

Petition No.: 2024-113  
Petitioner: 410SG Partners LLC

**ORDINANCE NO. 1017-Z**

**ZONING REGULATIONS**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

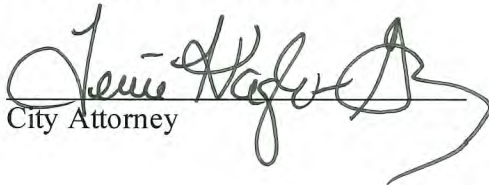
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

**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 07111410 and 07111410 and further identified on the attached map from ML-2 (Manufacturing & Logistics-2) to IMU (Innovation Mixed-Use).

**SEE ATTACHED MAP**

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

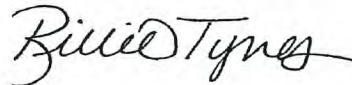
APPROVED AS TO FORM:

  
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 20<sup>th</sup> day of October, 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 018-019.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of October 2025.



Billie Tynes, Deputy City Clerk, NCCMC



## 2024-113: 410SG Partners, LLC

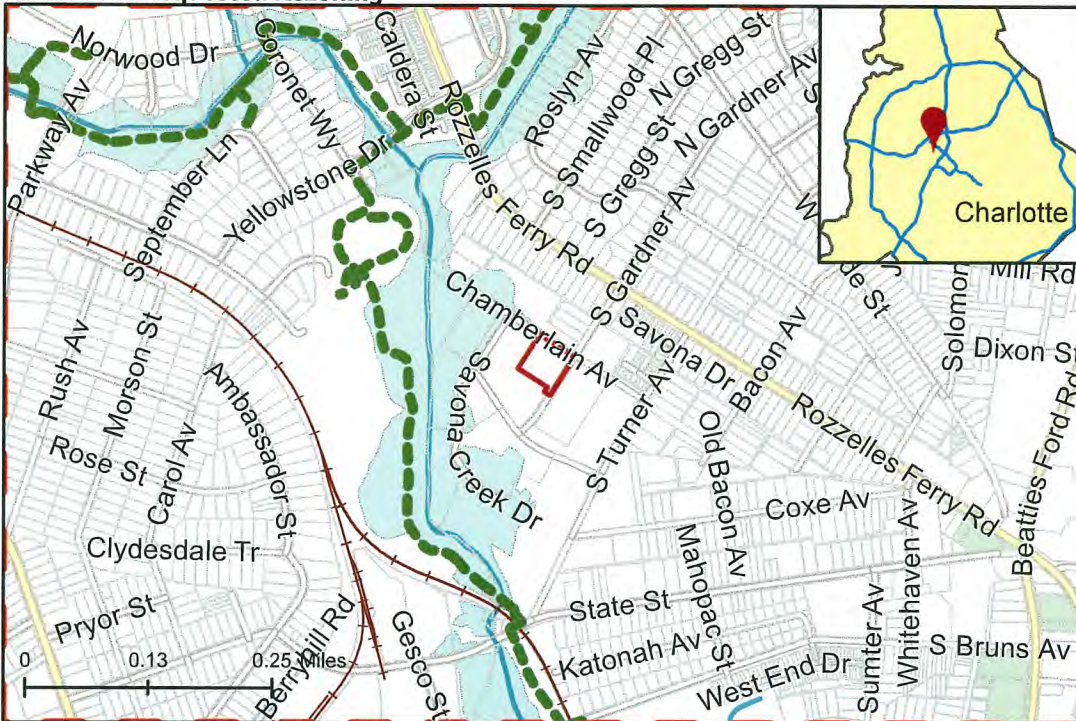
Parcel(s) 07111410

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

**Requested Zoning** IMU (Innovation Mixed-Use)

Approximately 1 acres

### Location of Requested Rezoning



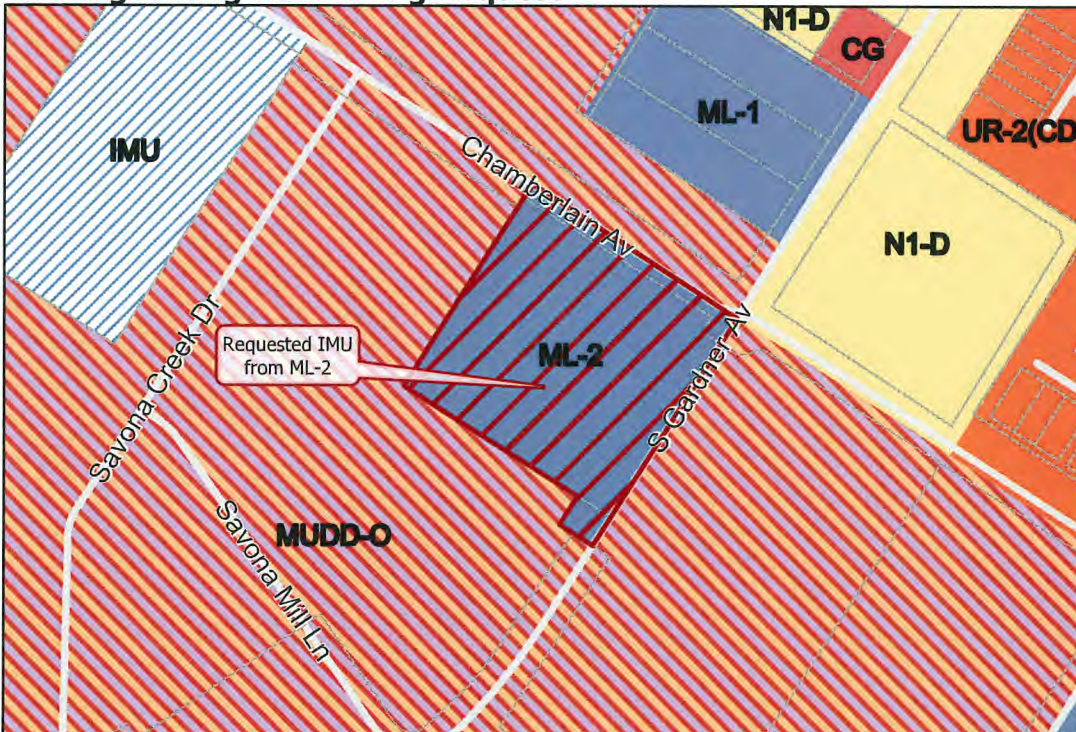
## Rezoning Map



- 2024-113
- 2024-113
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- West End Land Use and Pedscape
- City Council District
- 2-Malcolm Graham



### Existing Zoning & Rezoning Request



- Requested IMU from ML-2

### Zoning Classification

- Neighborhood 1
- Urban Residential
- Commercial
- Manufacturing & Logistics
- Mixed Use
- Innovation Mixed Use



Map Created 9/30/2024

Petition No.: 2025-033

Petitioner: BRI INNOVATION PARK  
DEVELOPMENT LLC

**ORDINANCE NO. 1018-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 04711110 and 04711107 and further identified on the attached map from RE-3 (Research) and RC (Research Campus) 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 20<sup>th</sup> day of October, 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 020-021.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of October 2025.





Billie Tynes, Deputy City Clerk, NCCMC

## 2025-033: TM BTR of the Carolinas, LLC

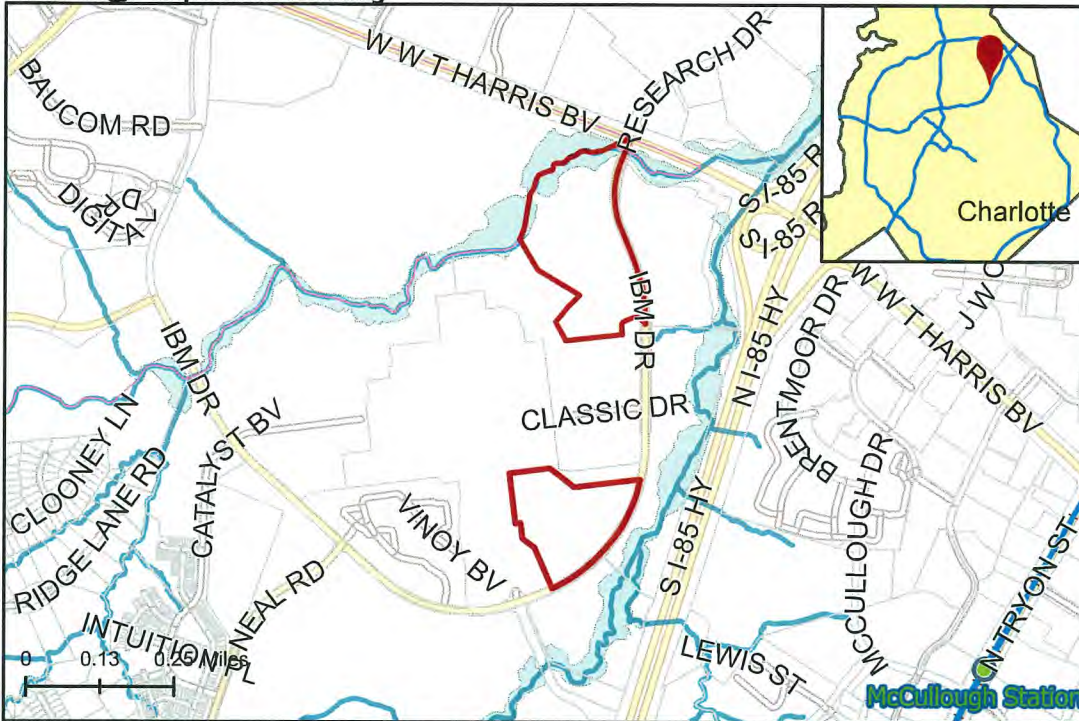
Parcel(s) 04711110, 04711107

Current Zoning RE-3 (Research), RC (Research Campus)

