

Petition No.: 2022-070
Petitioner: Carter Acquisitions, LLC

ORDINANCE NO. 508-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 02505102 and 02505103, and further identified on the attached map from BP (business park) to MUDD(CD) (mixed use development district, 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:

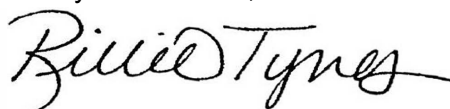


City Attorney

CERTIFICATION

I, Billie Tynes, Deputy 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 17th day of April 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 493-494.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of April 2023.



Billie Tynes, Deputy City Clerk

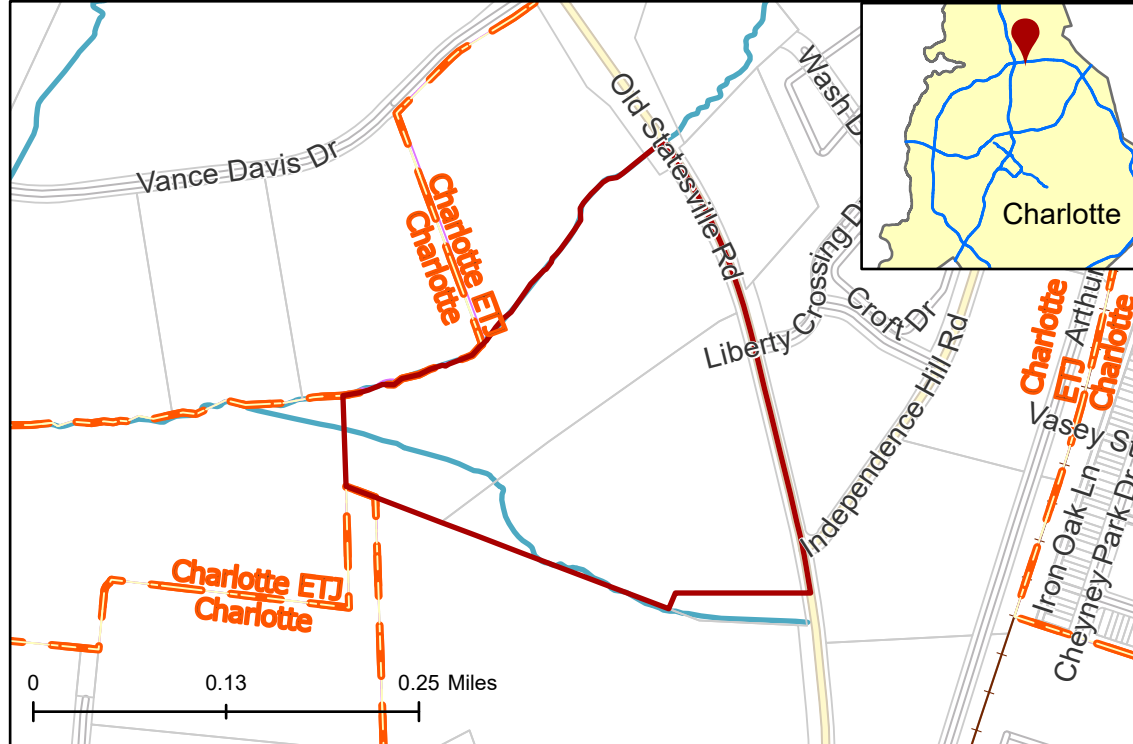
2022-070: Carter Acquisitions, LLC

Current Zoning BP (Business Park)

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

Approximately 31.41 acres

Location of Requested Rezoning



Rezoning Map



- 2022-070
- Outside City Limits
- Parcel
- Railway
- Streams

Adjacent to
City Council District

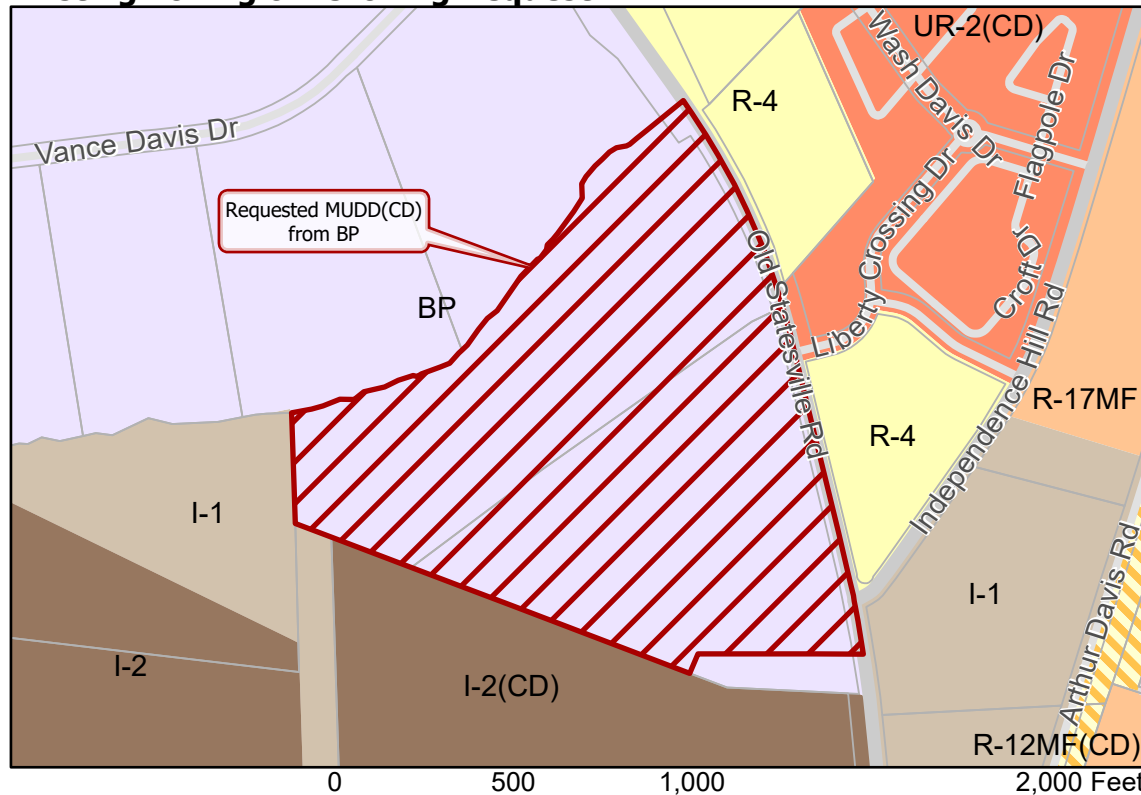
 4-Renee Johnson

County Commissioner

 1-Elaine Powell



Existing Zoning & Rezoning Request



 Requested MUDD(CD)
from BP

Zoning Classification

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



Map Created 8/26/2022

Petition No.: 2022-123
Petitioner: Mungo Homes

ORDINANCE NO. 509-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 04545221, 04545222, 04545224, 04545101, 04545102, 04544103, 04545105 and 04544107, and further identified on the attached map from R-3 (single family residential) to R-8MF(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:

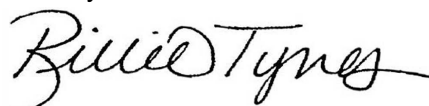


City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of April 2023.



