Petition No.: 2019-128
Petitioner: Pulte Group, Inc.

ORDINANCE NO. 9939-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 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 (single-family residential) to MX-3 (mixed use) and UR-2 (CD) (urban residential, conditional.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

[Signature]
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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 428-429.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

[Seal]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-128: Pulte Group

**Current Zoning**  R-3 (Single Family Residential)

**Requested Zoning**  MX-3 (Mixed Use), UR-2(CD) (Urban Residential, Conditional) with 5 Year Vested Rights

Approximately 240.32 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Office
- Commercial Center
- Light Industrial
- General Industrial

**Watershed Overlay**

- Lower Lake Wylie - Critical Area
- Lower Lake Wylie - Protected Area

**City Council District**

- 3-Victoria Watlington

**Map Created 10/13/2020**

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December 21, 2020
Ordinance Book 63, Page 429
Ordinance No. 9939-Z
Petition No.: 2019-180
Petitioner: Justin Adams – Maple Multi-Family Land Use SE, LP

ORDINANCE NO. 9940-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 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 (single-family residential) & UR-2 (CD) (urban residential, conditional) to UR-2 (CD) (urban residential, conditional) & UR-2 (CD) SPA (urban residential, conditional, 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.

Section 3. That 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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 430-431.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-180: Justin Adams, Maple Multi-Family Land SE, LP

Current Zoning R-3 (Single Family Residential), UR-2(CD) (Urban Residential, Conditional)

Requested Zoning UR-2(CD) (Urban Residential, Conditional), UR-2(CD) SPA (Urban Residential, Conditional, Site Plan Amendment)

Approximately 9.2 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-3
Requested UR-2(CD) SPA from UR-2(CD)

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business
- Business-Distribution

Map Created 8/24/2020

December 21, 2020
Ordinance Book 63, Page 431
Ordinance No. 9940-Z
Petition No.: 2020-013
Petitioner: Boulevard Real Estate Advisors, LLC

ORDINANCE NO. 9941-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 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-8 (single-family residential) to UR-C (CD) (urban residential commercial, 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.

Section 3. That 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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 432-433.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-013: Boulevard Real Estate Advisors, LLC

Current Zoning: R-8 (Single Family Residential)
Requested Zoning: UR-C(CD) (Urban Residential, Conditional)

Approximately 0.613 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Transit-Oriented

Requested UR-C(CD) from R-8

Map Created 8/21/2020
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 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-8 MF (CD) (multi-family residential, conditional) to UR-2 (CD) (urban residential, conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That 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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 434-435.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-014: Rama Yada for Carolina Builders LLC

Current Zoning R-8MF(CD) (Multi-Family Residential, Conditional)
Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 3.9 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-8MF(CD)

Zoning Classification
- Single Family
- Multi-Family
- Institutional
- Light Industrial

Map Created 4/3/2020

December 21, 2020
Ordinance Book 63, Page 435
Ordinance No. 9942-Z
Ordinance No.: 9943-Z

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-5 (single-family residential) to R-5 (HDO) (single-family residential, historic district overlay).

SEE ATTACHED MAP

Section 2. That 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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 436-437.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Approximately 49.3 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business
- General Industrial

Requested R-5 (HDO) from R-5
ORDINANCE NO. 9944-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 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-5 (single-family residential) to O-1 (CD) (office, 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.

Section 3. That 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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 438-439.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-042: Boulevard Real Estate Advisors, LLC

**Current Zoning**  R-5 (Single Family Residential)

**Requested Zoning**  O-1(CD) (Office, Conditional)

Approximately 0.236 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**

- Single Family
- Business
- Transit-Oriented

**City Council District**

- 3-Victoria Watlington

**Map Created 9/8/2020**

**2020-042**

**Inside City Limits**

**Parcel**

**LYNX Blue Line Station**

**LYNX Blue Line**

**2020-042: Boulevard Real Estate Advisors, LLC**

**Current Zoning**  R-5 (Single Family Residential)

**Requested Zoning**  O-1(CD) (Office, Conditional)

Approximately 0.236 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**

- Single Family
- Business
- Transit-Oriented

**City Council District**

- 3-Victoria Watlington

**Map Created 9/8/2020**
Petition No.: 2020-052
Petitioner: Selwyn Property Group, Inc.

ORDINANCE NO. 9945-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 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from NS PED (neighborhood services, pedestrian overlay) to MUDD-O (CD) PED (mixed-use development, optional, conditional, pedestrian 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.

Section 3. That 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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 440-441.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-052: Selwyn Property Group, Inc.

Current Zoning  NS PED (Neighborhood Services, Pedscape District Overlay)
Requested Zoning  MUDD(CD) PED (Mixed Use Development District, Conditional, Pedscape District Overlay)

Approximately 1.0 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD(CD) PED from NS PED

Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Mixed Use

City Council District
- 1-Larken Egleston

Rezoning Map

Charlotte

Map Created 3/19/2020

Scale 1:1,100,000

2020-052: Selwyn Property Group, Inc.

