

Petition No.: 2021-209

Petitioner: Coastal Acquisition Entity, LLC

ORDINANCE NO. 723-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 20109103, and further identified on the attached map from N1-A (Neighborhood 1-A) to NS (Neighborhood Services).

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:

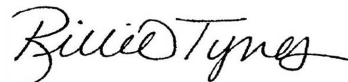
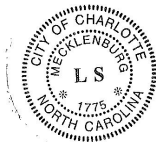


City Attorney

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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 568-569.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



Billie Tynes, Deputy City Clerk

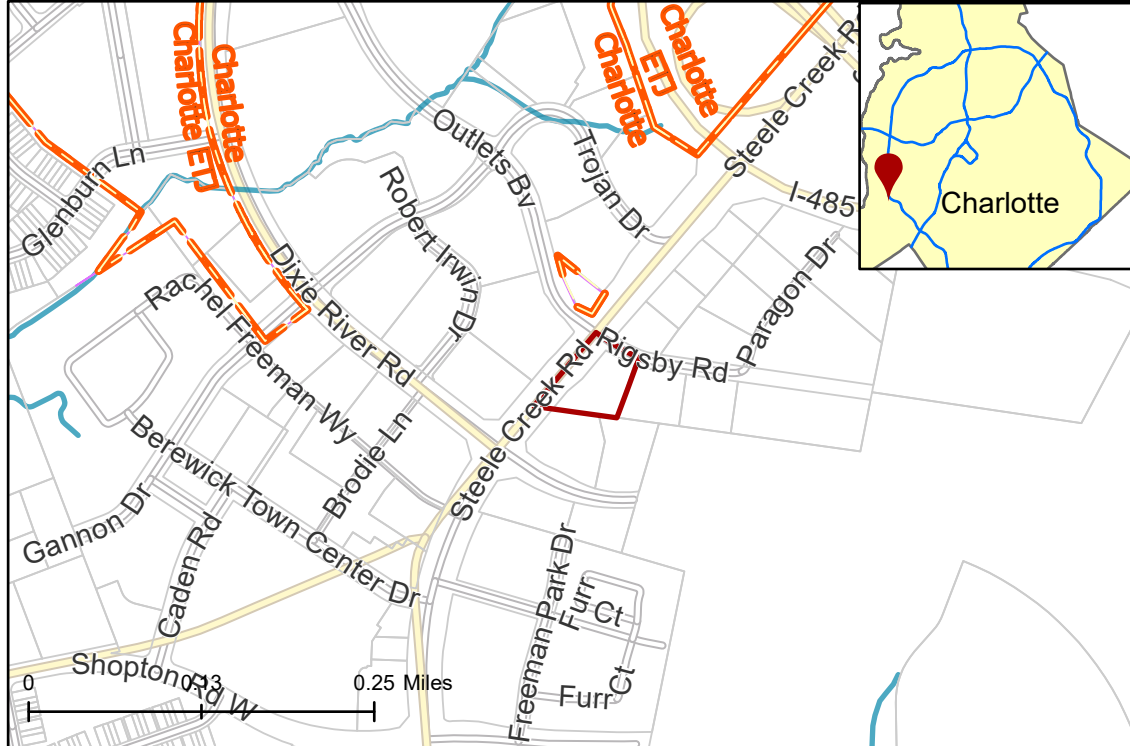
2021-209: Coastal Acquisition Entity, LLC

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning NS (Neighborhood Services)

Approximately 0.987 acres

Location of Requested Rezoning



Rezoning Map

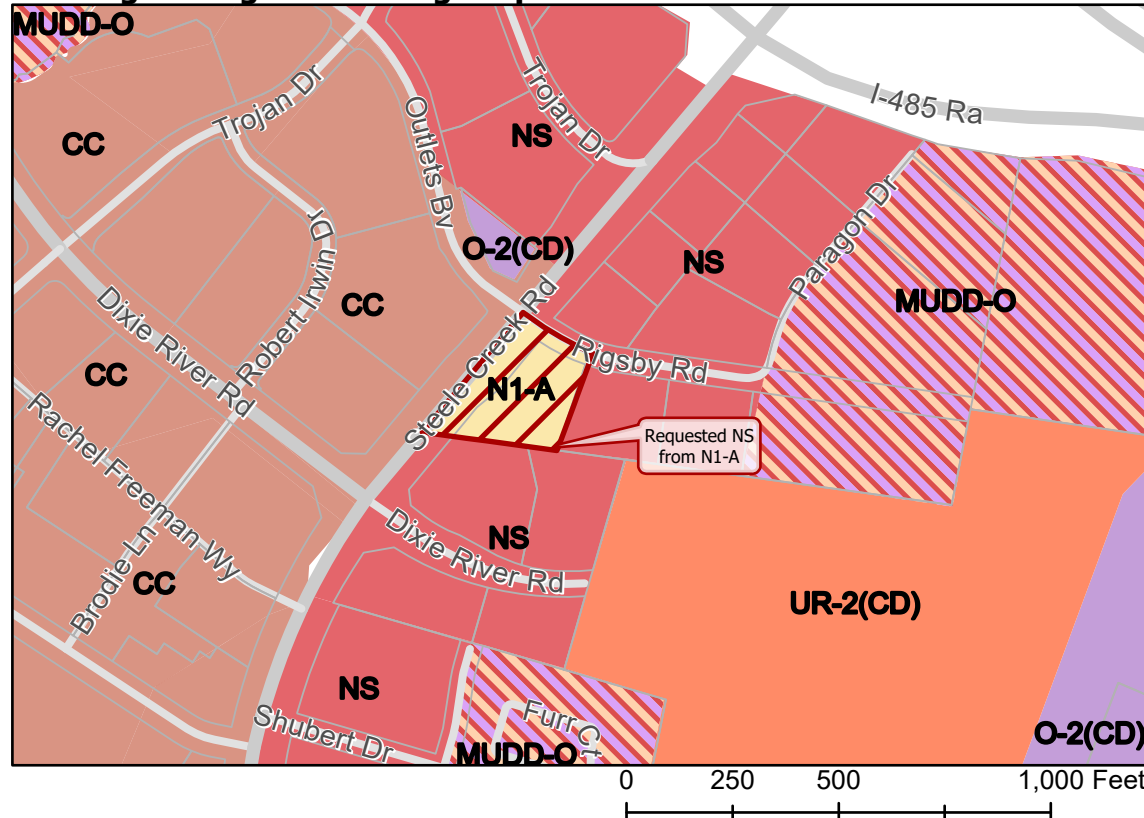


- 2021-209
- Inside City Limits
- Parcel
- Streams

City Council District
3-Tiawana Brown



Existing Zoning & Rezoning Request



Requested NS
from N1-A

Zoning Classification

- Neighborhood 1
- Urban Residential
- Office
- Commercial
- Commercial Center
- Mixed Use



Map Created 12/21/2023

Petition No.: 2023-017

Petitioner: Liberty Healthcare Properties of North Carolina, LLC

ORDINANCE NO. 724-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 22319125, and further identified on the attached map from N1-A (Neighborhood 1-A) to INST(CD) (Institutional, 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:

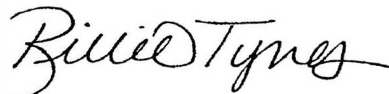


City Attorney

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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 570-571.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



Billie Tynes, Deputy City Clerk

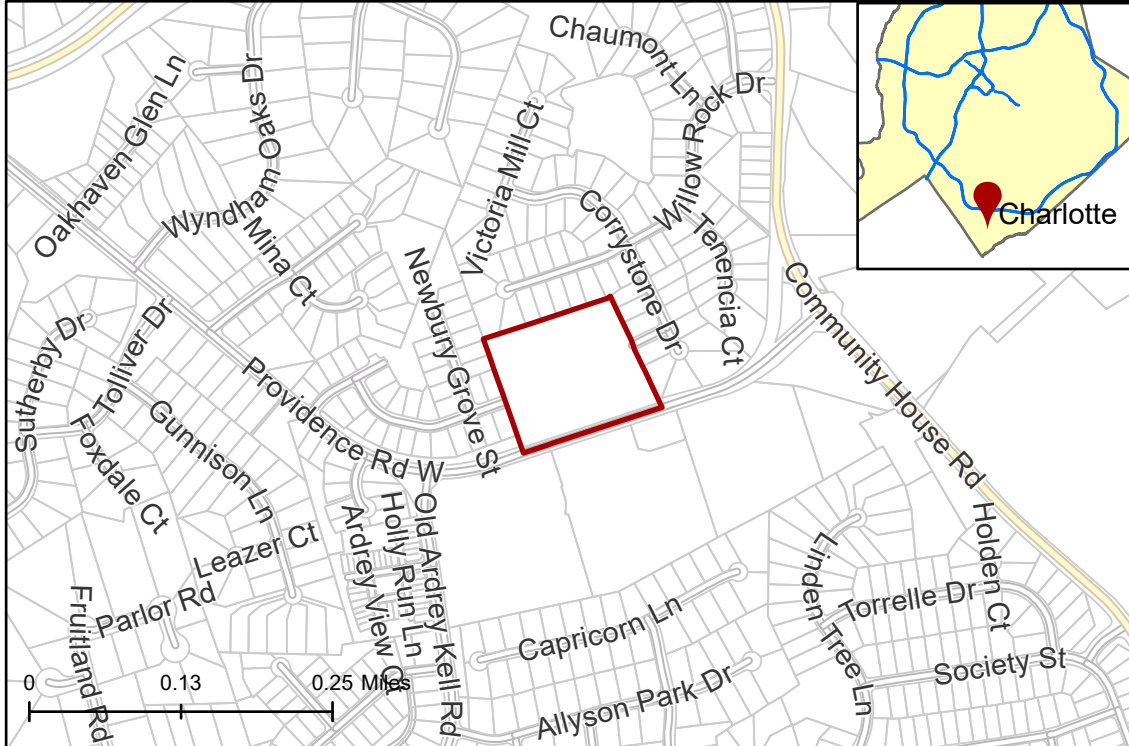
2023-017: Liberty Healthcare Properties of North Carolina, LLC

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning INST(CD) (Institutional, Conditional)

Approximately 7.04 acres

Location of Requested Rezoning



Rezoning Map



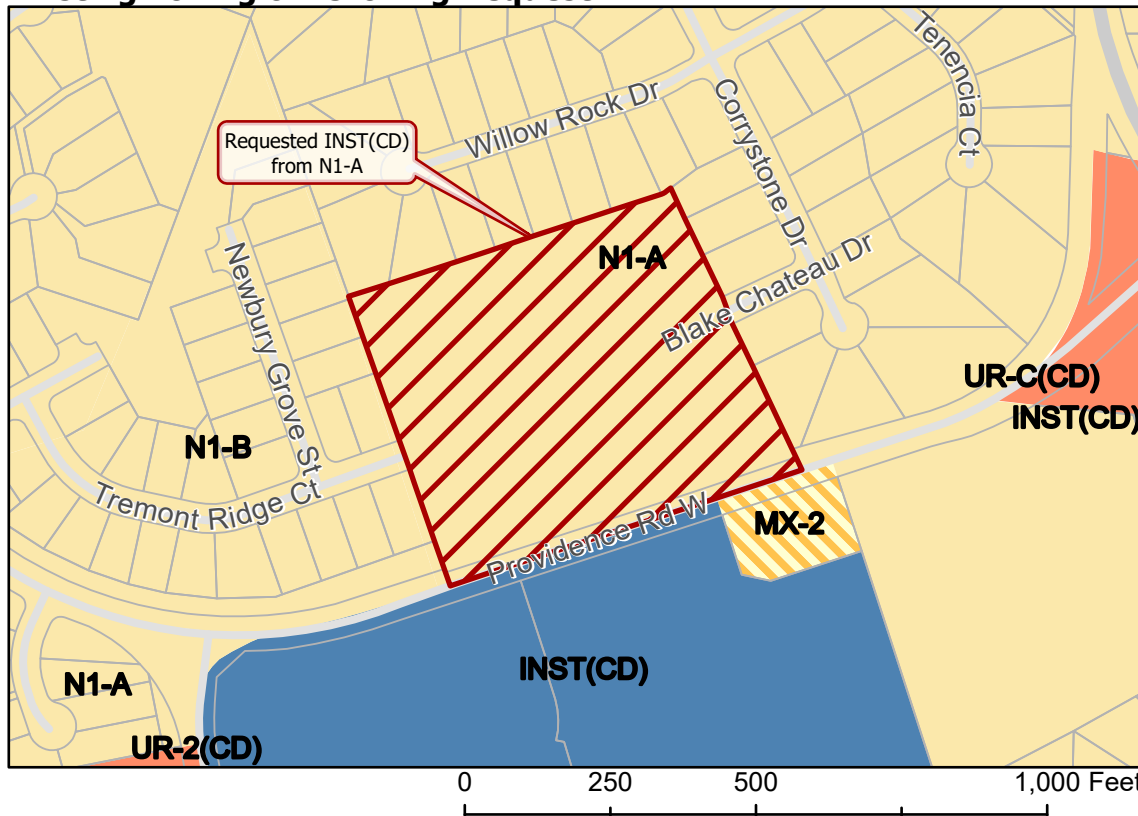
- 2023-017
- Inside City Limits
- Parcel

City Council District

- 7 - Ed Driggs



Existing Zoning & Rezoning Request



- Requested INST(CD) from N1-A

Zoning Classification

- Neighborhood 1
- Urban Residential
- Mixed Residential
- Institutional



Map Created 6/7/2023

Petition No.: 2023-080
Petitioner: True Homes, LLC

ORDINANCE NO. 725-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 16719249, and further identified on the attached map from R-9(CD) (Single Family Residential, Conditional) to N2-A(CD) (Neighborhood 2-A, 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:

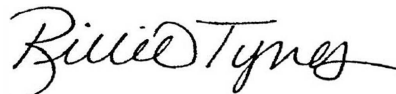


City Attorney

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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 572-573.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



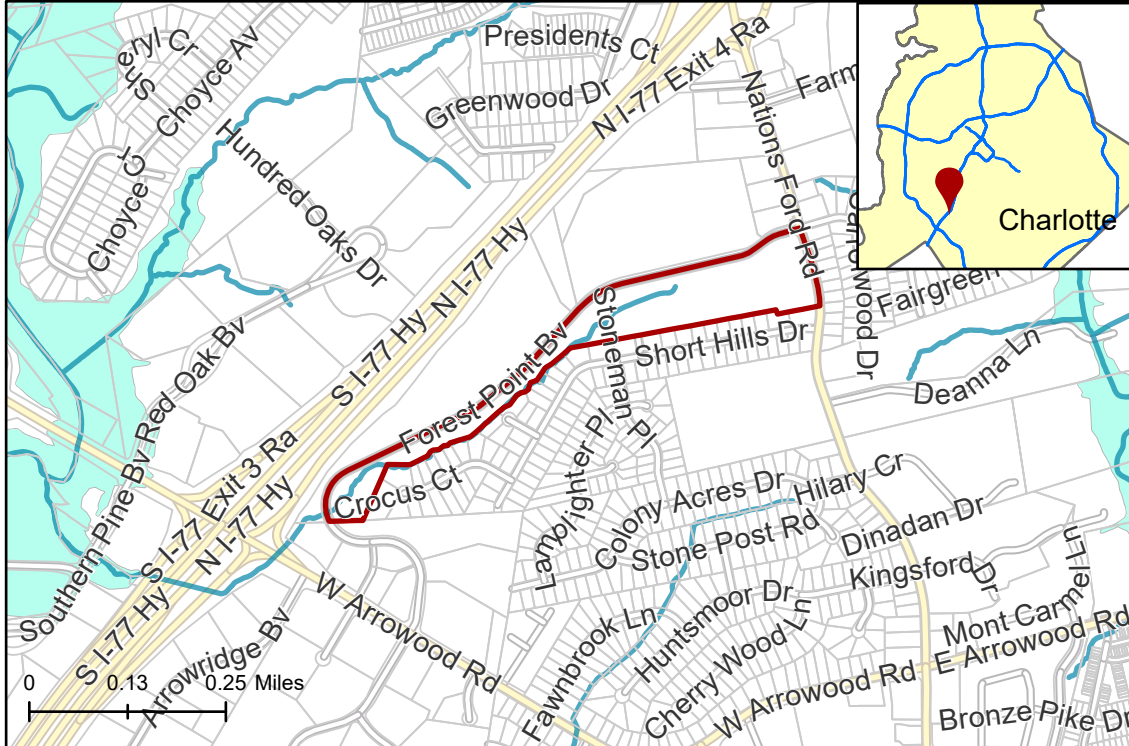
Billie Tynes, Deputy City Clerk

2023-080: True Homes, LLC

Current Zoning R-9(CD) (Single Family Residential, Conditional)
Requested Zoning N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 19.16 acres