Billie Tynes, Deputy City Clerk

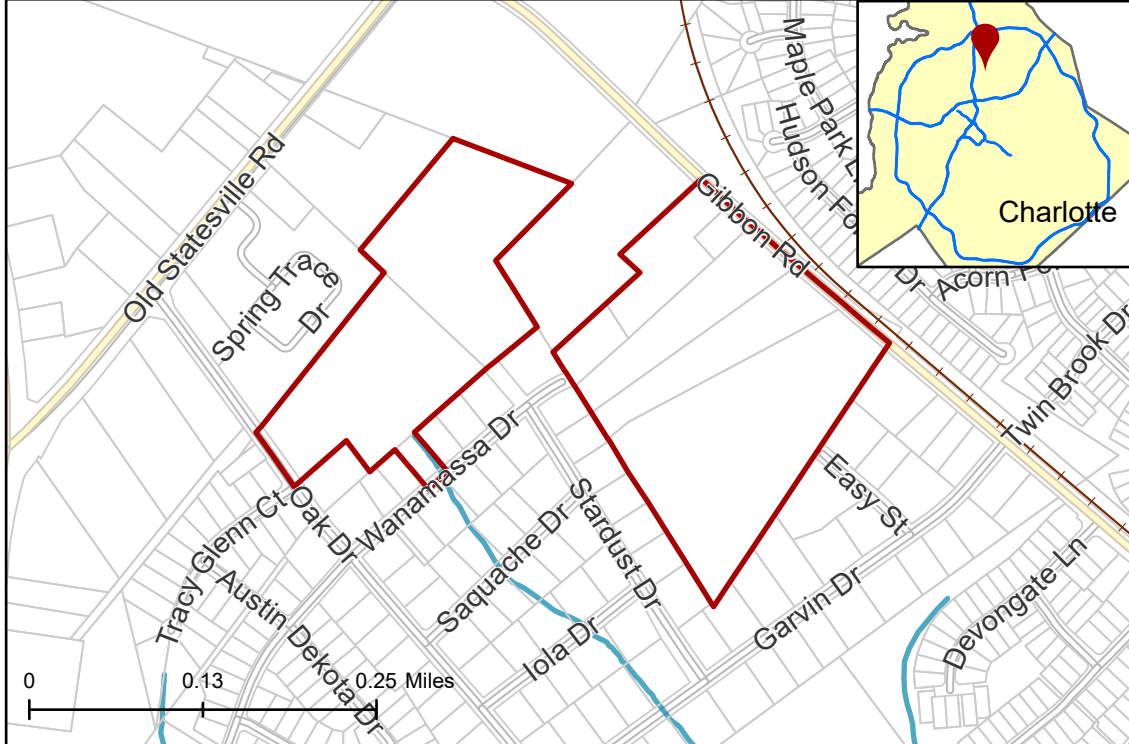
2022-123: Mungo Homes

Current Zoning R-3 (Single Family Residential)

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

Approximately 39.02 acres

Location of Requested Rezoning



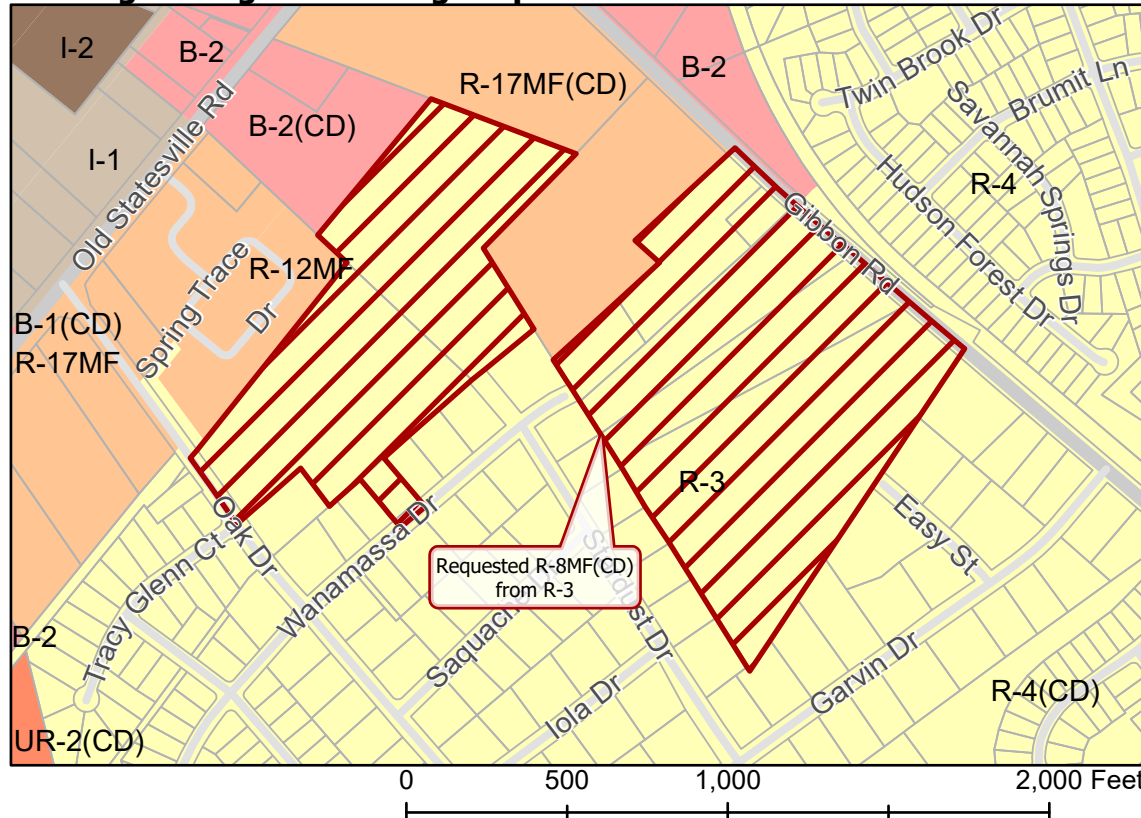
Rezoning Map



- 2022-123
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested R-8MF(CD) from R-3

Zoning Classification

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



Map Created 1/3/2023

Petition No.: 2022-125
Petitioner: Blue Heel Development

ORDINANCE NO. 510-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 06507367, and further identified on the attached map from R-5 AIR (single family residential, airport noise overlay) and B-2 AIR (general business, airport noise overlay) to UR-2(CD) AIR (urban residential, 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:

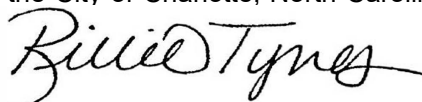


City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of April 2023.



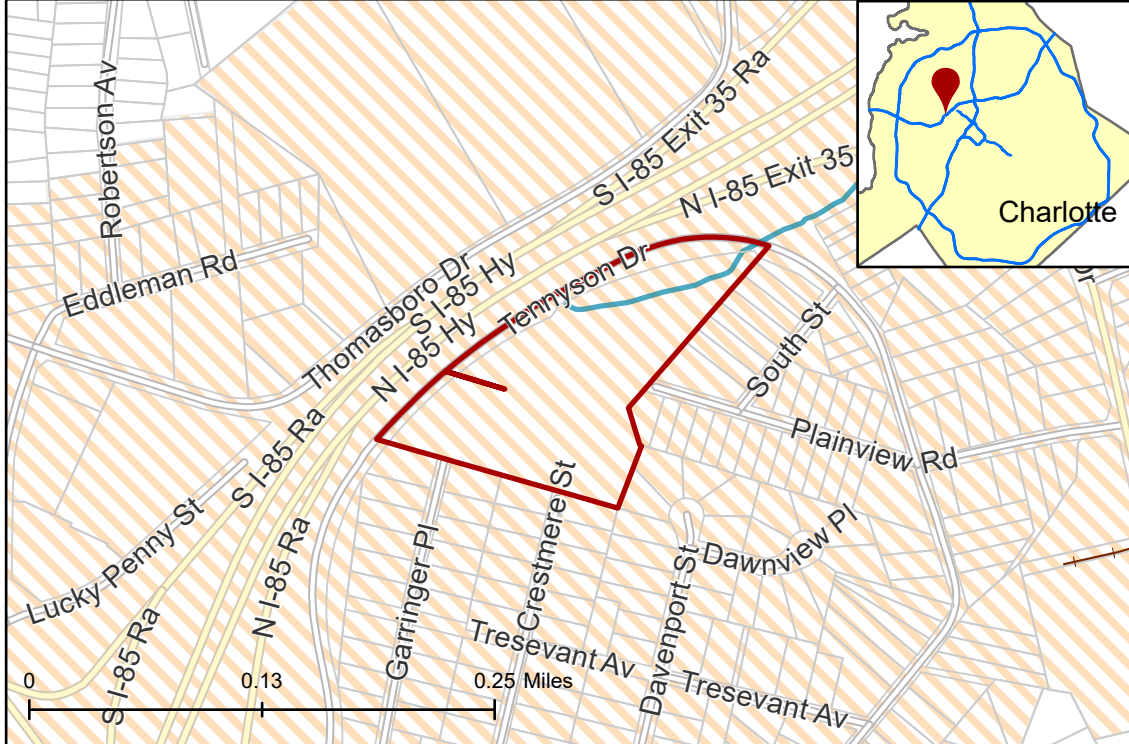
Billie Tynes, Deputy City Clerk

2022-125: Blue Heel Development

Current Zoning R-5 AIR (Single Family Residential, Airport Noise Overlay), B-2 AIR (General Business, Airport Noise Overlay)
Requested Zoning UR-2(CD) AIR (Urban Residential, Conditional, Airport Noise Overlay)

