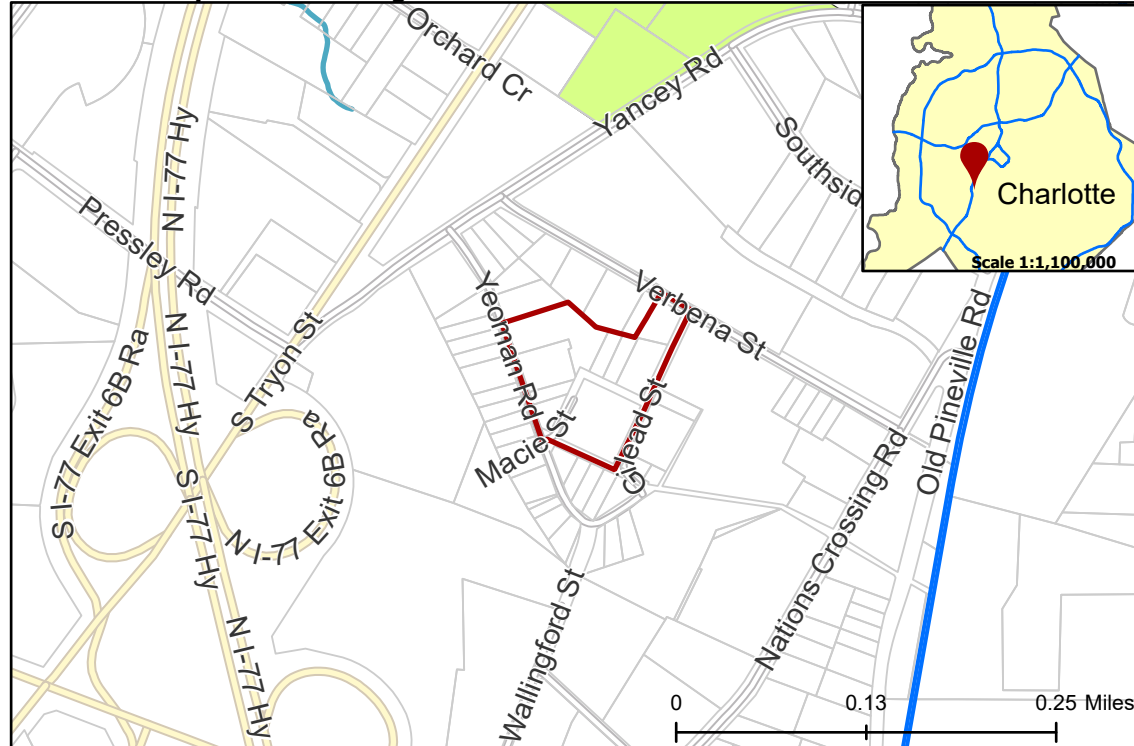
2020-126: Carolina Capital Real Estate Partners

Current Zoning I-2 (General Industrial)

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

Approximately 4.25 acres

Location of Requested Rezoning



Rezoning Map



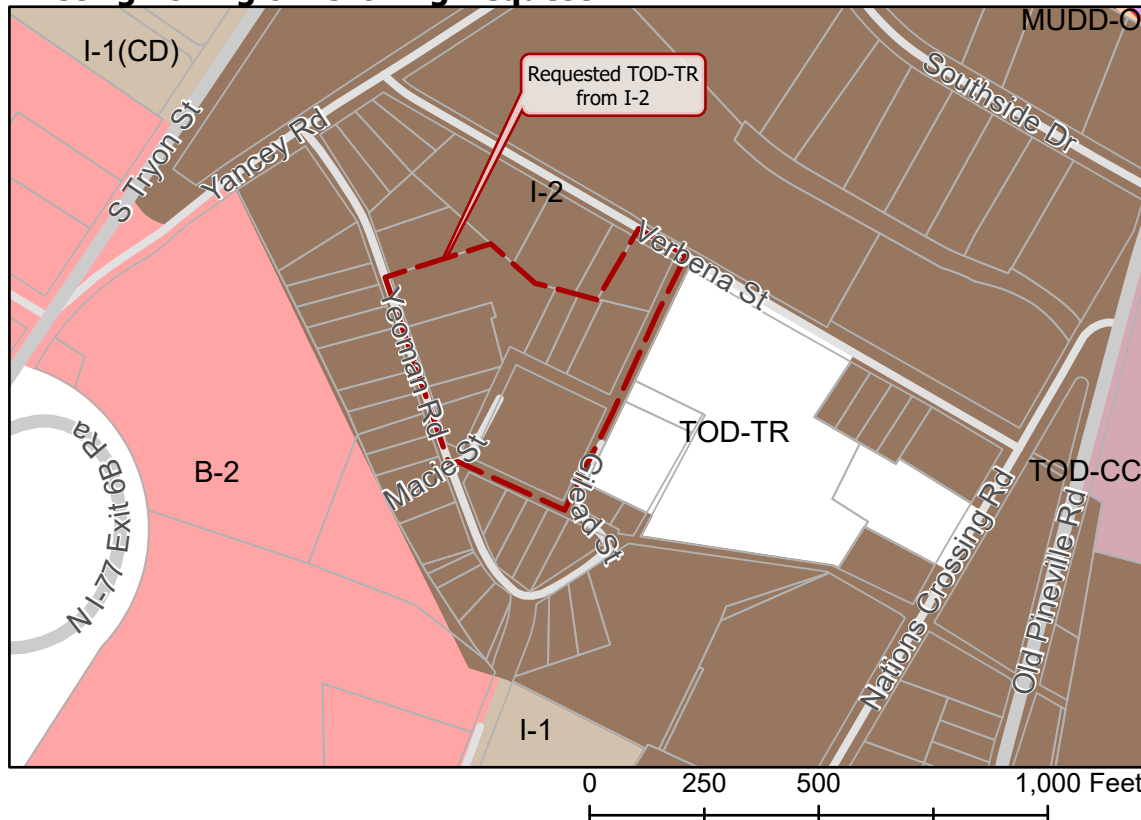
- 2020-126
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- Transit Supportive Overlay

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-TR from I-2

Zoning Classification

- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 9/15/2020

Petition No.: 2020-129
Petitioner: Providence Group Capital, LLC

ORDINANCE NO. 9977-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 properties identified by tax parcel numbers 12104301, 12104302, 12104303, 12104304 and 12104319, and further identified on the attached map from TOD-NC (transit-oriented development -neighborhood center) to TOD-UC (transit-oriented development – urban center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

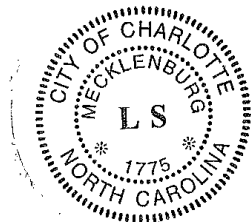


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 510-511.

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





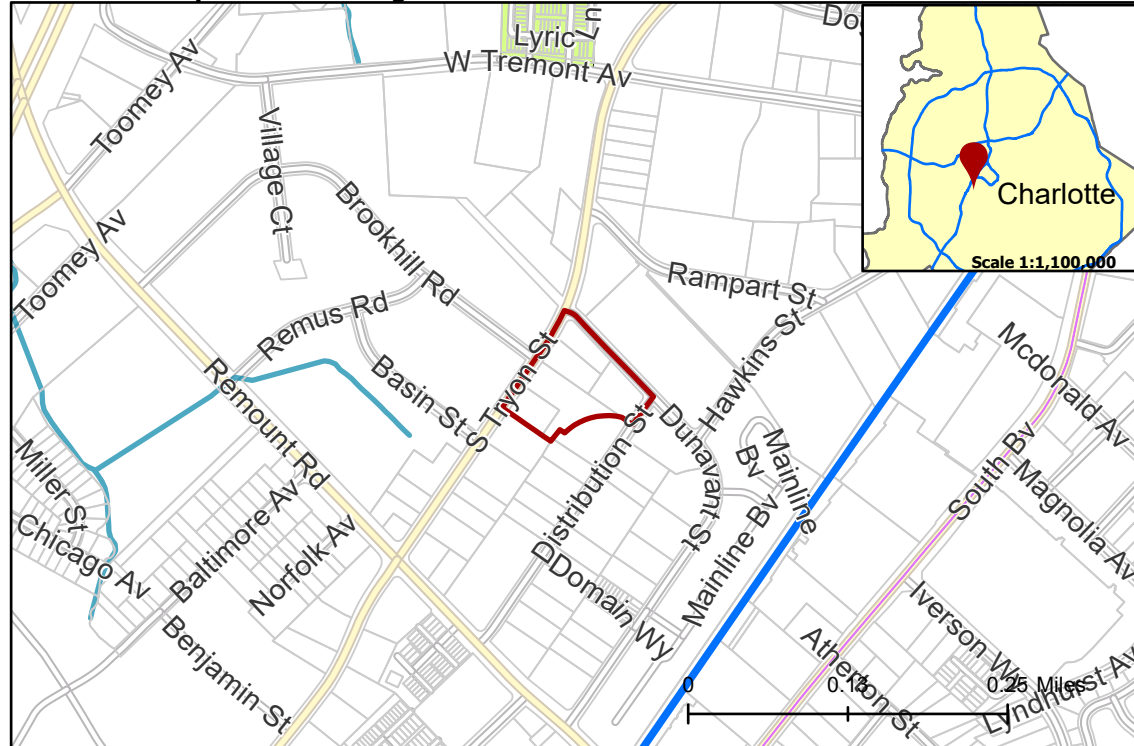
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2020-129: Providence Group Capital, LLC

