

Petition No.: 2020-068
Petitioner: Levine Properties, Inc.

ORDINANCE NO. 15-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 17514687, 17514688 and 17514307, and further identified on the attached map from O-1 (office) and MUDD (CD) (mixed-use development district, conditional) to MUDD-O (mixed-use development district, 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:

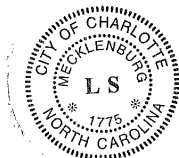


City Attorney

CERTIFICATION

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of March, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 582-583.

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



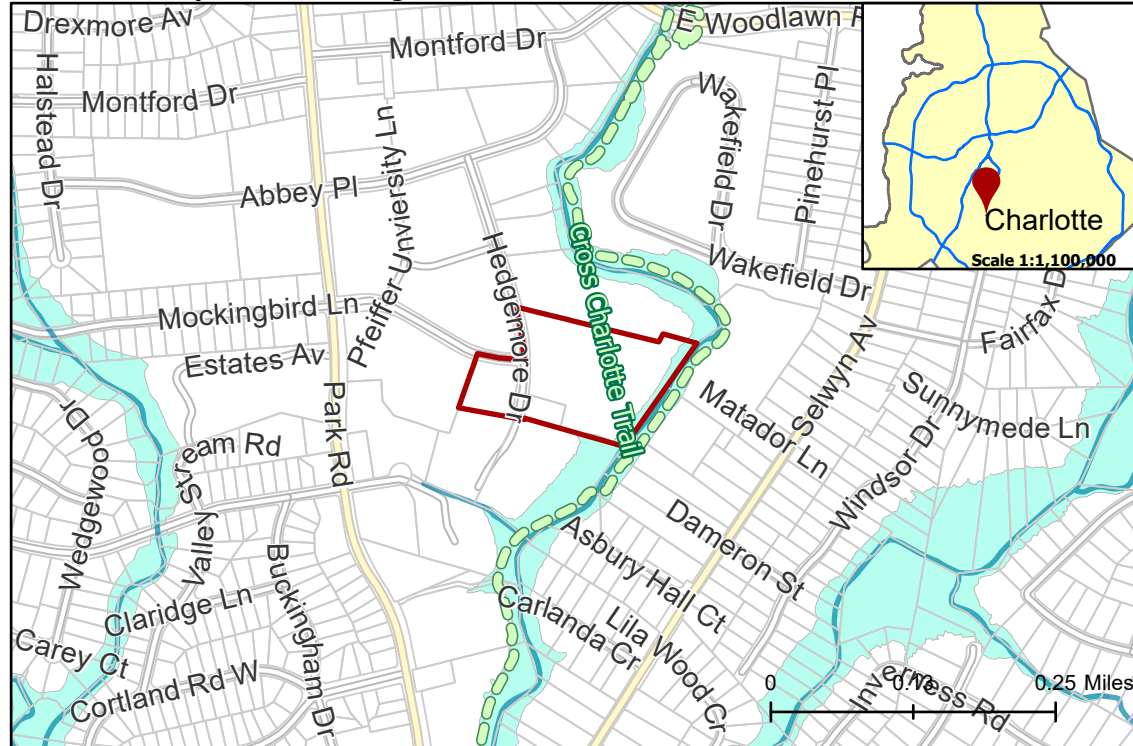
Stephanie Bello, Deputy City Clerk

2020-068: Levine Properties, Inc.

Current Zoning O-1 (Office), MUDD(CD) (Mixed Use Development, Conditional)
Requested Zoning MUDD-O (Mixed Use Development, Optional)

Approximately 8.5 acres

Location of Requested Rezoning



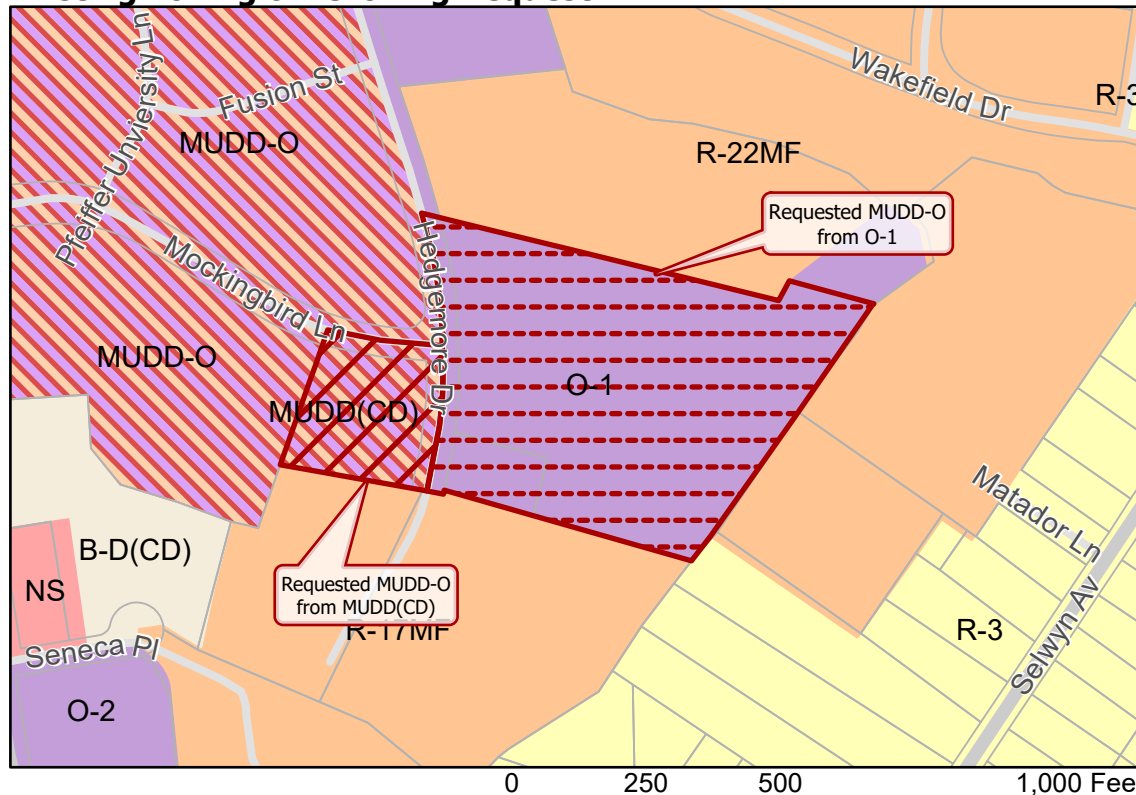
Rezoning Map



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



Existing Zoning & Rezoning Request



- Requested MUDD-O from MUDD(CD)
- Requested MUDD-O from O-1

Zoning Classification

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



Map Created 4/15/2020

Petition No.: 2020-083
Petitioner: The Keith Corporation

ORDINANCE NO. 16-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 O-2 (office) and R-43 MF (multi-family residential) to MUDD-O (mixed-use development, optional).

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

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

APPROVED AS TO FORM:



City Attorney

Parcels Included in Rezoning Petition 2020-083

12703702	12703704	01270306
12703703	12703705	01270307

CERTIFICATION

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





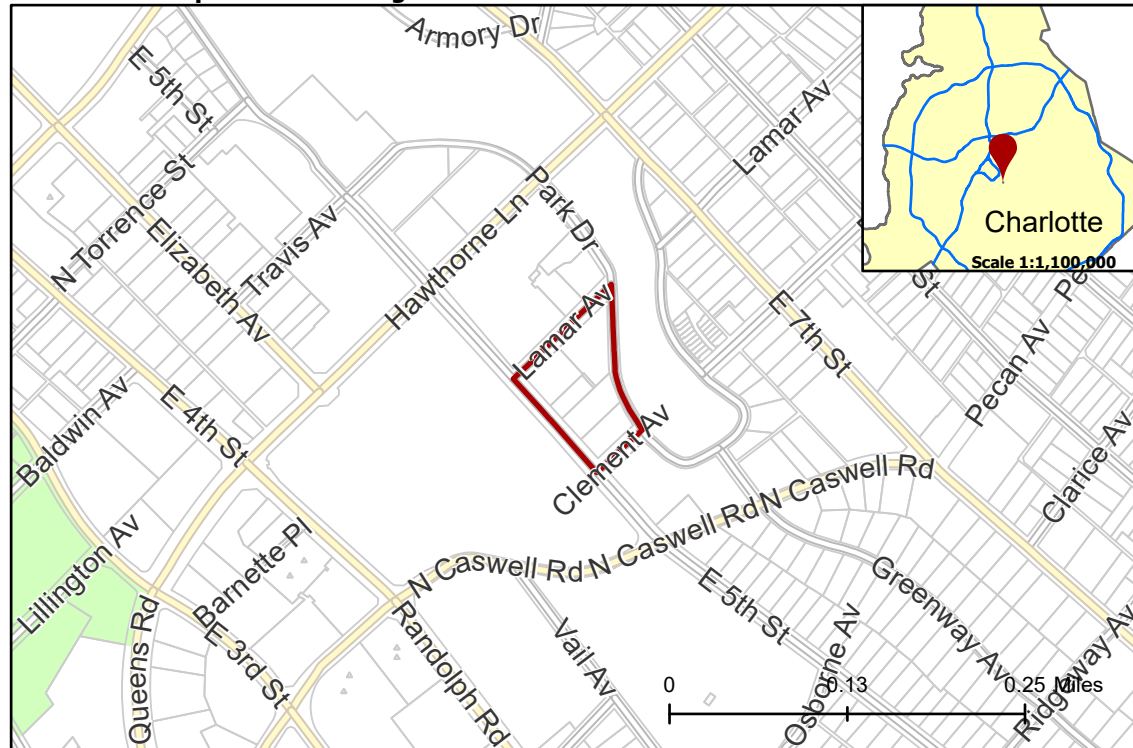
Stephanie Bello, Deputy City Clerk

2020-083: The Keith Corporation

Current Zoning R-43MF (Multi-Family Residential), O-2 (Office)
Requested Zoning MUDD-O (Mixed Use Development, Optional)

