

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:

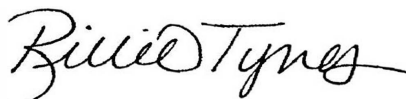


City Attorney

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

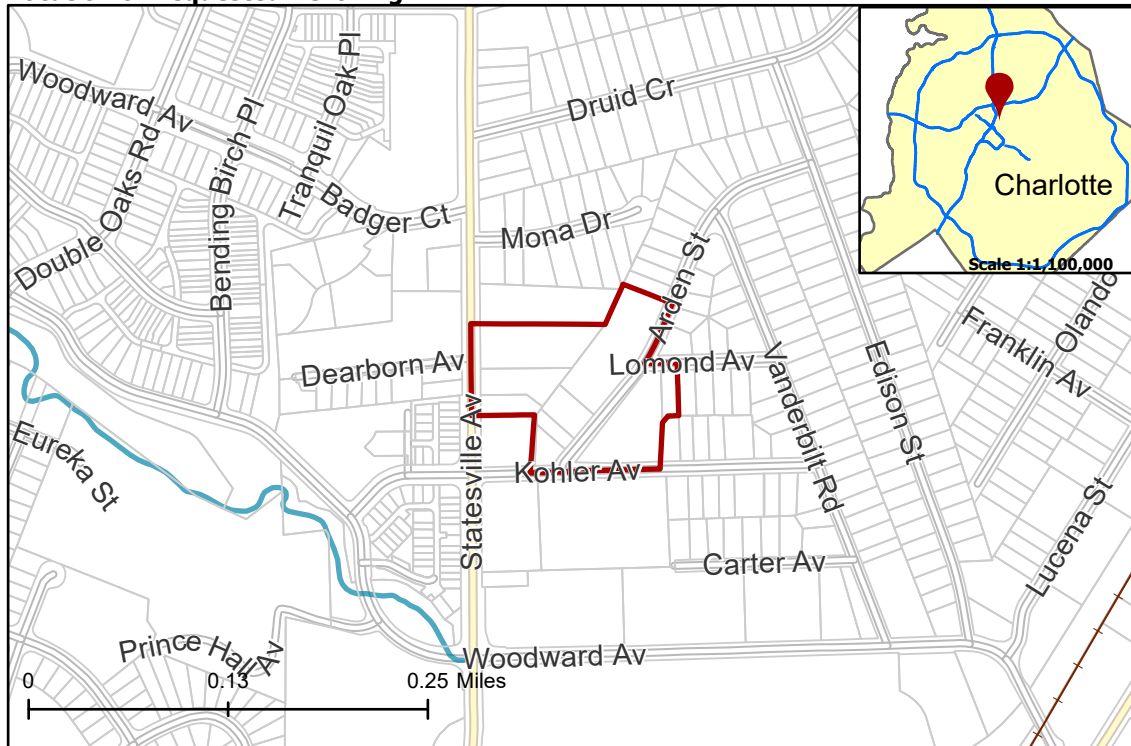
2021-083: MQC1, LLC

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



Rezoning Map



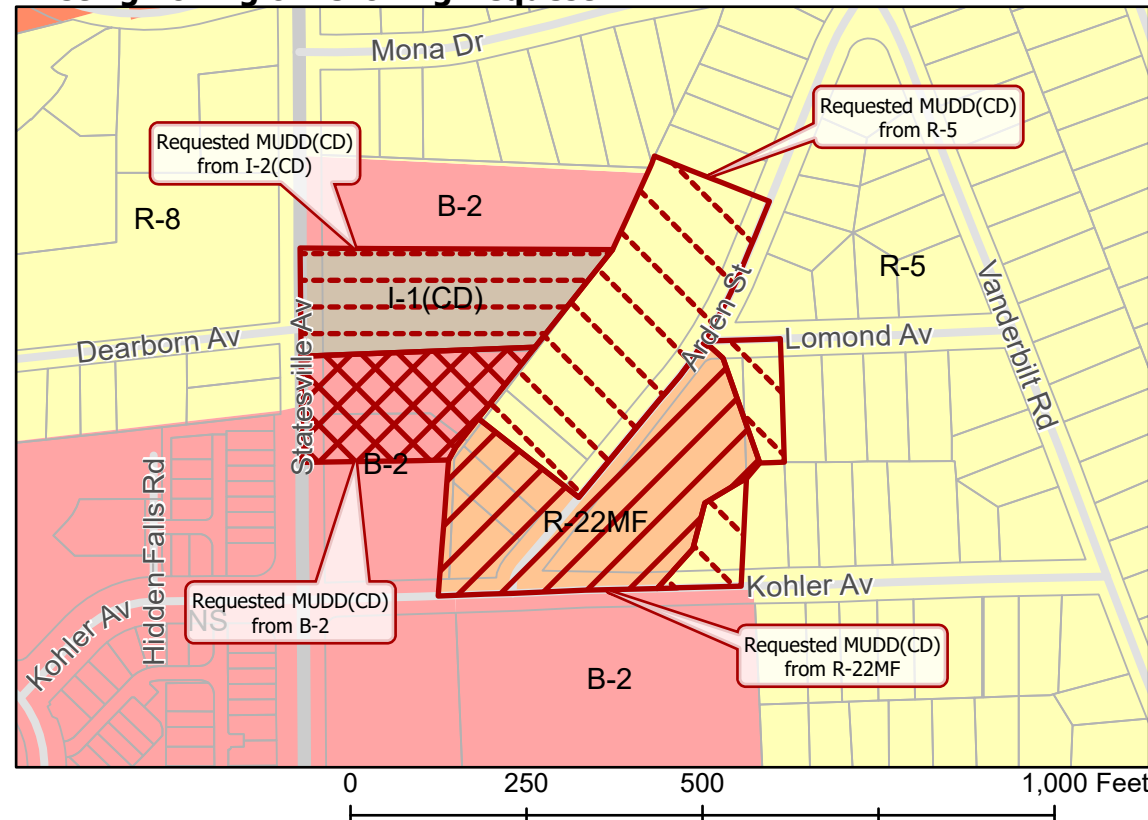
- Inside City Limits
- Parcel
- Railway
- Streams

City Council District

- 1-Dante Anderson



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Business
- Light Industrial



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:

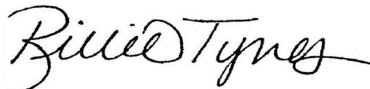


City Attorney

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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

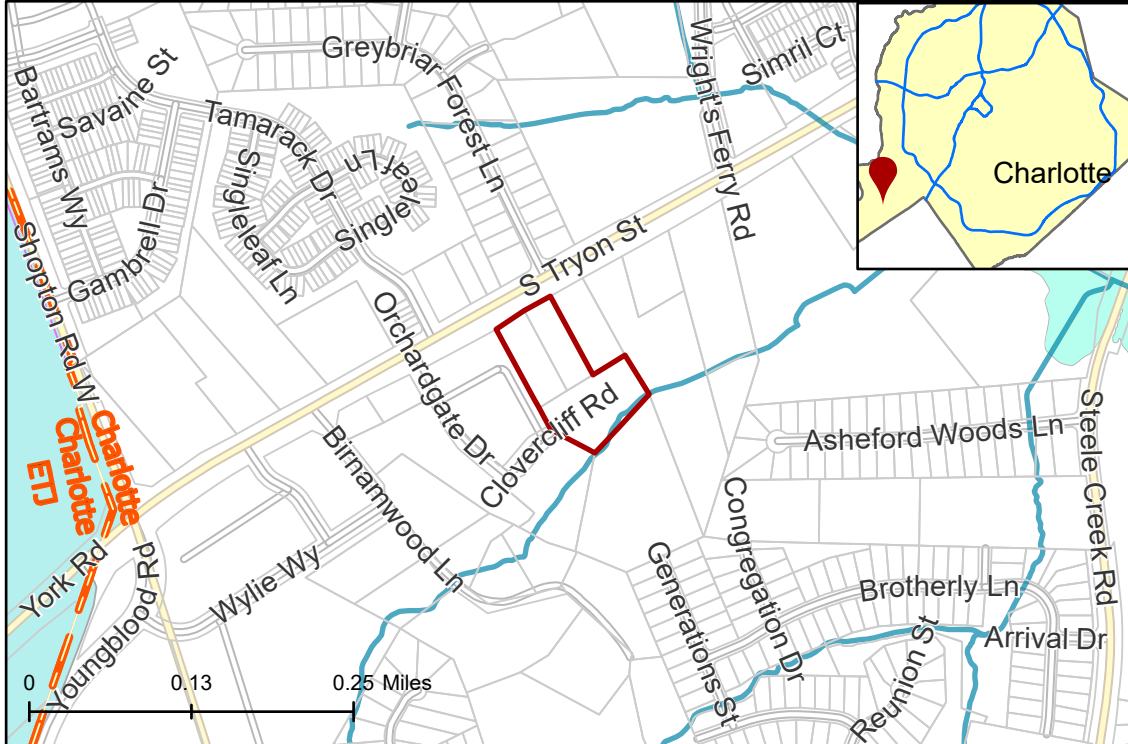
2022-003: Joy Homes, LLC

Current Zoning R-3 (Single Family Residential)

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

Approximately 4.39 acres

Location of Requested Rezoning



Rezoning Map



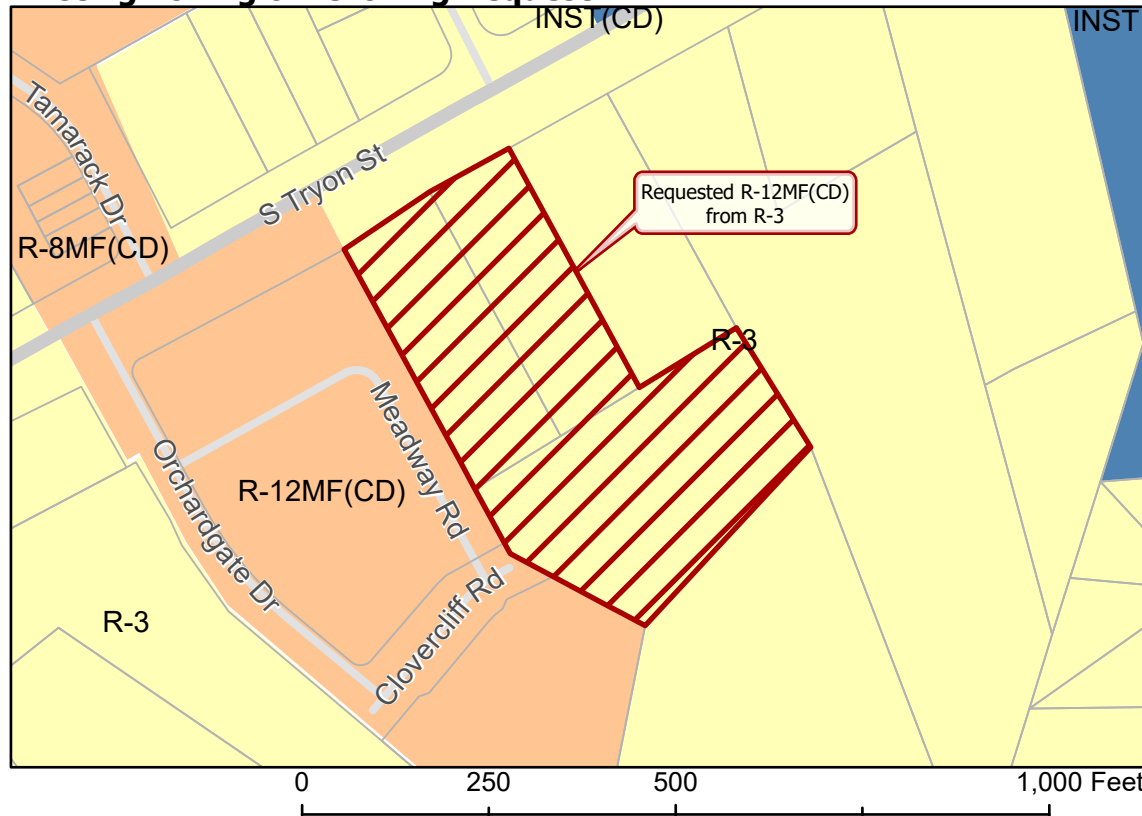
- 2022-003
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Lower Lake Wylie - Protected Area