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

Approximately 3.264 acres

Location of Requested Rezoning



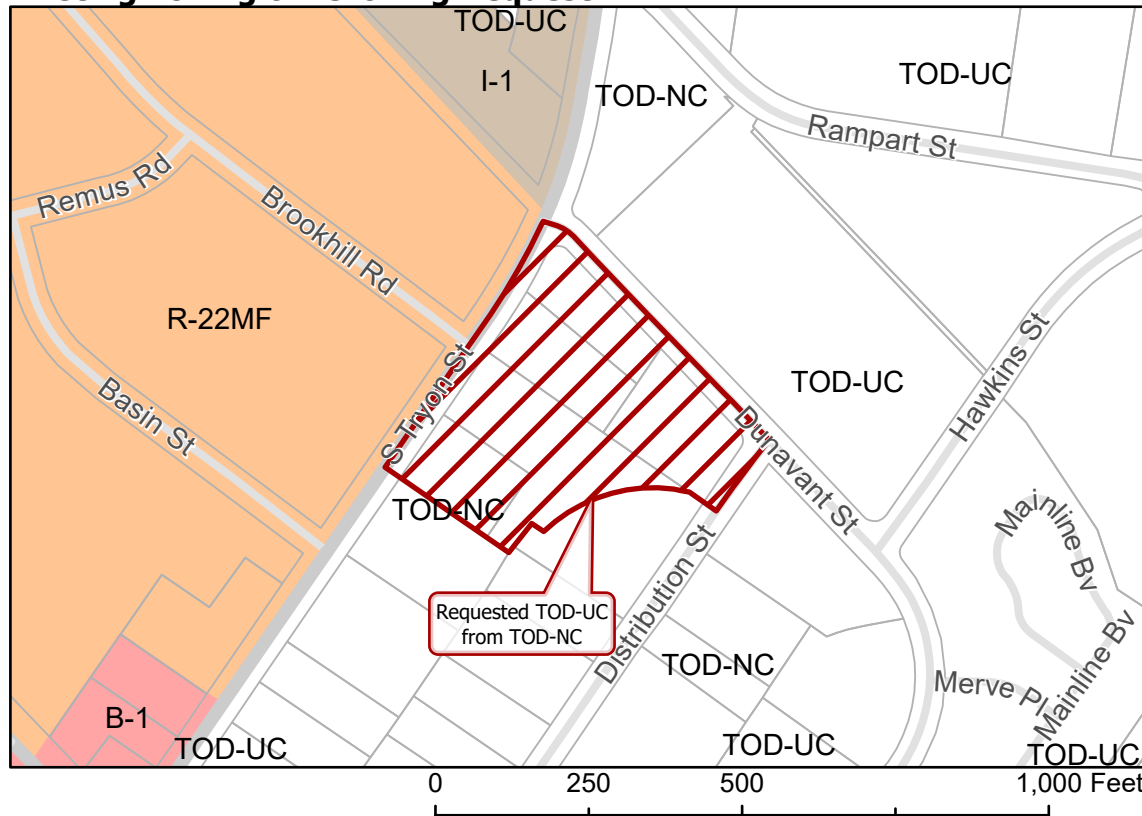
Rezoning Map



- 2020-129
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- Transit Supportive Overlay
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-UC from TOD-NC
- Multi-Family
- Business
- Light Industrial

N
▲

Map Created 9/15/2020

Petition No.: 2020-130
Petitioner: US 21 Holding Company, LLC

ORDINANCE NO. 9978-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 02512205, and further identified on the attached map from I-1 (light industrial) to I-2 (general industrial).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

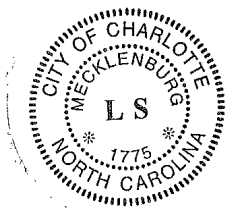


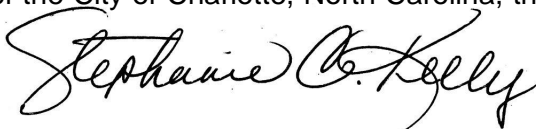
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 512-513.

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC

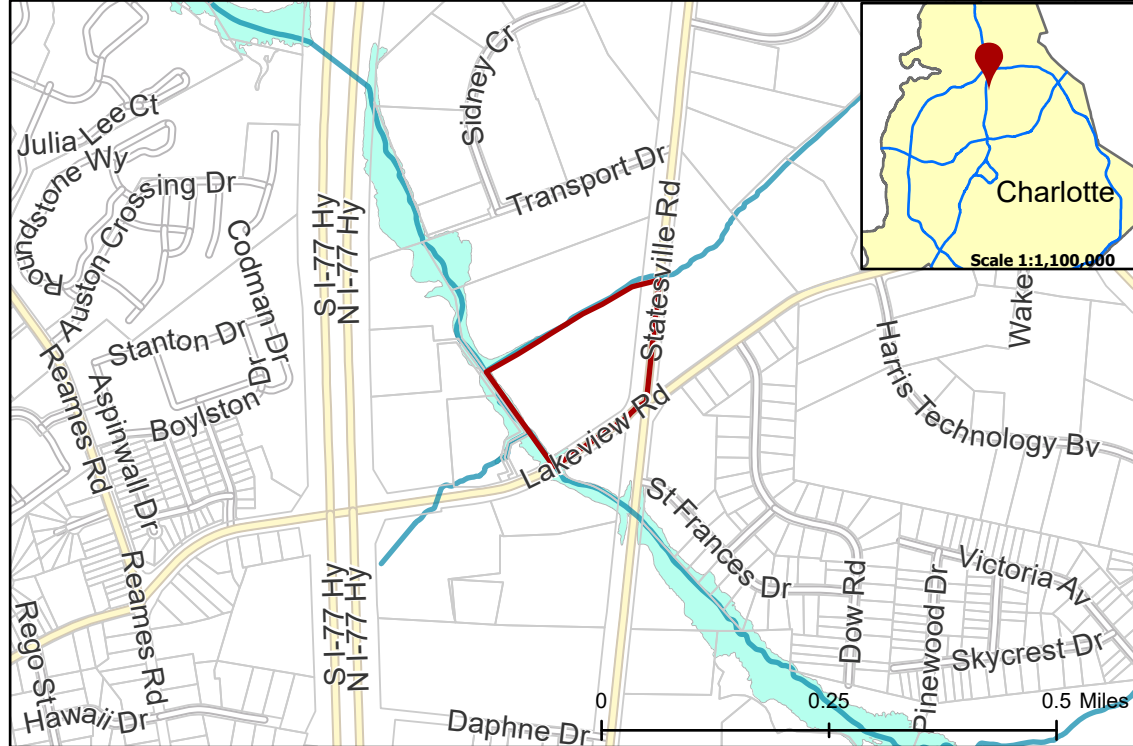
2020-130: US 21 Holding Company LLC

Current Zoning I-1 (Light Industrial)

Requested Zoning I-2 (General Industrial)