Approximately 2.397 acres

Location of Requested Rezoning



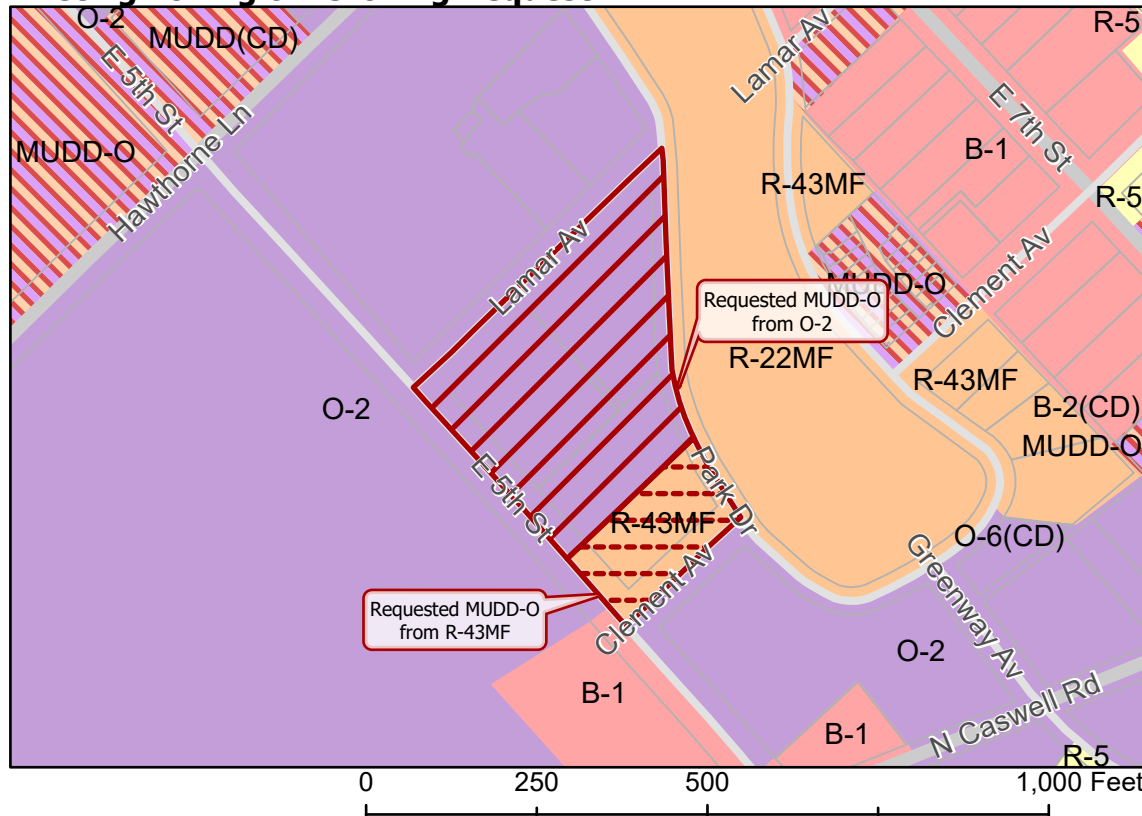
Rezoning Map



- Inside City Limits
- Parcel
- Railway
- Midtown Morehead Cherry
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from O-2
- Requested MUDD-O from R-43MF

Zoning Classification

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



Map Created 5/14/2020

Petition No.: 2020-153
Petitioner: 9900 Mount Holly Road, LLC

ORDINANCE NO. 17-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 03105148, and further identified on the attached map from R-17 MF LWPA (multi-family residential, Lake Wylie Protected Area) and R-3 LWPA (single-family residential, Lake Wylie Protected Area) to R-17 MF (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:

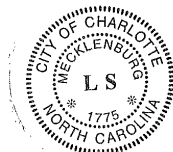


City Attorney

CERTIFICATION

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



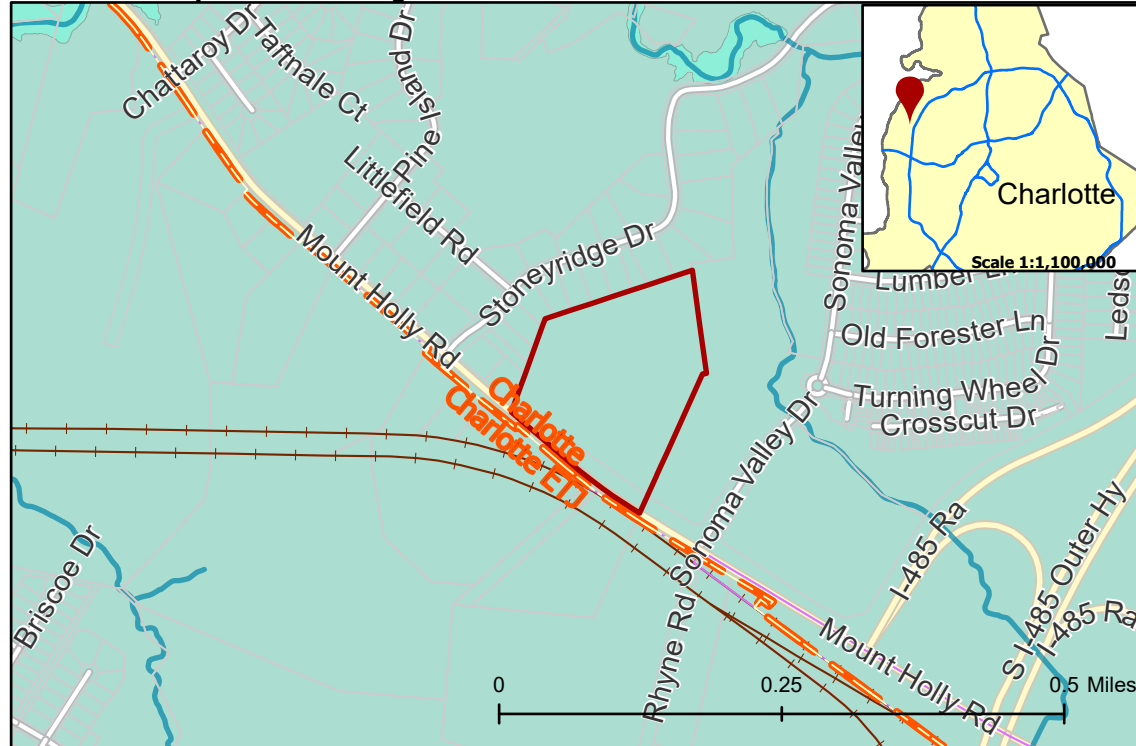
Stephanie Bello, Deputy City Clerk

2020-153: 9900 Mount Holly Road LLC

Current Zoning R-17 MF (Multi-Family Residential), R-3 (Single Family Residential)
Requested Zoning R-17MF(CD) (Multi-Family Residential, Conditional)

Approximately 13.04 acres

Location of Requested Rezoning



Rezoning Map



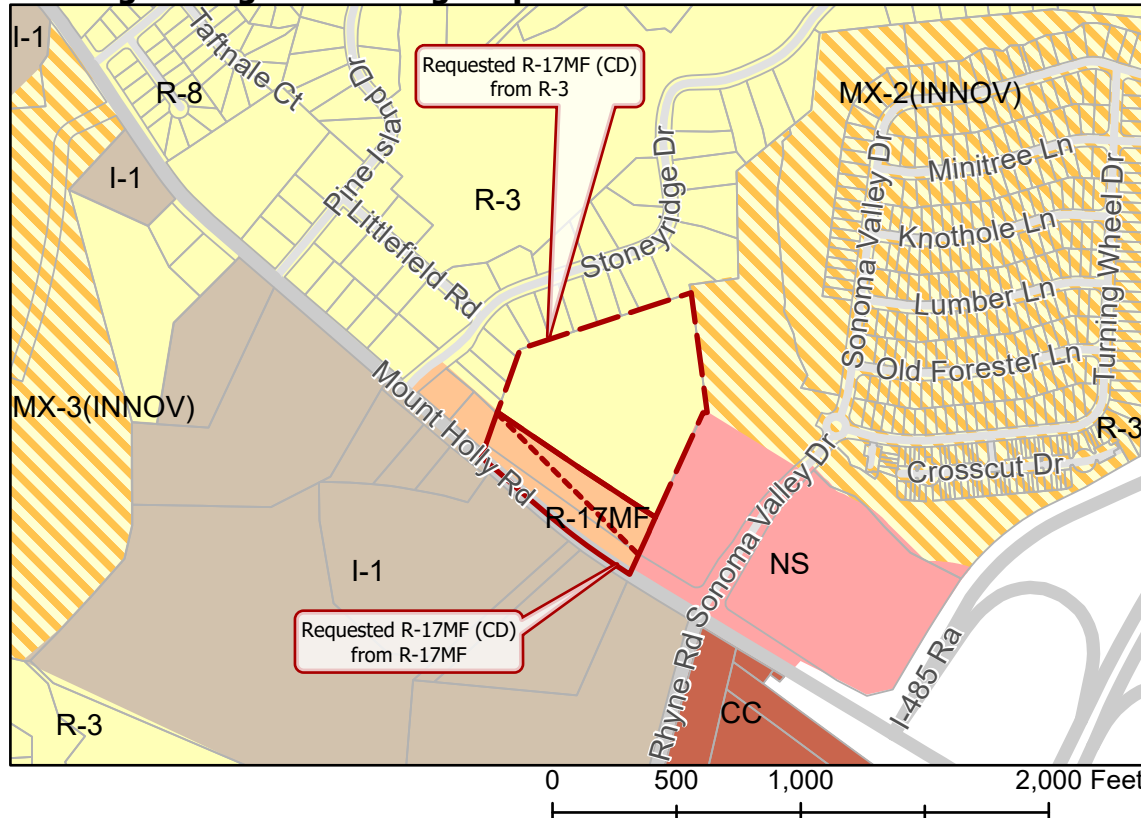
- 2020-153
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- Lake Wylie - Protected Area

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Business
- Commercial Center
- Light Industrial



Map Created 11/25/2020

Petition No.: 2020-156
Petitioner: Eastgroup Properties

ORDINANCE NO. 18-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 14125114 and 14107120, and further identified on the attached map from R-3 AIR (single-family residential, airport noise overlay) to I-1 (CD) AIR (light 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:

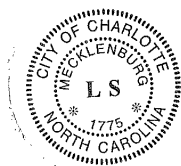


City Attorney

CERTIFICATION

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of March, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 588-589.

