

Petition No.: 2021-119
Petitioner: Profile Homes

ORDINANCE NO. 302-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 05910416 and 05906114, and further identified on the attached map from R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area), INST LLWPA (institutional, Lower Lake Wylie Protected Area), and MX-2 (INNOV) LLWPA (mixed-use - innovative, Lower Lake Wylie Protected Area) to MX-2 (INNOV) LLWPA (mixed-use - innovative, Lower Lake Wylie Protected Area), MX-2 (INNOV) LLWPA SPA (mixed-use - innovative, Lower Lake Wylie Protected Area, 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 23rd day of May 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 011-012.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

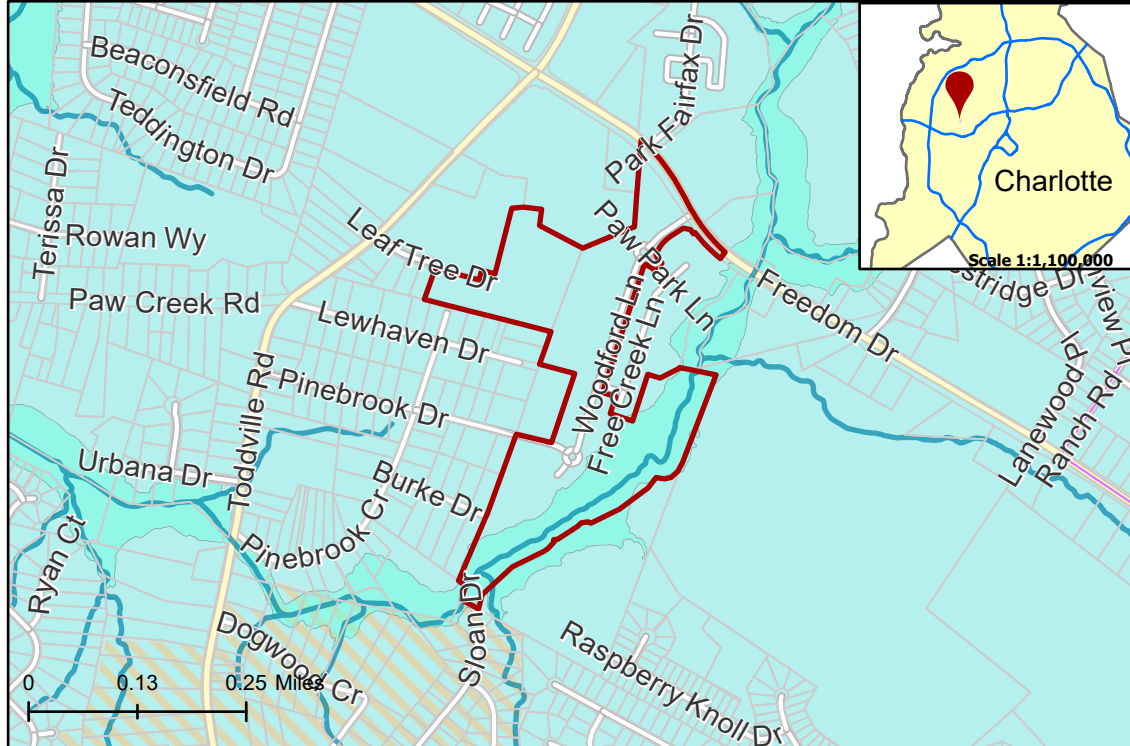
2021-119: Profile Homes

Current Zoning R-3 LLWPA (Single Family Residential, Lower Lake Wylie - Protected Area), INST LLWPA (Institutional, Lower Lake Wylie - Protected Area), MX-2(INNOV) LLWPA (Mixed Use, Innovative, Lower Lake Wylie - Protected Area)

Requested Zoning MX-2(INNOV) LLWPA (Mixed Use, Innovative, Lower Lake Wylie - Protected Area), MX-2(INNOV) SPA LLWPA (Mixed Use, Innovative, Site Plan Amendment, Lower Lake Wylie - Protected Area)

Approximately 30.16 acres

Location of Requested Rezoning



Rezoning Map



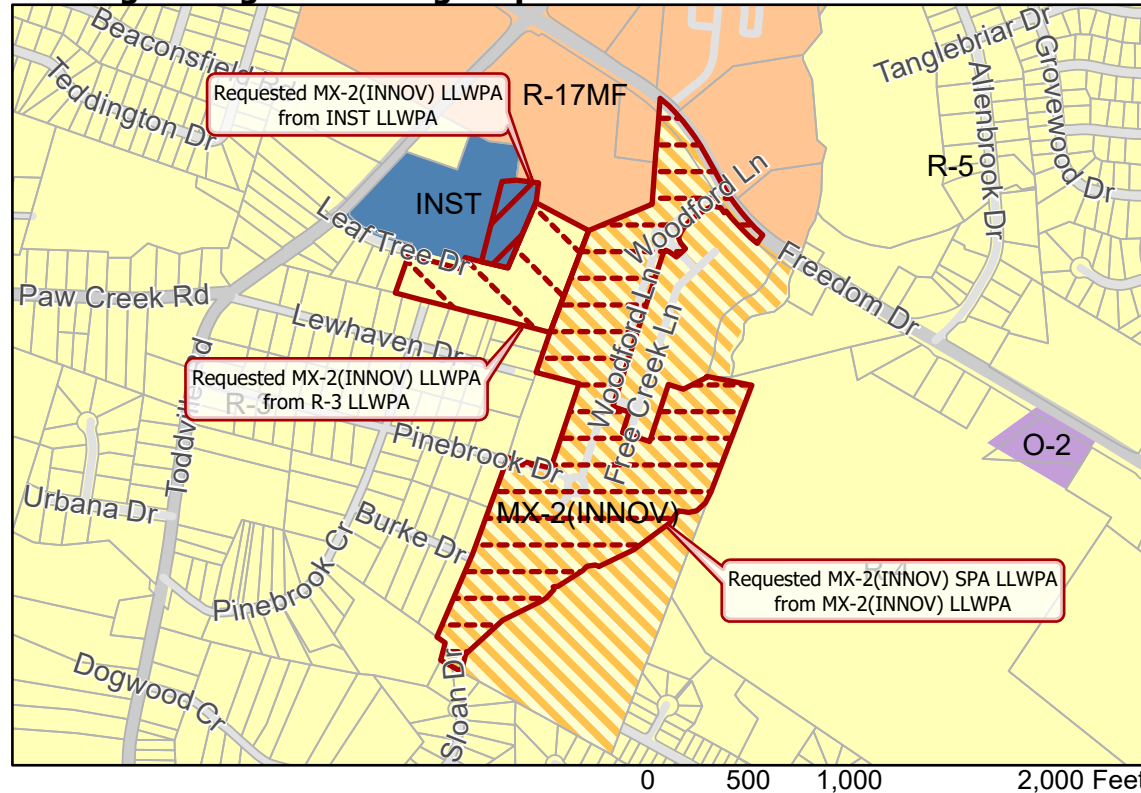
- 2021-119
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested MX-2(INNOV) LLWPA from INST LLWPA
- Requested MX-2(INNOV) SPA LLWPA from MX-2(INNOV) LLWPA
- Requested MX-2(INNOV) LLWPA from R-3 LLWPA

Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Office



Map Created 8/24/2021

Petition No.: 2021-125
Petitioner: Red Sea Properties

ORDINANCE NO. 303-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 05113201, 05113202, 05113204, 05142102, and further identified on the attached map from R-3 (single-family residential), R-4 (single-family residential, and B-D (distributive business) to MX-2 (mixed use) with 5-year vested rights.

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

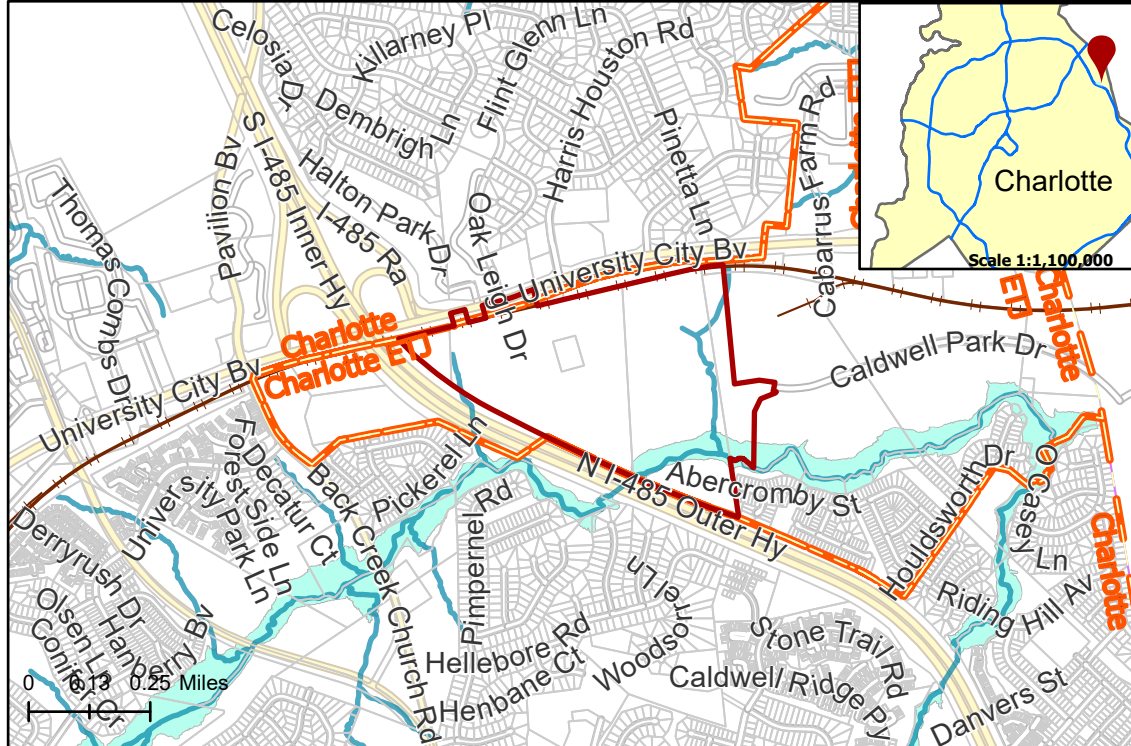
2021-125: Red Sea Properties

Current Zoning R-3 (Single Family Residential), R-4 (Single Family Residential), B-D (Business-Distribution)

