

Petition No.: 2024-073
Petitioner: CLT Operations Holdings LLC

ORDINANCE NO. 954-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 numbers 06113106, and further identified on the attached map from B-1(CD)ANDO (Neighborhood Business, Conditional, Airport Noise Overlay District) to CG(CD)ANDO (General Commercial, Conditional, Airport Noise Overlay 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:

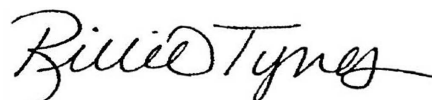


City Attorney

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 21st day of April, 2025, the reference having been made in Minute Book 160, and recorded in full in Ordinance Book 68, Page(s) 017-018.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of April 2025.



Billie Tynes, Deputy City Clerk

Map Created 7/10/2024

Petition No.: 2024-106
Petitioner: Drakeford Communities

ORDINANCE NO. 955-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 numbers 10502125, and further identified on the attached map from N1-A (Neighborhood 1-A) to N2-B(CD) (Neighborhood 2-B, 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:

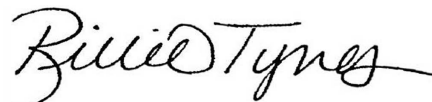


City Attorney

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 21st day of April, 2025, the reference having been made in Minute Book 160, and recorded in full in Ordinance Book 68, Page(s) 019-020.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of April 2025.



Billie Tynes, Deputy City Clerk

2024-106: Drakeford Communities

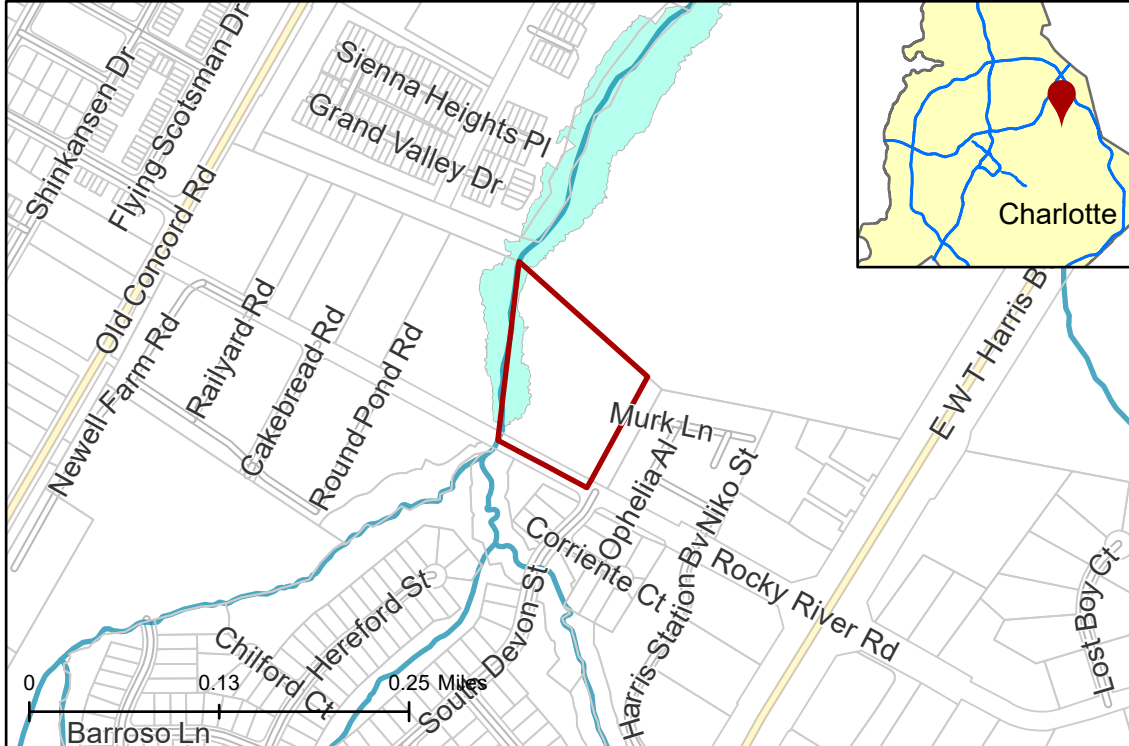
Parcel(s) 10502125

Current Zoning N1-A (Neighborhood 1-A)

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

Approximately 5.83 acres

Location of Requested Rezoning



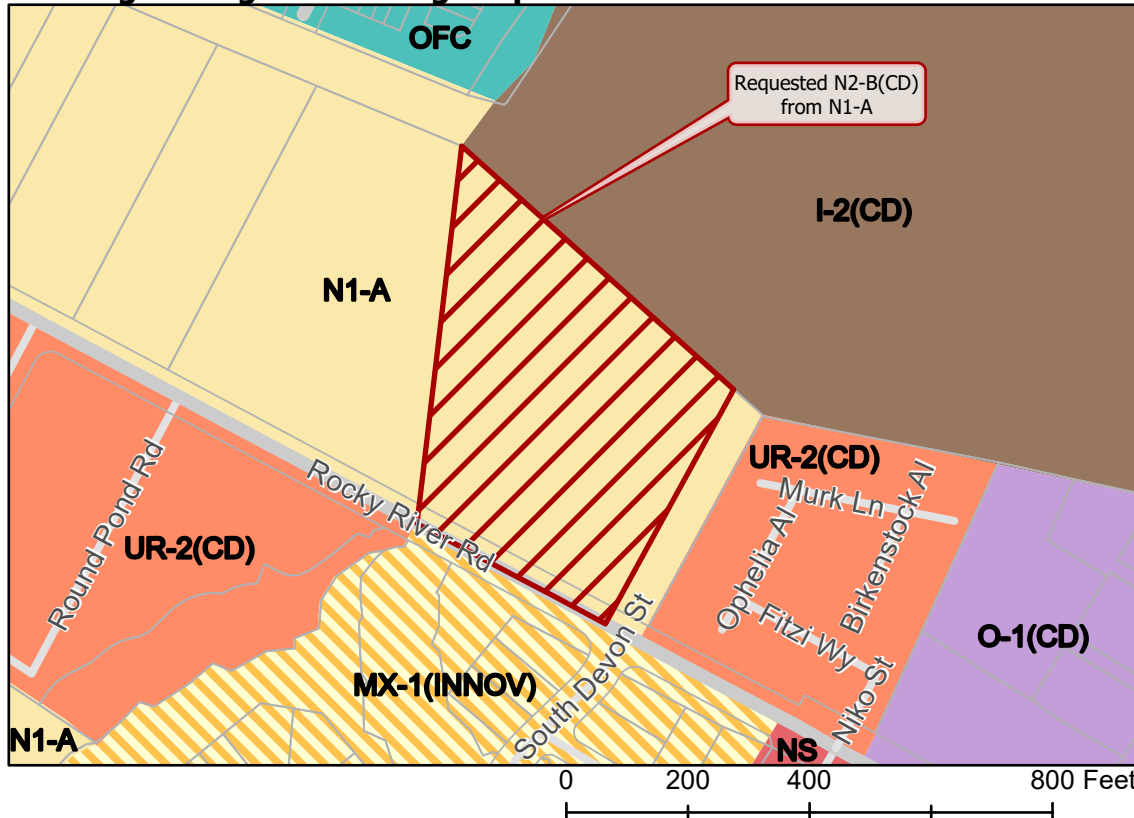
Rezoning Map



- 2024-106
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Reneé Johnson



Existing Zoning & Rezoning Request



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

Zoning Classification

- Neighborhood 1
- Urban Residential
- Mixed Residential
- Campus
- Office
- Commercial
- General Industrial



Map Created 9/30/2024

Petition No.: 2024-110
Petitioner: Flournoy Development Group

ORDINANCE NO. 956-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 numbers 04742105, and further identified on the attached map from O-1 (CD) (Office, Conditional) and RE-3(O) (Research, Optional) to CAC-1(EX) (Community Activity Center-1, Exception).

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:

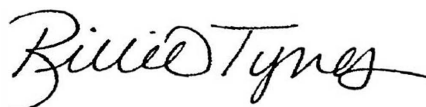


City Attorney

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 21st day of April, 2025, the reference having been made in Minute Book 160, and recorded in full in Ordinance Book 68, Page(s) 021-022.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of April 2025.



