

Petition No.: 2020-160

Petitioner: Aldersgate United Methodist Retirement Community

ORDINANCE NO. 96-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-17MF; INST; INST (CD) (multi-family residential; institutional; institutional, conditional) to UR-2 (CD); MUDD (O) (urban residential, conditional; mixed-use development, optional) with 5-year vested rights.

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

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

APPROVED AS TO FORM:



City Attorney

Parcels included in Rezoning Petition 2020-160

10102101	10102110	10102106
10102105	10102104	10102103
10102109	10102108	Portion of 10102111

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 July 2021, the reference having been made in Minute Book 153, and recorded in full in Ordinance Book 64, Page(s) 263-264.

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





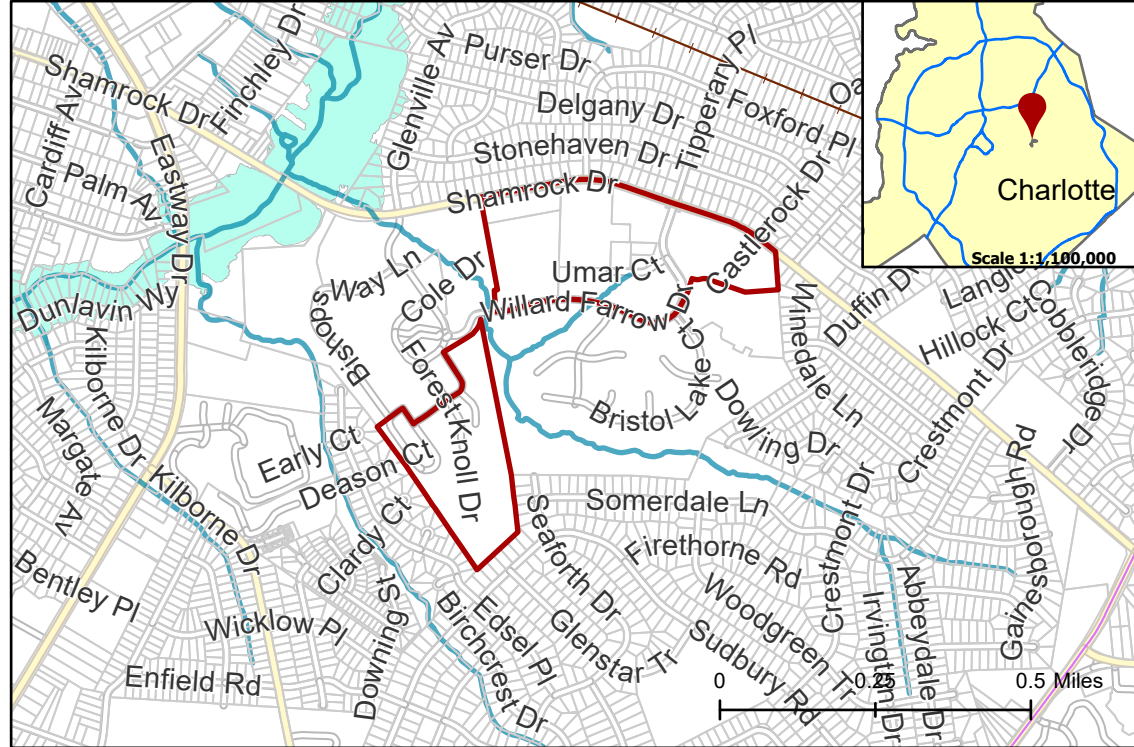
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2020-160: Aldersgate United Methodist Retirement Community

Current Zoning R-17MF (Multi-Family Residential), INST (Institutional), INST(CD) (Institutional, Conditional)

Requested Zoning UR-2(CD) (Urban Residential, Conditional), MUDD-O (Mixed Use Development, Optional)
with 5 Year Vested Rights
Approximately 70.417 acres

Location of Requested Rezoning



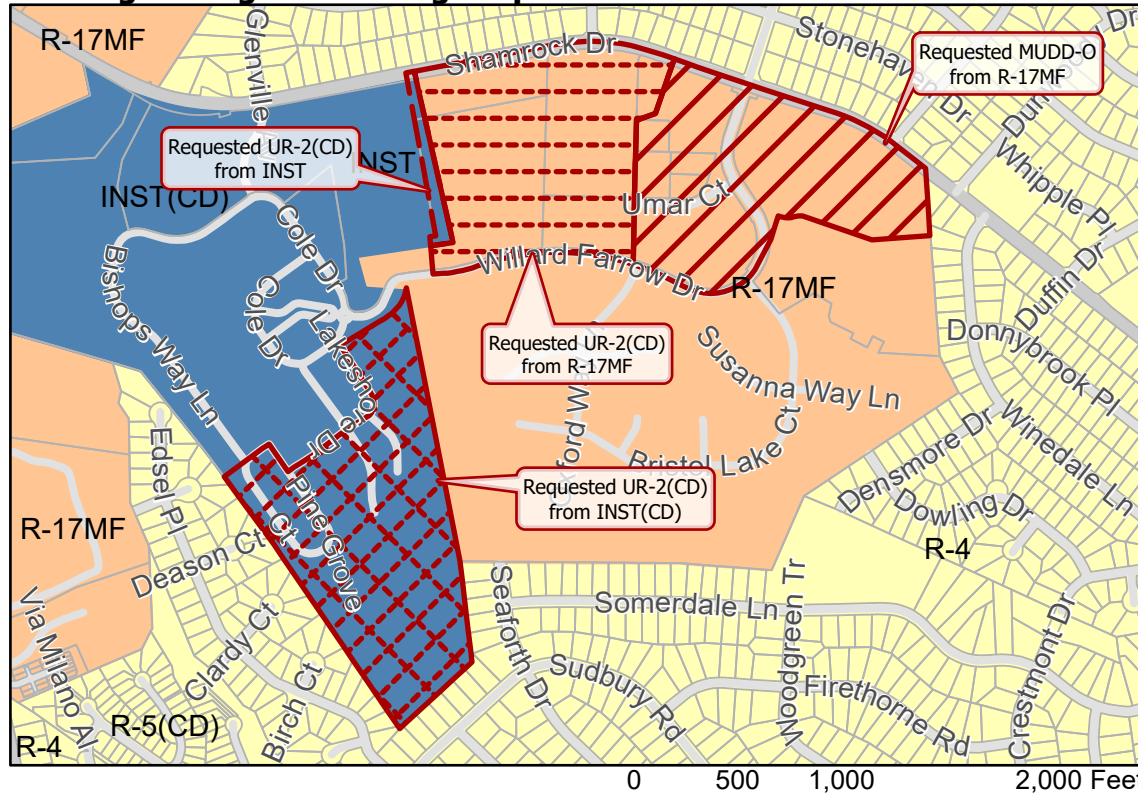
Rezoning Map



- 2020-160
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O
5 Year Vested
from R-17MF
- Requested UR-2(CD)
5 Year Vested
from INST
- Requested UR-2(CD)
5 Year Vested
from INST(CD)
- Requested UR-2(CD)
5 Year Vested
from R-17MF

Zoning Classification

- Single Family
- Multi-Family
- Institutional



Map Created 12/9/2020

Petition No.: 2021-004
Petitioner: 1511 Central, LLC

ORDINANCE NO. 97-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 08117405 and 08117410, and further identified on the attached map from B-2 PED (business, pedestrian overlay) to B-2 PED (O) (business, pedestrian overlay, optional).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of July 2021, the reference having been made in Minute Book 153, and recorded in full in Ordinance Book 64, Page(s) 265-266.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

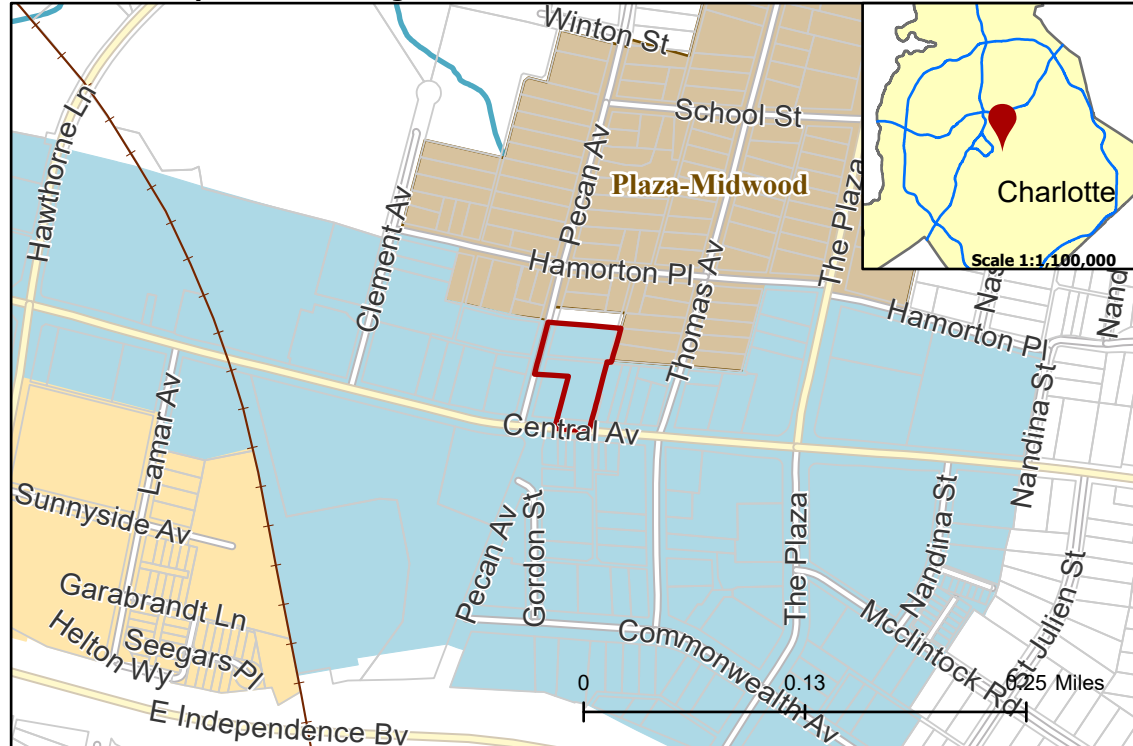
2021-004: 1511 Central, LLC

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

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

Approximately 0.905 acres

Location of Requested Rezoning



Rezoning Map



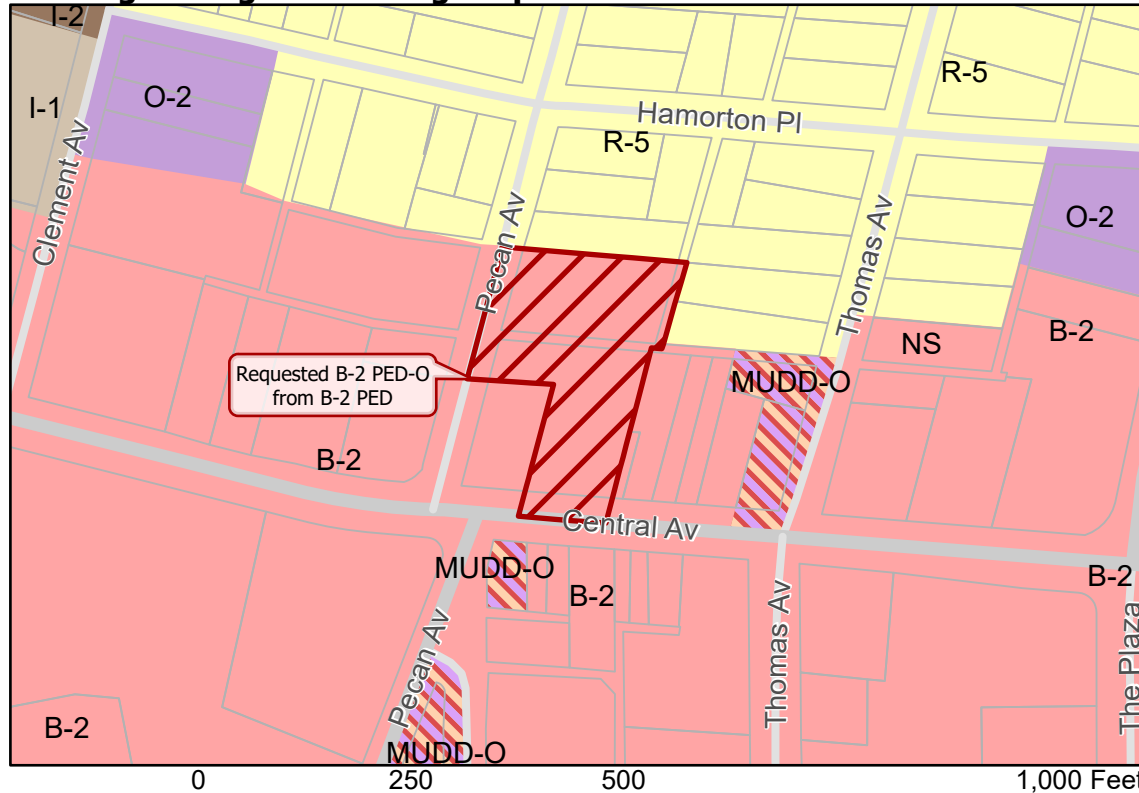
- 2021-004
- Inside City Limits
- Parcel
- Railway
- Streams
- Plaza Central Pedscape
- Sunnyside Land Use and Pedscape
- Historic Districts

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 1/26/2021

Petition No.: 2021-008
Petitioner: The Morgan Companies

ORDINANCE NO. 98-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 22120202, and further identified on the attached map from O-1 (office) 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

