

Petition No.: 2022-148  
Petitioner: Southern Concrete Materials, Inc.

**ORDINANCE NO. 655-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 07108116, 07108115, 07108124, 07108112, 07108111, 07108114, portion of 07108113, and further identified on the attached map from ML-2 (General Industrial), MUDD-O (Mixed Use Development District, Optional) to IMU (Innovative Mixed-Use).

**SEE ATTACHED MAP**

**Section 2.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

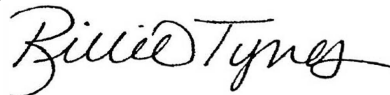


City Attorney

**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 20<sup>th</sup> day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 427-428.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of November 2023.



Billie Tynes, Deputy City Clerk



Map Created 6/29/2023



Petition No.: 2023-011  
Petitioner: Brian Foushee

**ORDINANCE NO. 656-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 04521224, and further identified on the attached map from N1-A (Neighborhood 1-A) to R-8 (CD) (Single 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.

**SEE ATTACHED MAP**

**Section 3.** 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 20<sup>th</sup> day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 429-430.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of November 2023.



\_\_\_\_\_  
Billie Tynes, Deputy City Clerk



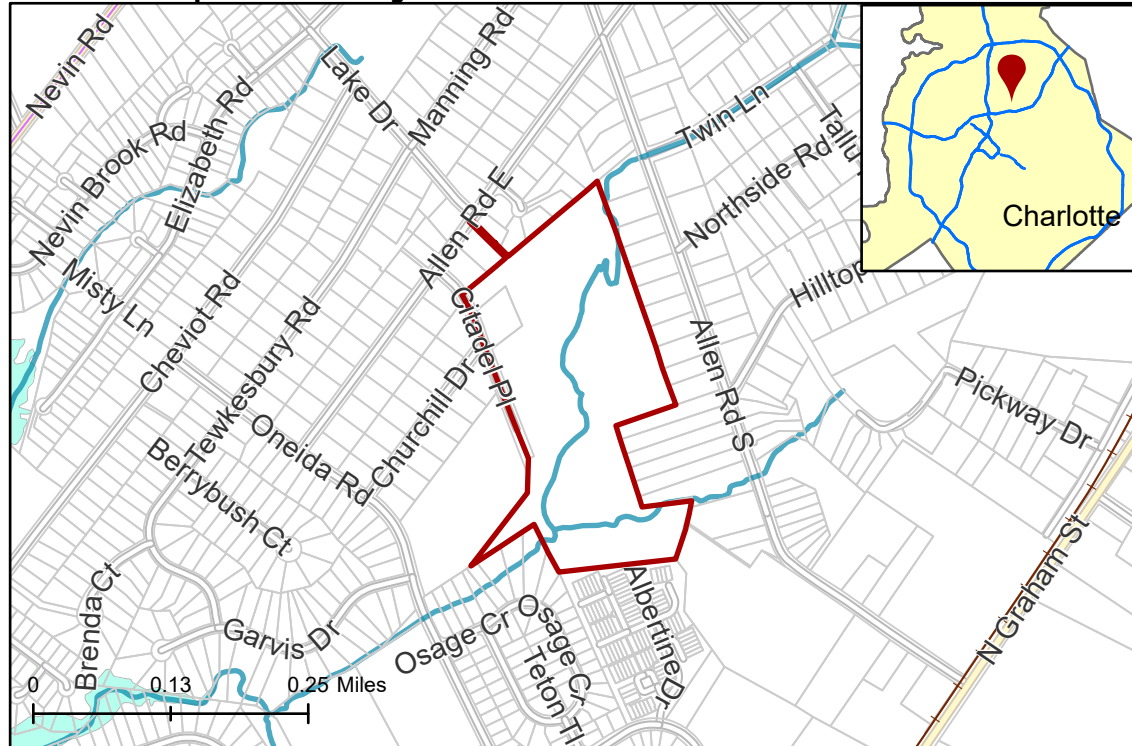
## 2023-011: Brian Foushee

**Current Zoning** N1-A (Neighborhood 1-A)

**Requested Zoning** R-8 (CD) (Single Family Residential, Conditional)

Approximately 24.96 acres

### Location of Requested Rezoning



## Rezoning Map



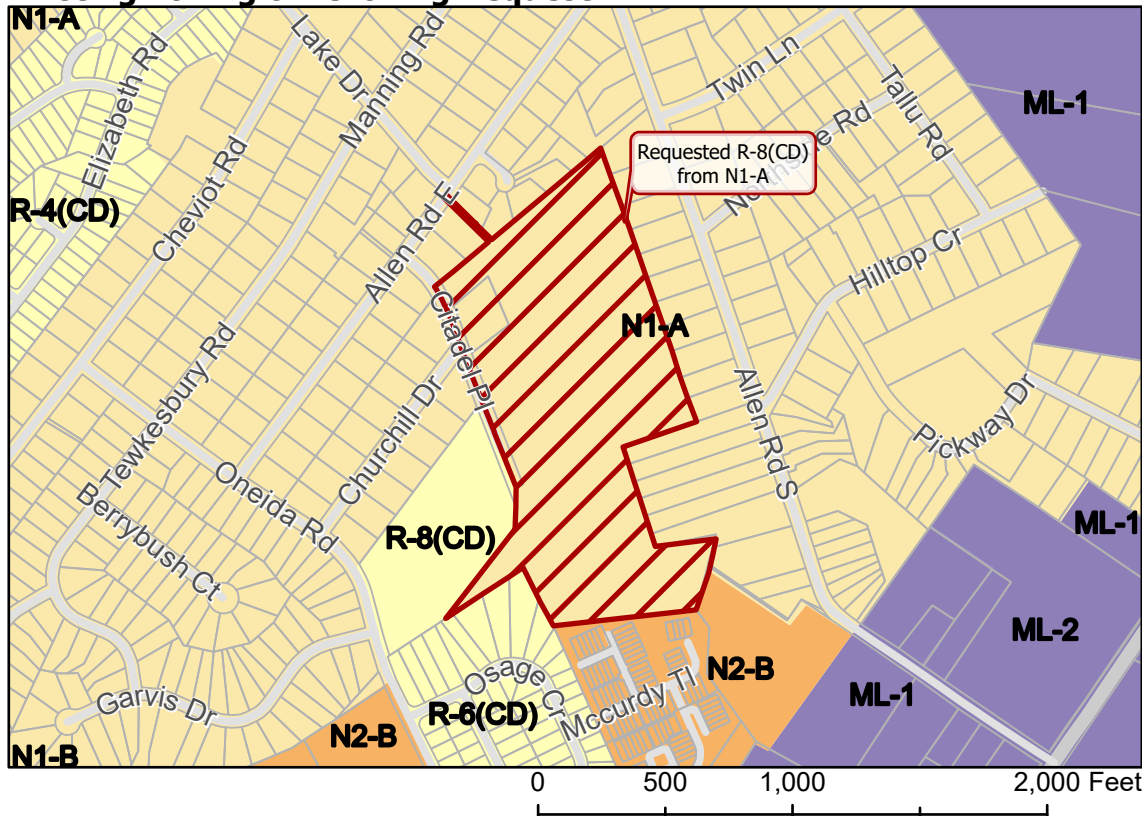
- 2023-011
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain

### City Council District

- 1-Dante Anderson



### Existing Zoning & Rezoning Request



- Requested R-8(CD) from N1-A

### Zoning Classification

- Neighborhood 1
- Single Family
- Neighborhood 2
- Manufacturing & Logistics



Map Created 8/29/2023



Petition No.: 2023-028  
Petitioner: Childress Klein Properties

**ORDINANCE NO. 657-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 02959103, and further identified on the attached map from R-22MF(CD) (Multi-Family Residential, Conditional) to R-22MF(CD) SPA (Multi-Family Residential, Conditional, Site Plan Amendment).

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

**SEE ATTACHED MAP**

**Section 3.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

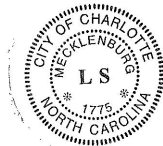


City Attorney

**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 20<sup>th</sup> day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 431-432.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of November 2023.