Billie Tynes, Deputy City Clerk

2024-110: Flournoy Development Group

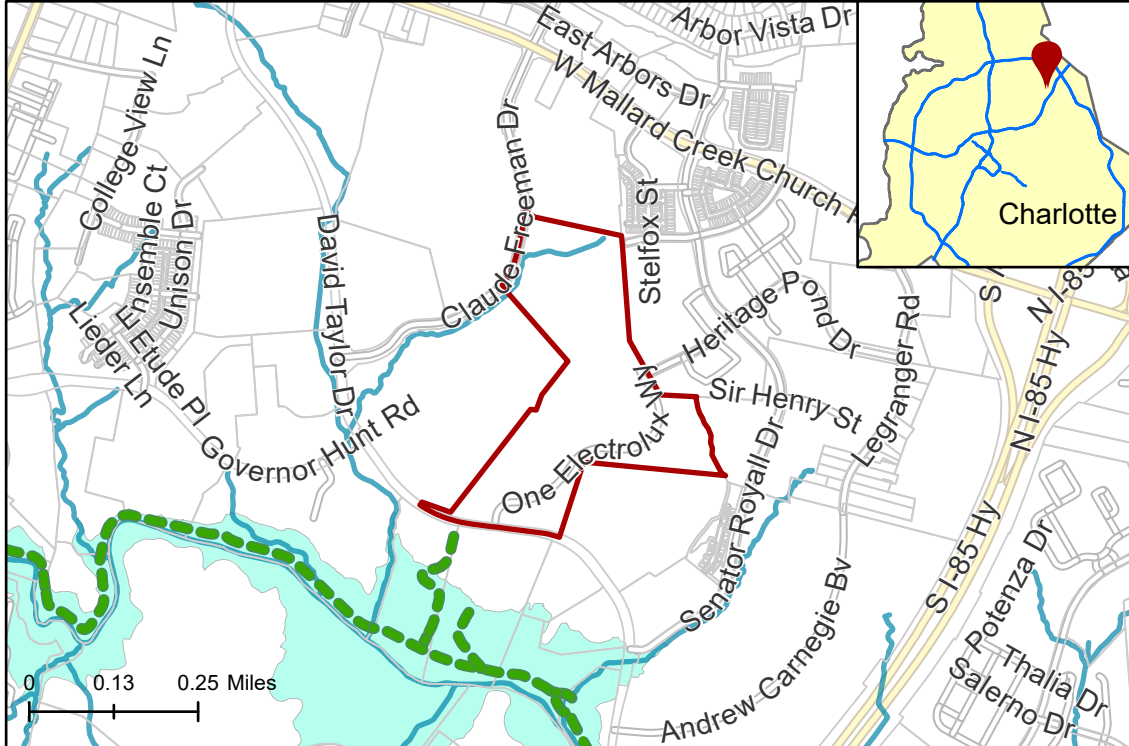
Parcel(s) 04742105

Current Zoning O-1 (CD) (Office, Conditional), RE-3(O) (Research, Optional)

Requested Zoning CAC-1(EX) (Community Activity Center-1, Exception)

Approximately 51.78 acres

Location of Requested Rezoning



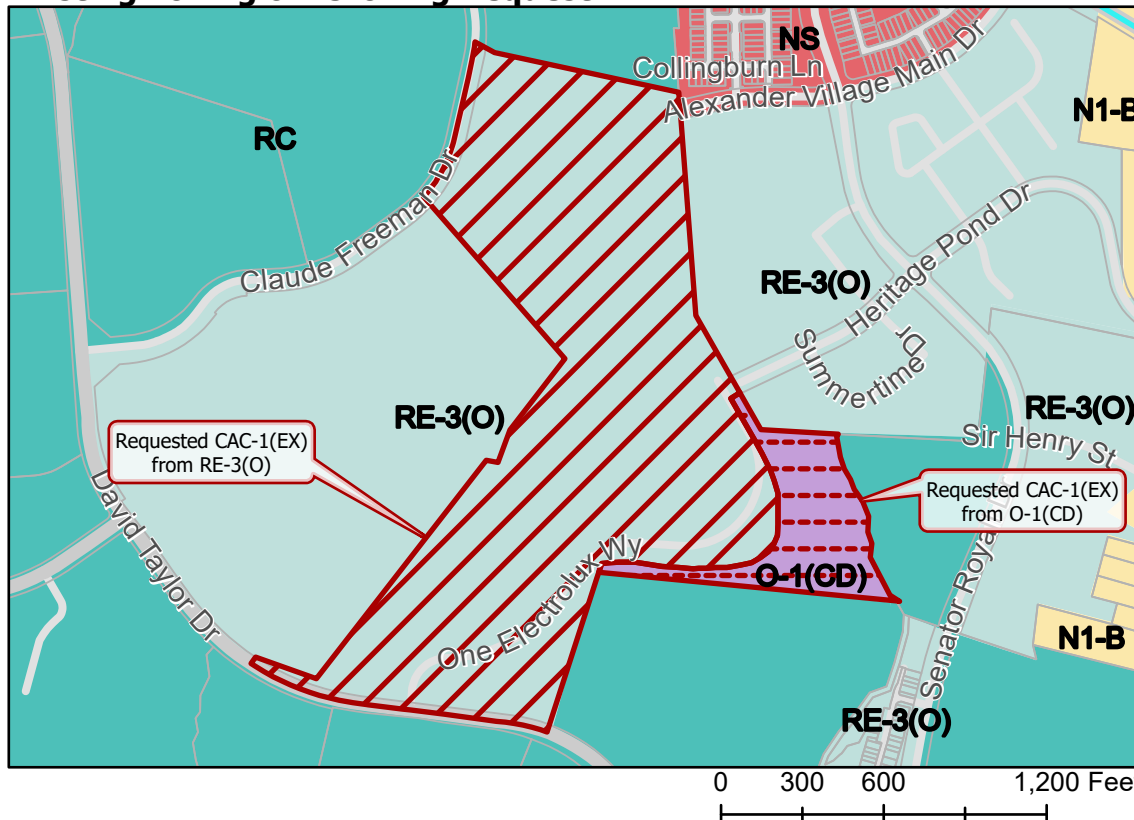
Rezoning Map



- 2024-110
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 4-Reneé Johnson



Existing Zoning & Rezoning Request



- Requested CAC-1(EX) from RE-3(O)
- Requested CAC-1(EX) from O-1(CD)

Zoning Classification

- Neighborhood 1
- Campus
- Research
- Office
- Commercial



Map Created 9/30/2024

Petition No.: 2024-131
Petitioner: Pulte Homes

ORDINANCE NO. 957-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 numbers 05312224, 05312219, 05312213, 05312214, 05312220, 05312228, 05313114, 05313103, 05313206, and further identified on the attached map from N1-A (Neighborhood 1-A), ML-2 (Manufacturing and Logistics-2) to N1-E (Neighborhood 1-E, 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 21st day of April, 2025, the reference having been made in Minute Book 160, and recorded in full in Ordinance Book 68, Page(s) 023-024.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of April 2025.



Billie Tynes, Deputy City Clerk

2024-131: Pulte Homes

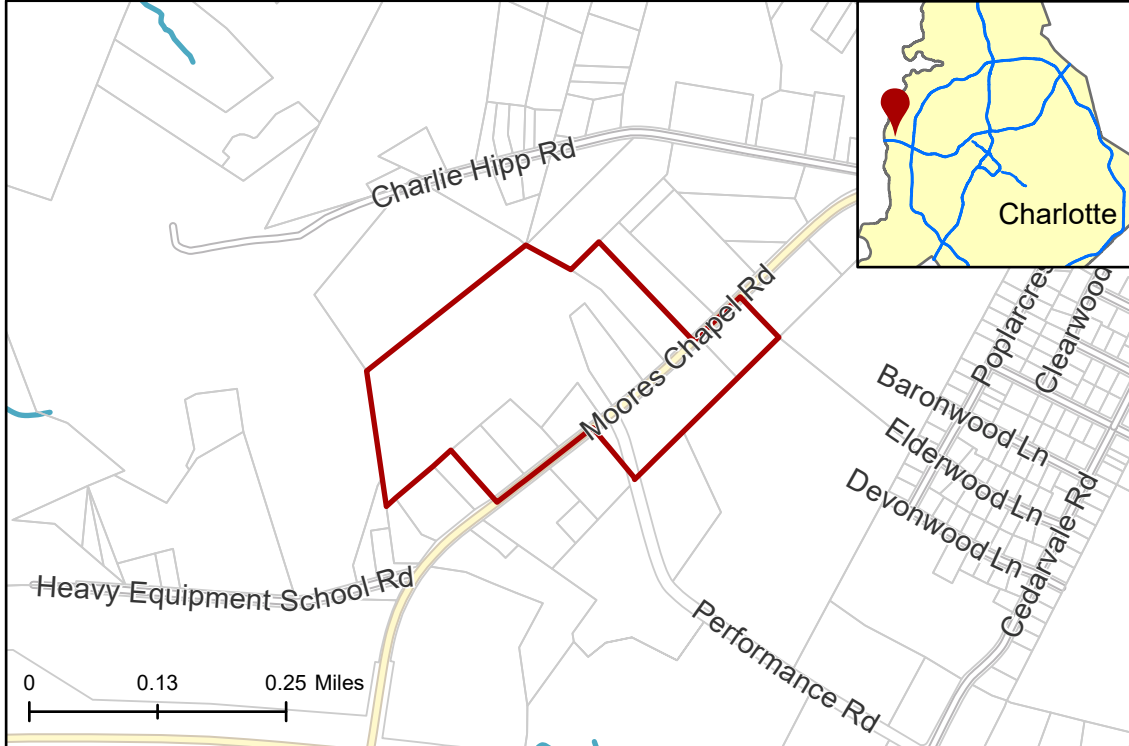
Parcel(s) 05312224, 05312219, 05312213, 05312214, 05312220, 05312228, 05313114, 05313103, 05313206

Current Zoning N1-A (Neighborhood 1-A), ML-2 (Manufacturing and Logistics-2)

Requested Zoning N1-E (Neighborhood 1-E, Conditional)

