

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.



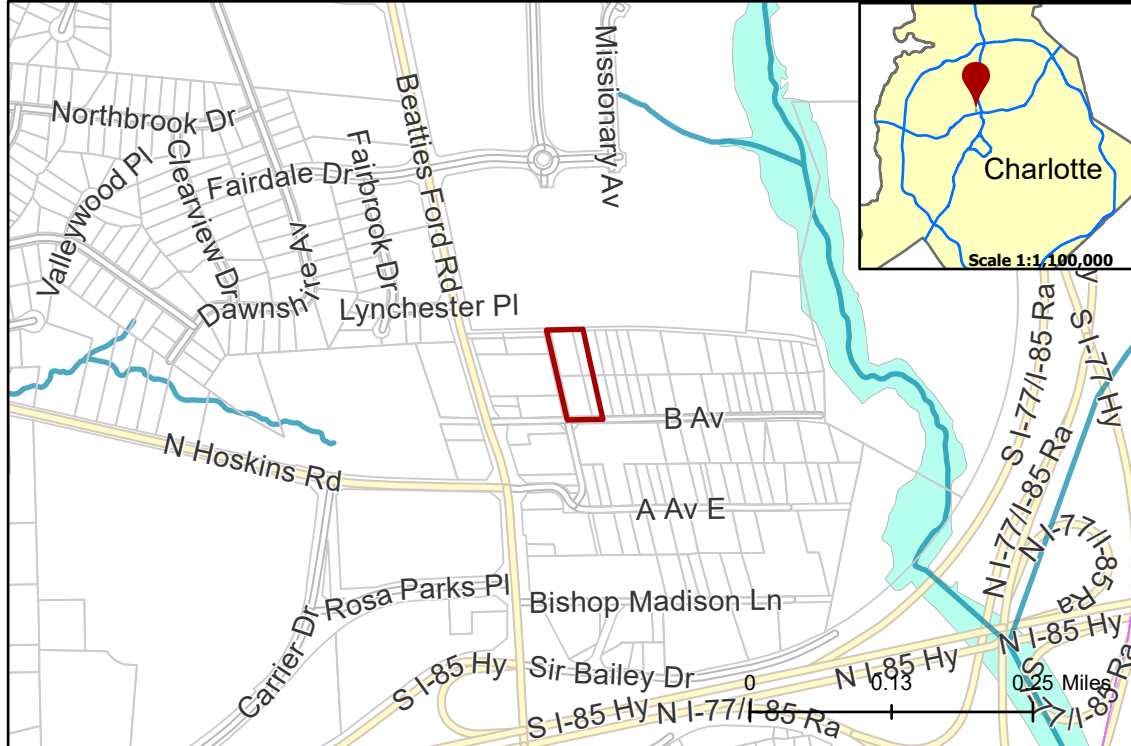
Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



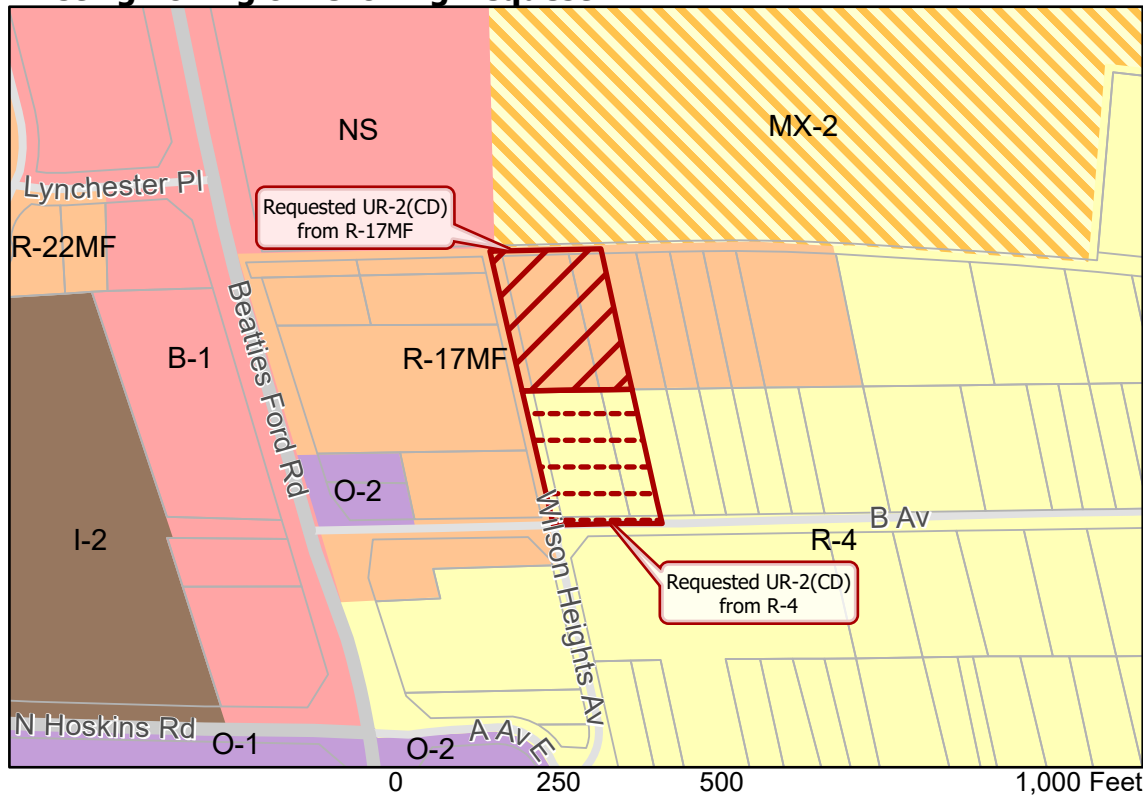
Rezoning Map



- 2021-056
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 2-Malcolm Graham



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



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.

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City Attorney

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

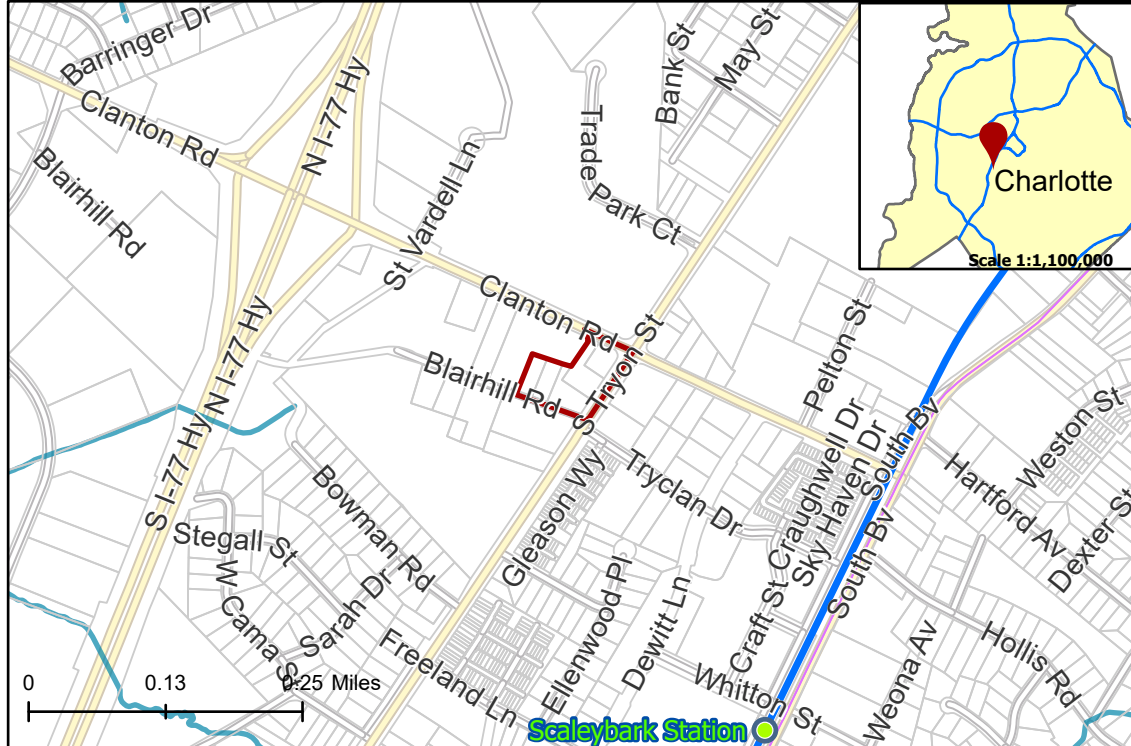
2021-103: Providence Group Capital, LLC

Current Zoning I-1 (Light Industrial)

Requested Zoning TOD-UC (Transit Oriented Development - Urban Center)

Approximately 2.25 acres

Location of Requested Rezoning



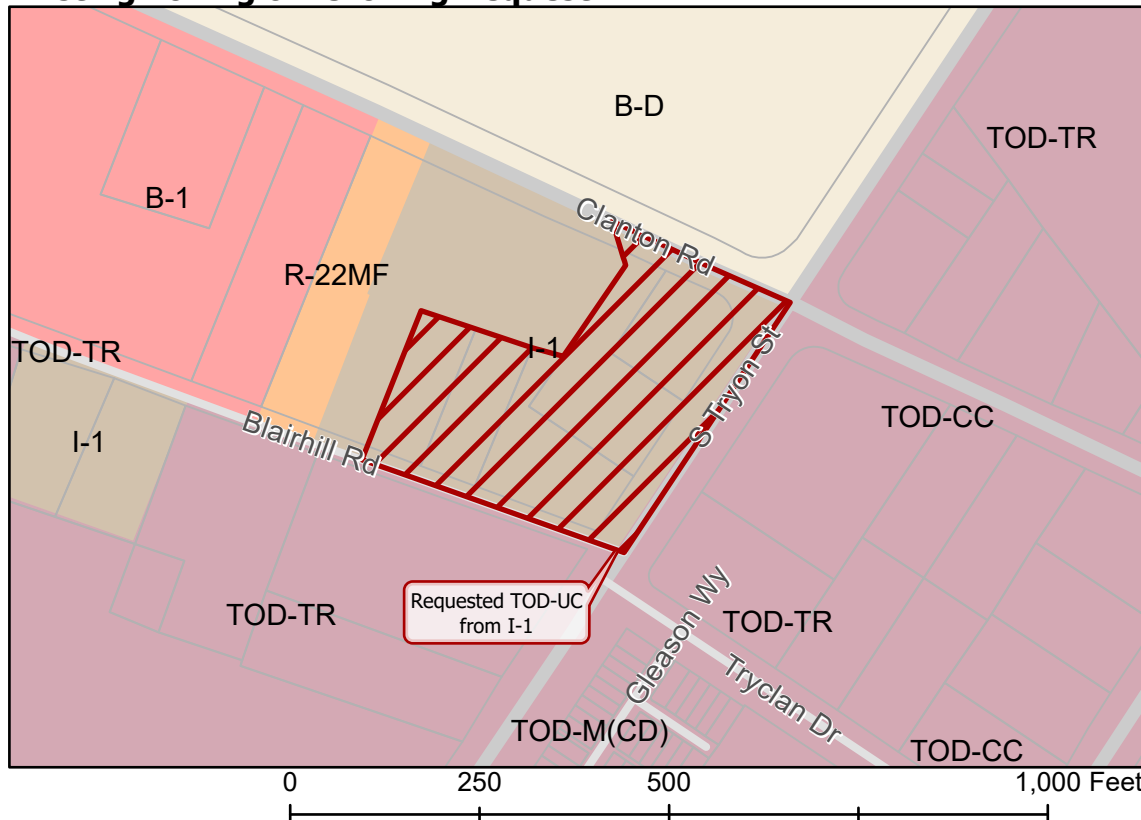
Rezoning Map



- 2021-103
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- Transit Supportive Overlay
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-UC from I-1
- Zoning Classification
- Multi-Family
- Business
- Business-Distribution
- Light Industrial
- Transit-Oriented

Map Created 7/20/2021

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.