Requested Zoning MX-2(INNOV) (Mixed Use, Innovative)
with 5 Year Vested Rights

Approximately 133.093 acres

Location of Requested Rezoning



Rezoning Map



- 2021-125
- Outside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain

Adjacent
City Council District

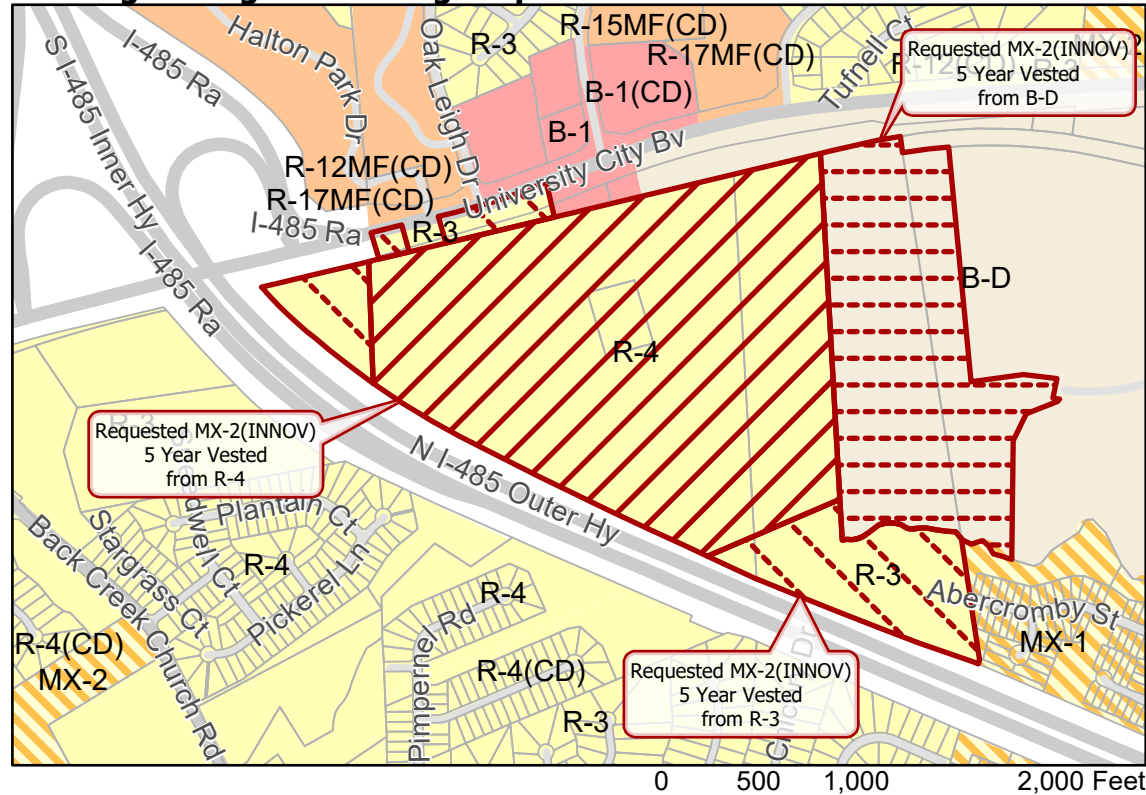
 4-Renee Johnson

County Commissioner

 3-George Dunlap



Existing Zoning & Rezoning Request



Requested MX-2(INNOV)
5 Year Vested
from B-D

Requested MX-2(INNOV)
5 Year Vested
from R-3

Requested MX-2(INNOV)
5 Year Vested
from R-4

Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Business
- Business-Distribution



MapCreated 3/31/2022

Petition No.: 2021-133
Petitioner: Drakeford Communities

ORDINANCE NO. 304-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-12 MF (multi-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 2021-133

06111212	06111215	06111211	06111210
Portion of 0611101	06111327	06111328	

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 23rd day of May 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 015-016.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.





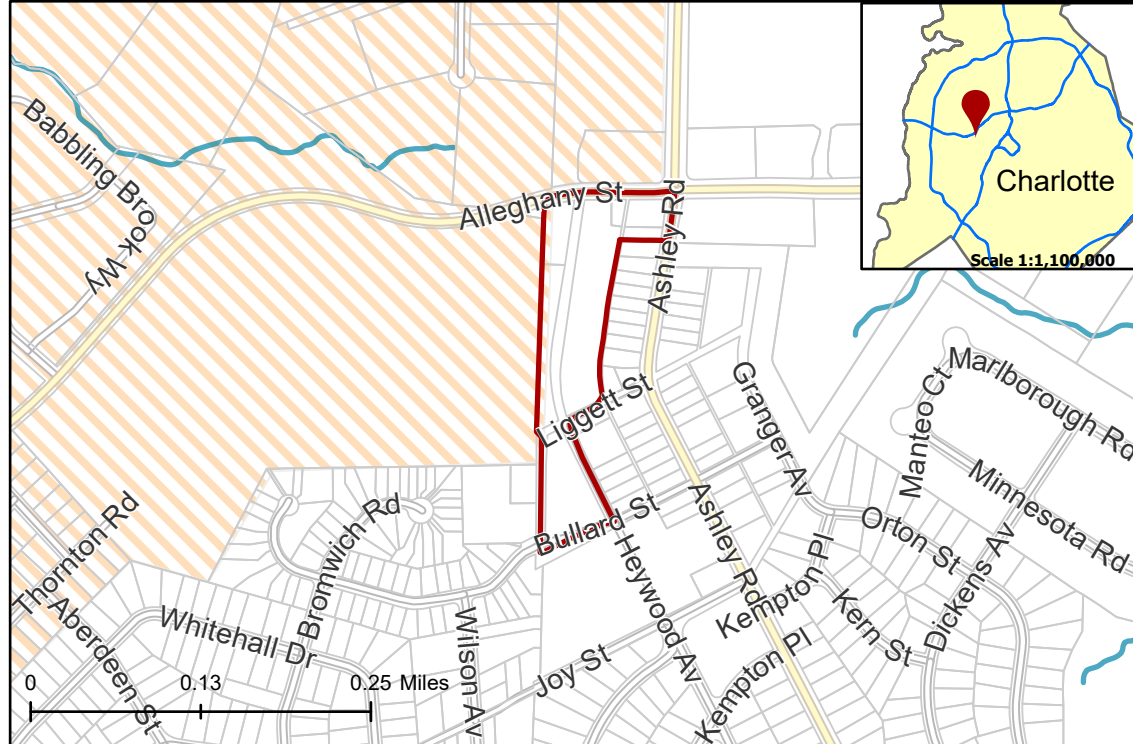
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-133: Drakeford Communities

Current Zoning R-12MF (Multi-Family Residential)
Requested Zoning NS (Neighborhood Services)

Approximately 6.57 acres

Location of Requested Rezoning



Rezoning Map



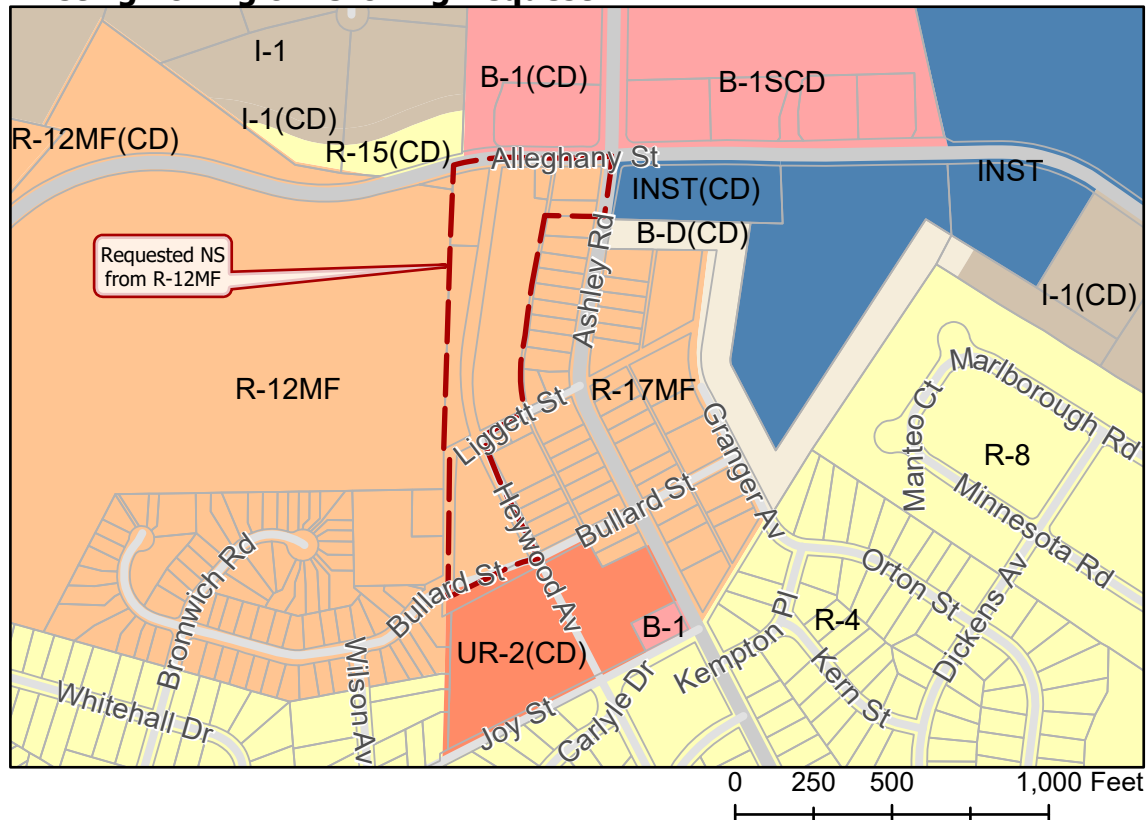
- 2021-133
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested NS from R-12MF

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Business
- Business-Distribution
- Light Industrial



Map Created 10/1/2021

Petition No.: 2021-168
Petitioner: Station West, LLC

ORDINANCE NO. 305-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 07108107, 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.

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City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

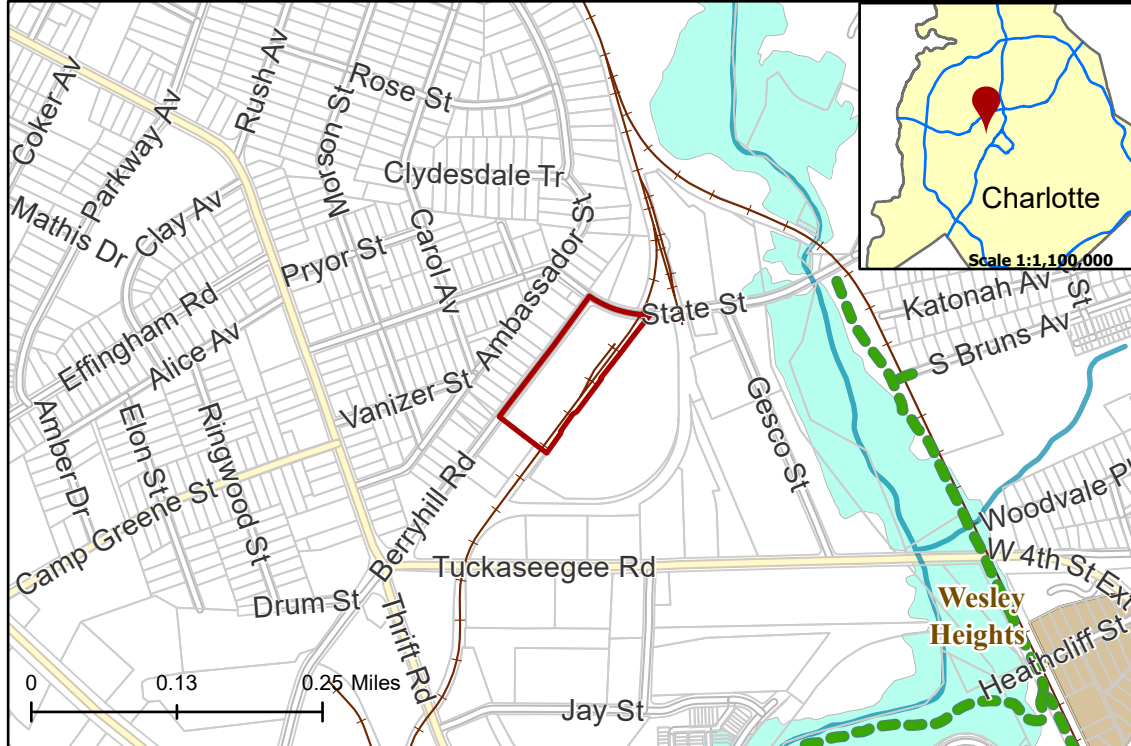
2021-168: Station West, LLC

Current Zoning I-2 (General Industrial)

