

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, pedscape 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

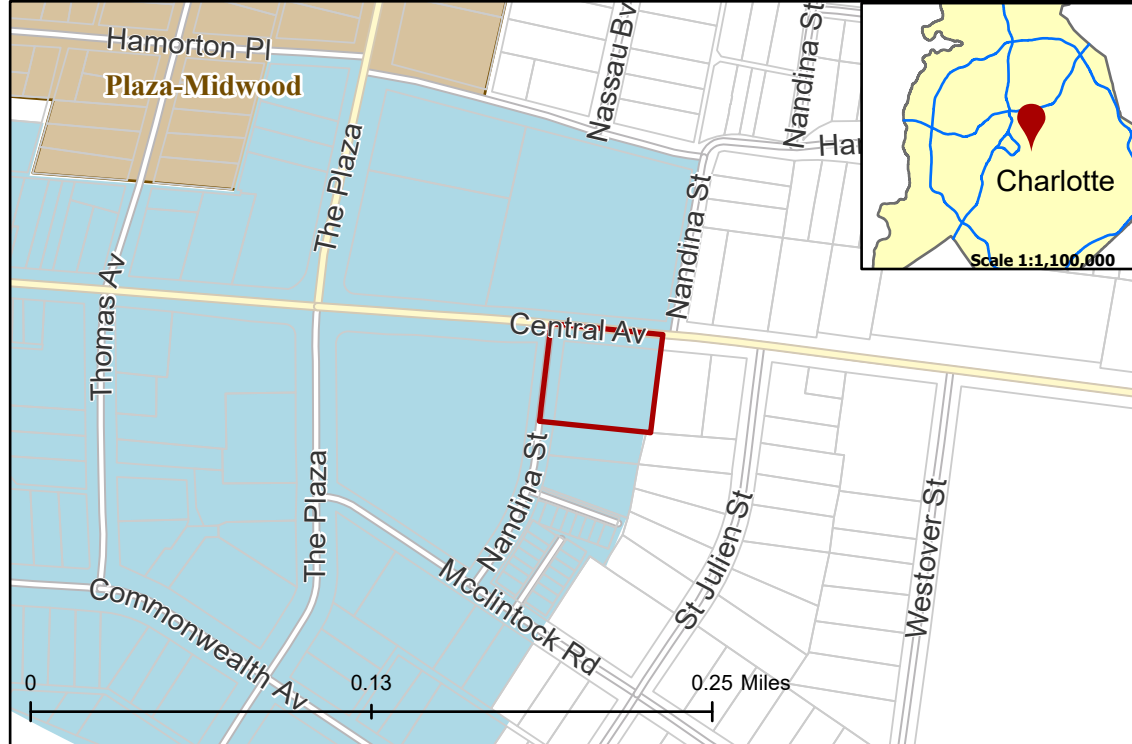
2021-139: Boulevard at 1800 Central, LLC

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



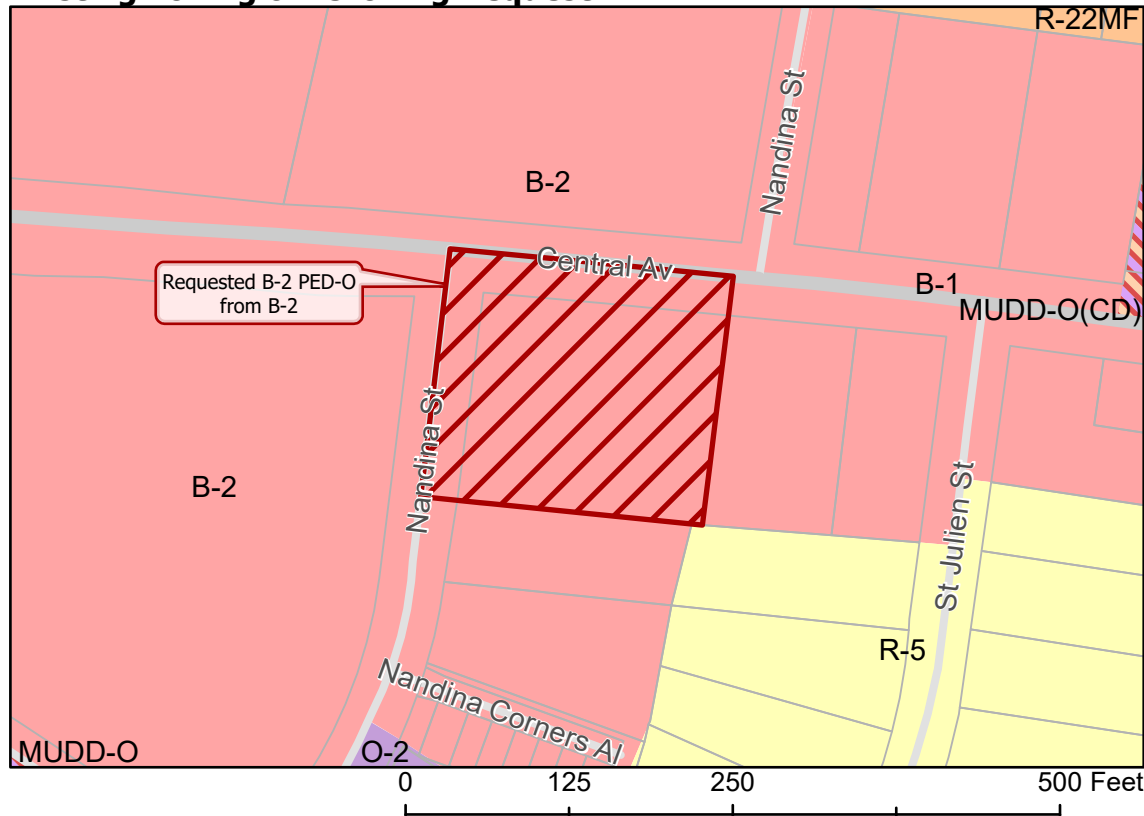
Rezoning Map



- 2021-139
- Inside City Limits
- Parcel
- Plaza Central Pedscape
- Historic Districts
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



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

Zoning Classification

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



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:



City Attorney

CERTIFICATION

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

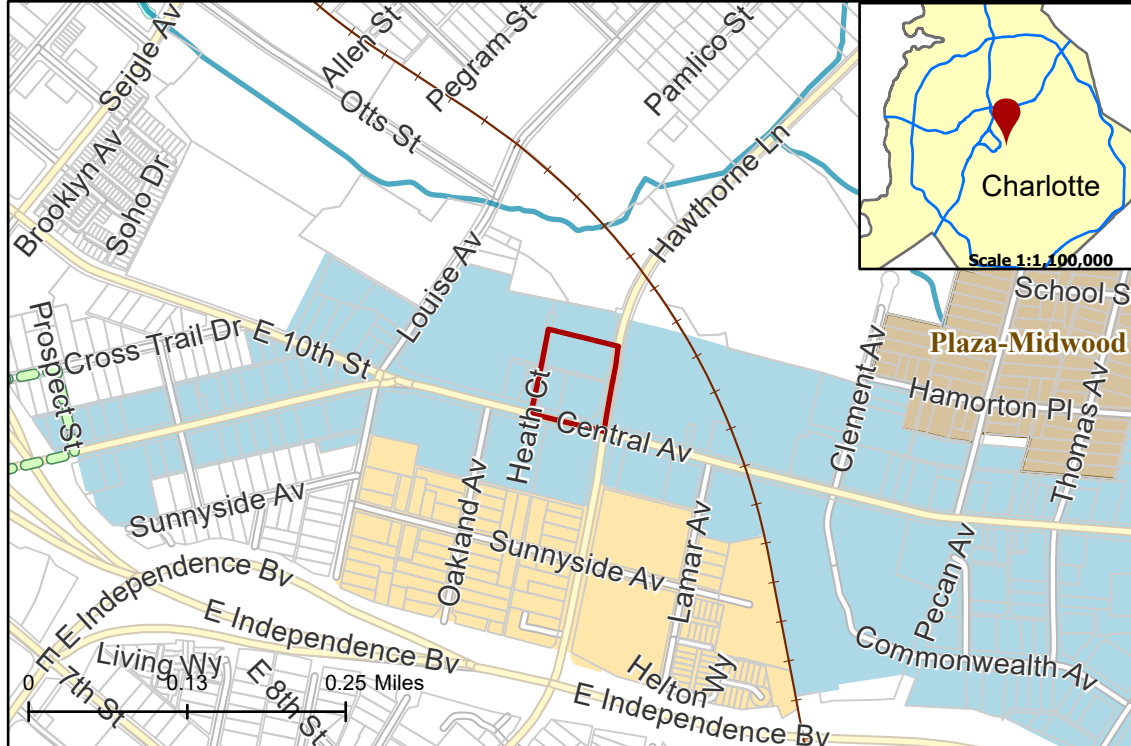
2021-197: Crescent Communities

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



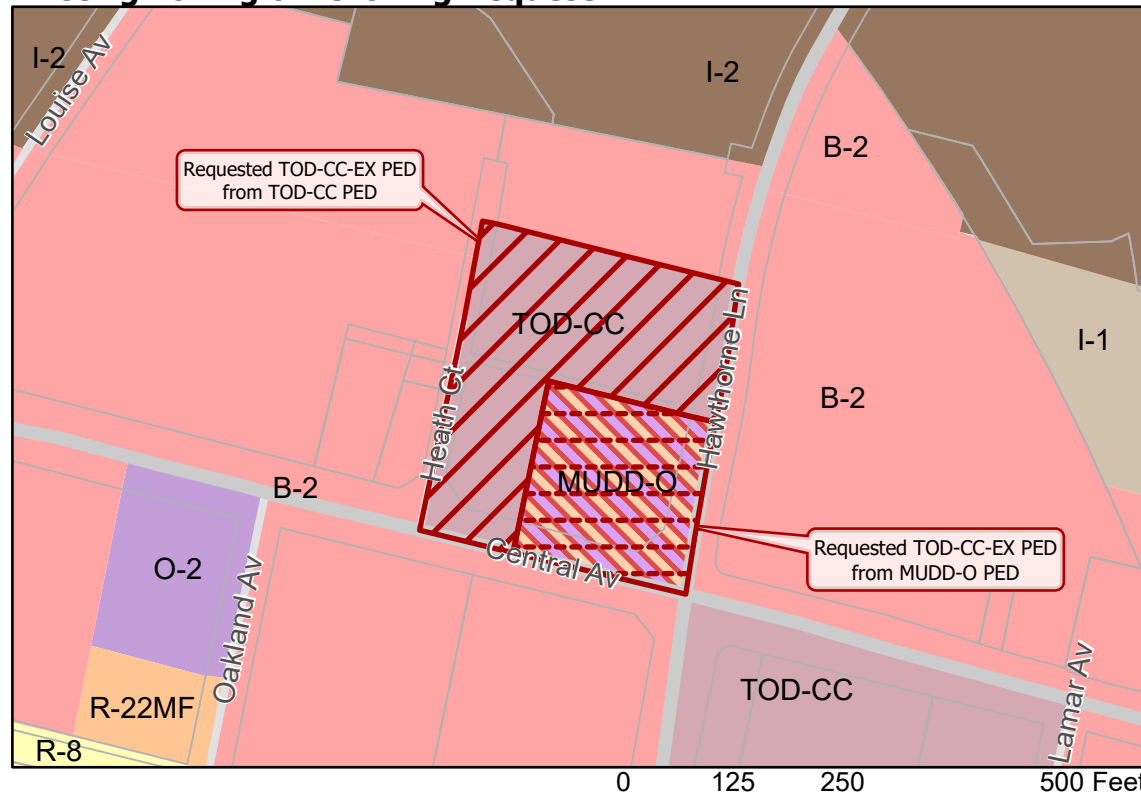
Rezoning Map



- 2021-197
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Streams
- FEMA Flood Plain
- Plaza Central Pedscape
- Sunnyside Land Use and Pedscape
- Historic Districts
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested TOD-CC-EX PED from MUDD-O PED
- Requested TOD-CC-EX PED from TOD-CC PED
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 2/8/2022

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:



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.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