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Institutional



Map Created 4/22/2022

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:

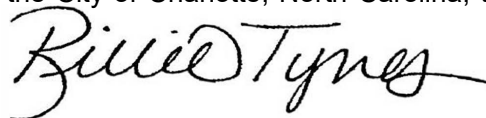


City Attorney

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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

2022-015: Fiorenza Properties, LLC

Current Zoning R-4 (single Family Residential)

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

Approximately 7.49 acres

Location of Requested Rezoning



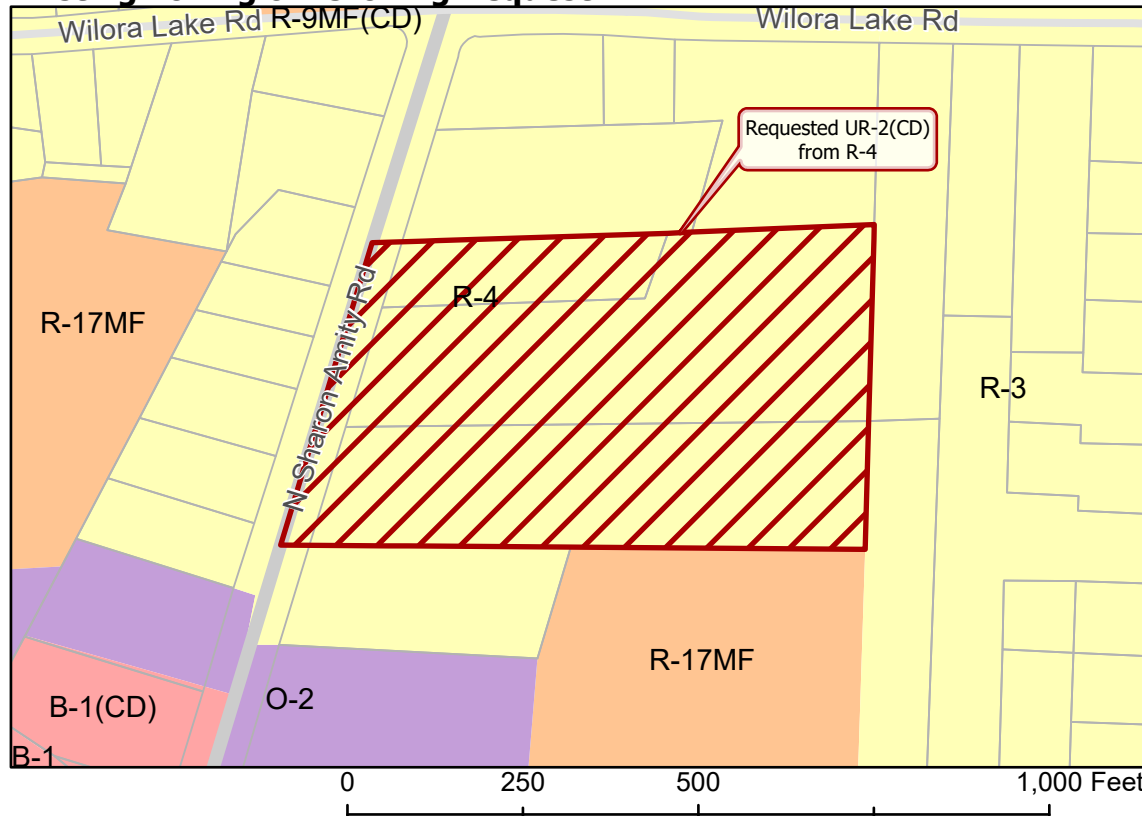
Rezoning Map



- 2022-015
- Inside City Limits
- Parcel
- Streams
- City Council District
- 5-Marjorie Molina



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business



Map Created 9/30/2022

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.

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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 19th day of December 2022.



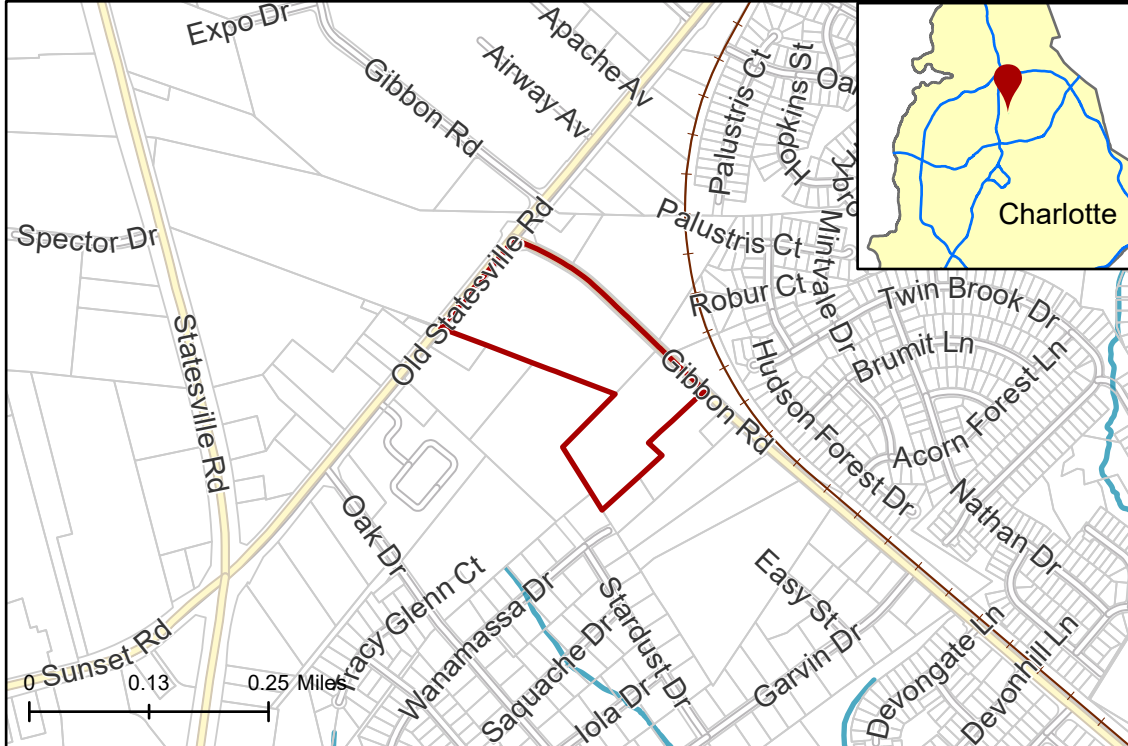
Billie Tynes, Deputy City Clerk

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



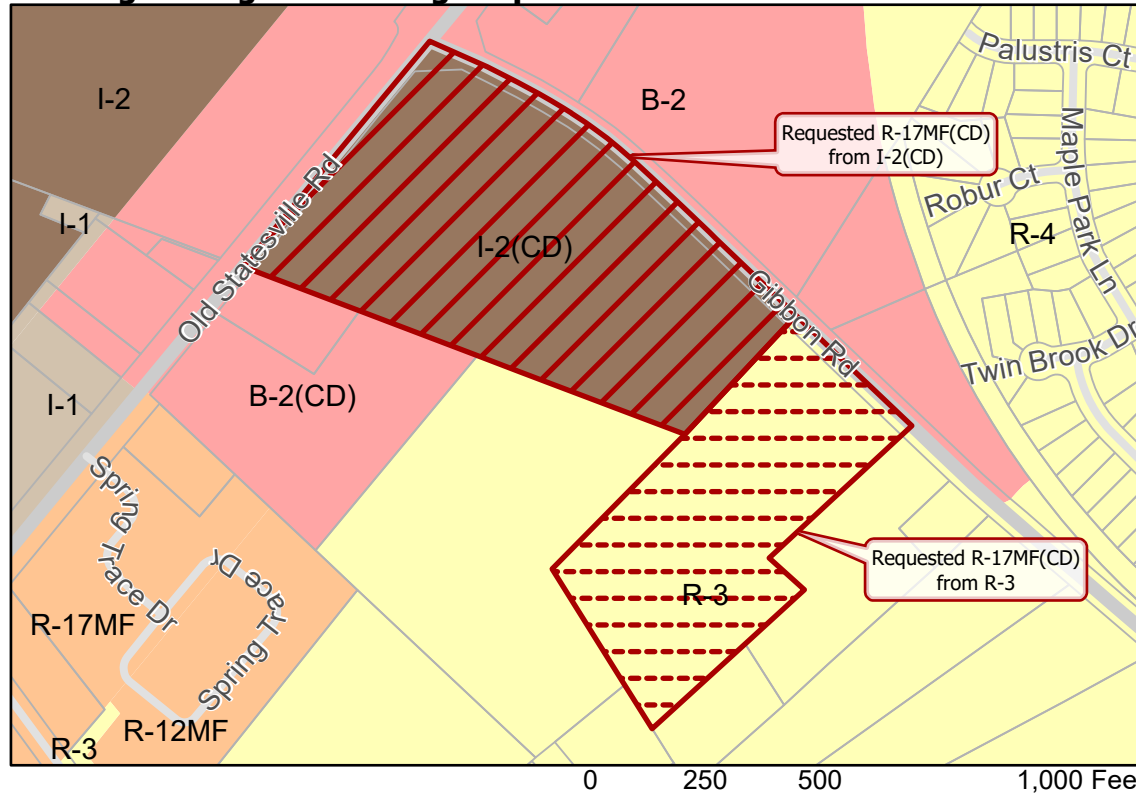
Rezoning Map



- 2022-034
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 2-Malcolm Graham