Approximately 12.77 acres

Location of Requested Rezoning



Rezoning Map



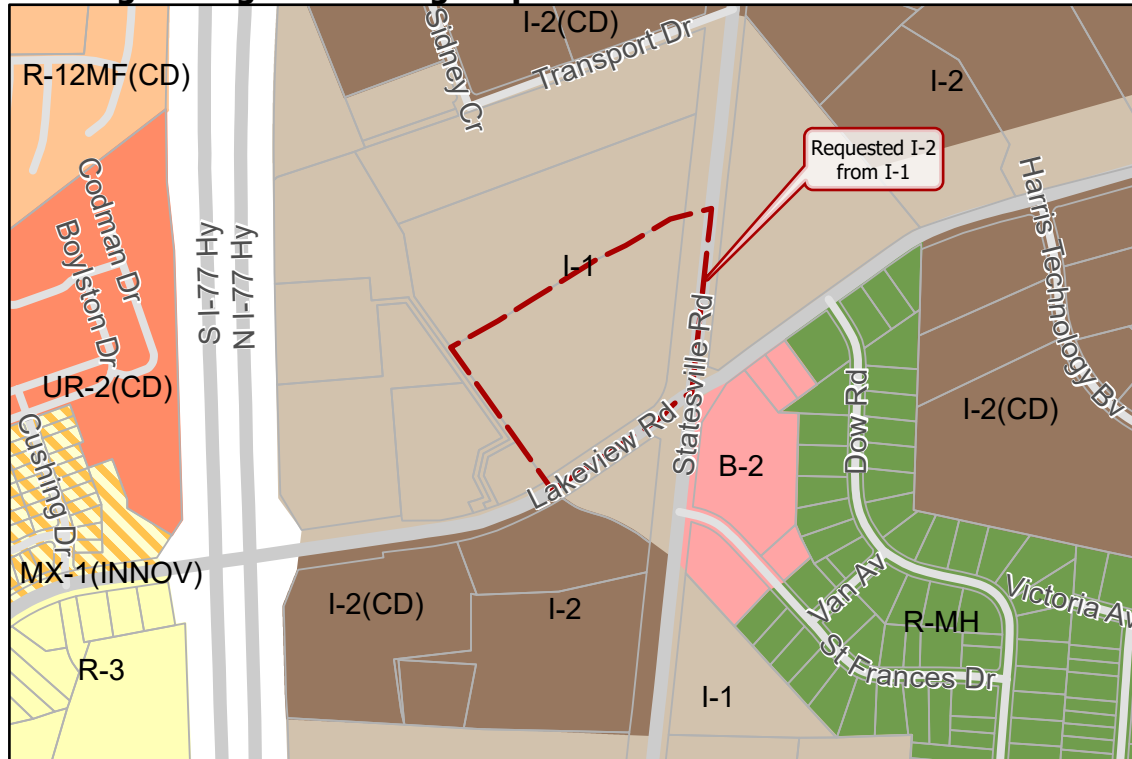
- 2020-130
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested I-2 from I-1

Zoning Classification

- Single Family
- Manufactured Home
- Multi-Family
- Urban Residential
- Mixed Residential
- Business
- Light Industrial
- General Industrial



Map Created 9/15/2020

Petition No.: 2020-131
Petitioner: John Nichols

ORDINANCE NO. 9979-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 properties identified by tax parcel numbers 08117818, 08117801 and 08117815, and further identified on the attached map from B-2 PED (general business, 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:

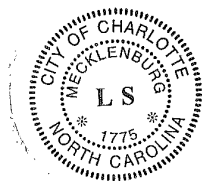


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 514-515.

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC

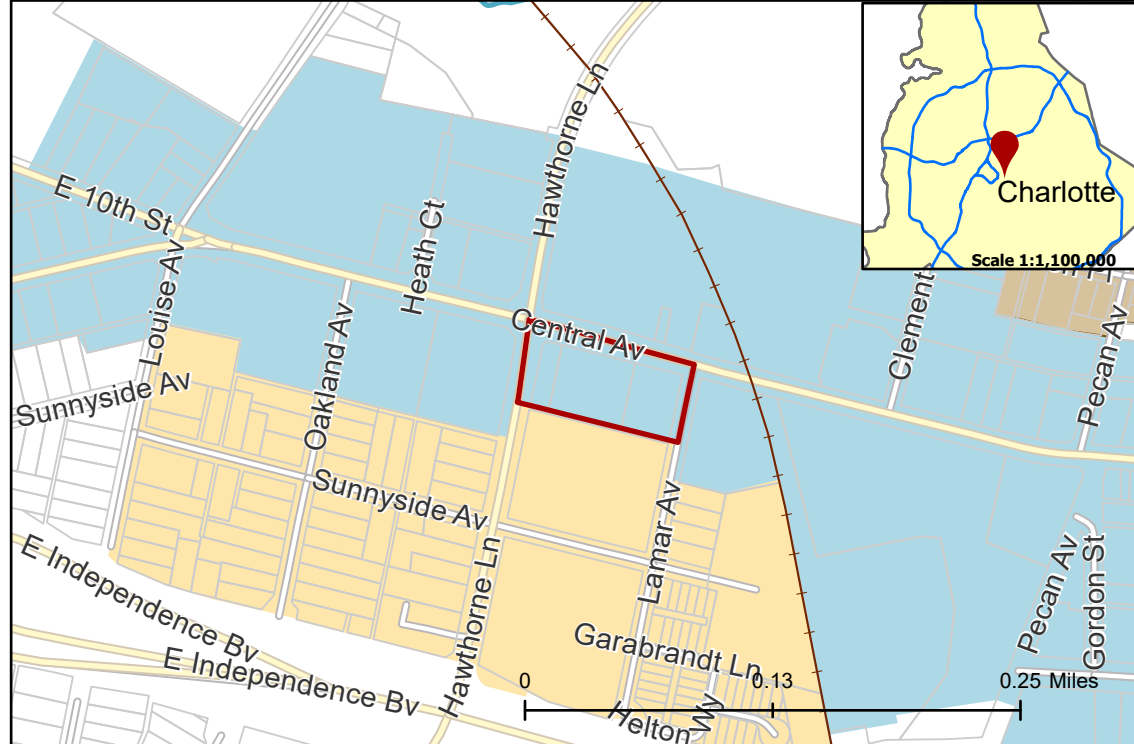
2020-131: John Nichols

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

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

Approximately 1.54 acres

Location of Requested Rezoning



Rezoning Map



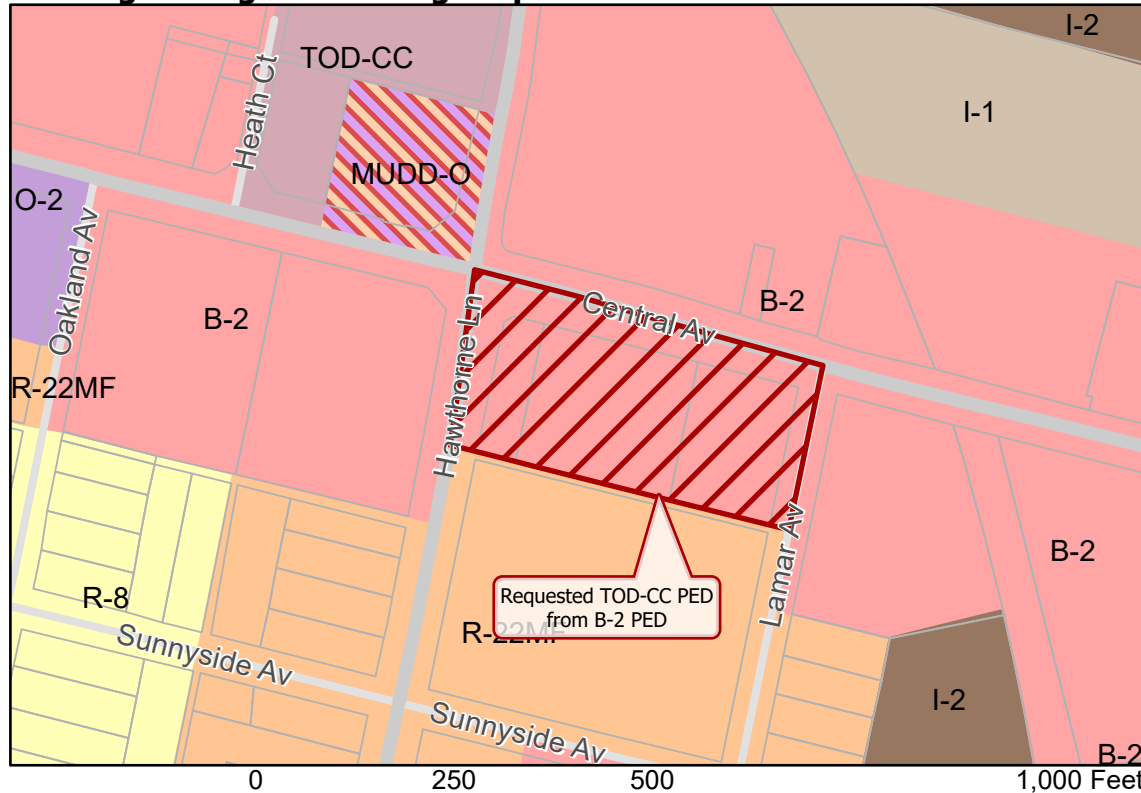
- 2020-131
- Inside City Limits
- Parcel
- Railway
- Streams
- Plaza Central Pedscape
- Sunnyside Land Use and Pedscape
- Historic Districts

