

Petition No.: 2020-144
Petitioner: Hopper Communities

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

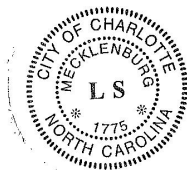
Parcels included in Rezoning Petition 2020-144

08116109	08116108	08116106
08116107	Portions of 08116103	08116105
08116110		

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.





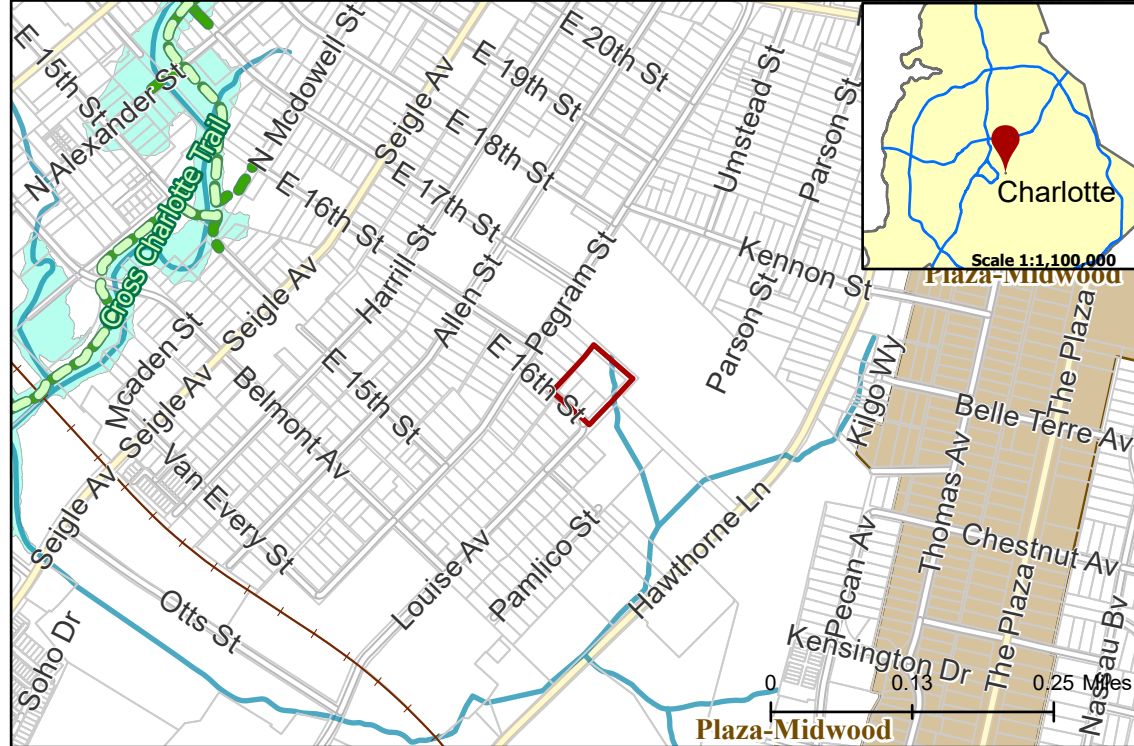
Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



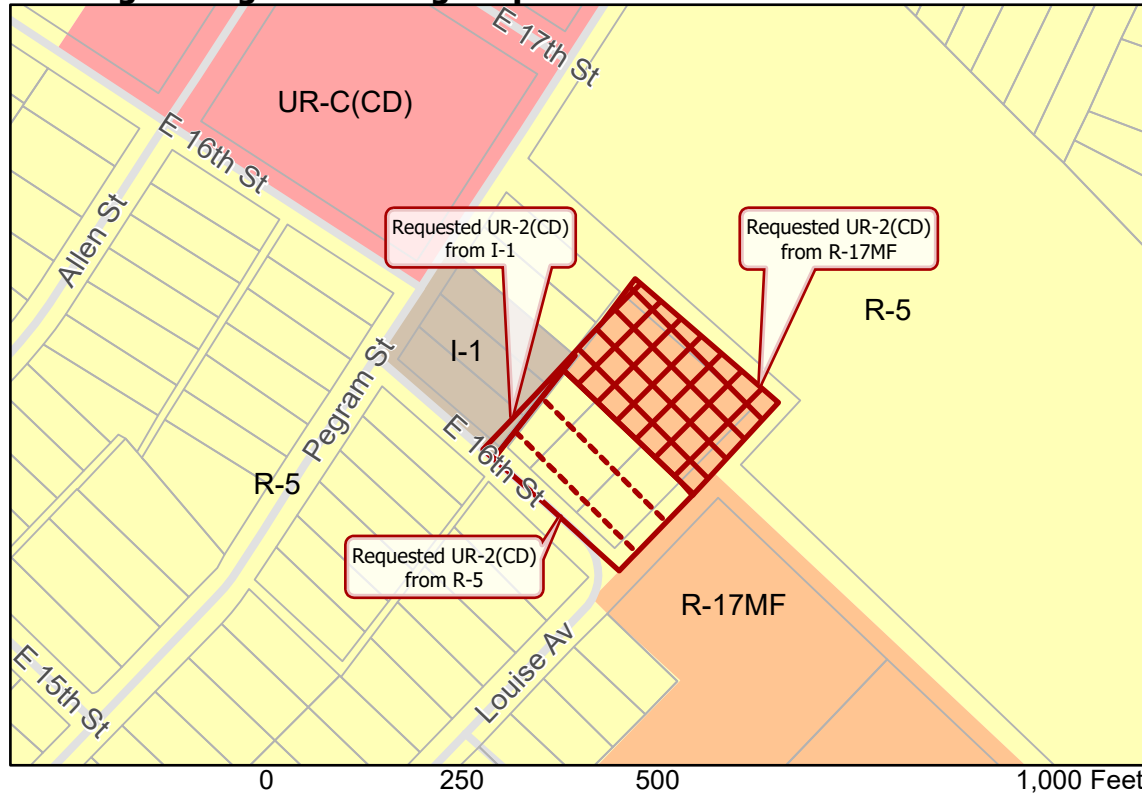
Rezoning Map



- 2020-144
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Historic Districts
- City Council District**
- 1-Larken Egleston



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

- Single Family
- Multi-Family
- Business
- Light Industrial



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:



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.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