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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

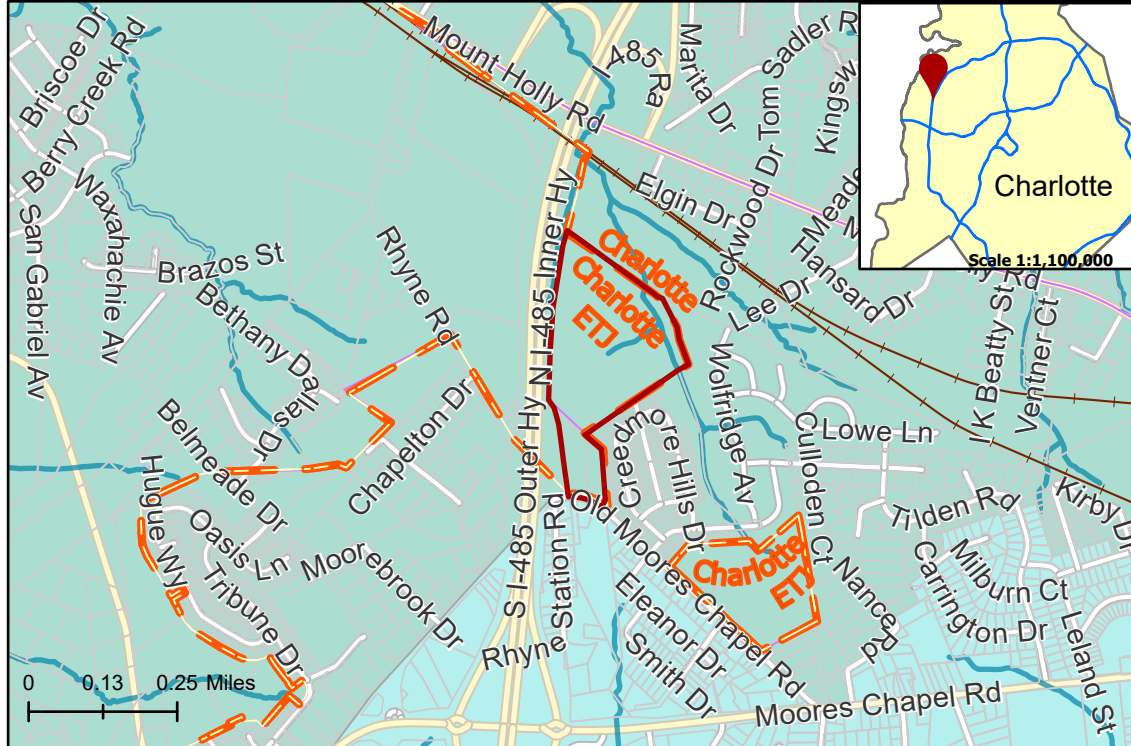
2021-142: PDC Land Acquisition, LLC

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



Rezoning Map



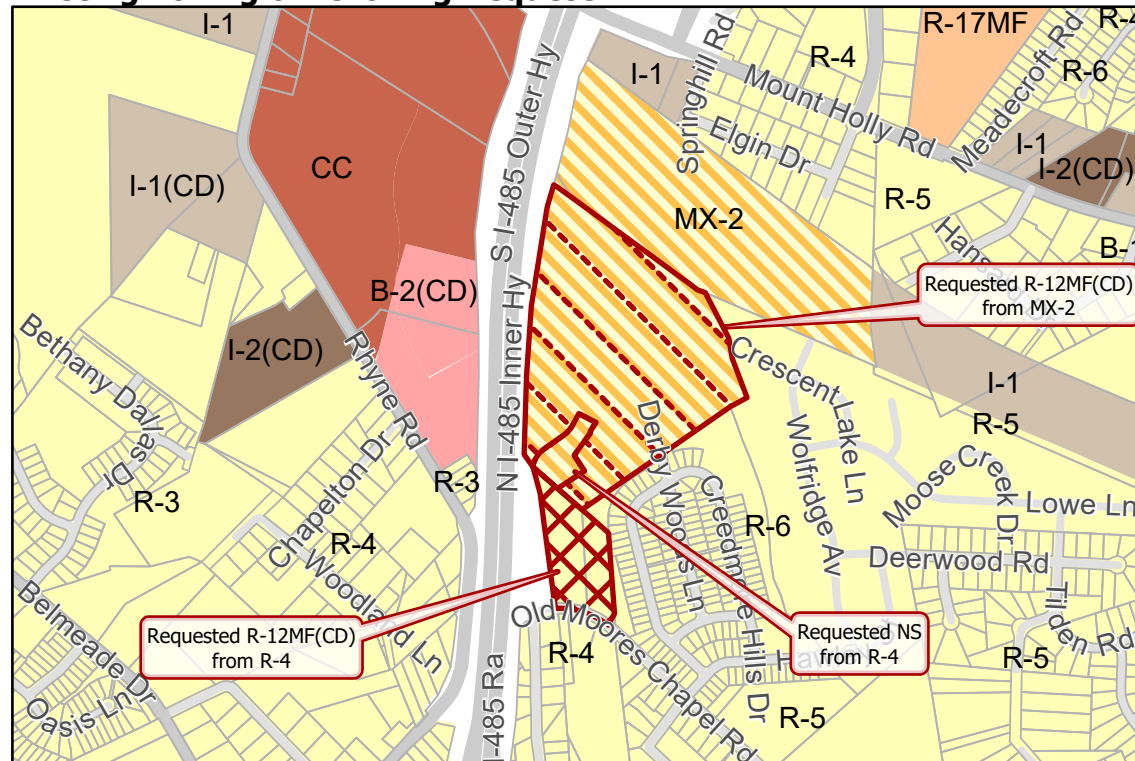
- 2021-142
- Inside City Limits
- Parcel
- Railway
- Streams
- Lake Wylie - Protected Area
- Lower Lake Wylie - Protected Area

City Council District

 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested NS from MX-2
- Requested R-12MF(CD) from MX-2
- Requested R-12MF(CD) from R-4

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

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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

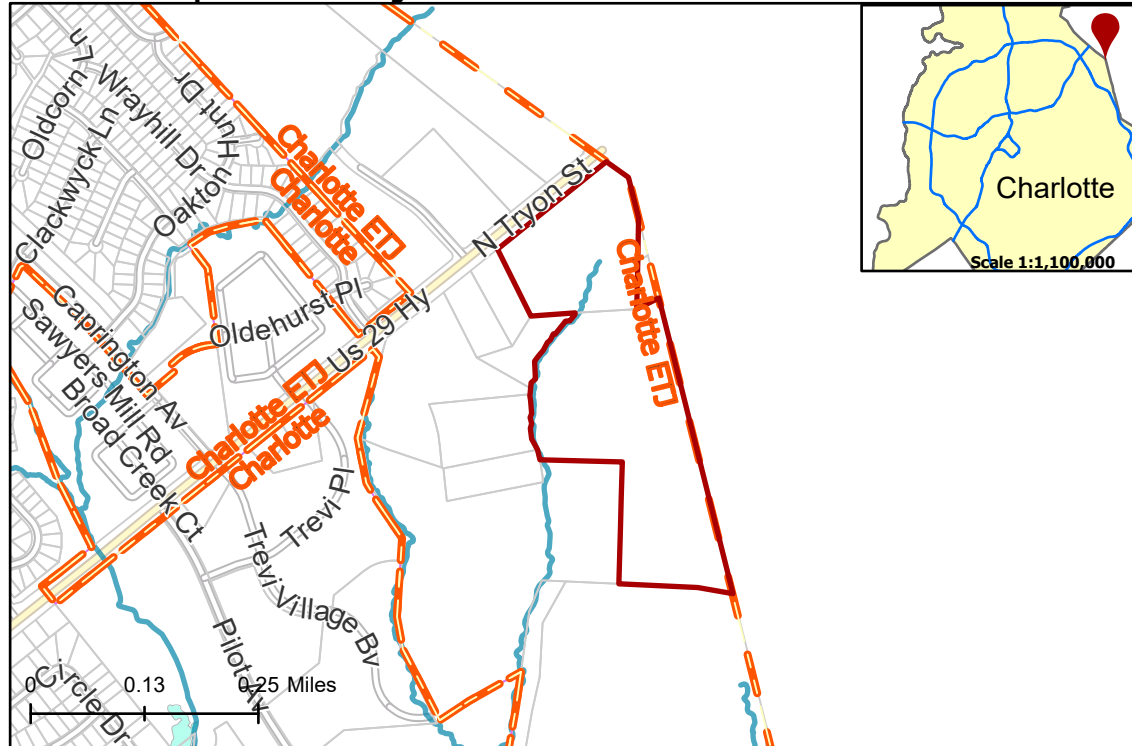
2021-150: Tribute Companies, Inc.

Current Zoning R-3 (Single Family Residential)

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

Approximately 37.14 acres

Location of Requested Rezoning



Rezoning Map



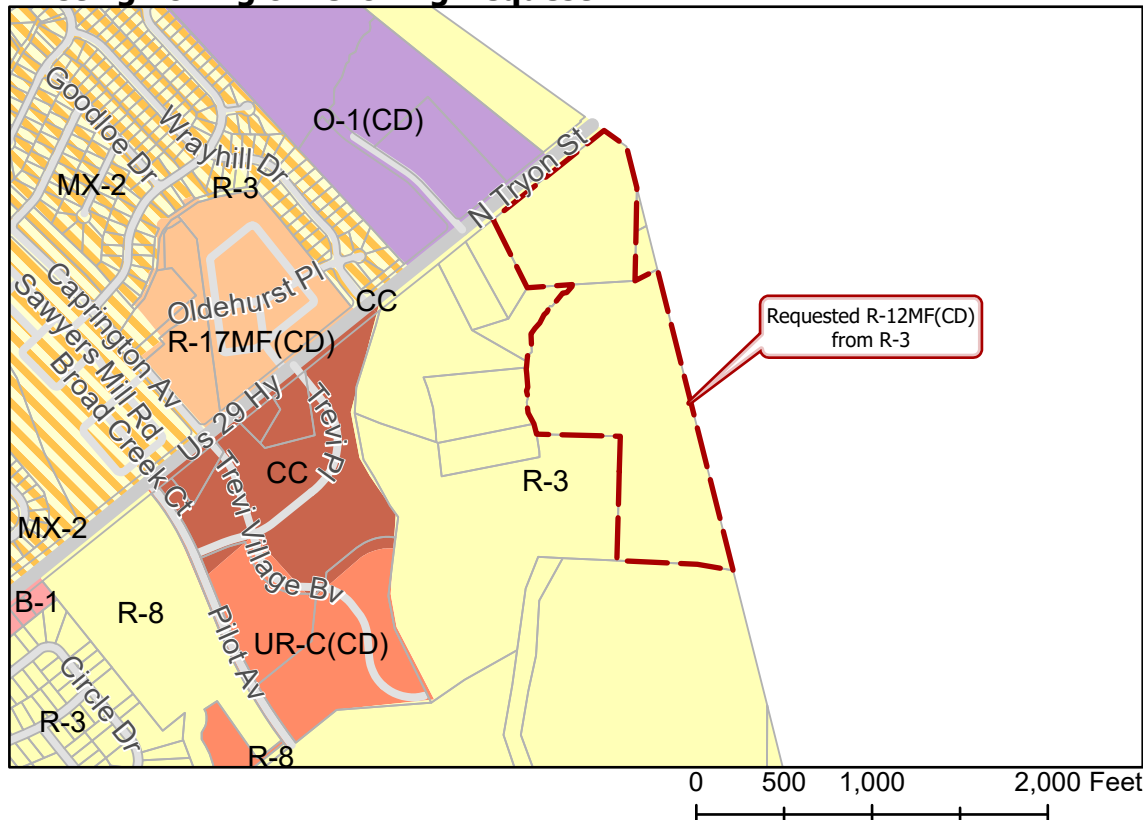
- 2021-150
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

Adjacent City Council District

- 4-Renee Perkins-Johnson



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



Map Created 10/1/2021

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.

