October 17, 2016
Ordinance Book 60, Page 242

Petition No.: 2016-074
Petitioner: McKinney Holdings NC II, LLC

ORDINANCE NO. 8146-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).

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 242-243.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

Stephanie C. Kelly, City Clerk, MMC, NCGMC
Petition #: 2016-074

Petitioner: McKinney Holdings NC II, LLC

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

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

Acreage & Location: Approximately 15 acres located on the east side of North Tryon Street between Sandy Avenue and Rocky River Road.
October 17, 2016
Ordinance Book 60, Page 244

Petition No.: 2016-083
Petitioner: Demeter Properties, LLC

ORDINANCE NO. 8147-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-9 PUD, R-4 & RU(CD) (Multi-Family, Residential Planned Unit Development, Single Family, Residential & Rural, 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 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 244-245.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

Stephanie C. Kelly, City Clerk, MMC, NCSCMC
Petition #: 2016-083  October 17, 2016, Ordinance Book 60, Page 245
Petitioner: Demeter Properties, LLC

Zoning Classification (Existing): R-9 PUD, R-4 & RU(CD)
(Multi-Family, Residential Planned Unit Development, Single Family, Residential & Rural, Conditional)

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

Acreage & Location: Approximately 15.38 acres located on the north side of David Cox Road between Harris Cove Drive and Davis Lake Parkway.
October 17, 2016
Ordinance Book 60, Page 246

Petition No.: 2016-089
Petitioner: Derita Masonic Lodge

ORDINANCE NO. 8148-Z

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

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 INST(CD) (Institutional, Conditional).

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 246-247.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-089

October 17, 2016, Ordinance Book 60, Page 247

Petitioner: Derita Masonic Lodge

Ordinance No. 8148-Z

Zoning Classification (Existing): R-3
(Single-Family, Residential)

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

Acreage & Location: Approximately 4.35 acres located on the south side of DeArmon Road between Mineral Ridge Way and Hampton Place Drive.
October 17, 2016
Ordinance Book 60, Page 248

Petition No.: 2016-096
Petitioner: City of Charlotte

ORDINANCE NO. 8149-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-17MF (Multi-Family, Residential) to O-2 (Office 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 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 248-249.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

[Signature]
Stephanie C. Kelly, City Clerk, MMC/NCMC
Petition #: 2016-096  
October 17, 2016, Ordinance Book 60, Page 249  
Petitioner: City of Charlotte  
Ordinance No. 8149-Z

Zoning Classification (Existing): R-17MF  
(Multi-Family, Residential)

Zoning Classification (Requested): O-2  
(Office District)

Acreage & Location: Approximately 1.52 acres located on the east side of Lawyers Road between Albemarle Road and East W.T. Harris Boulevard.
October 17, 2016
Ordinance Book 60, Page 250

Petition No.: 2016-100
Petitioner: MVP Properties, LLC

ORDINANCE NO. 8150-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(CD) & R-17MF(CD) (Single-Family, Residential, Conditional & Multi-Family, Residential, Conditional) to UR-2(CD) 5-Year Vested Rights (Urban Residential, 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:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 250-251.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-100

October 17, 2016, Ordinance Book 60, Page 251

Petitioner: MPV Properties, LLC

Ordnance No. 8150-Z

Zoning Classification (Existing): R-3(CD) & R-17MF(CD)
(Single-Family, Residential, Conditional & Multi-Family, Residential, Conditional)

Zoning Classification (Requested): UR-2(CD) 5-Year Vested Rights
(Urban Residential, Conditional, Five Year Vested Rights)

Acreage & Location: Approximately 41 acres located east of South Tryon Street near the intersection of Steele Creek Road and Walker Branch Drive.
October 17, 2016
Ordinance Book 60, Page 252

Petition No.: 2016-101
Petitioner: Shining Hope Farms

ORDINANCE NO. 8151-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 & INST(CD) (Single Family, Residential and Institutional, Conditional) to INST(CD) & INST(CD) SPA (Institutional, Conditional and Institutional, Conditional, Site Plan Amendment).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 252-253.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-101  October 17, 2016, Ordinance Book 60, Page 253
Petitioner: Shining Hope Farms  Ordinance No. 8151-Z