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

Approximately 3.833 acres

Location of Requested Rezoning



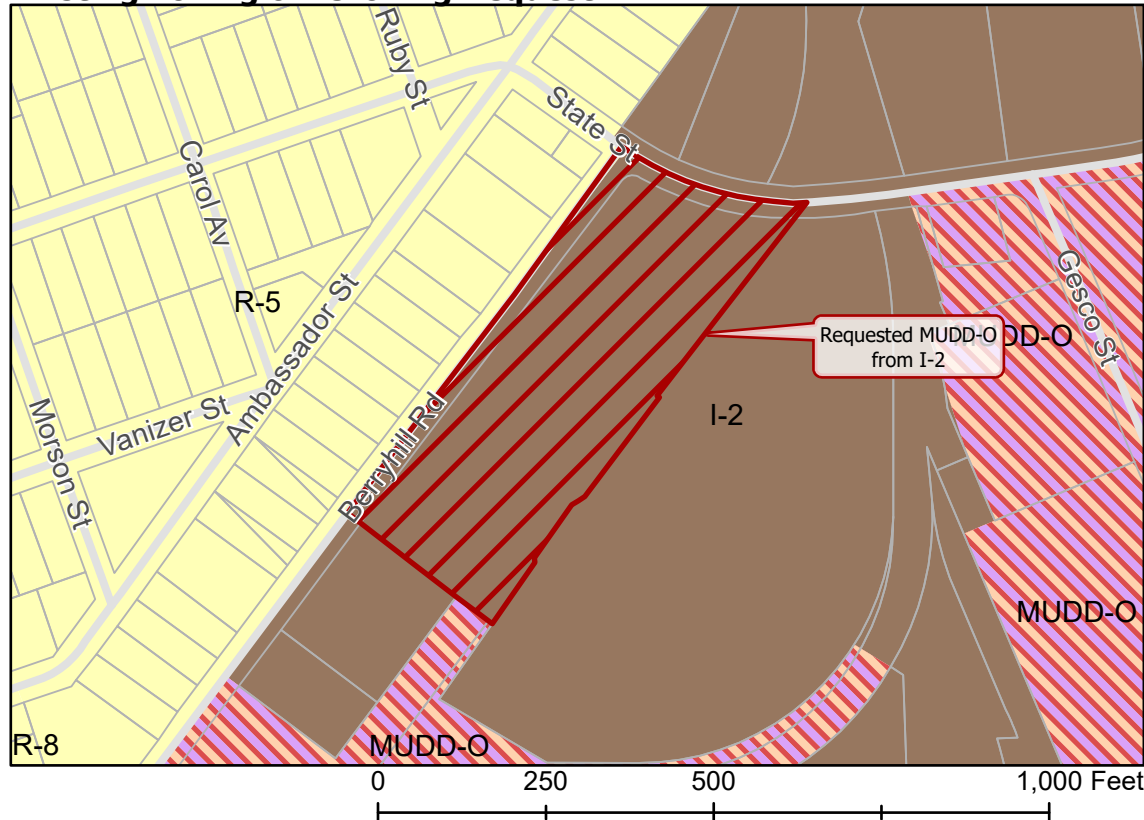
Rezoning Map



- 2021-168
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Historic Districts
- City Council District**
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested MUDD-O from I-2
- Zoning Classification**
- Single Family
- General Industrial
- Mixed Use



Map Created 4/20/2022

Petition No.: 2021-188
Petitioner: Dominion Realty Partners

ORDINANCE NO. 306-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 16905206, and further identified on the attached map from I-1 (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

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

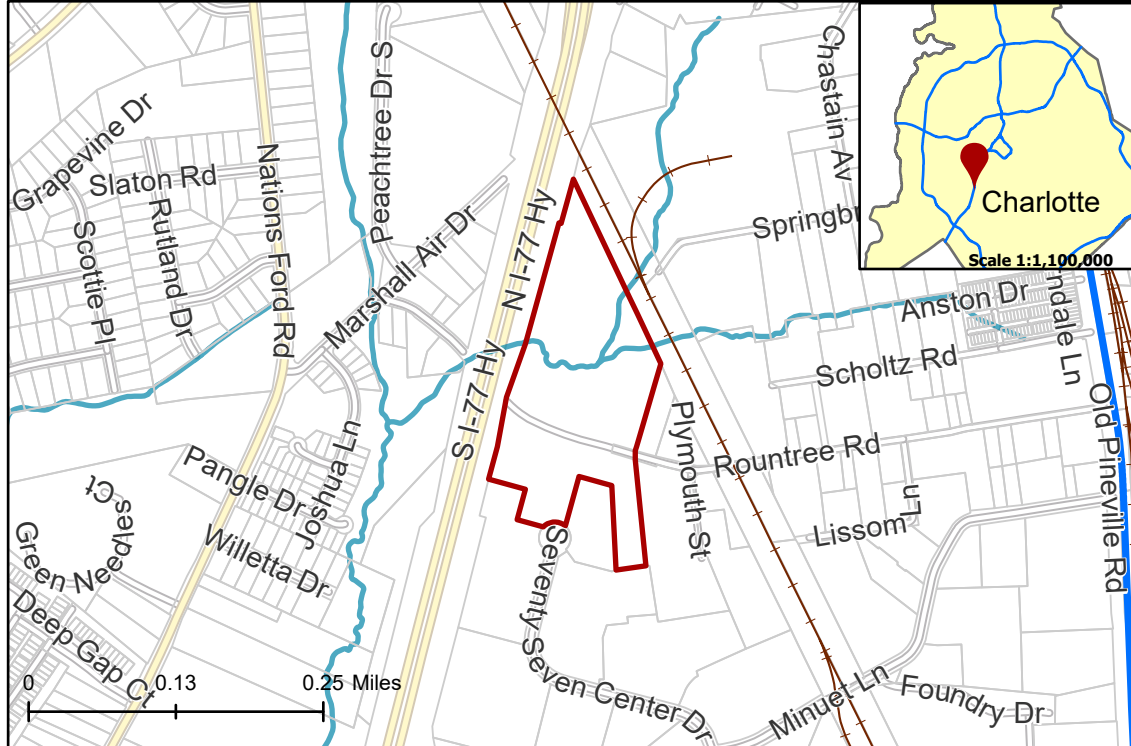
2021-188: Dominion Realty Partners

Current Zoning I-1 (Light Industrial)

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

Approximately 15.83 acres

Location of Requested Rezoning



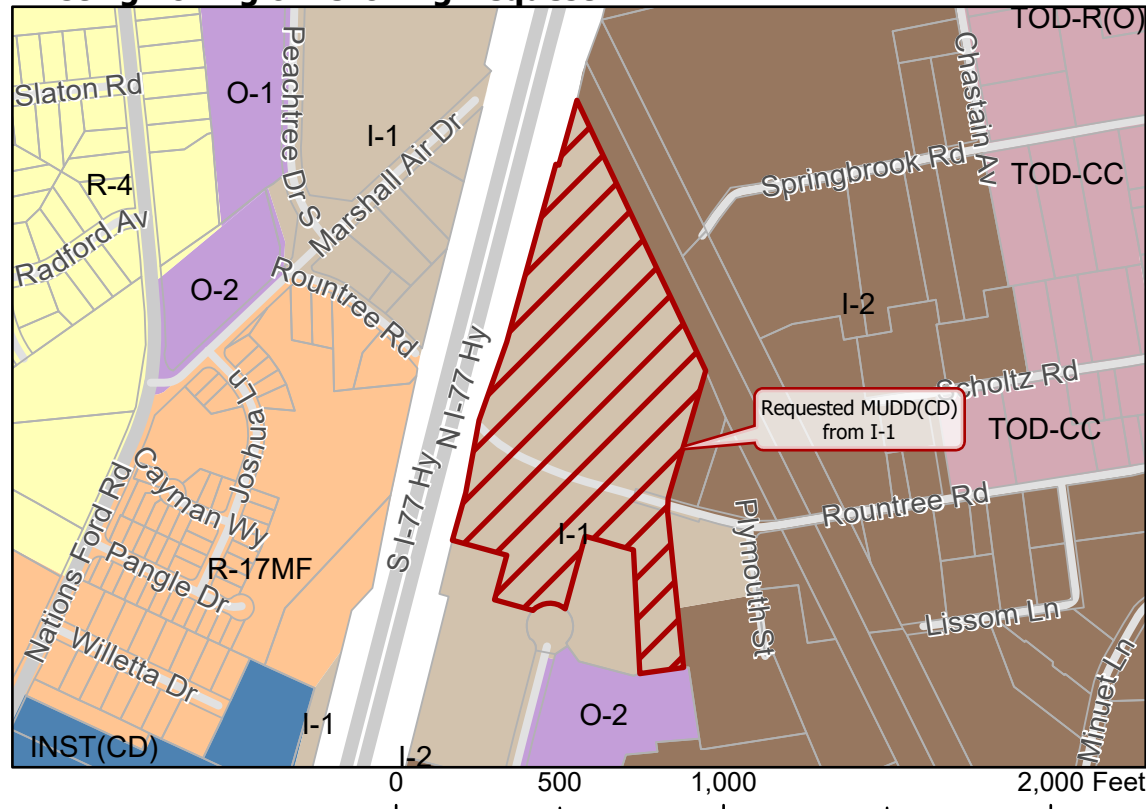
Rezoning Map



- 2021-188
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- City Council District**
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested MUDD(CD) from I-1

Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Office
- Light Industrial
- General Industrial
- Transit-Oriented



Map Created 11/18/2021

Petition No.: 2021-195
Petitioner: Steele Creek 1997, LLC

ORDINANCE NO. 307-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 20105115 and 20105116, and further identified on the attached map from MUDD-O AIR (mixed-use development, optional, airport noise overlay) to MUDD-O AIR SPA (mixed-use development – optional, airport noise overlay, site plan amendment), I-1 (CD) AIR (light industrial, conditional airport noise 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

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

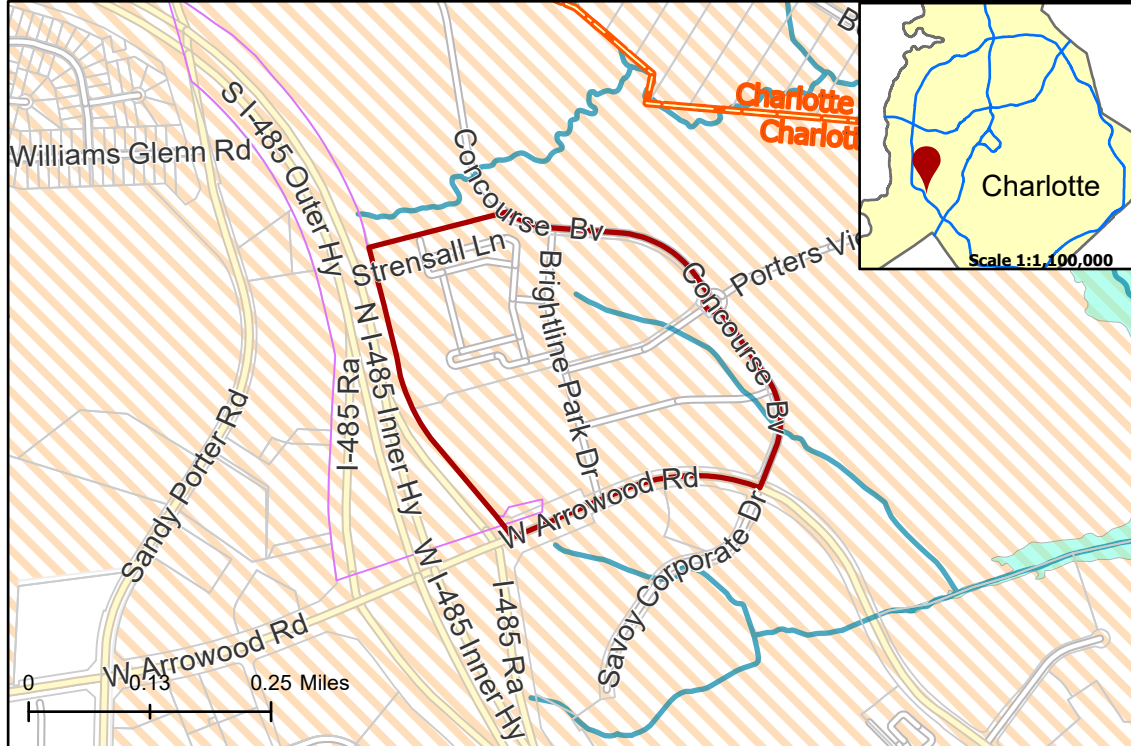
2021-195: Steele Creek (1997), LLC

Current Zoning MUDD-O AIR (Mixed Use Development District, Optional, Airport Noise Overlay)

Requested Zoning MUDD-O SPA AIR (Mixed Use Development District, Optional Site Plan Amendment, Airport Noise Overlay)

