January 16, 2018
Ordinance Book 61, Page 218

Petition No.: 2017-108
Petitioner: Arden Group, LLC

ORDINANCE NO. 9247-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-2(CD), I-1(General Business, Conditional, Light Industrial) to MUDD-O 5 Year Vested (Mixed Use Development-Optional with 5 Year Vested Rights).

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, Emily A. Kunze, 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 16th day of January, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 218-219.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2018.
Rezoning Map
2017-108: Arden Group, LLC

Current Zoning: B-2(CD), I-1 (General Business, Conditional, Light Industrial)
Requested Zoning: MUD-O 5 Year Vested (Mixed Use Development-Optional with 5 Year Vested Rights)
Approximately 14.2 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUD-O 5 Year Vested from B-2(CD)
Requested MUD-O 5 Year Vested from I-1

City Council District
4-Gregory A. Phipps

Zoning Classification
Single Family
Multi-Family
Research
Business
Commercial Center
Light Industrial
Mixed Use
Transit-Oriented

Map Created 11/15/2017
January 16, 2018
Ordinance Book 61, Page 220

Petition No.: 2017-143
Petitioner: JDSI, LLC

ORDINANCE NO. 9248-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 INST(CD) (Institutional, Conditional) to R-4 (Single Family Residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Emily A. Kunze, 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 16th day of January, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 220-221.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of January, 2018.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
Rezoning Map
2017-143: JDSI, LLC

Current Zoning: INST(CD) (Institutional, Conditional)
Requested Zoning: R-4 (Single Family Residential)
Approximately 1.39 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Mixed Residential
- Institutional
- Business
January 16, 2018
Ordinance Book 61, Page 222

Petition No.: 2017-149
Petitioner: ABW Charlotte, LLC

ORDINANCE NO. 9249-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, TOD-M (Neighborhood Business, Transit Oriented Development-Mixed Use) to TOD-M(O) (Transit Oriented Development-Mixed Use, Optional).

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, Emily A. Kunze, 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 16th day of January, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 222-223.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of January, 2018.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
Rezoning Map
2017-149: ABW Charlotte, LLC

Current Zoning: B-1, TOD-M (Neighborhood Business, Transit Oriented Development-Mixed Use)

Requested Zoning: TOD-M(O)(Transit Oriented Development-Mixed Use, Optional)
Approximately 0.53 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-M(O) from B-1
Requested TOD-M(O) from TOD-M

Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Uptown Mixed Use
- Mixed Use
- Transit-Oriented

Parcel

Pedestrian Overlay
- East Blvd Pedespace Plan
- Historic Districts

City Council District
- 3-LaWana Mayfield

Map Created 9/29/2017
January 16, 2018
Ordinance Book 61, Page 224

Petition No.: 2017-150
Petitioner: Mattamy Homes

ORDINANCE NO. 9250-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 with 5 Year Vested Rights).

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, Emily A. Kunze, 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 16th day of January, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 224-225.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of January, 2018.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
Rezoning Map
2017-150: Mattamy Homes

Current Zoning: R-3 (Single Family Residential)
Requested Zoning: UR-2(CD) (Urban Residential, Conditional with 5 Year Vested Rights)
Approximately 20.6 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) 5 Year Vested from R-3
Thoroughfare
Streets
Major Thoroughfare
Parcel
Zoning Classification
Single Family
Multi-Family
Research

Map Created 12/6/2017
January 16, 2018
Ordinance Book 61, Page 226

Petition No.: 2017-152
Petitioner: Lockard Development, Inc.

ORDINANCE NO. 9251-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, NS SPA (Neighborhood Services; Neighborhood Services Site Plan Amendment) to MUDD-O (Mixed Use Development District- Optional).

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, Emily A. Kunze, 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 16th day of January, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 226-227.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of January, 2018.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
January 16, 2018
Ordinance Book 61, Page 228

Petition No.: 2017-155
Petitioner: Scouts, LLC

ORDINANCE NO. 9252-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-1(CD) (Light Industrial, Conditional) to I-2(CD) (General Industrial, 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, Emily A. Kunze, 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 16th day of January, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 228-229.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of January, 2018.

Emily A. Kunze, Deputy City Clerk, NCCMC
Rezoning Map
2017-155: Scouts, LLC

Current Zoning I-1(CD) (Light Industrial, Conditional)
Requested Zoning I-2(CD) (General Industrial, Conditional)

Approximately 8.693 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-2(CD) from I-1(CD)

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

City Council District
4-Gregory A. Phipps

Map Created 9/27/2017
January 16, 2018  
Ordinance Book 61, Page 230

Petition No.: 2017-157  
Petitioner: Essex Homes Southeast, Inc.

ORDINANCE NO. 9253-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-3 (Single Family Residential) to R-4 (Single Family Residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]

City Attorney

CERTIFICATION

I, Emily A. Kunze, 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 16th day of January, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 230-231.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of January, 2018.

[Signature]

Emily A. Kunze, Deputy City Clerk, NCCMC
January 16, 2018
Ordinance Book 61, Page 232

Petition No.: 2017-158
Petitioner: Roman C Garcia

ORDINANCE NO. 9254-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 R12-MF(Multi-Family Residential) to B-2 (General Business).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Emily A. Kunze, 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 16th day of January, 2018, the reference having been made in Minute Book 144, and recorded in full in Ordinance Book 61, Page(s) 232-233.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of January, 2018.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
Rezoning Map
2017-158: Roman C Garcia
Current Zoning: R-12MF (Multi-Family Residential)
Requested Zoning: B-2 (General Business)
Approximately 0.86 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Thoroughfare
Streets
Major Thoroughfare

Zoning Classification
Single Family
Multi-Family
Business