

Petition No.: 2022-049
Petitioner: Turnstone Group, LLC

ORDINANCE NO. 612-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 1.104 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 11335103, and further identified on the attached map from NS (neighborhood services) to I-2(CD) (general industrial, conditional).

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

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 18th day of September 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 330-331.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of September 2023.



Billie Tynes, Deputy City Clerk

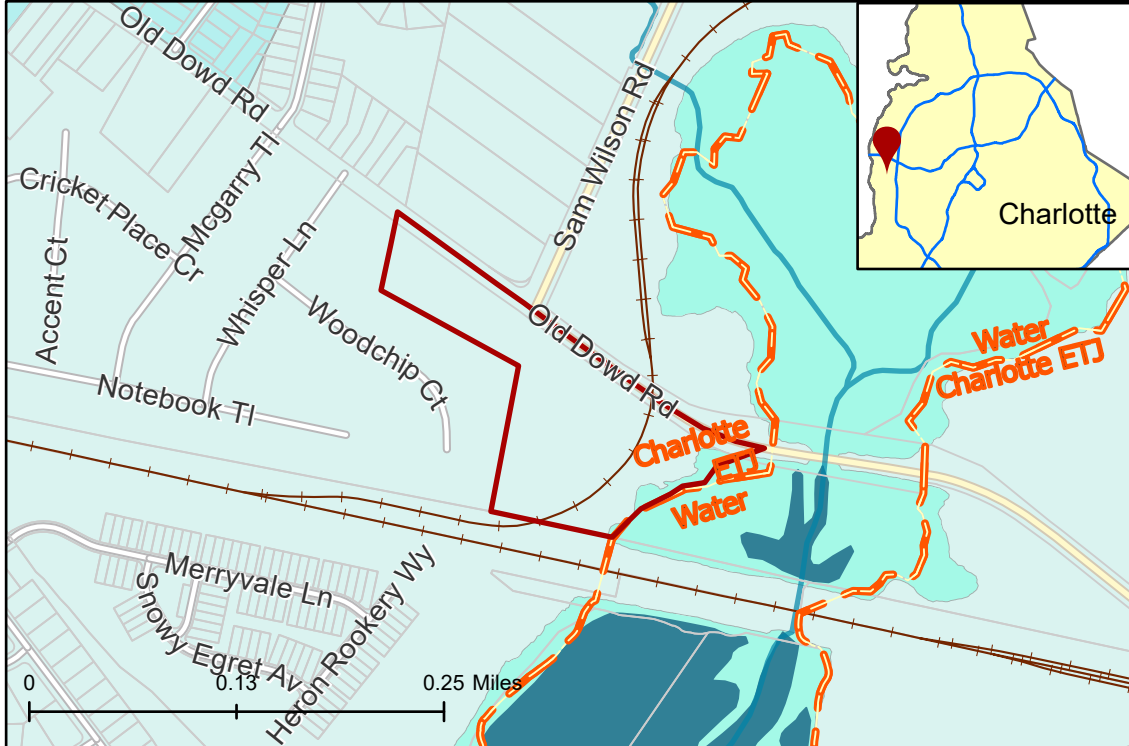
2022-049: Turnstone Group, LLC

Current Zoning NS LLWCA (Neighborhood Services, Lower Lake Wylie - Critical Area)

Requested Zoning I-2(CD) LLWCA (General Industrial, Conditional, Lower Lake Wylie - Critical Area)

Approximately 9.841 acres

Location of Requested Rezoning



Rezoning Map



- 2022-049
- Outside City Limits
- Parcel
- Railway
- Streams
- Lakes & Ponds
- FEMA Flood Plain
- Lower Lake Wylie - Critical Area
- Lower Lake Wylie - Protected Area

Adjacent to City Council District

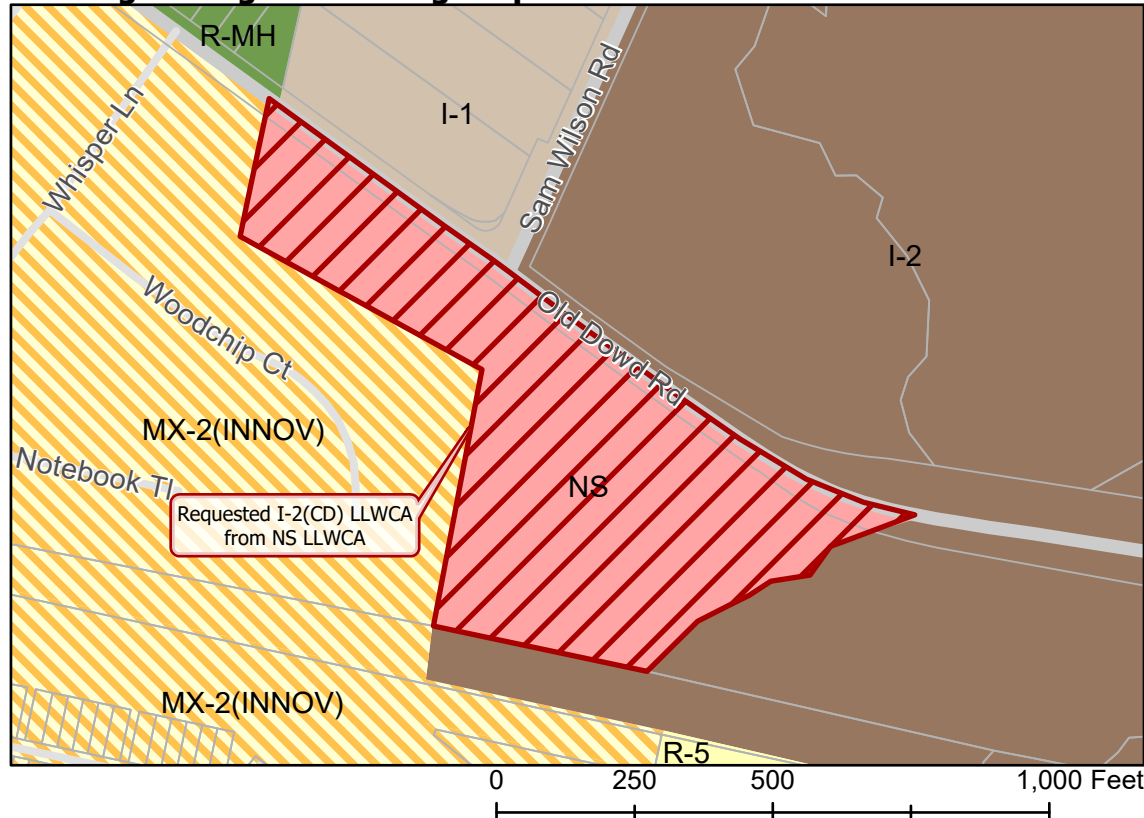
 3-Victoria Watlington

County Commissioner

 2-Vilma D. Leake



Existing Zoning & Rezoning Request



 Requested I-2(CD) LLWCA from NS LLWCA

Zoning Classification

- Single Family
- Manufactured Home
- Mixed Residential
- Business
- Light Industrial
- General Industrial



Map Created 7/25/2022

Petition No.: 2022-060
Petitioner: Providence Group Capital

ORDINANCE NO. 613-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 14907311, and further identified on the attached map from I-1 (light industrial) to TOD-TR (transit oriented development – transition).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

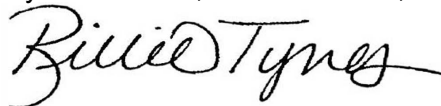
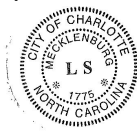


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of September 2023.



Billie Tynes, Deputy City Clerk

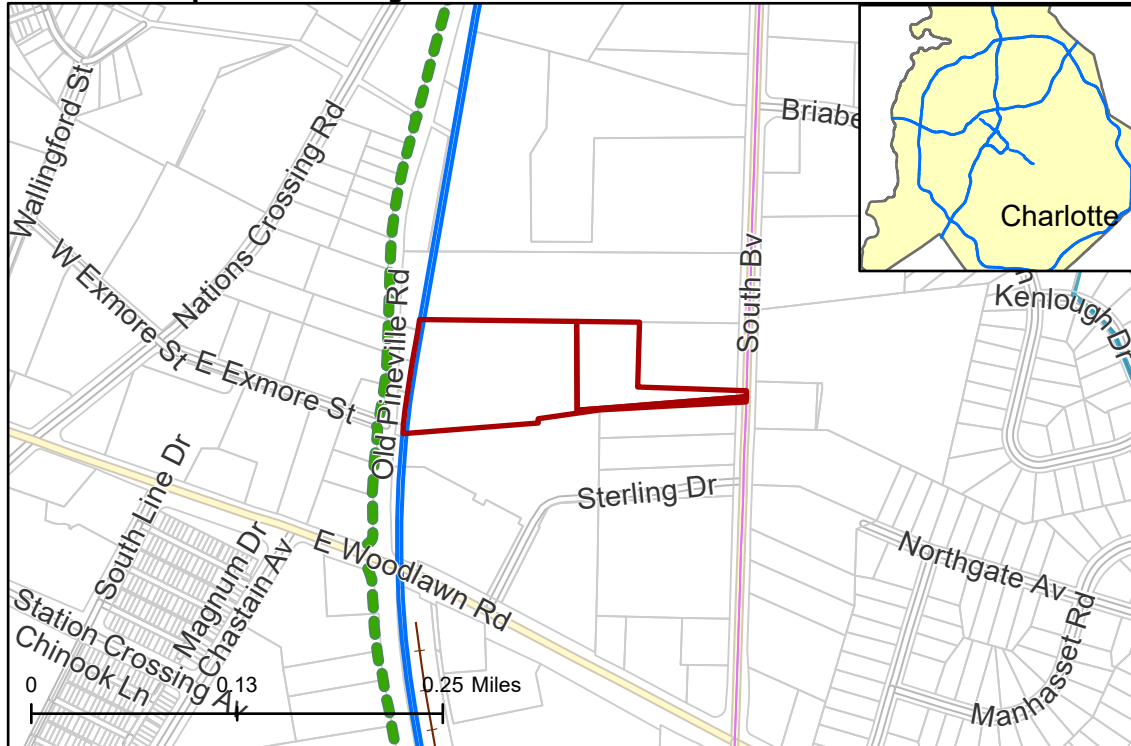
2022-060: Providence Group Capital

Current Zoning I-1 (Light Industrial)

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

Approximately 5.902 acres

Location of Requested Rezoning



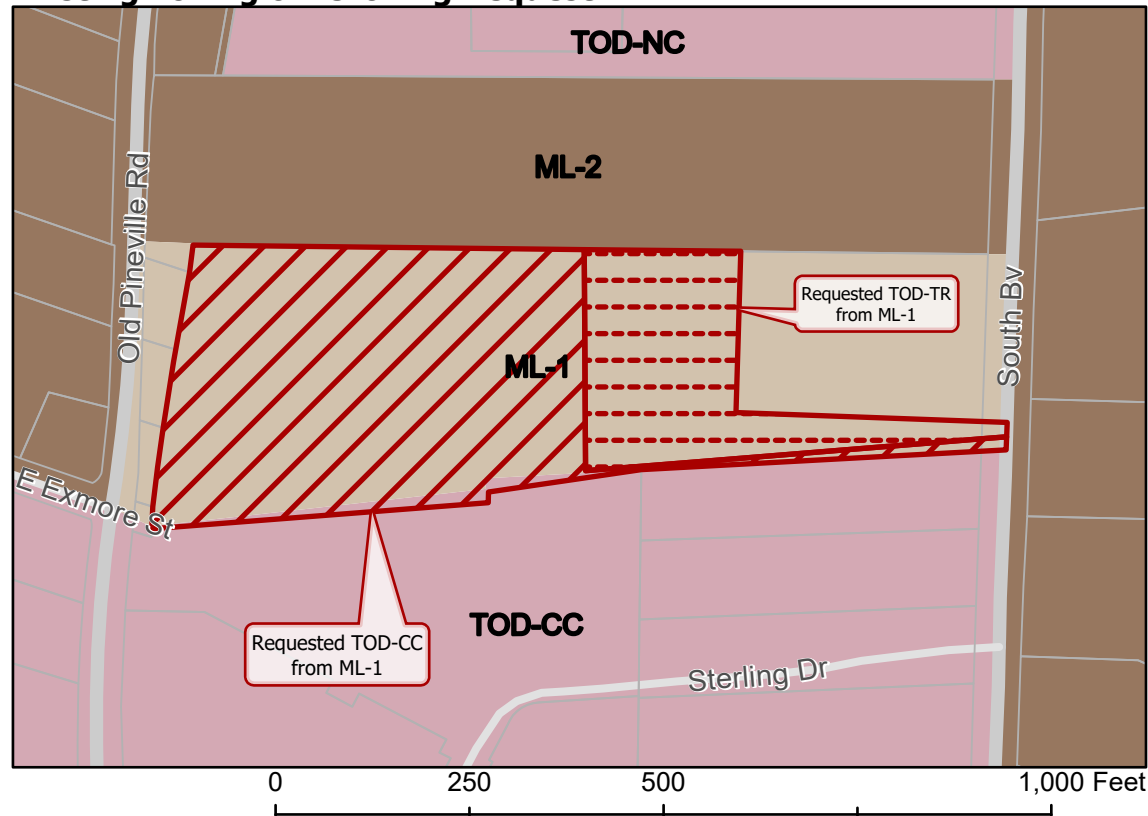
Rezoning Map



- 2022-060
- Inside City Limits
- Parcel
- LYNX Blue Line
- Greenway
- Railway
- Streams
- City Council District**
- 3-Victoria Watlington



