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 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

Existing Zoning & Rezoning Request

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

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

City Council District
- 3-Victoria Watlington

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

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) 013-014.

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
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

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MX-2(INNOV) 5 Year Vested from R-4
Requested MX-2(INNOV) 5 Year Vested from R-3
Requested MX-2(INNOV) 5 Year Vested from B-D

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

Adjacent
City Council District

County Commissioner

May 23, 2022
Ordinance Book 65, Page 014
Ordinance No. 303-Z
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

<table>
<thead>
<tr>
<th>Parcel Numbers</th>
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</tr>
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<tr>
<td>06111210</td>
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<td>Portion of 0611101</td>
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<tr>
<td>06111327</td>
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<td>06111328</td>
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</tbody>
</table>

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
May 23, 2022
Ordinance Book 65, Page 016
Ordinance No. 304-Z

2021-133: Drakeford Communities

**Current Zoning**  
R-12MF (Multi-Family Residential)

**Requested Zoning**  
NS (Neighborhood Services)

Approximately 6.57 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

- Requested NS from R-12MF

**Zoning Classification**

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

**City Council District**

- 3-Victoria Watlington

**Rezoning Map**

Charlotte City Council District

- 3-Victoria Watlington

Map Created 10/1/2021
Ordinance 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.

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) 017-018.

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**

The rezoning request involves a parcel of approximately 3.833 acres located inside the city limits, near Wesley Heights. The parcel is within the City Council District 2-Malcolm Graham.

**Existing Zoning & Rezoning Request**

The requested rezoning from I-2 to MUDD-O is highlighted on the map. The Zoning Classification is as follows:

- **Single Family**
- **General Industrial**
- **Mixed Use**

The rezoning request is from R-8 to MUDD-O and from R-5 to MUDD-O.

Map Created 4/20/2022

May 23, 2022
Ordinance Book 65, Page 018
Ordinance No.305-Z
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:

\[ Signature \]
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 23rd day of May 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 019-020.

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

\[ Signature \]
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

Existing Zoning & Rezoning Request

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

Requested MUDD(CD) from I-1

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

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) 021-022.

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

Existing Zoning & Rezoning Request

Requested MUDD-O SPA from MUDD-O

Zoning Classification

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

City Council District

- 3-Victoria Watlington

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

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
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

Existing Zoning & Rezoning Request

Requested I-1(CD) from I-2

Zoning Classification
General Industrial

Map Created 3/28/2022
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:

\[Signature\]

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 23rd day of May 2022, the reference having been made in Minute Book 156, and recorded in full in Ordinance Book 65, Page(s) 027-028.

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

\[Signature\]

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

City Council District

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

Existing Zoning & Rezoning Request

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business

Requested MUDD-O from B-2

Map Created 5/24/2022

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 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.

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) 029-030.

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

May 23, 2022
Ordinance Book 65, Page 030
Ordinance No. 311-Z
Ordinance Book 65, Page 031

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**

**Existing Zoning & Rezoning Request**

**Zoning Classification**

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

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

Map Created 1/24/2022
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

Existing Zoning & Rezoning Request

Requested TOD-UC from TOD-NC

Zoning Classification
- Multi-Family
- Business
- Transit-Oriented

City Council District
- 2021-230
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams

Map Created 1/24/2022

May 23, 2022
Ordinance Book 65, Page 034
Ordinance No.313-Z
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

1, 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

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Commercial Center

Requested R-6 from R-5

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: 

[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 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.  

[Signature]  
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**

**Existing Zoning & Rezoning Request**

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

**Zoning Classification**
- Single Family
- Mixed Residential
- Commercial Center

**City Council District**
- 7-Edmund H. Driggs

**Map Created 1/26/2022**
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:

[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 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.

[Signature]

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**

**Existing Zoning & Rezoning Request**

- **Requested TOD-CC from I-2**

**Zoning Classification**

- General Industrial
- Transit-Oriented

**City Council District**

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

ORDINANCE NO.  317-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel 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

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

May 23, 2022
Ordinance Book 65, Page 042
Ordinance No. 317-Z