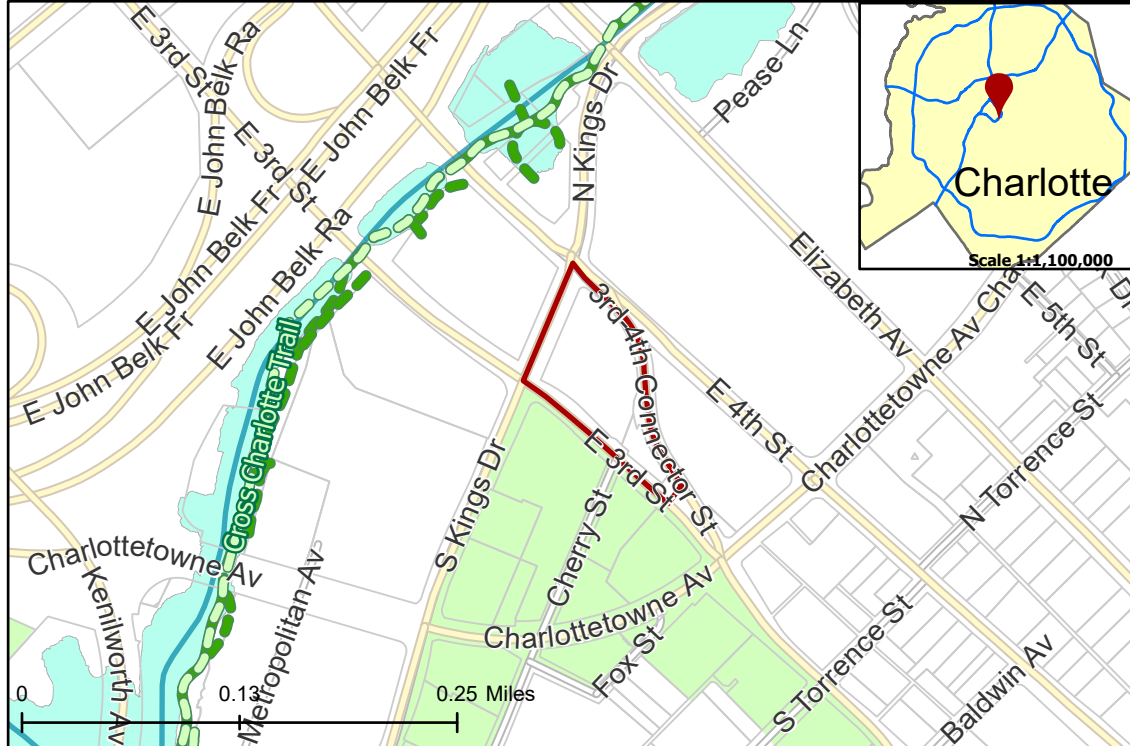
2021-044: Tribek Properties

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



Rezoning Map



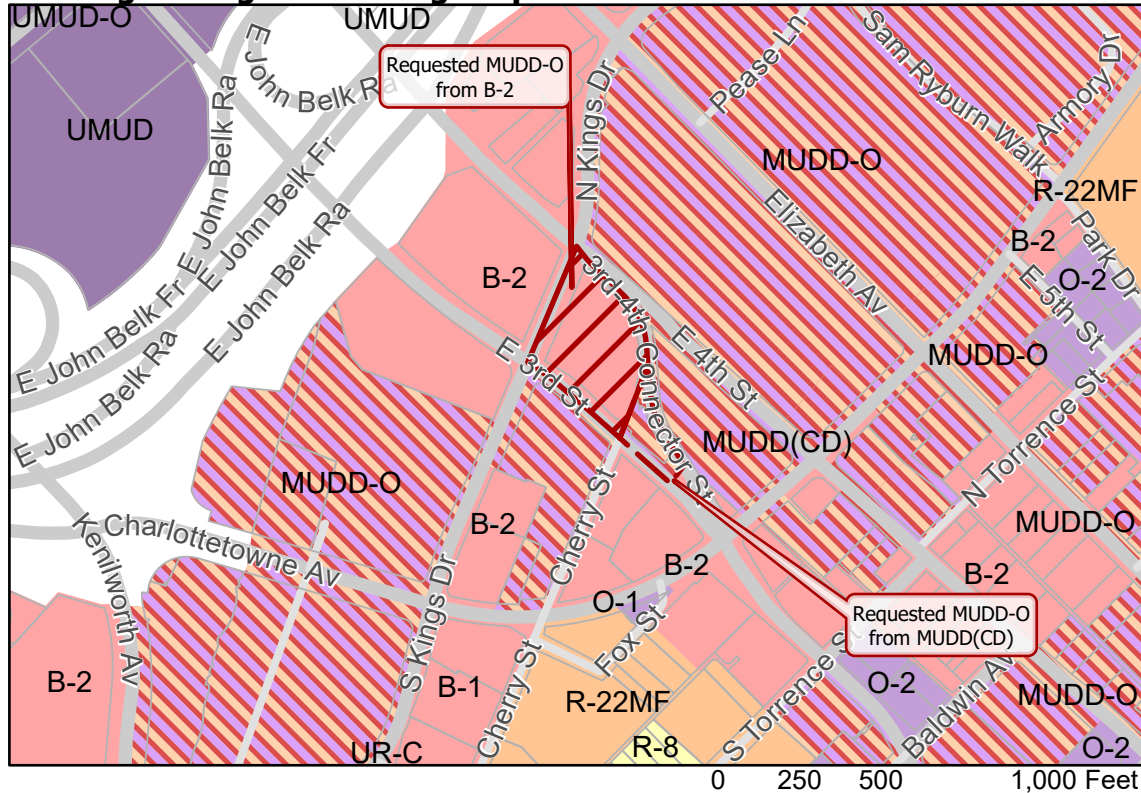
- 2021-044
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- Midtown Morehead Cherry

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from MUDD(CD)
- Requested MUDD-O from B-2

Zoning Classification

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



Map Created 3/22/2021

Petition No.: 2021-061
Petitioner: Sunny Investments, LLC

ORDINANCE NO. 161-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 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

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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

Map Created 4/20/2021

Petition No.: 2021-070
Petitioner: City of Charlotte-Aviation

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

14122126	14122101	14122102
14122103	14122104	

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.





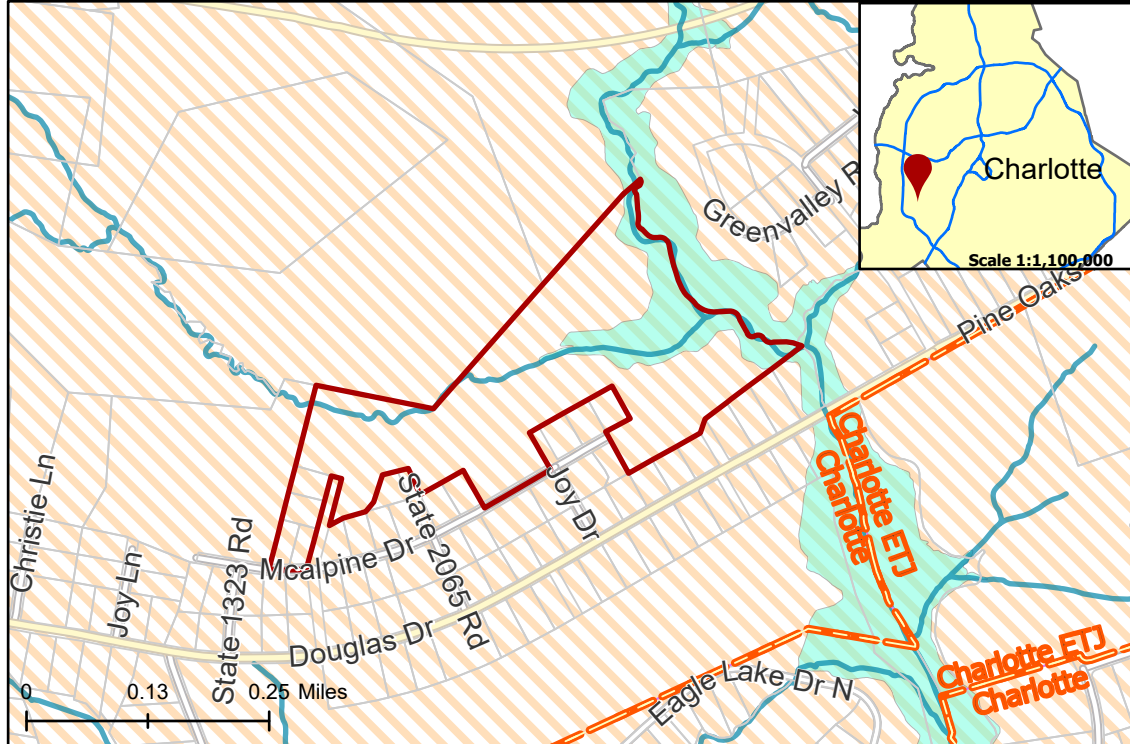
Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



Rezoning Map

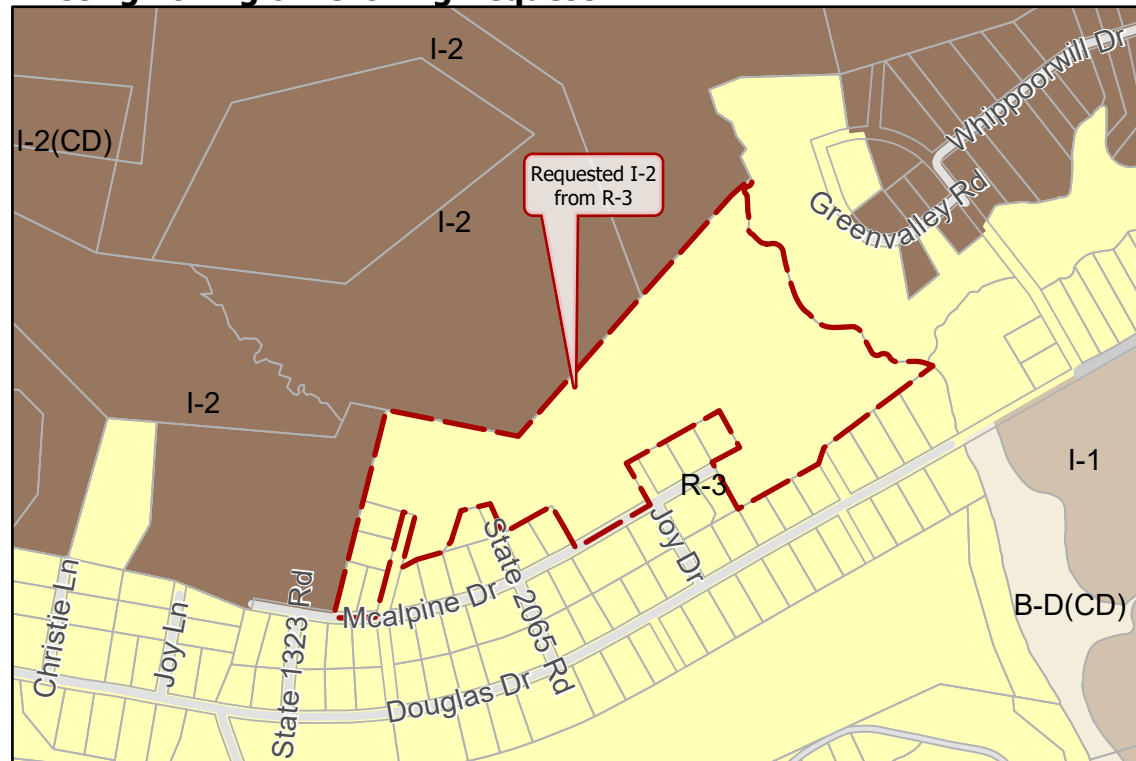


- 2021-070
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay

City Council District
 3-Victoria Watlington



Existing Zoning & Rezoning Request



 Requested I-2 from R-3

Zoning Classification

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



0 250 500 1,000 Feet

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

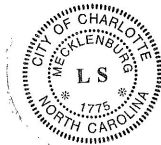
Parcels included in Rezoning Petition 2021-070

14506108	14506109	14506110
14506111	14506112	14505503

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

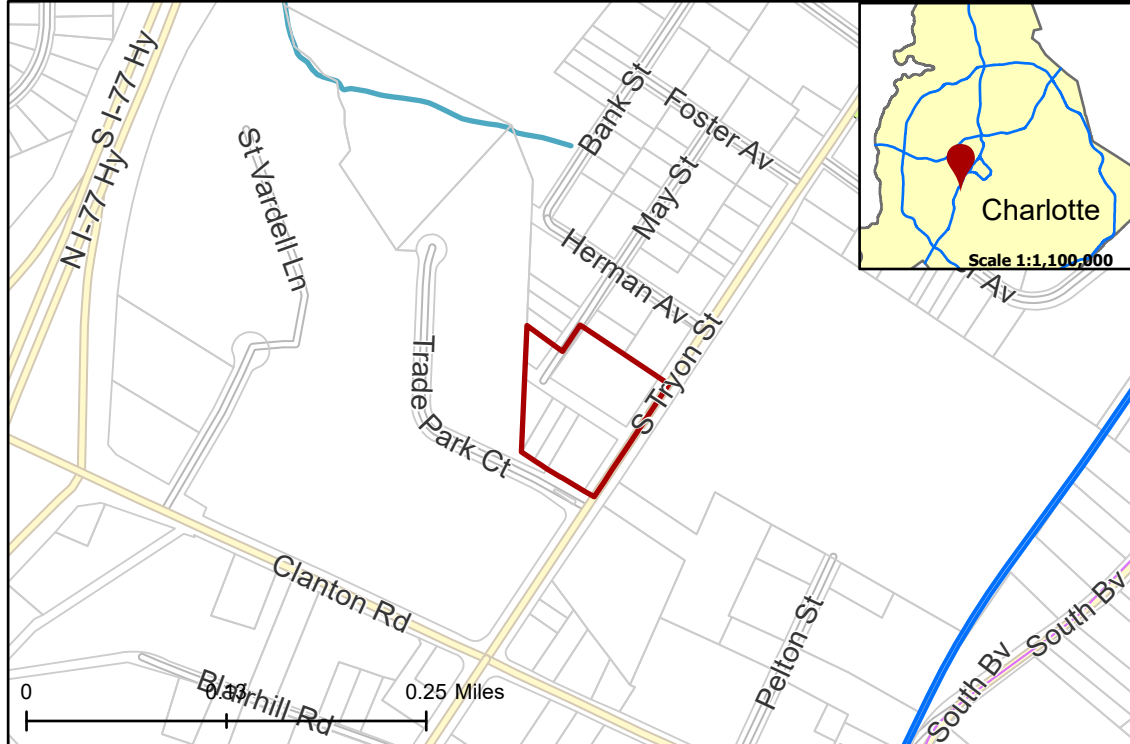
2021-072: NRP Properties, LLC

Current Zoning I-1 (Light Industrial)