Zoning Classification (Existing):  R-3 & INST(CD)
(Single Family, Residential and Institutional, Conditional)

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

Acreage & Location:  Approximately 34.47 acres located west of Beatties Ford Road near the intersection of Kidd Lane and Beatties Ford Road.
October 17, 2016
Ordinance Book 60, Page 254

Petition No.: 2016-104
Petitioner: Central Piedmont Community College

ORDINANCE NO. 8152-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(CD) & INST (Neighborhood Business, Conditional and Institutional) to INST & O-1 (Institutional and Office).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 254-255.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-104  
Petitioner: Central Piedmont Community College  
Zoning Classification (Existing): B-1(CD) & INST  
(Neighborhood Business, Conditional and Institutional)  
Zoning Classification (Requested): INST & O-1  
(Institutional and Office)  

Acreage & Location: Approximately 18.7 acres located on the southeast corner at the intersection of West Hebron Street and West Arrowood Road and also located at the northwest corner near the intersection of West Hebron Street and Nations Ford Road.
October 17, 2016
Ordinance Book 60, Page 256

Petition No.: 2016-106
Petitioner: Bobby & Deborah Hogan

ORDINANCE NO. 8153-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 I-2(CD)SPA (General Industrial, Conditional, Site Plan Amendment).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 256-257.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-106

Petitioner: Bobby & Deborah Hogan

Zoning Classification (Existing): I-2(CD)
(General Industrial, Conditional)

Zoning Classification (Requested): I-2(CD)SPA
(General Industrial, Conditional, Site Plan Amendment)

Acreage & Location: Approximately 8.60 acres located on the east side of Statesville Road, north of Spector Drive and Old Statesville Road.
October 17, 2016
Ordinance Book 60, Page 258

Petition No.: 2016-107
Petitioner: Trevi Partners, LLC

ORDINANCE NO. 8154-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 & UR-C(CD) (Commercial Center and Urban Residential, Commercial, Conditional) to UR-C(CD) & UR-C(CD)SPA, Both 5-Year Vested Rights (Urban Residential, Commercial, Conditional, Five Year Vested Rights and Urban Residential, Commercial, Conditional, Site Plan Amendment, Five Year Vested Rights).

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 258-259.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-107  October 17, 2016, Ordinance Book 60, Page 259
Petitioner: Trevi Partners, LLC

Zoning Classification (Existing): CC & UR-C(CD)
(Commercial Center and Urban Residential, Commercial, Conditional)

Zoning Classification (Requested): UR-C(CD) & UR-C(CD)SPA, Both 5-Year Vested Rights
(Urban Residential, Commercial, Conditional, Five Year Vested Rights and Urban Residential, Commercial, Conditional, Site Plan Amendment, Five Year Vested Rights)

Acreage & Location: Approximately 15.86 acres located on the southeast side of North Tryon Street between Wednesbury Boulevard and Caprington Avenue.

Map Produced by the Charlotte-Mecklenburg Planning Department, 9-8-2016.
October 17, 2016
Ordinance Book 60, Page 260

Petition No.: 2016-108
Petitioner: Laurel Falls

ORDINANCE NO. 8155-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 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 260-261.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

[Signature] Stephanie C. Kelly, City Clerk, MMC, NCCLC
Petition #: 2016-108  
Petitioner: Laurel Falls  
Zoning Classification (Existing): I-2  
(General Industrial)  
Zoning Classification (Requested): TOD-M  
(Transit Oriented Development, Mixed Use)  

Acreage & Location: Approximately 0.42 acres located on the north side of West Bland Street between South Tryon Street and Winnifred Street.
October 17, 2016
Ordinance Book 60, Page 262

Petition No.: 2016-111
Petitioner: Philemon NODA Partners, LLC

ORDINANCE NO. 8156-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 & UR-2(CD) (Light Industrial and Urban Residential, Conditional) to TOD-M(CD) (Transit Oriented Development, Mixed Use, Conditional).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 262-263.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NC CMC
Petition #: 2016-111  October 17, 2016, Ordinance Book 60, Page 263

Petitioner: Philemon NODA Partners, LLC  Ordinance No. 8156-Z

Zoning Classification (Existing): I-1 & UR-2(CD)
(Light Industrial and Urban Residential, Conditional)