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City Attorney

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

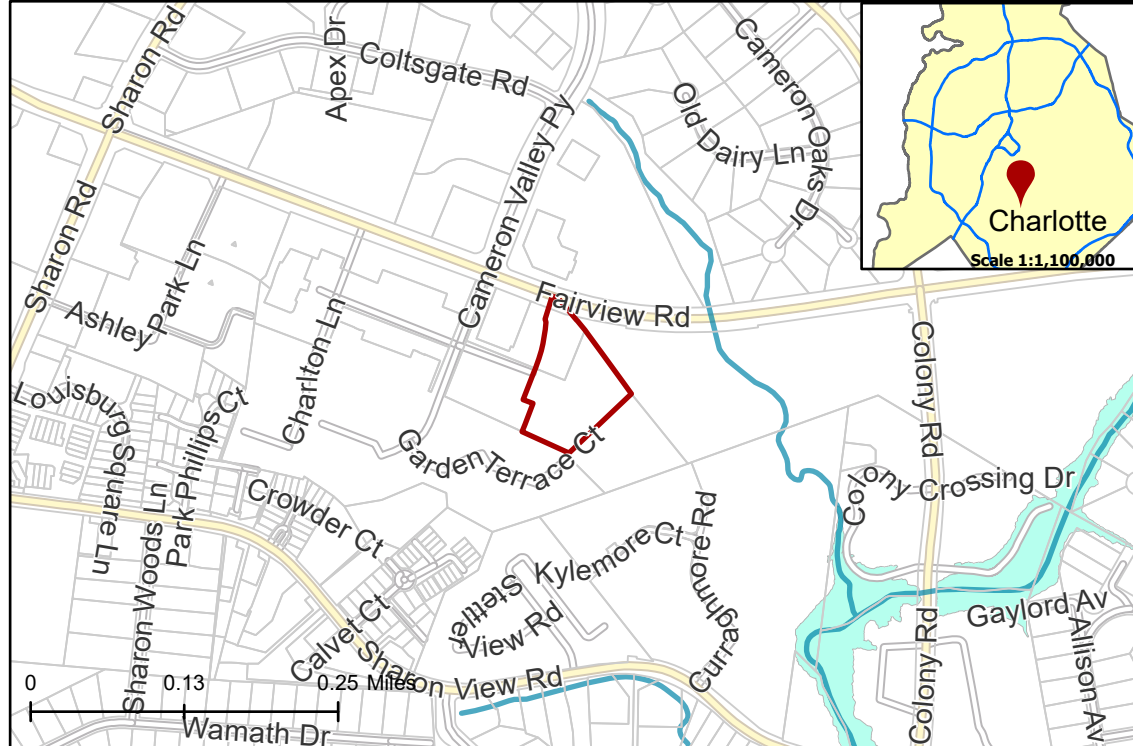
2021-151: Lincoln Harris LLC

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



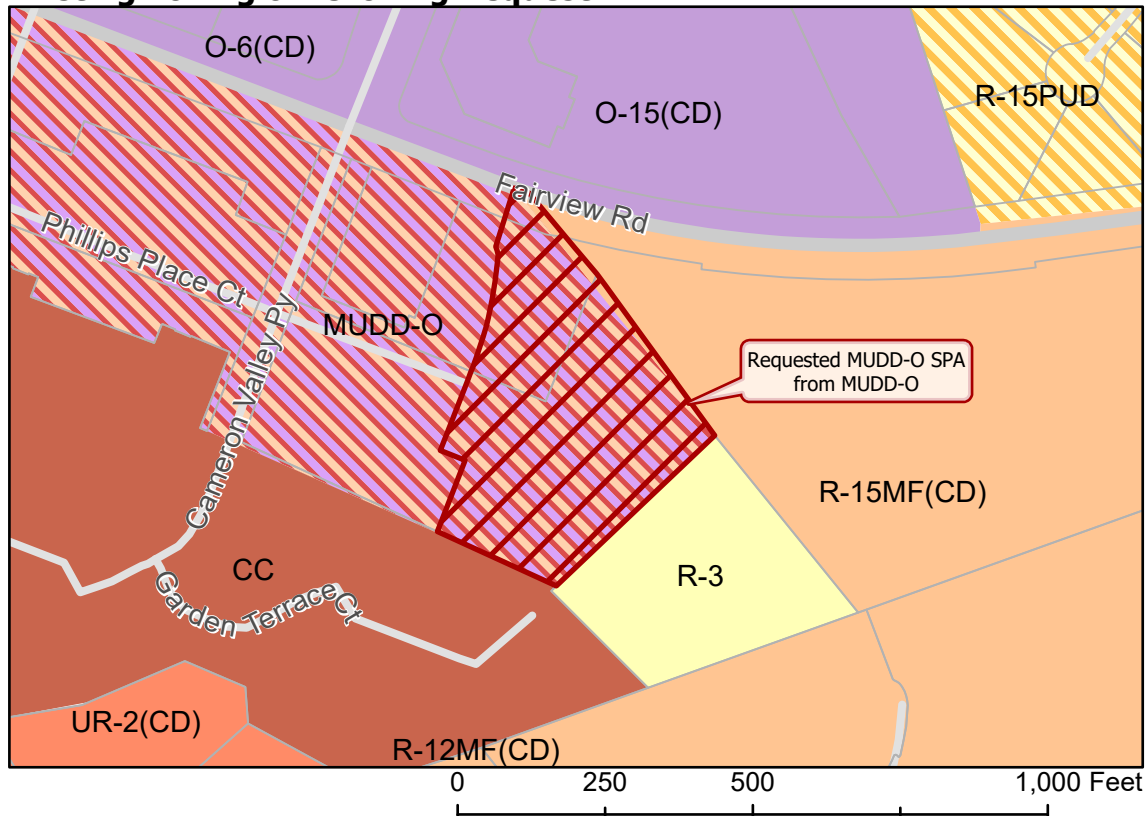
Rezoning Map



- 2021-151
- 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
- Multi-Family
- Urban Residential
- Mixed Residential
- Office
- Commercial Center
- Mixed Use



Map Created 2/10/2022

Petition No.: 2021-186
Petitioner: Kinger Homes

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

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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

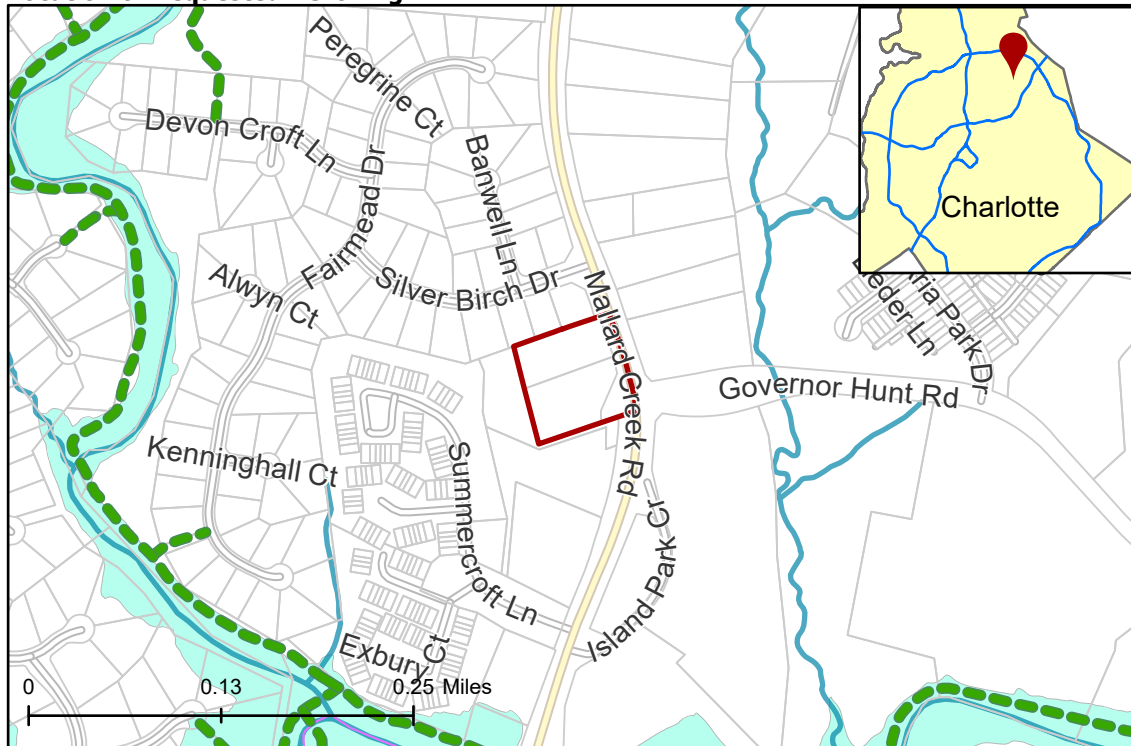
2021-186: Kinger Homes, LLC

Current Zoning R-3 (Single Family Residential)

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

Approximately 2.84 acres

Location of Requested Rezoning



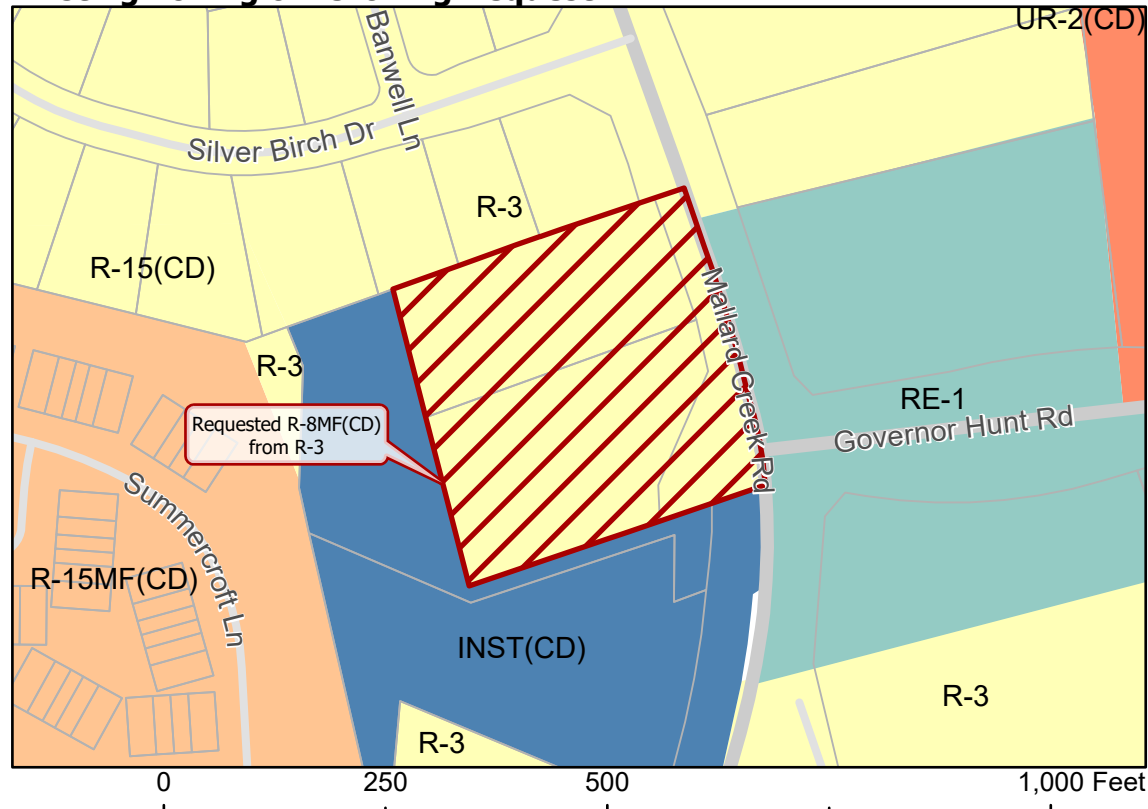
Rezoning Map



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



Existing Zoning & Rezoning Request



- Requested R-8MF(CD) from R-3
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Research
- Institutional



Map Created 12/2/2021

Petition No.: 2021-190
Petitioner: Blue Heel Development

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

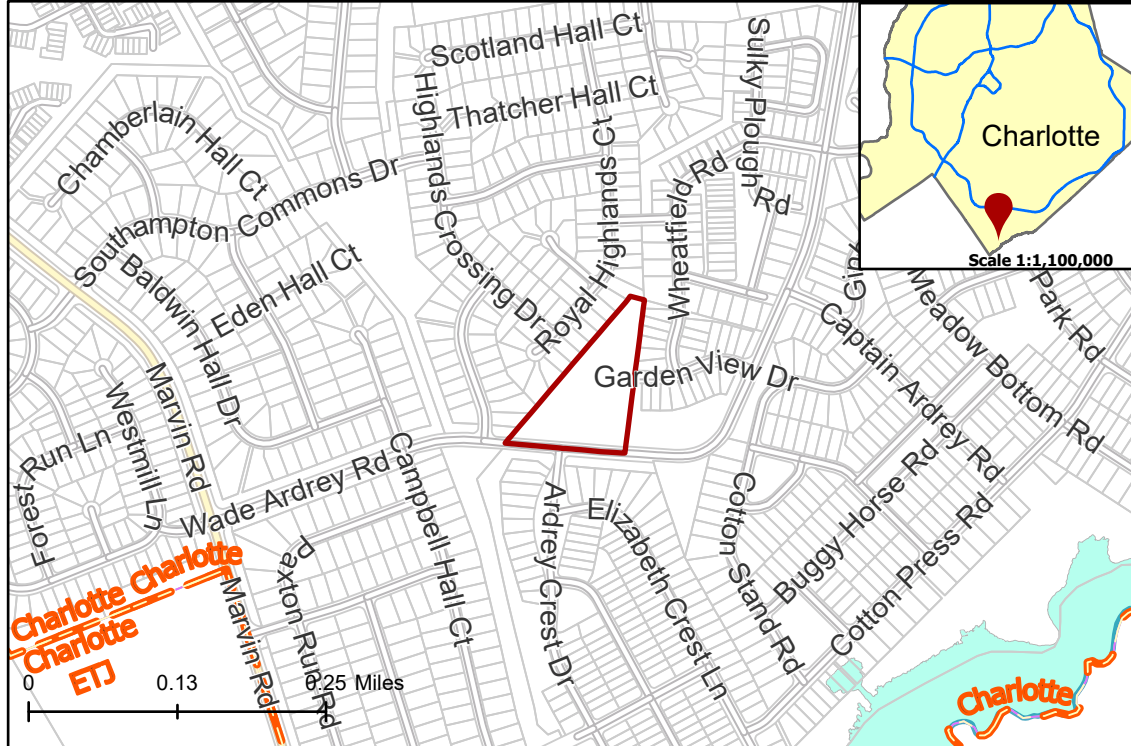
2021-190: Blue Heel Development

Current Zoning R-3 (Single Family Residential)