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

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



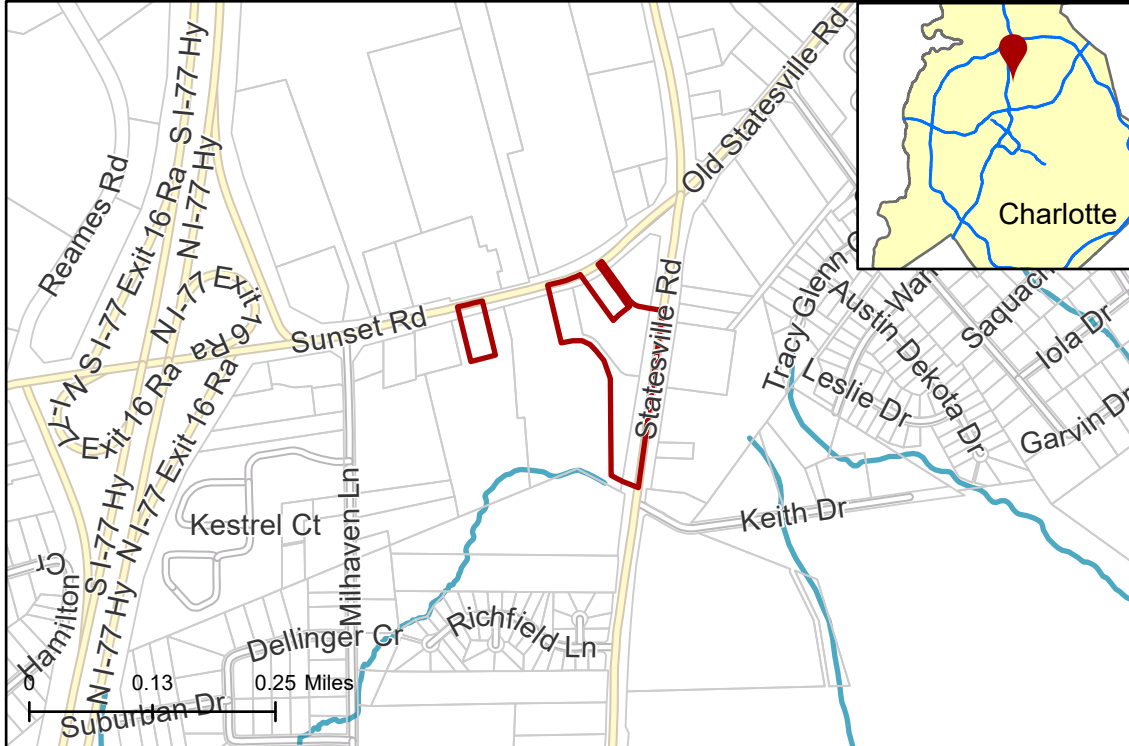
Billie Tynes, Deputy City Clerk

2022-041: 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



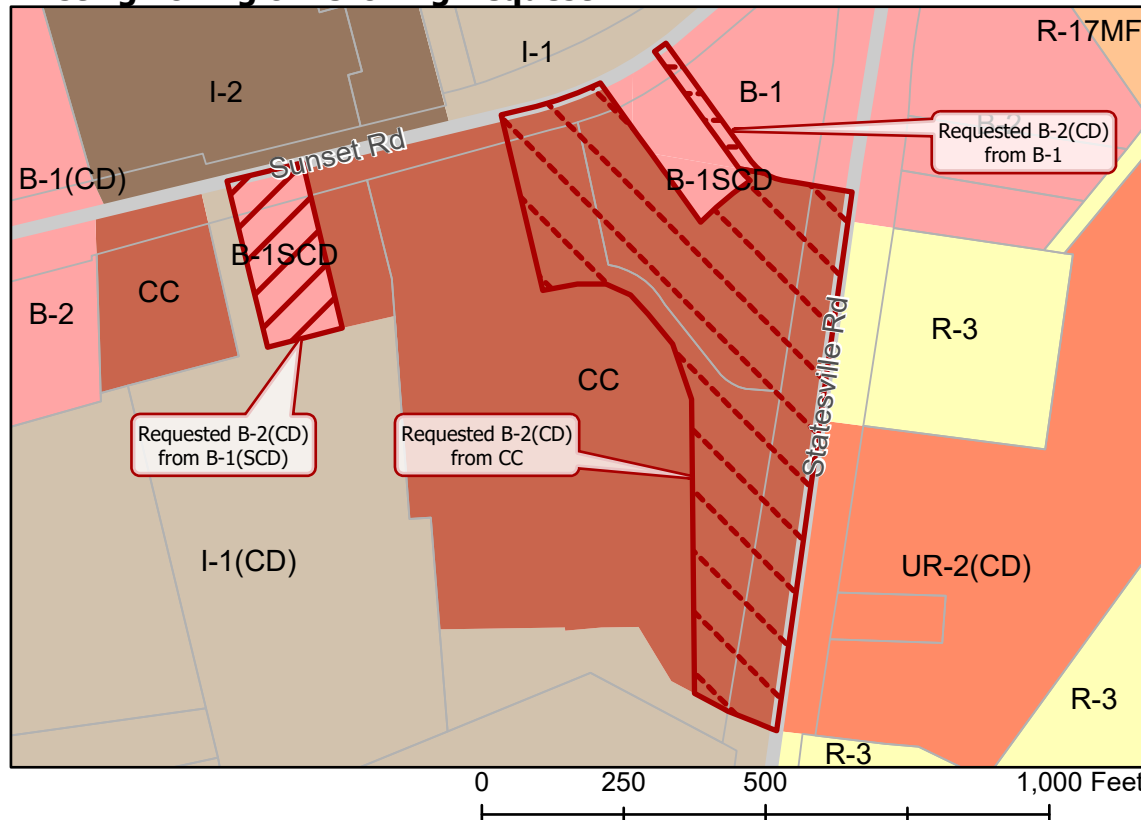
Rezoning Map



- 2022-041
- Inside City Limits
- Parcel
- Streams
- City Council District
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



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

Zoning Classification

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



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:



City Attorney

CERTIFICATION

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



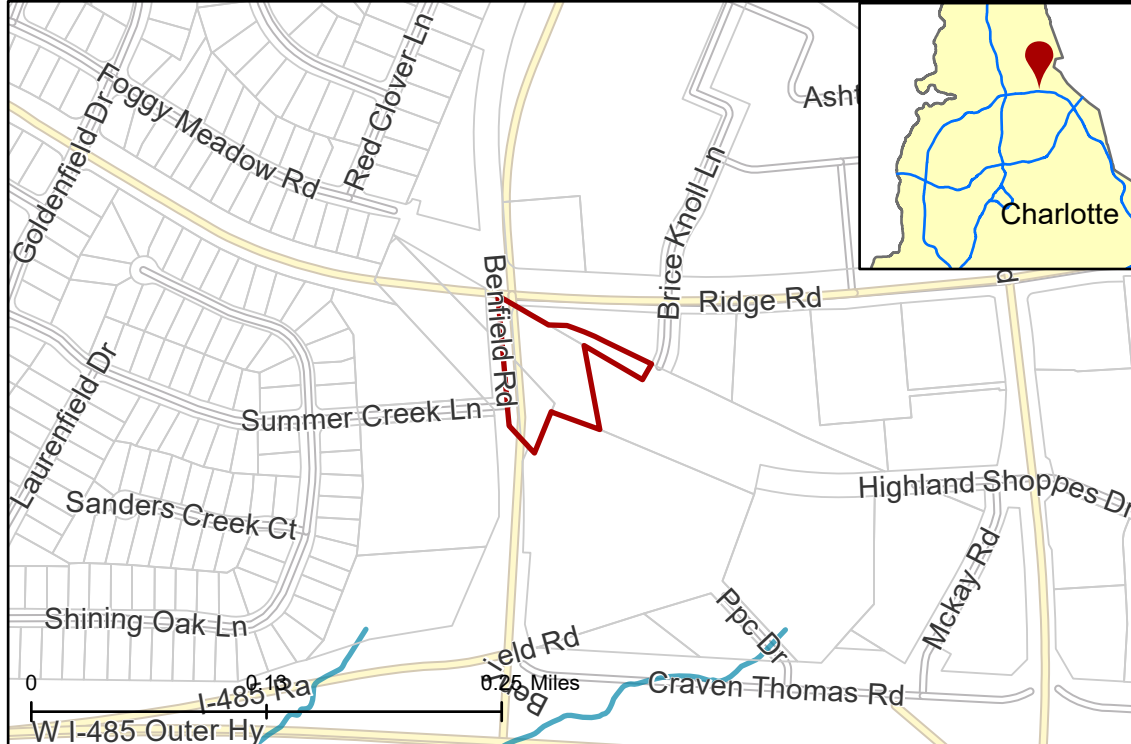
Billie Tynes, Deputy City Clerk

2022-056: 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



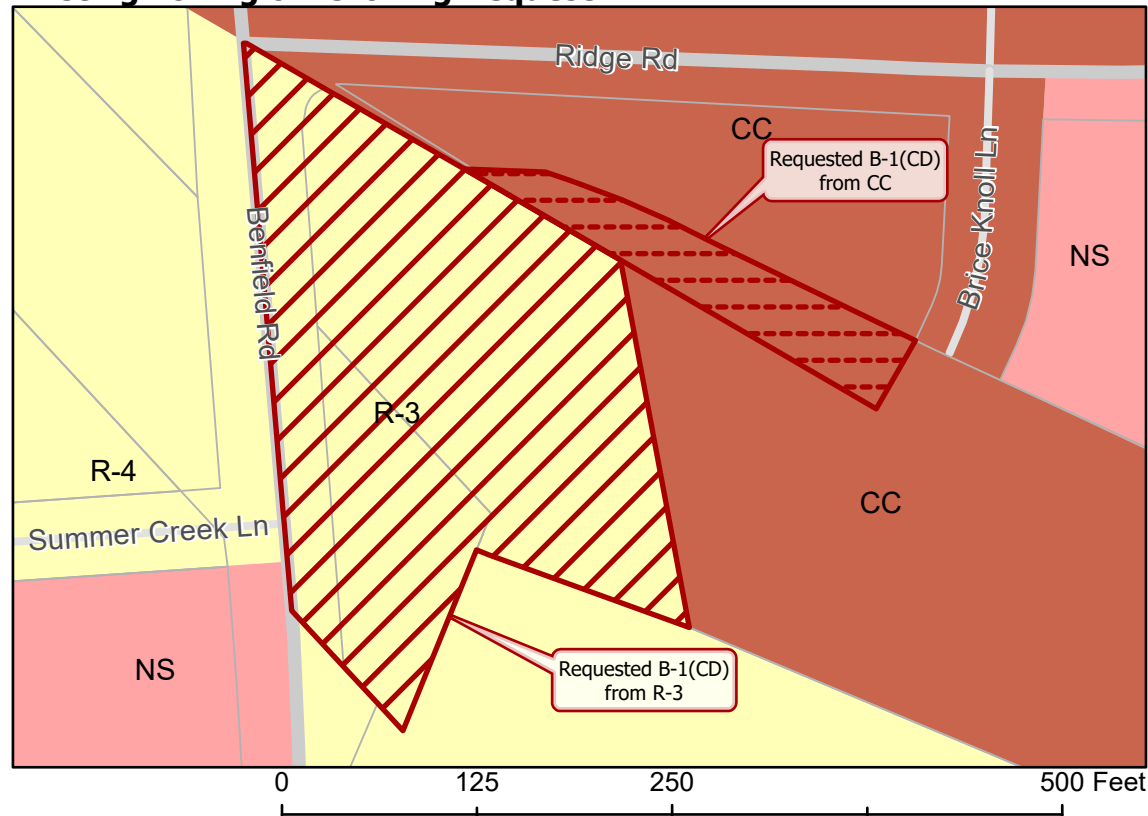
Rezoning Map



- 2022-056
- Inside City Limits
- Parcel
- Streams
- City Council District
- 4-Renee Johnson



Existing Zoning & Rezoning Request



- Requested B-1(CD) from CC
- Requested B-1(CD) from R-3
- Zoning Classification**
- Single Family
- Business
- Commercial Center



Map Created 7/25/2022

Petition No.: 2022-061
Petitioner: AHC Investment Group

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:

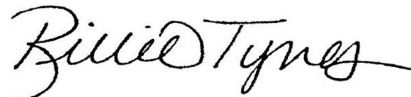


City Attorney

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.



