

Petition No.: 2020-112  
Petitioner: BRI 1882 Innovation Park

**ORDINANCE NO. 178-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 04711109, and further identified on the attached map from RE-2 (research) to RE-3 (O) (research, optional) with 5-years vested rights.

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

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

APPROVED AS TO FORM:



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 15<sup>th</sup> day of November 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 453-454.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of November, 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

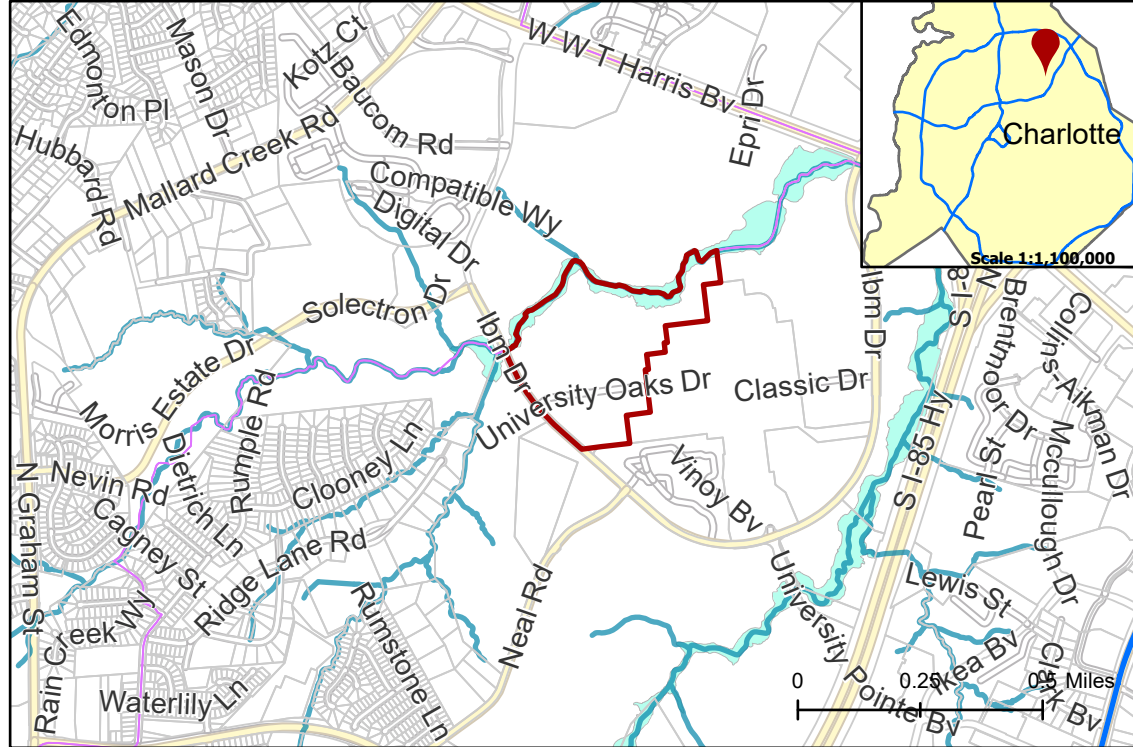
## 2020-112: BRI 1882 Innovation Park Development, Inc.

**Current Zoning** RE-2 (Research)

**Requested Zoning** RE-3(O) (Research, Optional)  
with 5 Year Vested Rights

Approximately 57.2 acres

### Location of Requested Rezoning



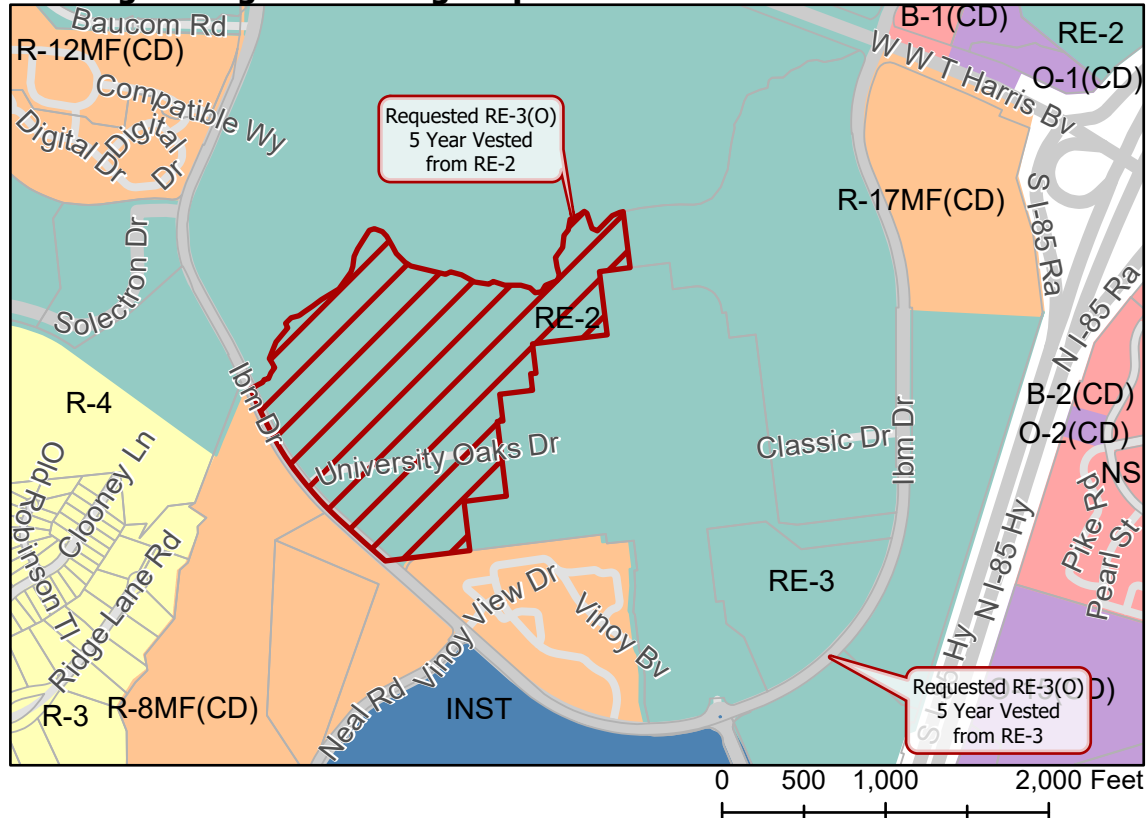
## Rezoning Map



- 2020-112
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



### Existing Zoning & Rezoning Request



- Requested RE-3(O)  
5 Year Vested  
from RE-2
- Single Family
- Multi-Family
- Research
- Institutional
- Office
- Business
- Commercial Center



Map Created 3/23/2021

Petition No.: 2021-060  
Petitioner: SRL Central Avenue

**ORDINANCE NO. 179-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 09509222, 09509221, 09509220, and further identified on the attached map from B-1/B-2 (neighborhood business, general business) 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.

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City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of November, 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2021-060: SRL Central Avenue Properties, LLC

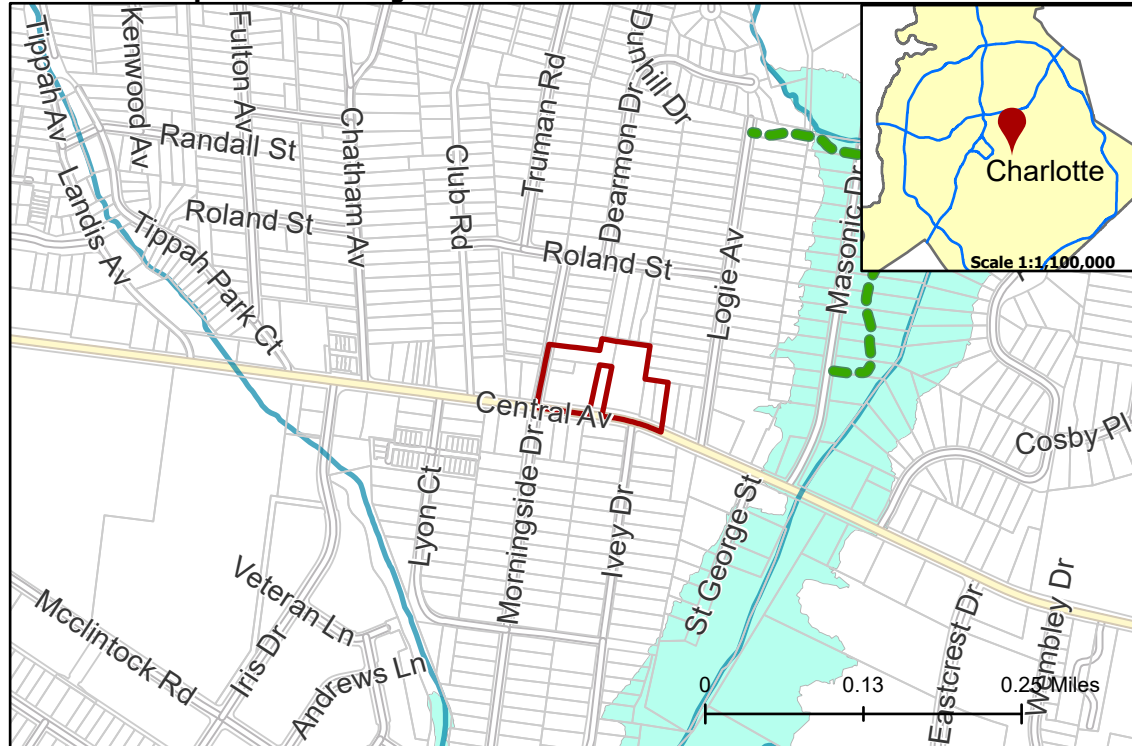
## Rezoning Map

**Current Zoning** R-5 (Single Family Residential), B-1 (Neighborhood Business), B-2 (General Business)  
**Requested Zoning** MUDD(CD) (Mixed Use Development, Conditional)