Existing Zoning & Rezoning Request



- Requested TOD-CC from ML-1
- Requested TOD-TR from ML-1

Zoning Classification

- Light Industrial
- General Industrial
- Transit-Oriented



Map Created 8/21/2023

Petition No.: 2022-146
Petitioner: KTED LLC

ORDINANCE NO. 614-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 10910206, and further identified on the attached map from IC-1 (institutional campus) and R-12MF(CD) (multi-family residential, conditional) to R-12MF(CD) (multi-family residential, conditional) and R-12MF(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

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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 18th day of September 2023.



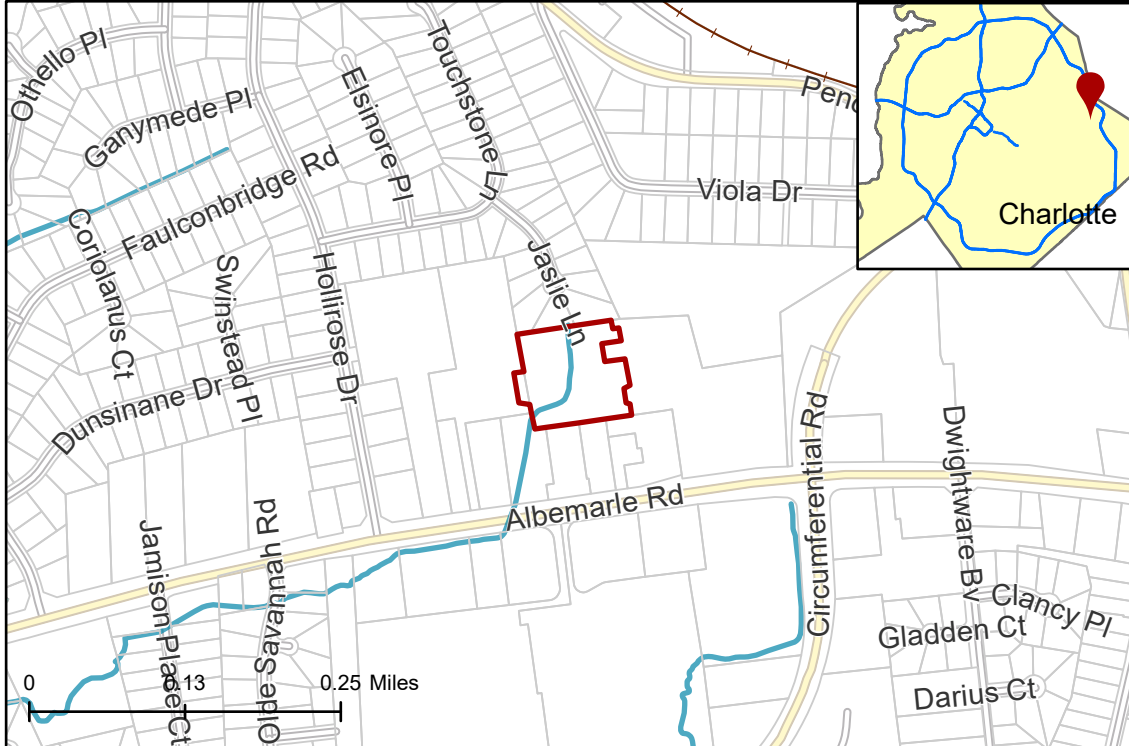
Billie Tynes, Deputy City Clerk

2022-146: KTED GROUP LLC

Current Zoning IC-1 (Institutional Campus 1), R-12MF(CD) (Multi-family Residential, Conditional)
Requested Zoning R-12MF(CD) (Multi-family Residential, Conditional)

Approximately 3.9 acres

Location of Requested Rezoning



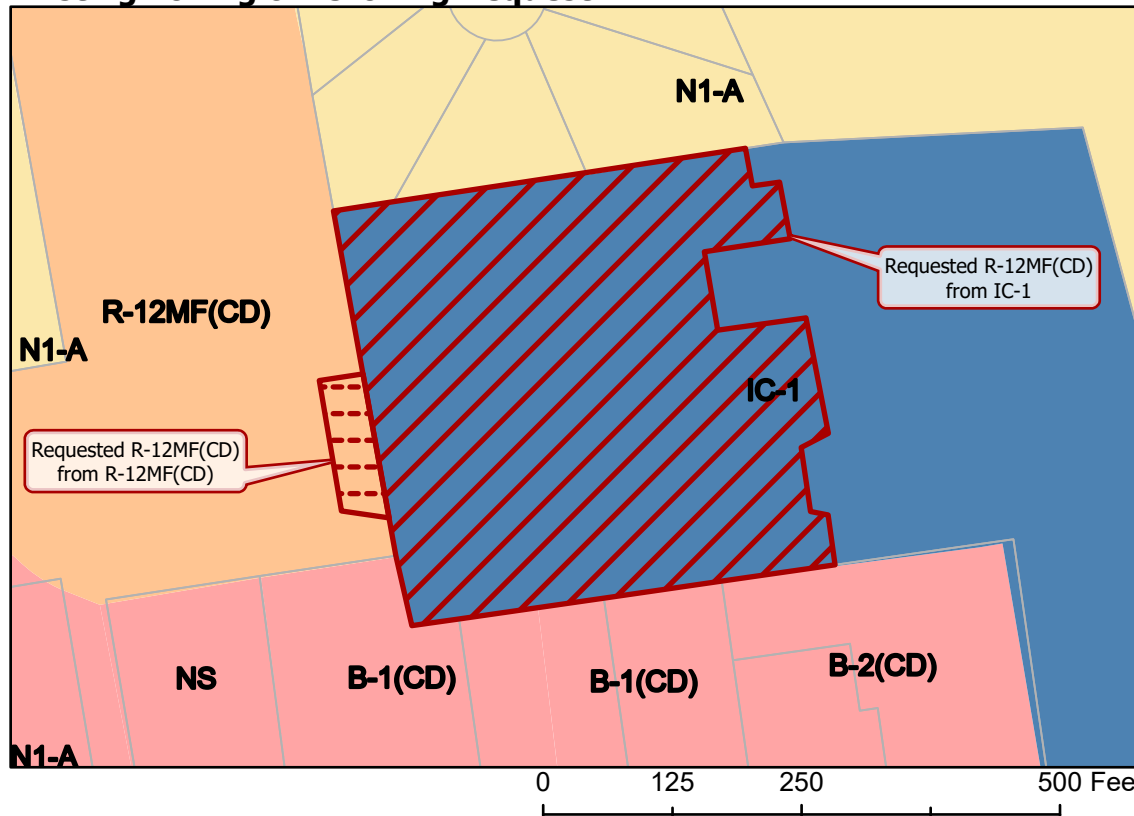
Rezoning Map



- 2022-146
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 5-Marjorie Molina



Existing Zoning & Rezoning Request



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

Zoning Classification

- Neighborhood 1
- Multi-Family
- Institutional
- Business



Map Created 8/15/2023

Petition No.: 2022-183
Petitioner: Blu South LLC

ORDINANCE NO. 615-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 20520202, and further identified on the attached map from I-1(CD) (light industrial, conditional) 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.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

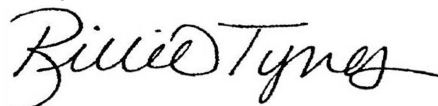


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of September 2023.



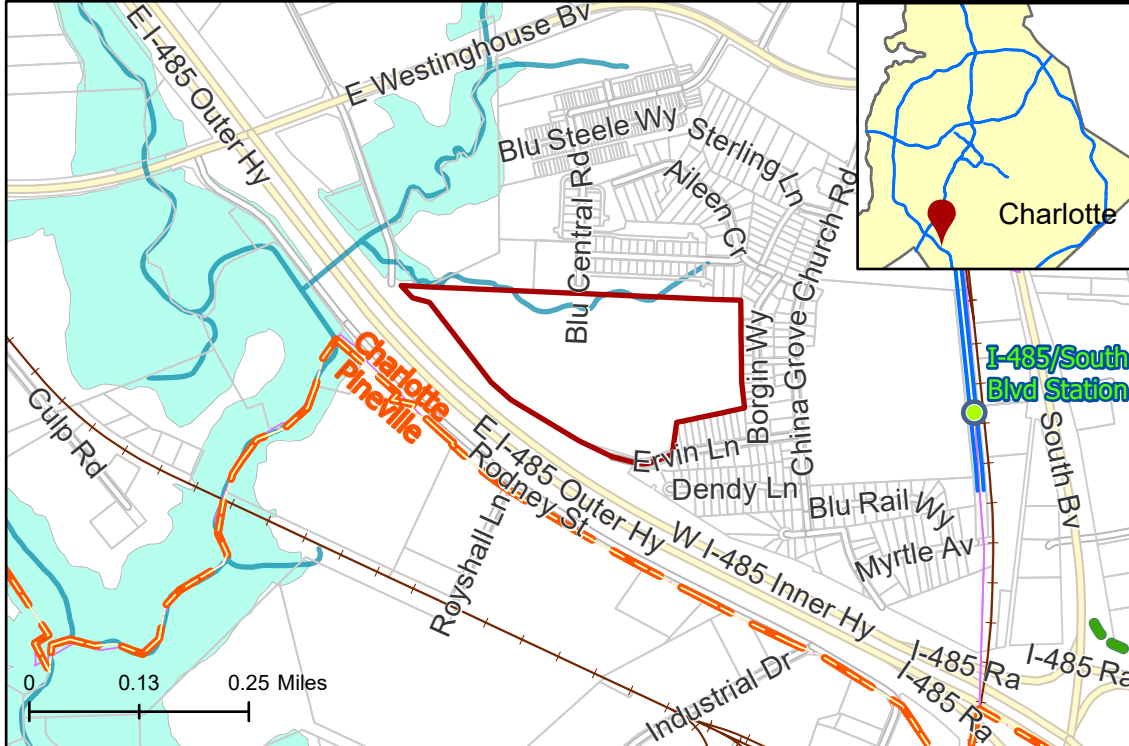
Billie Tynes, Deputy City Clerk

2022-183: Blue South LLC

Current Zoning I-1(CD) (Light Industrial, Conditional)
Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 32.428 acres

