Petition No.: 2021-139
Petitioner: Boulevard at 1800 Central, LLC

ORDINANCE NO. 342-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 12901701, and further identified on the attached map from B-2 PED (general business, pedscapes overlay) to B-2 PED-O (general business, pedscape 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

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 105-106.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-139: Boulevard at 1800 Central, LLC

**Current Zoning**  B-2 (General Business)

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

Approximately 0.695 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

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

**Zoning Classification**

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

**City Council District**

1-Larken Egleston

**Map Created 3/25/2022**
Petition No.: 2021-197
Petitioner: Crescent Communities

ORDINANCE NO. 343-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 08111113, 08111106, 08111114, and further identified on the attached map from MUDD-O PED (mixed-use development, optional, pedestrian overlay) and TOD-CC PED (transit-oriented development, community center, pedestrian overlay) to TOD-CC-EX PED (transit-oriented development, community center, exception, pedestrian overlay).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 107-108.

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

[Signature]

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-197: Crescent Communities

Current Zoning  TOD-CC PED (Transit-Oriented Development - Community Center, Pedscape Overlay), MUDD-O PED (Mixed Use Development District, Pedscape Overlay)

Requested Zoning  TOD-CC-EX PED (Transit-Oriented Development - Community Center, Exclusion, Pedscape Overlay)

Approximately 1.91 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Map Created 2/8/2022

July 18, 2022 
Ordinance Book 65, Page 108
Ordinance No. 343-Z

City Council District
- 1-Larken Egleston

Requested TOD-CC-EX PED from MUDD-O PED
Requested TOD-CC-EX PED from TOD-CC PED
Requested TOD-CC-EX PED from TOD-CC PED
Petition No.: 2021-211
Petitioner: Legacy Construction Unlimited, Inc.

ORDINANCE NO. 344-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 08108501 and 08108502, and further identified on the attached map from B-2 (CD) (general business, conditional) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 109-110.

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

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-211: Legacy Construction Unlimited Inc.

Current Zoning  I-2 (General Industrial)
Requested Zoning  UR-2(CD) (Urban Residential, Conditional)
with 5 Year Vested Rights

Approximately 0.346 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) 5 Year Vested from I-2

Zoning Classification

5 Year Vested from I-2

City Council District

1-Larken Egleston

Charlotte

2021-211

N Davidson St
Brookshire Frwy
Cross Charlotte Trail
Cityscape Dr

Belmont Av
Van Every St
Stetler St
N Myers St
Cotton Mill Ln
Van Every St
Pegram St
Louise Av

2021-211

Inside City Limits
Parcel
Cross Charlotte Trail
Greenway
Railway
Streams
FEMA Flood Plain

Map Created 1/11/2022
ORDINANCE NO. 345-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 B-2 (general business) and R-8 (single-family residential) 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

Parcels Included in Rezoning Petition 2021-217

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CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 111-112.

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

[Signature]

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-217: Boulevard Real Estate Advisors, LLC

Current Zoning  R-8 (Single Family Residential), B-2 (General Business)
Requested Zoning  TOD-NC (Transit Oriented Development - Neighborhood Center)

Approximately 3.513 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-NC from B-2
Requested TOD-NC from R-8

Zoning Classification
- Single Family
- Urban Residential
- Business
- General Industrial
- Transit-Oriented

Map Created 2/10/2022
ORDINANCE NO. 346-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-5 (single-family residential) 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

Parcels Included in Rezoning Petition 2021-217

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CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 113-114.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-218: Boulevard Real Estate Advisors, LLC

Current Zoning  R-5 (Single Family Residential)
Requested Zoning  TOD-NC (Transit Oriented Development - Neighborhood Center)

Approximately 3.68 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-NC from R-5

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Business
- Transit-Oriented

City Council District

3-Victoria Watlington

Map Created 4/29/2022

Ordinance No. 346-Z

July 18, 2022
Ordinance Book 65, Page 114
ORDINANCE NO. 347-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel numbers listed below, and further identified on the attached map from MUDD-O PED (mixed-use development - optional, site plan amendment, pedestrian overlay) to MUDD-O SPA PED (mixed-use development – optional, site plan amendment, pedestrian overlay).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

Parcels Included in Rezoning Petition 219

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CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 115-116.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-219: Lincoln Property Company

**Current Zoning**  MUDD-O, SPA, PED (Mixed Use Development District, Optional, Site Plan Amendment, Pedestrian Overlay)

**Requested Zoning**  MUDD-O, SPA, PED (Mixed Use Development District, Optional, Site Plan Amendment, Pedestrian Overlay)

Approximately 2.65 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

B-2(CD) (HD)

Map Created 12/30/2021
ORDINANCE NO. 348-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-8 (single-family residential) 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

Parcels Included in Rezoning Petition 2021-217

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CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 117-118.