Approximately 35.26 acres

Location of Requested Rezoning



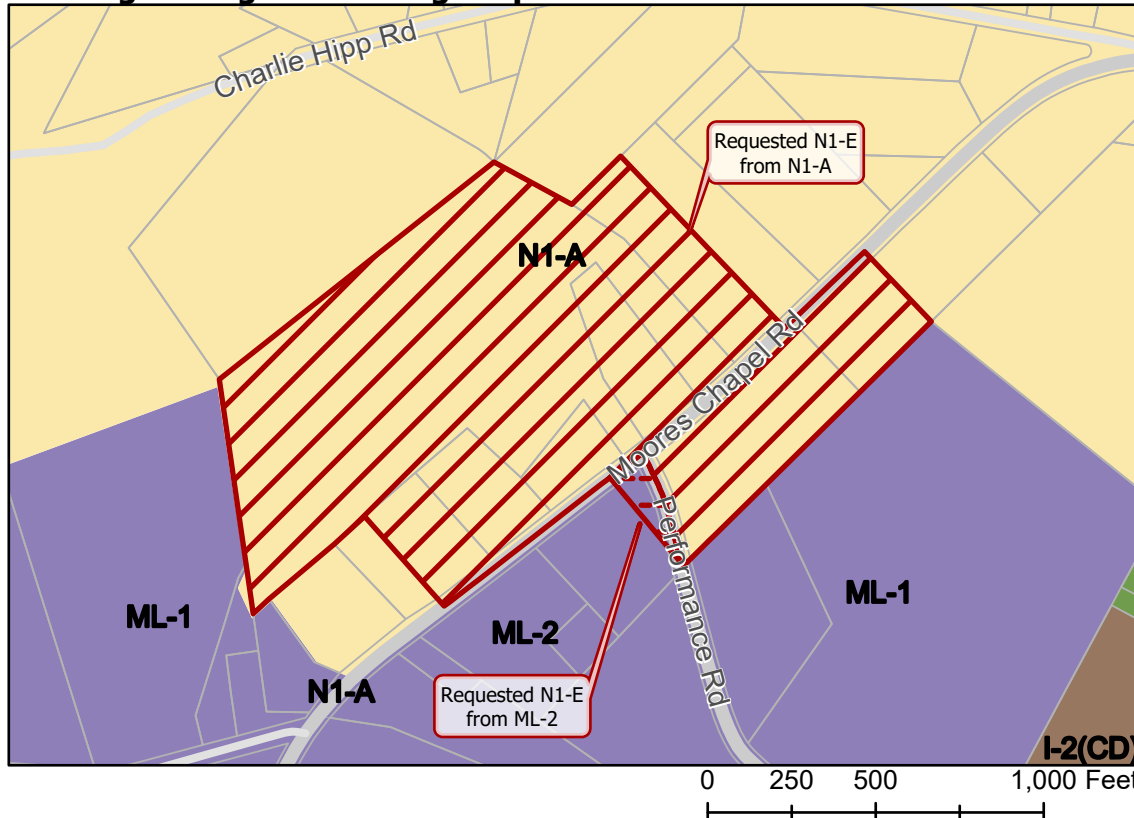
Rezoning Map



- 2024-131
- Outside City Limits
- Parcel
- Streams
- Adjacent City Council District**
- 3-Tiawana Brown
- County Commissioner**
- 2-Vilma D. Leake



Existing Zoning & Rezoning Request



- Requested N1-E from N1-A
- Requested N1-E from ML-2

Zoning Classification

- Neighborhood 1
- Manufactured Home
- Manufacturing & Logistics
- General Industrial



Map Created 11/7/2024

Petition No.: 2024-134
Petitioner: ST. CHARLES AVENUE LLC

ORDINANCE NO. 958-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 15720608, and further identified on the attached map from N1-A (Neighborhood 1-A) to N1-C (Neighborhood 1-C).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

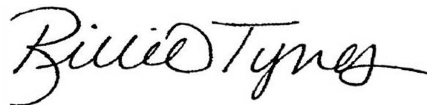


City Attorney

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 21st day of April, 2025, the reference having been made in Minute Book 160, and recorded in full in Ordinance Book 68, Page(s) 025-026.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of April 2025.



Billie Tynes, Deputy City Clerk

2024-134: ST. CHARLES AVENUE LLC

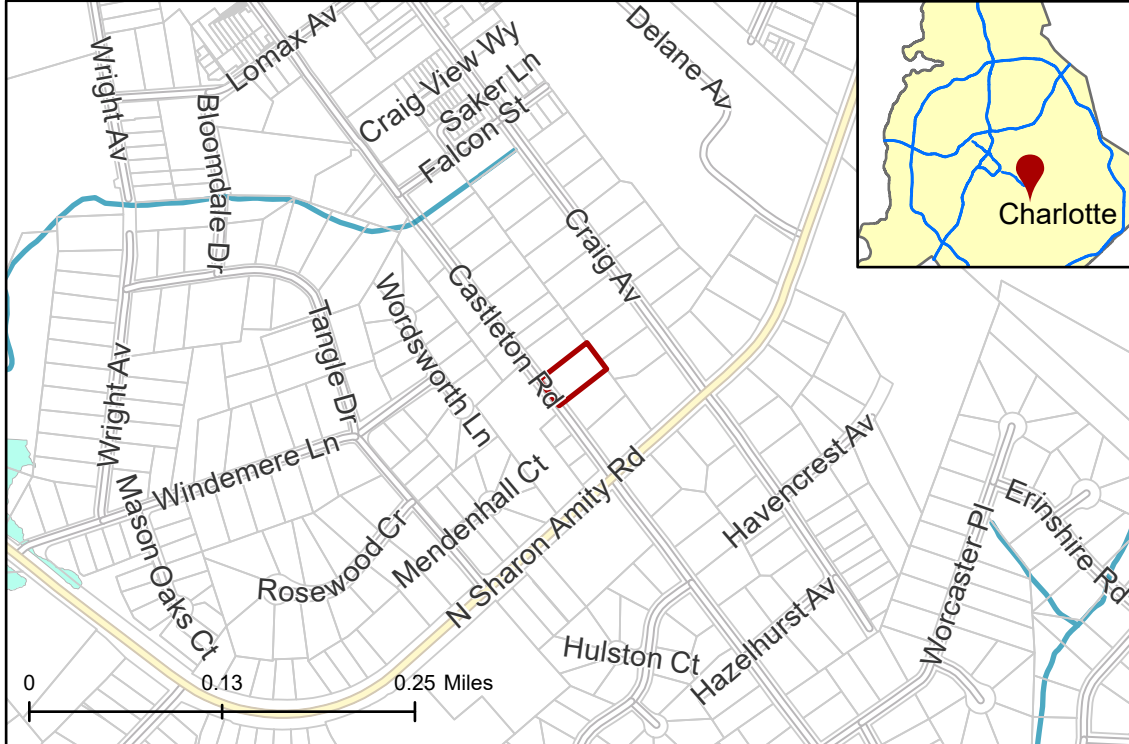
Parcel(s) 15720608

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning N1-C(Neighborhood 1-C)

Approximately 0.468 acres

Location of Requested Rezoning



Rezoning Map



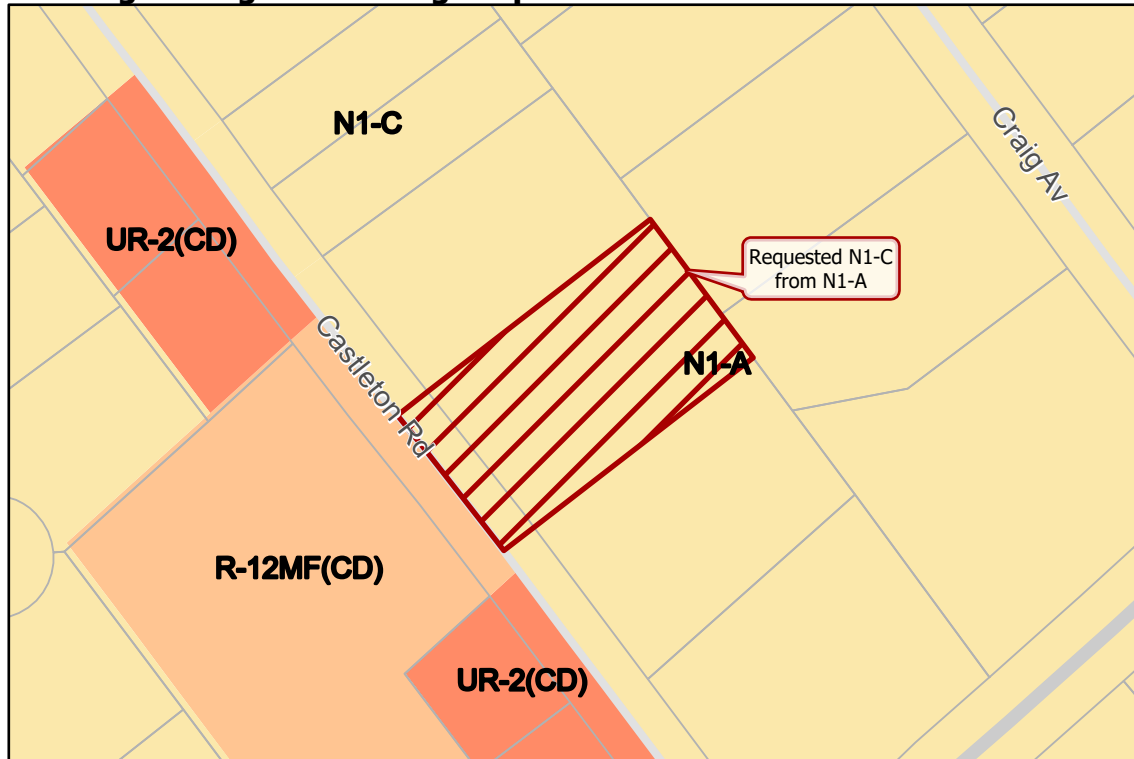
- 2024-134
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 5-Marjorie Molina



