Petition No.: 2021-056
Petitioner: Urban Trends Real Estate, Inc.

ORDINANCE NO. 281-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 04105414, 04105415, 04105416, and 04105417, and further identified on the attached map from R-3 (single-family residential) and R-17 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 18th day of April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 713-714.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-056: Urban Trends Real Estate Inc.

Current Zoning  R-3 (Single Family Residential), R-17MF (Multi-Family Residential)
Requested Zoning  UR-2(CD) (Urban Residential, Conditional)

Approximately 1.4 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-4
Requested UR-2(CD) from R-17MF

Zoning Classification
- Single Family
- Multi-Family
- Mixed Residential
- Office
- Business
- General Industrial

City Council District
- 2-Malcolm Graham

Map Created 4/19/2021
Petition No.: 2021-103
Petitioner: Providence Group Capital

ORDINANCE NO. 282-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 14513316, 14513317, 14513318, 14513319, and 14513301, and further identified on the attached map from I-1 (light industrial) to TOD-UC (CD) (transit-oriented development – urban center, 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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 715-716.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-103: Providence Group Capital, LLC

Current Zoning  I-1 (Light Industrial)
Requested Zoning  TOD-UC (Transit Oriented Development - Urban Center)

Approximately 2.25 acres

Location of Requested Rezoning

Rezoning Map

City Council District

Existing Zoning & Rezoning Request

Zoning Classification

Map Created 7/20/2021
Ordinance Book 64, Page 717

Petition No.: 2021-142
Petitioner: PDC Land Acquisition, LLC

ORDINANCE NO. 283-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 05509106, 05509107, and 05508120, and further identified on the attached map from MX-2 (mixed use) and R-4 (single-family residential) to R-12 MF (CD) (multi-family residential, conditional) and 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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 717-718.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-142: PDC Land Acquisition, LLC

Current Zoning  MX-2 (Mixed Use), R-4 (Single Family Residential)
Requested Zoning  R-12MF(CD) (Multi-Family Residential, Conditional), NS (Neighborhood Services)

Approximately 36.23 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

City Council District  3-Victoria Watlington

Zoning Classification

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

Map Created 10/13/2021
Petition No.: 2021-150
Petitioner: Tribute Companies, Inc.

ORDINANCE NO. 284-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 05109101 and 05109106, and further identified on the attached map from R-3 (single-family residential) to R-12 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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 719-720.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-150: Tribute Companies, Inc.

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

**Requested Zoning**  R-12MF(CD) (Multi-Family Residential, Conditional)

Approximately 37.14 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

- **Requested R-12MF(CD) from R-3**

**Zoning Classification**

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Office
- Business
- Commercial Center

**Adjacent City Council District**

- 4-Renee Perkins-Johnson

**Rezoning Map**

- 2021-150
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

**Map Created 10/1/2021**

**Ordinance No. 284-Z**

April 18, 2022
Ordinance Book 64, Page 720
Petition No.: 2021-151
Petitioner: Lincoln Harris

ORDINANCE NO. 285-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 18314113 and a portion of 18314117, 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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 721-722.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-151: Lincoln Harris LLC

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

Approximately 3.65 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD-O SPA from MUDD-O

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Office
- Commercial Center
- Mixed Use

Map Created 2/10/2022
ORDINANCE NO. 286-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 02725104 and 02725105, 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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 723-724.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-186: Kinger Homes, LLC

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-8MF(CD) (Multi-Family Residential, Conditional)

Approximately 2.84 acres

Location of Requested Rezoning

Requested Rezoning Map

2021-186
Inside City Limits
Parcel
Greenway
Streams
FEMA Flood Plain
City Council District
4-Renee Johnson

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Research
- Institutional

Map Created 12/2/2021
ORDINANCE NO. 287-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 22902101, and further identified on the attached map from R-3 (single-family residential) to R-8 (CD) (single-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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 725-726.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-190: Blue Heel Development

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-8(CD) (single Family Residential, Conditional)

Approximately 4.76 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-8(CD) from R-3

