

Petition No.: 2021-093
Petitioner: Steele Creek (1997), LLC

ORDINANCE NO. 255-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 20109108 and 20109115, and further identified on the attached map from R-3 (single-family residential), MUDD (CD) (mixed-use development district, conditional), I-1 (CD) (light industrial, conditional) to O-2 (CD) (office, conditional), MUDD-O (mixed-use development district - optional), UR-2 (CD) (urban residential, conditional) with five-years vested rights.

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of March 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 609-610.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

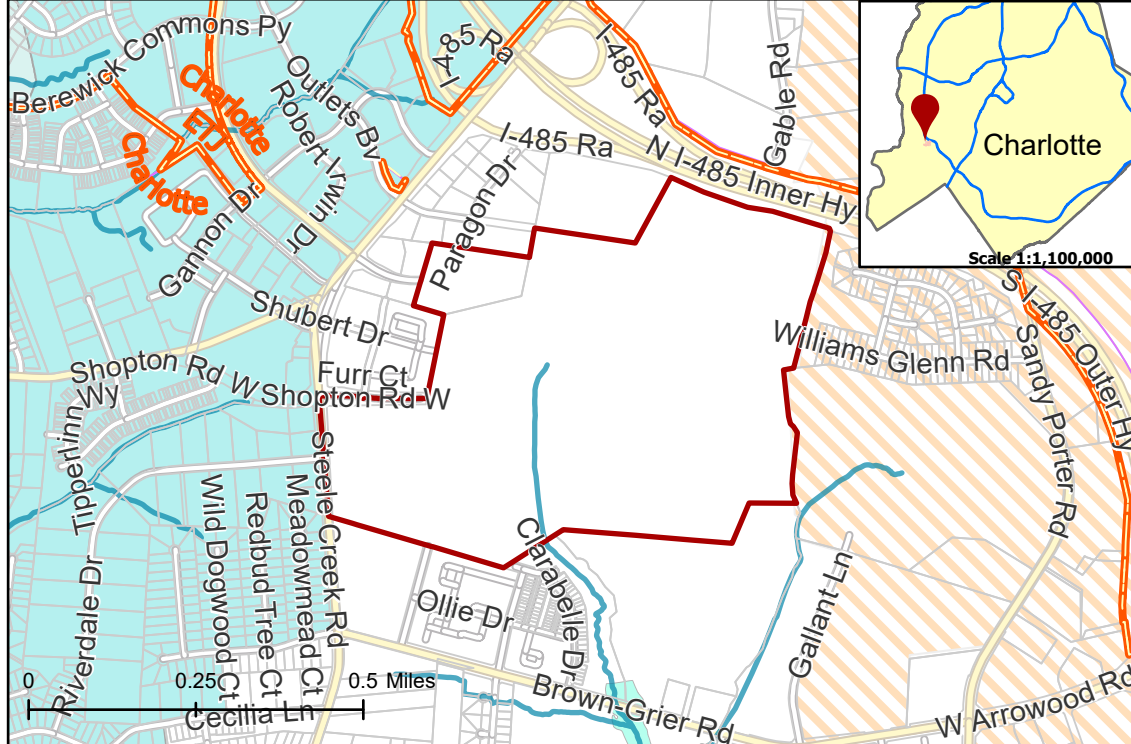
2021-093: Steele Creek (1997), LLC

Current Zoning R-3 (Single Family Residential), MUDD(CD) (Mixed Use Development District, Conditional), I-1(CD) (Light Industrial, Conditional)

Requested Zoning UR-2(CD) (Urban Residential, Conditional), O-2(CD) (Office, Conditional), MUDD-O (Mixed Use Development District, Optional)

Approximately 184.90 acres

Location of Requested Rezoning



Rezoning Map



Petition

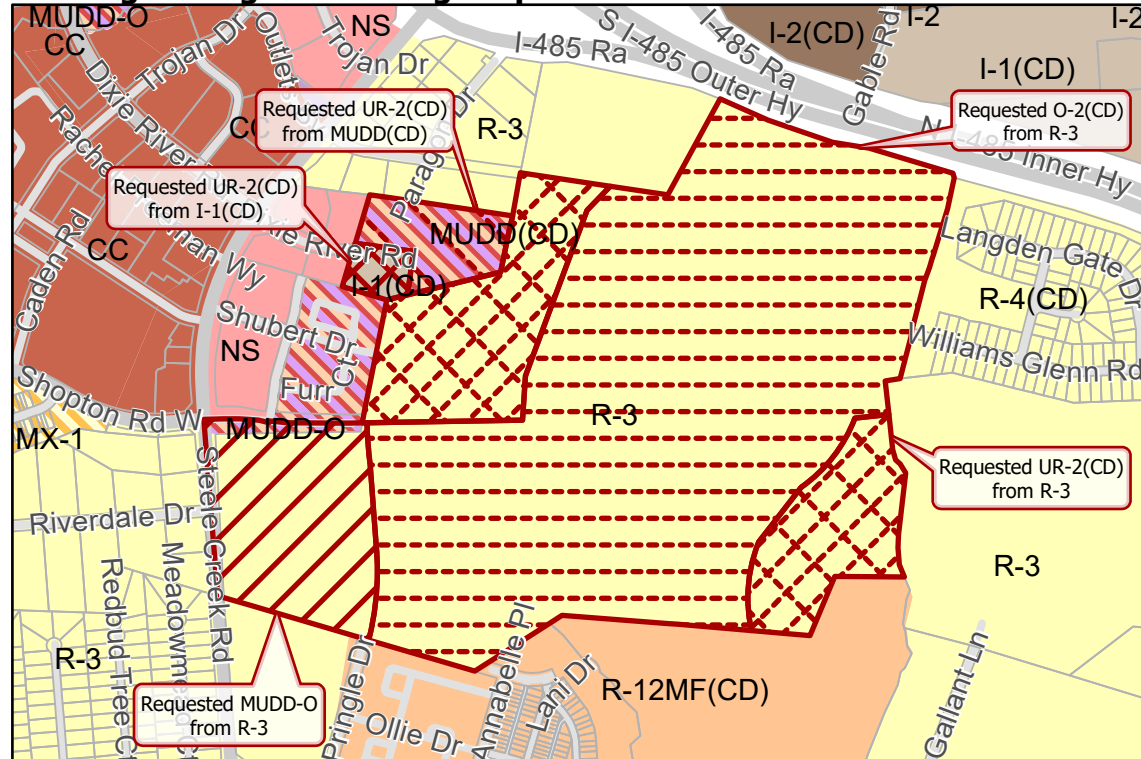
- 2021-093
- CharlotteCityLimits Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- Lower Lake Wylie - Critical Area
- Lower Lake Wylie - Protected Area

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested MUDD-O from R-3
- Requested O-2(CD) from R-3
- Requested UR-2(CD) from I-1(CD)
- Requested UR-2(CD) from MUDD(CD)
- Requested UR-2(CD) from R-3

Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Office
- Business
- Commercial Center
- Light Industrial
- General Industrial
- Mixed Use



Map Created 8/10/2021

0 500 1,000 2,000 Feet

Petition No.: 2021-111
Petitioner: Regal Oaks Investments, LLC

ORDINANCE NO. 256-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 10326102 and 10326103, and further identified on the attached map from B-2 (CD) (neighborhood business, conditional) and B-2 (CD) (general business, conditional) to R-22 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 21st day of March 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 611-612.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

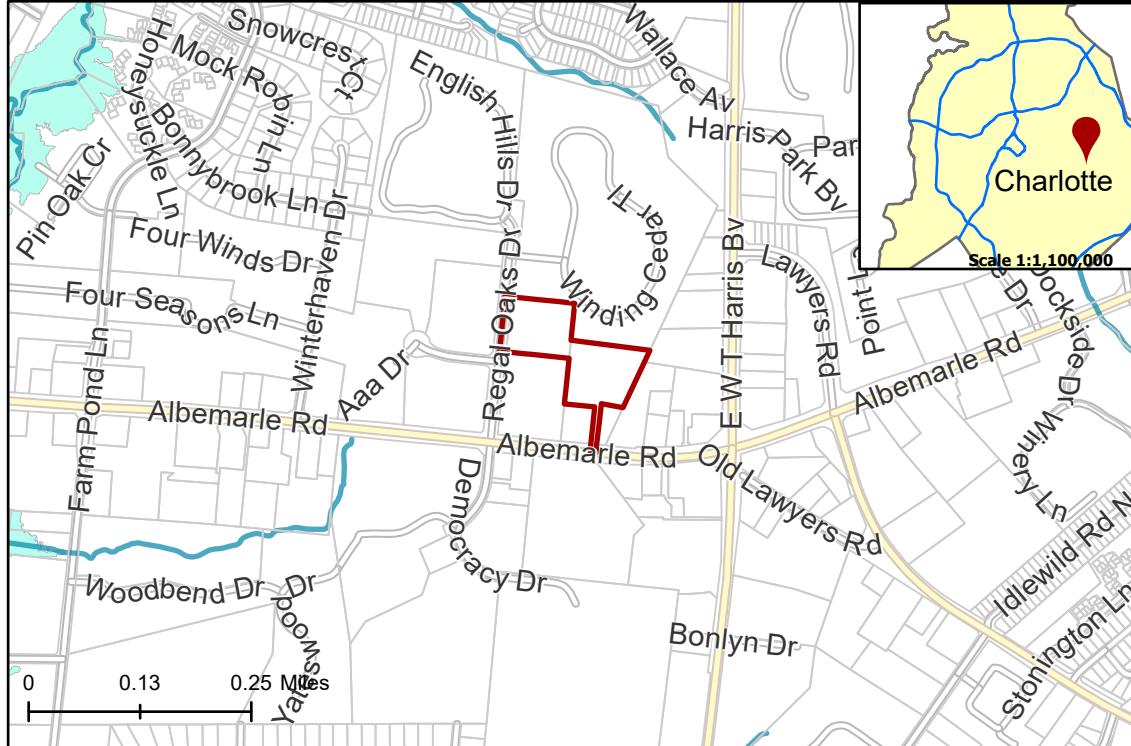
2021-111: Regal Oaks Investments, LLC

Current Zoning B-1(CD) (Neighborhood Business, Conditional), B-2(CD) (General Business, Conditional)

Requested Zoning R-17MF(CD) (Multi-Family Residential, Conditional)

Approximately 6.53 acres

Location of Requested Rezoning



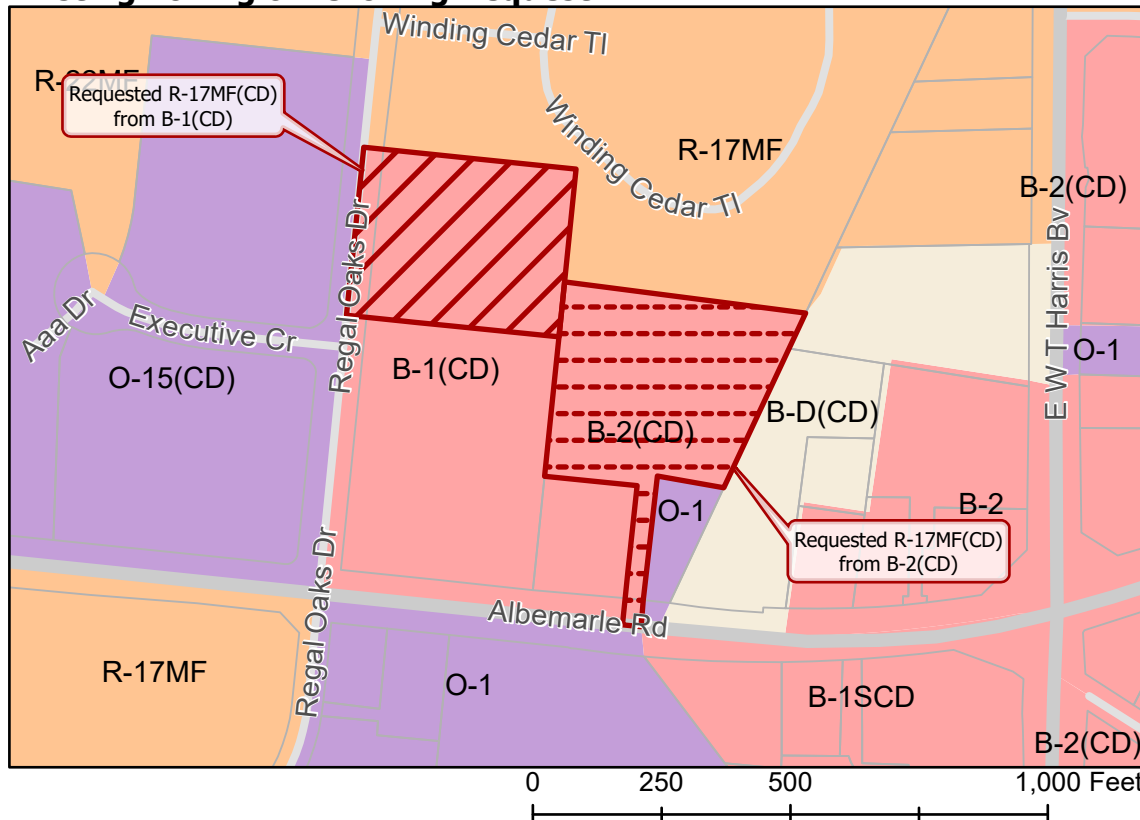
Rezoning Map



- 2021-111
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested R-17MF(CD) from B-1(CD)
- Requested R-17MF(CD) from B-2(CD)

Zoning Classification

- Multi-Family
- Office
- Business
- Business-Distribution



Map Created 8/19/2021

Petition No.: 2021-146
Petitioner: Kinger Homes, LLC

ORDINANCE NO. 257-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 02936111, and further identified on the attached map from R-3 (single-family residential) to R-12 MF (CD) (multi-family residential, conditional).