Approximately 7.7 acres

Location of Requested Rezoning



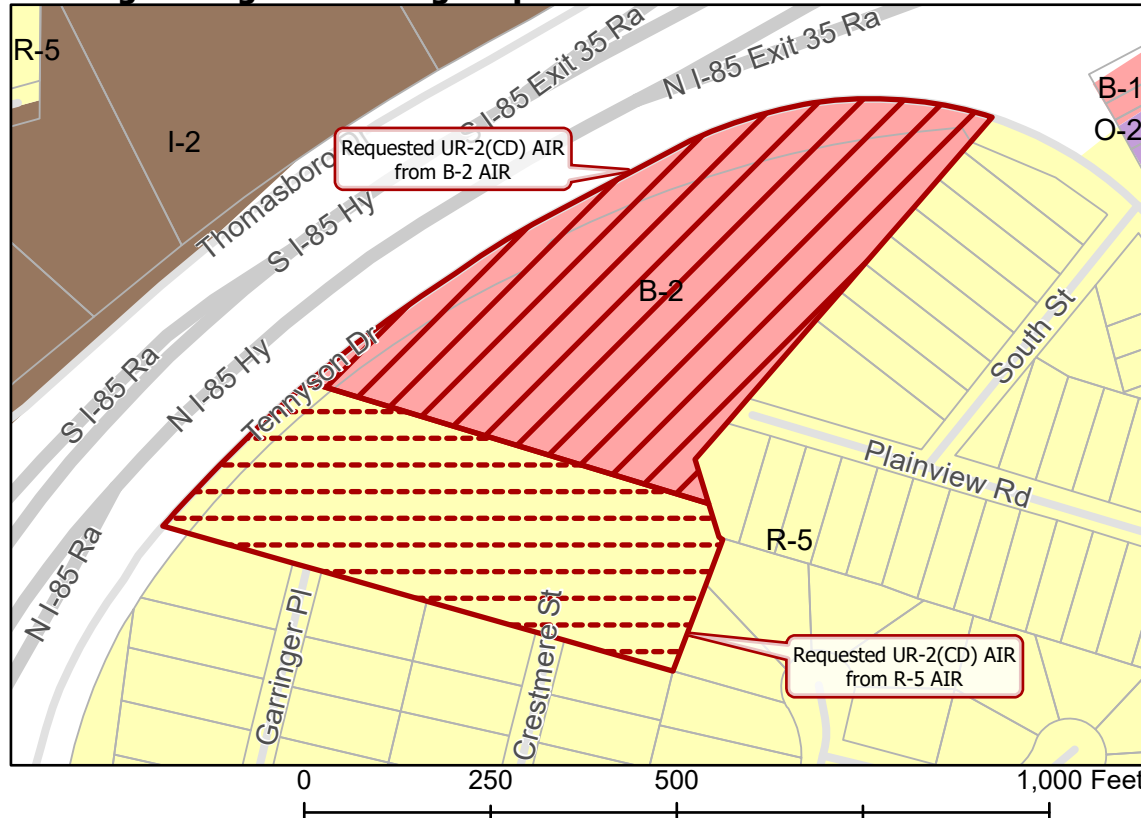
Rezoning Map



- 2022-125
- Inside City Limits
- Parcel
- Railway
- Streams
- Airport Noise Overlay
- City Council District**
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Office
- Business
- General Industrial



Map Created 2/17/2023

Petition No.: 2022-137
Petitioner: The Maintenance Team, Inc.

ORDINANCE NO. 511-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 14125110, 14125115, and 14125109, and further identified on the attached map from R-3 AIR (single family residential, airport noise overlay) and I-2(CD) AIR (general industrial, conditional, airport noise overlay) to I-2(CD) AIR (general industrial, conditional, airport noise overlay) and I-2(CD) SPA AIR (general industrial, conditional, site plan amendment, 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:

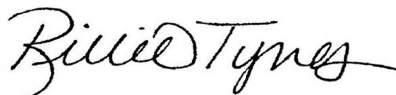


City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of April 2023.



Billie Tynes, Deputy City Clerk

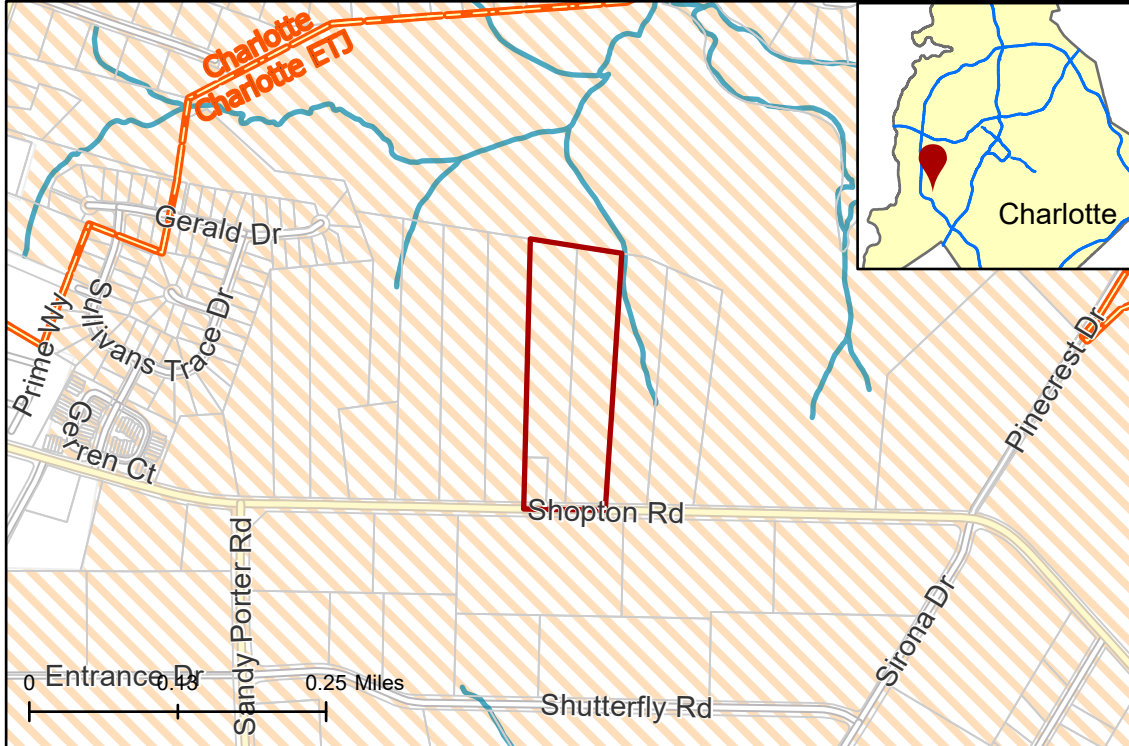
2022-137: The Maintenance Team, Inc.

Current Zoning R-3 AIR (Single Family Residential, Airport Noise Overlay),
I-2 (CD) AIR (General Industrial, Conditional, Airport Noise Overlay)

Requested Zoning I-2 (CD) Air (General Industrial, Conditional, Airport Noise Overlay),
I-2 (CD) SPA AIR (General Industrial, Conditional, Site Plan Amendment, Airport Noise Overlay)