Approximately 1.23 acres

### Location of Requested Rezoning



- 2021-060
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District**
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested MUDD(CD) from B-1
- Requested MUDD(CD) from R-5
- Requested MUDD(CD) from B-2

### Zoning Classification

- Single Family
- Office
- Business



Map Created 9/8/2021



Petition No.: 2021-062

Petitioner: Childress Klein Properties and Dominion Realty Partners

**ORDINANCE NO. 180-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 14303106, and further identified on the attached map from I-1 (CD) (light industrial, conditional) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:



\_\_\_\_\_  
City Attorney

**CERTIFICATION**

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of November, 2021.



\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

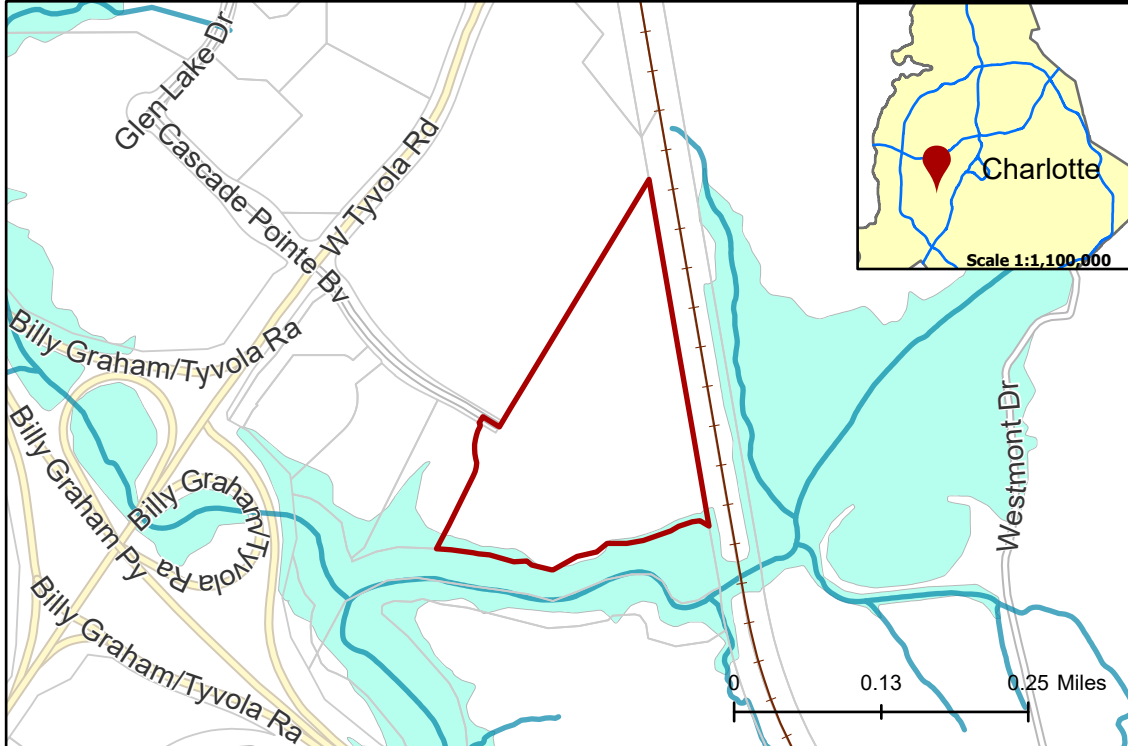
## 2021-062: Childress Klein Properties and Dominion Realty Partners

**Current Zoning** I-1(CD) (Light Industrial, Conditional)

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

Approximately 24.4 acres

### Location of Requested Rezoning



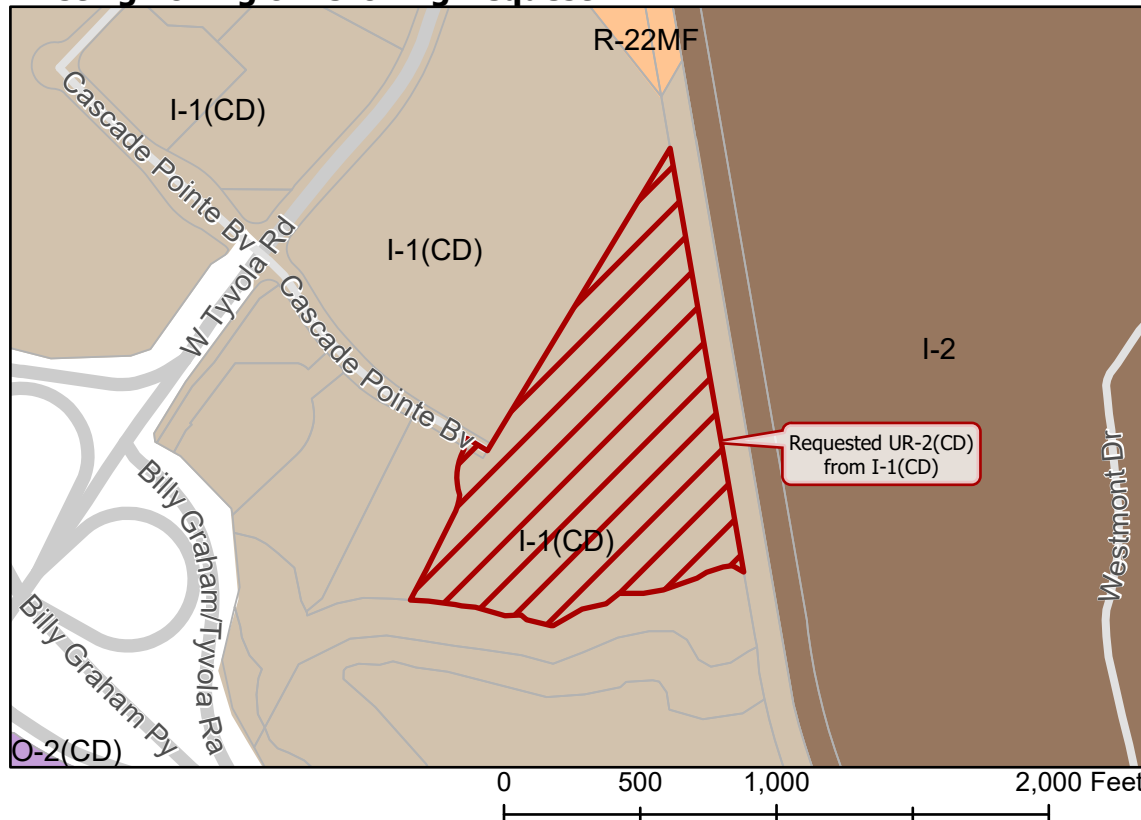
## Rezoning Map



- 2021-062
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Multi-Family
- Office
- Light Industrial
- General Industrial



Map Created 4/20/2021

Petition No.: 2021-082  
Petitioner: Kinger Homes, LLC

**ORDINANCE NO. 181-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 15720715, and further identified on the attached map from R-3 (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.

