

Petition No.: 2024-126

Petitioner: Greystar Development East, LLC

ORDINANCE NO. 945-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 06125108, 06125107, and further identified on the attached map from MUDD-O (Mixed Use Development, Optional), N2-B (Neighborhood 2-B), and N1-A (Neighborhood 1-A) to N2-C(CD) (Neighborhood 2-C, 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 17th day of March 2025, the reference having been made in Minute Book 160, and recorded in full in Ordinance Book 68, Page(s) 001-002.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of March 2025.



Billie Tynes, Deputy City Clerk

2024-126: Greystar Development East, LLC

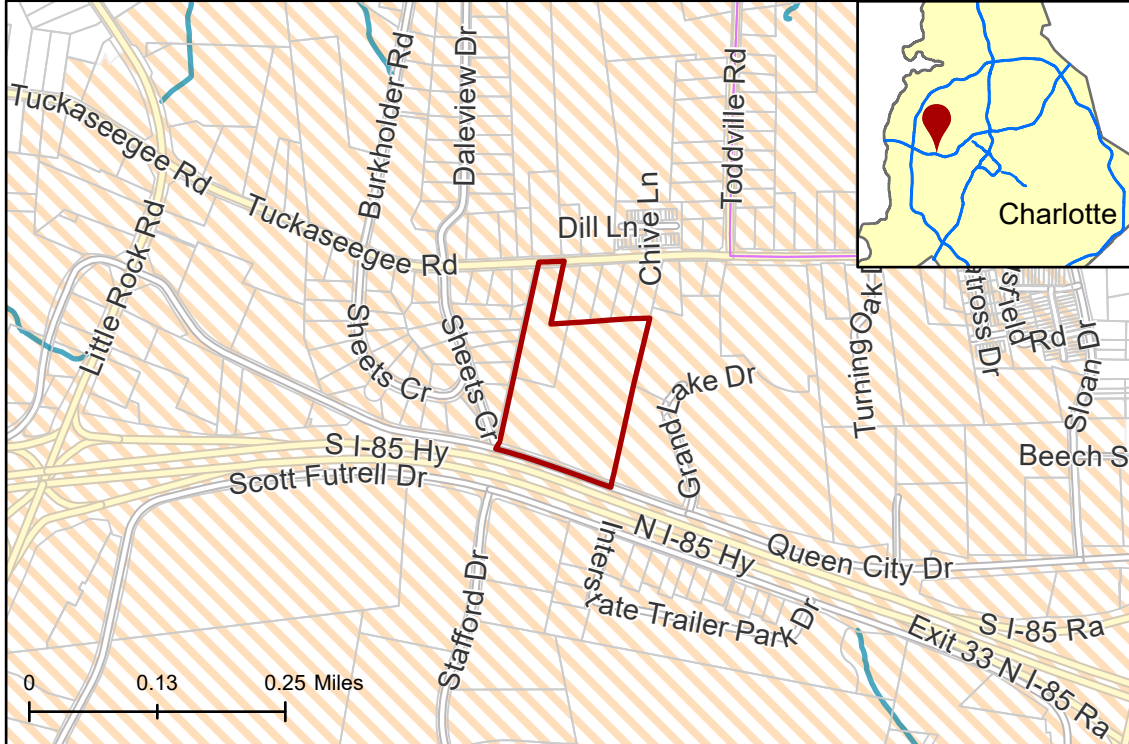
Parcel(s) 06125108, 06125107

Current Zoning MUDD-O (Mixed Use Development, Optional), N2-B (Neighborhood 2-B),
N1-A(Neighborhood 1-A)

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

Approximately 11.532 acres

Location of Requested Rezoning



Rezoning Map



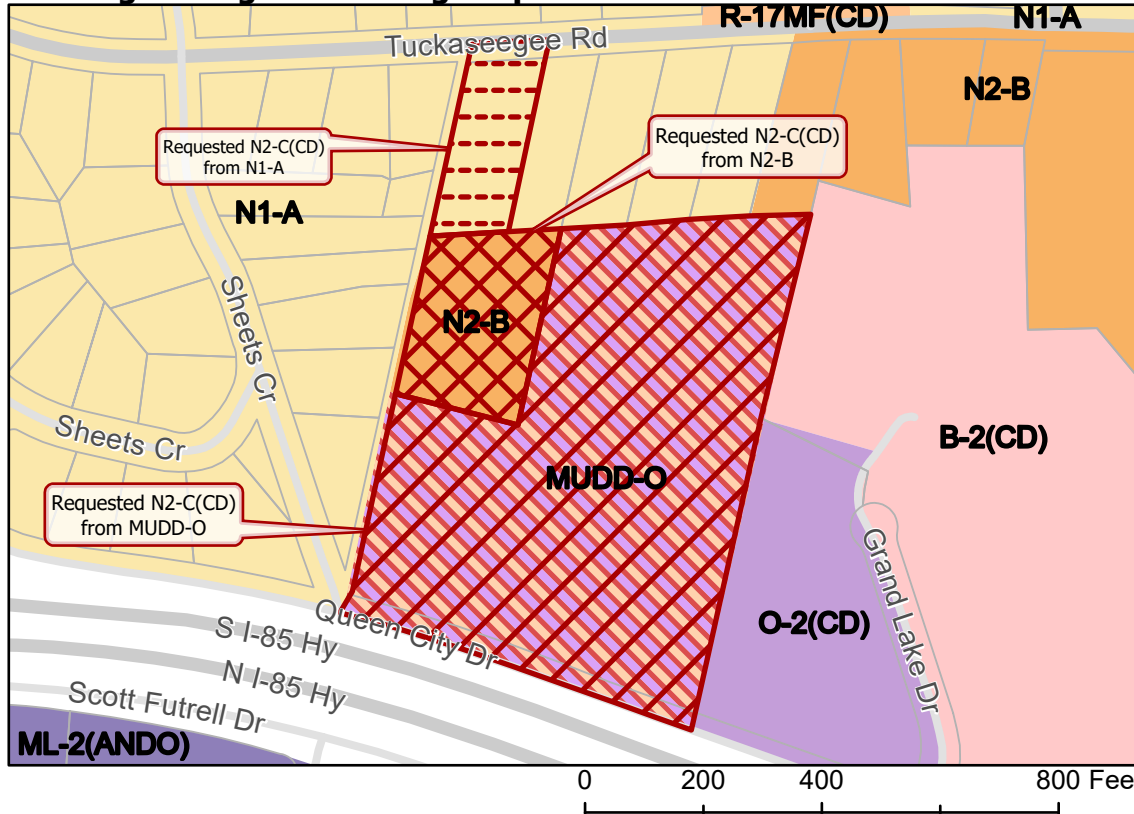
- 2024-126
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay

City Council District

- 3-Tiawana Brown



Existing Zoning & Rezoning Request



- Requested N2-C(CD) from N1-A
- Requested N2-C(CD) from N2-B
- Requested N2-C(CD) from MUDD-O

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Office
- Business
- Manufacturing & Logistics
- Mixed Use



Map Created 11/7/2024

Petition No.: 2024-133
Petitioner: Kenjoh Outdoor Advertising

ORDINANCE NO. 946-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 06512511, and further identified on the attached map from I-1(CD) (Light Industrial, Conditional) 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

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of March 2025.



Billie Tynes, Deputy City Clerk

2024-133: Kenjoh Outdoor Advertising

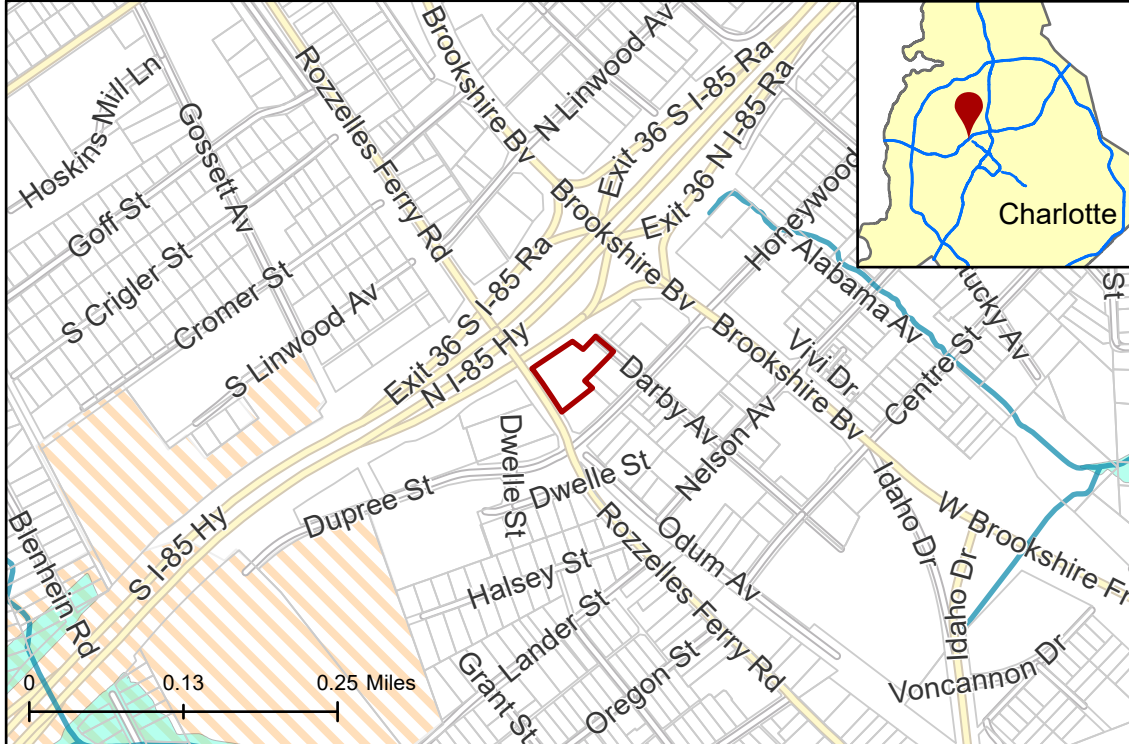
Parcel(s) 06512511

Current Zoning I-1(CD) (Light Industrial, Conditional)