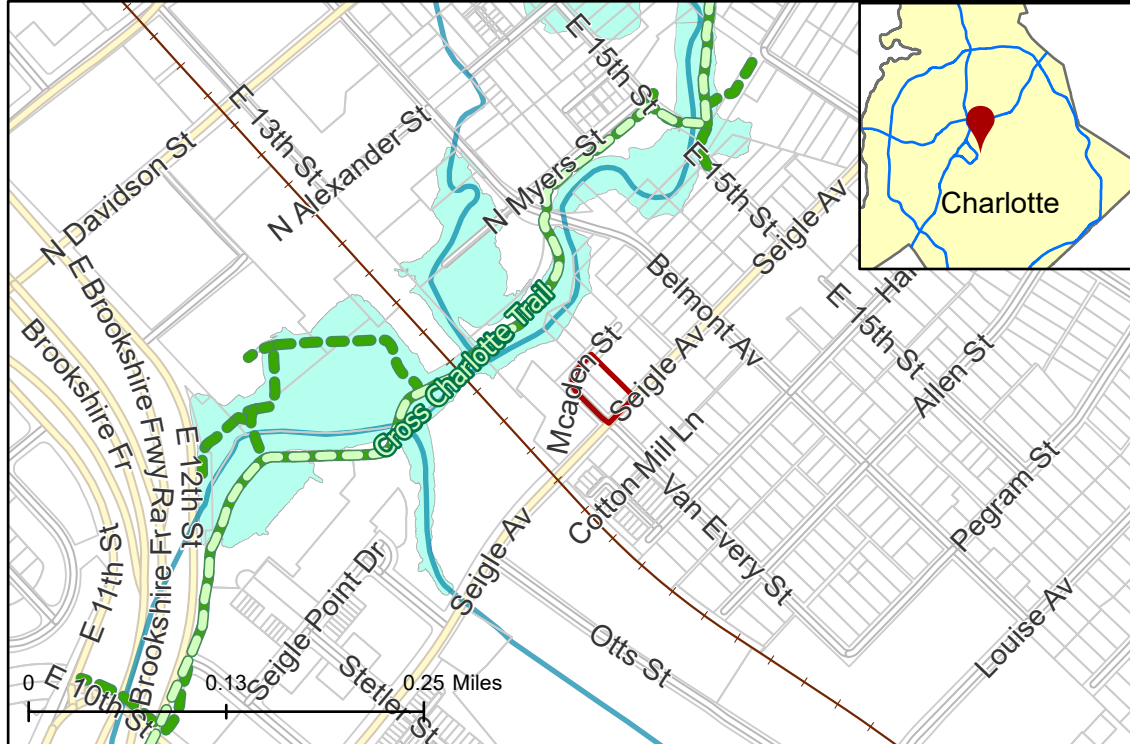
2021-211: Legacy Construction Unlimited Inc.

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



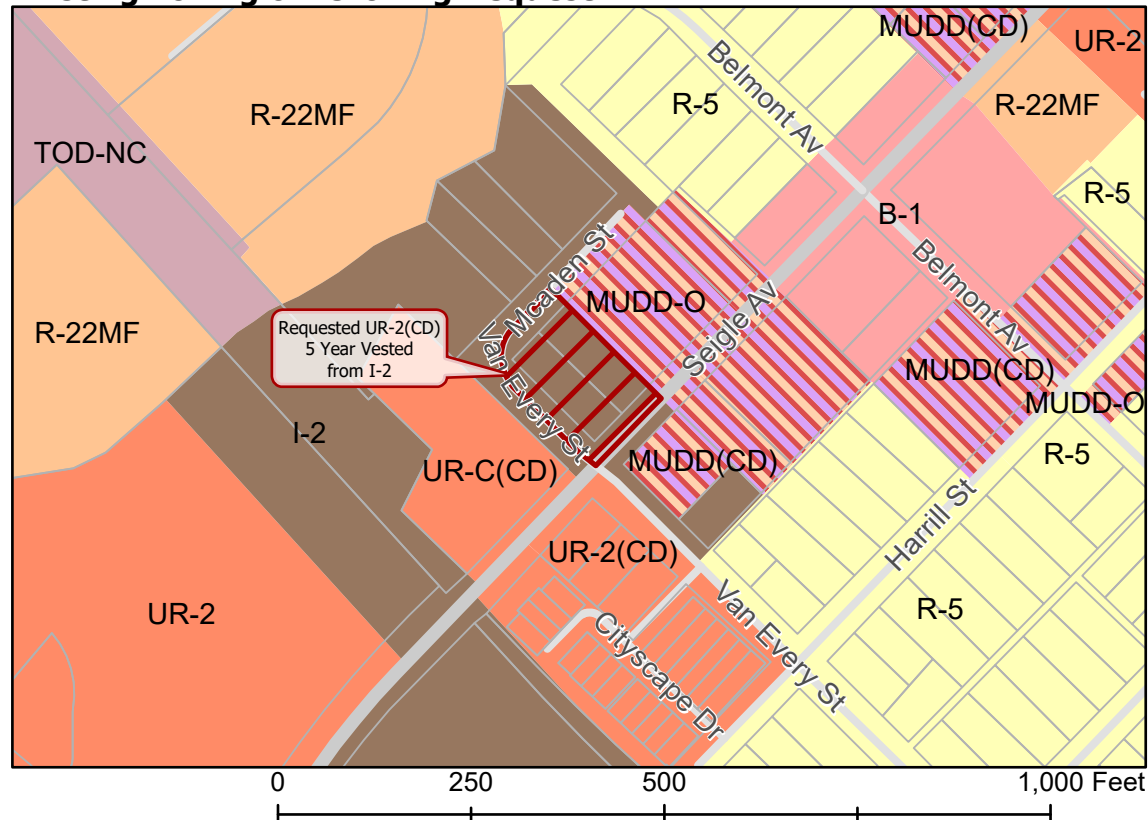
Rezoning Map



- 2021-211
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Business
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 1/11/2022

Petition No.: 2021-217
Petitioner: Boulevard Real Estate Advisors, LLC

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:



City Attorney

Parcels Included in Rezoning Petition 2021-217

14525506	14525510	14525511
14525512	14525513	

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.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

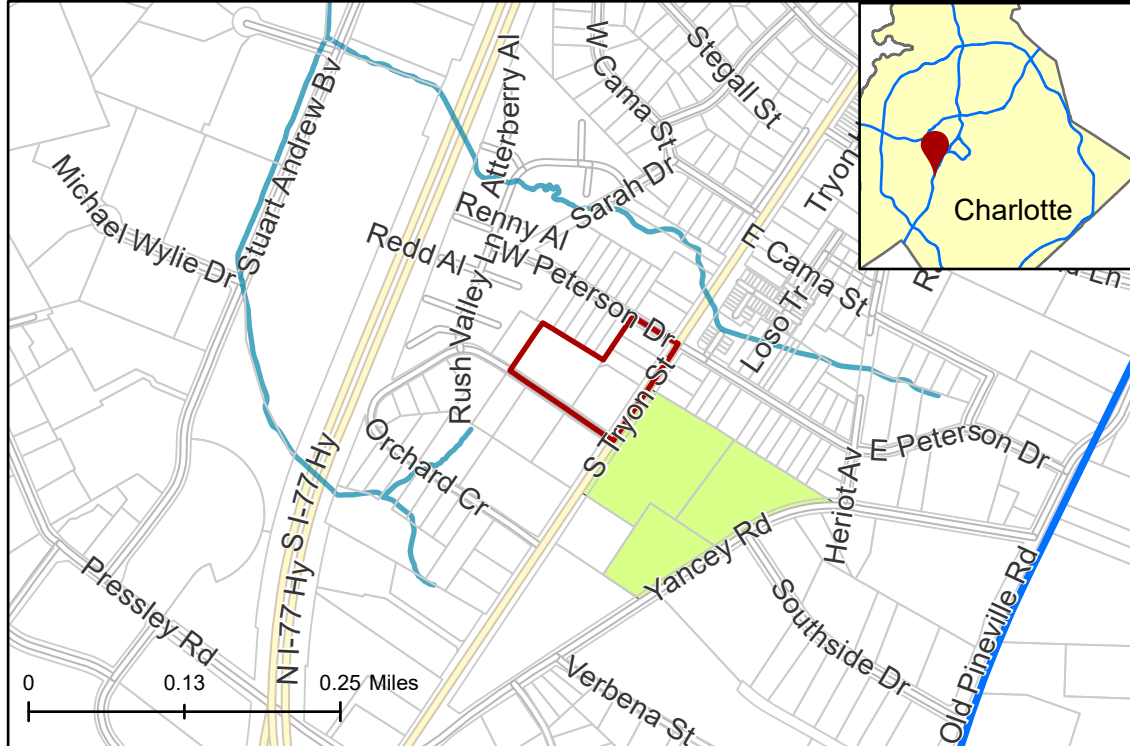
2021-217: Boulevard Real Estate Advisors, LLC

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



Rezoning Map



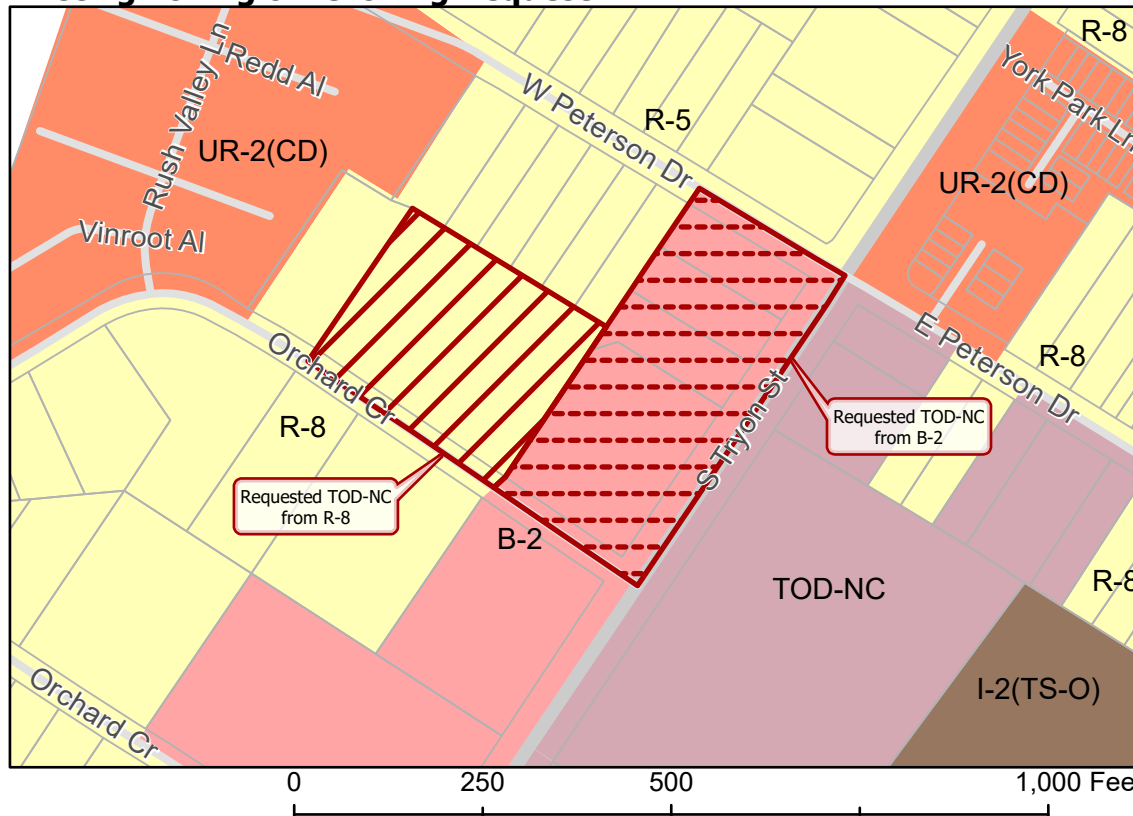
- 2021-217
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- Transit Supportive Overlay