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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 15<sup>th</sup> day of November 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

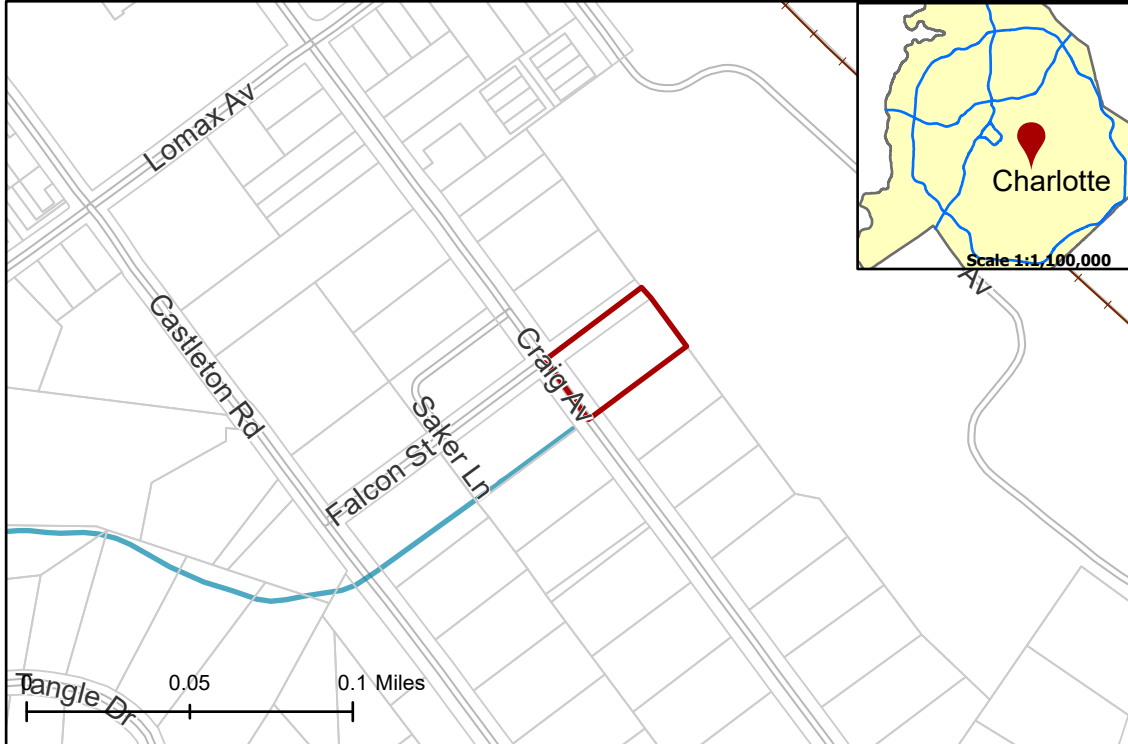
## 2021-082: Kinger Homes

**Current Zoning** R-3 (Single Family Residential)

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

Approximately 0.39 acres

### Location of Requested Rezoning



## Rezoning Map



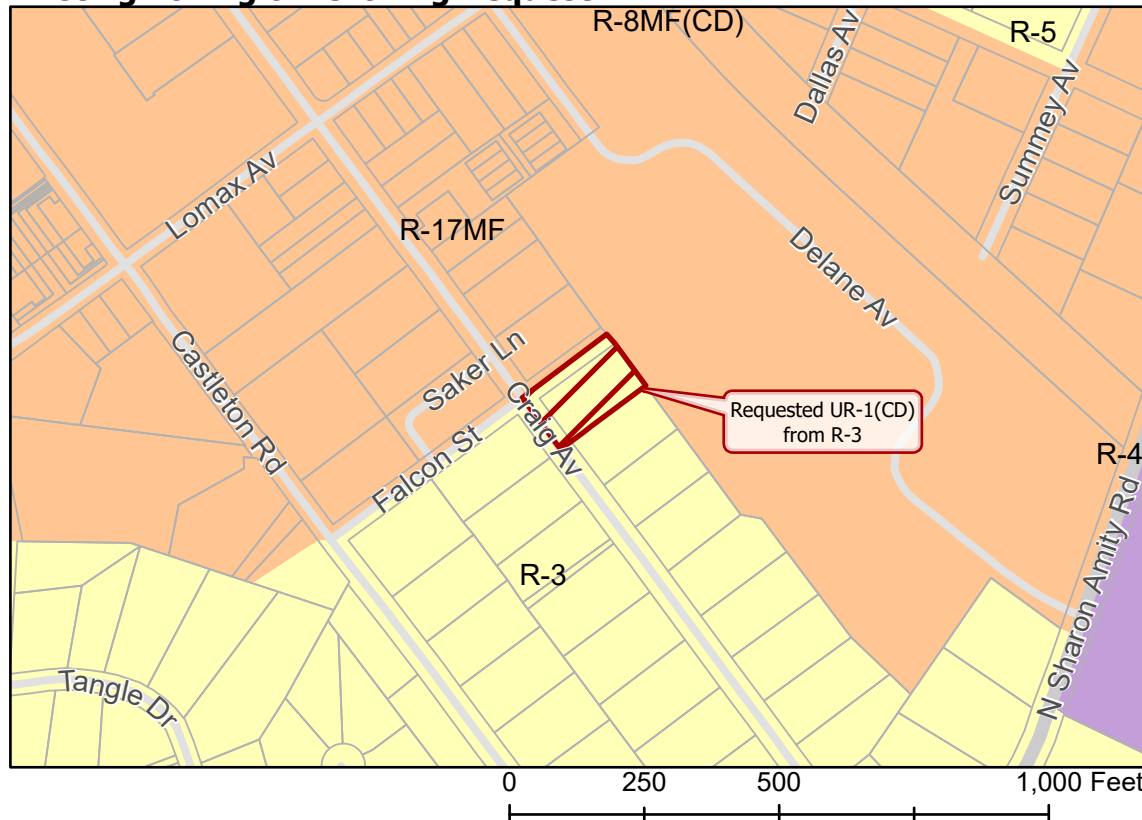
- 2021-082
- Inside City Limits
- Parcel
- Railway
- Streams

### City Council District

5-Matt Newton



### Existing Zoning & Rezoning Request



Requested UR-1(CD)  
from R-3

### Zoning Classification

- Single Family
- Multi-Family
- Office



Map Created 10/11/2021

Petition No.: 2021-090  
Petitioner: APM Mallard Creek, LLC

**ORDINANCE NO. 182-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 02726124 and 02726123, 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.

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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 15<sup>th</sup> day of November 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 461-462.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of November 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC



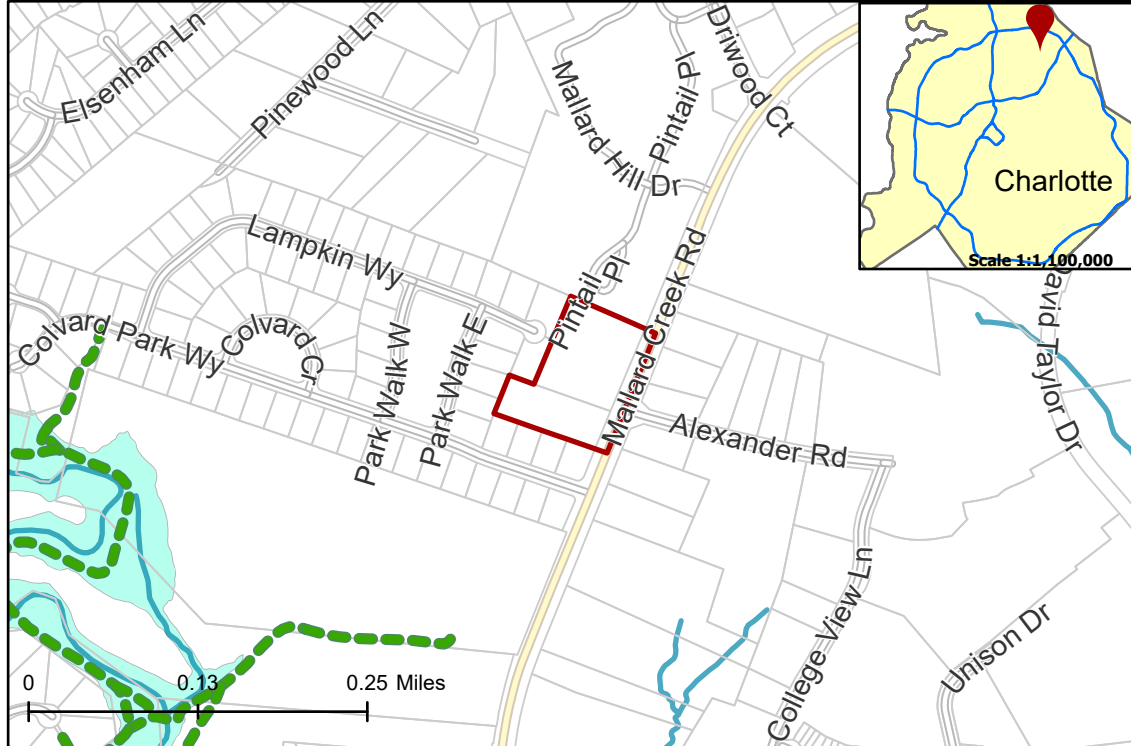
## 2021-090: APM Mallard Creek, LLC

**Current Zoning** R-3 (Single Family Residential)

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

Approximately 4.177 acres

### Location of Requested Rezoning



## Rezoning Map



- 2021-090
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Single Family
- Multi-Family
- Research



Map Created 7/20/2021

Petition No.: 2021-094  
Petitioner: Icon Custom Masonry, Inc.