Location of Requested Rezoning



Rezoning Map

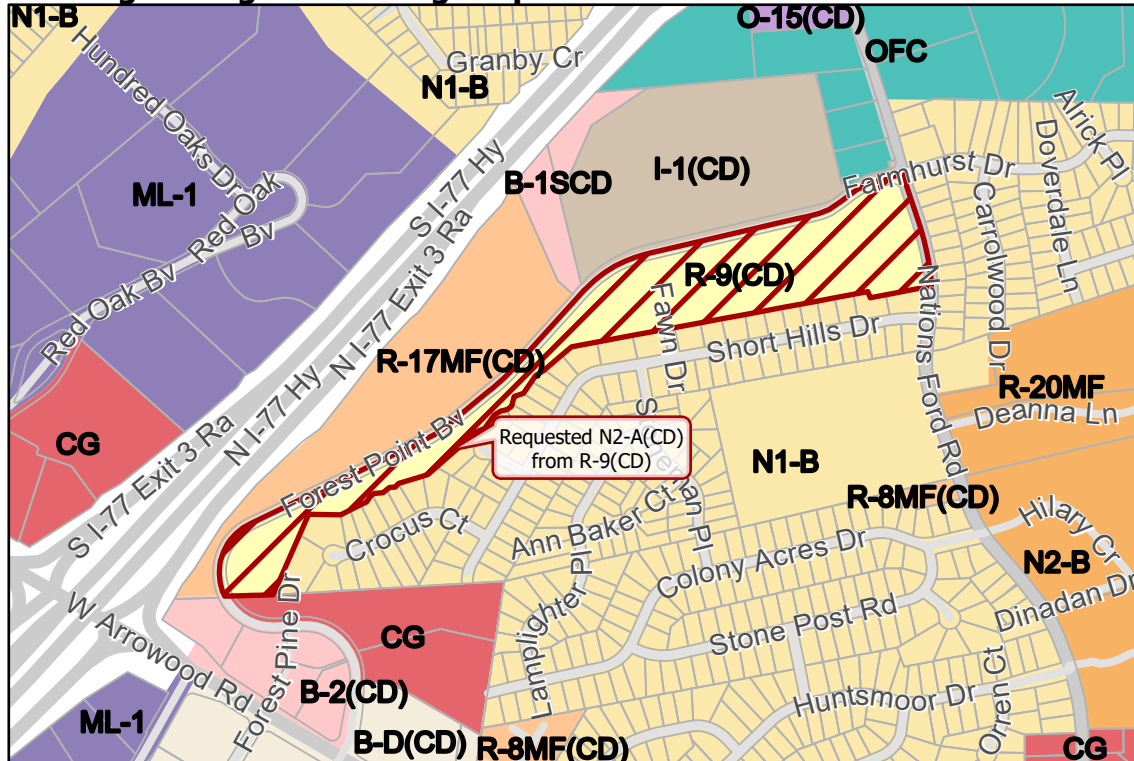


- 2023-080
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District
 3 - Brown



Existing Zoning & Rezoning Request



- Requested N2-A(CD) from R-9(CD)
- Neighborhood 1
- Single Family
- Neighborhood 2
- Multi-Family
- Campus
- Office
- Commercial
- Business
- Manufacturing & Logistics
- Business-Distribution
- Light Industrial



Map Created 10/31/2023

Petition No.: 2023-089
Petitioner: True Homes, LLC

ORDINANCE NO. 726-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 02529129, and further identified on the attached map from N1-A (Neighborhood 1-A), CC (Commercial Center) to N2-A(CD) (Neighborhood 2-A, 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 19th day of February 2024.



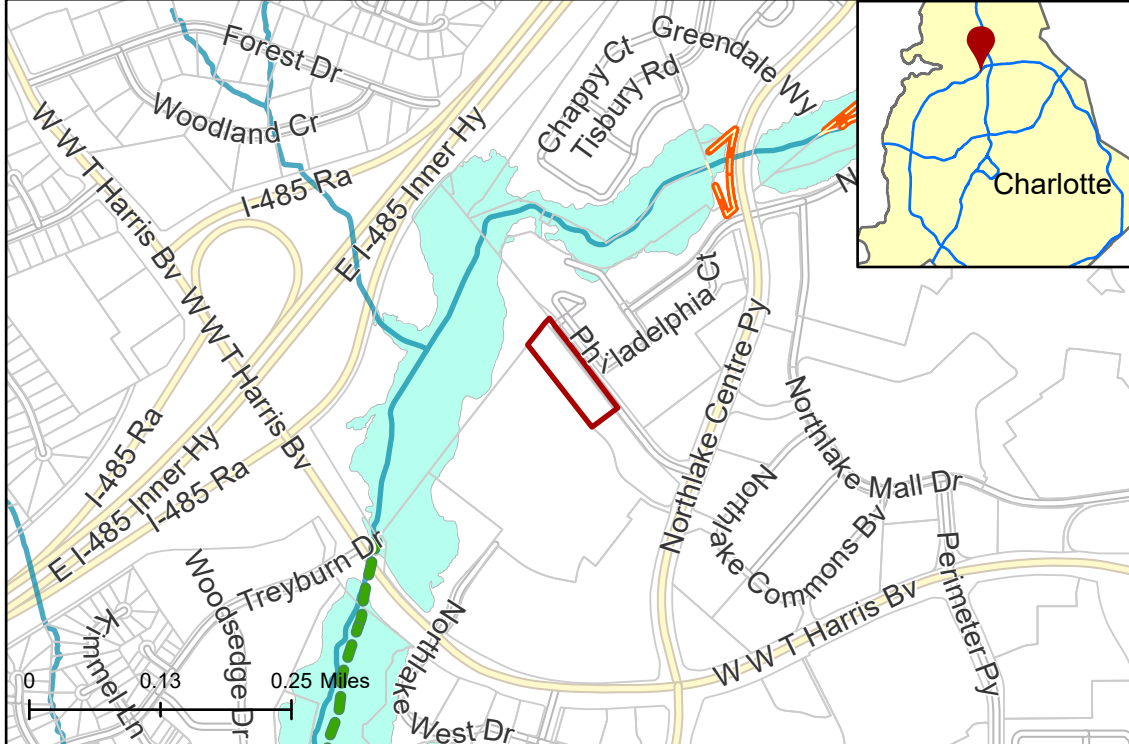
Billie Tynes, Deputy City Clerk

2023-089: True Homes, LLC

Current Zoning N1-A (Neighborhood 1-A), CC (Commercial Center)
Requested Zoning N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 1.78 acres

Location of Requested Rezoning



Rezoning Map

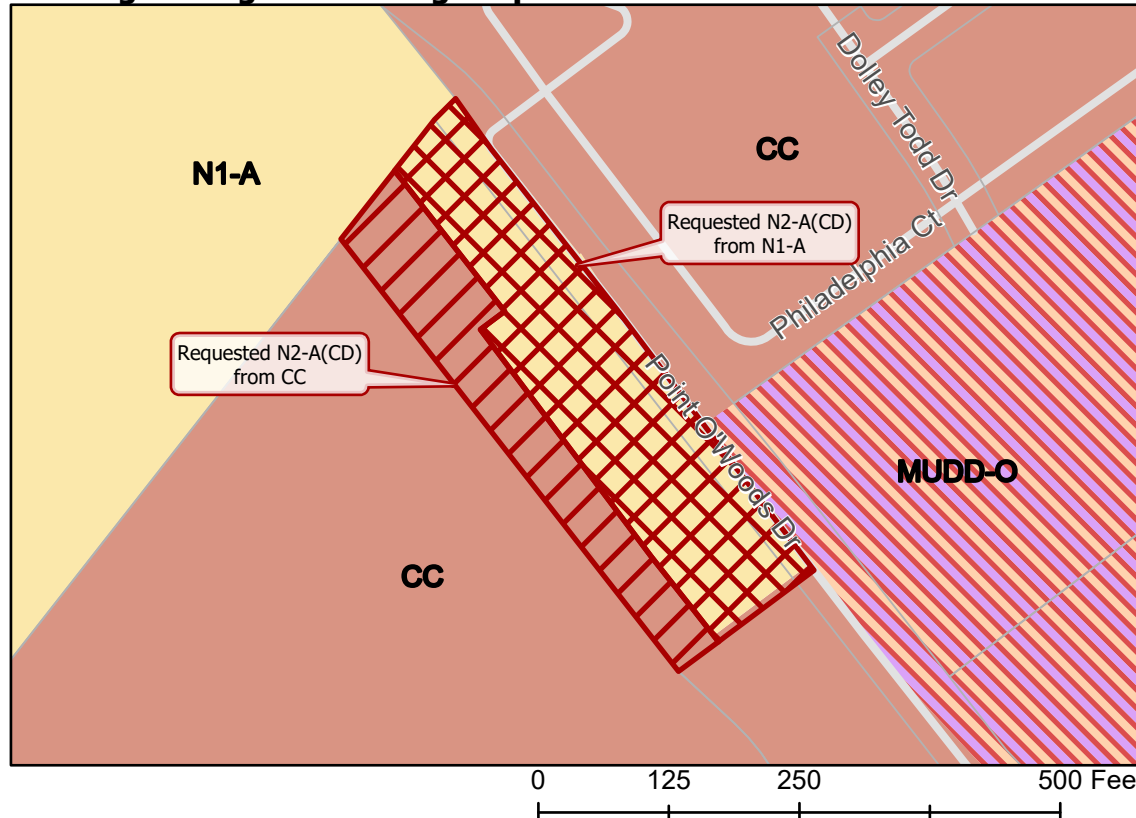


- 2023-089
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain

City Council District
 4-Renee Johnson



Existing Zoning & Rezoning Request



- Requested N2-A(CD) from CC
- Requested N2-A(CD) from N1-A

Zoning Classification

- Neighborhood 1
- Commercial Center
- Mixed Use



Map Created 9/6/2023

Petition No.: 2023-092
Petitioner: Great American Storage LLC

ORDINANCE NO. 727-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 19959104, 19959103, and further identified on the attached map from N1-A (Neighborhood 1-A) to ML-1(CD) (Manufacturing and Logistics-1, 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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 576-577.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



Billie Tynes, Deputy City Clerk

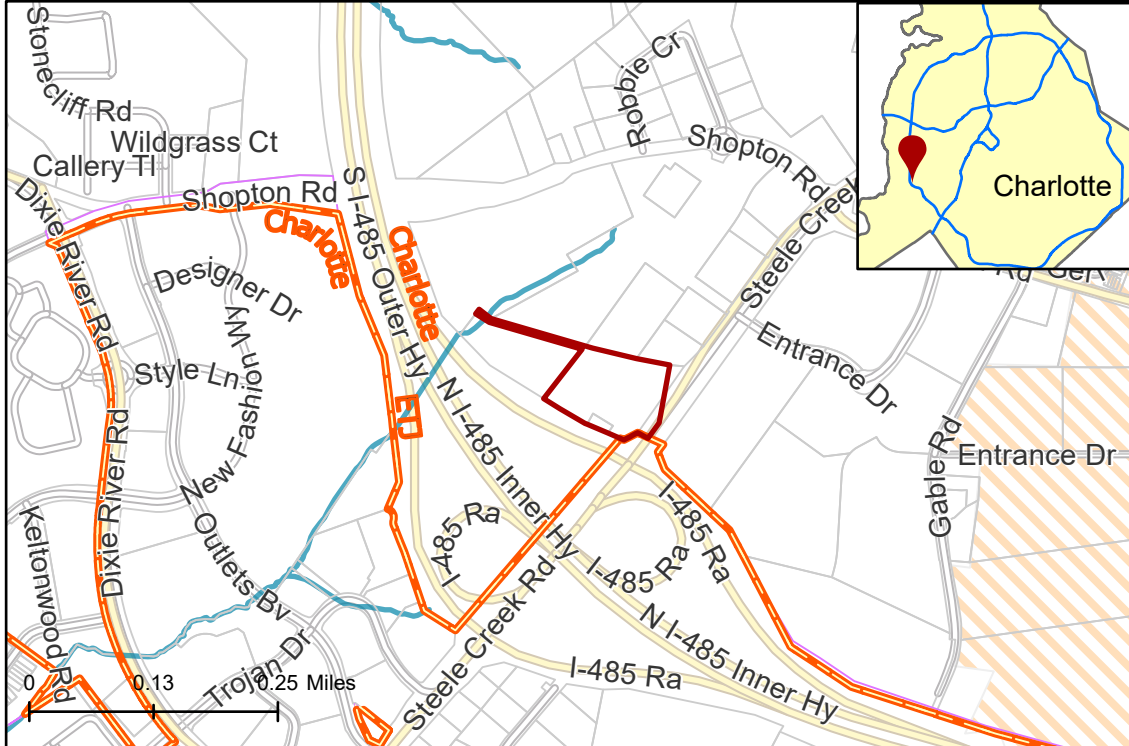
2023-092: Great American Storage LLC

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning ML-1(CD) (Manufacturing and Logistics-1, Conditional)

Approximately 4.85 acres

Location of Requested Rezoning



Rezoning Map



- 2023-092
- Outside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area

Adjacent to
City Council District

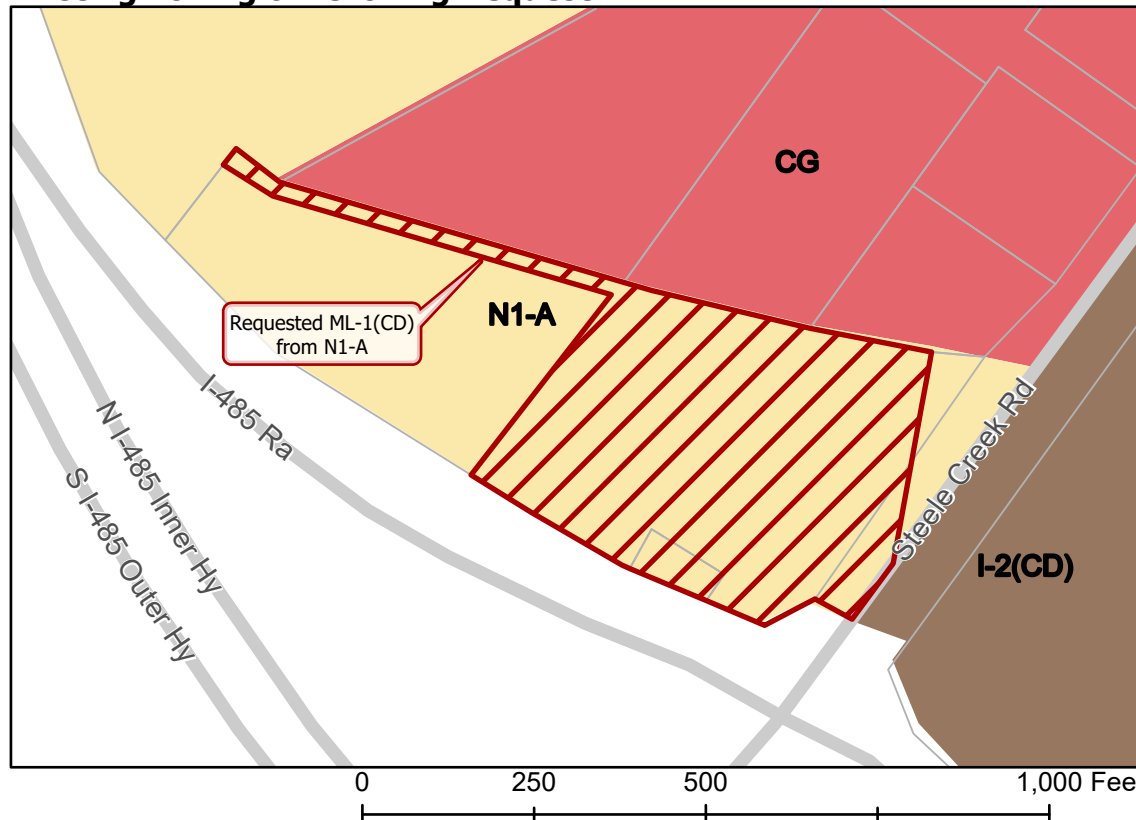
3-Tiawana Brown

County Commissioner

2-Vilma D. Leake



Existing Zoning & Rezoning Request



Requested ML-1(CD)
from N1-A

Zoning Classification

- Neighborhood 1
- Commercial
- General Industrial



Map Created 9/6/2023

Petition No.: 2023-098
Petitioner: Queen City Hotel Investors LLC

ORDINANCE NO. 728-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 08111113, 08111106, 08111116, and further identified on the attached map from TOD-CC-EX (Transit Oriented Development-Community Center, Exempt) to TOD-CC (Transit Oriented Development-Community 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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 578-579.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



