

Petition No.: 2024-045  
Petitioner: Drakeford Communities

**ORDINANCE NO. 888-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 09904125, 09904161, and further identified on the attached map from N1-B (Neighborhood 1-B) to N2-A(CD) (Neighborhood 2-A, 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.

**SEE ATTACHED MAP**

**Section 3.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

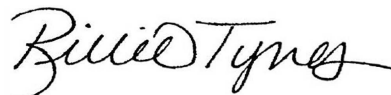


City Attorney

**CERTIFICATION**

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18<sup>th</sup> day of November 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 509-510.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18<sup>th</sup> day of November 2024.



Billie Tynes, Deputy City Clerk, CMC

### 2024-045: Drakeford Communities

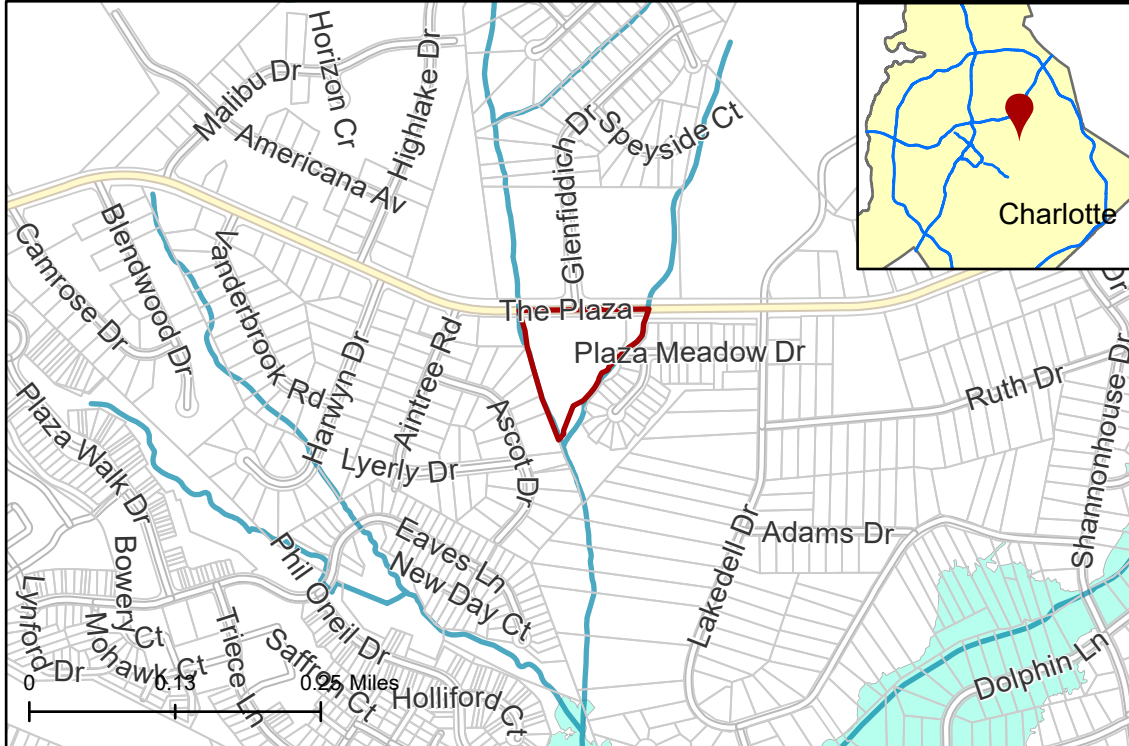
**Parcel(s)** 09904125, 09904161

**Current Zoning** N1-B (Neighborhood 1-B)

**Requested Zoning** N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 3.726 acres

#### Location of Requested Rezoning



### Rezoning Map



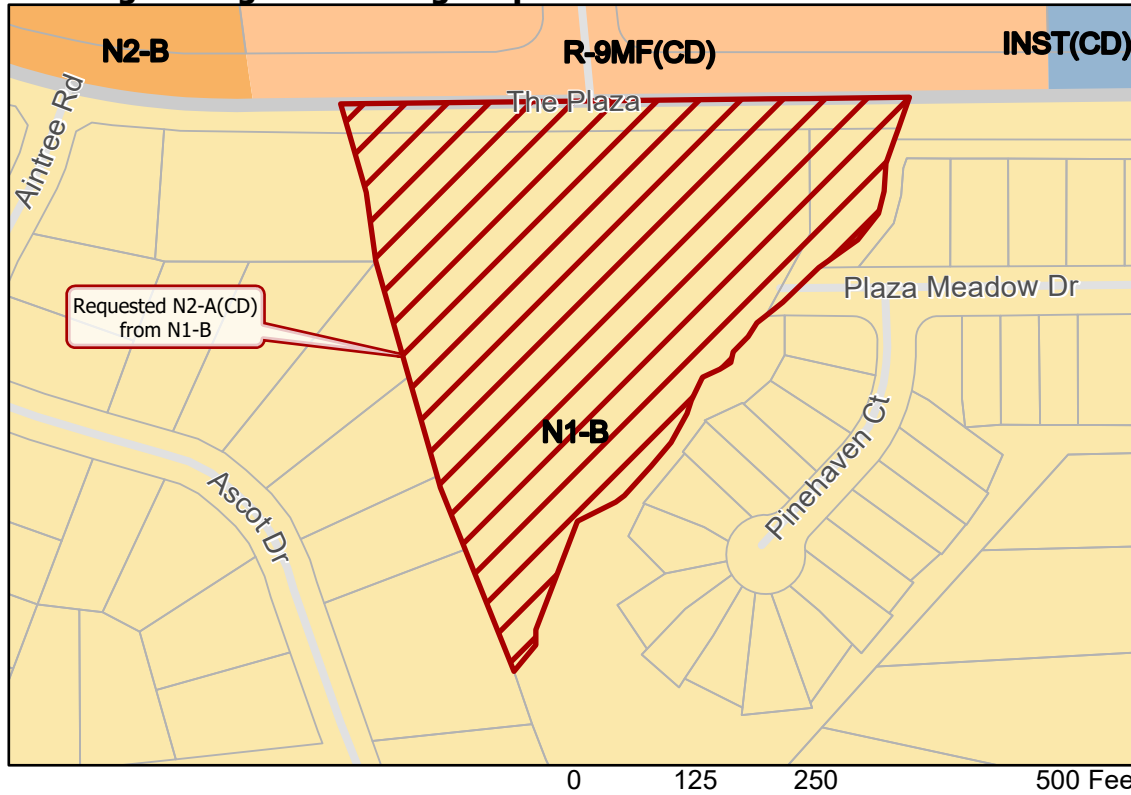
- 2024-045
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

#### City Council District

- 1-Danté Anderson



#### Existing Zoning & Rezoning Request



- Requested N2-A(CD) from N1-B

#### Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Institutional



Map Created 7/24/2024

Petition No.: 2024-049  
Petitioner: Shreeji Hospitality of Unviersity,  
LLC

ZONING REGULATIONS

**ORDINANCE NO. 889-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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 04933136, 04933199, 04933104, 04933105, 04933106, 04933107, and further identified on the attached map from TOD-TR (Transit Oriented Development – Transition) and N1-C (Neighborhood 1-C) to TOD-CC (Transit Oriented Development – Community Center).

**SEE ATTACHED MAP**

**Section 2.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18<sup>th</sup> day of November 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 511-512.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18<sup>th</sup> day of November 2024.



\_\_\_\_\_  
Billie Tynes, Deputy City Clerk

**2024-049: Shreeji Hospitality of Unviersity, LLC**

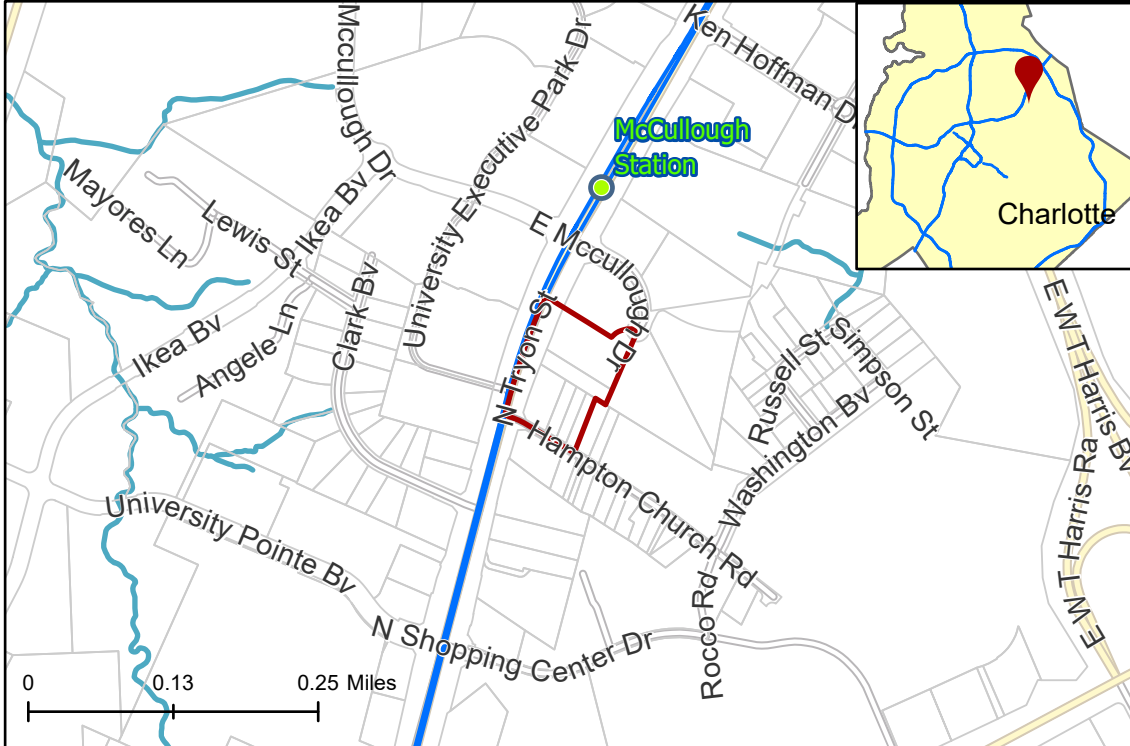
**Parcel(s)** 04933136, 04933199, 04933104, 04933105, 04933106, 04933107

