January 17, 2017
Ordinance Book 60, Page 490

Petition No.: 2016- 117
Petitioner: ATAPCO UEP, Inc.

ORDINANCE NO. 9008-Z

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

BE IT ORDEIGNED 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 O-15(CD) (Office, Conditional) to TOD-M (CD) (Transit Oriented Development, 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.

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 17th day of January, 2017, the reference having been made in Minute Book 142 and recorded in full in Ordinance Book 60, Page(s) 490-491.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January, 2017.

Stephanie C. Kelly, City Clerk, MMC, NC, CMC
Petition #: 2016-117  January 17, 2017, Ordinance Book 60, Page 491
Petitioner: ATAPCO UEP, Inc.  Ordinance No. 9008-Z
Zoning Classification (Existing): O-15(CD)  (Office, Conditional)
Zoning Classification (Requested): TOD-M(CD)  (Transit Oriented Development, Mixed Use, Conditional)
Acreage & Location: Approximately 4.51 acres located on the west side of North Tryon Street between East McCullough Drive and Ken Hoffman Drive.
January 17, 2017
Ordinance Book 60, Page 492

Petition No.: 2016-128
Petitioner: Mt. Isle Promenade, LLC

ORDINANCE NO. 9009-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 (LWPA), NS (LWPA), & BD (CD) (LWPA) (Single Family, Residential, Lake Wylie Protected Area; Neighborhood Services, Lake Wylie Protected Area and Distributive Business, Conditional, Lake Wylie Protected Area) to NS SPA (LWPA), O-1(CD) (LWPA), CC (LWPA) & MUDD-O (LWPA) - All 5-Year Vested Rights (Neighborhood Services, Site Plan Amendment, Lake Wylie Protected Area; Office, Conditional, Lake Wylie Protected Area; Commercial Center, Lake Wylie Protected Area; Mixed Use Development District, Optional, Lake Wylie Protected Area-All 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

[Signature]
City Clerk

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 January, 2017, the reference having been made in Minute Book 142 and recorded in full in Ordinance Book 60, Page(s) 492-493.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMO, NCCMC
Petitioner: Mt. Isle Promenade, LLC

Zoning Classification (Existing): R-3 (LWPA), NS (LWPA), & BD(CD) (LWPA)
(Single Family, Residential, Lake Wylie Protected Area; Neighborhood Services, Lake Wylie Protected Area
and Distributive Business, Conditional, Lake Wylie Protected Area)

Zoning Classification (Requested): NS SPA (LWPA), O-1(CD) (LWPA), CC (LWPA) & MUDD-O (LWPA) - All 5-Year Vested Rights
(Neighborhood Services, Site Plan Amendment, Lake Wylie Protected Area; Office, Conditional, Lake Wylie Protected Area;
Commercial Center, Lake Wylie Protected Area; Mixed Use Development District, Optional, Lake Wylie Protected Area-All 5 Year Vested Rights)

Acreage & Location: Approximately 125.13 acres located on the southeast corner at the intersection of
Brookshire Boulevard and Mount Holly-Huntersville Road.
January 17, 2017  
Ordinance Book 60, Page 494

Petition No.: 2016-138  
Petitioner: Southminster, Inc.

ORDINANCE NO. 9010-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 INST(CD) (Institutional, Conditional) to INST(CD) SPA (Institutional, 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:

[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 17th day of January, 2017, the reference having been made in Minute Book 142 and recorded in full in Ordinance Book 60, Page(s) 494-495.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-138  January 17, 2017, Ordinance Book 60, Page 495
Petitioner: Southminster, Inc.  Ordinance No. 9010-Z

Zoning Classification (Existing): INST(CD)  (Institutional, Conditional)

Zoning Classification (Requested): INST(CD) SPA  (Institutional, Conditional, Site Plan Amendment)

Acreage & Location: Approximately 25.4 acres located on the east side of Park Road between Smithfield Church Road and Arbor Pointe Drive.
January 17, 2017
Ordinance Book 60, Page 496

Petition No.: 2016-140
Petitioner: Michael Adams

ORDINANCE NO. 9011-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 (Neighborhood Services) to NS SPA & BD(CD) - Both 5-Year Vested Rights (Neighborhood Services, Site Plan Amendment and Distributive Business, Conditional - Both Five 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, 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 January, 2017, the reference having been made in Minute Book 142 and recorded in full in Ordinance Book 60, Page(s) 496-497.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January, 2017.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-140  January 17, 2017, Ordinance Book 60, Page 497

Petitioner: Michael Adams

Zoning Classification (Existing): NS
(Neighborhood Services)

Zoning Classification (Requested): NS SPA & BD(CD) - Both 5-Year Vested Rights
(Neighborhood Services, Site Plan Amendment and Distributive Business, Conditional - Both Five Year Vested Rights)

Acreage & Location: Approximately 6.63 acres located on the southwest corner at the intersection of Rocky River Road and East W. T. Harris Boulevard.
January 17, 2017
Ordinance Book 60, Page 498