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested TOD-CC PED from B-2 PED

Zoning Classification

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



Map Created 11/4/2020

Petition No.: 2020-132
Petitioner: 1124 Galloway, LLC

ORDINANCE NO. 9980-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel number 02911104, and further identified on the attached map from R-2 (single-family residential) to 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:

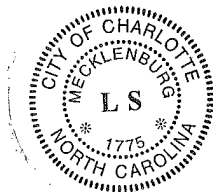


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 516-517.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

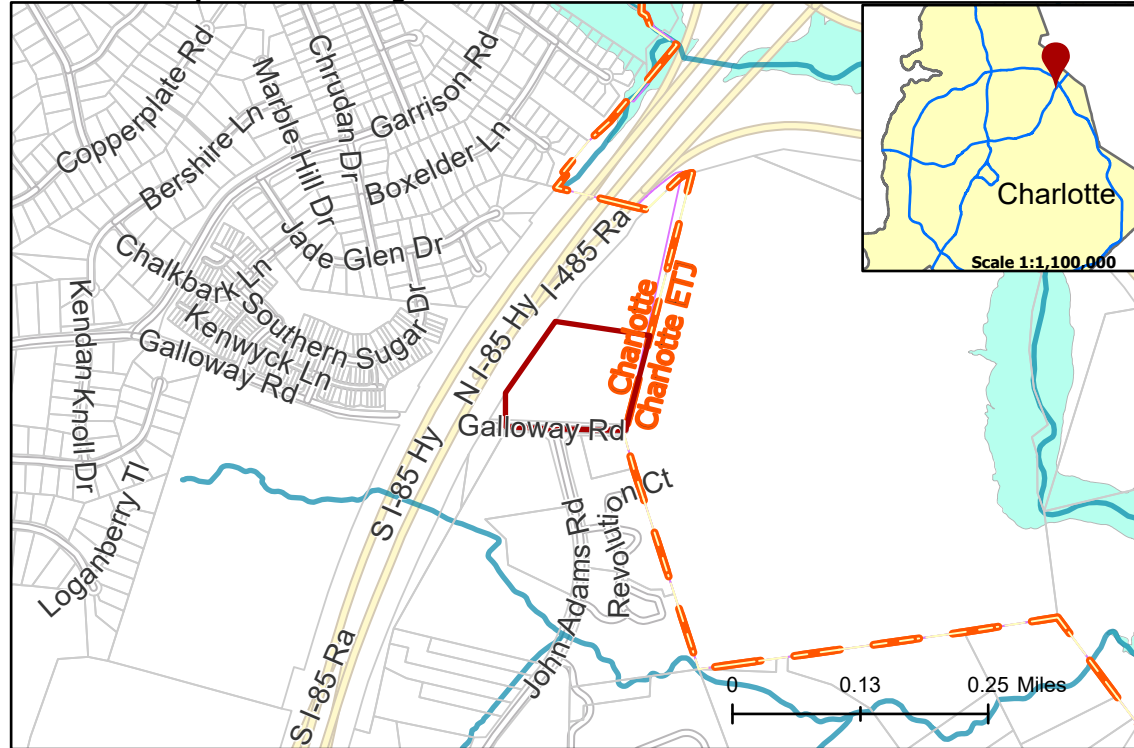
2020-132: 1124 Galloway, LLC

Current Zoning R-3 (Single Family Residential)

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

Approximately 8.04 acres

Location of Requested Rezoning



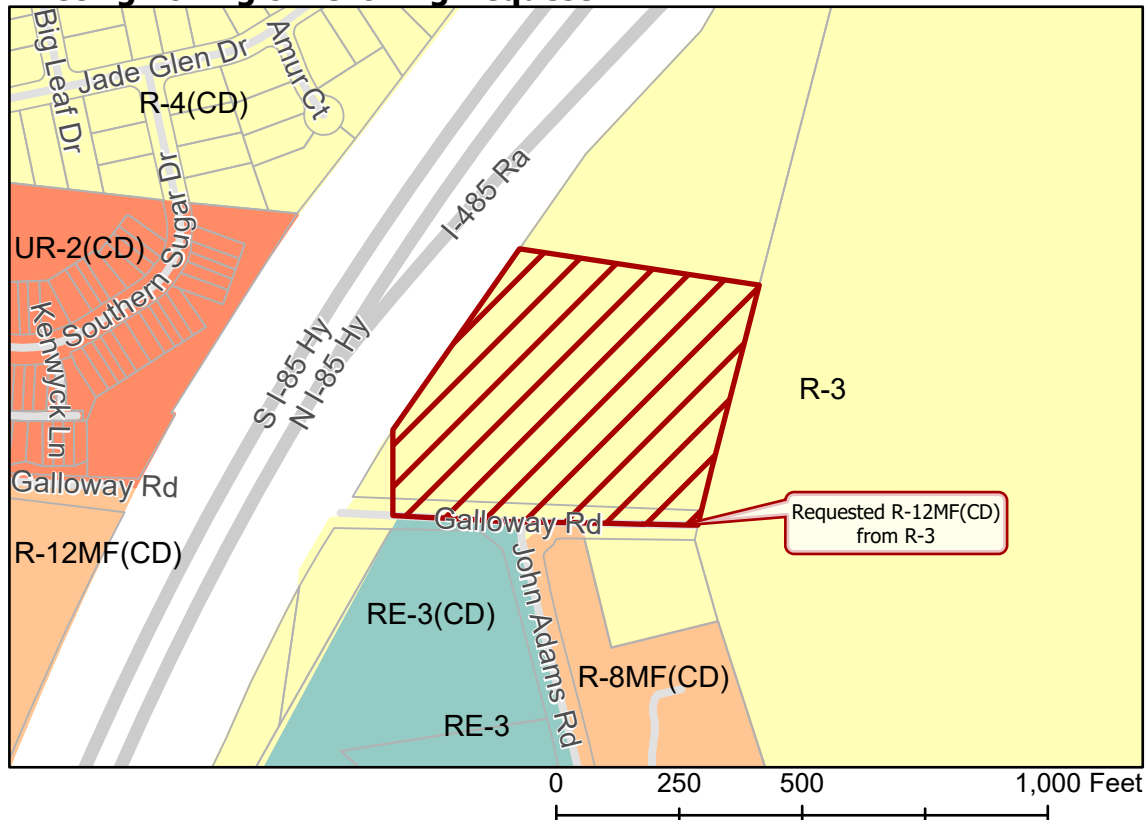
Rezoning Map



- 2020-132
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



- Requested R-12MF(CD) from R-3

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Research



Map Created 9/15/2020

Petition No.: 2020-136
Petitioner: Scaffolding Solutions

ORDINANCE NO. 9981-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 04308515, and further identified on the attached map from I-1 (light industrial) to I-2 (general industrial).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 518-519.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