Approximately 10.262 acres

Location of Requested Rezoning



Rezoning Map



- 2022-137
- Outside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area

Adjacent to City Council District

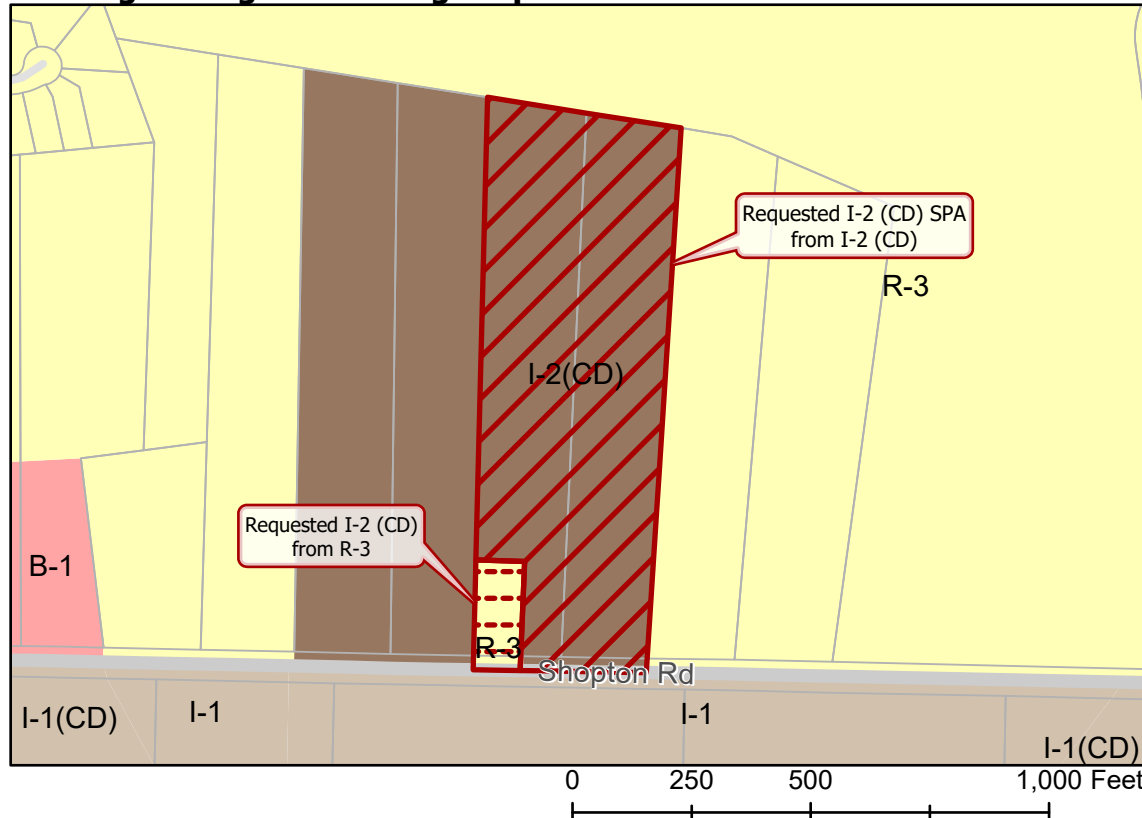
 3-Victoria Watlington

County Commissioner

 2-Vilma D. Leake



Existing Zoning & Rezoning Request



- Requested I-2 (CD) SPA from I-2 (CD)
- Requested I-2 (CD) from R-3

Zoning Classification

- Single Family
- Business
- Light Industrial
- General Industrial



Map Created 3/15/2023

Petition No.: 2022-139
Petitioner: Canvas Residential, LLC

ORDINANCE NO. 512-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 02703212, and further identified on the attached map from RE-1 (research) 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:

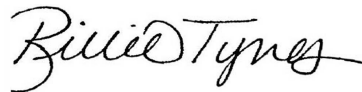


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of April 2023.



Billie Tynes, Deputy City Clerk

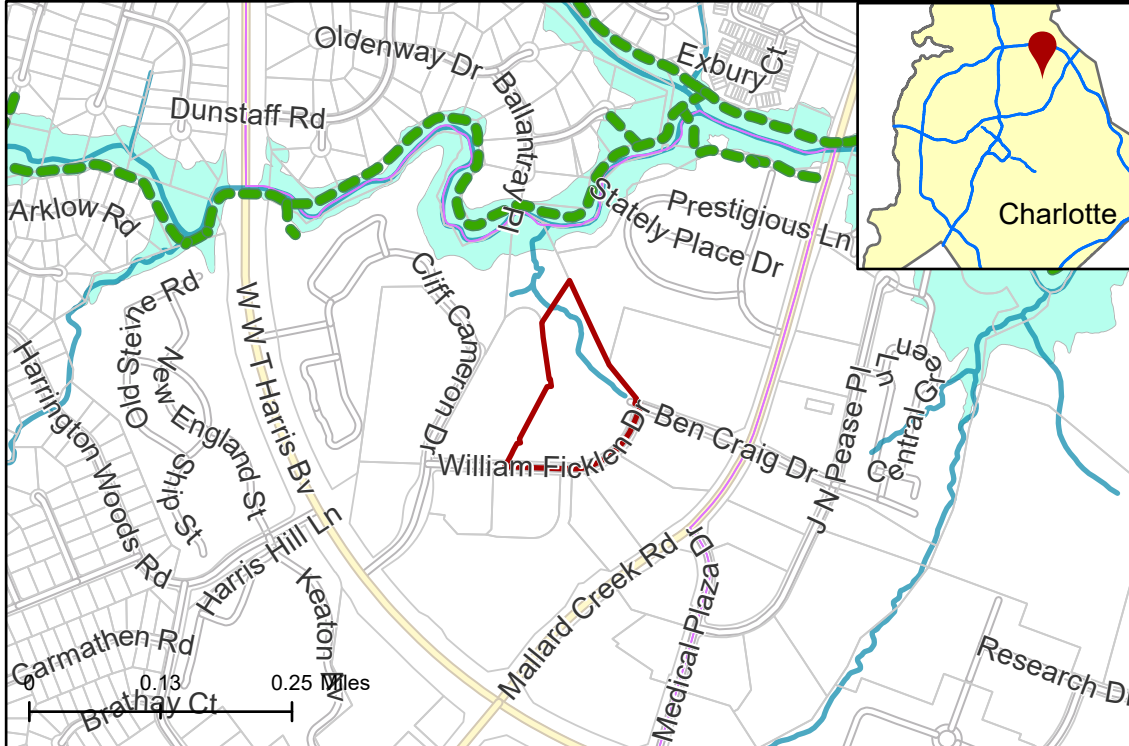
2022-139: Canvas Residential, LLC

Current Zoning RE-1 (Research)

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

Approximately 6.94 acres

Location of Requested Rezoning



Rezoning Map



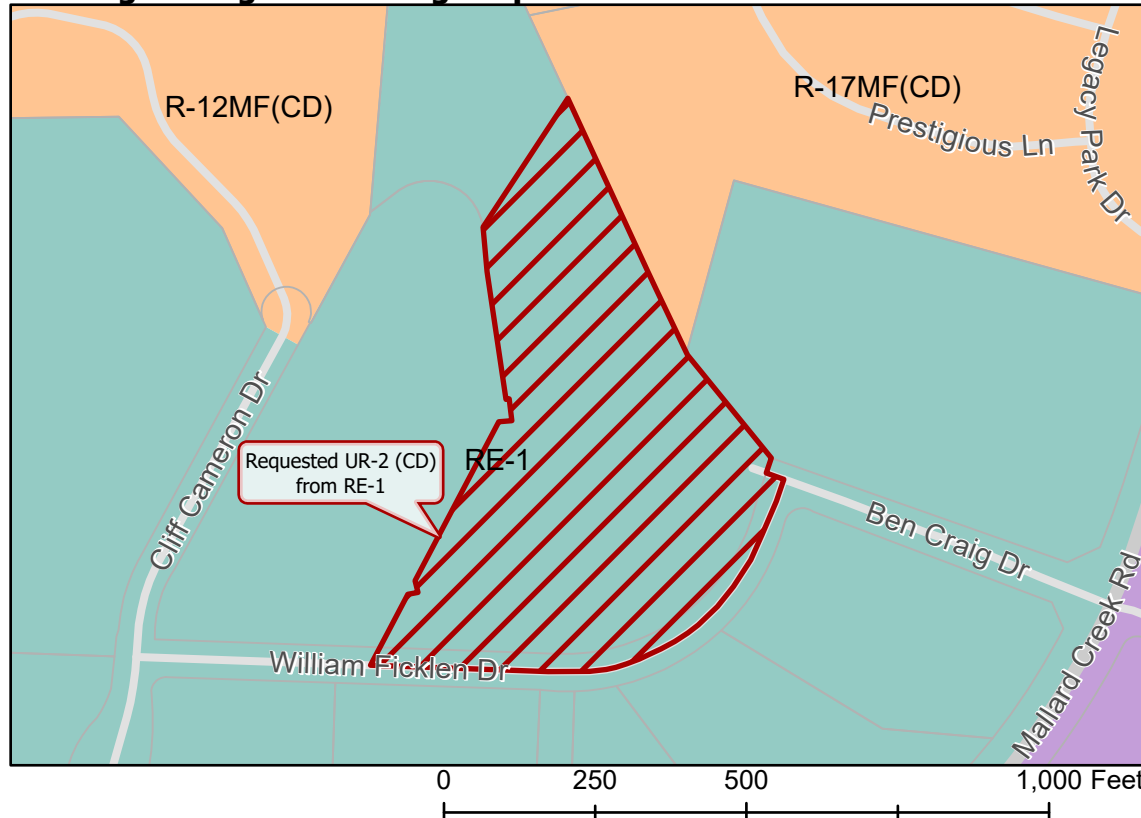
- 2022-139
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



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

Zoning Classification

- Multi-Family
- Research
- Office



Map Created 1/5/2023

Petition No.: 2022-153
Petitioner: Catalyst Investment Partners

ORDINANCE NO. 513-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 20517122, and further identified on the attached map from I-1 (light industrial) to I-2 (general industrial).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

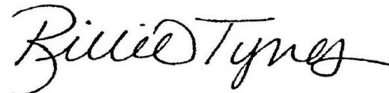


City Attorney

CERTIFICATION

I, Billie Tynes, Deputy 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 17th day of April 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 503-504.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of April 2023.