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

Approximately 1.16 acres

Location of Requested Rezoning



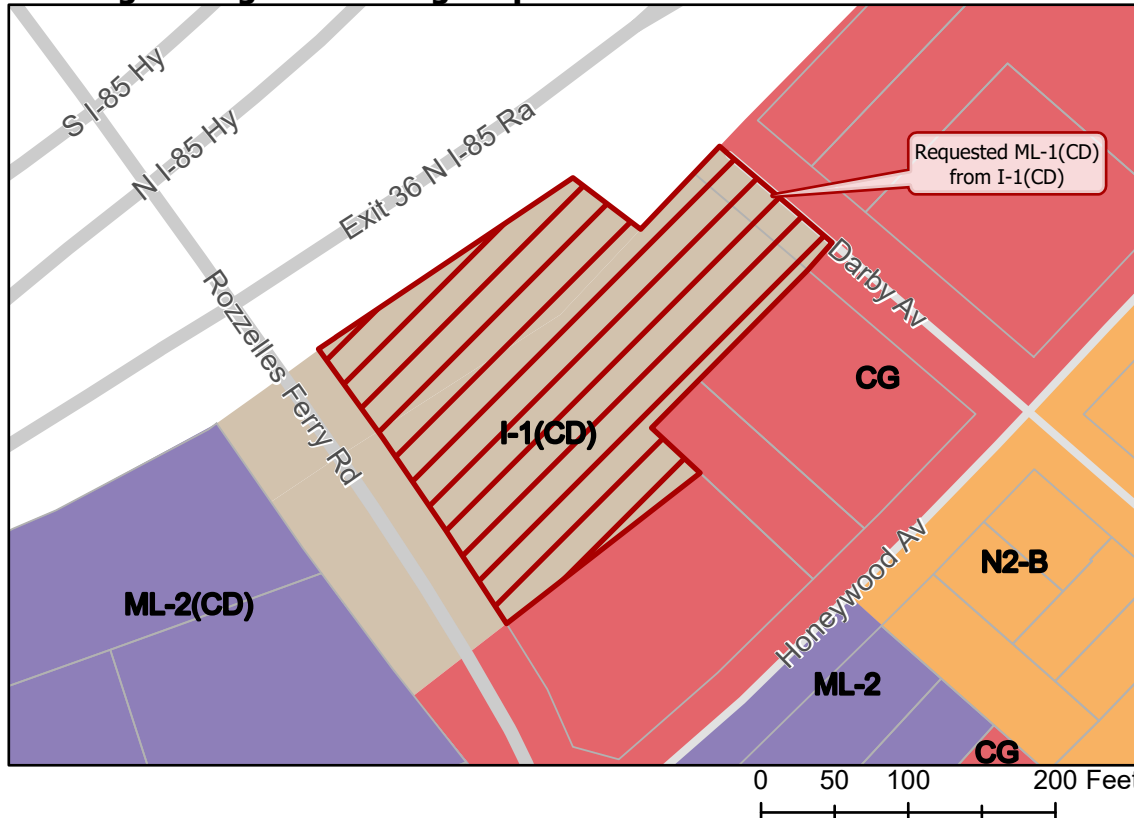
Rezoning Map



- 2024-133
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested ML-1(CD) from I-1(CD)

Zoning Classification

- Neighborhood 2
- Commercial
- Manufacturing & Logistics
- Light Industrial



Map Created 12/2/2024

Petition No.: 2024-135
Petitioner: Harold Carillo

ORDINANCE NO. 947-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 04535102, 04535107, 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:

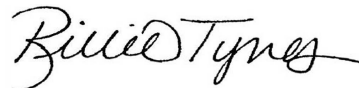


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of March 2025.



Billie Tynes, Deputy City Clerk

2024-135: Harold Carillo

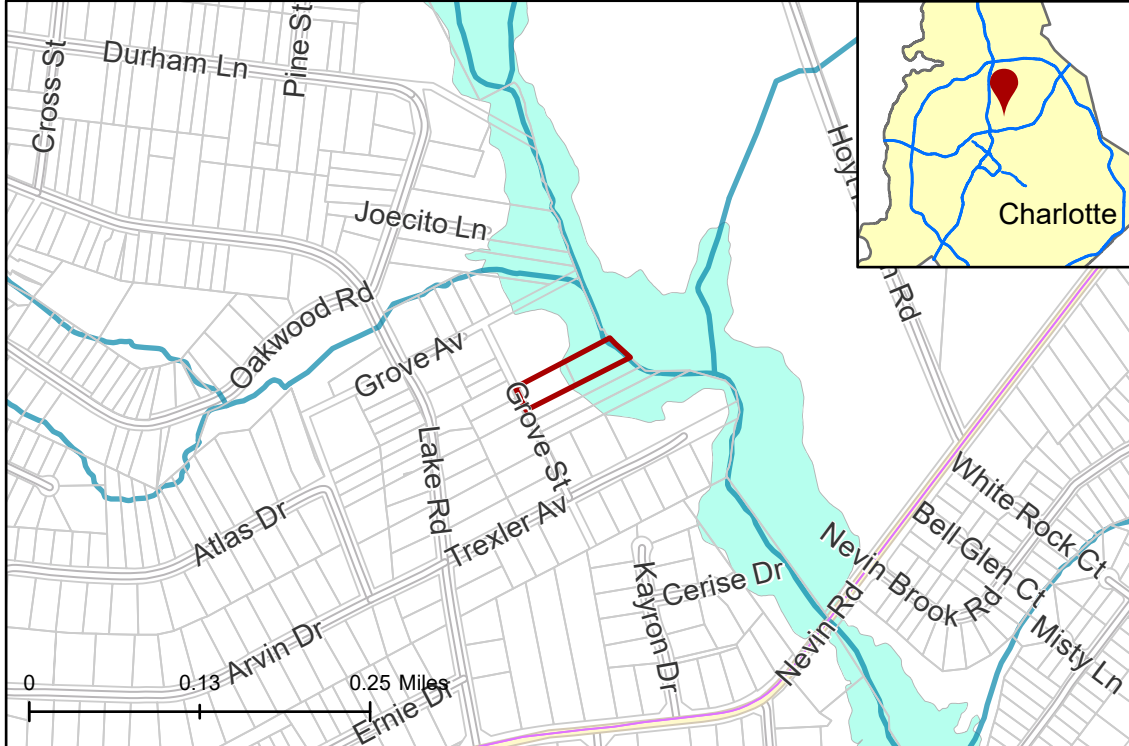
Parcel(s) 04535102, 04535107

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning N1-C (Neighborhood 1-C)