Zoning Classification
- Single Family
- Mixed Residential

City Council District
- 7-Edmund H. Driggs

Map Created 11/18/2021

2021-190: Blue Heel Development

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-8(CD) (single Family Residential, Conditional)

Approximately 4.76 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-8(CD) from R-3

Zoning Classification
- Single Family
- Mixed Residential

City Council District
- 7-Edmund H. Driggs

Map Created 11/18/2021

2021-190: Blue Heel Development

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-8(CD) (single Family Residential, Conditional)

Approximately 4.76 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-8(CD) from R-3

Zoning Classification
- Single Family
- Mixed Residential

City Council District
- 7-Edmund H. Driggs

Map Created 11/18/2021

2021-190: Blue Heel Development

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-8(CD) (single Family Residential, Conditional)

Approximately 4.76 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-8(CD) from R-3

Zoning Classification
- Single Family
- Mixed Residential

City Council District
- 7-Edmund H. Driggs

Map Created 11/18/2021
Ordinance No. 288-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-2 (general industrial) to (MUDD-O (mixed-use development - optional).

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

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

Approved as to form:

______________________________
City Attorney

Parcels Included in Rezoning Petition 2021-196

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<td>07108115</td>
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</tr>
</tbody>
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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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 727-728.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
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 10311218, and further identified on the attached map from O-1 (CD) (office, 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:

[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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 729-730.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-202: Trade Street Townhomes, LLC

Current Zoning  O-1(CD) (Office, Conditional)
Requested Zoning  UR-2(CD) (Urban Residential, Conditional)

Approximately 0.474 acres
Location of Requested Rezoning

Rezoning Map

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

Zoning Classification

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

Map Created 1/11/2022
Petition No.: 2021-206
Petitioner: Cambridge Properties, Inc.

ORDINANCE NO. 290-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by a portion of tax parcel number 04729144, and further identified on the attached map from CC (commercial) to MUDD (CD) (mixed-use development, conditional) 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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 731-732.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Rezoning Map

**2021-206: Cambridge Properties, Inc.**

**Current Zoning**  CC (Community Center)

**Requested Zoning**  MUDD(CD) (Mixed Use Development District, Conditional)

Approximately 4.2 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Multi-Family
- Institutional
- Office
- Business
- Commercial Center
- Mixed Use
- Transit-Oriented

---

Map Created 12/30/2021
ORDINANCE NO. 291-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 16719303, 16719302, and 16719301, and further identified on the attached map from B-1 SCD (business, shopping center district) to O-1 (office).

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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 733-734.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-208: Hugh Elder

Current Zoning  B-1SCD (Shopping Center)
Requested Zoning  O-1 (Office)

Approximately 2.94 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested O-1 from B-1SCD

Zoning Classification
- Single Family
- Office
- Business
- Light Industrial

Map Created 2/22/2022
Ordinance No.: 2021-210
Petitioner: Carter Acquisitions, LLC

ORDINANCE NO. 292-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 02954103, and further identified on the attached map from O-1 (CD) (office, conditional) to R-12 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:

[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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 735-736.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-210: Carter Acquisitions, LLC

**Current Zoning**  O-1(CD) (Office, Conditional)
**Requested Zoning**  R-12(CD) (Multi-Family Residential, Conditional)

Approximately 25 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

- Requested R-12(CD) from O-1(CD)

**Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Office
- Commercial Center
- Light Industrial
- General Industrial

**Adjacent**
- City Council District 4-Renee Johnson
- County Commissioner 3-George Dunlap

**Map Created 12/30/2021**
Petition No.: 2021-214
Petitioner: Adams Property Group

ORDINANCE NO. 293-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 11123345, and further identified on the attached map from B-1 (CD) (neighborhood business, conditional) to MUDD-O (mixed-use development – optional).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 737-738.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-214: Adams Property Group

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

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

Approximately 1.95 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

---

**Zoning Classification**

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

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**Rezoning Map**

Map Created 12/30/2021

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April 18, 2022
Ordinance Book 64, Page 738
Ordinance No. 293-Z
ORDINANCE NO. 294-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 03144101, and further identified on the attached map from CC LWCA (commercial center Lake Wylie critical area) and I-1 LWCA (light industrial, Lake Wylie critical area) to MX-2 INNOV LWCA (mixed-use – innovative, Lake Wylie critical area).