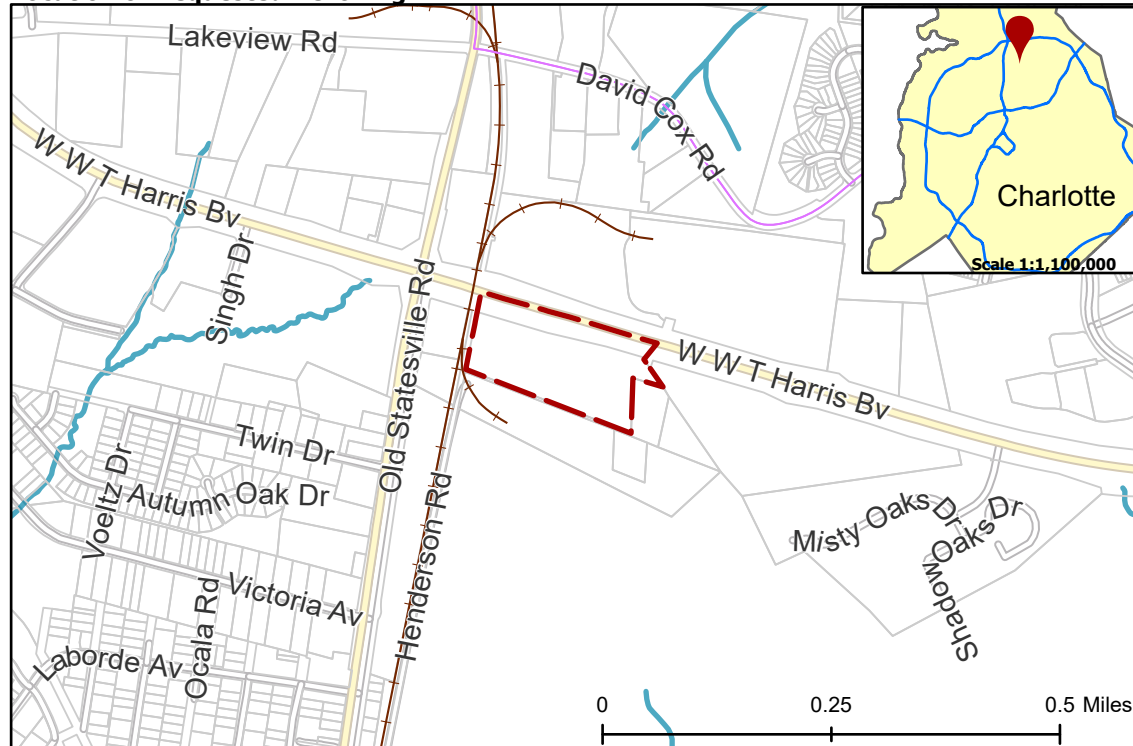
2020-136: Holly Springs Realty, LLC

Current Zoning I-1 (Light Industrial)

Requested Zoning I-2 (General Industrial)

Approximately 8.95 acres

Location of Requested Rezoning



Rezoning Map



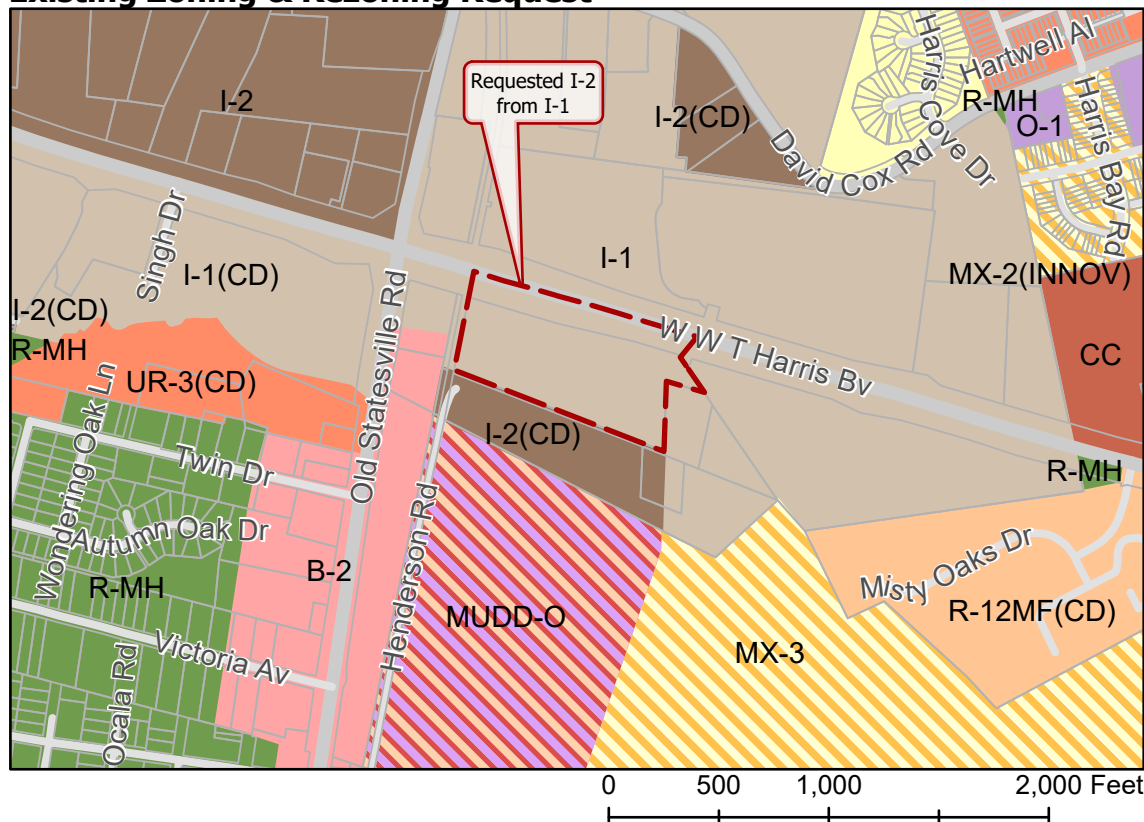
- 2020-136
- Inside City Limits
- Parcel
- Railway
- Streams

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested I-2 from I-1
- Zoning Classification**
- Single Family
- Manufactured Home
- Multi-Family
- Urban Residential
- Mixed Residential
- Office
- Business
- Commercial Center
- Light Industrial
- General Industrial
- Mixed Use



Map Created 9/15/2020

Petition No.: 2020-138
Petitioner: Rosemary Burt

ORDINANCE NO. 9982-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 08705510, and further identified on the attached map from R-4 (single-family residential) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

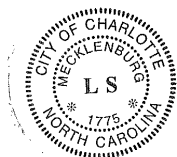


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 520-521.

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC

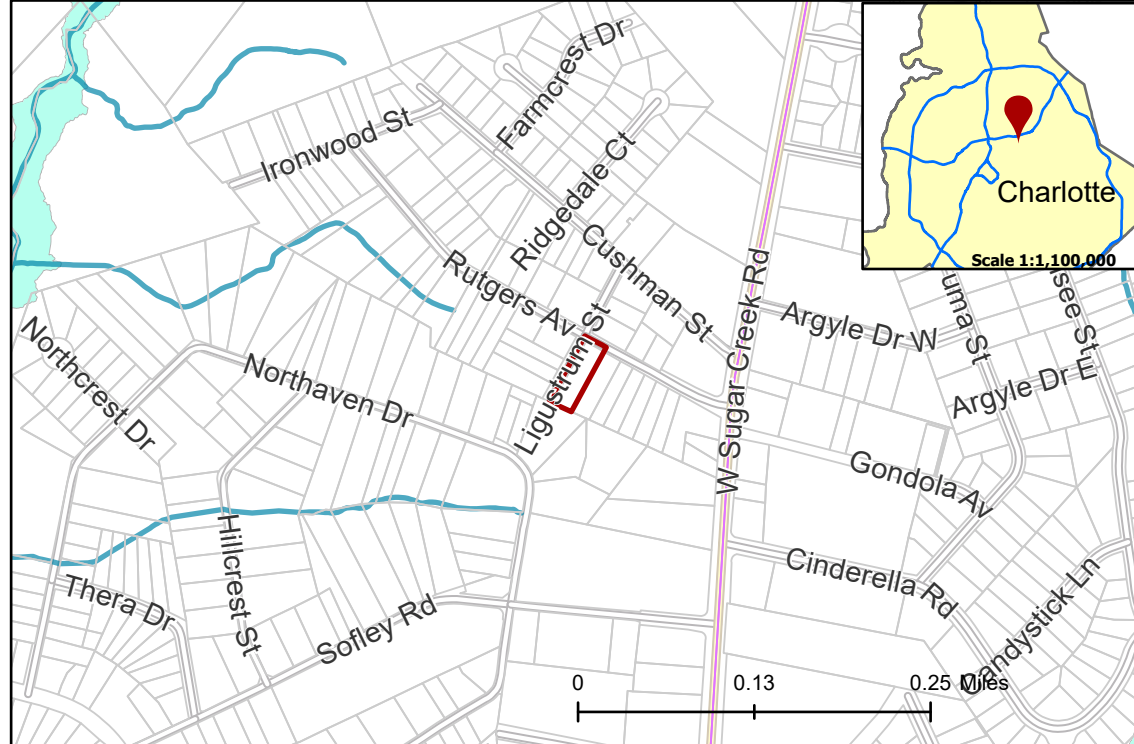
2020-138: Rosemary Burt

Current Zoning R-4 (Single Family Residential)