Existing Zoning & Rezoning Request



- Requested N1-C from N1-A

Zoning Classification

- Neighborhood 1
- Multi-Family
- Urban Residential



Map Created 12/2/2024

Petition No.: 2024-136
Petitioner: Keen Building Company

ORDINANCE NO. 959-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 15720616, and further identified on the attached map from N1-A (Neighborhood 1-A) to N1-C (Neighborhood 1-C).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

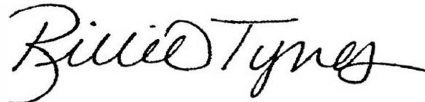


City Attorney

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 21st day of April, 2025, the reference having been made in Minute Book 160, and recorded in full in Ordinance Book 68, Page(s) 027-028.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of April 2025.



Billie Tynes, Deputy City Clerk

2024-136: Keen Building Company

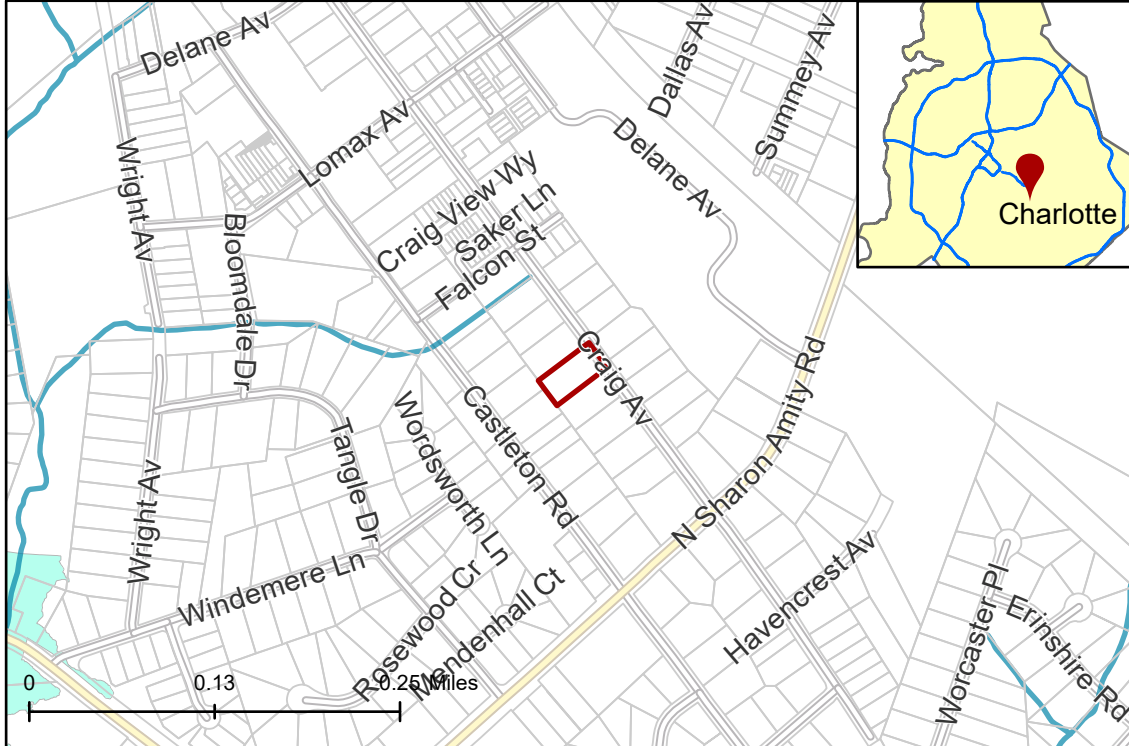
Parcel(s) 15720616

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning N1-C (Neighborhood 1-C)

Approximately 0.509 acres

Location of Requested Rezoning



Rezoning Map



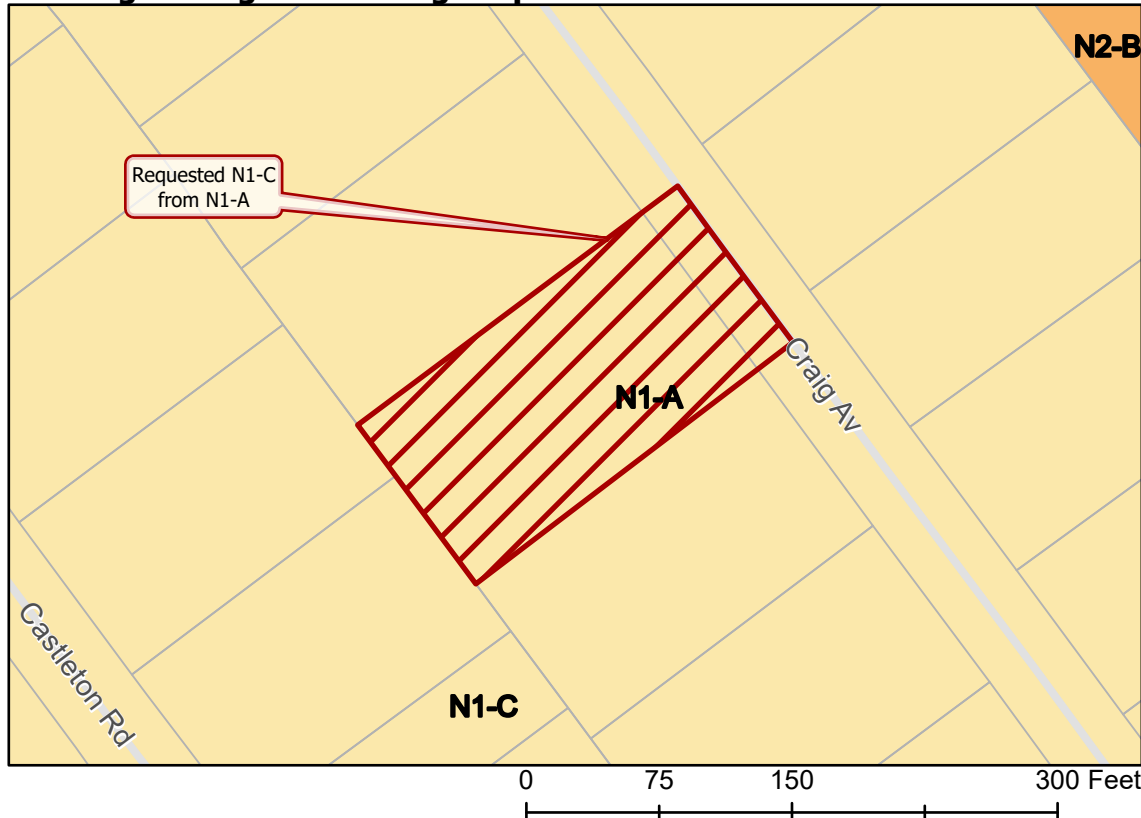
- 2024-136
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 5-Marjorie Molina



Existing Zoning & Rezoning Request



- Requested N1-C from N1-A

Zoning Classification

- Neighborhood 1
- Neighborhood 2



Map Created 12/2/2024

Petition No.: 2024-138
Petitioner: Peak Development

ORDINANCE NO. 960-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 numbers 19923102, 19923128, and further identified on the attached map from N1-A (Neighborhood 1-A) to N1-D(CD) (Neighborhood 1-D, 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:

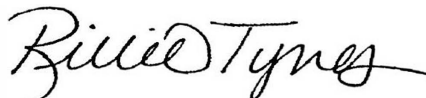


City Attorney

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 21st day of April, 2025, the reference having been made in Minute Book 160, and recorded in full in Ordinance Book 68, Page(s) 029-030.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of April 2025.