**ORDINANCE NO. 183-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 17304166, and further identified on the attached map from R-22 MF (multi-family residential) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:



\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of November 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 463-464.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of November 2021.



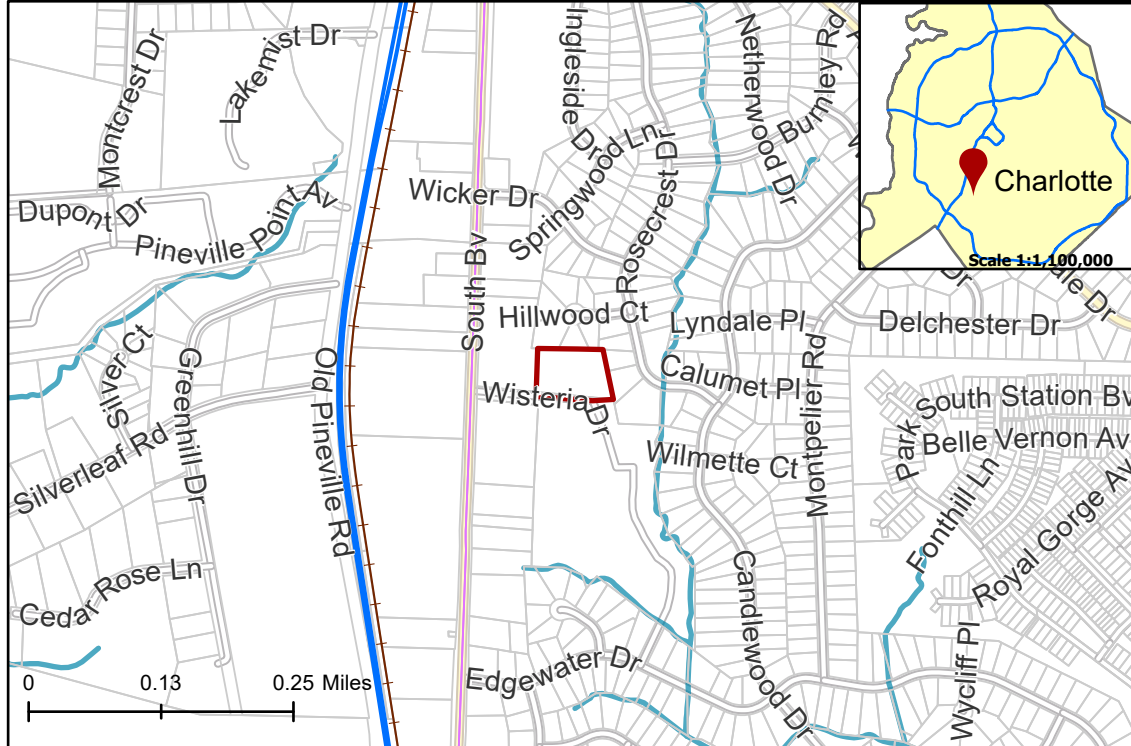
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2021-094: Icon Custom Masonry, Inc.

**Current Zoning** R-22MF (Multi-Family Residential)  
**Requested Zoning** UR-2(CD) (Urban Residential, Conditional)

Approximately 1.884 acres

### Location of Requested Rezoning



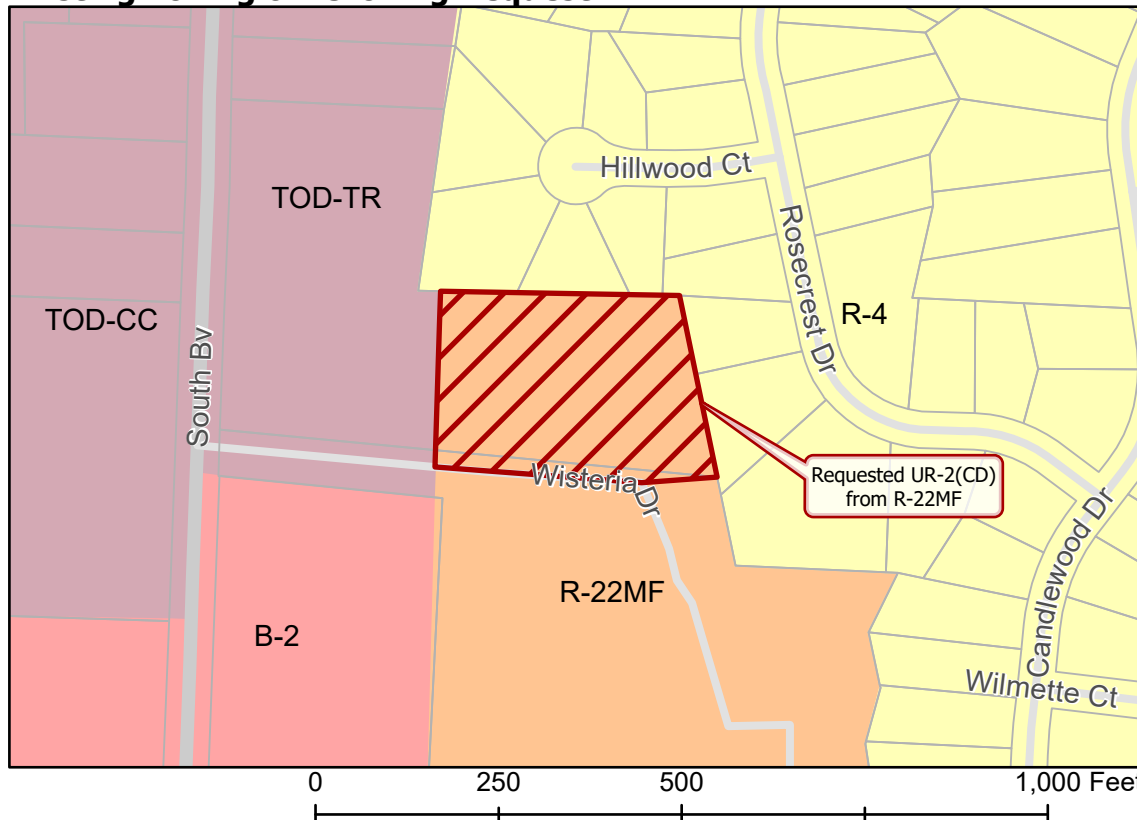
## Rezoning Map



- 2021-094
- Inside City Limits
- Parcel
- LYNX Blue Line
- Railway
- Streams
- City Council District**
- 6-Tariq Bokhari



### Existing Zoning & Rezoning Request



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

### Zoning Classification

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



Map Created 7/20/2021

Petition No.: 2021-098  
Petitioner: Range Water Real Estate

**ORDINANCE NO. 184-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 14904346 and 14904316, and further identified on the attached map from I-2 (general industrial) to TOD-CC (transit-oriented development – community center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

**CERTIFICATION**

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 15<sup>th</sup> day of November 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 465-466.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of November 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