Location of Requested Rezoning



Rezoning Map



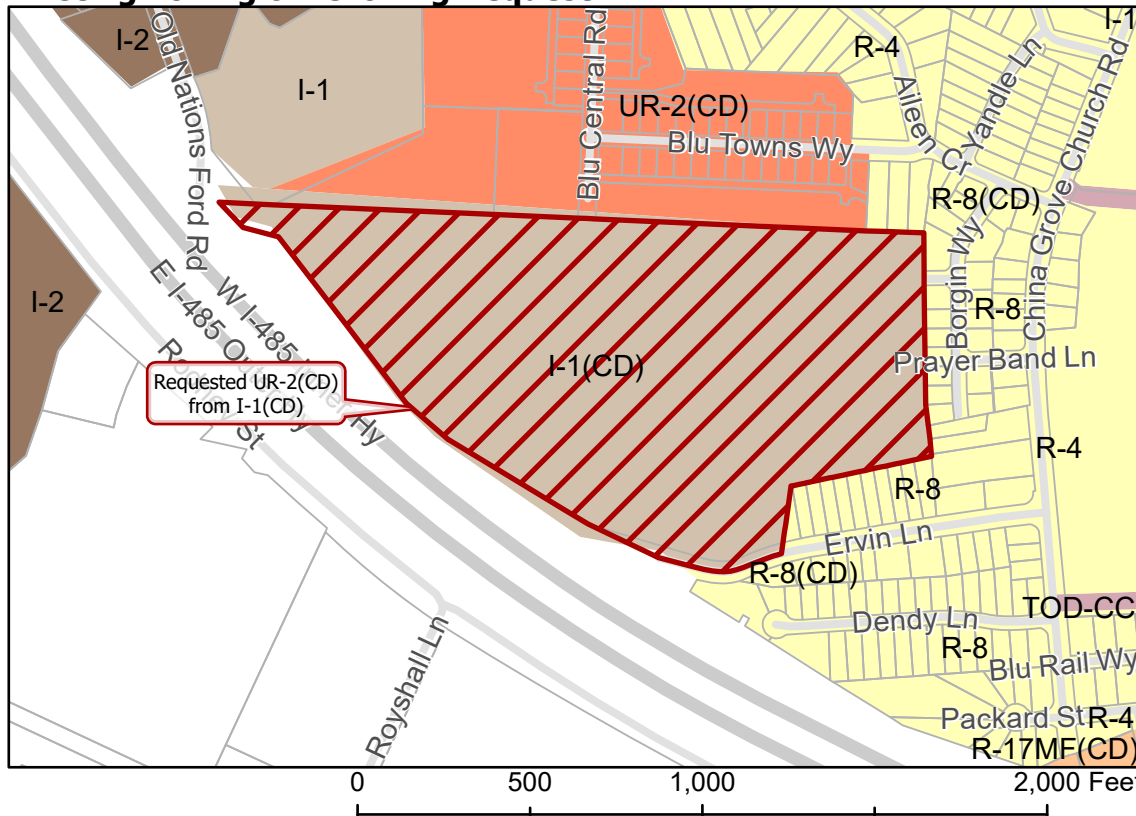
- 2022-183
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain

City Council District

- 3-Victoria Watlington



Existing Zoning & Rezoning Request



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

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Light Industrial
- General Industrial
- Transit-Oriented

Map Created 3/15/2023

Petition No.: 2022-157
Petitioner: Chisolm

ORDINANCE NO. 616-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 02912112, and further identified on the attached map from N1-A (neighborhood 1 - A) 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.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

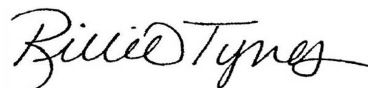


City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of September 2023.



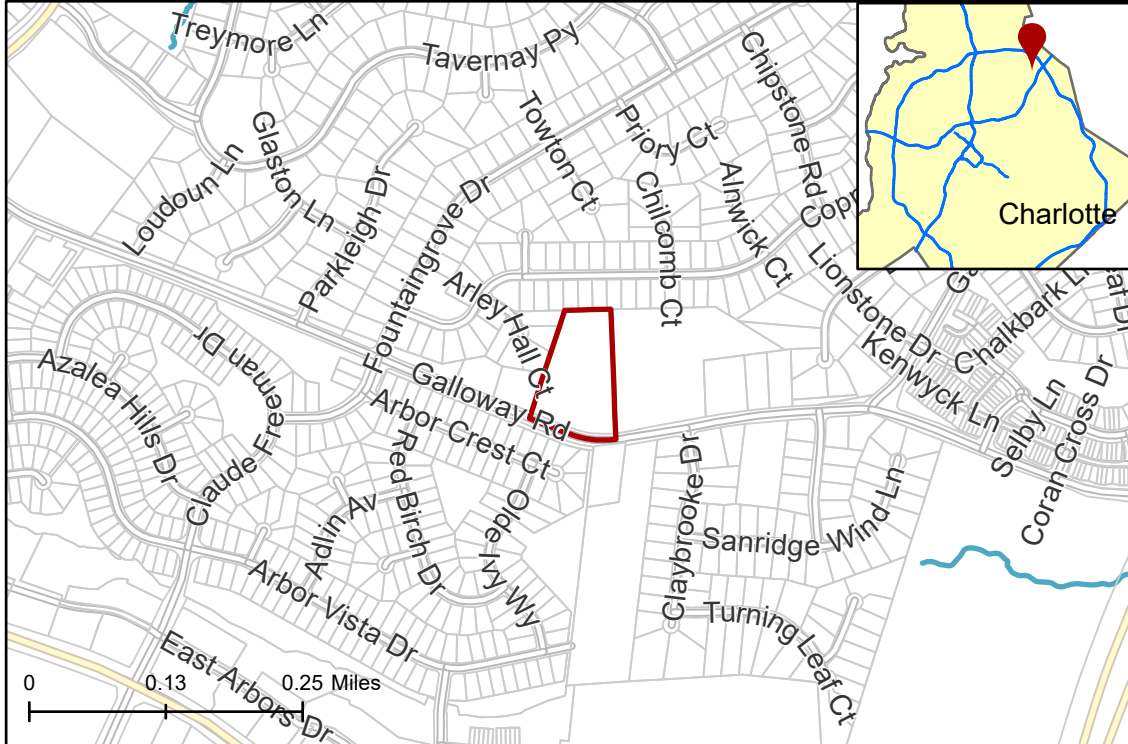
Billie Tynes, Deputy City Clerk

2022-157: Chisolm

Current Zoning N1-A (Neighborhood 1-A)
Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 4.2 acres

Location of Requested Rezoning



Rezoning Map

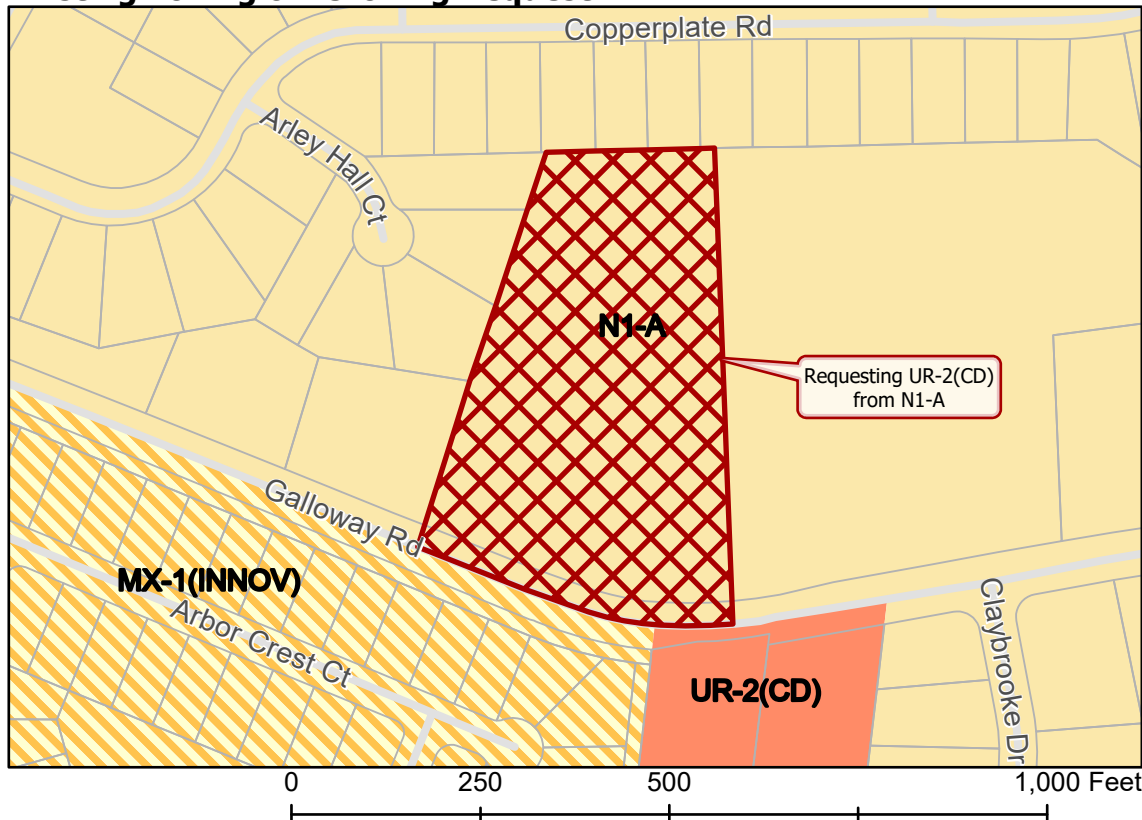


- 2022-157
- Inside City Limits
- Parcel
- Streams

City Council District
4-Renee Johnson



Existing Zoning & Rezoning Request



Requesting UR-2(CD)
from N1-A

Zoning Classification

- Neighborhood 1
- Urban Residential
- Mixed Residential



Map Created 6/29/2023

Petition No.: 2022-212

Petitioner: Chipotle Mexican Grill of Colorado, LLC

ORDINANCE NO. 617-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 14920619, and further identified on the attached map from B-1(CD) (neighborhood business, conditional) 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.

SEE ATTACHED MAP

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

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City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of September 2023.



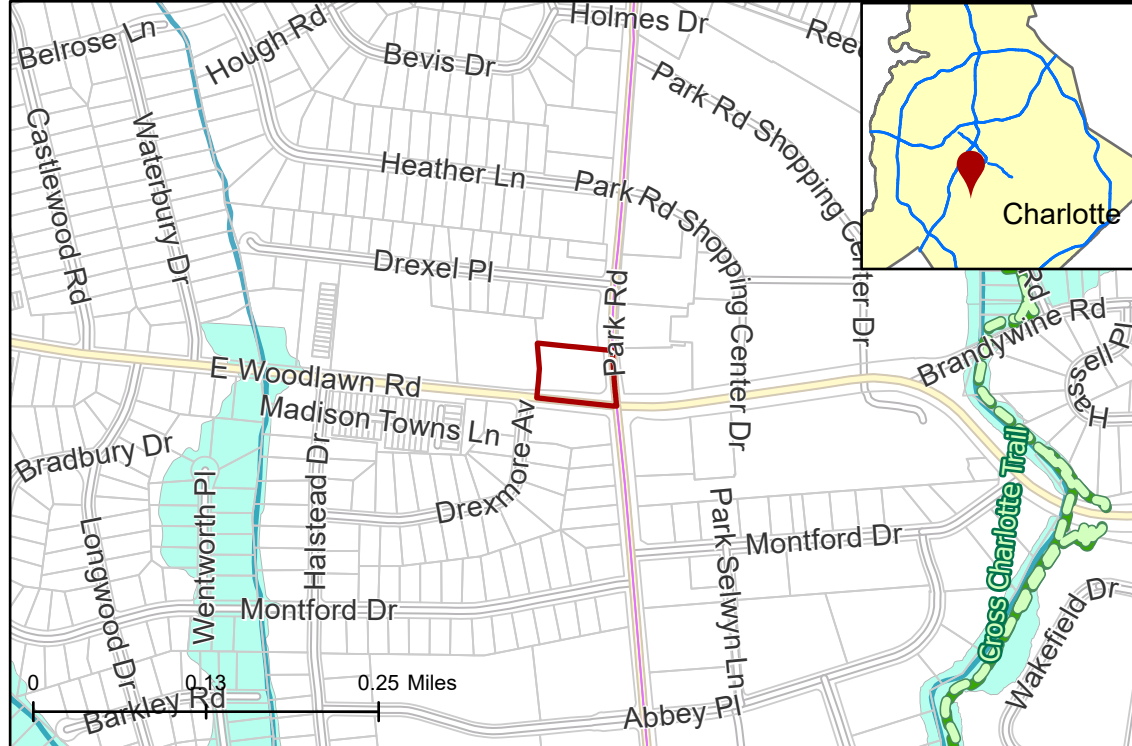
Billie Tynes, Deputy City Clerk

2022-212: Chipotle Mexican Grill of Colorado, LLC

Current Zoning B-1(CD)(Neighborhood Business, Conditional)
Requested Zoning MUDD(CD) (Mixed Use Development, Conditional)

