Petition No.: 2025-045
Petitioner: J&J Custom Homes

ORDINANCE NO. 1035-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 23105412 and further identified on the attached map 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, Stephanie C. Kelly, 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 November 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 060-061.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC

November 17, 2025
Ordinance Book 69, Page 061

Ordinance No. 1035-Z

2025-045: J&J Custom Homes

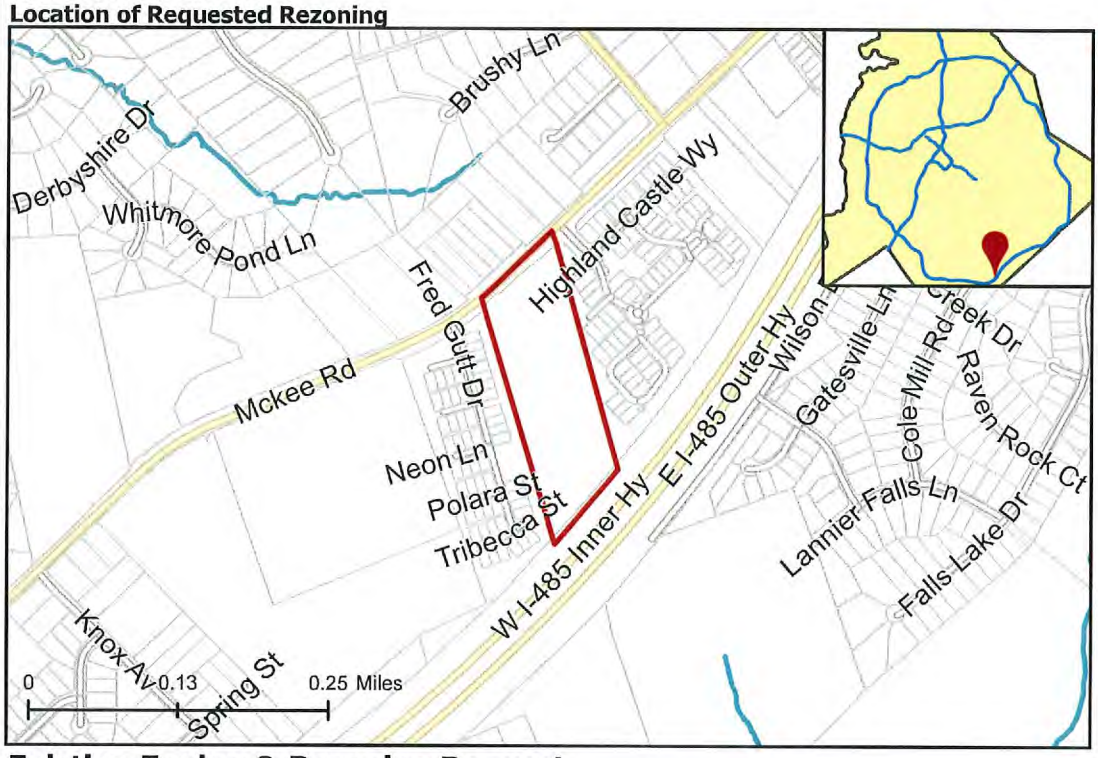
Parcel(s) 23105412
Current Zoning N1-A (Neighborhood 1-A)
Requested Zoning N1-D(CD) (Neighborhood 1-D, Conditional)

