ORDINANCE NO.  159-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 I-1, R-5 and R-17 MF (light industrial, residential, 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

Parcels included in Rezoning Petition 2020-144

<table>
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<tr>
<th>08116109</th>
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<td>08116105</td>
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</tbody>
</table>

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 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 412-413.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-144: Hopper Communities

Current Zoning: I-1 (Light Industrial), R-5 (Single Family Residential), R-17MF (Multi-Family Residential)

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

Approximately 1.285 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from I-1
Requested UR-2(CD) from R-17MF
Requested UR-2(CD) from R-5

Zoning Classification

<table>
<thead>
<tr>
<th>Classification</th>
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<tbody>
<tr>
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<tr>
<td>Multi-Family</td>
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<td>Business</td>
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<td>Light Industrial</td>
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City Council District

1-Larken Egleston

Map Created: 9/8/2021

2020-144: Hopper Communities

Approximately 1.285 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from I-1
Requested UR-2(CD) from R-17MF
Requested UR-2(CD) from R-5

Zoning Classification

<table>
<thead>
<tr>
<th>Classification</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
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<tr>
<td>Business</td>
<td>Light Orange</td>
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<tr>
<td>Light Industrial</td>
<td>Dark Orange</td>
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</tbody>
</table>

City Council District

1-Larken Egleston

Map Created: 9/8/2021
Petition No.: 2021-044
Petitioner: Tribek Properties

ORDINANCE NO. 160-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 12510701 and 12510527, and further identified on the attached map from B-2 (general business), MUDD (CD) (mixed-use development, conditional) to MUDD-O (mixed-use development, optional) with 5-year vested rights.

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

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

APPROVED AS TO FORM:

[Signature]
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 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 414-415.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-044: Tribek Properties

Current Zoning  B-2 (General Business), MUDD(CD) (Mixed Use Development District, Conditional)
Requested Zoning  MUDD-O (Mixed Use Development District, Optional)

Approximately 2.07 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

City Council District

Zoning Classification

Map Created 3/22/2021
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 02946231 and 02946230, 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

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 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 416-417.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

____________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
### 2021-061: Sunny Investments, LLC

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

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

Approximately 3.05 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

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

**Zoning Classification**

- Single Family
- Commercial Center

---

**City Council District**

- 4-Renee Perkins-Johnson

---

**Map Created 4/20/2021**
ORDINANCE NO. 162-Z

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel numbers listed below, and further identified on the attached map from R-3 AIR (single-family residential, airport noise overlay) to I-2 AIR (general industrial, airport noise overlay).

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 2021-070

<table>
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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 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 418-419.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-070: City of Charlotte, Aviation Department

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

**Requested Zoning**  I-2 AIR (General Industrial, Airport Noise Overlay)

Approximately 44.614 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

**Requested I-2 from R-3**

---

**Zoning Classification**

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

---

City Council District

- 3-Victoria Watlington

---

**Map Created 6/21/2021**
Petition No.: 2021-072
Petitioner: NRP Properties, LLC

ORDINANCE NO. 163-Z ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel numbers listed below, and further identified on the attached map from R-3 AIR (single-family residential, airport noise overlay) to I-2 AIR (general industrial, airport noise overlay).

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 2021-070

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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 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 420-421.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-072: NRP Properties, LLC

**Current Zoning**  I-1 (Light Industrial)

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

Approximately 2.922 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Multi-Family
- Business
- Business-Distribution
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

**City Council District**
- 3-Victoria Watlington

**Map**
- City of Charlotte
- Charlotte
- Scale 1:1,100,000
- Map Created 6/21/2021
ORDINANCE NO. 164-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 0711605, 0711606, 07110601, and further identified on the attached map from B-1 PED (neighborhood business, pedestrian overlay) to TOD-CC PED (transit-oriented development – community center, pedestrian overlay).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 422-423.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-073: Period Design Concepts, LLC

Current Zoning  B-1 PED (Neighborhood Business, Pedestrian Overlay)
Requested Zoning  TOD-CC PED (Transit Oriented Development - Community Center, Pedestrian Overlay)

Approximately 0.5 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

City Council District

Zoning Classification

Requested TOD-CC from B-1

Map Created 6/21/2021
ORDINANCE NO. 165-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 17304204, and further identified on the attached map from B-2 (general business) to TOD-NC (transit-oriented development – neighborhood 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 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 424-425.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-074: Ardent Acquisitions LLC

Current Zoning  B-2 (General Business)
Requested Zoning  TOD-NC (Transit Oriented Development - Neighborhood Center)

Approximately 10.58 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Office
- Business
- Transit-Oriented