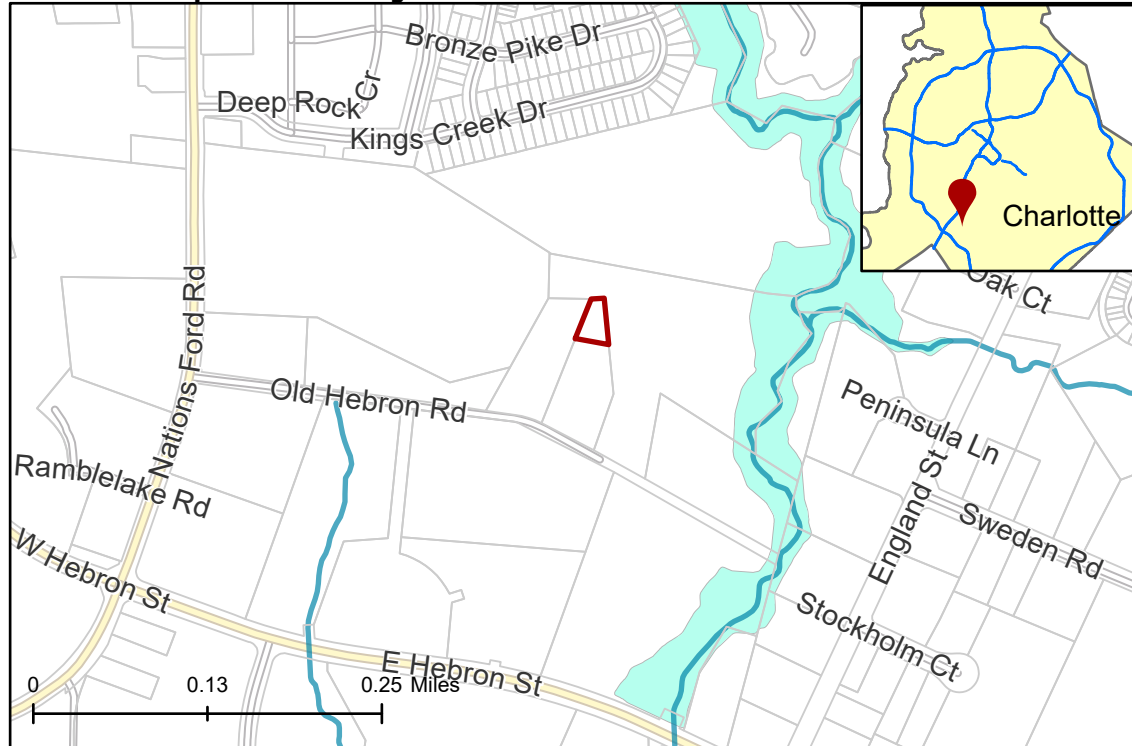
Billie Tynes, Deputy City Clerk

2022-153: Catalyst Investment Partners

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

Approximately 0.5 acres

Location of Requested Rezoning



Rezoning Map

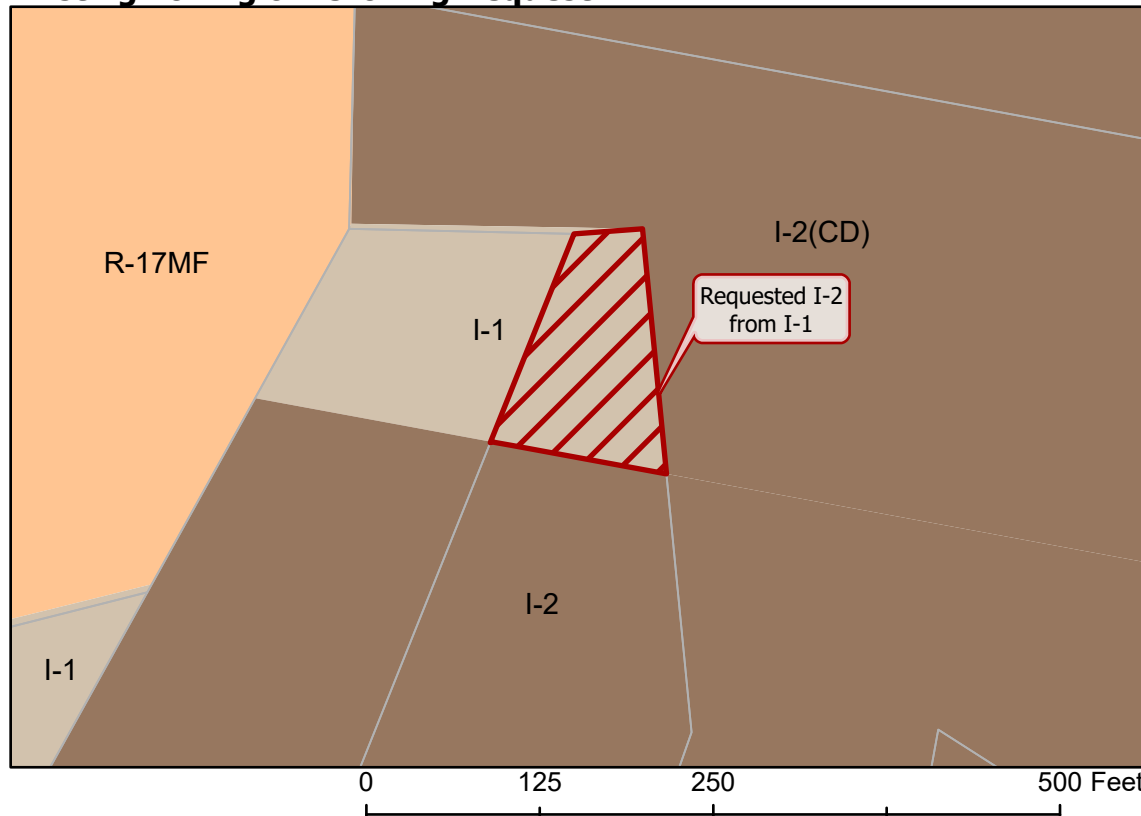


- 2022-153
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District
3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested I-2 from I-1
- Zoning Classification
- Multi-Family
- Light Industrial
- General Industrial



Map Created 3/23/2023

Petition No.: 2022-155
Petitioner: Mungo Homes

ORDINANCE NO. 514-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 03715511, and further identified on the attached map from R-4 (single family residential) to R-12MF(CD) (multi-family residential, conditional).

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

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

APPROVED AS TO FORM:




City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of April 2023.