Approximately 60.65 acres

Location of Requested Rezoning



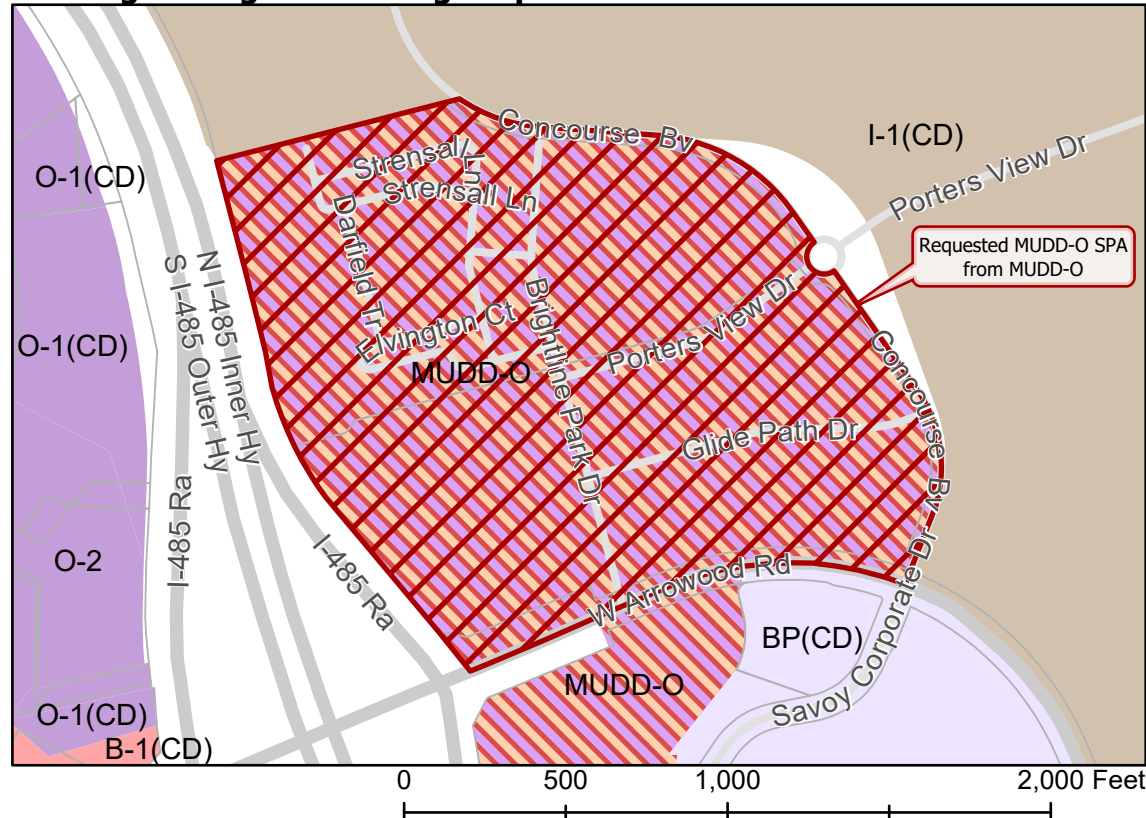
Rezoning Map



- 2021-195
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O

Zoning Classification

- Single Family
- Office
- Business Park
- Business
- Light Industrial
- Mixed Use



Map Created 11/18/2021

Petition No.: 2021-201
Petitioner: Blue Azalea

ORDINANCE NO. 308-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 12709304 and 12709305, 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 23rd day of May 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 023-024.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

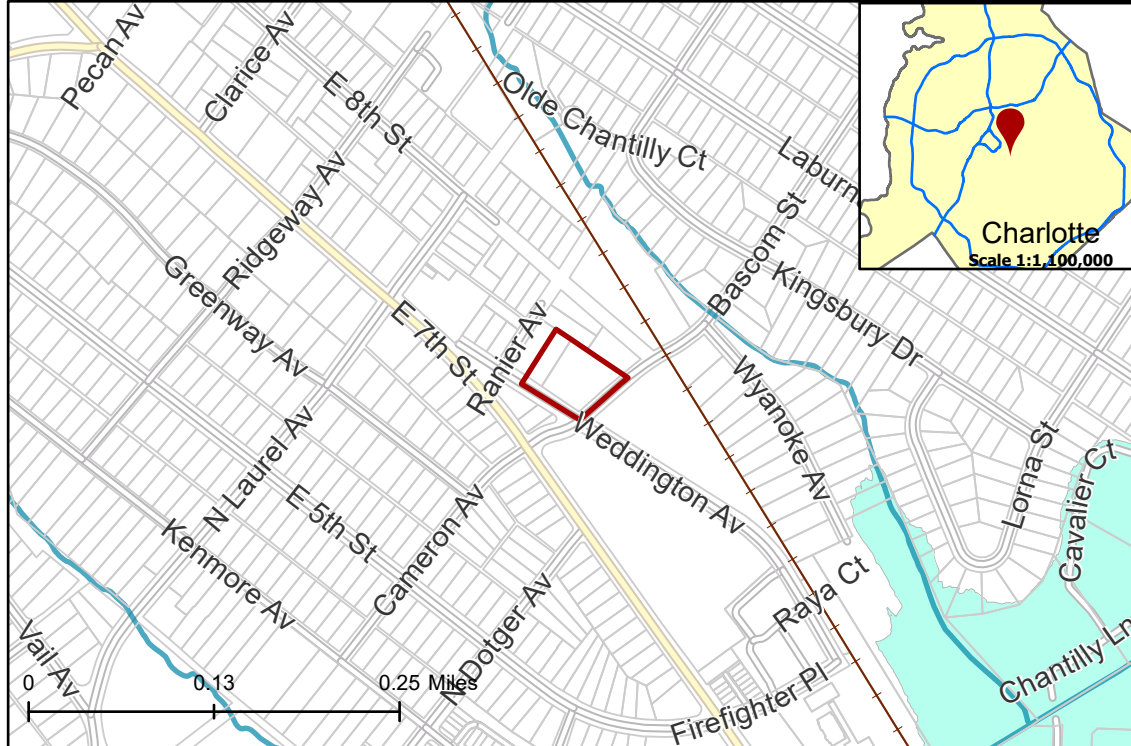
2021-201: Blue Azalea

Current Zoning R-5 (Single Family Residential)

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

Approximately 1.155 acres

Location of Requested Rezoning



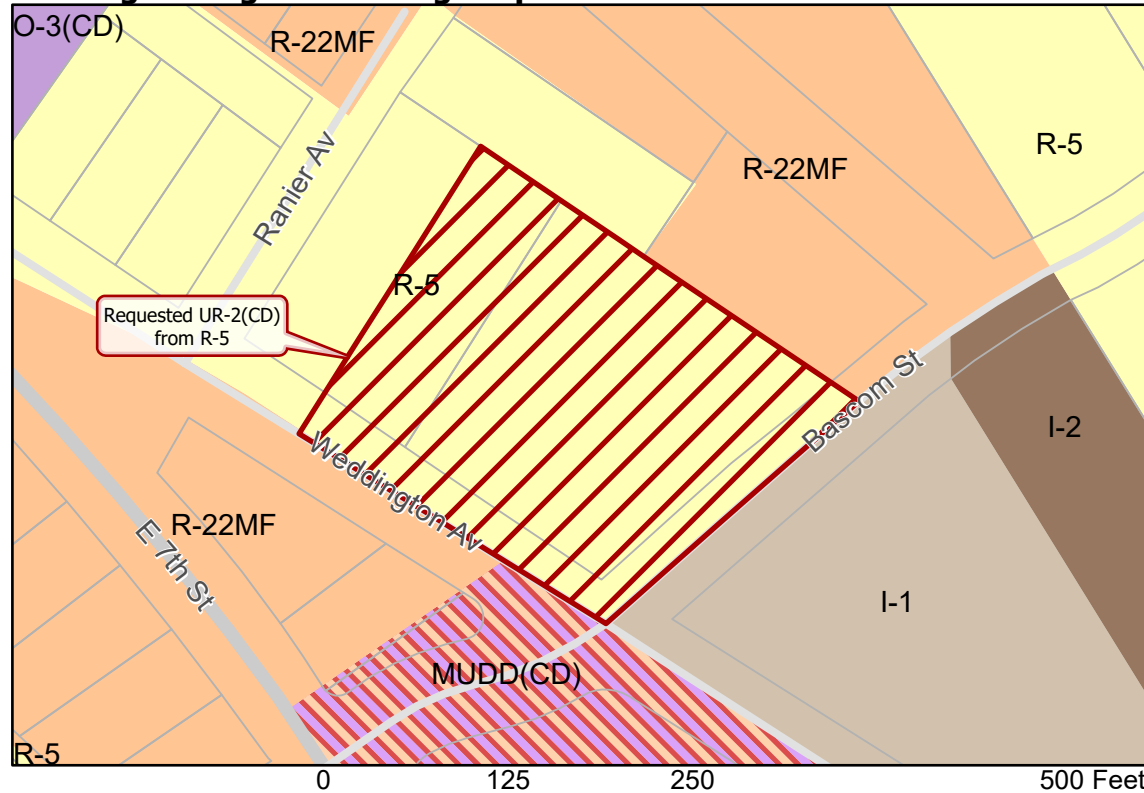
Rezoning Map



- 2021-201
- 2021-201
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-5

Zoning Classification

- Single Family
- Multi-Family
- Office
- Light Industrial
- General Industrial
- Mixed Use



Map Created 3/17/2022

Petition No.: 2021-204
Petitioner: William J. Wolkoff

ORDINANCE NO. 309-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 02501111, and further identified on the attached map from I-2 (general industrial) to I-1 (CD) (light 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 23rd day of May 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 025-026.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

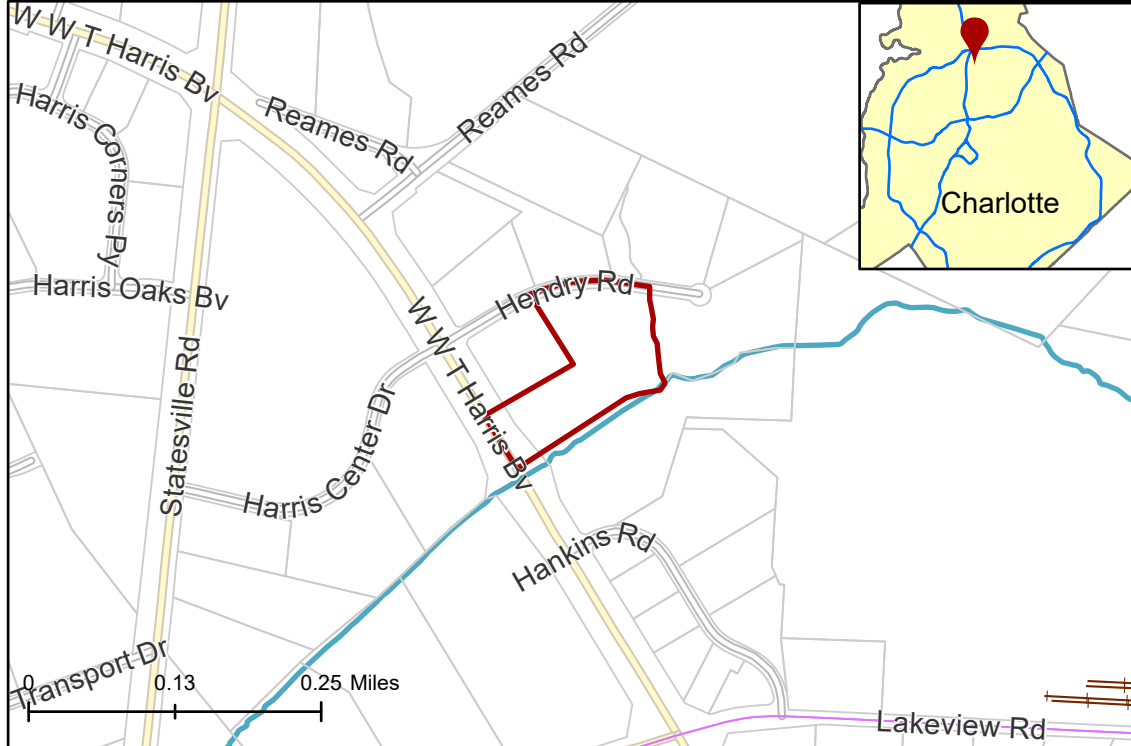
2021-204: William J Wolkoff

Current Zoning I-2 (General Industrial)