Approximately 0.916 acres

Location of Requested Rezoning



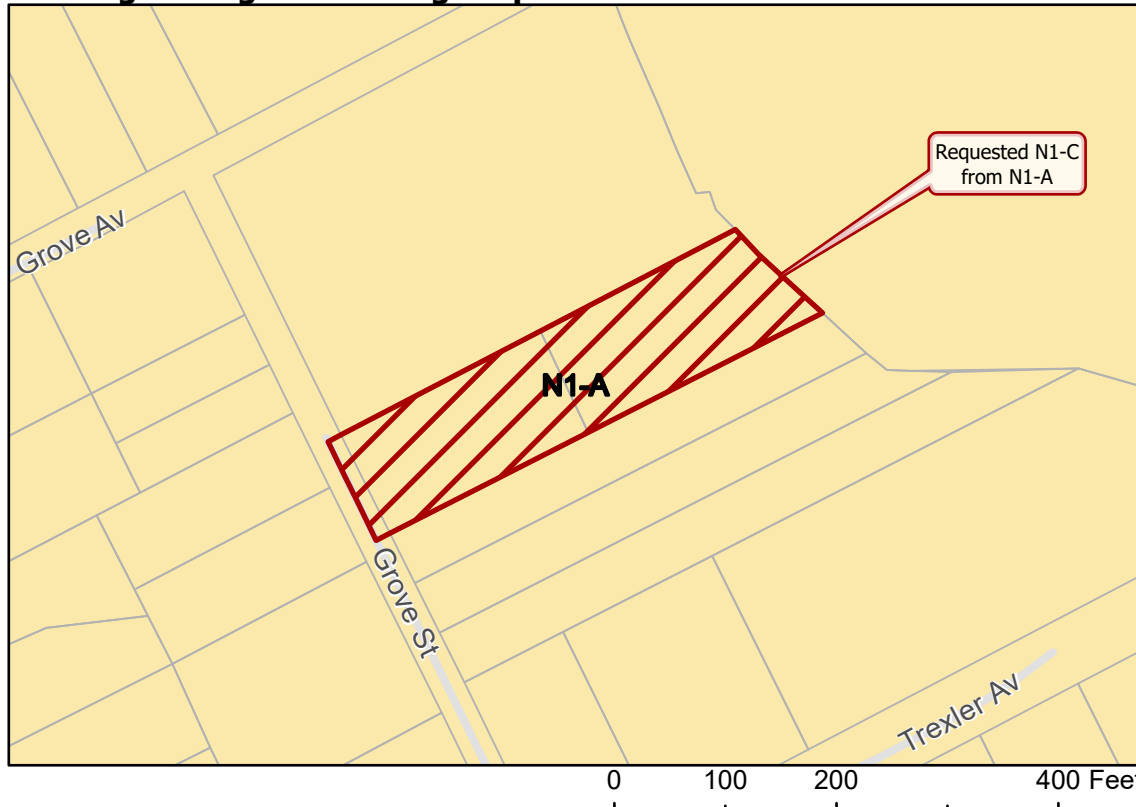
Rezoning Map



- 2024-135
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested N1-C from N1-A

Zoning Classification

- Neighborhood 1



Petition No.: 2024-140
Petitioner: Urban Trends Real Estate

ORDINANCE NO. 948-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 07818701, and further identified on the attached map from NC (Neighborhood Center) 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:

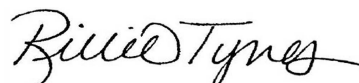


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of March 2025.



Billie Tynes, Deputy City Clerk

2024-140: Urban Trends Real Estate

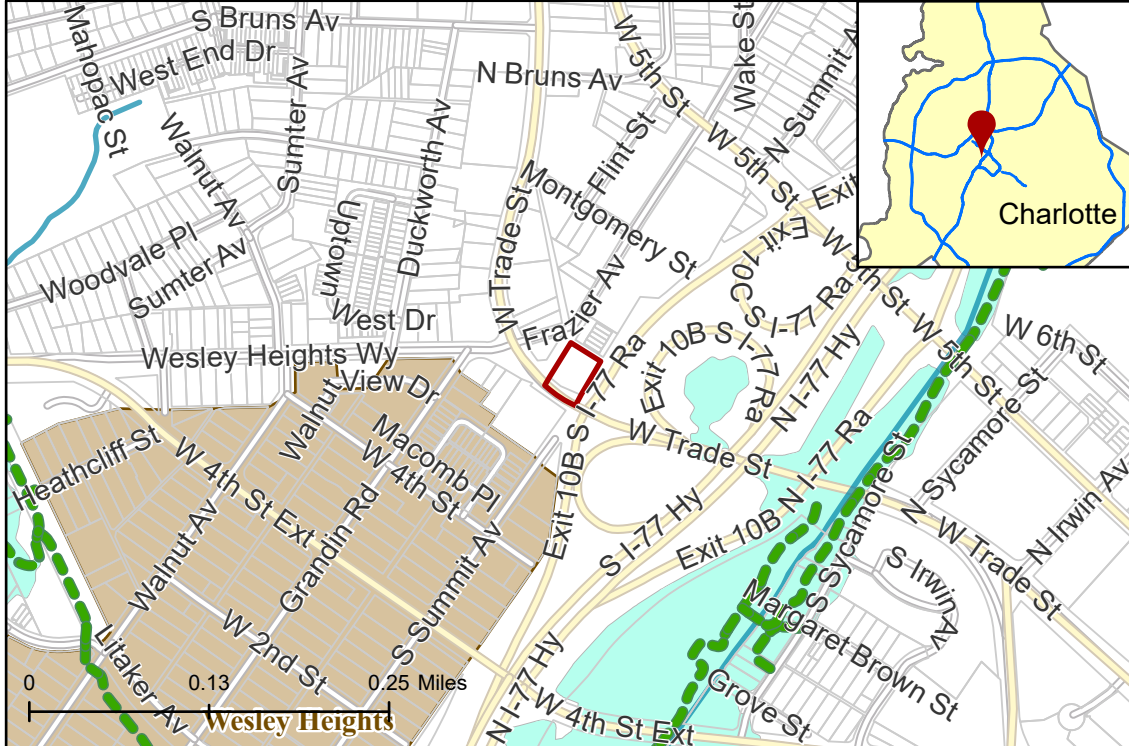
Parcel(s) 07818701

Current Zoning NC (Neighborhood Center)

