January 22, 2019
Ordinance Book 62, Page 36

Petition #2018-063
Petitioner: LandDesign, Inc.

Revised 12-12-18

ORDINANCE NO. 9492

AN ORDINANCE AMENDING
APPENDIX A OF THE CITY CODE -
ZONING ORDINANCE

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

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: DEFINITIONS

a. Amend Section 2.201 “Definitions” to add the following definitions in alphabetical order:

Private Open Space

Useable open space that is 1) located outdoors [unheated] or in the open air [may be under a roof, canopy or screened], and designed for outdoor living, or landscaping, including areas located on the ground and areas on decks, patios, balconies, porches, and roof-top decks, and 2) has a minimum dimension of at least ten feet in each direction, except on balconies, porches, decks, where one dimension shall be at least seven feet. The following shall be explicitly excluded from Private Open Space calculations: driveways, parking areas, required bicycle parking areas, backflow preventer areas, BMP’s, above ground utility areas, mailboxes, required zoning buffers, required landscaped areas, and required tree save areas.

Sublot

A platted parcel of land which is a divided unit of a lot for the development of a single family attached structure with the intention of sale of individual units and associated land.
Useable Common Open Space

Useable common open space 1) is accessible and visible to residents, tenants, and/or users of the development; 2) is located outdoors [unheated] or in the open air [may be under a roof, canopy or screened], and designed for outdoor living, recreation or landscaping, including areas located on the ground and areas on decks, patios, balconies, porches, and roof-top decks; 3) is improved with seating, plantings, and/or other amenities; 4) has a minimum dimension of at least ten feet in each direction, except on balconies, porches, decks, where one dimension shall be at least seven feet. The following shall be explicitly excluded from Useable Common Open Space calculations: driveways, parking areas, required bicycle parking areas, backflow preventer areas, BMP’s, above ground utility areas, mailboxes, required zoning buffers, required landscaped areas, and required tree save areas.

B. CHAPTER 9: GENERAL DISTRICTS

1. PART 2: SINGLE FAMILY DISTRICTS

a. Delete the double asterisk (***) located below Section 9.205 in its entirety.

**If land is sold with an attached unit, the minimum lot size shall be sufficient to accommodate the dwelling unit and 400 feet of private open space.**

b. Add a new Footnote #12 to the entry labeled “Footnotes to Section 9.205(1)” that reads as follows:

12 If land is sold with an attached dwelling unit, the development shall accommodate 400 square feet of Private Open Space per dwelling unit on each Sublot.

c. Delete the double asterisks (**) in Section 9.205, “Development standards for single family districts”, subsection (1), “Area, yard and bulk regulations”, subsection (c) after the lot area square footage numbers under R-3, R-4, R-5, R-6 and R-8. The single asterisk (*) remains unchanged. Add a new Footnote #12 reference after “Duplex dwellings”, “Triplex dwellings”, “Quadraplex dwellings”. The square footage numbers for the various districts remain unchanged. The revised subsection (c) shall read as follows:

<table>
<thead>
<tr>
<th>(c) Minimum lot area (square feet)</th>
<th>R-3</th>
<th>R-4</th>
<th>R-5</th>
<th>R-6</th>
<th>R-8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached dwellings</td>
<td>10,000*</td>
<td>8,000*</td>
<td>6,000</td>
<td>4,500</td>
<td>3,500</td>
</tr>
<tr>
<td>Duplex dwellings 12</td>
<td>16,000</td>
<td>13,000</td>
<td>10,000</td>
<td>8,000</td>
<td>6,500</td>
</tr>
<tr>
<td>Triplex dwellings 12</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9,500</td>
</tr>
<tr>
<td>Quadraplex dwellings 12</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>11,500</td>
</tr>
<tr>
<td>Nonresidential buildings</td>
<td>12,000</td>
<td>12,000</td>
<td>12,000</td>
<td>12,000</td>
<td>12,000</td>
</tr>
</tbody>
</table>

*Also see Section 9.205(2)
2. PART 3: MULTI FAMILY DISTRICTS

a. Delete the asterisk (*) and the text located below Table 9.305(I)(j)(C) and above “Footnotes to Section 9.305(1)” in its entirety.

If land is sold with an attached unit, the minimum sublot size shall be sufficient to accommodate the dwelling unit and 400 feet of private open space.

b. Add a new Footnote #15 and #16 to the entry labeled “Footnotes to Section 9.305(1)” that reads as follows:

15 If land is sold with an attached dwelling unit, the development shall accommodate 400 square feet of Private Open Space per dwelling unit on each Sublot.