Approximately 9.09 acres

Location of Requested Rezoning

Rezoning Map

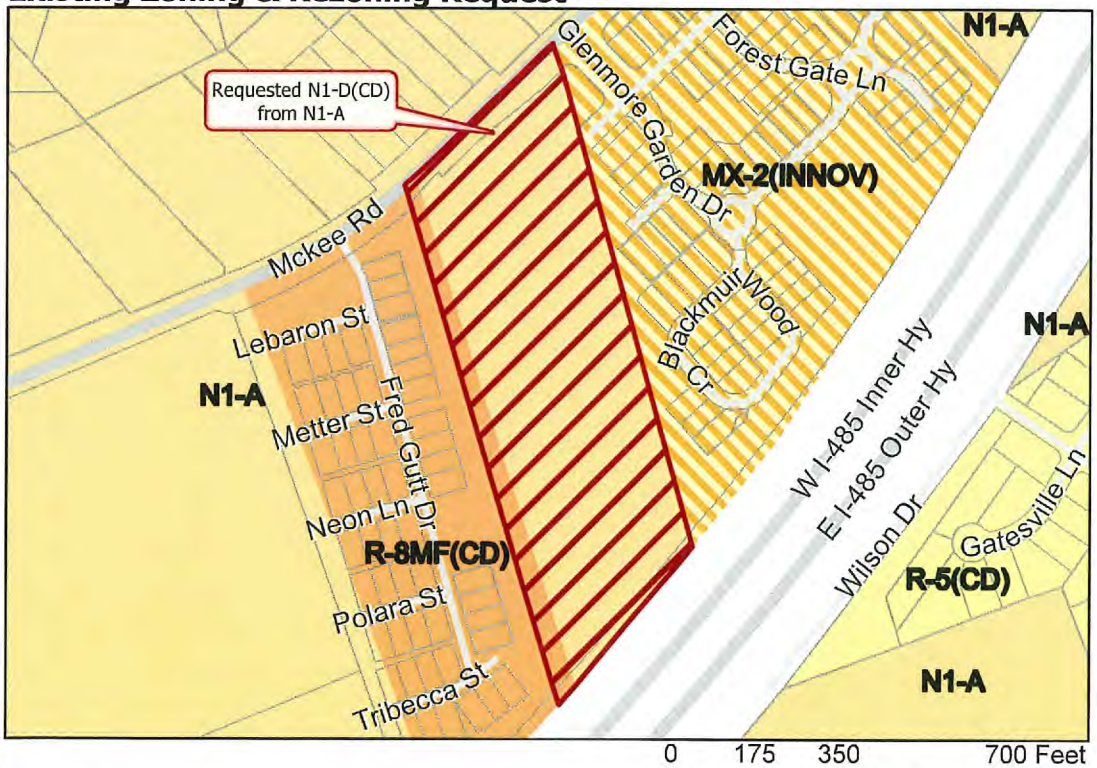
CITY OF CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT



2025-045
Inside City Limits
Parcel
Streams

City Council District
7-Edmund H. Driggs

Existing Zoning & Rezoning Request



Requested N1-D(CD) from N1-A

Zoning Classification
Neighborhood 1
Single Family
Multi-Family
Mixed Residential

N

Map Created 7/23/2025

November 17, 2025
Ordinance Book 69, Page 062

Petition No.: 2025-075
Petitioner: Northlake Pavilion Condominium Association, Inc.

ORDINANCE NO. 1036-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(s) 02503152, 02503139, 02503140, 02503141, 02503142, 02503143, 02503153, 02503154, 02503155, 02503156, 02503157, 02503158, 02503159, 02503160, 02503161, 02503162, 02503163, 02503164, 02503166, 02503144, 02503145, 02503146, 02503147, 02503148, 02503149, 02503150, 02503151 and further identified on the attached map ML-1 (Manufacturing and Logistics-1) 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, Stephanie C. Kelly, 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 November 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 062-063.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC

November 17, 2025
Ordinance Book 69, Page 063

Ordinance No. 1036-Z

2025-075: Northlake Pavilion Condominium Association, Inc.

