

Petition No.: 2025-130
Petitioner: Maruti Hotels

ORDINANCE NO. 1176-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:

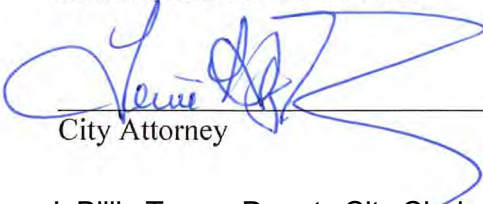
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 05535119 and further identified on the attached map ML-1 (Manufacturing and Logistics-1) to CG(CD) ANDO (General Commercial, Conditional, Airport Noise Overlay 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.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



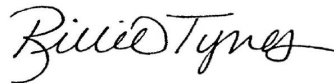
City Attorney

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 a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of August 2026, the reference having been made in Minute Book 163, and recorded in full in Ordinance Book 70, Page(s) 191-192.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of August 2026.





Billie Tynes, Deputy City Clerk, NCCMC



2025-130: Maruti Hotels

Parcel(s):

055351190

Current Zoning:

ML-1 (Manufacturing and Logistics-1)

Requested Zoning:

CG(CD) ANDO (General Commercial, Conditional, Airport Noise Overlay District)

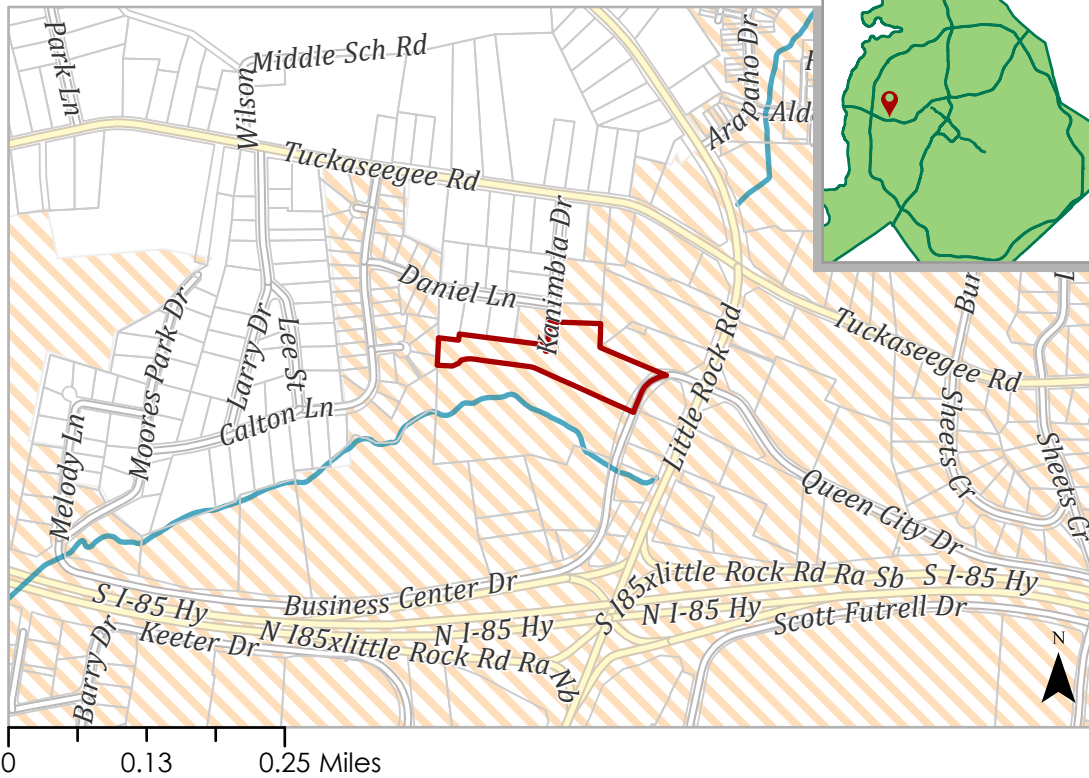
Size:

Approximately 3.972 acres

Ordinance No.

