Ordinance No.: 2021-089
Petitioner: Redwood USA, LLC

ORDINANCE NO. 239-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 10503127, 10503125, and 10503126, and further identified on the attached map from R-3 (single-family residential) to R-8 MF (CD) (multi-family residential).

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 21st day of February 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 580-581.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of February 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-089: Redwood USA, LLC

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

Approximately 21.30 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Zoning Classification
- Single Family
- Mixed Residential
- Institutional
- Business
- General Industrial

Map Created 7/20/2021
Ordinance No. 240-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 02761107 and 0276210, 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:

[Signature]
City Attorney

Certification

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of February 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 582-583.

Witness my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of February 2022.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-12MF(CD) (Multi-Family Residential, Conditional)

Approximately 3.85 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Zoning Classification
- Single Family
- Multi-Family
- Mixed Residential
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 04721104, and further identified on the attached map from MUDD-O (mixed-use development district, optional) to MUDD-O SPA (mixed-use development, optional, site plan amendment).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of February 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 584-585.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of February 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-152: R.I. Charlotte Property, L.P.

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

Approximately 2.493 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Institutional
- Office
- Business
- Mixed Use
- Transit-Oriented

Requested MUDD-O SPA
MUDD-O

Map Created 10/22/2021
ORDINANCE NO.  242-Z

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel numbers listed below, and further identified on the attached map from R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area), R-MH LLWCA (manufactured housing, Lower Lake Wylie Critical Area) to I-2 LLWPA (general industrial, Lower Lake Wylie Protected Area), I-2 LLWCA (general industrial, Lower Lake Wylie Critical Area).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

Parcels included in Rezoning Petition 2021-157

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CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of February 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 586-587.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of February 2022.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-157: Stuart Hair

Current Zoning  R-3 LLWPA (Single Family Residential, Lower Lake Wylie - Protected Area),
R-MH LLWPA (Manufactured Home, Lower Lake Wylie - Protected Area)

Requested Zoning  I-2 LLWPA (General Industrial, Lower Lake Wylie - Protected Area)

Approximately 58.26 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-2 from R-3
Requested I-2 from R-MH

Zoning Classification

- Single Family
- Manufactured Home
- General Industrial
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 22384102 and portions of 22348101 and 22348103, and further identified on the attached map from MX-2 (INNOV), R-3 (mixed use, innovation) & (single-family residential) to MUDD-O (mixed-use development, optional) with 5-year vested rights.

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of February 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 588-589.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of February 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-160: Charlotte-Mecklenburg Schools & Woodfield Development, LLC

Current Zoning: MX-2(INNOV) (Mixed Use, Innovative), R-3 (Single Family Residential)

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

Approximately 73.97 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD-O from MX-2(INNOV)
Requested MUDD-O from R-3

Zoning Classification
- Single Family
- Urban Residential
- Mixed Residential
- Commercial Center
ORDINANCE NO. 244-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 22902119, 22902105, and 22902103, and further identified on the attached map from MX-2 (INNOV) (mixed-use, innovative) to MUDD-O (mixed-use development, optional) with 5-year vested rights.

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of February 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 590-591.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of February 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC


2021-161: Charlotte-Mecklenburg Schools & Woodfield Development, LLC

Current Zoning  MX-2(INNOV) (Mixed Use, Innovative)
Requested Zoning  MUDD-O (Mixed Use Development District, Optional)

Approximately 35.87 acres

Location of Requested Rezoning

Requested MUDD-O from MX-2(INNOV)

Zoning Classification
- Single Family
- Mixed Residential
- Light Industrial

Map Created 10/21/2021

February 21, 2022
Ordinance Book 64, Page 591
Ordinance No. 244-Z
ORDINANCE NO. 245-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 03901904, and further identified on the attached map from R-22 MF (multi-family residential) to B-2 (general business).