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

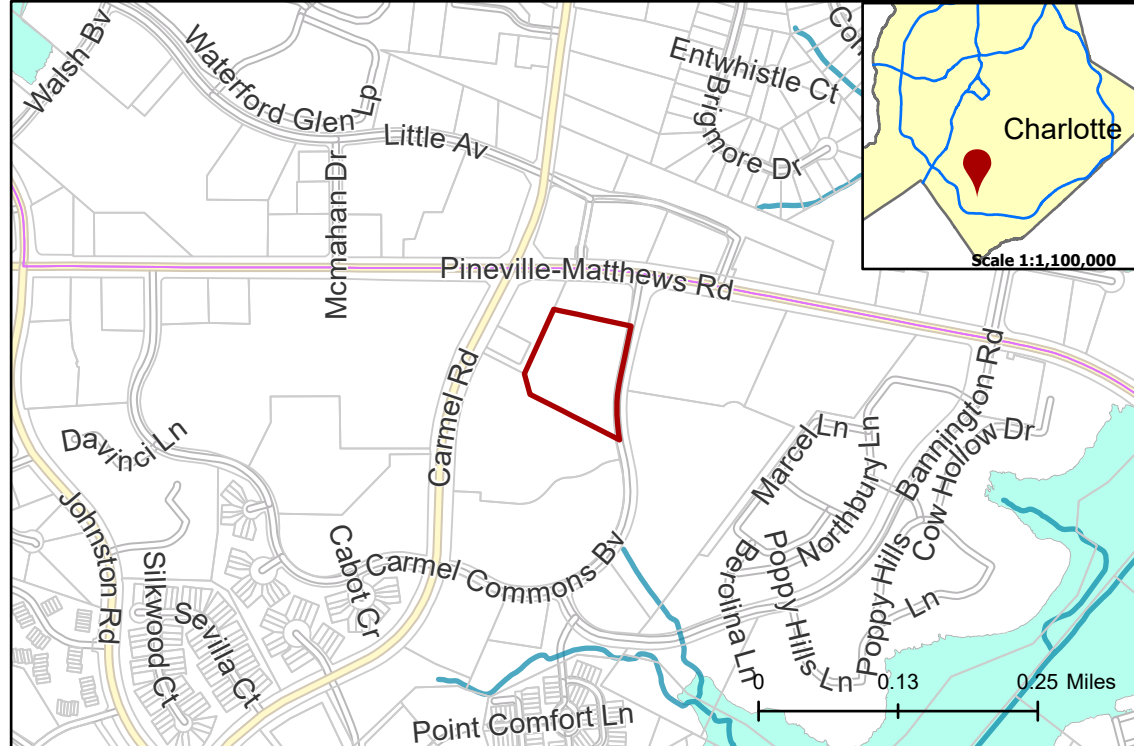
2021-008: The Morgan Companies

Current Zoning O-1 (Office)

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

Approximately 4.41 acres

Location of Requested Rezoning



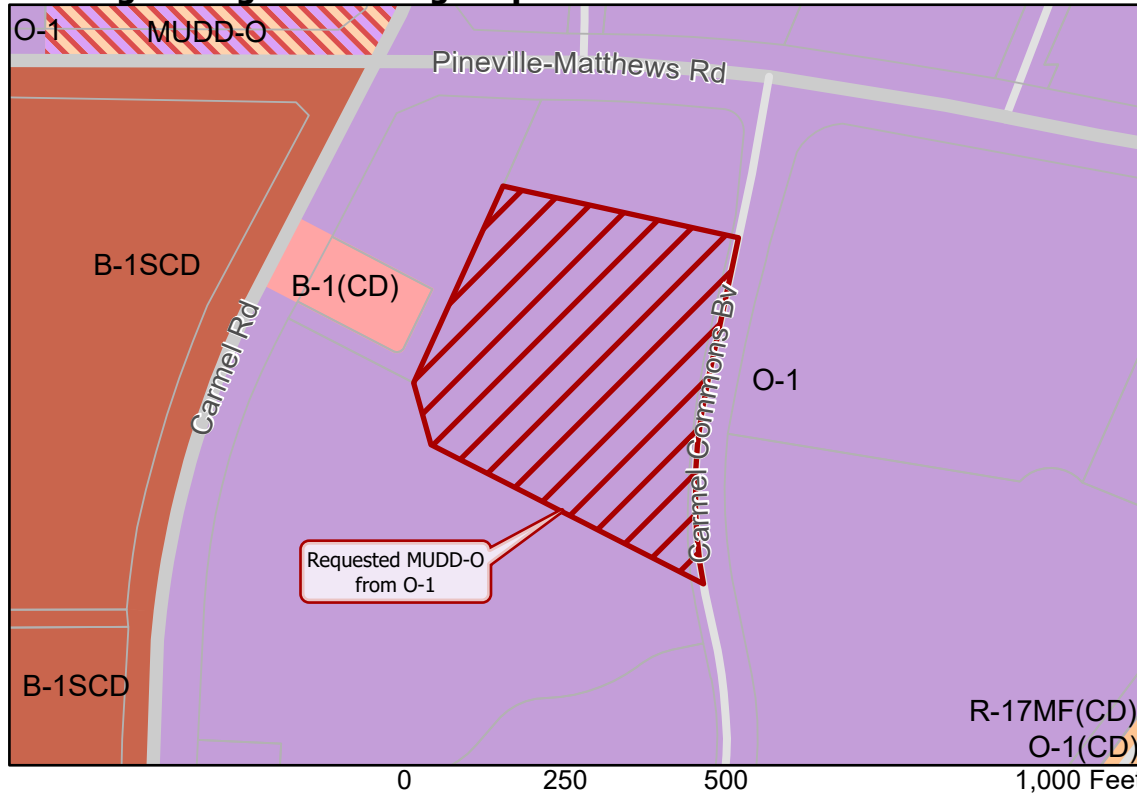
Rezoning Map



- 2021-008
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



- Requested MUDD-O from O-1
- Zoning Classification
- Multi-Family
- Office
- Business
- Commercial Center
- Mixed Use



Map Created 4/23/2021

Petition No.: 2021-021
Petitioner: Portman Residential

ORDINANCE NO. 99-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 07111412, 07111417, 07111209 and 07111418, and further identified on the attached map from MUDD-O (mixed-use development, optional) to MUDD-O SPA (mixed-use development, optional, site plan amendment).

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

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

APPROVED AS TO FORM:



City Attorney

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

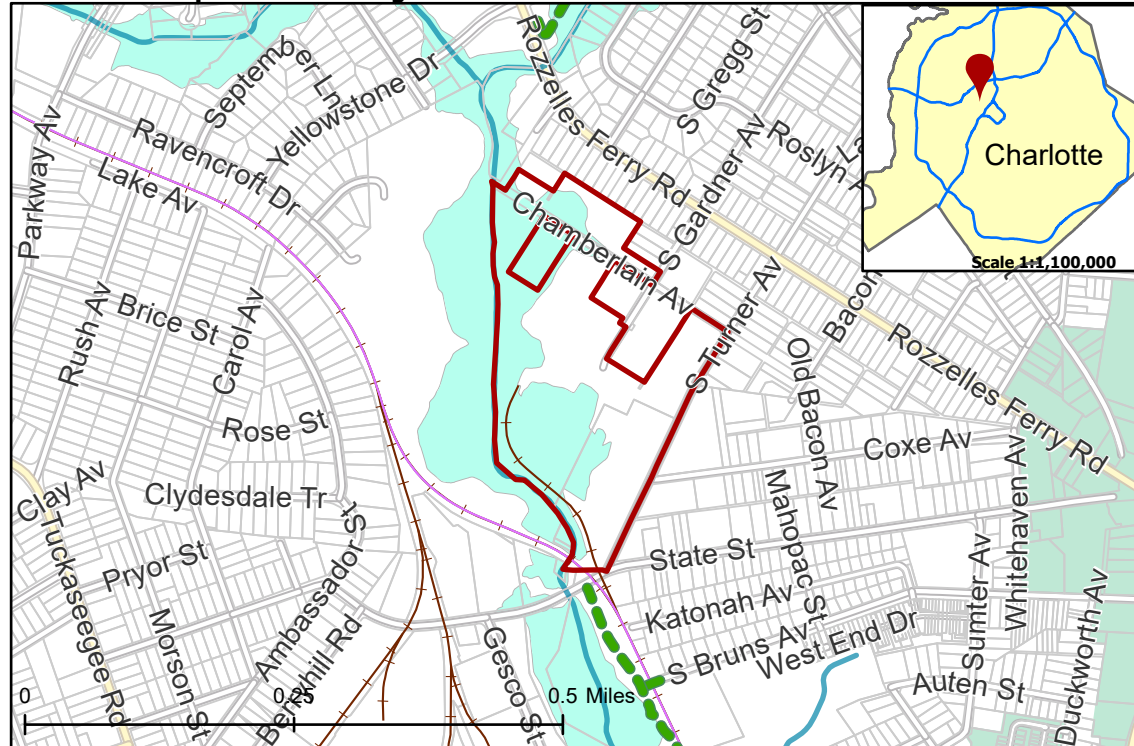
2021-021: Portman Residential

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

Requested Zoning MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)
with 5 Year Vested Rights

Approximately 27.65 acres

Location of Requested Rezoning



Rezoning Map



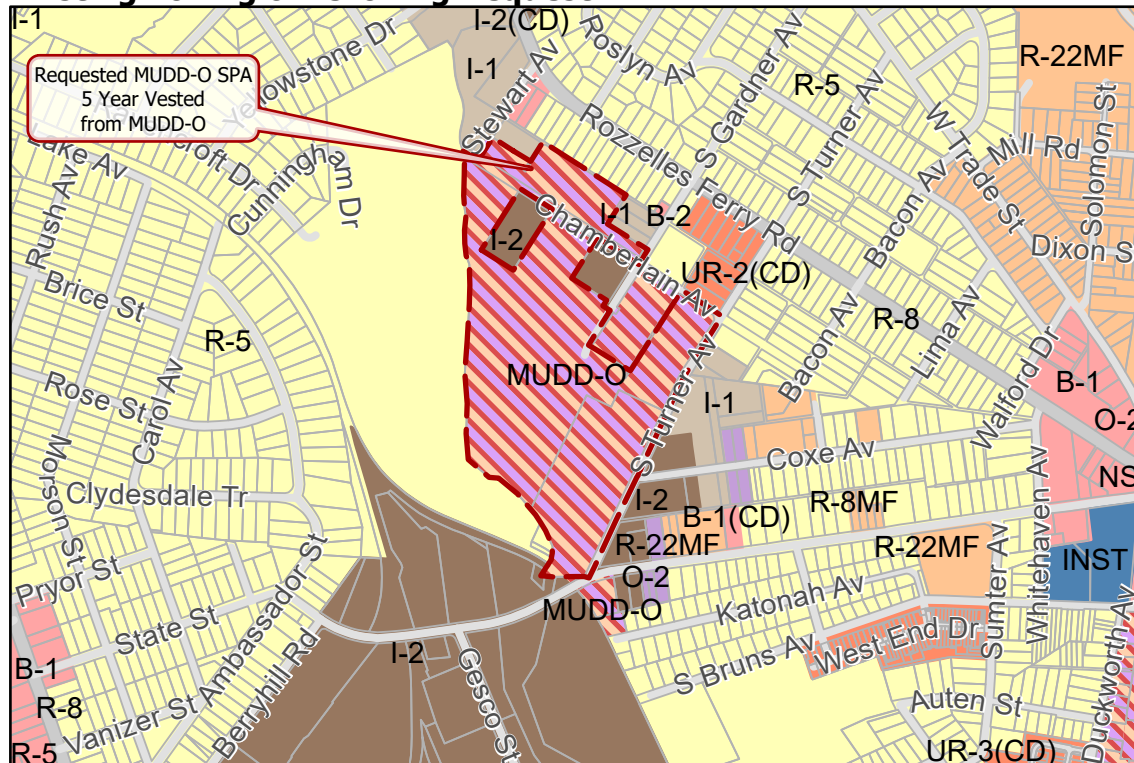
- 2021-021
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- West End Land Use and Pedscape

City Council District

 2-Malcolm Graham



Existing Zoning & Rezoning Request



 Requested MUDD-O SPA
5 Year Vested
from MUDD-O

Zoning Classification

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



Map Created 2/19/2021

Petition No.: 2021-025
Petitioner: NVR, Inc.

ORDINANCE NO. 100-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 UR-2 (CD) (urban residential, conditional) & R-4 (single-family residential) to UR-2 (CD) SPA (urban residential, conditional, site plan amendment) & 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

Parcels included in Rezoning Petition 2021-025

16507103	16507104	16507105
16507106	16507128	16507130
16511318	16411319	16511321

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 July 2021, the reference having been made in Minute Book 153, and recorded in full in Ordinance Book 64, Page(s) 271-272.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

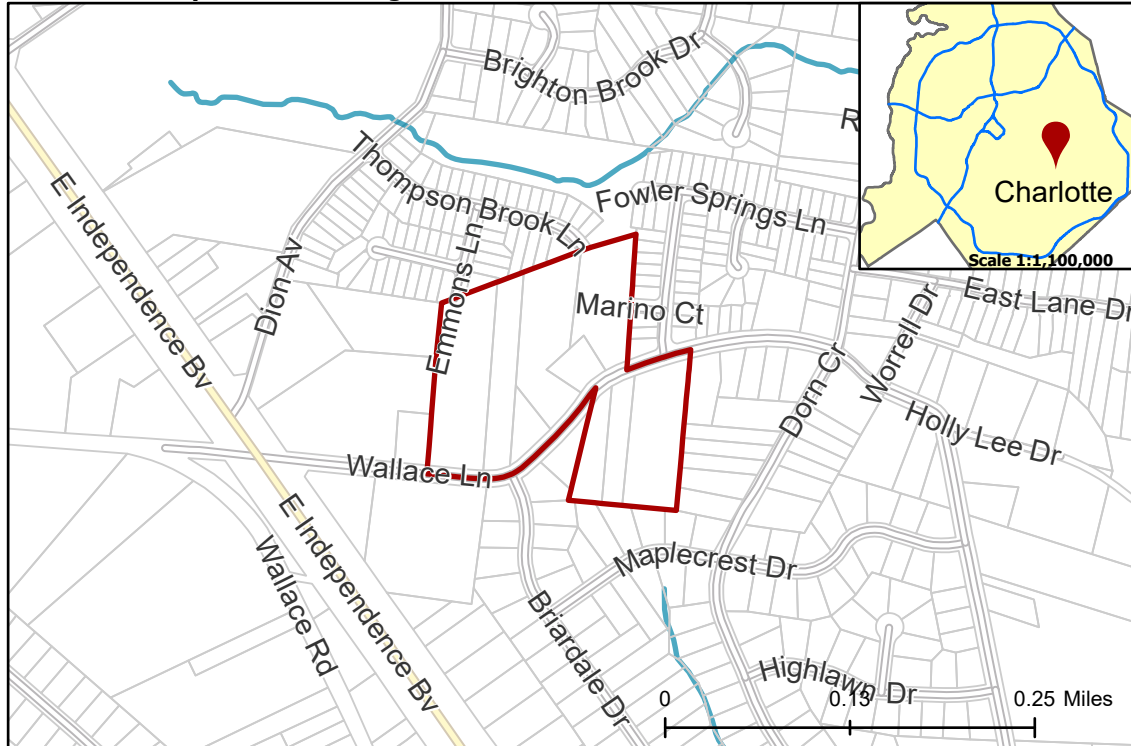
2021-025: NVR, Inc.

