July 15, 2019
Ordinance Book 62, Page 287

Petition No.: 2016-112
Petitioner: Argos Real Estate Advisors Inc

ORDINANCE NO. 9594-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 (light industrial) and I-2 (general industrial) to MUDD-O (mixed use development, optional) 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:

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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 287-288.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Handwritten signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2016-112: Argos Real Estate Advisors Inc

Current Zoning  I-1 (Light Industrial)  I-2 (General Industrial)
Requested Zoning  MUD-D-O (Mixed Use Development, Optional) With 5 Year Vested Rights

Approximately 28 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUD-D-O  5 Year Vested from I-2
Requested MUD-D-O  5 Year Vested from I-1

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use

Map Created 6/10/2019
July 15, 2019
Ordinance Book 62, Page 289

Petition No.: 2018-110
Petitioner: Mattamy Homes

ORDINANCE NO. 9595-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 R-8MF(CD) (multi-family 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, 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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 289-290.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-110: Mattamy Homes

Current Zoning: R-3 (Single Family Residential)

Requested Zoning: R-8MF(CD) 5 Years Vested (Multi-Family Residential, Conditional)

With 5 Years Vested Rights

Approximately 38.4 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-8MF(CD) 5 Year Vested from R-3

Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Office
- Business
- Business-Distribution

Map Created 3/26/2019
July 15, 2019
Ordinance Book 62, Page 291

Petition No.: 2018-127
Petitioner: Blue Azalea-Providence LLC

ORDINANCE NO. 9596-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 R-8(CD) (single family 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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 291-292.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-127: Blue Azalea-Providence LLC
Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-8(CD) (Single Family Residential, Conditional)

Approximately 1.08 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family

Map Created 12/14/2018
July 15, 2019
Ordinance Book 62, Page 293

Petition No.: 2018-151
Petitioner: EBA Crystal Real Estate LLC

ORDINANCE NO. 9597-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 MUDD-O (mixed use development, optional) 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:

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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 293-294.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-151: EBA Crystal Real Estate LLC

**Current Zoning**  
CC (Commercial Center)

**Requested Zoning**  
MUD-D-O (Mixed Use Development, Optional) with 5 Year Vested Rights

Approximately 20.56 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

Requested MUD-D-O 5 Year Vested from CC

**Zoning Classification**

- Multi-Family
- Research
- Institutional
- Office
- Business
- Commercial Center
- Transit-Oriented

Map Created 11/27/2018
July 15, 2019
Ordinance Book 62, Page 295

Petition No.: 2018-162
Petitioner: NRP Properties, LLC

ORDINATION NO. 9598-Z

AN ORDINATION 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) (general business, 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:

[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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 295-296.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-162: NRP Properties, LLC

**Current Zoning**  B-2(CD) (General Business, Conditional)

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

Approximately 6.63 acres

**Location of Requested Rezoning**
July 15, 2019
Ordinance Book 62, Page 297

Petition No.: 2019-005
Petitioner: Ardent Acquisitions, LLC

ORDINANCE NO. 9599-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(CD) (general industrial, 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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 297-298.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-005: Ardent Acquisitions, LLC

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

Approximately 5.58 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Map Created 2/6/2019
July 15, 2019
Ordinance Book 62, Page 299

Petition No.: 2019-018
Petitioner: Canopy CLT

ORDINANCE NO. 9600-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 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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 299-300.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-018: Canopy CLT

Current Zoning: I-2 (General Industrial)
Requested Zoning: TOD-CC (Transit Oriented Development - Community Center)
Approximately 3.13 acres

Location of Requested Rezoning

Rezoning Map

Existing Zoning & Rezoning Request

Zoning Classification
- Urban Residential
- Business
- Commercial Center
- General Industrial
- Mixed Use
- Transit-Oriented

Requested TOD-CC from I-2

Map Created 5/1/2019
July 15, 2019
Ordinance Book 62, Page 301

Petition No.: 2019-019
Petitioner: Stanchion Asset Partners

ORDINANCE NO. 9601-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 RE-2 (research) to RE-3(O) (research, 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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 301-302.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-019 : Stanchion Asset Partners