Petition No.: 2016-141
Petitioner: RENC CH, LLC

ORDINANCE NO. 9012-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, B-2, B-2(CD) & UR-2(CD) (Single Family Residential; General Business; General Business, Conditional; and Urban Residential, Conditional) to B-2 (CD) & B-2(CD) SPA (General Business, Conditional and General Business, 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:

[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 17th day of January, 2017, the reference having been made in Minute Book 142 and recorded in full in Ordinance Book 60, Page(s) 498-499.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-141  January 17, 2017, Ordinance Book 60, Page 499
Petitioner: RENC CH, LLC

Zoning Classification (Existing): R-3, B-2, B-2(CD) & UR-2(CD)
(Single Family Residential; General Business; General Business, Conditional; and Urban Residential, Conditional)

Zoning Classification (Requested): B-2 (CD) & B-2(CD) SPA
(Generic Business, Conditional and General Business, Conditional, Site Plan Amendment)

Acreage & Location: Approximately 41.49 acres located on the south side of Wallace Road between Woodberry Road and East Independence Boulevard.
January 17, 2017
Ordinance Book 60, Page 500

Petition No.: 2016-144
Petitioner: MV Residential Development, LLC

ORDINANCE NO. 9013-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 TOD-MO (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, 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 January, 2017, the reference having been made in Minute Book 142 and recorded in full in Ordinance Book 60, Page(s) 500-501.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-144  January 17, 2016, Ordinance Book 60, Page 501
Petitioner: MV Residential Development, LLC

Zoning Classification (Existing): I-2  General Industrial

Zoning Classification (Requested): TOD-MO  (Transit Oriented Development, Mixed Use, Optional)

Acreage & Location: Approximately 3.06 acres located on the west side of North Davidson Street between East 21st Street and East 22nd Street.

Map Produced by the Charlotte-Mecklenburg Planning Department, 9-30-2016.
January 17, 2017
Ordinance Book 60, Page 502

Petition No.: 2016-147
Petitioner: Mallard Creek Associates #1, LLC

ORDINANCE NO. 9014-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 MUDD-O (Mixed Use Development District, Optional) to MUDD-O SPA (Mixed Use Development 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.

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 17th day of January, 2017, the reference having been made in Minute Book 142 and recorded in full in Ordinance Book 60, Page(s) 502-503.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-147  
Petitioner: Mallard Creek Associates #1, LLC  
Zoning Classification (Existing): MUDD-O  
(Mixed Use Development District, Optional)  
Zoning Classification (Requested): MUDD-O SPA  
(Mixed Use Development District, Optional, Site Plan Amendment)  
Acreage & Location: Approximately 10.8 acres located on the northwest corner at the intersection of Providence Road, Fairview Road and Sardis Road.
January 17, 2017
Ordinance Book 60, Page 504

Petition No.: 2016-148
Petitioner: Michael L. Lavelle

ORDINANCE NO. 9015-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 (Neighborhood Services) to NS SPA (Neighborhood Services, 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:

[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 17th day of January, 2017, the reference having been made in Minute Book 142 and recorded in full in Ordinance Book 60, Page(s) 504-505.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-148  
January 17, 2017, Ordinance Book 60, Page 505

Petitioner: Michael L. Lavelle

Zoning Classification (Existing): NS  
(Neighborhood Services)

Zoning Classification (Requested): NS SPA  
(Neighborhood Services, Site Plan Amendment)

Acreage & Location: Approximately 0.9 acres located on the southeast corner at the intersection of Elm Lane and Williams Pond Lane.
Januay 17, 2017
Ordinance Book 60, Page 506

Petition No.: 2016-149
Petitioner: Steele Creek (1997) LLC

ORDINANCE NO. 9016-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 CC (Commercial Center) to CC SPA (Commercial Center, 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:

[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 17th day of January, 2017, the reference having been made in Minute Book 142 and recorded in full in Ordinance Book 60, Page(s) 506-507.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-149  
January 17, 2017, Ordinance Book 60, Page 507

Petitioner: Steele Creek (1997) LLC

Zoning Classification (Existing): CC  
(Commercial Center)

Zoning Classification (Requested): CC SPA  
(Commercial Center, Site Plan Amendment)

Acreage & Location: Approximately 11.73 acres located on the east side of South Tryon Street between Steele Creek Road and Hoover Creek Boulevard.
January 17, 2017
Ordinance Book 60, Page 508

Petition No.: 2017-001
Petitioner: Epes Transport System, Inc.

ORDINANCE NO. 9017-Z

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 I-2 (General Industrial).

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 17th day of January, 2017, the reference having been made in Minute Book 142 and recorded in full in Ordinance Book 60, Page(s) 508-509.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCOMC
Petition #: 2017-001
January 17, 2017, Ordinance Book 60, Page 509

Petitioner: Epes Transport System, Inc.

Zoning Classification (Existing): I-1
(Light Industrial)

Zoning Classification (Requested): I-2
(General Industrial)

Acreage & Location: Approximately 11.9 acres located on the south side of Spector Drive near the intersection of Statesville Road and Spector Drive.