Current Zoning R-4 (Single Family Residential), UR-2(CD) SPA (Urban Residential, Conditional, Site Plan Amendment)

Requested Zoning UR-2(CD) (Urban Residential, Conditional), UR-2(CD) SPA (Urban Residential, Conditional, Site Plan Amendment)

Approximately 13.05 acres

Location of Requested Rezoning



Rezoning Map



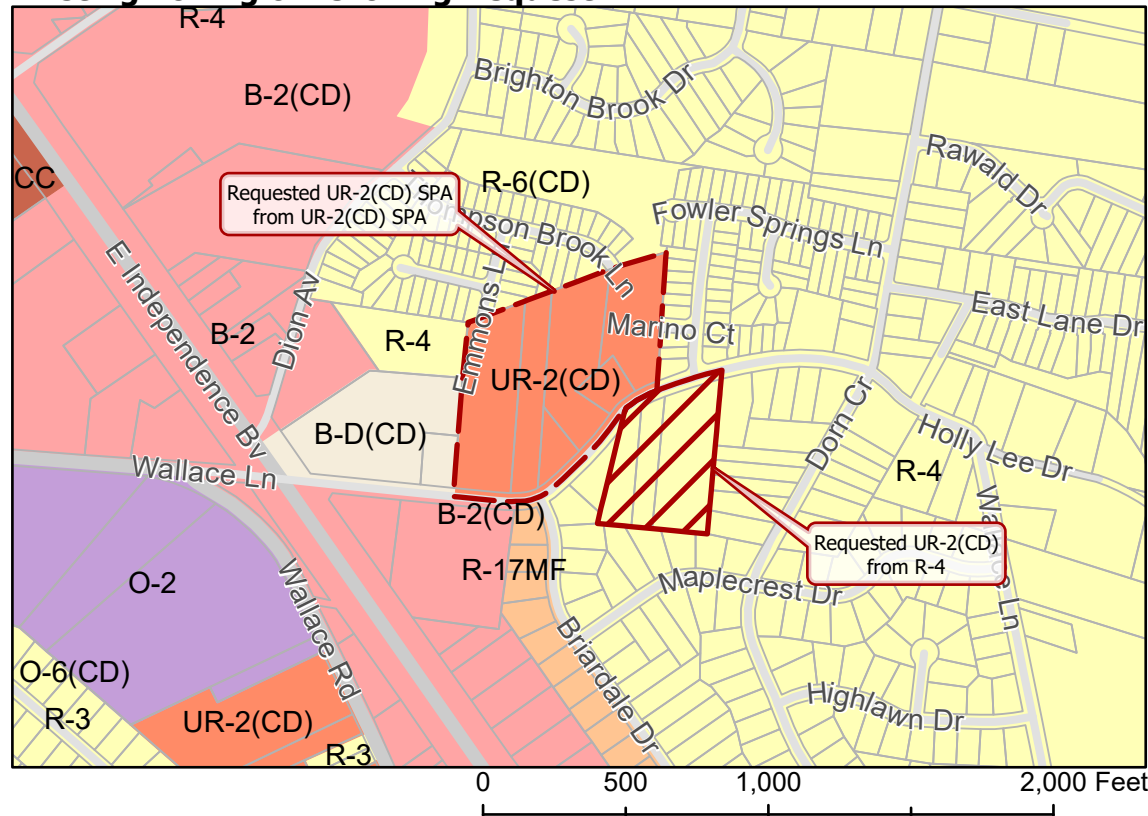
- 2021-025
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain

City Council District

- 5-Matt Newton



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Commercial Center
- Business-Distribution



Map Created 6/2/2021

Petition No.: 2021-027
Petitioner: Evergreen Living

ORDINANCE NO. 101-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 03328101, 03311107 and 03311116, and further identified on the attached map from R-3 LWPA (single-family residential, Lake Wylie Protected Area) to R-8MF (CD) LWPA (multi-family residential, conditional, 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 July 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

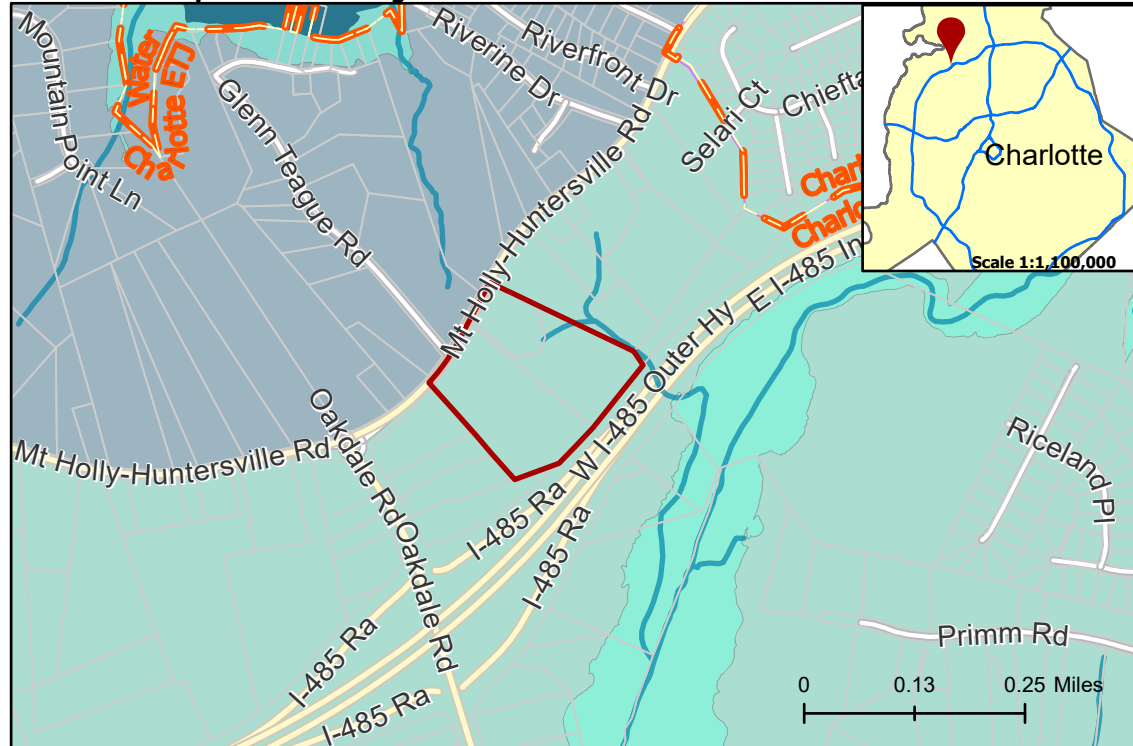
2021-027: Evergreen Living

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

Requested Zoning R-8MF(CD) LWPA (Multi-Family Residential, Conditional, Lake Wylie Protected Area)

Approximately 18.97 acres

Location of Requested Rezoning



Rezoning Map



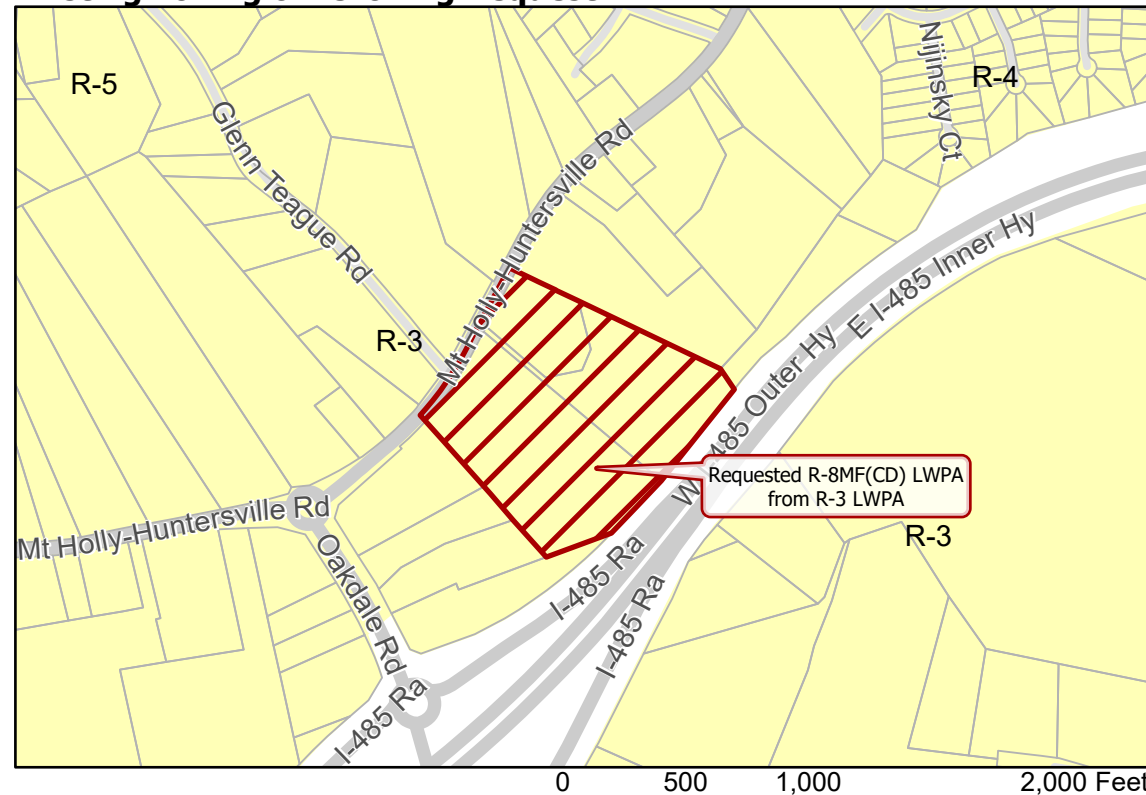
- 2021-027
- Outside City Limits
- Parcel
- Streams
- Lakes & Ponds
- FEMA Flood Plain
- Lake Wylie - Protected Area
- Mtn. Island lake - Critical Area

ETJ - Closest to
City Council District

 2-Malcolm Graham



Existing Zoning & Rezoning Request



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

Zoning Classification

Single Family



Map Created 6/4/2021

Petition No.: 2021-034
Petitioner: JCAN Properties, LLC

ORDINANCE NO. 102-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 08310302, and further identified on the attached map from R-5 (single-family residential) to R-8 (single-family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of July 2021, the reference having been made in Minute Book 153, and recorded in full in Ordinance Book 64, Page(s) 275-276.

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



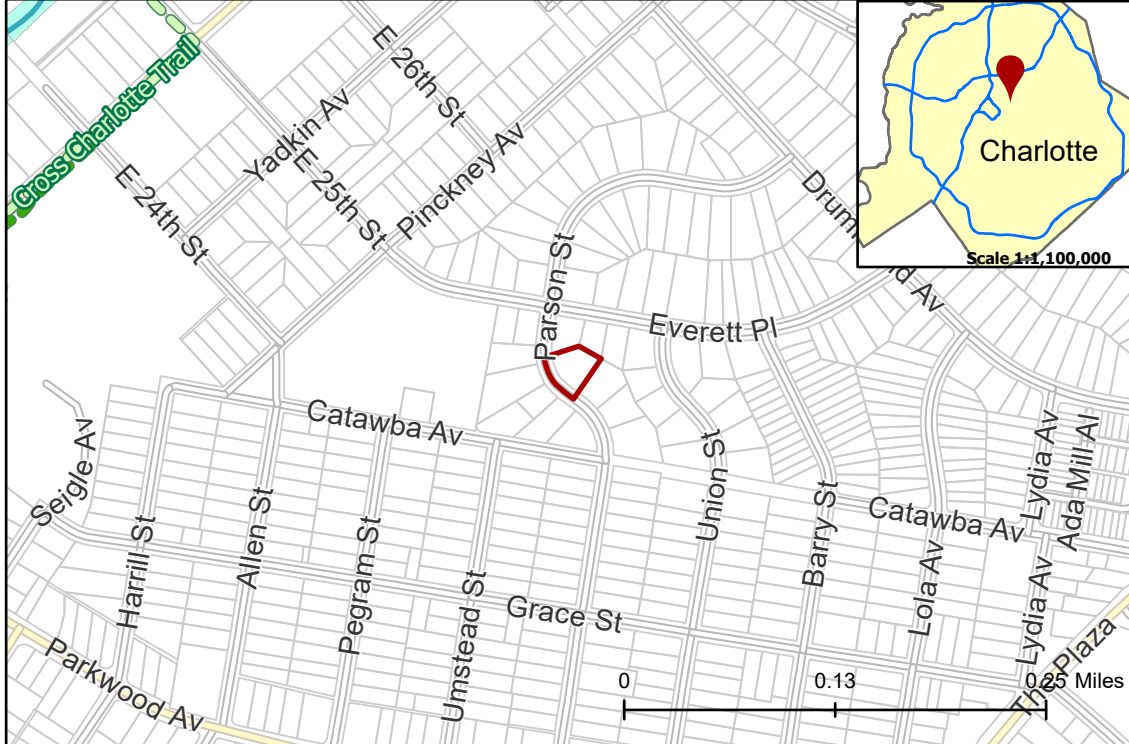
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-034: JCAN Properties, LLC

Current Zoning R-5 (Single Family Residential)
Requested Zoning R-8 (Single Family Residential)