City Council District

- 3-Victoria Watlington



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

Petition No.: 2021-218
Petitioner: Boulevard Real Estate Advisors, LLC

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

14519314	14519315	14519316
14519317	14519319	

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

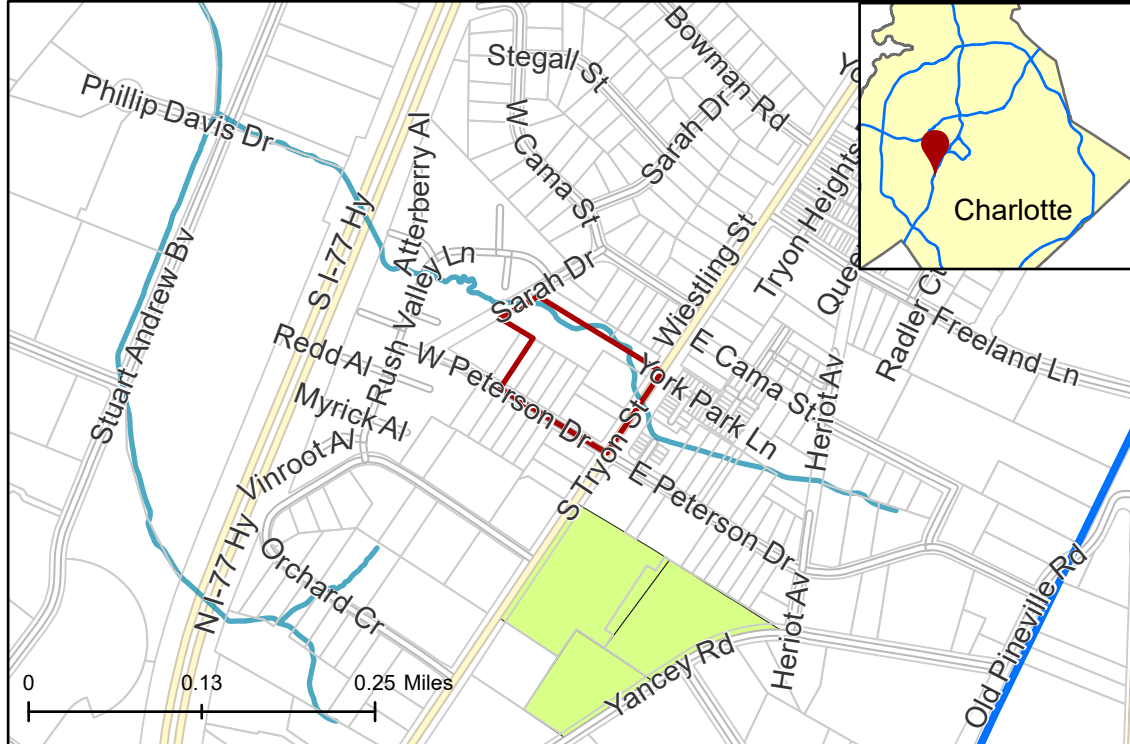
2021-218: Boulevard Real Estate Advisors, LLC

Current Zoning R-5 (Single Family Residential)

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

Approximately 3.68 acres

Location of Requested Rezoning



Rezoning Map



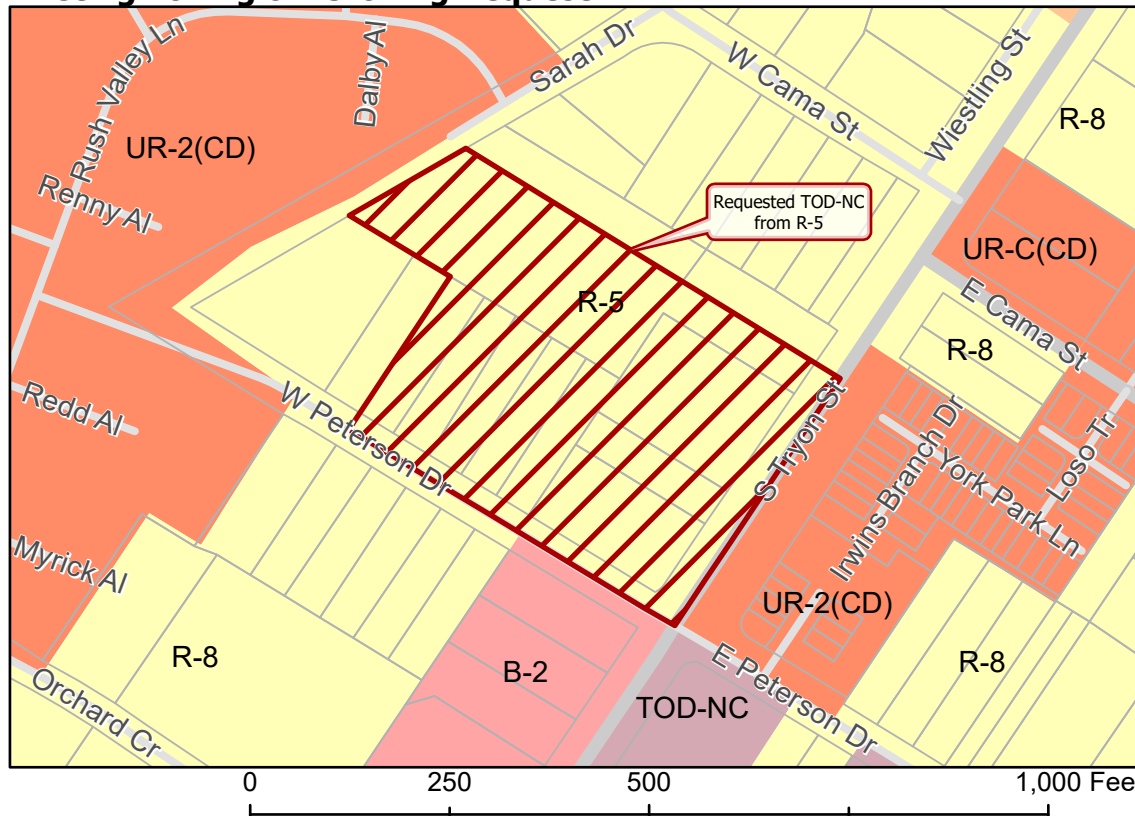
- 2021-218
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- Transit Supportive Overlay

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-NC from R-5

Zoning Classification

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



Map Created 4/29/2022

Petition No.: 2021-219
Petitioner: Lincoln Property Company

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

12521101	12521102	12521103
12521104	12521121	12521120

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

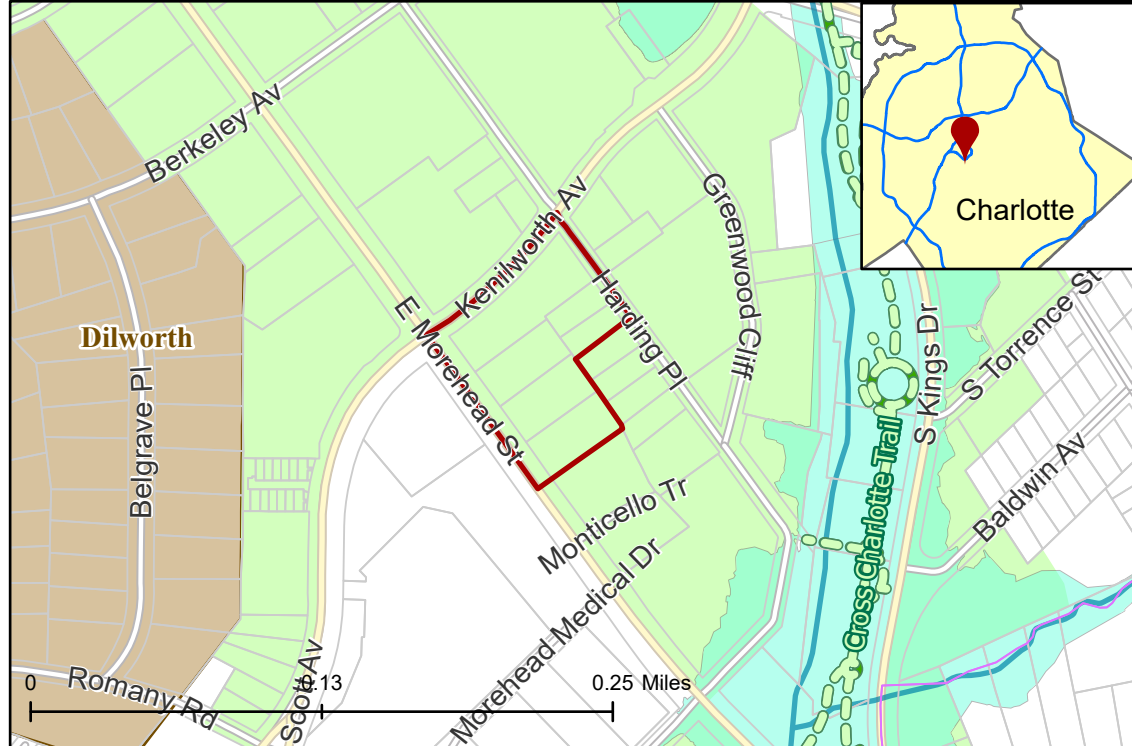
2021-219: Lincoln Property Company

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



Rezoning Map



- 2021-219
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- Midtown Morehead Cherry
- Historic Districts

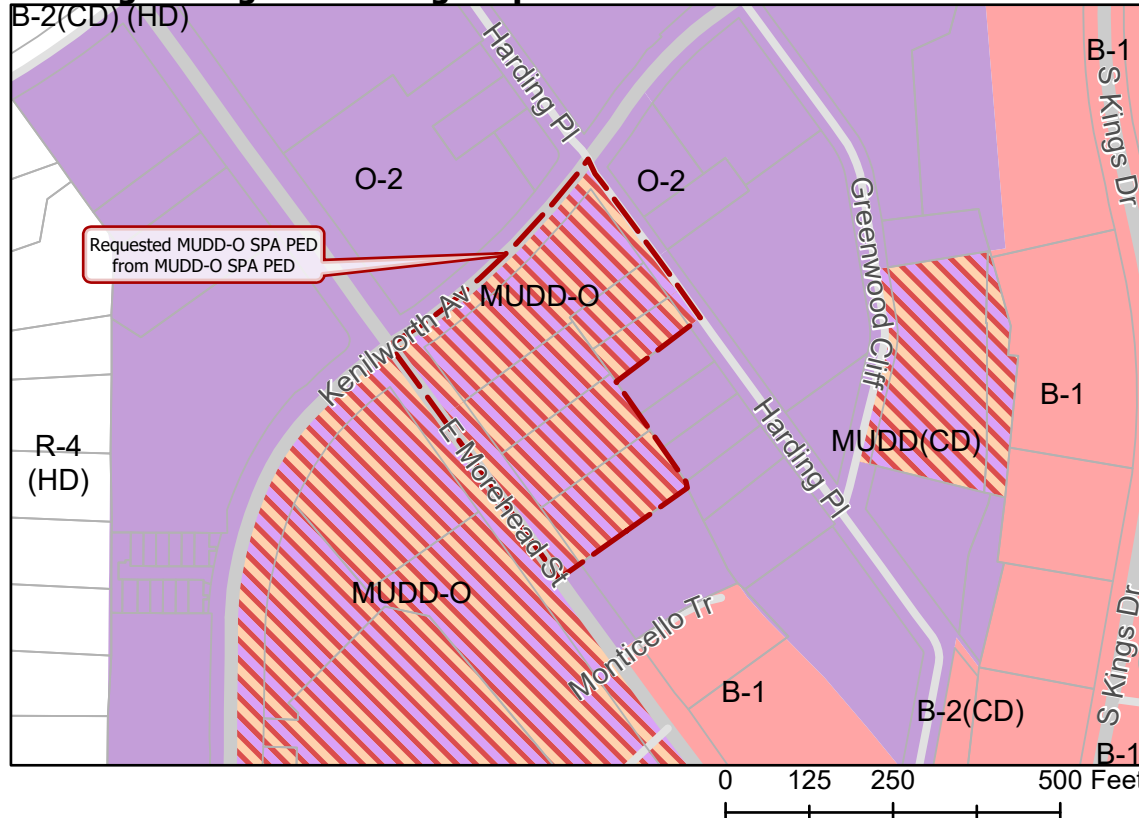
City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request