Requested Zoning I-1(CD) (Light Industrial)

Approximately 6.85 acres

Location of Requested Rezoning



Rezoning Map



- 2021-204
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 4-Renee Johnson



Existing Zoning & Rezoning Request



- Requested I-1(CD) from I-2
- Zoning Classification
- General Industrial



Map Created 3/28/2022

Petition No.: 2021-207

Petitioner: Charlotte Regional Visitor's Authority c/o City of Charlotte

ORDINANCE NO. 310-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 15902801, and further identified on the attached map from 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 23rd day of May 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

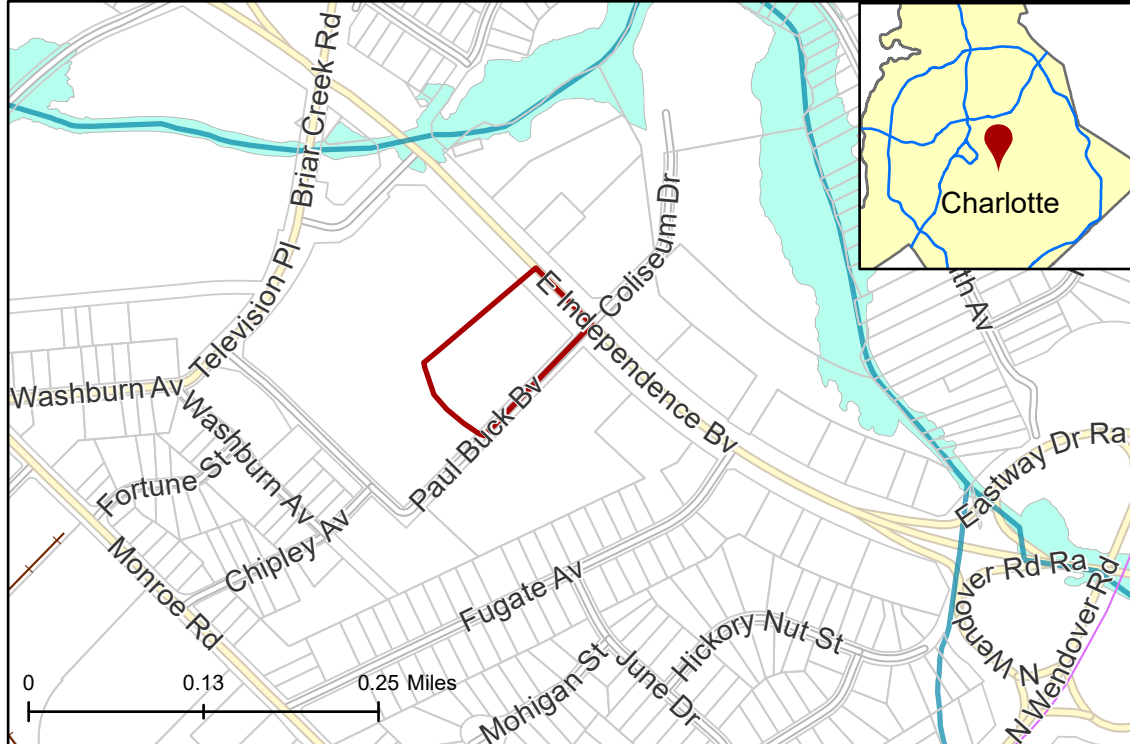
2021-207: Charlotte Regional Visitor's Authority c/o City of Charlotte

Current Zoning B-2 (General Business)

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

Approximately 3.7 acres

Location of Requested Rezoning



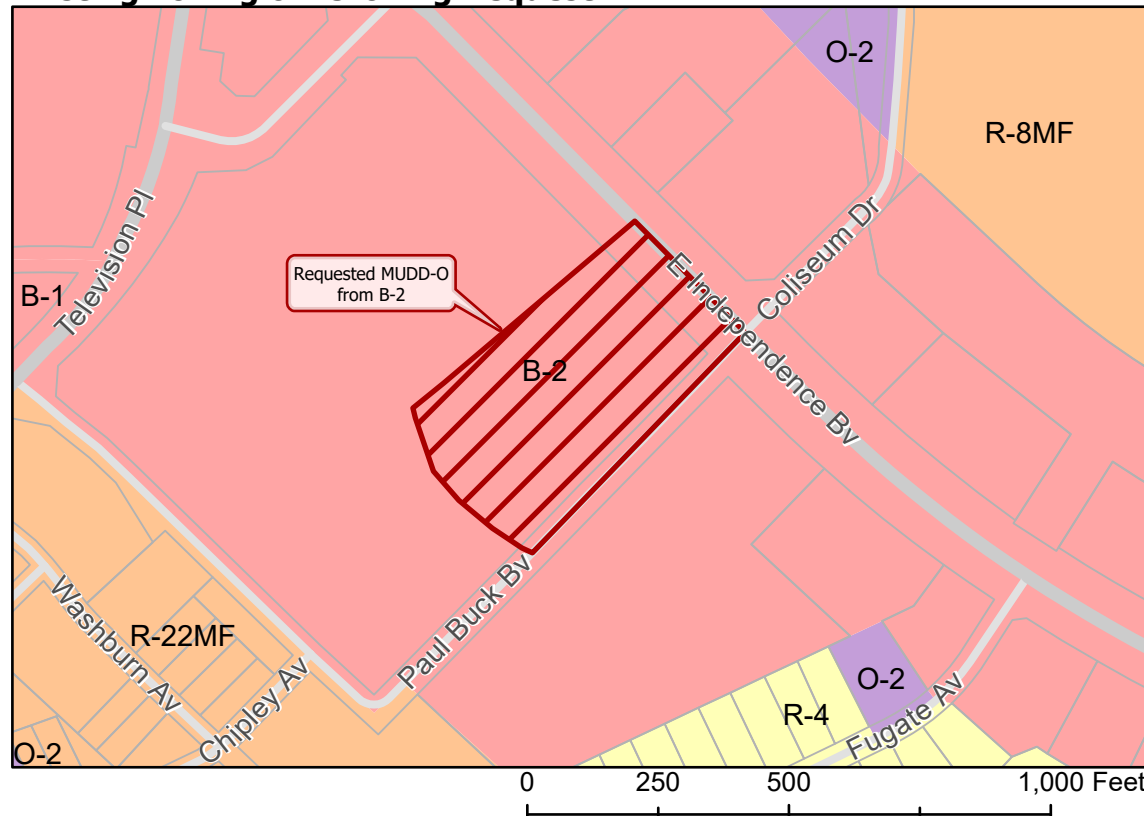
Rezoning Map



- 2021-207
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-O from B-2

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business



Map Created 5/24/2022

Petition No.: 2021-222
Petitioner: Rad Schneider

ORDINANCE NO. 311-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 03709204 and 03709205, and further identified on the attached map from R-3 (single-family residential) to R-8 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.

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

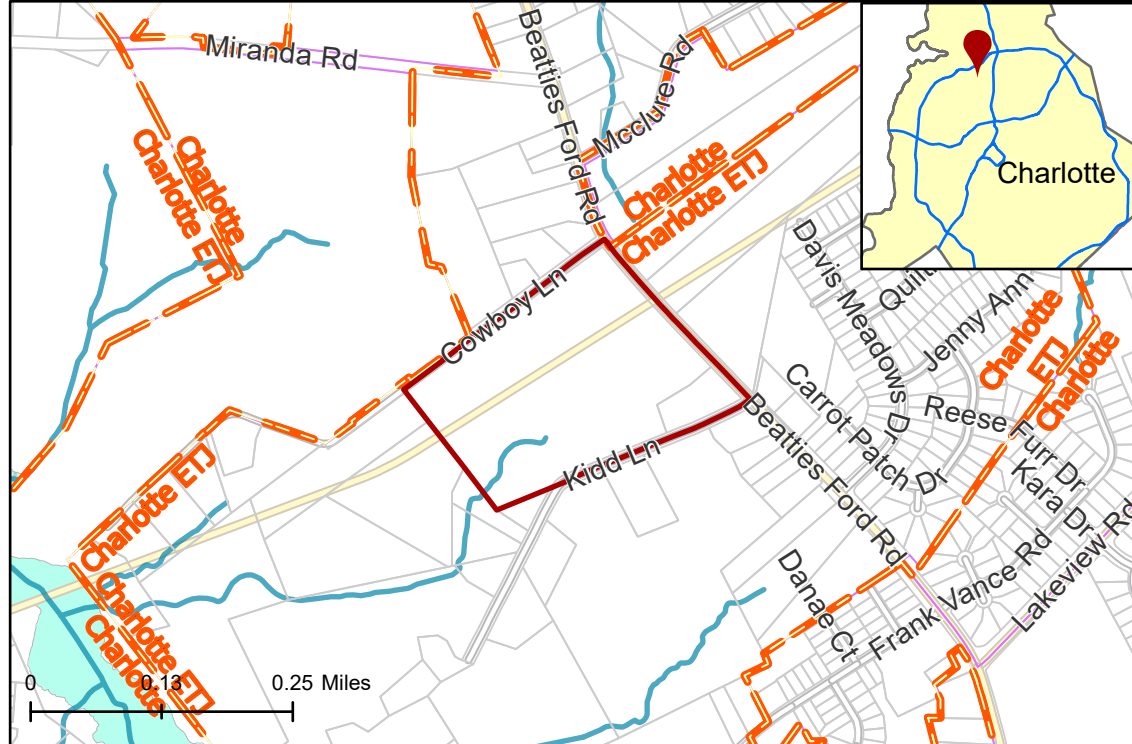
2021-222: Rad Schneider

Current Zoning R-3 (Single Family Residential)

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

Approximately 21.16 acres

Location of Requested Rezoning



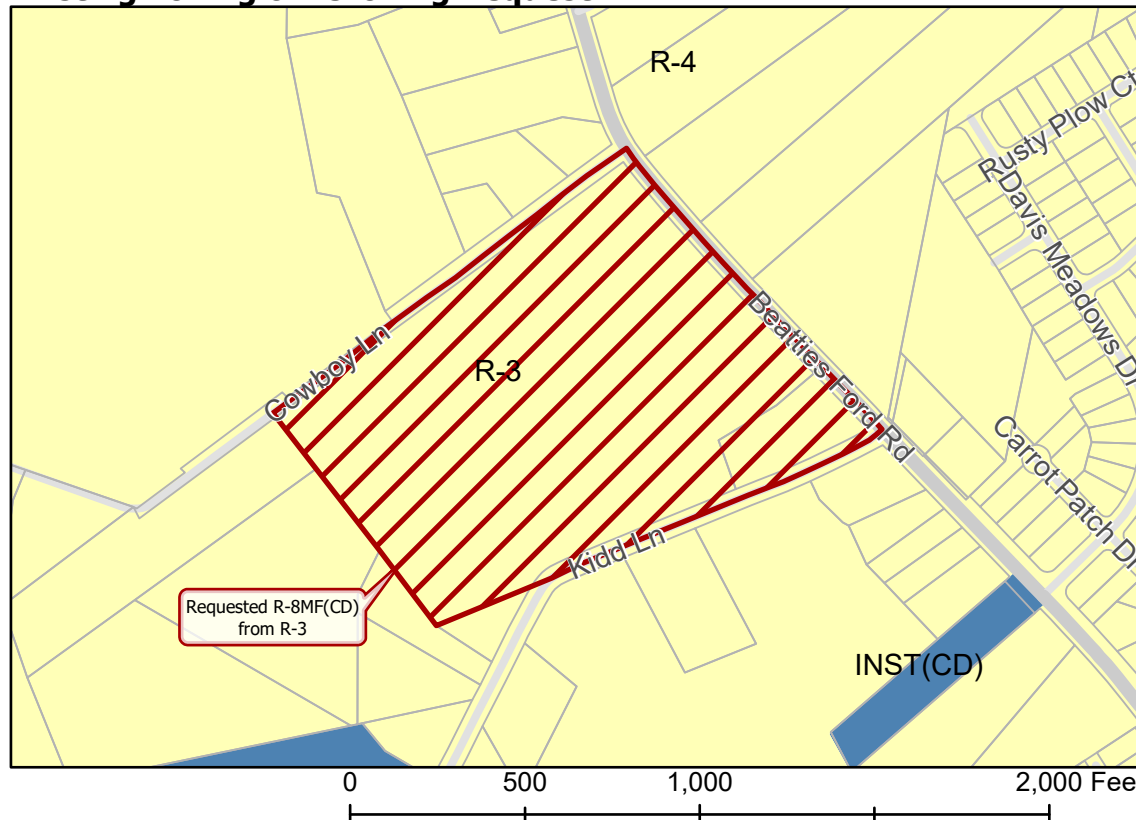
Rezoning Map



- 2021-222
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Adjacent City Council District
- 2-Malcolm Graham
- County Commissioner
- 2-Vilma D. Leake