Billie Tynes, Deputy City Clerk



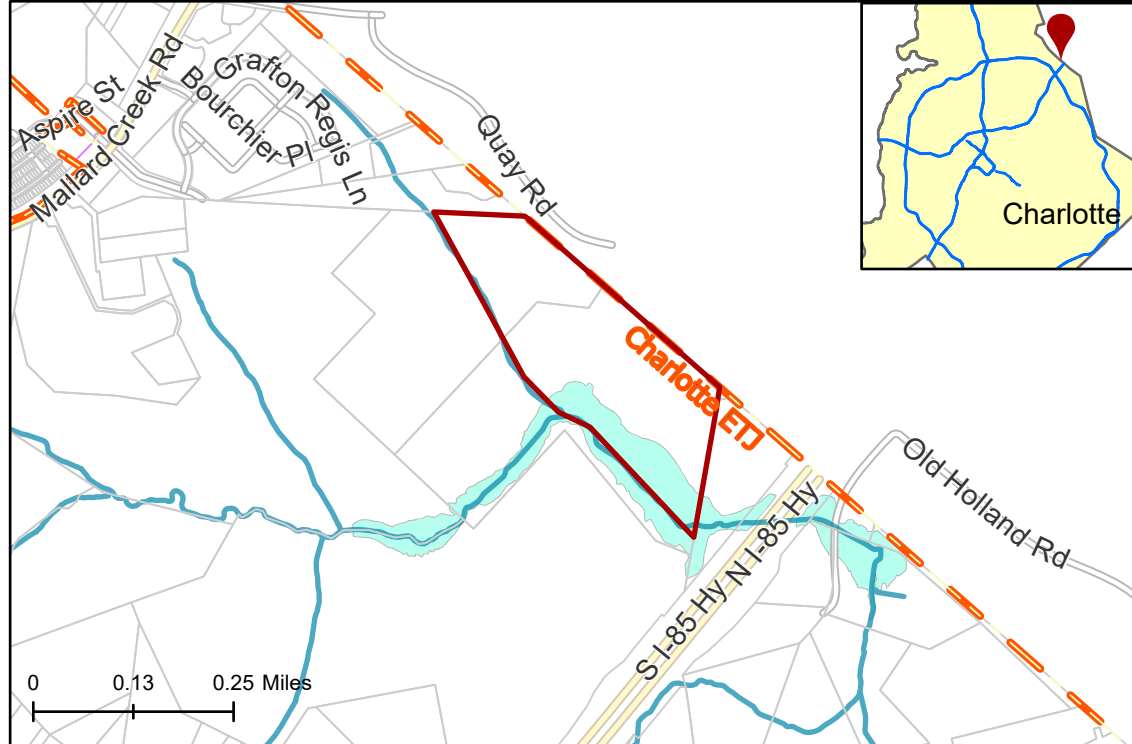
## 2023-028: Childress Klein Properties

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

**Requested Zoning** R-22MF(CD) SPA (Multi-Family Residential, Conditional, Site Plan Amendment)

Approximately 48.21 acres

### Location of Requested Rezoning



## Rezoning Map



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

Adjacent to  
City Council District

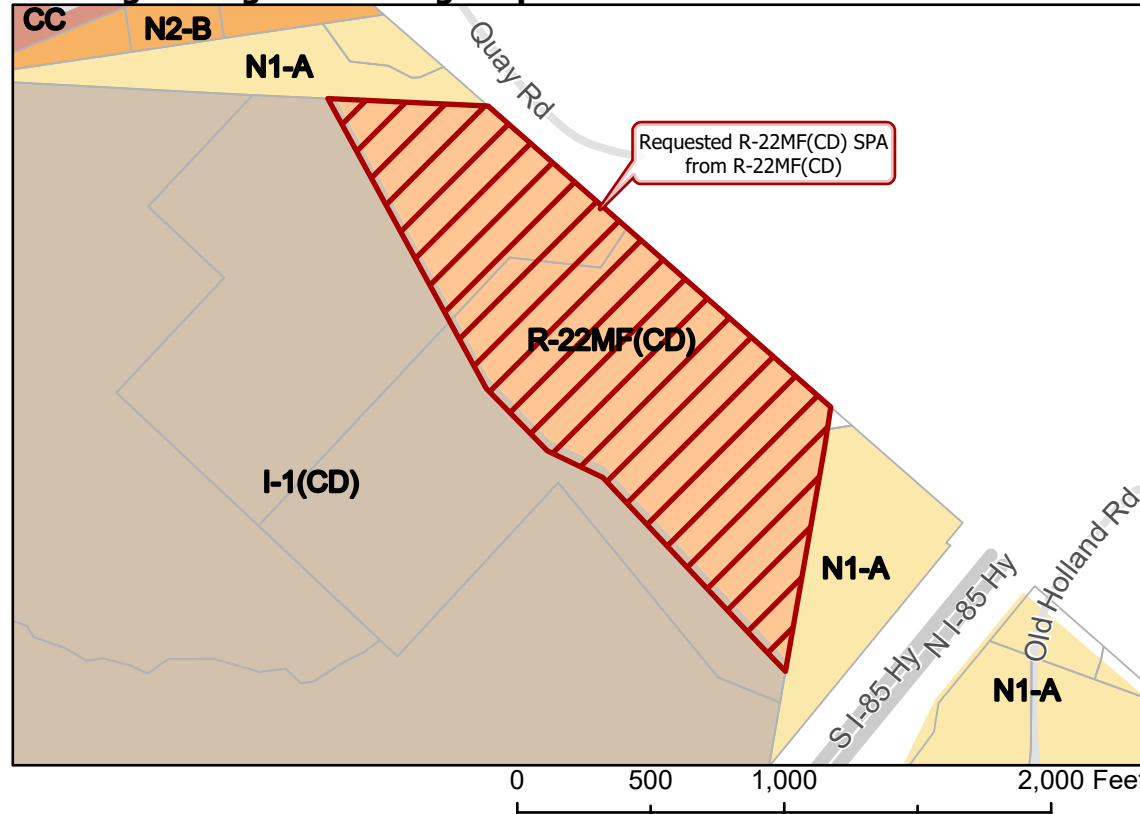
4-Renee Johnson

County Commissioner

3-George Dunlap



### Existing Zoning & Rezoning Request



Requested R-22MF(CD) SPA from R-22MF(CD)

### Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Commercial Center
- Light Industrial



Map Created 9/26/2023



Petition No.: 2023-052  
Petitioner: Providence Group Capital

**ORDINANCE NO. 658-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 07326232, and further identified on the attached map from ML-2 (Manufacturing and Logistics-2) to TOD-UC (Transit Oriented Development–Urban Center).

**SEE ATTACHED MAP**

**Section 2.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

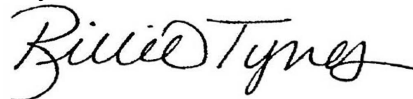


City Attorney

**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 20<sup>th</sup> day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 433-434.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of November 2023.