**Current Zoning** TOD-TR (Transit Oriented Development – Transition), N1-C (Neighborhood 1-C)

**Requested Zoning** TOD-CC (Transit Oriented Development – Community Center)

Approximately 3.96 acres

**Location of Requested Rezoning**



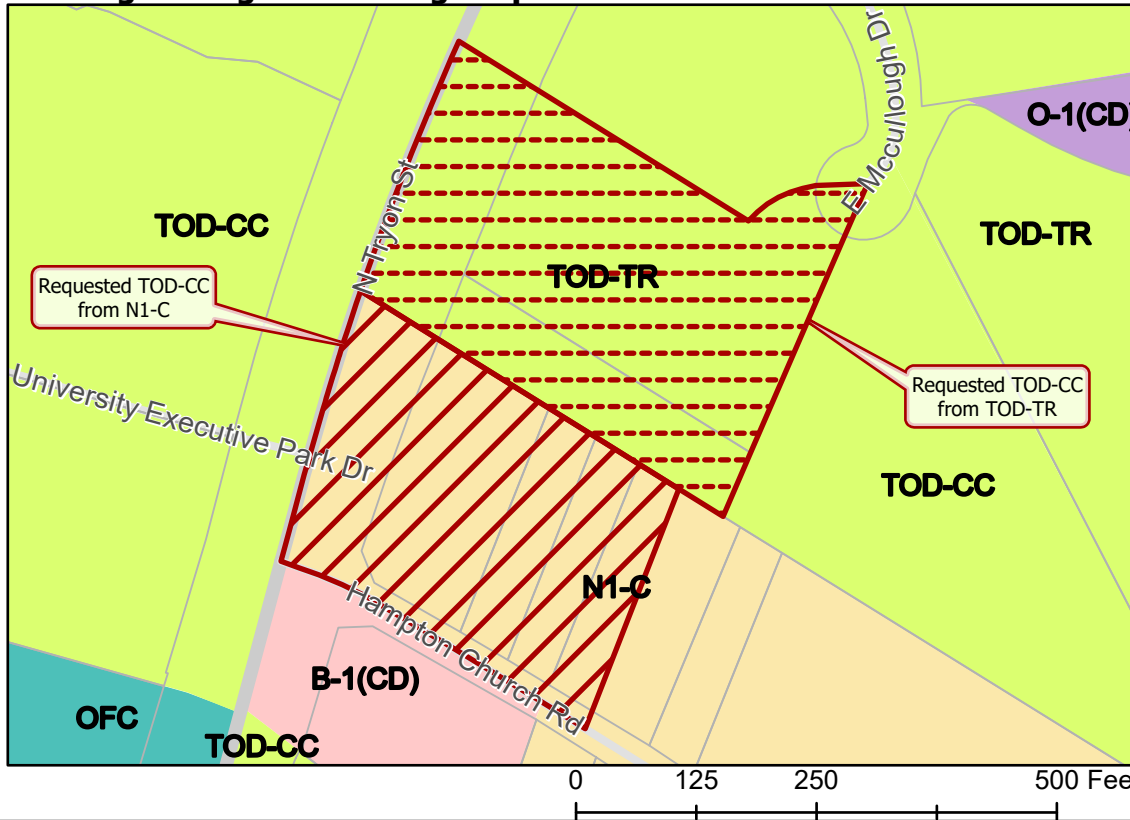
**Rezoning Map**



- 2024-049
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Reneé Johnson



**Existing Zoning & Rezoning Request**



- Requested TOD-CC from TOD-TR
- Requested TOD-CC from N1-C
- Zoning Classification**
- Neighborhood 1
- Campus
- Office
- Business
- Transit-Oriented

Petition No.: 2024-075  
Petitioner: Arbo, LLC

**ORDINANCE NO. 890-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 21344177, and further identified on the attached map from O-15(CD) (Office, Conditional) to CAC-1(CD) (Community Activity Center-1, 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.

**SEE ATTACHED MAP**

**Section 3.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

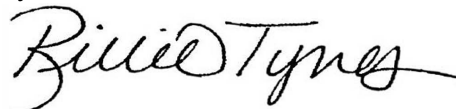


\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18<sup>th</sup> day of November 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 513-514.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18<sup>th</sup> day of November 2024.



\_\_\_\_\_  
Billie Tynes, Deputy City Clerk

**2024-075: Arbo, LLC**

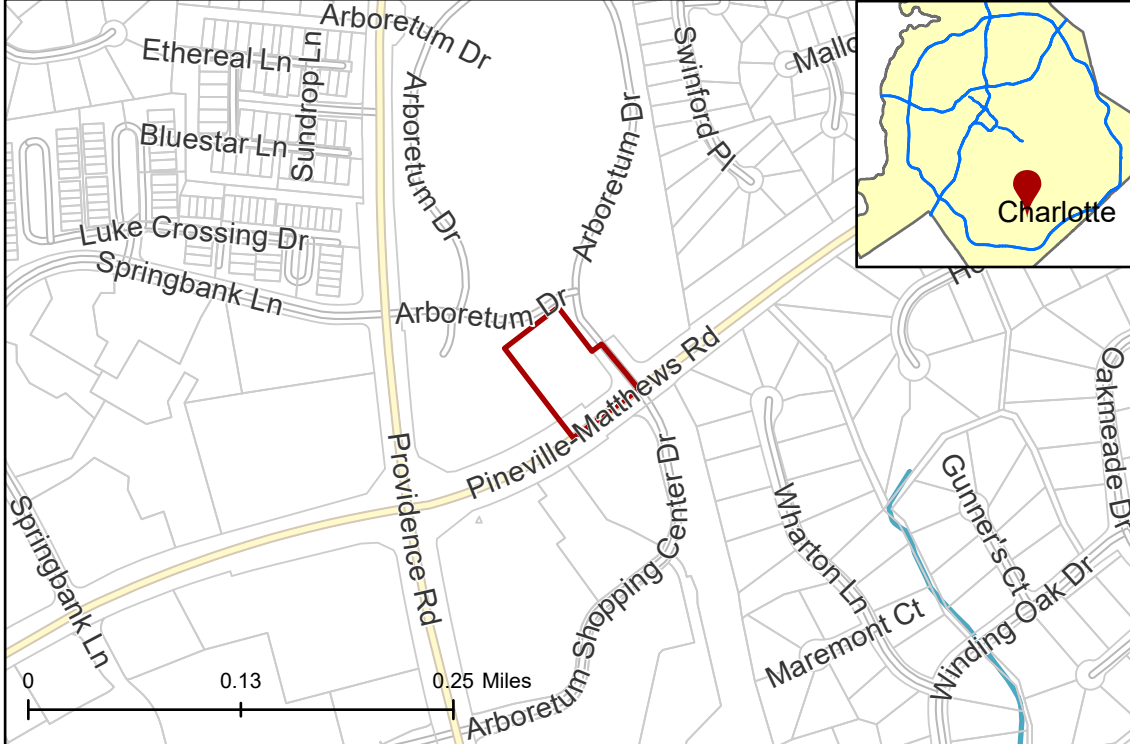
**Parcel(s)** 1344177

**Current Zoning** O-15(CD) (Office, Conditional)

**Requested Zoning** CAC-1(CD) (Community Activity Center-1, Conditional)

Approximately 1.3 acres

**Location of Requested Rezoning**



**Rezoning Map**

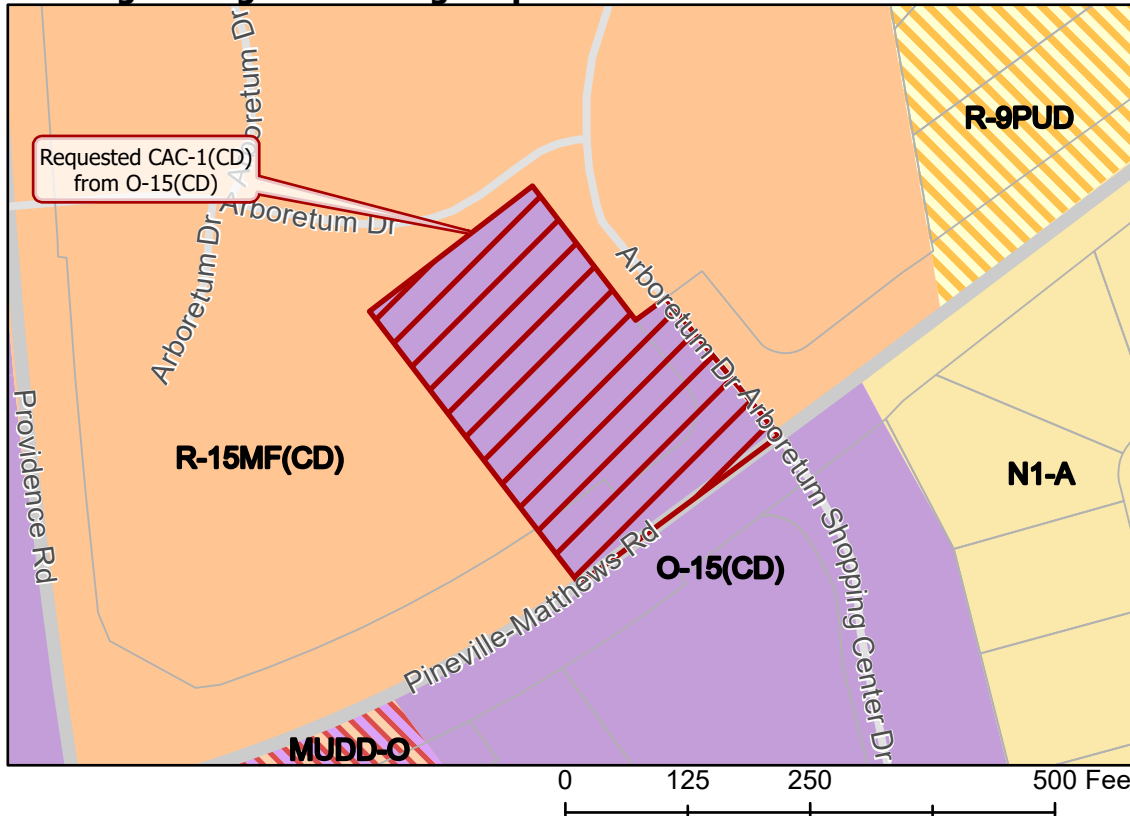


- 2024-075
- Inside City Limits
- Parcel
- Streams

- City Council District
- 7-Edmund H. Driggs



**Existing Zoning & Rezoning Request**



- Requested CAC-1(CD) from O-15(CD)
- Zoning Classification
- Neighborhood 1
  - Multi-Family
  - Mixed Residential
  - Office
  - Mixed Use



Map Created 8/29/2024

Petition No.: 2024-080  
Petitioner: Diallo Korka

**ORDINANCE NO. 891-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 04509112, 04509111, and further identified on the attached map from I-1(CD) (Light Industrial, Conditional) to ML-1 (Manufacturing and Logistics-1).