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

Approximately 0.451 acres

Location of Requested Rezoning



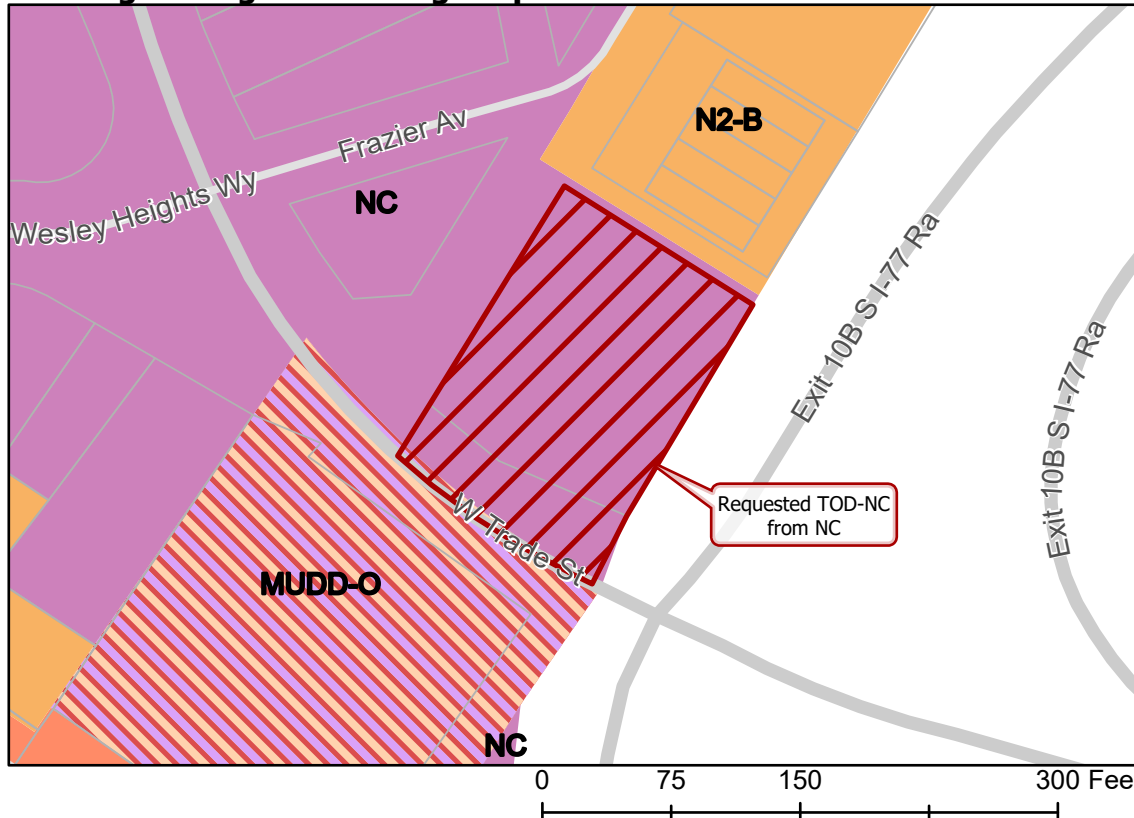
Rezoning Map



- 2024-140
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- Historic Districts
- City Council District
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested TOD-NC from NC

Zoning Classification

- Neighborhood 2
- Urban Residential
- Mixed Use
- Neighborhood Center



Map Created 12/2/2024

Petition No.: 2024-148
Petitioner: CSE Communities LLC

ORDINANCE NO. 949-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 03301248, and further identified on the attached map from CC (Community Center) to CAC-1 (Community Activity Center-1).

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:

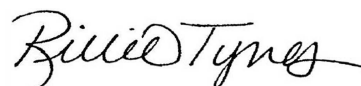


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of March 2025.



Billie Tynes, Deputy City Clerk

2024-148: CSE Communities LLC

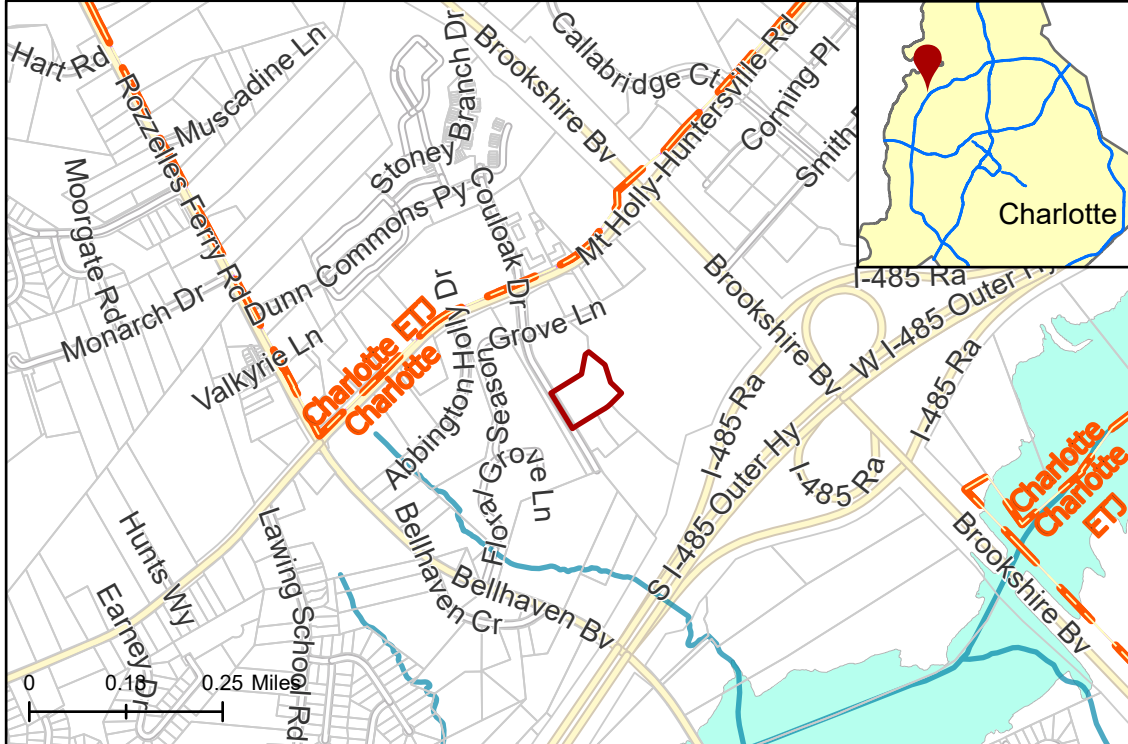
Parcel(s) 03301248

Current Zoning CC (Community Center)