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

Approximately 4.76 acres

Location of Requested Rezoning



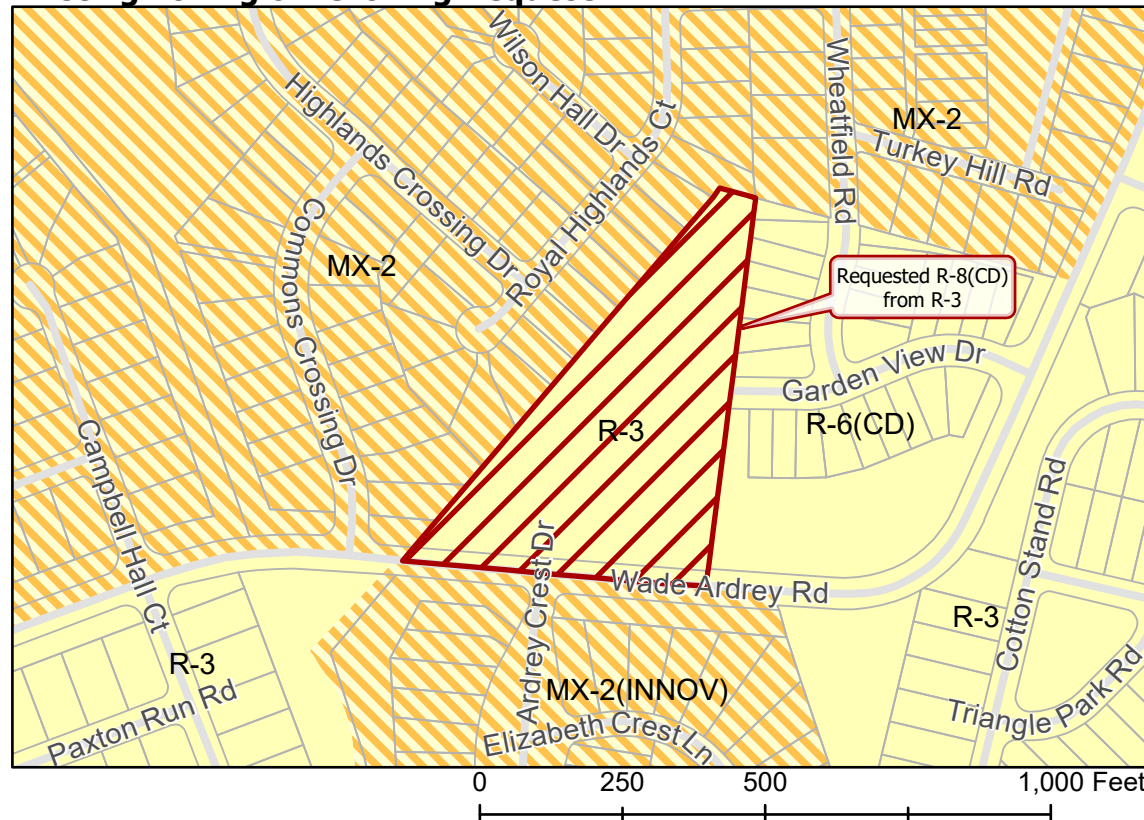
Rezoning Map



- 2021-190
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



- Requested R-8(CD) from R-3
- Single Family
- Mixed Residential

Zoning Classification



Map Created 11/18/2021

Petition No.: 2021-196
Petitioner: Third & Urban

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

07108207	07108208	07104104	07108101
07107805	07108113	07108115	

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

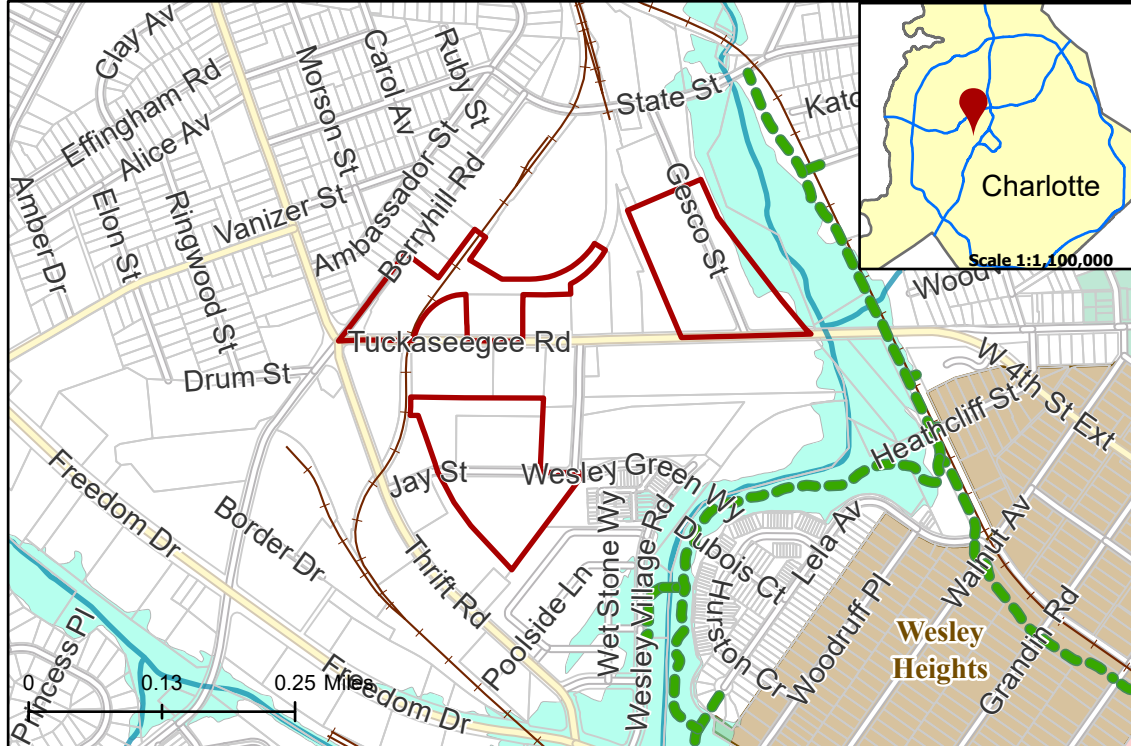
2021-196: Third & Urban

Current Zoning I-2 (General Industrial)

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

Approximately 21.51 acres

Location of Requested Rezoning



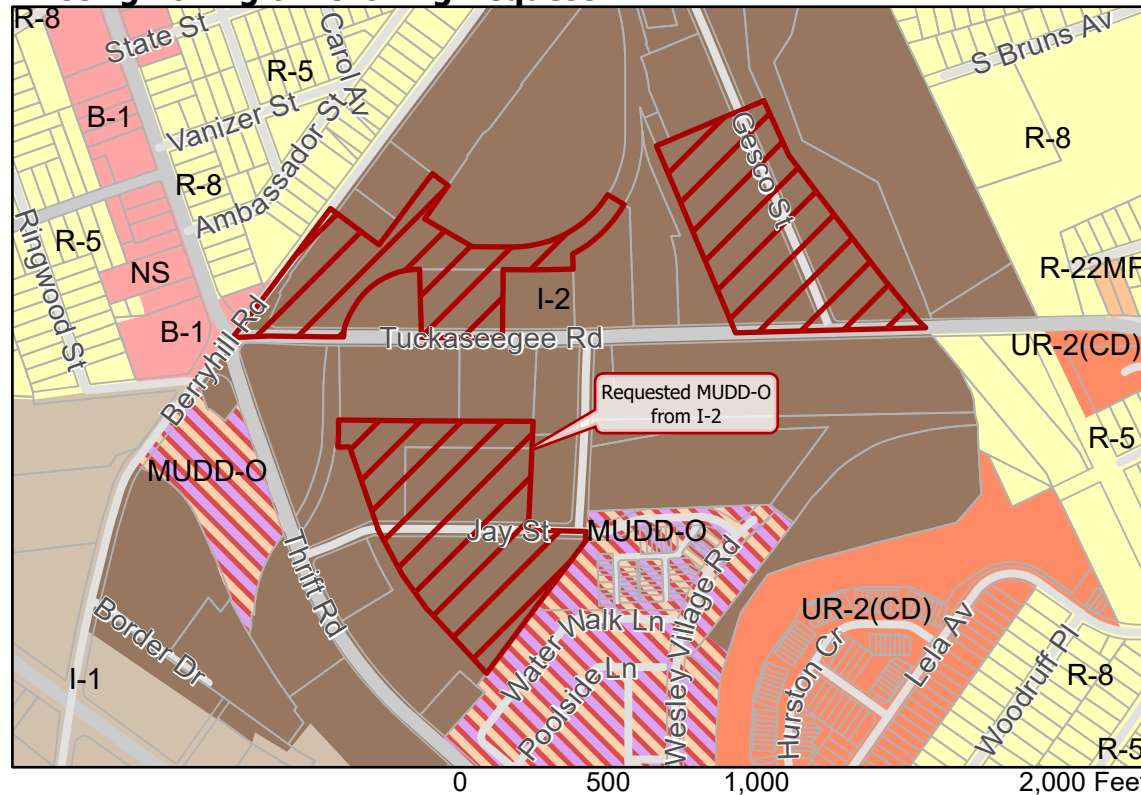
Rezoning Map



- 2021-196
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- West End Land Use and Pedscape
- West Morehead
- Historic Districts
- City Council District**
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested MUDD-O from I-2

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Business
- Light Industrial
- General Industrial
- Mixed Use



Map Created 11/18/2021

Petition No.: 2021-202
Petitioner: Trade Street Townhomes

ORDINANCE NO. 289-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 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.

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City Attorney

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

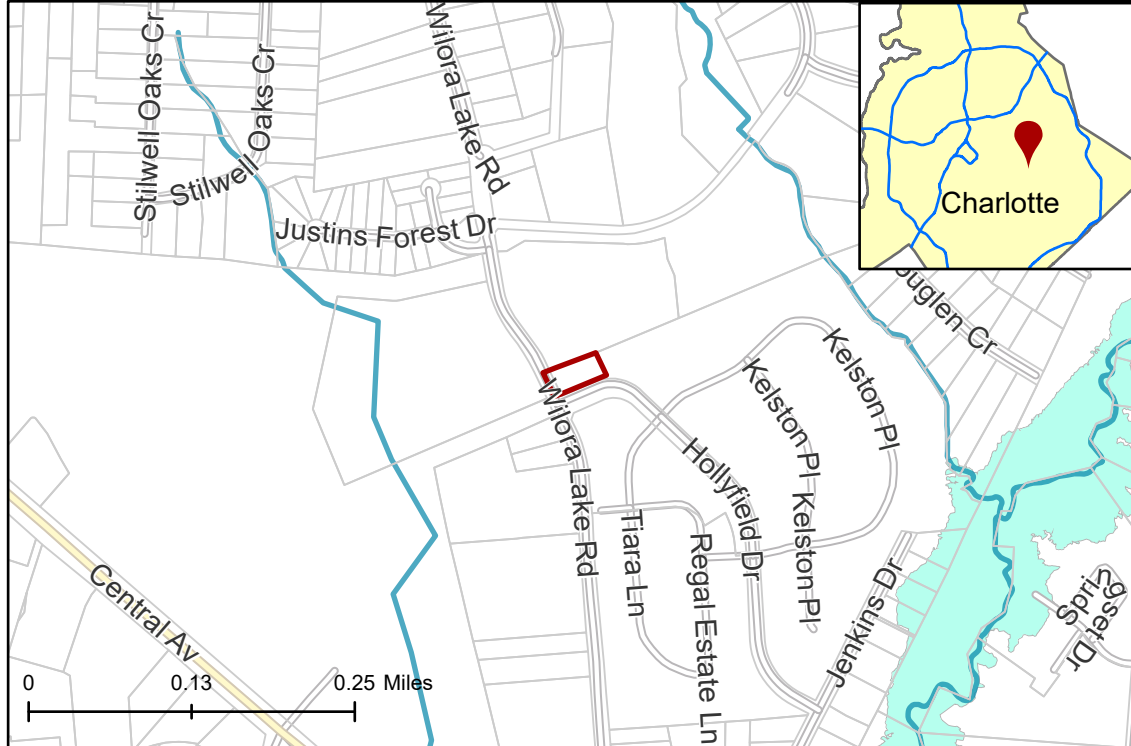
2021-202: Trade Street Townhomes, LLC

Current Zoning O-1(CD) (Office, Conditional)

