May 15, 2017
Ordinance Book 60, Page 650

Petition No.: 2016-077
Petitioner: Inner Keeper Motor Lodge, Inc.

ORDINANCE NO. 9089-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(CD) (Neighborhood Business, Conditional) to B-2(CD) (General Business, 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 May, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 650-651.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of May, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-077
Petitioner: Inn Keeper Motor Lodge, Inc.
Zoning Classification (Existing): B-1(CD) (Neighborhood Business, Conditional)
Zoning Classification (Requested): B-2(CD) (General Business, Conditional)
Acreage & Location: Approximately 5.52 acres located south of Interstate 485 near the intersection of W.T. Harris Boulevard, Treyburn Drive and Interstate 485.
May 15, 2017
Ordinance Book 60, Page 652

Petition No.: 2016-095
Petitioner: Fairview Plaza Buildings, LLC

ORDINANCE NO. 9090-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 O-3(CD) (Office District, Conditional) to MUDD-O, 5-Year Vested Rights (Mixed Use Development District, Optional, 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 May, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 652-653.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of May, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-095
Petitioner: Fairview Plaza Buildings, LLC
Zoning Classification (Existing): O-3(CD)
(Office District, Conditional)
Zoning Classification (Requested): MUDD-O, 5-Year Vested Rights
(Mixed Use Development District, Optional, Five Year Vested Rights)
Acreage & Location: Approximately 1.621 acres located on the east side of Park South Drive between Fairview Road and Pine Valley Road.

Map Produced by the Charlotte-Mecklenburg Planning Department, 4-21-2016.

Requested MUDD-O, 5 Year Vested Rights from O-3(CD)
May 15, 2017
Ordinance Book 60, Page 654

Petition No.: 2017-004
Petitioner: Trinity Episcopal School

ORDINANCE NO. 9091-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-1 & UR-2(CD) (Urban Residential and Urban Residential, Conditional) to UR-3(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 May, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 654-655.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of May, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Zoning Classification (Existing): UR-1 & UR-2(CD)
(Urban Residential and Urban Residential, Conditional)

Zoning Classification (Requested): UR-3(CD)
(Urban Residential, Conditional)

Acreage & Location: Approximately 6.16 acres generally surrounded by East 9th Street, North Myers Street, East 8th Street, M Street and Brookshire Boulevard.

Map Produced by the Charlotte-Mecklenburg Planning Department, 2-3-2017.
May 15, 2017
Ordinance Book 60, Page 656

Petition No.: 2017-013
Petitioner: Tim Frye

ORDINANCE NO. 9092-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, I-1 & I-2 (Single Family Residential, Light Industrial, & General Industrial) to I-2(CD) 5-Year Vested Rights (General Industrial, Conditional, 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 May, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 656-657.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of May, 2017.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2017-013  
May 15, 2017, Ordinance Book 60, Page 657

Petitioner: Tim Frye  
Ordinance 9092-Z

Zoning Classification (Existing): R-5, I-1 & I-2  
(Single Family Residential, Light Industrial, & General Industrial)

Zoning Classification (Requested): I-2(CD) 5-Year Vested Rights  
(General Industrial, Conditional, Five Year Vested Rights)

Acreage & Location: Approximately 38.16 acres located at the end of Melynda Road, north of Piedmont and Northern Railroad, between Toddville Road and Windy Valley Drive.
May 15, 2017
Ordinance Book 60, Page 658

Petition No.: 2017-021
Petitioner: Red Partners

ORDINANCE NO. 9093-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 O-1 (Office) to MUDD-O, 5 Year Vested (Mixed Use Development District, Optional, 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 May, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 658-659.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of May, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2017-021
Petitioner: Red Partners

Zoning Classification (Existing): O-1 (Office)

Zoning Classification (Requested): MUDD-O, 5 Year Vested (Mixed Use Development District, Optional, Five Year Vested Rights)

Acreage & Location: Approximately 7 acres north of Little Avenue on the west side of Carmel Road.
ORDINANCE NO. 9094-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-M (Transit Oriented Development-Mixed Use).

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 May, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 660-661.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of May, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2017-040

Petitioner: White Point Partners, LLC

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

Zoning Classification (Requested): TOD-M
(Transit Oriented Development-Mixed Use)

Acreage & Location: Approximately 0.33 acres on the northwest corner at the intersection of West Catherine Street and South Tryon Street.
May 15, 2017
Ordinance Book 60, Page 662

Petition No.: 2017-041
Petitioner: Charlotte Tryon Hills Partners, LLC

ORDINANCE NO. 9095-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, R-22MF, R-5 (Light Industrial, Multi-Family Residential, Single Family Residential) to UR-2(CD) (Urban Residential, Conditional).

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of May, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 662-663.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of May, 2017.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2017-041
Petitioner: Charlotte Tryon Hills Partners, LLC
Zoning Classification (Existing): I-1, R-22MF, R-5
   (Light Industrial, Multi-Family Residential, Single Family Residential)
Zoning Classification (Requested): UR-2(CD)
   (Urban Residential, Conditional)

Acreage & Location: Approximately 12.67 acres located on the northeast corner at the intersection of Catalina Avenue and West 24th Street, south of West 26th Street and west of North Poplar Street.
ORDINANCE NO. 9096-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-15MF (CD) (Multi-Family Residential, Conditional) to R-5 (Single Family Residential).

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 May, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 664-665.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of May, 2017.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2017-045
Petitioner: Judson Stringfellow

Zoning Classification (Existing): R-15MF(CD)
(Multi-Family Residential, Conditional)

Zoning Classification (Requested): R-5
(Single Family Residential)

Acreage & Location: Approximately 2.968 acres located on the north side of Hewitt Drive east of Faircreek Court.
May 15, 2017
Ordinance Book 60, Page 666

Petition No.: 2017-046
Petitioner: Mecklenburg County

ORDINANCE NO. 9097-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 (PED) (General Business, Pedestrian Overlay) to MUDD (PED) (Mixed Use Development District, Pedestrian Overlay).

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 May, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 666-667.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of May, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC

[Seal]
Petition #: [2017-046]

Petitioner: Mecklenburg County

Zoning Classification (Existing): B-2 (PED)
(General Business, Pedestrian Overlay)

Zoning Classification (Requested): MUDD (PED)
(Mixed Use Development District, Pedestrian Overlay)

Acreage & Location: Approximately 2.82 acres located on the south side of Baxter Street between South McDowell Street and Kenilworth Avenue.
May 15, 2017  
Ordinance Book 60, Page 668

Petition No.: 2017-047  
Petitioner: Scott Land Investments, LLC

ORDINANCE NO. 9098-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 (B-2) (General Business).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, 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 May, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 668-669.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of May, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCMMC
Petition #: 2017-047
Petitioner: Scott Land Investments, LLC

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

Zoning Classification (Requested): (B-2)
(General Business)

Acreage & Location: Approximately 6.63 acres located at the southwest intersection of Tyvola Road and Westpark Drive and east of Interstate 77.
May 15, 2017
Ordinance Book 60, Page 670

Petition No.: 2017-056
Petitioner: Glen Nocik

ORDINANCE NO. 9099-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-M (Transit Oriented Development - Mixed Use).

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 May, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 670-671.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15th day of May, 2017.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC

[Seal]
Petition #: 2017-056
Petitioner: Glen Nocik
Zoning Classification (Existing): I-2
(General Industrial)
Zoning Classification (Requested): TOD-M
(Transit Oriented Development- Mixed Use)
Acreage & Location: Approximately 1.33 acres located on the east side of Distribution Street between Remount Road and Dunavant Street.