Requested Zoning CAC-1 (Community Activity Center-1)

Approximately 2.6 acres

Location of Requested Rezoning



Rezoning Map



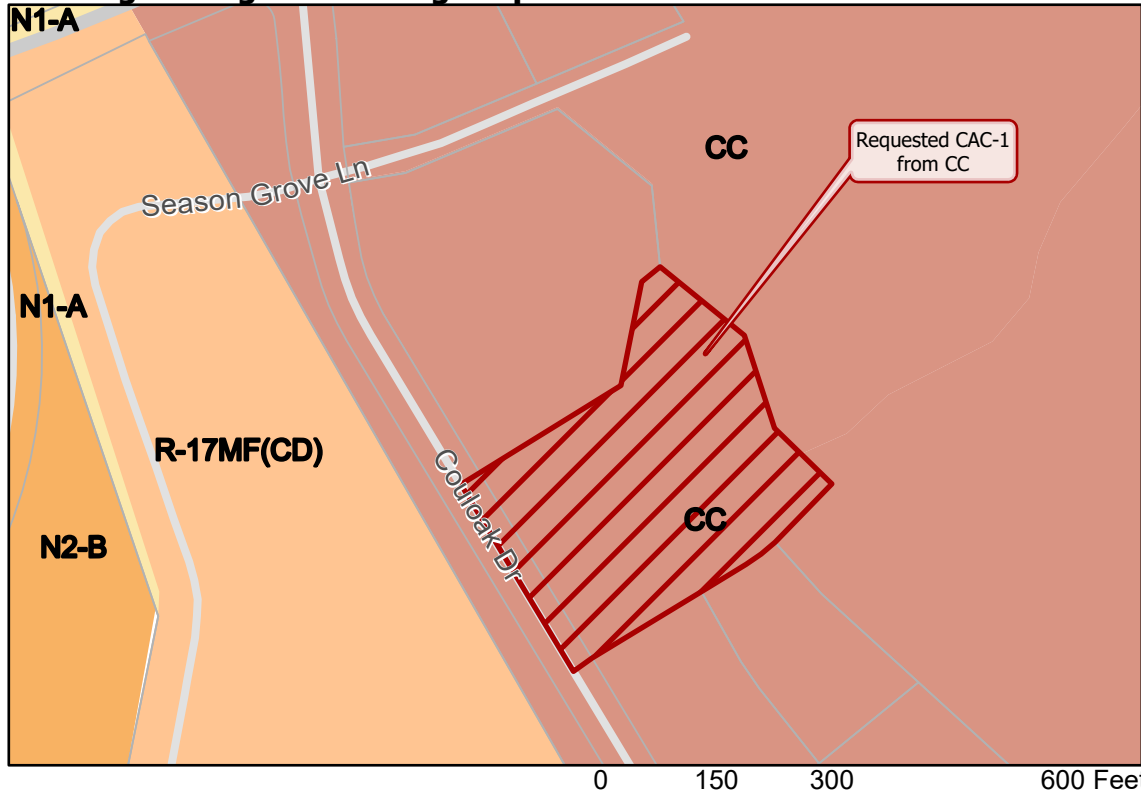
- 2024-148
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested CAC-1 from CC

Zoning Classification

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



Map Created 1/2/2025

Petition No.: 2024-047
Petitioner: Heaven Properties

ORDINANCE NO. 950-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 05106114, 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:

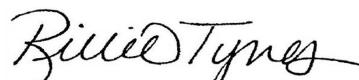


City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of March 2025.