Approximately 0.294 acres

Location of Requested Rezoning



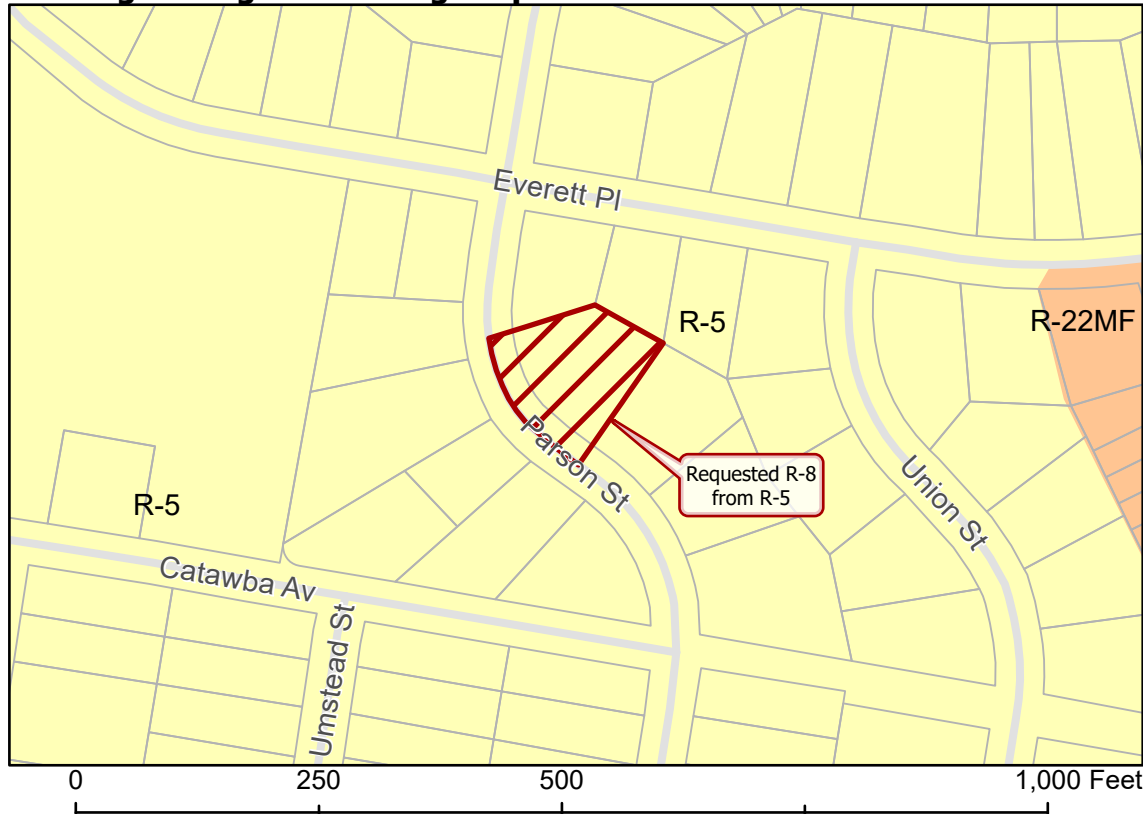
Rezoning Map



- 2021-034
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested R-8 from R-5
- Zoning Classification
- Single Family
- Multi-Family



Map Created 3/23/2021

Petition No.: 2021-035
Petitioner: Argosy Real Estate Partners IV, LLC

ORDINANCE NO. 103-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 16926104, and further identified on the attached map from I-1 (light industrial) and I-2 (general industrial) to MUDD-O (mixed-use development district, optional).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of July 2021, the reference having been made in Minute Book 153, and recorded in full in Ordinance Book 64, Page(s) 277-278.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

Map Created 3/31/2021

Petition No.: 2021-037
Petitioner: Providence Group Capital, LLC

ORDINANCE NO. 104-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 12104305, and further identified on the attached map from TOC-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 July 2021, the reference having been made in Minute Book 153, and recorded in full in Ordinance Book 64, Page(s) 279-280.

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



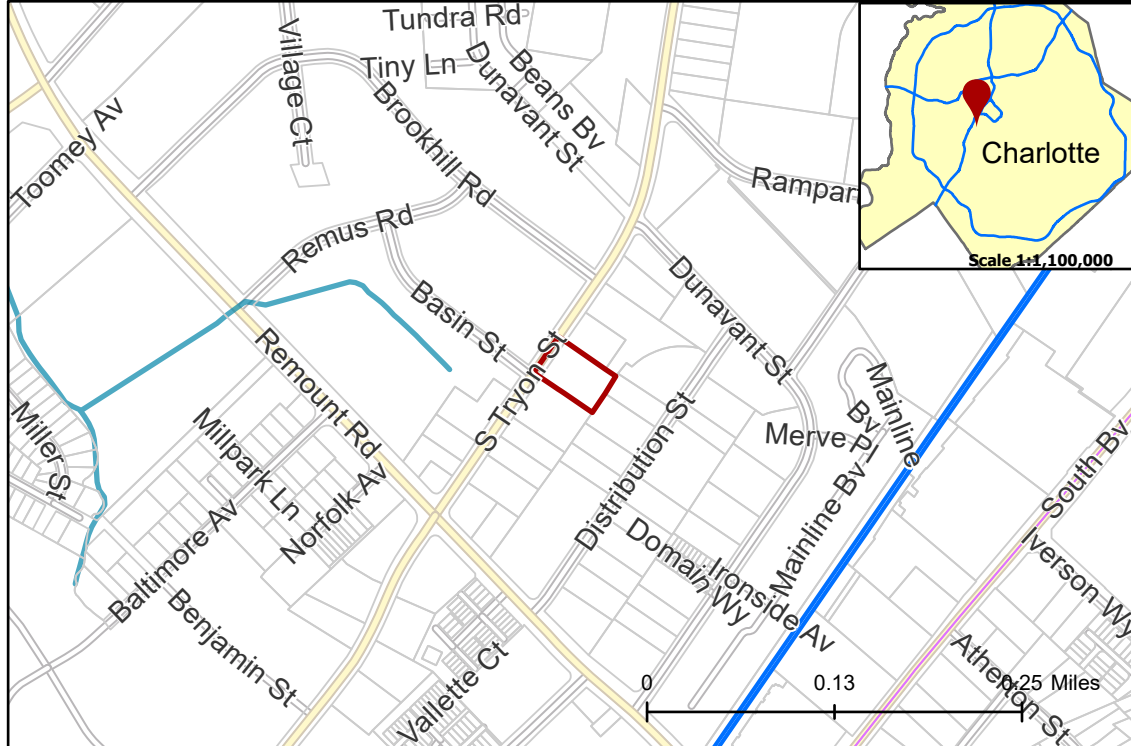
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-037: Providence Group Capital, LLC

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

Approximately 0.763 acres

Location of Requested Rezoning



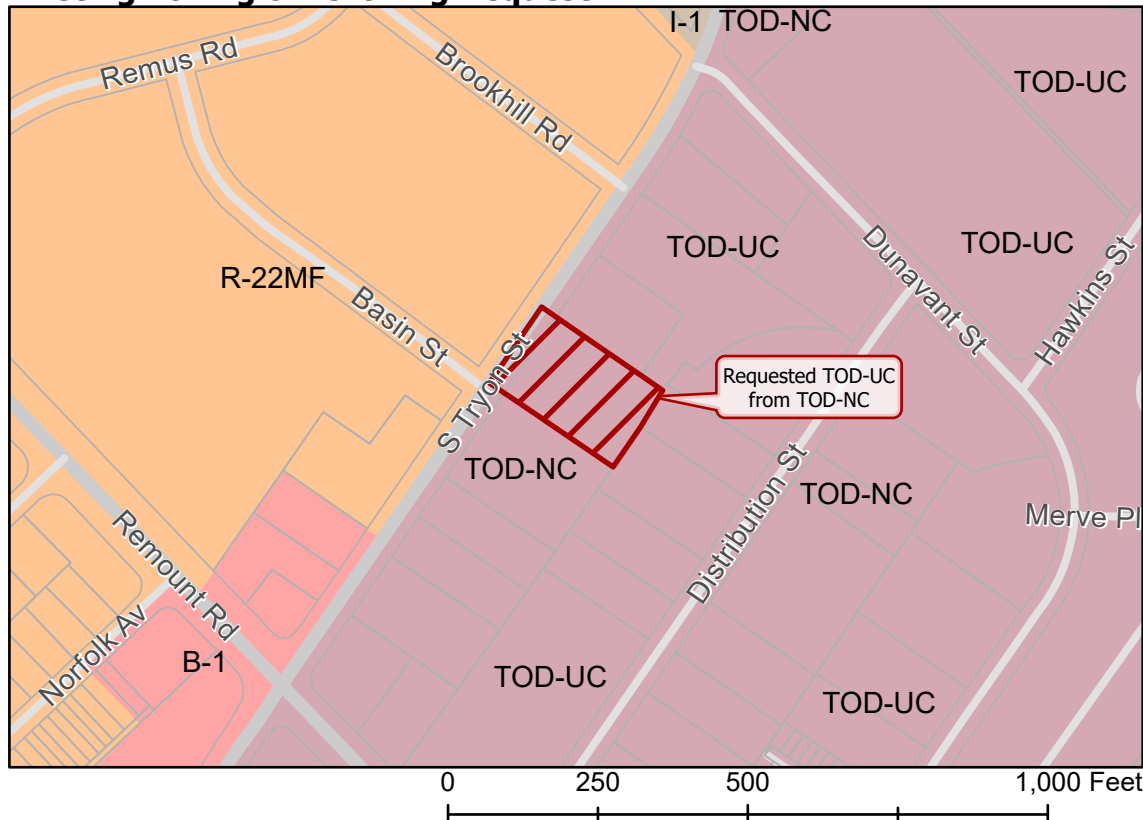
Rezoning Map



- 2021-037
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-UC from TOD-NC
- Zoning Classification
- Light Industrial
- Business
- Multi-Family
- Transit-Oriented



Map Created 3/24/2021

Petition No.: 2021-038
Petitioner: White Point Partners, LLC

ORDINANCE NO. 105-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 08306707, and further identified on the attached map from TOD-M (CD) (transit-oriented development, mixed, conditional) to TOD-UC (EX) (transit-oriented development, urban center, exception).

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 July 2021.



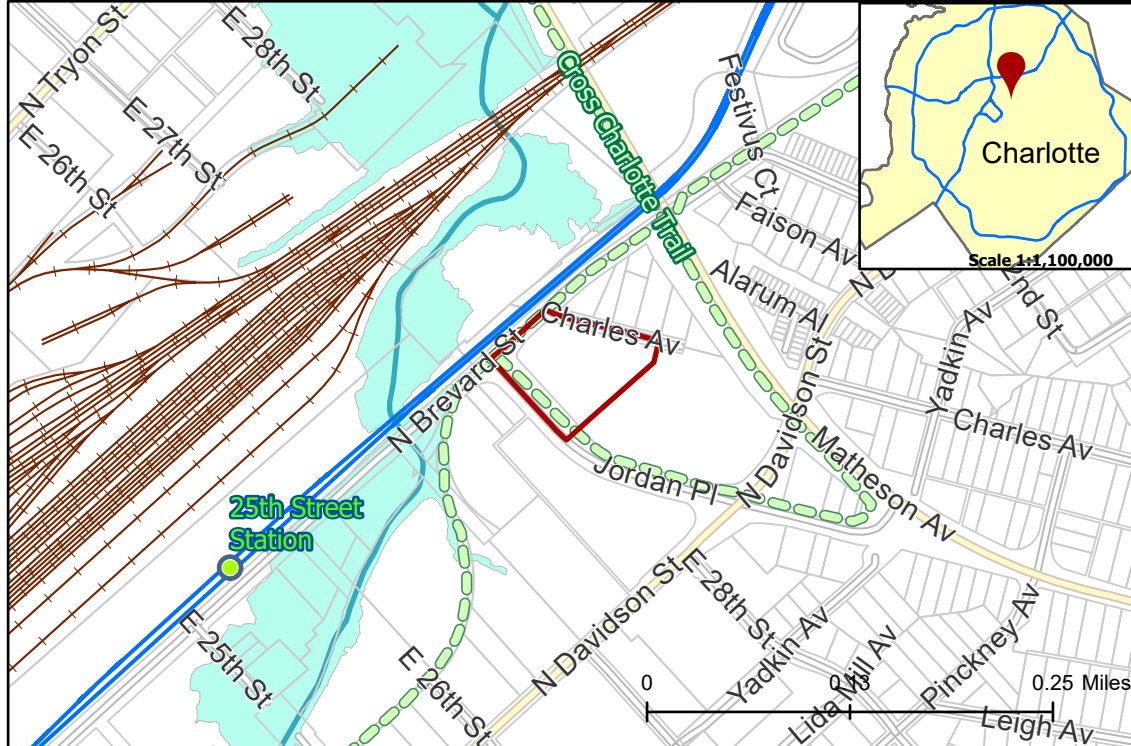
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-038: White Point Partners, LLC

Current Zoning TOD-M(CD) (Transit-Oriented Development - Mixed Use, Conditional)
Requested Zoning TOD-UC EX (Transit-Oriented Development - Urban Center, Exception)