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



Stephanie Bello, Deputy City Clerk

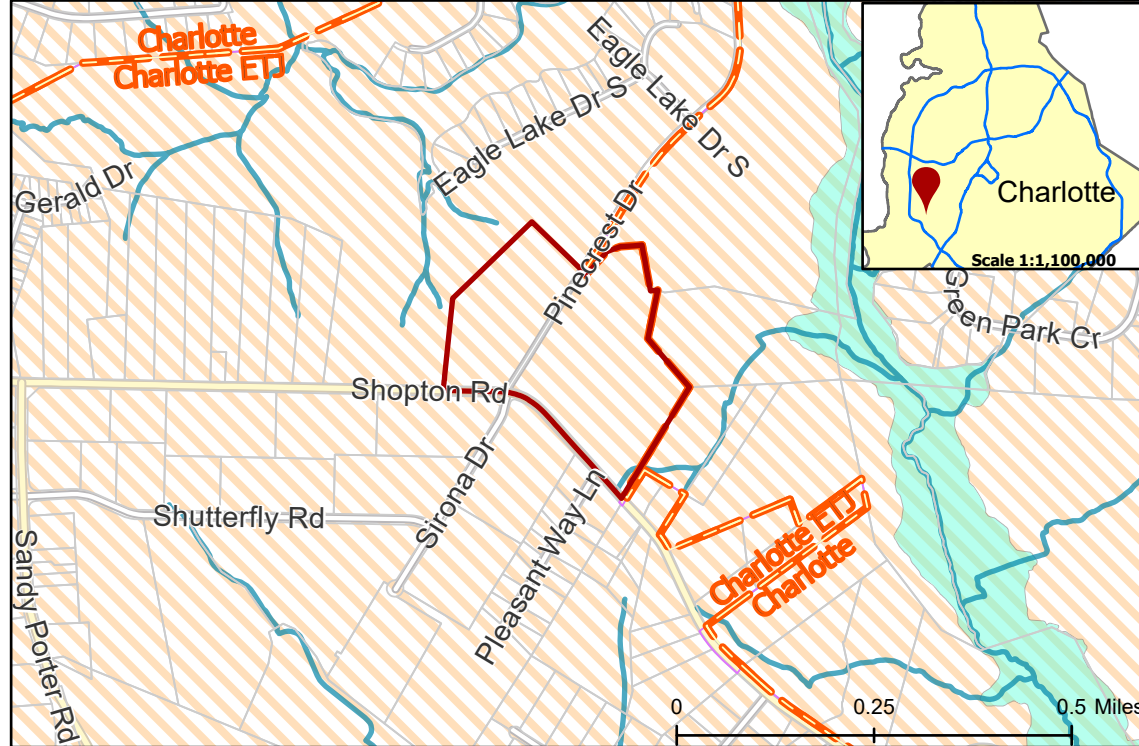
2020-156: Eastgroup Properties

Current Zoning R-3 AIR(Single Family Residential, Airport Noise Overlay)

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

Approximately 38.33 acres

Location of Requested Rezoning



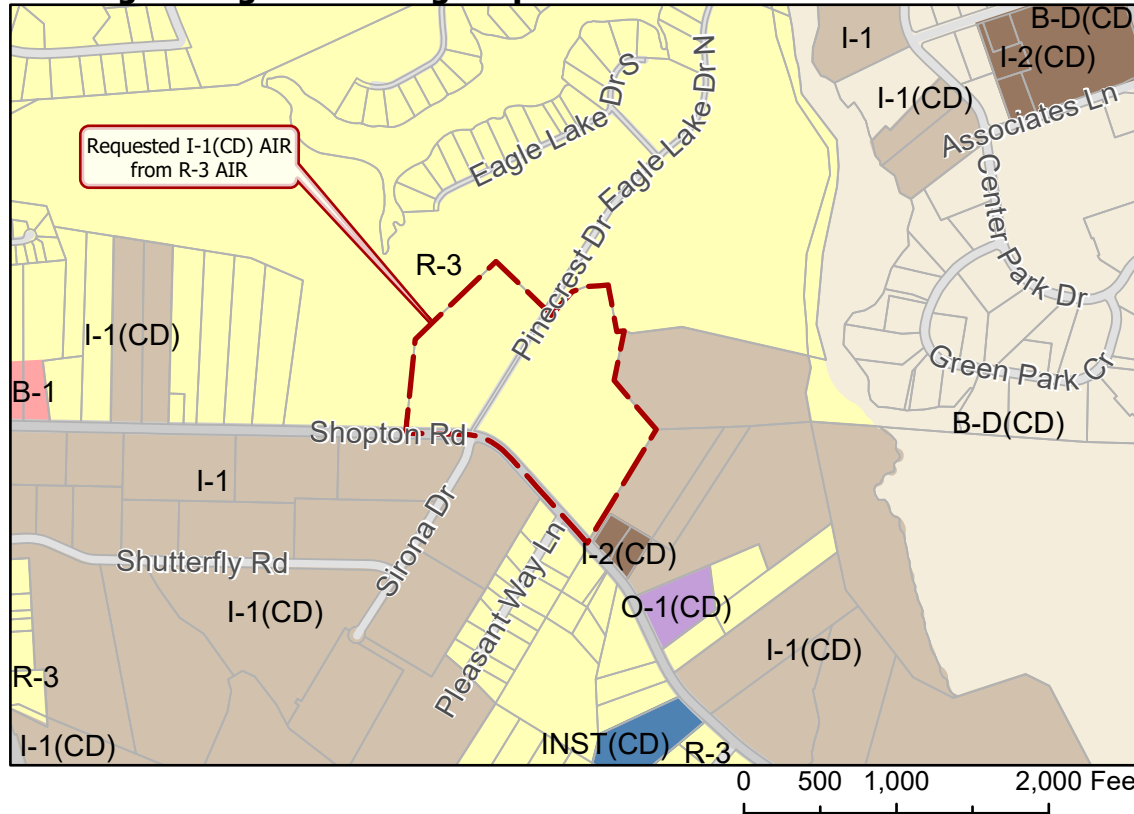
Rezoning Map



- 2020-156
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay



Existing Zoning & Rezoning Request



- Requested I-1(CD) AIR from R-3 AIR

Zoning Classification

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



Map Created 11/25/2020

Petition No.: 2020-161
Petitioner: KM JDH Beatties Ford, LLC

ORDINANCE NO. 19-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 03327114, and further identified on the attached map from B-1 (CD) (neighborhood business, conditional) to B-2 (CD) (general business, conditional).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of March, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 590-591.

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





Stephanie Bello, Deputy City Clerk

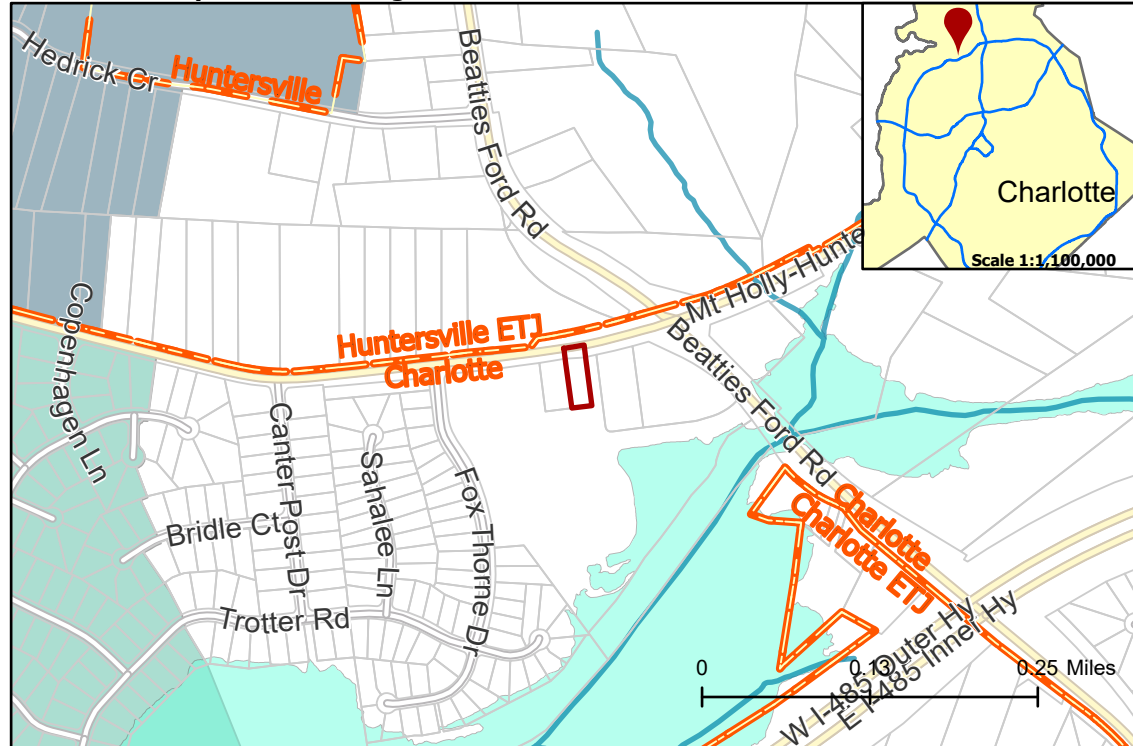
2020-161: KM JDH Beatties Ford, LLC

Current Zoning B-1(CD) (Neighborhood Business, Conditional)

Requested Zoning B-2(CD) (General Business, Conditional)