Billie Tynes, Deputy City Clerk

2024-047: Heaven Properties

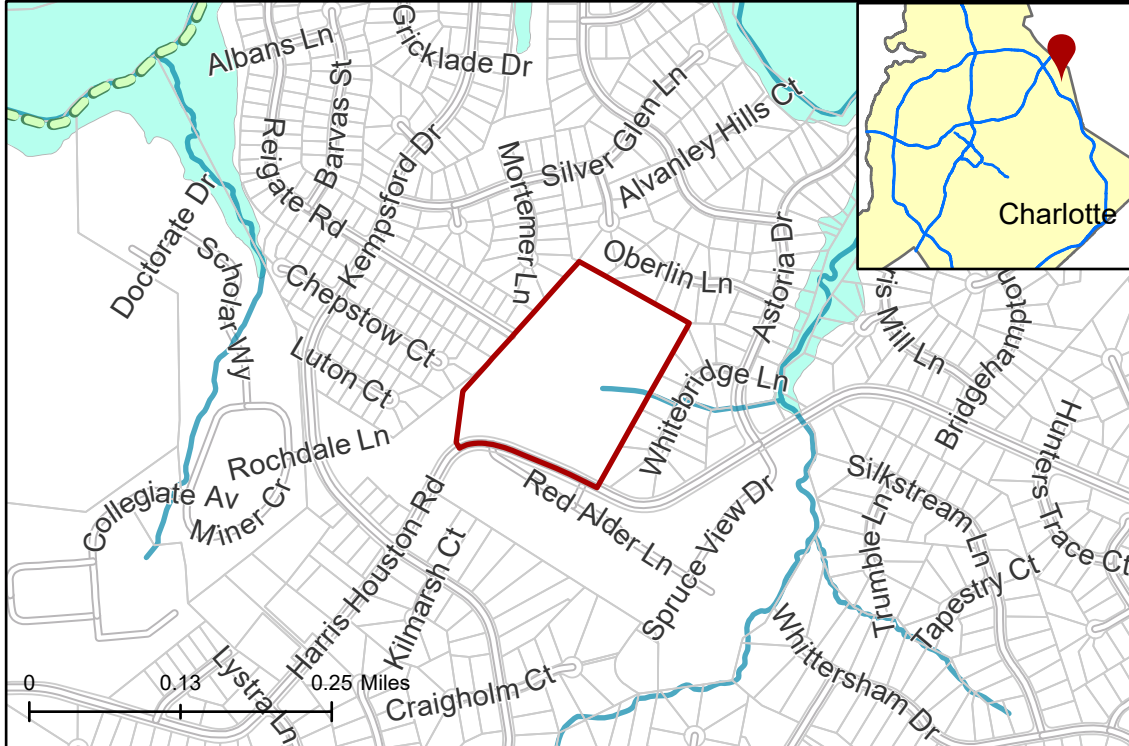
Parcel(s) 05106114

Current Zoning N1-A (Neighborhood 1-A)

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

Approximately 12.77 acres

Location of Requested Rezoning



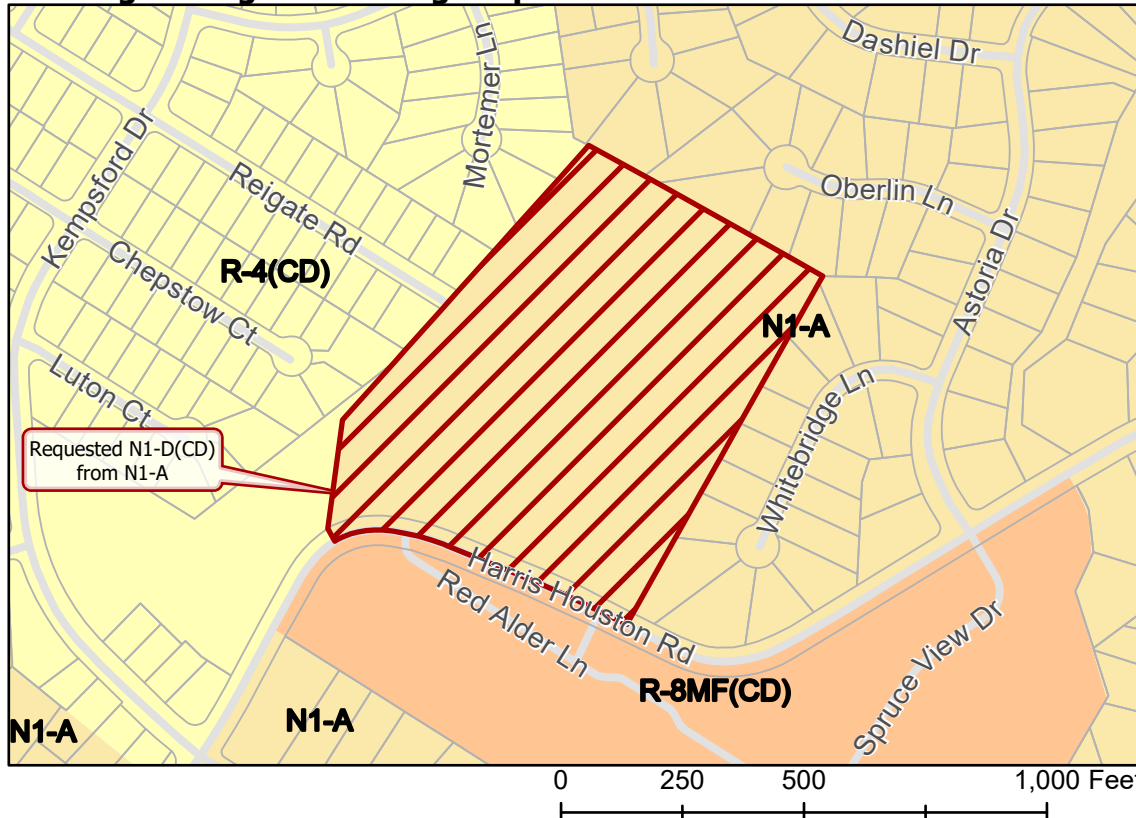
Rezoning Map



- 2024-047
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Streams
- FEMA Flood Plain
- City Council District
- 4-Reneé Johnson



Existing Zoning & Rezoning Request



- Requested N1-D(CD) from N1-A
- Zoning Classification
- Neighborhood 1
- Single Family
- Multi-Family



Map Created 10/31/2024

Petition No.: 2024-072
Petitioner: The Drakeford Company

ORDINANCE NO. 951-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 10322130, 10322140, 10322129, 10322133, 10322117, 10322115, 10321237, and further identified on the attached map from MX-1(INNOV) (Mixed Use, Innovative), N1-A (Neighborhood 1-A), and IC-1 (Institutional Campus-1) to MX-1(INNOV) (Mixed Use, Innovative, Site Plan Amendment), 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

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APPROVED AS TO FORM:



City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of March 2025.



