ORDINANCE NO. 9792-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-8 (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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 33-34.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-126: Harrison Tucker

Current Zoning  R-8 (Single Family Residential)
Requested Zoning  UR-2(CD) (Urban Residential, Conditional)

with Five Year Vested Rights

Approximately 0.447 acres

Location of Requested Rezoning

Rezoning Map

City Council District

1-Larken Egleston

Existing Zoning & Rezoning Request

Requested UR-2(CD) 5 year vested from R-8

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- General Industrial
- Mixed Use
- Transit-Oriented

Map Created 9/16/2019
Ordinance Book 63, Page 35

May 18, 2020

Petition No.: 2019-156
Petitioner: Parkwood Plaza

ORDINANCE NO. 9793-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) 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:

______________________________
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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 35-36.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-156: Parkwood Plaza, LLC

Current Zoning  R-5 (Single Family Residential)
Requested Zoning  UR-3(CD) (Urban Residential, Conditional)

5 Year Vested Rights

Approximately 0.52 acres
Location of Requested Rezoning

Existent Zoning & Rezoning Request

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

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Business
ORDINANCE NO. 9794-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 (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:

______________________________
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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 37-38.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-171: Anthony Kuhn

Current Zoning  I-2 (General Industrial)
Requested Zoning  TOD-UC (Transit Oriented Development - Urban Center)

Approximately 2.55 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Map Created 12/23/2019
ORDINANCE NO. 9795-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-4 (single-family residential) to INST (institutional).

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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 39-40.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.

______________________________

Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2019-172: Sharon Academy Properties, LLC**

**Current Zoning** R-4 (Single Family Residential)

**Requested Zoning** INST (Institutional)

Approximately 4.12 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

**Zoning Classification**
- **Single Family**
- **Multi-Family**

**Requested INST from R-4**

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City Council District

Map Created 12/23/2019
May 18, 2020  
Ordinance Book 62, Page 41  

Petition No.:  2019-176  
Petitioner: Charlotte-Douglas  
    International Airport  

ORDINANCE NO. 9796-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 AIR (single-family residential, airport noise overlay) to I-2 AIR (general industrial, airport noise overlay).  

SEE ATTACHED MAP  

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

______________________________  
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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 41-42.  

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.  

______________________________  
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-176: Charlotte Douglas International Airport

**Current Zoning** R-3 AIR (Single Family Residential, Airport Noise Overlay)

**Requested Zoning** I-2 AIR (General Industrial, Airport Noise Overlay)

Approximately 78.678 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Single Family
- General Industrial

Requested I-2 AIR from R-3 AIR
ORDINANCE NO. 9797-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-C (CD) (urban residential – commercial, 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:

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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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 43-44.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-178: DRB Group

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

Approximately 11.476 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-C(CD) from I-2(CD)

Zoning Classification

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

City Council District

Map Created 12/26/2019
Petition No.: 2019-181
Petitioner: Clay Cooper – Woda Cooper Development, Inc.

ORDINANCE NO. 9798-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:

______________________________
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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 43-44.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC

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

Approximately 6.54 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Business Park
- Commercial Center
- Mixed Use

Requested UR-2(CD) from R-3

Map Created 12/26/2019
ORDINANCE NO. 9799-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 PED (general business, pedestrian overlay) to B-2 PED (O) (general business, pedestrian overlay-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, 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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 47-48.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
May 18, 2020
Ordinance Book 63, Page 48
Ordinance No. 9799-Z

**2019-183: Rhyno Partners Coffee LLC**

**Current Zoning** B-2 PED (General Business, Pedestrian Overlay District)

**Requested Zoning** B-2 PED-O (General Business, Pedestrian Overlay District, Optional)

Approximately 0.241 acres

**Location of Requested Rezoning**

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**Existent Zoning & Rezoning Request**

- Requested B-2 PED-O from B-2 PED

**Zoning Classification**

- Single Family
- Office
- Business
- Mixed Use

City Council District

- 1-Larken Egleston

**Map Created 1/10/2020**
ORDINANCE NO. 9800-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) to UR-C (CD) (urban residential, commercial, conditional district).

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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 49-50.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-185: Freedom Communities

Current Zoning R-5 (Single Family Residential)
Requested Zoning UR-C(CD) (Urban Residential, Conditional)

Approximately 1.66 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-C(CD) from R-5

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

Map Created 2/26/2020
Ordinance No.: 2020-036
Petitioner: Charlotte Planning, Design and Development

ORDINANCE NO. 9801-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 no zoning to B-2 (PED) (general business, pedestrian overlay district).

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 18th day of May 2020, the reference having been made in Minute Book 150, and recorded in full in Ordinance Book 63, Page(s) 51-52.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of May 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-036: Charlotte Planning Design and Development

Current Zoning: Unzoned
Requested Zoning: B-2 PED (General Business, Pedestrian Overlay)

Approximately 0.56 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Requested B-2 PED from No Zoning

City Council District
- 1-Larken Egleston

Map Created 2/24/2020