Parcel(s) 02503152, 02503139, 02503140, 02503141, 02503142, 02503143, 02503153, 02503154, 02503155, 02503156, 02503157, 02503158, 02503159, 02503160, 02503161, 02503162, 02503163 02503164, 02503166, 02503144, 02503145, 02503146, 02503147, 02503148, 02503149, 02503150, 02503151

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

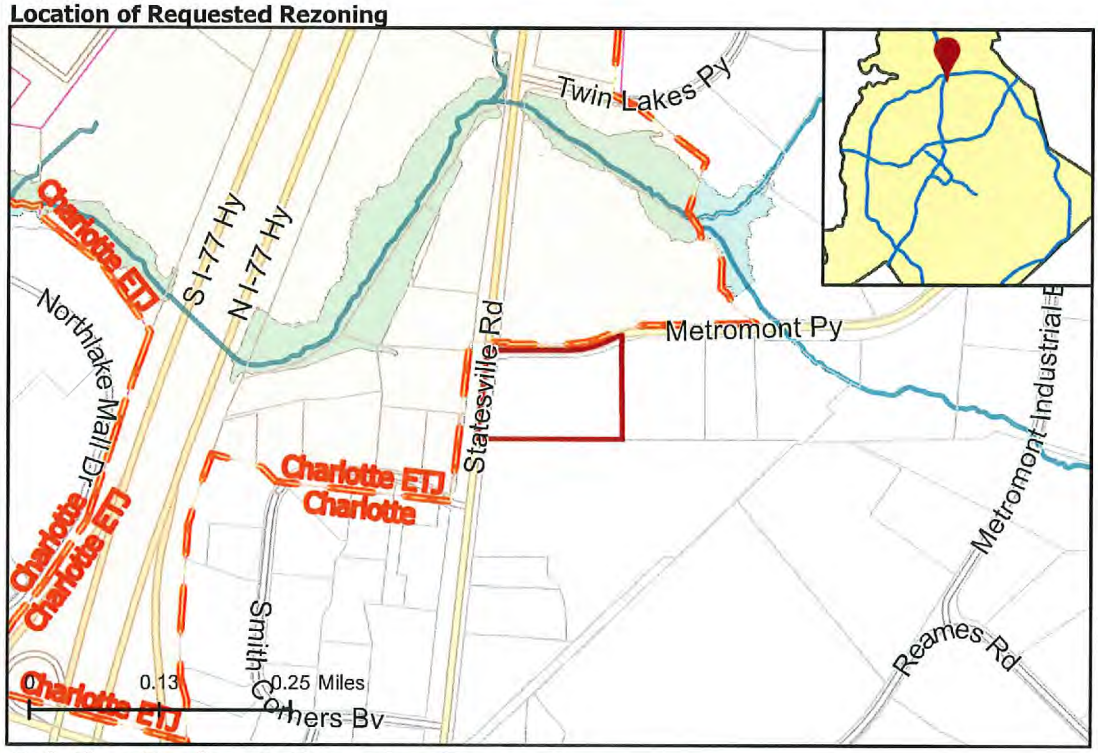
Requested Zoning IMU(CD) (Innovation Mixed-Use, Conditional)

Approximately 6.366 acres

Rezoning Map

CITY OF CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Location of Requested Rezoning



Existing Zoning & Rezoning Request

Map Created 7/9/2025

November 17, 2025
Ordinance Book 69, Page 064

Petition No.: 2025-080
Petitioner: SW Development Partners LLC

ORDINANCE NO. 1037-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(s) 16515201 and further identified on the attached map R-9MF(CD) (Multi 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, Stephanie C. Kelly, 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 November 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 064-065.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC

November 17, 2025
Ordinance Book 69, Page 065

Ordinance No. 1037-Z

2025-080: SW Development Partners LLC

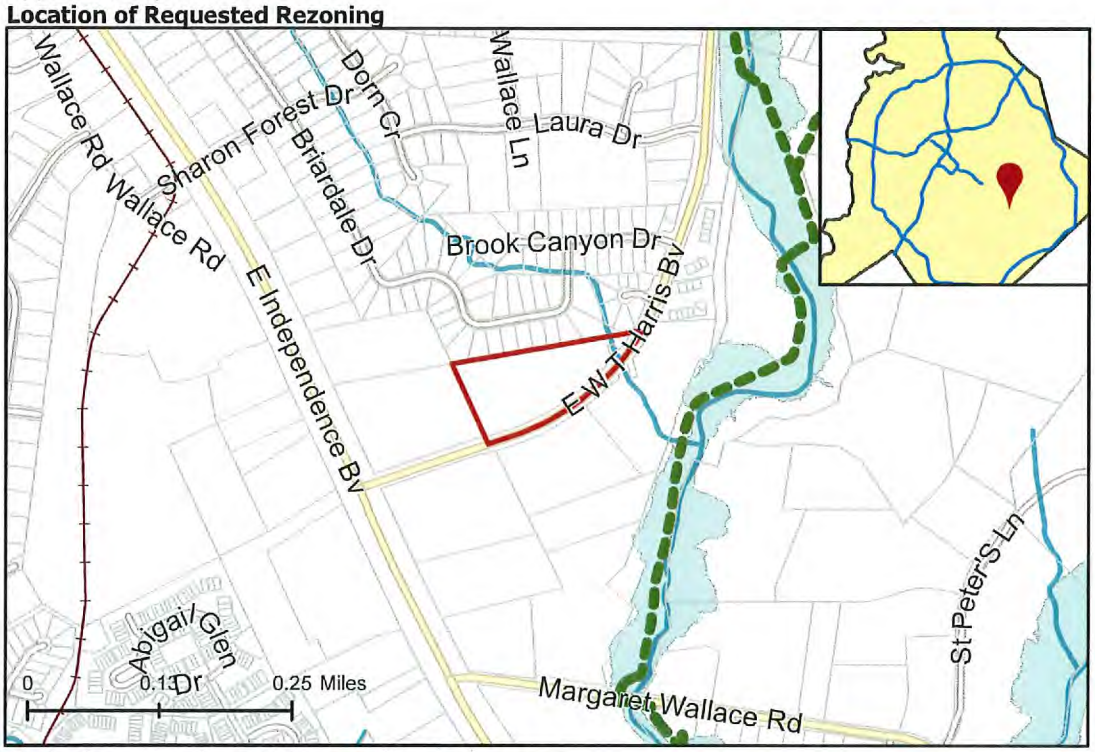
Rezoning Map

CITY OF CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Parcel(s) 16515201
Current Zoning R-9MF(CD) (Multi Family Residential, Conditional)
Requested Zoning N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 5 acres