Approximately 0.86 acres

Location of Requested Rezoning



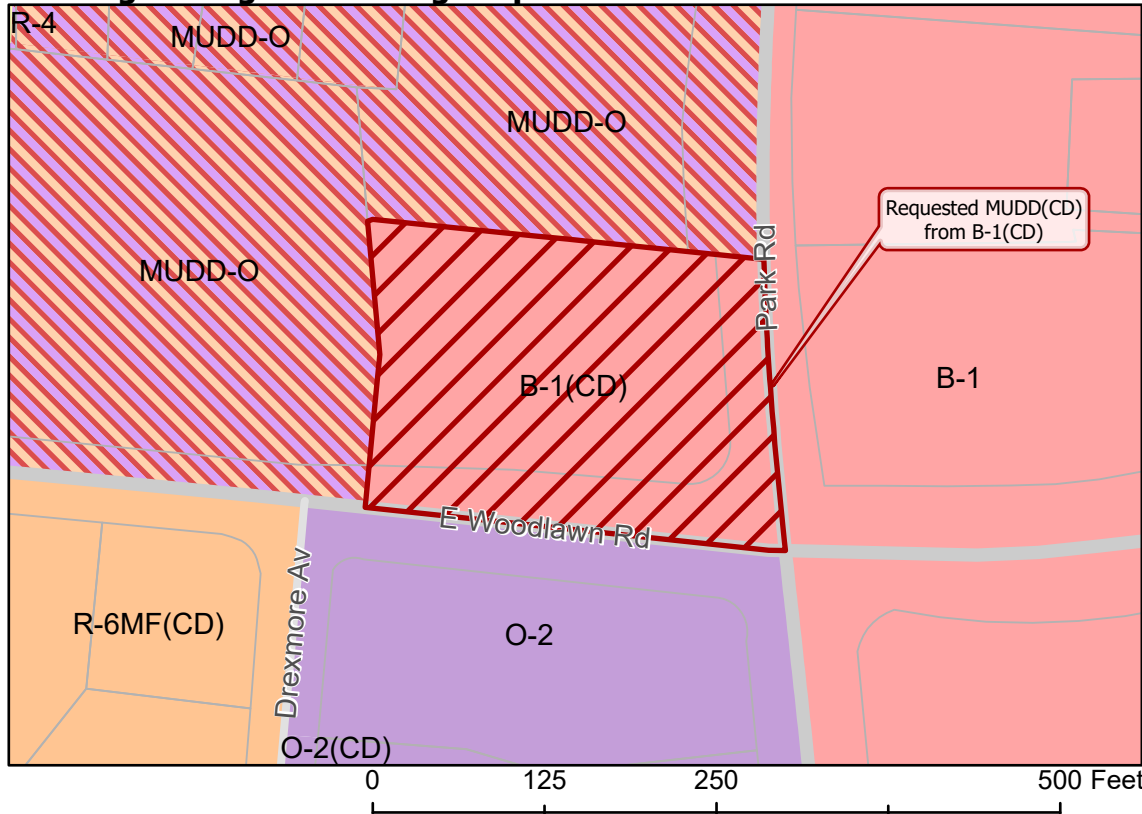
Rezoning Map



- 2022-212
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- City Council District**
- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested MUDD(CD) from B-1(CD)
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Mixed Use



Map Created 4/9/2023

Petition No.: 2022-219
Petitioner: Scott Allred

ORDINANCE NO. 618-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 10938108A, and further identified on the attached map from CG (general commercial) and N1-A (neighborhood 1 - A) 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.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

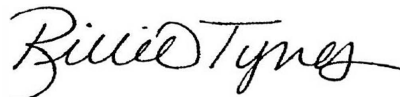


City Attorney

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 18th day of September 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 342-343.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of September 2023.



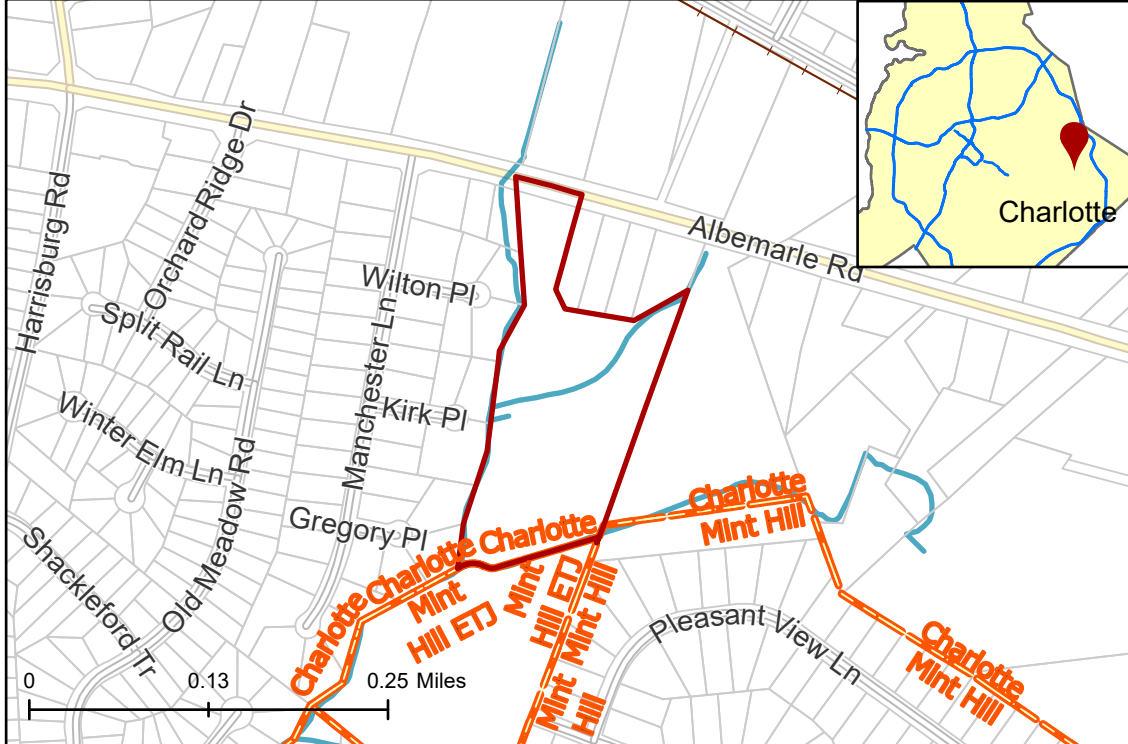
Billie Tynes, Deputy City Clerk

2022-219: Scott Allred

Current Zoning CG (Commercial General), N1-A (Neighborhood 1-A)
Requested Zoning R-12MF(CD) (Multi Family Residential, Conditional)

Approximately 13.02 acres

Location of Requested Rezoning



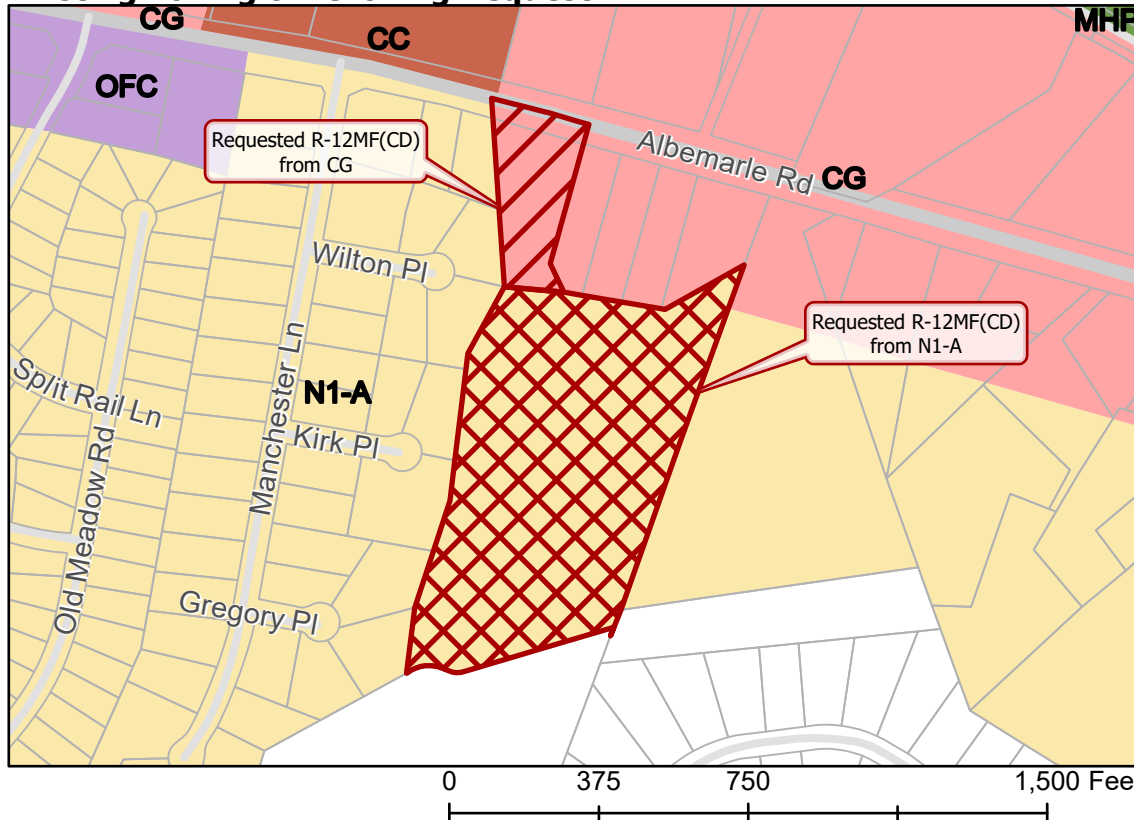
Rezoning Map



- 2022-219
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 5-Marjorie Molina



Existing Zoning & Rezoning Request



- Requested R-12MF(CD) from CG
- Requested R-12MF(CD) from N1-A

Zoning Classification

- Neighborhood 1
- Manufactured Home
- Office
- Business
- Commercial Center



Map Created 6/29/2023

Petition No.: 2023-022
Petitioner: Charter Properties, Inc.

ORDINANCE NO. 619-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:

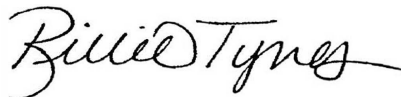
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 02954104, and further identified on the attached map from N1-A (neighborhood 1-A) to R-8MF (CD) (multi-family 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.

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 18th day of September 2023.



