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

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

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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) 584-585.

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

Existing Zoning & Rezoning Request

Rezoning Map

City Council District

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

Charlotte

Inside City Limits
Parcel
Railway
Midtown Morehead Cherry

March 15, 2021
Ordinance Book 63, Page 585
Ordinance No. 16-Z
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

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) 586-587.

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
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

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
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**

**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**
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**

**Existing Zoning & Rezoning Request**

**Zoning Classification**

- **Single Family**
- **Multi-Family**
- **Business**

**City Council District**

- 2-Malcolm Graham

**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

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

City Council District
- 2-Malcolm Graham

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

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

City Council District
- 2-Malcolm Graham

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

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

City Council District
- 2-Malcolm Graham

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

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

City Council District
- 2-Malcolm Graham

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

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

City Council District
- 2-Malcolm Graham

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

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

City Council District
- 2-Malcolm Graham

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

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

City Council District
- 2-Malcolm Graham

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

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

City Council District
- 2-Malcolm Graham

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

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

City Council District
- 2-Malcolm Graham

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

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

City Council District
- 2-Malcolm Graham

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

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

City Council District
- 2-Malcolm Graham
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*

**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

**City Council District**

- 2-Malcolm Graham

**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:

______________________________
City Attorney

Parcels Included in Rezoning Petition 2020-167

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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
**2020-167: 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**

**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

**Notes**

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

**Map Created 11/23/2020**

**Additional Information**

- **City Council District**
- **Inside City Limits**
- **Parcel**
- **Railway**
- **Streams**
- **FEMA Flood Plain**

**City**

- Charlotte

**Hopper Communities**

- Approximately 3.08 acres

**City Council District**

- 1-Larken Egleston

**Map Created 11/23/2020**
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

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) 598-599.

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**

**Existing Zoning & Rezoning Request**

- **Requested R-8 from R-5**

**Zoning Classification**

- Single Family
- Multi-Family
- Office
- Business

**City Council District**

- 1-Larken Egleston

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**Rezoning Map**

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

**Map Created 11/23/2020**
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

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) 600-601.

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
Rezoning Map

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

Approximately 0.44 acres

**Location of Requested Rezoning**

**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:

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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
2020-175: Lincoln Harris LLC

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

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UMUD-O from UMUD

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

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

City Council District
- 1-Larken Egleston

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

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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**

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**Existing Zoning & Rezoning Request**

**Zoning Classification**

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

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**City Council District**

- 4-Renee Perkins-Johnson

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**Map Created 11/20/2020**