**SEE ATTACHED MAP**

**Section 2.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18<sup>th</sup> day of November 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 515-516.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18<sup>th</sup> day of November 2024.



\_\_\_\_\_  
Billie Tynes, Deputy City Clerk

**2024-080: Diallo Korka**

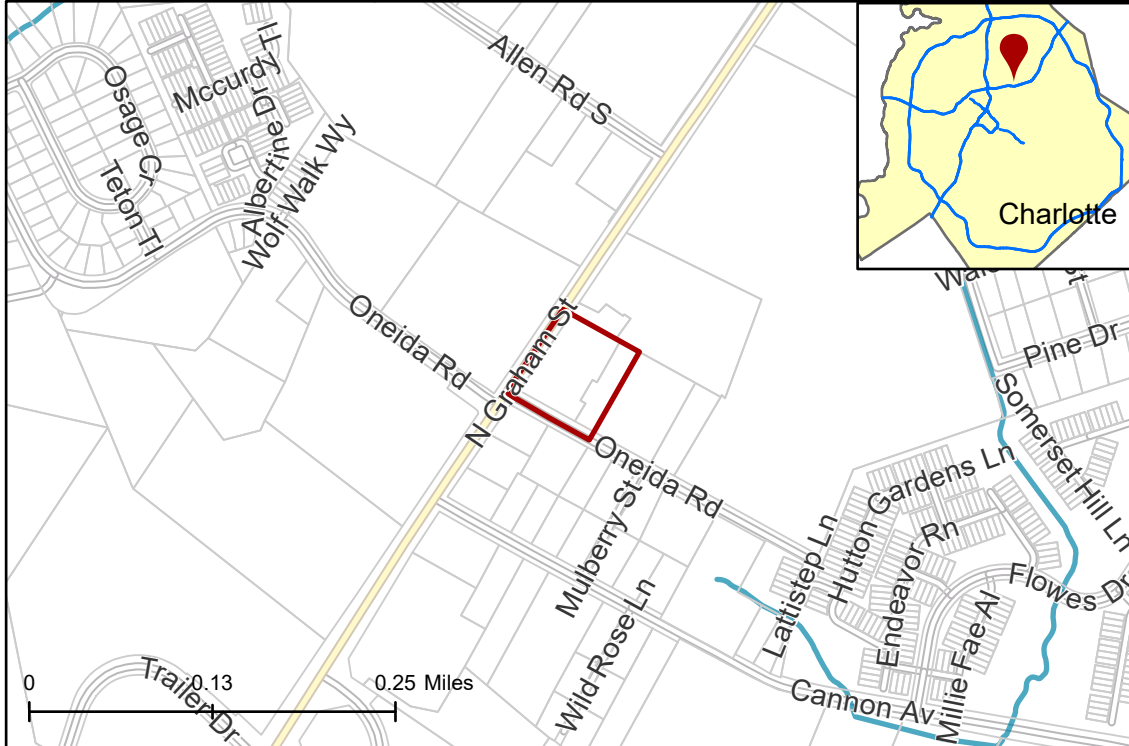
**Parcel(s)** 04509112, 04509111

**Current Zoning** I-1(CD) (Light Industrial, Conditional)

**Requested Zoning** ML-1 (Manufacturing and Logistics-1)

Approximately 1.658 acres

**Location of Requested Rezoning**



**Rezoning Map**



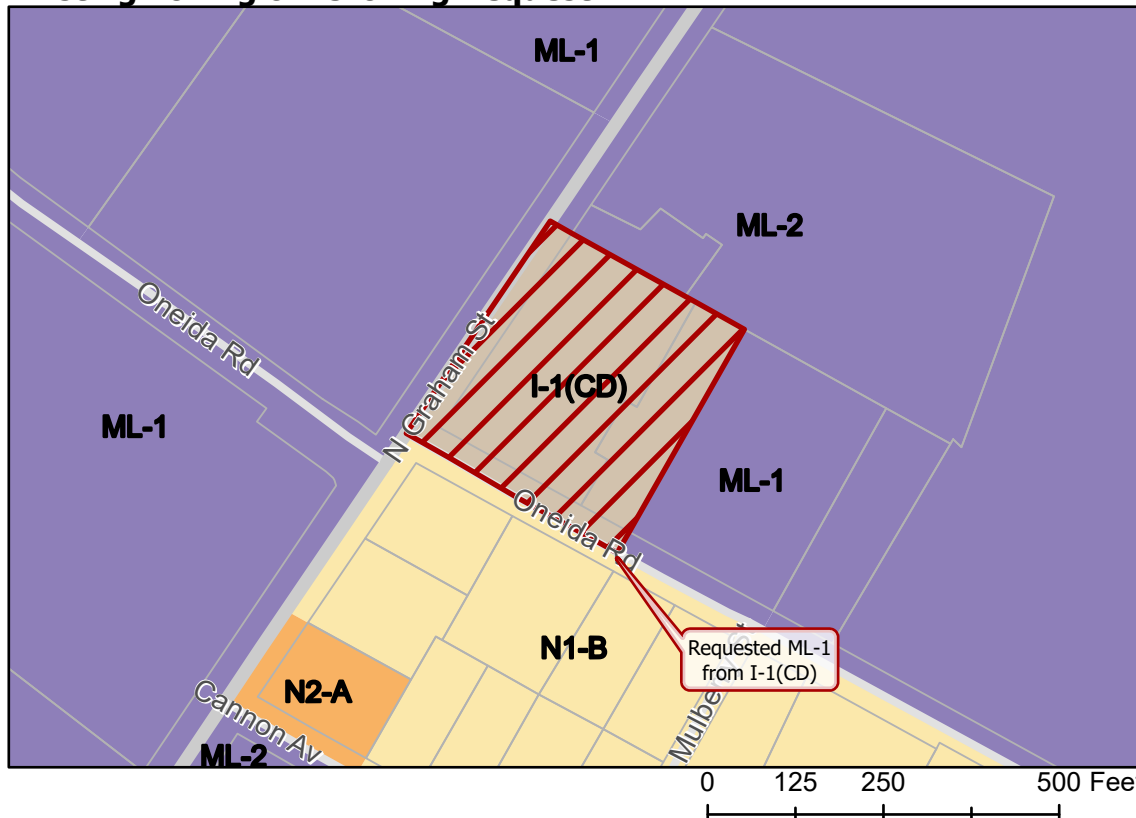
- 2024-080
- Inside City Limits
- Parcel
- Streams

**City Council District**

- 1-Danté Anderson



**Existing Zoning & Rezoning Request**



- Requested ML-1 from I-1(CD)

**Zoning Classification**

- Neighborhood 1
- Neighborhood 2
- Manufacturing & Logistics
- Light Industrial



Map Created 7/29/2024



Petition No.: 2024-081  
Petitioner: Caldwell Development  
LLC

ZONING REGULATIONS

**ORDINANCE NO. 892-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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 15720605, and further identified on the attached map from N1-A (Neighborhood 1-A) to N1-C (Neighborhood 1-C).

**SEE ATTACHED MAP**

**Section 2.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18<sup>th</sup> day of November 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 517-518.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18<sup>th</sup> day of November 2024.