B-2(CD) (HD)



- Requested MUDD-O SPA PED from MUDD-O SPA PED

Zoning Classification

- Office
- Business
- Mixed Use



Map Created 12/30/2021

Petition No.: 2021-225
Petitioner: Boulevard Real Estate Advisors, LLC

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

14525402	14525403	14525404	14525405	14525406
14525407	14525408	14525409	14525413	14525414

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

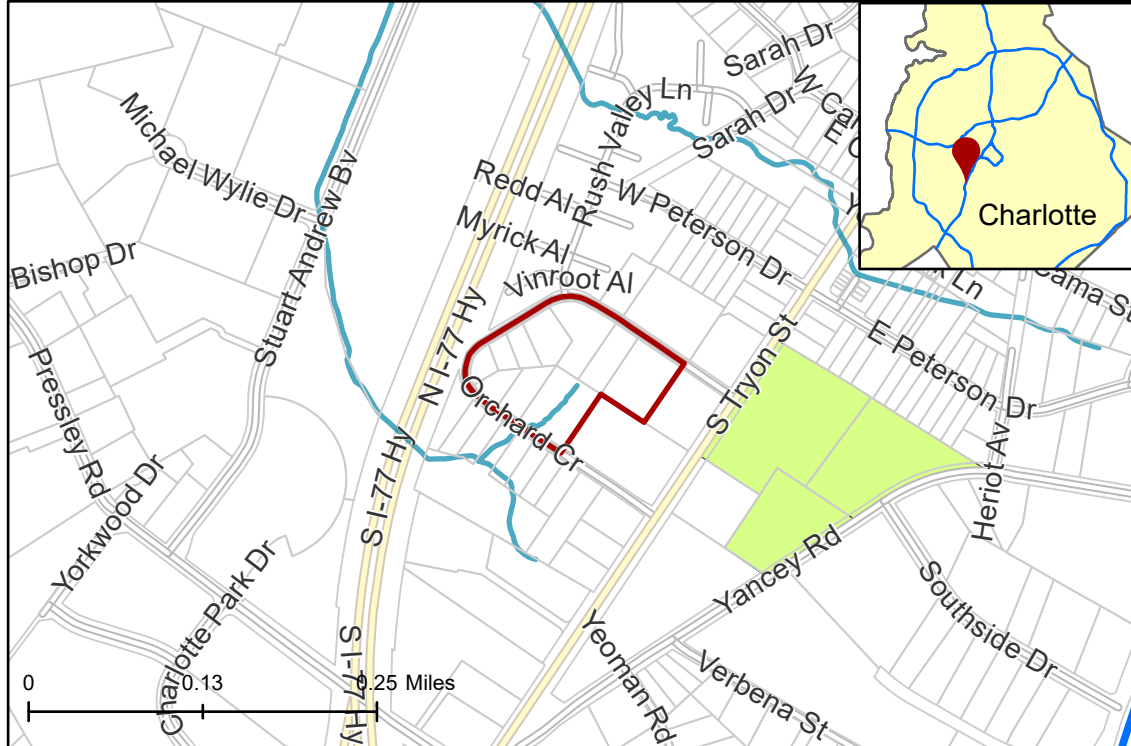
2021-225: Boulevard Real Estate Advisors, LLC

Current Zoning R-8 (Single Family Residential)

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

Approximately 5.807 acres

Location of Requested Rezoning



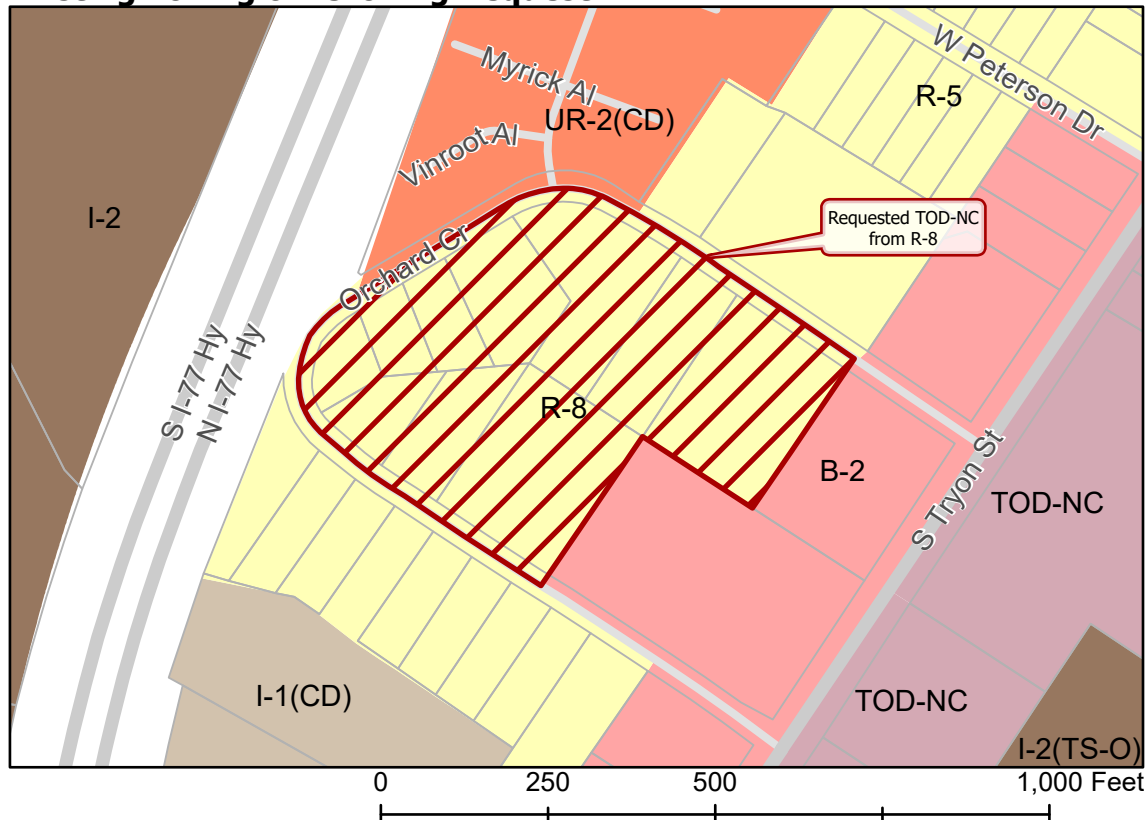
Rezoning Map



- 2021-225
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- Transit Supportive Overlay
- City Council District**
- 3-Victoria Watlington



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

Petition No.: 2021-243
Petitioner: KEH Properties, LLC

ORDINANCE 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

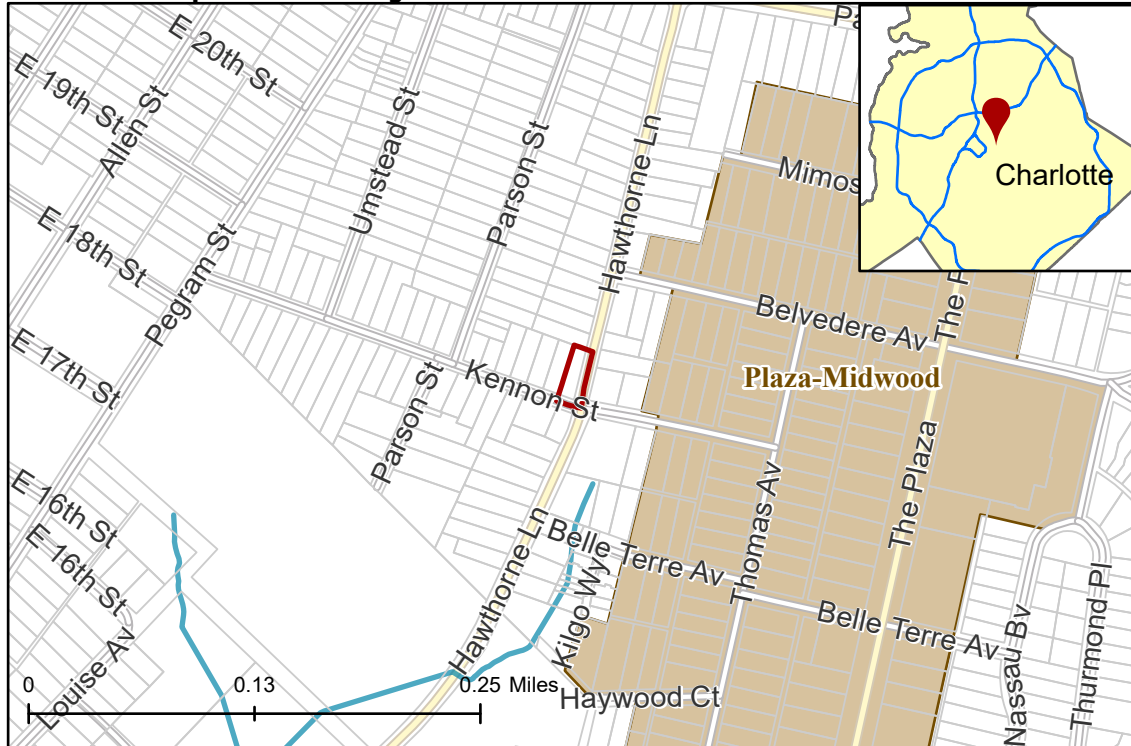
2021-243: KEH Properties, LLC

Current Zoning R-22MF (Multi-Family Residential)

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

Approximately 0.147 acres

Location of Requested Rezoning



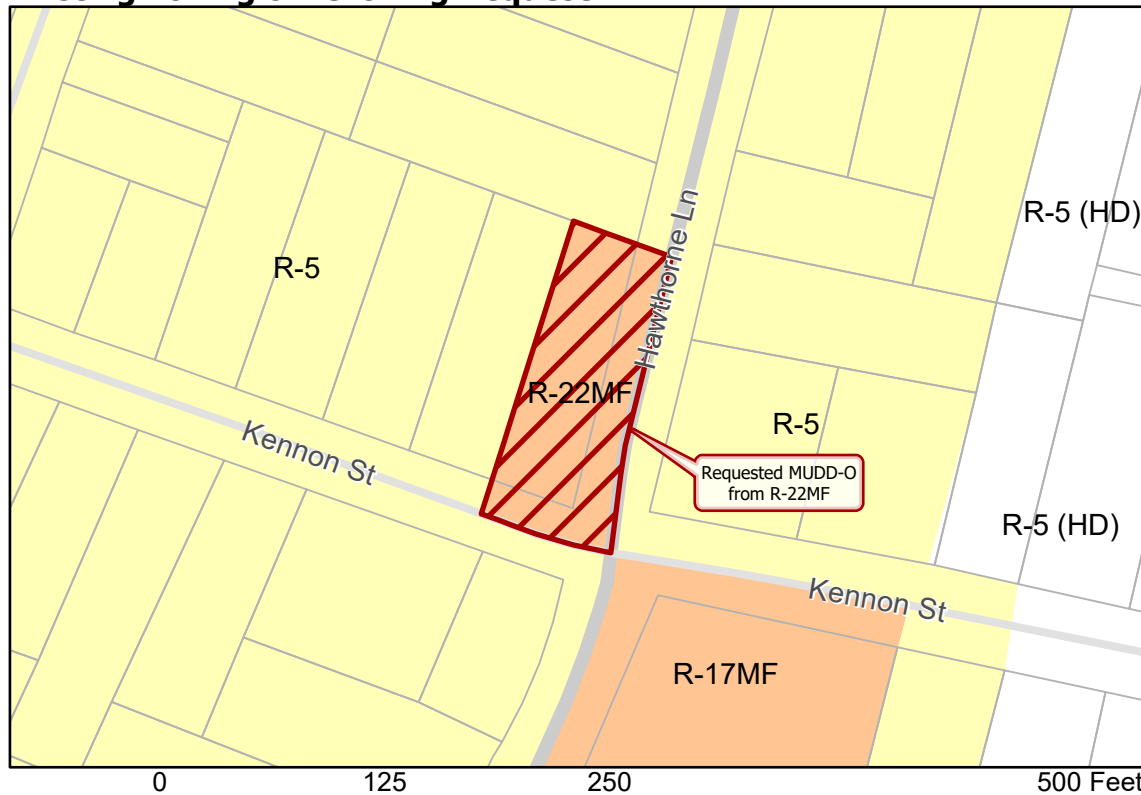
Rezoning Map



- 2021-243
- Inside City Limits
- Parcel
- Streams
- Historic Districts
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from R-22MF