Current Zoning  NS PED (Neighborhood Services, Pedscape District Overlay)
Requested Zoning  MUDD(CD) PED (Mixed Use Development District, Conditional, Pedscape District Overlay)

Approximately 1.0 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD(CD) PED from NS PED

Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Mixed Use

City Council District
- 1-Larken Egleston

Rezoning Map

Charlotte

Map Created 3/19/2020

Scale 1:1,100,000
ORDINANCE NO. 9946-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 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 (single-family residential) to UR-2 (CD) (urban residential, conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That 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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 442-443.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-073: Blue Azaela**

**Current Zoning**  
R-3 (Single Family Residential)

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

**Approximately 4.8 acres**

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

- **MUDD(CD)**
- **MUDD-O**
- **B-1(CD)**
- **R-15MF(CD)**
- **UR-2(CD)**

**Zoning Classification**

- Single Family
- Multi-Family
- Urban Residential
- Business
- Commercial Center
- Mixed Use

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**Map Created 11/24/2020**
ORDINANCE NO. 9947-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 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-1 (neighborhood business) to NS (neighborhood services).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That 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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 444-445.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-076: Green Bird Properties, LLC

Current Zoning  B-1 (Neighborhood Business)
Requested Zoning  NS (Neighborhood Services)

Approximately 0.51 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested NS from B-1

Zoning Classification

Single Family
Multi-Family
Urban Residential
Business
ORDINANCE NO. 9948-Z

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-22 MF (multi-family residential) to TOD-TR (transit-oriented development – transit transition).

SEE ATTACHED MAP

Section 2. That 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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 446-447.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Current Zoning: R-22MF (Multi-Family Residential)
Requested Zoning: TOD-TR (Transit Oriented Development - Transit Transition)

Approximately 1.56 acres

Location of Requested Rezoning

2020-090: Remount, LLC

Requested TOD-TR from R-22MF

Zoning Classification:
- Single Family
- Multi-Family
- Business
- Light Industrial

Map Created 10/7/2020
ORDINANCE NO. 9949-Z

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-1 (light industrial) to TOD-CC (transit-oriented development – community center).

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

[Signature]
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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 448-449.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-113: Catalyst Capital

Current Zoning  I-2 (General Industrial)
Requested Zoning  TOD-CC (Transit Oriented Development - Community Center)

Approximately 6.95 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-CC from I-2

Zoning Classification
- Multi-Family
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

Map Created 10/28/2020
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 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-2 PED (general business, pedestrian overlay) to TOD-UC PED (transit-oriented development – urban center, pedestrian 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.

Section 3. That 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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 450-451.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-115: Crosland Southeast

Current Zoning  B-2 PED (General Business, Pedscape District Overlay)
Requested Zoning  TOD-UC PED (Transit Oriented Development - Urban Center, Pedscape District Overlay)

with 5 Year Vested Rights

Approximately 2 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-UC PED
5 Year Vested from B-2 PED

Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- General Industrial
- Mixed Use

Map Created 9/3/2020
ORDINANCE NO. 9951-Z

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-17 MF (multi-family residential) and I-1 (light industrial) to I-2 (general industrial).

SEE ATTACHED MAP

Section 2. That 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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 452-453.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-117: Vulcan Materials Company

Current Zoning  R-17MF (Multi-Family Residential), I-1 (Light Industrial)
Requested Zoning  I-2 (General Industrial)

Approximately 15 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Rezoning Map

City Council District

3-Victoria Watlington

Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Office
- Business-Distribution
- Light Industrial
- General Industrial

2020-117
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
Petition No.: 2020-119
Petitioner: The Maintenance Team, Inc.

ORDINANCE NO. 9952-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 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 AIR (single-family residential, airport noise overlay) to I-2 (CD) AIR (general industrial, conditional, airport noise 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.

Section 3. That 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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 454-455.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-119: The Maintenance Team, Inc.

Current Zoning  R-3 AIR (Single Family Residential, Airport Noise Overlay)
Requested Zoning  I-2(CD) AIR (General Industrial, Conditional, Airport Noise Overlay)

Approximately 9.776 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-2(CD) AIR from R-3 AIR

Zoning Classification
- Single Family
- Office
- Business
- Light Industrial
- General Industrial

Map Created 8/18/2020
ORDINANCE NO.  9953-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 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 AIR LLWPA (single-family residential, airport noise overlay, Lower Lake Wylie Protected Area) and B-2 AIR LLWPA (general business, airport noise overlay, Lower Lake Wylie Protected Area) to I-1 (CD) AIR LLWPA (light industrial, airport overlay, Lower Lake Wylie Protected Area).

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.

Section 3. That 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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 456-457.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.
**2020-123: Collett Properties, Inc.**

**Current Zoning**  
R-3 AIR LLWPA (Single Family Residential, Airport Noise Overlay, Lower Lake Wylie Protected Area), B-2 AIR LLWPA (General Business, Airport Noise Overlay, Lower Lake Wylie Protected Area)

**Requested Zoning**  
I-1(CD) AIR LLWPA (Light Industrial, Conditional, Airport Noise Overlay, Lower Lake Wylie Protected Area)

Approximately 13.22 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Single Family
- Institutional
- Office
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- General Industrial

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**Rezoning Map**

- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area

**City Council District**
- 3-Victoria Watlington
Petition No.: 2020-124
Petitioner: Mission Properties

ORDINANCE NO. 9954-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 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from I-2 (general industrial) to UR-2 (CD) urban residential, conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

_ [Signature]

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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 458-459.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

_ [Signature]

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-124: Mission Properties

Current Zoning  I-2 (General Industrial)
Requested Zoning  UR-2(CD) (Urban Residential, Conditional)

Approximately 0.33 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Office
- General Industrial

Requested UR-2(CD) from I-2

Map Created 8/19/2020
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 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from MX-1 INNOV (mixed use, innovative) to MX-2 INNOV (mixed use, innovative).

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.

Section 3. That 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 21st day of December 2020, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 460-461.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of December 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-148: Bowman Sumner, LLC

Current Zoning  MX-1 INNOV (Mixed Use, Innovative)
Requested Zoning  MX-2 INNOV (Mixed Use, Innovative)

Approximately 21.92 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MX-2 INNOV from MX-1 INNOV

Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Institutional

Map Created 9/15/2020