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

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

APPROVED AS TO FORM:



City Attorney

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

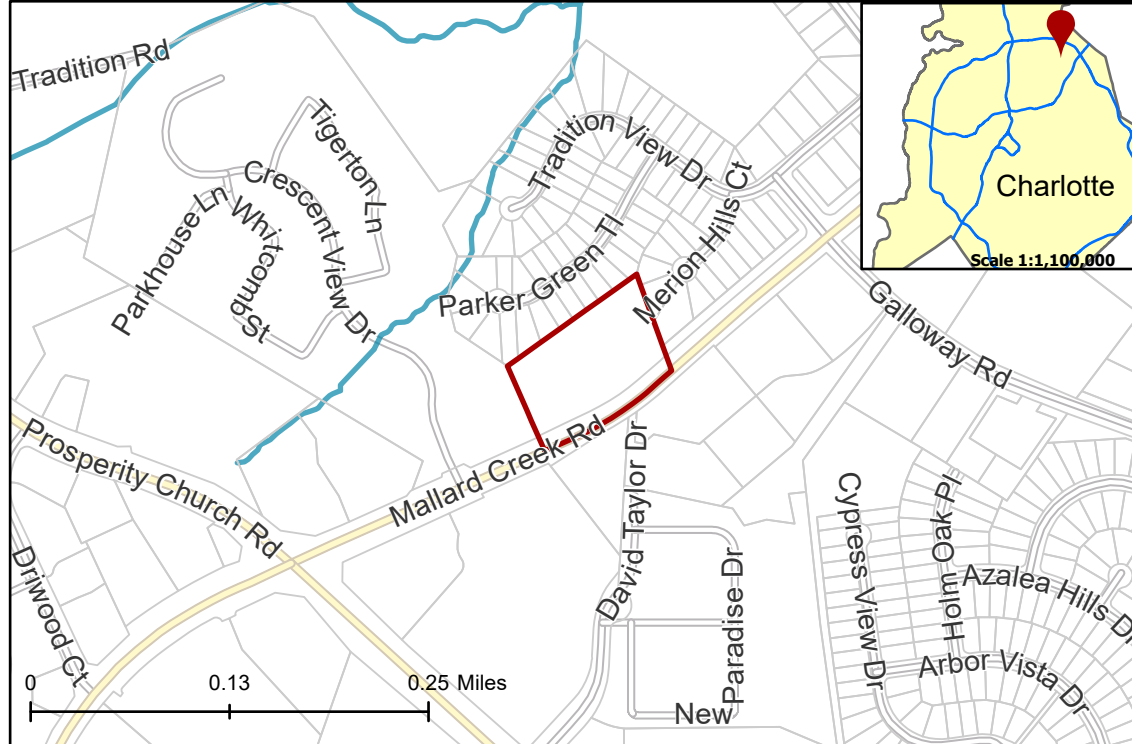
2021-146: Kinger Homes, LLC

Current Zoning R-3 (Single Family Residential)

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

Approximately 3.701 acres

Location of Requested Rezoning



Rezoning Map



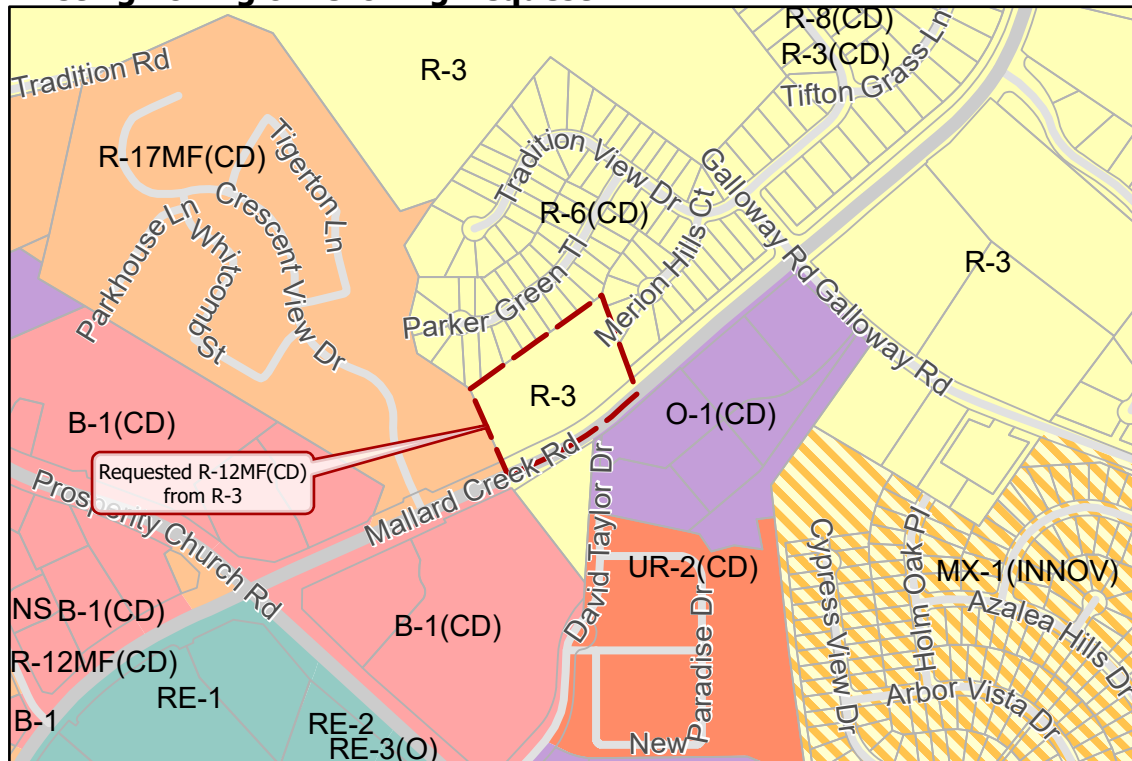
- 2021-146
- Inside City Limits
- Parcel
- Streams

City Council District

 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Research
- Office
- Business



0 250 500 1,000 Feet

Map Created 10/1/2021

Petition No.: 2021-154
Petitioner: Matt Gallagher

ORDINANCE NO. 258-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 14325102 and 14325107, and further identified on the attached map from I-1 (CD) (light industrial, conditional) to UR-2 (CD) (urban residential).

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

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

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City Attorney

CERTIFICATION

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

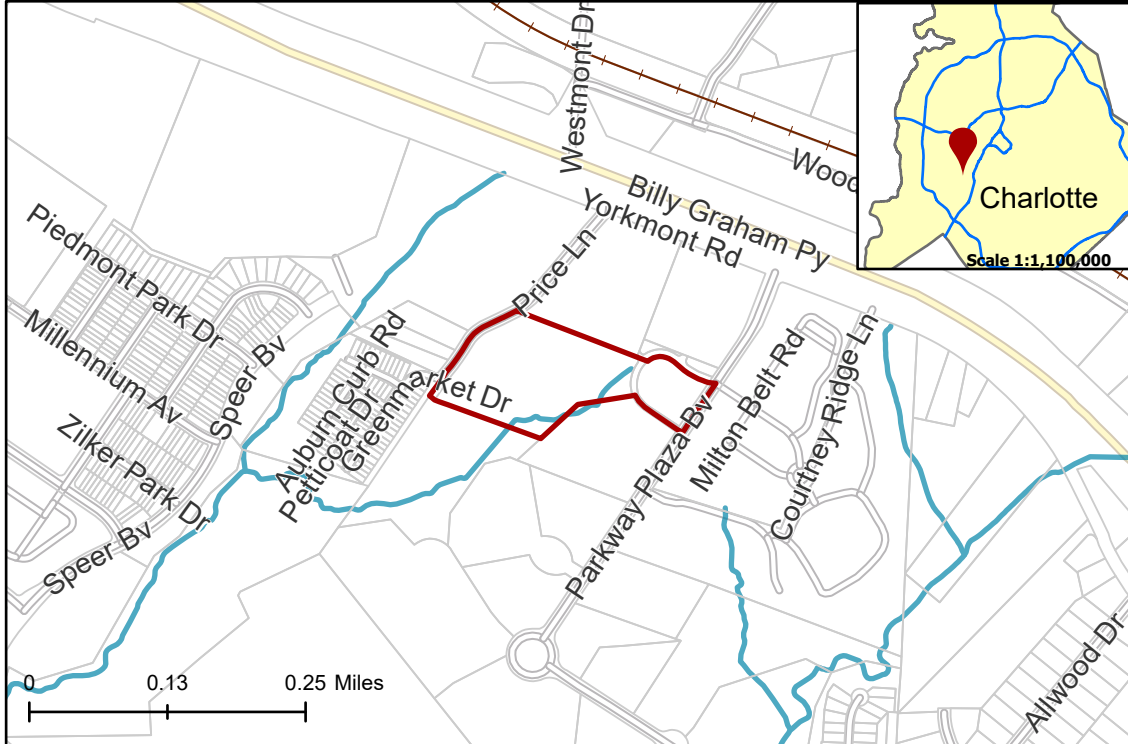
2021-154: Matt Gallagher

Current Zoning I-1(CD) (Light Industrial, Conditional)

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

Approximately 9.3 acres

Location of Requested Rezoning



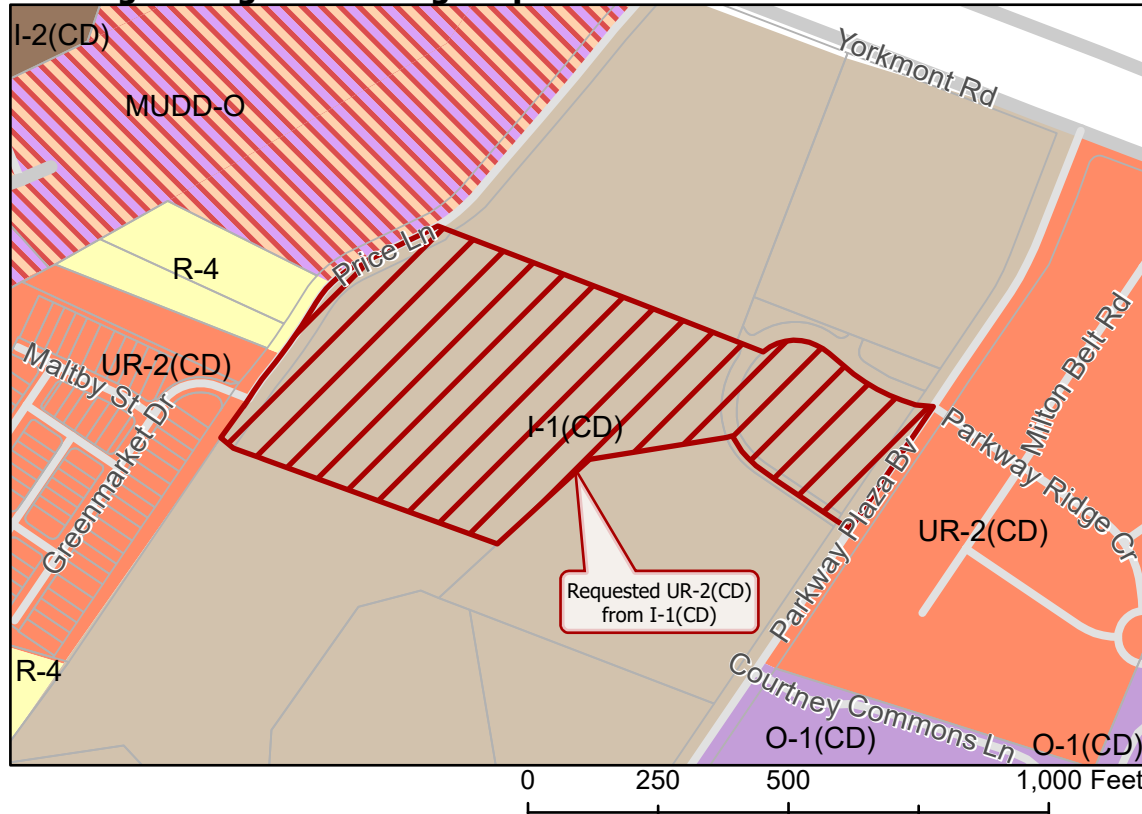
Rezoning Map



- 2021-154
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from I-1(CD)

Zoning Classification

- Single Family
- Urban Residential
- Office
- Light Industrial
- General Industrial
- Mixed Use



Map Created 10/27/2021

Petition No.: 2021-156

Petitioner: Elite Team Realty & Property Management, Inc.