Approximately 2.0 acres

Location of Requested Rezoning



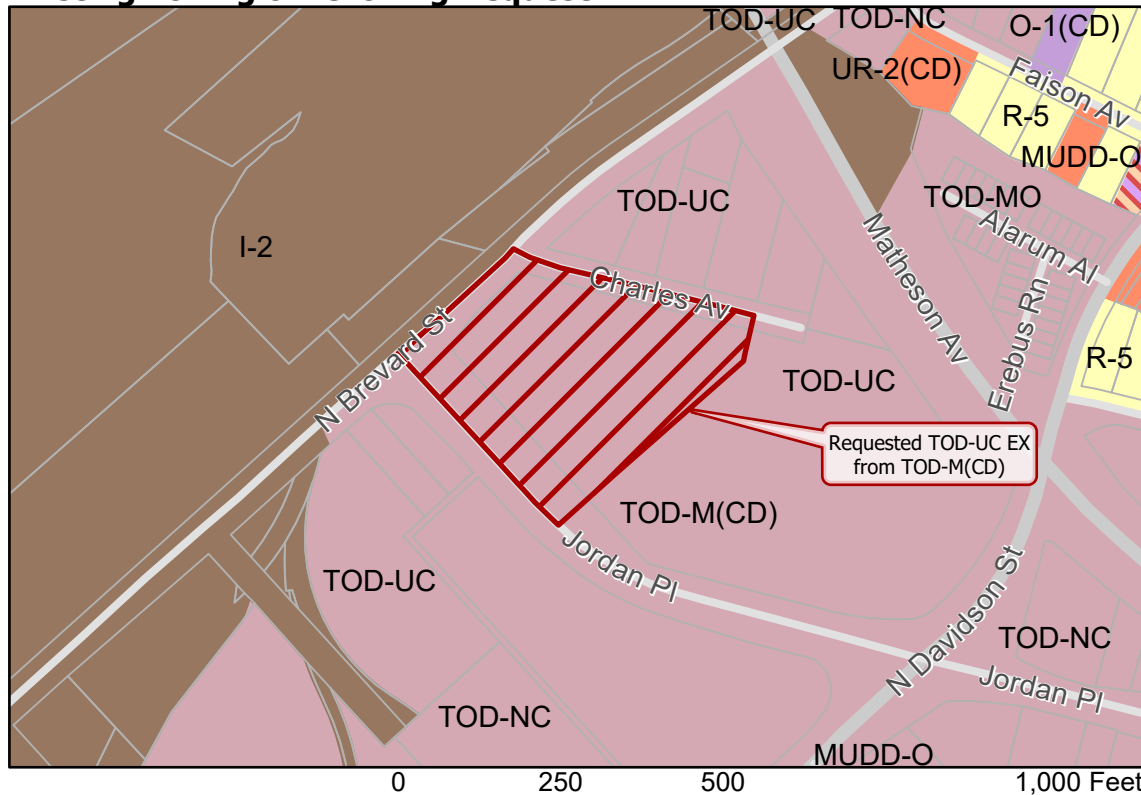
Rezoning Map



- 2021-038
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested TOD-UC EX from TOD-M(CD)
- Zoning Classification**
- Single Family
- Urban Residential
- Office
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 3/24/2021

Petition No.: 2021-039
Petitioner: Crescent Communities, LLC

ORDINANCE NO. 106-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 04738107 and 04717132, and further identified on the attached map from RE-1 (research) to RE-3 (O) (research, 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

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

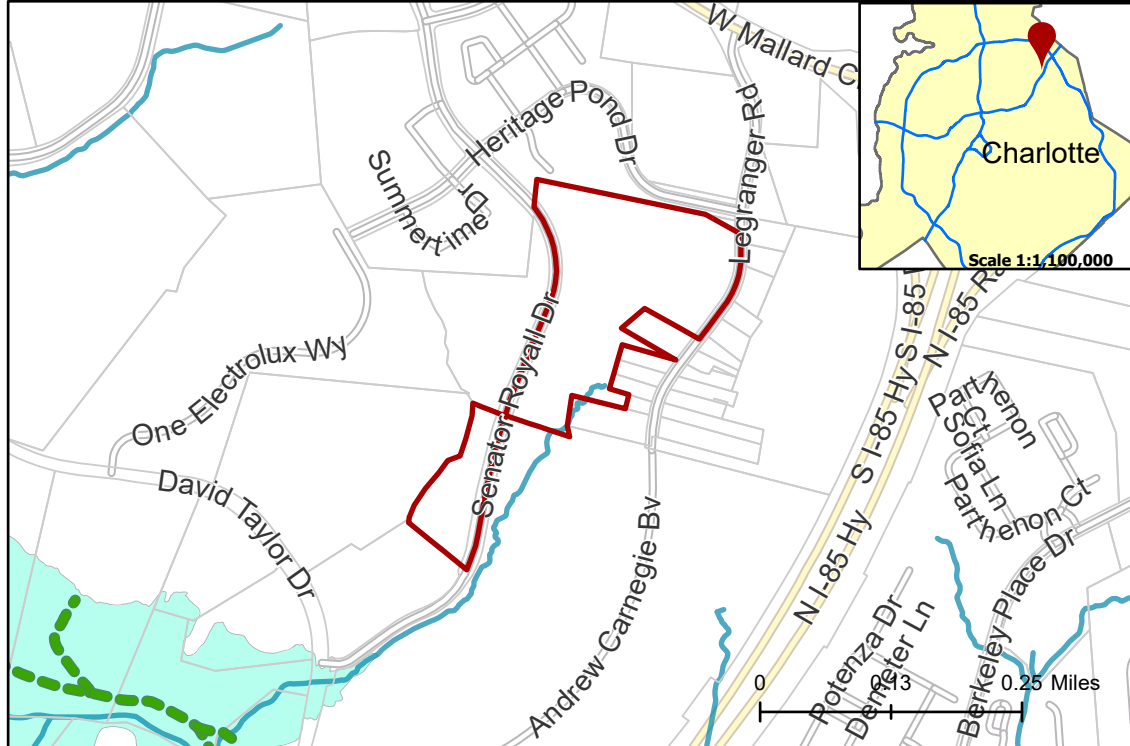
2021-039: Crescent Communities

Current Zoning RE-1 (Research)

Requested Zoning RE-3(O) (Research, Optional)

Approximately 21.5 acres

Location of Requested Rezoning



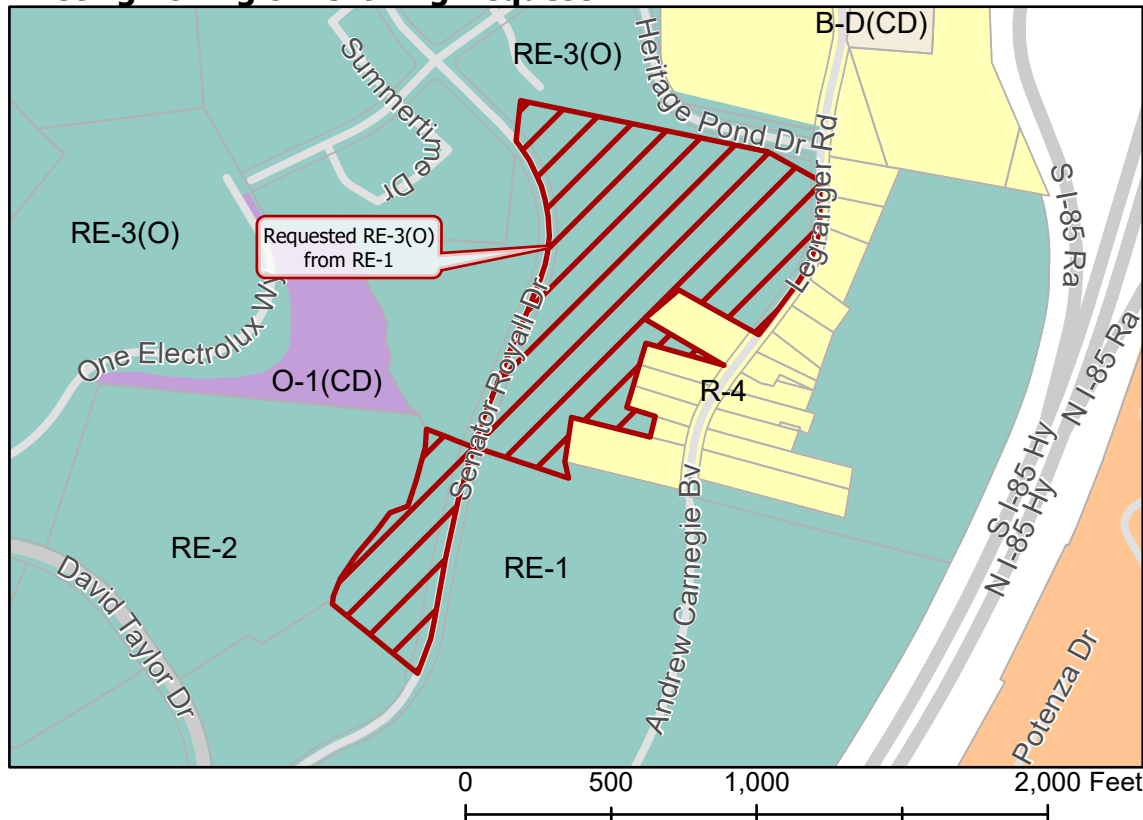
Rezoning Map



- 2021-039
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



- Requested RE-3(O) from RE-1
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Research
- Office
- Business-Distribution



Map Created 3/24/2021

Petition No.: 2021-040
Petitioner: Mattamy Homes

ORDINANCE NO. 107-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-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

Parcels included in Rezoning Petition 2021-040

10505123	10505127	10505109
10505113	10505222	10505108
Portion of 10505202		

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 July 2021, the reference having been made in Minute Book 153, and recorded in full in Ordinance Book 64, Page(s) 285-286.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

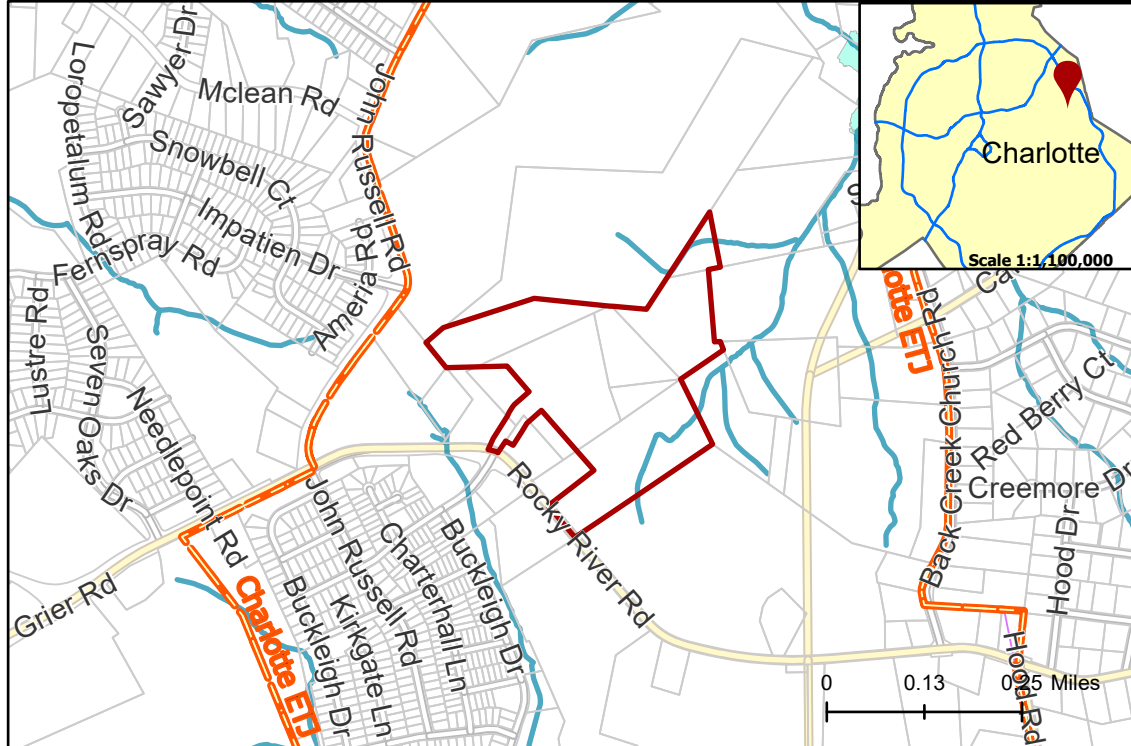
2021-040: Mattamy Homes

Current Zoning R-3 (Single Family Residential)

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

Approximately 41.58 acres

Location of Requested Rezoning



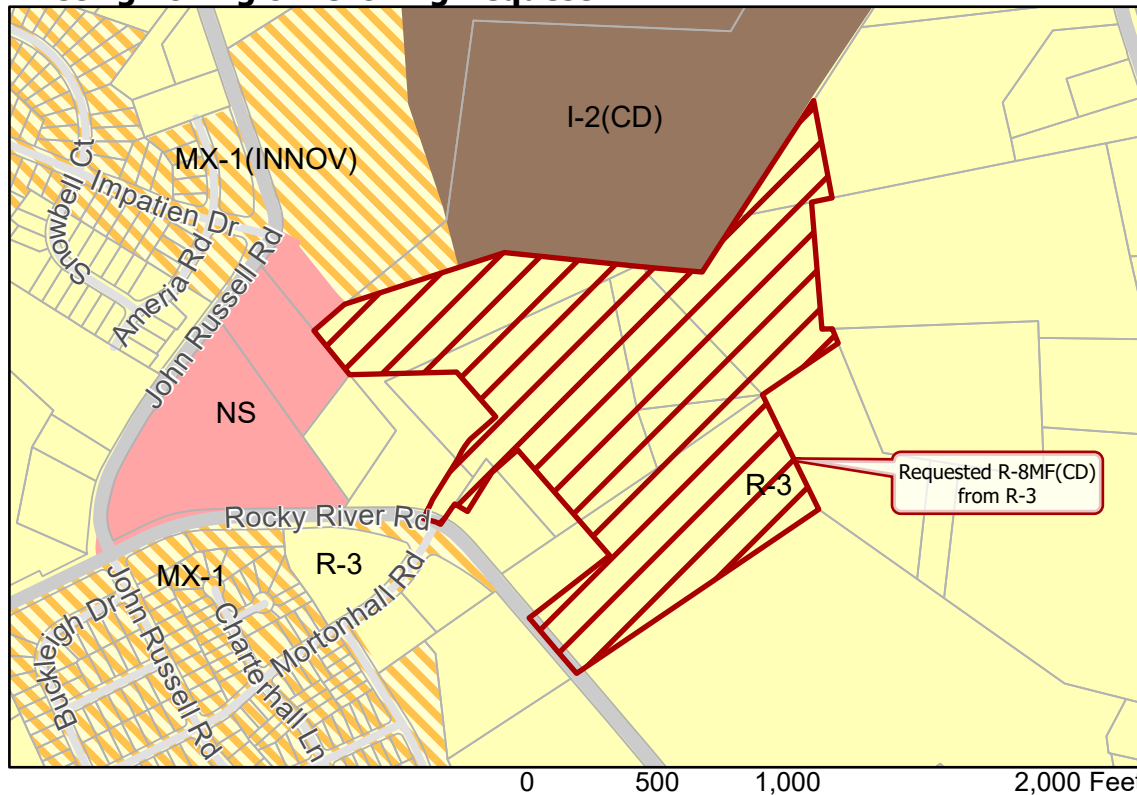
Rezoning Map



- 2021-040
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- ETJ - Closest to City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested R-8MF(CD) from R-3
- Zoning Classification**
- Single Family
- Mixed Residential
- Business
- General Industrial



Map Created 3/24/2021

Petition No.: 2021-041
Petitioner: Pareshkumar Patel

ORDINANCE NO. 108-Z

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel numbers listed below, and further identified on the attached map from R-4 (single-family residential) to R-8 MF (multi-family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

Parcels included in Petition 2021-041

03513536	03513516	03513518
03513519	03513532	

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 July 2021, the reference having been made in Minute Book 153, and recorded in full in Ordinance Book 64, Page(s) 287-288.