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

Approximately 0.474 acres

Location of Requested Rezoning



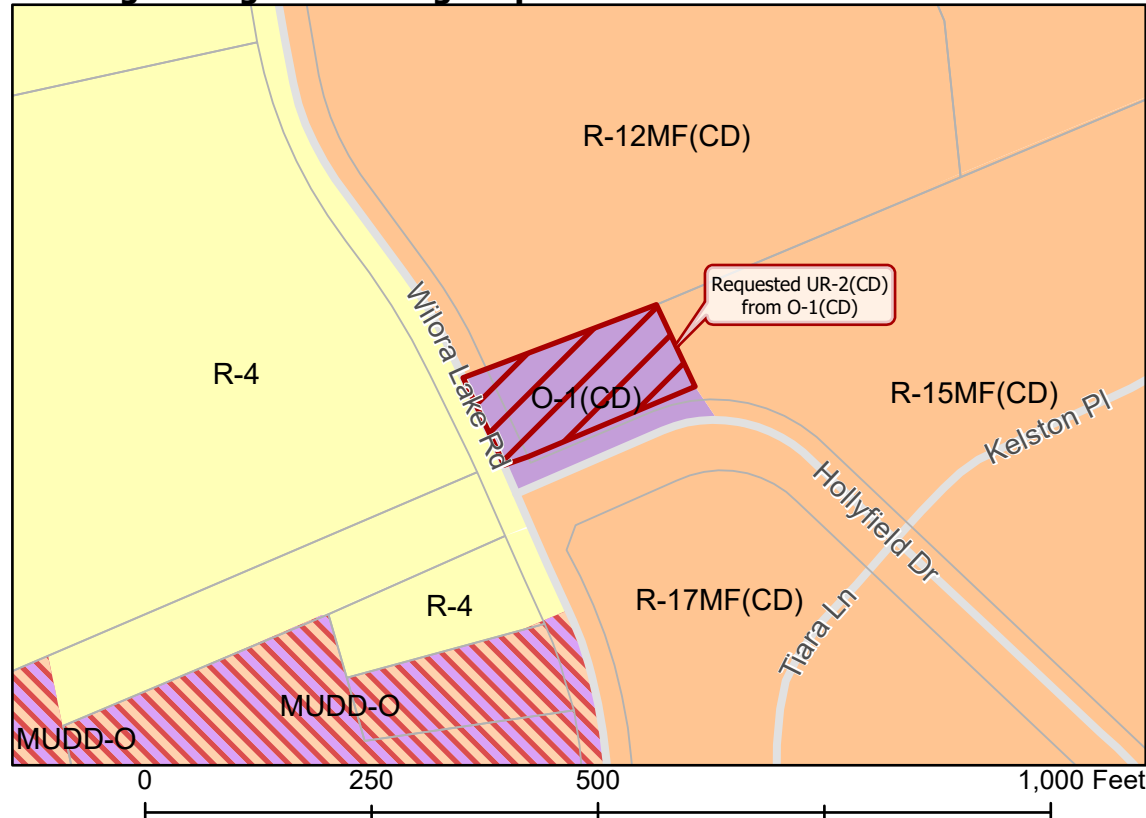
Rezoning Map



- 2021-202
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 5-Matt Newton



Existing Zoning & Rezoning Request



- 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

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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

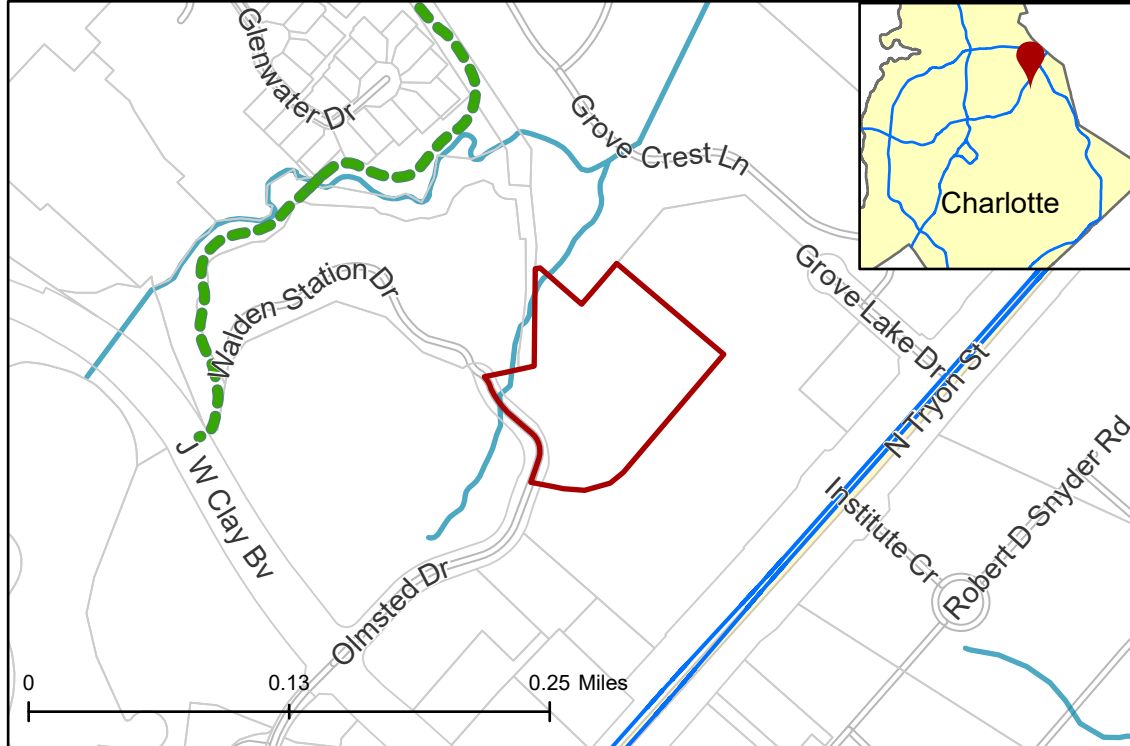
2021-206: Cambridge Properties, Inc.

Current Zoning CC (Community Center)

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

Approximately 4.2 acres

Location of Requested Rezoning



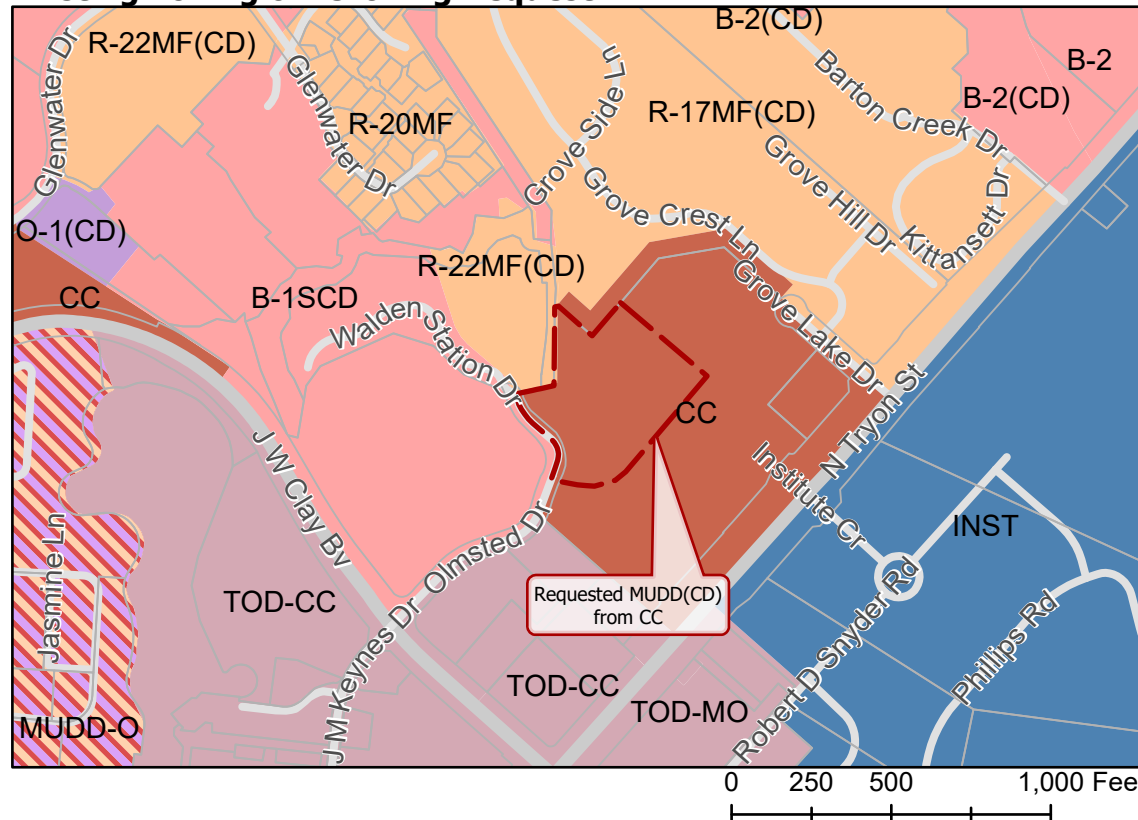
Rezoning Map



- 2021-206
- Inside City Limits
- Parcel
- LYNX Blue Line
- Greenway
- Streams
- City Council District
- 4-Renee Johnson



Existing Zoning & Rezoning Request



- Requested MUDD(CD) from CC

Zoning Classification

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



Map Created 12/30/2021

Petition No.: 2021-208
Petitioner: Hugh Elder

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.



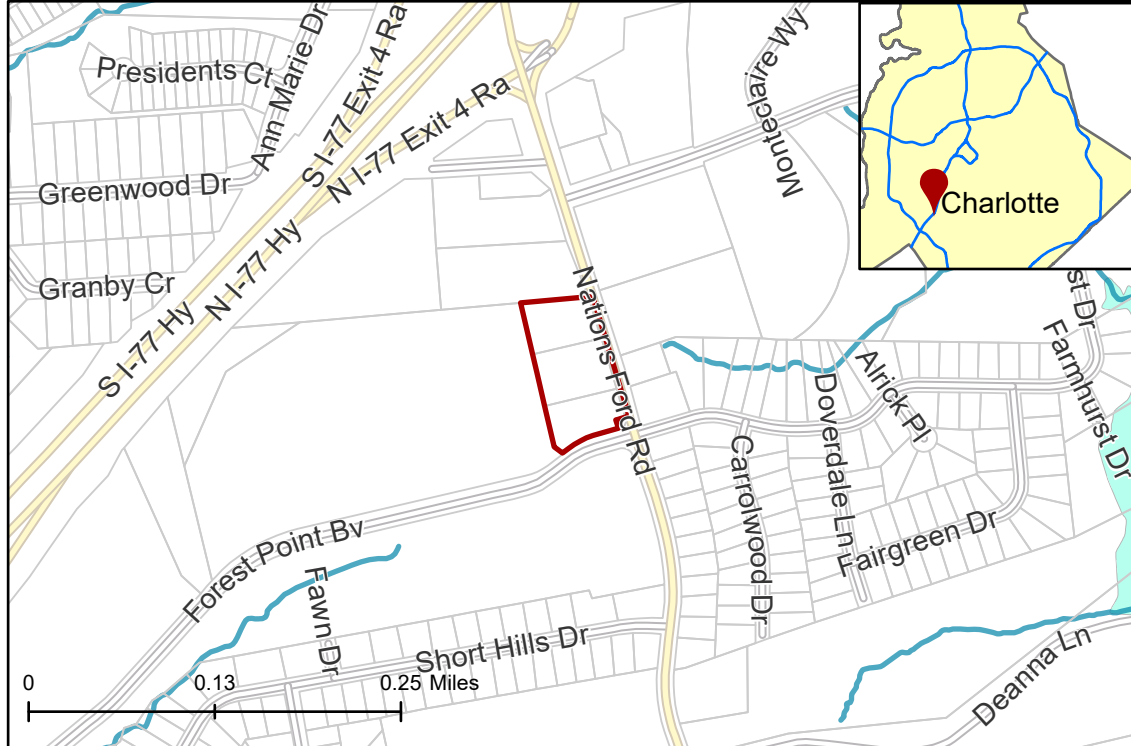
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-208: Hugh Elder