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

Approximately 40.13 acres

### Location of Requested Rezoning



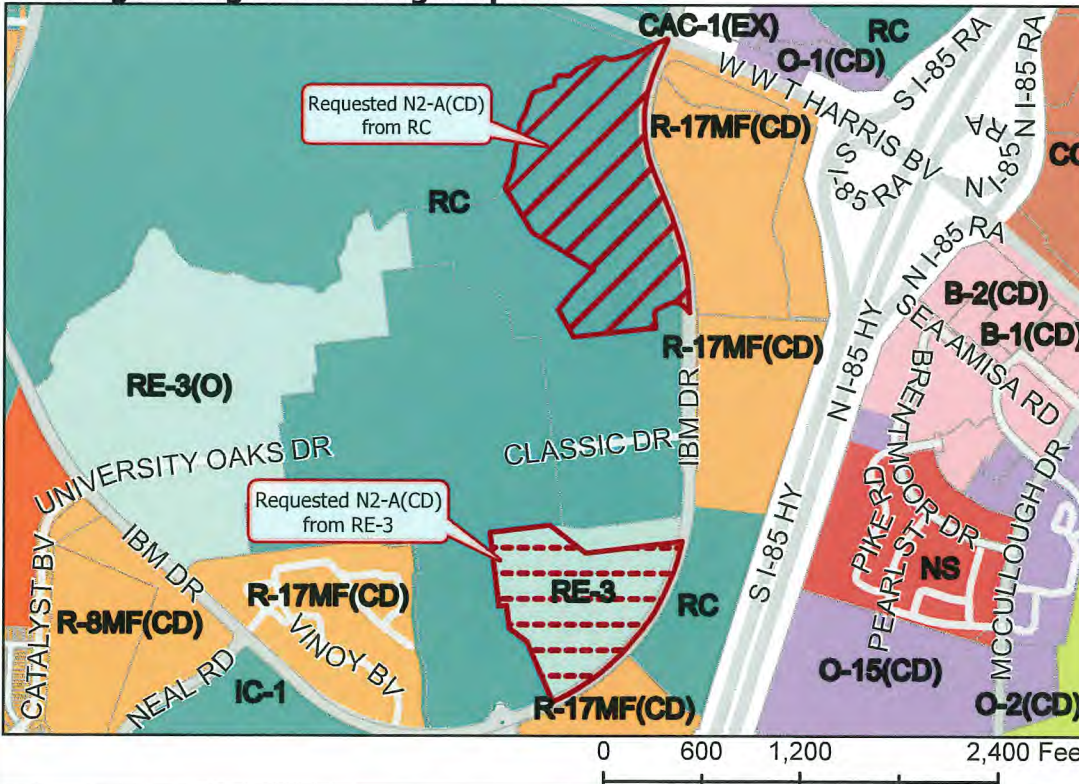
## Rezoning Map



- 2025-033
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 4-Renee Johnson



### Existing Zoning & Rezoning Request



- Requested N2-A(CD) from RC
- Requested N2-A(CD) from RE-3

### Zoning Classification

- Multi-Family
- Urban Residential
- Campus
- Research
- Office
- Commercial
- Business
- Commercial Center
- Transit-Oriented



Map Created 9/9/2025

Petition No.: 2025-041  
Petitioner: Concord Charlotte Uptown,  
LLC

**ORDINANCE NO. 1019-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:**

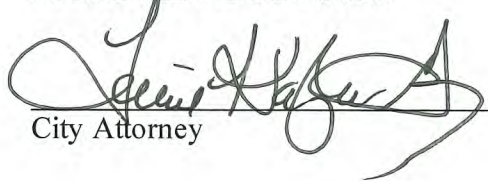
**Section 1.** That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 08004213 and further identified on the attached map from UMUD-O (Uptown Mixed-Use District, Optional) 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:

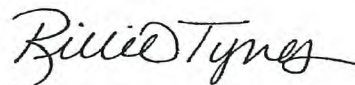
  
City Attorney

**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 20<sup>th</sup> day of October, 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 022-023.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of October 2025.





Billie Tynes, Deputy City Clerk, NCCMC

## 2025-041: Concord Charlotte Uptown LLC

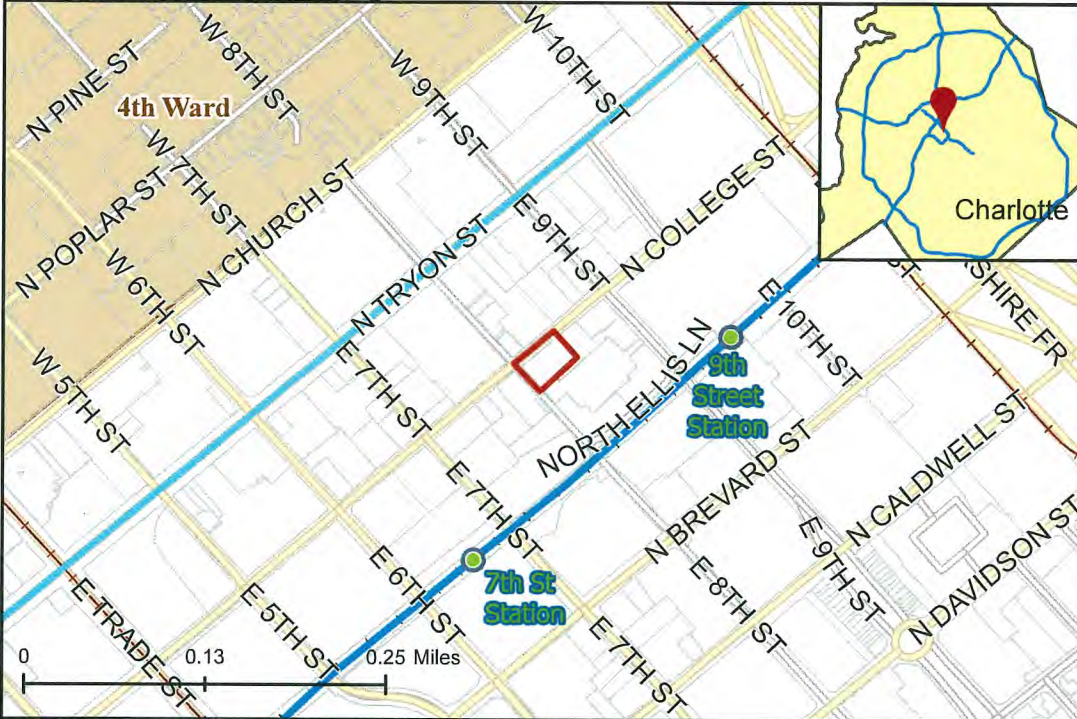
**Parcel(s)** 08004213

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

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

Approximately 0.42 acres

### Location of Requested Rezoning



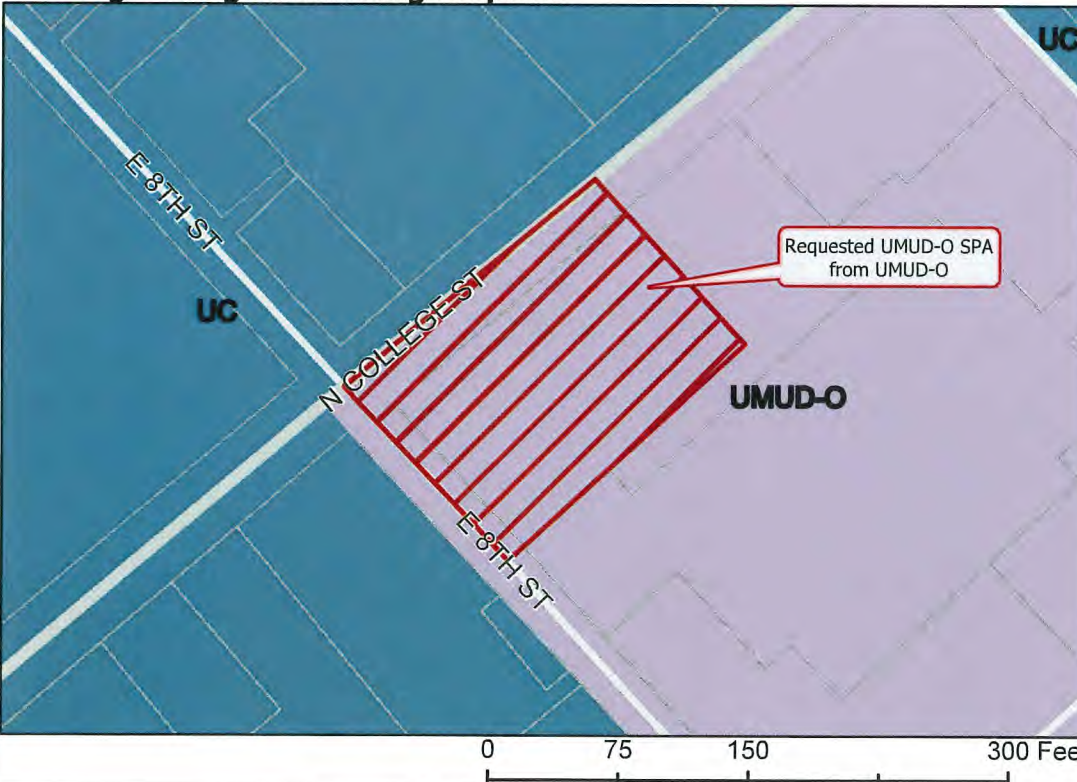
## Rezoning Map



- 2025-041
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Historic Districts
- City Council District 1-Danté Anderson