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

Approximately 0.472 acres

Location of Requested Rezoning



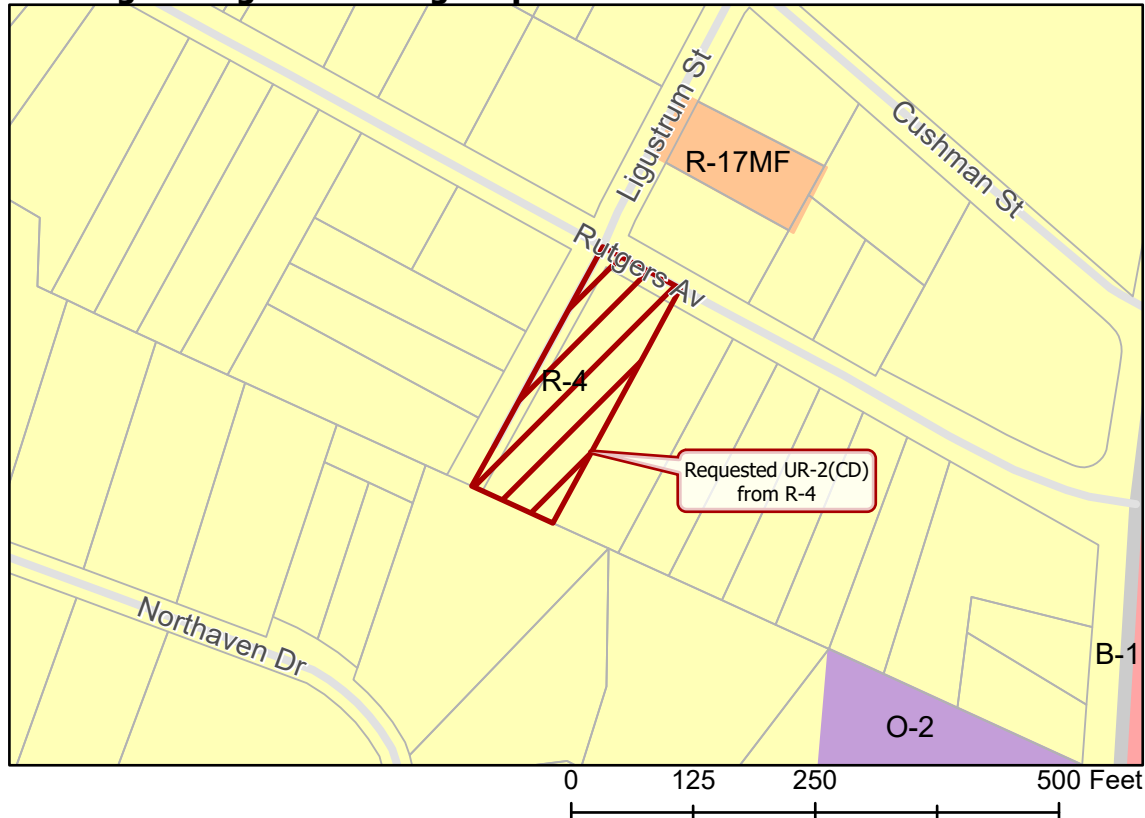
Rezoning Map



- 2020-138
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-4

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business



Map Created 9/15/2020

Petition No.: 2020-139
Petitioner: Red Cedar Capital Partners

ORDINANCE NO. 9983-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 properties identified by tax parcel numbers 02764105 and 02764104, and further identified on the attached map from R-3 (single-family residential) to R-4 (single-family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

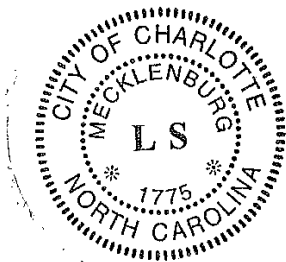



City Attorney

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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 522-523.

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC

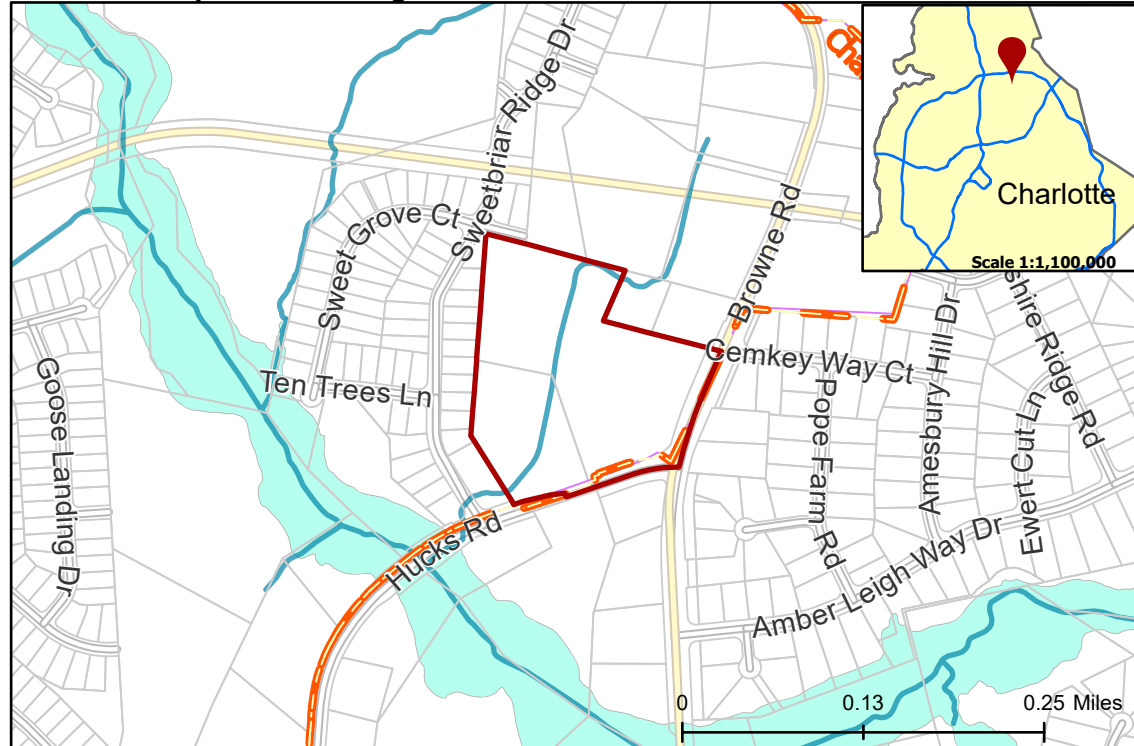
2020-139: Red Cedar Capital Partners

Current Zoning R-3 (Single Family Residential)

Requested Zoning R-4 (Single Family Residential)