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

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-225: Boulevard Real Estate Advisors, LLC

Current Zoning  R-8 (Single Family Residential)
Requested Zoning  TOD-NC (Transit Oriented Development, Neighborhood Center)

Approximately 5.807 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-NC from R-8

Zoning Classification
- Single Family
- Urban Residential
- Business
- Light Industrial
- General Industrial
- Transit-Oriented

Map Created 2/10/2022
ORNANCE NO. 349-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 08116409, and further identified on the attached map from R-22 MF (multi-family residential) to MUDD-O (mixed-use development – optional).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 119-120.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-243: KEH Properties, LLC

Current Zoning  R-22MF (Multi-Family Residential)
Requested Zoning  MUDD-O (Mixed Use Development District, Optional)

Approximately 0.147 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD-O from R-22MF

Zoning Classification

- Single Family
- Multi-Family
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 08502101, 08502102, 08502103, 08502104, and further identified on the attached map from I-2 (general industrial) to MUDD-CD (mixed-use development, conditional).

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 121-122.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-248: Embrey

Current Zoning  I-2 (General Industrial)
Requested Zoning  MUDD(CD) (Mixed Use Development District, Conditional)

Approximately 7.1 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD(CD) from I-2

Zoning Classification

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

City Council District

1-Larken Egleston

Map Created 3/22/2022
Petition No.: 2021-258
Petitioner: RD University Oaks, LLC

ORDINANCE NO. 351-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 04739101, and further identified on the attached map from RE-2 (research) to R-12 MF (CD) (multi-family residential, conditional).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 123-124.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC
### Existing Zoning & Rezoning Request

- **Requested Zoning:** R-12MF(CD) (Multi-Family Residential, Conditional)
- **Current Zoning:** RE-2 (Research)

#### Location of Requested Rezoning

Approximately 64.048 acres

### Zoning Classification

- **Single Family**
- **Multi-Family**
- **Research**
- **Institutional**
- **Commercial Center**
- **Mixed Use**

#### Requested R-12MF(CD)
from RE-2

#### Map Creation

- **Map Created:** 3/15/2022
ORDINANCE NO. 352-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 07908701 and 0790870, and further identified on the attached map from I-2 (general industrial) to (MUDD (CD) (mixed-use development, conditional).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 125-126.

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

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-259: Integra Land Company

**Current Zoning**  I-2 (General Industrial)
**Requested Zoning**  MUDD(CD) (Mixed Use Development District, Conditional)

Approximately 3.57 acres

Location of Requested Rezoning

**Existing Zoning & Rezoning Request**

- **UR-2(CD)**
- **R-22MF**
- **O-2**

**Zoning Classification**

- Multi-Family
- Urban Residential
- Office
- General Industrial

Requested MUDD(CD) from I-2

Map Created 3/15/2022
Petition No.:  2021-260
Petitioner:    Promenade Shopping Center, LLC

ORDINANCE NO.  353-Z

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

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 22915107, 22915126, 22915123, and further identified on the attached map from CC (commercial center) to CC SPA (commercial center, site plan amendment).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 127-128.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-260: Promenade Shopping Center, LLC

Current Zoning  CC SPA (Commercial Center, Site Plan Amendment)
Requested Zoning  CC SPA (Commercial Center, Site Plan Amendment)

Approximately 27.6 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Commercial Center
- Business-Distribution

Requested CC SPA from CC SPA

Map Created 3/15/2022
Ordinance No.: 354-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 08311401, and further identified on the attached map from R-5 (single-family residential) to R-8 (single-family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 129-130.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2021-268: THR Holdings, LLC**

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

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

Approximately 0.25 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

- **MUDD-O**
- **R-5**
- **Requested R-8 from R-5**

**Zoning Classification**

- Single Family
- Mixed Use

---

**City Council District**

- 2021-268
- Inside City Limits
- Parcel
- 1-Larken Egleston

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**Map Created 3/22/2022**
ORDINANCE NO. 355-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 10502126 and 10502127, and further identified on the attached map from R-3 (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, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 131-132.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-270: The Drakeford Company

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

Approximately 4.09 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-3

Zoning Classification
- Single Family
- Urban Residential
- Mixed Residential
- Office
- Business
- Business-Distribution
- General Industrial

Map Created 3/22/2022
ORDINANCE NO. 356-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 08303105 and 08303106, and further identified on the attached map from I-1 (light industrial) to TOD-UC (transit-oriented development – urban center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 133-134.

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

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-271: 300 East 36 Development Holdings, LLC

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

Approximately 1.3 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-UC from I-1

Zoning Classification

- Light Industrial
- General Industrial
- Transit-Oriented

City Council District

1-Larken Egleston

Map Created 6/13/2022
Petition No.: 2021-272
Petitioner: Baybridge Group

ORDINANCE NO. 357-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 22126102 and 22126105, and further identified on the attached map from R-12 MF (CD) (multi-family residential, conditional) to R-12 MF (CD) SPA (multi-family residential, site plan amendment).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of July 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 135-136.

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

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-272: Baybridge Group

Current Zoning  R-12MF(CD) (Multi-Family Residential, Conditional)
Requested Zoning  R-12MF(CD) SPA (Multi-Family Residential, Conditional, Site Plan Amendment)

Approximately 4.35 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Maps Created 3/28/2022

7-Edmund H. Driggs