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

Approximately 2.922 acres

Location of Requested Rezoning



Rezoning Map



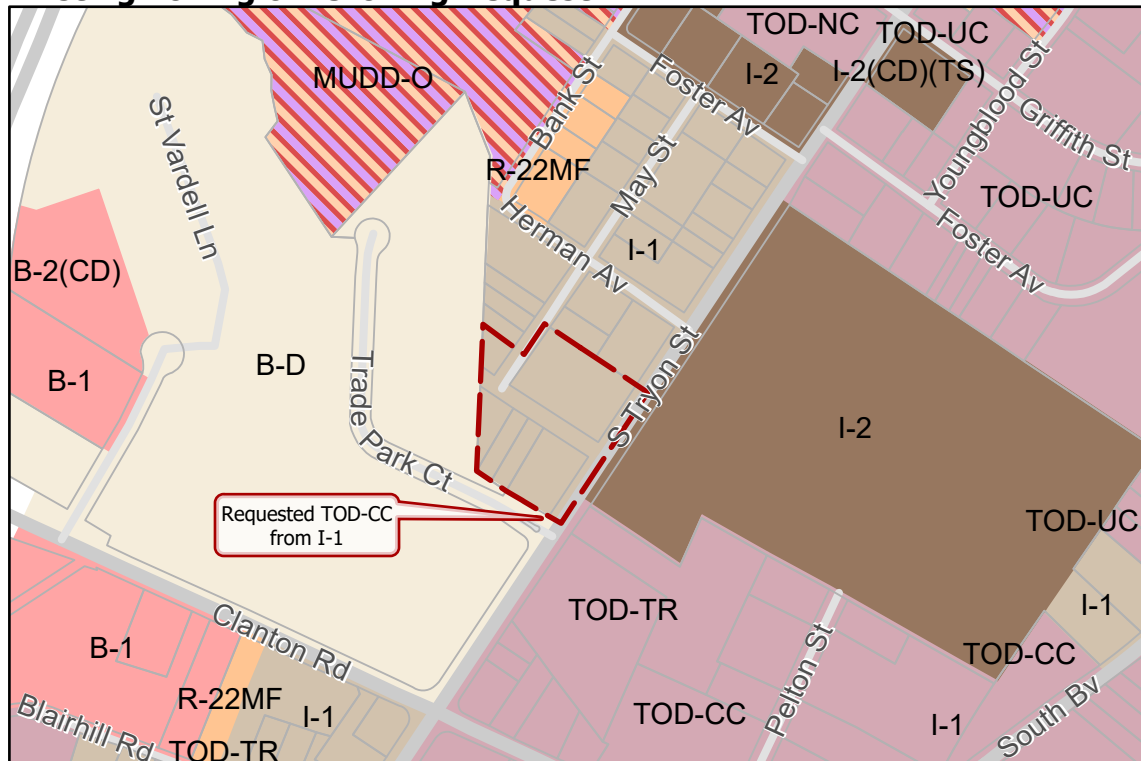
- 2021-072
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- Transit Supportive Overlay

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-CC from I-1

Zoning Classification

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



Map Created 6/21/2021

Petition No.: 2021-073
Petitioner: Period Design Concepts, LLC

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

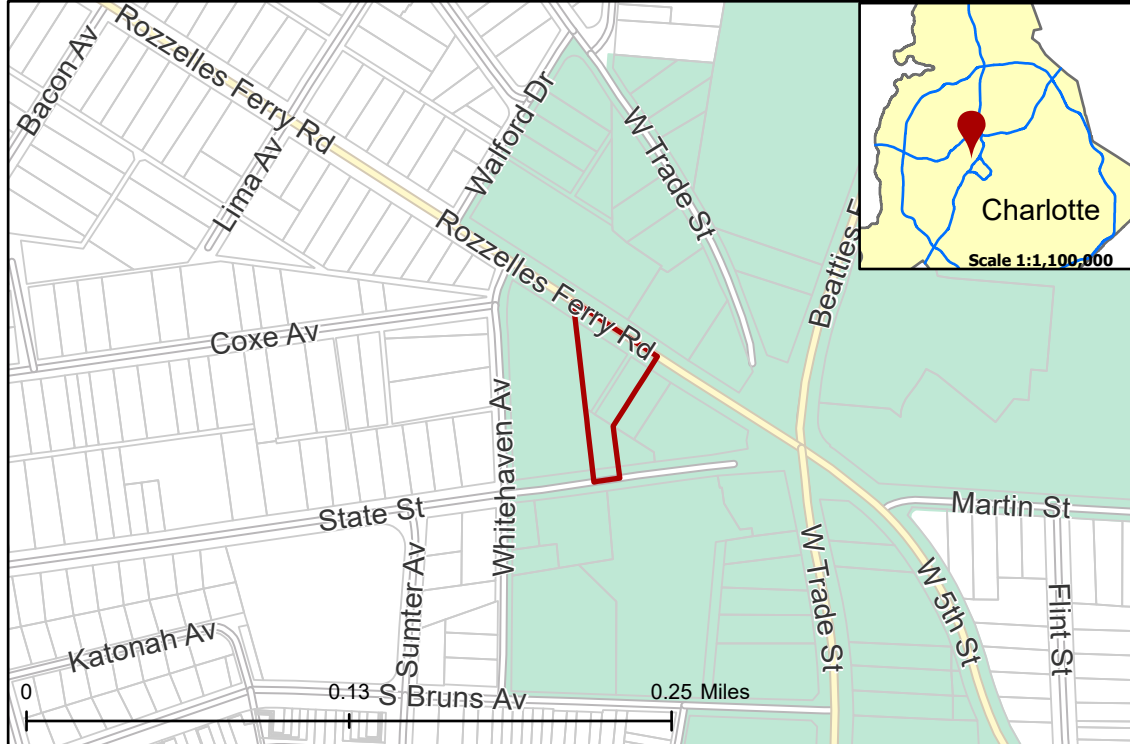
2021-073: Period Design Concepts, LLC

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



Rezoning Map



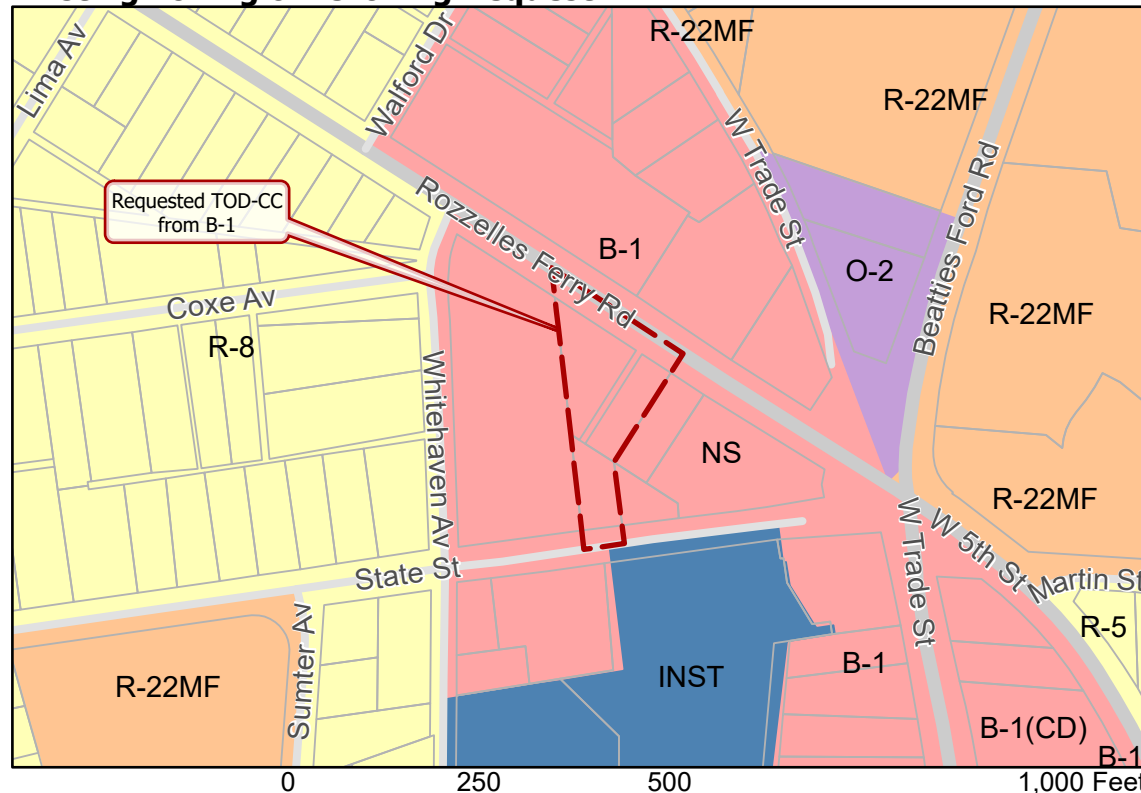
- 2021-073
- Inside City Limits
- Parcel
- West End Land Use and Pedscape