Approximately 12.89 acres

Location of Requested Rezoning



Rezoning Map



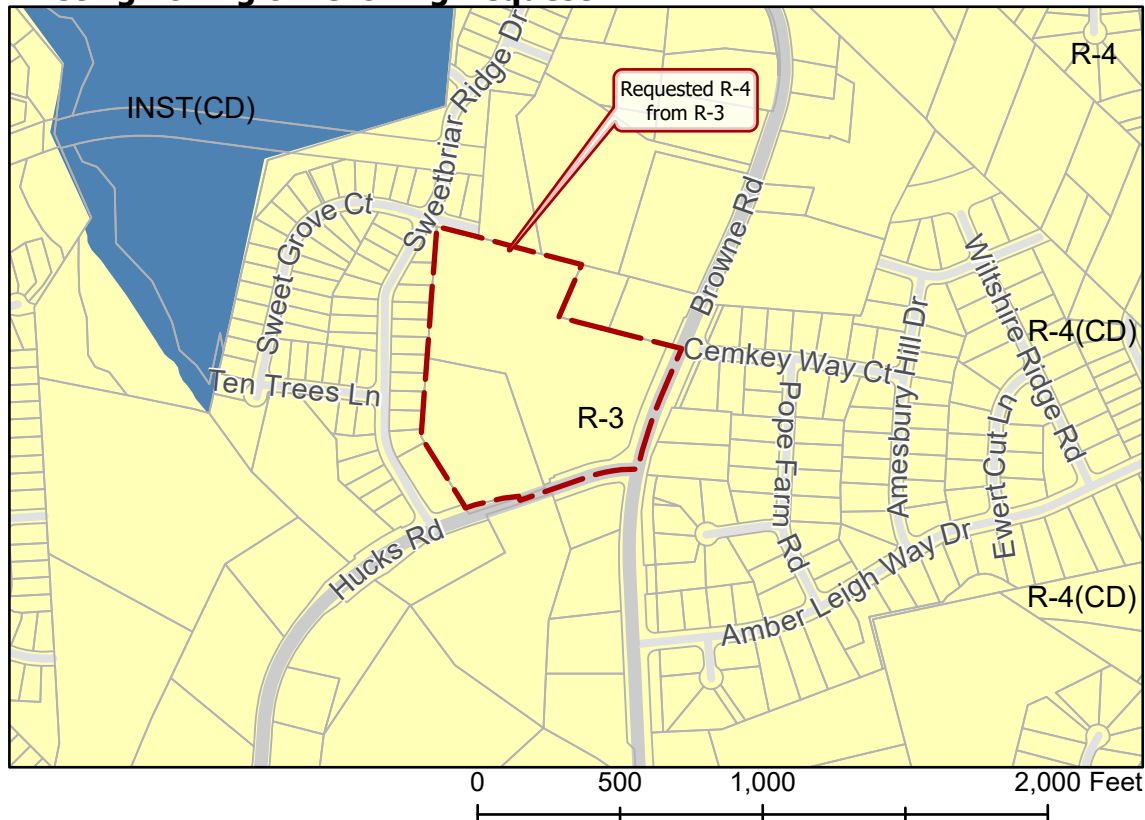
- 2020-139
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

Adjacent City Council District

4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



Requested R-4 from R-3

Zoning Classification

- Single Family
- Institutional



Map Created 11/19/2020

Petition No.: 2020-140
Petitioner: RJS Properties, Inc.

ORDINANCE NO. 9984-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 06904142, and further identified on the attached map from I-2 (CD) (industrial, conditional) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

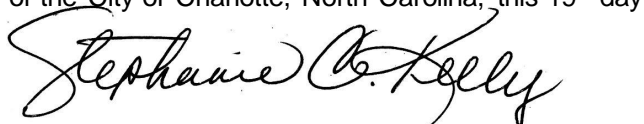
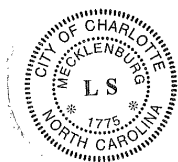


City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 524-525.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

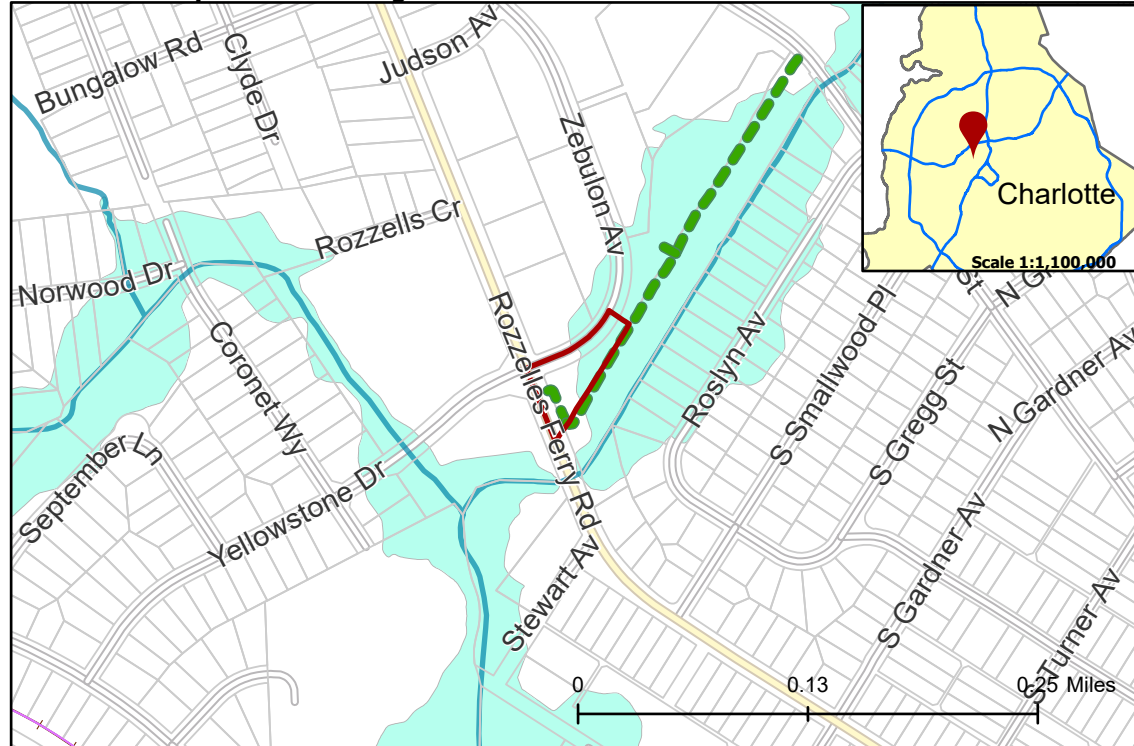
2020-140: RJS Properties, Inc.