ORDINANCE NO. 259-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 08910504 and 08901505, and further identified on the attached map from R-4 (single-family residential) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of March 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 617-618.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

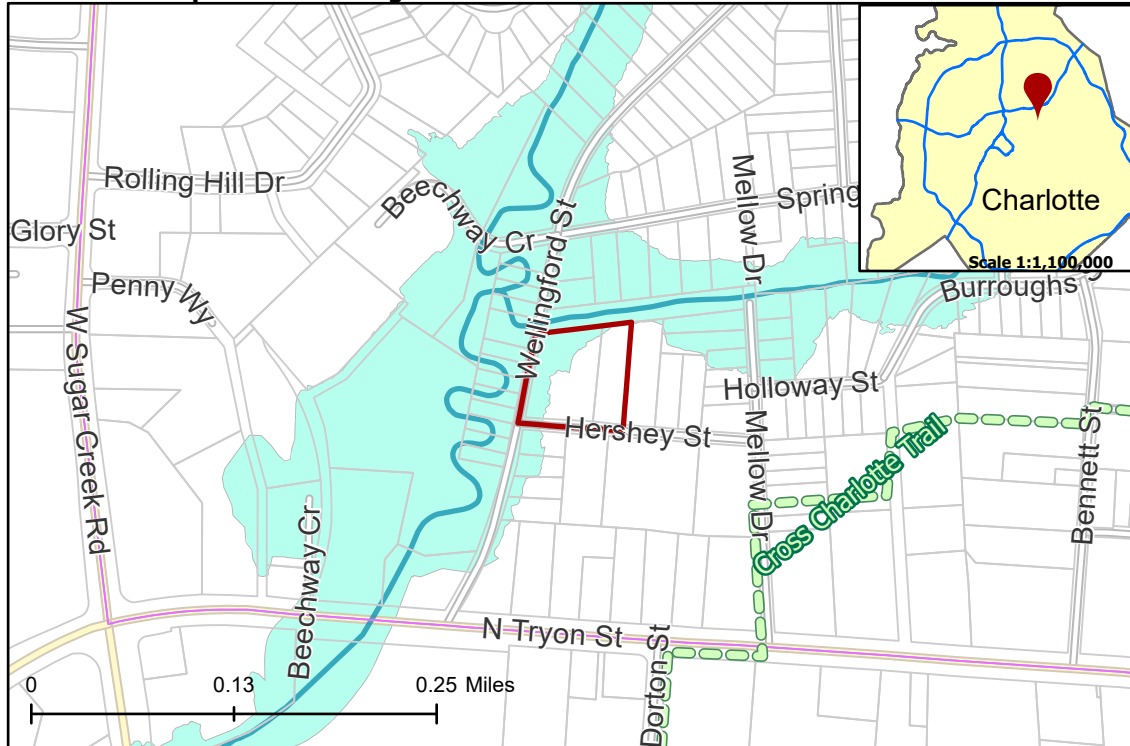
2021-156: Elite Team Realty & Property Management Inc.

Current Zoning R-4 (Single Family Residential)

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

Approximately 2.0 acres

Location of Requested Rezoning



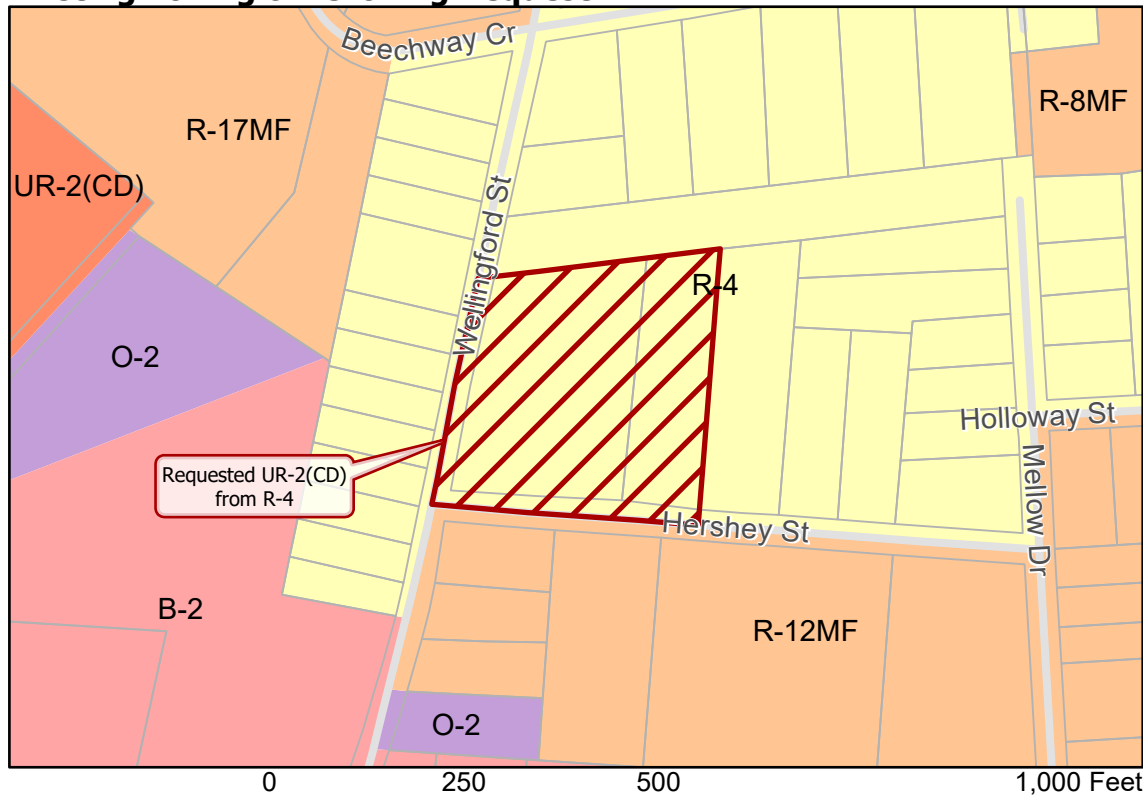
Rezoning Map



- 2021-156
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Office
- Business



Map Created 10/27/2021

Petition No.: 2021-158
Petitioner: Trevi Partners, LLC

ORDINANCE NO. 260-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 CC SPA (commercial center, site plan amendment) and UR-C (CD) SPA (urban residential-commercial, conditional, site plan amendment) to CC SPA (commercial center, site plan amendment) and UR-C (CD) SPA (urban residential-commercial, conditional, site plan amendment), with 5-year vested rights).

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

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

APPROVED AS TO FORM:



City Attorney

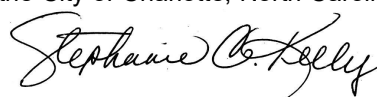
Parcels included in Rezoning Petition 2021-158

05109109	05109110	05109111
05109112	05109115	05109116

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of March 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 619-620.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

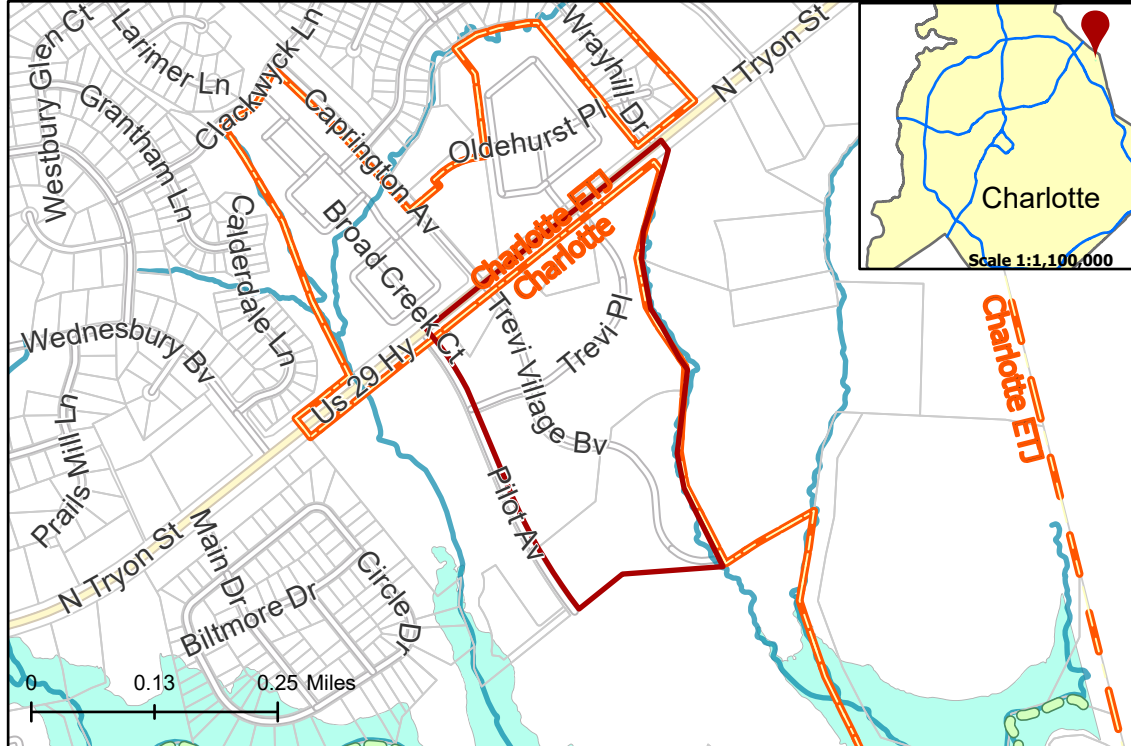
2021-158: Trevi Partners, LLC

Current Zoning CC SPA (Community Center, Site Plan Amendment), UR-C(CD) (Urban Residential-Commercial, Conditional) with 5 Year Vested Rights

Requested Zoning CC SPA (Community Center, Site Plan Amendment), UR-C(CD) SPA (Urban Residential-Commercial, Conditional, Site Plan Amendment)

Approximately 45.31 acres

Location of Requested Rezoning



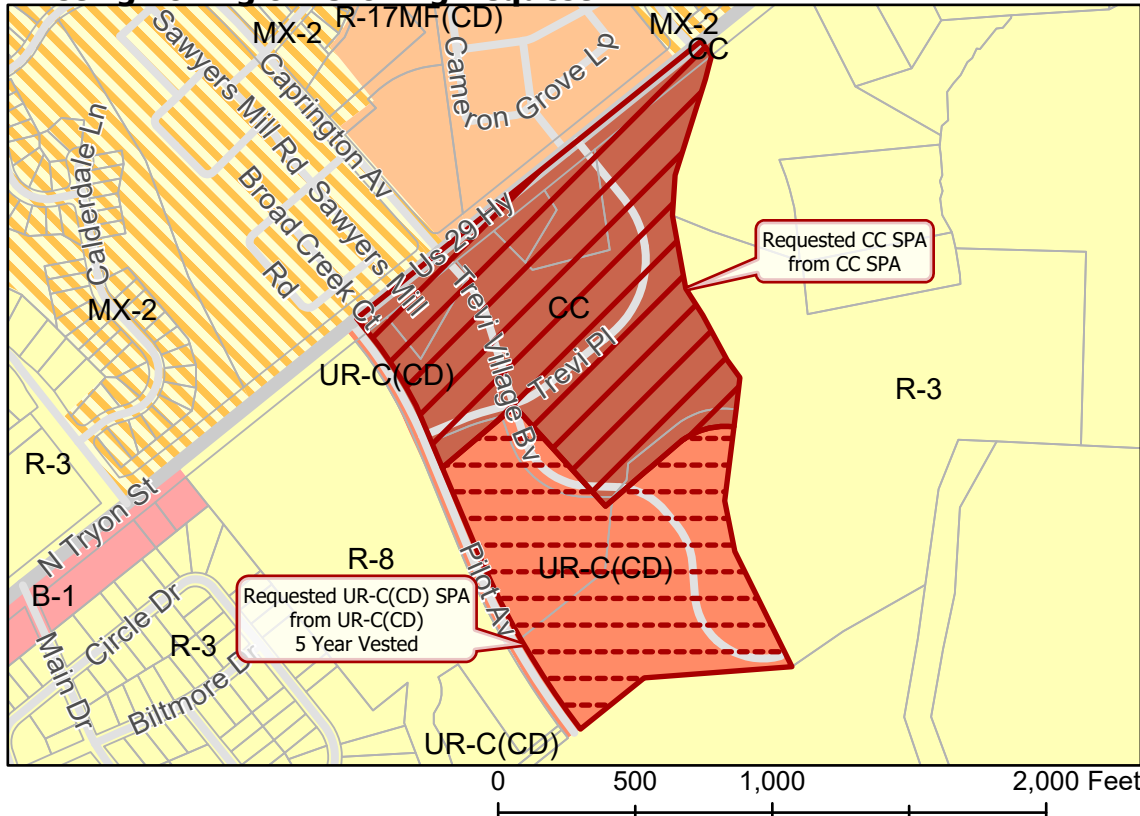
Rezoning Map



- 2021-158
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Renee Perkins-Johnson



Existing Zoning & Rezoning Request



- Requested CC SPA from CC SPA
- Requested UR-C(CD) SPA from UR-C(CD) 5 Year Vested

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Business
- Commercial Center



Map Created 11/3/2021

Petition No.: 2021-172
Petitioner: Browder Group Real Estate, LLC

ORDINANCE NO. 261-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 I-2 (general industrial) 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

Parcels included in Rezoning Petition 2021-172

07108206	07104108	07105122
07105123	07108211	

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of March 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 621-622.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

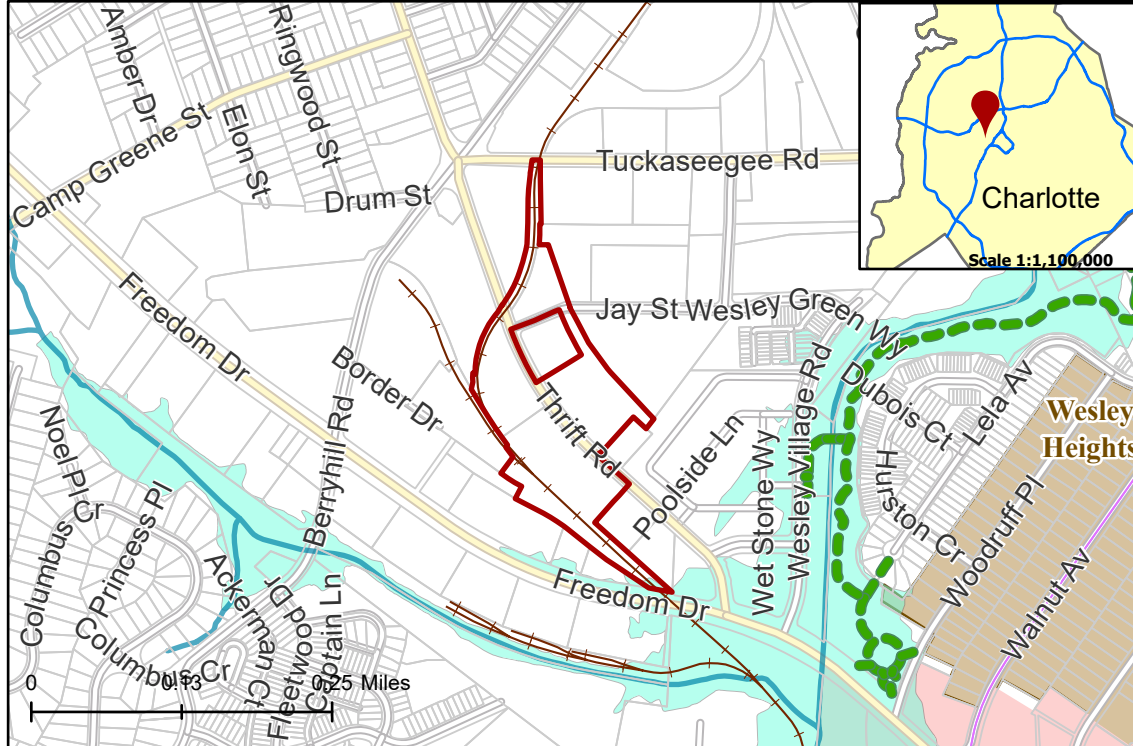
2021-172: Browder Group Real Estate, LLC