City Council District

2-Malcolm Graham



Existing Zoning & Rezoning Request



Requested TOD-CC from B-1

Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Office
- Business



Map Created 6/21/2021

Petition No.: 2021-074
Petitioner: Ardent Acquisitions, LLC

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

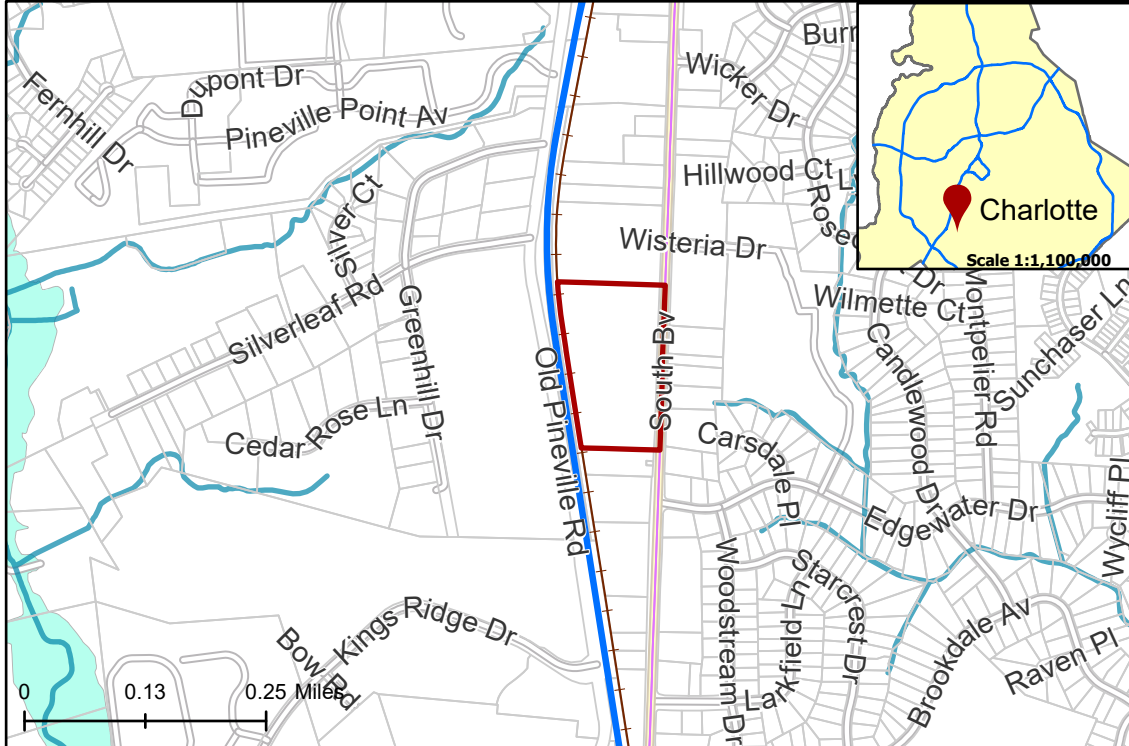
2021-074: Ardent Acquisitions LLC

Current Zoning B-2 (General Business)

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

Approximately 10.58 acres

Location of Requested Rezoning



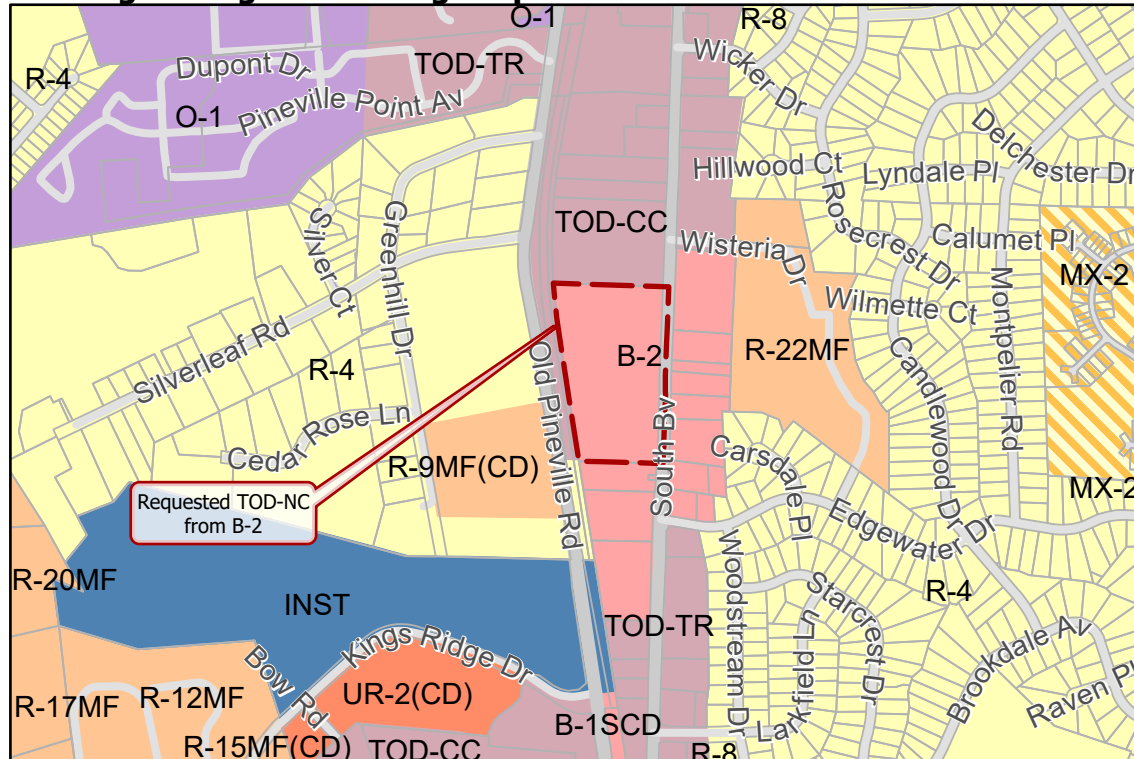
Rezoning Map



- 2021-074
- Inside City Limits
- Parcel
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-NC from B-2

Zoning Classification

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



Map Created 6/21/2021

Petition No.: 2021-076
Petitioner: White Point Partners

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

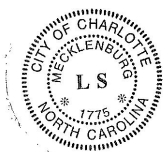
Parcels included in Rezoning Petition 2021-076

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

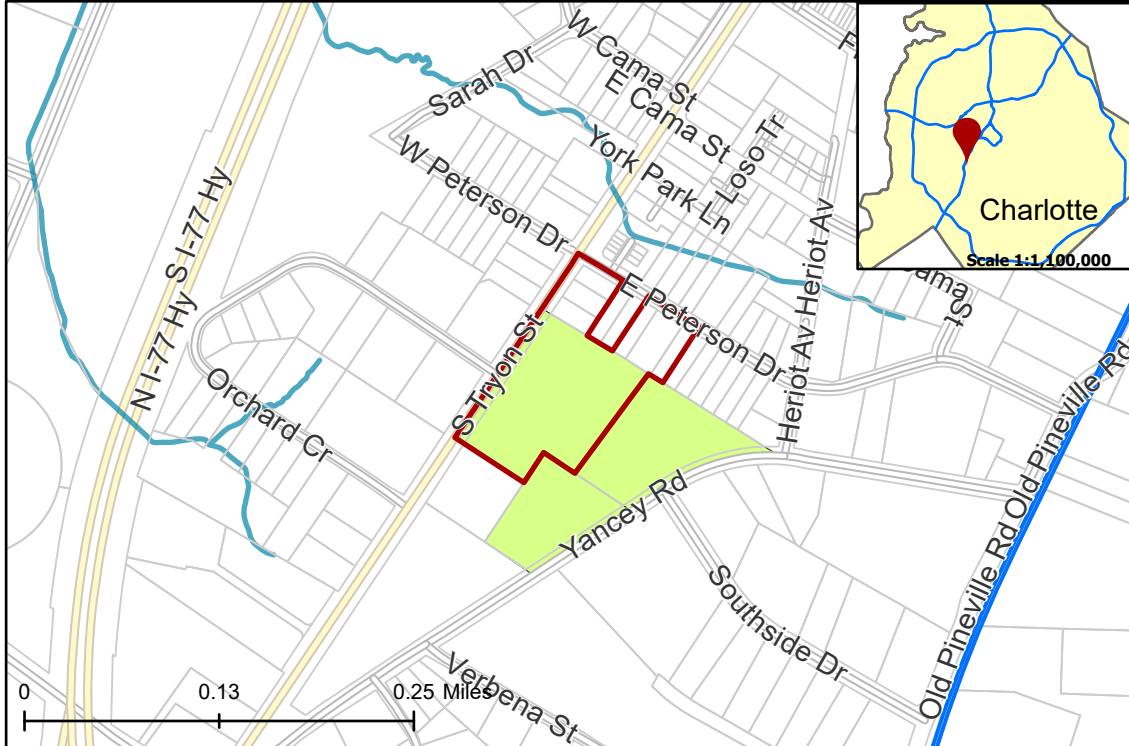
2021-076: White Point Partners

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



Rezoning Map



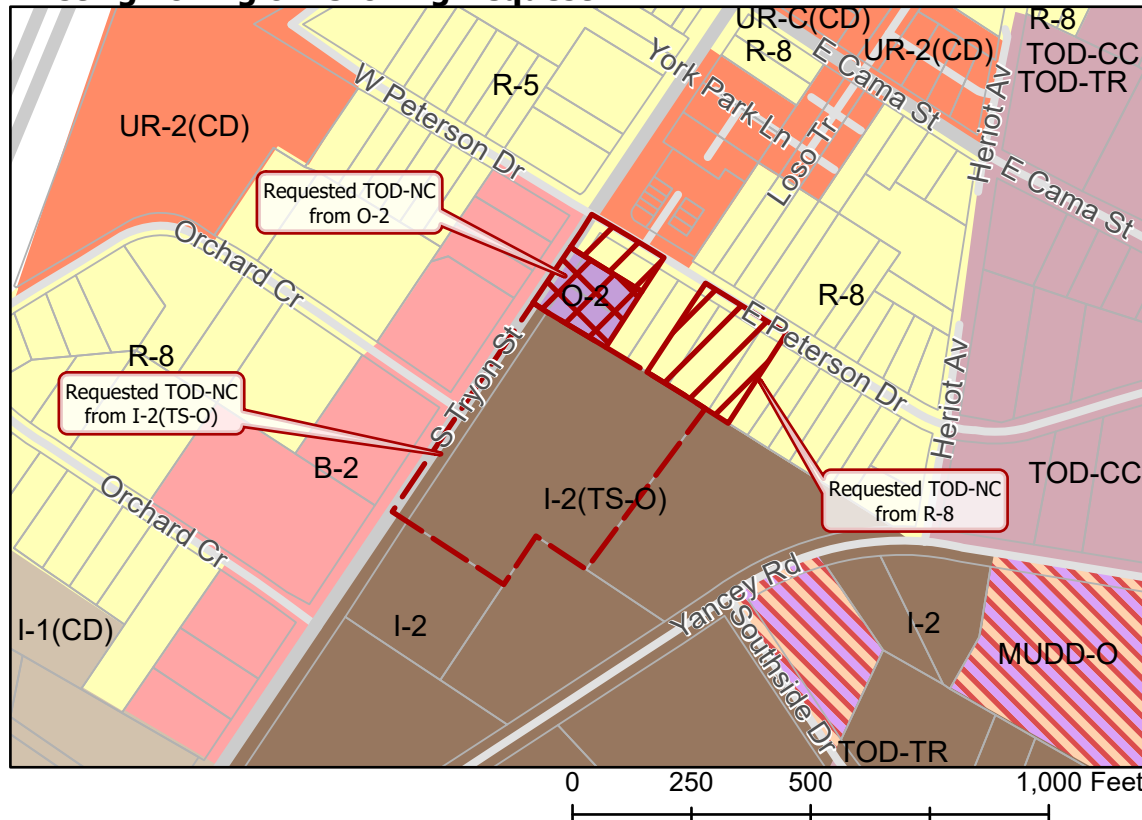
- 2021-076
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- Transit Supportive Overlay

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-NC from I-2 (TS-O)
- Requested TOD-NC from R-8
- Requested TOD-NC from O-2

Zoning Classification

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

Map Created 6/21/2021

Petition No.: 2021-077
Petitioner: Lucern Capital Partners

ORDINANCE NO. 167-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 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:



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.