Billie Tynes, Deputy City Clerk

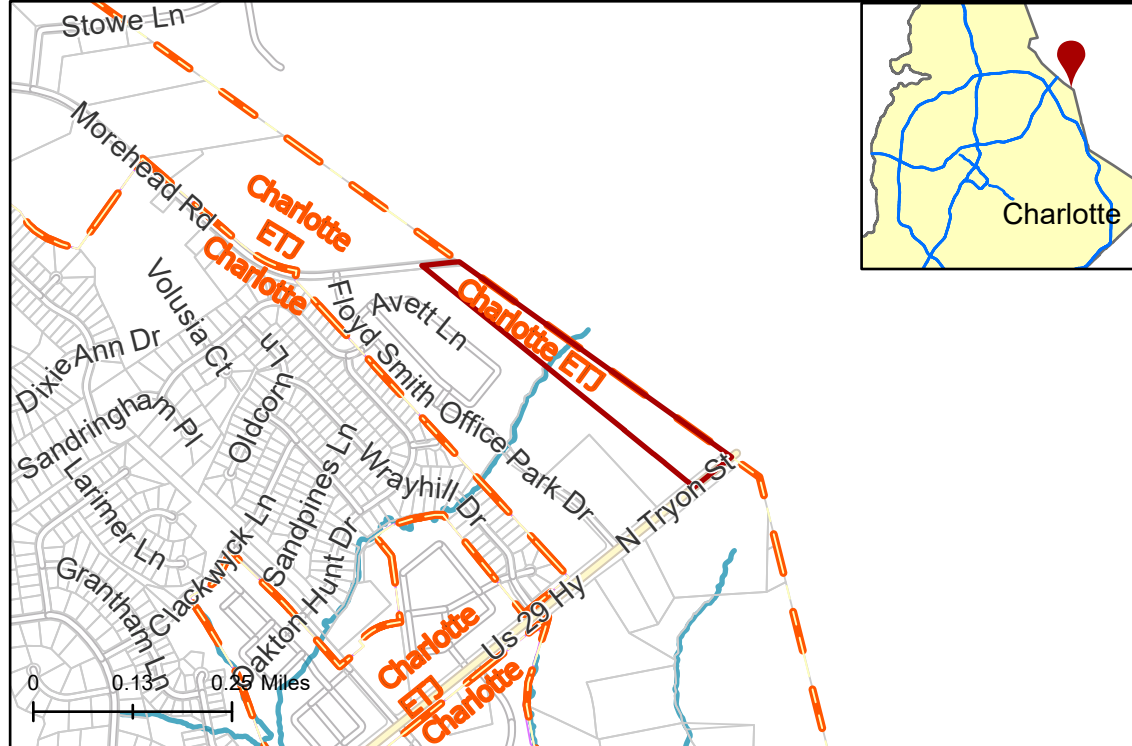
2023-022: Charter Properties, Inc.

Current Zoning N1-A (Neighborhood 1-A)

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

Approximately 14.46 acres

Location of Requested Rezoning



Rezoning Map



- 2023-022
- Outside City Limits
- Parcel
- Streams

Adjacent to
City Council District

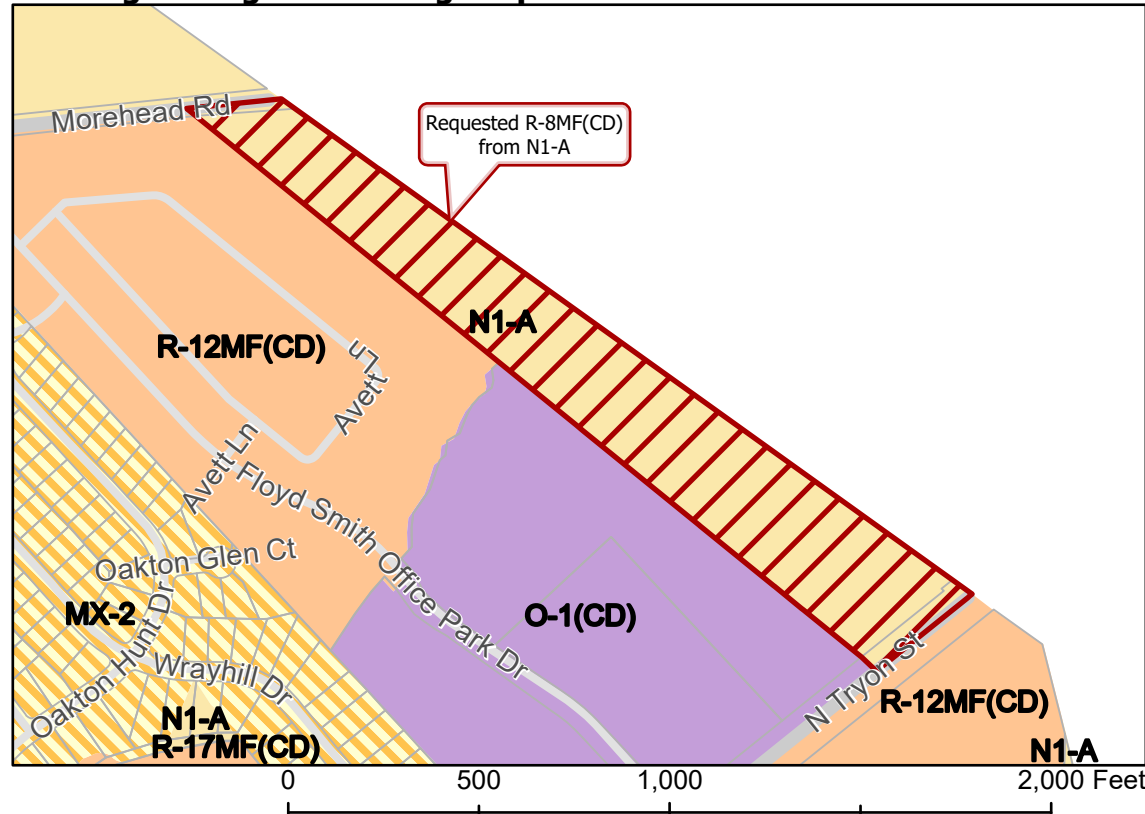
4-Renee Johnson

County Commissioner

3-George Dunlap



Existing Zoning & Rezoning Request



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

Zoning Classification

- Neighborhood 1
- Multi-Family
- Mixed Residential
- Office



Map Created 8/10/2023

Petition No.: 2023-027
Petitioner: 401 S. College St. NC, LLC

ORDINANCE NO. 620-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 12506201, PO 12506202, and further identified on the attached map from UC (uptown core) to UMUD-O (uptown 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.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

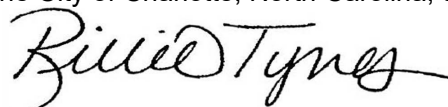


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of September 2023.



Billie Tynes, Deputy City Clerk

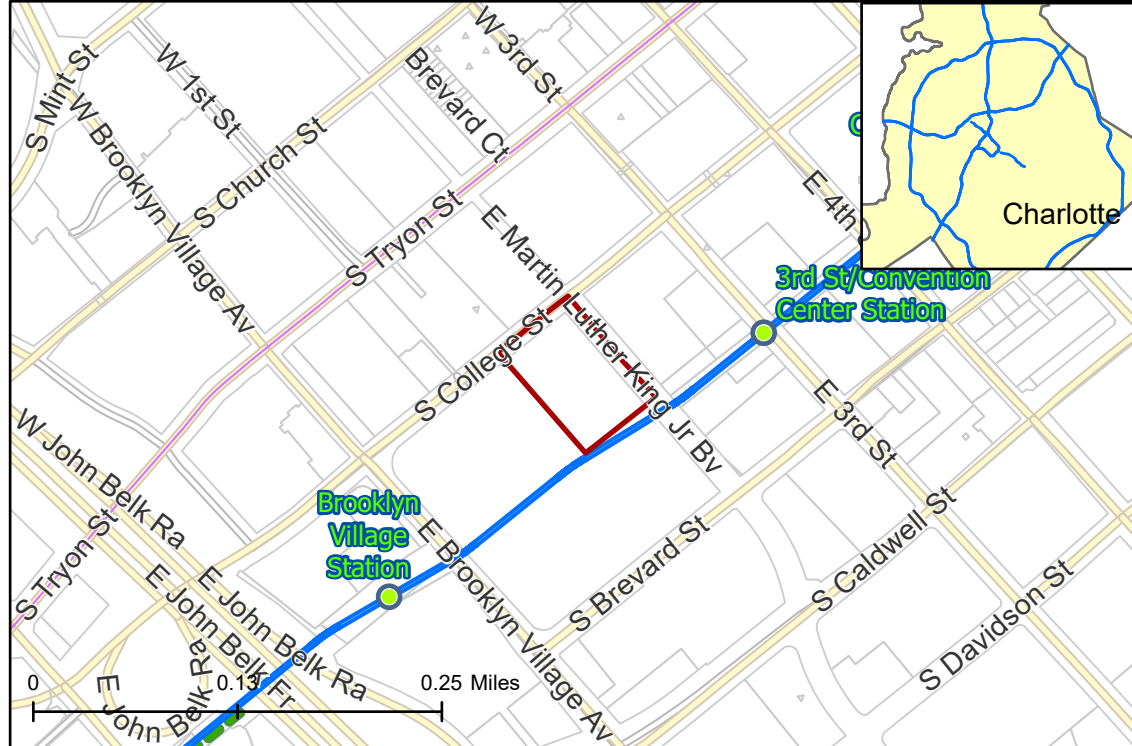
2023-027: 401 S. College St. NC, LLC

Current Zoning UC (Uptown Core)

Requested Zoning UMUD-O (Uptown Mixed Use District, Optional)

Approximately 2.73 acres

Location of Requested Rezoning



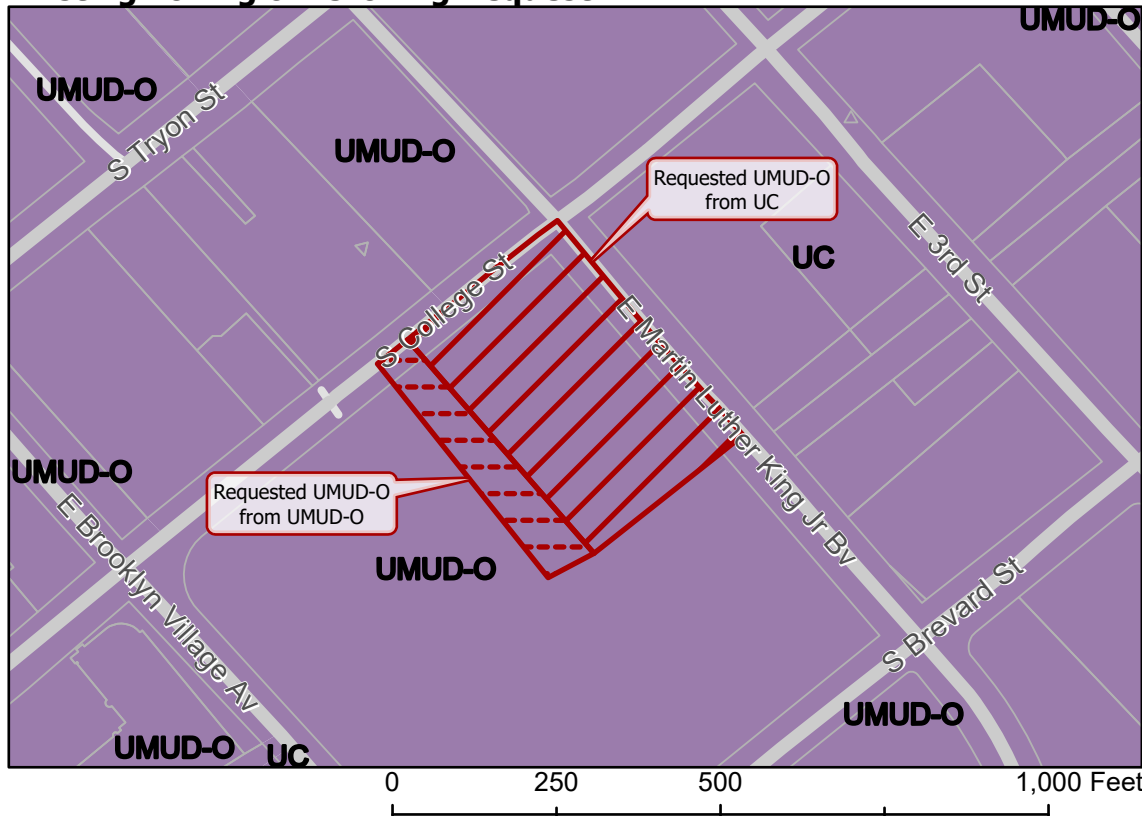
Rezoning Map



- 2023-027
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- City Council District
- 1-Dante Anderson



Existing Zoning & Rezoning Request



- Requested UMUD-O from UC
- Requested UMUD-O from UMUD-O

Zoning Classification

Uptown Mixed Use



Map Created 8/1/2023

Petition No.: 2023-029
Petitioner: MAGLC, LLC

ORDINANCE NO. 621-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 02508131, and further identified on the attached map from B-2(CD) (general business, conditional) to B-2(CD) SPA (general business, 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.

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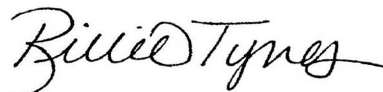


City Attorney

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 18th day of September 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 348-349.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of September 2023.