16 If land is sold with an attached dwelling unit, the development shall accommodate either 400 square feet of Private Open Space per dwelling unit on each Sublot or ten percent of the site shall be provided as Useable Common Open Space.

c. Delete the asterisk (*) and add a new Footnote #15 reference in Section 9.305, “Development standards for multi-family districts”, subsection (1), “Area, yard and bulk regulations”, subsection (c) after “Duplex dwellings”, Triplex dwellings”, and “Quadraplex dwellings” and a new Footnote #16 after “Multi-family dwellings”. The square footage numbers for the various multi-family districts remain unchanged and are not shown below. The revised subsection (c) shall read as follows:

(c) Minimum lot area (square feet)²
- Detached dwellings
- Duplex dwellings 15
- Triplex dwellings 16
- Quadraplex dwellings 16
- Multi-family dwellings 16
- All Other buildings

3. PART 4: URBAN RESIDENTIAL DISTRICTS

a. Amend Section 9.406, “Urban Residential Districts; area, yard and height regulations”, subsection (1), “UR-1”, Footnote #5, by deleting the text in its entirety and replacing it with a new sentence. The revised footnote shall read as follows:

Where the sale of individual dwelling units within a single family attached-
structure is to include a certain amount of land directly associated with the unit, a subplot having less than 3,000 square feet may be created. In such cases, all land associated with the overall development must be either divided into the individual sublots or held in common ownership by an association of homeowners. For purposes of this Section a "subplot" is a platted parcel of land which is a divided unit of a lot for which zoning approval has been granted for the development of a single family attached structure with the intention of sale of individual units and associated land. Sublots must include a minimum of 400 square feet of private open space. Sublots do not have to meet the minimum lot width requirement. If land is sold with an attached dwelling unit, the development shall accommodate 400 square feet of Private Open Space per dwelling unit on each Sublot.

b. Add a missing Footnote #5 reference in Section 9.406, “Urban Residential Districts; area, yard and height regulations”, subsection (1), “UR-1”, subsection “Minimum lot area (square feet)” to read as follows:

(1) UR-1: Dimensional requirements for the UR-1 district are listed below:
Minimum lot area (square feet)² 3,000

c. Amend Section 9.406, “Urban Residential Districts; area, yard and height regulations”, subsection (2), “UR-2”, Footnote #2 by deleting the text in its entirety and replacing it with a new sentence. The revised footnote shall read as follows:

Where the sale of individual dwelling units within a single-family attached structure is to include a certain amount of land directly associated with the unit, a subplot having less than 3,000 square feet may be created. In such cases, all land associated with the overall development must be either divided into the individual sublots or held in common ownership by an association of homeowners. For purposes of this Section a "subplot" is a platted parcel of land which is a divided unit of a lot for which zoning approval has been granted for the development of a single family attached structure with the intention of sale of individual units and associated land. Sublots must include a minimum of 400 square feet of private open space. Sublots do not have to meet the minimum lot width requirement. If land is sold with an attached duplex, triplex or quadruplex dwelling unit, the development shall accommodate 400 square feet of Private Open Space per dwelling unit on each Sublot. For all other attached dwelling units, if land is sold with the dwelling unit, the development shall accommodate either 400 square feet of Private Open Space per dwelling unit on each Sublot or ten percent of the site shall be provided as Useable Common Open Space.

d. Amend Section 9.406, “Urban Residential Districts; area, yard and height regulations, subsection (2), “UR-3”, Footnote #2 by deleting the text in its entirety and replacing it with a new sentence. The revised footnote shall read as follows:

Where the sale of individual dwelling units within a single-family attached structure is to include a certain amount of land directly associated with the-
unit; a sublot having less than 3,000 square feet may be created. In such cases, all land associated with the overall development must be either divided into the individual sublots or held in common ownership by an association of homeowners. For purposes of this Section a “sublot” is a platted parcel of land which is a divided unit of a lot for which zoning approval has been granted for the development of a single family attached structure with the intention of sale of individual units and associated land. Sublots must include a minimum of 400 square feet of private open space. Sublots do not have to meet the minimum lot width requirement. If land is sold with an attached duplex, triplex or quadraplex dwelling unit, the development shall accommodate 400 square feet of Private Open Space per dwelling unit on each Sublot. For all other attached dwelling units, if land is sold with the dwelling unit, the development shall accommodate either 400 square feet of Private Open Space per dwelling unit on each Sublot or ten percent of the site shall be provided as Useable Common Open Space.