Billie Tynes, Deputy City Clerk

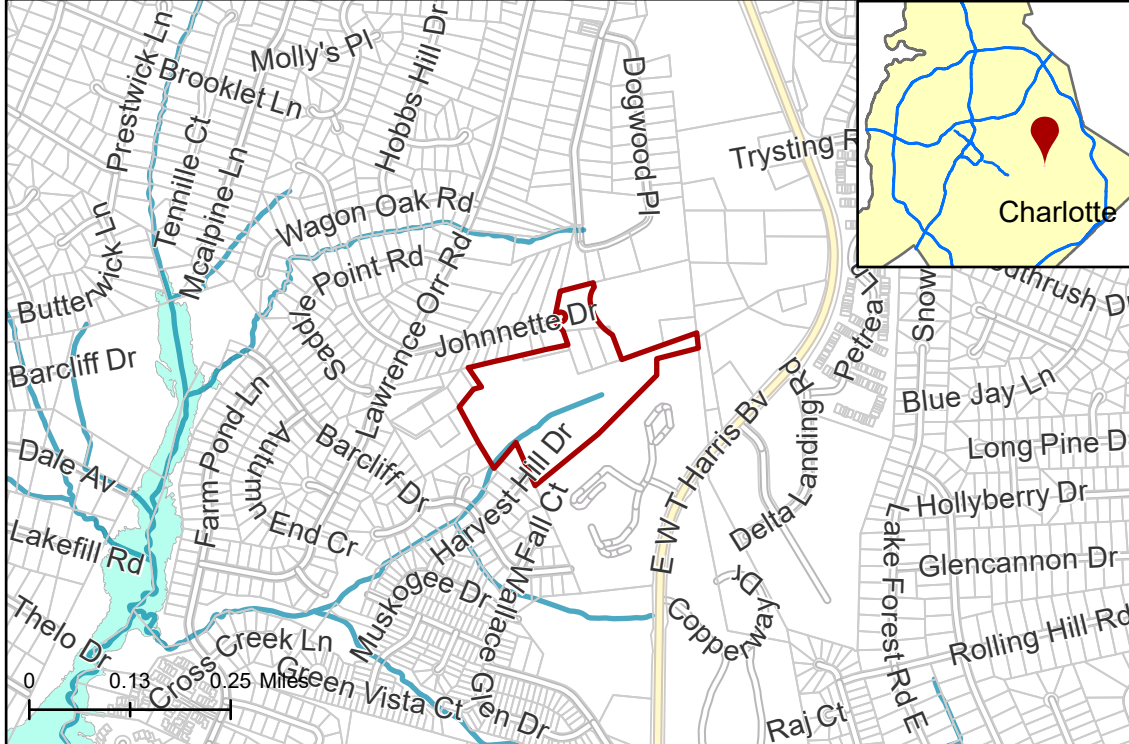
2024-072: The Drakeford Company

Parcel(s) 10322130, 10322140, 10322129, 10322133, 10322117, 10322115, 10321237

Current Zoning MX-1(INNOV) (Mixed Use, Innovative), N1-A (Neighborhood 1-A), IC-1 (Institutional Campus-1)

Requested Zoning MX-1(INNOV) (Mixed Use, Innovative, Site Plan Amendment), N1-D(CD) (Neighborhood 1-D, Conditional)
Approximately 19.58 acres

Location of Requested Rezoning



Rezoning Map



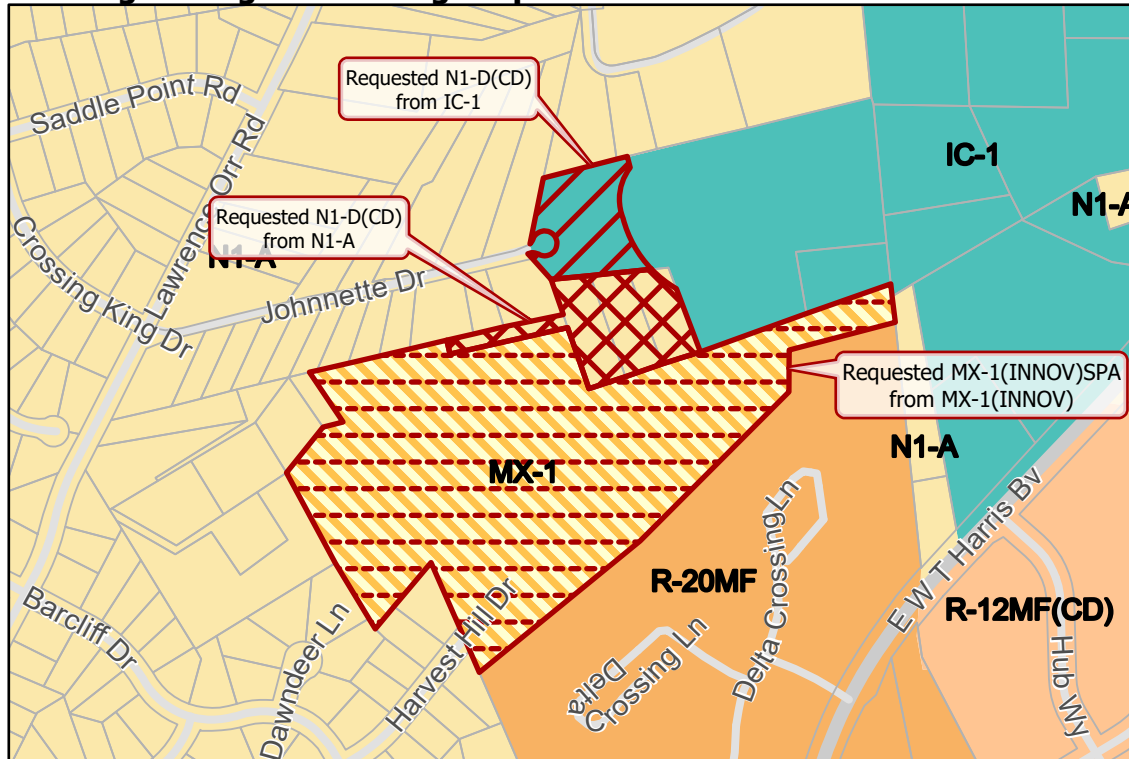
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 5-Marjorie Molina



Existing Zoning & Rezoning Request



- Requested N1-D(CD) from IC-1
- Requested N1-D(CD) from N1-A
- Requested MX-1(INNOV)SPA from MX-1(INNOV)

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Mixed Residential
- Campus



Map Created 11/1/2024