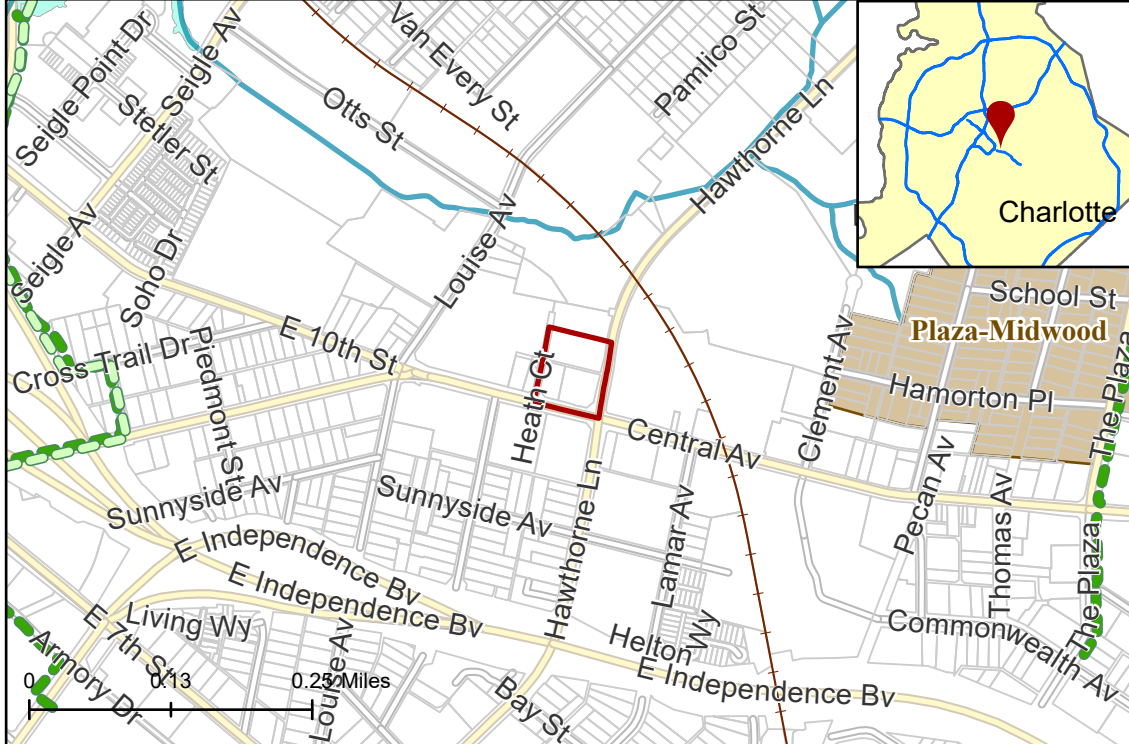
Billie Tynes, Deputy City Clerk

2023-098: Queen City Hotel Investors LLC

Current Zoning TOD-CC-EX (Transit Oriented Development-Community Center, Exempt)
Requested Zoning TOD-CC (Transit Oriented Development-Community Center)

Approximately 1.91 acres

Location of Requested Rezoning



Rezoning Map



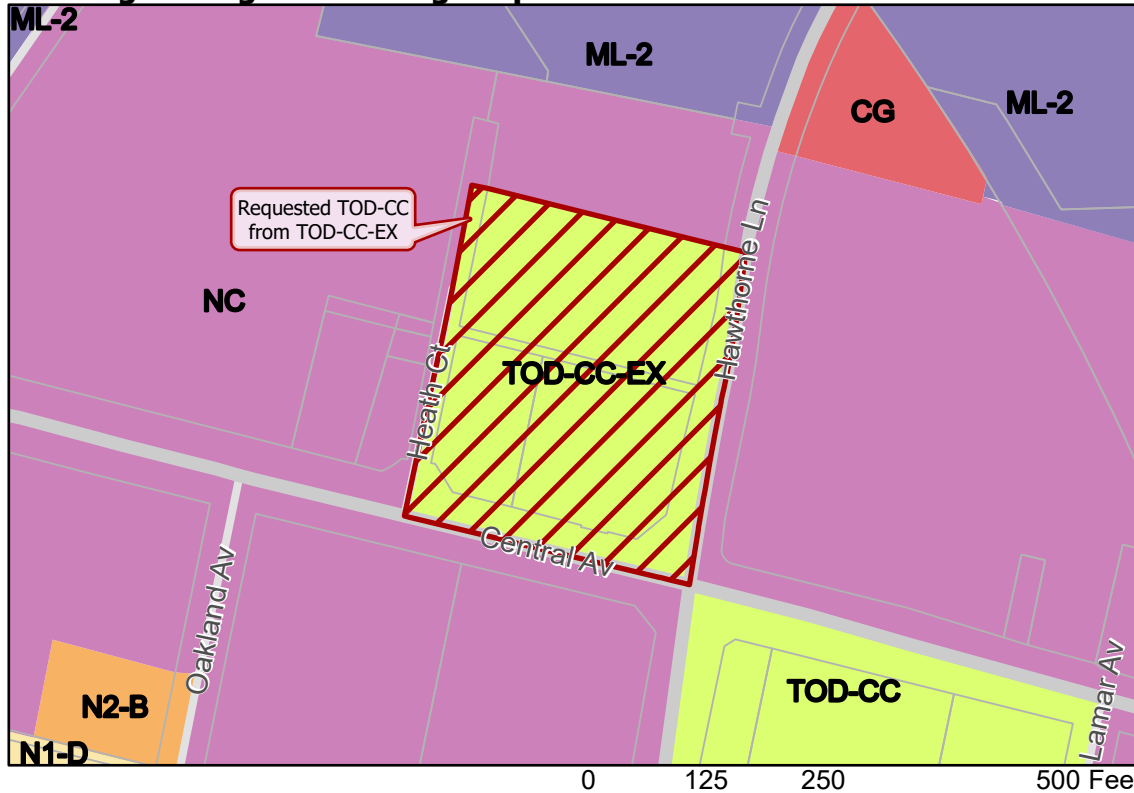
- 2023-098
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Historic Districts

City Council District

- 1-Dante Anderson



Existing Zoning & Rezoning Request



- Requested TOD-CC from TOD-CC-EX

Zoning

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Commercial
- Manufacturing & Logistics
- Neighborhood Center
- Transit-Oriented



Map Created 10/3/2023

Petition No.: 2023-103
Petitioner: RangeWater Development, LLC

ORDINANCE NO. 729-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 08502206, and further identified on the attached map from ML-2 (Manufacturing and Logistics-2) to IMU (Innovation Mixed Use).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

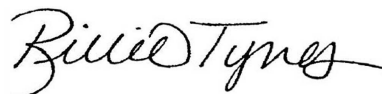


City Attorney

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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 580-581.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



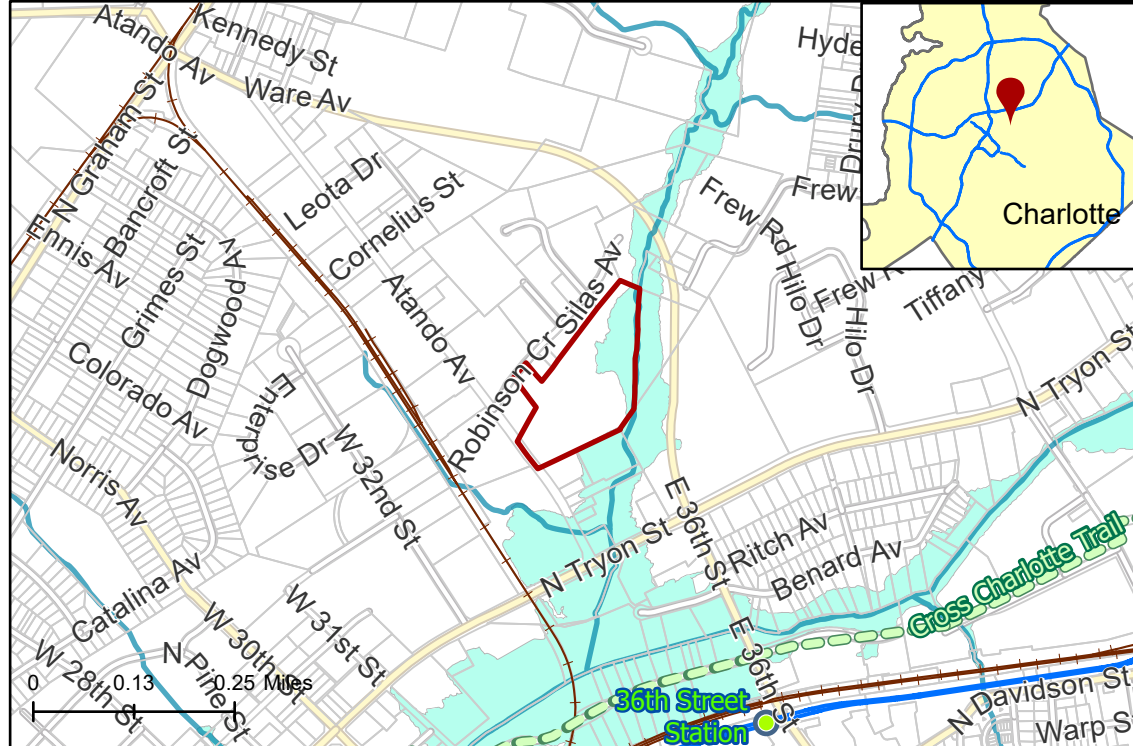
Billie Tynes, Deputy City Clerk

2023-103: RangeWater Development, LLC

Current Zoning ML-2 (Manufacturing and Logistics-2)
Requested Zoning IMU (Innovation Mixed Use)

Approximately 12.75 acres

Location of Requested Rezoning



Rezoning Map



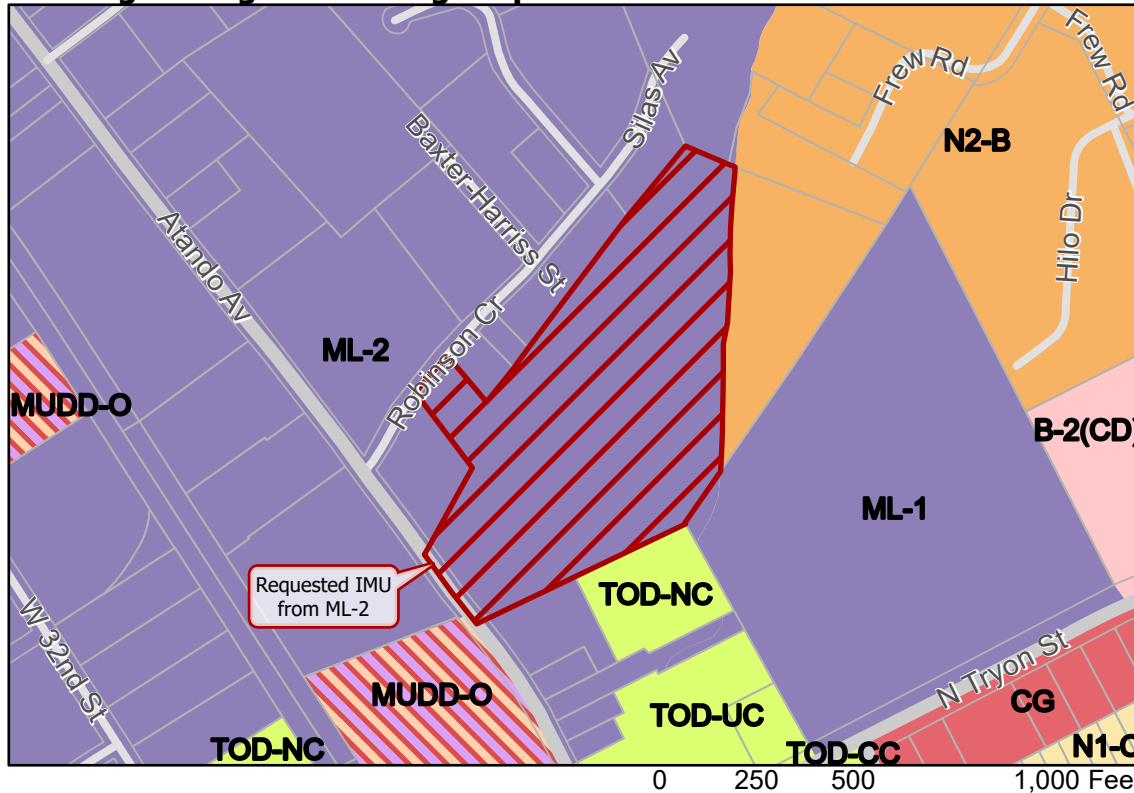
- 2023-103
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain

City Council District

- 1-Dante Anderson



Existing Zoning & Rezoning Request



- Requested IMU from ML-2
- ### Zoning Classification
- Neighborhood 1
 - Neighborhood 2
 - Commercial
 - Business
 - Manufacturing & Logistics
 - Mixed Use
 - Transit-Oriented



Map Created 12/19/2023

Petition No.: 2023-126
Petitioner: Brady Sean

ORDINANCE NO. 730-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 16921224, and further identified on the attached map from N1-B (Neighborhood 1-B) and R-20MF (Multi-Family Residential) to N2-A (Neighborhood 2-A).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

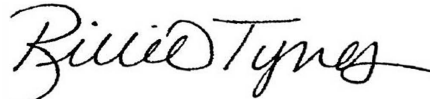


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



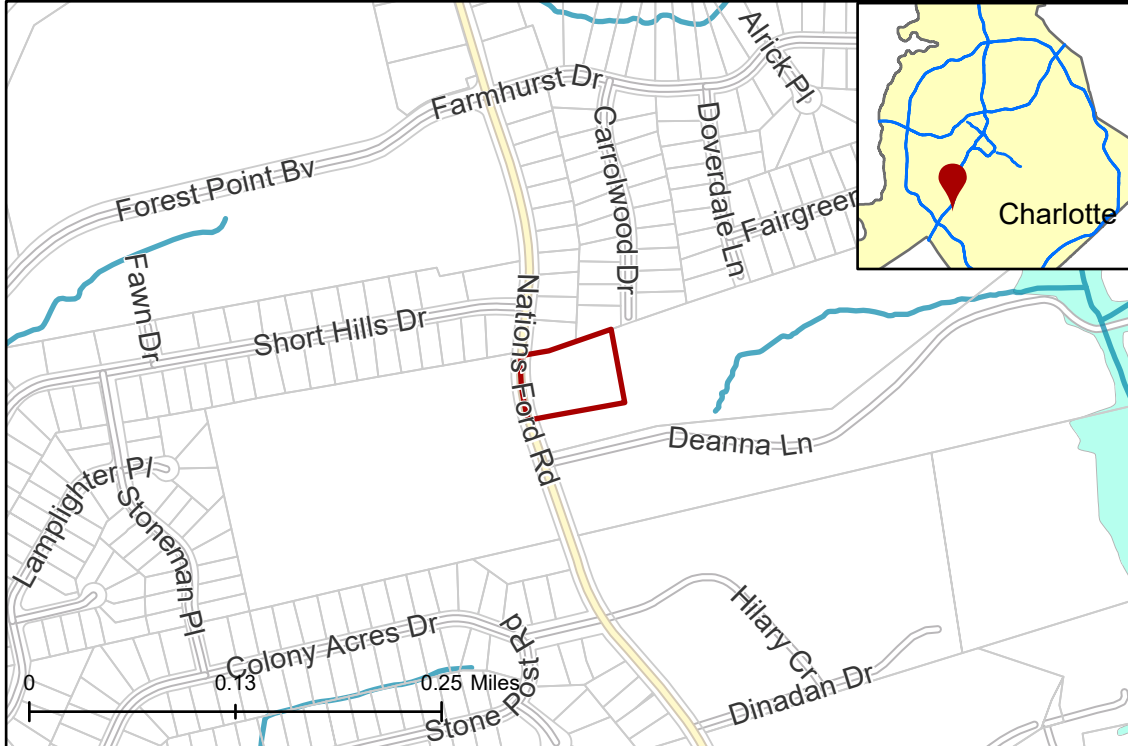
Billie Tynes, Deputy City Clerk

2023-126: Brady Sean

Current Zoning N1-B (Neighborhood 1-B), R-20MF (Multi-Family Residential)
Requested Zoning N2-A (Neighborhood 2-A)