Billie Tynes, Deputy City Clerk

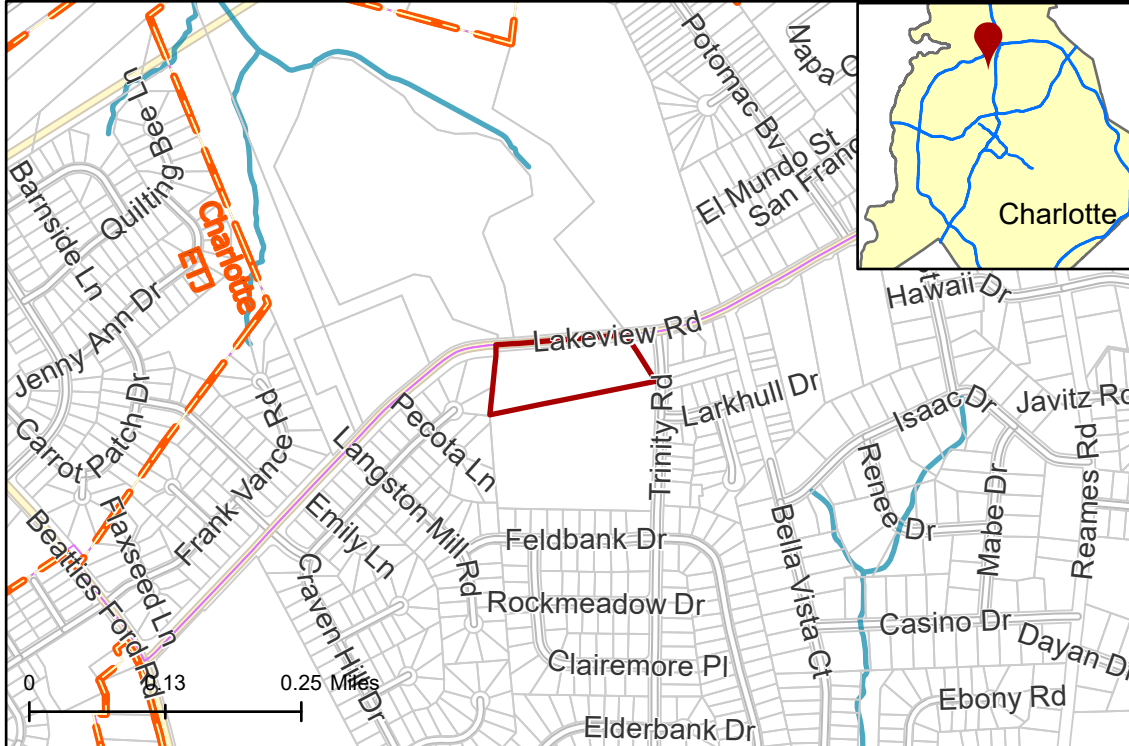
2022-155: Mungo Homes

Current Zoning R-4 (Single Family Residential)

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

Approximately 4.274 acres

Location of Requested Rezoning



Rezoning Map



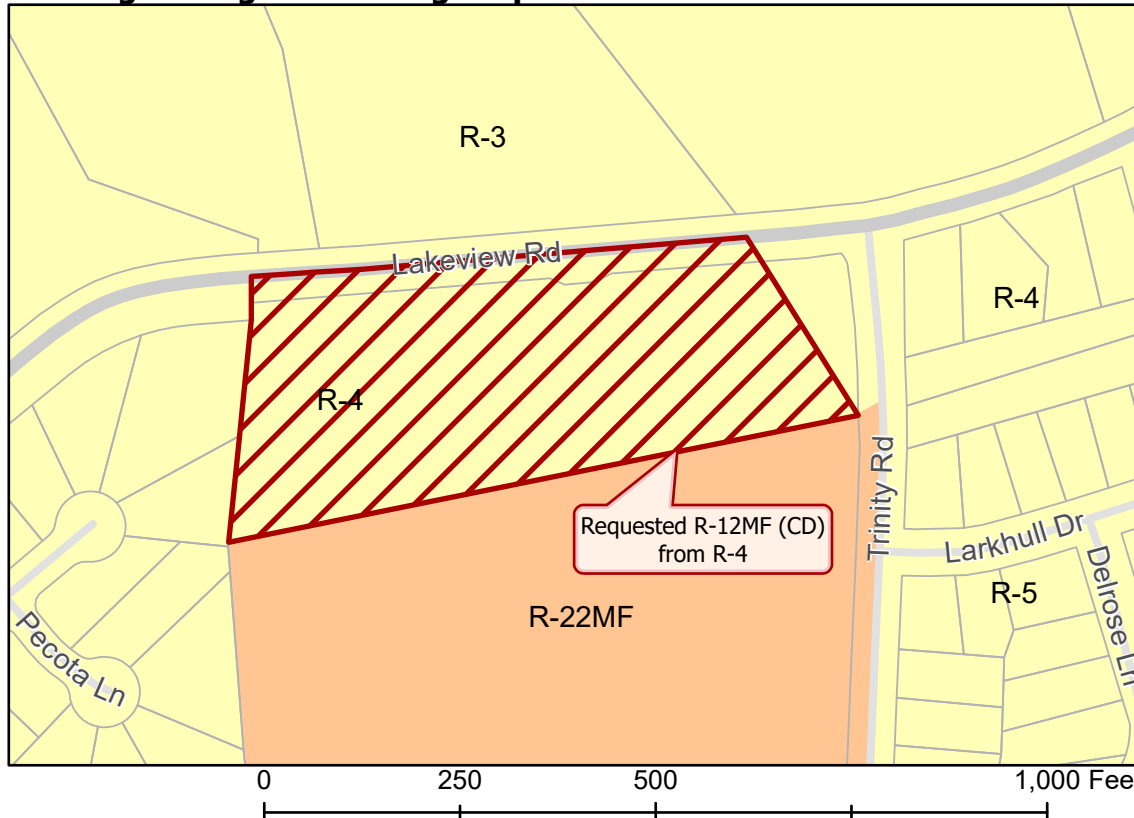
- 2022-155
- Inside City Limits
- Parcel
- Streams

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested R-12MF (CD) from R-4

Zoning Classification

- Single Family
- Multi-Family



Map Created 1/6/2023

Petition No.: 2022-158
Petitioner: Fall Investments LLC

ORDINANCE NO. 515-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 04721109, and further identified on the attached map from O-15(CD) (office, conditional) 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:

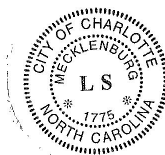


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of April 2023.



Billie Tynes, Deputy City Clerk

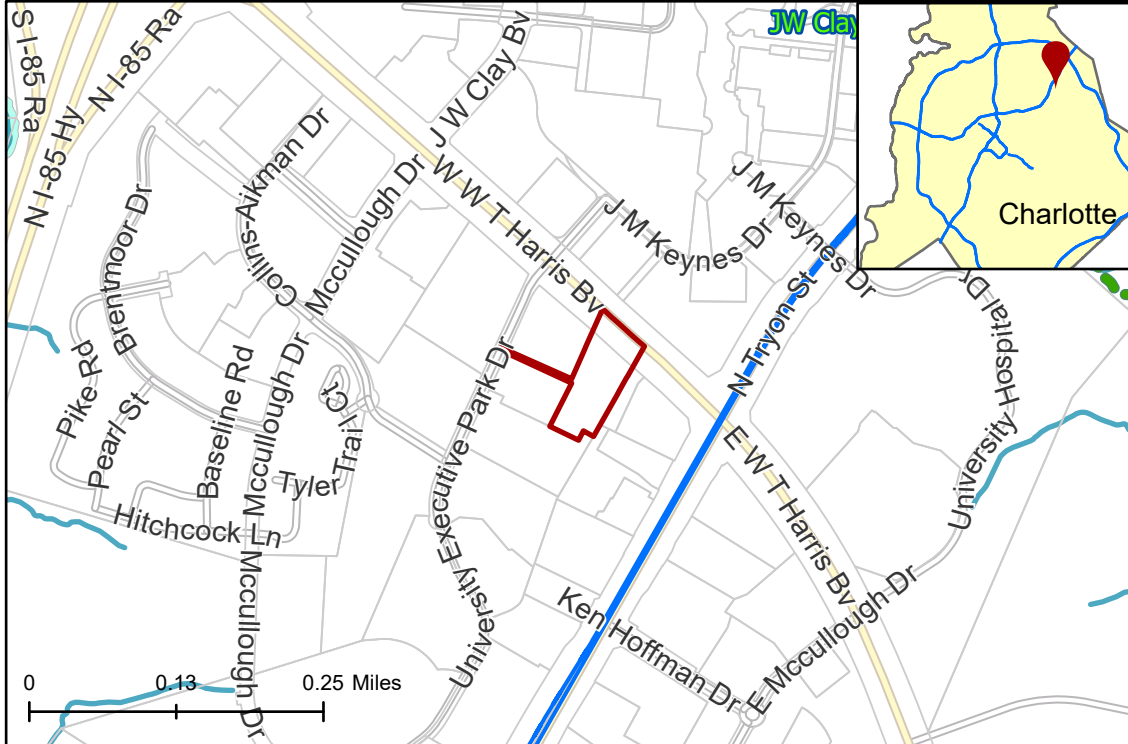
2022-158: Fall Investments LLC

Current Zoning O-15 (CD) (Office, Conditional)