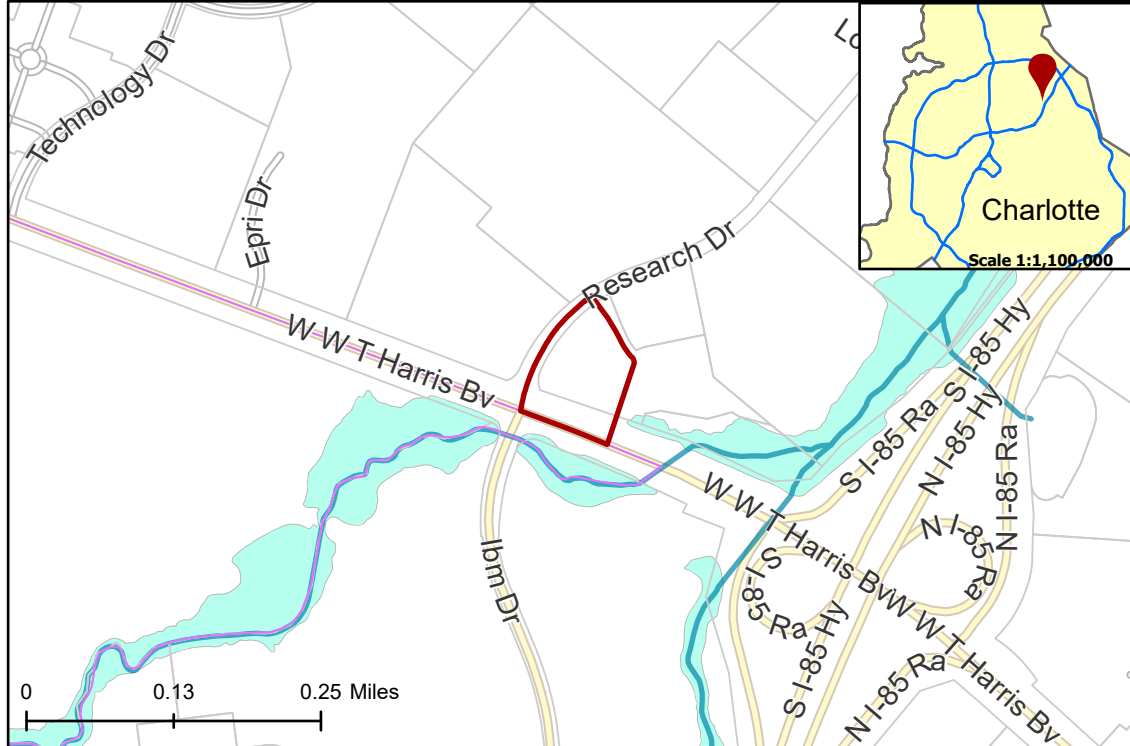
Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



Rezoning Map



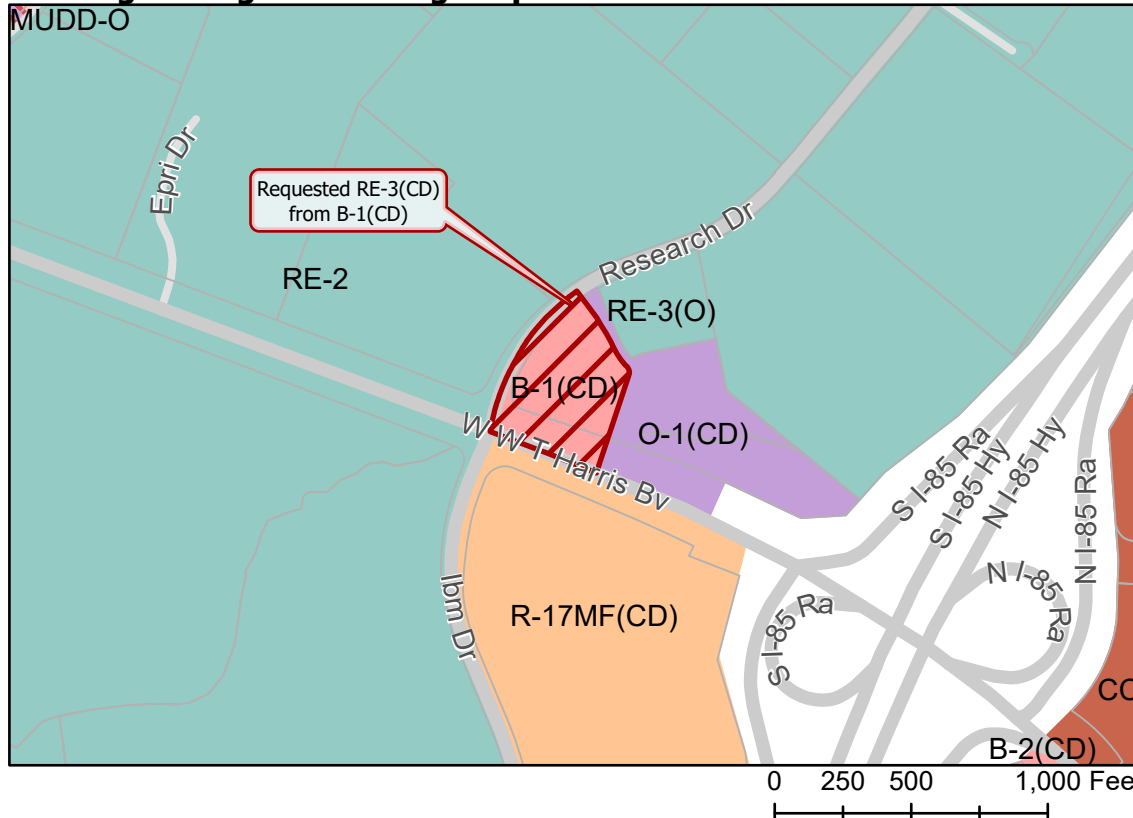
- 2021-077
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



 Requested RE-3(CD) from B-1(CD)

Zoning Classification

- Multi-Family
- Research
- Office
- Business
- Commercial Center
- Mixed Use



Map Created 7/9/2021

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.



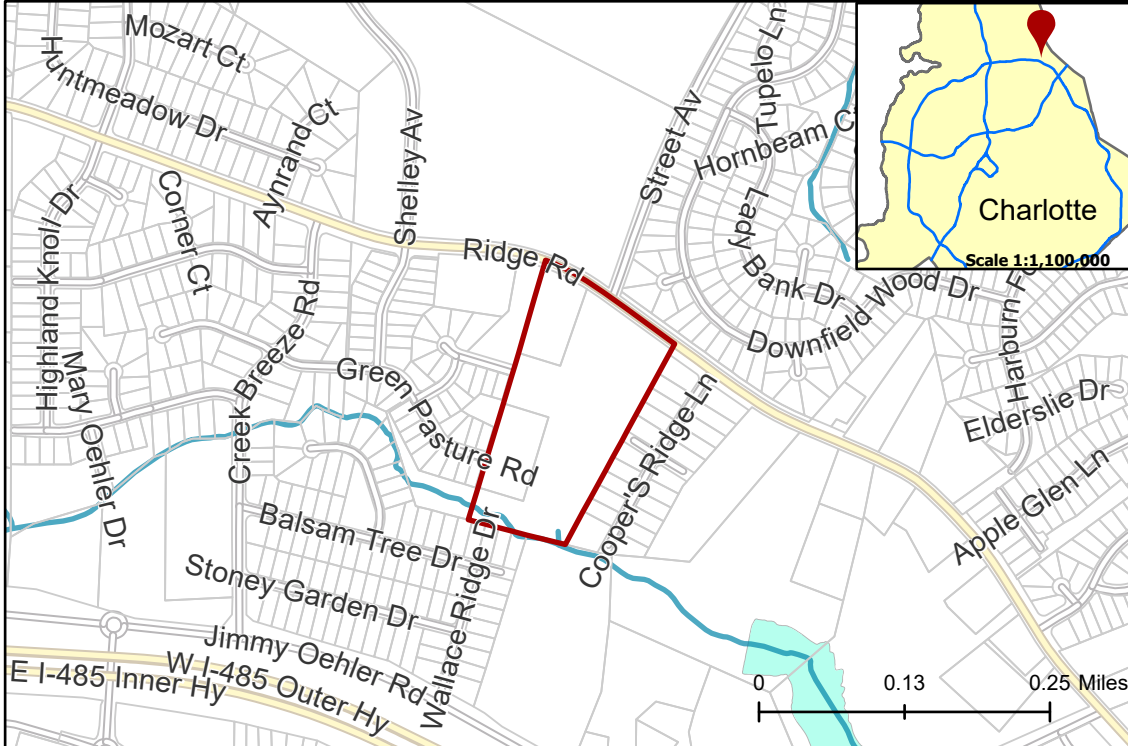
Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