Billie Tynes, Deputy City Clerk

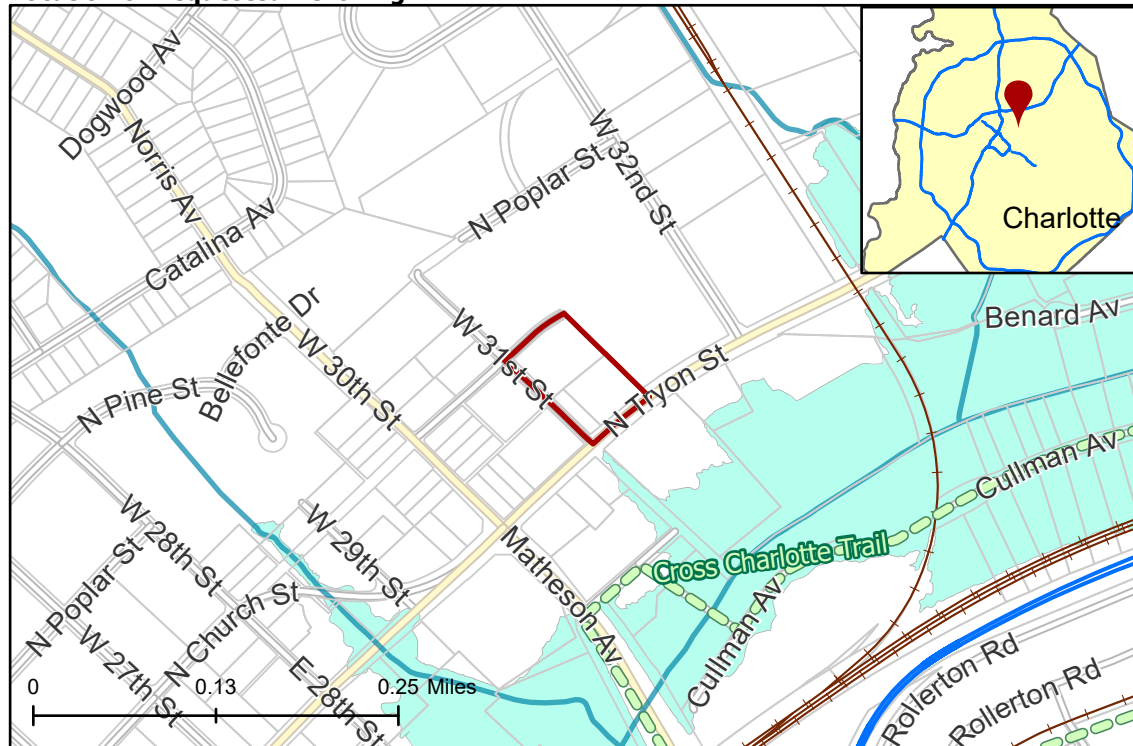
2022-061: AHC Investment Group

Current Zoning I-2 (General Industrial)

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

Approximately 2.214 acres

Location of Requested Rezoning



Rezoning Map



- 2022-061
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested TOD-NC from I-2

Zoning Classification

- Urban Residential
- General Industrial
- Transit-Oriented



Map Created 8/24/2022

Petition 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:

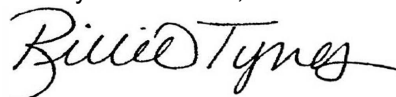


City Attorney

CERTIFICATION

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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

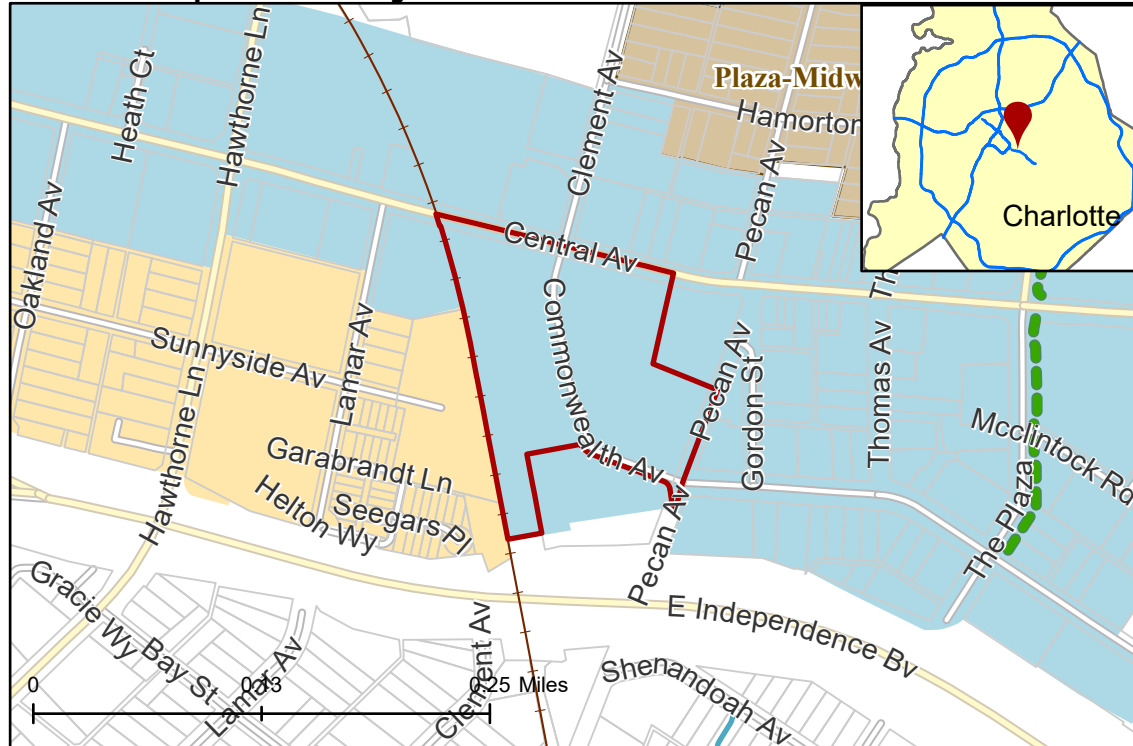
2022-064: Crosland Southeast

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



Rezoning Map



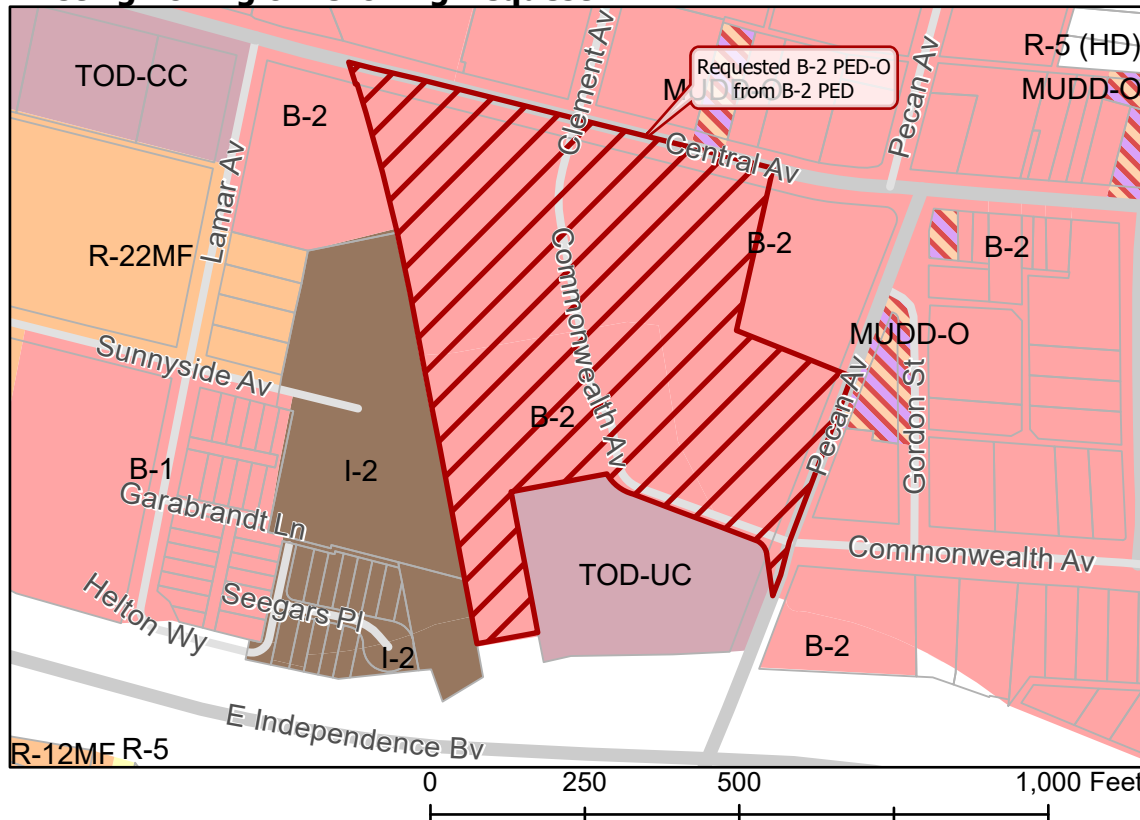
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- Plaza Central Pedscape
- Sunnyside Land Use and Pedscape
- Historic Districts

City Council District

- 1- Danté Anderson



Existing Zoning & Rezoning Request



- Requested B-2 PED-O from B-2 PED

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:

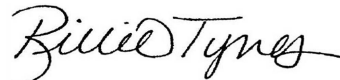


City Attorney

CERTIFICATION

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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