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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 739-740.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-215: Longbranch Development, LLC & Reventure Park Investments North, LLC

Current Zoning  CC LWCA (Commercial Center, Lake Wylie Critical Area), I-1 LWCA (Light Industrial, Lake Wylie Critical Area)
Requested Zoning  MX-2 INNOV LWCA (Mixed Use, Innovative, Lake Wylie Critical Area)

Approximately 102 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

- Requested MX-2 Innov LWCA from CC
- Requested MX-2 Innov LWCA from I-2

Zoning Classification
- Single Family
- Multi-Family
- Mixed Residential
- Business
- Commercial Center
- Light Industrial
- General Industrial

Adjacent
City Council District
- 2-Malcolm Graham
County Commissioner
- 1-Elaine Powell

Map Created 3/17/2022
Petition No.: 2021-216
Petitioner: DHIC, LLC

ORDINANCE NO.295-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 02956107, 02956108, 02909123, a portion of 02956109 and 02909120, 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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 741-742.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

[Signature]

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-216: DHIC, LLC

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-8MF(CD) (Multi-Family Residential, Conditional)

Approximately 41.263 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request
R-22MF(CD)  R-3  I-1(CD)

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

Zoning Classification
- Single Family
- Multi-Family
- Light Industrial

City Council District
- 3 - George Dunlap
- 4 - Renee Johnson

FEMA Flood Plain

Adjacent to City Council District

Rezoning Map

Map Created 2/21/2022

Charlottesville Planning & Development

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-8MF(CD) (Multi-Family Residential, Conditional)

Approximately 41.263 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request
R-22MF(CD)  R-3  I-1(CD)

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

Zoning Classification
- Single Family
- Multi-Family
- Light Industrial

County Commissioner
- 3 - George Dunlap
- 4 - Renee Johnson

FEMA Flood Plain

Adjacent to City Council District

Rezoning Map

Map Created 2/21/2022

Charlottesville Planning & Development
ORDINANCE NO. 296-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 03115229, and further identified on the attached map from R-3 (single-family residential) to R-8 (single-family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie 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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 743-744.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-220: Dependable Development LLC

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-8 (Single Family Residential)

Approximately 18.72 acres

Existing Zoning & Rezoning Request

Requested R-8 from R-3

Zoning Classification

- Single Family
- Mixed Residential

City Council District

2-Malcolm Graham

Map Created 12/30/2021
ORDINANCE NO. 297-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 21103234, and further identified on the attached map from R-3 (single-family residential) to R-4 (single-family residential).

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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 745-746.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

\[Signature\]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-227: Graham Partners, LLC

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-4 (Single Family Residential)

Approximately 3.02 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-4 from R-3

Zoning Classification

- Single Family
- Urban Residential

City Council District

- 3-Victoria Watlington

Map Created 12/30/2021
ORDINANCE NO. 298-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 06310432, 06310433, and 06310445, and further identified on the attached map from R-5 (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:

_ [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 April 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 64, Page(s) 747-748.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of April 2022.

[Seal]

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-200: Trade Street Townhomes, LLC

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

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

Approximately 3.21 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**

- Single Family
- Multi-Family
- Light Industrial

**Map Created 11/18/2021**

**City Council District**

2-Malcolm Graham

**Ordinance No. 2021-200: Trade Street Townhomes, LLC**

Approximately 3.21 acres

Charlotte

Requested R-8(CD) from R-5

2021-200: Trade Street Townhomes, LLC
Approximately 3.21 acres

 existing R-5

Requested R-8(CD) from R-5

Charlotte

Zoning Classification

- Single Family
- Multi-Family
- Light Industrial

Map Created 11/18/2021