Billie Tynes, Deputy City Clerk



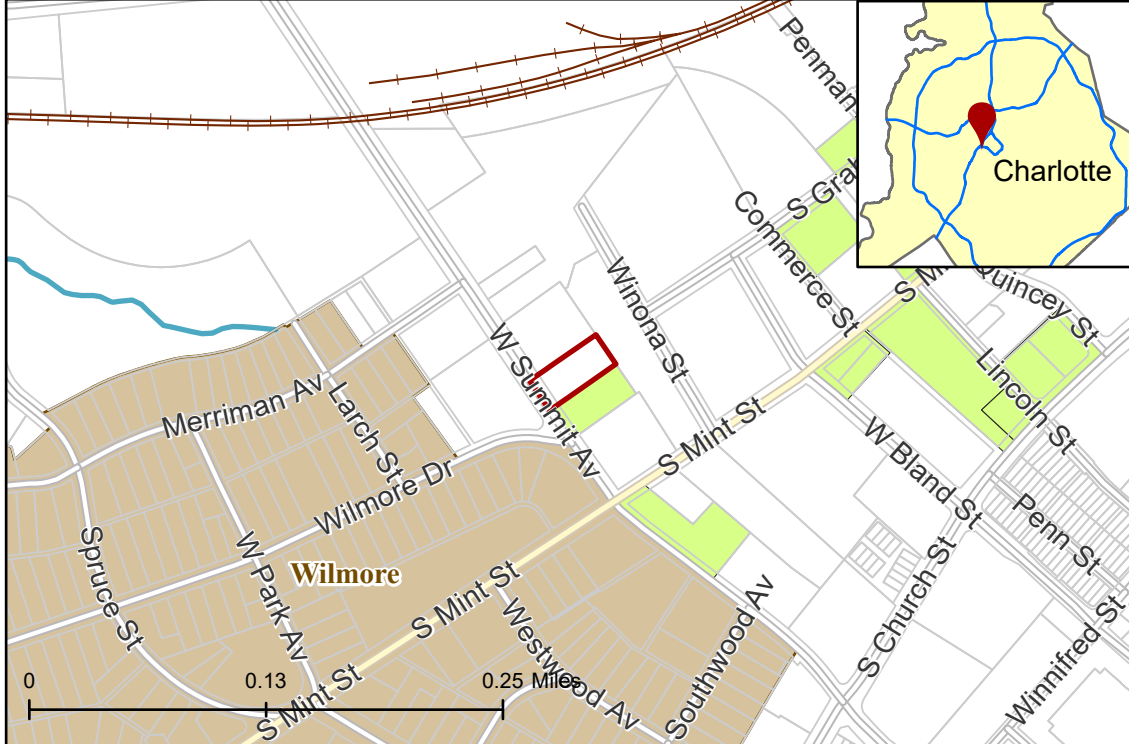
## 2023-052: Providence Group Capital

**Current Zoning** ML-2 (Manufacturing and Logistics-2)

**Requested Zoning** TOD-UC (Transit Oriented Development–Urban Center)

Approximately 0.447 acres

### Location of Requested Rezoning



## Rezoning Map



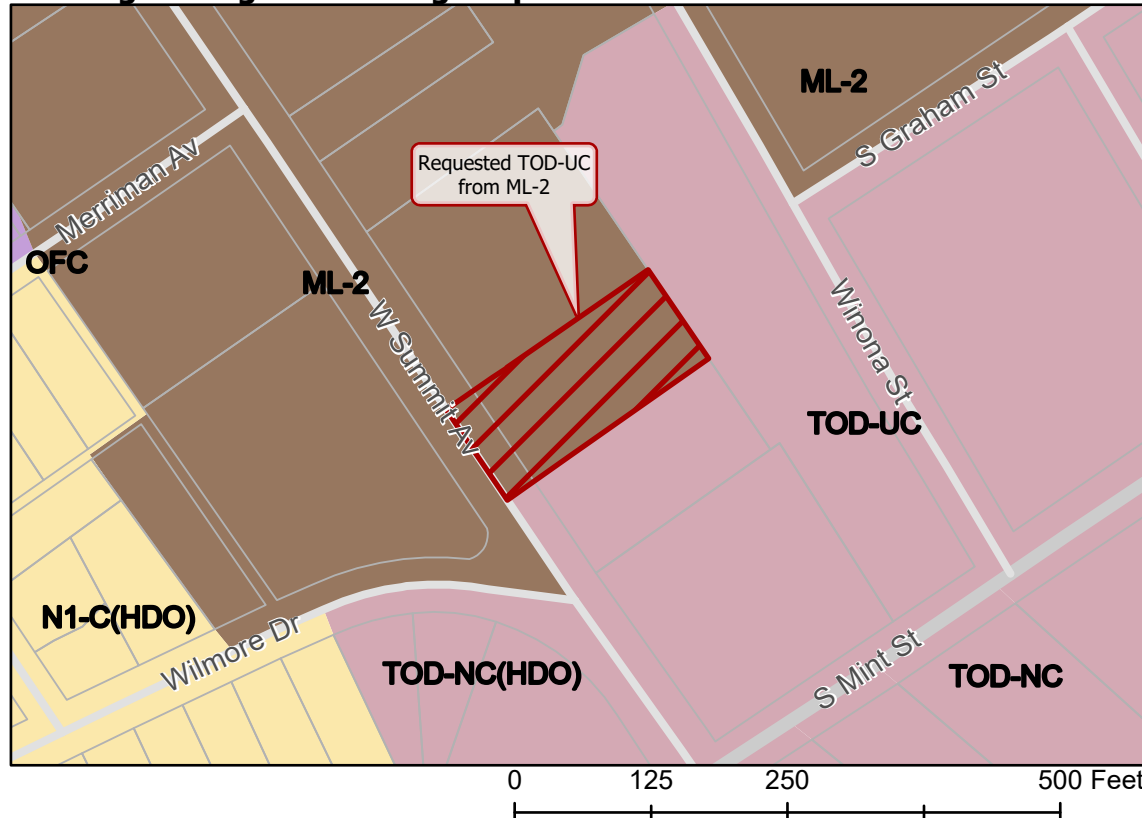
- 2023-052
- Inside City Limits
- Parcel
- Railway
- Streams
- Transit Supportive Overlay
- Historic Districts

### City Council District

3-Victoria Watlington



### Existing Zoning & Rezoning Request



Requested TOD-UC from ML-2

### Zoning Classification

- Neighborhood 1
- Office
- General Industrial
- Transit-Oriented



Map Created 8/3/2023



Petition No.: 2023-054  
Petitioner: Chelsi Smith

**ORDINANCE NO. 659-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 21322106, and further identified on the attached map from N1-A (Neighborhood 1-A) to N1-D (Neighborhood 1-D).

**SEE ATTACHED MAP**

**Section 2.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

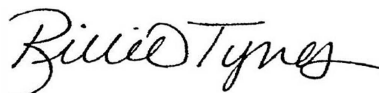


City Attorney

**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 20<sup>th</sup> day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 435-436.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of November 2023.



Billie Tynes, Deputy City Clerk

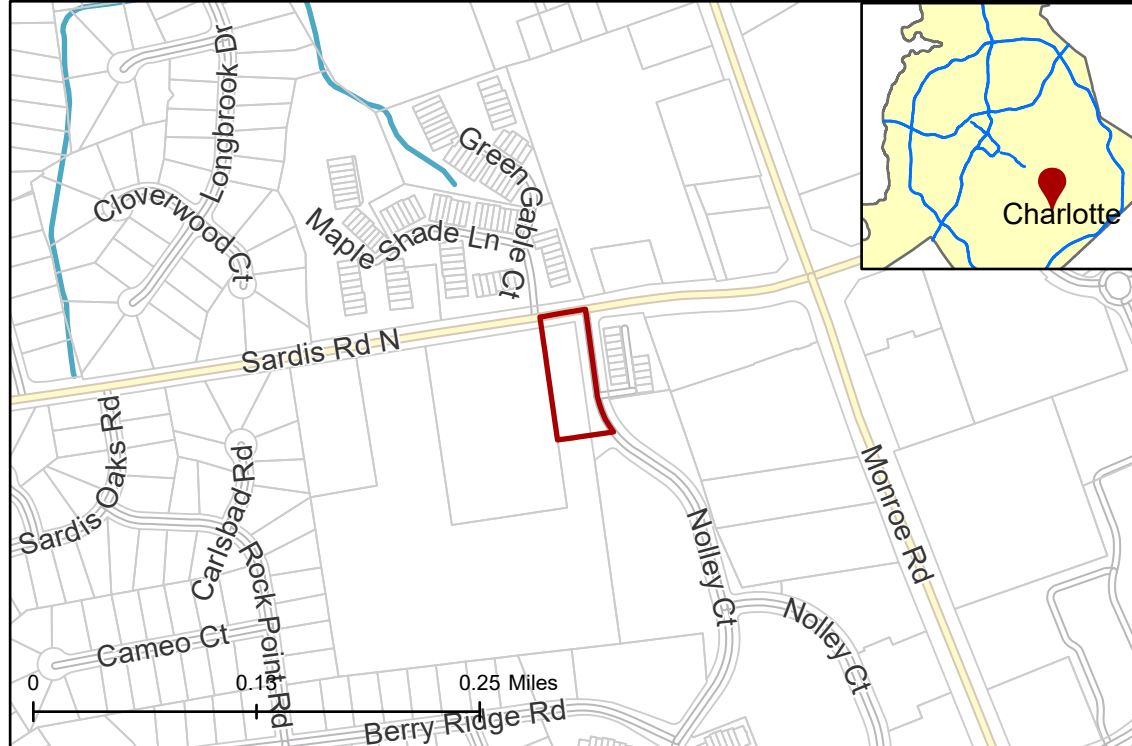


## 2023-054: Chelsi Smith

**Current Zoning** N1-A (Neighborhood 1-A)  
**Requested Zoning** N1-D (Neighborhood 1-D)

Approximately 0.79 acres

### Location of Requested Rezoning



## Rezoning Map



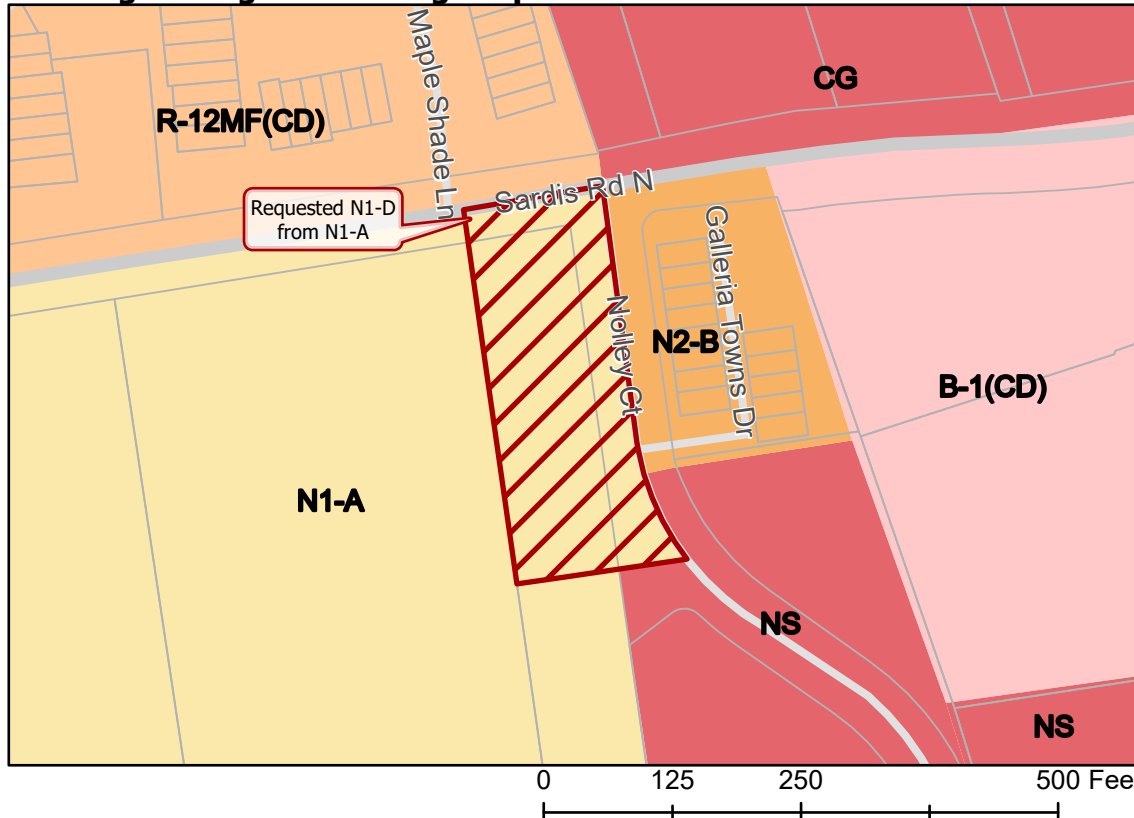
- 2023-054
- Inside City Limits
- Parcel
- Streams

### City Council District

- 6-Tariq Bokhari



### Existing Zoning & Rezoning Request



- Requested N1-D from N1-A

## Zoning

### Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Commercial
- Business



Map Created 9/27/2023



Petition No.: 2023-059  
Petitioner: Queen City Airstream, LLC

**ORDINANCE NO. 660-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 02501111, and further identified on the attached map from I-1(CD) (Light Industrial, Conditional) to ML-1 (Manufacturing and Logistics 1).