### Existing Zoning & Rezoning Request



- Requested UMUD-O SPA from UMUD-O
- Zoning Classification
- Regional Activity Center
- Uptown Mixed Use



Map Created 4/28/2025

Petition No.: 2025-051

Petitioner: Bow & Arrow Properties LLC

**ORDINANCE NO. 1020-Z**

**ZONING REGULATIONS**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

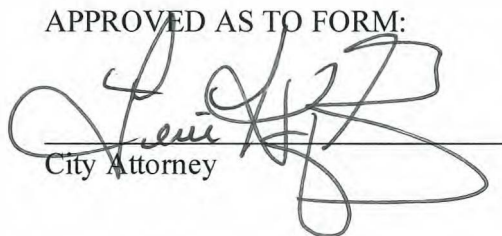
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

**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 08313503 and further identified on the attached map from N1-C (Neighborhood 1-C) to N1-D (Neighborhood 1-D).

**SEE ATTACHED MAP**

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

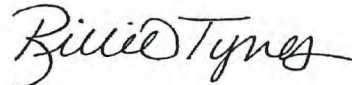
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20<sup>th</sup> day of October, 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 024-025.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of October 2025.



Billie Tynes, Deputy City Clerk, NCCMC



## 2025-051: Bow & Arrow Properties LLC

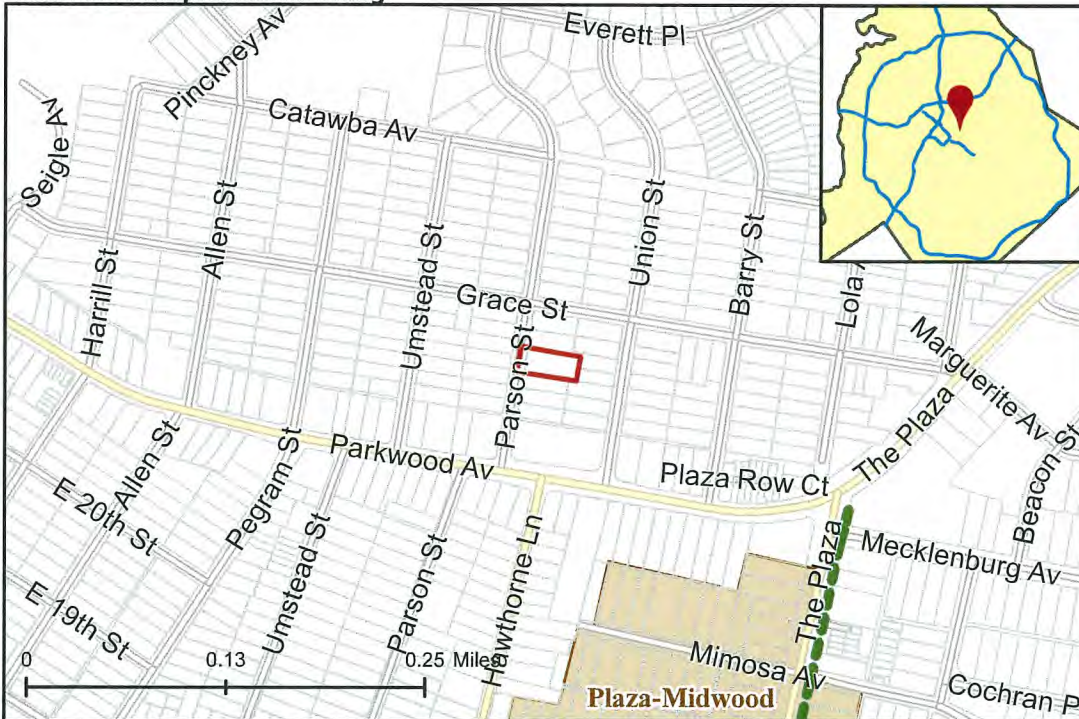
Parcel(s) 08313503

Current Zoning N1-C (Neighborhood 1-C)

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

Approximately 0.33 acres

### Location of Requested Rezoning



## Rezoning Map



- 2025-051
- Inside City Limits
- Parcel
- Greenway
- Historic Districts
- City Council District
- 1-Danté Anderson

### Existing Zoning & Rezoning Request



- Requested N1-D from N1-C

### Zoning Classification

- Neighborhood 1
- Neighborhood 2



Map Created 5/21/2025

Petition No.: 2025-064 Petitioner:  
The Rapalo Group LLC

**ORDINANCE NO. 1021-Z**

**ZONING REGULATIONS**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

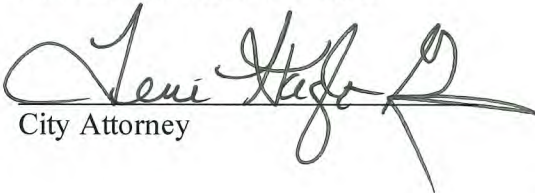
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

**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 06706414 and further identified on the attached map from CG (General Commercial) to N1-C (Neighborhood 1-C).

**SEE ATTACHED MAP**

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

APPROVED AS TO FORM:

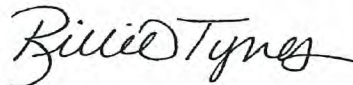
  
City Attorney

**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 20<sup>th</sup> day of October, 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 026-027.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of October 2025.





Billie Tynes, Deputy City Clerk, NCCMC

## 2025-064: Angel Rapalo

Parcel(s) 06706414

**Current Zoning** CG (General Commercial)

**Requested Zoning** N1-C (Neighborhood 1-C)

Approximately 0.174 acres

### Location of Requested Rezoning



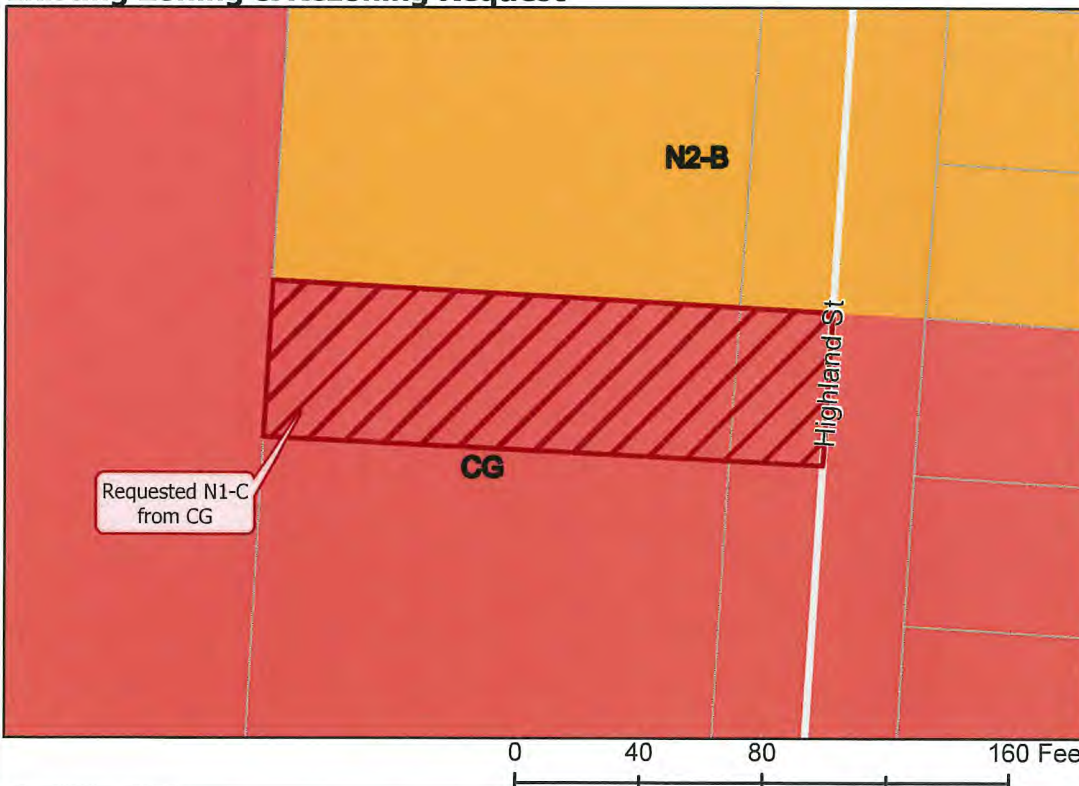
## Rezoning Map



- 2025-064
- Inside City Limits
- Parcel
- Railway
- Streams

City Council District  
2-Malcolm Graham

### Existing Zoning & Rezoning Request



- Requested N1-C from CG
- Zoning Classification
- Neighborhood 2
- Commercial



Map Created 6/18/2025

Petition No.: 2025-066  
Petitioner: DreamKey Partners

**ORDINANCE NO. 1022-Z**

**ZONING REGULATIONS**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

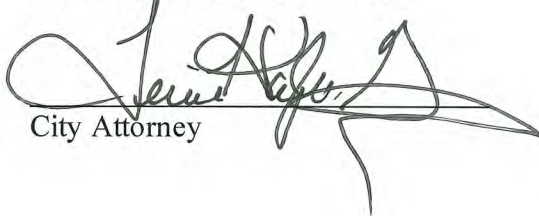
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

**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 07706201 and further identified on the attached map from UR-2(CD) (Urban Residential-2, Conditional) to N2-B (Neighborhood 2-B).