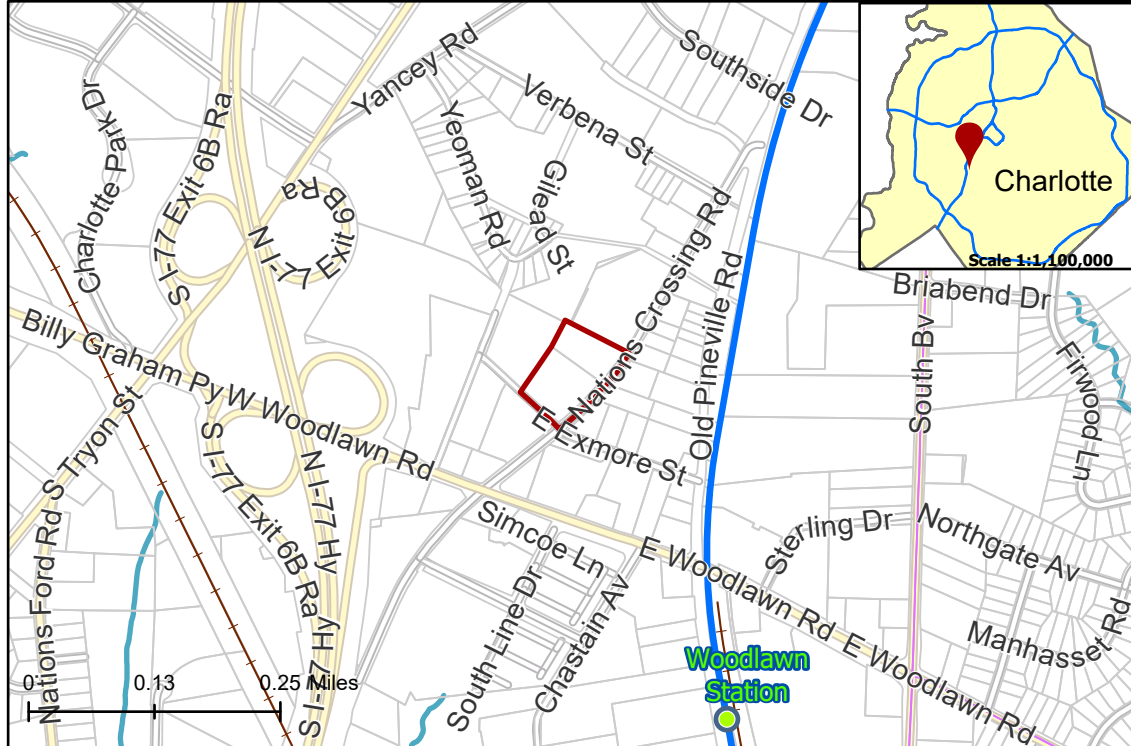
## 2021-098: Range Water Real Estate

**Current Zoning** I-2 (General Industrial)

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

Approximately 3.49 acres

### Location of Requested Rezoning



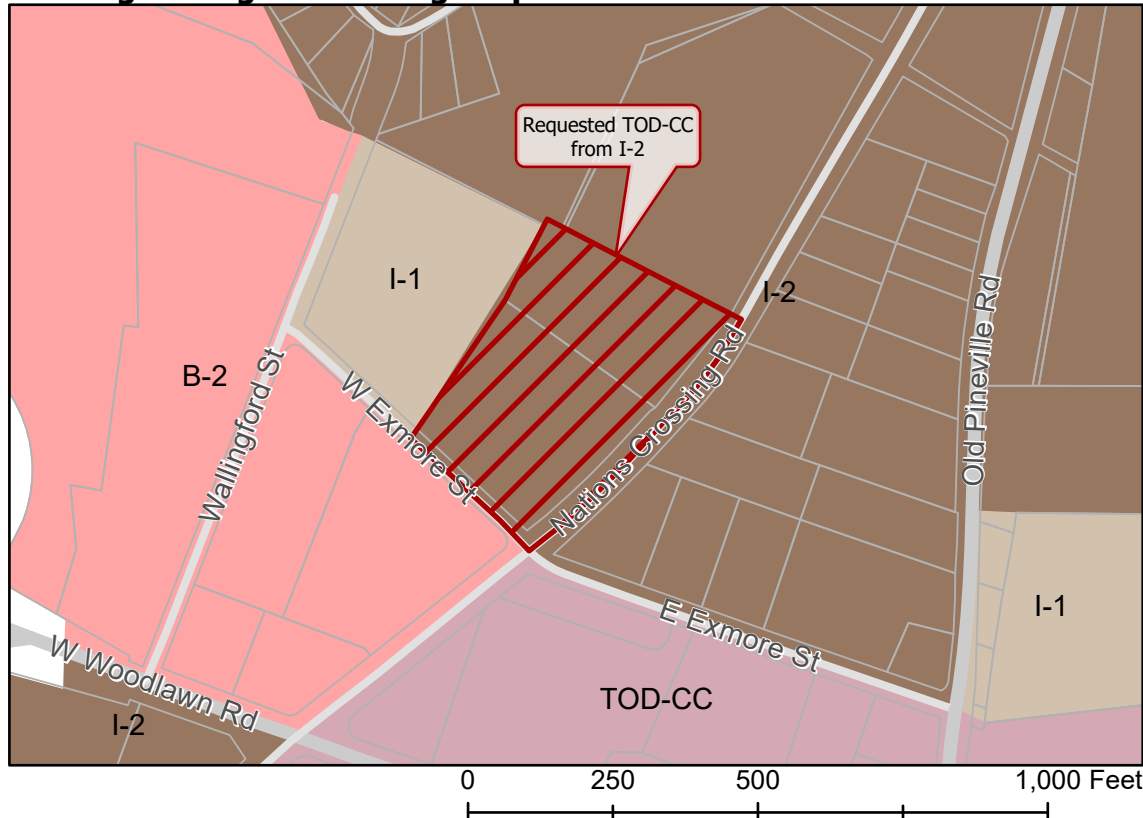
## Rezoning Map



- 2021-098
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- City Council District**
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested TOD-CC from I-2
- Zoning Classification**
- Business
- Light Industrial
- General Industrial
- Transit-Oriented



Map Created 7/20/2021



Petition No.: 2021-099  
Petitioner: Duckworth Property Management

**ORDINANCE NO. 185-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 04527115 and 04527116, and further identified on the attached map from B-2 (CD) (general business, conditional) to B-2 (general business).

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 15<sup>th</sup> day of November 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2021-099: James Duckworth

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

Approximately 0.46 acres

### Location of Requested Rezoning



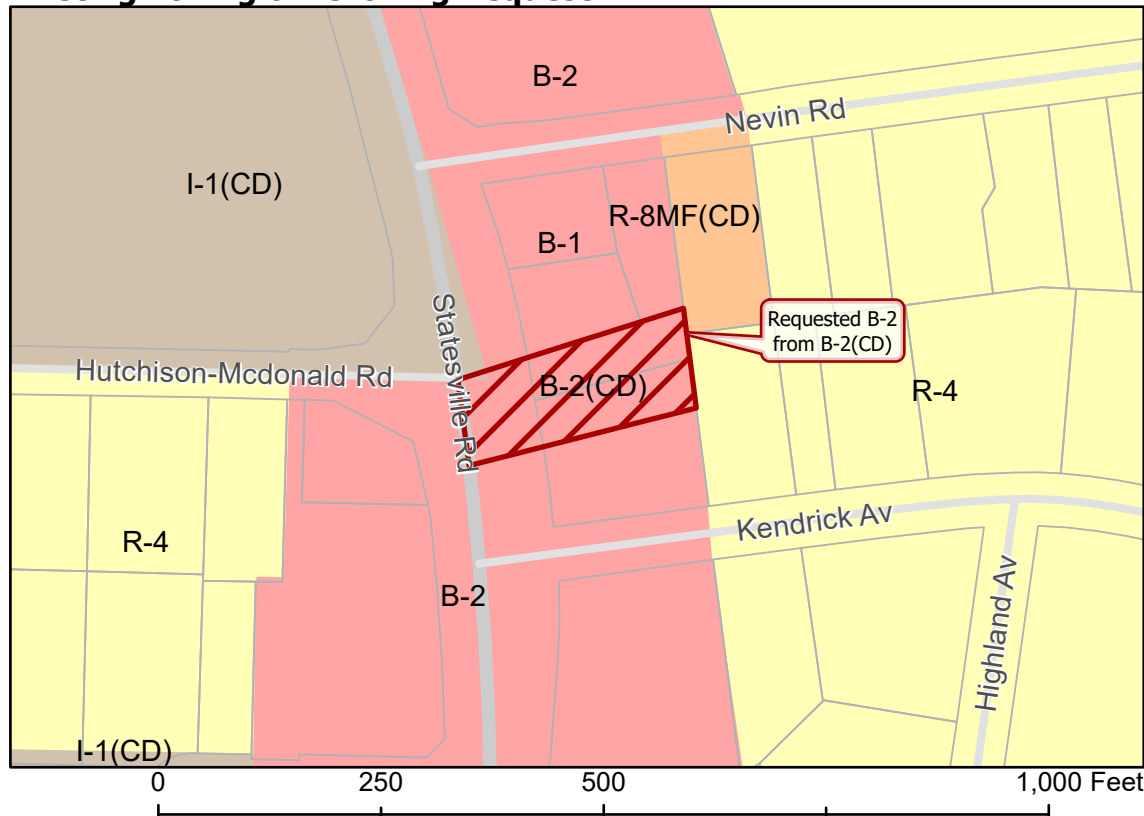
## Rezoning Map



- 2021-099
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



### Existing Zoning & Rezoning Request



- Requested B-2 from B-2(CD)
- Zoning Classification
- Single Family
- Multi-Family
- Business
- Light Industrial



Map Created 7/20/2021

Petition No.: 2021-104  
Petitioner: The Beechwood Organization

**ORDINANCE NO. 186-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 18110412 and 18110436, and further identified on the attached map from R-3 (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

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of November 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