Rezoning Map



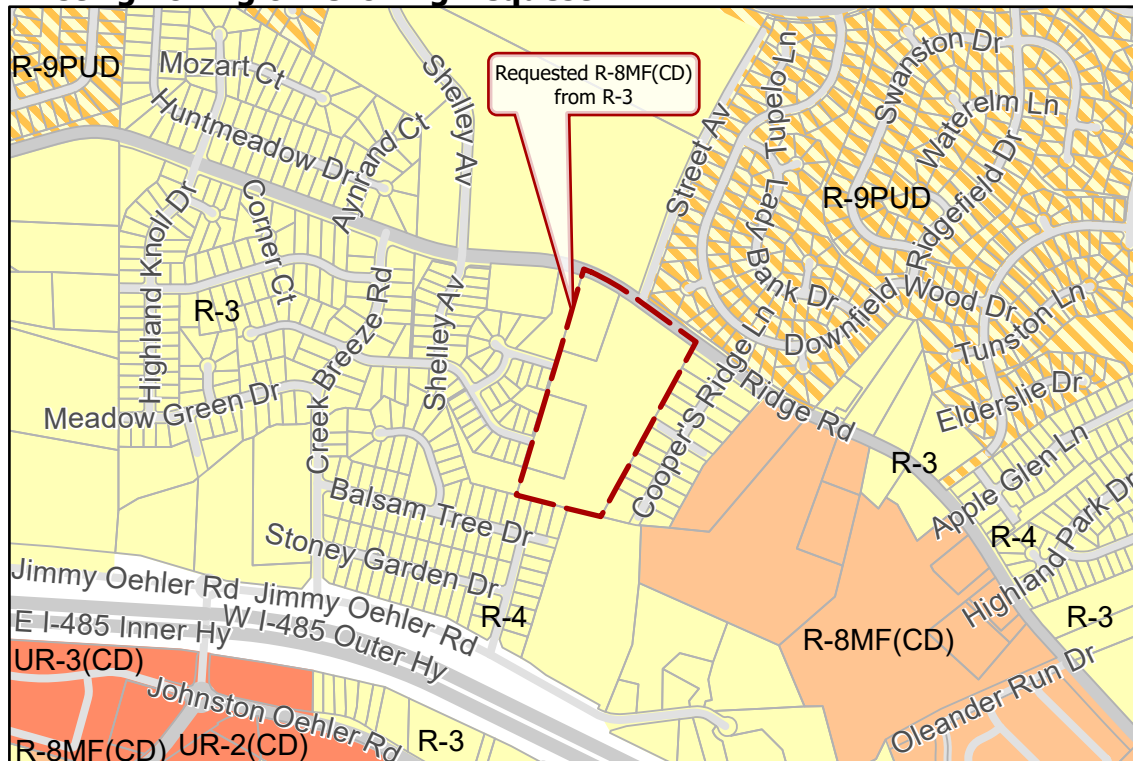
- 2021-078
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 6/21/2021

Petition No.: 2021-080
Petitioner: Apollo Holding Company

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:



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.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

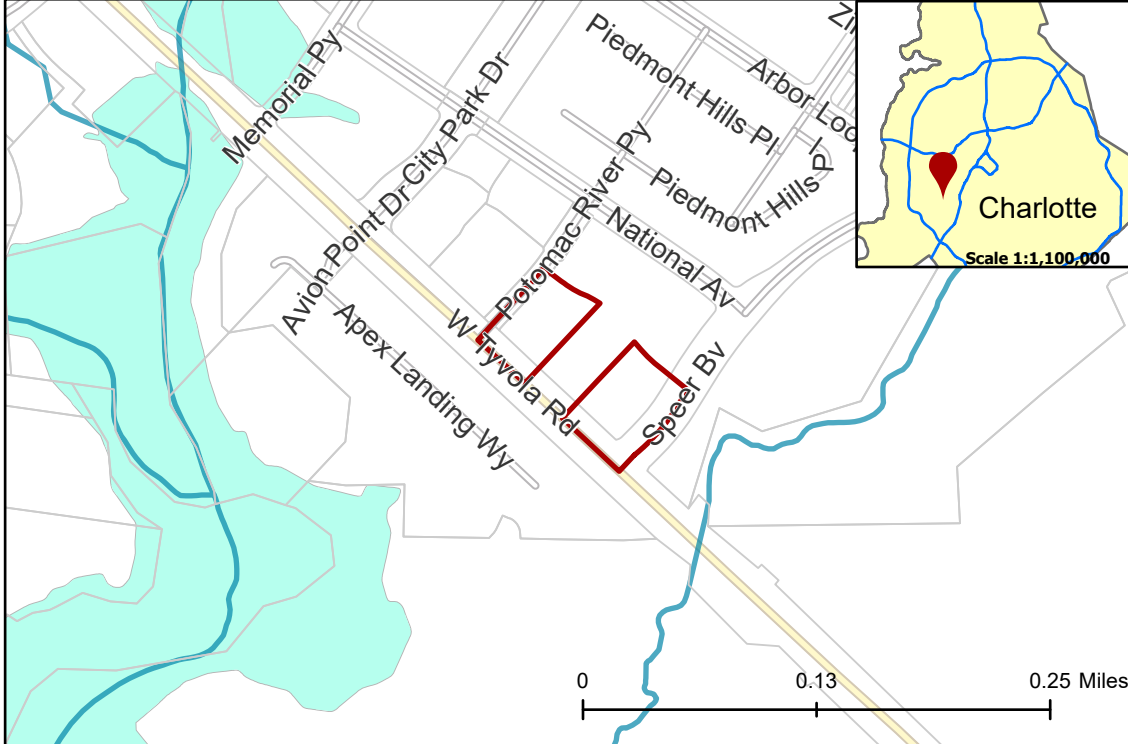
2021-080: Apollo Holding Company LLC

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

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

Approximately 1.66 acres

Location of Requested Rezoning



Rezoning Map



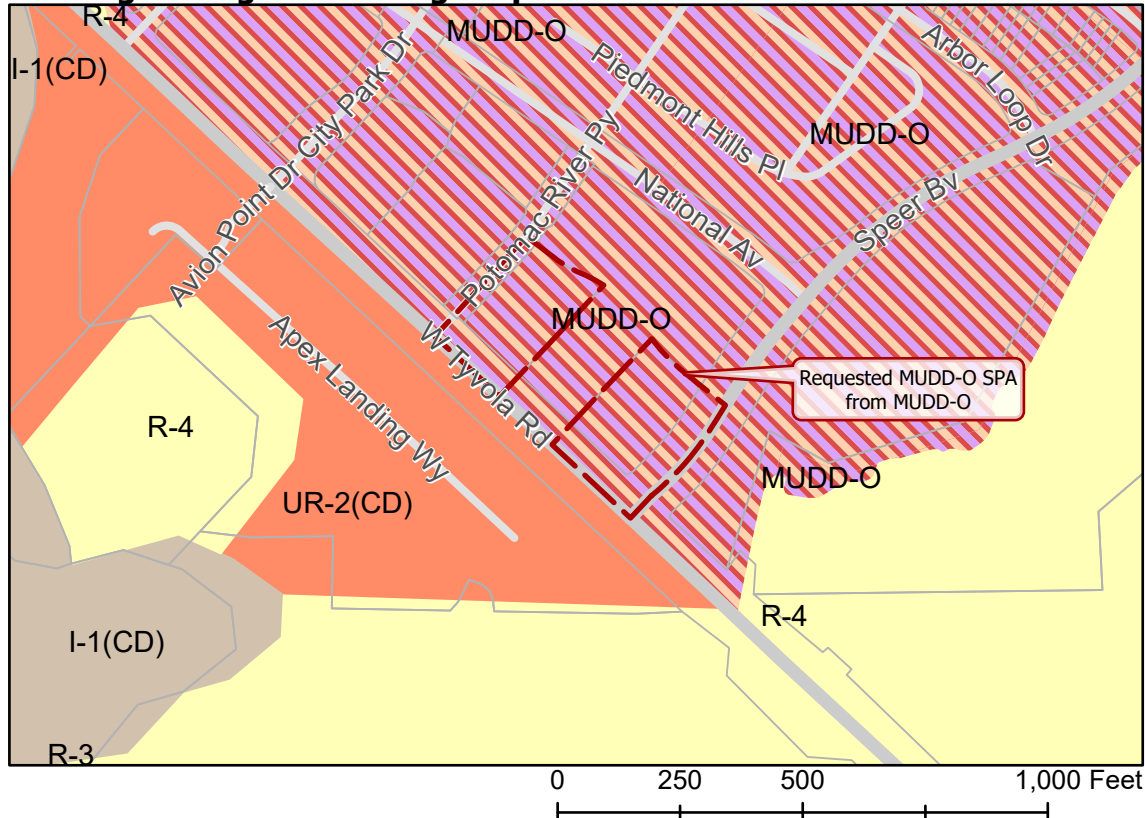
- 2021-080
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O

Zoning Classification

- Single Family
- Urban Residential
- Light Industrial
- Mixed Use



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:

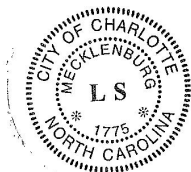


City Attorney

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.