Approximately 1.410 acres

Location of Requested Rezoning



Rezoning Map



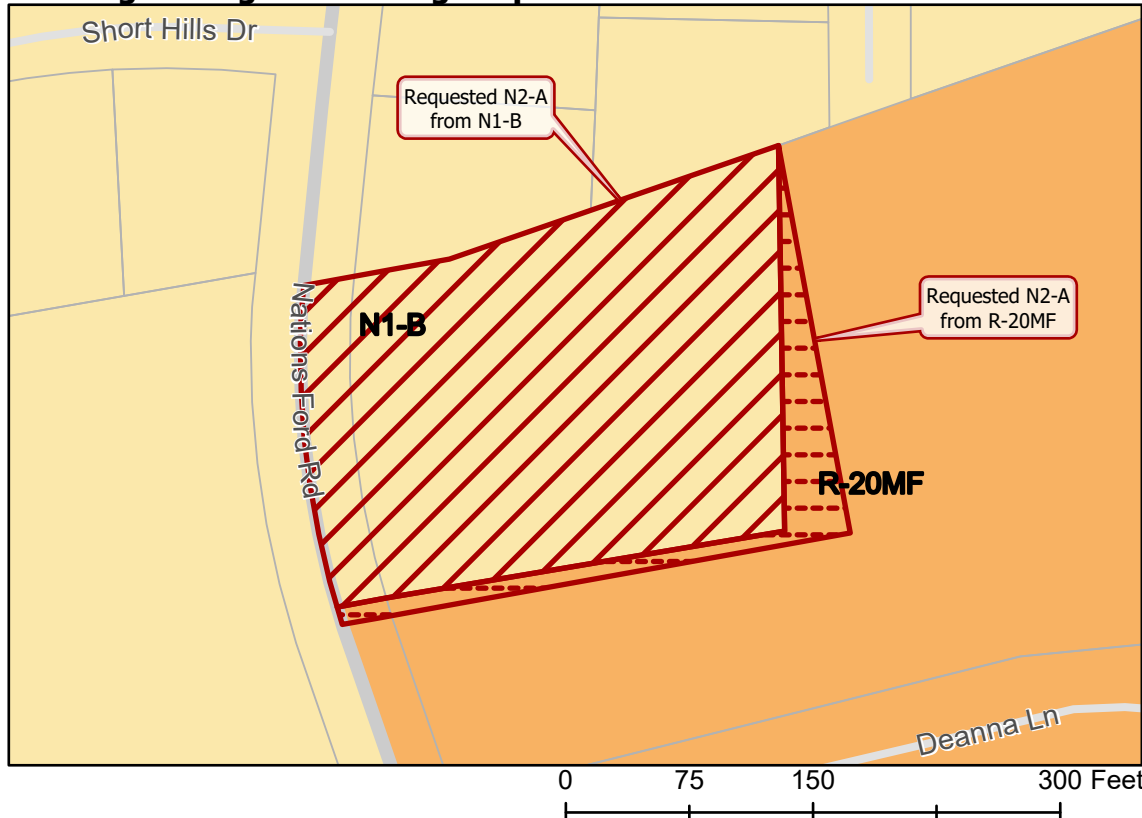
- 2023-126
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 3-Brown



Existing Zoning & Rezoning Request



- Requested N2-A from N1-B
- Requested N2-A from R-20MF

Zoning Classification

- Neighborhood 1
- Neighborhood 2



Petition No.: 2023-127
Petitioner: Laura Priestner

ORDINANCE NO. 731-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 12517301, 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

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



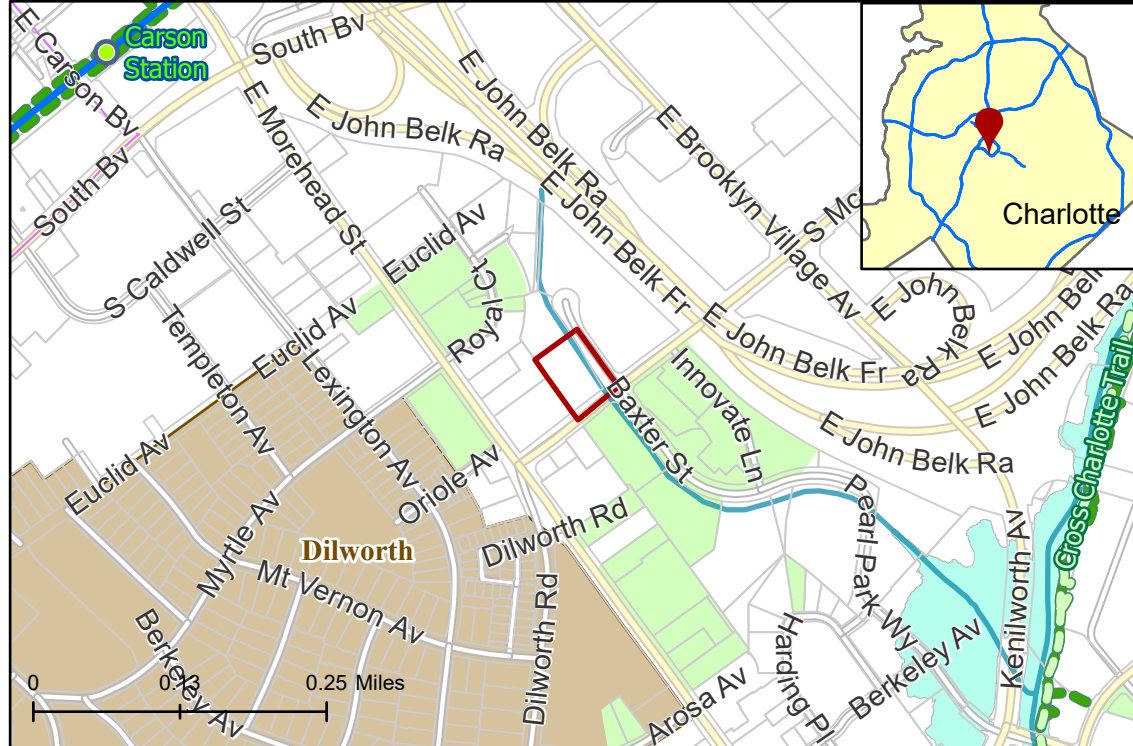
Billie Tynes, Deputy City Clerk

2023-127: Laura Priestner

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

Approximately 1.29 acres

Location of Requested Rezoning



Rezoning Map



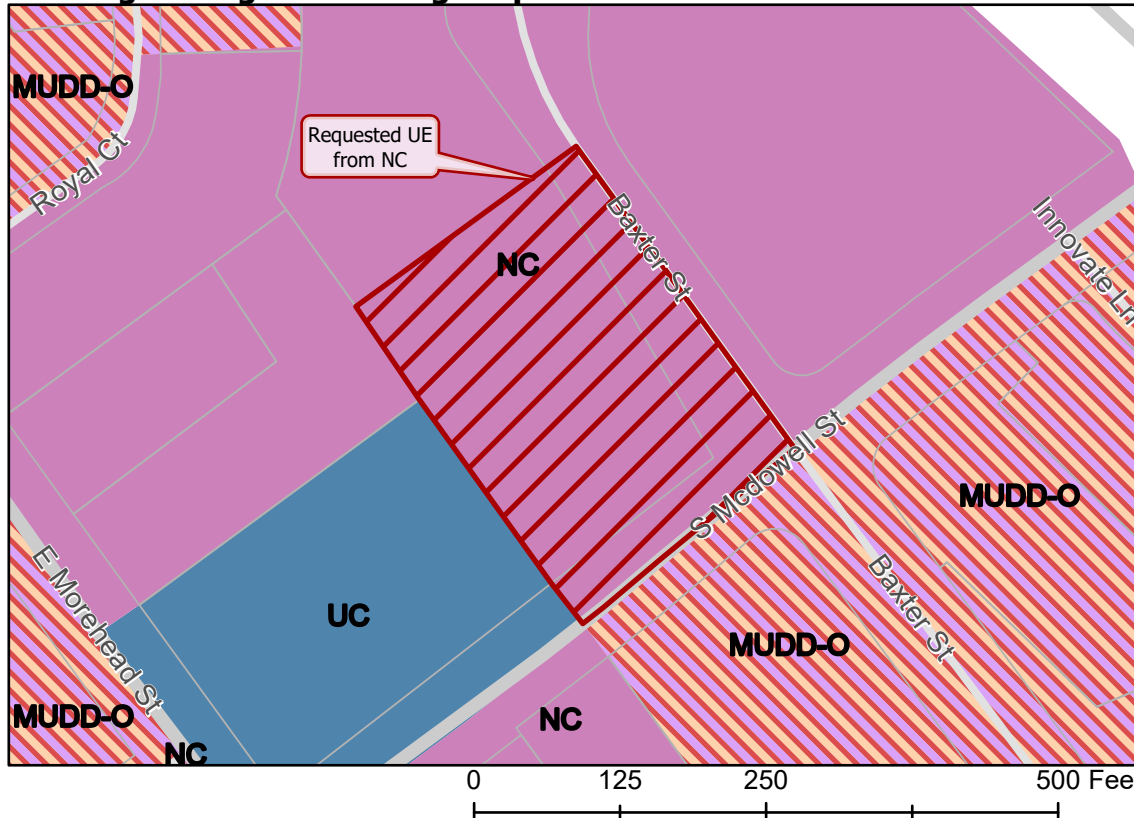
- 2023-127
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain
- Midtown Morehead Cherry
- Historic Districts

City Council District

 1-Dante Anderson



Existing Zoning & Rezoning Request



 Requested UE from NC

Zoning Classification

- Regional Activity Center
- Mixed Use
- Neighborhood Center



Map Created 11/6/2023

Petition No.: 2023-128
Petitioner: Synco Properties

ORDINANCE NO. 732-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 17709111, 17709112, 17709109, 17709114, 17709113, 07709116, 17709115, and further identified on the attached map from MUDD-O (Mixed Use Development District, Optional) to 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:

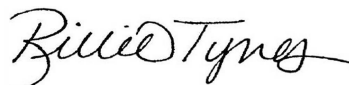


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



Billie Tynes, Deputy City Clerk

2023-128: Synco Properties

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

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

Approximately 27 acres

Location of Requested Rezoning



Rezoning Map

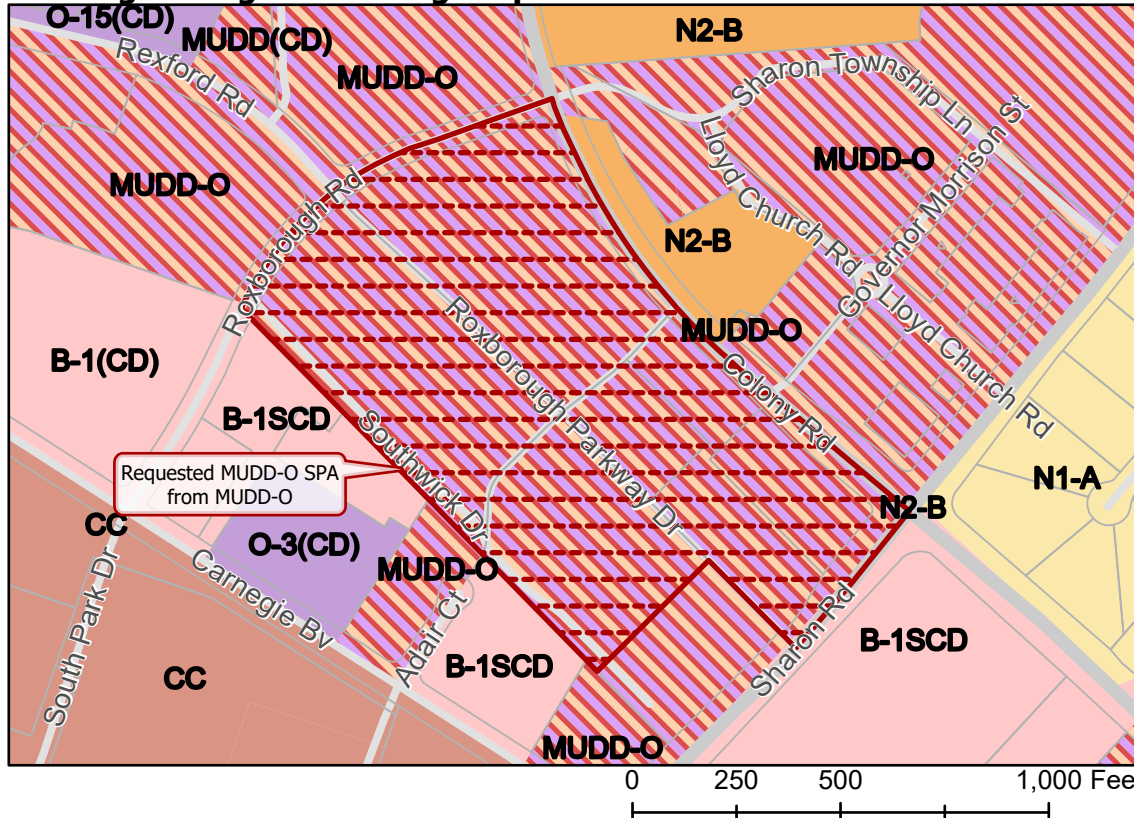


- 2023-128
- Inside City Limits
- Parcel
- Streams

City Council District



Existing Zoning & Rezoning Request



Requested MUDD-O SPA from MUDD-O

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Office
- Business
- Commercial Center
- Mixed Use



Map Created 10/31/2023

Petition No.: 2023-133
Petitioner: Cambridge Properties, Inc.