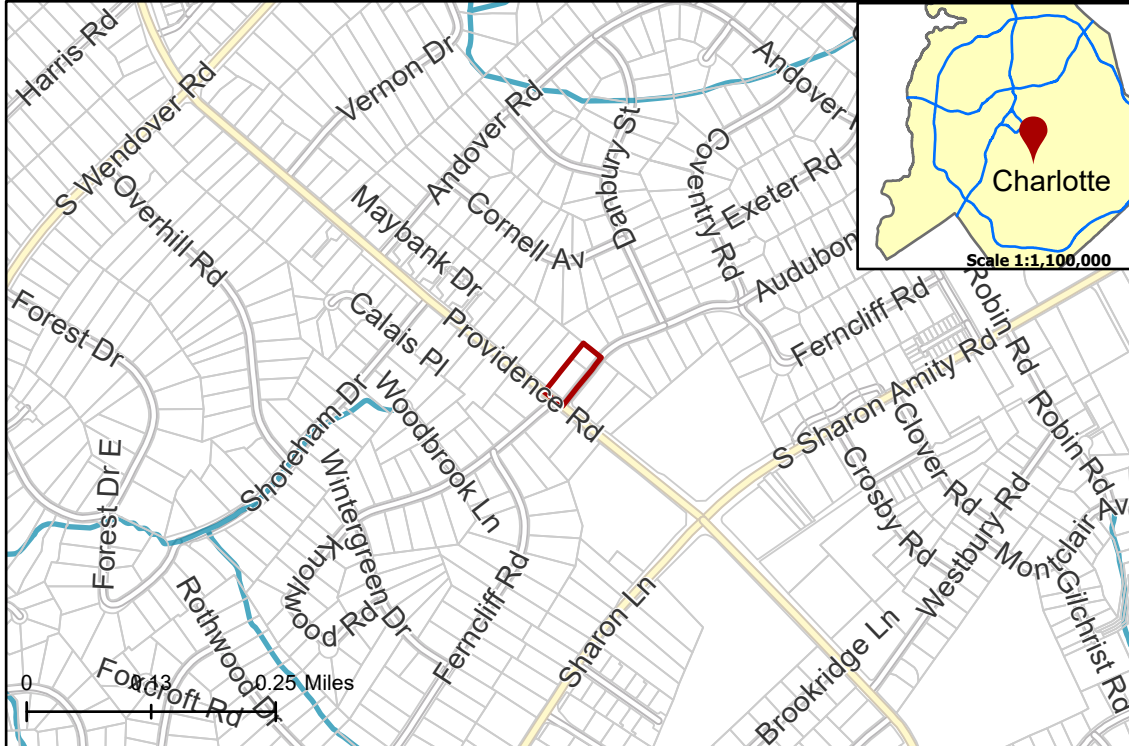
## 2021-104: The Beechwood Organization

**Current Zoning** R-3 (Single Family Residential)

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

Approximately 0.69 acres

### Location of Requested Rezoning



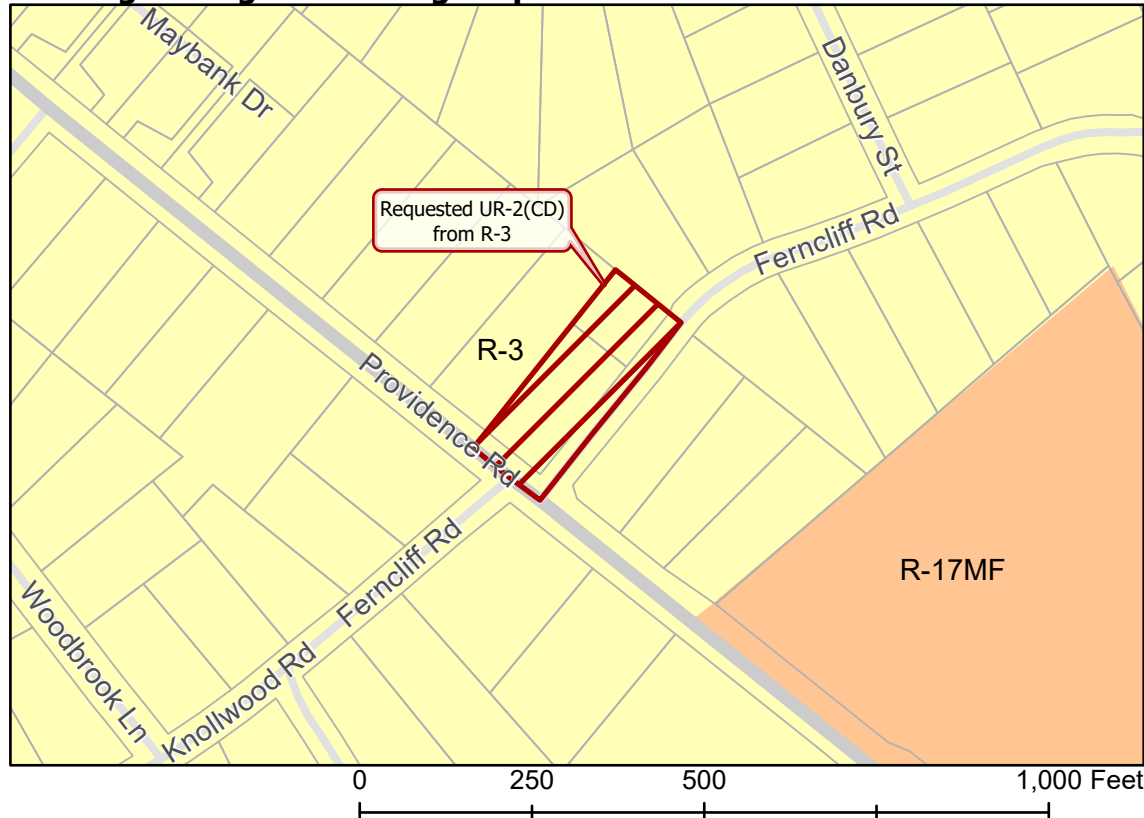
## Rezoning Map



- 2021-104
- Inside City Limits
- Parcel
- Streams
- City Council District
- 6-Tariq Bokhari



### Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-3

### Zoning Classification

- Single Family
- Multi-Family



Map Created 7/20/2021

Petition No.: 2021-105  
Petitioner: Carolina Capital Real Estate Partners

**ORDINANCE NO. 187-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 I-2 (industrial) to (TOD-CC (transit-oriented development – commercial center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

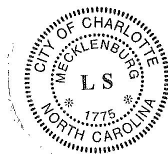
**Parcels included in Rezoning Petition 2021-105**

16907501	16907504	16907511	16907513
16907505	16907506	16907508	16907510

**CERTIFICATION**

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of November 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC



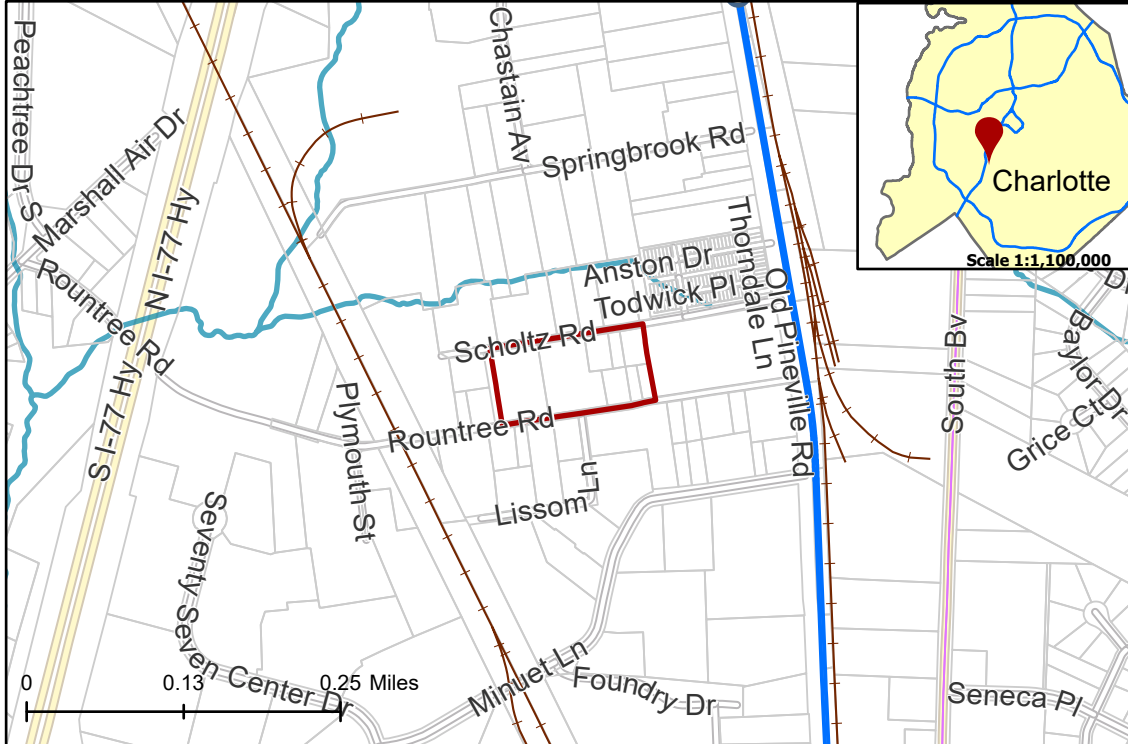
## 2021-105: Carolina Capital Real Estate Partners