Approximately 0.35 acres

Location of Requested Rezoning



Rezoning Map



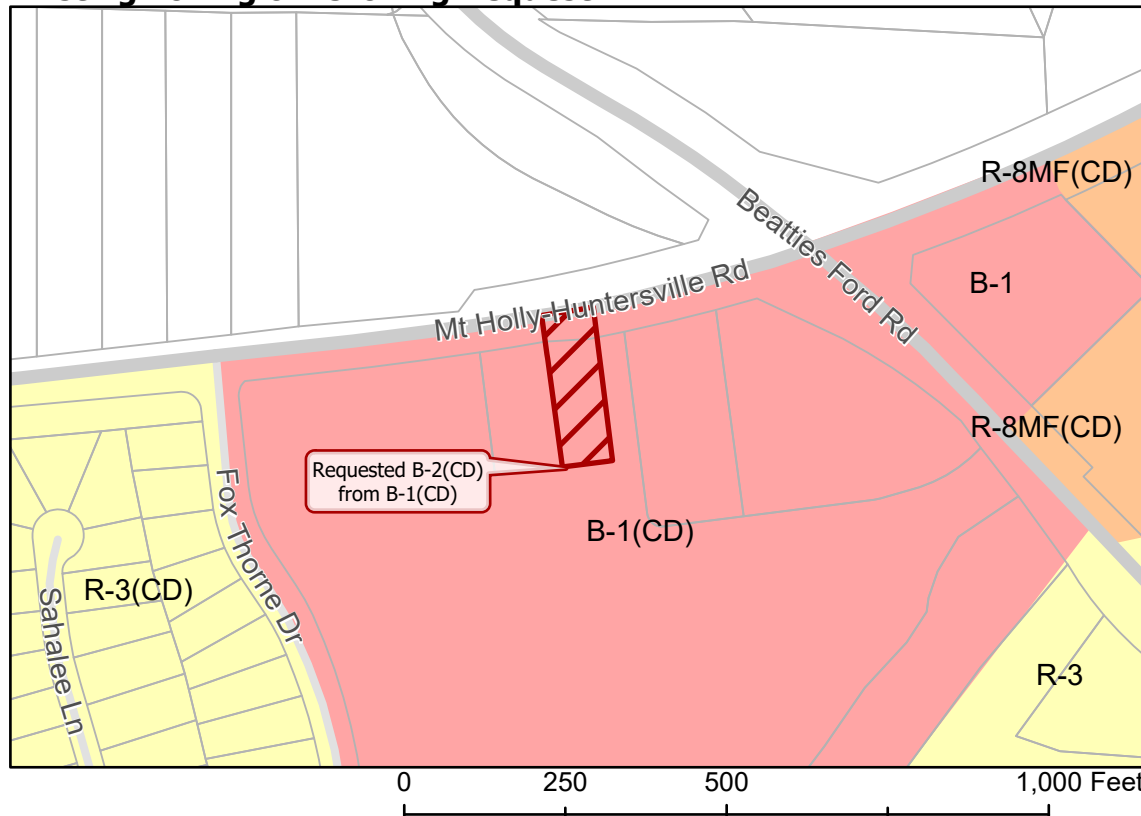
- 2020-161
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Lake Wylie - Protected Area
- Mtn. Island lake - Critical Area

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested B-2(CD) from B-1(CD)

Zoning Classification

- Single Family
- Multi-Family
- Business



Map Created 11/20/2020

Petition No.: 2020-162
Petitioner: Mt. Island Promenade, LLC

ORDINANCE NO. 20-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 03304601 and 03304611, and further identified on the attached map from NS LWPA (neighborhood services, Lake Wylie Protected Area) to NS SPA LWPA (neighborhood services, site plan amendment, 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:

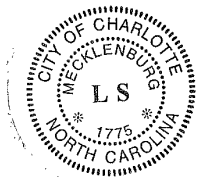


City Attorney

CERTIFICATION

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of March, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 592-593.

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





Stephanie Bello, Deputy City Clerk

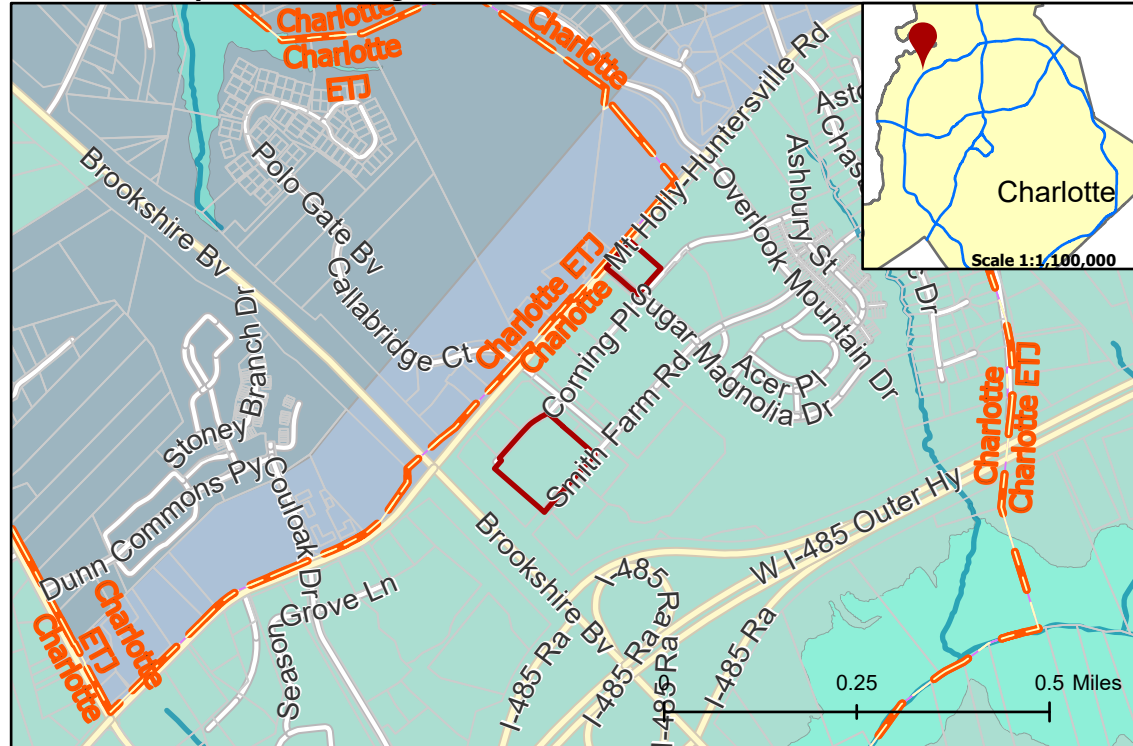
2020-162: Mt. Island Promenade, LLC

Current Zoning NS LWPA (Neighborhood Services, Lake Wylie Protected Area)

Requested Zoning NS SPA LWPA (Neighborhood Services, Site Plan Amendment, Lake Wylie Protected Area)

Approximately 6.11 acres

Location of Requested Rezoning



Rezoning Map



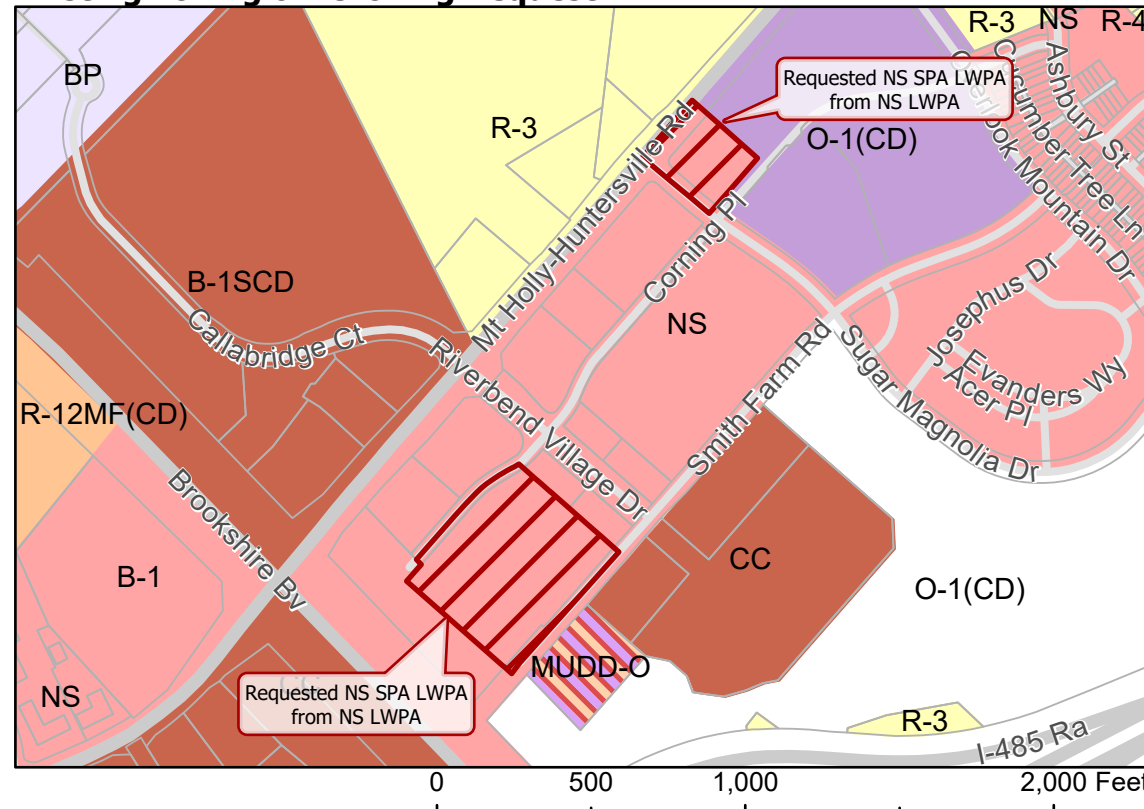
- 2020-162
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Lake Wylie - Protected Area
- Mtn. Island Lake - Protected Area
- Mtn. Island lake - Critical Area

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested NS SPA LWPA from NS LWPA

Zoning Classification

- Single Family
- Multi-Family
- Business Park
- Business
- Commercial Center
- Mixed Use



Map Created 11/23/2020

Petition No.: 2020-165
Petitioner: Taylor Davis

ORDINANCE NO. 21-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 02516105, and further identified on the attached map from R-8 MF (CD) (multi-family residential, conditional) to R-8 MF (CD) SPA (multi-family residential, conditional, site plan amendment) 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:

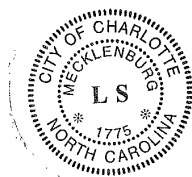


City Attorney

CERTIFICATION

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of March, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 594-595.