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

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

Approximately 0.53 acres

Location of Requested Rezoning



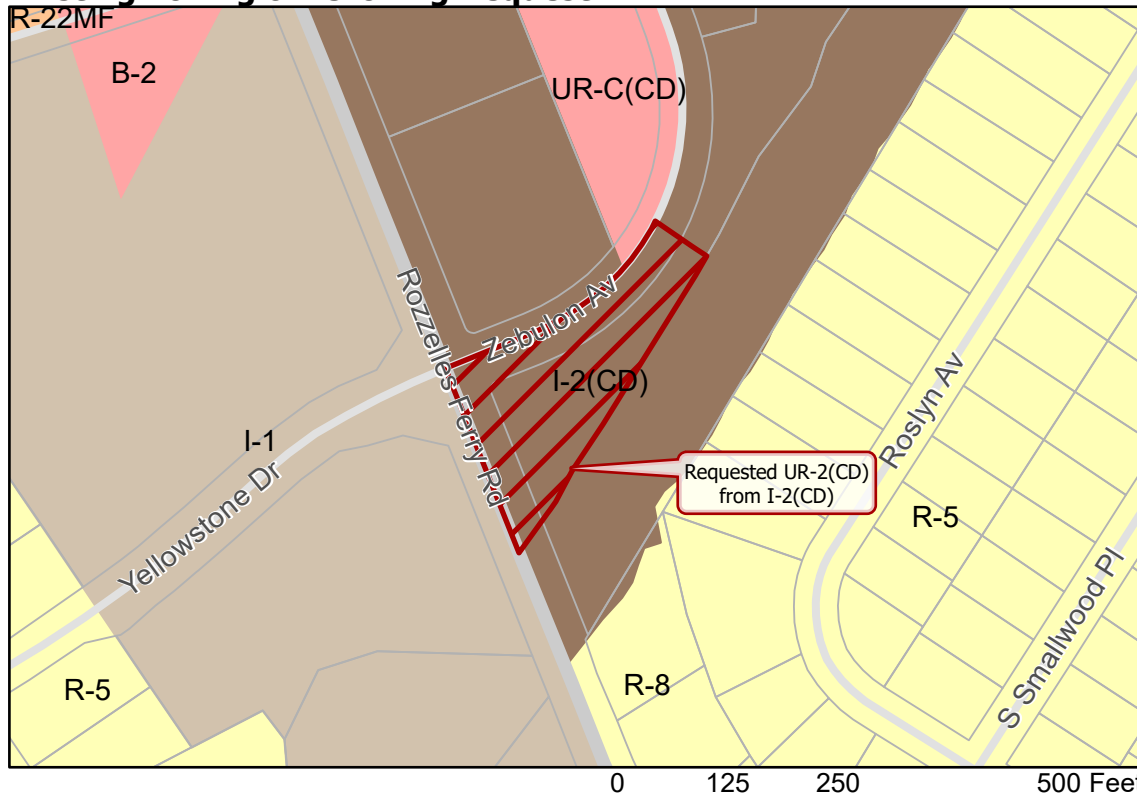
Rezoning Map



- 2020-140
- 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-2(CD)

Zoning Classification

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



Map Created 10/8/2020

Petition No.: 2020-149
Petitioner: White Point Partners

ORDINANCE NO. 9985-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 properties identified by tax parcel numbers 12306407, 12306406 and 12306405, and further identified on the attached map from MUDD-O (mixed-use development, optional) and TOD-M (O) (transit-oriented development – mixed use, optional) to TOD-UC (transit-oriented development – urban center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

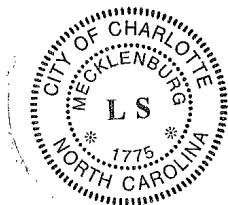


City Attorney

CERTIFICATION

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC

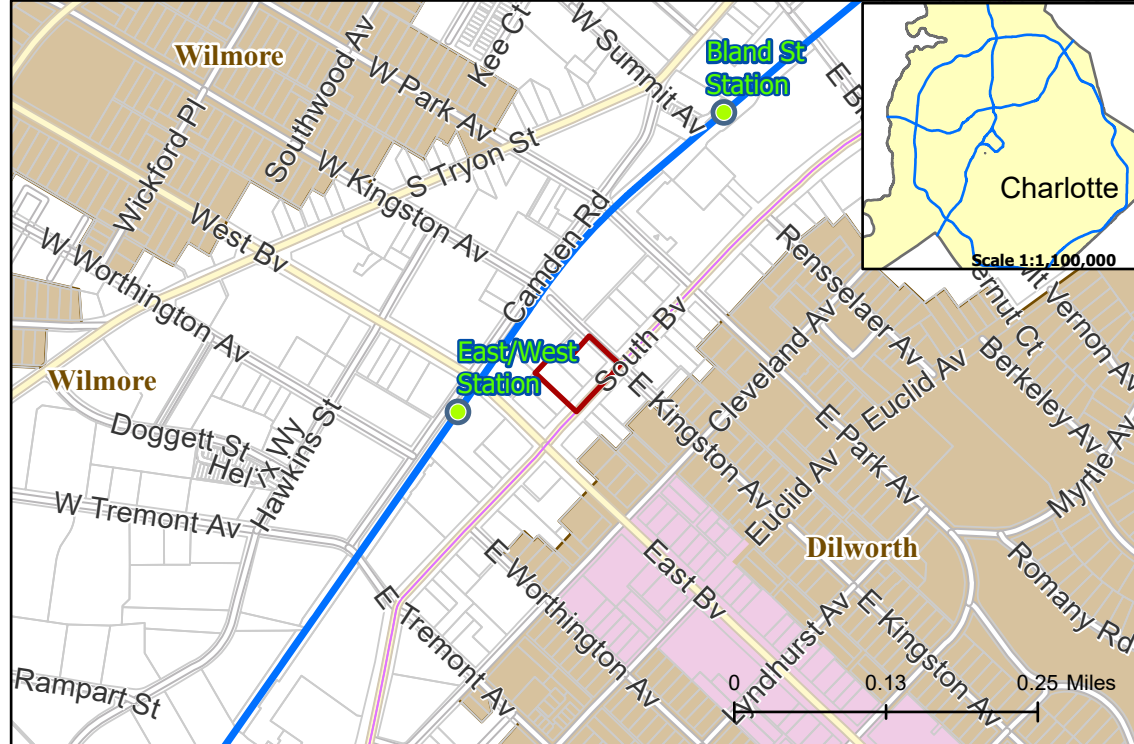
2020-149: White Point Partners

Current Zoning MUDD-O (Mixed Use Development, Optional), TOD-MO (Transit Oriented Development - Mixed Use)

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

Approximately 1.0 acres

Location of Requested Rezoning



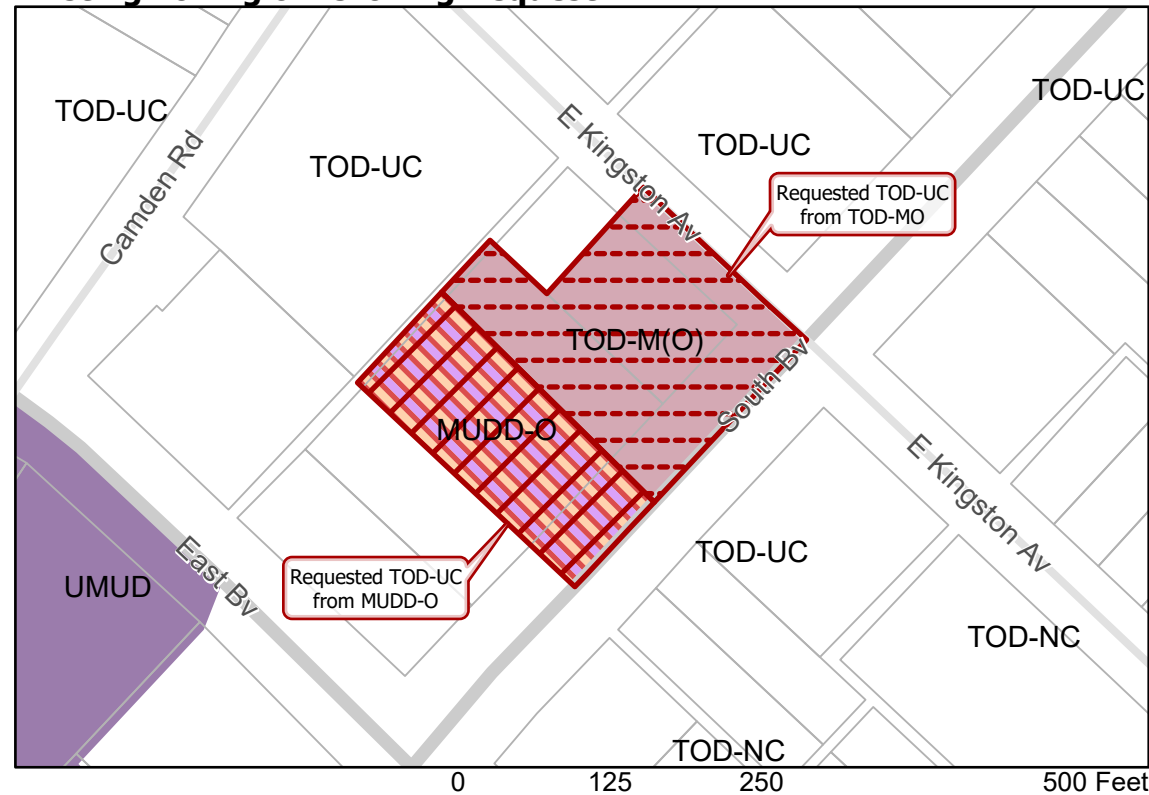
Rezoning Map



- 2020-149
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- East Blvd Pedscape Plan
- Historic Districts
- City Council District**
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-UC from MUDD-O
- Requested TOD-UC from TOD-MO

Zoning Classification

- Uptown Mixed Use
- Mixed Use
- Transit-Oriented



Map Created 12/15/2020