**SEE ATTACHED MAP**

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

APPROVED AS TO FORM:

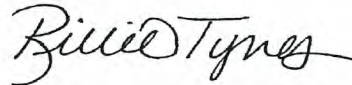
  
City Attorney

**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 20<sup>th</sup> day of October, 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 028-029.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of October 2025.





Billie Tynes, Deputy City Clerk, NCCMC

## 2025-066: DreamKey Partners

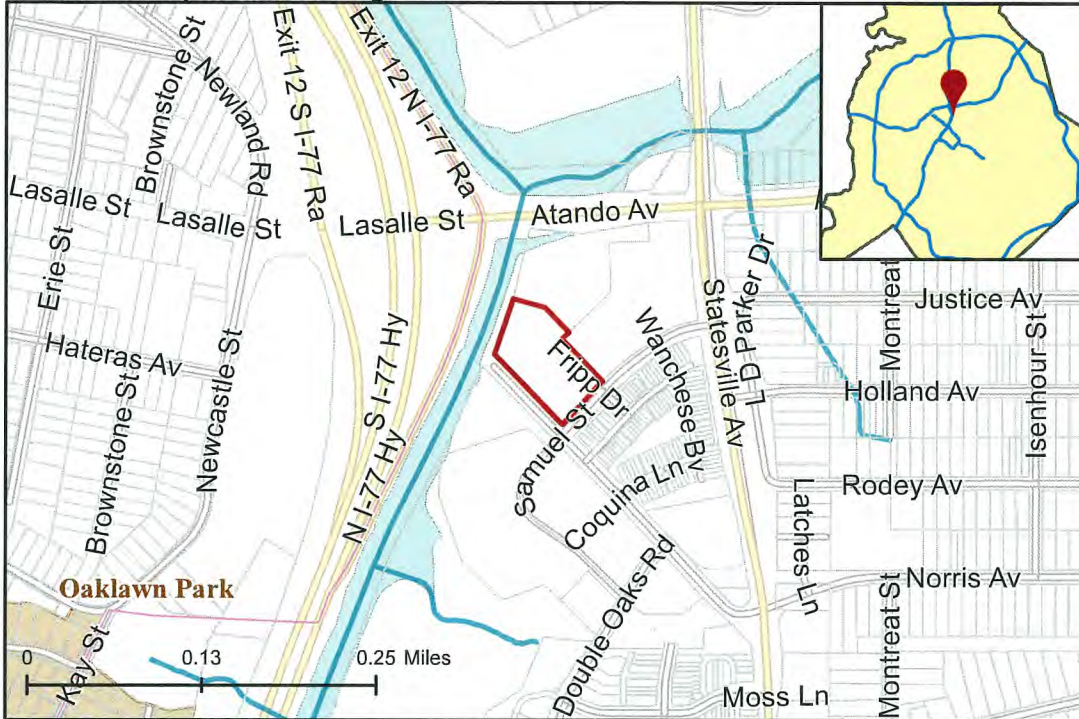
**Parcel(s)** 07706201

**Current Zoning** UR-2(CD) (Urban Residential, Conditional)

**Requested Zoning** N2-B (Neighborhood 2-B)

Approximately 2.27 acres

### Location of Requested Rezoning

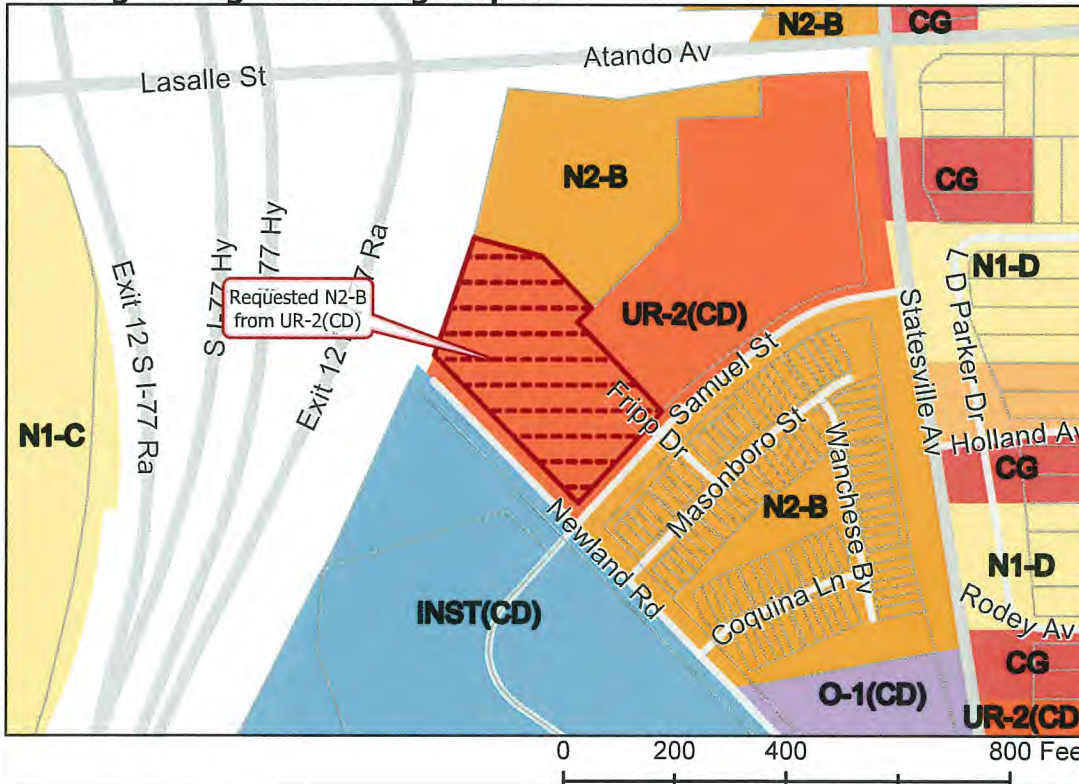


## Rezoning Map



- 2025-066
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Historic Districts
- City Council District**
- 1-Danté Anderson

### Existing Zoning & Rezoning Request



- Requested N2-B from UR-2(CD)
- Zoning Classification**
- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Urban Residential
- Institutional
- Office
- Commercial



Map Created 6/16/2025

Petition No.: 1025-068

Petitioner: PK819 LLC

**ORDINANCE NO. 1023-Z**

**ZONING REGULATIONS**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

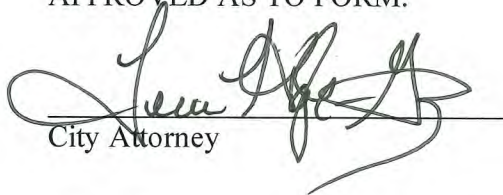
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

**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 08110622, 08110623, 08110625, 08110621, 08110620, 08110619, and 08110624 and further identified on the attached map from UR-2(CD) (Urban Residential-2, Conditional) to N1-C (Neighborhood 1-C).

**SEE ATTACHED MAP**

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

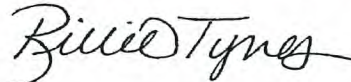
APPROVED AS TO FORM:

  
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 20<sup>th</sup> day of October, 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 030-031.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of October 2025.