**Current Zoning** I-2 (General Industrial)

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

Approximately 4.44 acres

### Location of Requested Rezoning



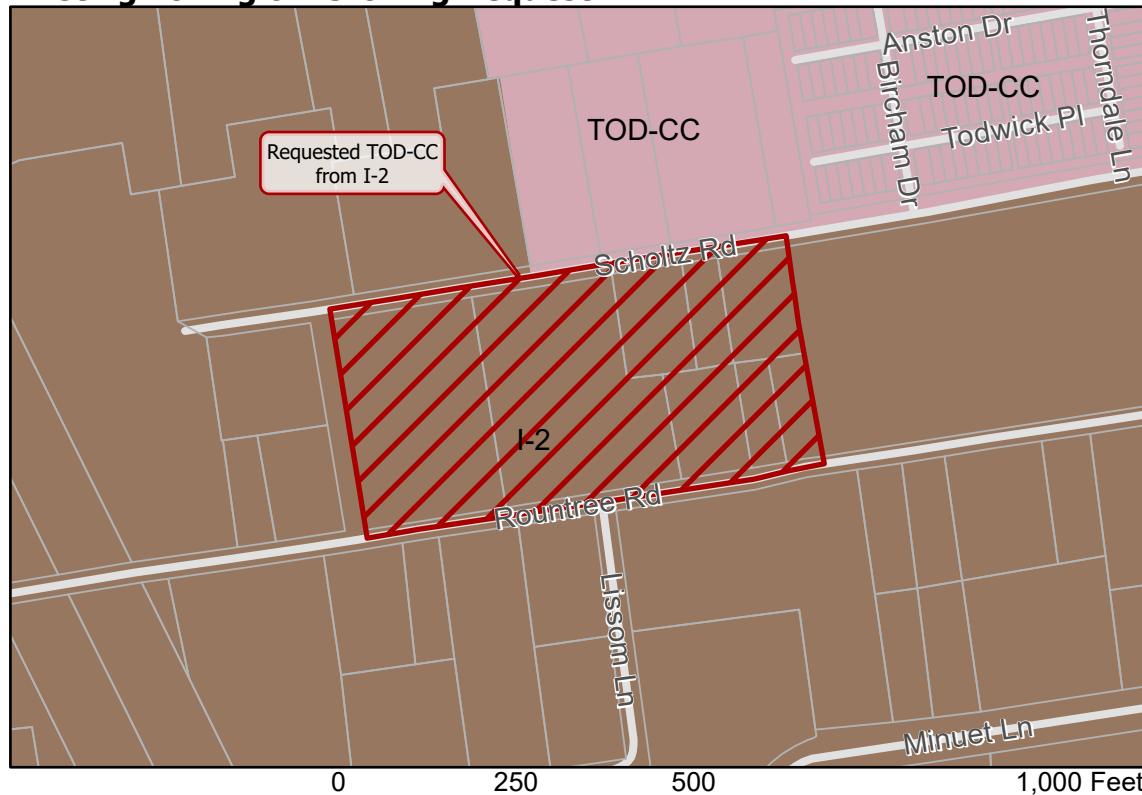
## Rezoning Map



- 2021-105
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- City Council District
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested TOD-CC from I-2
- Zoning Classification
- General Industrial
- Transit-Oriented



Map Created 7/20/2021

Petition No.: 2021-138  
Petitioner: The City of Charlotte

**ORDINANCE NO. 188-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 22313240, and further identified on the attached map from R-3 (single-family residential) to R-22MF (multi-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 15<sup>th</sup> day of November 2021.



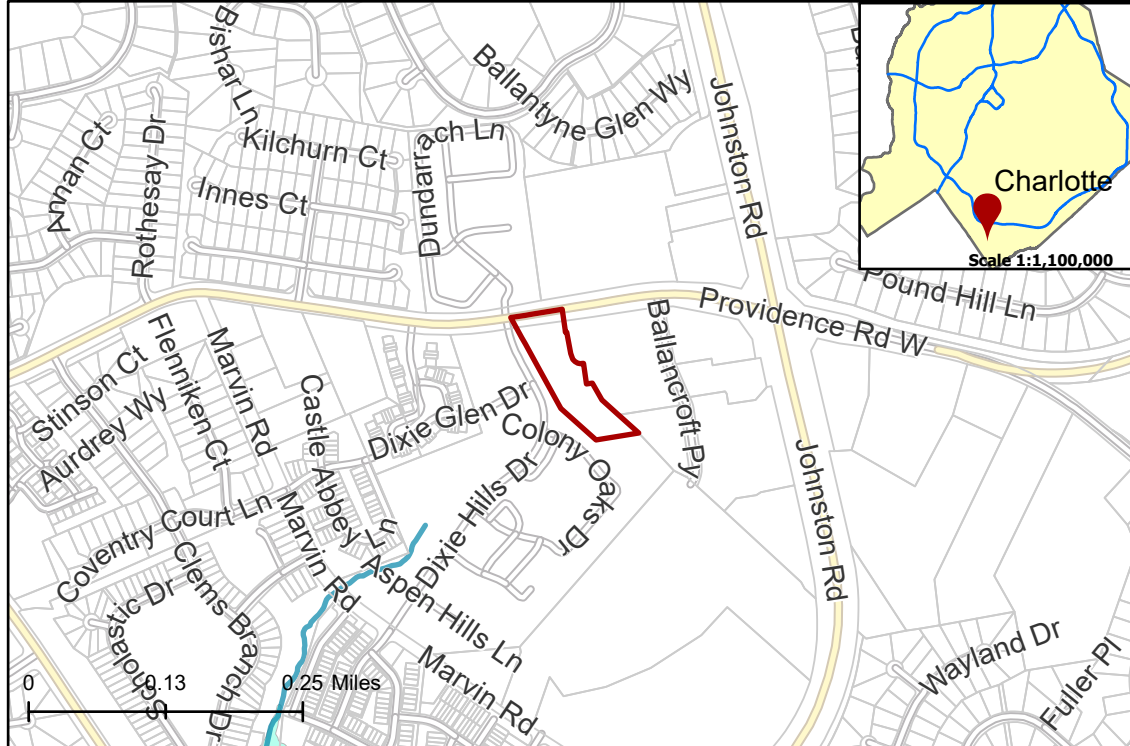
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2021-138: City of Charlotte