Billie Tynes, Deputy City Clerk

2024-138: Peak Development

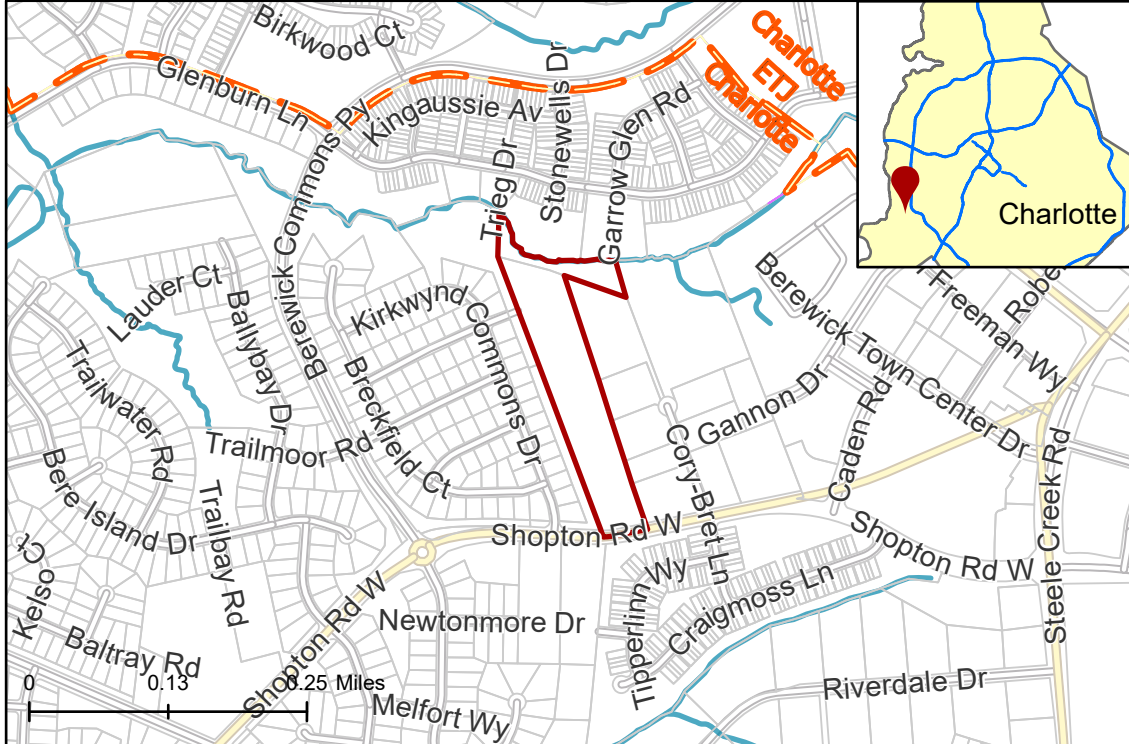
Parcel(s) 19923102, 19923128

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning N1-D(CD) (Neighborhood 1-D, Conditional)

Approximately 8.54 acres

Location of Requested Rezoning



Rezoning Map



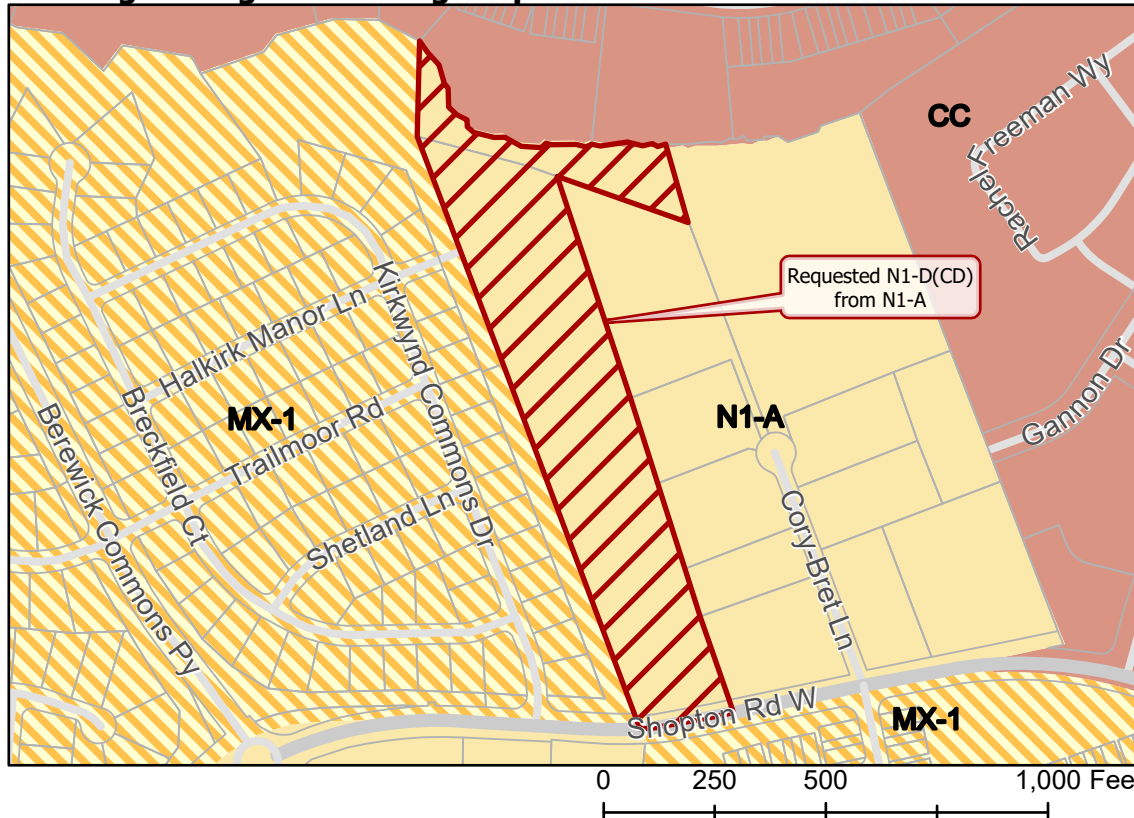
- 2024-138
- Inside City Limits
- Parcel
- Streams

City Council District

- 3-Tiawana Brown



Existing Zoning & Rezoning Request



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

Zoning Classification

- Neighborhood 1
- Mixed Residential
- Commercial Center



Map Created 12/2/2024

Petition No.: 2024-139
Petitioner: True Foundation | True Homes

ORDINANCE NO. 961-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 numbers 04108205, and further identified on the attached map from N1-B (Neighborhood 1-B) and CG (General Commercial) to N1-E(CD) (Neighborhood 1-E, 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:

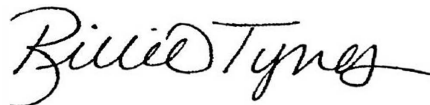


City Attorney

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 21st day of April, 2025, the reference having been made in Minute Book 160, and recorded in full in Ordinance Book 68, Page(s) 031-032.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of April 2025.



Billie Tynes, Deputy City Clerk

2024-139: True Foundation | True Homes

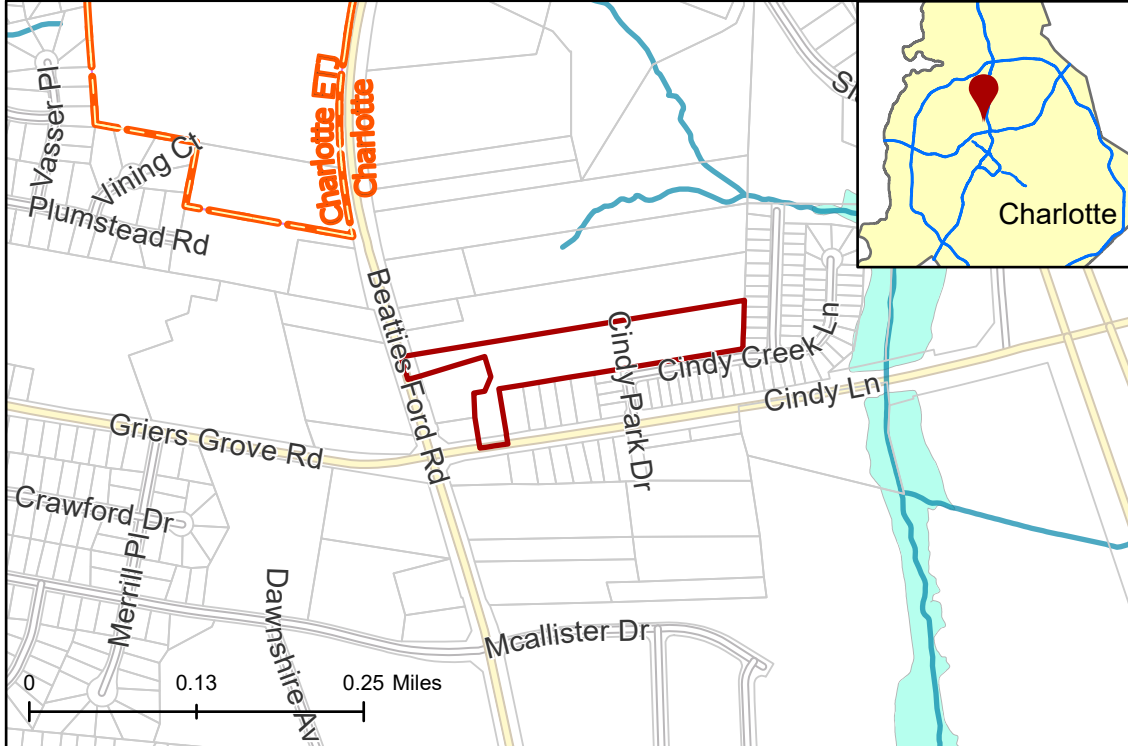
Parcel(s) 04108205

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

Requested Zoning N1-E(CD) (Neighborhood 1-E, Conditional)