Billie Tynes, Deputy City Clerk, NCCMC



October 20, 2025

Ordinance Book 69, Page 031

Ordinance No. 1023-Z

## 2025-068: PK819 LLC

**Parcel(s)** 08110622, 08110623, 08110625, 08110621, 08110620, 08110619, 08110624

**Current Zoning** UR-2 (Urban Residential)

**Requested Zoning** N1-C (Neighborhood 1-C)

Approximately 1.7 acres

### Location of Requested Rezoning



## Rezoning Map

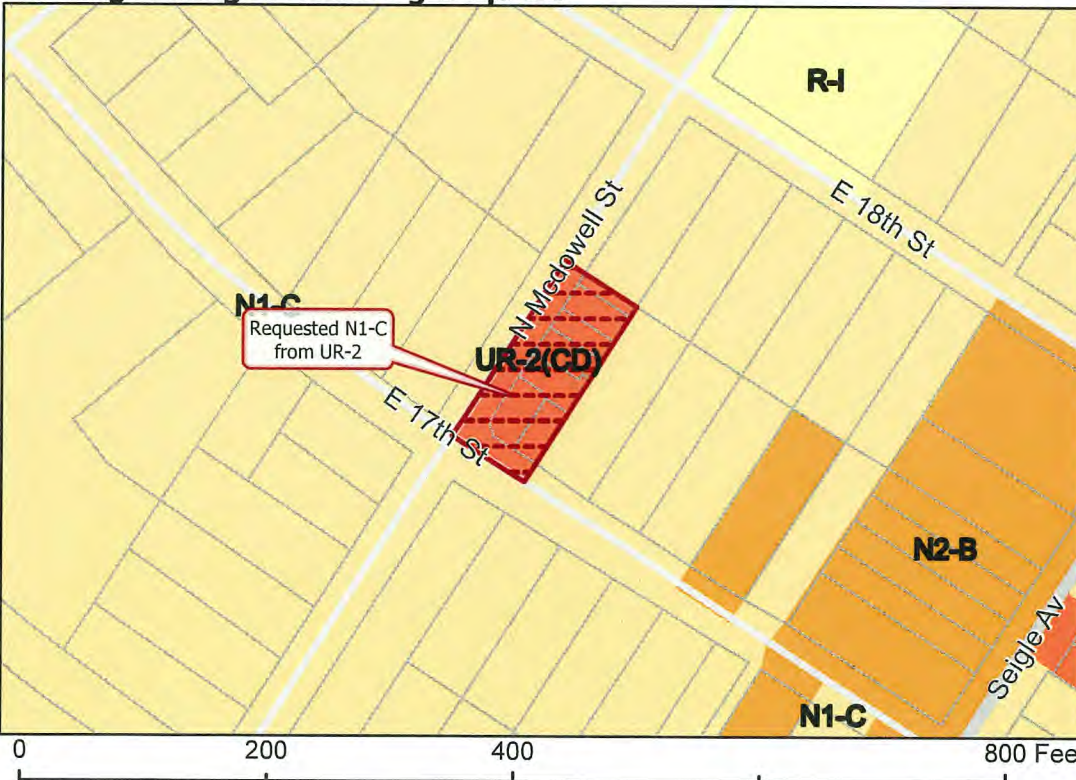


- 2025-068
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain

### City Council District

- 1-Danté Anderson

### Existing Zoning & Rezoning Request



- Requested N2-C from UR-2

### Zoning Classification

- Neighborhood 1
- Single Family
- Neighborhood 2
- Urban Residential



Map Created 6/18/2025

Petition No.: 2025-073  
Petitioner: White Lodging

**ORDINANCE NO. 1024-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:**

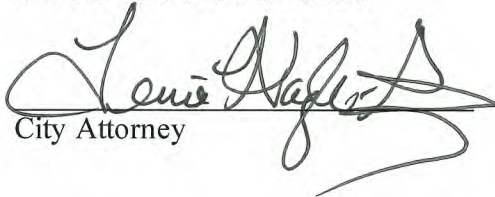
**Section 1.** That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 07307205 and further identified on the attached map from TOD-UC (Transit Oriented Development – Urban Center) to TOD-UC(EX) (Transit Oriented Development – Urban Center, 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:

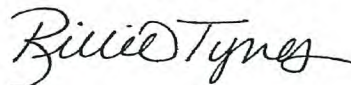
  
City Attorney

**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 20<sup>th</sup> day of October, 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 032-033.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of October 2025.





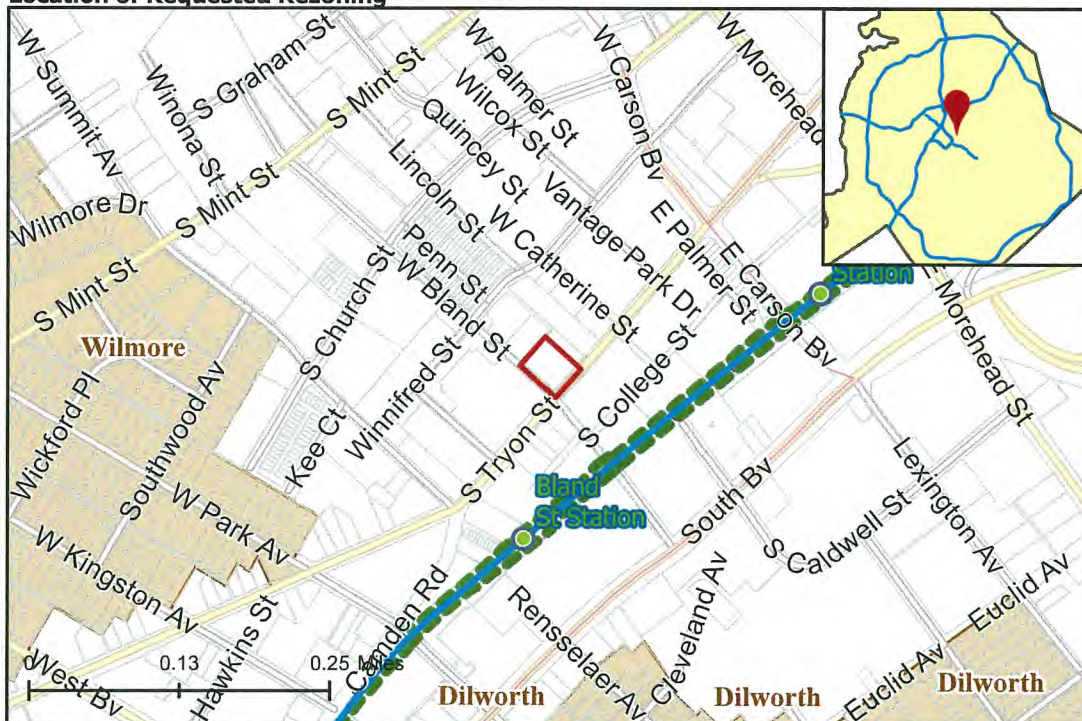
Billie Tynes, Deputy City Clerk, NCCMC








## Rezoning Map



**Requested Zoning** TOD-UC(EX) (Transit Oriented Development – Urban Center, Exception)

### Location of Requested Rezoning

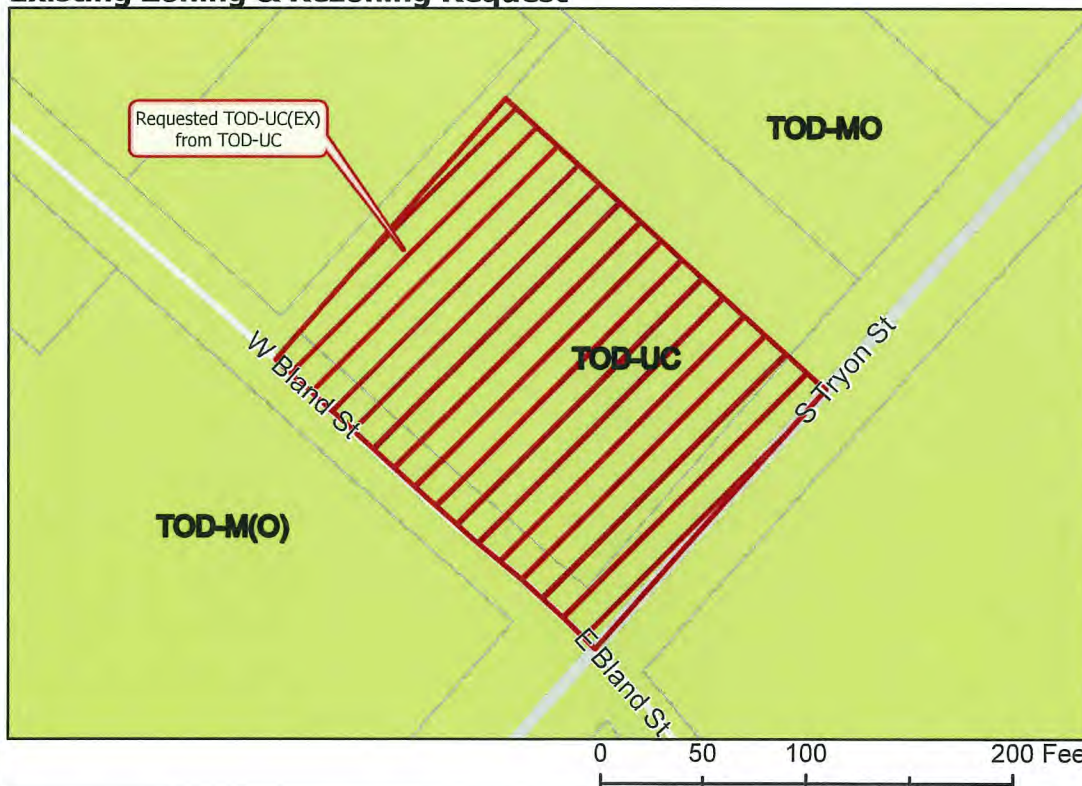



-  2025-073
-  Inside City Limits
-  Parcel
-  LYNX Blue Line Station
-  LYNX Blue Line
-  Greenway
-  Railway
-  Historic Districts

City Council District

3-Tiawana Brown

## Existing Zoning & Rezoning Request



-  Requested TOD-UC(EX)  
from TOD-UC

## Zoning Classification

- Transit-Oriented



Map Created 7/8/2025

Petition No.: 2025-074

Petitioner: Jinwei Pan

**ORDINANCE NO. 1025-Z**

**ZONING REGULATIONS**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

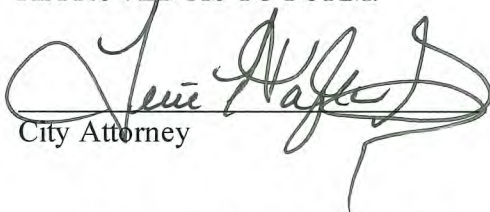
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

**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 21704102 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:

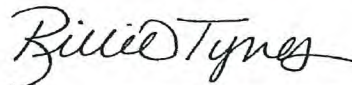
  
City Attorney

**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 20<sup>th</sup> day of October, 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 034-035.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of October 2025.





