Ordinance No. 325-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 B-2 (CD) (general business, conditional) to MUDD-O (mixed-use development, optional, MUDD (CD) (mixed use development, conditional), B-2 (CD) (general business, conditional).

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

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

Approved as to form:

______________________________

City Attorney

Parcels Included in Rezoning Petition 2021-112

<table>
<thead>
<tr>
<th>Parcel Numbers</th>
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| 04723102       | Portion of 04723113 | 04723124

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 20th day of June 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 065-066.

Witness my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of June 2022.

[Signature]

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-112: Cambridge Properties, Inc.

Current Zoning  B-2(CD) (General Business, Conditional)
Requested Zoning  MUD(O) (Mixed Use Development District, Optional), MUD(CD) (Mixed Use Development District, Conditional), B-2(CD) (General Business, Conditional)
with 5 Year Vested Rights

Approximately 15.54 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested B-2(CD) SPA 5 Year Vested From B-2(CD)
Requested MUD(O) 5 Year Vested From B-2(CD)
Requested MUD(CD) 5 Year Vested From B-2(CD)

Zoning Classification

- Multi-Family
- Business
- Commercial Center
- Light Industrial
- Mixed Use
- Transit-Oriented
Petition No.: 2021-199
Petitioner: Nest Homes Communities, LLC

ORDINANCE NO. 326-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 08307315, and further identified on the attached map from R-5 (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 20<sup>th</sup> day of June 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 067-068.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of June 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-199: Nest Home Communities, LLC

Current Zoning  R-5 (Single Family Residential)
Requested Zoning  UR-2(CD) (Urban Residential, Conditional)

Approximately 0.23 acres

Location of Requested Rezoning

Rezoning Map

City Council District
2021-199
Inside City Limits
Parcel
Cross Charlotte Trail
Railway
FEMA Flood Plain

Requested UR-2(CD) from R-5

Zoning Classification
Single Family
Urban Residential
Office
Mixed Use
Transit-Oriented

Map Created 11/18/2021
Petition No.: 2021-223
Petitioner: Selwyn Property Group, Inc.

ORDINANCE NO. 327-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 14528213, and further identified on the attached map from R-22 (MF) (multi-family residential) to I-2 (CD) (general industrial, 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 20th day of June 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 069-070.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of June 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2021-223: Selwyn Property Group, Inc.**

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

**Requested Zoning**  I-2(CD) (Heavy Industrial, Conditional)

Approximately 2.390 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

- **Requested I-2(CD) from R-22MF**

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

**City Council District**  3-Victoria Watlington

**Map Created 1/24/2022**
Ordinance No.: 2021-235
Petitioner: Coral Reef Investment Properties IES, LLC

ORDINANCE NO. 328-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 16705131 and 1670427, and further identified on the attached map from R-4 (single-family residential) to R-17 MF (CD) (multi-family residential, conditional) 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:

[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 20th day of June 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 071-072.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of June 2022.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Current Zoning: R-4 (Single Family Residential)
Requested Zoning: R-17MF(CD) (Multi-Family Residential, Conditional)

Approximately 8.6 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification:
- Single Family
- Multi-Family
- Business Park
- Business
- Commercial Center

2021-235: Coral Reef Investment Properties IES, LLC

City Council District: 2021-235
Inside City Limits:
- Streams
- FEMA Flood Plain

City Council District: 3-Victoria Watlington

Map Created 3/22/2022

Charlotte Planning, Design & Development

June 20, 2022
Ordinance Book 65, Page 072
Ordinance No. 328-Z
Petition No.: 2021-240
Petitioner: Ascent Real Estate Capital, LLC

ORDINANCE NO. 329-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 17514208, and further identified on the attached map from MUDD (CD) (mixed-use development, conditional) 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 20th day of June 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 073-074.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of June 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-240: Ascent Real Estate Capital, LLC

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

Approximately 1.67 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD-O from MUDD(CD)

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

Map Created 2/18/2022
Ordinance No.: 330-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 17514208, and further identified on the attached map from O-1 (CD) (office, conditional) to R-17 MF (CD) (multi-family residential, conditional) with 4-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 20th day of June 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 075-076.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of June 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-241: Jung Yim

**Current Zoning**  O-1(CD) (Office, Conditional)
**Requested Zoning**  R-17MF(CD) (Multi-Family, Conditional)

Approximately 1.85 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

- **Requested R-17MF(CD) from O-1(CD)**

**Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business Park
Petition No.: 2021-245
Petitioner: CC Fund 3, LLC

ORDINANCE NO. 331-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 07904203, 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 20th day of June 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 077-078.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of June 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-245: CC Fund 3, LLC

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

Approximately 1.44 acres

Location of Requested Rezoning

2021-245: CC Fund 3, LLC

Requested MUDD(CD) from I-2

Zoning Classification
- Single Family
- Business
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use

Requested MUDD(CD) from I-2

Map Created 3/1/2022
Petition No.: 2021-251
Petitioner: Delray Ventures, LLC

ORDINANCE NO. 332-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 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

Parcels Included in Rezoning Petition 2021-112

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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 20th day of June 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 079-080.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of June 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-251: Delray Ventures, LLC

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

Approximately 13.08 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Research
- Institutional

Requested UR-2(CD) from R-3

City Council District

4-Renee Johnson

Map Created 2/18/2022

June 20, 2022
Ordinance Book 65, Page 080
Ordinance No. 332-Z
ORDINANCE NO. 333-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 I-2 (general industrial) to TOD-NC (transit-oriented development – neighborhood center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

______________________________
City Attorney

Parcels Included in Rezoning Petition 2021-253

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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 20th day of June 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 081-082.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of June 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-253: Anthony Kuhn

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

Approximately 15.582 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

- 2021-253
- 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

Requested TOD-NC from I-2

Zoning Classification
- Urban Residential
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

Map Created 2/22/2022
ORDINANCE NO. 334-Z

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 03719221, and further identified on the attached map from I-2 (CD) (general industrial, conditional) to I-2 (general 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 20th day of June 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 083-084.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of June 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-255: Bob Shelton

Current Zoning  I-2(CD) (General Industrial, Conditional)
Requested Zoning I-2 (General Industrial)

Approximately 1.749 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-2 from I-2(CD)

Zoning Classification
- Light Industrial
- General Industrial

City Council District
- 2-Malcolm Graham

Map Created 2/24/2022
Petition No.: 2022-011
Petitioner: Starmount Healthcare Management

ORDINANCE NO. 335-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 08701115, and further identified on the attached map from R-17 MF (multi-family residential) to INST (institutional).

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 20th day of June 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 085-086.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of June 2022.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2022-011: Starmount Healthcare Management

Current Zoning  R-17MF (Multi-Family Residential)
Requested Zoning  INST (Institutional)

Approximately 8.343 acres

Location of Requested Rezoning

Requested INST from R-17MF

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Transit-Oriented

Map Created 3/31/2022

City Council District
- 1-Larken Egleston
Ordinance No. 336-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 15702244 and 15702245, and further identified on the attached map from R-5 (single-family residential) to (UR-1 (urban residential).

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 20th day of June 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 087-088.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of June 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2022-021: CrossRoads Corporation for Affordable Housing & Community Development Inc.

Current Zoning  R-5 (Single Family Residential)
Requested Zoning  UR-1 (Urban Residential)

Approximately 0.23 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-1 from R-5

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

City Council District
- 1-Larken Egleston