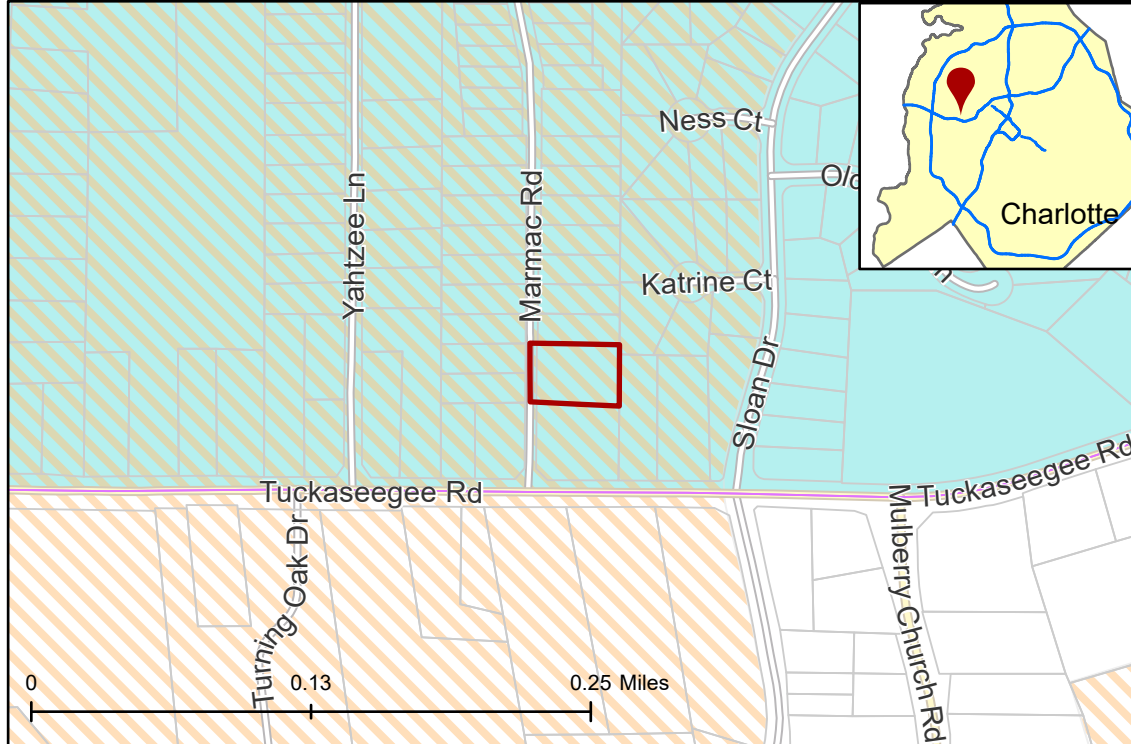
2022-072: Hector Guadarrama

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



Rezoning Map



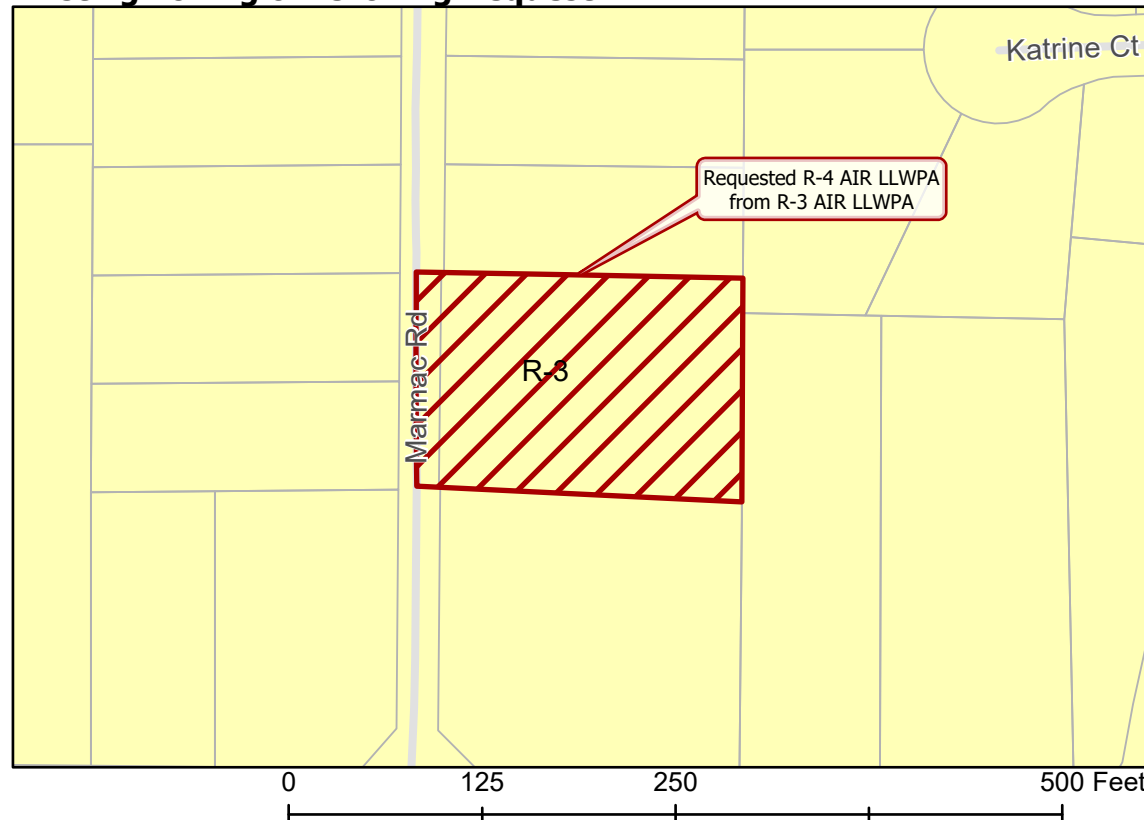
- 2022-072
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family



Map Created 8/26/2022

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:

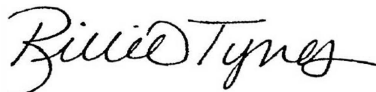


City Attorney

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



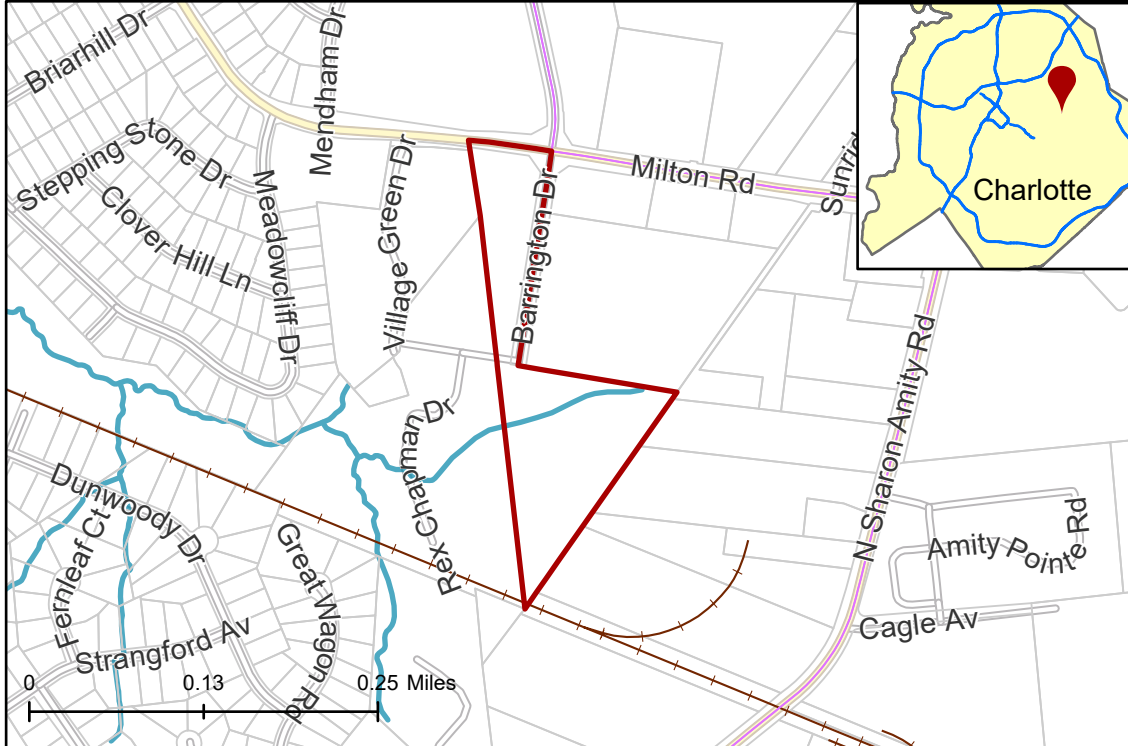
Billie Tynes, Deputy City Clerk

2022-165: 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



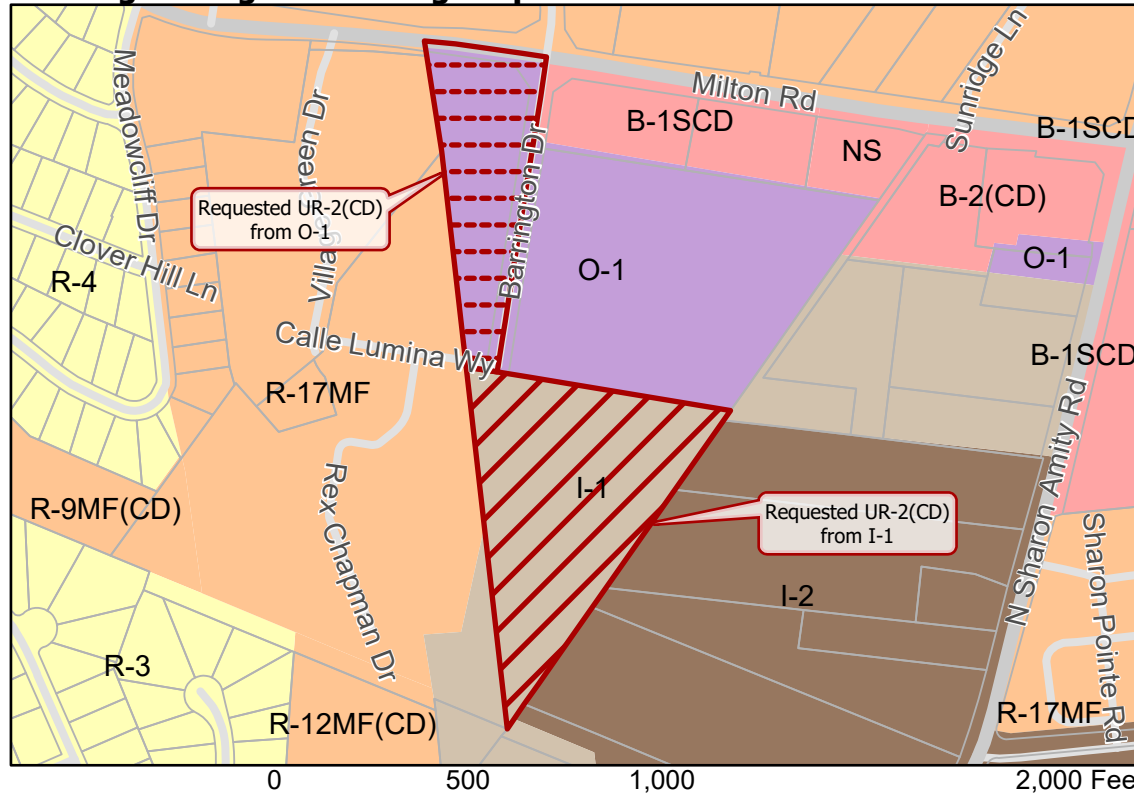
Rezoning Map



- 2022-165
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 1-Dante Anderson



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

Petition No.: 2022-024
Petitioner: Moflehi Bowman, LLC

ORDINANCE NO. 450-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 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:

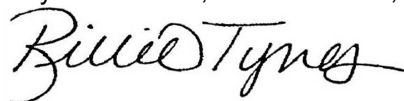


City Attorney

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

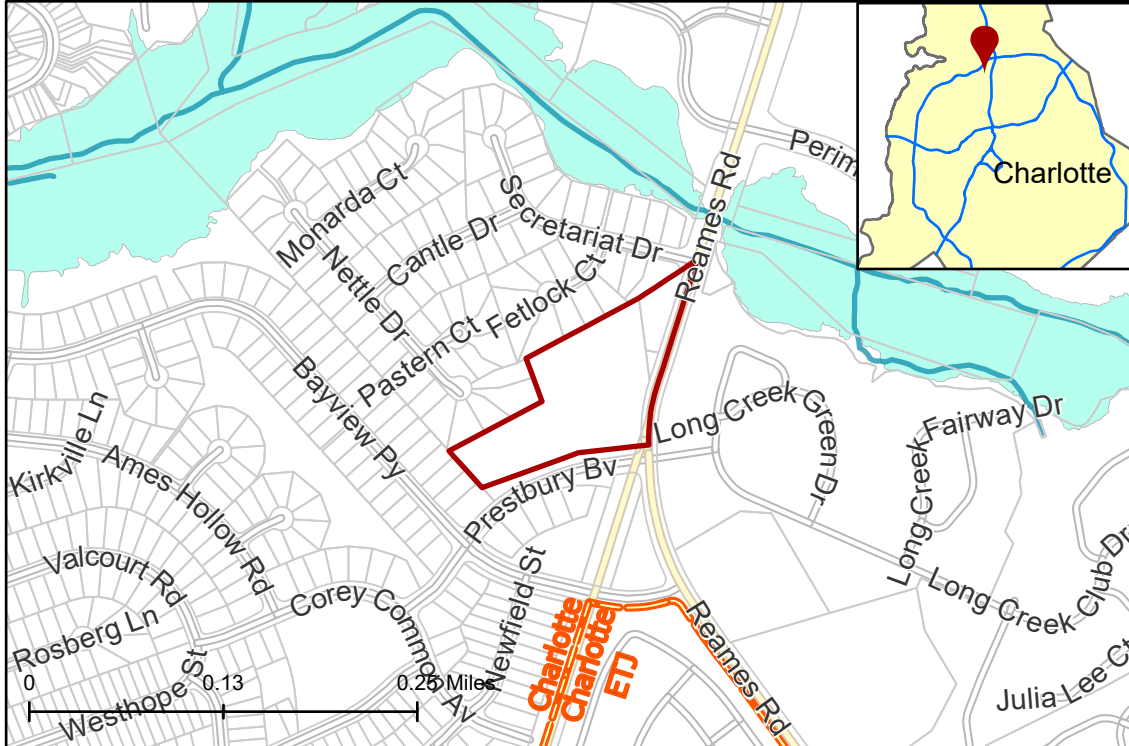
2022-024: Moflehi Bowman, LLC

Current Zoning R-3 (Single Family Residential)