Approximately 4.91 acres

Location of Requested Rezoning



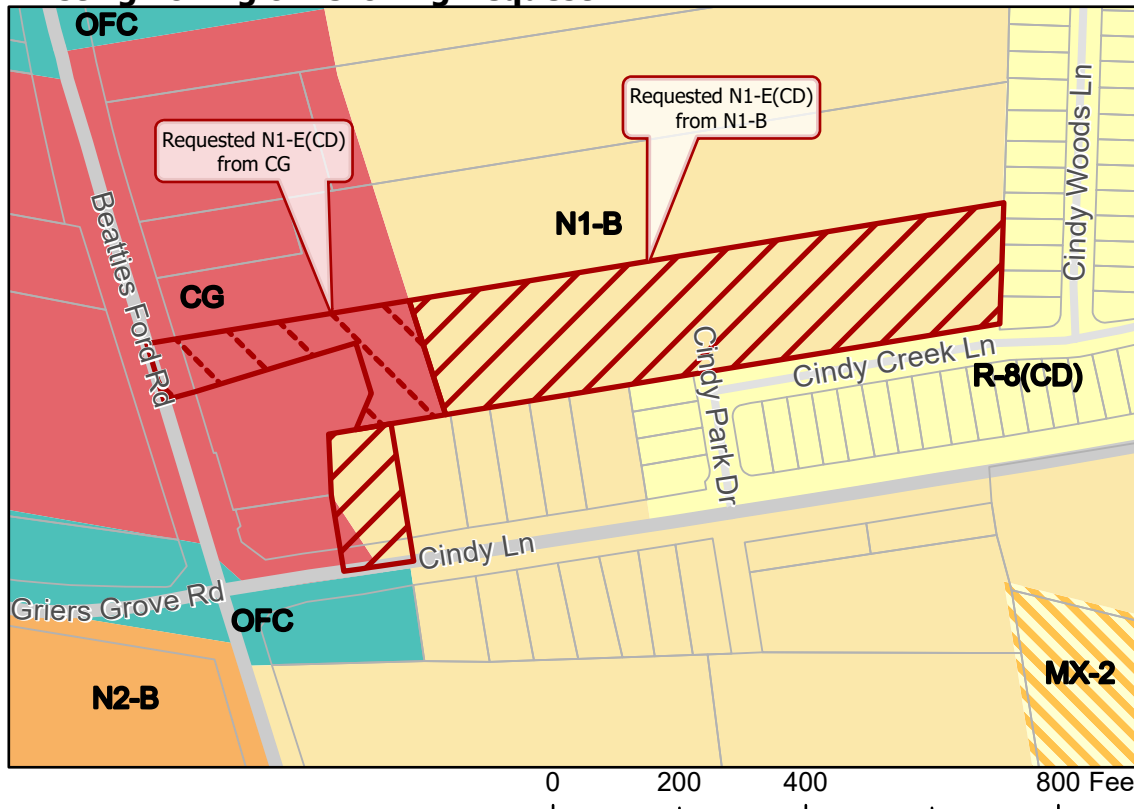
Rezoning Map



- 2024-139
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested N1-E(CD) from N1-B
- Requested N1-E(CD) from CG

Zoning Classification

- Neighborhood 1
- Single Family
- Neighborhood 2
- Mixed Residential
- Campus
- Commercial



Map Created 12/2/2024

Petition No.: 2024-142
Petitioner: Sait's LLC

ORDINANCE NO. 962-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 04939202, and further identified on the attached map from ML-1 (Manufacturing and Logistics-1) to TOD-NC (Transit Oriented Development – Neighborhood Center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

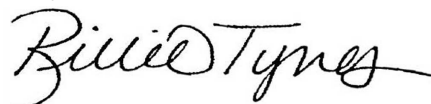


City Attorney

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 21st day of April, 2025, the reference having been made in Minute Book 160, and recorded in full in Ordinance Book 68, Page(s) 033-034.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of April 2025.



Billie Tynes, Deputy City Clerk

2024-142: Sait's LLC

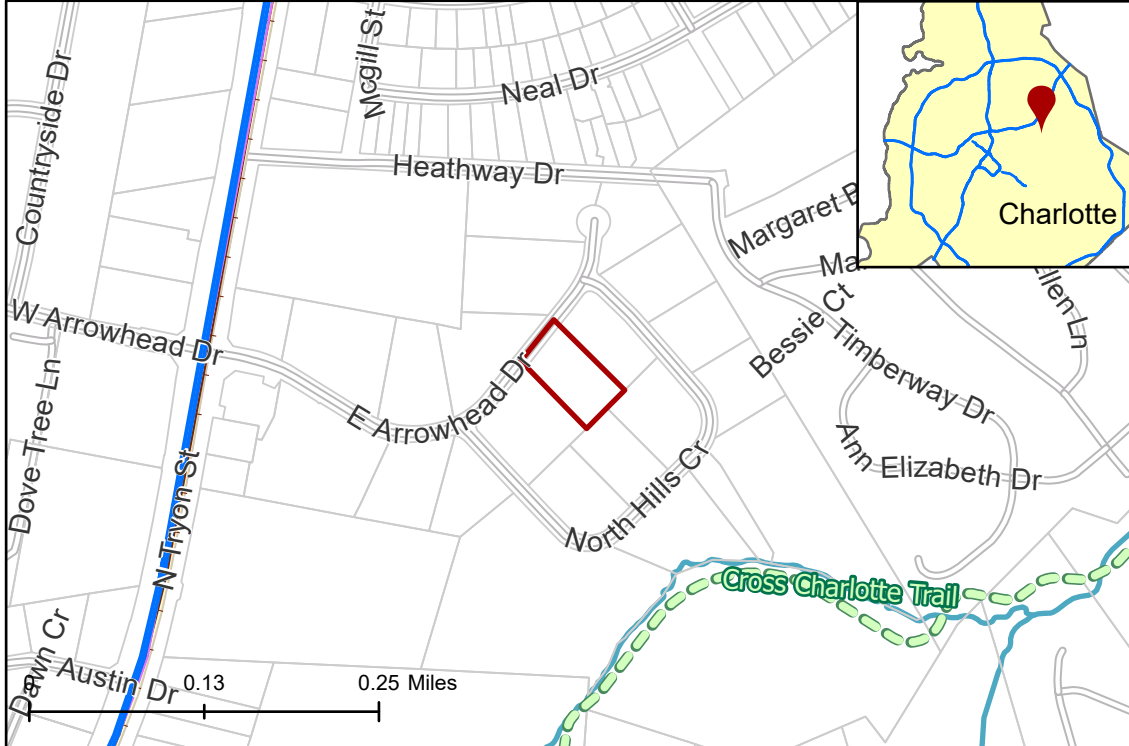
Parcel(s) 04939202

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

Requested Zoning TOD-NC (Transit Oriented Development – Neighborhood Center)

Approximately 1.5 acres

Location of Requested Rezoning



Rezoning Map



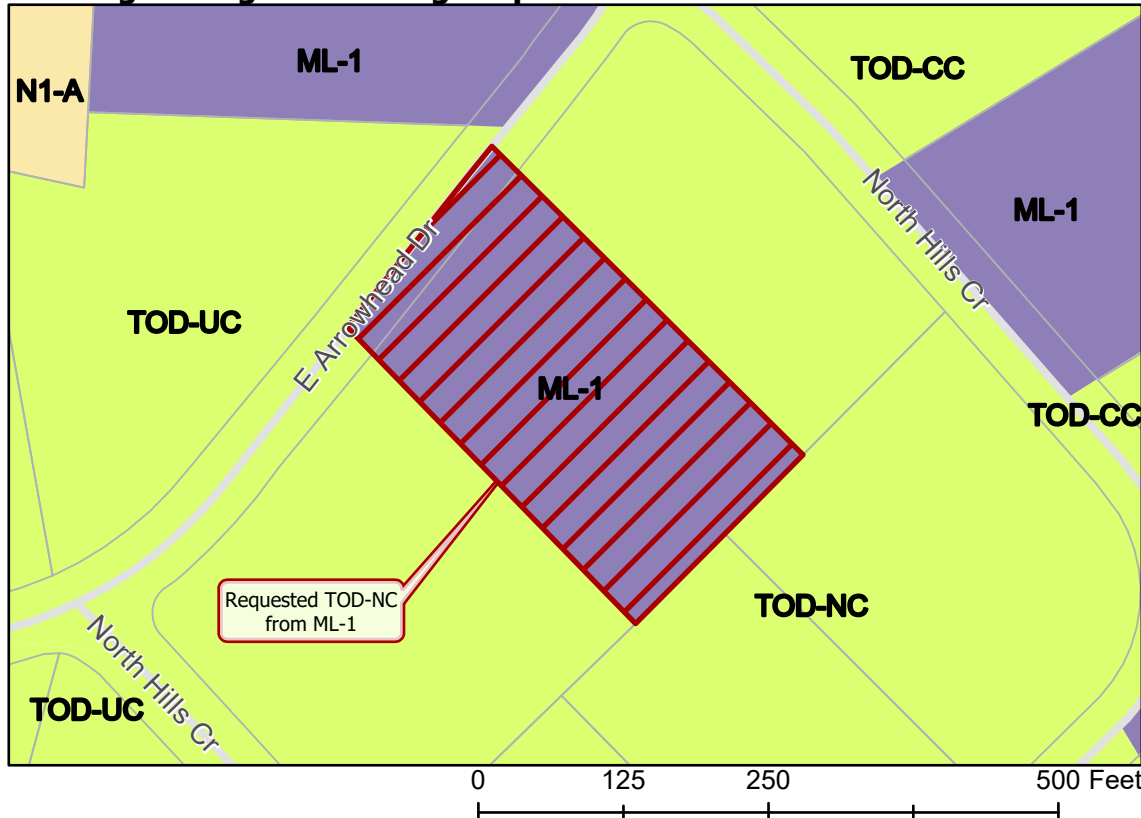
- 2024-142
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams

City Council District

- 4-Reneé Johnson



Existing Zoning & Rezoning Request



- Requested TOD-NC from ML-1

Zoning Classification

- Neighborhood 1
- Manufacturing & Logistics
- Transit-Oriented



Map Created 12/30/2024

Petition No.: 2024-146
Petitioner: Panthers Stadium, LLC

ORDINANCE NO. 963-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 numbers 07328102, a portion of 07328101, and further identified on the attached map from UC (Uptown Core) to UC(EX) (Uptown Core, Exception).