**Current Zoning** R-3 (Single Family Residential)  
**Requested Zoning** R-22MF (Multi-Family Residential)

Approximately 2.6 acres

### Location of Requested Rezoning



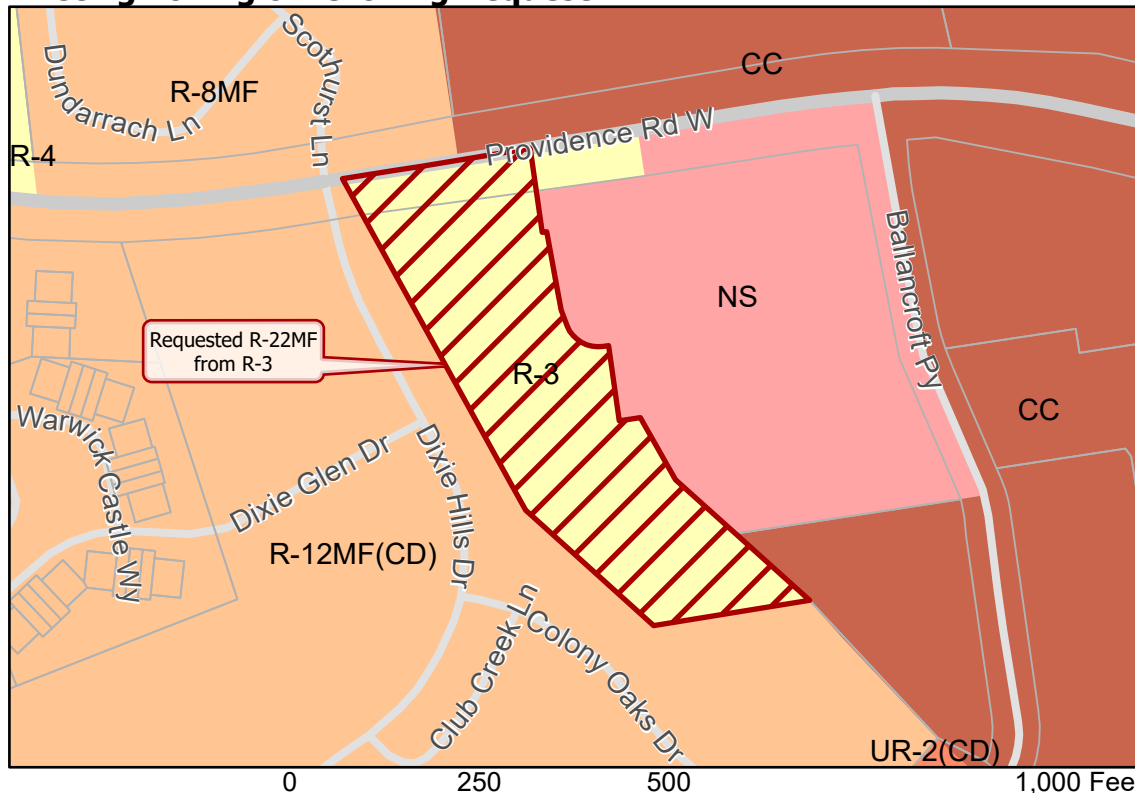
## Rezoning Map



- 2021-138
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 7-Edmund H. Driggs



### Existing Zoning & Rezoning Request



- Requested R-22MF from R-3
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Business
- Commercial Center



Map Created 6/29/2021

Petition No.: 2021-163  
Petitioner: BP-Metropolitan NC, LLC

**ORDINANCE NO. 189-Z**

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

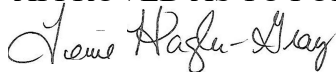
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 UMUD (uptown mixed use, optional) to UMUD-O SPA (uptown mixed use, 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

**Parcels included in Rezoning Petition 2021-163**

08002208	08002206	08002205	08002204
08002312	08002311	08002313	08002308
08002309	Portion of 08002303	08002304	08002305

**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 15<sup>th</sup> day of November 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 475-476.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of November 2021.



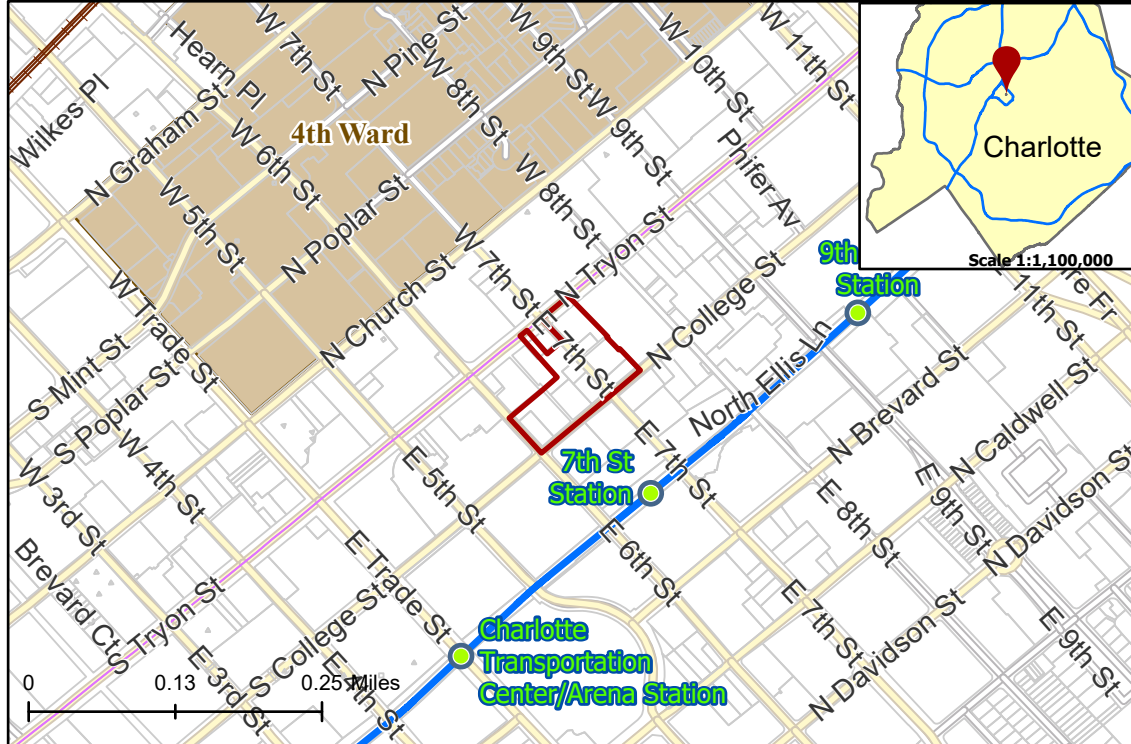
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2021-163: BP-Metropolitan NC, LLC

**Current Zoning** UMUD (Uptown Mixed Use District), UMUD-O (Uptown Mixed Use District, Optional)  
**Requested Zoning** UMUD-O (Uptown Mixed Use District, Optional), UMUD-O SPA (Uptown Mixed Use District, Optional, Site Plan Amendment)

Approximately 3.23 acres

### Location of Requested Rezoning



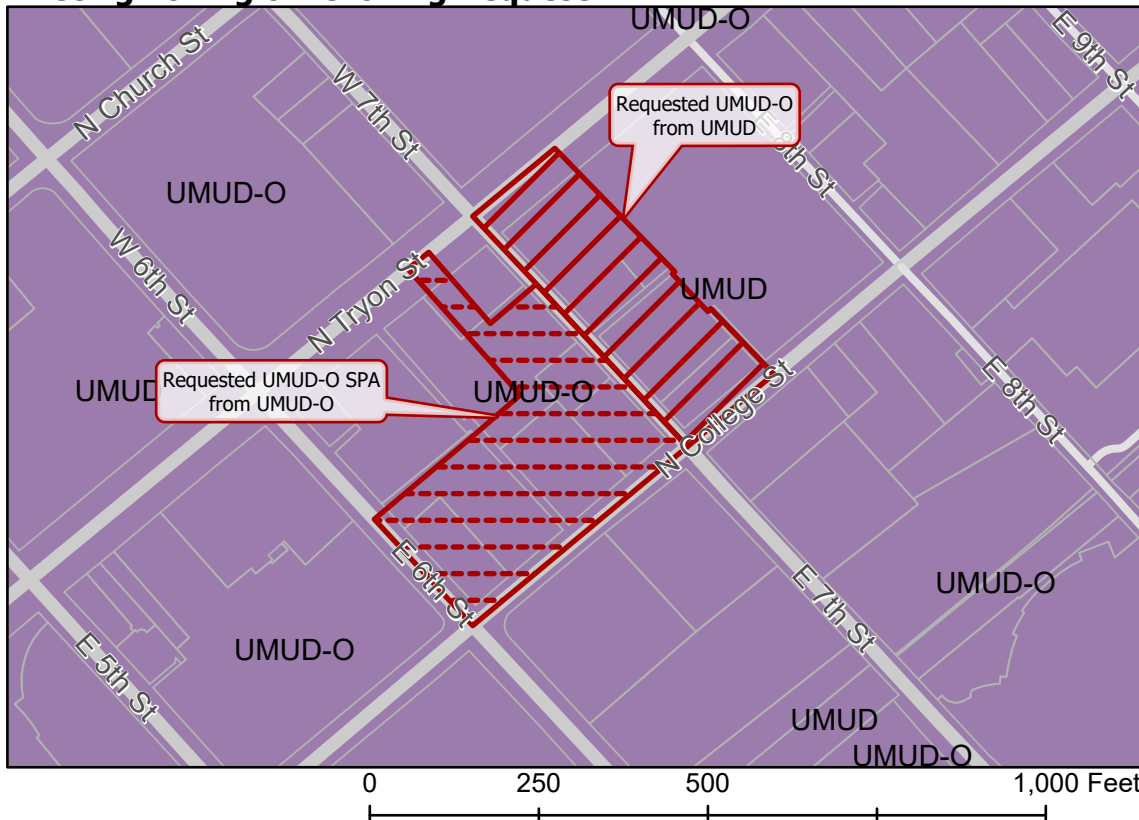
## Rezoning Map



- 2021-163
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Historic Districts
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested UMUD-O from UMUD
- Requested UMUD-O SPA from UMUD-O
- Zoning Classification
- Uptown Mixed Use

Map Created 7/26/2021