\_\_\_\_\_  
Billie Tynes, Deputy City Clerk



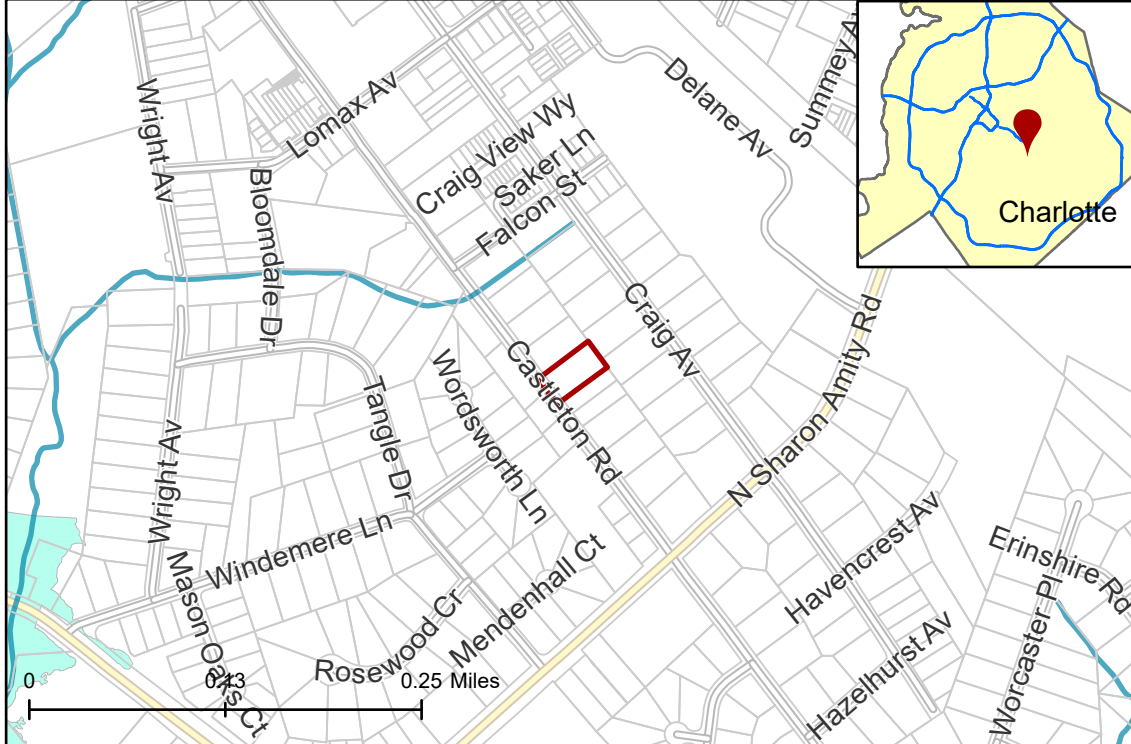
**2024-081: Caldwell Development LLC**

**Parcel(s)** 15720605

**Current Zoning** N1-A (Neighborhood 1-A)  
**Requested Zoning** N1-C (Neighborhood 1-C)

Approximately 0.461 acres

**Location of Requested Rezoning**



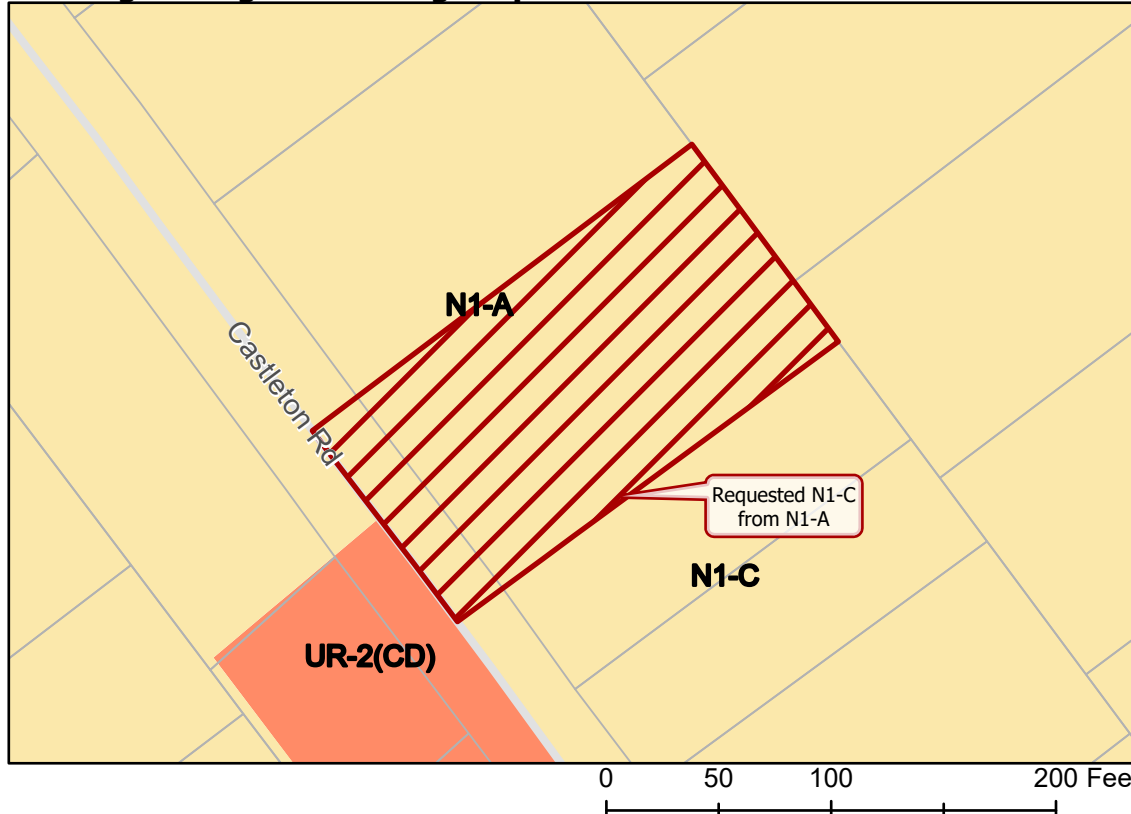
**Rezoning Map**



- 2024-081
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 5-Marjorie Molina



**Existing Zoning & Rezoning Request**



- Requested N1-C from N1-A
- Zoning Classification**
- Neighborhood 1
- Urban Residential



Petition No.: 2024-085  
Petitioner: AAAA Holdings LLC

**ORDINANCE NO. 893-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 16914118, and further identified on the attached map from ML-2 (Manufacturing and Logistics-2) to CG (General Commercial).

**SEE ATTACHED MAP**

**Section 2.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

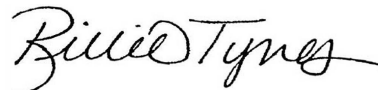


\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18<sup>th</sup> day of November 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 519-520.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18<sup>th</sup> day of November 2024.



\_\_\_\_\_  
Billie Tynes, Deputy City Clerk

**2024-085: AAAA Holdings LLC**

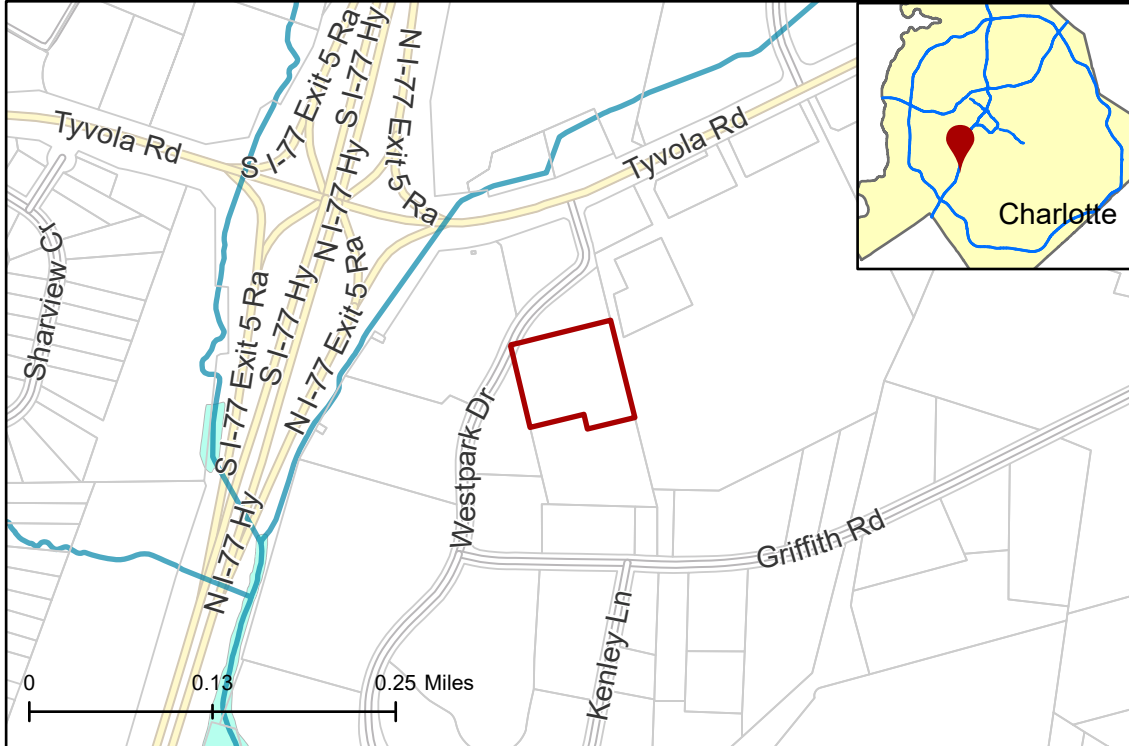
**Parcel(s)** 16914118

**Current Zoning** ML-2 (Manufacturing and Logistics-2)

**Requested Zoning** CG (General Commercial)

Approximately 2.82 acres

**Location of Requested Rezoning**



**Rezoning Map**



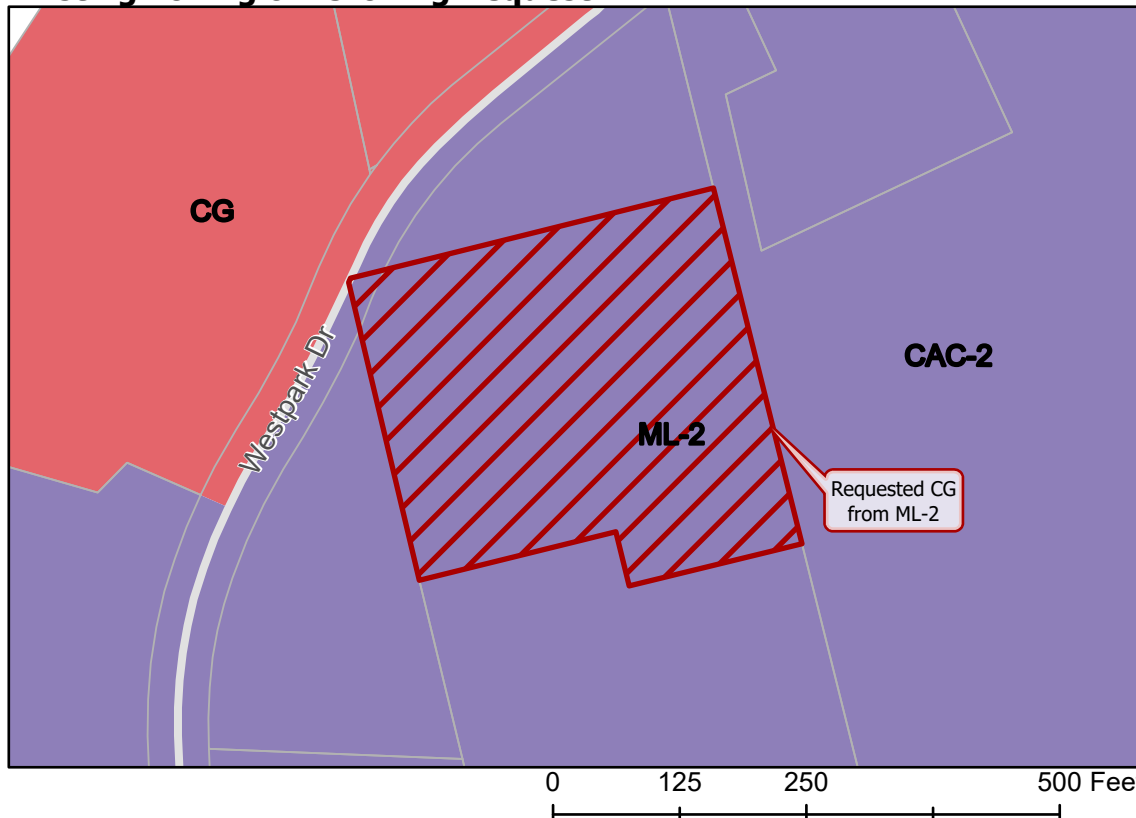
- 2024-085
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

**City Council District**

- 3-Tiawana Brown



**Existing Zoning & Rezoning Request**



- Requested CG from ML-2
- Zoning Classification**
- Commercial
  - Manufacturing & Logistics
  - Community Activity Center



Map Created 8/7/2024

Petition No.: 2024-086  
Petitioner: Peak Sports Holdings LLC

**ORDINANCE NO. 894-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 11910320, and further identified on the attached map from ML-2 (Manufacturing and Logistics-2) to RAC(CD) (Regional Activity Center, 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.