Zoning Classification

- Single Family
- Multi-Family



Map Created 2/18/2022

Petition No.: 2021-248
Petitioner: Embrey

ORDINANCE NO. 350-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 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

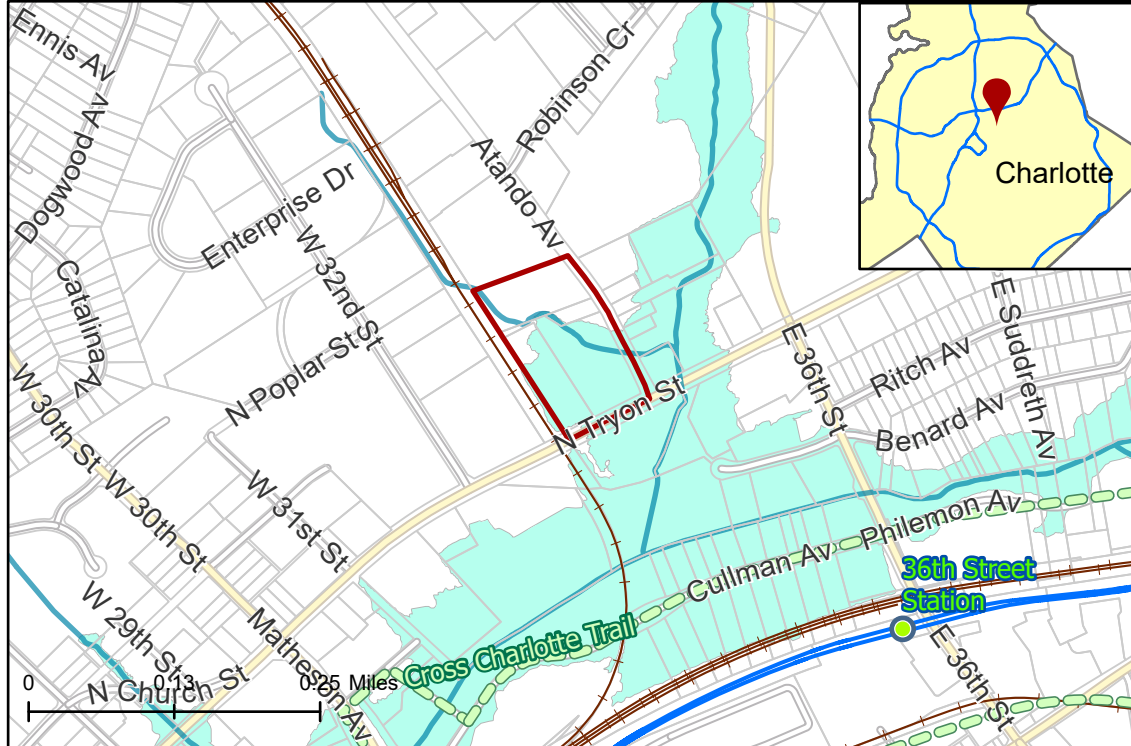
2021-248: Embrey

Current Zoning I-2 (General Industrial)

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

Approximately 7.1 acres

Location of Requested Rezoning



Rezoning Map



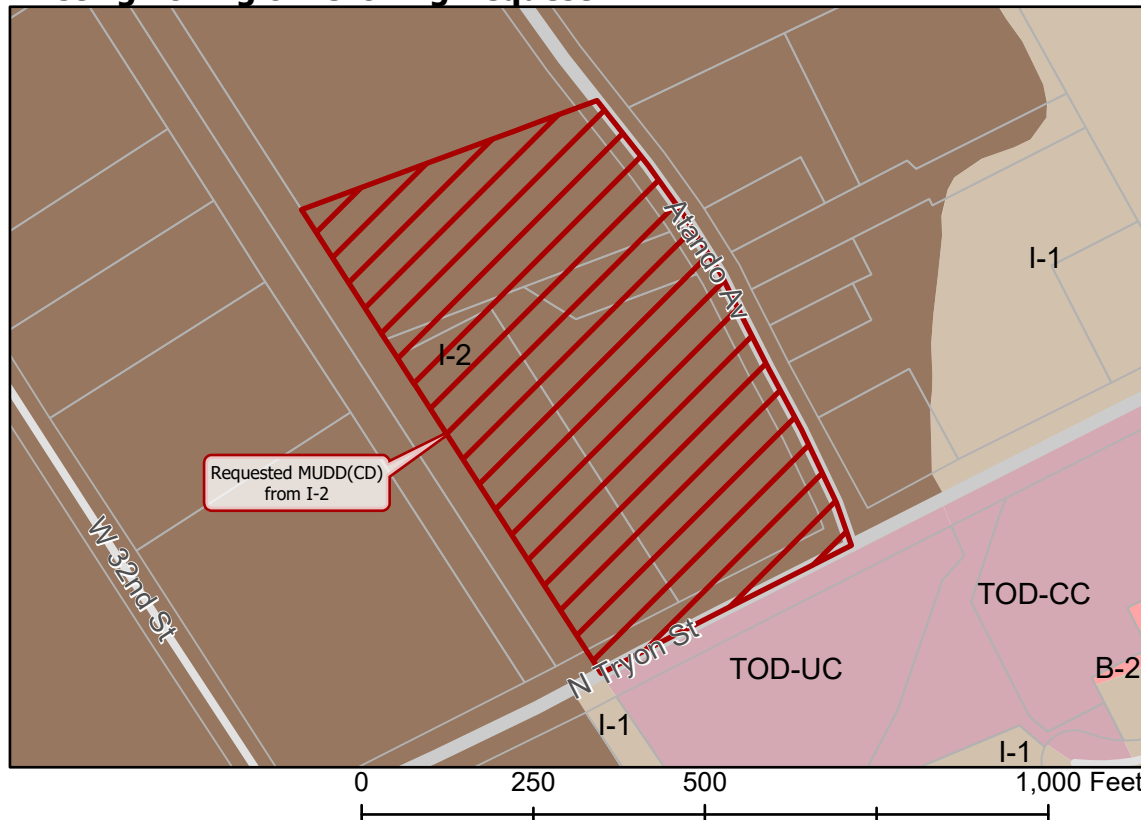
- 2021-248
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD(CD) from I-2

Zoning Classification

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



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

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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

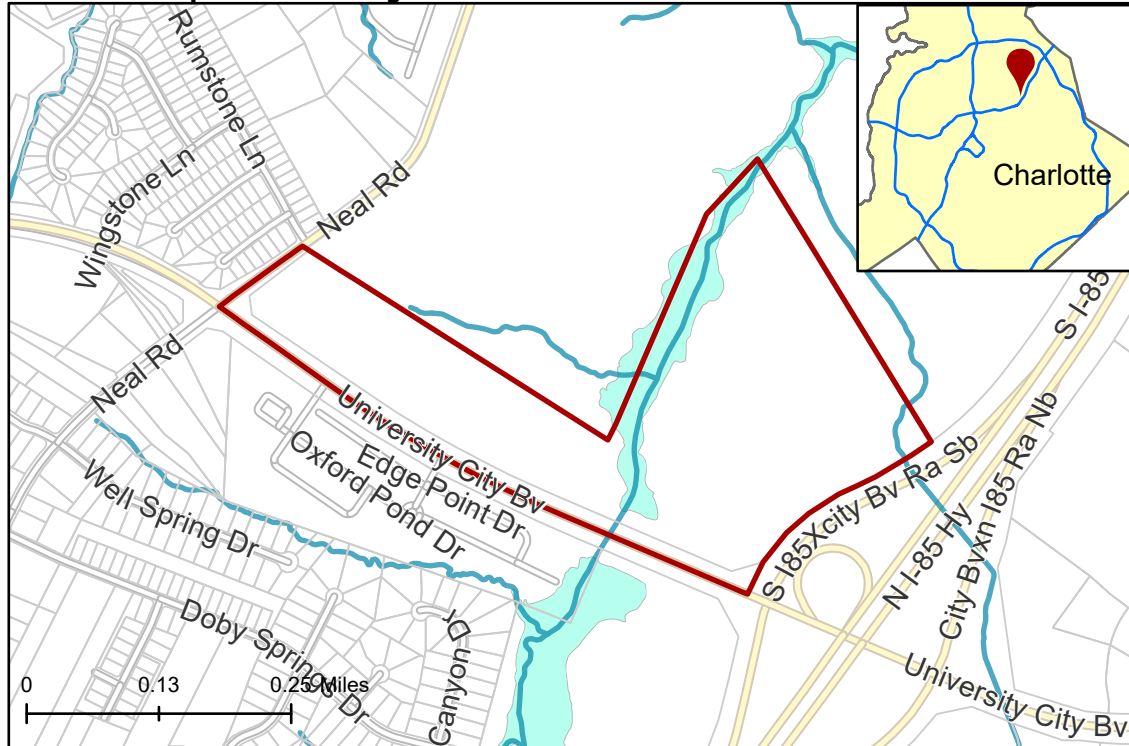
2021-258: RD University Oaks, LLC

Current Zoning RE-2 (Research)