Billie Tynes, Deputy City Clerk

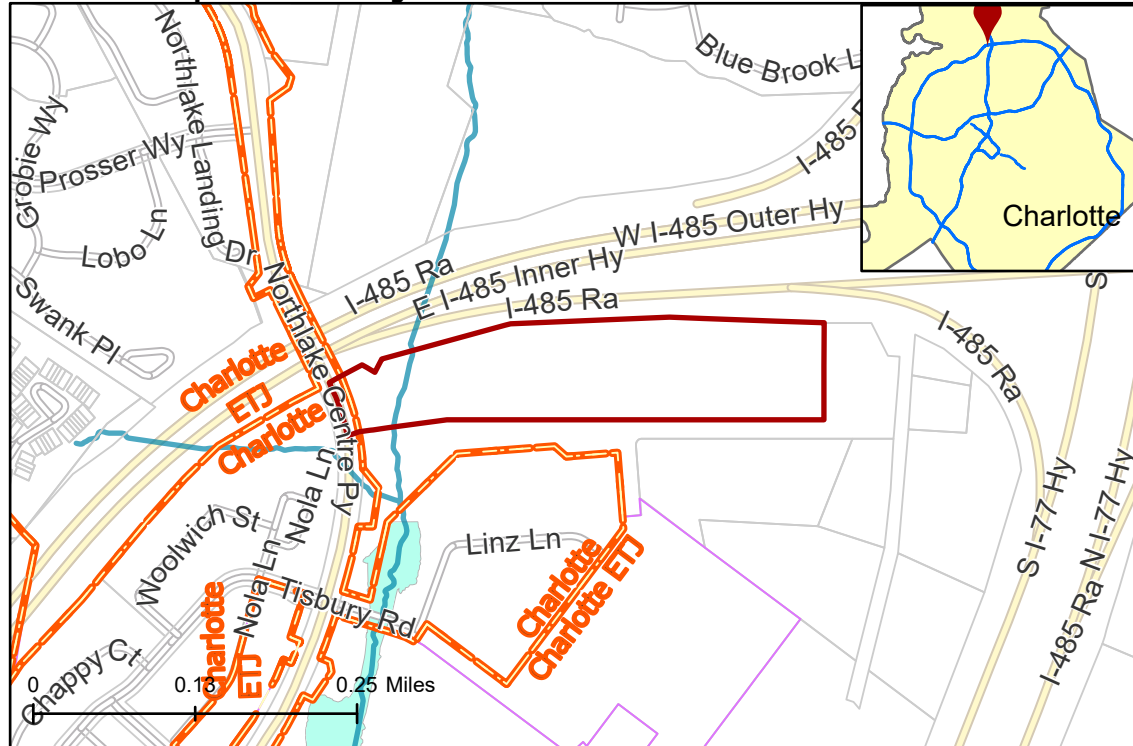
2023-029: MAGLC LLC

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

Requested Zoning B-2(CD) SPA (General Business, Conditional, Site Plan Amendment)

Approximately 16.65 acres

Location of Requested Rezoning



Rezoning Map



- 2023-029
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

Adjacent to
City Council District

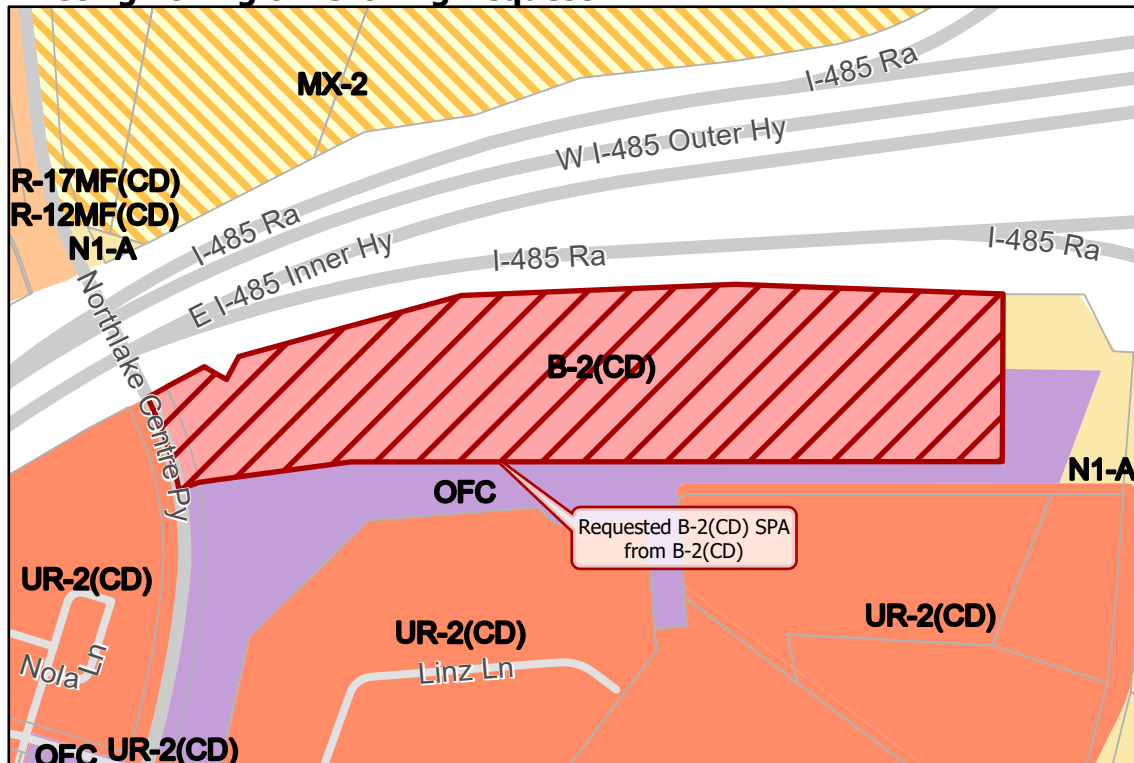
 4-Renee Johnson

County Commissioner

 1-Elaine Powell



Existing Zoning & Rezoning Request



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

Zoning Classification

- Neighborhood 1
- Multi-Family
- Urban Residential
- Mixed Residential
- Office
- Business



Map Created 6/7/2023

Petition No.: 2023-030
Petitioner: Rhyne Land Holdings, LLC

ORDINANCE NO. 622-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 05113202, 05113201, 05113204, 05142102, 05142111, and further identified on the attached map from MX-2 with 5-year vested rights (mixed use district) to I-2(CD) (general industrial, conditional) and MX-2 (mixed use district).

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 18th day of September 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 350-351.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of September 2023.



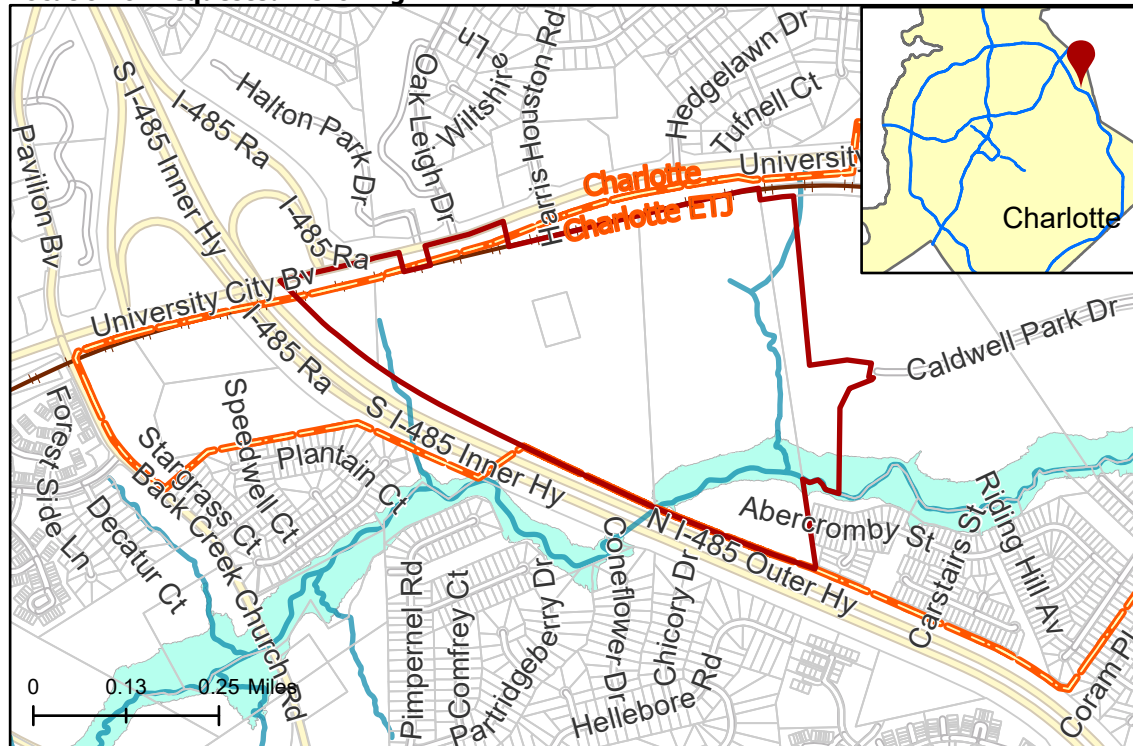
Billie Tynes, Deputy City Clerk

2023-030: Rhyne Land Holdings, LLC

Current Zoning MX-2 INNOV (Mixed Use District, Innovative)
Requested Zoning I-2(CD) (General Industrial, Conditional)

Approximately 123.80 acres

Location of Requested Rezoning



Rezoning Map



- 2023-030
- Outside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain

Adjacent to
City Council District

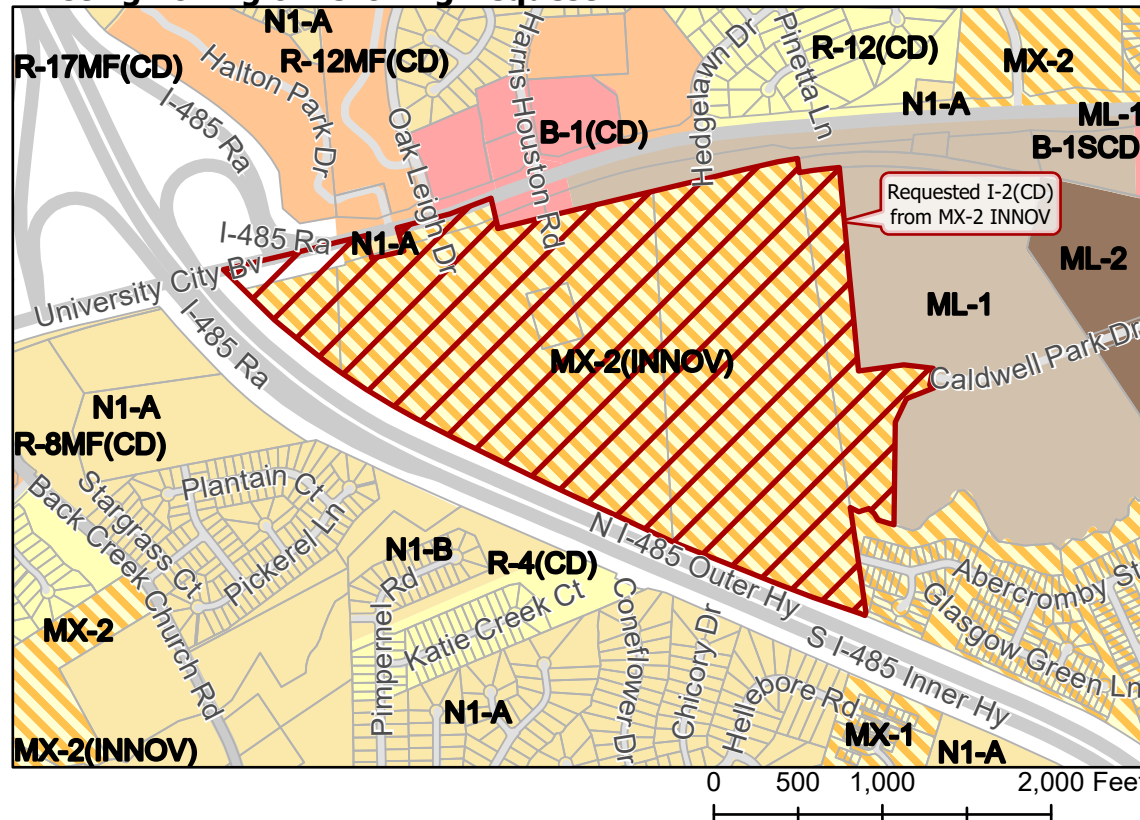
 4-Renee Johnson

County Commissioner

 3-George Dunlap



Existing Zoning & Rezoning Request



 Requested I-2(CD)
from MX-2 INNOV

Zoning Classification

- Neighborhood 1
- Single Family
- Multi-Family
- Mixed Residential
- Business
- Light Industrial
- General Industrial



Map Created 7/26/2023

Petition No.: 2023-049
Petitioner: Wells Fargo Bank

ORDINANCE NO. 623-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 02506311, and further identified on the attached map from OFC (office) to ML-1 (manufacturing and logistics 1).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

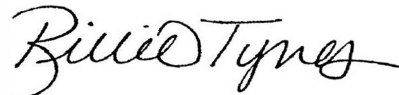


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of September 2023.