**SEE ATTACHED MAP**

**Section 3.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18<sup>th</sup> day of November 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 521-522.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18<sup>th</sup> day of November 2024.



\_\_\_\_\_  
Billie Tynes, Deputy City Clerk

**2024-086: Peak Sports Holdings LLC**

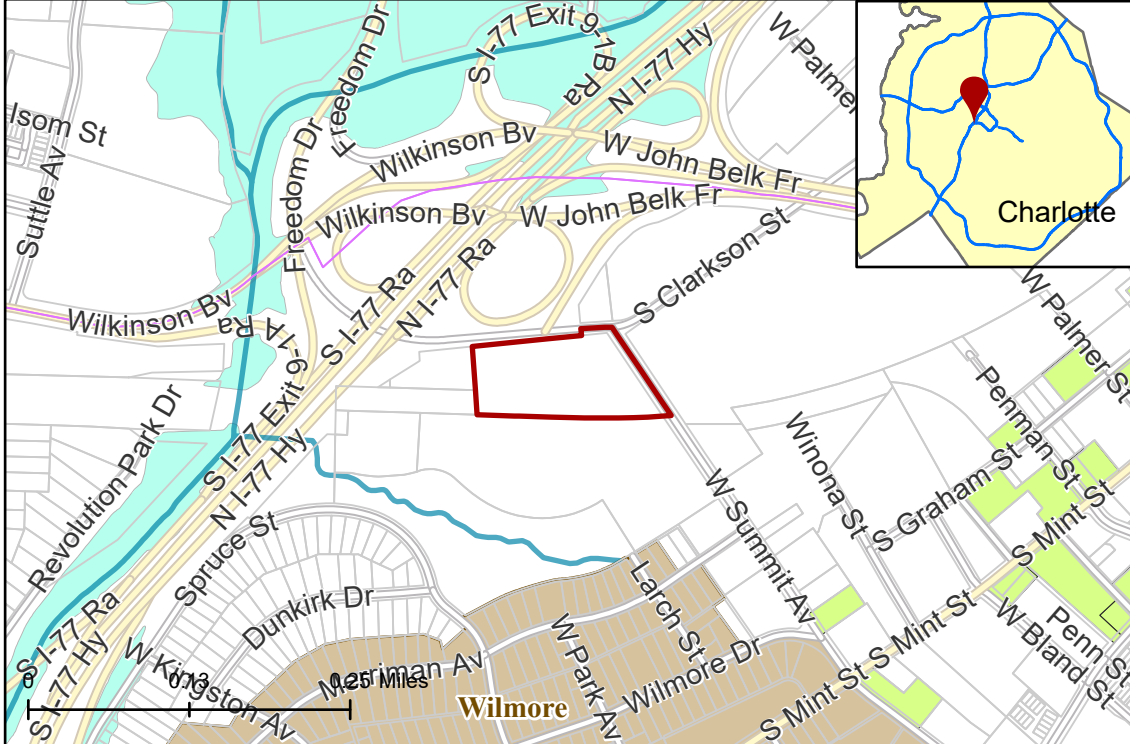
**Parcel(s)** 11910320

**Current Zoning** ML-2 (Manufacturing and Logistics-2)

**Requested Zoning** RAC(CD) (Regional Activity Center, Conditional)

Approximately 4.9 acres

**Location of Requested Rezoning**



**Rezoning Map**



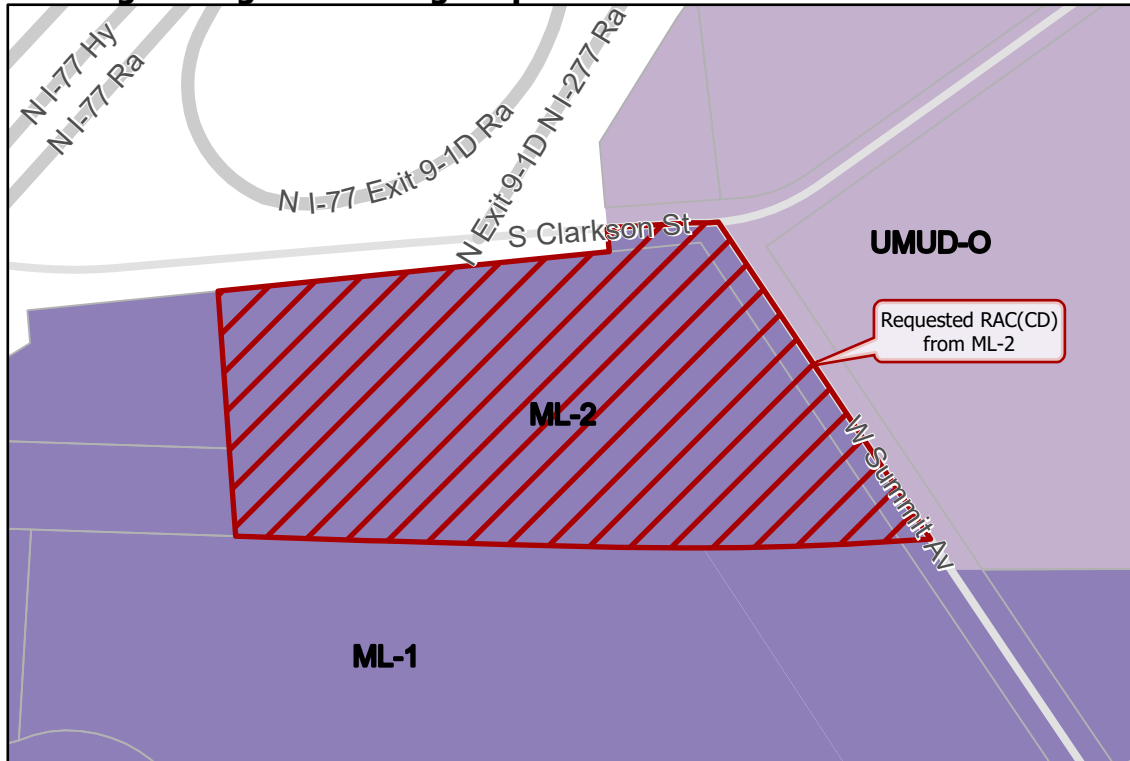
- 2024-086
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- Historic Districts

**City Council District**

- 3-Tiawana Brown



**Existing Zoning & Rezoning Request**



- Requested RAC(CD) from ML-2

**Zoning Classification**

- Uptown Mixed Use
- Manufacturing & Logistics



0 125 250 500 Feet

Map Created 8/7/2024

Petition No.: 2024-092  
Petitioner: Lucern Capital Partners

**ORDINANCE NO. 895-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 04714118, and further identified on the attached map from RE-3(CD) (Research, Conditional) to CAC-1(EX) (Community Activity Center-1, Exception).

**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.

**SEE ATTACHED MAP**

**Section 3.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18<sup>th</sup> day of November 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 523-524.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18<sup>th</sup> day of November 2024.



