Petition No.: 2021-083
Petitioner: MQC1, LLC

ORDINANCE NO. 440-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 07904828, 07904601, 07904822, 07904853, 07904854, 07904826, 07904622, and 07904852, and further identified on the attached map from B-2 (general business), I-1(CD) (light industrial, conditional), R-5 (single family residential), and R-22MF (multi-family residential) to MUDD(CD) (mixed use development district, 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

December 19, 2022

CERTIFICATION

I, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 355-356.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

Billie Tynes, Deputy City Clerk
Current Zoning: B-2 (General Business), I-1(CD) (Light Industrial, Conditional)
R-5 (Single Family Residential), R-22MF (Multi-Family Residential)
Requested Zoning: MUDD(CD) (Mixed Use Development District, Conditional)

Approximately 5.38 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD(CD)
from B-2
Requested MUDD(CD)
from I-1(CD)
Requested MUDD(CD)
from R-5
Requested MUDD(CD)
from R-22MF
Requested MUDD(CD)
from R-5

Zoning Classification

Single Family
Multi-Family
Urban Residential
Business
Light Industrial

City Council District
1-Dante Anderson

Map Created 6/25/2021
Petition No.: 2022-003
Petitioner: Joy Homes, LLC

ORDINANCE NO. 441-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 21912415, 21912414, and 21912421, and further identified on the attached map from R-3 (single family residential) to R-12MF(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, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 357-358.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

Billie Tynes, Deputy City Clerk
2022-003: Joy Homes, LLC

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-12MF(CD) (Multi-Family Residential, Conditional)

Approximately 4.39 acres

Rezoning Map

City Council District
3-Victoria Watlington

Existing Zoning & Rezoning Request

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

Zoning Classification
- Single Family
- Multi-Family
- Institutional
petition No.: 2022-015
Petitioner: Fiorenza Properties, LLC

ORDINANCE NO. 442-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 10305323, 10305322, and 10305324, and further identified on the attached map from R-4 (single family residential) to UR-2(CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 359-360.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

Billie Tynes, Deputy City Clerk
Current Zoning: R-4 (single Family Residential)
Requested Zoning: UR-2(CD) (Urban Residential, Conditional)

Approximately 7.49 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-4
Petition No.: 2022-034
Petitioner: Roers Companies

ORDINANCE NO. 443-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 04545103 and 04545110, and further identified on the attached map from R-3 (single family residential) and I-2(CD) (general industrial, conditional) to R-17MF(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

December 19, 2022
Ordinance Book 65, Page 361

CERTIFICATION

I, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 361-362.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

Billie Tynes, Deputy City Clerk
2022-034: Roers Companies

Current Zoning  R-3 (Single Family Residential), I-2(CD) (General Industrial, Conditional)
Requested Zoning  R-17MF(CD) (Multi-Family Residential, Conditional)

Approximately 17.32 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-17MF(CD) from I-2(CD)
Requested R-17MF(CD) from R-3

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

Map Created 6/24/2022
Petition No.: 2022-041  
Petitioner: BVB Properties

ORDINANCE NO. 444-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 04124210, and a portion of 04124209 and 04124202, and further identified on the attached map from CC (community center) and B-1 (neighborhood business) to B-2(CD) (general business, 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

______________________________
Billie Tynes, Deputy City Clerk

CERTIFICATION

I, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 363-364.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.
2022-041: BVB Properties

Current Zoning  CC (Community Center), B-1 (Neighborhood Business), B-1SCD (Shopping Center)
Requested Zoning  B-2(CD) (General Business, Conditional)

Approximately 5.0 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Requested B-2(CD) from B-1
Requested B-2(CD) from B-1SCD
Requested B-2(CD) from CC

Rezoning Map

City Council District
- 2-Malcolm Graham

2022-041: BVB Properties

City Council District
- 2-Malcolm Graham

Map Created 12/8/2022
Petition No.: 2022-056  
Petitioner: Mark Plott, Inc.

ORDINANCE NO. 445-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 02756102, and a portion of 02756103 and 02756132, and further identified on the attached map from R-3 (single family residential) and CC (community center) to B-1(CD) (neighborhood business, 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, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 365-366.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

\[Signature\]  
Billie Tynes, Deputy City Clerk
2022-056: Mark Plott, Inc.

**Current Zoning**  R-3 (Single Family Residential), CC (Community Center)

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

Approximately 1.27 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

- **Requested B-1(CD) from R-3**
- **Requested B-1(CD) from CC**

**Zoning Classification**
- Single Family
- Business
- Commercial Center

Map Created 7/25/2022
ORDINANCE NO. 446-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 08501607, 08501602, and 08501603, and further identified on the attached map from I-2 (general industrial) to TOD-NC (transit oriented development – neighborhood center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]

City Attorney

CERTIFICATION

I, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 367-368.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

[Signature]

Billie Tynes, Deputy City Clerk
2022-061: AHC Investment Group

Current Zoning  I-2 (General Industrial)
Requested Zoning  TOD-NC (Transit Oriented Development - Neighborhood Center)

Approximately 2.214 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

UR-3(CD)

Requested TOD-NC from I-2

Zoning Classification

- General Industrial
- Transit-Oriented
- Urban Residential

City Council District

1-Larken Egleston

Map Created 8/24/2022
Ordinance No.: 2022-064
Petitioner: Crosland Southeast

ORDINANCE NO. 447-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 08117722, and further identified on the attached map from B-2 PED (general business, pedestrian overlay) to B-2 PED-O (general business, pedestrian overlay, 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:

[Signature]
City Attorney

CERTIFICATION

I, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 369-370.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

[Signature]
Billie Tynes, Deputy City Clerk
2022-064: Crosland Southeast

Current Zoning  B-2 PED (General Business, Pedscape Overlay)
Requested Zoning  B-2 PED-O (General Business, Pedscape Overlay, Optional)

Approximately 8.6 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

City Council District
1- Danté Anderson

Zoning Classification
- Single Family
- Multi-Family
- Business
- General Industrial
- Mixed Use
- Transit-Oriented

Map Created 11/9/2022
Petition No.: 2022-072
Petitioner: Hector Guadarrama

ORDINANCE NO. 448-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 05907215, and further identified on the attached map from R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie Protected Area) to R-4 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie Protected Area).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 371-372.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

[Seal]
Billie Tynes, Deputy City Clerk
2022-072: Hector Guadarrama

**Current Zoning**  R-3 AIR LLWPA (Single Family Residential, Airport Noise Overlay, Lower Lake Wylie - Protected Area)

**Requested Zoning**  R-4 AIR LLWPA (Single Family Residential, Airport Noise Overlay, Lower Lake Wylie - Protected Area)

Approximately 0.62 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

Requested R-4 AIR LLWPA from R-3 AIR LLWPA

**Zoning Classification**

- Single Family
PETITION NO.: 2022-165
Petitioner: Winterwood, Inc.

ORDINANCE NO. 449-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 09921126, and further identified on the attached map from I-1 (light industrial) and O-1 (office) 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, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 373-374.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

[Signature]
Billie Tynes, Deputy City Clerk
2022-165: Winterwood, Inc.

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

Approximately 10.093 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

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

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

**Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Light Industrial
- General Industrial

Map Created 8/26/2022
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 02514110, 02514115, and 02514122, and further identified on the attached map from R-3 (single family residential) to R-8MF(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, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 375-376.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

______________________________
Billie Tynes, Deputy City Clerk
2022-024: Moflehi Bowman, LLC

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

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

Approximately 5.37 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Business
- Commercial Center

**City Council District**

4-Renee Johnson

**Map Created 6/16/2022**

**December 19, 2022**

Ordinance Book 65, Page 376

Ordinance No. 450-Z
ORDINANCE NO. 451-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 09513114, and further identified on the attached map from R-4 (single family residential) to O-2(CD) (office, 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, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 377-378.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

______________________________
Billie Tynes, Deputy City Clerk
2022-047: Joseph Leland

Current Zoning  R-4 (Single Family Residential)
Requested Zoning  O-2 (CD) (Office, Conditional)

Approximately 0.28 acres

Location of Requested Rezoning

Map Created 1/3/2023

Existing Zoning & Rezoning Request

Requested O-2 (CD) from R-4

Zoning Classification
- Single Family
- Multi-Family

City Council District
- 1-Dante Anderson

Ordinance No. 451-Z
Petition No.: 2022-050
Petitioner: Ascent Real Estate Capital, LLC

ORDINANCE NO. 452-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 16303248, and further identified on the attached map from MUDD-O (mixed use development district, optional) to MUDD(CD) (mixed use development district, 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

December 19, 2022

CERTIFICATION

I, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 379-380.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

Billie Tynes, Deputy City Clerk
2022-050: Ascent Real Estate Capital, LLC

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

Approximately 2.941 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD(CD) from MUDD-O

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

Map Created 7/26/2022

December 19, 2022
Ordinance Book 65, Page 380
Ordinance No. 452-Z
Petition No.: 2022-051
Petitioner: Joseph Boyapati

ORDINANCE NO. 453-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 19943294, 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, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 381-382.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

Billie Tynes, Deputy City Clerk

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

Approximately 4.98 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-8(CD) from R-3

Zoning Classification

- Single Family
- Light Industrial
- General Industrial

2022-051: Joseph Boyapati

City Council District

- 3-Victoria Watlington

Map Created 7/26/2022
Petition No.: 2022-057
Petitioner: Mattamy Homes

ORDINANCE NO. 454-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 03507103, 03507104, 03507108, 03507109, and 03507110, and further identified on the attached map from R-4 (single family residential) and I-1 (light industrial) to R-8MF(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

December 19, 2022
Ordinance Book 65, Page 383

CERTIFICATION

I, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 383-384.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

______________________________
Billie Tynes, Deputy City Clerk
2022-057: Mattamy Homes

Current Zoning  R-4 (Single Family Residential), I-1 (Light Industrial)
Requested Zoning  R-8MF (CD) (Multi-Family Residential, Conditional)

Approximately 21.497 acres

Location of Requested Rezoning

City Council District

2-Malcolm Graham

Existing Zoning & Rezoning Request

Requested R-8MF (CD) from I-1
Requested R-8MF (CD) from R-4

Zoning Classification

- Single Family
- Light Industrial
- General Industrial

Map Created 8/24/2022
ORDINANCE NO.  455-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 23109479, and further identified on the attached map from R-12MF(CD) (multi-family residential, conditional) to R-17MF(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, Billie Tynes, Deputy 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 19th day of December 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 385-386.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December 2022.

[Signature]
Billie Tynes, Deputy City Clerk
2022-162: DreamKey Partners, Inc.

Current Zoning  R-12MF(CD) (Multi-Family Residential, Conditional)
Requested Zoning  R-17MF(CD) (Multi-Family Residential, Conditional)

Approximately 7.23 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-17MF(CD) from R-12MF(CD)

Zoning Classification
- Single Family
- Multi-Family

Map Created 8/26/2022