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

Approximately 64.048 acres

Location of Requested Rezoning



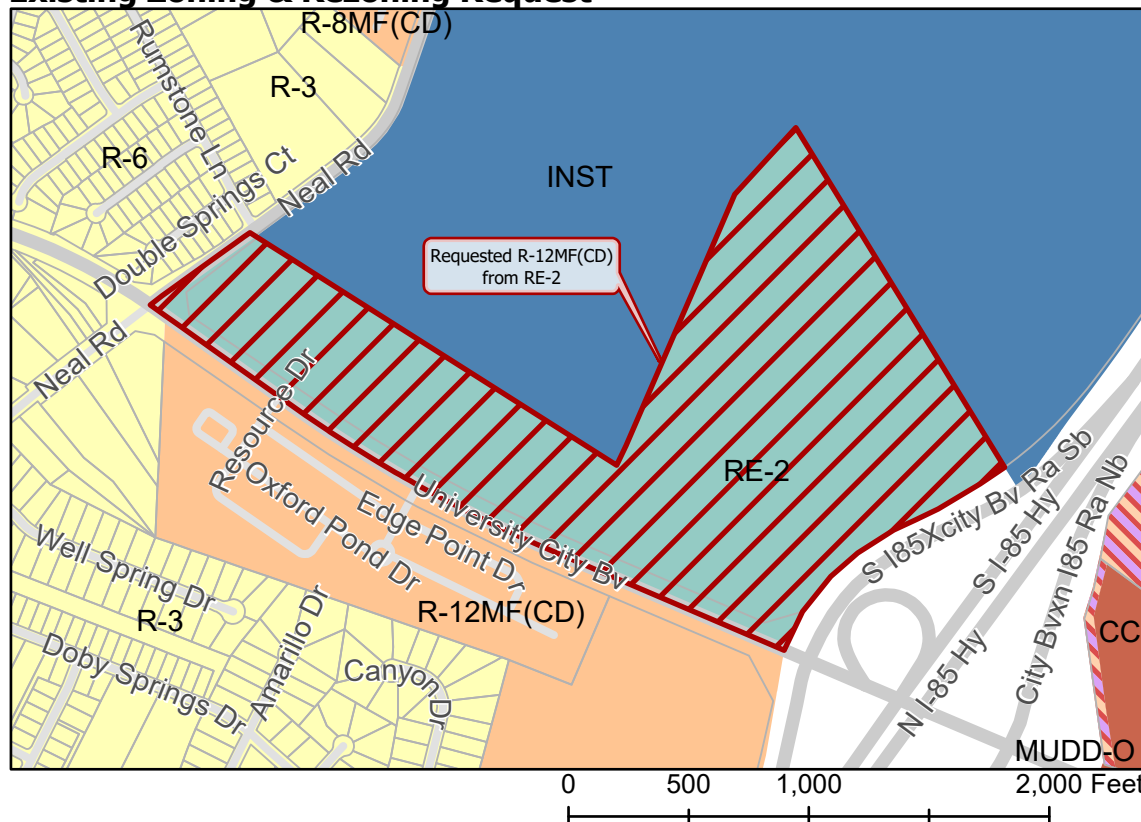
Rezoning Map



- 2021-258
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Johnson



Existing Zoning & Rezoning Request



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

Zoning Classification

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



Map Created 3/15/2022

Petition No.: 2021-259
Petitioner: Integra Land Company

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

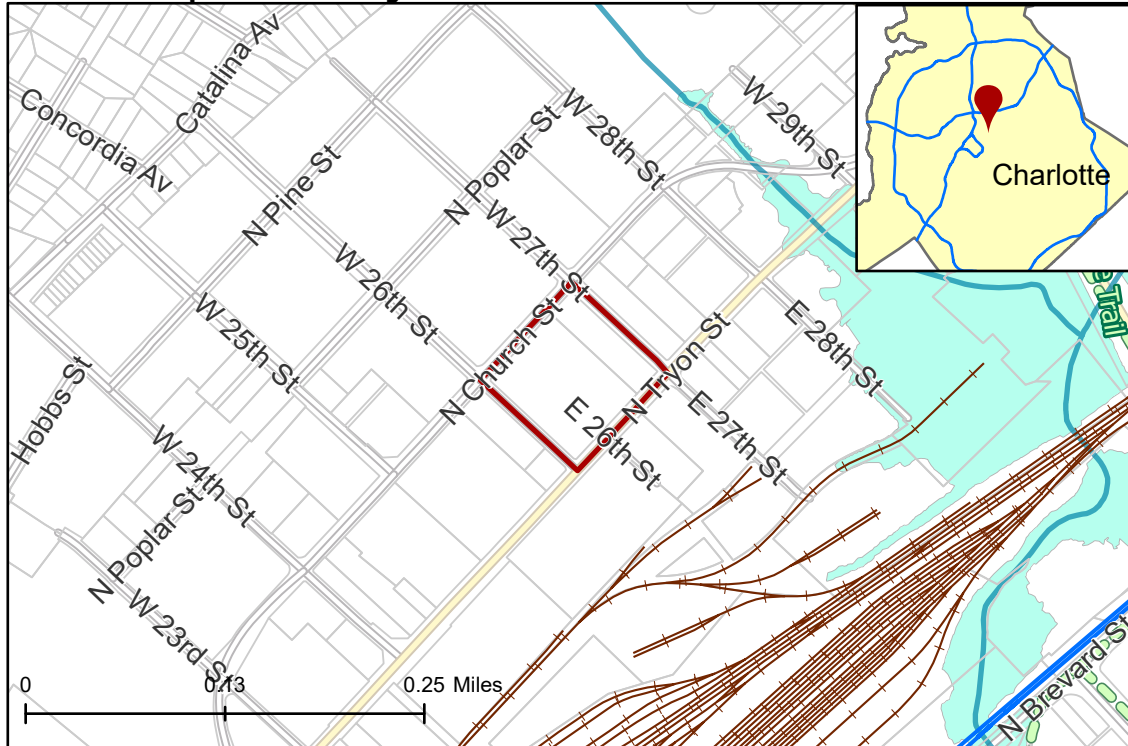
2021-259: Integra Land Company

Current Zoning I-2 (General Industrial)

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

Approximately 3.57 acres

Location of Requested Rezoning



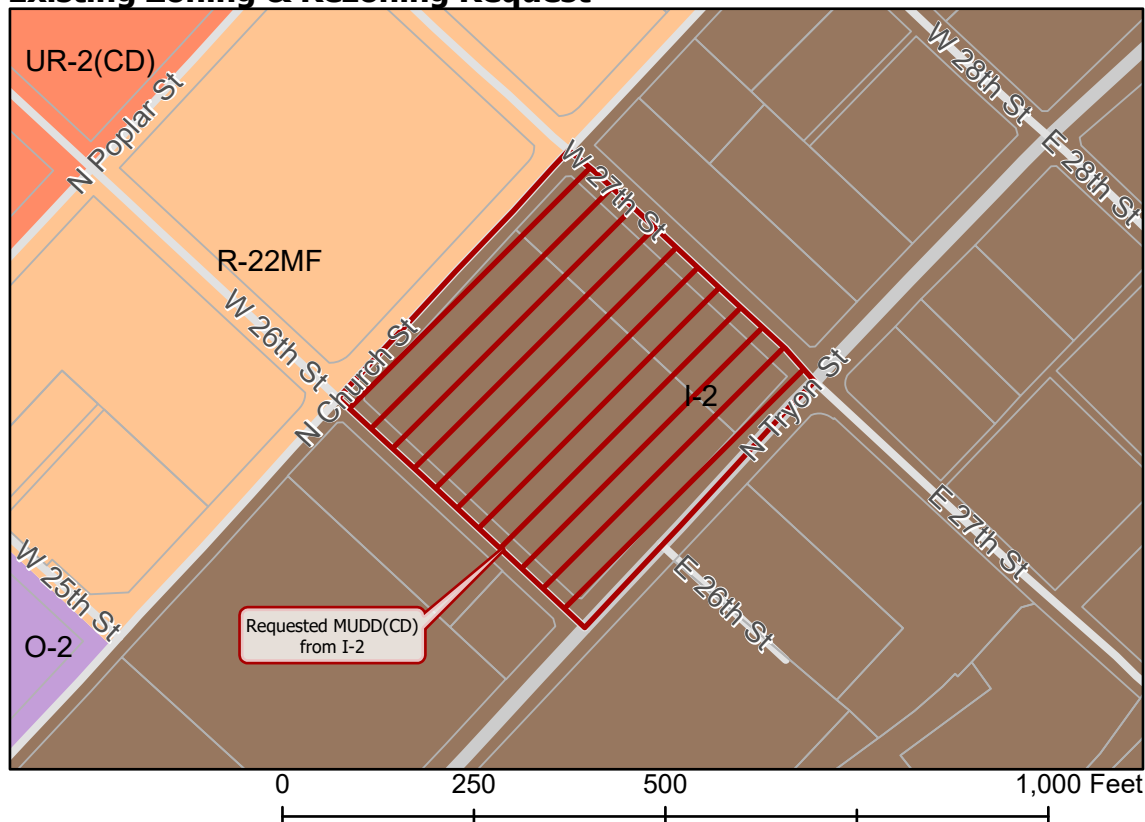
Rezoning Map



- 2021-259
- 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 MUDD(CD) from I-2

Zoning Classification

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



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 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 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.



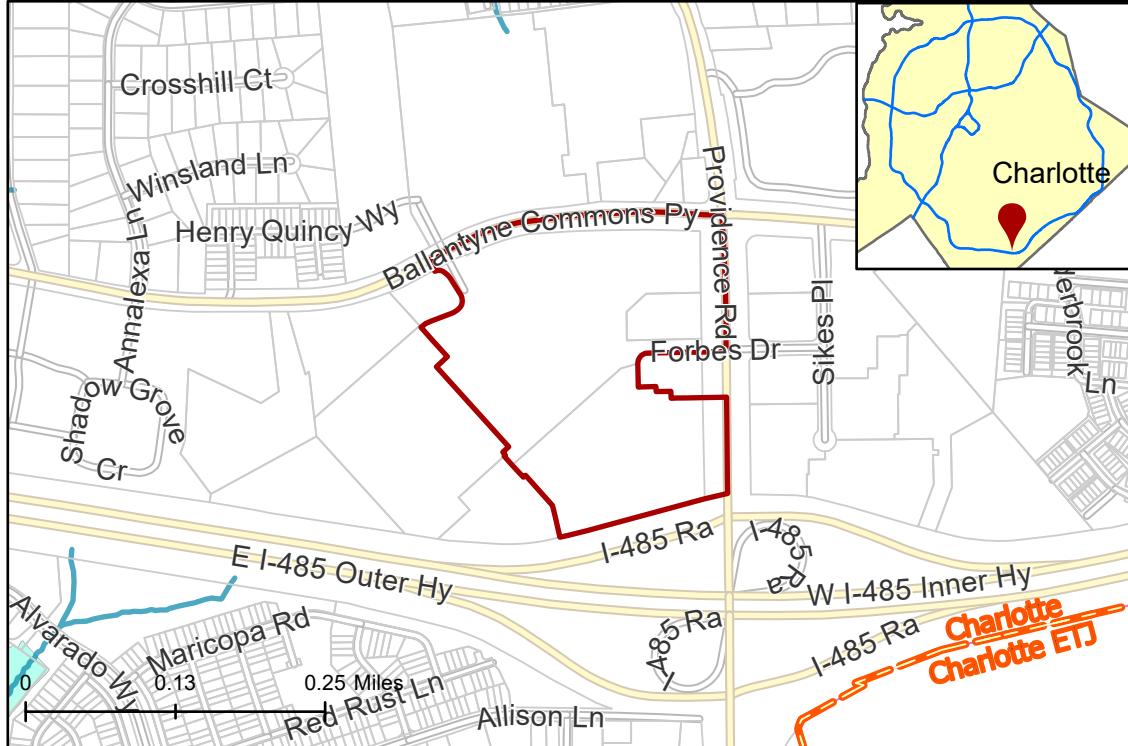
Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



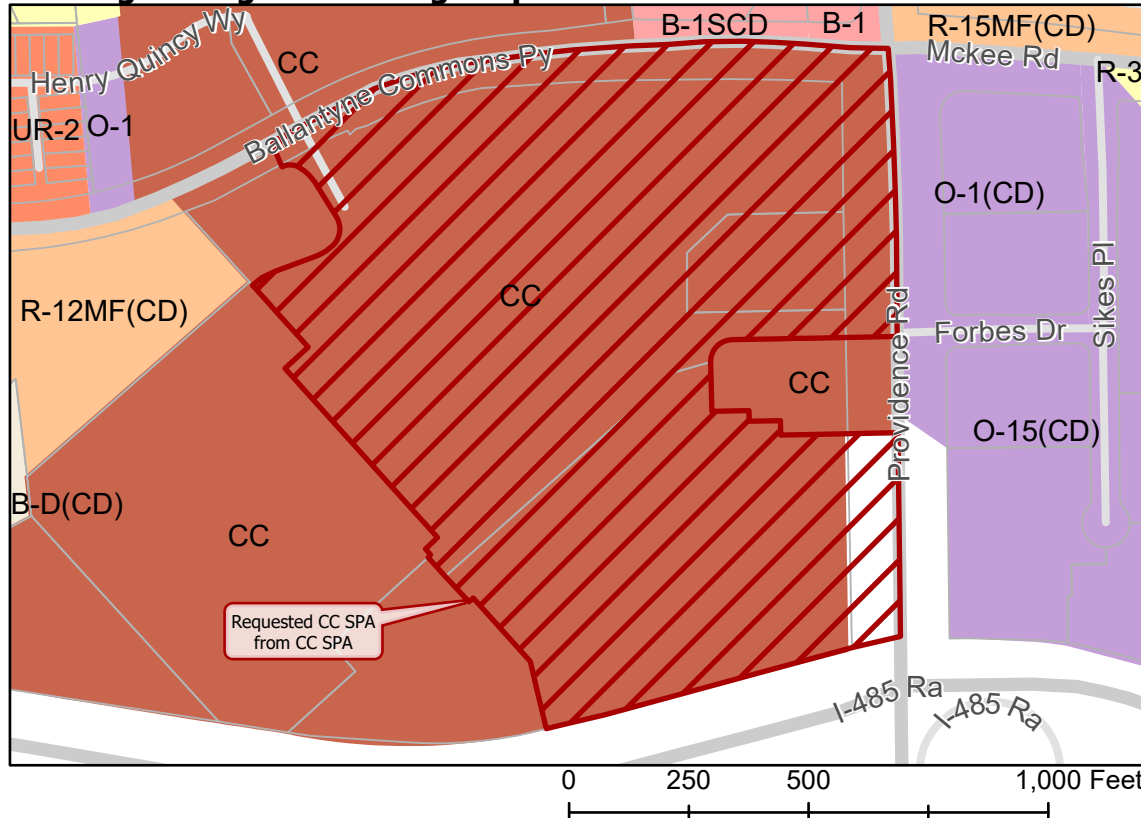
Rezoning Map



- 2021-260
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



- Requested CC SPA from CC SPA

Zoning Classification

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



Map Created 3/15/2022

Petition No.: 2021-268
Petitioner: THR Holdings, LLC

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.