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



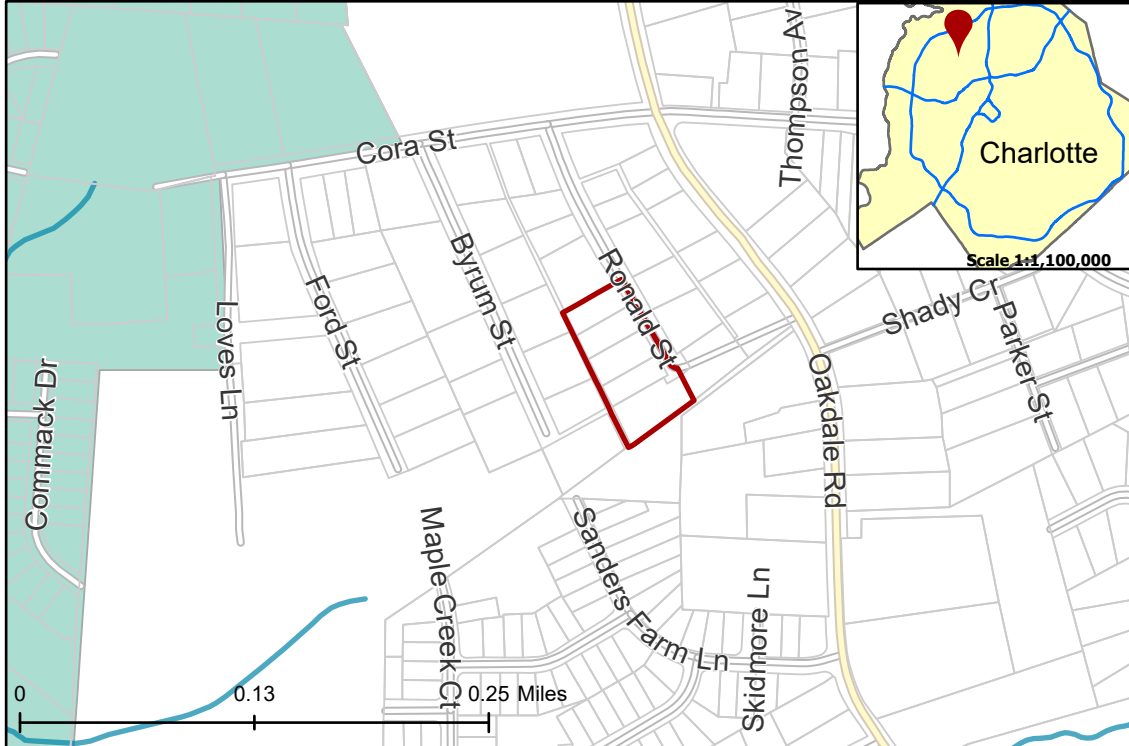
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-041: Frontiers Enterprises, LLC

Current Zoning R-4 (Single Family Residential)
Requested Zoning R-8MF (Multi-Family Residential)

Approximately 1.95 acres

Location of Requested Rezoning



Rezoning Map



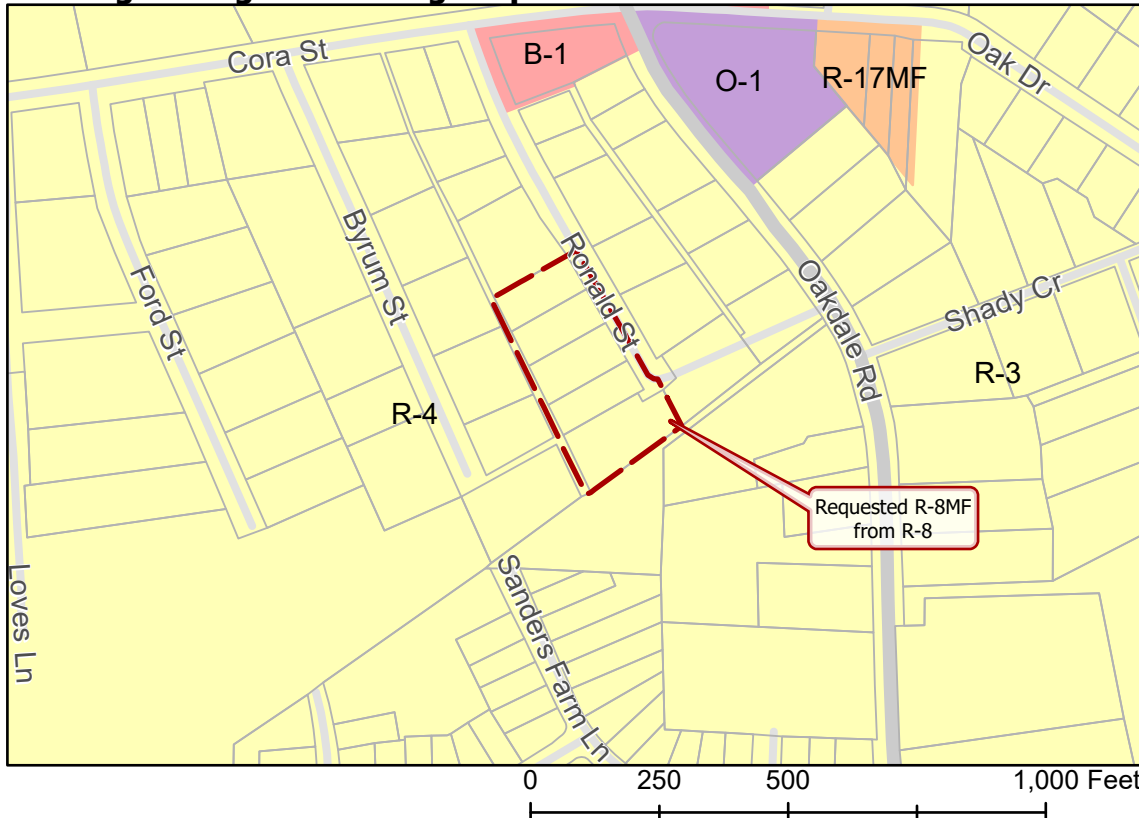
- 2021-041
- Inside City Limits
- Parcel
- Streams
- Lake Wylie - Protected Area

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested R-8MF from R-8

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business



Map Created 4/12/2021

Petition No.: 2021-042
Petitioner: Sirus Lane Partners, LLC

ORDINANCE NO. 109-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 14125107 and 14125108, and further identified on the attached map from I-1 (CD) AIR (light industrial, conditional, airport noise overlay) to I-2 (CD) AIR (general industrial, 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 July 2021, the reference having been made in Minute Book 153, and recorded in full in Ordinance Book 64, Page(s) 289-290.

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



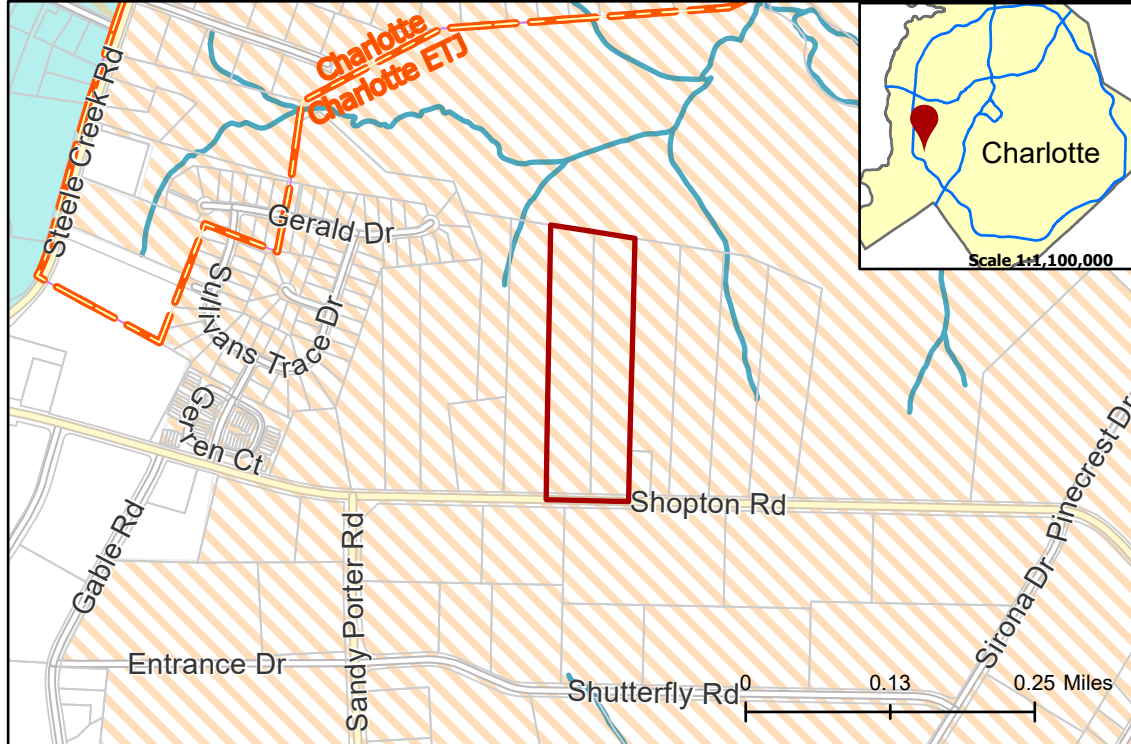
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-042: Sirius Lane Partners, LLC

Current Zoning I-1(CD) AIR (Light Industrial, Conditional, Airport Noise Overlay)
Requested Zoning I-2(CD) AIR (General Industrial, Conditional, Airport Noise Overlay)

Approximately 10.73 acres

Location of Requested Rezoning



Rezoning Map



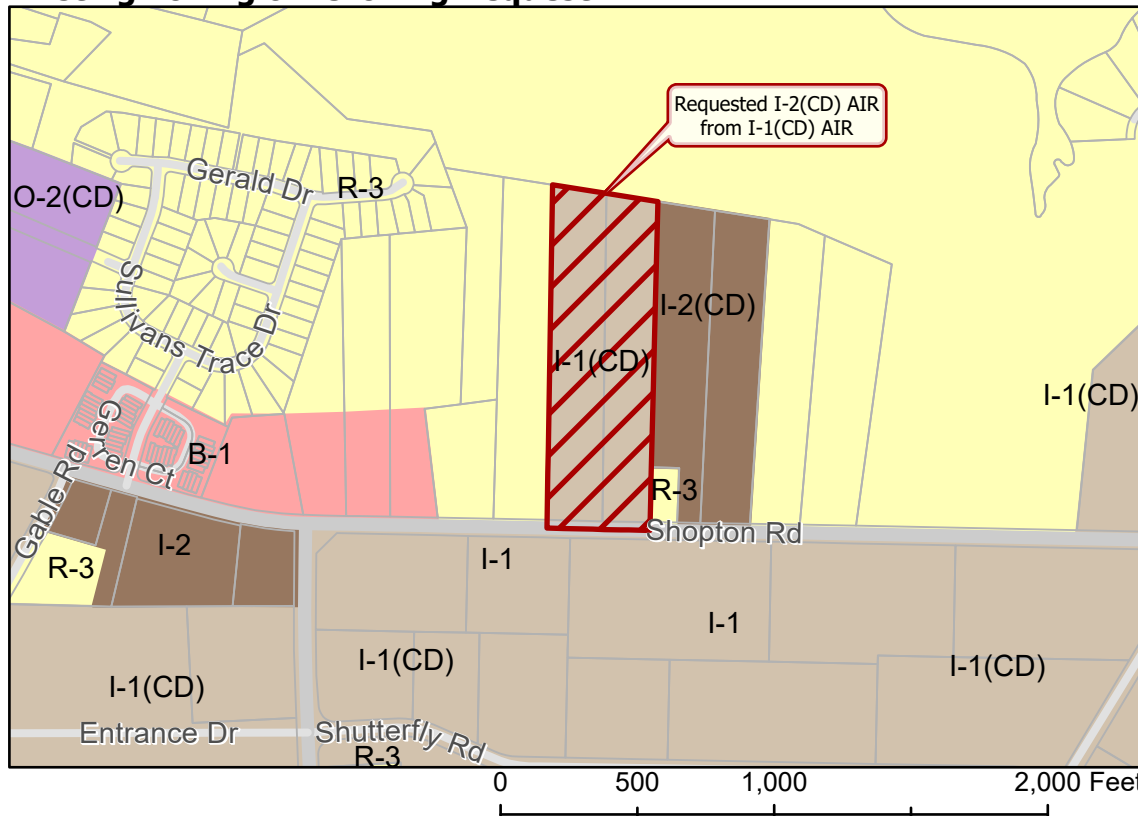
- 2021-042
- Outside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area

ETJ - Closest to
City Council District

 3-Victoria Watlington



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 3/31/2021

Petition No.: 2021-043
Petitioner: Robert Allen

ORDINANCE NO. 110-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 17705309, and further identified on the attached map from UR-C (CD) (urban residential-commercial, conditional) to R-3 (single-family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of July 2021, the reference having been made in Minute Book 153, and recorded in full in Ordinance Book 64, Page(s) 291-292.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-043: Allen Design Associates, INC

Current Zoning UR-C (Urban Residential, Commercial, Conditional)

Requested Zoning R-3 (Single Family Residential)