Current Zoning I-2 (General Industrial)

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

Approximately 10.79 acres

Location of Requested Rezoning



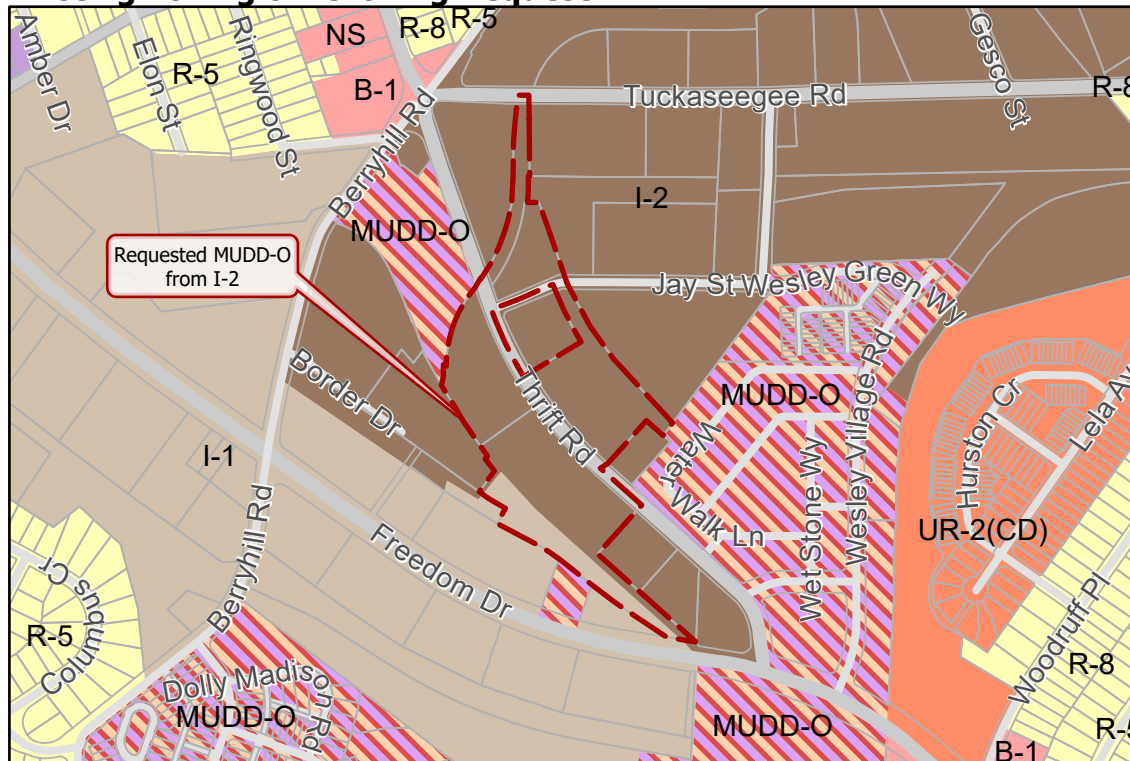
Rezoning Map



- 2021-172
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- West Morehead
- Historic Districts
- City Council District**
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested MUDD-O from I-2

Zoning Classification

- Single Family
- Urban Residential
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use



Map Created 10/28/2021

Petition No.: 2021-174
Petitioner: Blu South, LLC

ORDINANCE NO. 262-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), R-12 MF (multi-family residential), and R-4 (single-family residential) to UR-C (CD) (urban residential, commercial, conditional) and 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 2021-174

20511225	20511224	20511201	20511699
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CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of March 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 623-624.

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





Stephanie C. Kelly, City Clerk, MMC, NCCMC

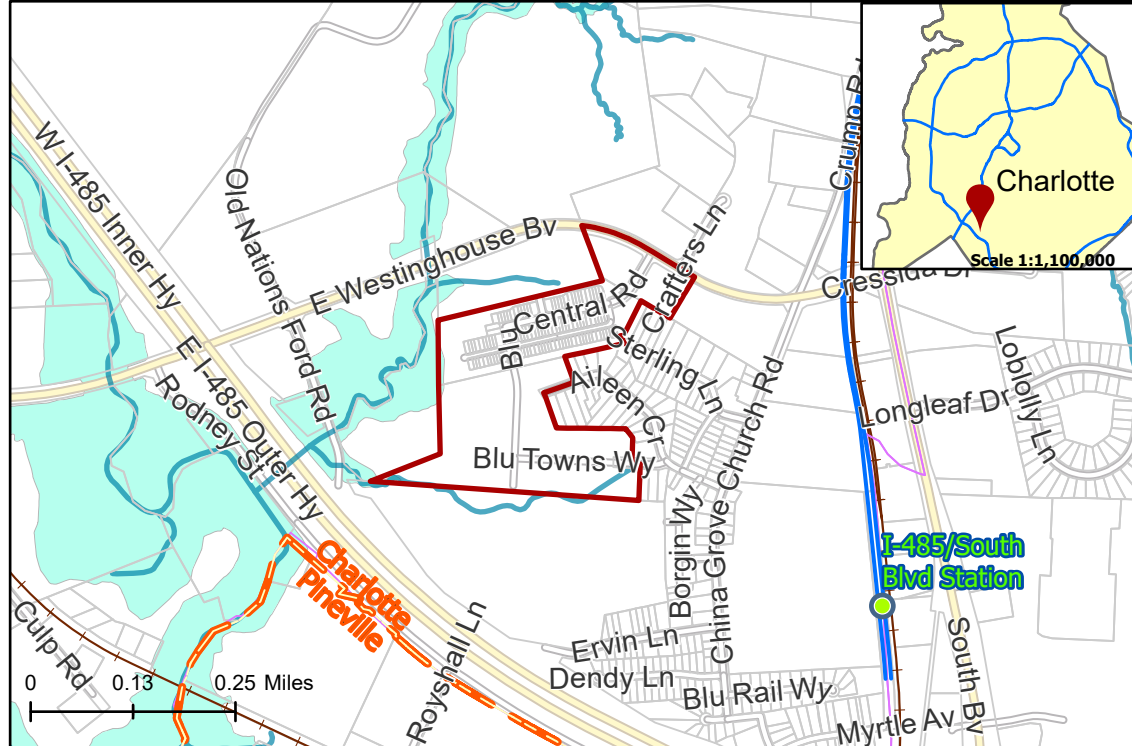
2021-174: Blu South LLC

Current Zoning B-2(CD) (General Business, Conditional), R-12MF (Multi-Family),
R-4 (Single Family Residential)

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

Approximately 36.06 acres

Location of Requested Rezoning



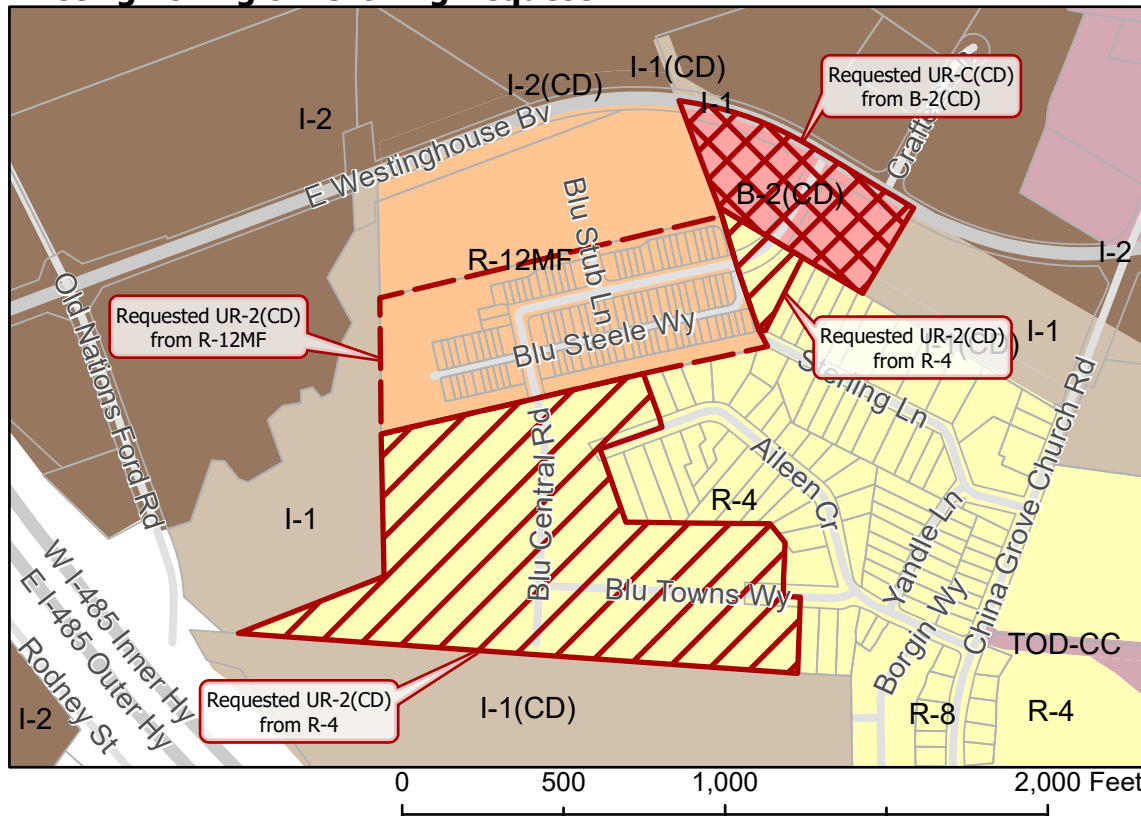
Rezoning Map



- 2021-174
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-12MF
- Requested UR-2(CD) from R-4
- Requested UR-2(CD) from B-2(CD)

Zoning Classification

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



Map Created 3/3/2022

Petition No.: 2021-175
Petitioner: Green Street Land Co., LLC

ORDINANCE NO. 263-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 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

Parcels included in Rezoning Petition 2021-175

11107105	11106425	11106424	11106421
11106419	11106417	11106416	11106412

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of March 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 625-626.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

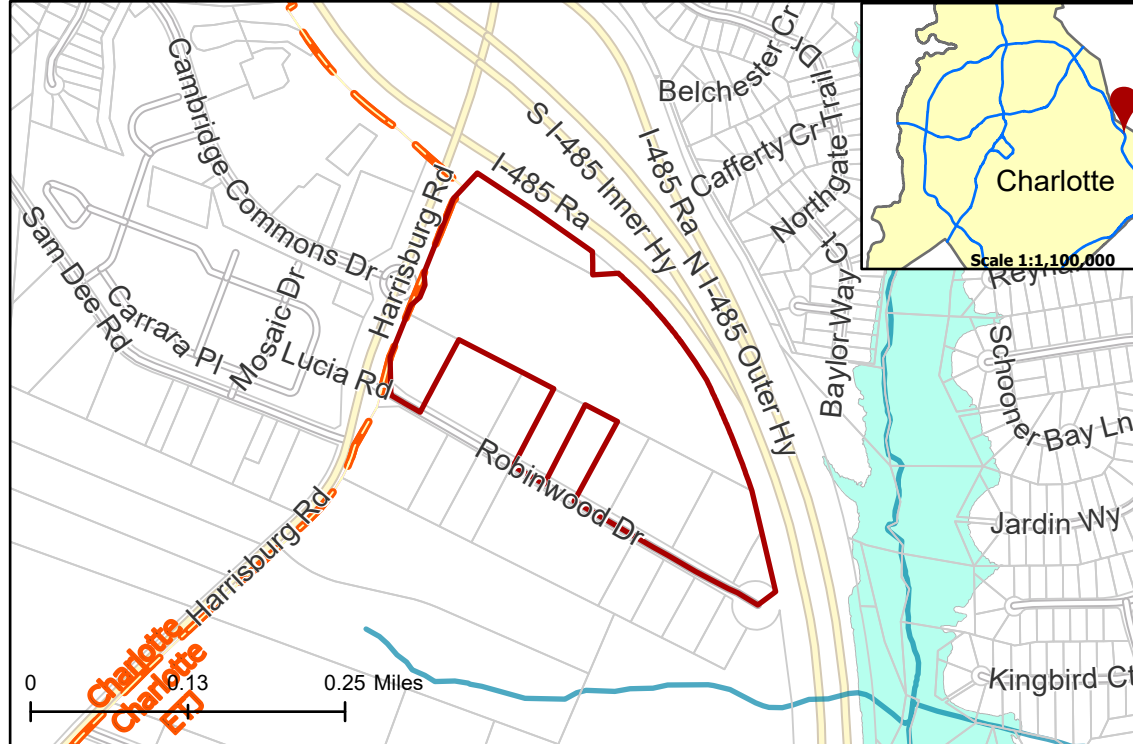
2021-175: Green Street Land Co. LLC

Current Zoning R-3 (Single Family Residential)