Billie Tynes, Deputy City Clerk, NCCMC

## 2025-074: Jinwei Pan

Parcel(s) 21704102

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning N1-C (Neighborhood 1-C)

Approximately 2.58 acres

### Location of Requested Rezoning

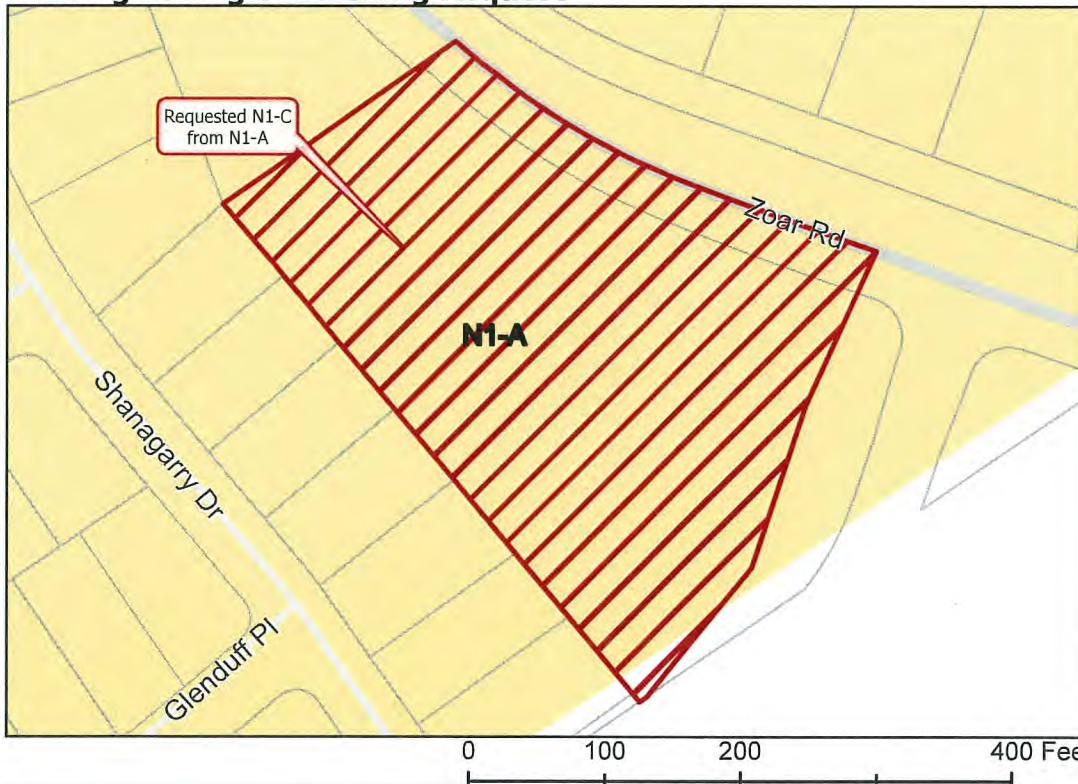


## Rezoning Map



- 2025-074
- Outside City Limits
- Parcel
- Streams
- Adjacent to City Council District
- 6-Susan Rodriguez-McDowell
- City Council District
- 3-Tiawana Brown

### Existing Zoning & Rezoning Request



- Requested N1-C from N1-A
- Zoning Classification
- Neighborhood 1



Map Created 7/9/2025

Petition No.: 2025-032  
Petitioner: Queen City Land

**ORDINANCE NO. 1026-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:**

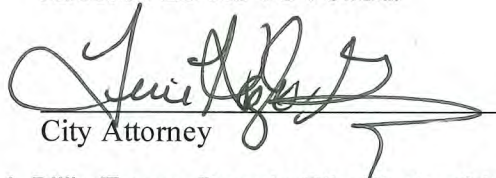
**Section 1.** That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 10812102 and further identified on the attached map from B-1(CD) (Neighborhood Business, Conditional) to NC(CD) (Neighborhood Center, Conditional) and 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 20<sup>th</sup> day of October, 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 036-037.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of October 2025.





Billie Tynes, Deputy City Clerk, NCCMC

## 2025-032: Queen City Land

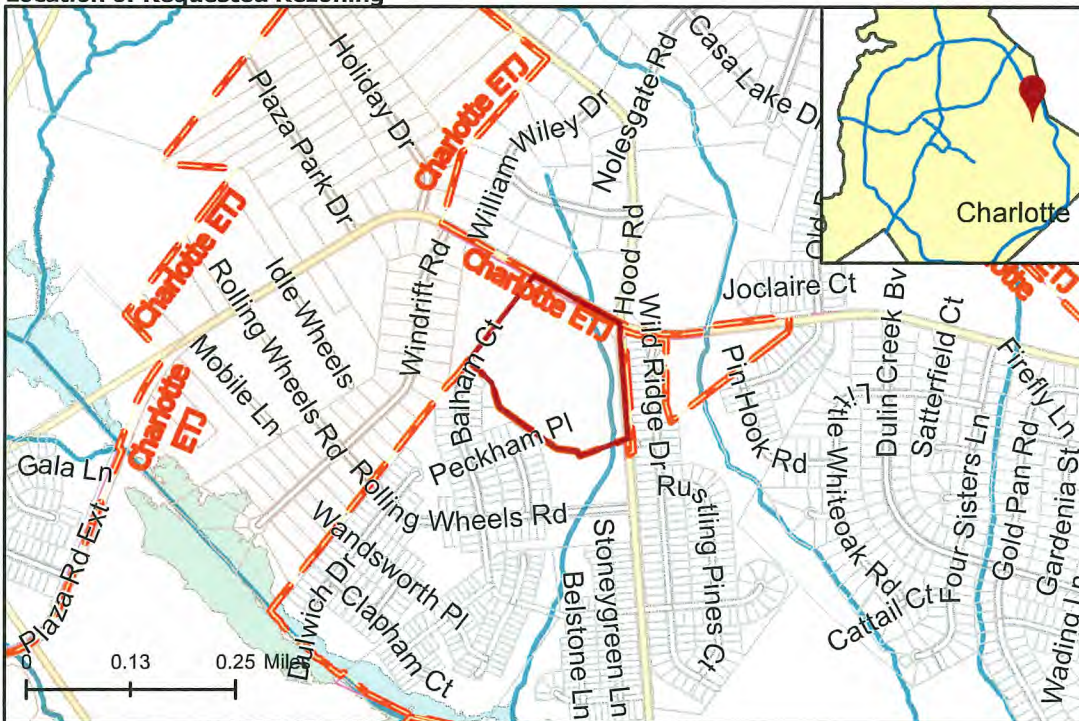
Parcel(s) 10812102

**Current Zoning** B-1 (CD) (Neighborhood Business, Conditional)

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

Approximately 15.8 acres

### Location of Requested Rezoning



## Rezoning Map



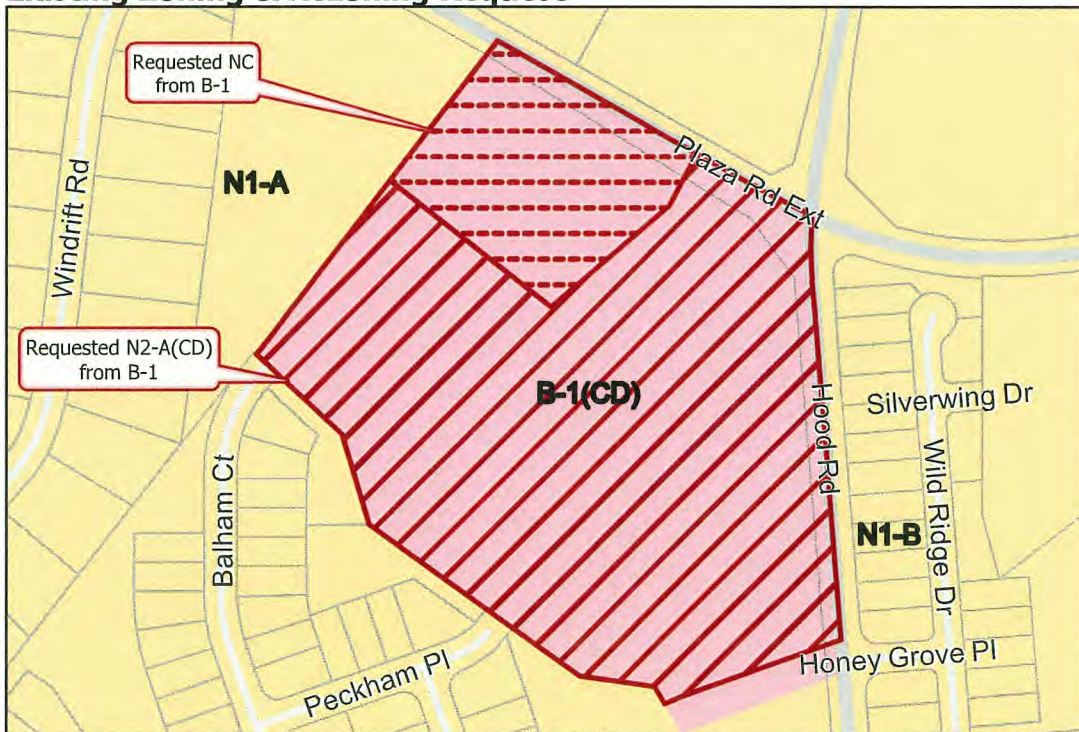
- 2025-032
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