ORDINANCE NO. 733-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 04723105, and further identified on the attached map from ML-1 (Manufacturing and Logistics-1) to IMU (Innovation 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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 588-589.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



Billie Tynes, Deputy City Clerk

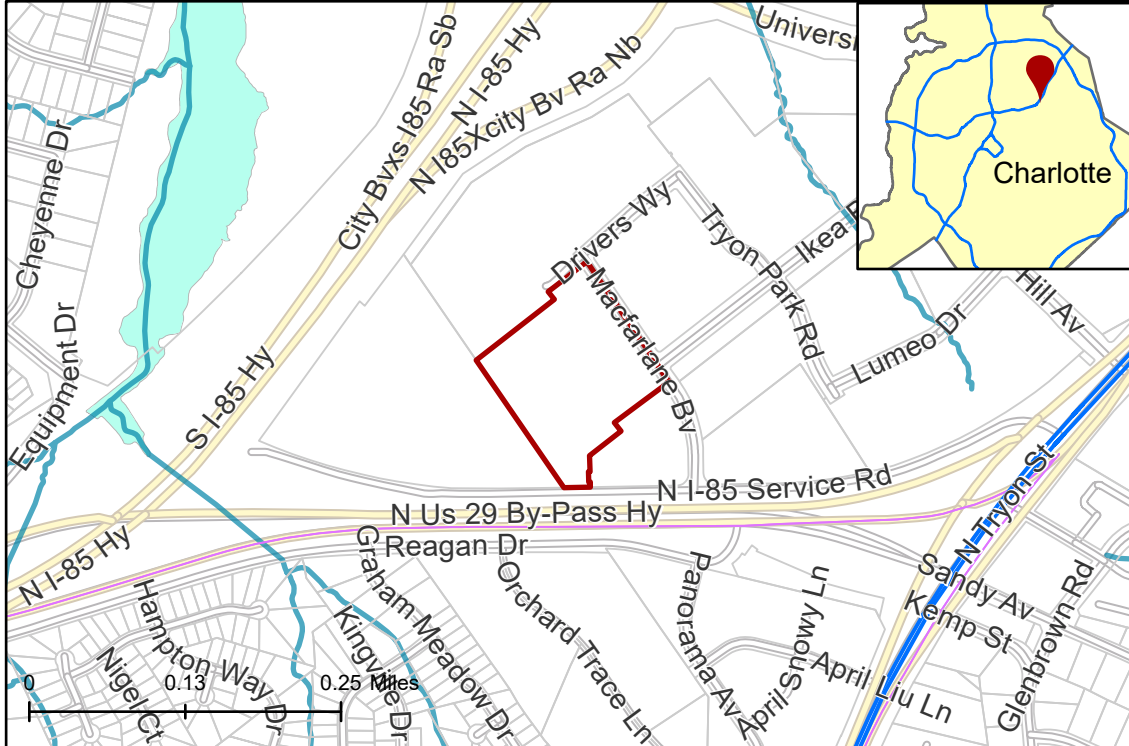
2023-133: Cambridge Properties, Inc.

Current Zoning ML-1 (Manufacturing and Logistics-1)

Requested Zoning IMU (Innovation Mixed Use)

Approximately 8.5 acres

Location of Requested Rezoning



Rezoning Map



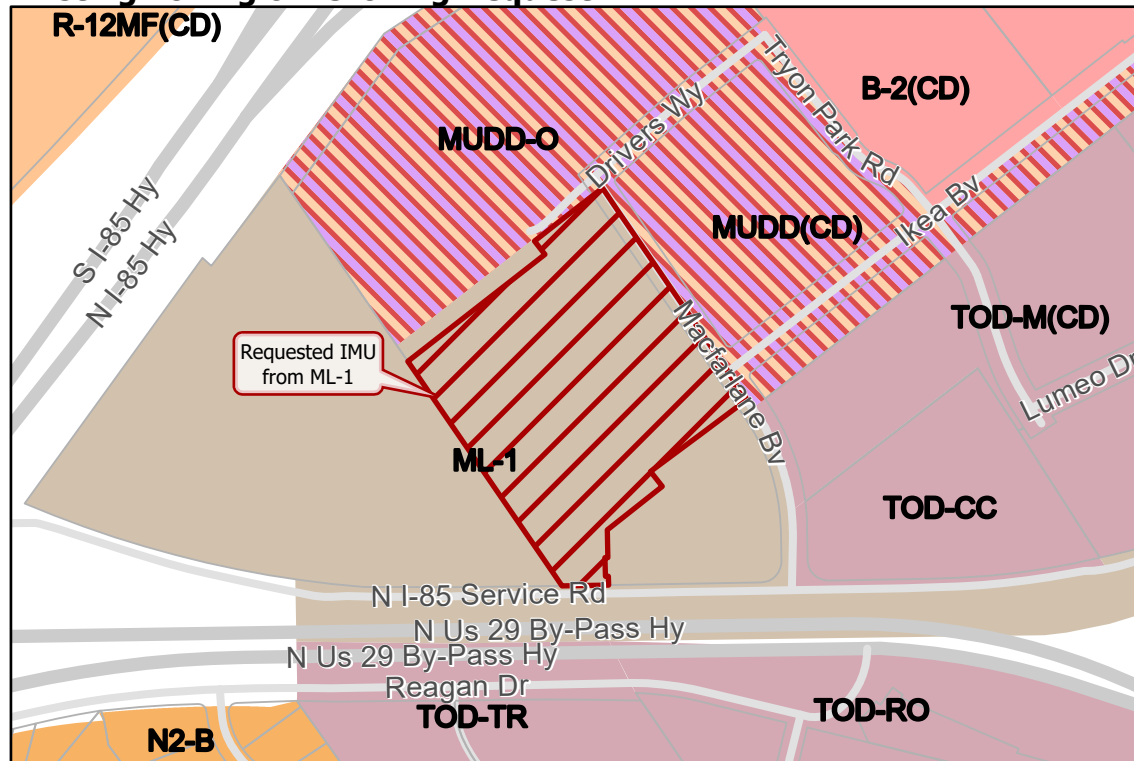
- 2023-133
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- FEMA Flood Plain

City Council District

- 4-Renee Johnson



Existing Zoning & Rezoning Request



- Requested IMU from ML-1

Zoning Classification

- Neighborhood 2
- Multi-Family
- Business
- Light Industrial
- Mixed Use
- Transit-Oriented



Map Created 10/30/2023

Petition No.: 2023-136
Petitioner: William L Simmons

ORDINANCE NO. 734-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 06514507, 06514505, 06514506, 06514508, and further identified on the attached map from ML-2 (Manufacturing and Logistics-2) to ML-2(CD) (Manufacturing and Logistics-2, 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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 590-591.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



Billie Tynes, Deputy City Clerk

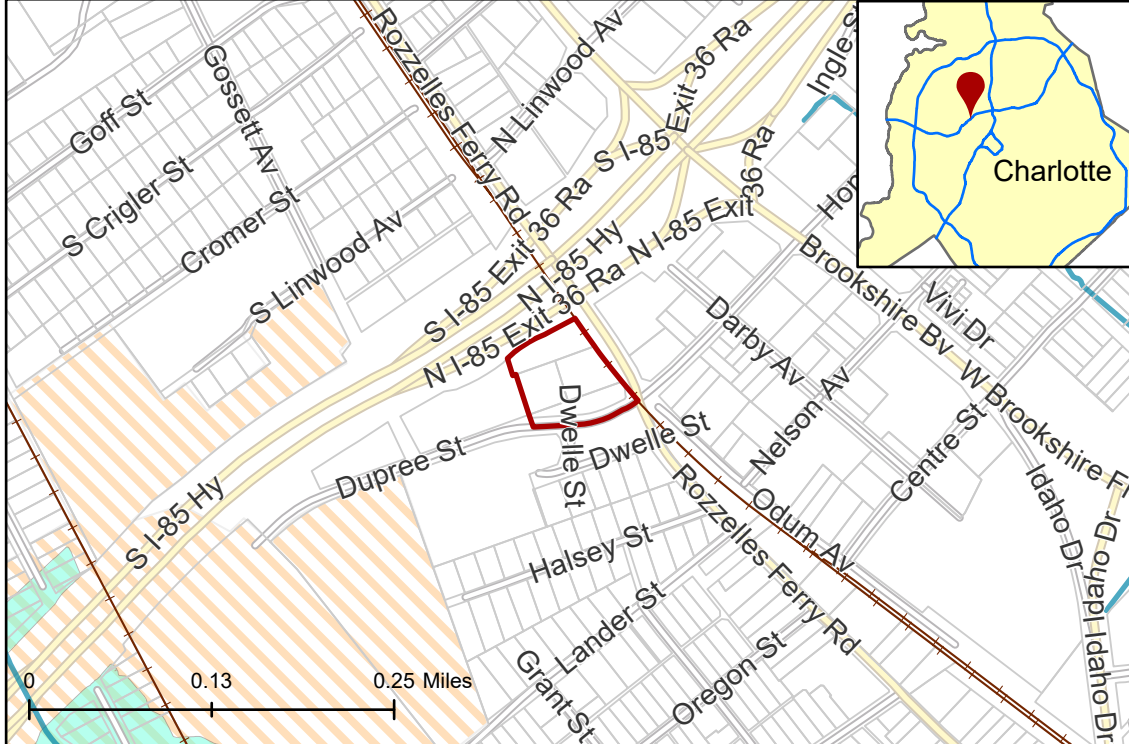
2023-136: William L Simmons

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

Requested Zoning ML-2(CD) (Manufacturing and Logistics-2, Conditional)

Approximately 2.26 acres

Location of Requested Rezoning



Rezoning Map



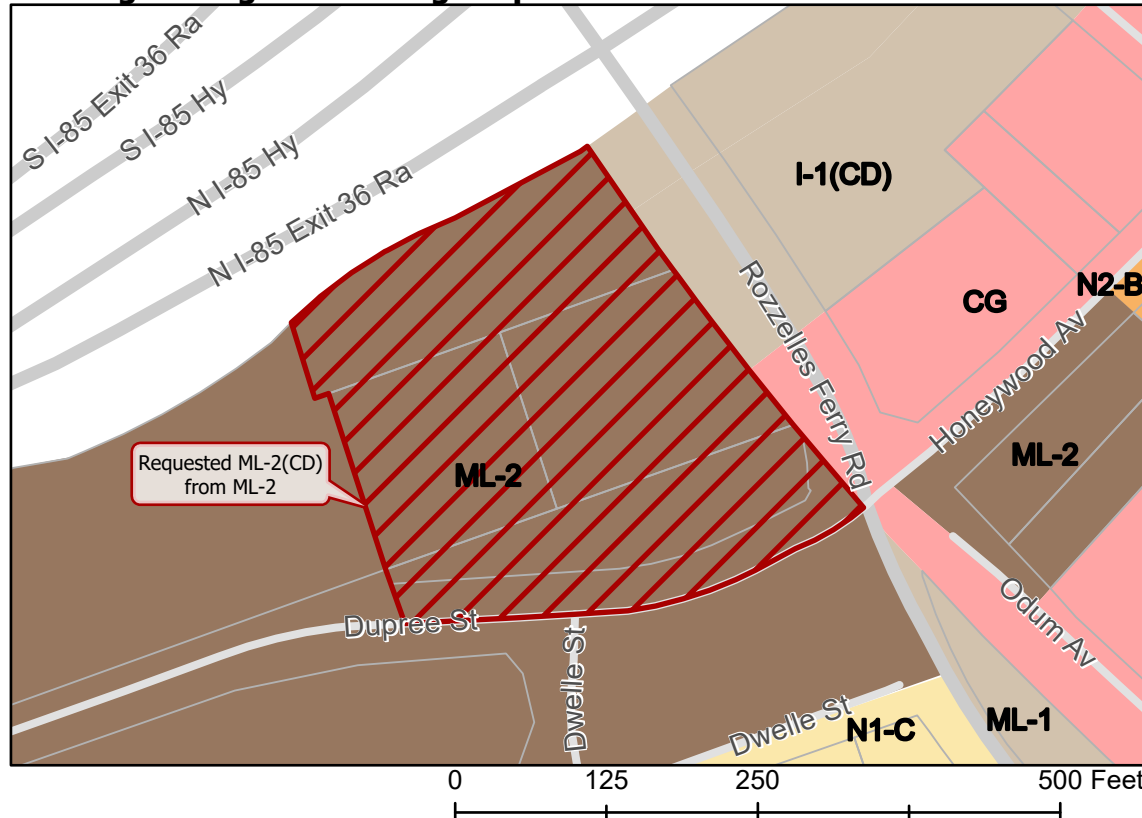
- 2023-136
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- Airport Noise Overlay

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested ML-2(CD) from ML-2

Zoning Classification

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



Map Created 10/31/2023

Petition No.: 2023-139
Petitioner: Lincoln Harris

ORDINANCE NO. 735-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 07303207, and further identified on the attached map from UMUD-O (Uptown Mixed Use District, Optional) to UMUD-O SPA (Uptown Mixed Use 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:

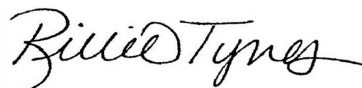


City Attorney

CERTIFICATION

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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 592-593.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



Billie Tynes, Deputy City Clerk

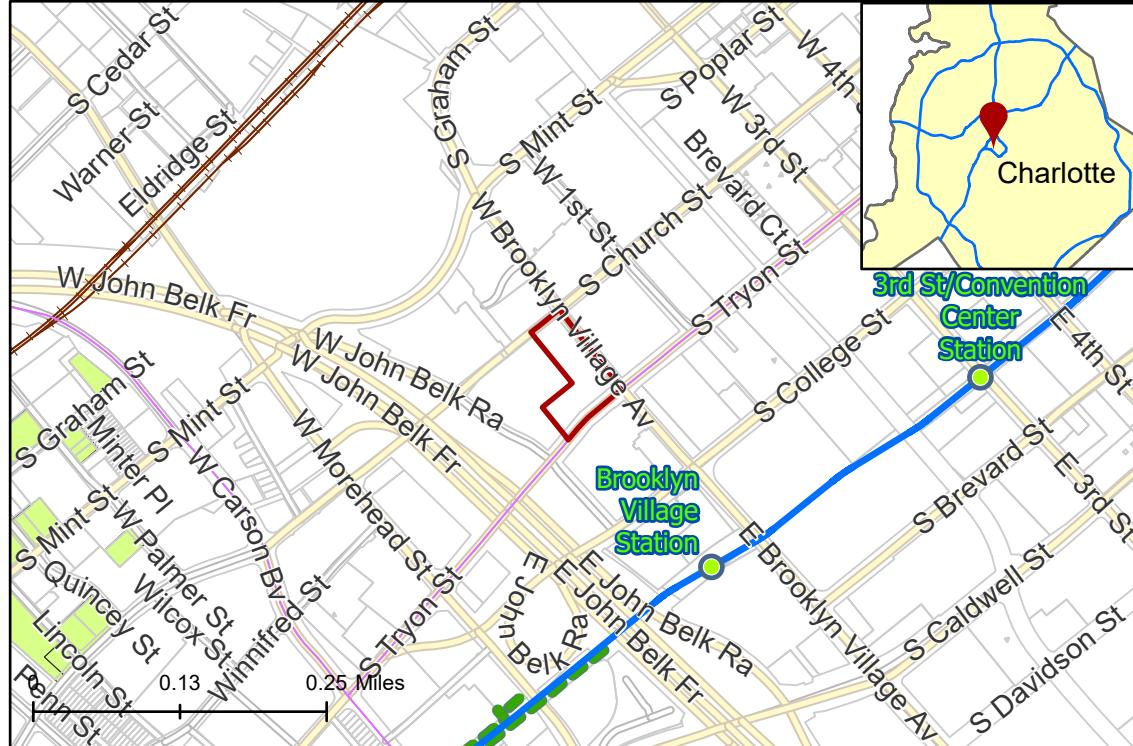
2023-139: Lincoln Harris

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

Requested Zoning UMUD-O SPA (Uptown Mixed Use District, Optional, Site Plan Amendment)