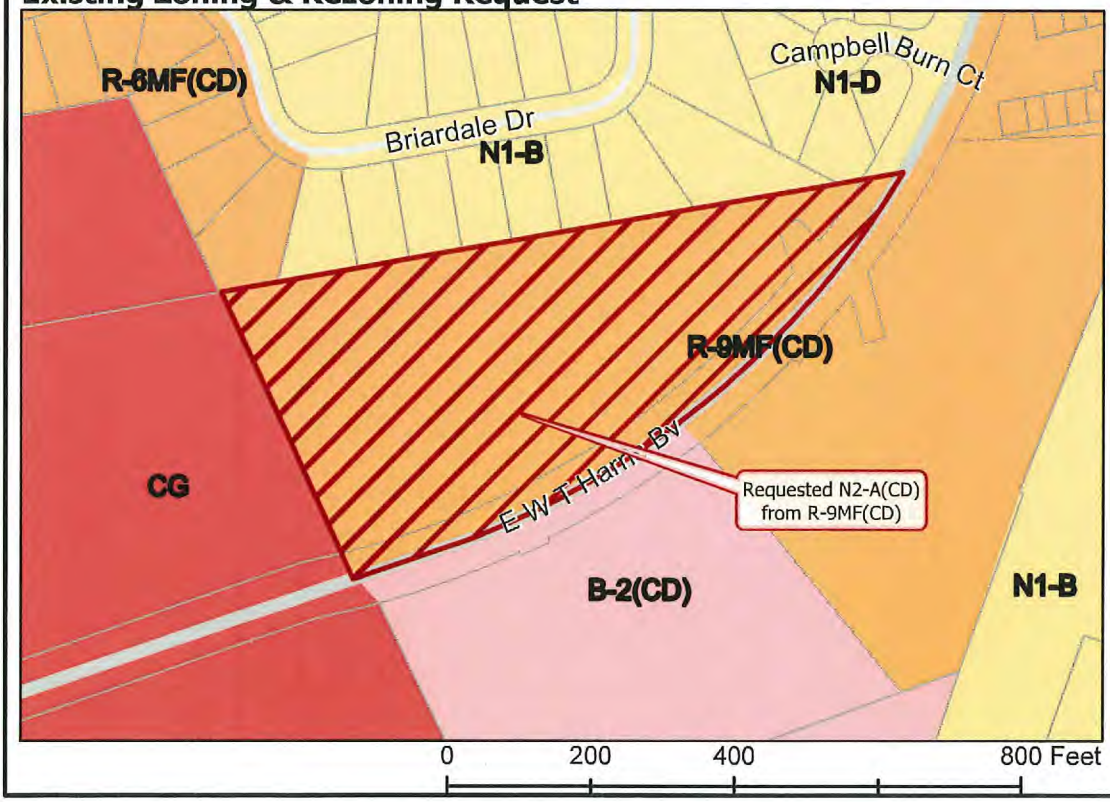
Location of Requested Rezoning



2025-080
Inside City Limits
Parcel
Greenway
Railway
Streams
FEMA Flood Plain

City Council District
5-Marjorie Molina

Existing Zoning & Rezoning Request



Requested N2-A(CD) from R-9MF(CD)

Zoning Classification
Neighborhood 1
Multi-Family
Commercial
Business

N

Map Created 7/21/2025

Petition No.: 2025-087
Petitioner: Naman Yorkmont, LLC

ORDINANCE NO. 1038-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(s) 14326201 and further identified on the attached map ML-1(ANDO) (Manufacturing and Logistics-1, Airport Noise Disclosure Overlay) to IMU(CD)(ANDO) (Innovation Mixed-Use, Conditional, Airport Noise Disclosure 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, Stephanie C. Kelly, 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 November 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 066-067.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC

November 17, 2025
Ordinance Book 69, Page 067

Ordinance No. 1038-Z

2025-087: Naman Yorkmont, LLC

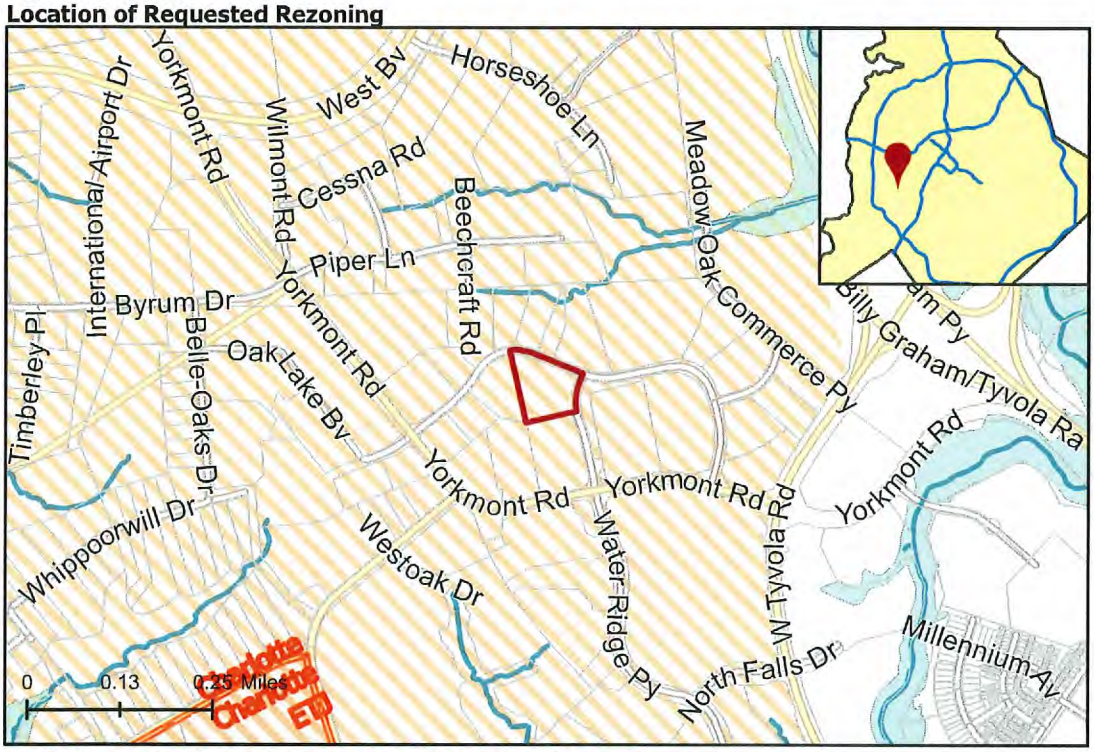
Rezoning Map

CITY OF CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Parcel(s) 14326201
Current Zoning ML-1(ANDO) (Manufacturing and Logistics-1, Airport Noise Disclosure Overlay)
Requested Zoning IMU(CD)(ANDO) (Innovation Mixed-Use, Conditional, Airport Noise Disclosure Overlay)