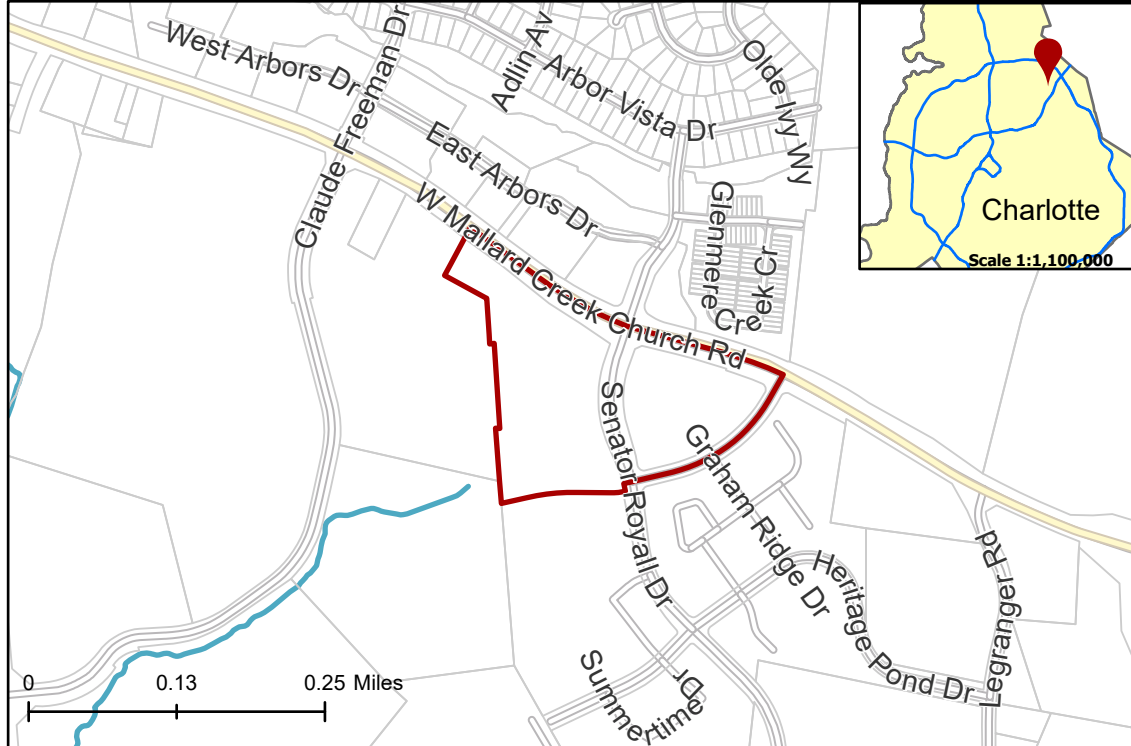
Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



Rezoning Map



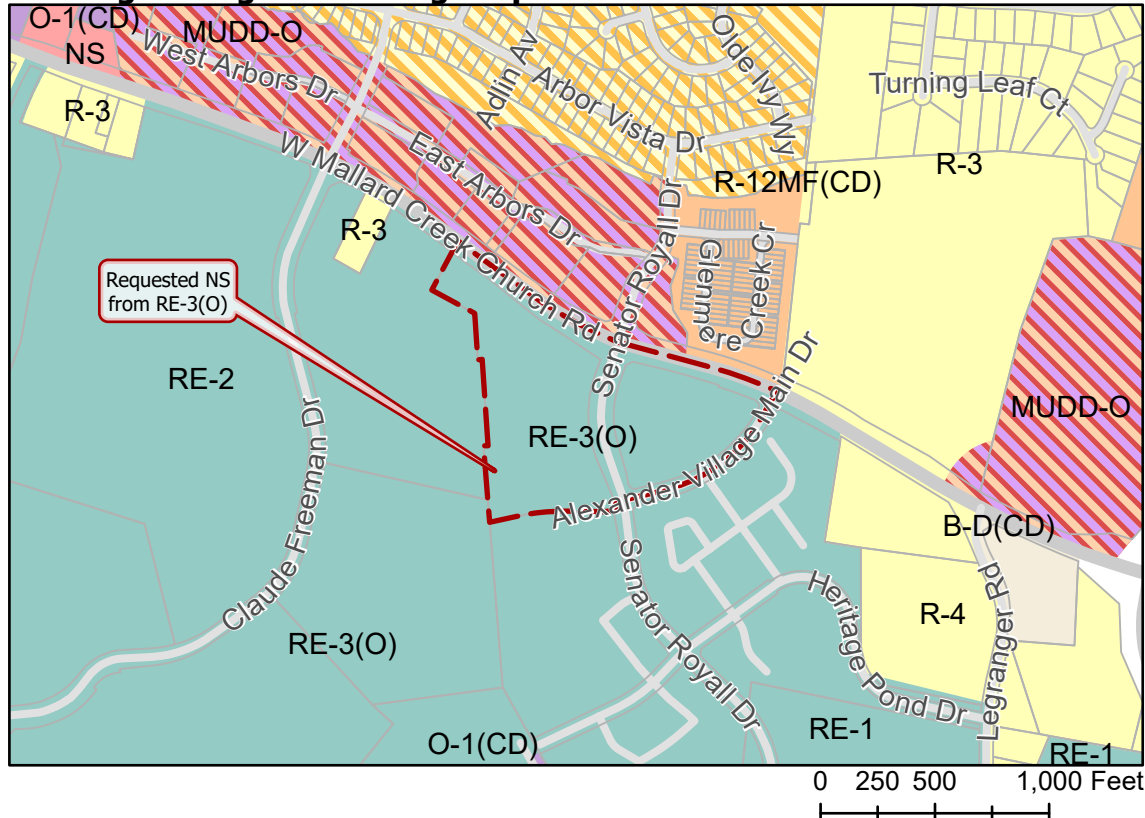
- 2021-081
- Inside City Limits
- Parcel
- Streams

City Council District

4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



Requested NS from RE-3(O)

Zoning Classification

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



Map Created 6/21/2021

Petition No.: 2021-086
Petitioner: JAG Development Company

ORDINANCE NO. 171-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 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:

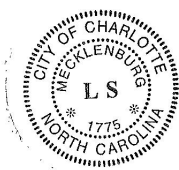


City Attorney

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

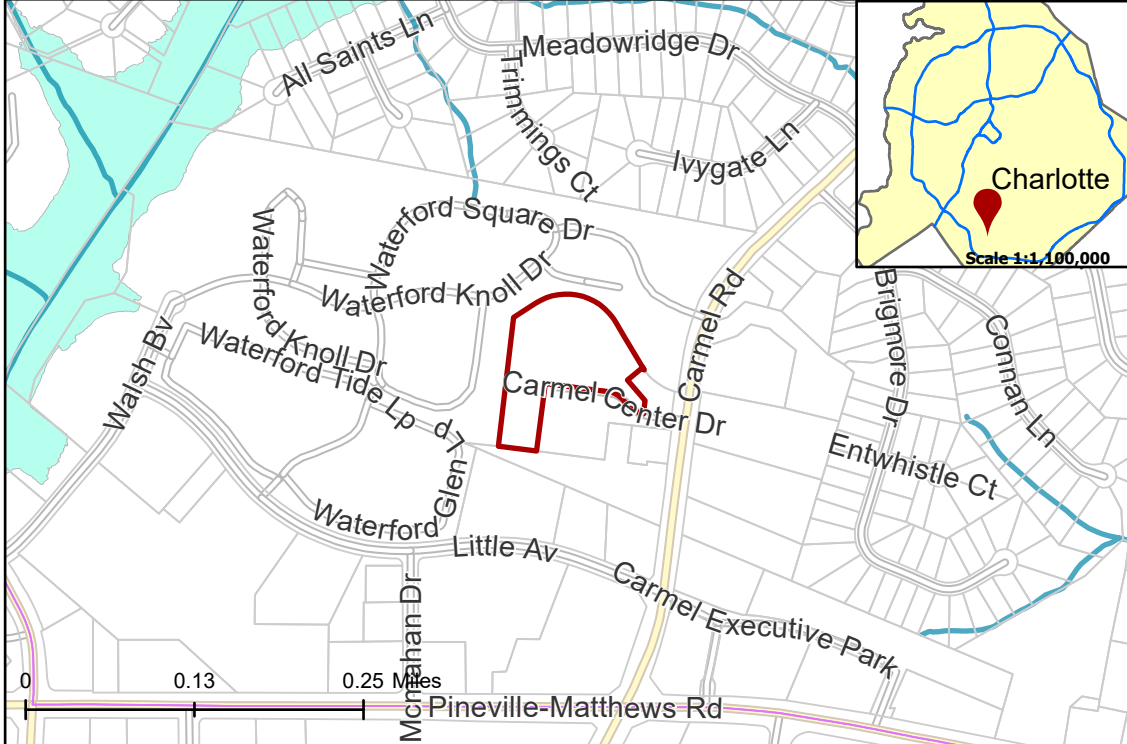
2021-086: JAG Development Company, LLC

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

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

Approximately 4.5 acres

Location of Requested Rezoning



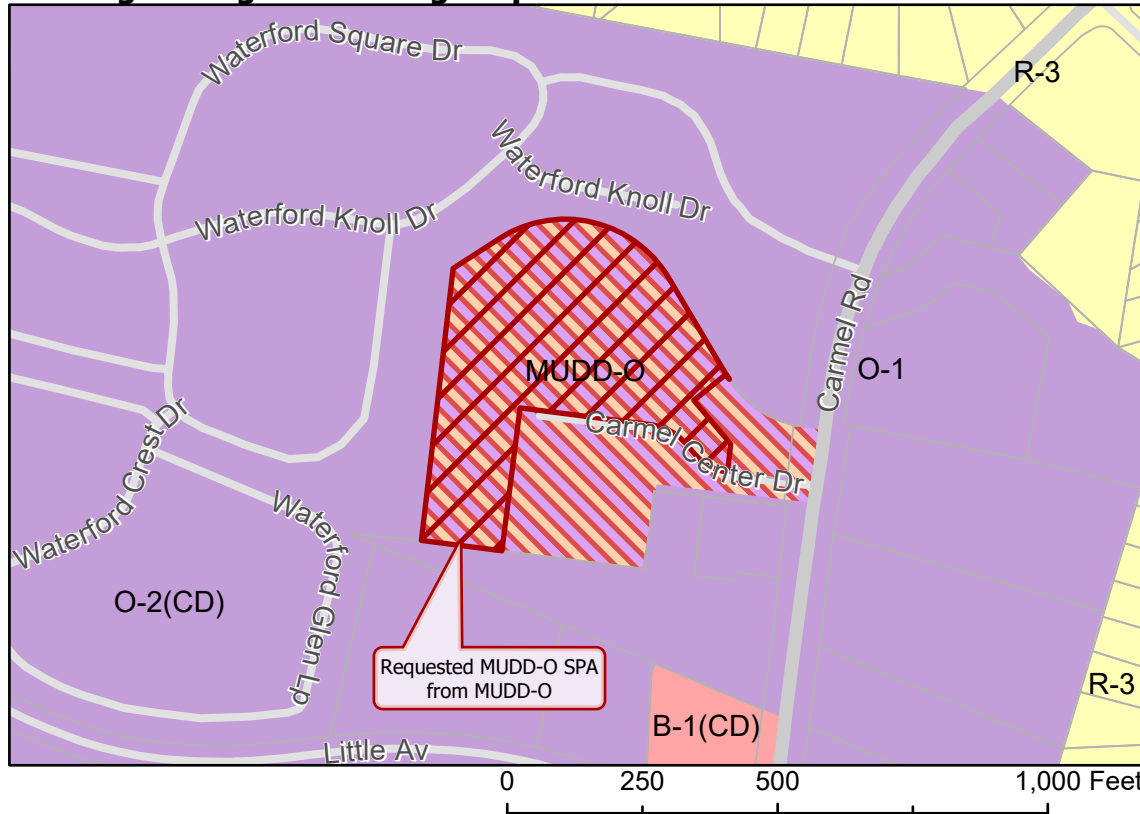
Rezoning Map



- 2021-086
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O
- Zoning Classification
- Single Family
- Office
- Business
- Mixed Use