**Current Zoning**  RE-2 (Research)

**Requested Zoning**  RE-3(O) (Research, Optional)

Approximately 4.64 acres

Location of Requested Rezoning

---

**Existing Zoning & Rezoning Request**

Requested RE-3(O) From RE-2

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Research
- Office
- Business
- Mixed Use

Map Created 3/29/2019
July 15, 2019
Ordinance Book 62, Page 303

Petition No.: 2019-021
Petitioner: McKinney Holdings NC II, LLC

ORDINANCE NO. 9602-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) (general business, conditional) to TOD-M(CD) (transit oriented development-mixed use, 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, 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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 303-304.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-021 : McKinney Holdings NC II, LLC

Current Zoning  B-2 (CD) (General Business, Conditional)
Requested Zoning  TOD-M (CD) (Transit Oriented Development, Mixed Use, Conditional) with 5 Year Vested Rights

Approximately 23.1 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-M(CD) 5 Year Vested from B-2(CD)

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

Map Created 3/20/2019
July 15, 2019
Ordinance Book 62, Page 305

Petition No.: 2019-023
Petitioner: Sinacori Builders

ORDINANCE NO. 9603-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:

[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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 305-306.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-023 : Sinacori Builders

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

Approximately 5.12 acres
Location of Requested Rezoning
July 15, 2019  
Ordinance Book 62, Page 307

Petition No.: 2019-033  
Petitioner: HK Cedarvale, LLC

ORDINANCE NO. 9604-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 RM-H LWPA (residential manufactured housing, Lake Wylie Protected Area) to I-2(CD) LWPA (general industrial, conditional, 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, 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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 307-308.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Signature]  
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-033 : HK Cedarvale, LLC

Current Zoning  RM-H LWPA (Residential Manufactured Housing, Lake Wylie Protected Area)
Requested Zoning  I-2 (CD) LWPA (General Industrial, Conditional, Lake Wylie Protected Area)

Approximately 9.89 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-2(CD) LWPA from RM-H LWPA

Zoning Classification
- Single Family
- Manufactured Home
- Light Industrial
- General Industrial

Map Created 5/31/2019
July 15, 2019
Ordinance Book 62, Page 309

Petition No.: 2019-034
Petitioner: United Community School

ORDINANCE NO. 9605-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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 309-310.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Seal]

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-034 : United Community School

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

Approximately 10 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested INST(CD) SPA from INST(CD)

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Mixed Use

Map Created 3/8/2019
July 15, 2019
Ordinance Book 62, Page 311

Petition No.: 2019-040
Petitioner: Aldersgate at Shalom Park, Inc

ORDINANCE NO. 9606-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) and R-I (religious institutional) to INST (institutional) and INST(CD) (institutional, 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:

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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 311-312.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-040: Aldersgate at Shalom Park, Inc

Current Zoning: R-3 (Single Family Residential) R-I (Religious Institutional)

Requested Zoning: INST (Institutional) INST(CD) (Institutional, Conditional) with 5 Year Vested Rights

Approximately 17.17 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

R-17MF(CD) INST(CD)

UR-2(CD)

R-15MF(CD)

Requested INST(CD) 5 Year Vested from R-3

Requested INST(CD) 5 Year Vested from R-I

Requested INST 5 Year Vested from R-1

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional

Map Created 7/22/2019
July 15, 2019
Ordinance Book 62, Page 313

Petition No.: 2019-042
Petitioner: Sanctuary Development, LLC

ORDINANCE NO. 9607-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-2(CD) (general business, conditional) to TOD-CC (transit oriented development – community center) and TCD-TR (transit oriented development – 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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 313-314.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

Stephanie C. Kelly, City Clerk, MMC, NCCEMC
2019-042: Sanctuary Development, LLC

Current Zoning: B-2(CD) (General Business, Conditional)

Requested Zoning: TOD-CC (Transit Oriented Development - Community Center)
TOD-TR (Transit-Oriented Development - Transition)