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

Approximately 2.04 acres

Location of Requested Rezoning



Rezoning Map



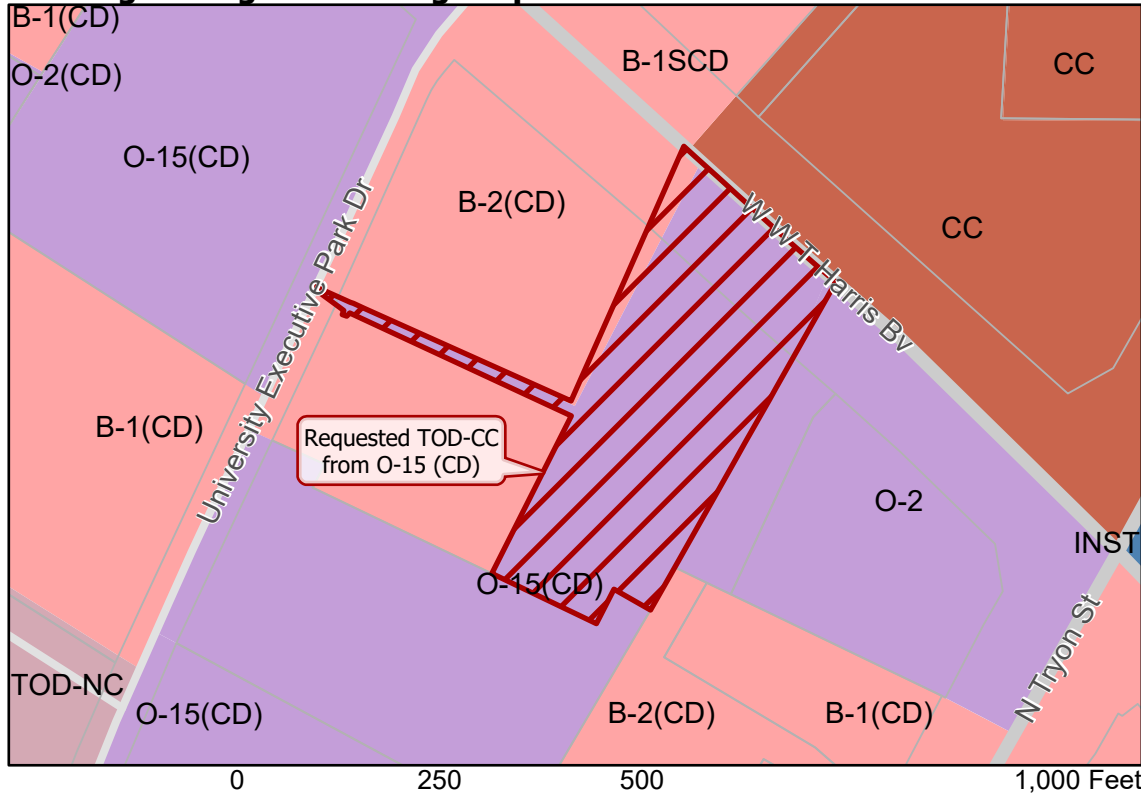
- 2022-158
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain

City Council District

- 4-Renee Johnson



Existing Zoning & Rezoning Request



- Requested TOD-CC from O-15 (CD)

Zoning Classification

- Institutional
- Office
- Business
- Commercial Center
- Transit-Oriented



Map Created 1/6/2023

Petition No.: 2022-215
Petitioner: Shorewood Development Group

ORDINANCE NO. 516-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 02506205, and further identified on the attached map from BP (business park) 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:

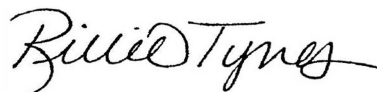


City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of April 2023.



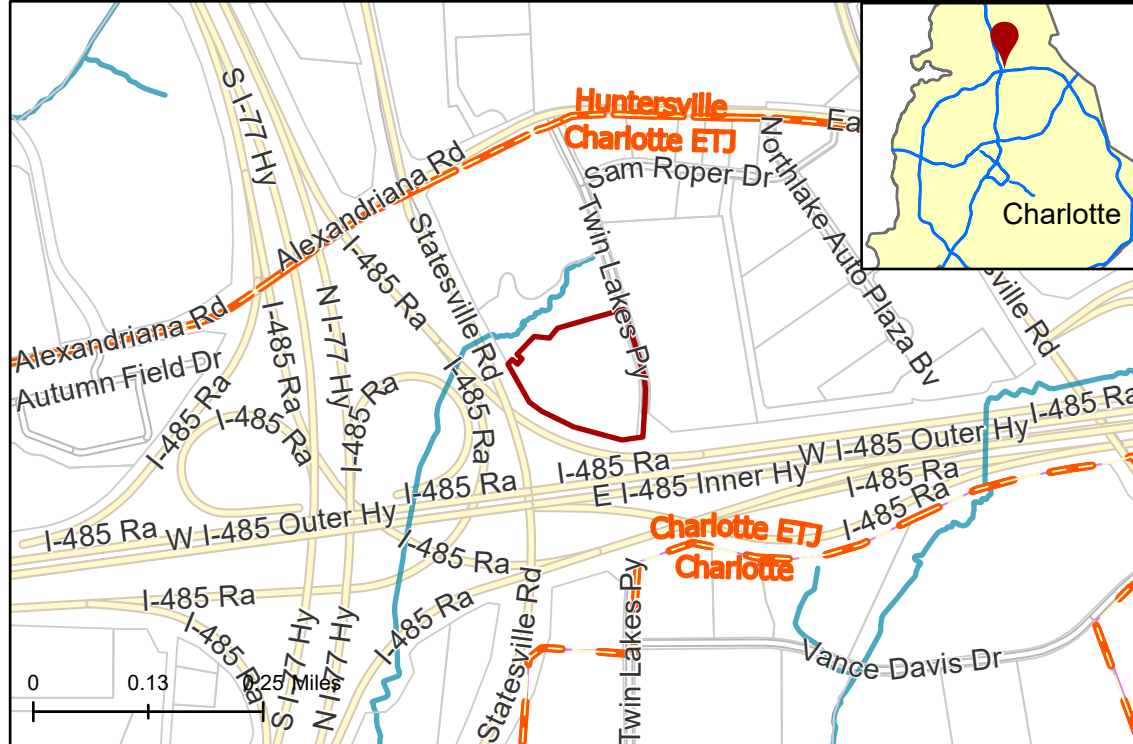
Billie Tynes, Deputy City Clerk

2022-215: Shorewood Development Group

Current Zoning BP (Business Park)
Requested Zoning I-1 (CD) (Light Industrial, Conditional)