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





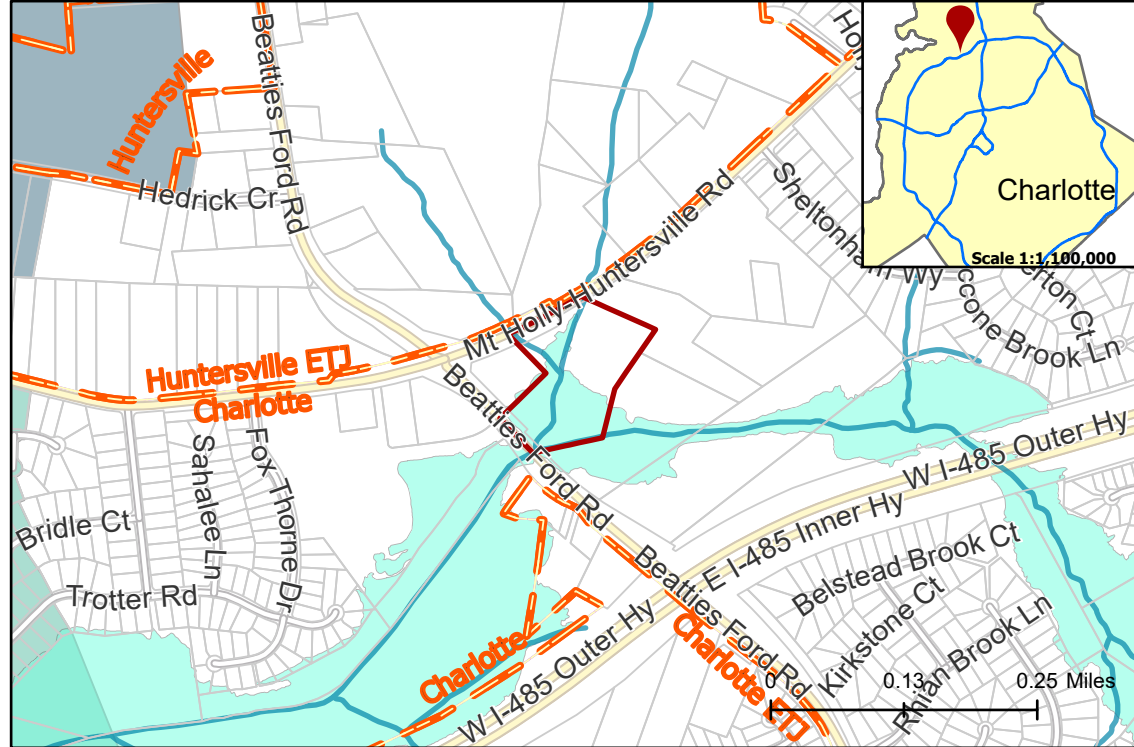
Stephanie Bello, Deputy City Clerk

2020-165: Taylor Davis

Current Zoning R-8MF(CD) (Multi-Family Residential, Conditional)
Requested Zoning R-8MF(CD) SPA (Multi-Family Residential, Conditional,
Site Plan Amendment)
with 5 Years Vested Rights

Approximately 6.99 acres

Location of Requested Rezoning



Rezoning Map



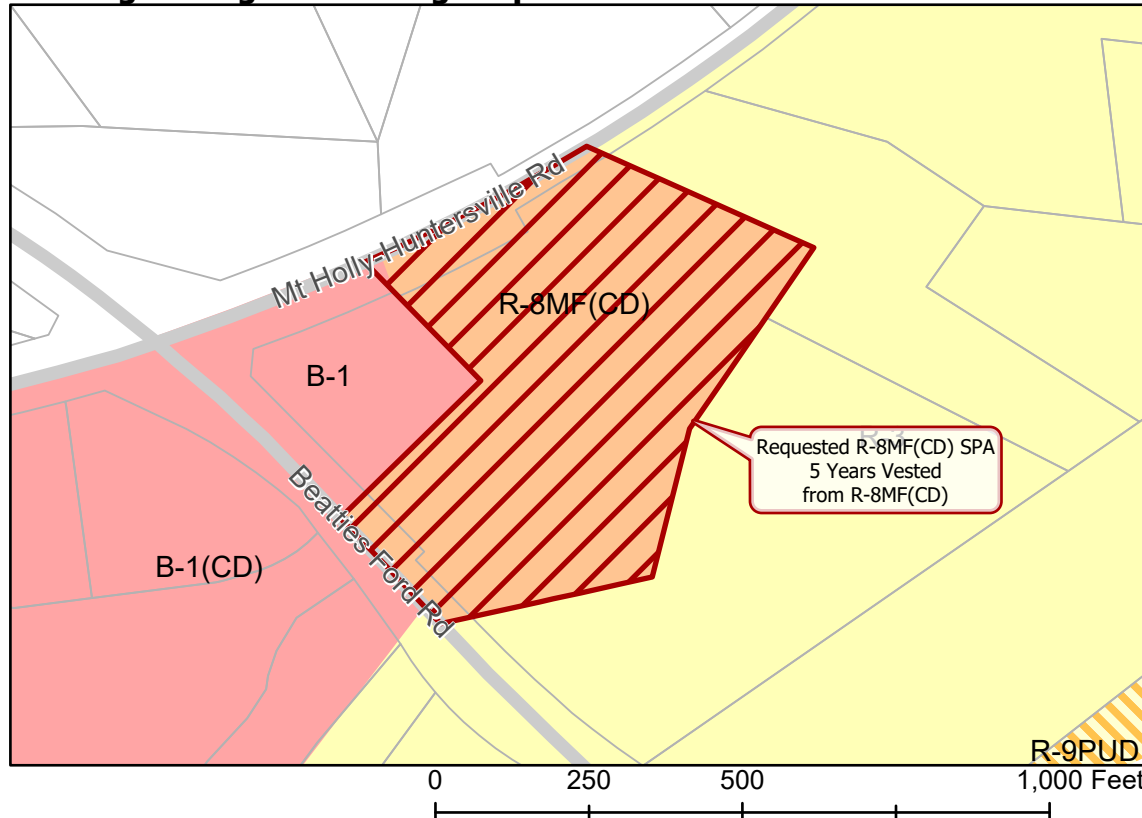
- 2020-165
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Lake Wylie - Protected Area
- Mtn. Island lake - Critical Area

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested R-8MF(CD) SPA
5 Years Vested
from R-8MF(CD)

Zoning Classification

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



Map Created 11/23/2020

Petition No.: 2020-167
Petitioner: Hopper Communities

ORDINANCE NO. 22-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 the tax parcel numbers listed below, and further identified on the attached map from I-2 (general industrial) and R-5 (single-family residential) to MUDD-O (mixed-use development, optional).

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

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

APPROVED AS TO FORM:

_____ *Alexis Hagler-Gray*
City Attorney

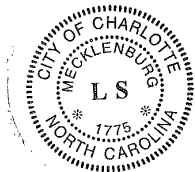
Parcels Included in Rezoning Petition 2020-167

07909931	07909932	07909933	07909935	07909938
07909940	07909941	07909942	07909943	07909946

CERTIFICATION

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



Stephanie Bello

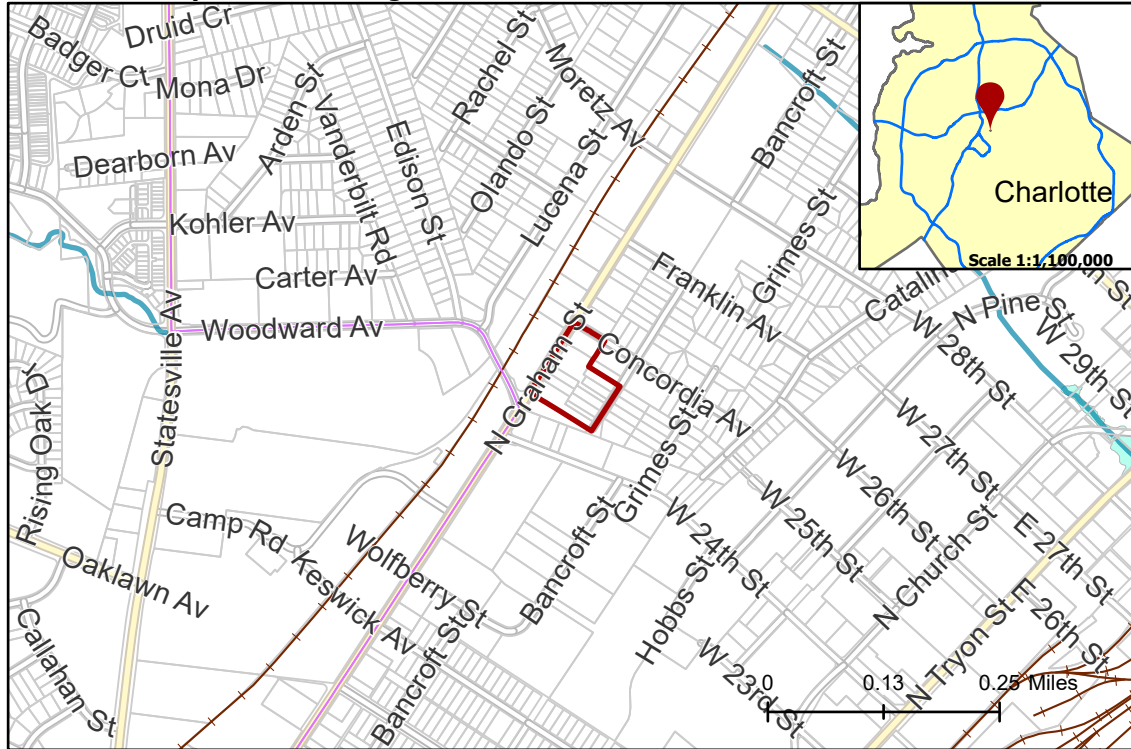
Stephanie Bello, Deputy City Clerk

2020-167: Hopper Communities

Current Zoning I-2 (Heavy Industrial), R-5 (Single Family Residential)
Requested Zoning MUDD-O (Mixed Use Development, Optional)

Approximately 3.08 acres

Location of Requested Rezoning



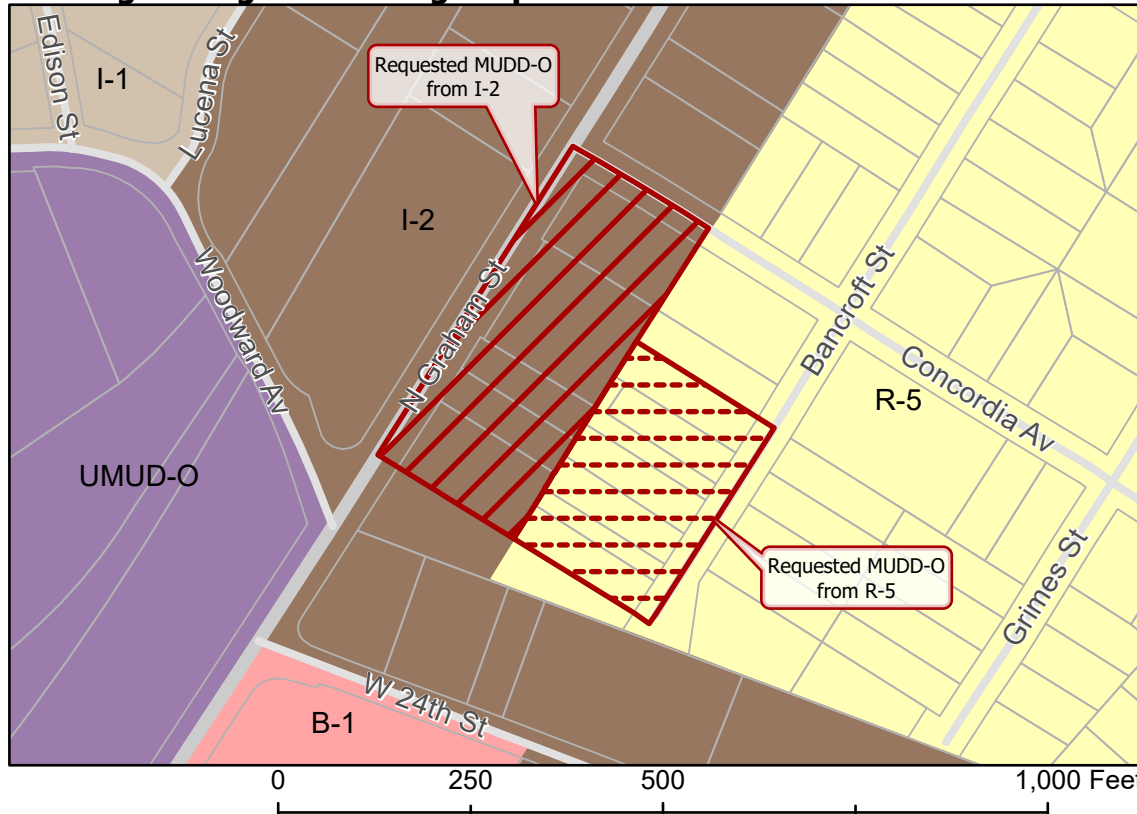
Rezoning Map



- 2020-167
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from I-2
- Requested MUDD-O from R-5