Approximately 12.516 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification

- Single Family
- Business
- Commercial Center
- Light Industrial
- General Industrial
- Transit-Oriented

Map Created 5/2/2019
July 15, 2019
Ordinance Book 62, Page 315

Petition No.: 2019-043
Petitioner: Diamondback Acquisitions Company, LLC

ORDINANCE NO. 9608-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 (single family residential, Lake Wylie Protected Area) to MX-2 LWPA (mixed use, 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, 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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 315-316.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-043 : Diamondback Acquisitions Company, LLC

Current Zoning  R-3(LWPA) (Single Family Residential, Lake Wylie Protected Area)
Requested Zoning  MX-2(LWPA) (Mixed Use, Lake Wylie Protected Area)

Approximately 43.583 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MX-2 LWPA from R-3 LWPA

Zoning Classification
- Single Family
- Mixed Residential
- Business
- Commercial Center
- Light Industrial
July 15, 2019  
Ordinance Book 62, Page 317

Petition No.: 2019-044  
Petitioner: Panthers Stadium

ORDINANCE NO. 9609-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 UR-3 (urban residential) and MUDD (mixed use development district) 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, 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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 317-318.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-044: Panthers Stadium, LLC

Current Zoning: UR-3 (Urban Residential) and MUDD (Mixed Use Development District)

Requested Zoning: MUDD-O (Mixed Use Development District, Optional)

Approximately 8.6 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD-O from MUDD

Requested MUDD-O from UR-3

Zoning Classification

- Single Family
- Urban Residential
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use

Map Created 4/23/2019
July 15, 2019
Ordinance Book 62, Page 319

Petition No.: 2019-045
Petitioner: Moores Chapel Holdings, LLC, MT. Holly Developers, LLC

ORDINANCE NO. 9610-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 MX-2 LWPA (mixed use, Lake Wylie Protected Area) to MX-2 LWPA SPA (mixed use, Lake Wylie Protected Area, 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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 319-320.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-045: Moores Chapel Holdings, LLC, MT. Holly Developers, LLC
Current Zoning: MX-2 LWPA (Mixed Use, Lake Wylie Protected Area)
Requested Zoning: MX-2 LWPA SPA (Mixed Use, Lake Wylie Protected Area)
Site Plan Amendment
Approximately 29.08 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Requested MX-2 LWPA SPA from MX-2 LWPA

Map Created 4/26/2019
ORDINANCE NO. 9611-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 TOD-UC (transit oriented development – urban 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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 321-322.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-046: Spectrum Companies

Current Zoning: I-2 (General Industries)

Requested Zoning: TOD-UC (Transit Oriented Development - Urban Center)

Approximately 2.16 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification:
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

Map Created 5/14/2019
July 15, 2019
Ordinance Book 62, Page 323

Petition No.: 2019-052
Petitioner: Beaver Creek CRE LLC

ORDINANCE NO. 9612-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:

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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 323-324.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-052: Beaver Creek CRE LLC

Current Zoning: MUDD (O) (Mixed Use Development, Optional)
Requested Zoning: MUDD (O) SPA (Mixed Use Development, Optional, Site Plan Amendment)

Approximately 2.11 acres
Location of Requested Rezoning

Rezoning Map

Charlotte Planning, Design & Development

City Council District: S-Matt Newton

Existing Zoning & Rezoning Request

Zoning Classification:
- Single Family
- Multi-Family
- Office
- Business
- Commercial Center
- Mixed Use

Requested MUDD (O) SPA from MUDD (O)

Map Created 4/11/2019
July 15, 2019  
Ordinance Book 62, Page 325

Petition No.: 2019-059  
Petitioner: Win Development, LLC

ORDINANCE NO. 9613-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 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 15th day of July 2019, the reference having been made in Minute Book 148, and recorded in full in Ordinance Book 62, Page(s) 325-326.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of July 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-059: Win Development, LLC

Current Zoning  I-1 (Light Industrial)
Requested Zoning  I-2 (General Industrial)
Approximately .336 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-2 from I-1

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

Map Created 7/22/2019