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

Approximately 5.37 acres

Location of Requested Rezoning



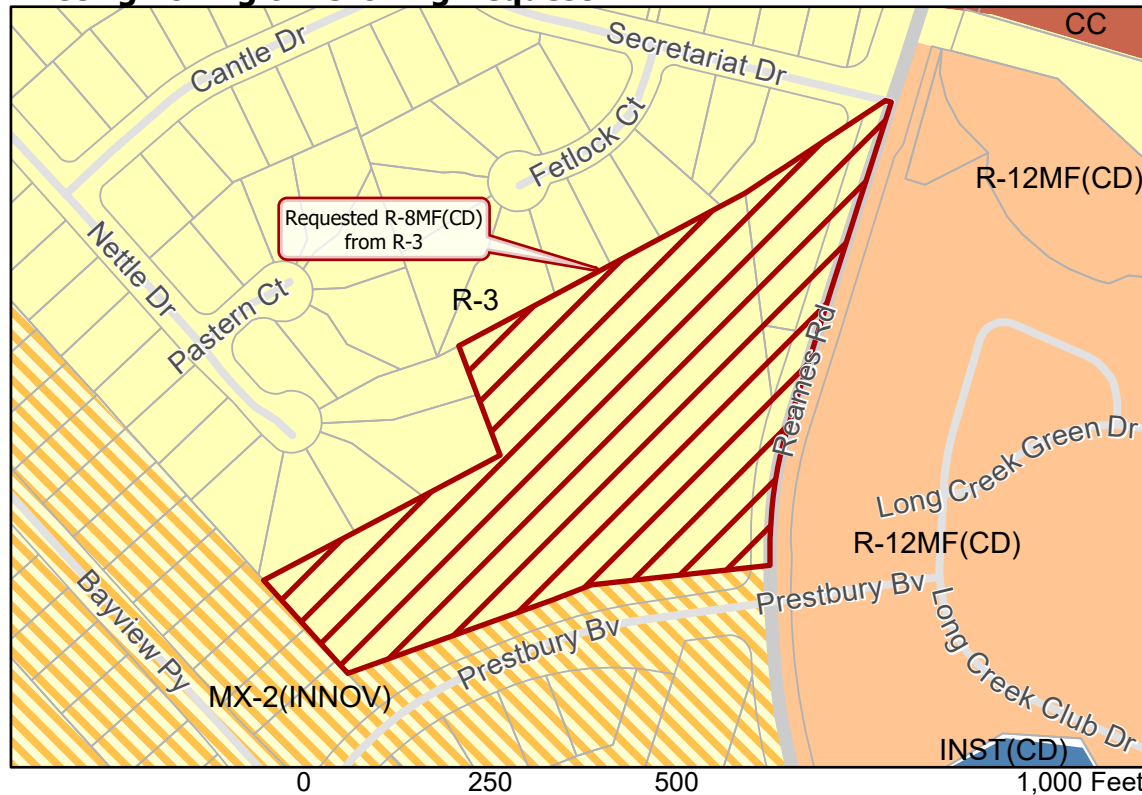
Rezoning Map



- 2022-024
- Inside City Limits
- Parcel
- 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
- Mixed Residential
- Institutional
- Business
- Commercial Center



Map Created 6/16/2022

Petition No.: 2022-047
Petitioner: Joseph Leland

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.



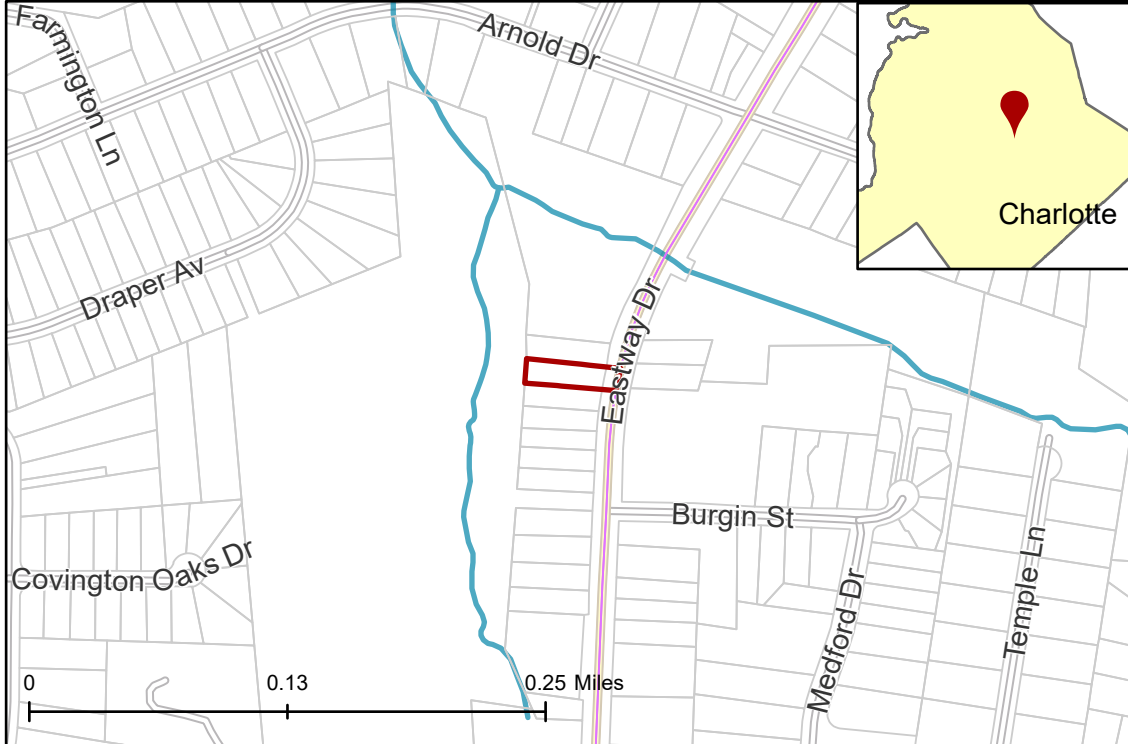
Billie Tynes, Deputy City Clerk

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



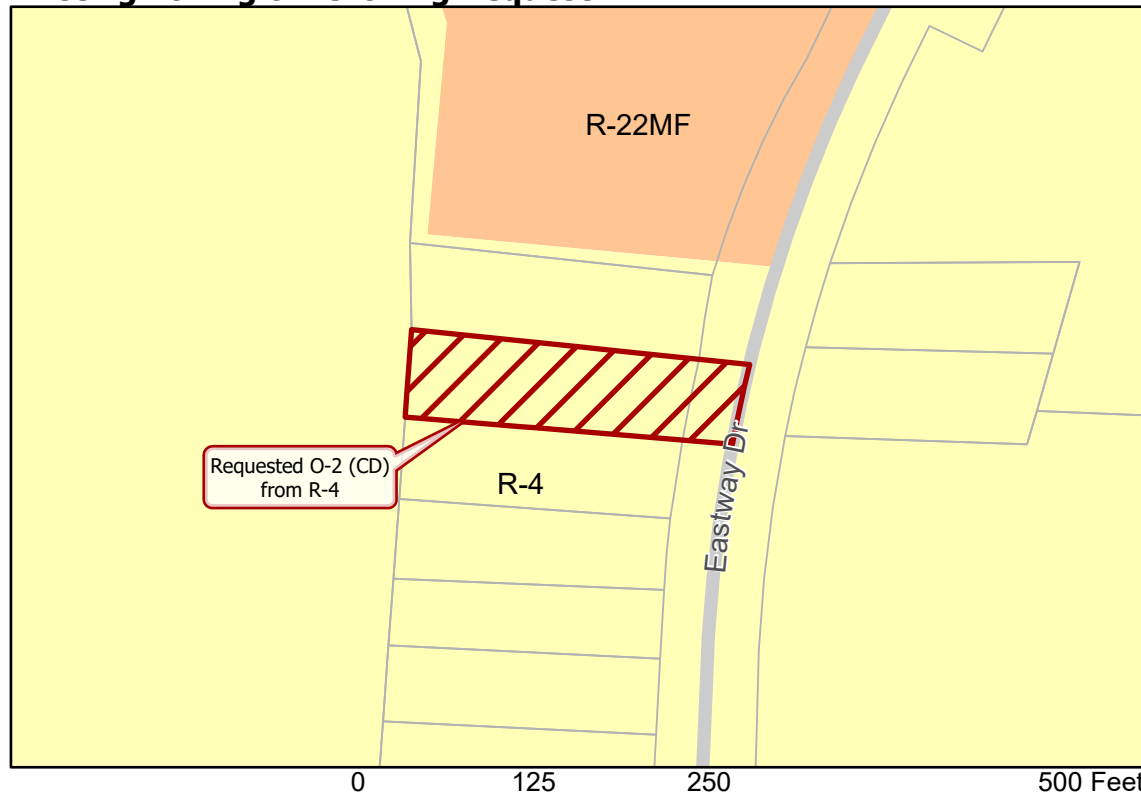
Rezoning Map



- 2022-047
- Inside City Limits
- Parcel
- Streams
- City Council District
- 1-Dante Anderson



Existing Zoning & Rezoning Request



- Requested O-2 (CD) from R-4

Zoning Classification

- Single Family
- Multi-Family



Map Created 1/3/2023

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:

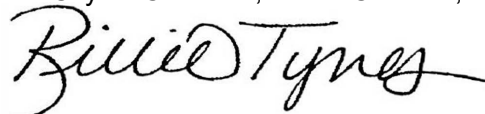


City Attorney

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.