Approximately 3.388 acres

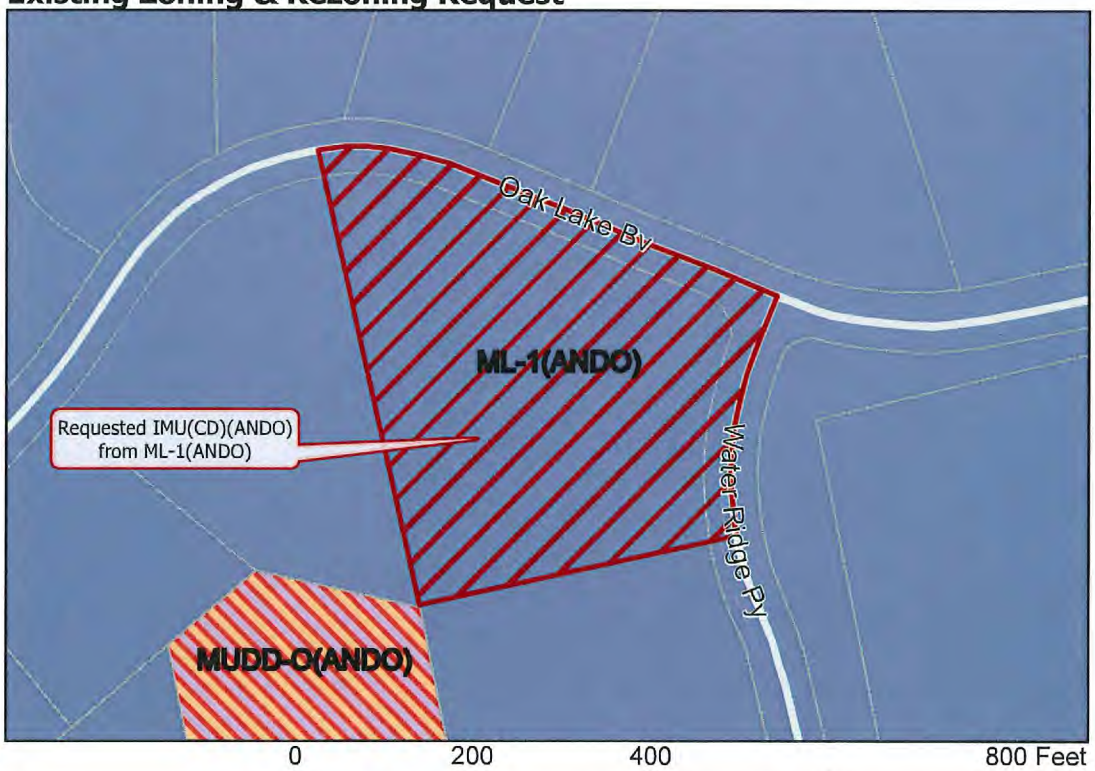
Location of Requested Rezoning



2025-087
Inside City Limits
Parcel
Streams
FEMA Flood Plain
Airport Noise Overlay

City Council District
3-Tiawana Brown

Existing Zoning & Rezoning Request



Requested IMU(CD)(ANDO) from ML-1(ANDO)

Zoning Classification
Manufacturing & Logistics
Mixed Use

N

Map Created 7/21/2025

Petition No.: 2025-090
Petitioner: STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION, A NEW YORK NOT-FOR-PROFIT CORPORATION

ORDINANCE NO. 1039-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(s) 20303136 and further identified on the attached map B-D(CD) (General Business, Conditional) to IMU(CD) (Innovative 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, Stephanie C. Kelly, 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 November 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 068-069.

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

Stephanie C. Kelly, City Clerk, MMC, NCCMC

November 17, 2025
Ordinance Book 69, Page 069

Ordinance No. 1039-Z

2025-090: STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION, A NEW YORK NOT-FOR-PROFIT CORPORATION

Parcel(s) 20303136

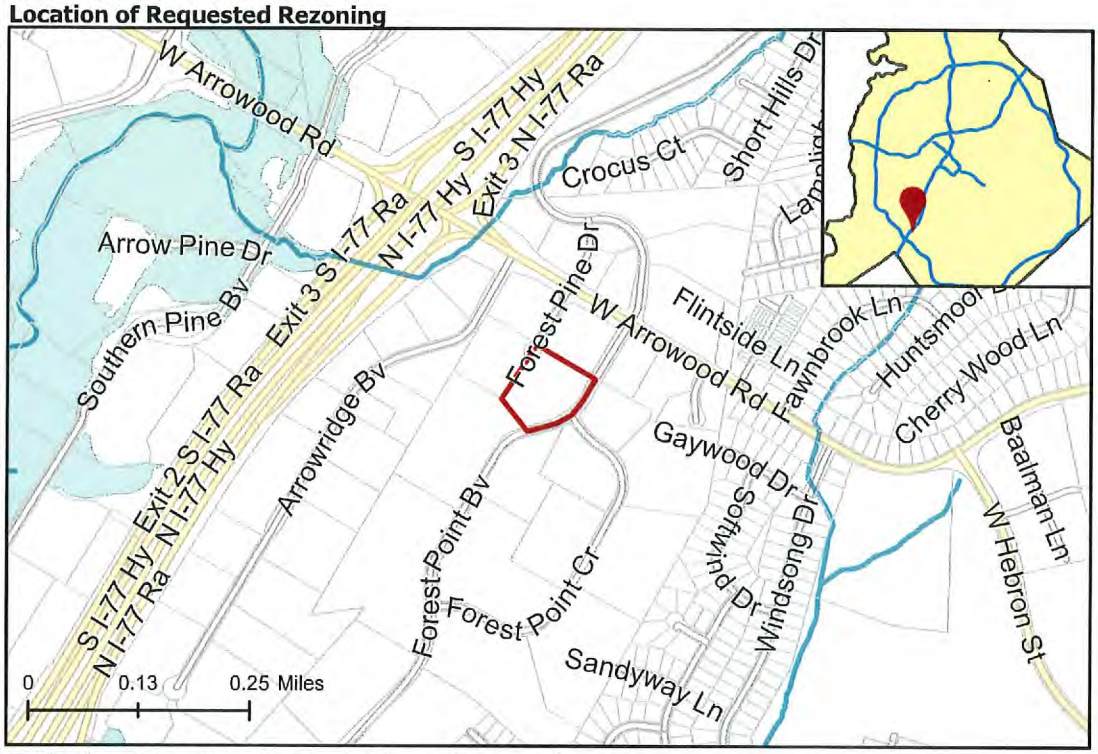
Current Zoning B-D(CD) (General Business, Conditional)
Requested Zoning IMU(CD) (Innovative Mixed Use, Conditional)