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

Approximately 2.94 acres

Location of Requested Rezoning



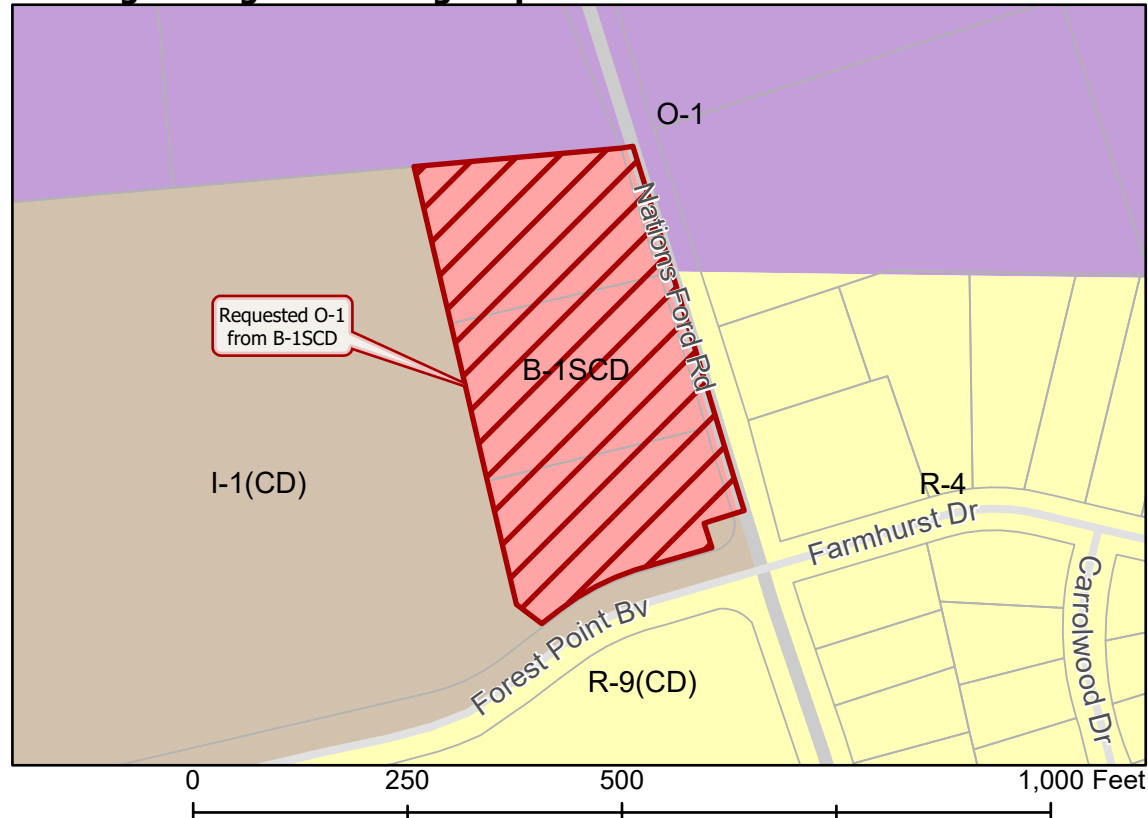
Rezoning Map



- 2021-208
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested O-1 from B-1SCD
- Zoning Classification
- Single Family
- Office
- Business
- Light Industrial



Map Created 2/22/2022

Petition 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:



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.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

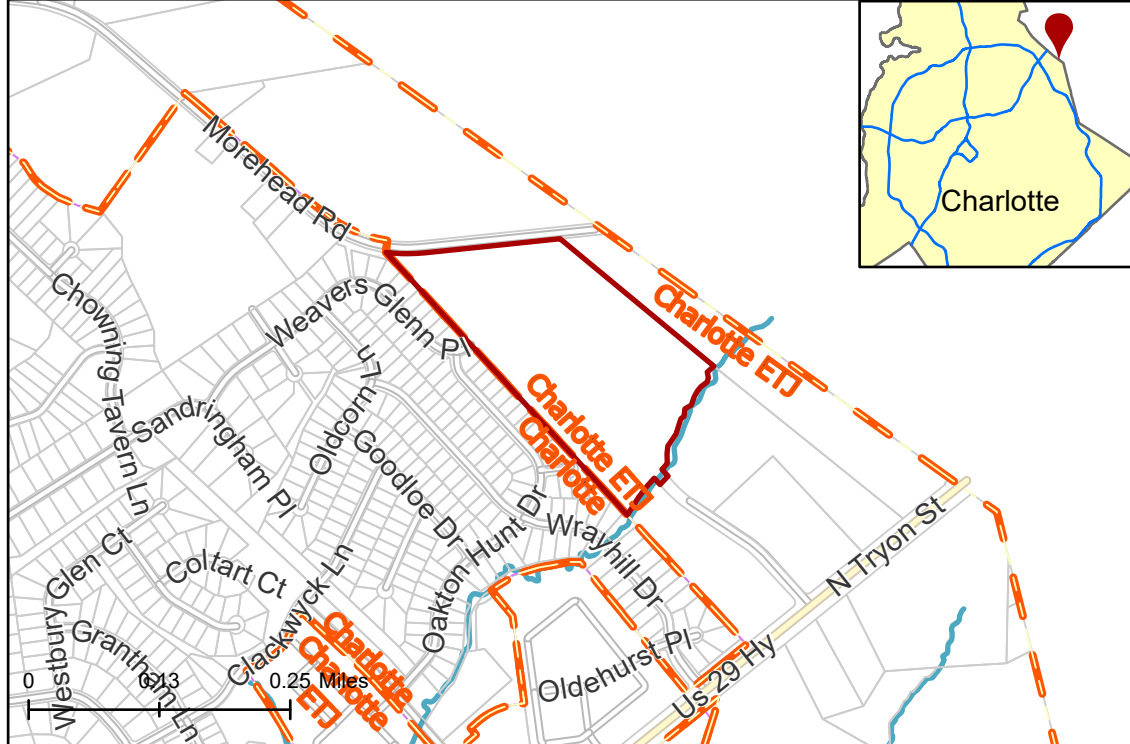
2021-210: Carter Acquisitions, LLC

Current Zoning O-1(CD) (Office, Conditional)

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

Approximately 25 acres

Location of Requested Rezoning



Rezoning Map



- 2021-210
- Outside City Limits
- Parcel
- Streams

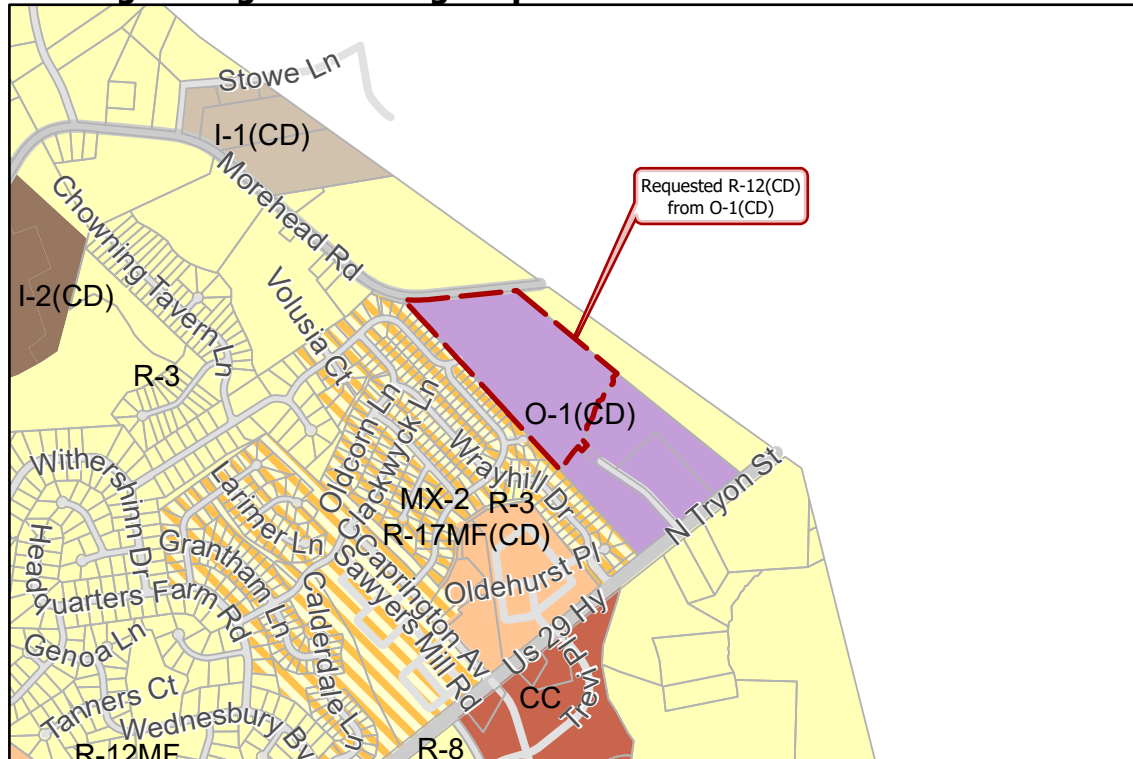
Adjacent
City Council District

4-Renee Johnson

County Commissioner
3-George Dunlap



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



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

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



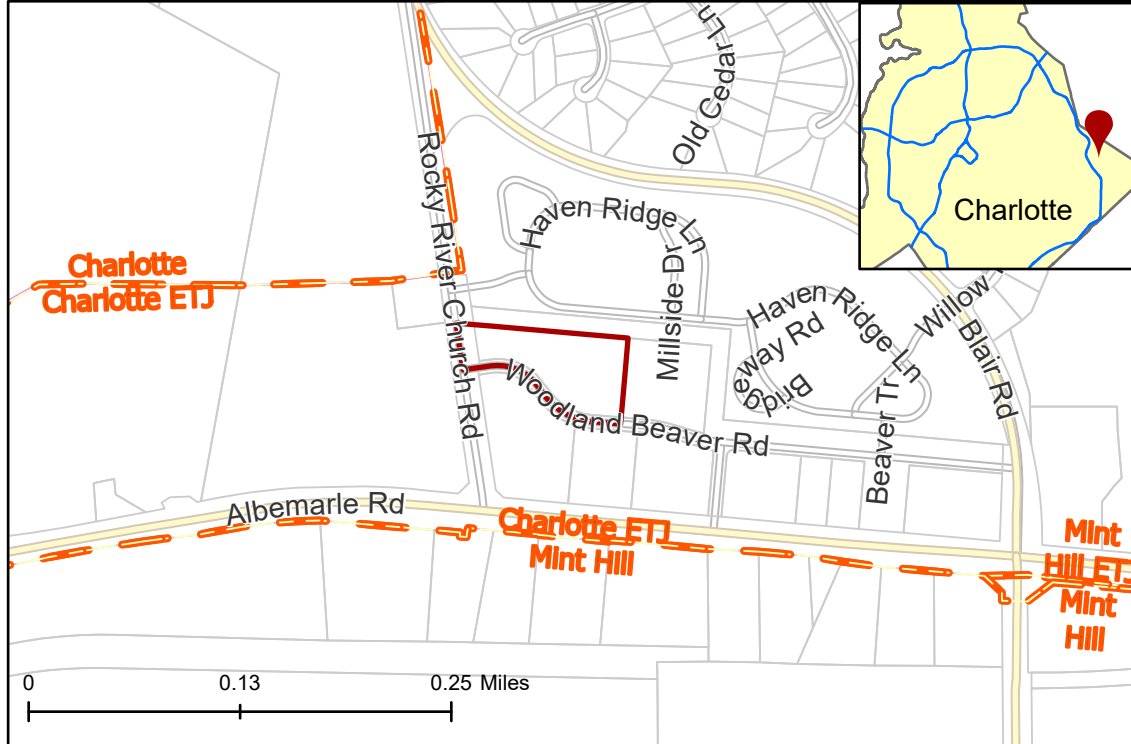
Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



Rezoning Map



- 2021-214
- Outside City Limits
- Parcel
- Streams

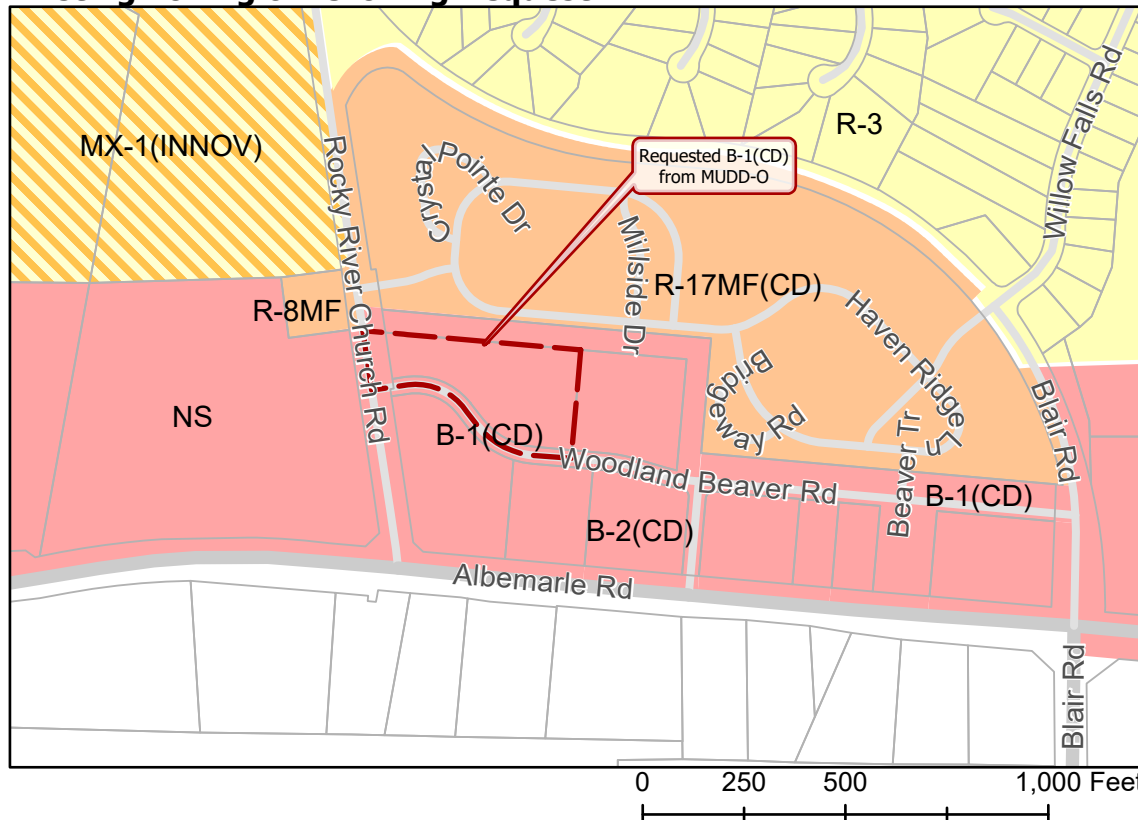
Adjacent
City Council District

5-Matt Newton

County Commissioner
4-Mark Jerrell



Existing Zoning & Rezoning Request



 Requested B-1(CD)
from MUDD-O

Zoning Classification

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

Petition No.: 2021-215
Petitioner: Longbranch Development

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

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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