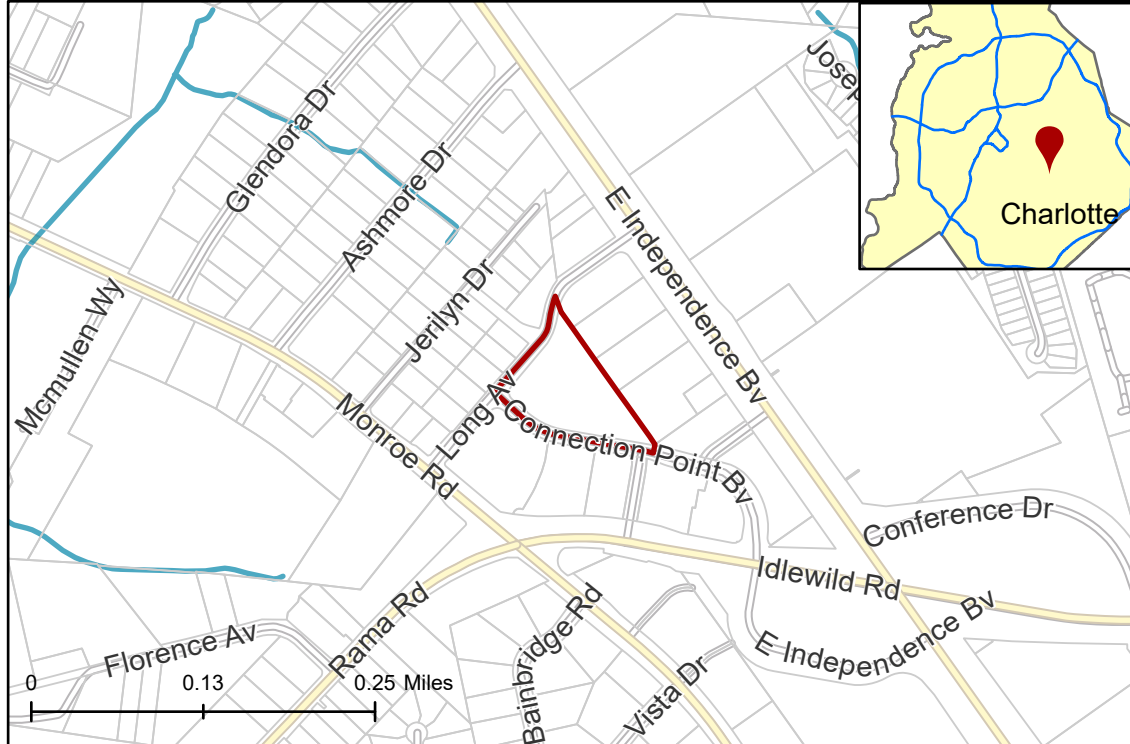
Billie Tynes, Deputy City Clerk

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



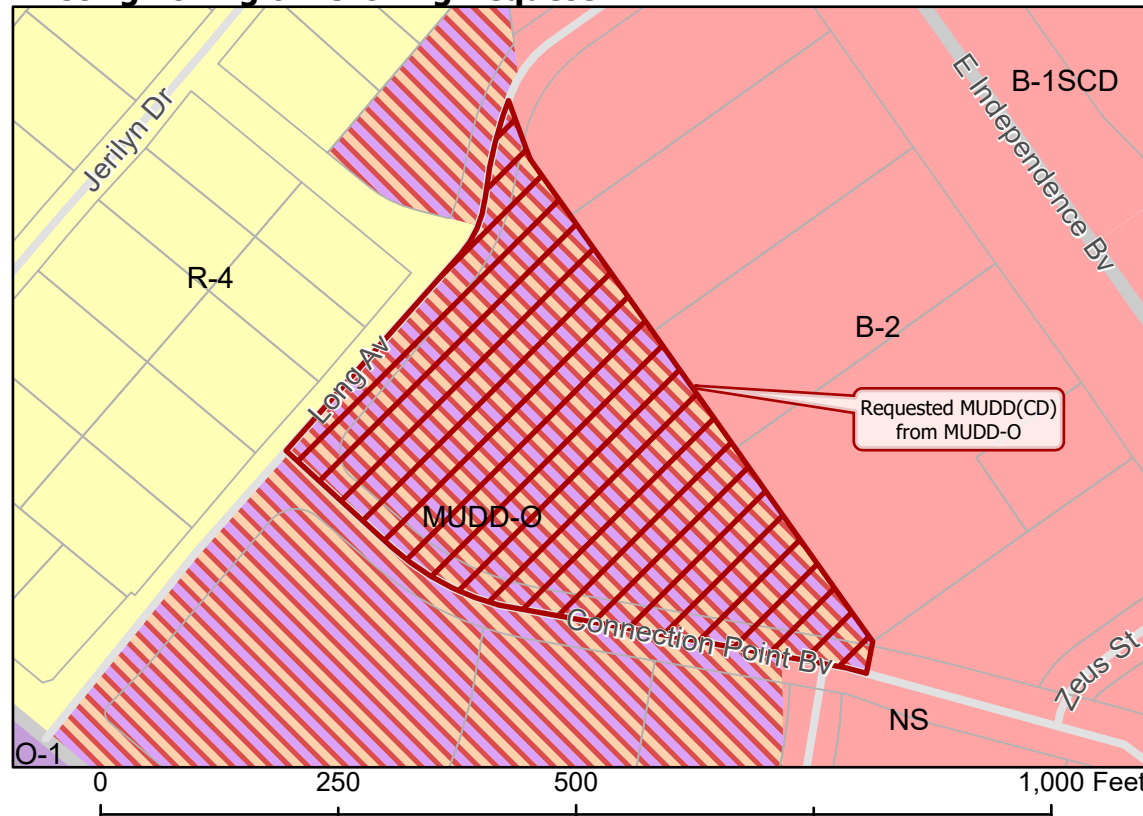
Rezoning Map



- 2022-050
- Inside City Limits
- Parcel
- Streams
- City Council District
- 5-Matt Newton



Existing Zoning & Rezoning Request



 Requested MUDD(CD) from MUDD-O

Zoning Classification

- Single Family
- Office
- Business
- Mixed Use



Map Created 7/26/2022

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:

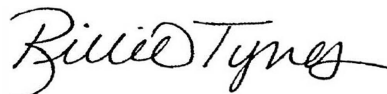


City Attorney

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

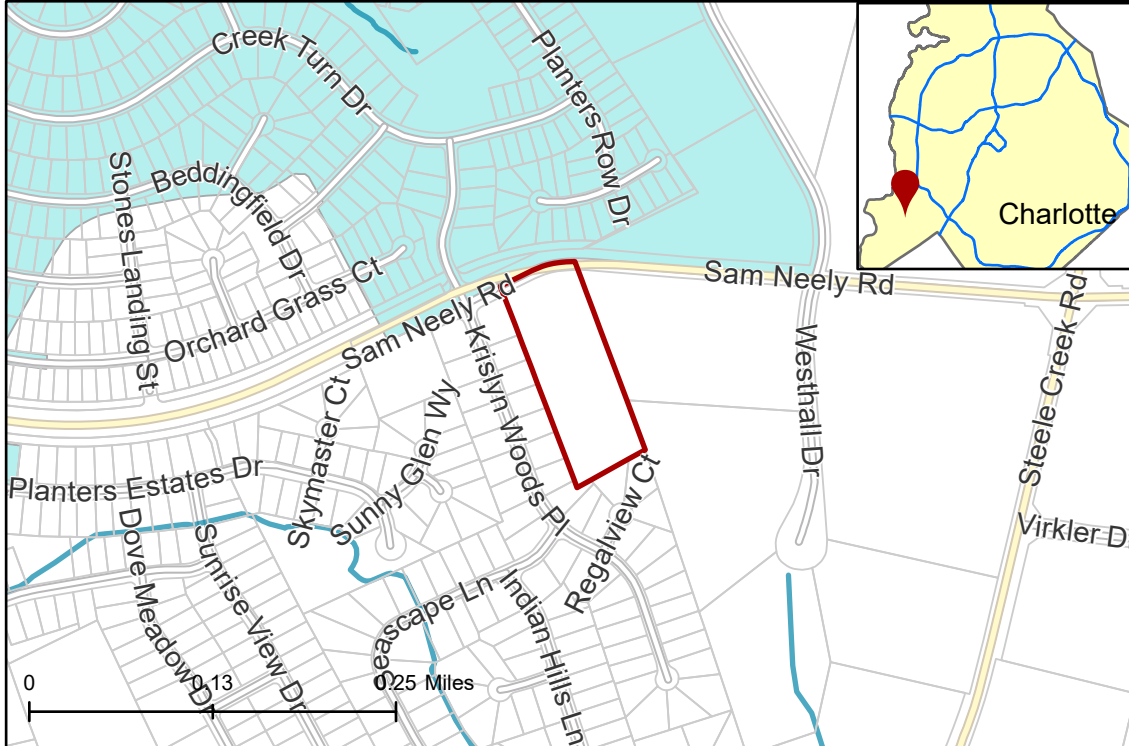
2022-051: Joseph Boyapati

Current Zoning R-3 (Single Family Residential)

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

Approximately 4.98 acres

Location of Requested Rezoning



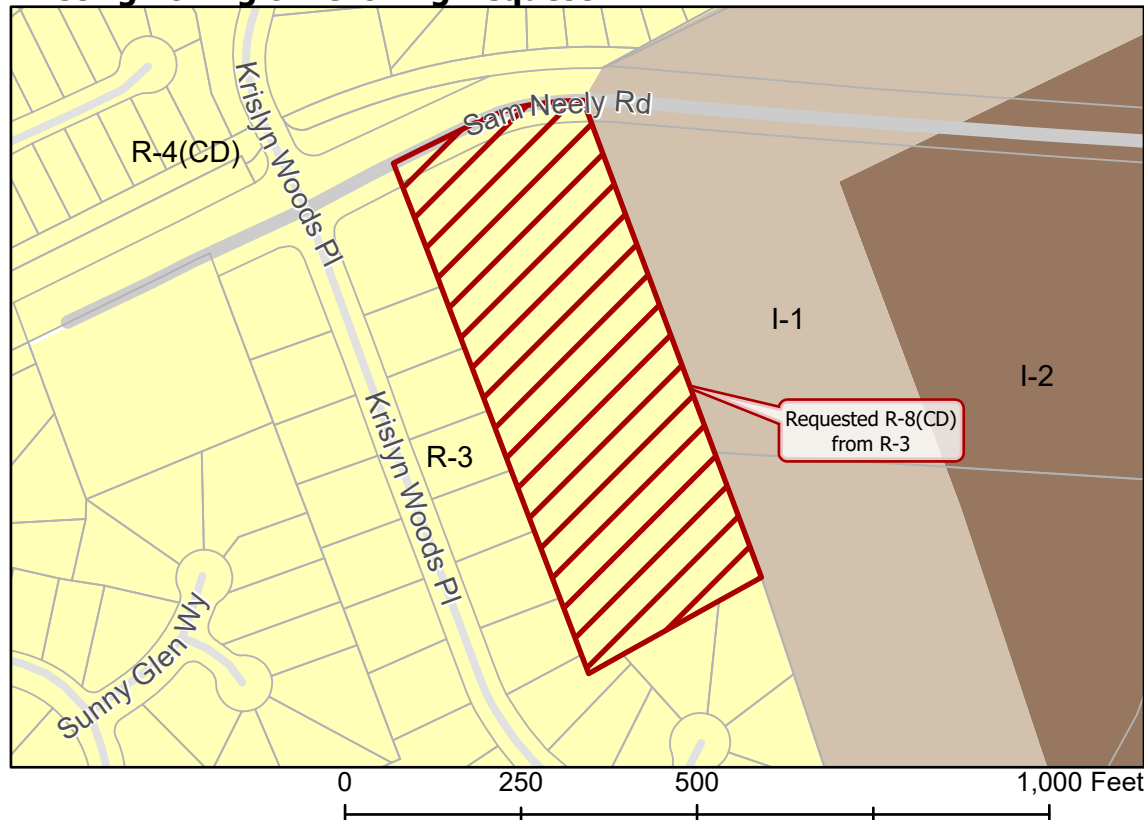
Rezoning Map



- 2022-051
- Inside City Limits
- Parcel
- Streams
- Lower Lake Wylie - Protected Area
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



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



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

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.