Existing Zoning & Rezoning Request



- Requested R-8MF(CD) from R-3
- Zoning Classification
- Single Family
- Institutional



Map Created 1/24/2022

Petition No.: 2021-226
Petitioner: AREP Galloway, LLC

ORDINANCE NO. 312-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 02902129 and 02902130, 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 23rd day of May 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 031-032.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

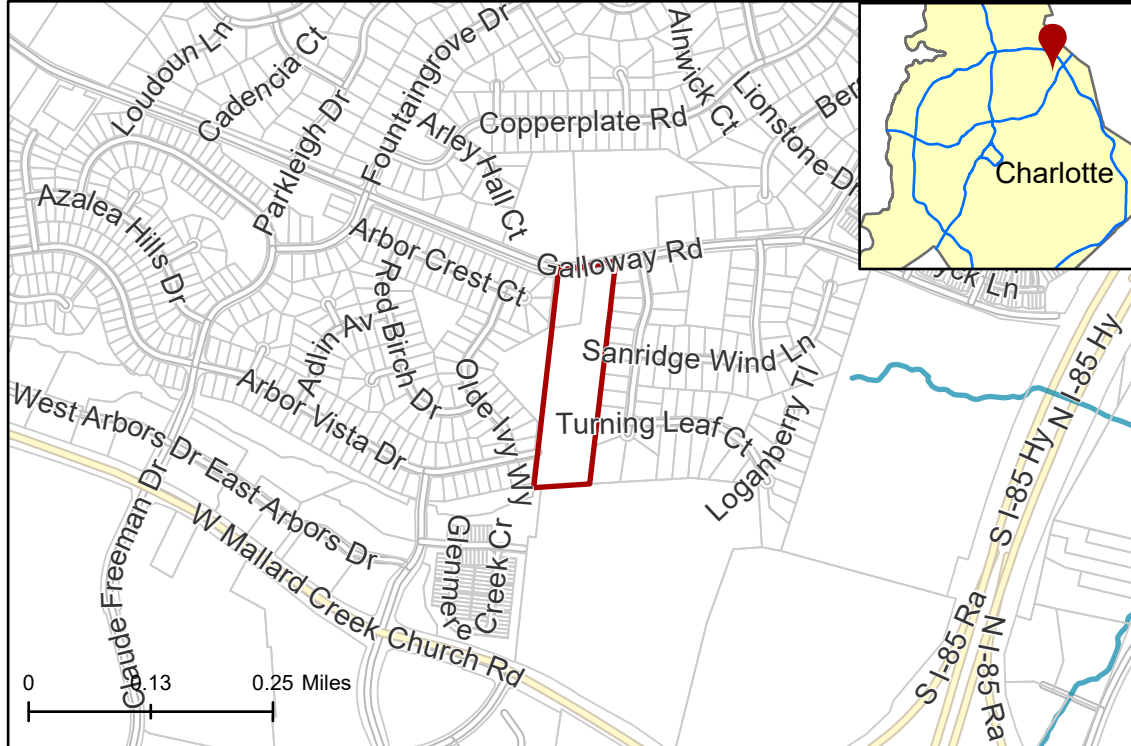
2021-226: AREP Galloway, LLC

Current Zoning R-3 (Single Family Residential)

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

Approximately 8.02 acres

Location of Requested Rezoning



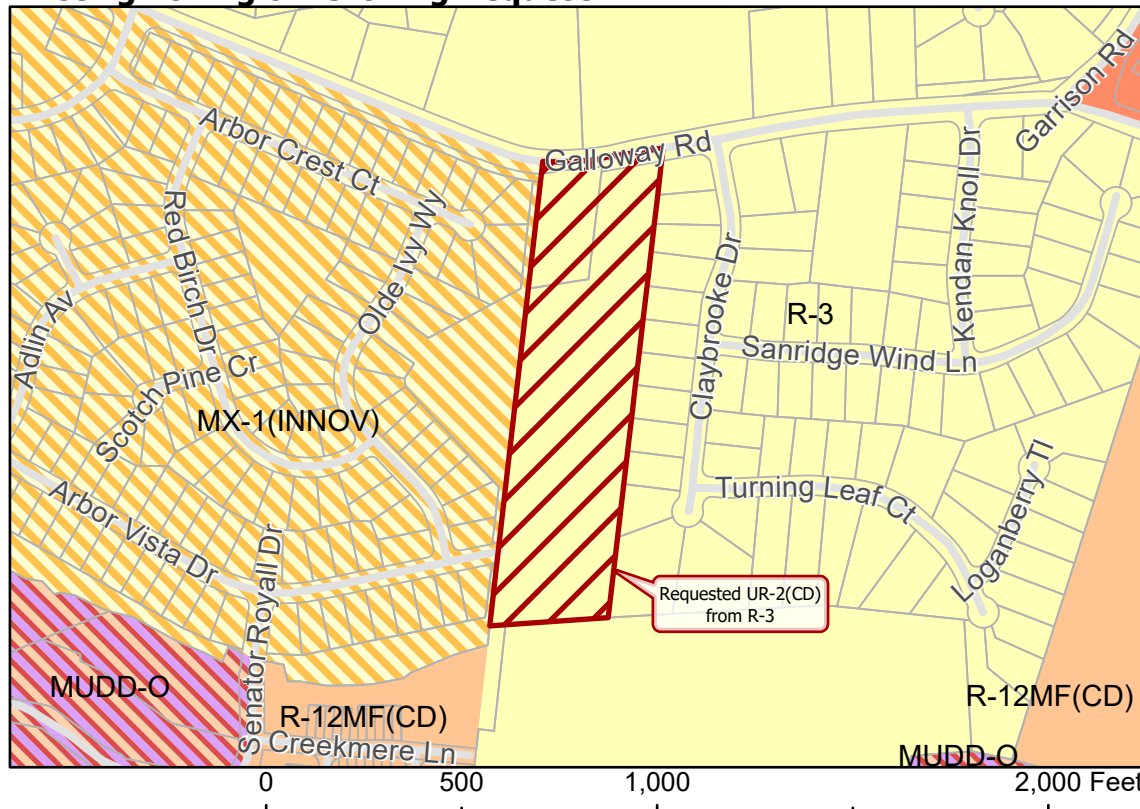
Rezoning Map



- 2021-226
- Inside City Limits
- Parcel
- Streams
- City Council District 4-Renee Johnson



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Mixed Use



Map Created 1/24/2022

Petition No.: 2021-230
Petitioner: Providence Group Capital, LLC

ORDINANCE NO. 313-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 12104308, and further identified on the attached map from TOD-NC (transit-oriented development – neighborhood center) 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 23rd day of May 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 033-034.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.



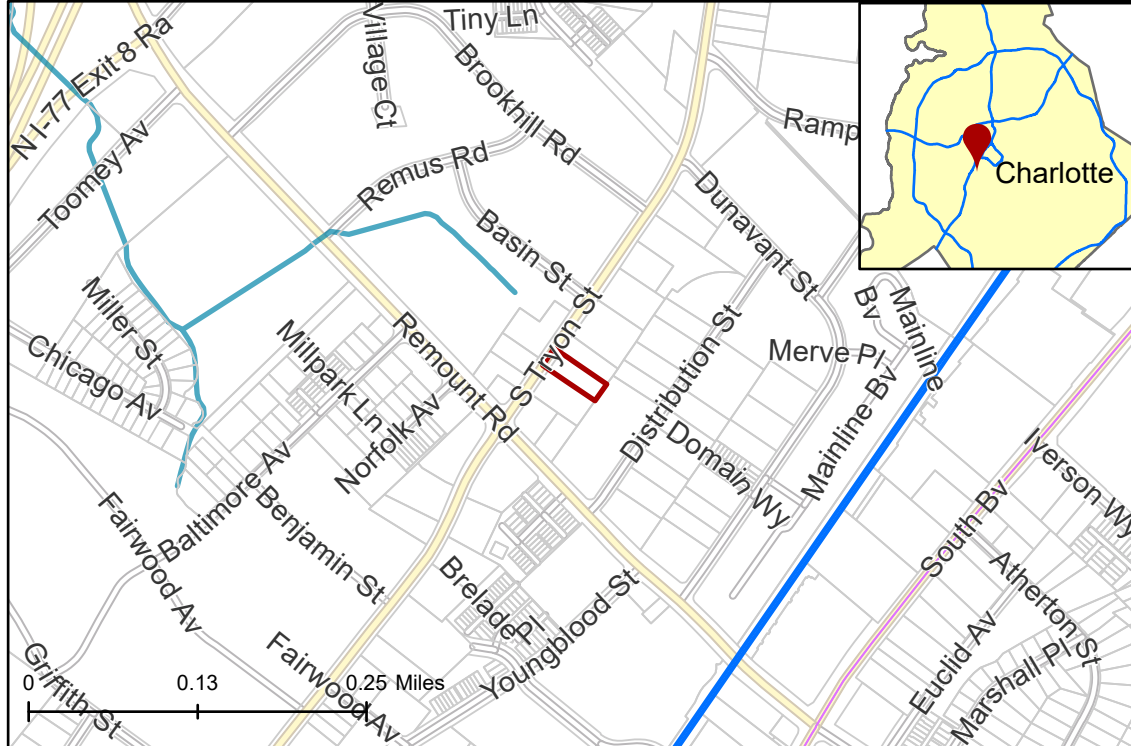
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2021-230: Providence Group Capital, LLC

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

Approximately 0.4 acres

Location of Requested Rezoning



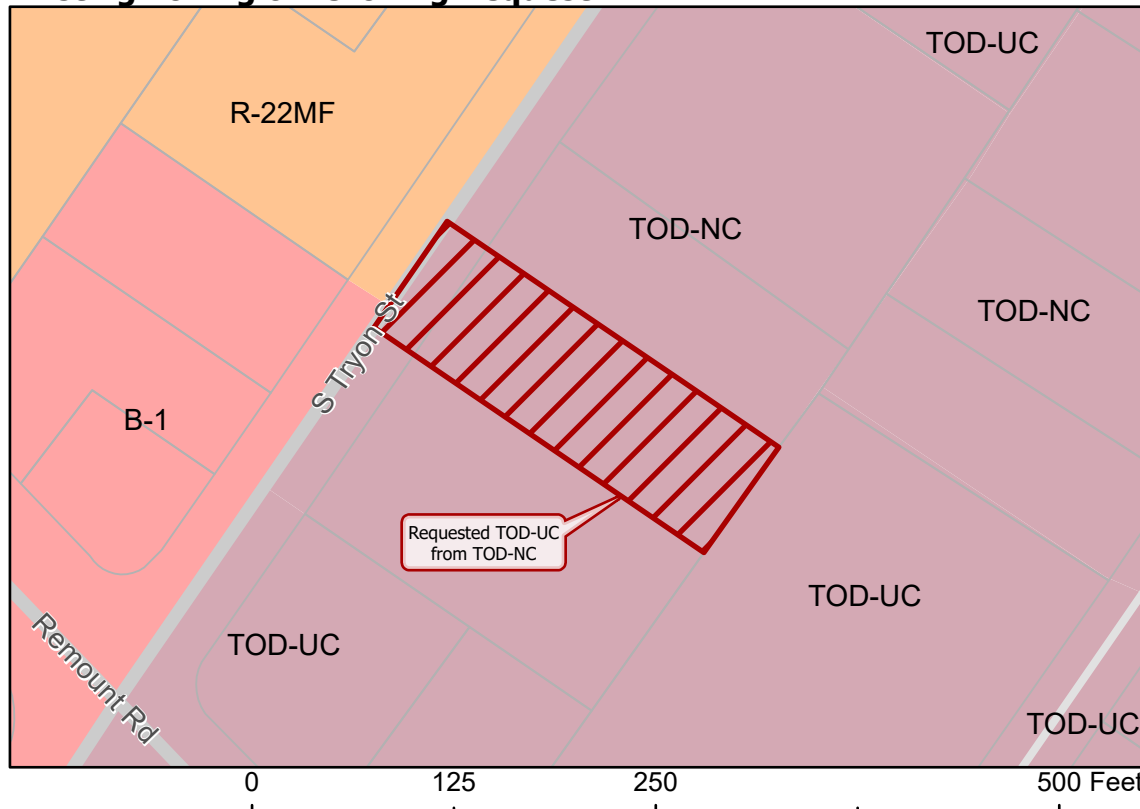
Rezoning Map



- 2021-230
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- City Council District**
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-UC from TOD-NC
- Zoning Classification**
- Multi-Family
- Business
- Transit-Oriented