**SEE ATTACHED MAP**

**Section 2.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

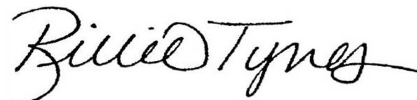


City Attorney

**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 20<sup>th</sup> day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 437-438.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of November 2023.



Billie Tynes, Deputy City Clerk

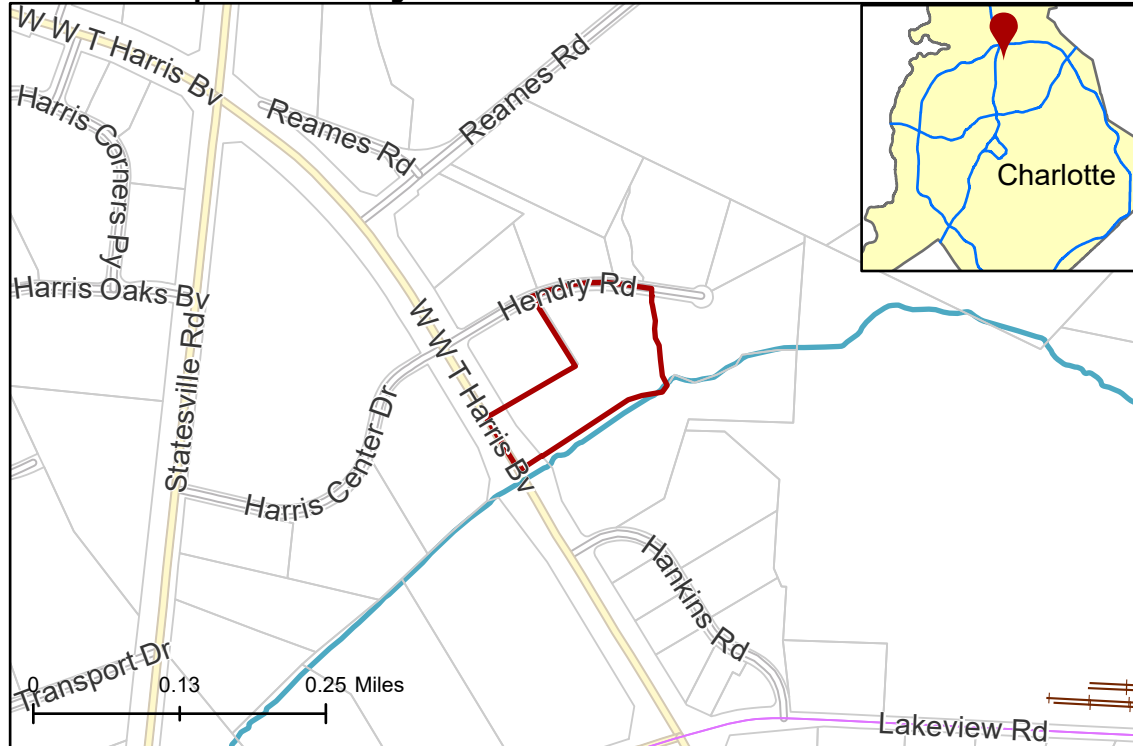


## 2023-059: Queen City Airstream, LLC

**Current Zoning** I-1(CD) (Light Industrial, Conditional)  
**Requested Zoning** ML-1 (Manufacturing and Logistics 1)

Approximately 6.85 acres

### Location of Requested Rezoning



## Rezoning Map



- 2023-059
- Inside City Limits
- Parcel
- Railway
- Streams

City Council District  
4-Renee Johnson



### Existing Zoning & Rezoning Request



Requested ML-1  
from I-1(CD)

### Zoning Classification

- Light Industrial
- General Industrial



Map Created 8/2/2023



Petition No.: 2023-061

Petitioner: Couchell/Tsahakis Properties, LLC

**ORDINANCE NO. 661-Z**

• ZONING REGULATIONS

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 04904109, 04904110, 04939101, 04939102, 04939103, 04939104, 04939107, 04939108, 04939109, 04939111, 04939113, 04939203, 04939204, 04939205, 04939206, 04939112 (a portion of), 04904113, and 04939201, and further identified on the attached map from ML-1 (Manufacturing and Logistics-1), ML-2 (Manufacturing and Logistics-2) to TOD-CC (Transit Oriented Development-Community Center), TOD-NC (Transit Oriented Development-Neighborhood Center), TOD-UC (Transit Oriented Development-Urban Center).

**SEE ATTACHED MAP**

**Section 2.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

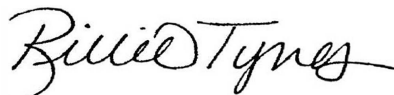


City Attorney

**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 20<sup>th</sup> day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 439-440.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of November 2023.



Billie Tynes, Deputy City Clerk



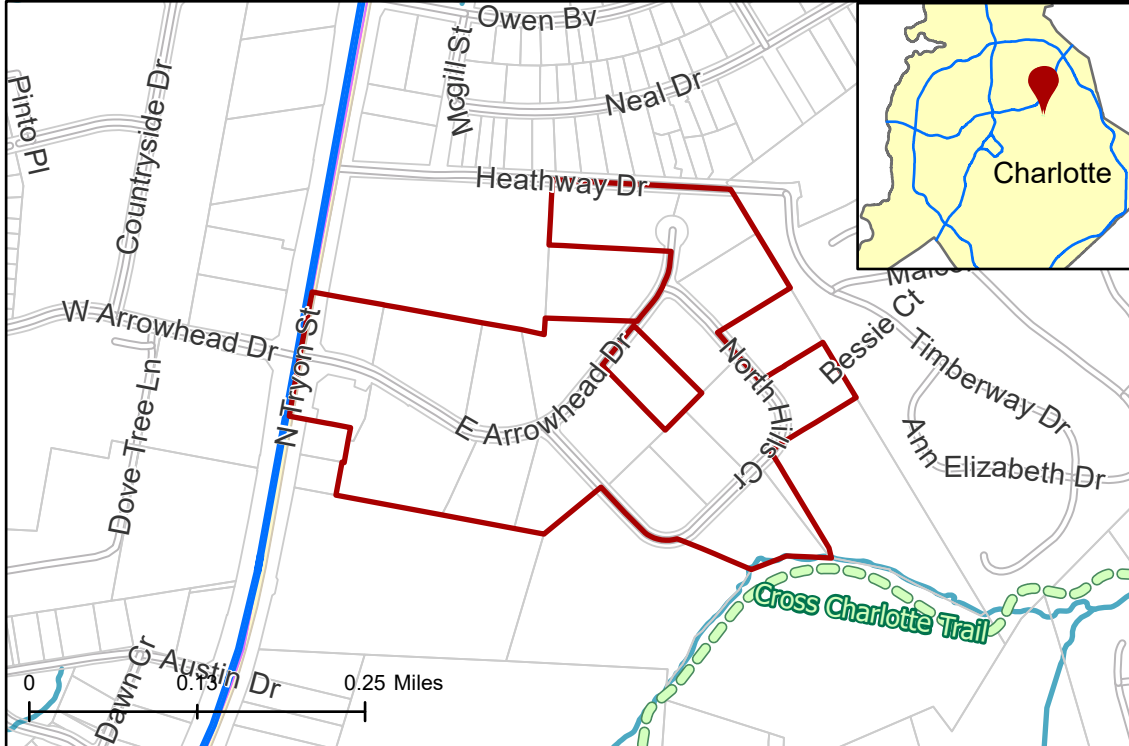
## 2023-061: Couchell/Tsahakis Properties, LLC

**Current Zoning** ML-1 (Manufacturing and Logistics-1), ML-2 (Manufacturing and Logistics-2)

**Requested Zoning** TOD-CC (Transit Oriented Development-Community Center),  
TOD-NC (Transit Oriented Development-Neighborhood Center),  
TOD-UC (Transit Oriented Development-Urban Center)