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

Approximately 26.84 acres

Location of Requested Rezoning



Rezoning Map



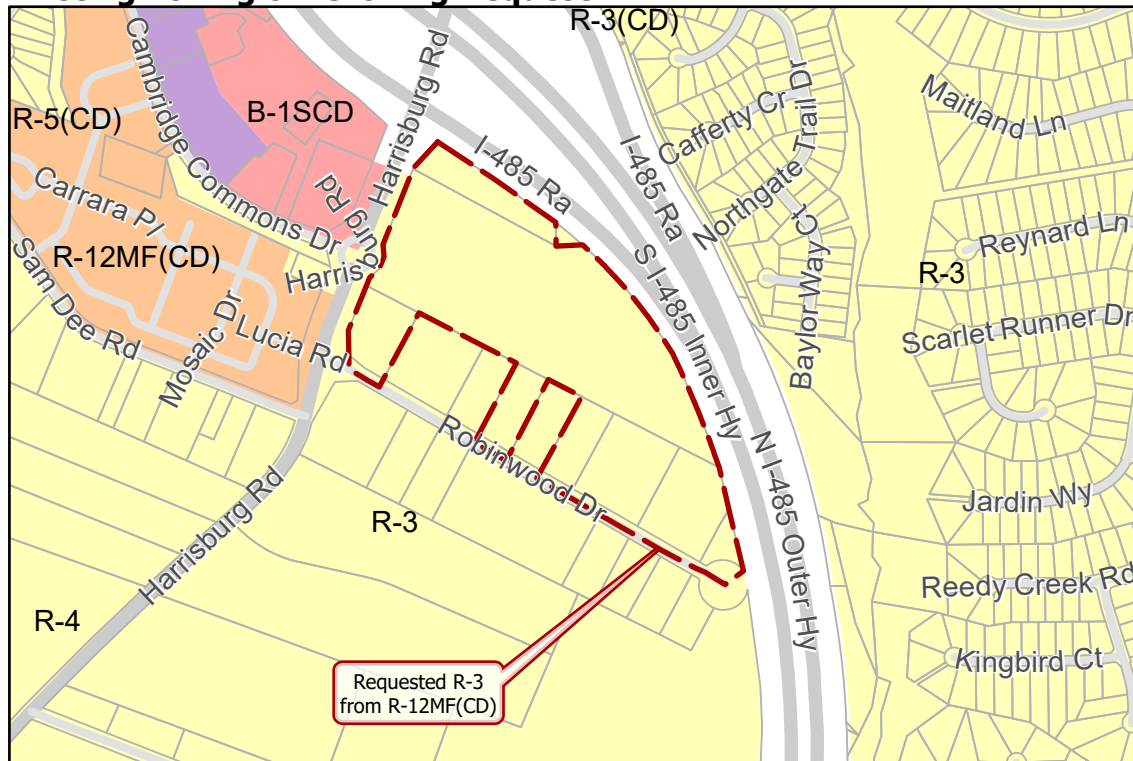
- 2021-175
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

Adjacent City Council District

- 5-Matt Newton



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business



Map Created 10/27/2021

Petition No.: 2021-178
Petitioner: SDP Acquisitions I, LLC

ORDINANCE NO. 264-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-22 MF (CD) (multi-family residential, conditional) and I-1 (light industrial) to R-22 MF (CD) (multi-family residential, conditional) and R-22 MF (CD) SPA (multi-family residential, conditional, 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

Parcels included in Rezoning Petition 2021-178

07706303	07705201	07706308	07706309	07706313
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CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of March 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 627-628.

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





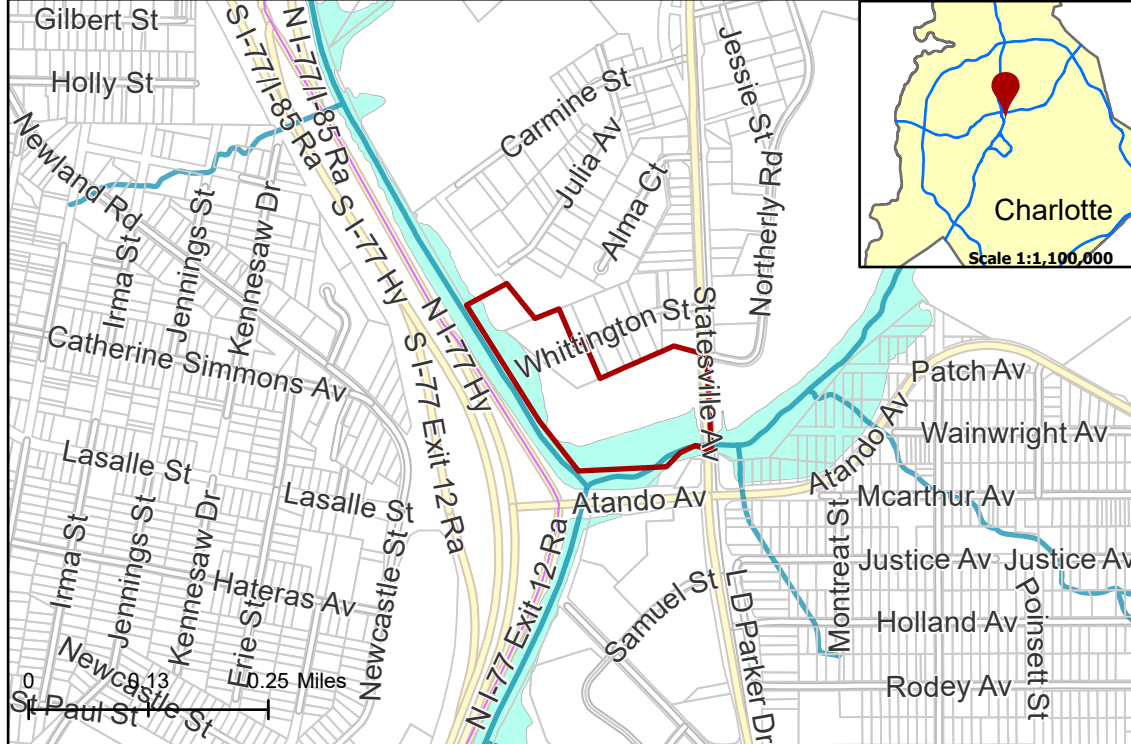
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-178: SDP Acquisitions I, LLC

Current Zoning R-22MF(CD) (Multi-Family, Conditional), I-1 (Light Industrial)
Requested Zoning R-22MF(CD) (Multi-Family Residential, Conditional)

Approximately 15.97 acres

Location of Requested Rezoning



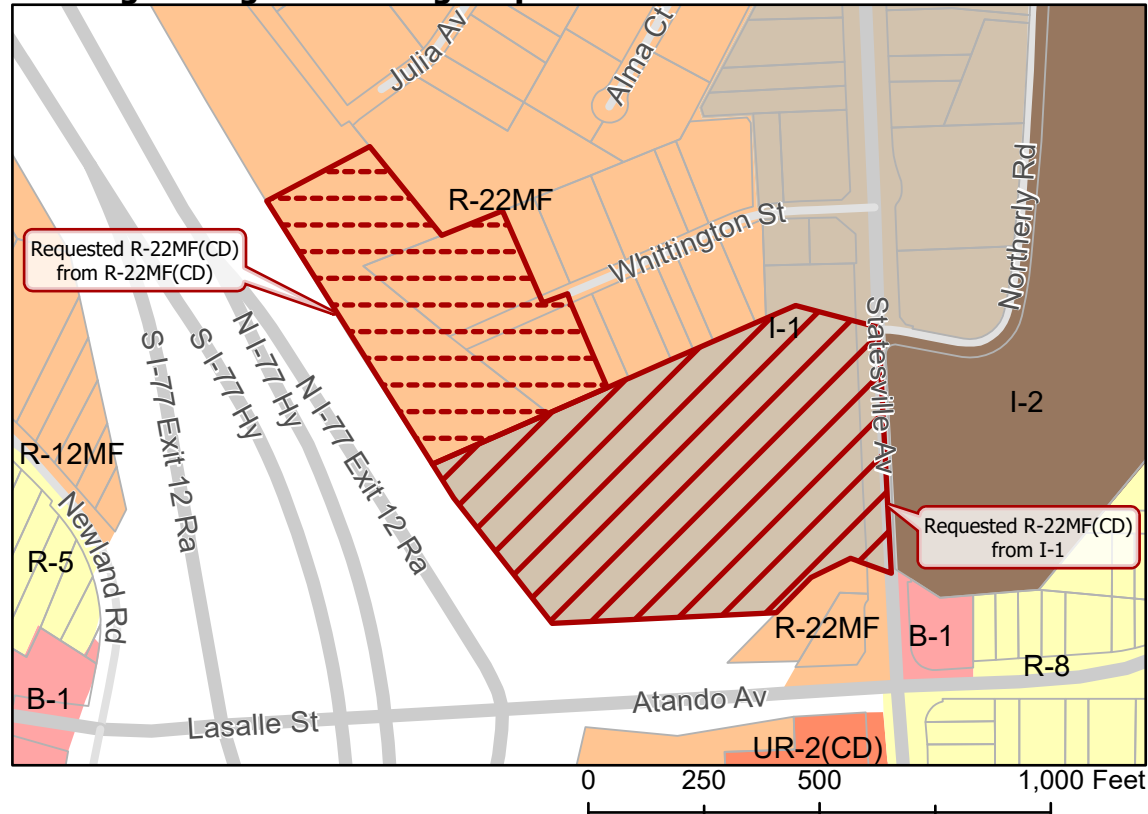
Rezoning Map



- 2021-178
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested R-22MF(CD) from R-22MF(CD)
- Requested R-22MF(CD) from I-1

Zoning Classification

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



Map Created 2/7/2022

Petition No.: 2021-181
Petitioner: Evolve Acquisitions, LLC

ORDINANCE NO. 265-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 02508112 and a portion of 02509106 and 02508101, and further identified on the attached map from BP (business park) and 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 21st day of March 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 629-630.

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



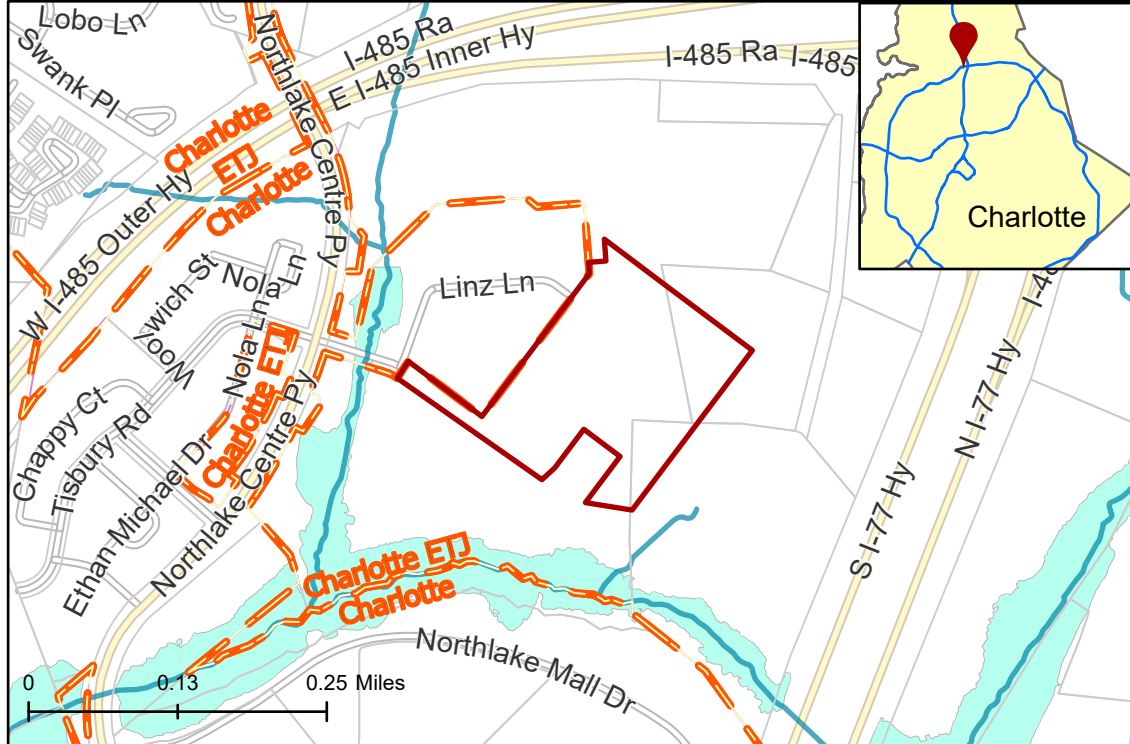
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-181: Evolve Acquisition, LLC