### City Council District

- 5-Marjorie Molina



### Existing Zoning & Rezoning Request



- Requested NC from B-1
- Requested N2-A(CD) from B-1

### Zoning Classification

- Neighborhood 1
- Business



Map Created 3/24/2025

Petition No.: 2025-055

Petitioner: Porcha Thomas

**ORDINANCE NO. 1027-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:**

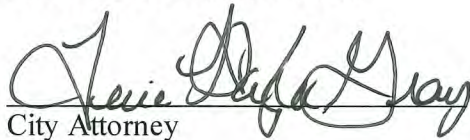
**Section 1.** That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 08309208, 08309209, and 08309210 and further identified on the attached map from NS (Neighborhood Services) to NC(CD) (Neighborhood Center, 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:

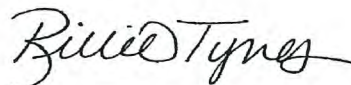
  
City Attorney

**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 20<sup>th</sup> day of October, 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 038-039.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of October 2025.





Billie Tynes, Deputy City Clerk, NCCMC

## 2025-055: Porcha Thomas

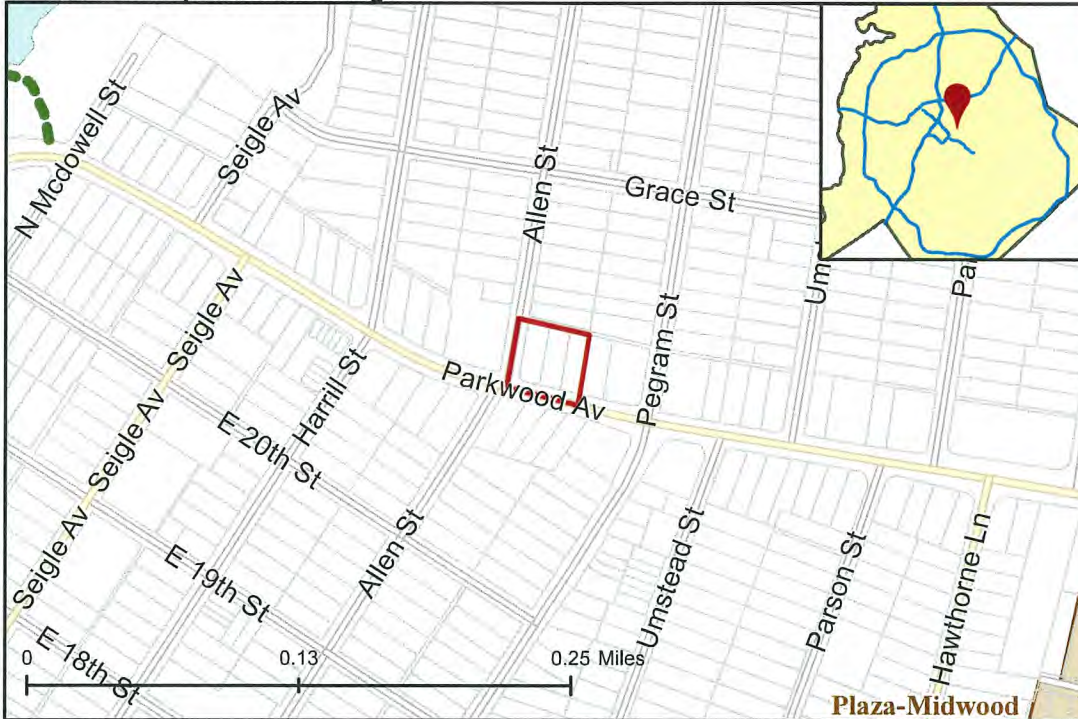
**Parcel(s)** 08309208, 08309209, 08309210

**Current Zoning** NS (Neighborhood Services)

**Requested Zoning** NC(CD) (Neighborhood Center, Conditional)

Approximately 0.506 acres

### Location of Requested Rezoning



## Rezoning Map

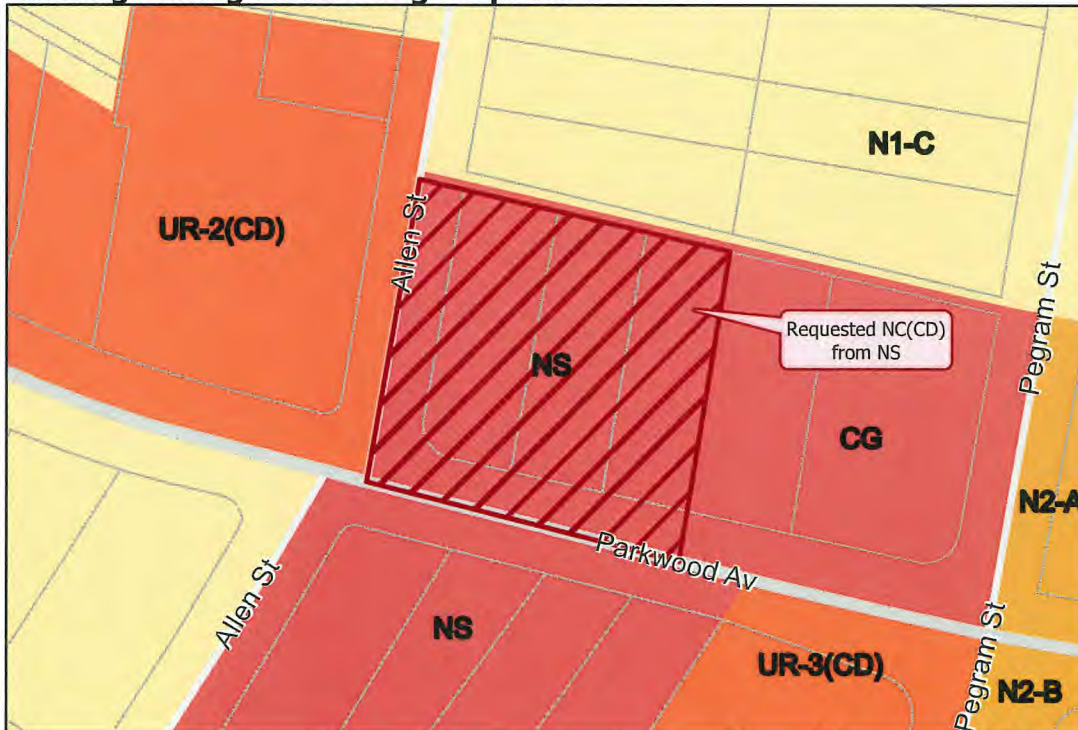


- 2025-055
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- FEMA Flood Plain
- Historic Districts

### City Council District

- 1-Danté Anderson

### Existing Zoning & Rezoning Request



- Requested NC(CD) from NS

### Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Urban Residential
- Commercial



Map Created 5/23/2025

Petition No.: 2025-069

Petitioner: Northwood Ravin

**ORDINANCE NO. 1028-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 14905468 and further identified on the attached map from TOD-M(O) (Transit Oriented Development – Mixed-use, Optional) and TOD-R(O) (Transit Oriented Development – Residential, Optional) to TOD-M(O) SPA (Transit Oriented Development – Mixed-use, Optional, Site Plan Amendment) and TOD-R(O) SPA (Transit Oriented Development – Residential, 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:

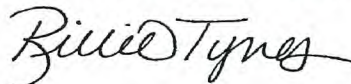
  
City Attorney

**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 20<sup>th</sup> day of October, 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 040-041.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of October 2025.