Approximately 35.03 acres

### Location of Requested Rezoning



## Rezoning Map



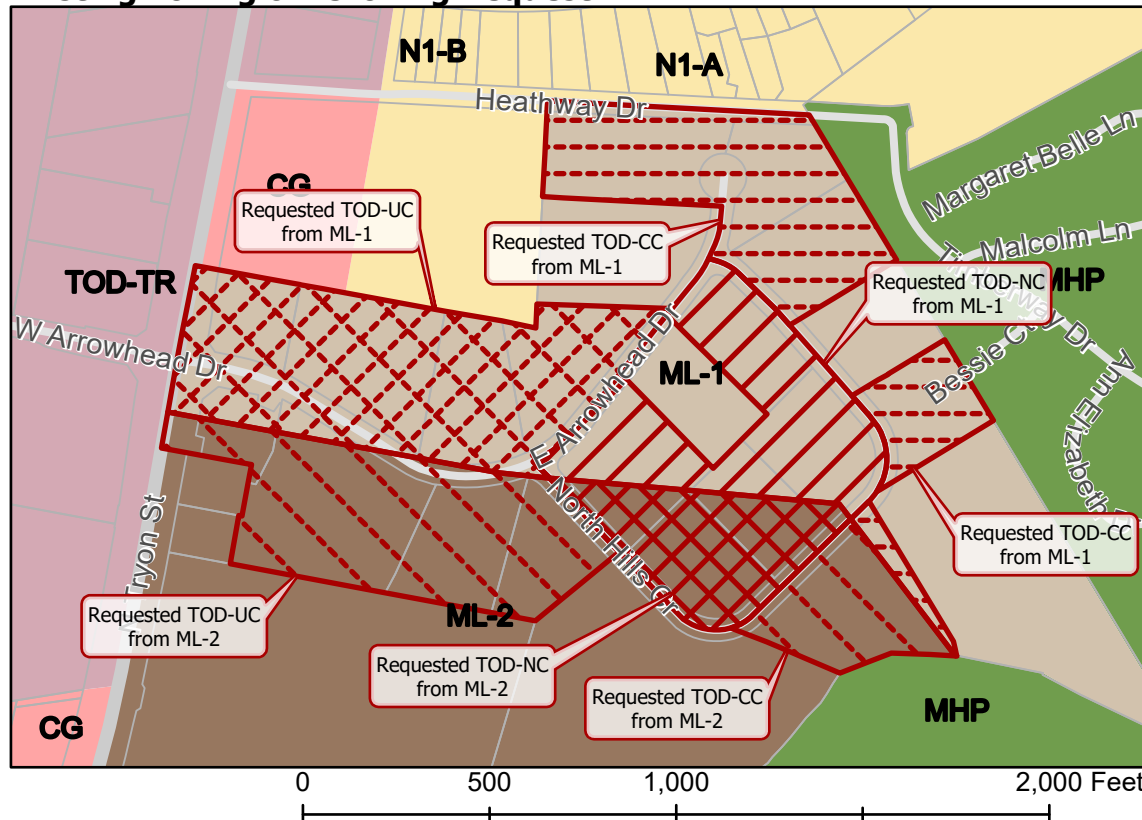
- 2023-061
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Streams

### City Council District

- 4-Renee Johnson



### Existing Zoning & Rezoning Request



- Requested TOD-CC from ML-1
- Requested TOD-CC from ML-2
- Requested TOD-NC from ML-1
- Requested TOD-NC from ML-2
- Requested TOD-UC from ML-1
- Requested TOD-UC from ML-2

### Zoning Classification

- Neighborhood 1
- Manufactured Home
- Business
- Light Industrial
- General Industrial
- Transit-Oriented



Map Created 8/2/2023



Petition No.: 2023-063  
Petitioner: BMPI-EM801 LLC

**ORDINANCE NO. 662-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 12517319, and further identified on the attached map from NC (Neighborhood Center) to UE (Uptown Edge).

**SEE ATTACHED MAP**

**Section 2.** 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 20<sup>th</sup> day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 441-442.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of November 2023.



\_\_\_\_\_  
Billie Tynes, Deputy City Clerk

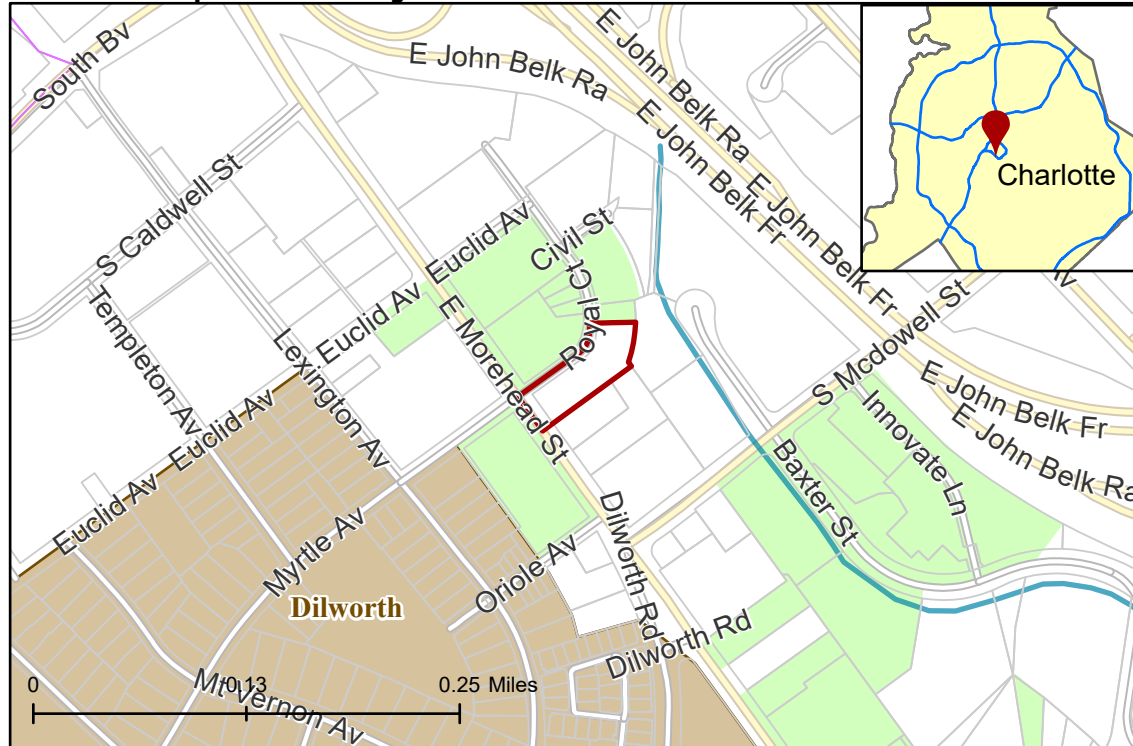


## 2023-063: BMPI-EM801 LLC

**Current Zoning** NC (Neighborhood Center)  
**Requested Zoning** UE (Uptown Edge)

Approximately 0.998 acres

### Location of Requested Rezoning



## Rezoning Map

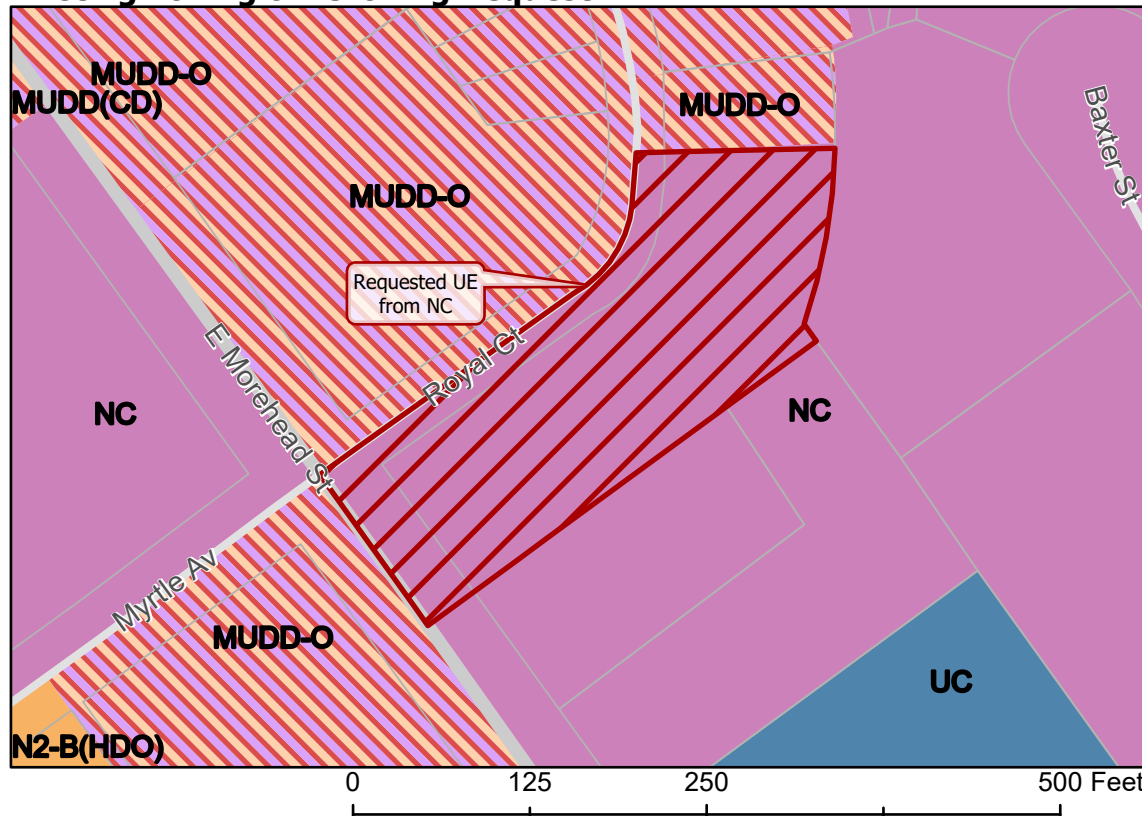


- 2023-063
- Inside City Limits
- Parcel
- Streams
- Midtown Morehead Cherry
- Historic Districts

**City Council District**  
  1-Dante Anderson



### Existing Zoning & Rezoning Request



  Requested UE from NC

### Zoning Classification

- Neighborhood 2
- Regional Activity Center
- Mixed Use
- Neighborhood Center



Map Created 9/26/2023



Petition No.: 2023-065  
Petitioner: ATCO Properties & Management

**ORDINANCE NO. 663-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 07902101, and further identified on the attached map from ML-2 (Manufacturing and Logistics-2) to CAC-2 (Community Activity Center-2).