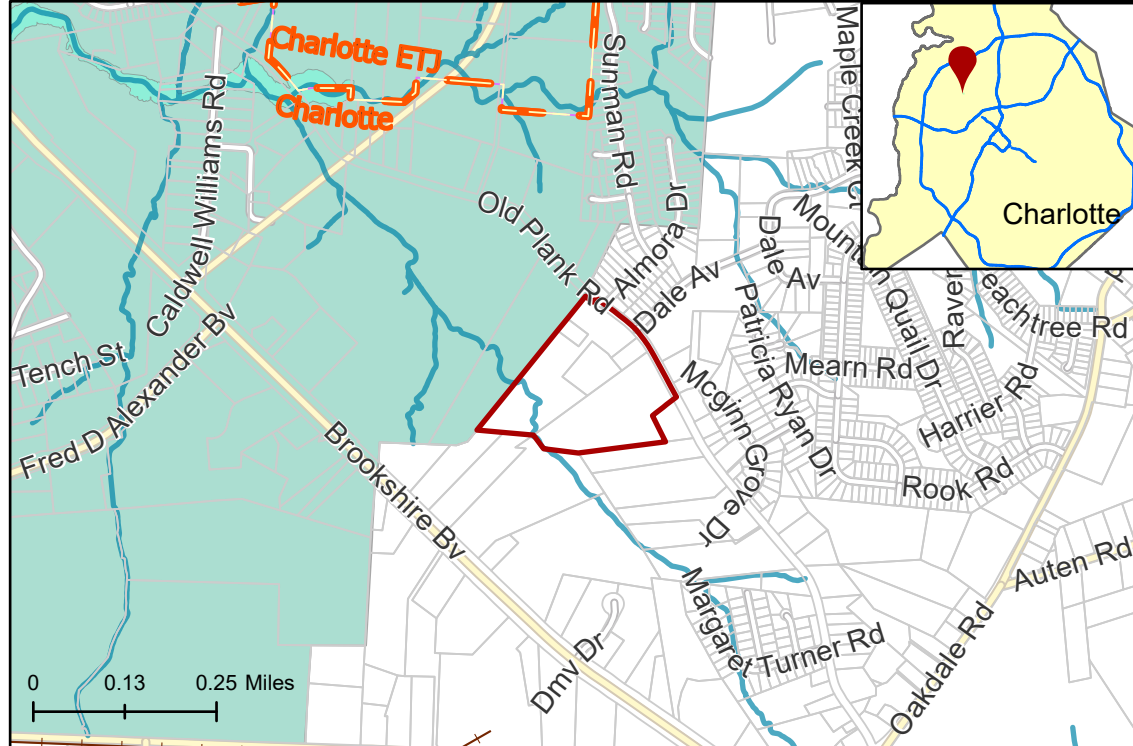
Billie Tynes, Deputy City Clerk

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



Rezoning Map



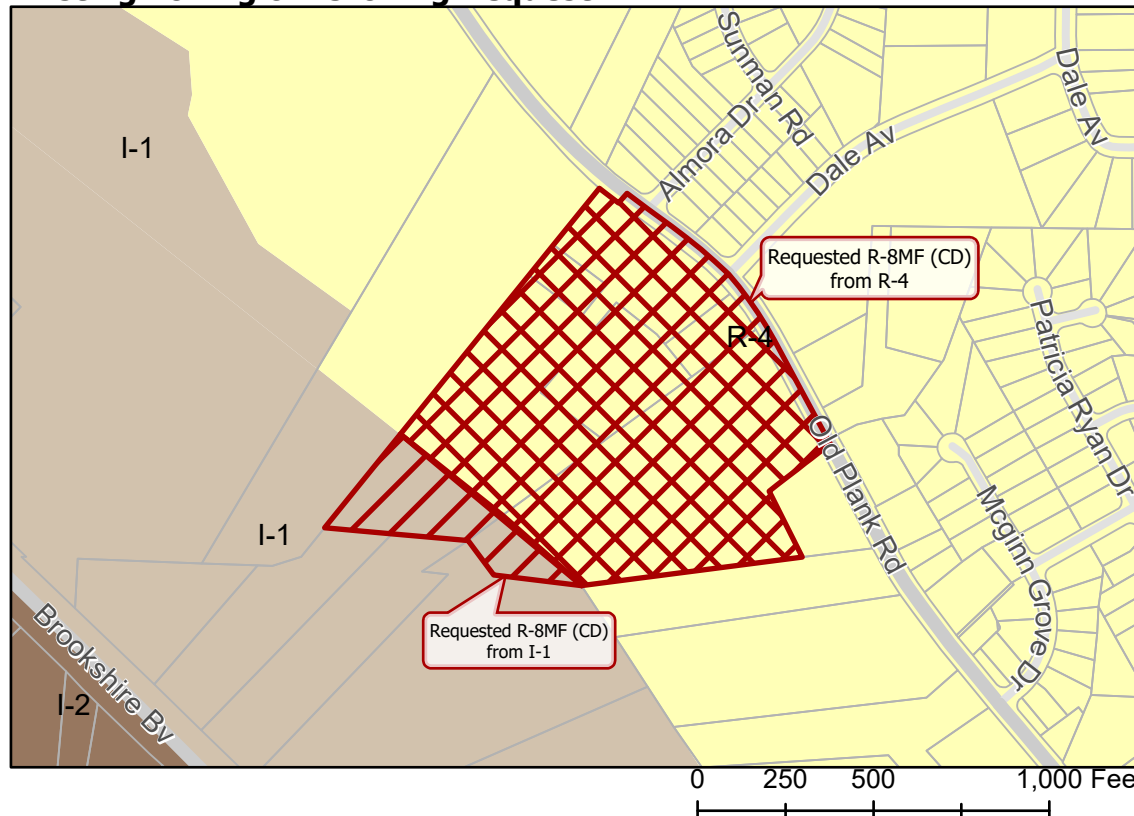
- 2022-057
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- Lake Wylie - Protected Area

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

Petition No.: 2022-162
Petitioner: DreamKey Partners, Inc.

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:

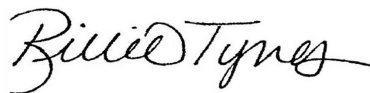


City Attorney

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.



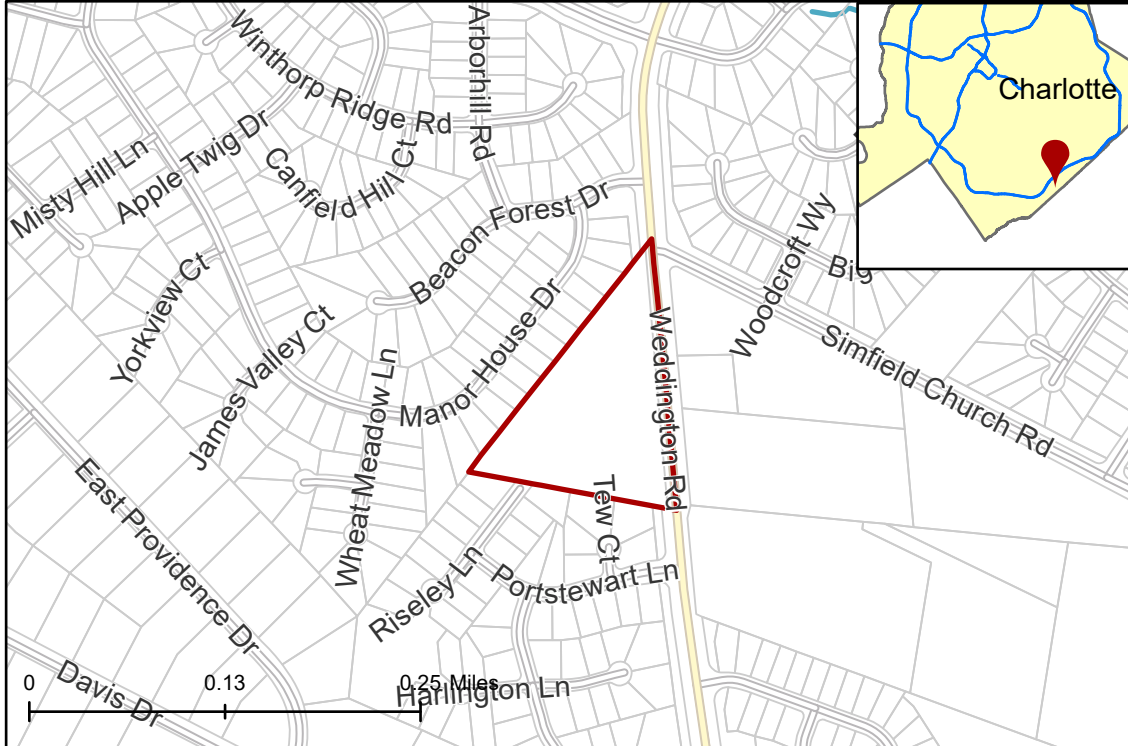
Billie Tynes, Deputy City Clerk

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



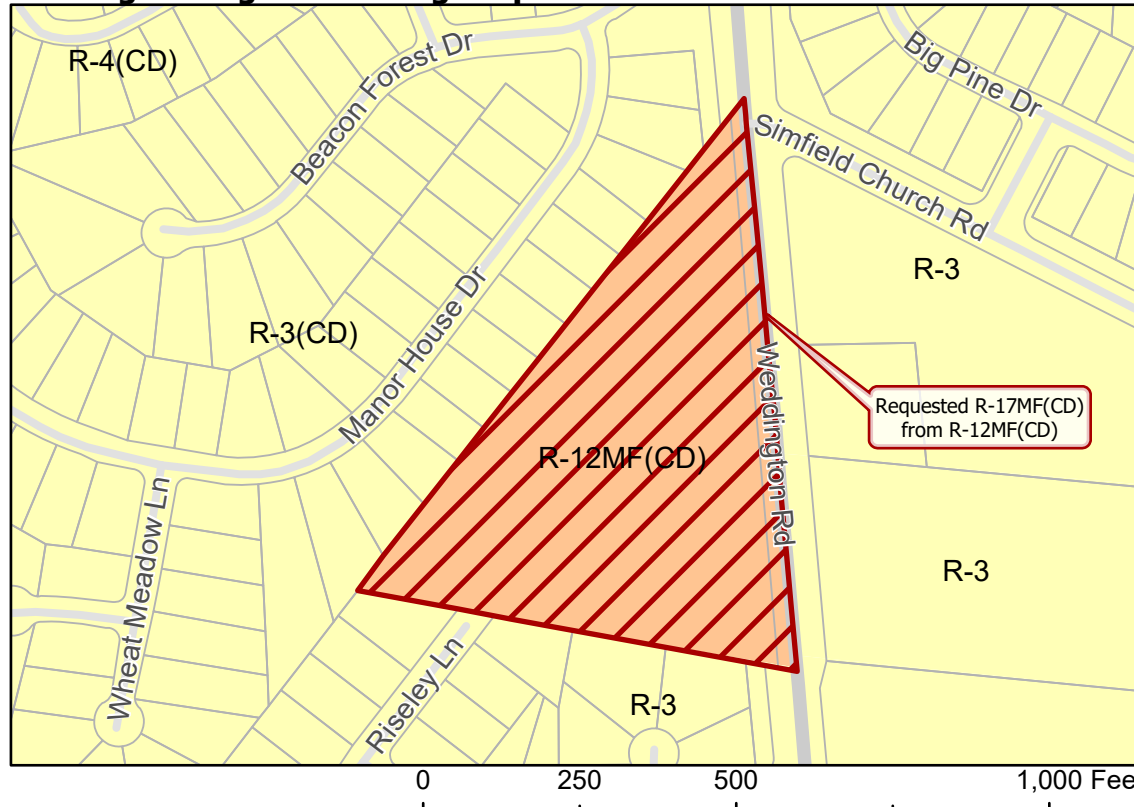
Rezoning Map



- 2022-162
- Inside City Limits
- Parcel
- Streams
- City Council District
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family



Map Created 8/26/2022