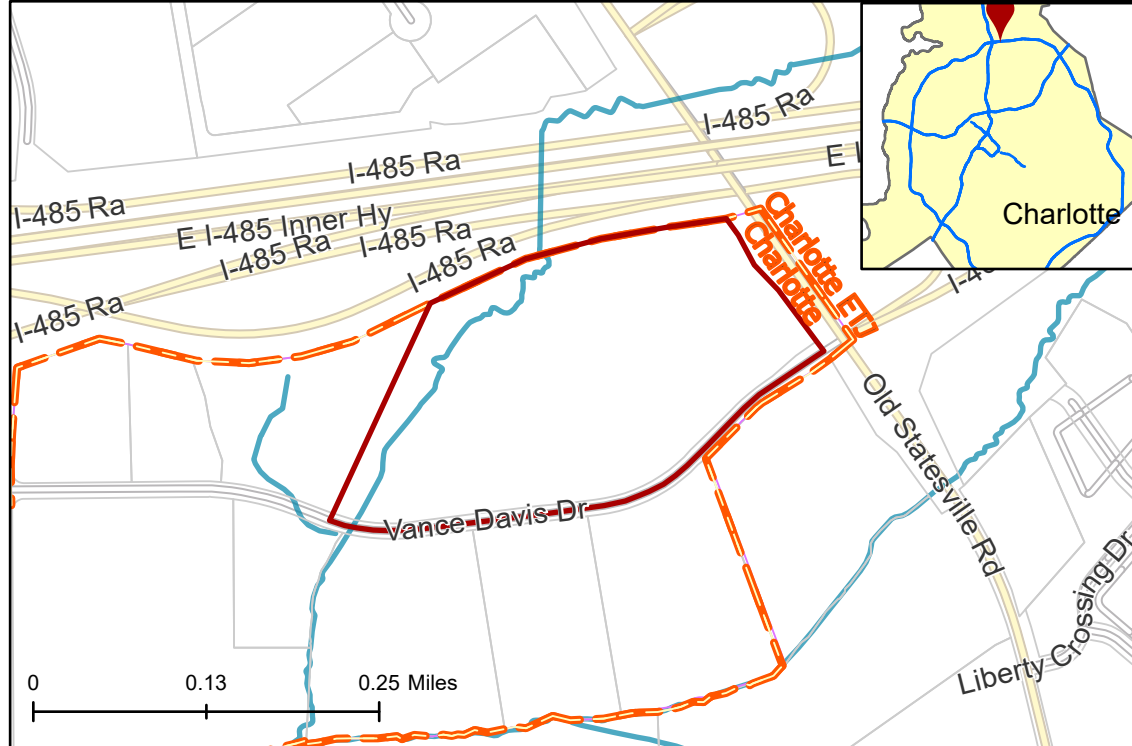
Billie Tynes, Deputy City Clerk

2023-049: Wells Fargo Bank

Current Zoning OFC (Office Flex Campus)
Requested Zoning ML-1 (Manufacturing and Logistics 1)

Approximately 30.1 acres

Location of Requested Rezoning



Rezoning Map

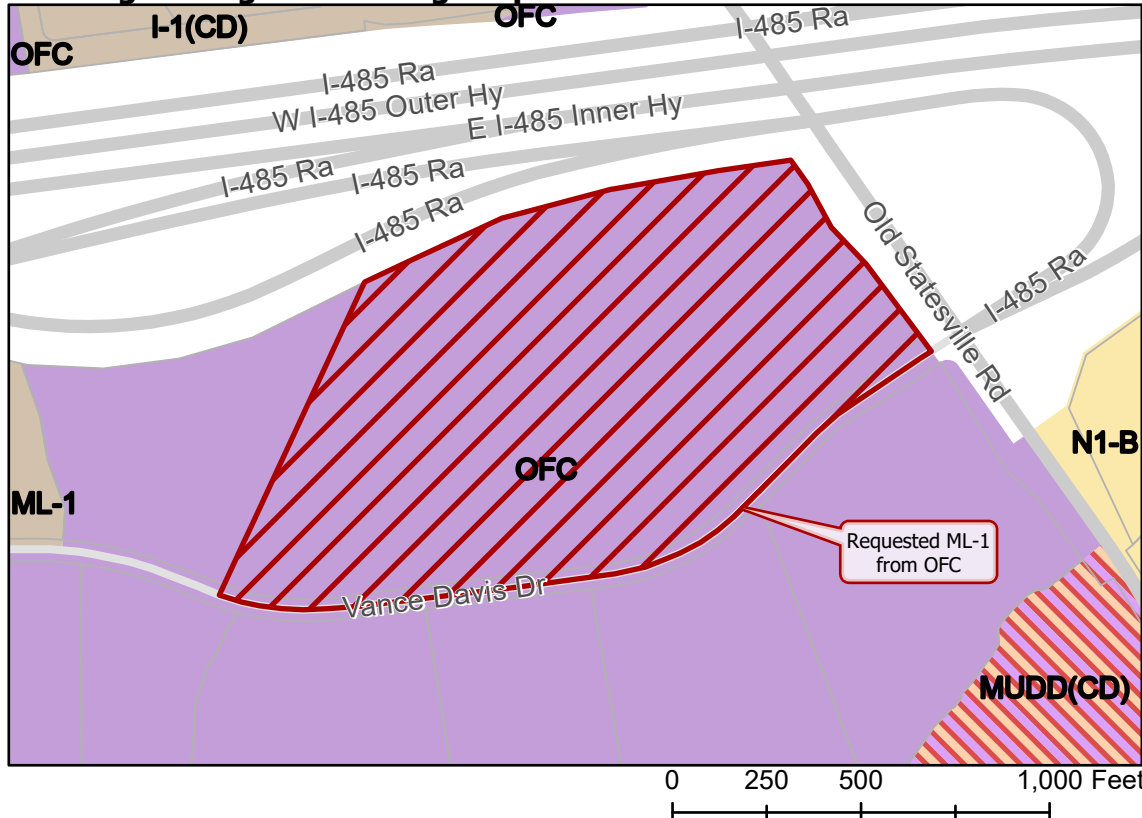


- 2023-049
- Inside City Limits
- Parcel
- Streams

City Council District
4-Renee Johnson



Existing Zoning & Rezoning Request



- Requested ML-1 from OFC
- Zoning Classification
 - Neighborhood 1
 - Office
 - Light Industrial
 - Mixed Use



Map Created 6/7/2023

Petition No.: 2023-050
Petitioner: Mudassar Mohammed

ORDINANCE NO. 624-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 09104602, and further identified on the attached map from ML-1 (manufacturing and logistics 1) to N1-D (neighborhood 1-D).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

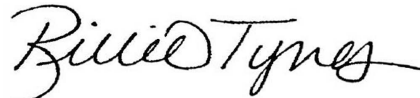


City Attorney

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 18th day of September 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 354-355.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of September 2023.



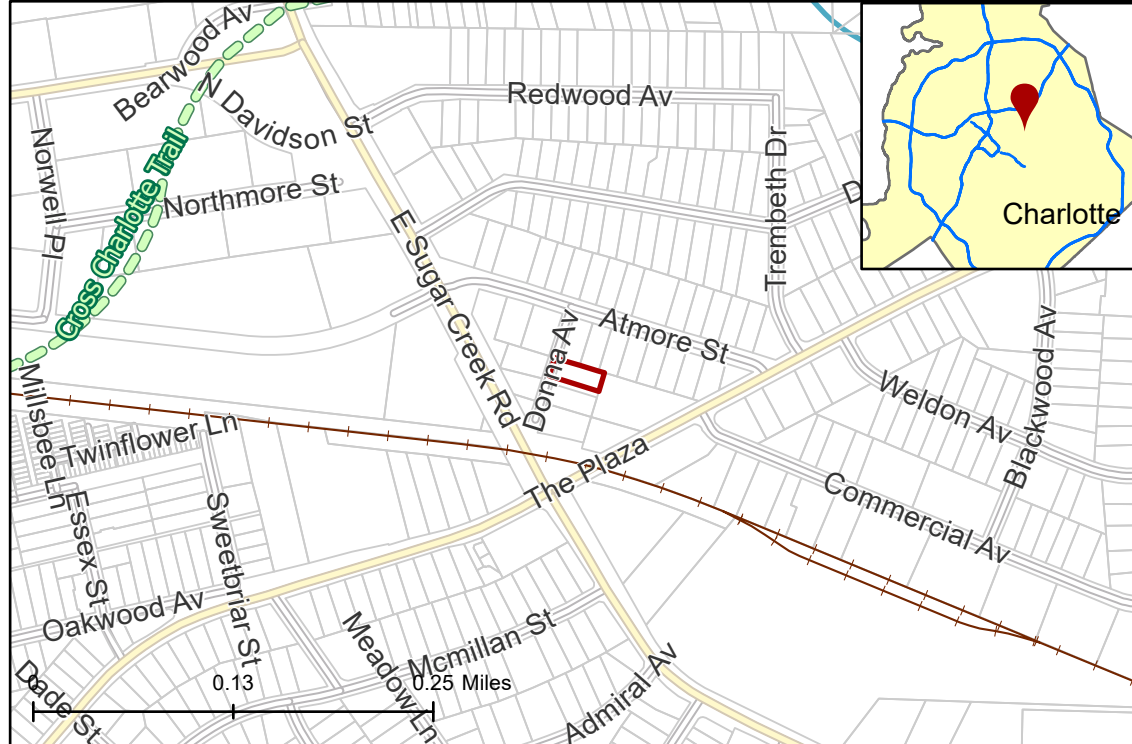
Billie Tynes, Deputy City Clerk

2023-050: Mudassar Mohammed

Current Zoning ML-1 (Manufacturing and Logistics-1)
Requested Zoning N1-D (Neighborhood 1-D)