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

Approximately 17.828 acres

Location of Requested Rezoning



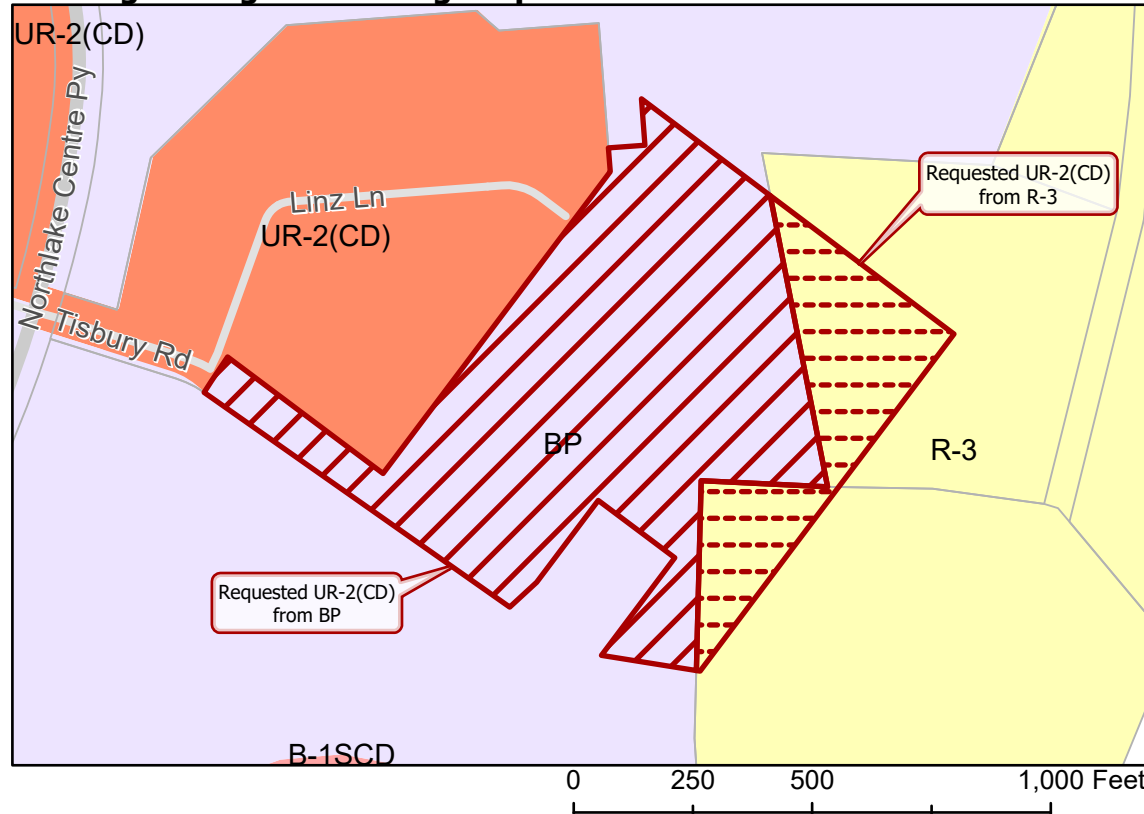
Rezoning Map



- 2021-181
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from BP
- Requested UR-2(CD) from R-3
- Requested UR-2(CD) from R-3

Zoning Classification

- Single Family
- Urban Residential
- Business Park
- Business



Map Created 11/23/2021

Petition No.: 2021-189
Petitioner: Bentley Pham

ORDINANCE NO. 266-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 06117193, and further identified on the attached map from R-4 (single-family residential) to R-22 MF (multi-family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of March 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 631-632.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

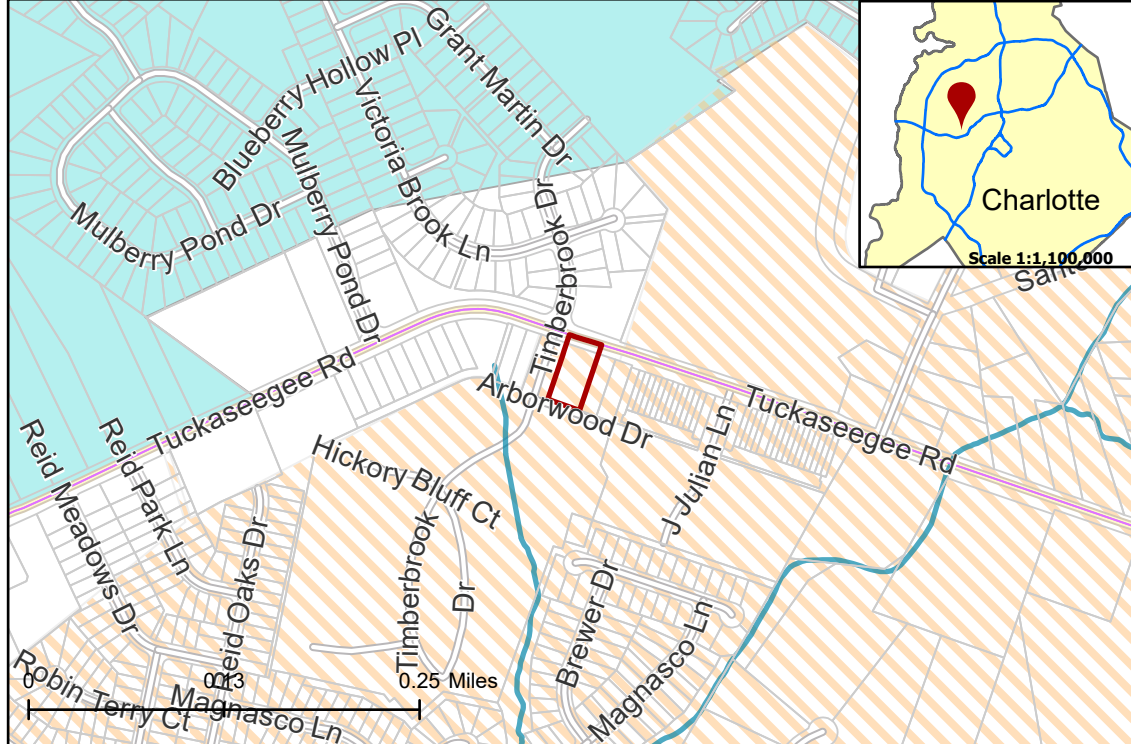
2021-189: Bentley Pham

Current Zoning R-4 AIR (Single Family Residential, Airport Noise Overlay)

Requested Zoning R-22MF AIR (Multi-Family Residential, Airport Noise Overlay)

Approximately 0.52 acres

Location of Requested Rezoning



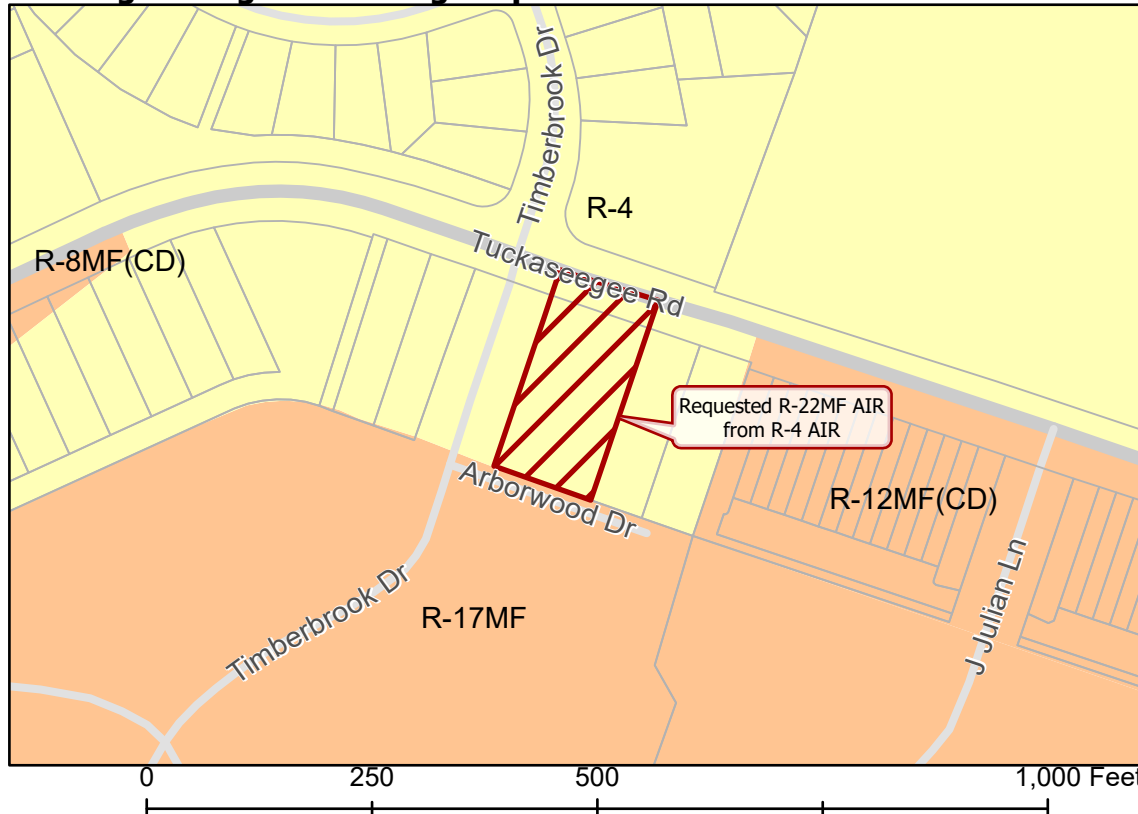
Rezoning Map



- 2021-189
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested R-22MF AIR from R-4 AIR
- Zoning Classification
- Single Family
- Multi-Family



Map Created 11/18/2021

Petition No.: 2021-191
Petitioner: Bentley Pham

ORDINANCE NO. 267-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 06507114, and further identified on the attached map from R-5 AIR (single-family residential, airport noise overlay) to R-8 MF AIR (multi-family residential, airport noise overlay).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of March 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 633-634.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

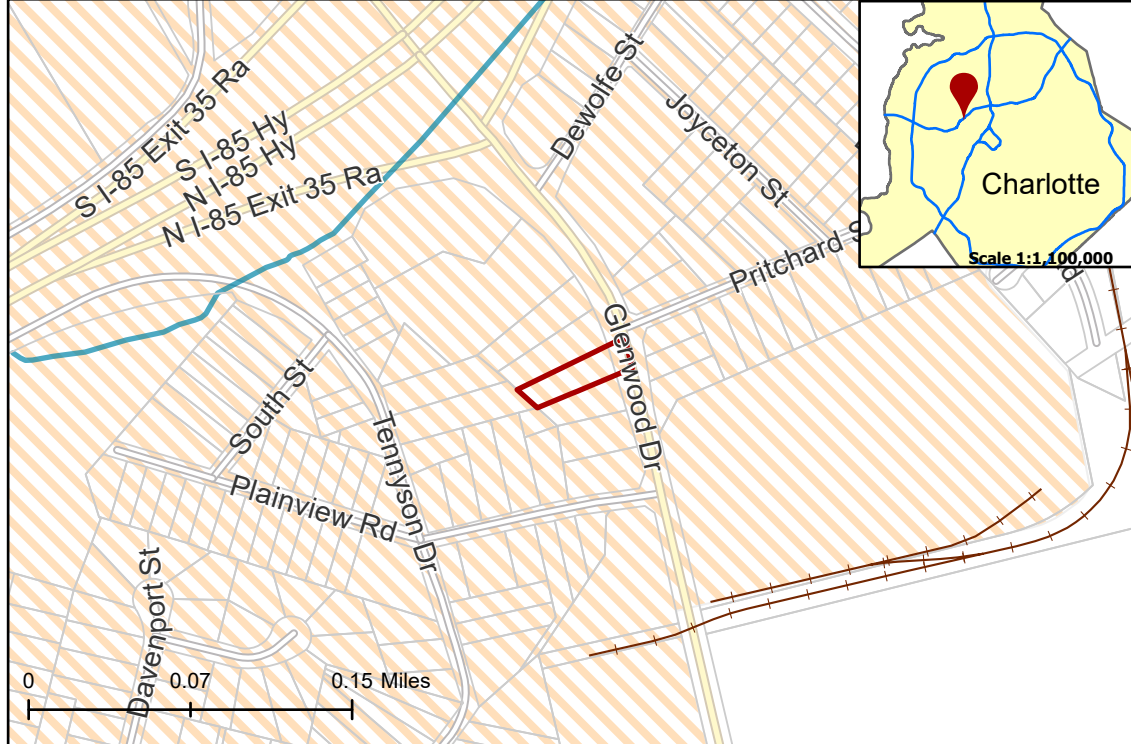
2021-191: Bentley Pham

Current Zoning R-5 AIR (Single Family Residential, Airport Noise Overlay)

Requested Zoning R-8MF AIR (Multi-Family Residential, Airport Noise Overlay)

Approximately 0.35 acres

Location of Requested Rezoning



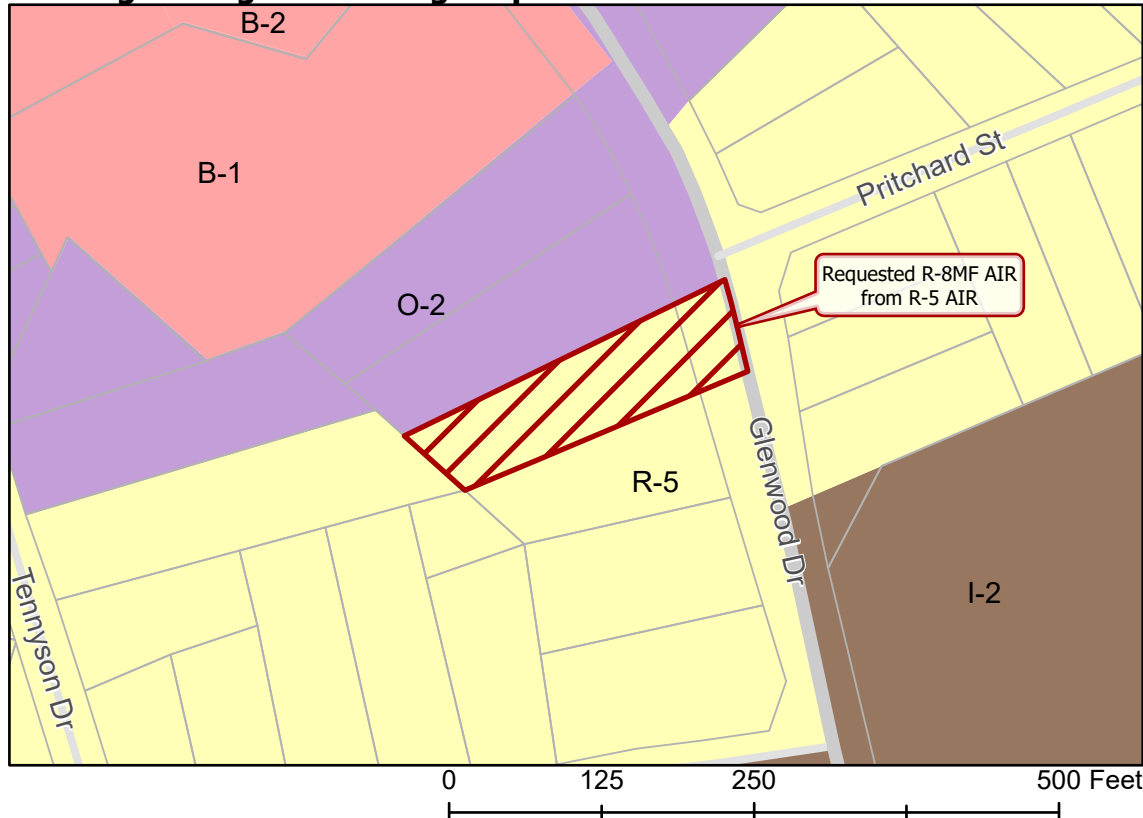
Rezoning Map



- 2021-191
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District**
 - 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested R-8MF AIR from R-5 AIR
- Zoning Classification**
 - Single Family
 - Office
 - Business
 - General Industrial