4. PART 7: OFFICE DISTRICTS

a. Delete the asterisk (*) located below Table 9.705(1)(i) and above “Footnotes to Chart 9.705(1)” in its entirety.

*If land is sold with an attached unit, the minimum sublot size can be sufficient to accommodate a dwelling unit and 400 square feet of private open space.

b. Add a new Footnote #8 and #9 to the entry labeled “Footnotes to Chart 9.705(1)”

8 If land is sold with an attached dwelling unit, the development shall accommodate 400 square feet of Private Open Space per dwelling unit on each Sublot.

9 If land is sold with an attached dwelling unit, the development shall accommodate either 400 square feet of Private Open Space per dwelling unit on each Sublot or ten percent of the site shall be provided as Useable Common Open Space.

c. Delete the asterisk (*) and add a new Footnote #8 reference in Section 9.705, “Development standards for multi-family districts”, subsection (1), “Areas, yard and bulk regulations”, subsection (c) after “Duplex dwellings”, Triplex dwellings”, “Quadraplex dwellings” and a new Footnote #9 after “Multi-family dwellings and all other residential buildings”. The square footage numbers for the various office districts remain unchanged and are not shown below. The revised subsection (c) shall read as follows:

\[(c) \text{ Minimum lot area (square feet) } 3 \]
- Detached dwellings
- Duplex dwellings 8
- Triplex dwellings 8
January 22, 2019
Ordinance Book 62, Page 41
Ordinance No. 9492

- Quadruplex dwellings
- Multi-family dwellings and all other residential buildings
- Nonresidential buildings

5. PART 8: BUSINESS DISTRICTS

a. Delete the single asterisk located below Table 9.805(1)(l) in its entirety:

* If land is sold with an attached unit, the minimum sublot size shall be sufficient to accommodate a dwelling unit and 400 square feet of private open space for each unit.

b. Add a new Footnote #9 and #10 under Table 9.805(1)(l) and under Footnote #8 to read as follows:

2 If land is sold with an attached dwelling unit, the development shall accommodate 400 square feet of Private Open Space per dwelling unit on each Sublot.

10 If land is sold with an attached dwelling unit, the development shall accommodate either 400 square feet of Private Open Space per dwelling unit on each Sublot or ten percent of the site shall be provided as Useable Common Open Space.

c. Delete the asterisk (*) and add a Footnote #9 reference to Section 9.805, “Development standards for business districts”, subsection (1), “Areas, yard and bulk regulations”, subsection (d) after “Duplex dwellings”, “Triplex dwellings” and “Quadraplex dwellings” and a new Footnote #10 after “Multi-family dwellings and all other residential buildings”. The square footage numbers for the various office districts remain unchanged and are not shown below. The revised subsection (c) shall read as follows:

(d) Minimum lot area (square feet)
- Detached dwellings
- Duplex dwellings
- Triplex dwellings
- Quadraplex dwellings
- Multi-family dwellings and all other residential buildings
- Nonresidential buildings

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

Approved as to form:

City Attorney
CERTIFICATION

January 22, 2019
Ordinance Book 62, Page 42

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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 36-42.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

Emily A. Kunze, Deputy City Clerk, NCCMC
January 22, 2019
Ordinance Book 62, Page 43

Petition No.: 2018-058
Petitioner: White Oak Management, Inc.

ORDINANCE NO. 9493-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-17MF (multi-family residential) to O-2(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:

[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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 43-44.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
2018-058: White Oak Management, Inc.

Current Zoning R-17MF (Multi-Family Residential)

Requested Zoning O-2(CD) (Office, Conditional)

Approximately 0.342 acres

Location of Requested Rezoning

[Map showing the location of the requested rezoning]

Existing Zoning & Rezoning Request

[Map showing existing zoning and the requested rezoning]

Requested O-2(CD) from R-17MF

Zoning Classification

- Single Family
- Multi-Family
- Light Industrial

Map Created 1/16/2019
January 22, 2019
Ordinance Book 62, Page 45

Petition No.: 2018-069
Petitioner: Dependable Development

ORDINANCE NO. 9494-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 LWPA (general business, Lake Wylie protected area), I-1 LWCA LWPA (light industrial, Lake Wylie critical area, Lake Wylie protected area) to MX-2 LWCA LWPA (mixed use, Lake Wylie critical area, 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:

[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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 45-46.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
2018-069: Dependable Development, Inc.
Current Zoning I-1 (LWCA) (LWPA) (Light Industrial, Lake Wylie Critical Area, Lake Wylie Protected Area) B-2 (LWPA) (General Business, Lake Wylie Protected Area)
Requested Zoning MX-2 (LWCA) (LWPA) (Mixed Use, Lake Wylie Critical Area, Lake Wylie Protected Area)
Approximately 10 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request
Requested MX-2 (LWCA) (LWPA) from B-2 (LWPA)
Requested MX-2 (LWCA) (LWPA) from I-1 (LWCA) (LWPA)

Watershed Overlay
- Lake Wylie - Critical Area
- Lake Wylie - Protected Area

Zoning Classification
- Single Family
- Multi-Family
- Mixed Residential
- Business
- Commercial Center
- Light Industrial

Map Created 1/23/2019
January 22, 2019
Ordinance Book 62, Page 47

Petition No.: 2018-075
Petitioner: Fountain Residential Partners

ORDINANCE NO. 9495-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-12MF(CD) (multi-family residential, conditional) and INST (institutional) to MUDD(CD) (mixed use development, 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, 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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 47-48.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
2018-075: Fountain Residential Partners
Current Zoning INST (Institutional) R-12MF(CD) (Multi-Family Residential, Conditional)
Requested Zoning MUDD(CD) (Mixed Use Development, Conditional)
Approximately 10.77 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD(CD) from R-12MF(CD)
Requested MUDD(CD) from INST

Zoning Classification
- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Office
- Business
- Commercial Center
- General Industrial
- Mixed Use

Map Created 12/12/2018
January 22, 2019
Ordinance Book 62, Page 49

Petition No.: 2018-085
Petitioner: The Spectrum Companies

ORDINANCE NO. 9496-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 TOD-M (transit oriented development – mixed use) and I-2 (general industrial) 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:

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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 49-50.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

Emily A. Kunze, Deputy City Clerk, NCCMC
2018-085: The Spectrum Companies

Current Zoning: TOD-M (Transit Oriented Development - Mixed Use) 
I-2 (General Industrial)

Requested Zoning: TOD-M(O) (Transit Oriented Development - Mixed Use, Optional)
Approximately 4.89 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

2018-085
Inside City Limits
Parcel
LYNX Blue Line Station
LYNX Blue Line
Railway
Streams
Midtown Morehead Cherry
Transit Supportive Overlay
Historic Districts
City Council District
3-LaWana Mayfield

Requested TOD-M(O) from TOD-M
Requested TOD-M(O) from I-2

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

Map Created 7/11/2018
January 22, 2019
Ordinance Book 62, Page 51

Petition No.: 2018-095
Petitioner: WeWork Companies

ORDINANCE NO. 9497-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 UMUD (uptown mixed use) to UMUD-O (uptown 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:

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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 51-52.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

Emily A. Kunze, Deputy City Clerk, NCCMC
2018-095: WeWork Companies Inc.

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

Approximately 0.82 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UMUD-O from UMUD

Zoning Classification
- Single Family
- Urban Residential
- Uptown Mixed Use
- Mixed Use

Map Created 1/16/2019
January 22, 2019
Ordinance Book 62, Page 53

Petition No.: 2018-105
Petitioner: Greg Godley

ORDINANCE NO. 9498-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:

[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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 53-54.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
**2018-105: Greg Godley**

**Current Zoning**  B-1 (Neighborhood Business)

**Requested Zoning**  NS (Neighborhood Services)

Approximately 0.90 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

- **Requested NS from B-1**

**Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Light Industrial

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**Map Created 10/31/2018**
January 22, 2019
Ordinance Book 62, Page 55

Petition No.: 2018-106
Petitioner: Lincoln Harris

ORDINANCE NO. 9499-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, optional) to MUDD-O SPA (mixed use development, 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, 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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 55-56.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
2018-106: Lincoln Harris, LLC
Current Zoning  MUIDD-O (Mixed Use Development District, Optional)
Requested Zoning  MUIDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)
Approximately 2.58 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request
Requested MUIDD-O SPA from MUIDD-O
Zoning Classification
- Single Family
- Multi-Family
- Office
- Mixed Use