Approximately 1.21 acres

Location of Requested Rezoning



Rezoning Map



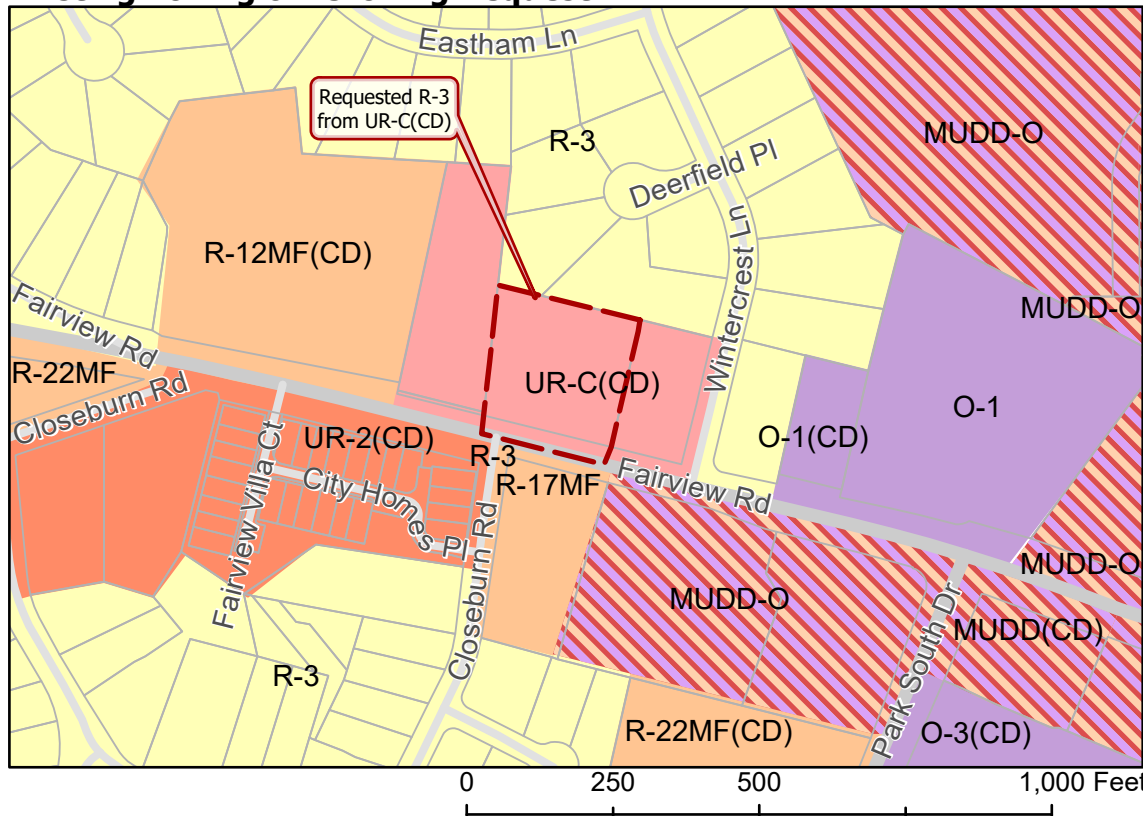
- 2021-043
- Inside City Limits
- Parcel
- Streams

City Council District

- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 4/30/2021

Petition No.: 2021-045
Petitioner: Madison Capital Group, LLC

ORDINANCE NO. 111-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 02918118 and 02918119, and further identified on the attached map from R-3 (single-family residential) to R-17MF (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:

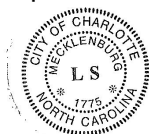


City Attorney

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 July 2021, the reference having been made in Minute Book 153, and recorded in full in Ordinance Book 64, Page(s) 293-294.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

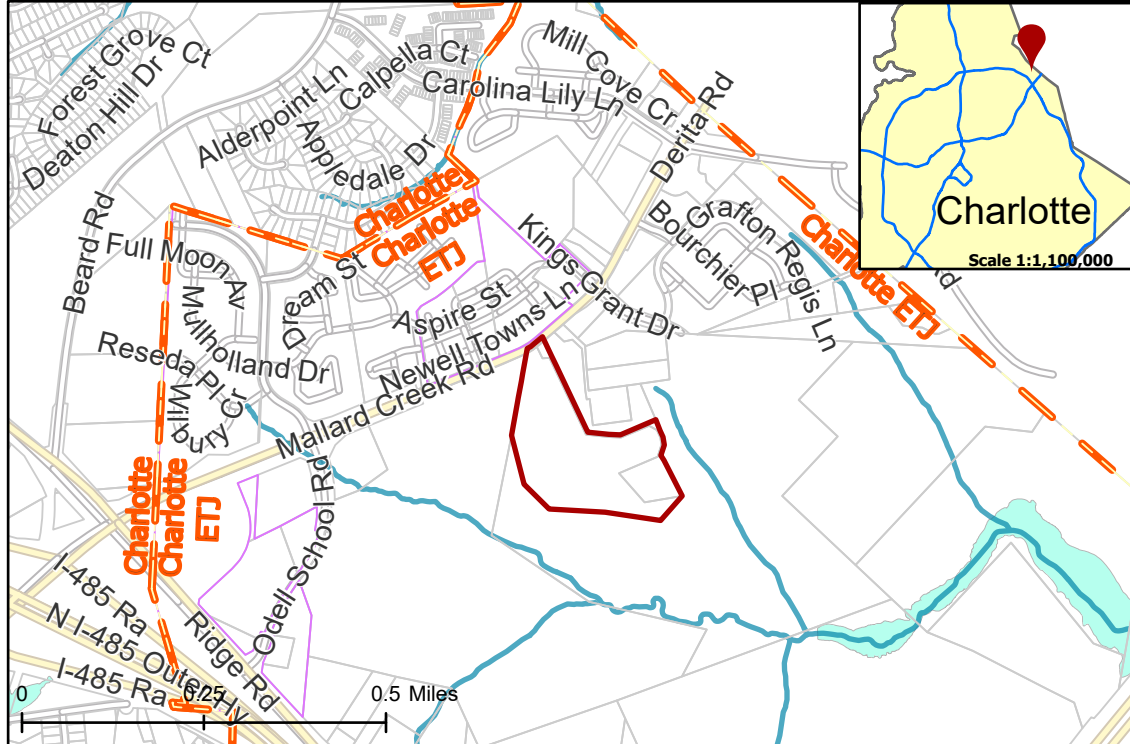
2021-045: Madison Capital Group, LLC

Current Zoning R-3 (Single Family Residential)

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

Approximately 19 acres

Location of Requested Rezoning



Rezoning Map



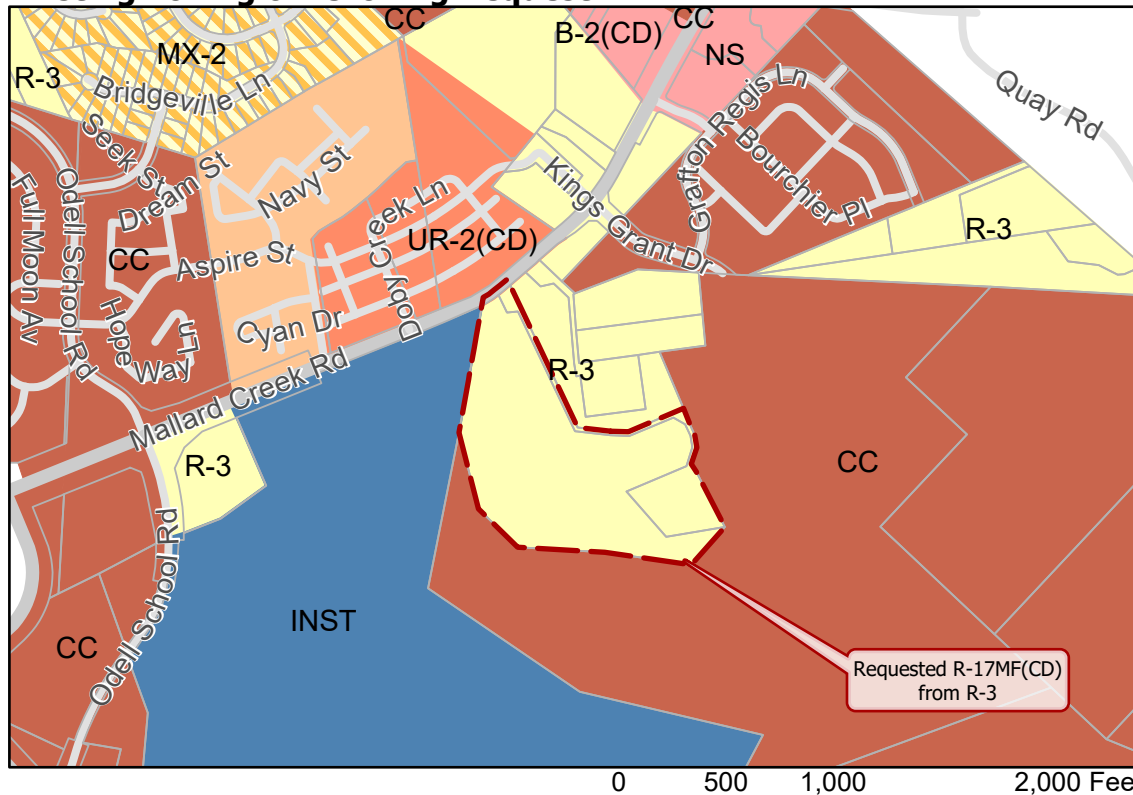
- 2021-045
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

ETJ - Closest To
City Council District

 4-Renee Johnson



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 3/22/2021

Petition No.: 2021-046
Petitioner: Alenky Family Foundation

ORDINANCE NO. 112-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 08705203, and further identified on the attached map from R-4 (single-family residential) to UR-1 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

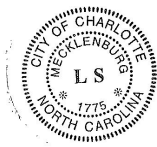


City Attorney

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 July 2021, the reference having been made in Minute Book 153, and recorded in full in Ordinance Book 64, Page(s) 295-296.

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC

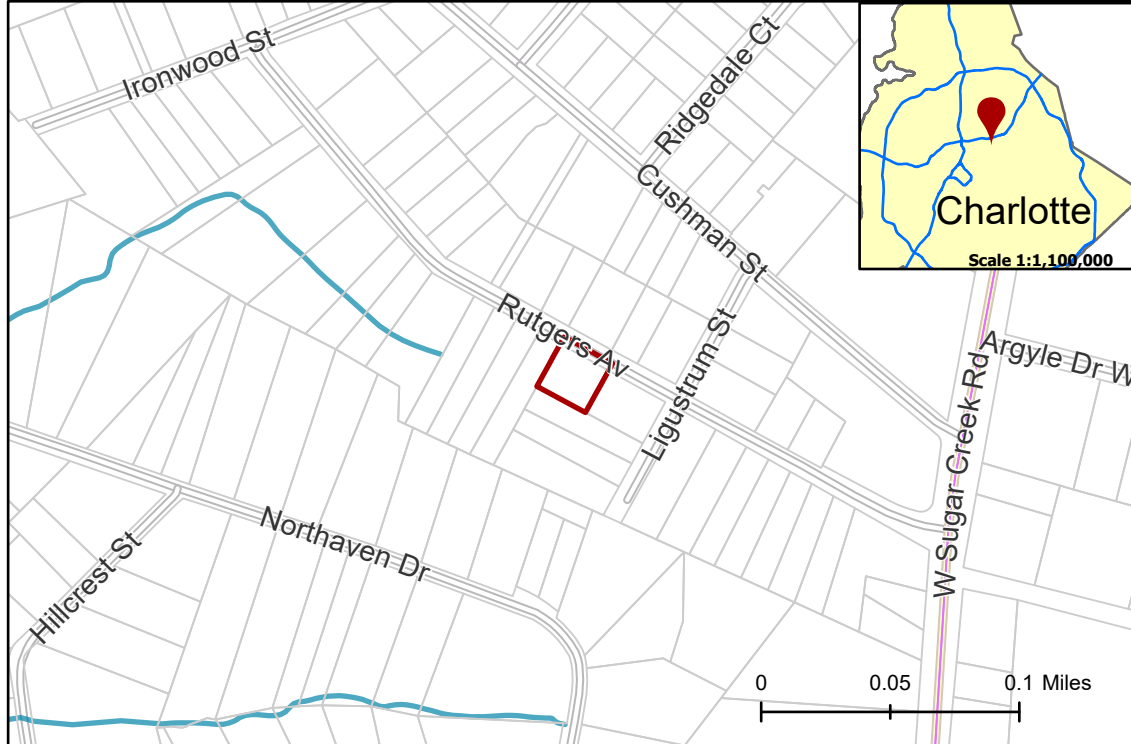
2021-046: Alenky Family Foundation

Current Zoning R-4 (Single Family Residential)

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

Approximately 0.261 acres

Location of Requested Rezoning



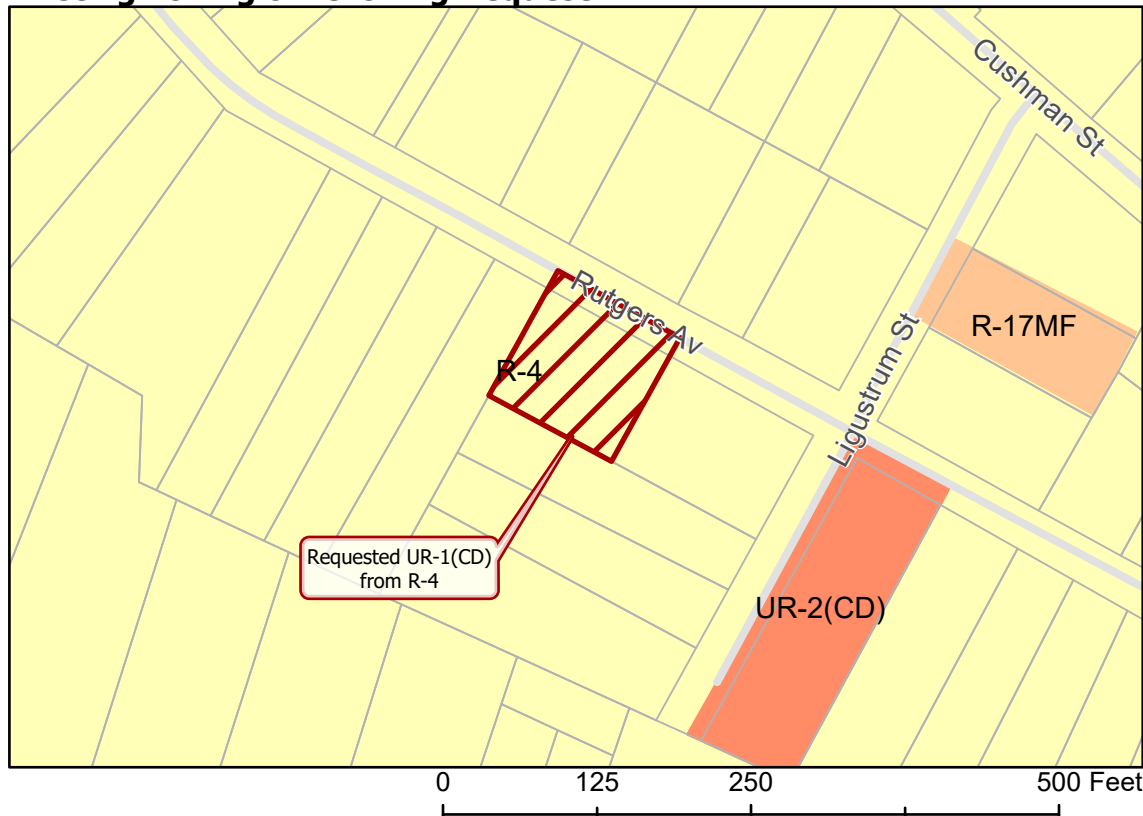
Rezoning Map



- 2021-046
- Inside City Limits
- Parcel
- Streams
- City Council District
- 1-Larken Eggleston