**SEE ATTACHED MAP**

**Section 2.** 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 20<sup>th</sup> day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 443-444.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of November 2023.

  
\_\_\_\_\_  
Billie Tynes, Deputy City Clerk

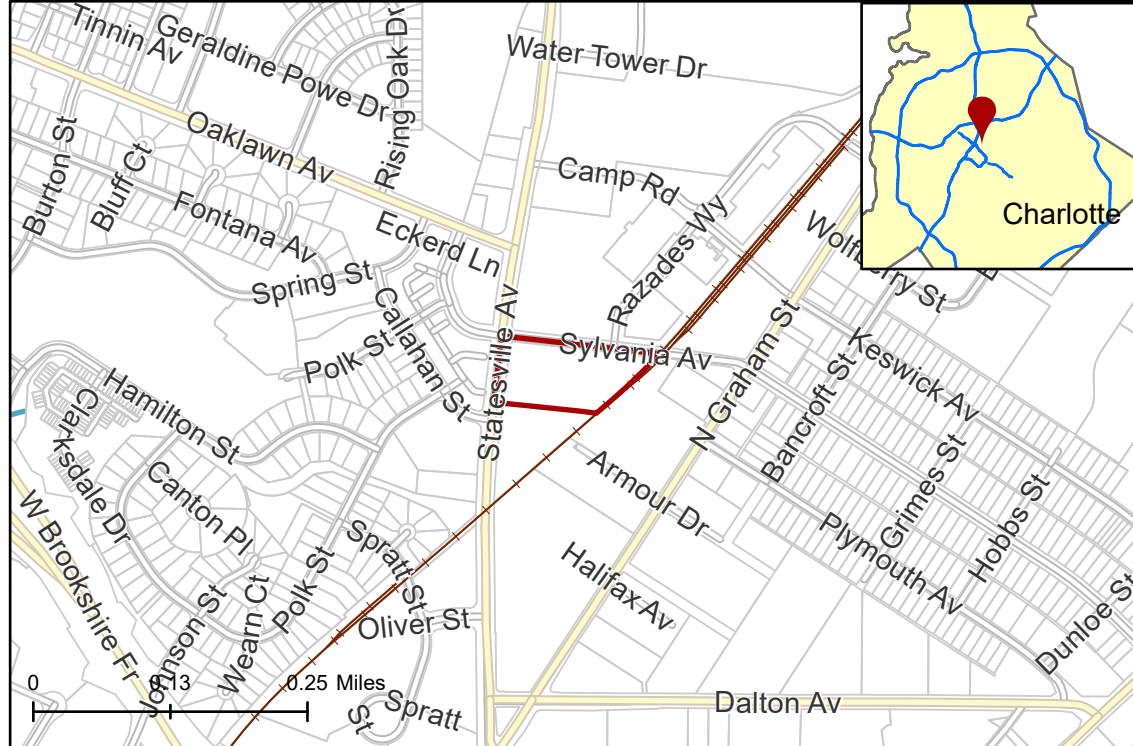


## 2023-065: ATCO Properties & Management

**Current Zoning** ML-2 (Manufacturing and Logistics-2)  
**Requested Zoning** CAC-2 (Community Activity Center-2)

Approximately 3.89 acres

### Location of Requested Rezoning



## Rezoning Map



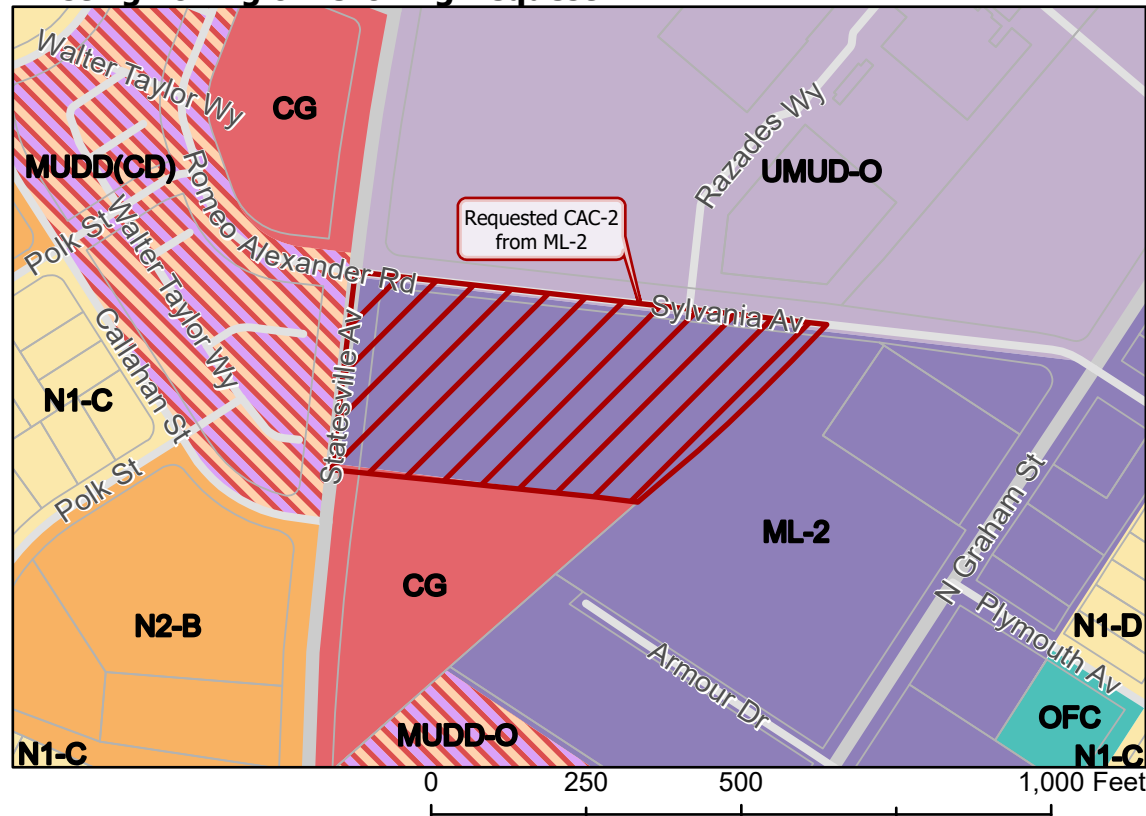
- 2023-065
- Inside City Limits
- Parcel
- Railway
- Streams

### City Council District

- 1-Dante Anderson



### Existing Zoning & Rezoning Request



- Requested CAC-2 from ML-2

### Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Campus
- Commercial
- Uptown Mixed Use
- Manufacturing & Logistics
- Mixed Use



Map Created 9/26/2023



Petition No.: 2023-067  
Petitioner: Childress Klein Properties

**ORDINANCE NO. 664-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 18313103, 18313108, and further identified on the attached map from N1-A (Neighborhood 1-A), MUDD-O (Mixed Use Development District, Optional) to RAC(CD) (Regional Activity Center, 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.

**SEE ATTACHED MAP**

**Section 3.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

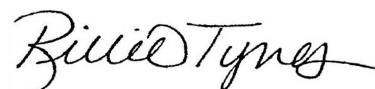


\_\_\_\_\_  
City Attorney

**CERTIFICATION**

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of November 2023.



\_\_\_\_\_  
Billie Tynes, Deputy City Clerk

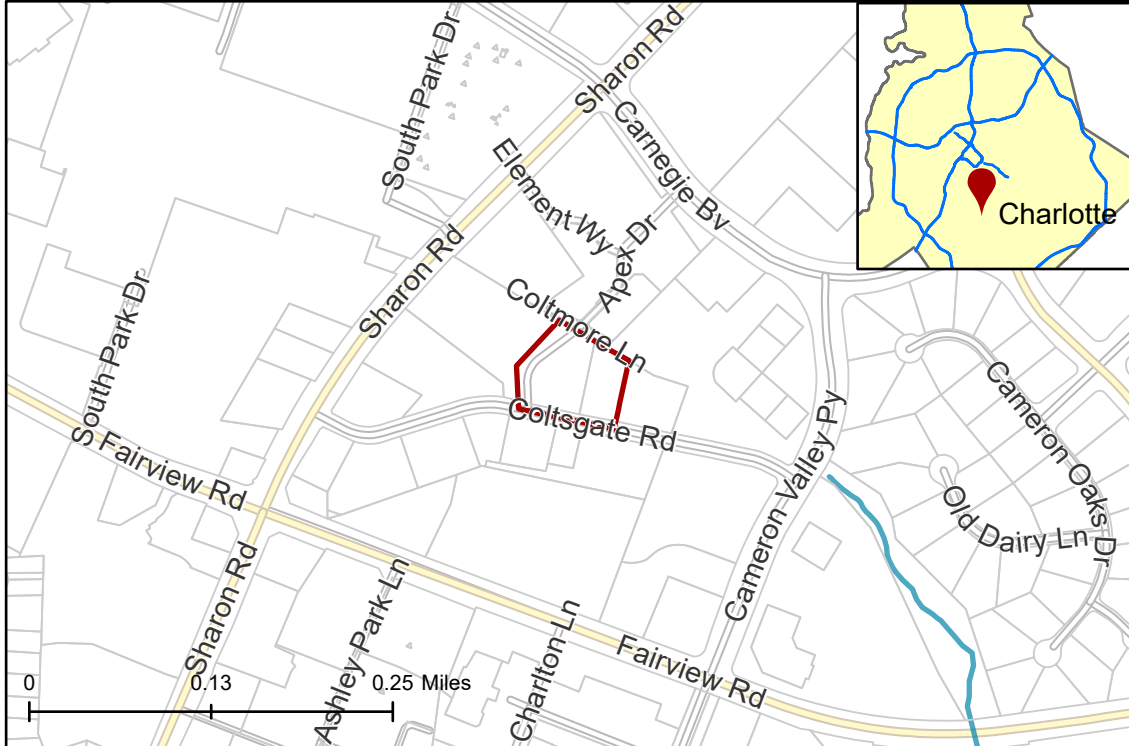


## 2023-067: Childress Klein Properties

**Current Zoning** N1-A (Neighborhood 1-A), MUDD-O (Mixed Use Development District, Optional)  
**Requested Zoning** RAC(CD) (Regional Activity Center, Conditional)