Approximately 3.390 acres

Location of Requested Rezoning

Rezoning Map

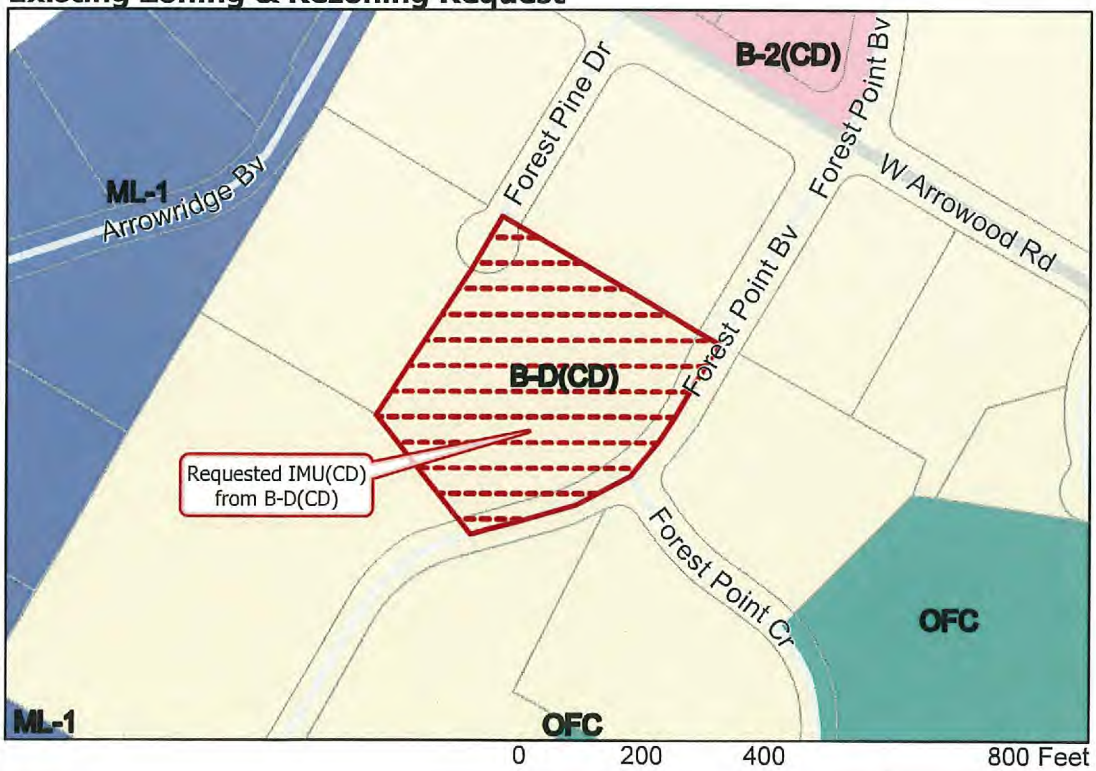
CITY OF CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT



2025-090
Inside City Limits
Parcel
Streams
FEMA Flood Plain

City Council District
3-Tiawana Brown

Existing Zoning & Rezoning Request



Requested IMU(CD) from B-D(CD)

Zoning Classification
Campus
Business
Manufacturing & Logistics
Business-Distribution

N

Map Created 8/15/2025