Approximately 0.219 acres

Location of Requested Rezoning



Rezoning Map



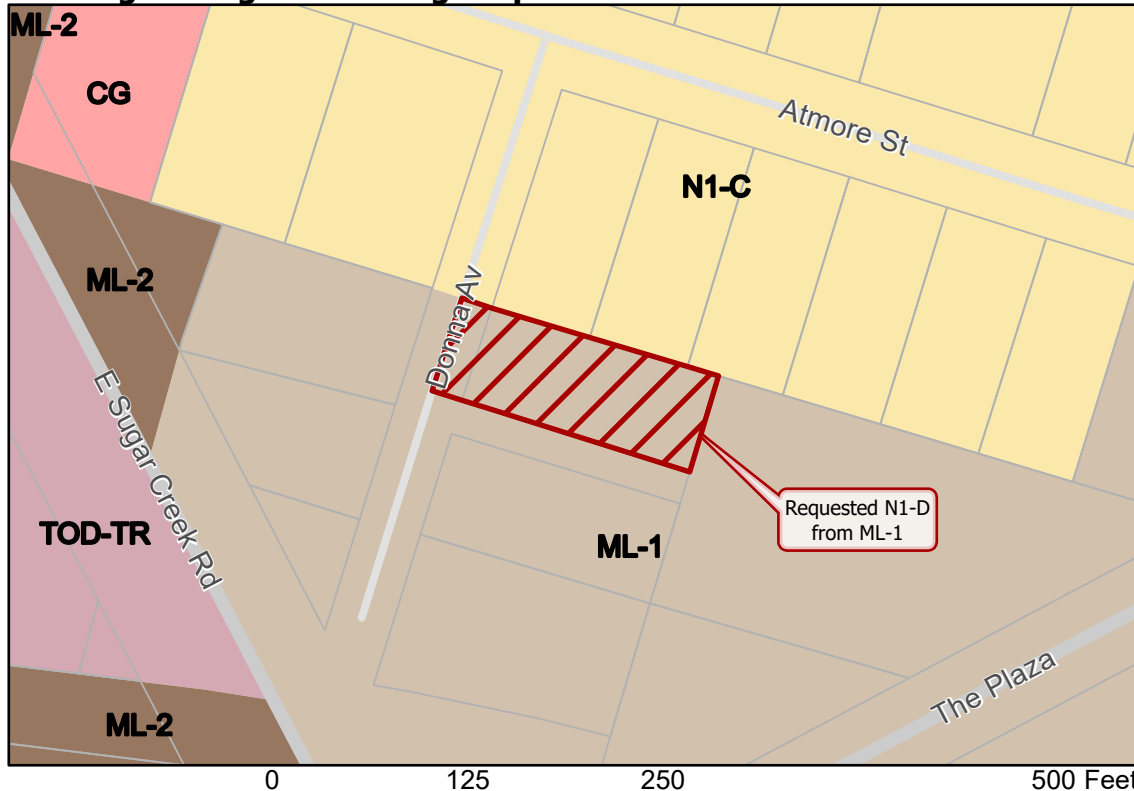
- 2023-050
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Streams

City Council District

- 1-Dante Anderson



Existing Zoning & Rezoning Request



- Requested N1-D from ML-1

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Business
- Light Industrial
- General Industrial
- Transit-Oriented



Map Created 6/7/2023

Petition No.: 2022-168
Petitioner: Nick Armstrong

ORDINANCE NO. 625-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 06504502, 06504503, 06504501, and further identified on the attached map from N1-C (neighborhood 1 - C) and MUDD-O (mixed use development district, optional) to MUDD-O (mixed use development district, optional) and MUDD-O SPA (mixed use development district, optional, 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:

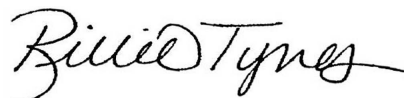


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of September 2023.



Billie Tynes, Deputy City Clerk

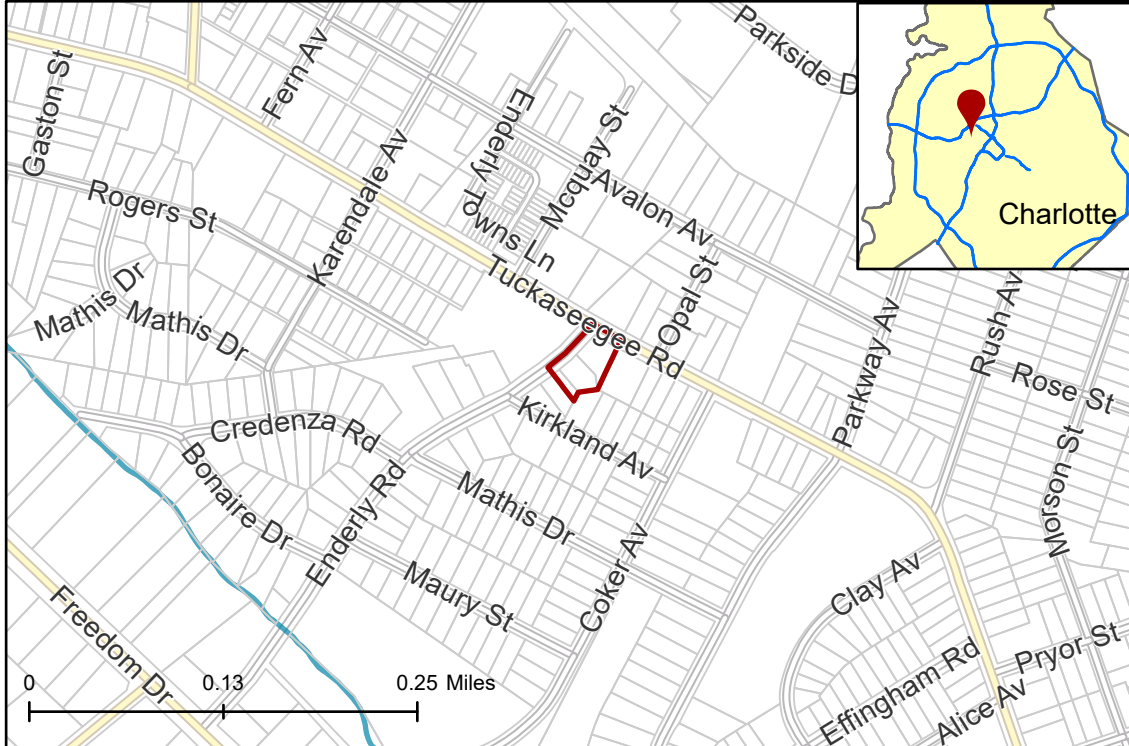
2022-168: Nick Armstrong

Current Zoning N1-C (Neighborhood 1-C), MUDD-O (Mixed Use Development District, Optional)

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

Approximately 0.284 acres

Location of Requested Rezoning



Rezoning Map



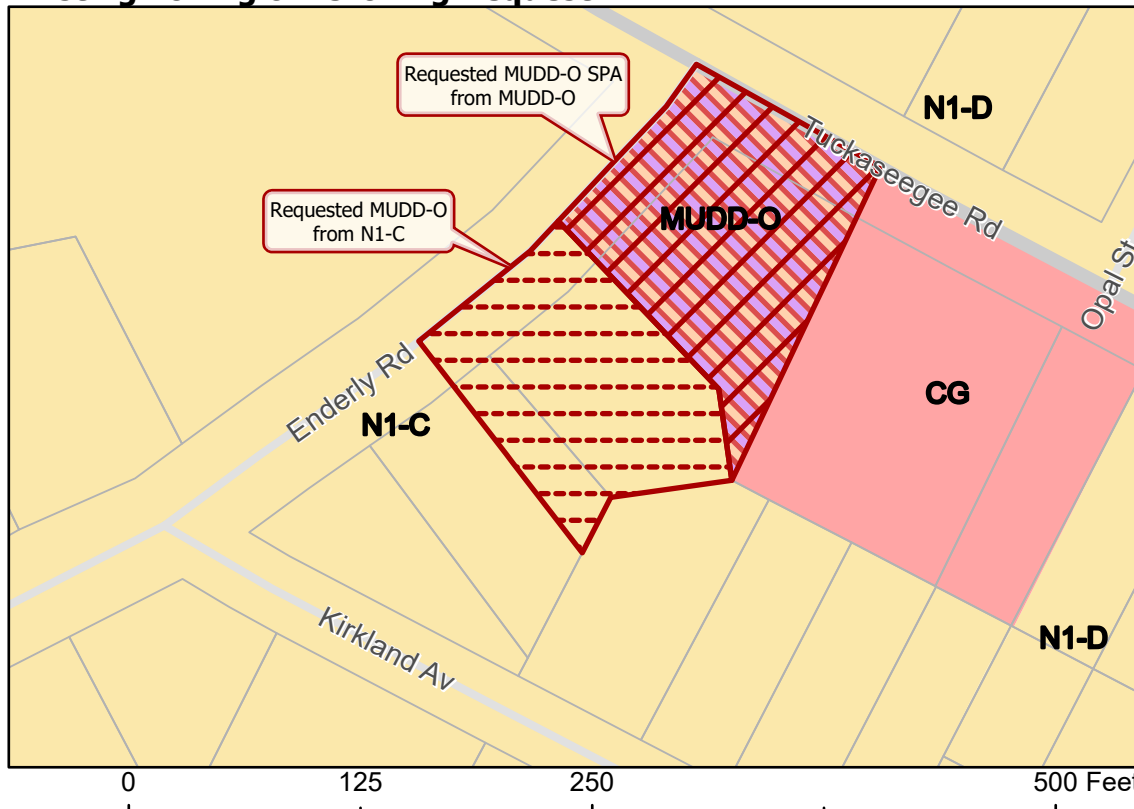
- 2022-168
- Inside City Limits
- Parcel
- Railway
- Streams

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O
- Requested MUDD-O from N1-C

Zoning Classification

- Neighborhood 1
- Business
- Mixed Use



Map Created 6/29/2023

Petition No.: 2023-002
Petitioner: Jay Cox

ORDINANCE NO. 626-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 23107120 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:

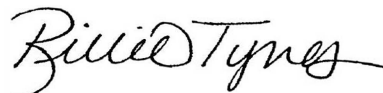


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of September 2023.



Billie Tynes, Deputy City Clerk

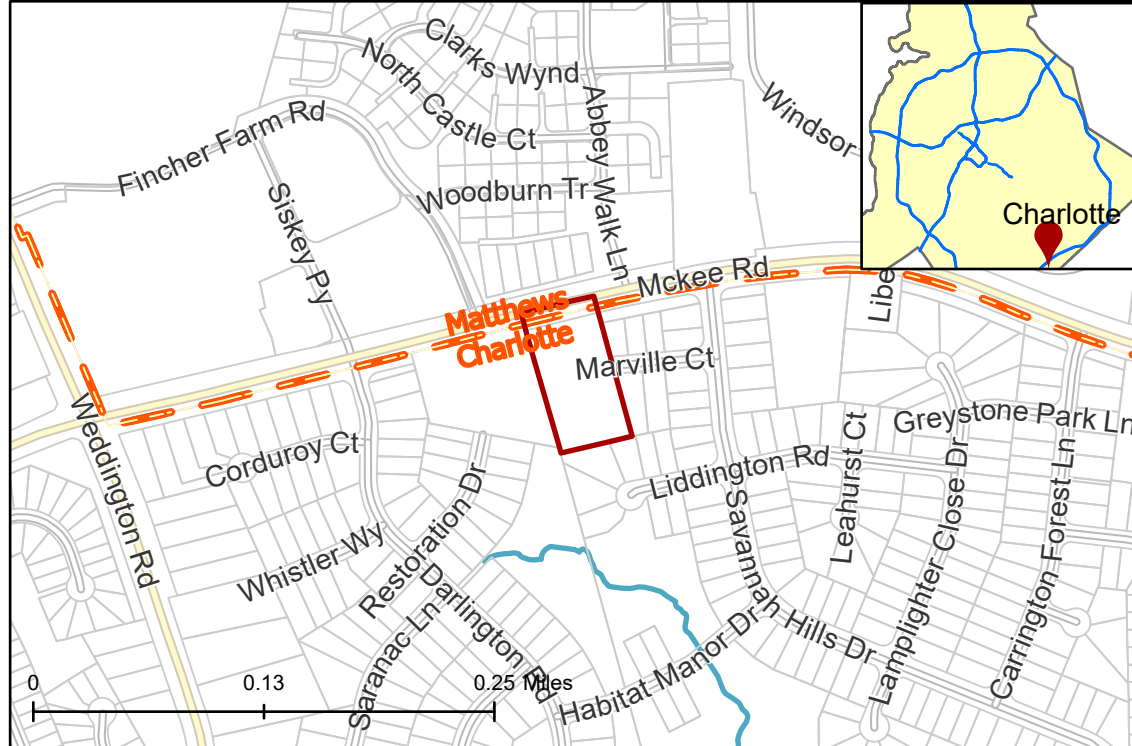
2023-002: Jay Cox

Current Zoning N1-A (Neighborhood 1-A)

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

Approximately 1.77 acres

Location of Requested Rezoning



Rezoning Map



- 2023-002
- Inside City Limits
- Parcel
- Streams
- City Council District
- 7-Edmund H. Driggs



Existing Zoning & Rezoning Request



- Requested R-8(CD) from N1-A
- Zoning Classification
- Neighborhood 1



Map Created 6/29/2023