Approximately 8.65 acres

Location of Requested Rezoning



Rezoning Map



- 2022-215
- Outside City Limits
- Parcel
- Railway
- Streams

Adjacent to City Council District

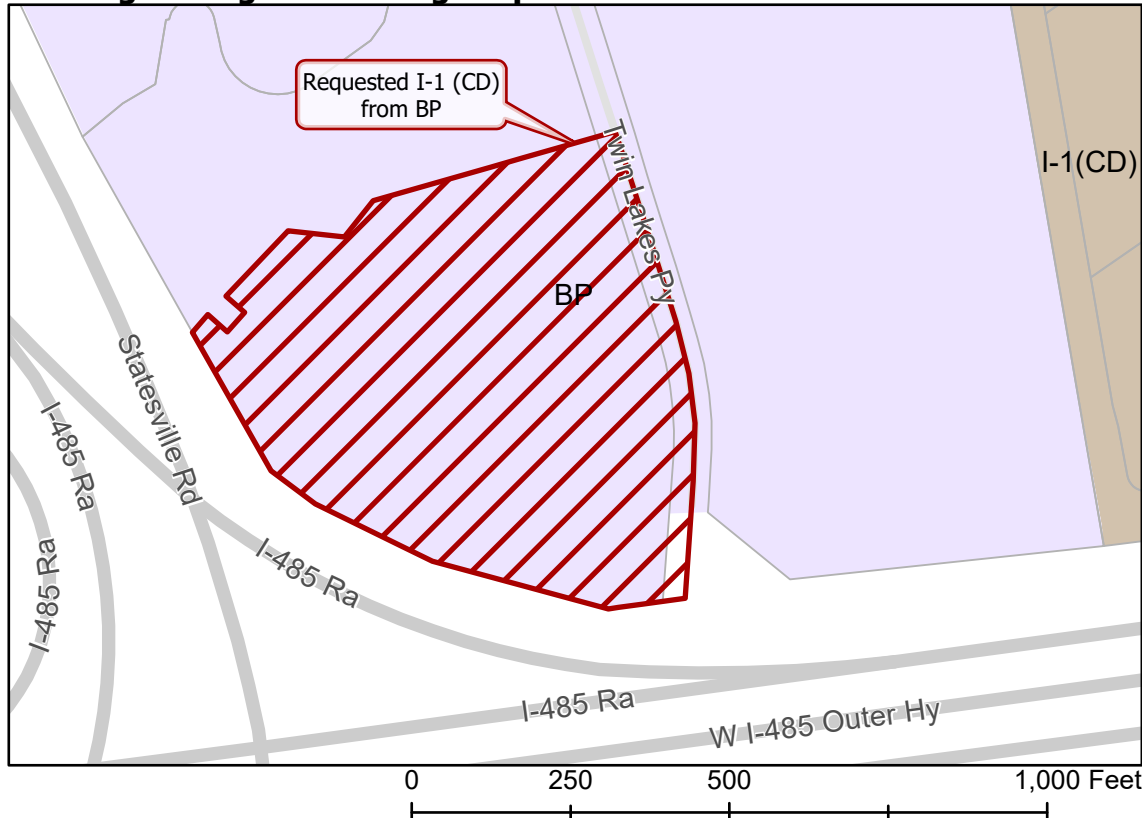
4-Renee Johnson

County Commissioner

1-Elaine Powell



Existing Zoning & Rezoning Request



Requested I-1 (CD) from BP

Zoning Classification

- Business Park
- Light Industrial



Map Created 1/11/2023

Petition No.: 2022-086
Petitioner: PDAN Holdings, LLC

ORDINANCE NO. 517-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 02962101, and further identified on the attached map from R-3 (single family residential) to R-8MF(CD) (multi-family residential, conditional).

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

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

APPROVED AS TO FORM:

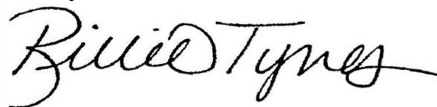


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of April 2023.



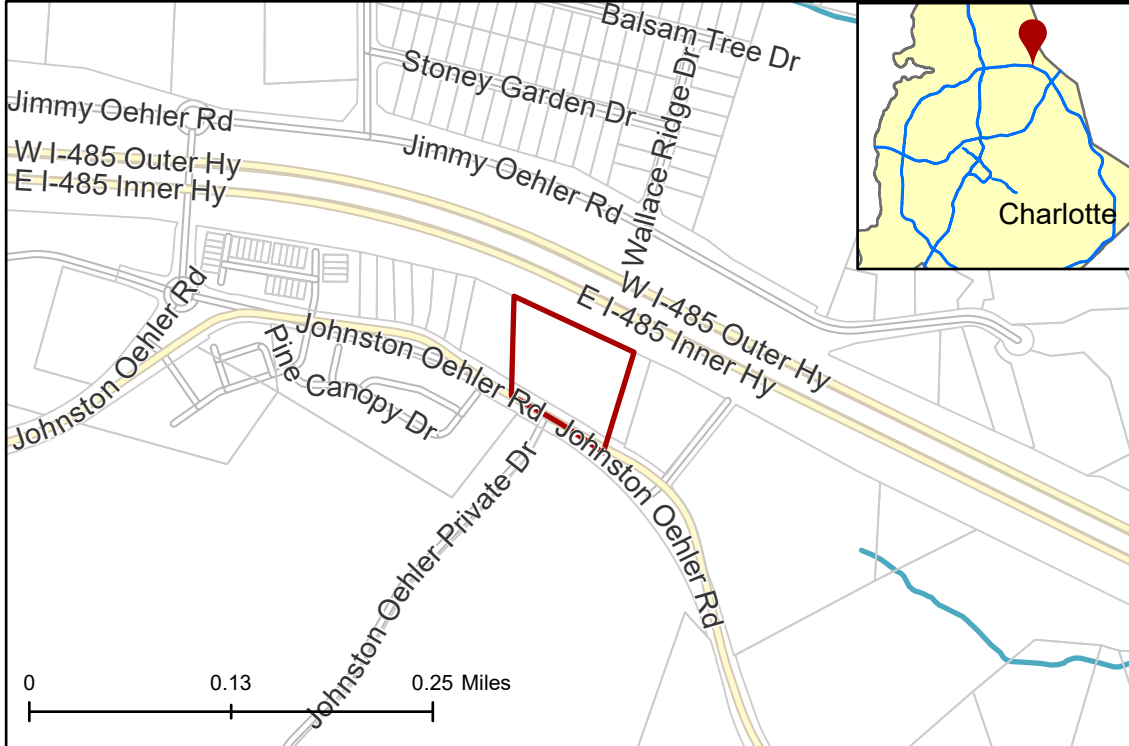
Billie Tynes, Deputy City Clerk

2022-086: PDAN Holdings, LLC

Current Zoning R-3 (Single Family)
Requested Zoning R-8MF(CD) (Multi-Family, Conditional)

Approximately 2.466 acres

Location of Requested Rezoning



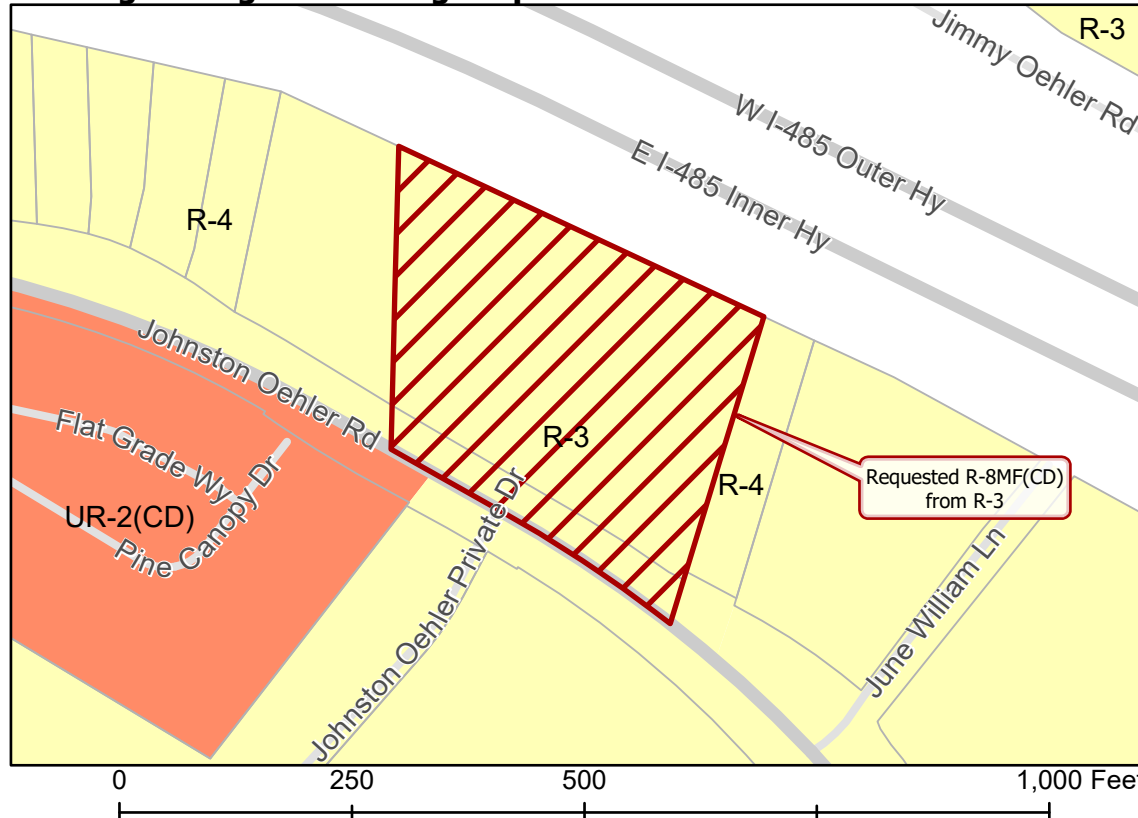
Rezoning Map



- 2022-086
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Johnson



Existing Zoning & Rezoning Request



Requested R-8MF(CD) from R-3

Zoning Classification

- Single Family
- Urban Residential



Map Created 10/13/2022