Billie Tynes, Deputy City Clerk, NCCMC

## 2025-069: Northwood Ravin

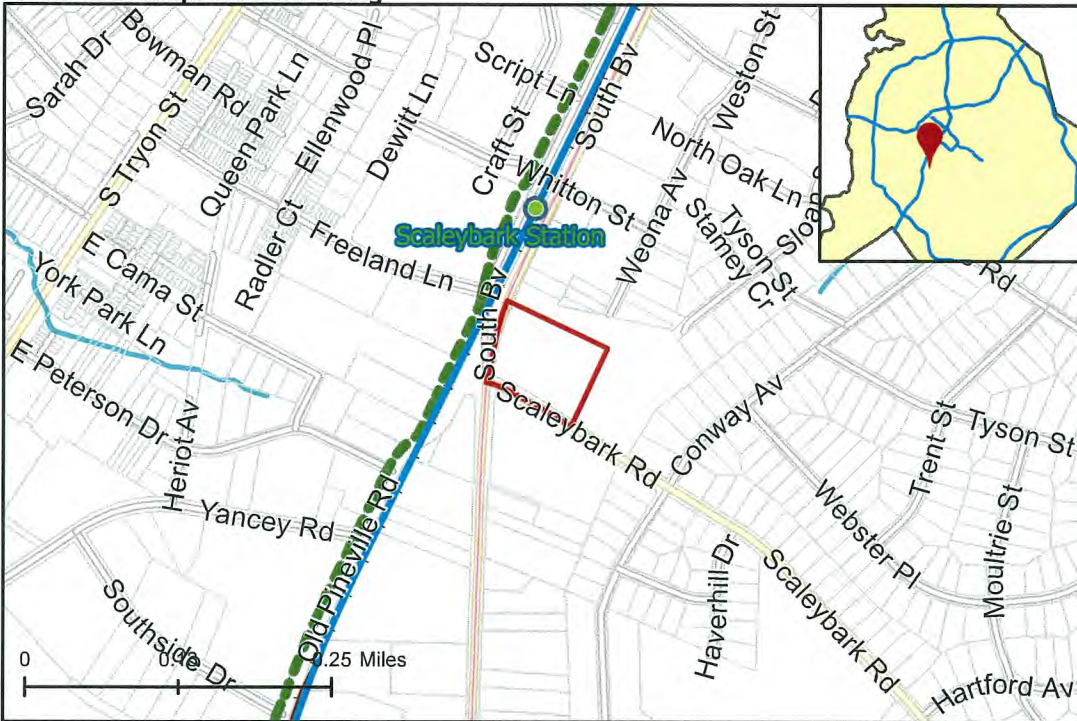
**Parcel(s)** 14905468

**Current Zoning** TOD-M(O)(Transit Oriented Development, Mixed Use, Optional)

**Requested Zoning** TOD-M(O)SPA (Transit Oriented Development, Mixed Use, Optional, Site Plan Amendment)

Approximately 3.4 acres

### Location of Requested Rezoning



## Rezoning Map

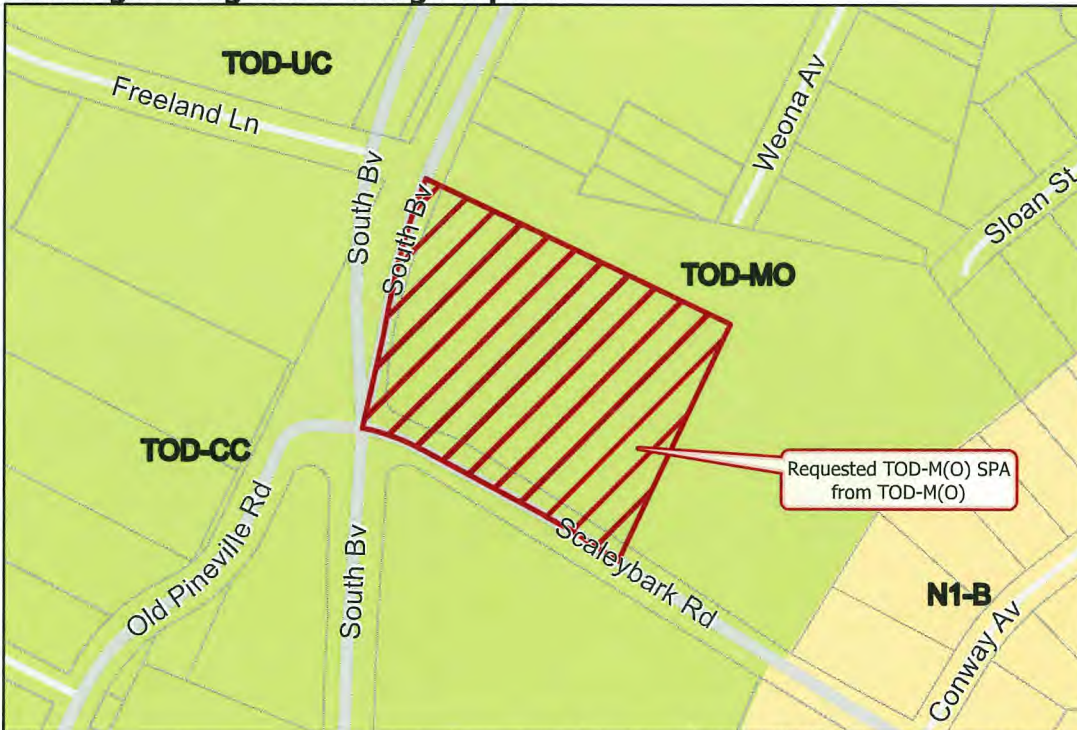


- 2025-069
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- Railway
- Streams

### City Council District

- 1-Danté Anderson

### Existing Zoning & Rezoning Request



- Requested TOD-M(O) SPA from TOD-M(O)

### Zoning Classification

- Neighborhood 1
- Transit-Oriented



Map Created 6/18/2025

Petition No.: 2025-071

Petitioner: Harris Investment Company #1,  
LLC

ZONING REGULATIONS

**ORDINANCE NO. 1029-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

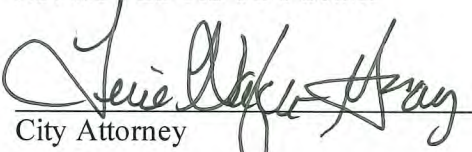
**Section 1.** That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 17708305 and further identified on the attached map from O-15(CD) (Office, Conditional) to RAC(CD) (Regional Activity Center, 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 20<sup>th</sup> day of October, 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 042-043.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20<sup>th</sup> day of October 2025.





Billie Tynes, Deputy City Clerk, NCCMC

## 2025-071: Harris Investment Company #1, LLC

Parcel(s) 17708305

**Current Zoning** O-15 (CD) (Office, Conditional)

**Requested Zoning** RAC(CD) (Regional Activity Center, Conditional)

Approximately 1.53 acres

### Location of Requested Rezoning



## Rezoning Map

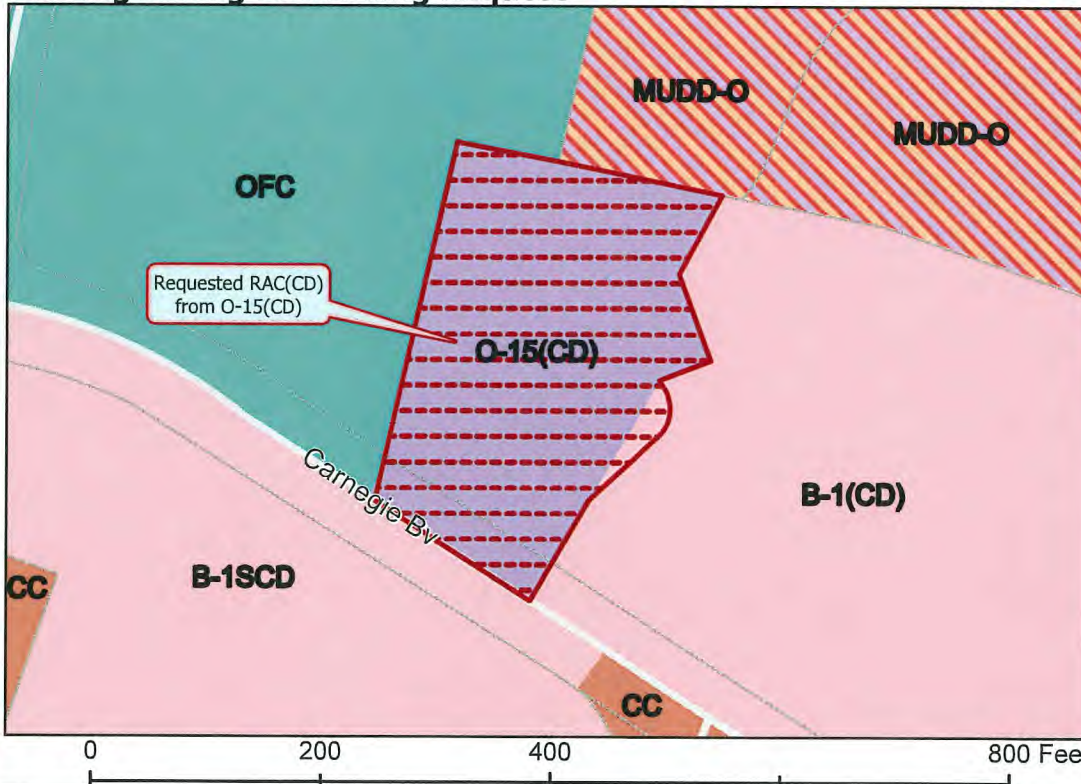


- 2025-071
- Inside City Limits
- Parcel
- Streams

### City Council District

- 6-Tariq Bokhari

### Existing Zoning & Rezoning Request



- Requested RAC(CD)  
from O-15(CD)

### Zoning Classification

- Campus
- Office
- Business
- Commercial Center
- Mixed Use



Map Created 6/18/2025