Approximately 1.621 acres

Location of Requested Rezoning



Rezoning Map



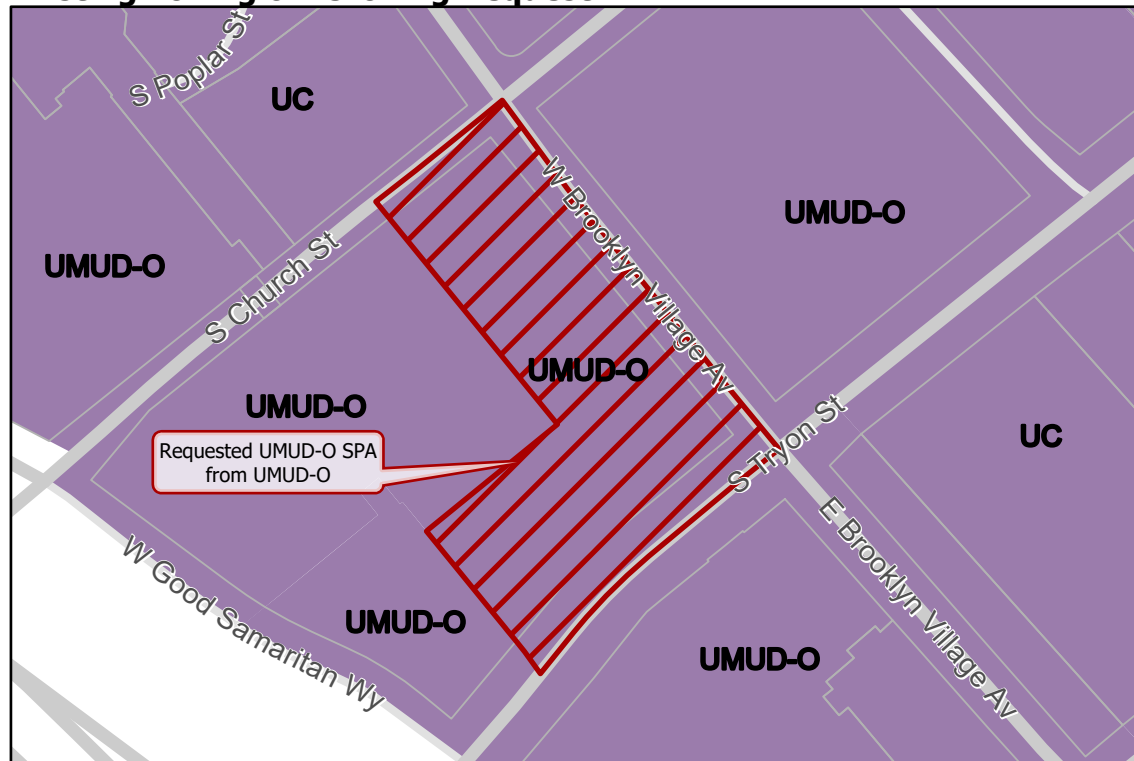
- 2023-139
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- Railway
- Transit Supportive Overlay
- Historic Districts

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested UMUD-O SPA from UMUD-O

Zoning Classification

- Uptown Mixed Use



Map Created 12/4/2023

Petition No.: 2023-140
Petitioner: John Patel

ORDINANCE NO. 736-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 06304301, and further identified on the attached map from CG (General Commercial) to N2-B(CD) (Neighborhood 2-B, Conditional).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

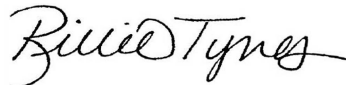


City Attorney

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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 594-595.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



Billie Tynes, Deputy City Clerk

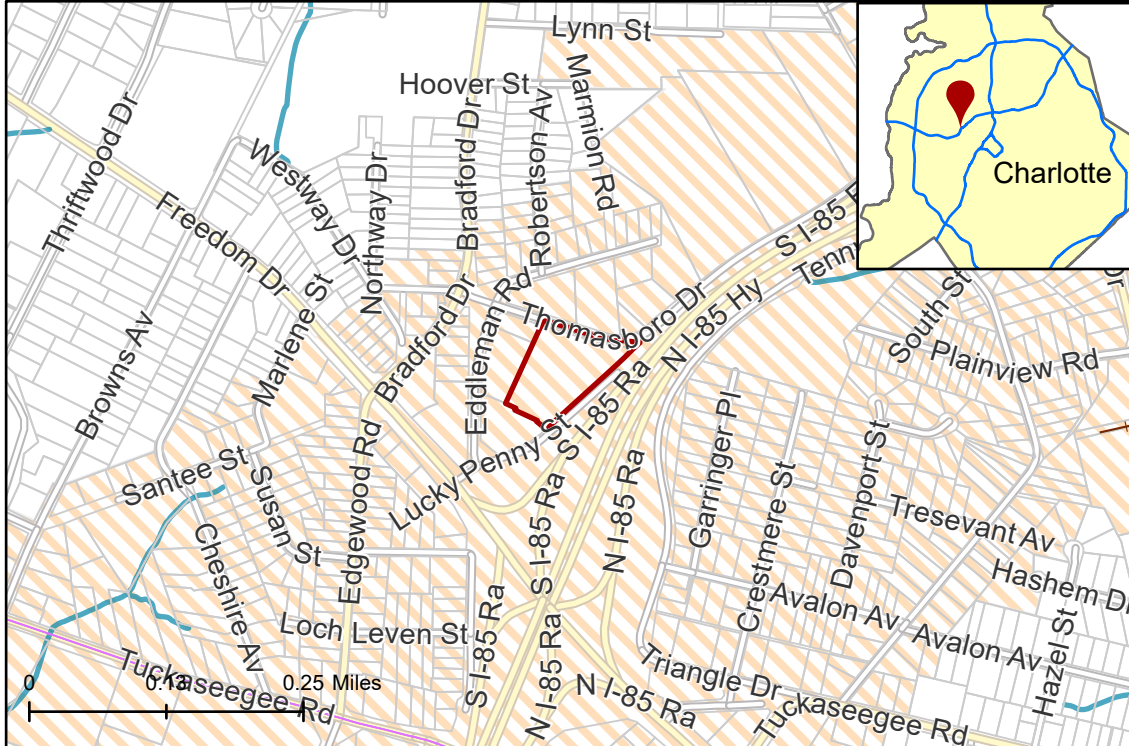
2023-140: John Patel

Current Zoning CG (General Commercial)

Requested Zoning N2-B(CD) (Neighborhood 2-B, Conditional)

Approximately 3.54 acres

Location of Requested Rezoning



Rezoning Map



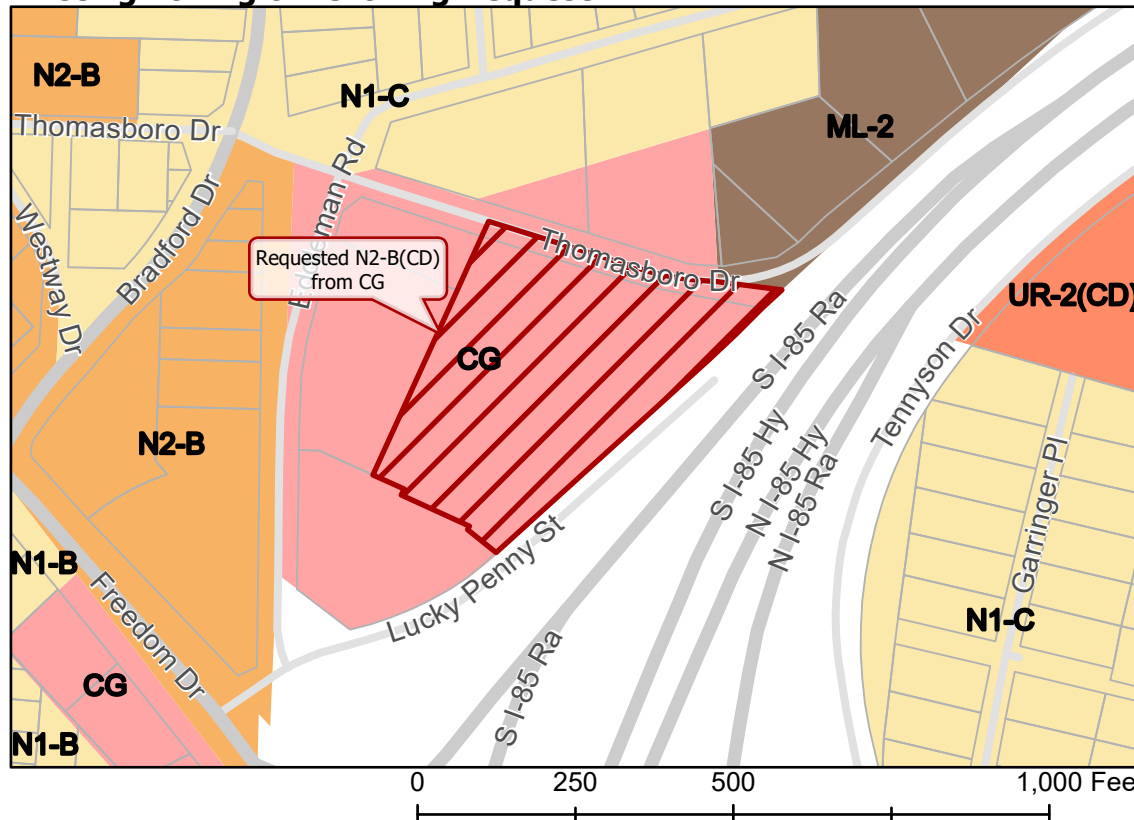
- 2023-140
- Inside City Limits
- Parcel
- Railway
- Streams
- Airport Noise Overlay

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested N2-B(CD) from CG

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Urban Residential
- Business
- General Industrial



Map Created 10/31/2023

Petition No.: 2023-144
Petitioner: Atrium Health, Inc.

ORDINANCE NO. 737-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 12520164, 12520158, 12520150, 12520105, 12520107, 12520110, 12520111, 12520163, 12520168, 12520167, 12520166, 12520165 and further identified on the attached map from MUDD-O (Mixed Use Development District, Optional) and MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment) to 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:

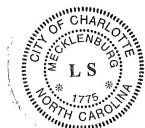


City Attorney

CERTIFICATION

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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 596-597.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



Billie Tynes, Deputy City Clerk

2023-144: Atrium Health, Inc.

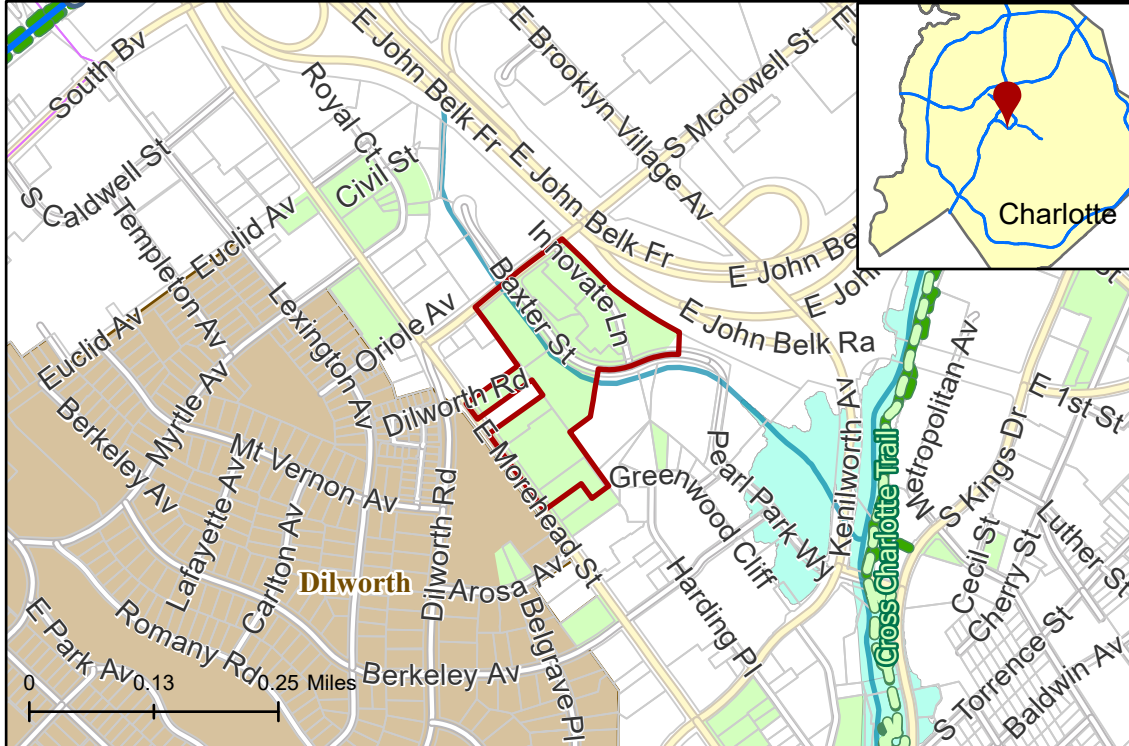
Current Zoning MUDD-O (Mixed Use Development District, Optional)

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

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

Approximately 14.28 acres

Location of Requested Rezoning



Rezoning Map



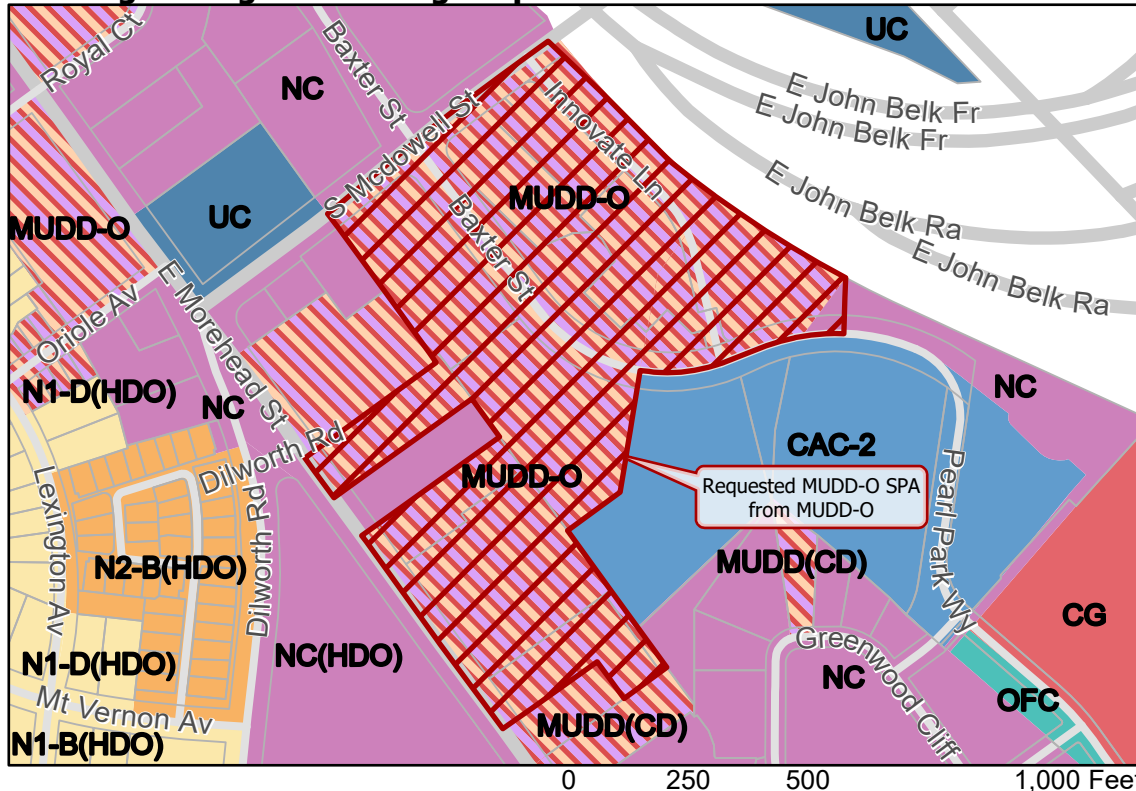
- 2023-144
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain
- Midtown Morehead Cherry
- Historic Districts

City Council District

- 1-Dante Anderson



Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Campus
- Commercial
- Regional Activity Center
- Community Activity Center
- Mixed Use
- Neighborhood Center



Map Created 11/21/2023

Petition No.: 2022-099
Petitioner: Levine Properties

ORDINANCE NO. 738-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 12901301 and further identified on the attached map from O-2 PED (Office, Pedscape Overlay) to MUDD-O PED (Mixed Use Development District, Optional, Pedscape 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.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

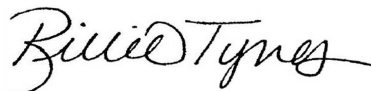


City Attorney

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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 598-599.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