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:

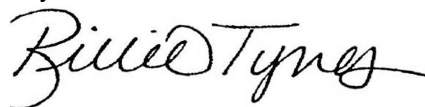


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of April 2025.



Billie Tynes, Deputy City Clerk

2024-146: Panthers Stadium, LLC

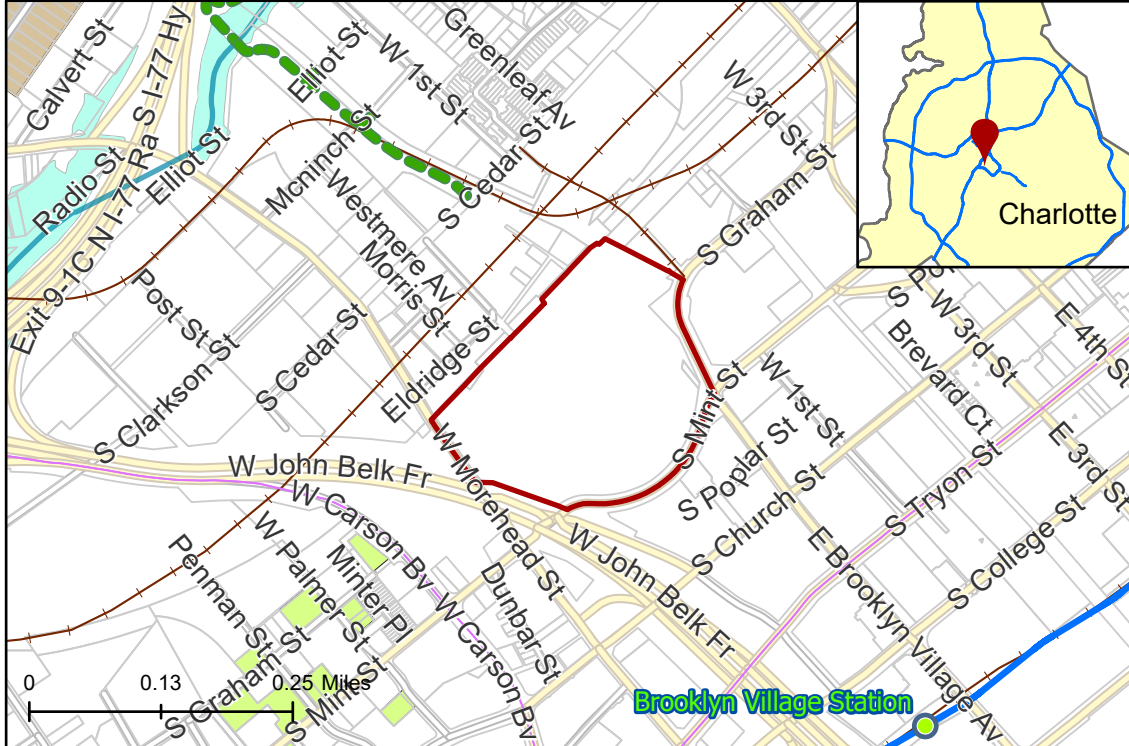
Parcel(s) 07328102 and a portion of 07328101

Current Zoning UC (Uptown Core)

Requested Zoning UC(EX) (Uptown Core, Exempt)

Approximately 25.3 acres

Location of Requested Rezoning



Rezoning Map



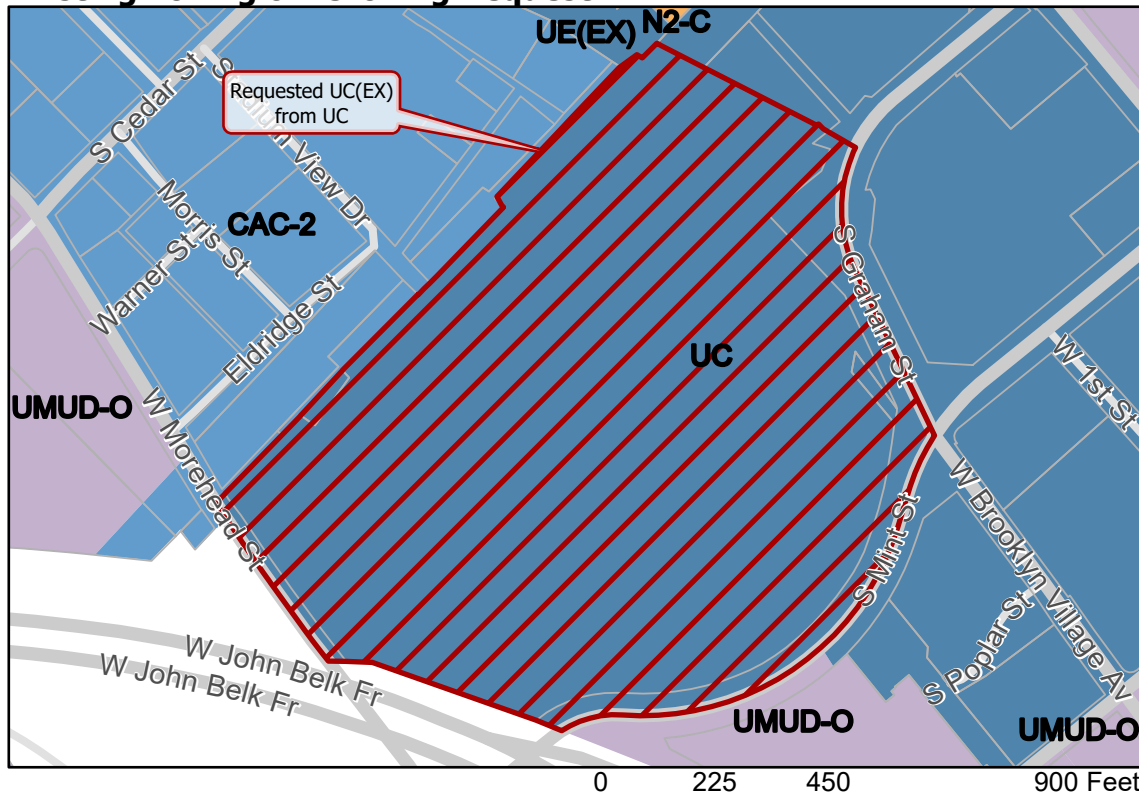
- 2024-146
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- Historic Districts

City Council District

2-Malcolm Graham



Existing Zoning & Rezoning Request



Requested UC(EX)
from UC

Zoning Classification

- Neighborhood 2
- Regional Activity Center
- Uptown Mixed Use
- Manufacturing & Logistics
- Community Activity Center

Petition No.: 2024-147
Petitioner: Cristina Septimio

ORDINANCE NO. 964-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 numbers 08507304, and further identified on the attached map from ML-2 (Manufacturing and Logistics-2) to IMU(CD) (Innovation Mixed-Use, 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:

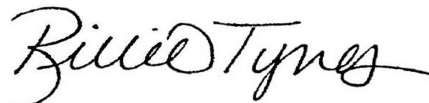


City Attorney

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 21st day of April, 2025, the reference having been made in Minute Book 160, and recorded in full in Ordinance Book 68, Page(s) 037-038.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of April 2025.