Approximately 2.281 acres

### Location of Requested Rezoning



## Rezoning Map



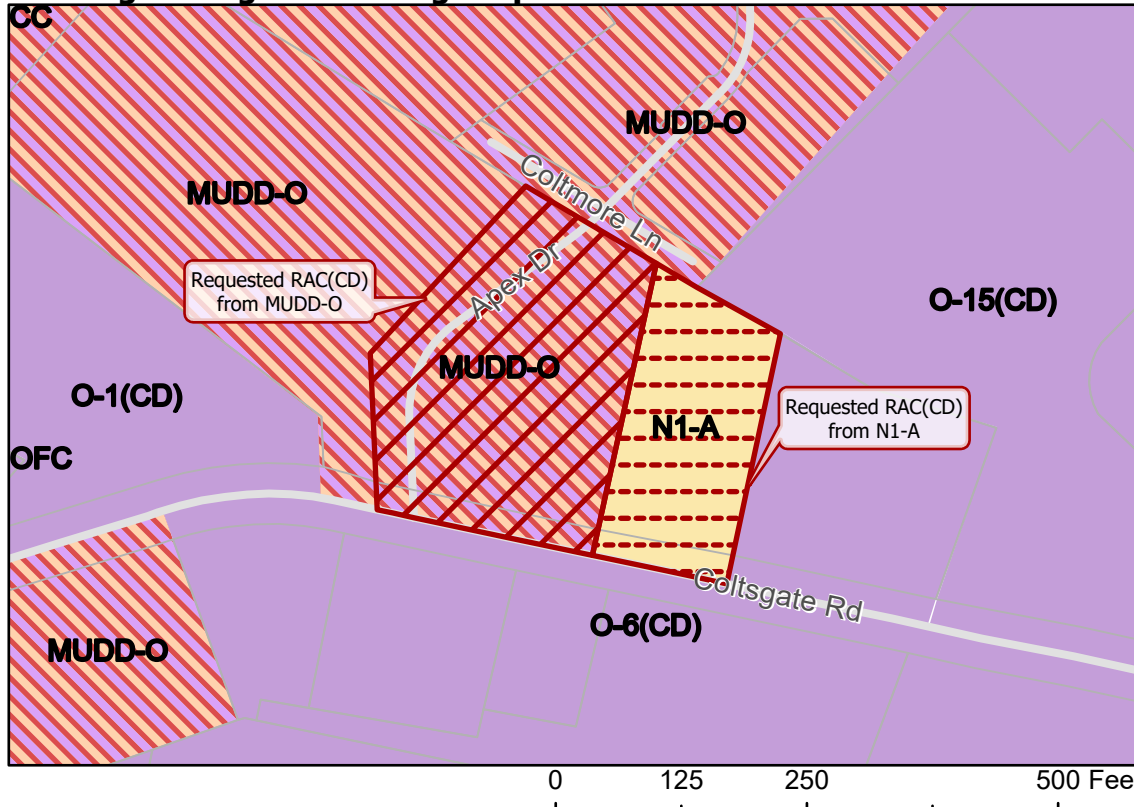
- 2023-067
- Inside City Limits
- Parcel
- Streams

### City Council District

- 6-Tariq Bokhari



### Existing Zoning & Rezoning Request



- Requested RAC(CD) from MUDD-O
- Requested RAC(CD) from N1-A

### Zoning Classification

- Neighborhood 1
- Office
- Commercial Center
- Mixed Use



Map Created 8/3/2023



Petition No.: 2022-147  
Petitioner: SouthPark Towers PropCo, LLC

**ORDINANCE NO. 665-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 17901179, 17901184 and further identified on the attached map from O-3 (Office) to MUDD-O (Mixed Use Development District, 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.

**SEE ATTACHED MAP**

**Section 3.** 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 20<sup>th</sup> day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 447-448.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of November 2023.



Billie Tynes, Deputy City Clerk



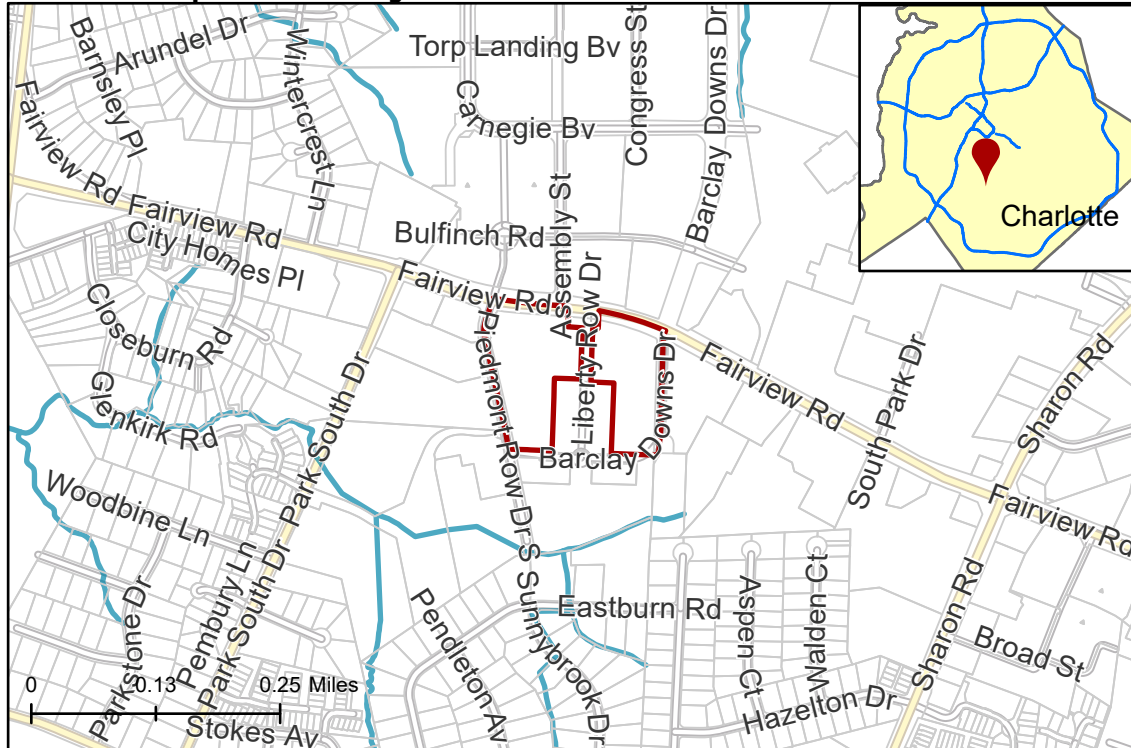
## 2022-147: SouthPark Towers PropCo, LLC

**Current Zoning** O-3 (Office)

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

Approximately 9.94 acres

### Location of Requested Rezoning



## Rezoning Map



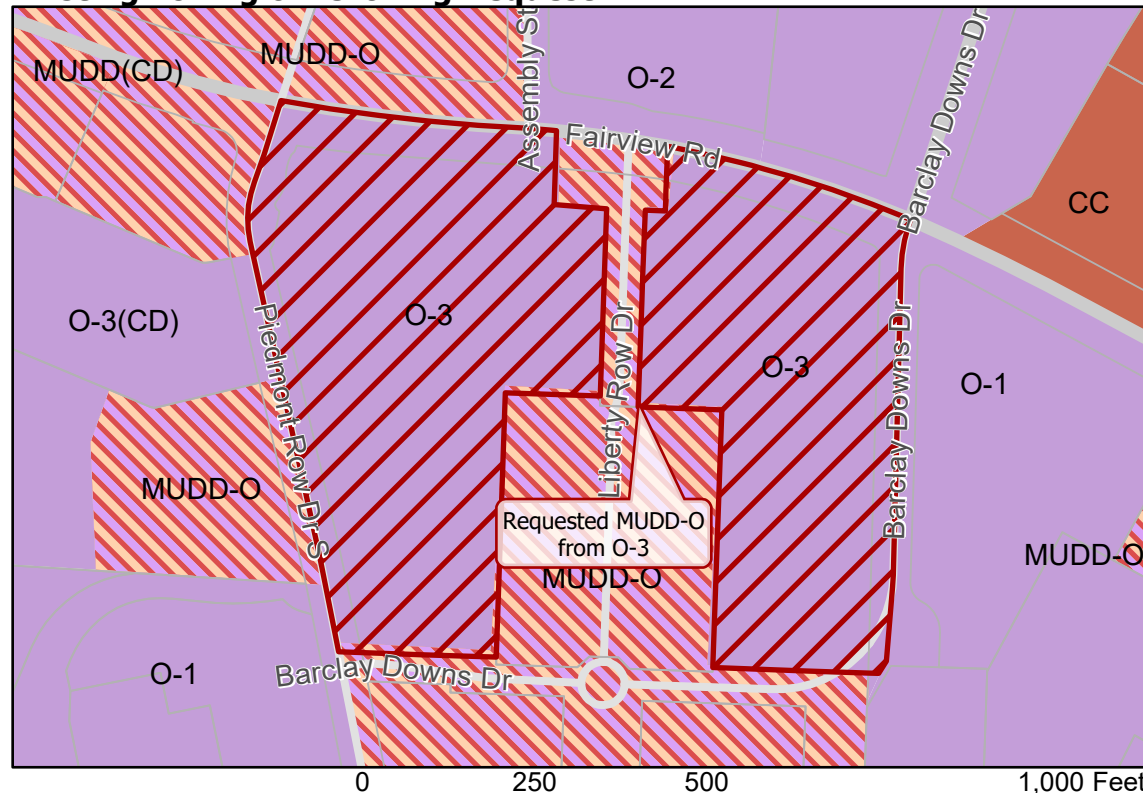
- 2022-147
- Inside City Limits
- Parcel
- Streams