Zoning Classification

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



Map Created 11/23/2020

Petition No.: 2020-170
Petitioner: Sree Properties

ORDINANCE NO. 23-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 09309802, 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:

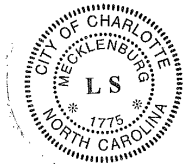


City Attorney

CERTIFICATION

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





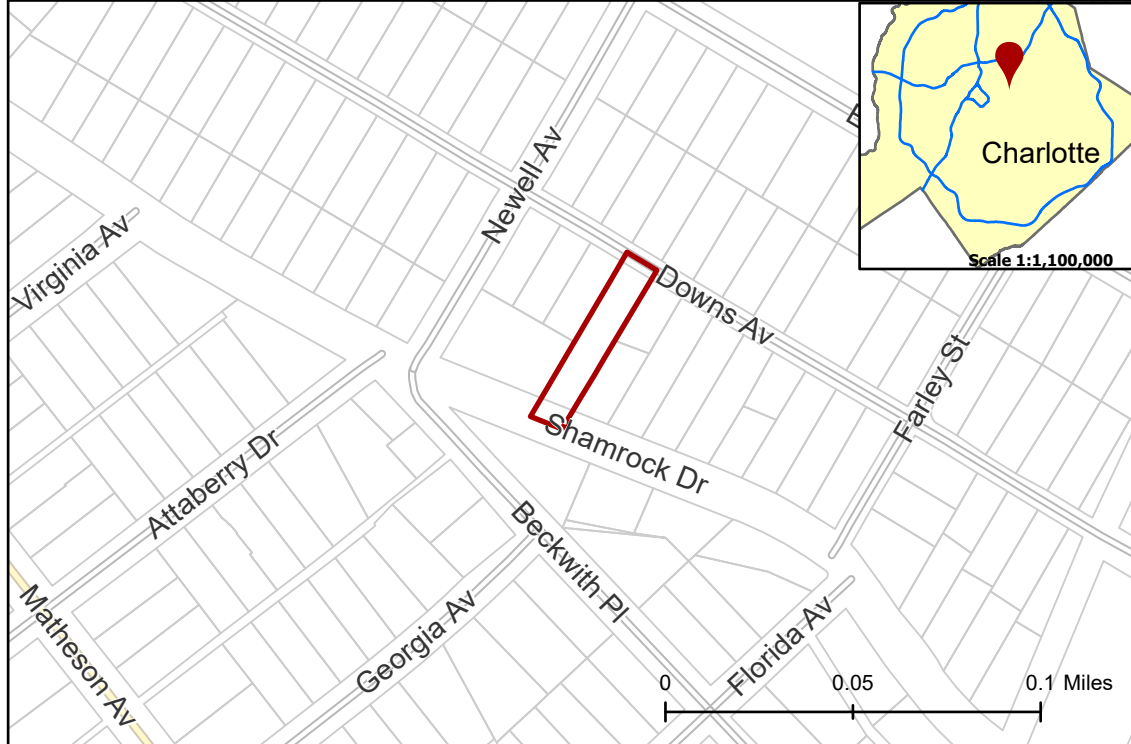
Stephanie Bello, Deputy City Clerk

2020-170: Sree Properties LLC

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

Approximately 0.26 acres

Location of Requested Rezoning



Rezoning Map



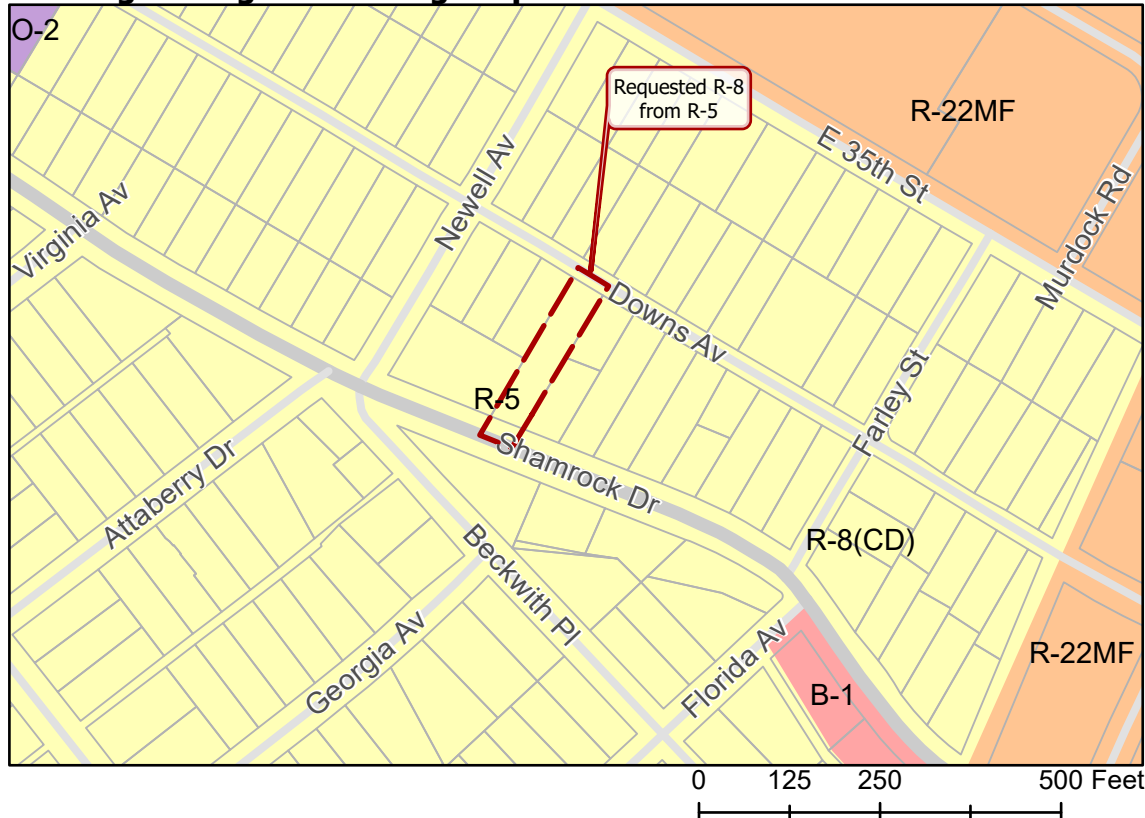
- 2020-170
- Inside City Limits
- Parcel

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested R-8 from R-5

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business



Map Created 11/23/2020

Petition No.: 2020-174
Petitioner: MOD CLT, LLC

ORDINANCE NO. 24-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 07113141, 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:

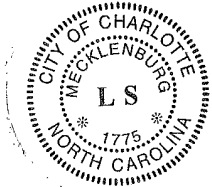


City Attorney

CERTIFICATION

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





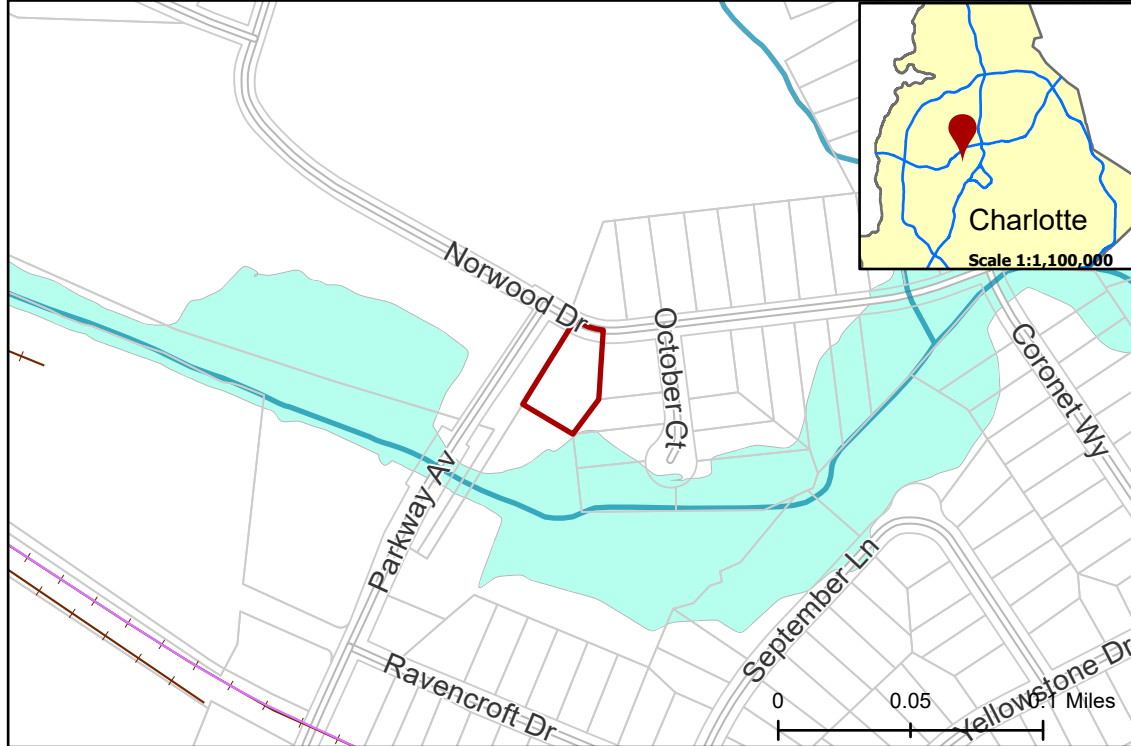
Stephanie Bello, Deputy City Clerk

2020-174: MOD CLT LLC

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

Approximately 0.44 acres

Location of Requested Rezoning



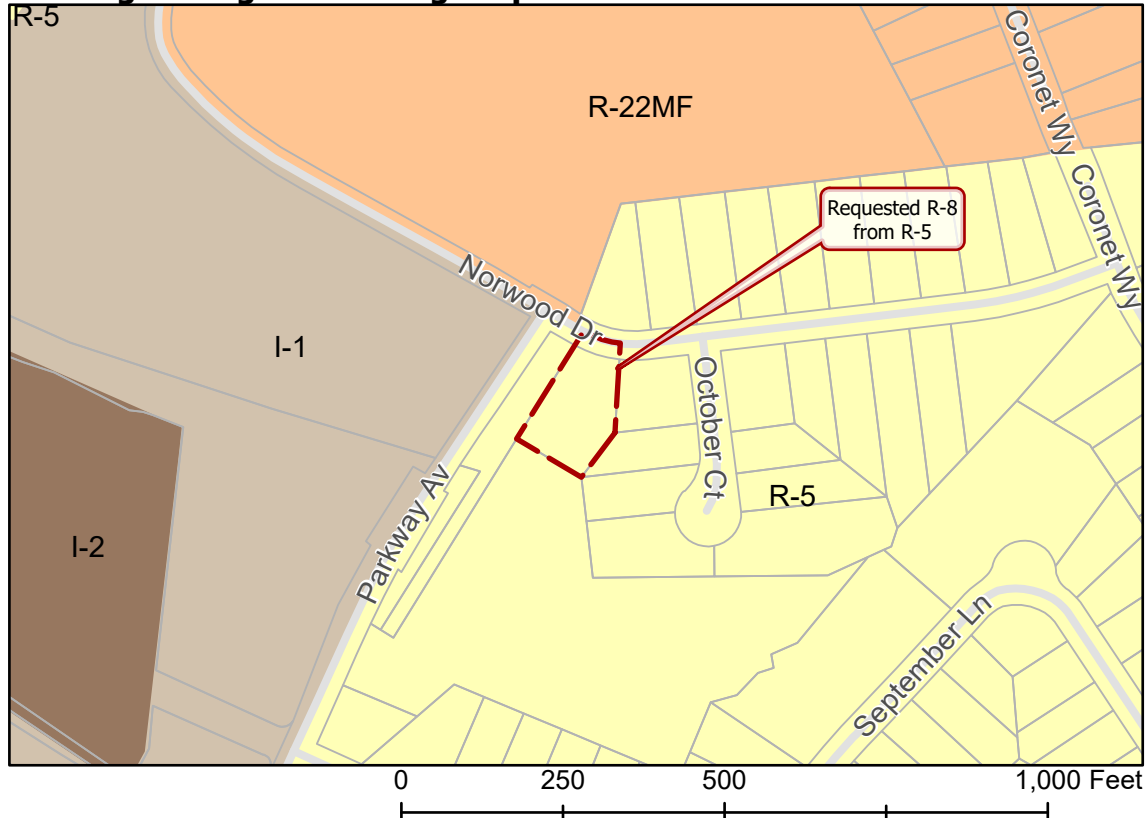
Rezoning Map



- 2020-174
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested R-8 from R-5
- Zoning Classification
- Single Family
- Multi-Family
- Light Industrial
- General Industrial



Map Created 11/23/2020

Petition No.: 2020-175
Petitioner: Lincoln Harris, LLC

ORDINANCE NO. 25-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 07304222, and further identified on the attached map from UMUD (uptown mixed-use district) to UMUD-O (uptown mixed-use 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:

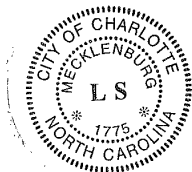


City Attorney

CERTIFICATION

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of March, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 602-603.

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





Stephanie Bello, Deputy City Clerk

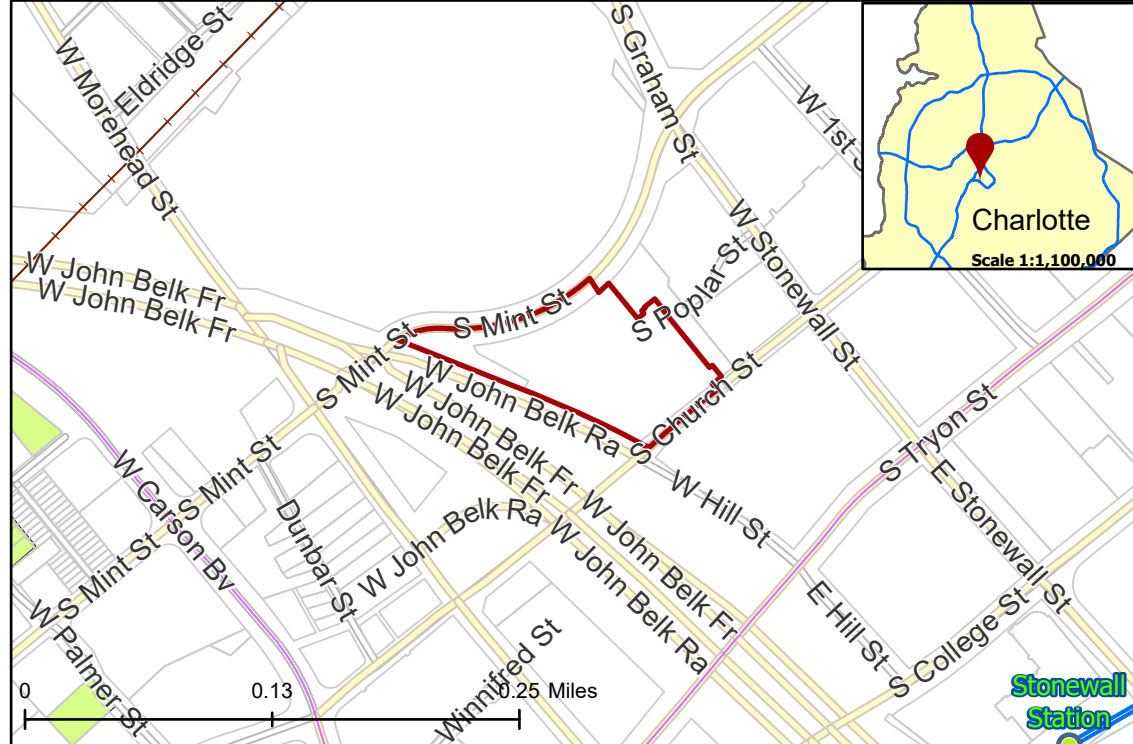
2020-175: Lincoln Harris LLC

Current Zoning UMUD (Uptown Mixed Use)

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

Approximately 1.96 acres

Location of Requested Rezoning



Rezoning Map



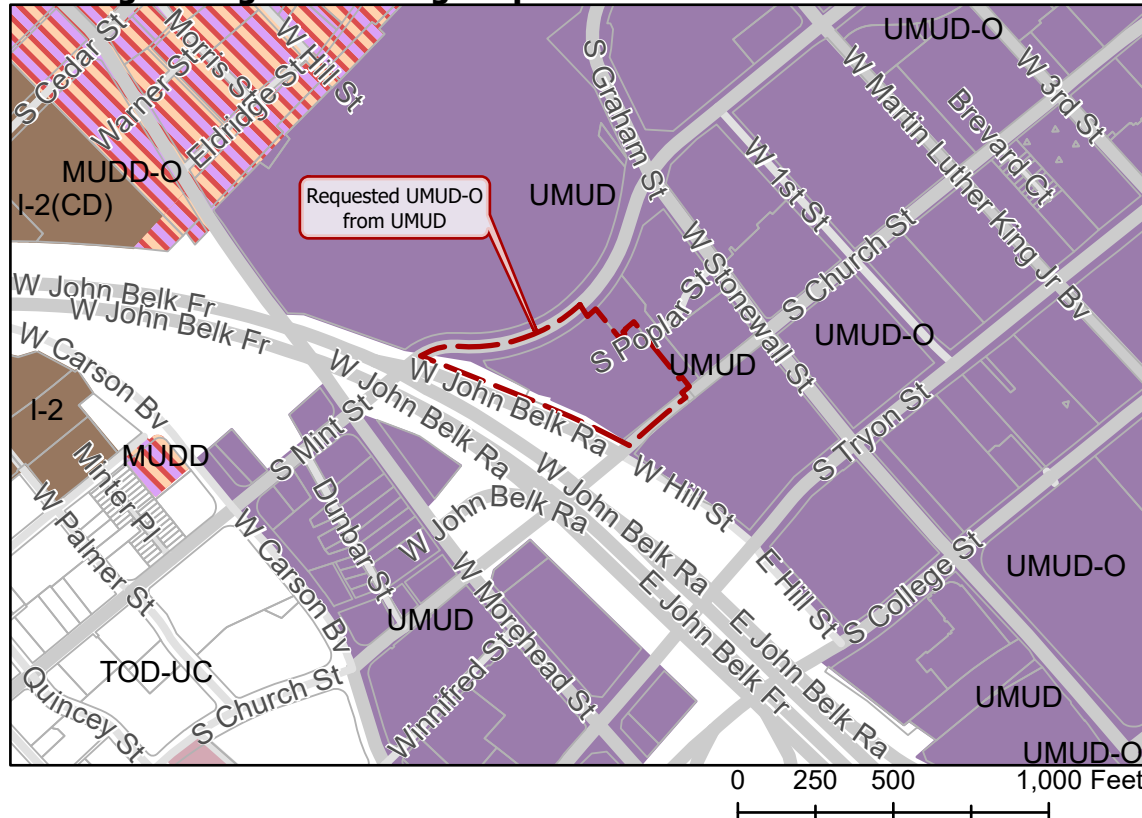
- 2020-175
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Transit Supportive Overlay

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested UMUD-O from UMUD

Zoning Classification

- Uptown Mixed Use
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 11/23/2020

Petition No.: 2020-178
Petitioner: Teresa M. Orsini

ORDINANCE NO. 26-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 08108503 and 08108504, and further identified on the attached map from MUDD-O/I-2 (mixed use development, optional and industrial) to MUDD-O and MUDD-O SPA (mixed-use development, optional and 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:

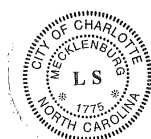


City Attorney

CERTIFICATION

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of March, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 604-605.