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 21st day of February 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 592-593.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of February 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-162: Rosemara Espinoza

Current Zoning  R-22MF (Multi-Family Residential)
Requested Zoning  B-2 (Neighborhood Business)

Approximately 0.73 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested B-2 from R-22MF

Zoning Classification
- Single Family
- Multi-Family
- Business

City Council District
- 2-Malcolm Graham

Map Created 10/27/2021
Petition No.: 2021-169
Petitioner: City of Charlotte Engineering

ORDINANCE NO. 246-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 03111234 and 03111235, and further identified on the attached map from R-3 LWPA (single-family residential, Lake Wylie Protected Area) to NS LWPA (neighborhood services, Lake Wylie Protected Area).

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 21st day of February 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 594-595.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of February 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-169: City of Charlotte

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  NS (Neighborhood Services)

Approximately 9.43 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification

City Council District

2-Malcolm Graham

Map Created 10/28/2021
ORDINANCE NO. 247-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 05709512, 05709510, 05709511, and 05709519, and further identified on the attached map from R-4 and R-5 (single-family residential) to I-1 (light industrial).

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 21st day of February 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 596-597.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of February 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-173: OPM Limited & Benfield

Current Zoning  R-4 (Singe Family Residential), R-5 (Single Family Residential)
Requested Zoning  I-1 (Light Industrial)

Approximately 2.22 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-1 from R-4
Requested I-1 from R-5

Zoning Classification

- Single Family
- Multi-Family
- Light Industrial
- General Industrial

City Council District

2-Malcolm Graham

Map Created 10/27/2021

February 21, 2022
Ordinance Book 64, Page 597
Ordinance No. 247-Z
ORDINANCE NO. 248-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 07806401 and 07806402, and further identified on the attached map from UR-3 HD (urban residential, historic district) to UMUD-HD (uptown mixed-use district, historic district).

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 21st day of February 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 598-599.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of February 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-180: Daniel Corporation

Current Zoning  UR-3 (Urban Residential, Requested Zoning  UMUD (Urban Mixed Use Development)

Approximately 1.7 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification

2021-180
Inside City Limits
Parcel
Railway
Historic Districts

City Council District
2-Malcolm Graham

Revised UMUD from UR-3
Urban Residential
Uptown Mixed Use
Mixed Use

Revised UMUD from UR-3

Map Created 10/27/2021
ORDINANCE NO.  249-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 20510111, 20520211, 20510117, 20520206, and further identified on the attached map from R-8 (CD) (single-family residential, conditional) 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 21st day of February 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 600-601.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of February 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-183: Borgin Properties LLC

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

**Requested Zoning**  R-8 (Single Family Residential)

Approximately 1.124 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

**Zoning Classification**

- Single Family
- Multi-Family
- Business
- Light Industrial
- Transit-Oriented

**City Council District**

- 3-Victoria Watlington

---

**Rezoning Map**

- 2021-183
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain

**Map Created 10/27/2021**
ORDINANCE NO. 250-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 14904322, 14904347, 14904331, and 14904333, and further identified on the attached map from I-2 (general industrial) to TOD-TR (transit-oriented development - transition).

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 21st day of February 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 602-603.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of February 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-184: Revolve Residential

Current Zoning  I-2 (General Industrial)
Requested Zoning  TOD-TR (Transit Oriented Development, Transition)

Approximately 0.86 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Business
- Light Industrial
- General Industrial
- Transit-Oriented

Requested TOD-TR from I-2

Map Created 10/27/2021
ORDINANCE NO. 251-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 06503621 and 06503622, and further identified on the attached map from B-1 SCD AIR (shopping center, airport noise overlay) to B-2 AIR (general business, airport noise overlay).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of February 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 604-605.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of February 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-185: SXCW Properties II, LLC

Current Zoning  B-1SCD AIR (Business Shopping Center, Airport Noise Overlay)
Requested Zoning  B-2 AIR (General Business, Airport Noise Overlay)

Approximately 2.48 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-TR from I-2

Zoning Classification

- Business
- Light Industrial
- General Industrial
- Transit-Oriented

City Council District
- 3-Victoria Watlington

Map Created 10/28/2021

Charlotte PLANNING, DESIGN & DEVELOPMENT

- 2021-185
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay

Charlotte

Requested TOD-TR from I-2

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