Billie Tynes, Deputy City Clerk

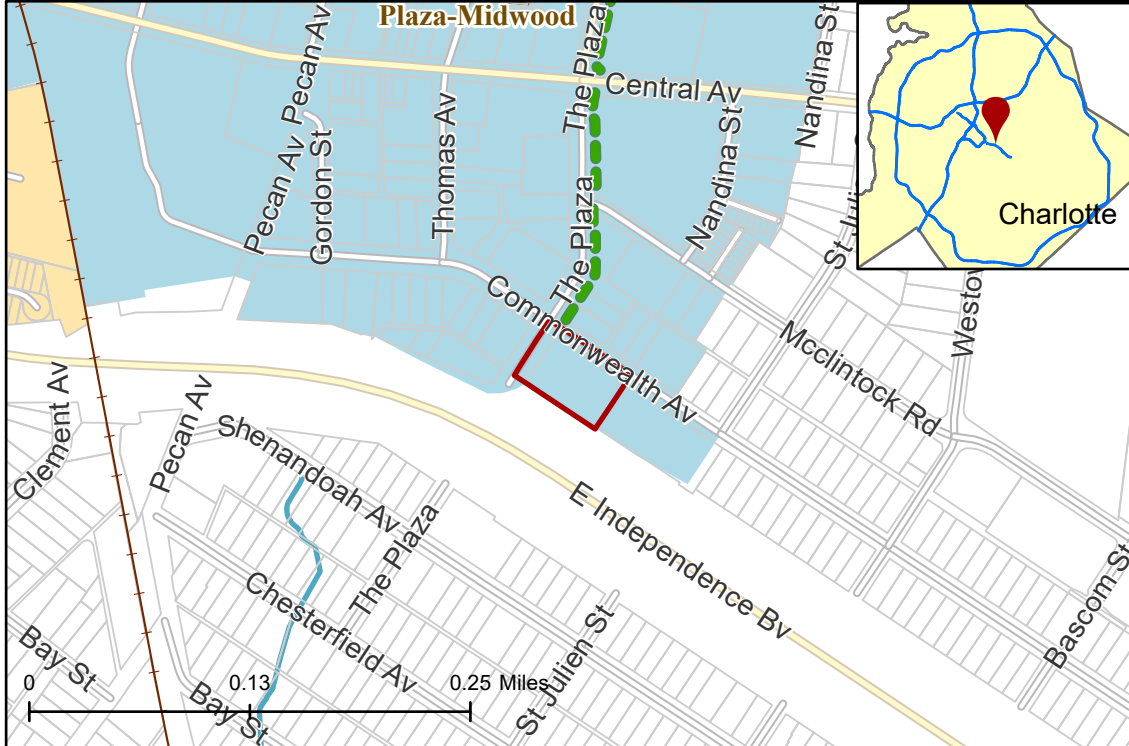
2022-099: Levine Properties

Current Zoning O-2 PED (Office, Pedscape Overlay)

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

Approximately 0.94 acres

Location of Requested Rezoning



Rezoning Map



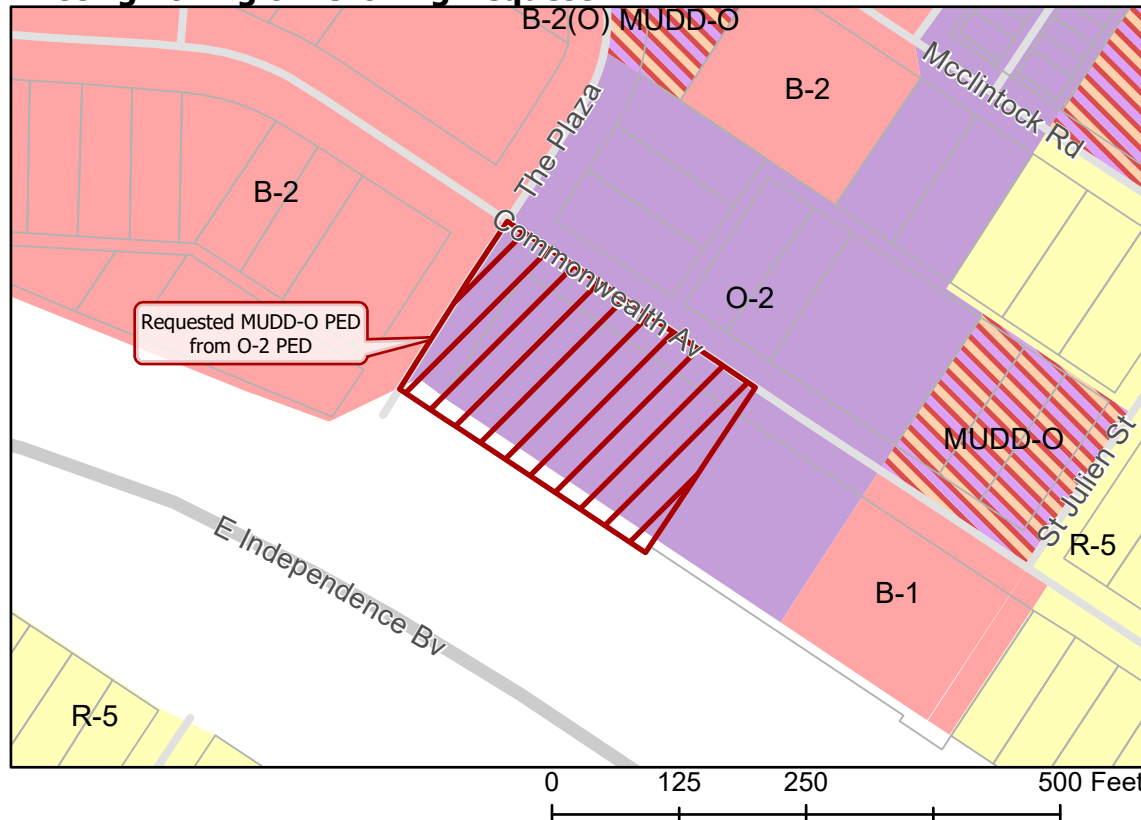
- 2022-099
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- Plaza Central Pedscape
- Sunnyside Land Use and Pedscape
- Historic Districts

City Council District

- 1-Danté Anderson



Existing Zoning & Rezoning Request



- Requested MUDD-O PED from O-2 PED

Zoning Classification

- Single Family
- Office
- Business
- Mixed Use



Map Created 10/28/2022

Petition No.: 2023-037

Petitioner: Shinnville Ridge Partners LLC/ Courtney Sloan

ORDINANCE NO. 739-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 17705309 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:

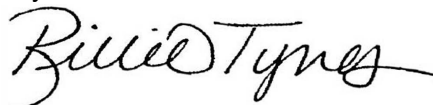


City Attorney

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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 600-601.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



Billie Tynes, Deputy City Clerk

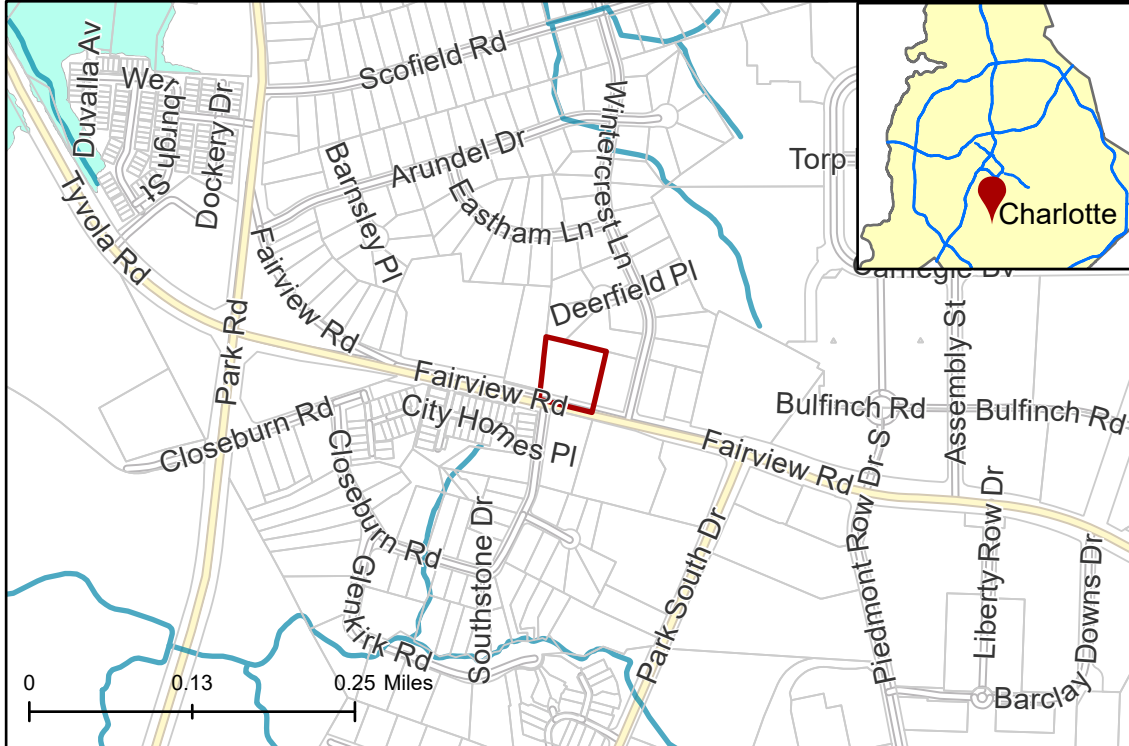
2023-037: Shinnville Ridge Partners LLC/ Courtney Sloan

Current Zoning N1-A (Neighborhood 1-A)

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

Approximately 1.21 acres

Location of Requested Rezoning



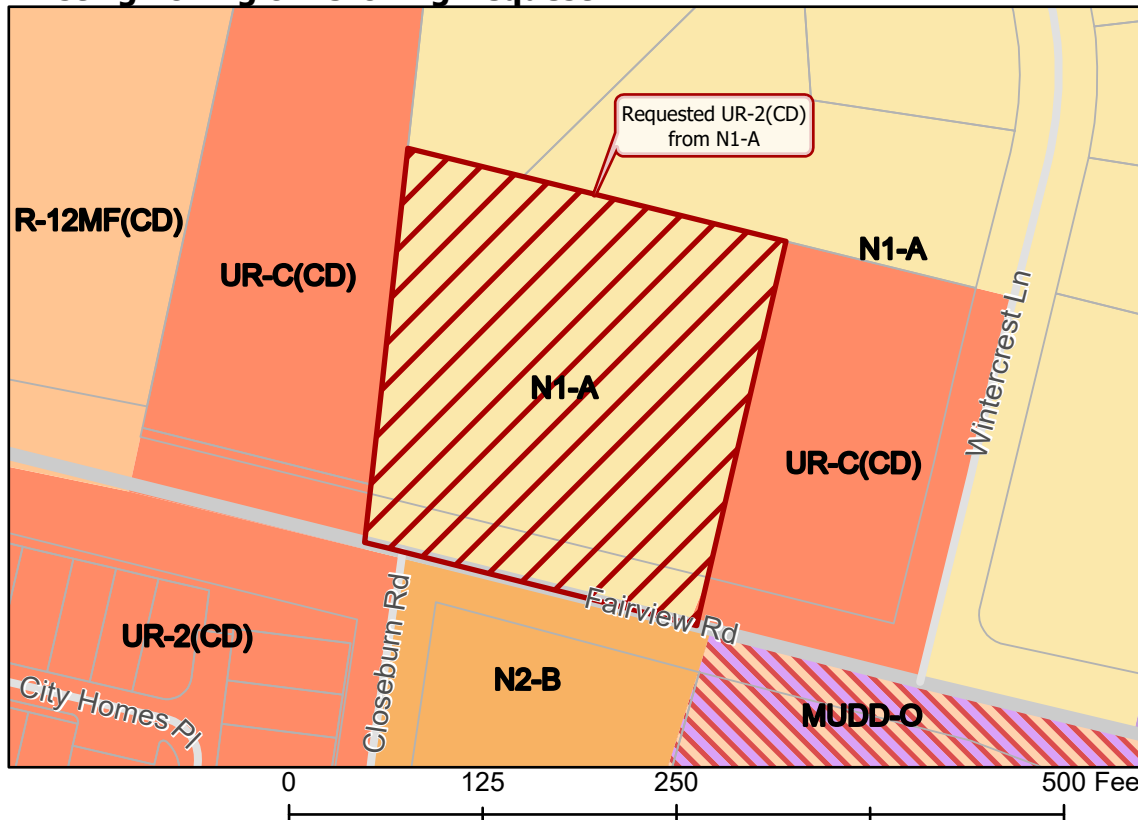
Rezoning Map



- 2023-037
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from N1-A

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Urban Residential
- Office
- Mixed Use



Map Created 11/29/2023

Petition No.: 2023-069
Petitioner: Ravin Partners

ORDINANCE NO. 740-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 19312102, 19312101, and further identified on the attached map from N1-B (Neighborhood 1-B) and N2-B Neighborhood 2-B) to N1-B (Neighborhood 1-B), N2-B Neighborhood 2-B), and CG (General Commercial).

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:

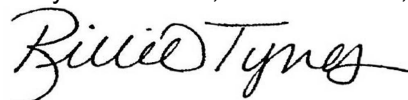


City Attorney

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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 602-603.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



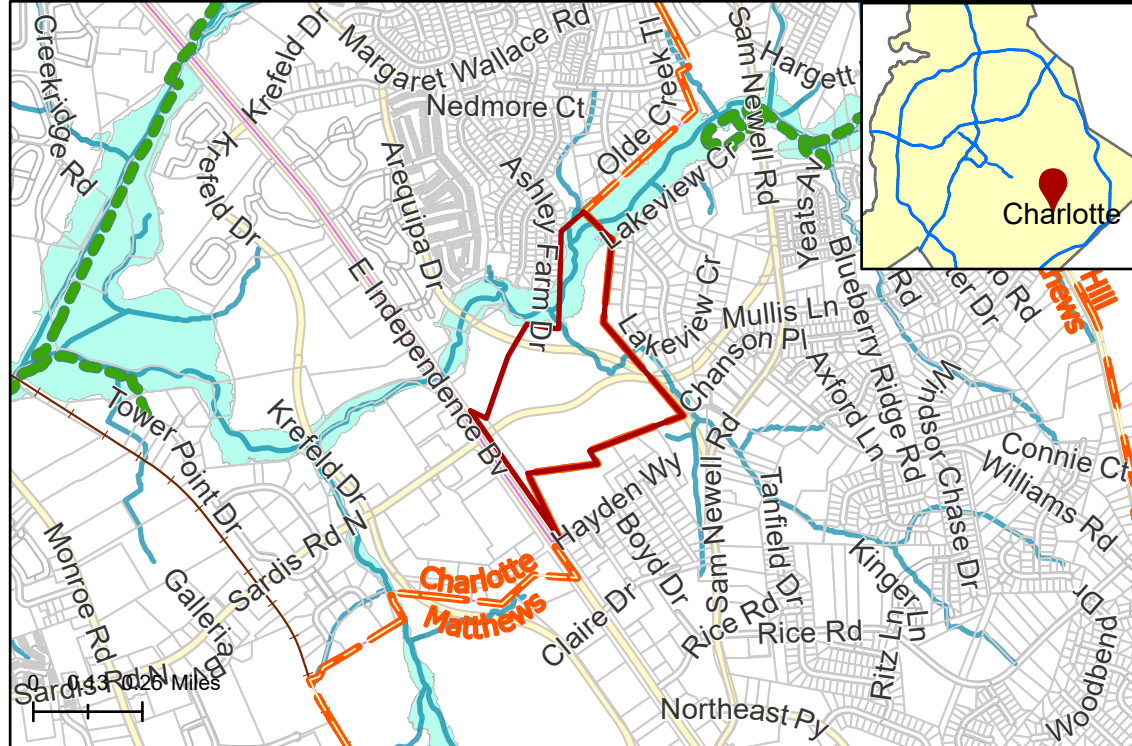
Billie Tynes, Deputy City Clerk

2023-069: Ravin Partners

Current Zoning N1-B (Neighborhood 1-B), N2-B Neighborhood 2-B)
Requested Zoning N1-B (Neighborhood 1-B), N2-B Neighborhood 2-B), CG (General Commercial)