Map Created 1/24/2022

Petition No.: 2021-231
Petitioner: Emory Investment Corporation

ORDINANCE NO. 314-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 16102603, and further identified on the attached map from R-5 (single-family residential) to R-6 (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 23rd day of May 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 035-036.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

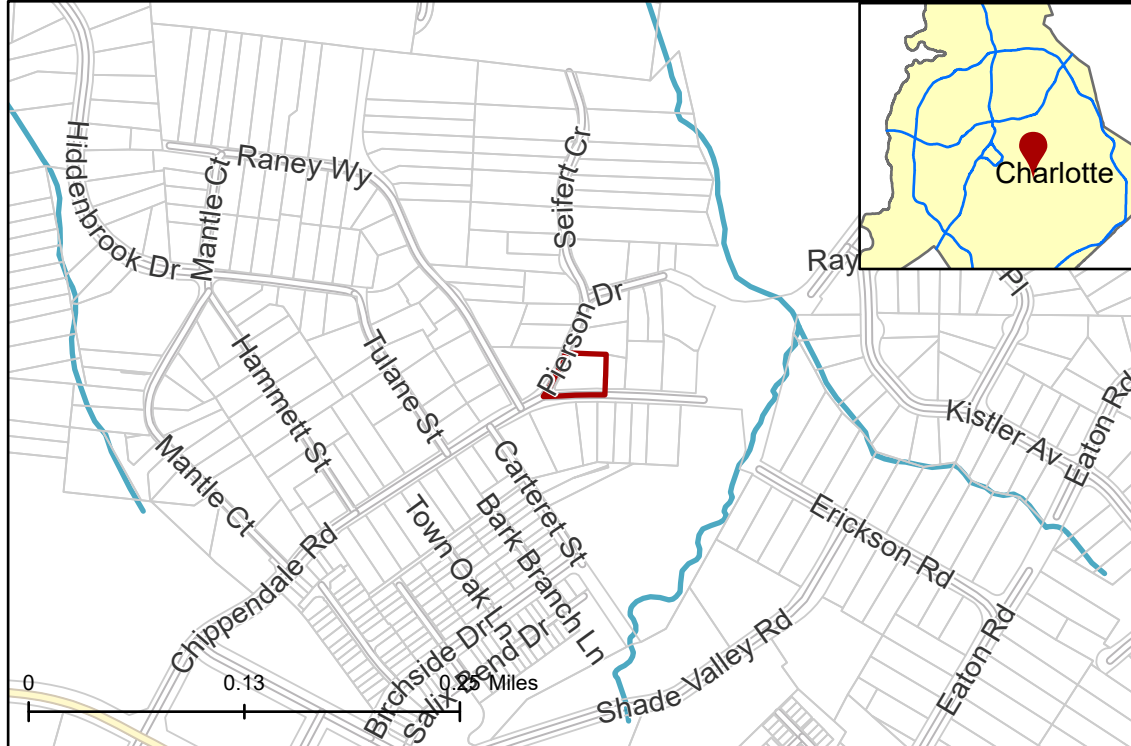
2021-231: Emory Investment Corporation

Current Zoning R-5 (Single Family Residential)

Requested Zoning R-6 (Single Family Residential)

Approximately 0.33 acres

Location of Requested Rezoning



Rezoning Map



- 2021-231
- Inside City Limits
- Parcel
- Streams
- City Council District**
 - 5-Matt Newton



Existing Zoning & Rezoning Request



- Requested R-6 from R-5
- Zoning Classification**
 - Single Family
 - Multi-Family
 - Commercial Center



Map Created 1/26/2022

Petition No.: 2021-233
Petitioner: Hopper Communities

ORDINANCE NO. 315-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 22322296, 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:

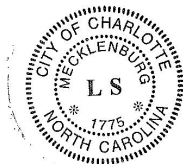


City Attorney

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 23rd day of May 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 037-038.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.





Stephanie C. Kelly, City Clerk, MMC, NCCMC

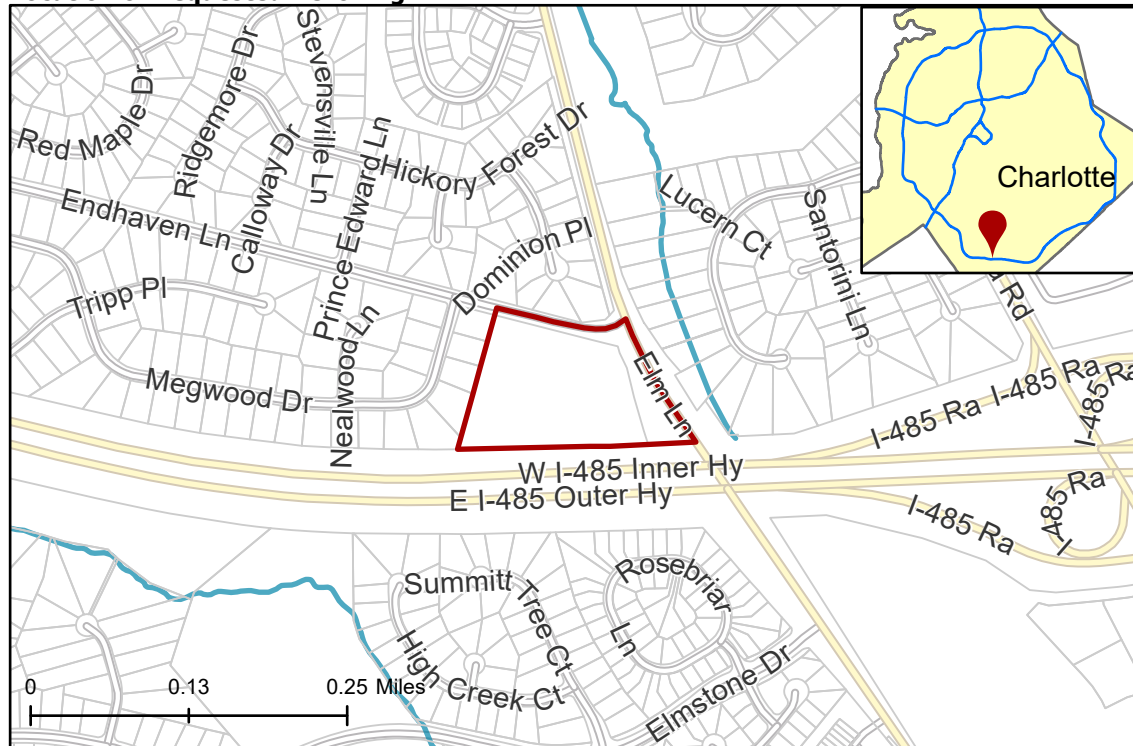
2021-233: Hopper Communities

Current Zoning R-3 (Single Family Residential)

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

Approximately 6.52 acres

Location of Requested Rezoning



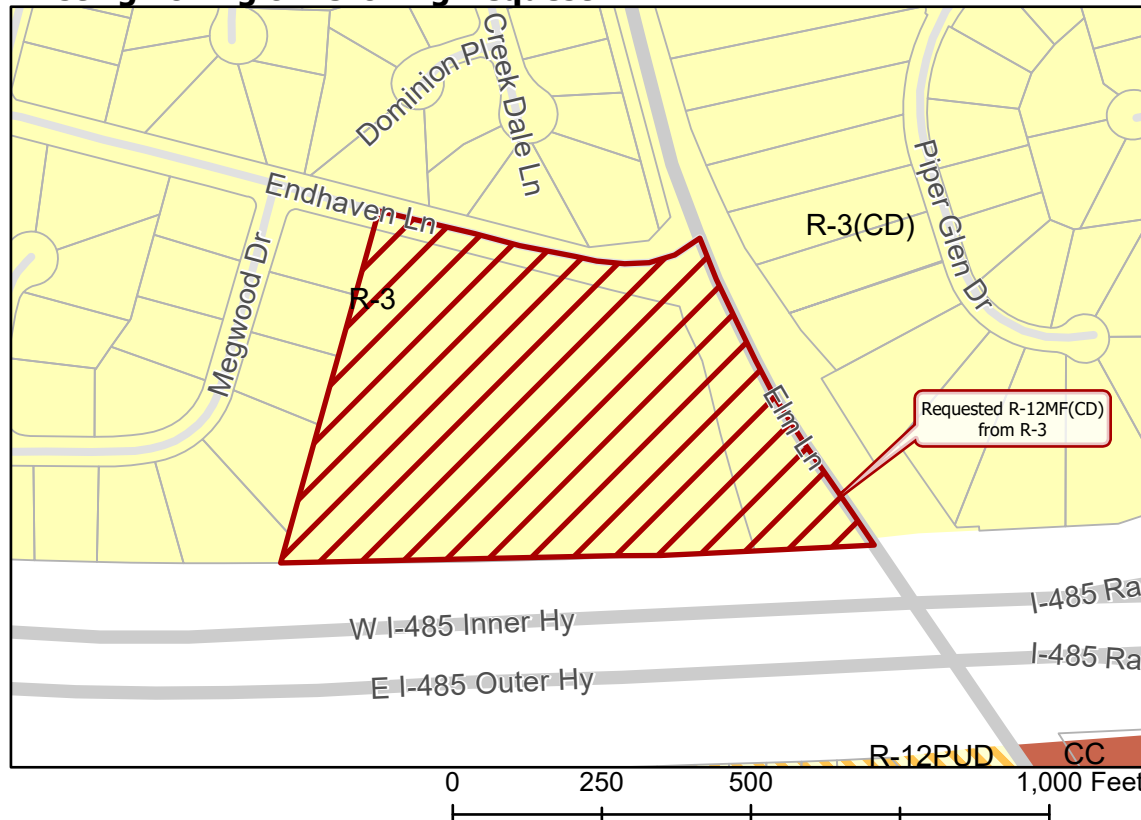
Rezoning Map



- 2021-233
- Inside City Limits
- Parcel
- Streams
- City Council District**
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Mixed Residential
- Commercial Center



Map Created 1/26/2022

Petition No.: 2021-236
Petitioner: RJS Properties

ORDINANCE NO. 316-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 16907217, and further identified on the attached map from I-2 (general industrial) to TOD-CC (transit-oriented development – community 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 23rd day of May 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 039-040.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