\_\_\_\_\_  
Billie Tynes, Deputy City Clerk

**2024-092: Lucern Capital Partners**

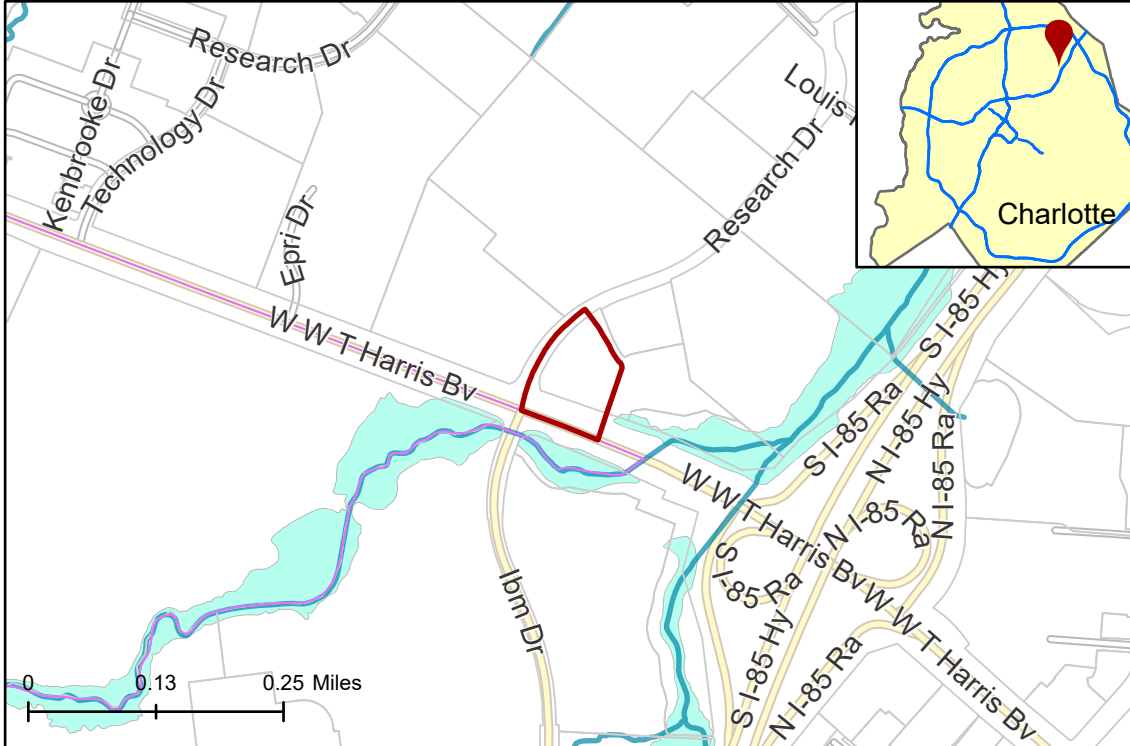
**Parcel(s)** 04714118

**Current Zoning** RE-3(CD) (Research, Conditional)

**Requested Zoning** CAC-1(EX) (Community Activity Center-1, Exception)

Approximately 3.07 acres

**Location of Requested Rezoning**



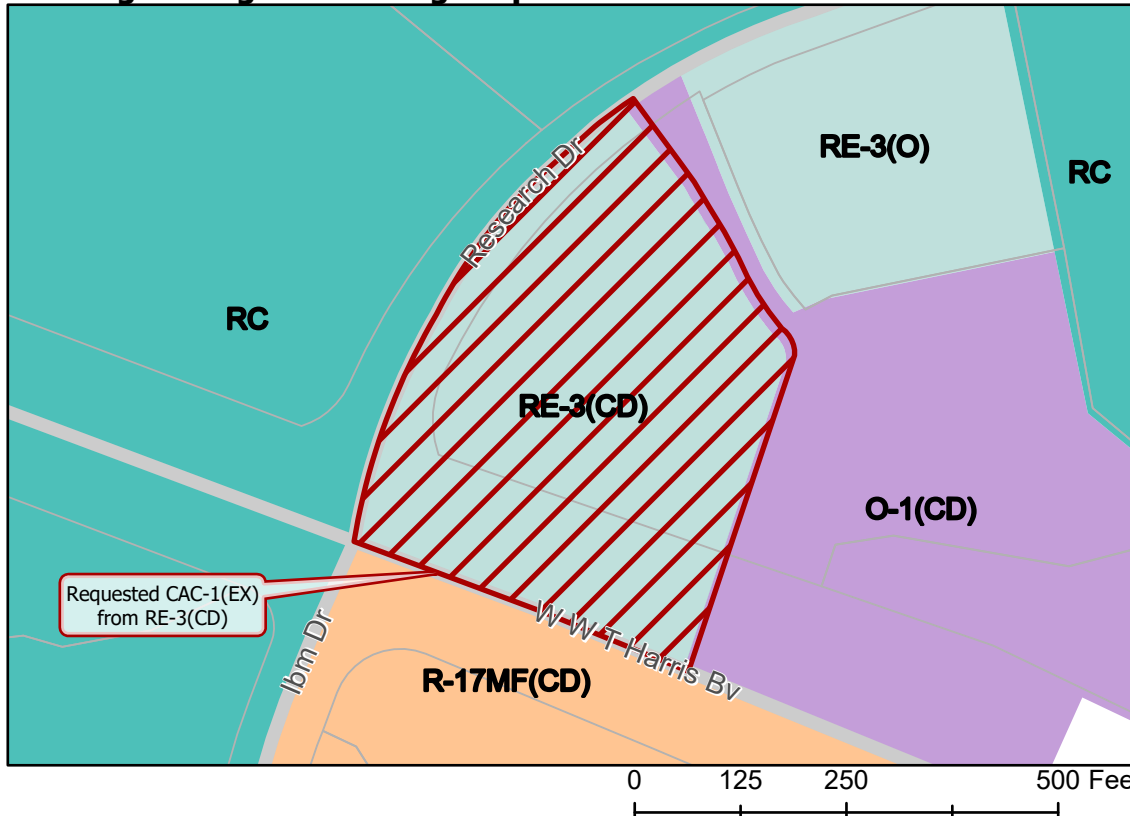
**Rezoning Map**



- 2024-092
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Reneé Johnson



**Existing Zoning & Rezoning Request**



Requested CAC-1(EX) from RE-3(CD)

**Zoning Classification**

- Multi-Family
- Campus
- Research
- Office



Map Created 8/7/2024



Petition No.: 2024-082  
Petitioner: City of Charlotte

**ORDINANCE NO. 896-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 14318105, 14318104, 14318103, and further identified on the attached map from N1-B (Neighborhood 1-B) to CG(CD) (General 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.

**SEE ATTACHED MAP**

**Section 3.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

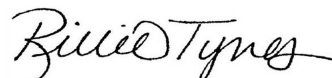


\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18<sup>th</sup> day of November 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 525-526.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18<sup>th</sup> day of November 2024.



\_\_\_\_\_  
Billie Tynes, Deputy City Clerk

### 2024-082: City of Charlotte

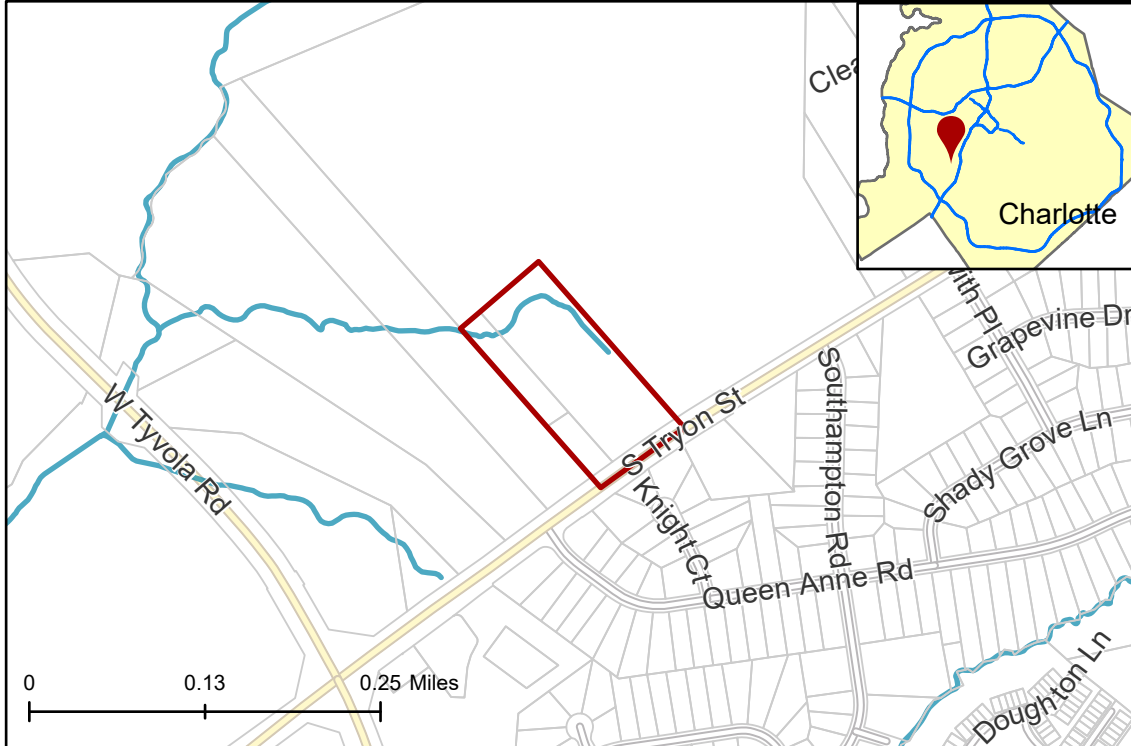
**Parcel(s)** 14318105, 14318104, 14318103

**Current Zoning** N1-B (Neighborhood 1-B)

**Requested Zoning** CG(CD) (General Commercial, Conditional)

Approximately 7.05 acres

#### Location of Requested Rezoning



### Rezoning Map



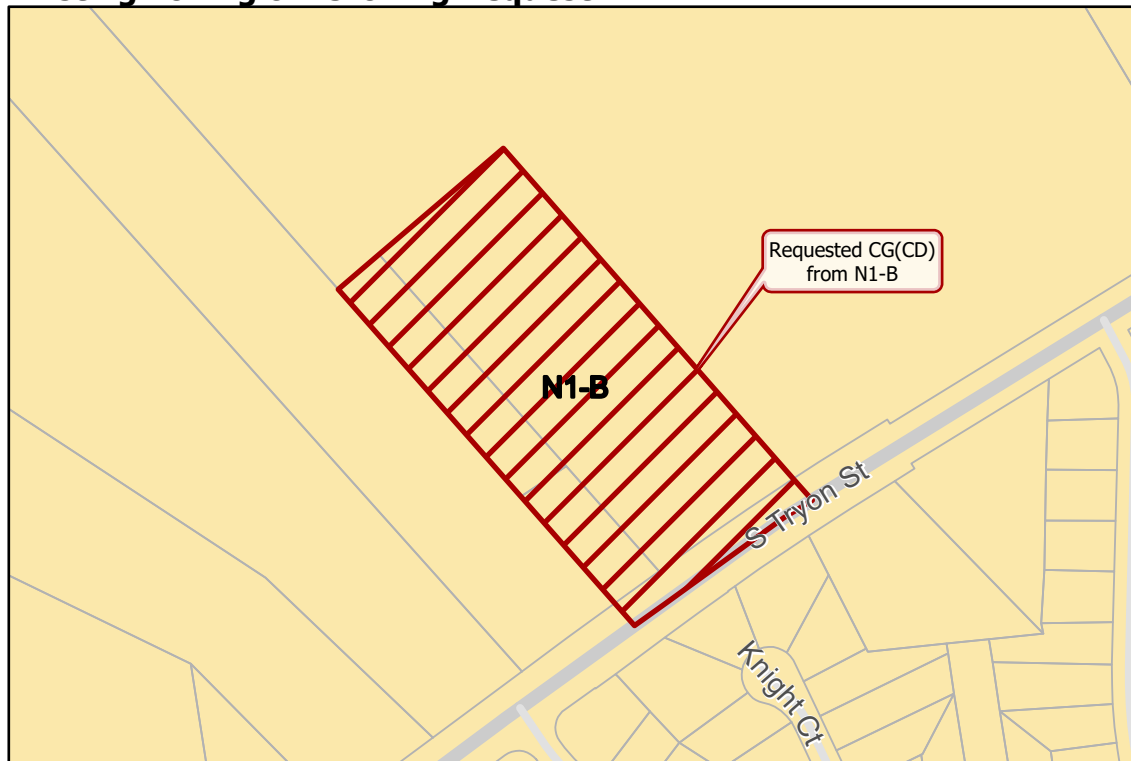
- 2024-082
- Inside City Limits
- Parcel
- Streams

#### City Council District

- 3 - Brown



#### Existing Zoning & Rezoning Request



- Requested CG(CD) from N1-B

#### Zoning Classification

- Neighborhood 1



Map Created 8/7/2024

Petition No.: 2020-071  
Petitioner: 3G Investments & Developments

**ORDINANCE NO. 897-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 17511188, and further identified on the attached map from N1-A (Neighborhood 1-A) 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.