Map Created 11/18/2021

Petition No.: 2021-193
Petitioner: Fork Lift Pro

ORDINANCE NO. 268-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 20120110, 20120143, 20120144, and 20120142, and further identified on the attached map from I-1, I-1 (CD) (light industrial, light industrial, conditional) 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

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



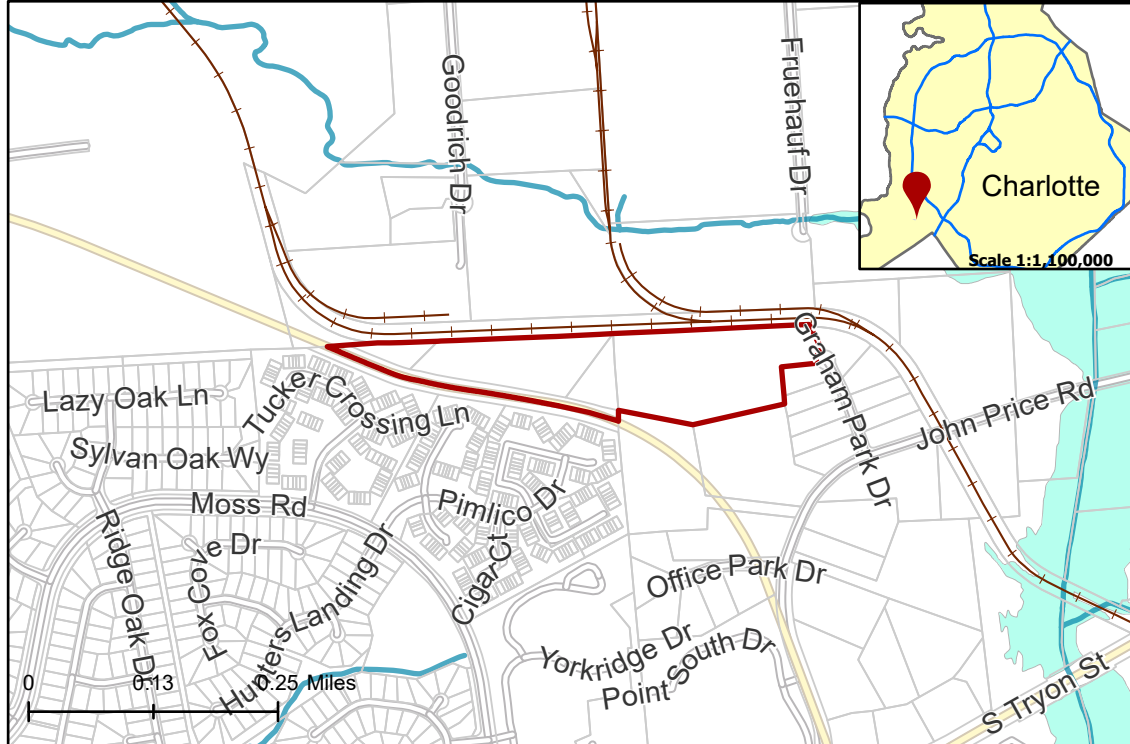
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-193: Fork Lift Pro

Current Zoning I-1 (Light Industrial), I-1(CD) (Light Industrial, Conditional)
Requested Zoning I-2(CD) (General Industrial, Conditional)

Approximately 17.38 acres

Location of Requested Rezoning



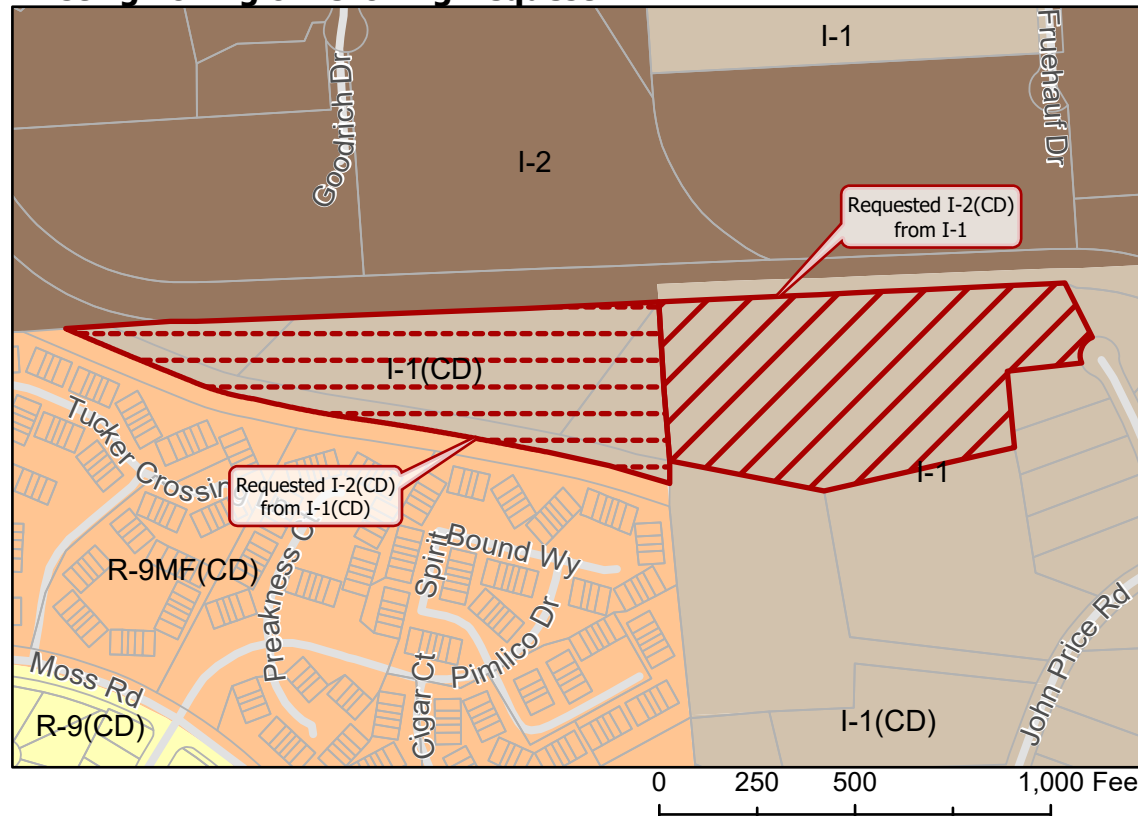
Rezoning Map



- 2021-193
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested I-2(CD) from I-1
- Requested I-2(CD) from I-1(CD)

Zoning Classification

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



Map Created 11/18/2021

Petition No.: 2021-194
Petitioner: Fourstore, LLC

ORDINANCE NO. 269-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 10917106 and 10917116, and further identified on the attached map from O-1 (office) and B-2 (general business) 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

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

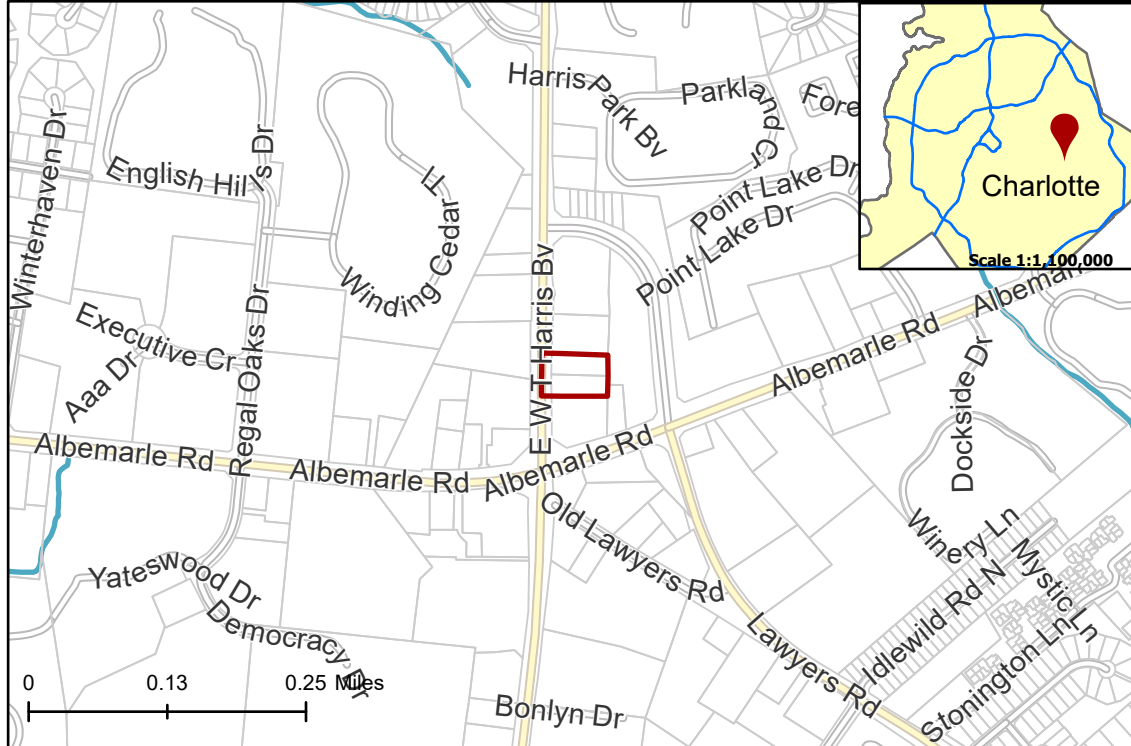
2021-194: Fourstore, LLC

Current Zoning O-1 (Office), B-2 (General Business)

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

Approximately 1.24 acres

Location of Requested Rezoning



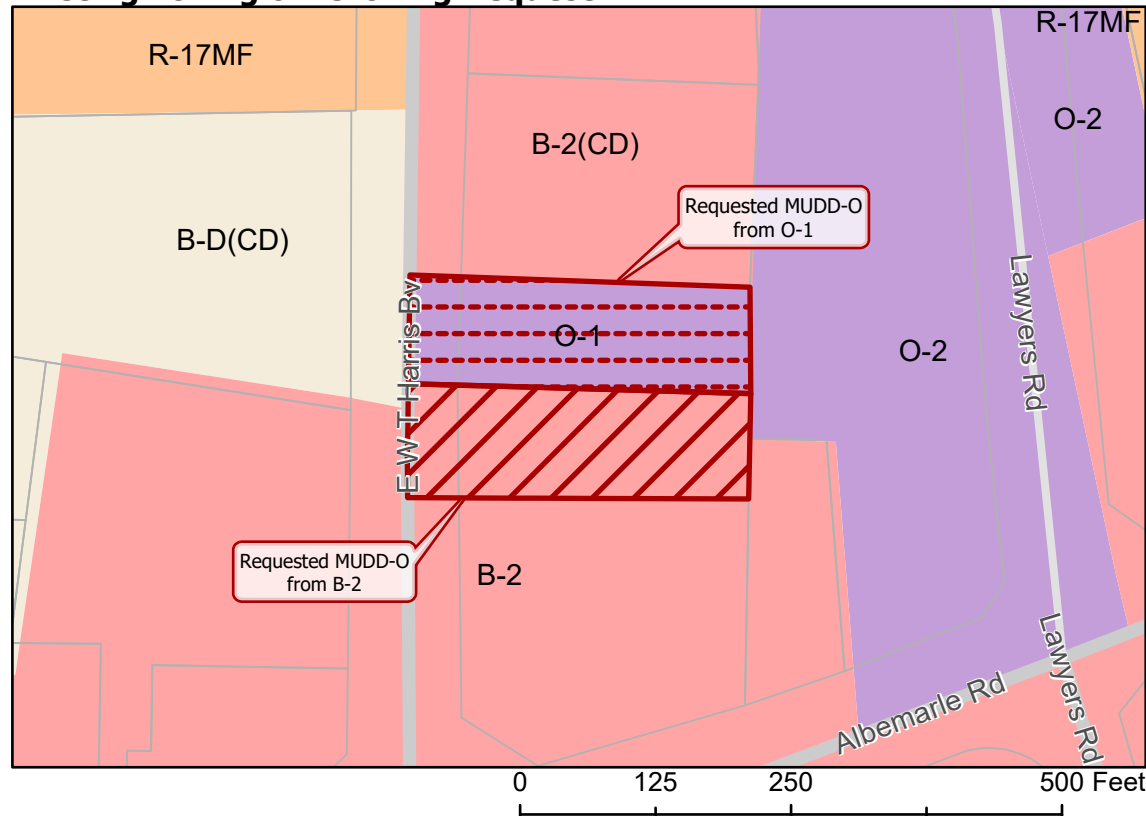
Rezoning Map



- 2021-194
- Inside City Limits
- Parcel
- Streams
- City Council District
- 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested MUDD-O from B-2
- Requested MUDD-O from O-1