### City Council District

6-Tariq Bokhari



### Existing Zoning & Rezoning Request



- Requested MUDD-O from O-3

### Zoning Classification

- Office
- Commercial Center
- Mixed Use



Map Created 1/6/2023



Petition No.: 2023-043  
Petitioner: Drakeford Communities

**ORDINANCE NO. 666-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 06111216, 06111103 and further identified on the attached map from N2-B (Neighborhood 2-B), UR-2(CD) (Urban Residential, Conditional) to UR-2(CD) (Urban Residential, Conditional), UR-2(CD) SPA (Urban Residential, Conditional, Site Plan Amendment).

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

**SEE ATTACHED MAP**

**Section 3.** 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 20<sup>th</sup> day of November 2023.



\_\_\_\_\_  
Billie Tynes, Deputy City Clerk



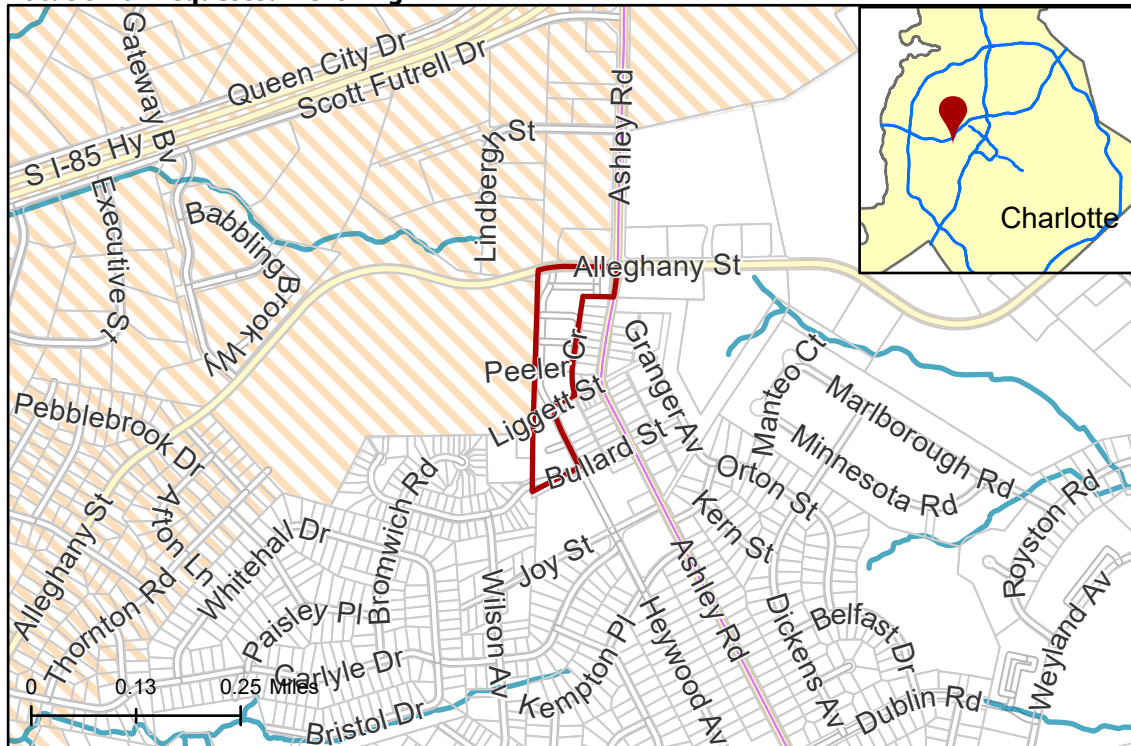
## 2023-043: Drakeford Communities

**Current Zoning** N2-B (Neighborhood 2-B), UR-2(CD) (Urban Residential, Conditional)

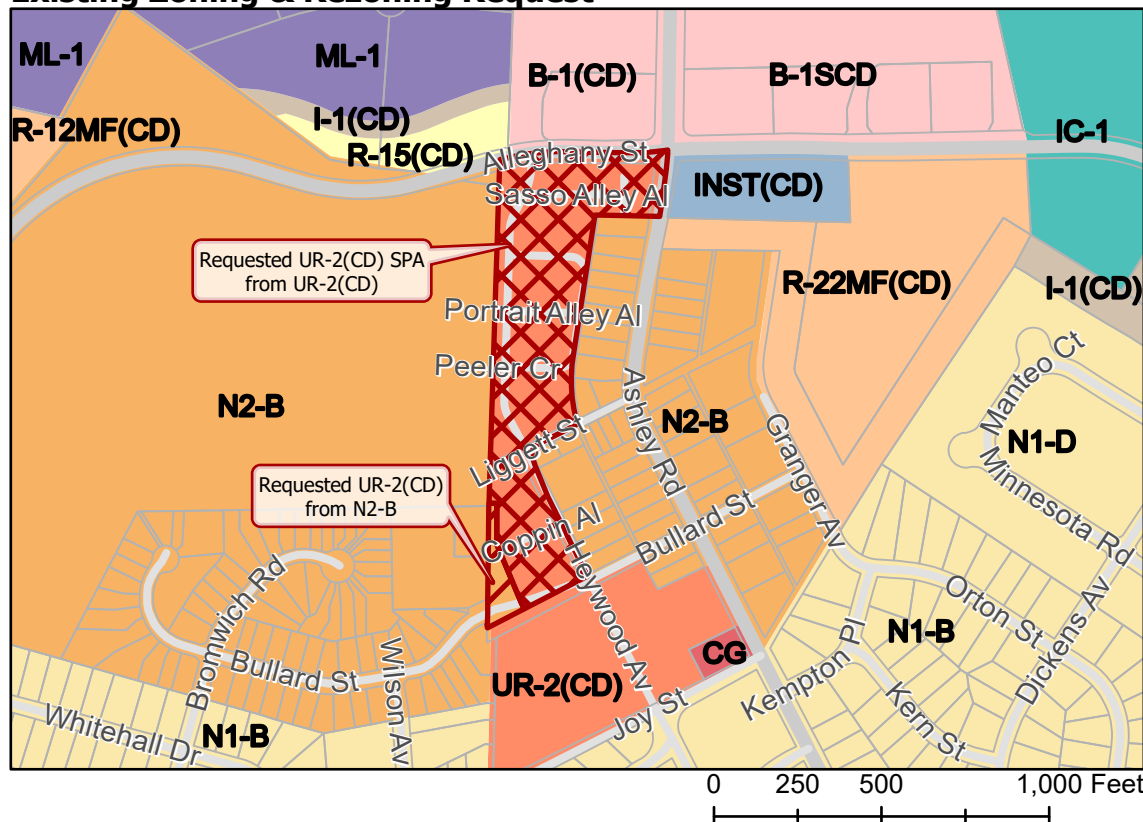
**Requested Zoning** UR-2(CD) (Urban Residential, Conditional),  
UR-2(CD) SPA (Urban Residential, Conditional, Site Plan Amendment)

Approximately 7.01 acres

**Location of Requested Rezoning**








## Existing Zoning & Rezoning Request



## Rezoning Map





-  2023-043  
 Inside City Limits  
 Parcel  
 Streams  
 Airport Noise Overlay

City Council District

☐ 3-Victoria Watlington



-  Requested UR-2(CD)  
from N2-B
-  Requested UR-2(CD) SPA  
from UR-2(CD)

## Zoning Classification

- Neighborhood 1
- Single Family
- Neighborhood 2
- Multi-Family
- Urban Residential
- Campus
- Institutional
- Commercial
- Business
- Manufacturing & Logistics
- Light Industrial



Map Created 9/26/2023



Petition No.: 2022-048  
Petitioner: Tribute Companies, Inc.

**ORDINANCE NO. 667-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 02911102, 02911103, 02911106, 02965106, 02965107, 02904108, 02965109, 02903113 and further identified on the attached map from R-3 (Single Family Residential) to MX-2 (Mixed Use).

**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.

**SEE ATTACHED MAP**

**Section 3.** 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 20<sup>th</sup> day of November 2023.



Billie Tynes, Deputy City Clerk



Map Created 4/6/2023