Existing Zoning & Rezoning Request



- Requested UR-1(CD) from R-4

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential



Map Created 4/27/2021

Petition No.: 2021-047
Petitioner: Carolyn Associates Owner, LLC

ORDINANCE NO. 113-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 04924207, and further identified on the attached map from UR-2 (CD) (urban residential, conditional) to UR-2 (CD) SPA (urban residential, conditional, site plan amendment).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of July 2021, the reference having been made in Minute Book 153, and recorded in full in Ordinance Book 64, Page(s) 297-298.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

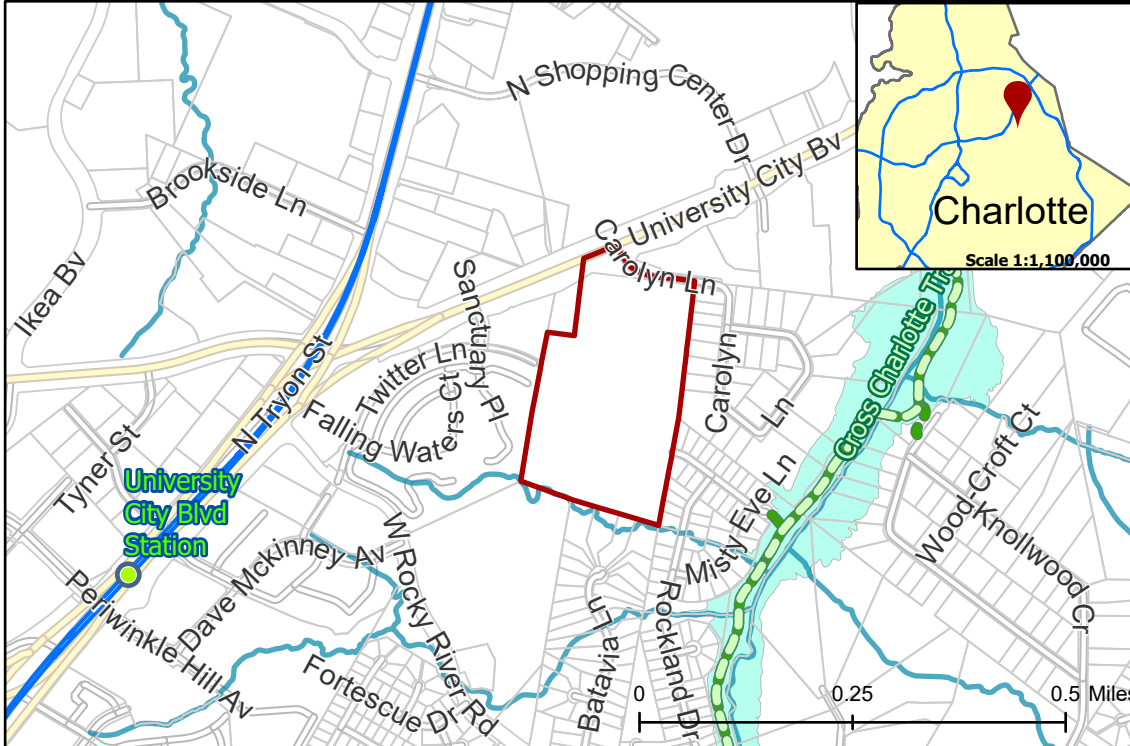
2021-047: Carolyn Associates Owner LLC

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

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

Approximately 27.41 acres

Location of Requested Rezoning



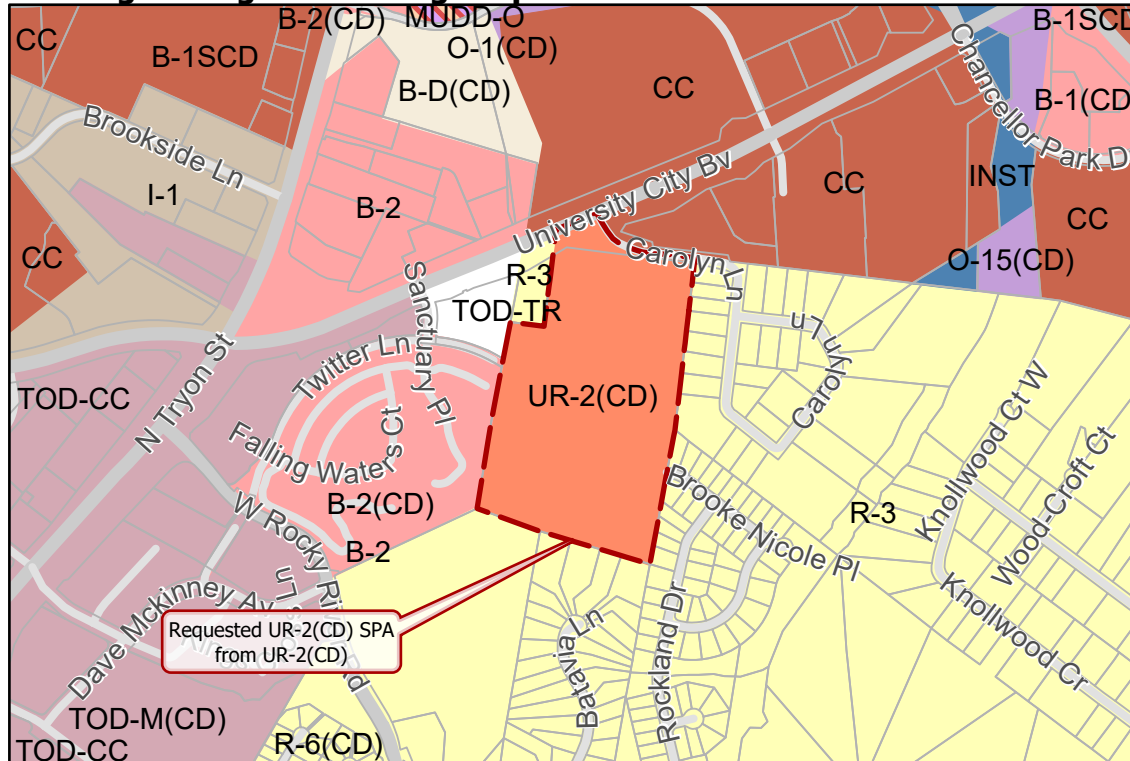
Rezoning Map



- 2021-047
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Johnson



Existing Zoning & Rezoning Request



- Requested UR-2(CD) SPA from UR-2(CD)
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- Mixed Use
- Transit-Oriented



Map Created 3/22/2021

Petition No.: 2021-088
Petitioner: The Charlotte-Mecklenburg Hospital Authority

ORDINANCE NO. 114-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 15303401 and 15303402, and further identified on the attached map from B-1 (neighborhood business) to O-3 (office).

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 July 2021, the reference having been made in Minute Book 153, and recorded in full in Ordinance Book 64, Page(s) 299-300.

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



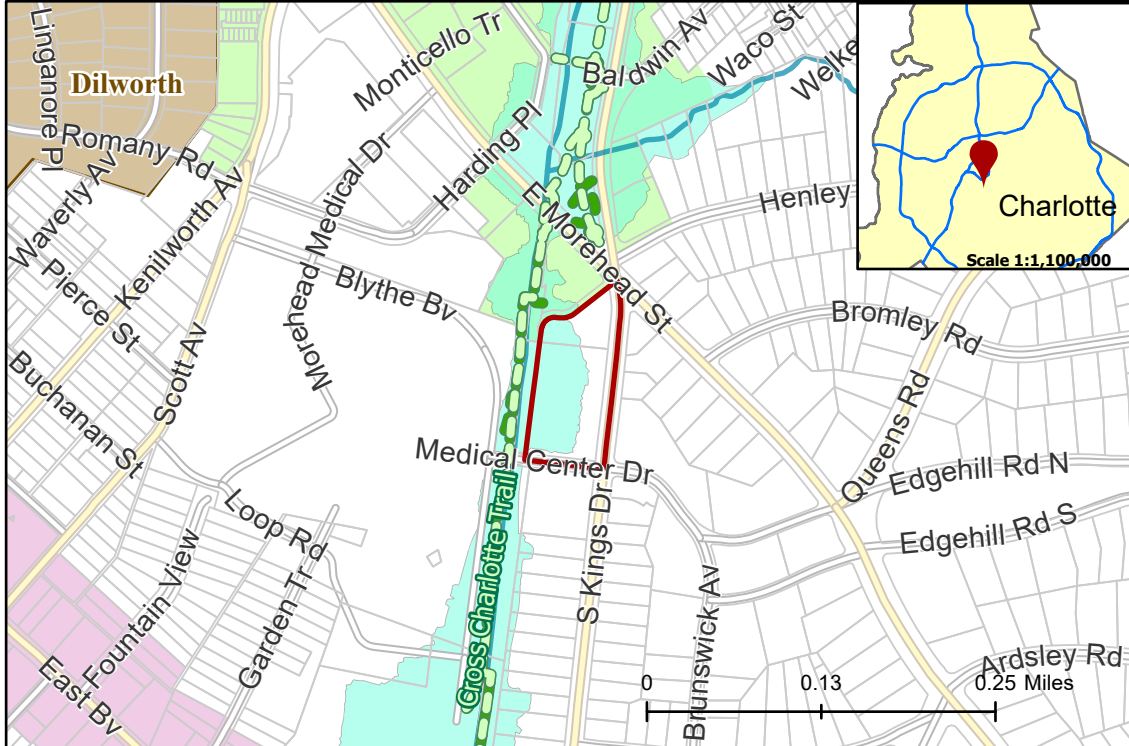
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-088: The Charlotte-Mecklenburg Hospital Authority

Current Zoning B-1 (Neighborhood Business)
Requested Zoning O-3 (Office)

Approximately 3.37 acres

Location of Requested Rezoning



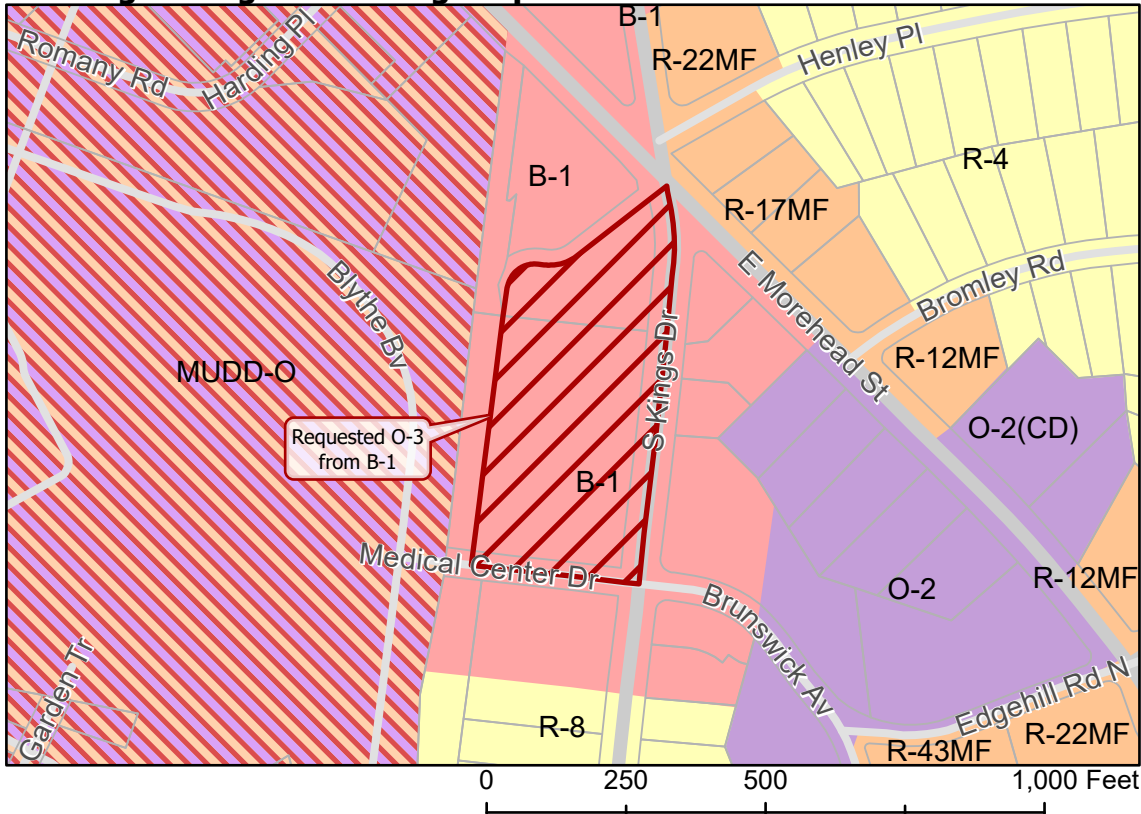
Rezoning Map



- 2021-088
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- East Blvd Pedscape Plan
- Midtown Morehead Cherry
- Historic Districts
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested O-3 from B-1
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Mixed Use



Map Created 4/26/2021