**SEE ATTACHED MAP**

**Section 3.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

**CERTIFICATION**

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18<sup>th</sup> day of November 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 527-528.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18<sup>th</sup> day of November 2024.

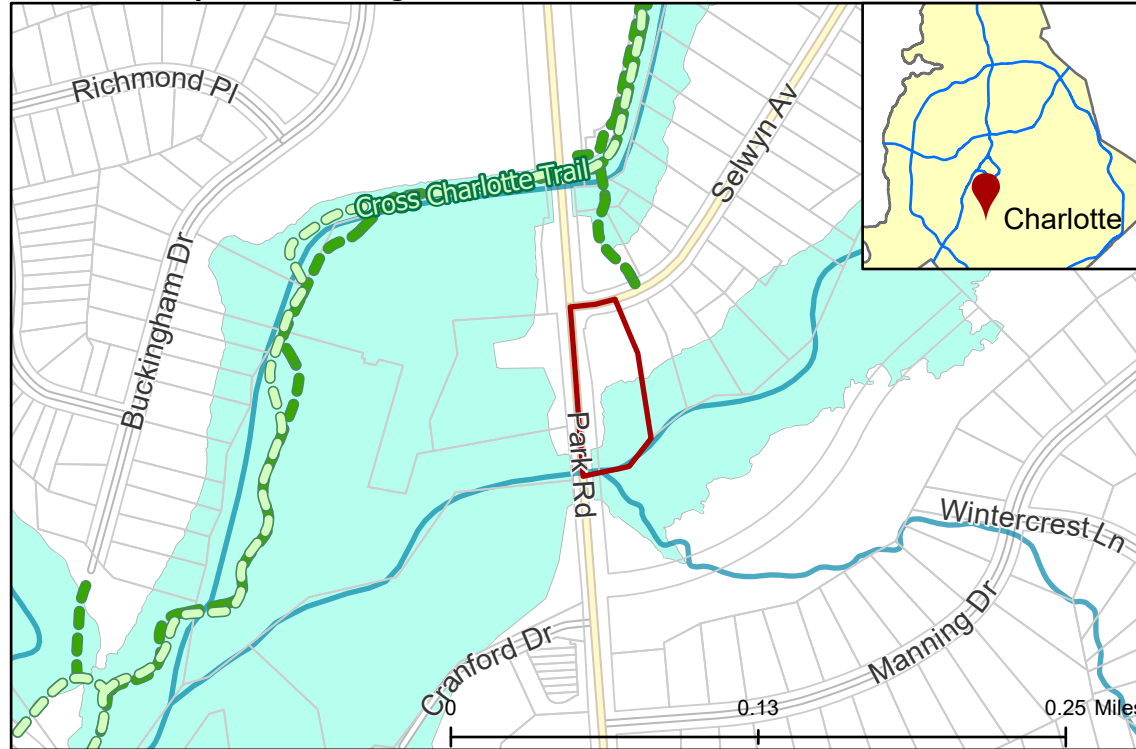


Billie Tynes, Deputy City Clerk

**2020-071: 3G Investments & Developments**

**Current Zoning** N1-A (Neighborhood 1-A)  
**Requested Zoning** MUDD-O (Mixed Use Development District, Optional)

Approximately 0.79 acres  
**Location of Requested Rezoning**



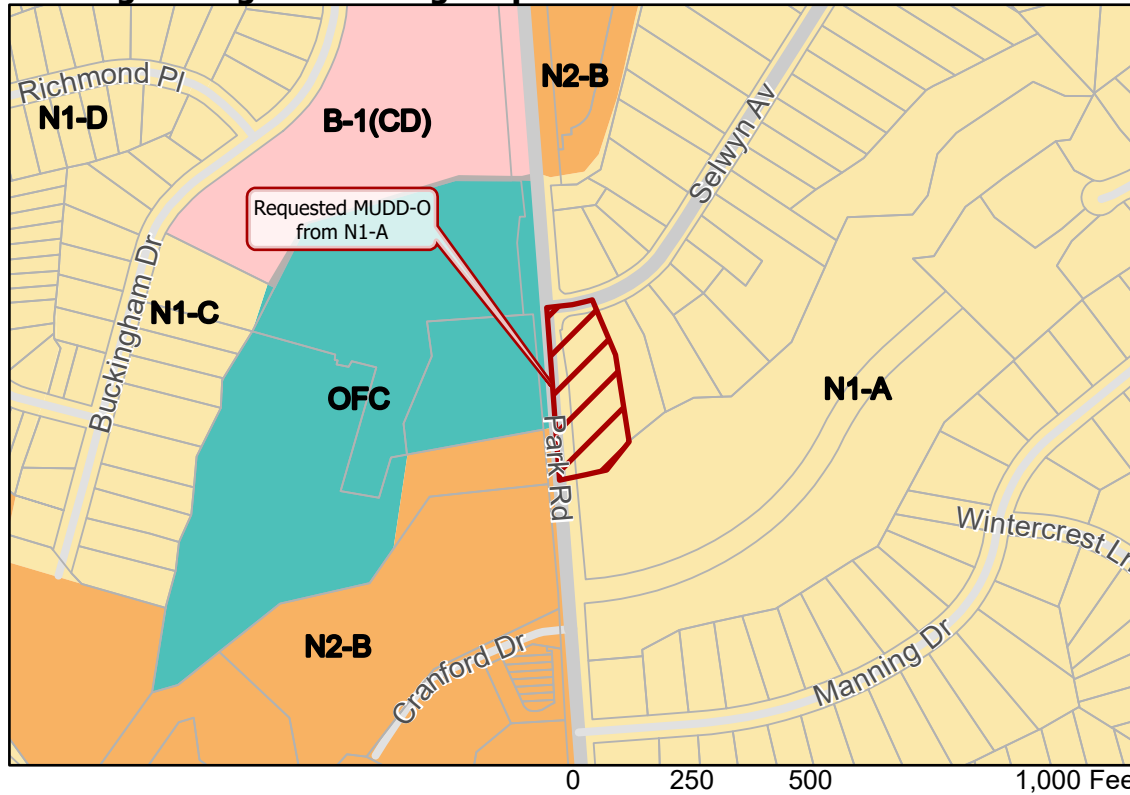
**Rezoning Map**



- 2020-071
  - Inside City Limits
  - Parcel
  - Cross Charlotte Trail
  - Greenway
  - Streams
  - FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



**Existing Zoning & Rezoning Request**



- Requested MUDD-O from N1-A
- Zoning Classification
- Neighborhood 1
  - Neighborhood 2
  - Campus
  - Business



Petition No.: 2022-224  
Petitioner: SRL Central Avenue Properties LLC

**ORDINANCE NO. 898-Z**

**ZONING REGULATIONS**

**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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 09509222, 09509221, 09509220, and further identified 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.

**SEE ATTACHED MAP**

**Section 3.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

**CERTIFICATION**

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18<sup>th</sup> day of November 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 529-530.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18<sup>th</sup> day of November 2024.