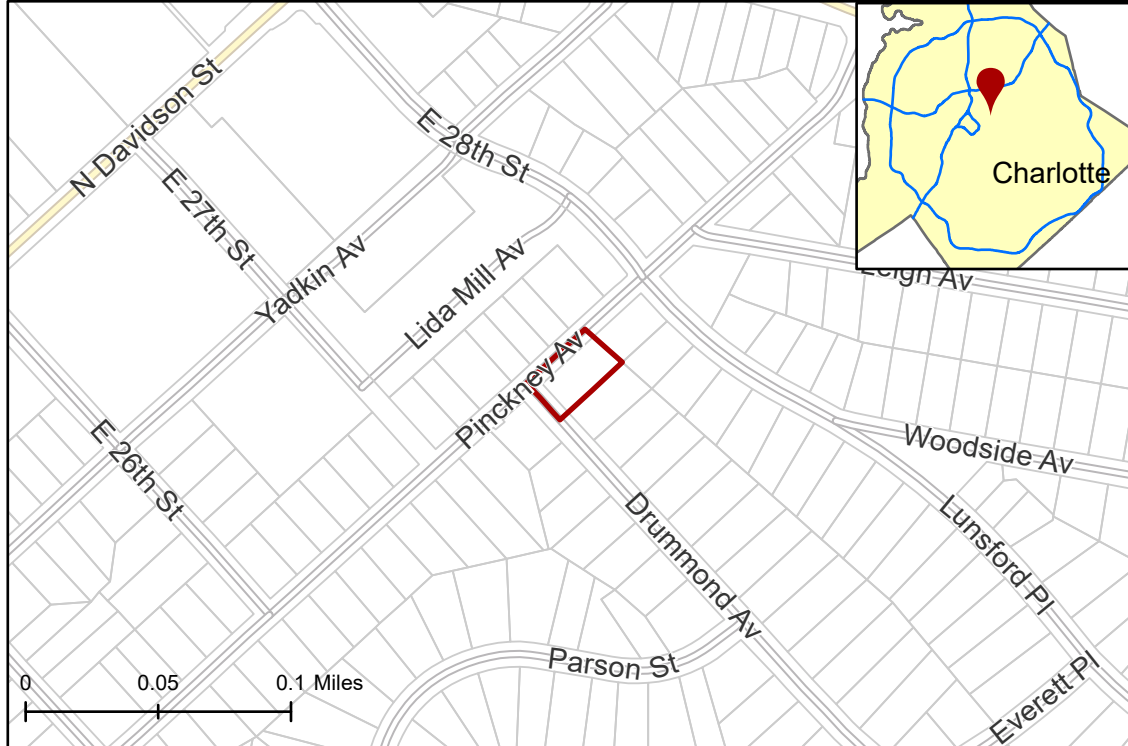
Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



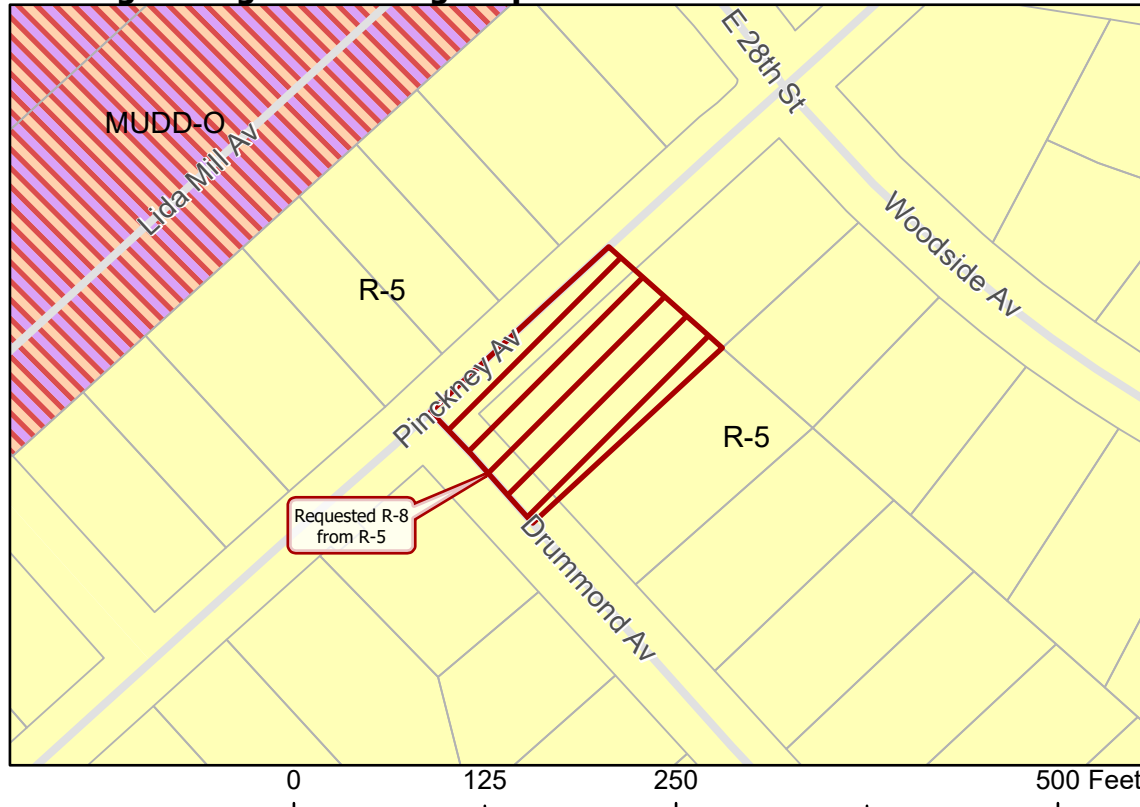
Rezoning Map



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



Existing Zoning & Rezoning Request



- Requested R-8 from R-5
- Zoning Classification
- Single Family
- Mixed Use



Petition No.: 2021-270
Petitioner: The Drakeford Company

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.



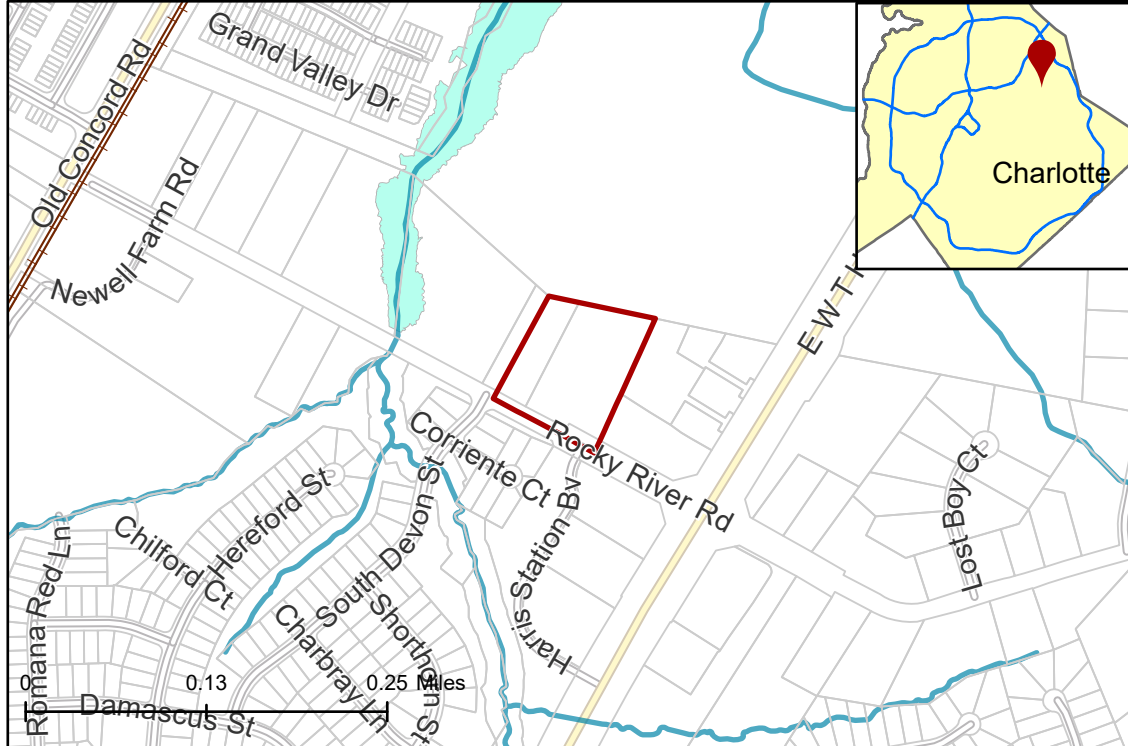
Stephanie C. Kelly, City Clerk, MMC, NCCMC