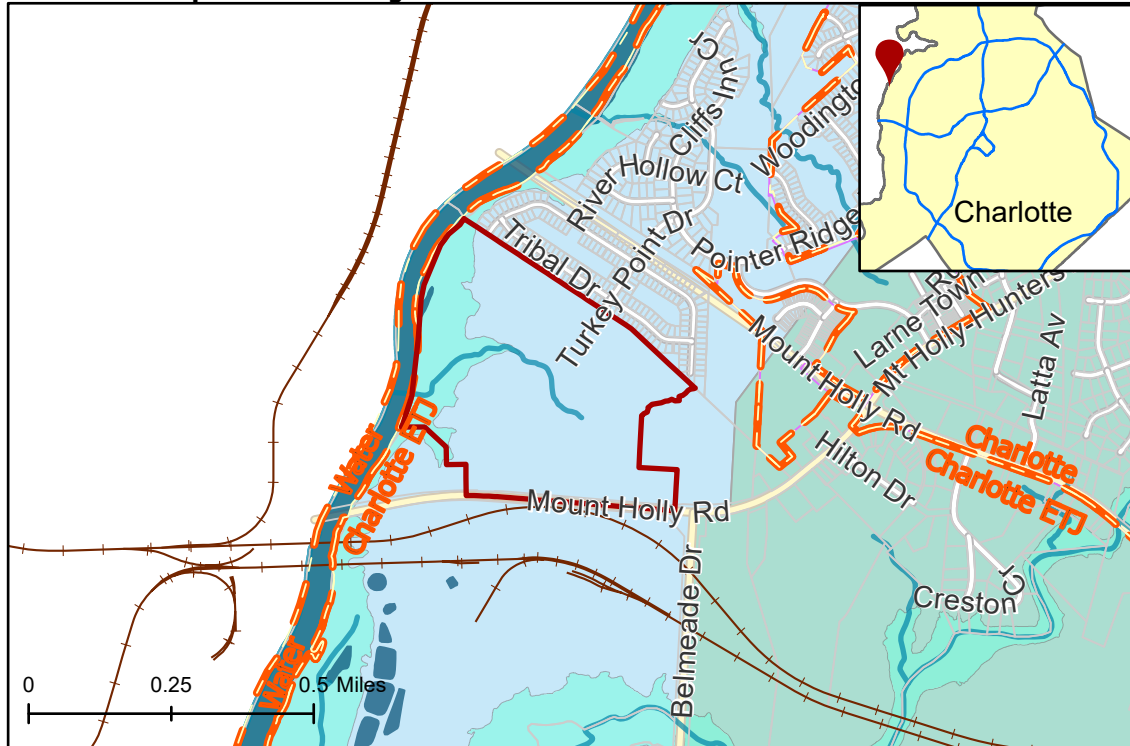
2021-215: Longbranch Development, LLC & Reventure Park Investments North, LLC

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



Rezoning Map



- 2021-215
- Outside City Limits
- Parcel
- Railway
- Streams
- Lakes & Ponds
- FEMA Flood Plain
- Lake Wylie - Critical Area
- Lake Wylie - Protected Area

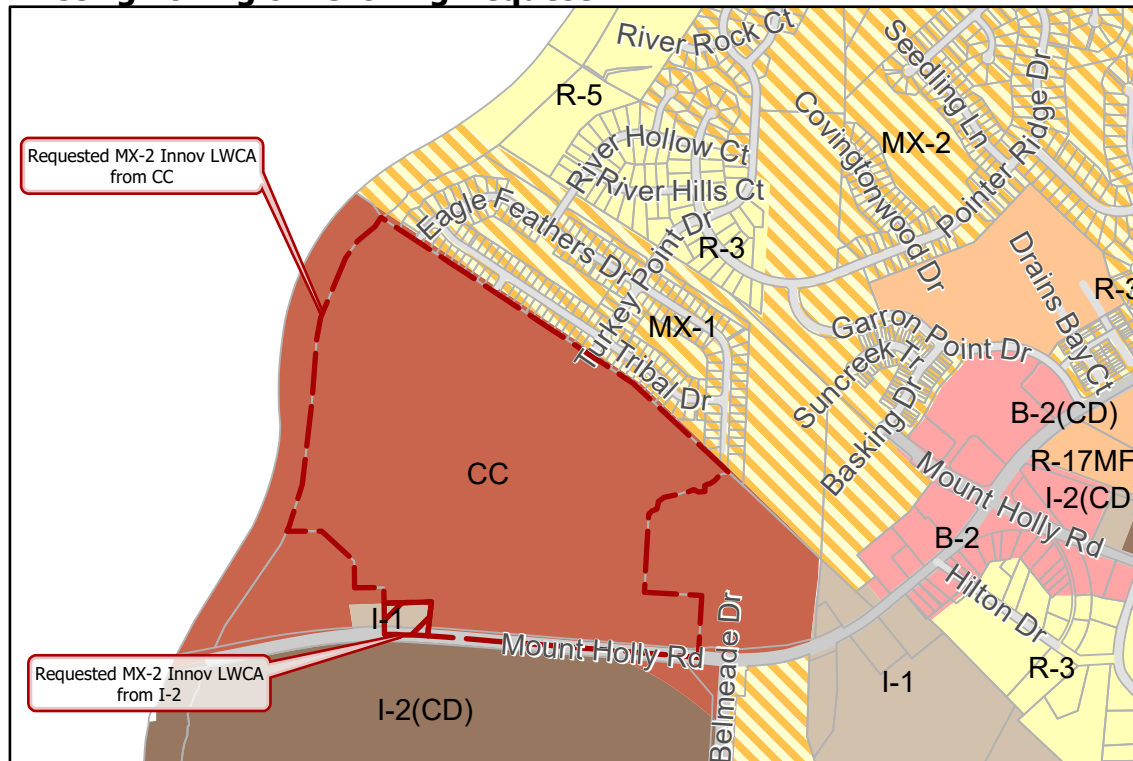
Adjacent City Council District

2-Malcolm Graham

County Commissioner
1-Elaine Powell



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



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

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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

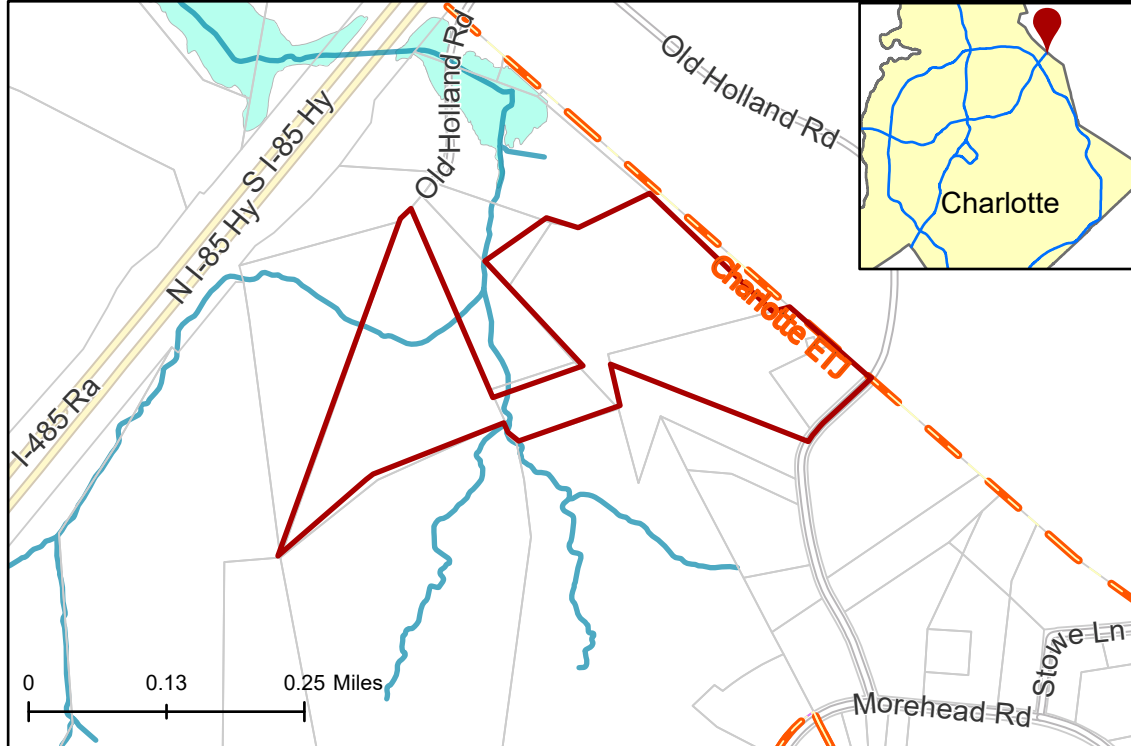
2021-216: DHIC, LLC

Current Zoning R-3 (Single Family Residential)

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

Approximately 41.263 acres

Location of Requested Rezoning



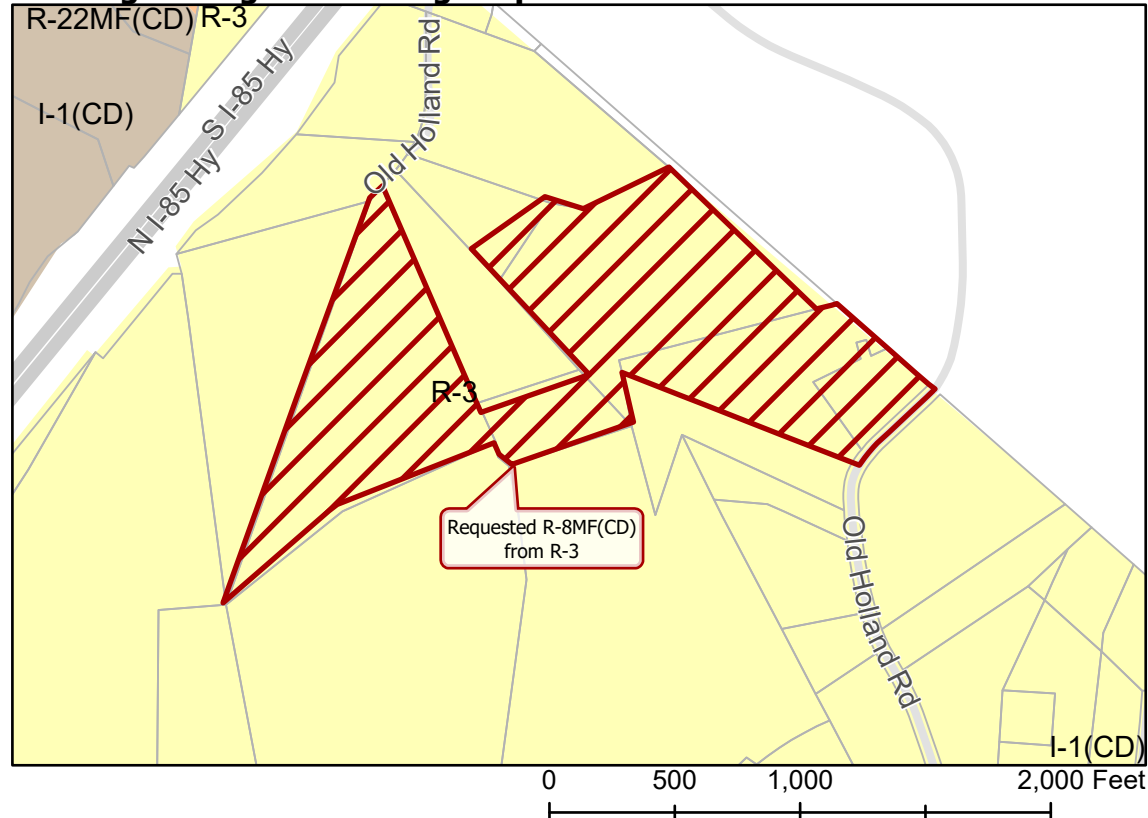
Rezoning Map



- 2021-216
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- County Commissioner
3 - George Dunlap
- Adjacent to
City Council District
4-Renee Johnson



Existing Zoning & Rezoning Request



- Requested R-8MF(CD) from R-3
- Zoning Classification
 - Single Family
 - Multi-Family
 - Light Industrial



Map Created 2/21/2022

Petition No.: 2021-220
Petitioner: Dependable 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.