Requested TOD-NC from B-2
ORDINANCE NO. 166-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 shown below, and further identified on the attached map from I-2 (TS-O) (general industrial, transit supportive, optional) O-2 (office), and R-8 (single-family residential) to TOD-NC (transit-oriented development – neighborhood 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 2021-076

| 14903211 | 14903217 | 14903216 | 14903215 |
| 14903212 | 14903226 | 14903210 |

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 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 426-427.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2021-076: White Point Partners**

**Current Zoning**  I-2(TS-O), O-2, R-8 (General Industrial - Transit Supportive Overlay, Office, Single Family Residential)

**Requested Zoning**  TOD-NC (Transit Oriented Development, Neighborhood Center)

Approximately 5.74 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Single Family
- Urban Residential
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

City Council District
- 3-Victoria Watlington

Map Created 6/21/2021
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 04714118, and further identified on the attached map from B-1 (CD) (neighborhood business, conditional) to RE-3 (CD) (research, 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:

[Signature]
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 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 428-429.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-077: Lucern Capital Partners

Current Zoning  B-1(CD) (Neighborhood Business, Conditional)
Requested Zoning  RE-3(CD) (Research, Conditional)

Approximately 3.07 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested RE-3(CD) from B-1(CD)
Petition No.: 2021-078
Petitioner: M/I Homes of Charlotte, LLC

ORDINANCE NO. 168-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 02962126, 02962127, 02962128, and further identified on the attached map from R-3 (single-family residential) to R-8 MF (CD) (multi-family residential, conditional).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

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 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 430-431.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-078: M/I Homes of Charlotte, LLC

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

**Requested Zoning**  RE-3 (Research)

Approximately 14.62 acres

**Location of Requested Rezoning**

City Council District

- 4-Renee Perkins-Johnson

**Existing Zoning & Rezoning Request**

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

**Zoning Classification**

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential

Map Created 6/21/2021
ORDINANCE NO. 169-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 14313115 and 14313114, and further identified on the attached map from MUDD-O (mixed-use development district, optional) to MUDD-O SPA (mixed-use development district, 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:

[Signature]
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 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 432-433.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-080: Apollo Holding Company LLC

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

**Requested Zoning**  MUFF-O (Mixed Use Development District, Optional, Site Plan Amendment)

Approximately 1.66 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Single Family
- Urban Residential
- Light Industrial
- Mixed Use

**Requested MUFF-O SPA from MUFF-O**

City Council District
- 3-Victoria Watlington

Map Created 6/21/2021
Petition No.: 2021-081
Petitioner: Taylor Morrison, Inc.

ORDINANCE NO. 170-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 04742101 and 04742106, and further identified on the attached map from RE-3 (O) (research, optional) to NS (neighborhood services).

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:

[Signature]
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 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 434-435.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

[Seal]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-081: Taylor Morrison Inc.

Current Zoning: RE-3(O) (Research, Optional)
Requested Zoning: NS (Neighborhood Services)

Approximately 15.796 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Mixed Residential
- Research
- Office
- Business
- Business-Distribution
- Mixed Use

City Council District: 4-Renee Perkins-Johnson
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 04924115, and further identified on the attached map from MUDD-O (mixed-use development, optional) to MUDD-O SPA (mixed-use development, optional, site plan amendment).

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

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

APPROVED AS TO FORM:

City Attorney

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 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 436-437.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-086: JAG Development Company, LLC

Current Zoning  MUDO (Mixed Use Development, Optional)
Requested Zoning  MUDO SPA (Mixed Use Development, Optional, Site Plan Amendment)

Approximately 4.5 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDO SPA from MUDO

Zoning Classification
- Single Family
- Office
- Business
- Mixed Use

Map Created 6/25/2021
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 04924115, and further identified on the attached map from B-2 (general business) to TOD-NC (transit-oriented development – neighborhood center).

See attached map

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

Approved as to form:

[Signature]
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 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 438-439.

Witness my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

[Signature]  
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-137: City of Charlotte

Current Zoning  B-2 (General Business)
Requested Zoning  TOD-NC (Transit Oriented Development - Neighborhood Center)

Approximately 1.73 acres

Location of Requested Rezoning

Rezoning Map

City Council District

Existing Zoning & Rezoning Request

Zoning Classification

Requested TOD-NC from B-2

Map Created 6/28/2021
Petition No.: 2021-182
Petitioner: BIRDCO, Inc.

ORDINANCE NO. 173-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 09309816, and further identified on the attached map from R-8 (single-family residential) to UR-1 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of October, 2021, the reference having been made in Minute Book 154, and recorded in full in Ordinance Book 64, Page(s) 440-441.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of October 2021.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-182: BIRDCO, Inc.

Current Zoning  R-8 (Single Family Residential)
Requested Zoning  UR-1(CD) (Urban Residential, Conditional)

Approximately 0.23 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-1(CD) from R-8

Zoning Classification
- Single Family
- Multi-Family
- Business

City Council District
- 1-Larken Egleston