Zoning Classification

- Multi-Family
- Office
- Business
- Business-Distribution



Map Created 11/18/2021

Petition No.: 2021-203
Petitioner: Land Growth, LLC

ORDINANCE NO. 270-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 19311303, 19311304, and 19311106, and further identified on the attached map from B-2 (CD) (general business, conditional) and B-2 (distributive business) to B-2 (general business) and I-1 (light industrial).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

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



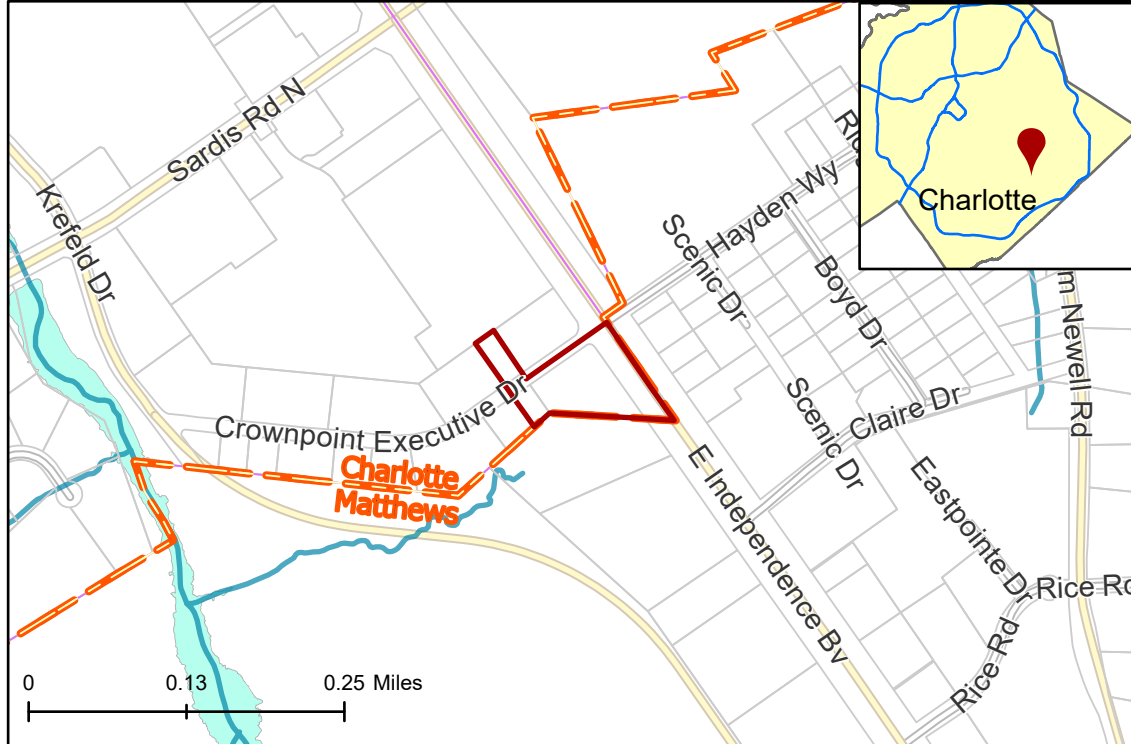
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-203: Land Growth, LLC

Current Zoning B-2(CD) (General Business, Conditional), B-D (Business-Distribution)
Requested Zoning B-2 (General Business), I-1 (Light Industrial)

Approximately 2.8 acres

Location of Requested Rezoning



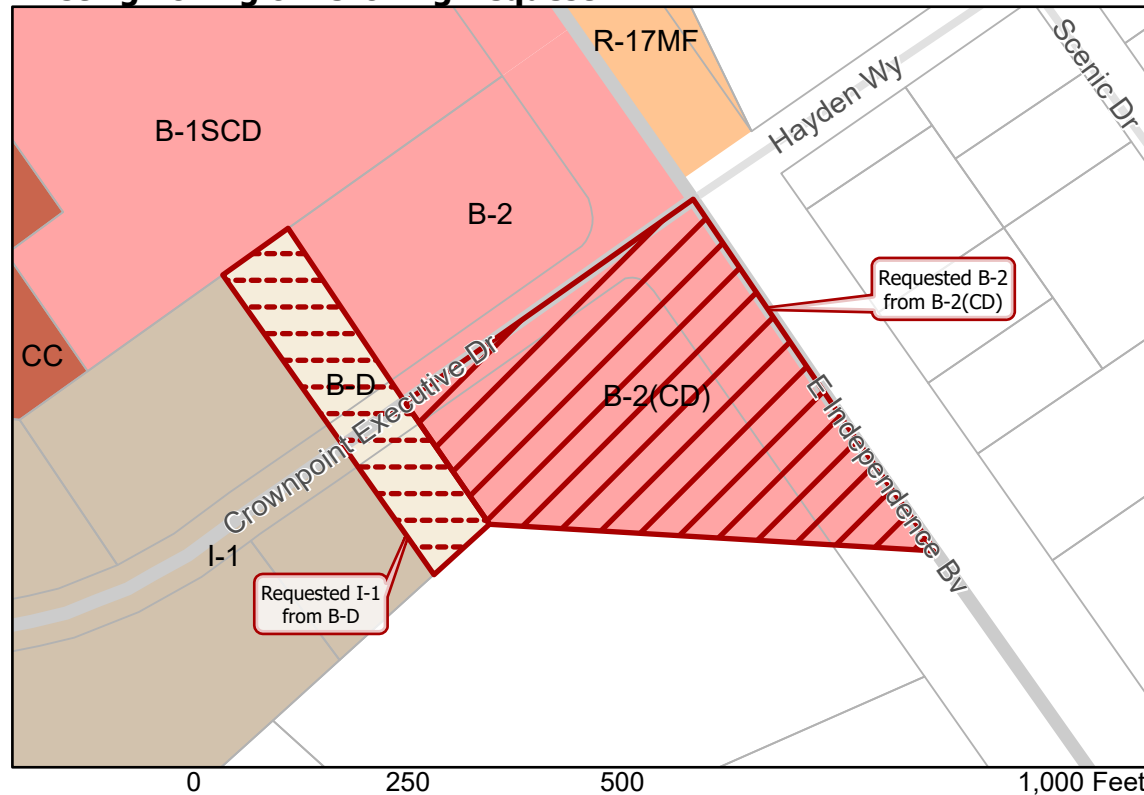
Rezoning Map



- 2021-203
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested B-2 from B-2(CD)
- Requested I-1 from B-D

Zoning Classification

- Multi-Family
- Business
- Commercial Center
- Business-Distribution
- Light Industrial



Map Created 11/23/2021

Petition No.: 2021-205
Petitioner: City of Charlotte Aviation

ORDINANCE NO. 271-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 06108148 and a portion of 06108141, 06108138, 06108102, and 06108147, and further identified on the attached map from B-D AIR (distributive business, airport noise overlay) and R-22 MF AIR (multi-family residential, airport noise overlay) to I-1 AIR (light industrial, airport noise overlay).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of March 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 641-642.

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



Stephanie C. Kelly, City Clerk, MMC, NCCMC

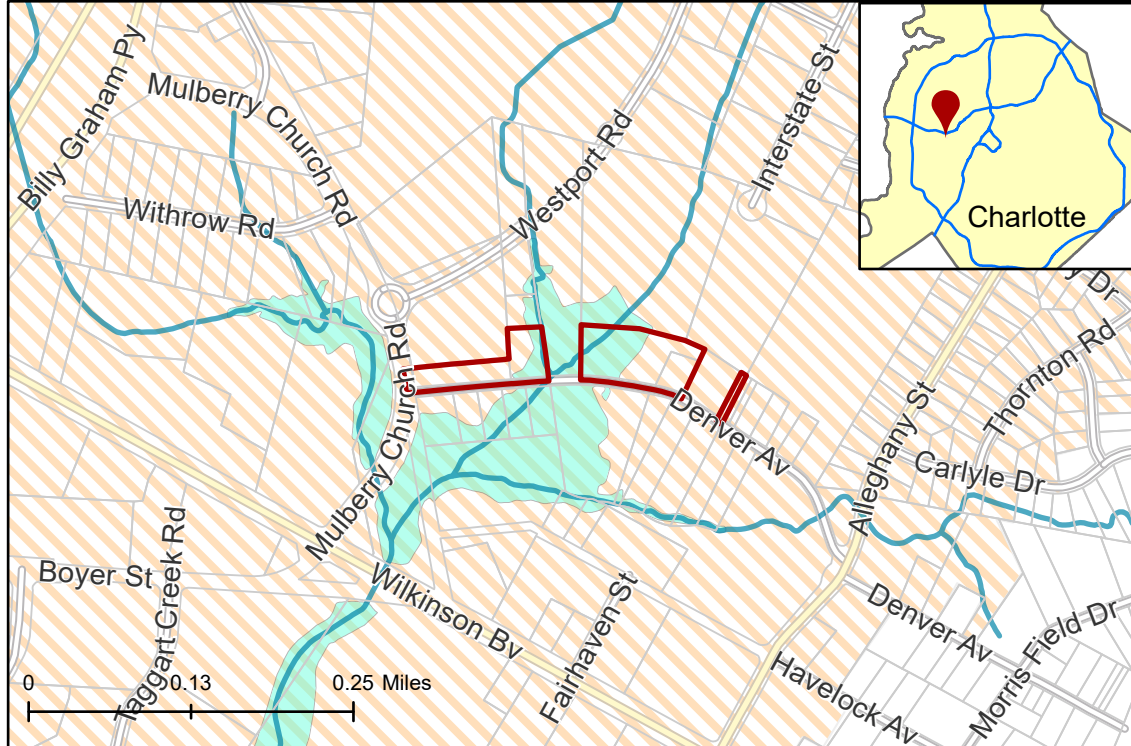
2021-205: Stuart Hair

Current Zoning R-22MF AIR (Multi-Family Residential, Airport Noise Overlay), B-D AIR (Business-Distribution, Airport Noise Overlay)

Requested Zoning I-1 AIR (Light Industrial, Airport Noise Overlay)

Approximately 15.699 acres

Location of Requested Rezoning



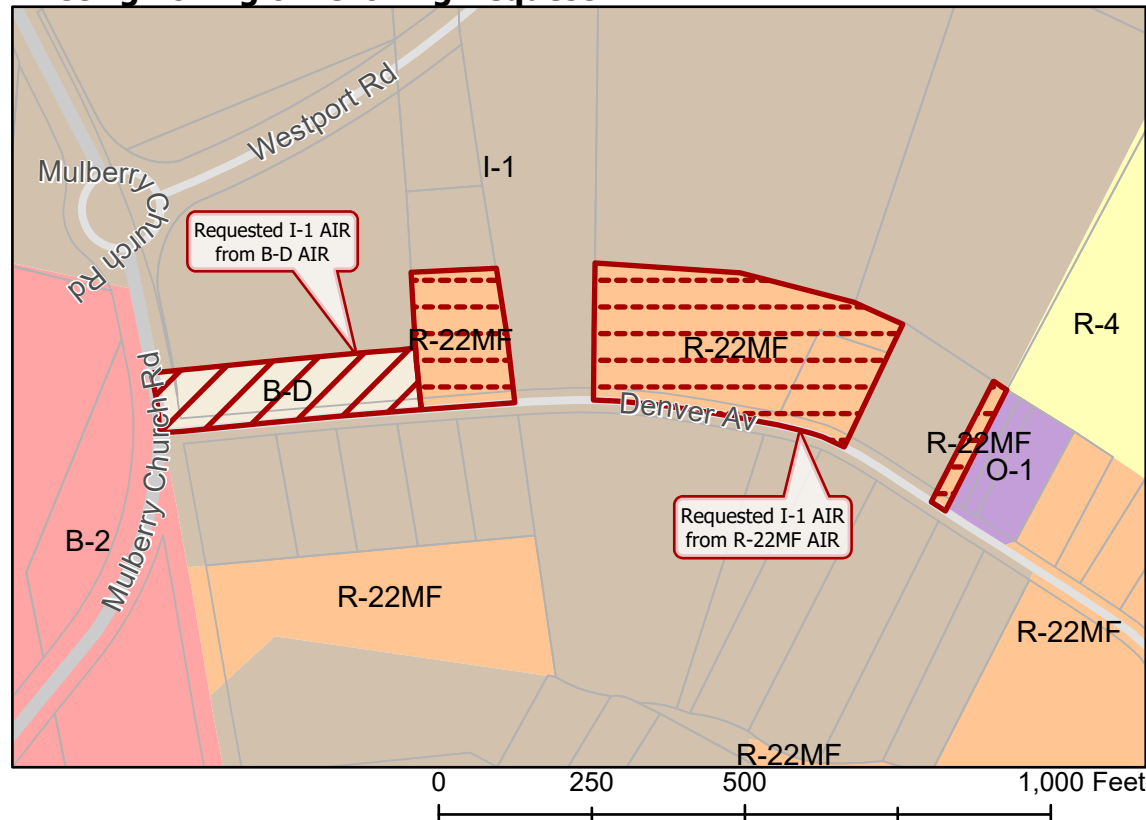
Rezoning Map



- 2021-205
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District**
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested I-1 AIR from B-D AIR
- Requested I-1 AIR from R-22MF AIR

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business
- Business-Distribution
- Light Industrial



Map Created 11/23/2021