Map Created 6/25/2021

Petition No.: 2021-137
Petitioner: The City of Charlotte

ORDINANCE NO. 172-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 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:

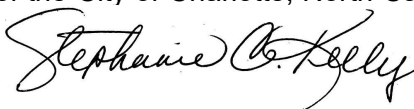
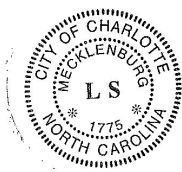


City Attorney

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.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

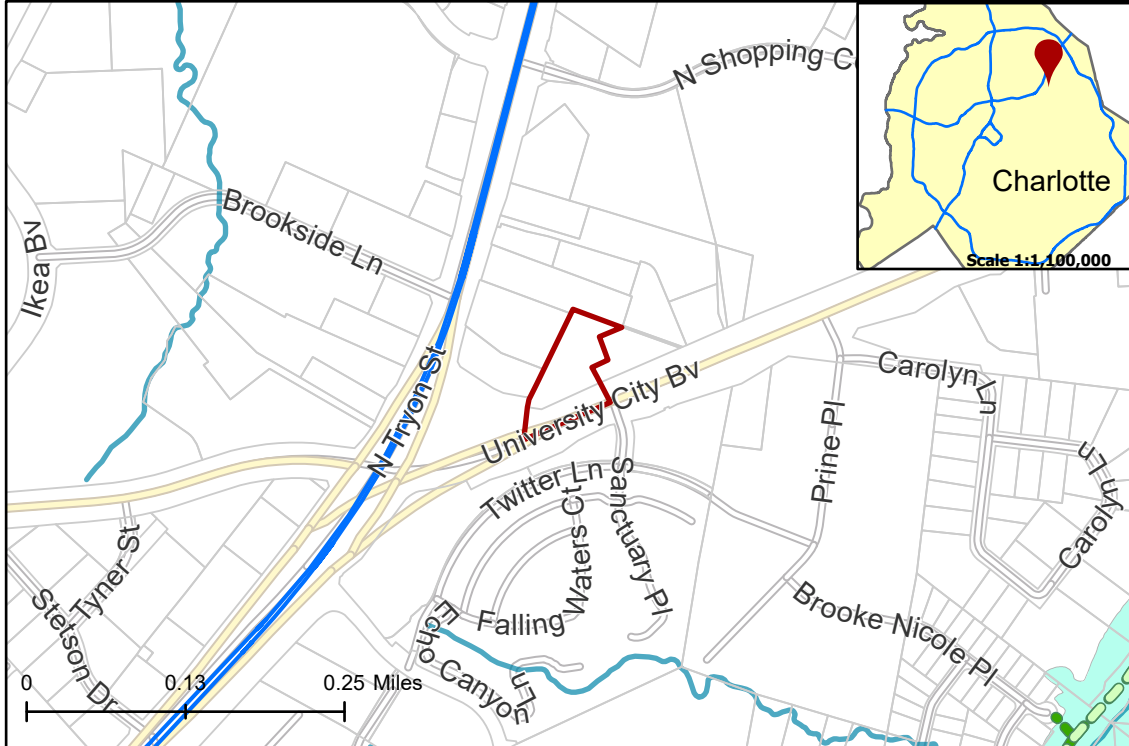
2021-137: City of Charlotte

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



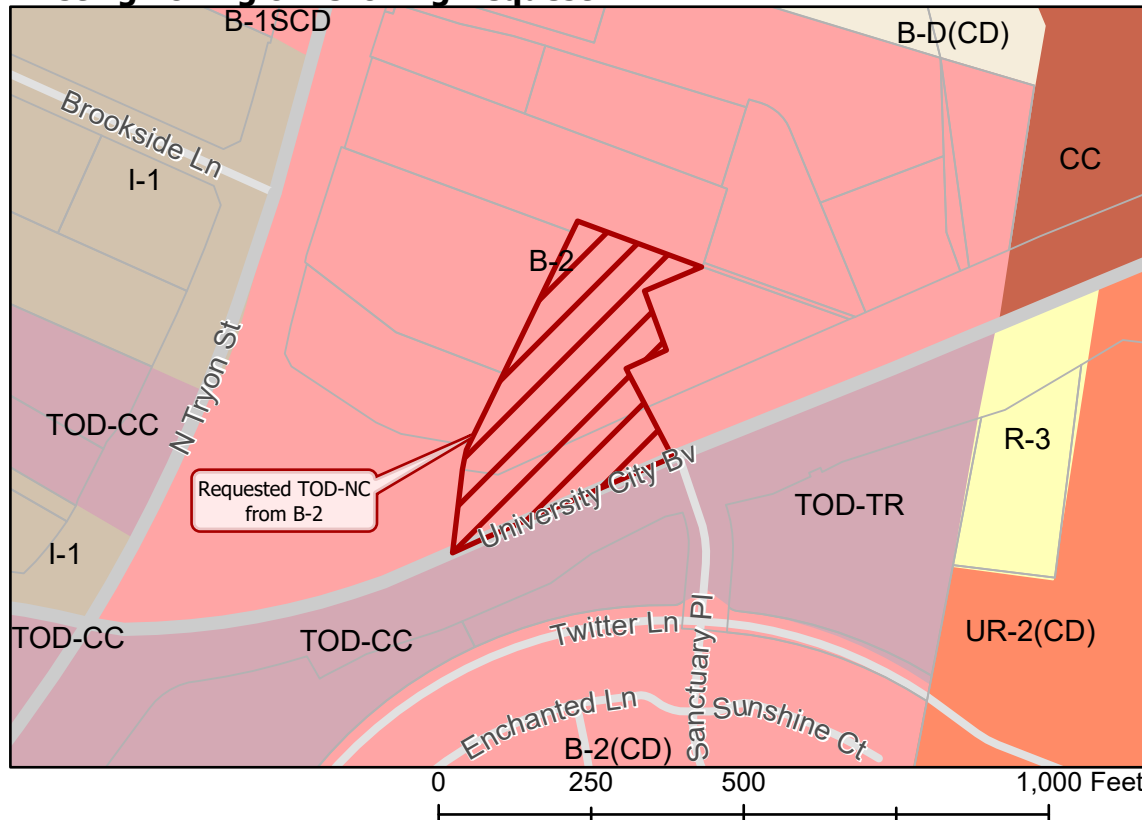
- 2021-137
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested TOD-NC from B-2

Zoning Classification

- Single Family
- Urban Residential
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- Transit-Oriented



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



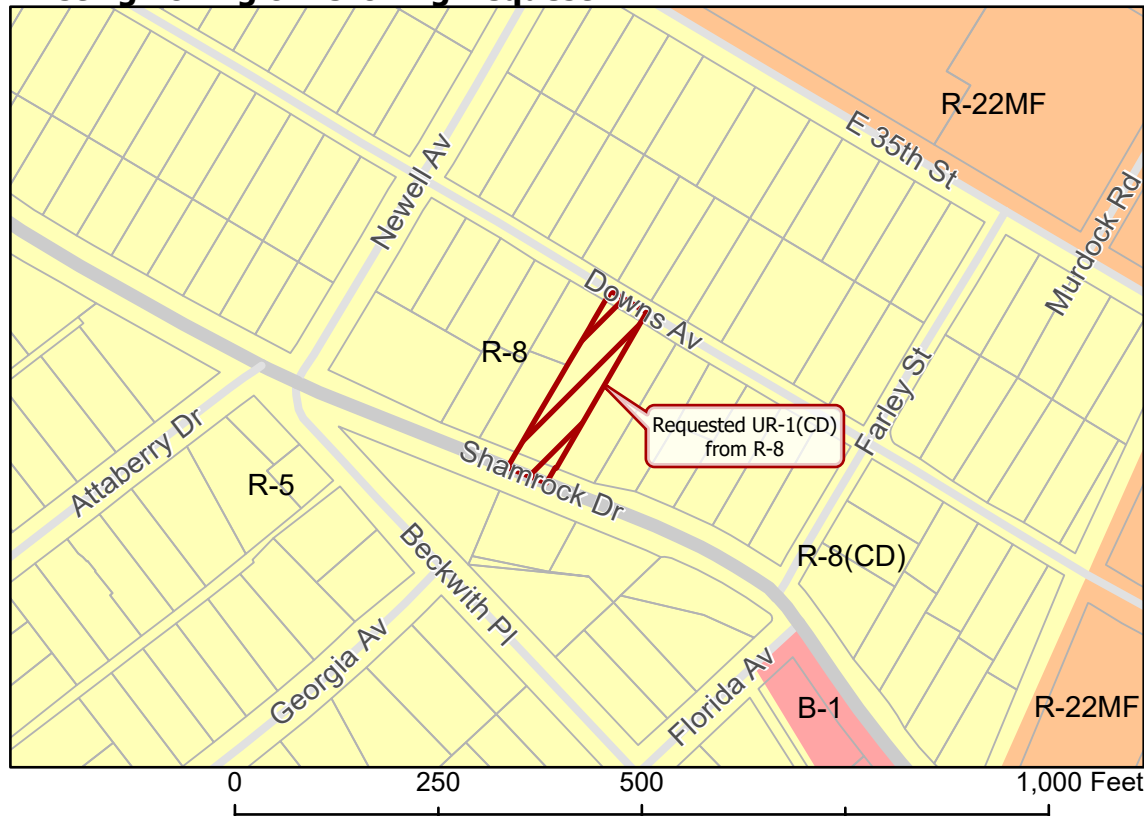
Rezoning Map



- 2021-182
- Inside City Limits
- Parcel
- Streams
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested UR-1(CD) from R-8

Zoning Classification

- Single Family
- Multi-Family
- Business



Map Created 7/27/2021