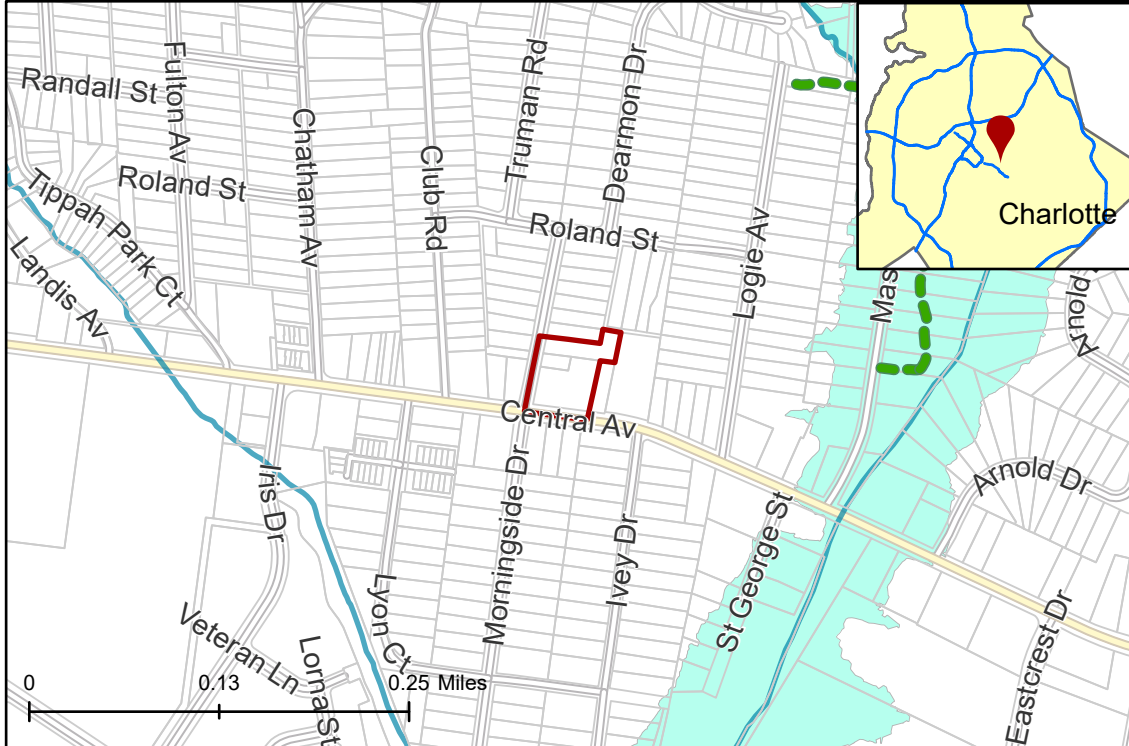
  
\_\_\_\_\_  
Billie Tynes, Deputy City Clerk

### 2022-224: SRL Central Avenue Properties LLC

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

Approximately 1.23 acres

#### Location of Requested Rezoning



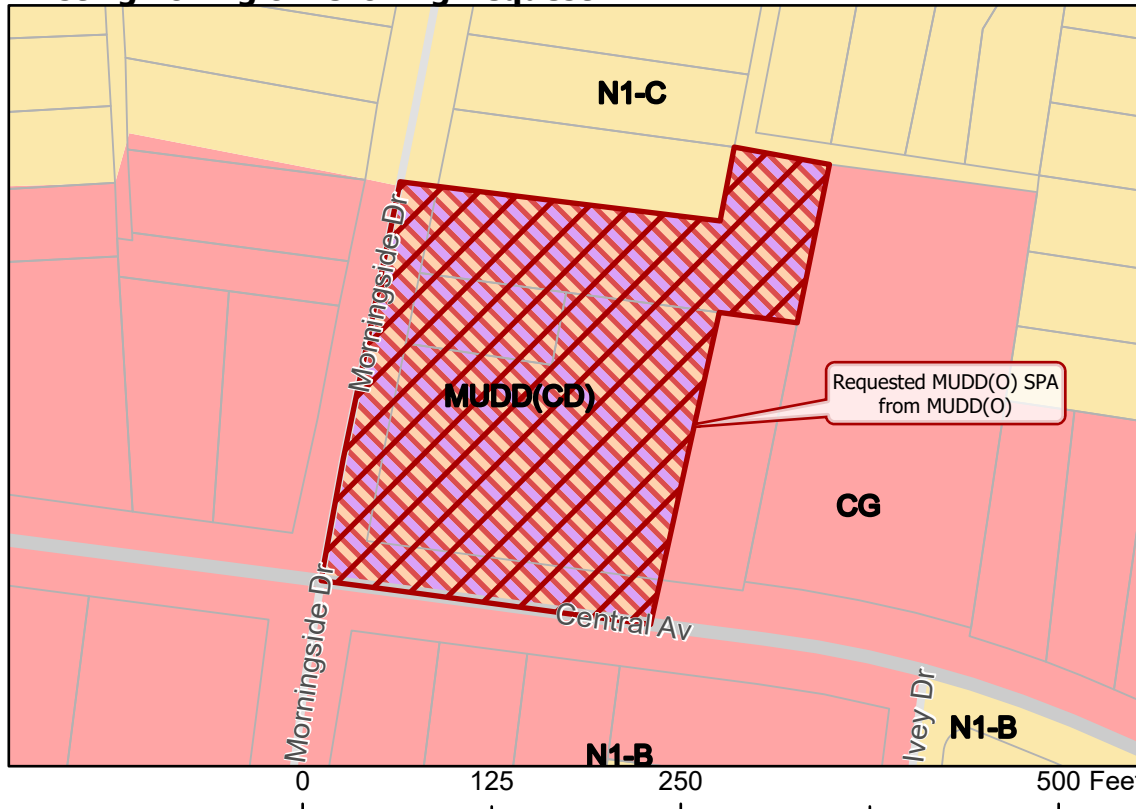
### Rezoning Map



- 2022-224
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Dante Anderson



#### Existing Zoning & Rezoning Request



- Requested MUDD(O) SPA from MUDD(O)
- Zoning Classification**
- Neighborhood 1
- Business
- Mixed Use



Map Created 7/25/2023

Petition No.: 2023-165  
Petitioner: Central Avenue Multifamily  
LLC

ZONING REGULATIONS

**ORDINANCE NO. 899-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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 08015603, 08015604, 08015605, 08015606, 08015607, 08015608, 08015609, and further identified on the attached map from N1-D (Neighborhood 1-D), NC (Neighborhood Center), O-6(CD) (Office, Conditional) to CAC-1(EX) (Community Activity Center-1, Exempt).

**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.

**SEE ATTACHED MAP**

**Section 3.** This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

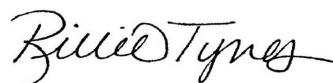


\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18<sup>th</sup> day of November 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 531-532.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18<sup>th</sup> day of November 2024.



\_\_\_\_\_  
Billie Tynes, Deputy City Clerk

**2023-165: Central Avenue Multifamily LLC**

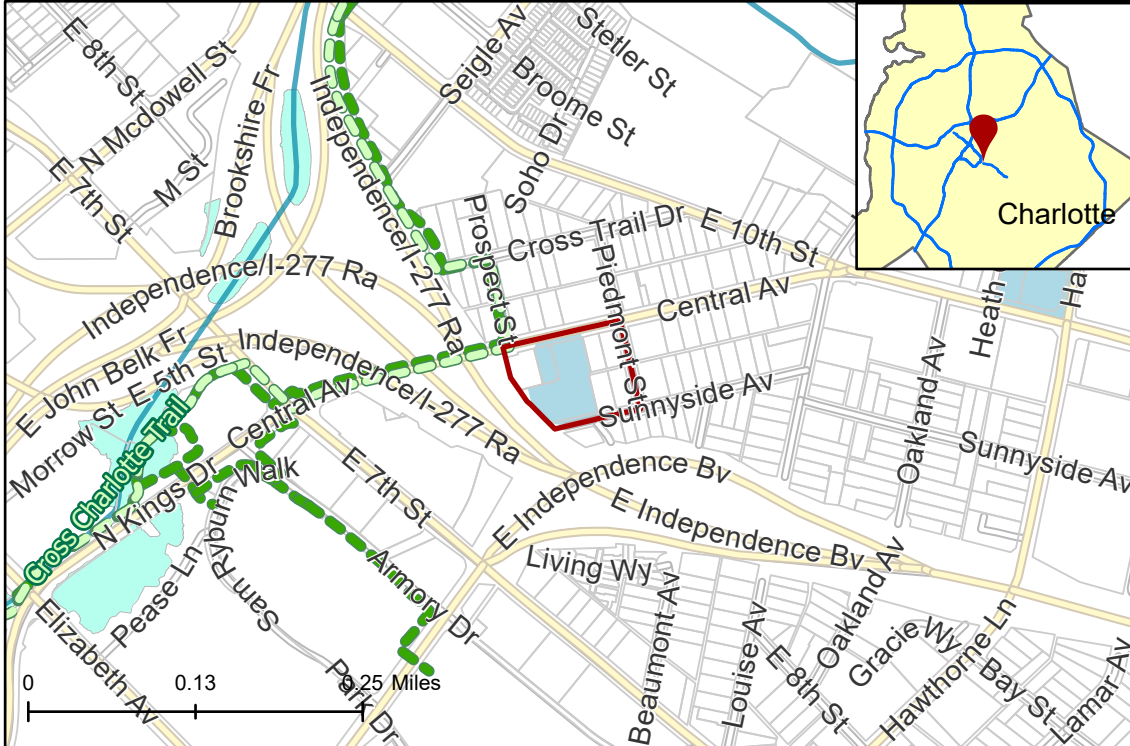
**Rezoning Map**

**Current Zoning** N1-D (Neighborhood 1-D), NC (Neighborhood Center), O-6(CD) (Office, Conditional)  
**Requested Zoning** CAC-1(EX) (Community Activity Center-1, Exempt)



Approximately 2.839 acres

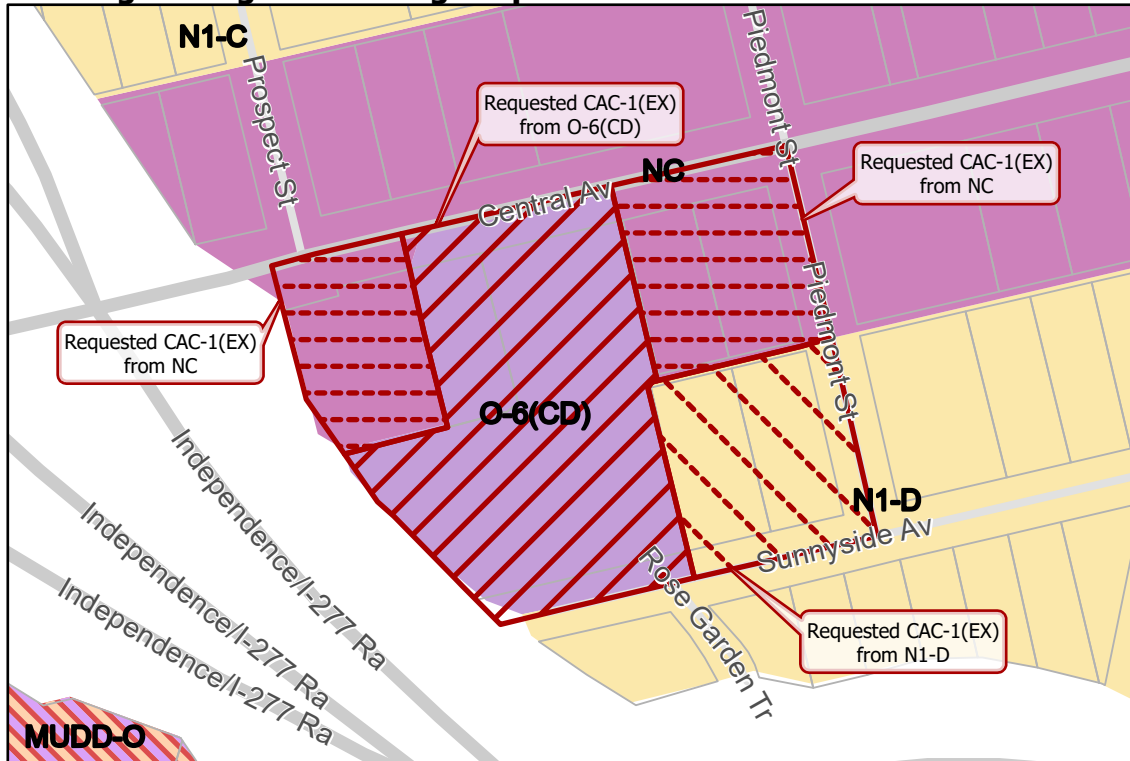
**Location of Requested Rezoning**



- 2023-165
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Plaza Central Pedscape
- City Council District**
- 1-Dante Anderson



**Existing Zoning & Rezoning Request**



- Requested CAC-1(EX) from O-6(CD)
- Requested CAC-1(EX) from NC
- Requested CAC-1(EX) from N1-D

- Zoning Classification**
- Neighborhood 1
  - Office
  - Mixed Use
  - Neighborhood Center



Map Created 1/2/2024