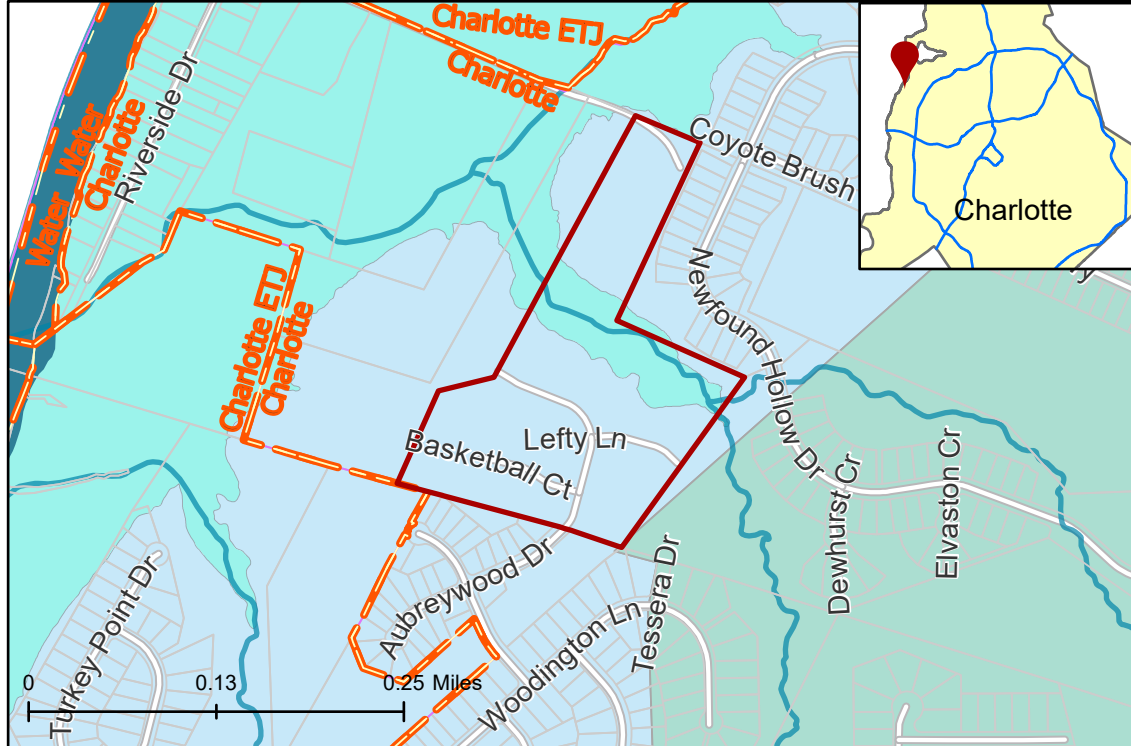
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-220: Dependable Development LLC

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

Approximately 18.72 acres

Location of Requested Rezoning



Rezoning Map



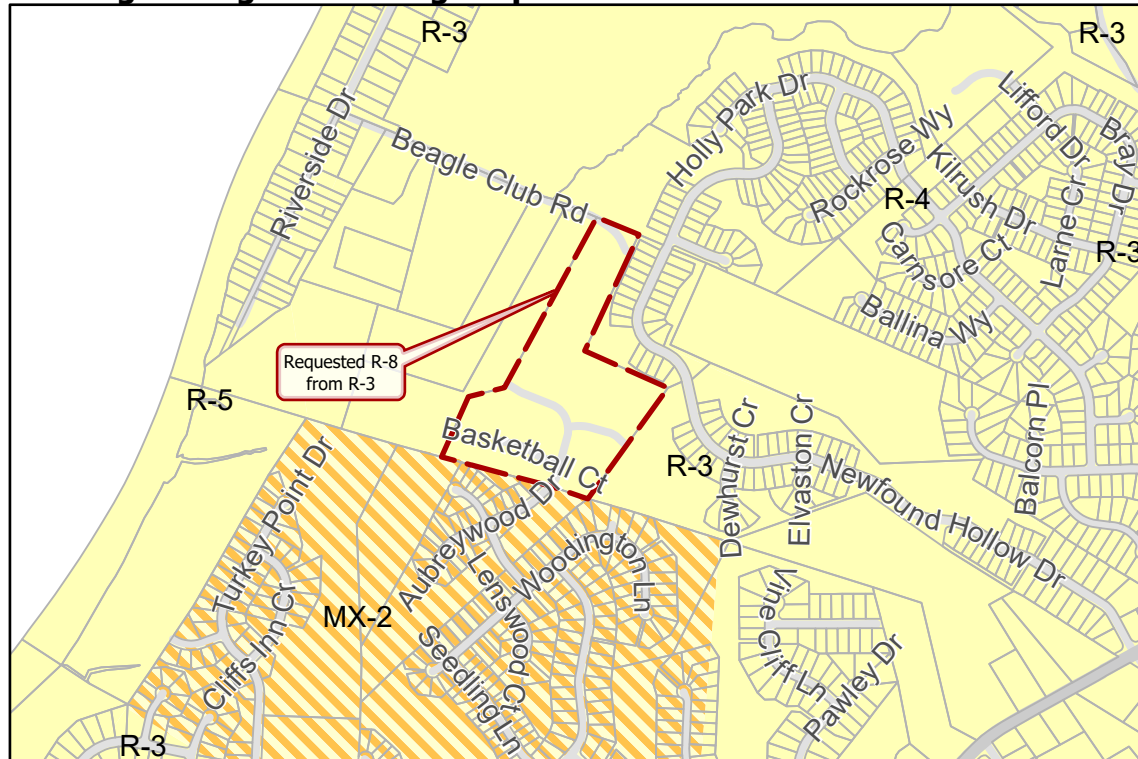
- 2021-220
- Inside City Limits
- Parcel
- Streams
- Lakes & Ponds
- FEMA Flood Plain
- Lake Wylie - Critical Area
- Lake Wylie - Protected Area

City Council District

 2-Malcolm Graham



Existing Zoning & Rezoning Request



 Requested R-8 from R-3

Zoning Classification

- Single Family
- Mixed Residential



Map Created 12/30/2021

Petition No.: 2021-227
Petitioner: Graham Partners, LLC

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:



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 April 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

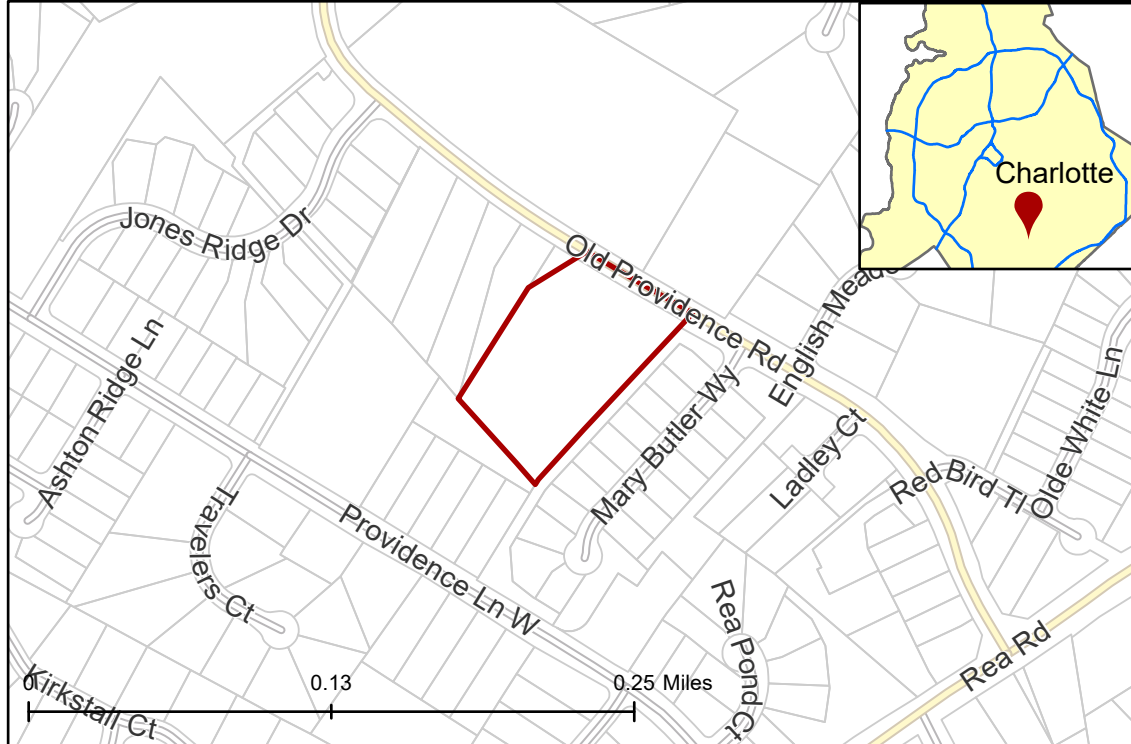
2021-227: Graham Partners, LLC

Current Zoning R-3 (Single Family Residential)

Requested Zoning R-4 (Single Family Residential)

Approximately 3.02 acres

Location of Requested Rezoning



Rezoning Map



- 2021-227
- Inside City Limits
- Parcel
- Streams

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested R-4 from R-3

Zoning Classification

- Single Family
- Urban Residential



Map Created 12/30/2021

Petition No.: 2021-200
Petitioner: Trade Street Townhomes, LLC

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:



City Attorney

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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

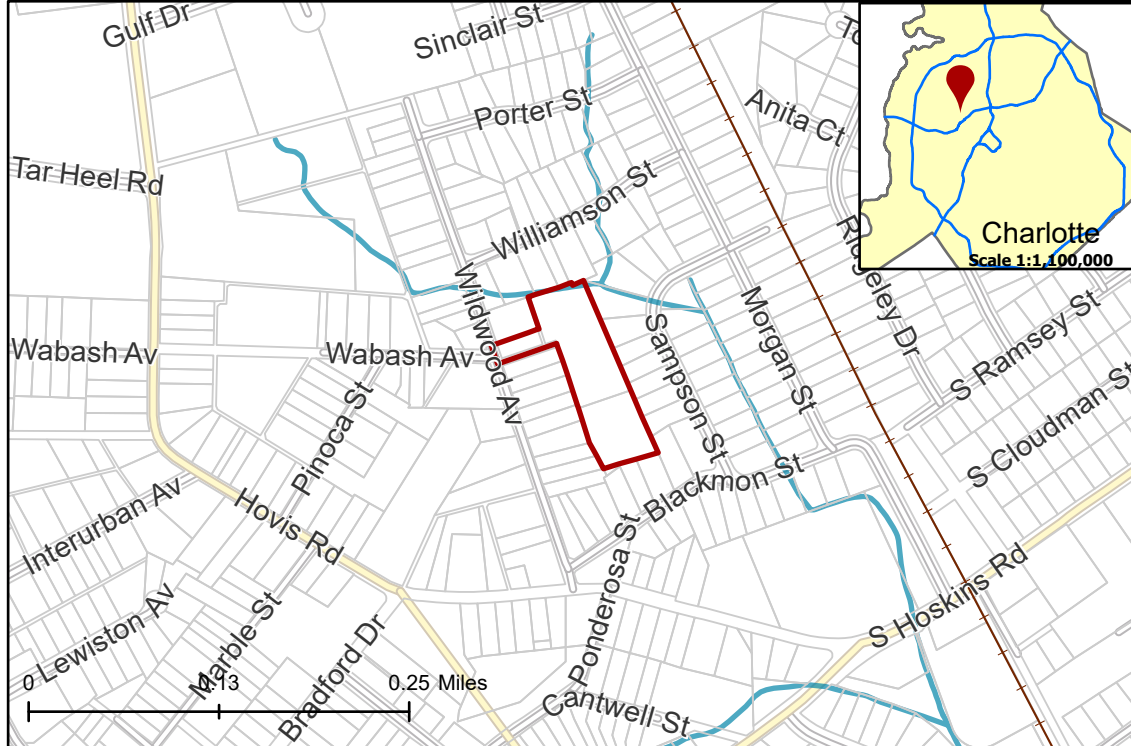
2021-200: Trade Street Townhomes, LLC

Current Zoning R-5 (Single Family Residential)

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

Approximately 3.21 acres

Location of Requested Rezoning



Rezoning Map



- 2021-200
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District**
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested R-8(CD) from R-5
- Zoning Classification**
- Single Family
- Multi-Family
- Light Industrial



Map Created 11/18/2021