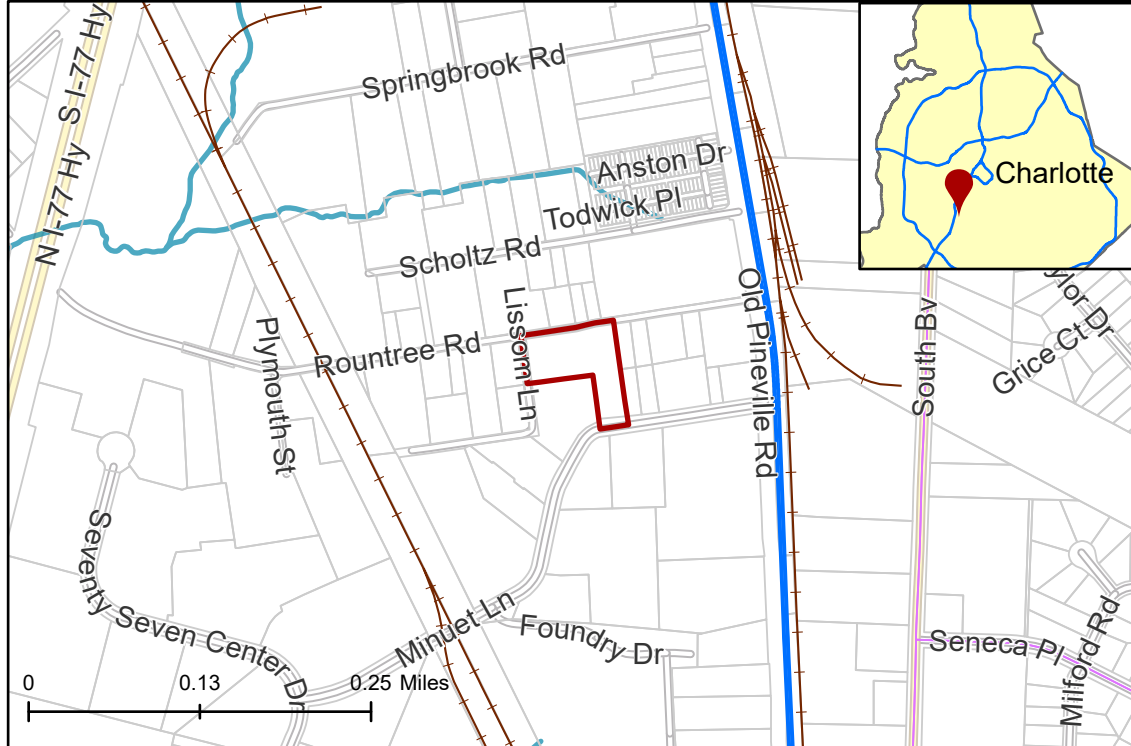
2021-236: RJS Properties

Current Zoning I-2 (General Industrial)

Requested Zoning TOD-CC (Transit-Oriented Development - Community Center)

Approximately 1.83 acres

Location of Requested Rezoning



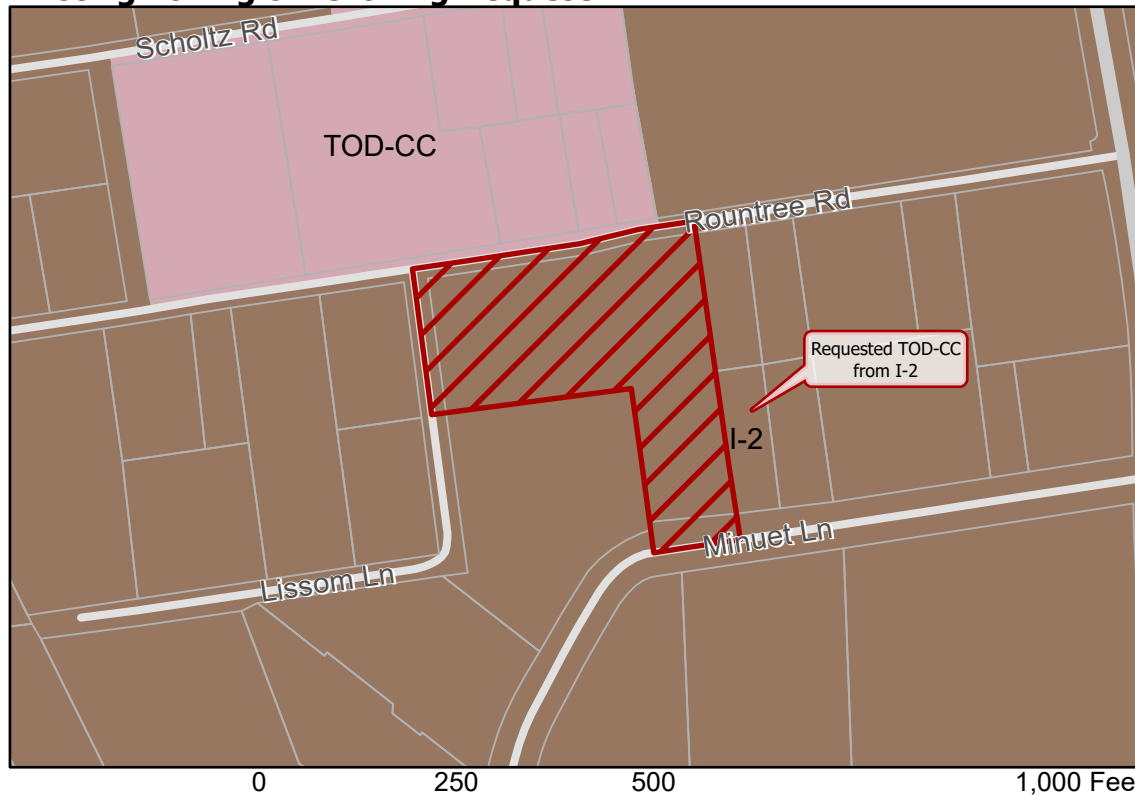
Rezoning Map



- 2021-236
- Inside City Limits
- Parcel
- LYNX Blue Line
- Railway
- Streams
- City Council District
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-CC from I-2
- Zoning Classification
- General Industrial
- Transit-Oriented



Map Created 1/27/2022

Petition No.: 2021-239
Petitioner: Drakeford Communities, LLC

ORDINANCE NO. 317-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 10501221, and further identified on the attached map from O-1 (CD) (office, conditional) to R-12 MF (CD) (multi-family residential, conditional).

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

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

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of May 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 041-042.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 23rd day of May 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

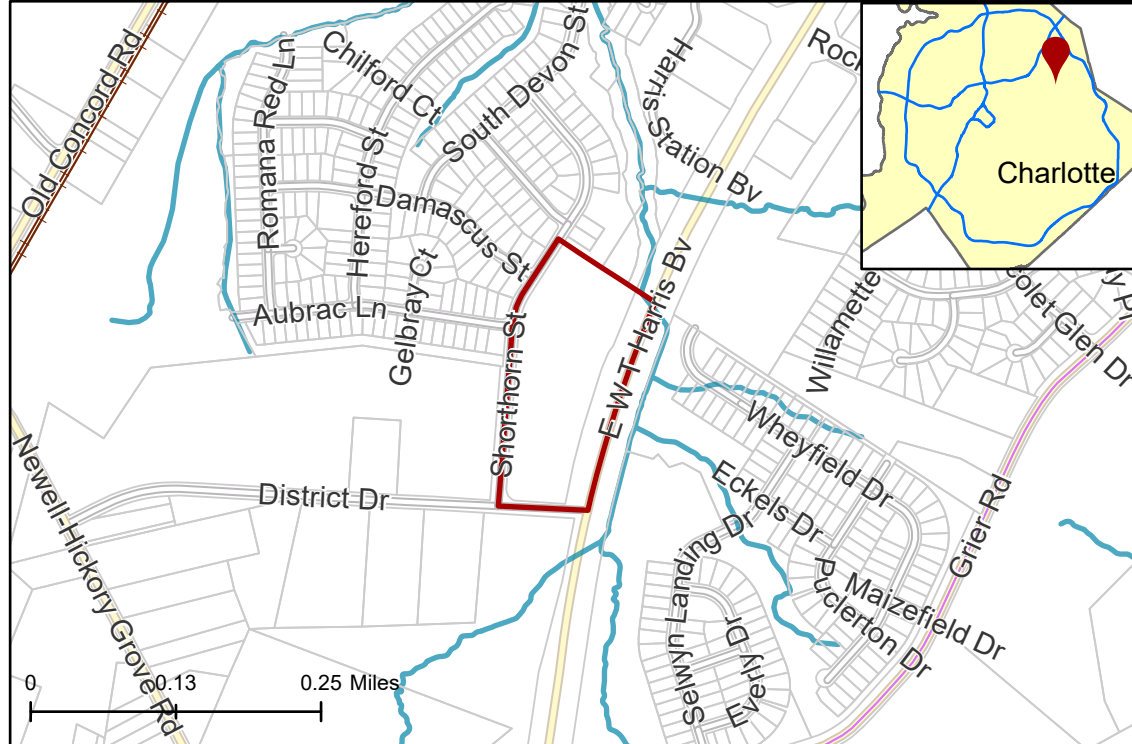
2021-239: Drakeford Communities, LLC

Current Zoning O-1(CD) (Office, Conditional)

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

Approximately 9.34 acres

Location of Requested Rezoning



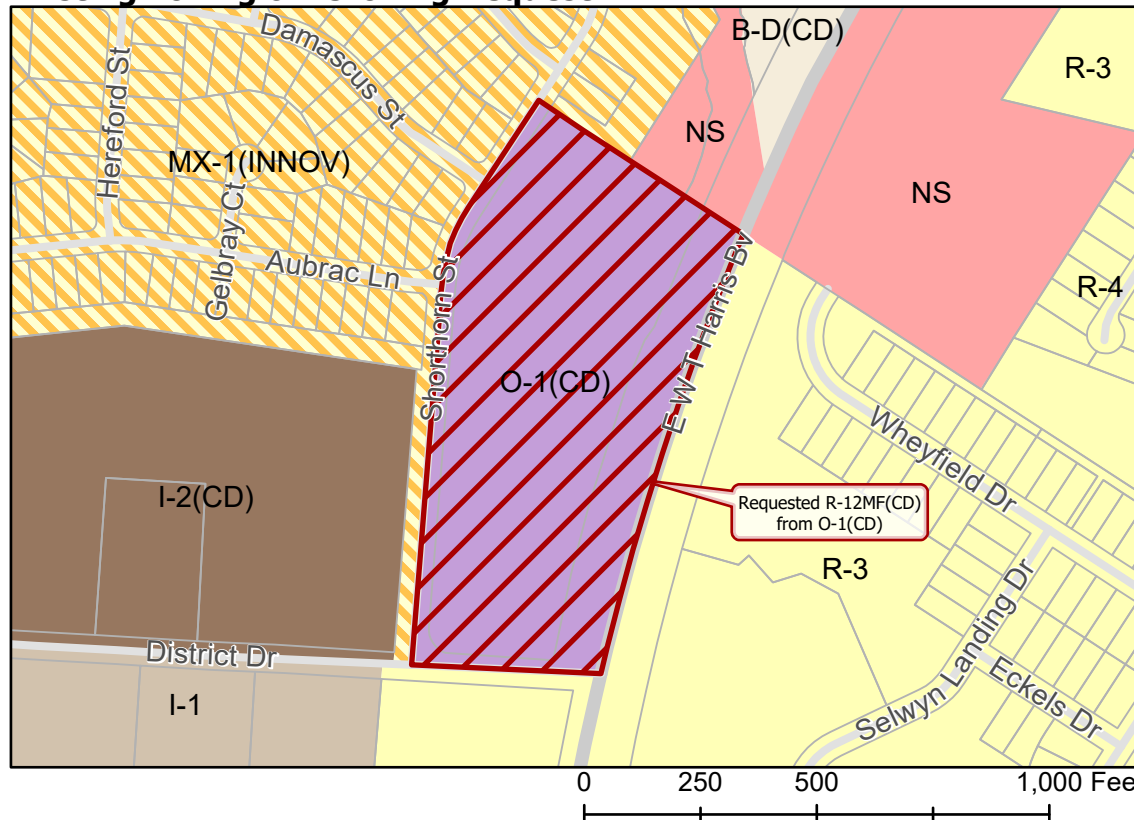
Rezoning Map



- 2021-239
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District**
- 4-Renee Johnson



Existing Zoning & Rezoning Request



 Requested R-12MF(CD) from O-1(CD)

Zoning Classification

- Single Family
- Mixed Residential
- Office
- Business
- Business-Distribution
- Light Industrial
- General Industrial



Map Created 1/27/2022