City Council District
- G-Tariq Bokhari

Map Created 9/5/2018
January 22, 2019
Ordinance Book 62, Page 57

Petition No.: 2018-111
Petitioner: David Weekley Homes

ORDINANCE NO. 9500-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), R-22MF (multi-family residential), and O-2 (office) to UR-2(CD) (urban residential, conditional), with 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:

[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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 57-58.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
2018-111: David Weekley Homes

Current Zoning  R-22MF (Multi-Family Residential)  R-5 (Single Family Residential)  and  O-2 (Office)

Requested Zoning  UR-2(CD)  5 Years Vested (Urban Residential, Conditional) with 5 Years Vested Rights

Approximately 5.79 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Map Created 11/29/2018
January 22, 2019
Ordinance Book 61, Page 59

Petition No.: 2018-113
Petitioner: Ryan Companies

ORDINANCE NO. 9501-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 AIR (light industrial, Airport Noise overlay) to INST AIR (institutional, Airport Noise overlay).

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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 59-60.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
2018-113: Ryan Companies

Current Zoning  I-1 AIR (Light Industrial, Airport Noise Overlay)
Requested Zoning  INST AIR (Institutional, Airport Noise Overlay)

Approximately 11.339 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Business
- Business-Distribution
- Light Industrial

Map Created 10/1/2018
January 22, 2019
Ordinance Book
62, Page 61

Petition No.: 2018-116
Petitioner: JDSI, LLC

ORDINANCE NO. 9502-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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 61-62.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
2018-116: JDSI, LLC
Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-4 (Single Family Residential)
Approximately 1.34 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Map Created 10/2/2018
January 22, 2019  
Ordinance Book 62, Page 63

Petition No.: 2018-118  
Petitioner: JKS Management, LLC

ORDINANCE NO. 9503-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, optional) to MUDD-O SPA (mixed use development, 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, 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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 63-64.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

[Signature]  
Emily A. Kunze, Deputy City Clerk, NCCMC
2018-118: JKS Management, LLC

Current Zoning  MUDD-O (Mixed Use Development District, Optional)
Requested Zoning  MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)
Approximately 0.82 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD-O SPA from MUDD-O

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

Map Created 10/2/2018
January 22, 2019
Ordinance Book 62, Page 65

Petition No.: 2018-120
Petitioner: Clarius Partners, LLC

ORDINANCE NO. 9504-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) to I-1(CD) AIR LLWPA (light industrial, conditional, Airport Noise 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:

[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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 65-66.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
2018-120: Clarus Partners, LLC
Current Zoning: R-3 AIR LLWPA (Single Family Residential, 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 34.63 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

City Council District: 3-LaWana Mayfield

Map Created 1/16/2019
January 22, 2019
Ordinance Book 62, Page 67

Petition No.: 2018-122
Petitioner: Greg Grueneich & Brian Wallace

ORDINANCE NO. 9505-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 (general business) to MUDD-O (mixed use development, 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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 67-68.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
2018-122: Greg Grueneich & Brian Wallace

Current Zoning  B-2 (General Business)
Requested Zoning  MUDD-O (Mixed Use Development, Optional)

Approximately 0.24 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Requested MUDD-O from B-2

City Council District

2018-122
Inside City Limits
Parcel
Midtown Morehead Cherry

1-Larken Egleston

Map Created 10/5/2018
January 22, 2019
Ordinance Book 62, Page 69

Petition No.: 2018-124
Petitioner: Cross Development, LLC

ORDINANCE NO. 9506-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 B-1 SCD (business shopping center) to I-1 (light industrial).

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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 69-70.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
2018-124: Cross Development, LLC

Current Zoning  B-1SCD (Business Shopping Center)
Requested Zoning  I-1 (Light Industrial)

Approximately 2.75 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Mixed Residential
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- General Industrial

Map Created 10/19/2018
January 22, 2019
Ordinance Book 62, Page 71

Petition No.: 2018-125
Petitioner: Brookshire Boulevard Investments, LLC

ORDINANCE NO. 9507-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-2 (general industrial) to I-1 (light industrial).

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 22nd day of January, 2019, the reference having been made in Minute Book 147, and recorded in full in Ordinance Book 62, Page(s) 71-72.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 22nd day of January, 2019.

[Signature]
Emily A. Kunze, Deputy City Clerk, NCCMC
2018-125: Brookshire Boulevard Investments, LLC

Current Zoning  I-2 (General Industrial)
Requested Zoning  I-1 (Light Industrial)
Approximately 1.06 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Requested I-1 from I-2

City Council District
- 2-Justin Harlow

Map Created 10/2/2018