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



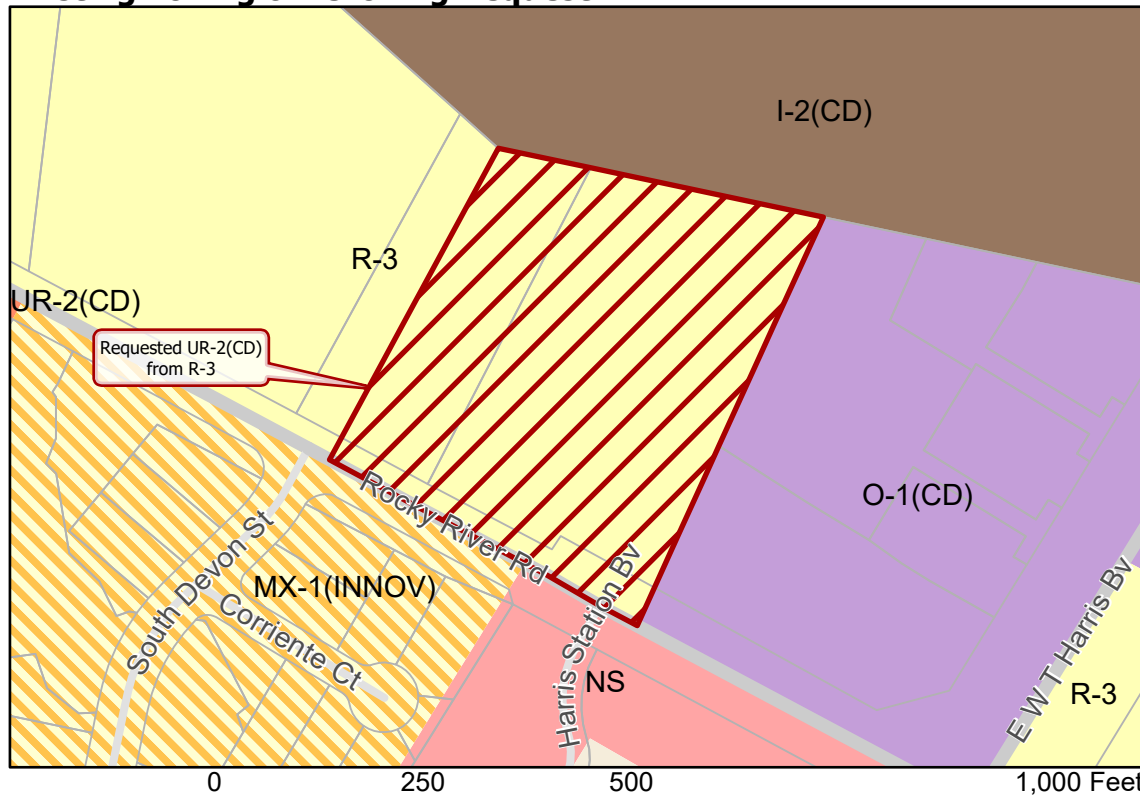
Rezoning Map



- 2021-270
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Renee Johnson



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

Petition No.: 2021-271
Petitioner: 300 East 36 Development Holdings, LLC

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

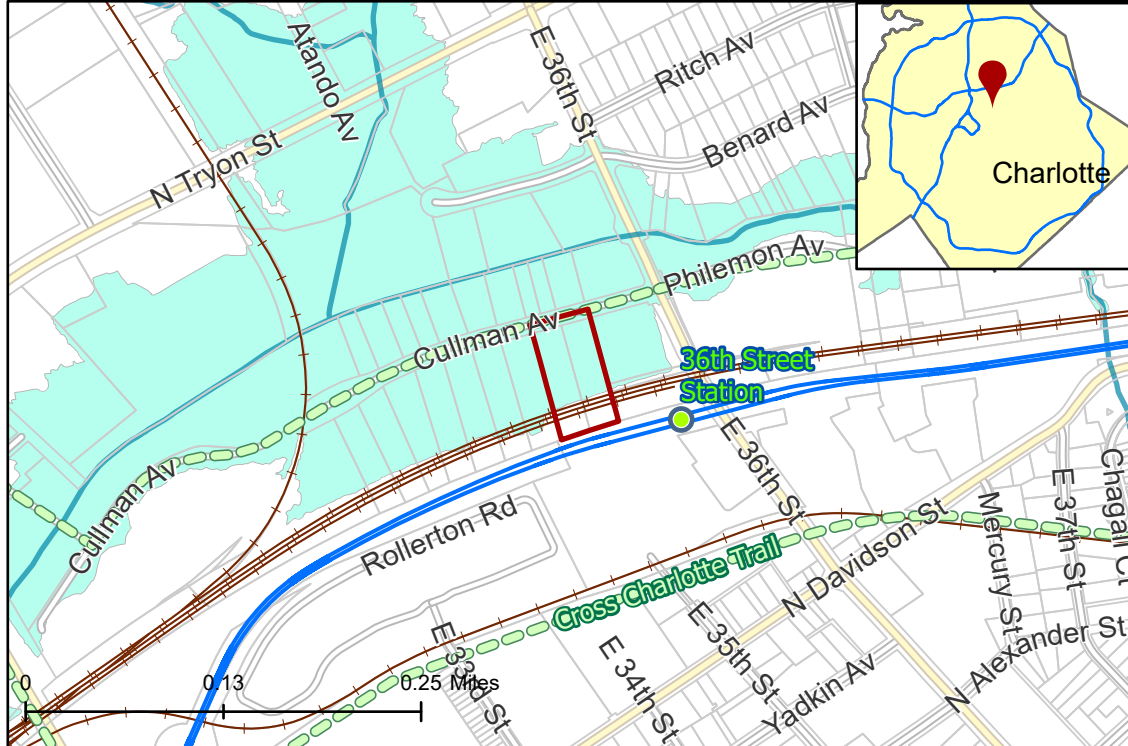
2021-271: 300 East 36 Development Holdings, LLC

Current Zoning I-1 (Light Industrial)

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

Approximately 1.3 acres

Location of Requested Rezoning



Rezoning Map



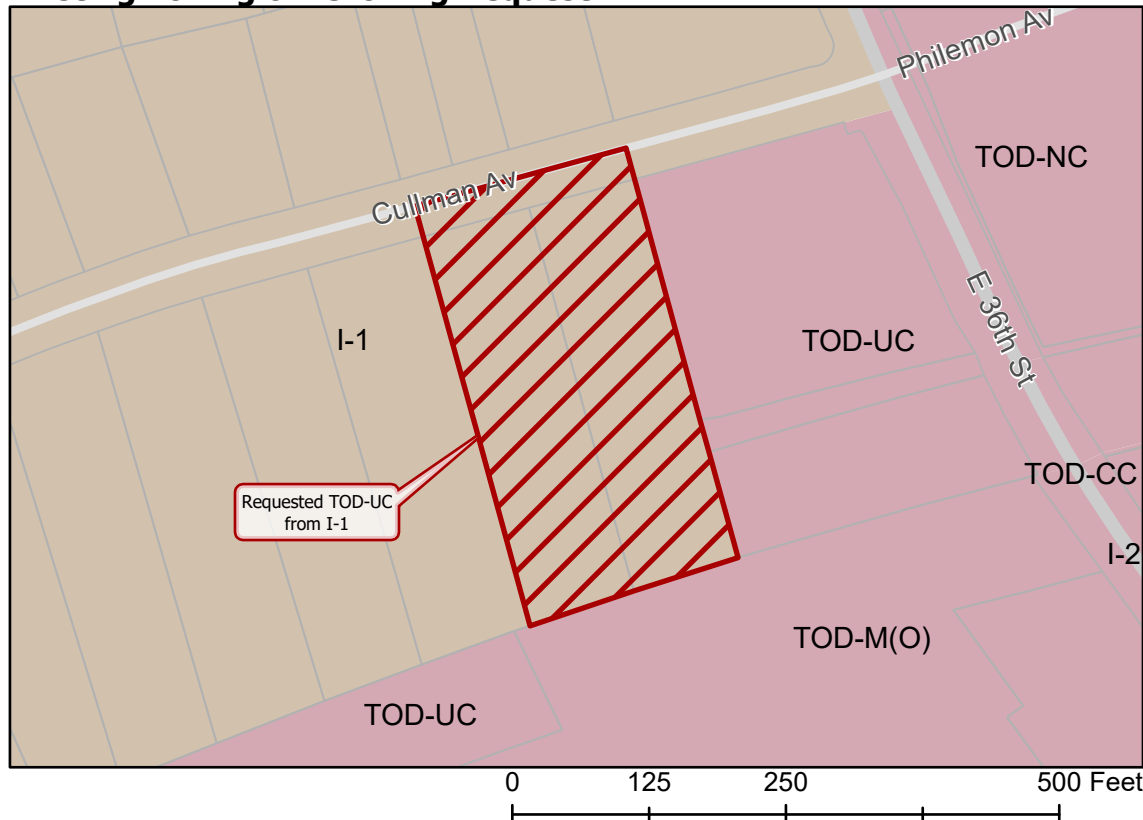
- 2021-271
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested TOD-UC from I-1

Zoning Classification

- Light Industrial
- General Industrial
- Transit-Oriented



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

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Stephanie C. Kelly, City Clerk, MMC, NCCMC

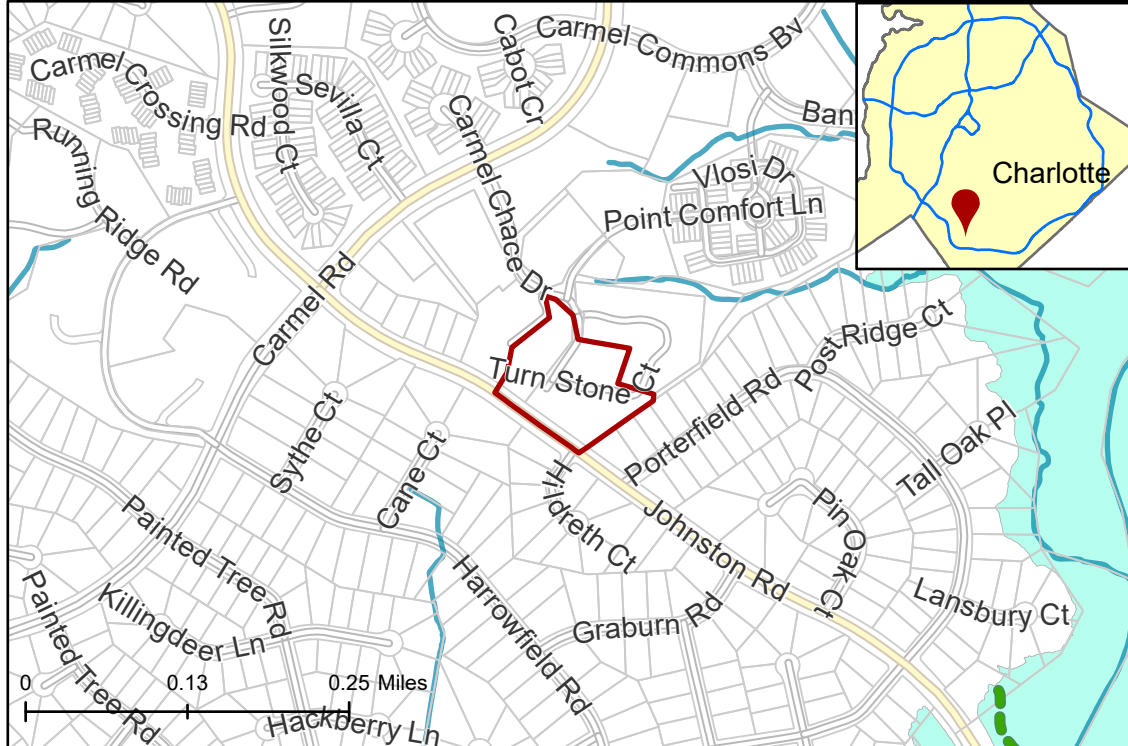
2021-272: Baybridge Group

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



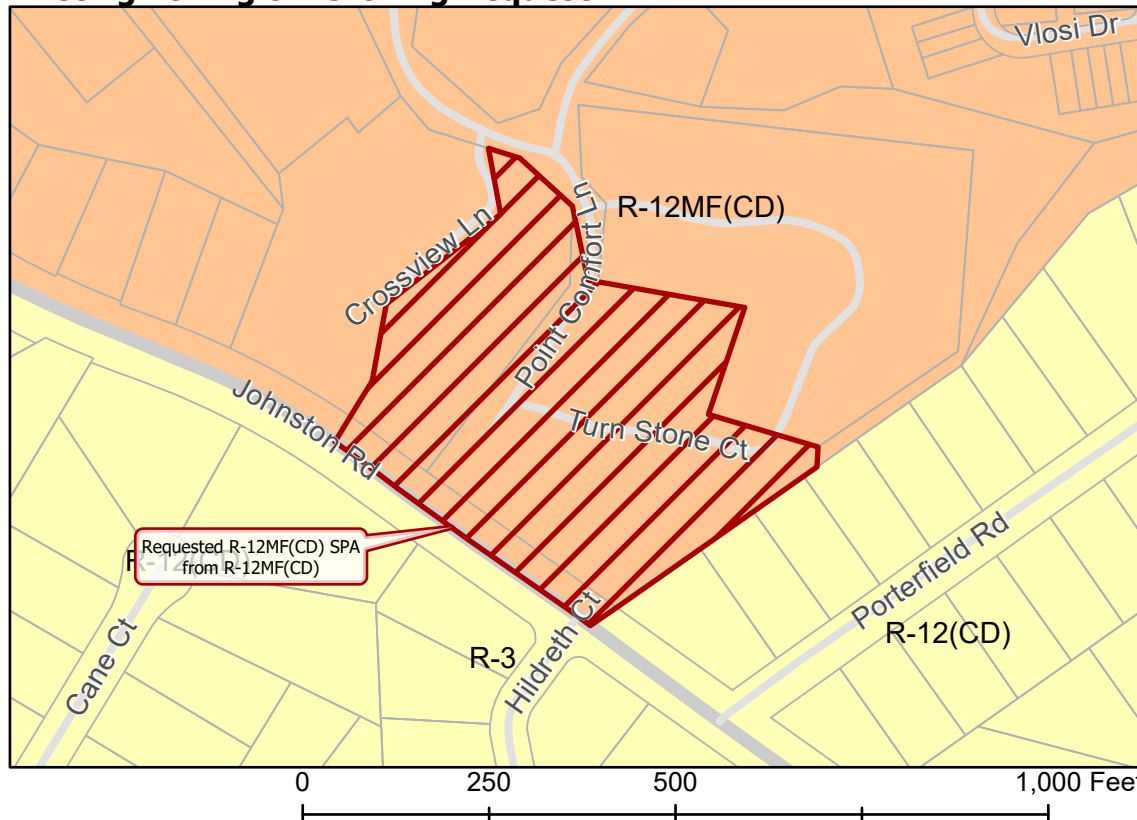
Rezoning Map



- 2021-272
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



- Requested R-12MF(CD) SPA from R-12MF(CD)
- Single Family
- Multi-Family



Map Created 3/28/2022