Billie Tynes, Deputy City Clerk

2024-147: Cristina Septimio

Parcel(s) 08507304

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

Requested Zoning IMU(CD) (Innovation Mixed-Use, Conditional)

Approximately 2.108 acres

Location of Requested Rezoning



Rezoning Map



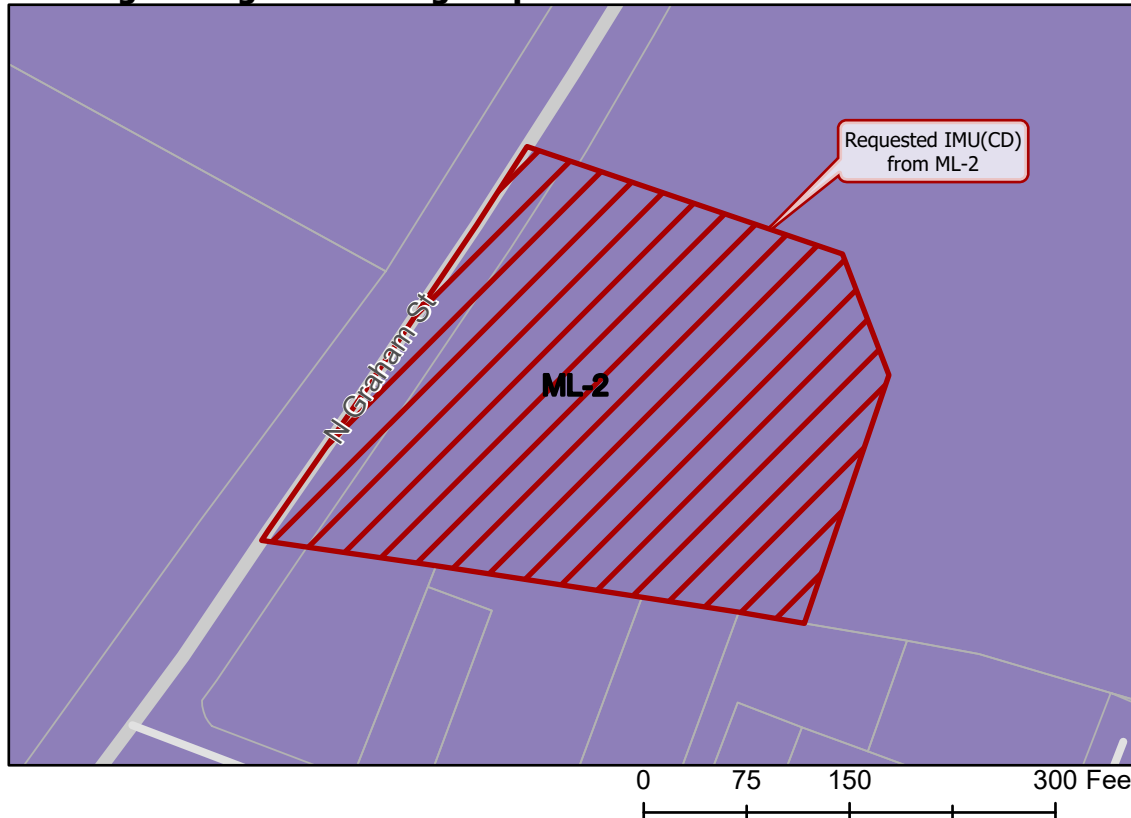
- 2024-147
- Inside City Limits
- Parcel
- Railway
- Streams

City Council District

- 1-Danté Anderson



Existing Zoning & Rezoning Request



- Requested IMU(CD) from ML-2

Zoning Classification

- Manufacturing & Logistics



Map Created 1/27/2025

Petition No.: 2024-125
Petitioner: Tay Holdings, LLC

ORDINANCE NO. 965-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 numbers 03105282, and further identified on the attached map from MX-2(INNOV) (Mixed Use District-2, Innovative) and NS (Neighborhood Services) 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:

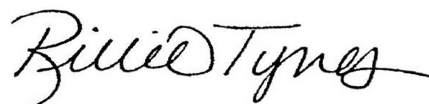


City Attorney

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 21st day of April, 2025, the reference having been made in Minute Book 160, and recorded in full in Ordinance Book 68, Page(s) 039-040.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of April 2025.



Billie Tynes, Deputy City Clerk

2024-125: Tay Holdings, LLC

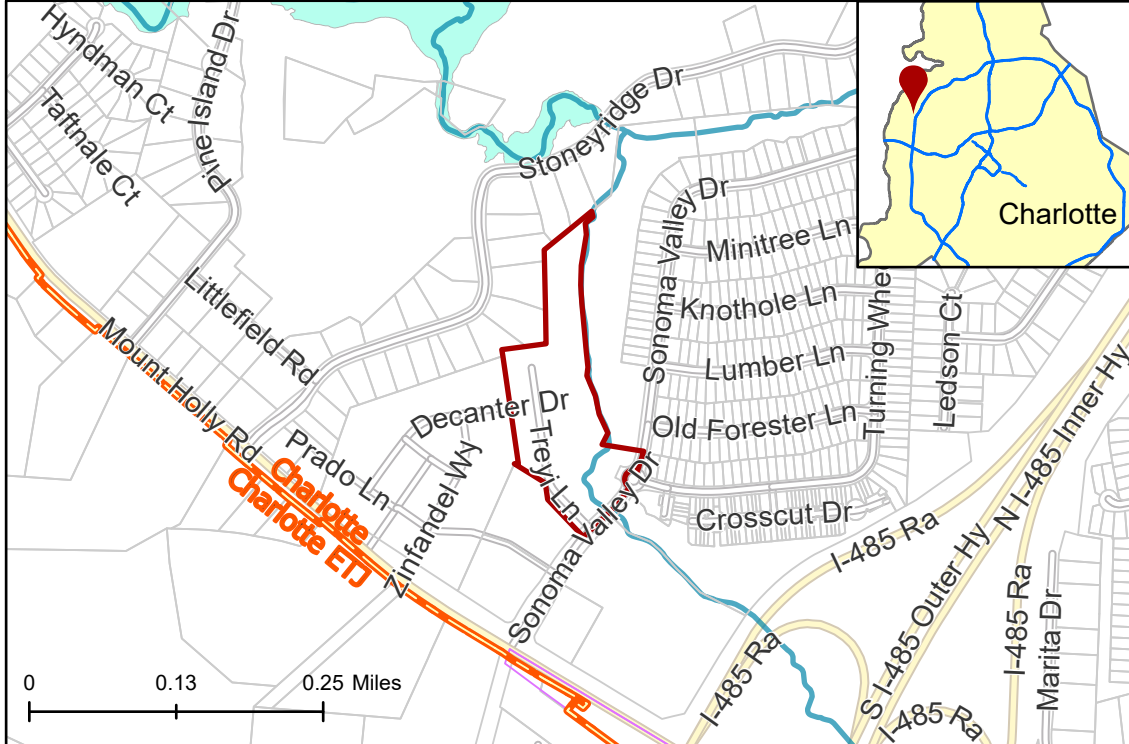
Parcel(s) 03105282

Current Zoning MX-2(INNOV) (Mixed Use District-2, Innovative), NS (Neighborhood Services)

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

Approximately 8.47 acres

Location of Requested Rezoning



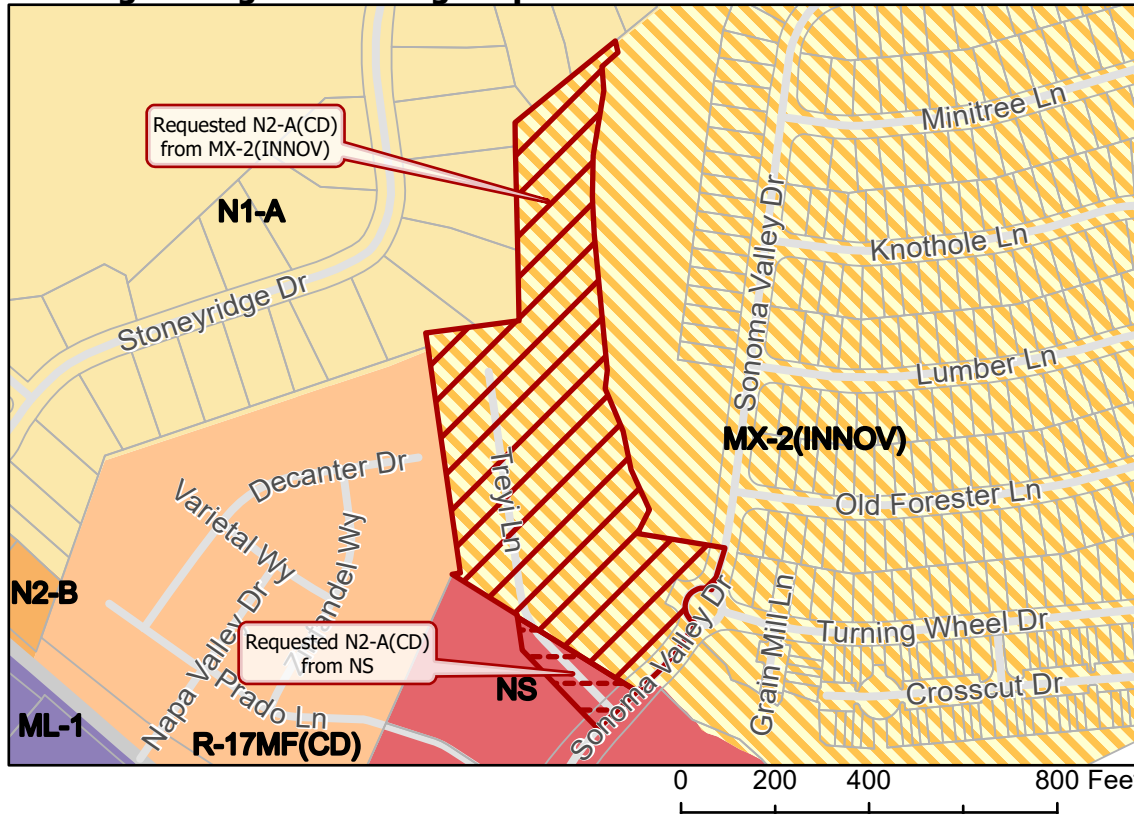
Rezoning Map



- 2024-125
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested N2-A(CD) from MX-2(INNOV)
- Requested N2-A(CD) from NS

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Mixed Residential
- Commercial
- Manufacturing & Logistics