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





Stephanie Bello, Deputy City Clerk

2020-178: Orsini Teresa M

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

Requested Zoning MUDD-O, SPA (Mixed Use Development District, Optional,
Site Plan Amendment)

Approximately 0.7 acres

Location of Requested Rezoning



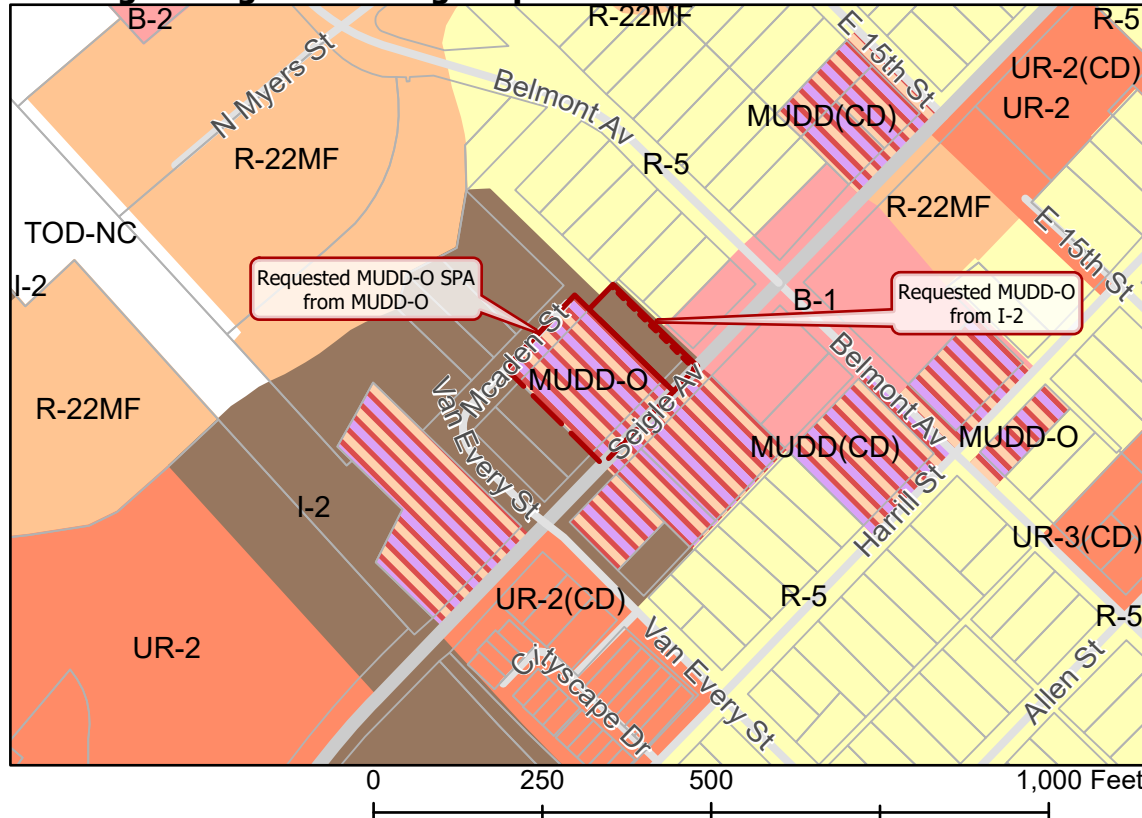
Rezoning Map



- 2020-178
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O
- Requested MUDD-O SPA from I-2

Zoning Classification

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



Map Created 11/23/2020

Petition No.: 2020-180
Petitioner: NRP Properties, LLC

ORDINANCE NO. 27-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 the tax parcel numbers listed below, and further identified on the attached map from R-12 MF (multi-family residential) and 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

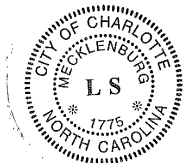
Parcels Included in Rezoning Petition 2020-180

08901201	08901202	08901302
08901304	08901417	08903554

CERTIFICATION

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of March, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 606-607.

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





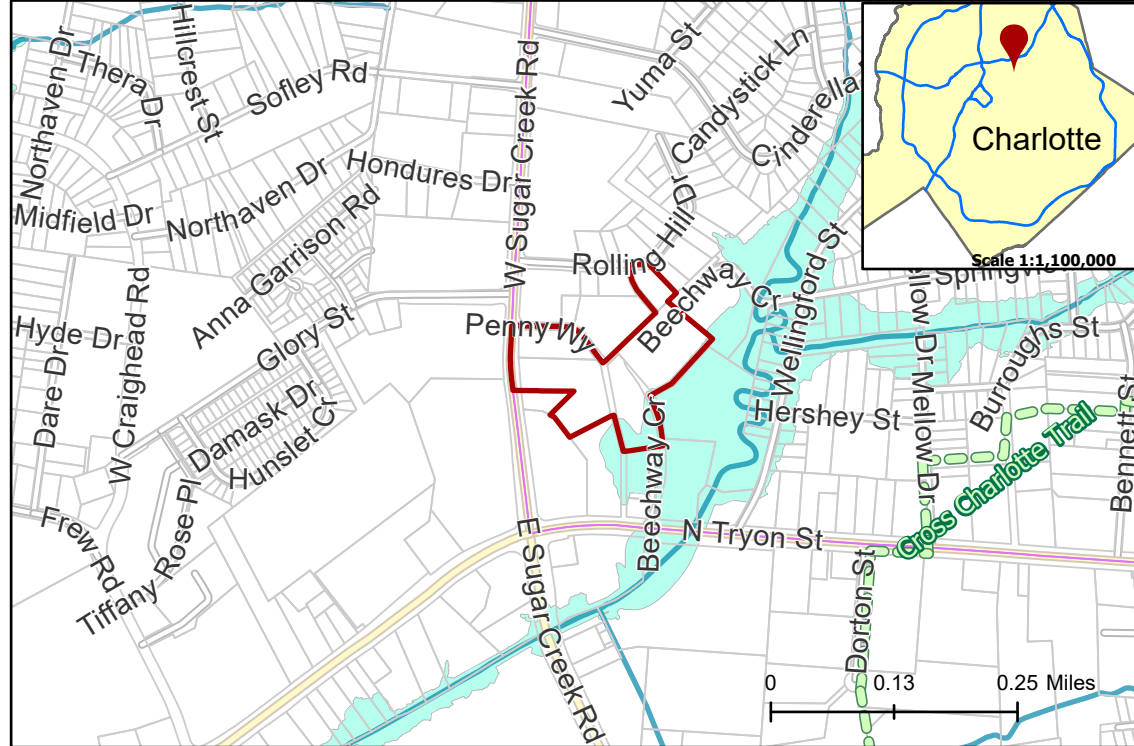
Stephanie Bello, Deputy City Clerk

2020-180: NRP Properties, LLC

Current Zoning R-12MF (Multi-Family Residential), R-4 (Single Family Residential)
Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 9.931 acres

Location of Requested Rezoning



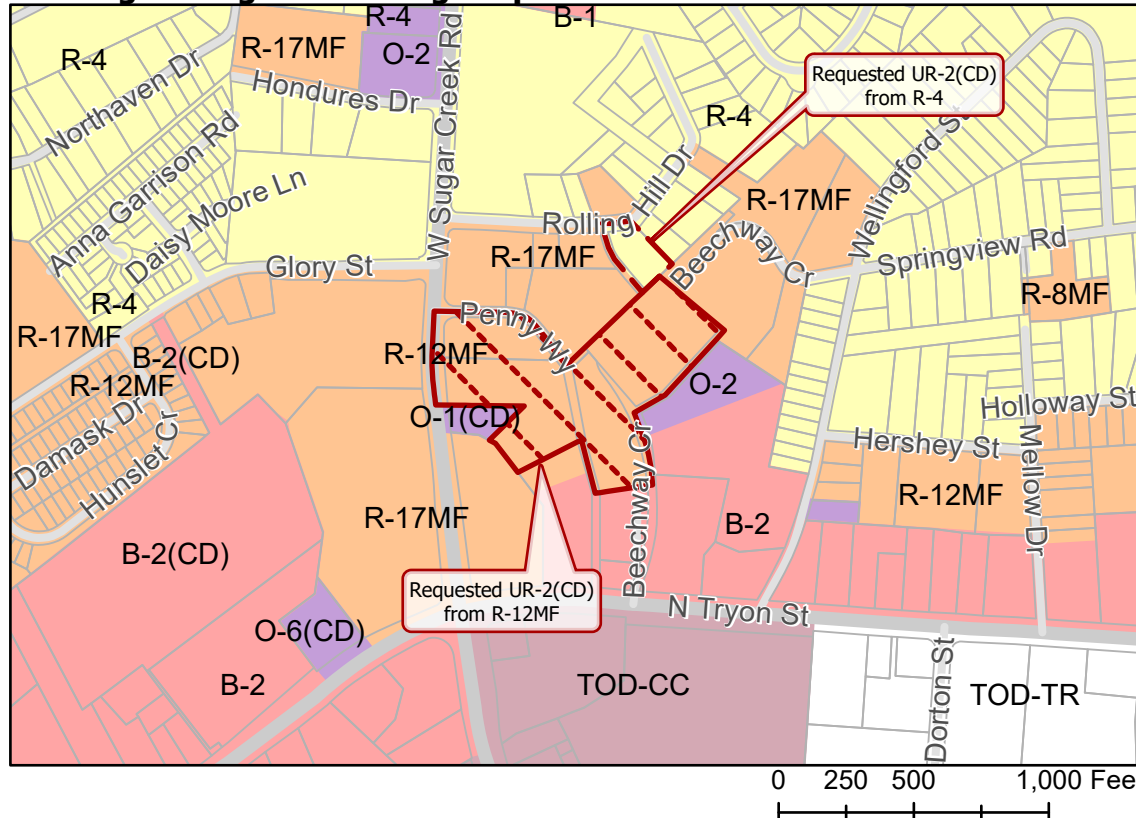
Rezoning Map



- 2020-180
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-4
- Requested UR-2(CD) from R-12MF

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business
- Transit-Oriented



Map Created 11/20/2020