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

Acreage & Location: Approximately 9.91 acres located north of North Davidson Street on the southwest corner at the intersection of Philemon Avenue and East Craighead Road.
October 17, 2016
Ordinance Book 60, Page 264

Petition No.: 2016-114
Petitioner: Harris Doula Veris

ORDINANCE NO. 8157-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 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 264-265.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

[Seal]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-114     October 17, 2016, Ordinance Book 60, Page 265
Petitioner: Harris Doulaveris    Ordinance No. 8157-Z

Zoning Classification (Existing): B-1(CD)
(Neighborhood Business, Conditional)

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

Acreage & Location: Approximately 1.95 acres located on the north side of Albemarle Road between Hollirose Drive and Eastern Circumferential Road.

Map Produced by the Charlotte-Mecklenburg Planning Department, 7-6-2016.

- Requested B-2(CD) from B-1(CD)
- Existing Building Footprints
- Existing Zoning Boundaries
- Charlotte City Limits
- FEMA flood plain
- Watershed
- Lakes and Ponds
- Creeks and Streams
- Historic District
- Pedestrian Overlay
October 17, 2016
Ordinance Book 60, Page 266

Petition No.: 2016-116
Petitioner: BNA Homes

ORDINANCE NO. 8158-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-1(Mixed Use) to MX-2 (Mixed Use).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 266-267.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NC CMC
Petition #: 2016-116
Petitioner: BNA Homes
Zoning Classification (Existing): MX-1
(Mixed Use)
Zoning Classification (Requested): MX-2
(Mixed Use)
Acreage & Location: Approximately 15.87 acres located on the southeast corner at the intersection of South Tryon Street and Beam Road.
October 17, 2016
Ordinance Book 60, Page 268

Petition No.: 2016-118
Petitioner: NVR Homes

ORDINANCE NO. 8159-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 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 268-269.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-118  October 17, 2016, Ordinance Book 60, Page 269
Petitioner: NVR Homes  Ordinance No. 8159-Z
Zoning Classification (Existing): R-3  
(Single Family, Residential)
Zoning Classification (Requested): UR-2(CD)  
(Urban Residential, Conditional)
Acreage & Location: Approximately 2.97 acres located east of Sharon Road between Sharon Acres Road and Sharon Hills Road.
October 17, 2016
Ordinance Book 60, Page 270

Petition No.: 2016-121
Petitioner: Chen Development, LLC

ORDINANCE NO. 8160-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-2 (Office) 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 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 270-271.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

[Signature] Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition #: 2016-121

Petitioner: Chen Development, LLC

Zoning Classification (Existing): O-2

Zoning Classification (Requested): MUDD-O

Acreage & Location: Approximately 0.39 acres located on the northwest corner at the intersection of Park Road and Montford Drive.
October 17, 2016
Ordinance Book 60, Page 272

Petition No.: 2016-122
Petitioner: Foundry Commercial

ORDINANCE NO. 8161-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 & I-2(CD) (Single Family, Residential & General Industrial, Conditional) to I-1 (Light Industrial).

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 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Page(s) 272-273.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

Stephanie C. Kelly, City Clerk, MMC, NCOCMC
Petition #: 2016-122
Petitioner: Foundry Commercial

Zoning Classification (Existing): R-3 & I-2(CD)
(Single Family, Residential & General Industrial, Conditional)

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

Acreage & Location: Approximately 17.2 acres located on the north side of Ed Brown Road and the west side of Steele Creek Road.
October 17, 2016
Ordinance Book 60, Page 274

Petition No.: 2016-125
Petitioner: Elcar & Associates, Inc.

ORDINANCE NO. 8162-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-17MF (Multi-Family, Residential) to O-1 (Office).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of October, 2016, the reference having been made in Minute Book 141 and recorded in full in Ordinance Book 60, Pages 274-275.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of October, 2016.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCQMC
Petition #: 2016-125

Zoning Classification (Existing): R-17MF
(Multi-Family, Residential)

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

Acreage & Location: Approximately 1.80 acres located on the southeast corner of Tuckaseegee Road and Mulberry Church Road.

Map Produced by the Charlotte-Mecklenburg Planning Department, 9-7-2016.