Approximately 80 acres

Location of Requested Rezoning



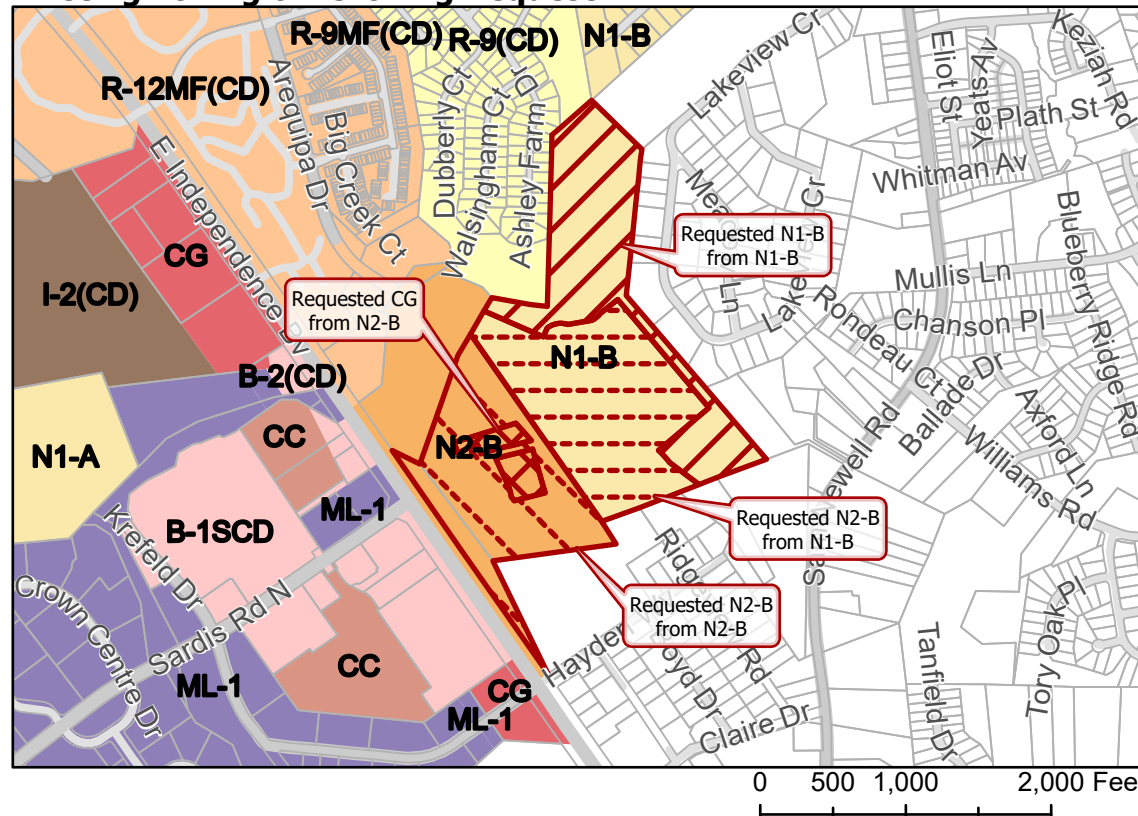
Rezoning Map



- 2023-069
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 5-Marjorie Molina



Existing Zoning & Rezoning Request



- Requested CG from N2-B
- Requested N1-B from N1-B
- Requested N2-B from N1-B
- Requested N2-B from N2-B

Zoning Classification

- Neighborhood 1
- Single Family
- Neighborhood 2
- Multi-Family
- Commercial
- Business
- Commercial Center
- Manufacturing & Logistics
- General Industrial



Map Created 11/29/2023

Petition No.: 2023-122
Petitioner: EHC Homes LP

ORDINANCE NO. 741-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 15715287, and further identified on the attached map from N1-A (Neighborhood 1-A) to N2-A(CD) (Neighborhood 2-A, 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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 604-605.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



Billie Tynes, Deputy City Clerk

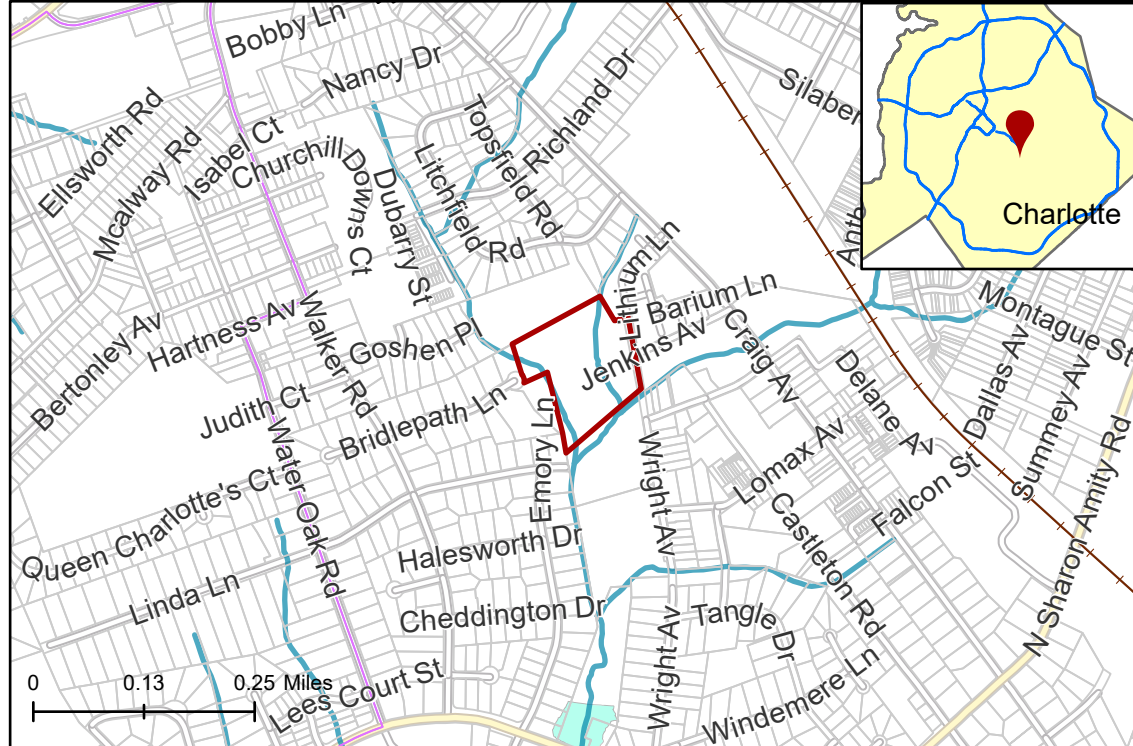
2023-122: EHC Homes LP

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 9.24 acres

Location of Requested Rezoning



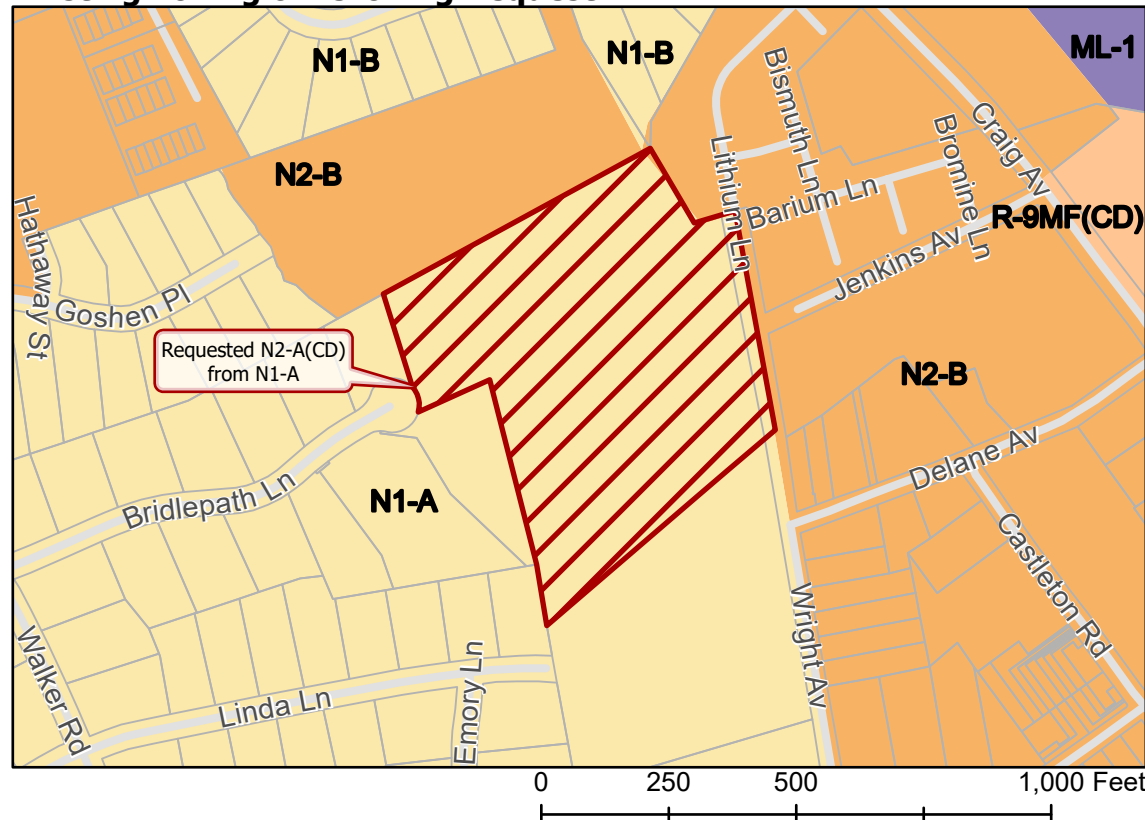
Rezoning Map



- 2023-122
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 5-Marjorie Molina



Existing Zoning & Rezoning Request



- Requested N2-A(CD) from N1-A

Zoning Classification

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



Map Created 10/5/2023

Petition No.: 2023-129
Petitioner: Emily Van Zyl

ORDINANCE NO. 742-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 07303121, and further identified on the attached map from UMUD-O SPA (Uptown Mixed Use District, Optional, Site Plan Amendment) to UMUD-O SPA (Uptown Mixed Use 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:

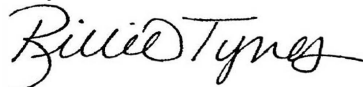


City Attorney

CERTIFICATION

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 19th day of February 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 606-607.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of February 2024.



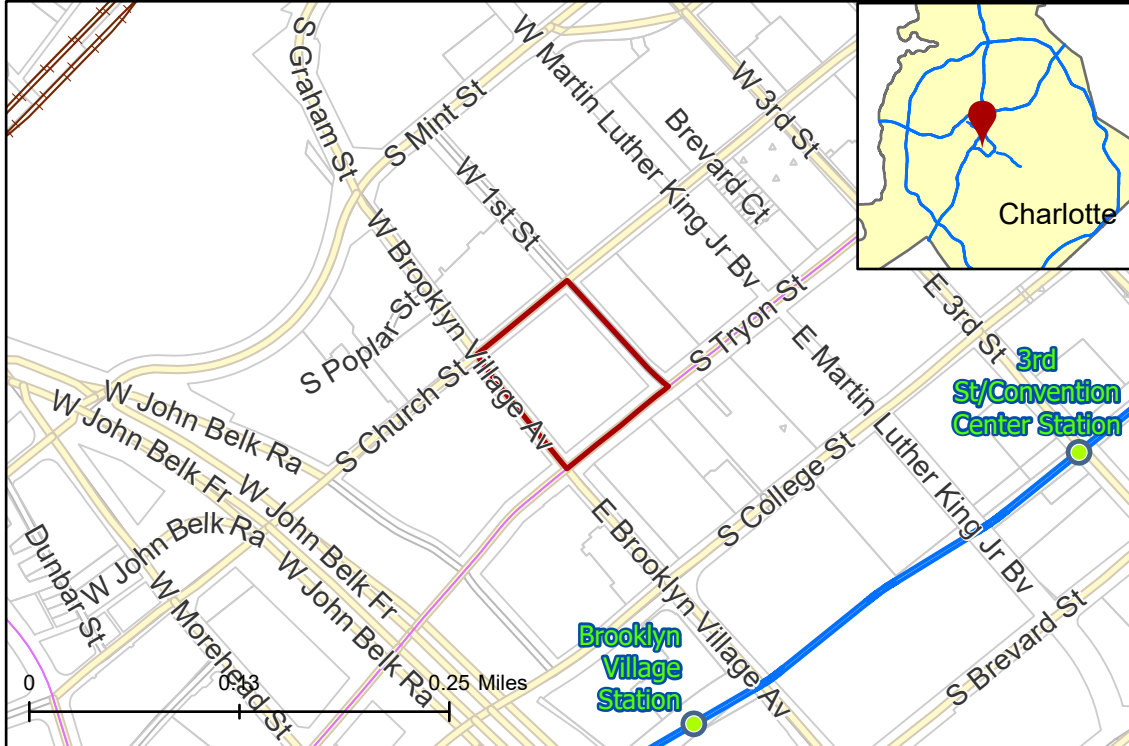
Billie Tynes, Deputy City Clerk

2023-129: Emily Van Zyl

Current Zoning UMUD-O SPA (Uptown Mixed Use District, Optional, Site Plan Amendment)
Requested Zoning UMUD-O SPA (Uptown Mixed Use District, Optional, Site Plan Amendment)

Approximately 1.48 acres

Location of Requested Rezoning



Rezoning Map

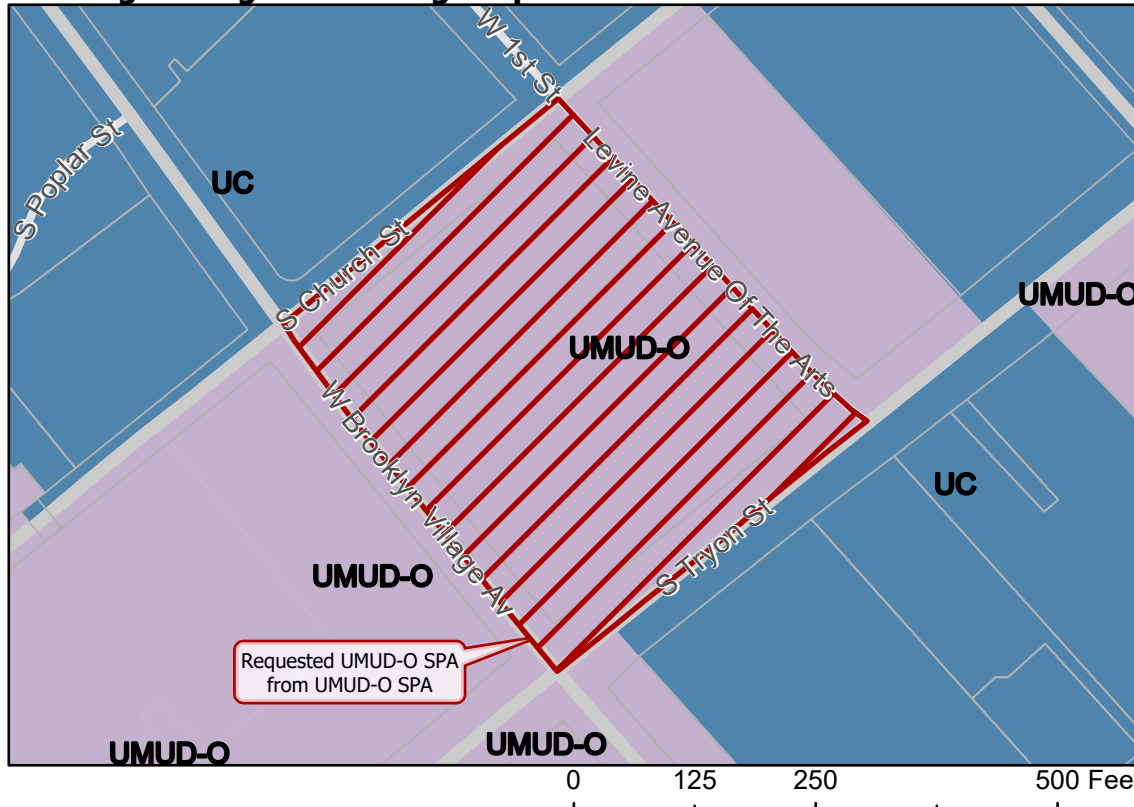


- 2023-129
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway

City Council District
 2-Malcolm Graham



Existing Zoning & Rezoning Request



 Requested UMUD-O SPA from UMUD-O SPA

Zoning Classification

- Regional Activity Center
- Uptown Mixed Use



Map Created 10/31/2023