1176-Z

Location of Requested Rezoning



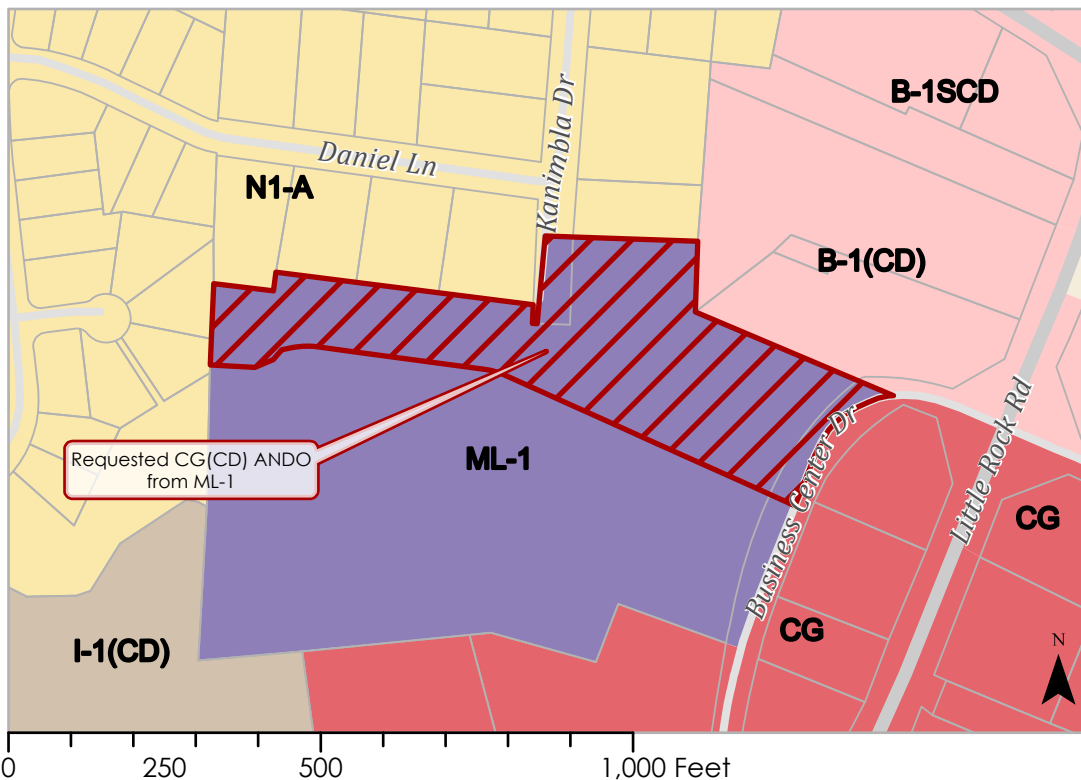
Rezoning Area

- 2025-130
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay

City Council District:

 3-Joi Mayo

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Commercial
- Business
- Manufacturing & Logistics
- Business-Distribution
- Light Industrial
- Requested CG(CD) ANDO from ML-1

Petition No.: 2026-015
Petitioner: KT Trading LLC

ORDINANCE NO. 1177-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:

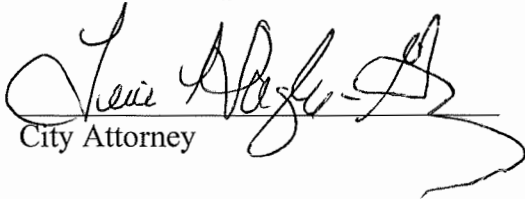
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 08707103 and further identified on the attached map I-1 (CD) (Light Industrial, Conditional) to ML-1 (Manufacturing and Logistics-1).

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

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of August 2026.





Billie Tynes, Deputy City Clerk, NCCMC



Parcel(s):
08707103

Current Zoning:

I-1 (CD) (Light Industrial, Conditional)

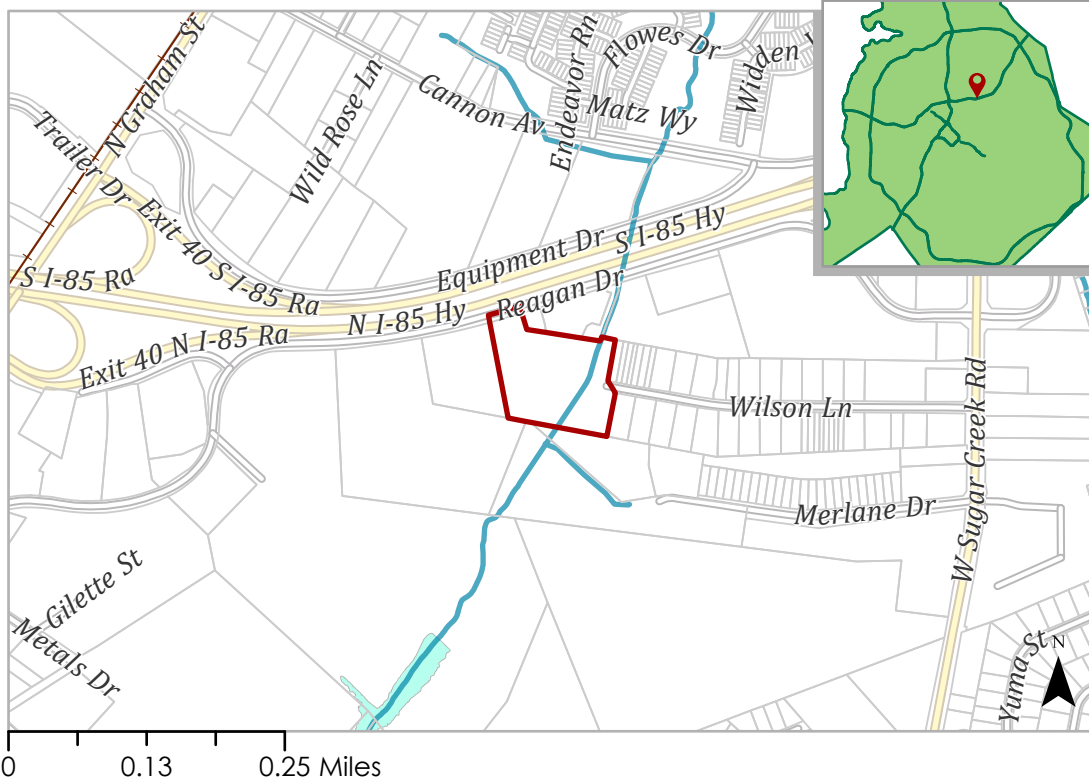
Requested Zoning:

ML-1 (Manufacturing and Logistics-1)

Size:

Approximately 5.72 acres

Location of Requested Rezoning



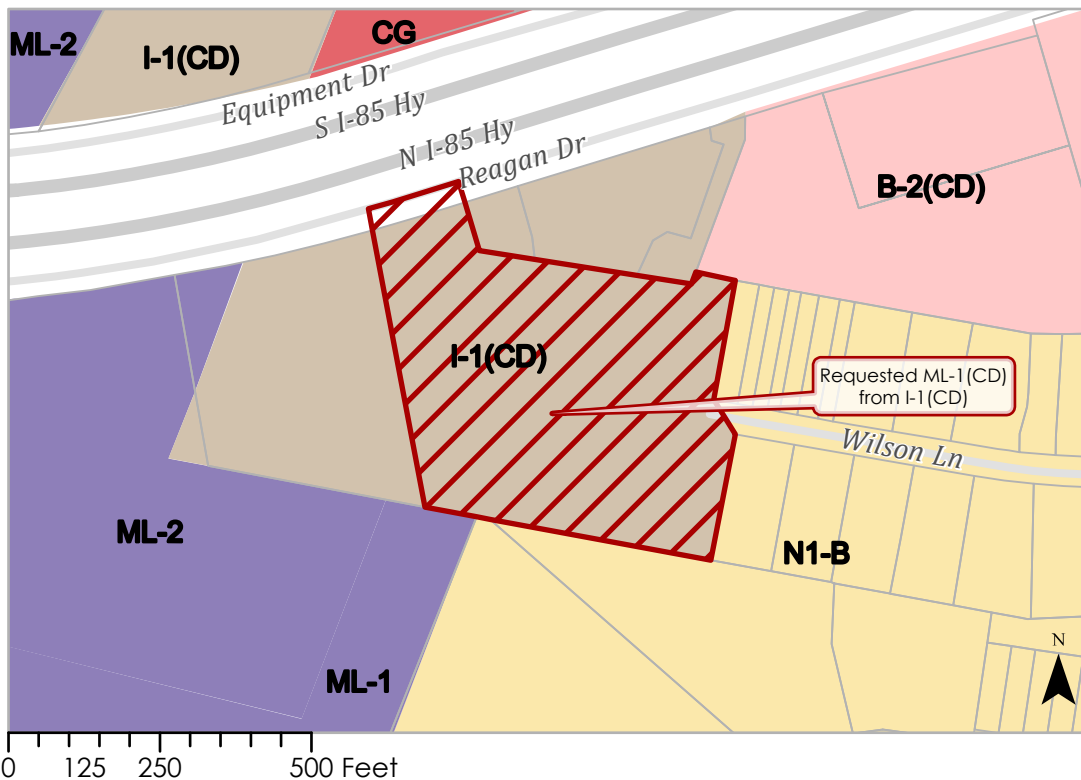
Rezoning Area

- 2026-015
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain

City Council District:

- 1-Danté Anderson

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Commercial
- Business
- Manufacturing & Logistics
- Light Industrial
- Requested ML-1(CD) from I-1(CD)

Petition No.: 2026-018
Petitioner: S.R. Mozeley Properties, LLC

ORDINANCE NO. 1178-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:

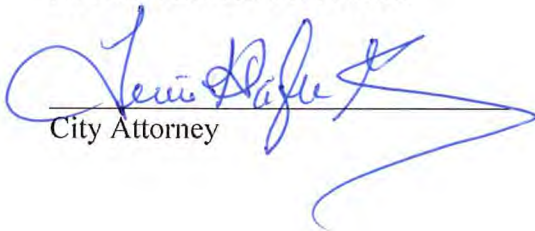
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 03505216 and further identified on the attached map I-2(CD) (General Industrial, Conditional) to ML-1(CD) (Manufacturing and Logistics-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.

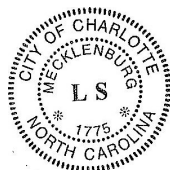
APPROVED AS TO FORM:

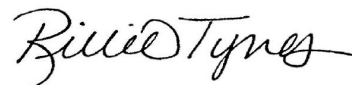

City Attorney

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 a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of August 2026, the reference having been made in Minute Book 163, and recorded in full in Ordinance Book 70, Page(s) 195-196.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of August 2026.





Billie Tynes, Deputy City Clerk, NCCMC



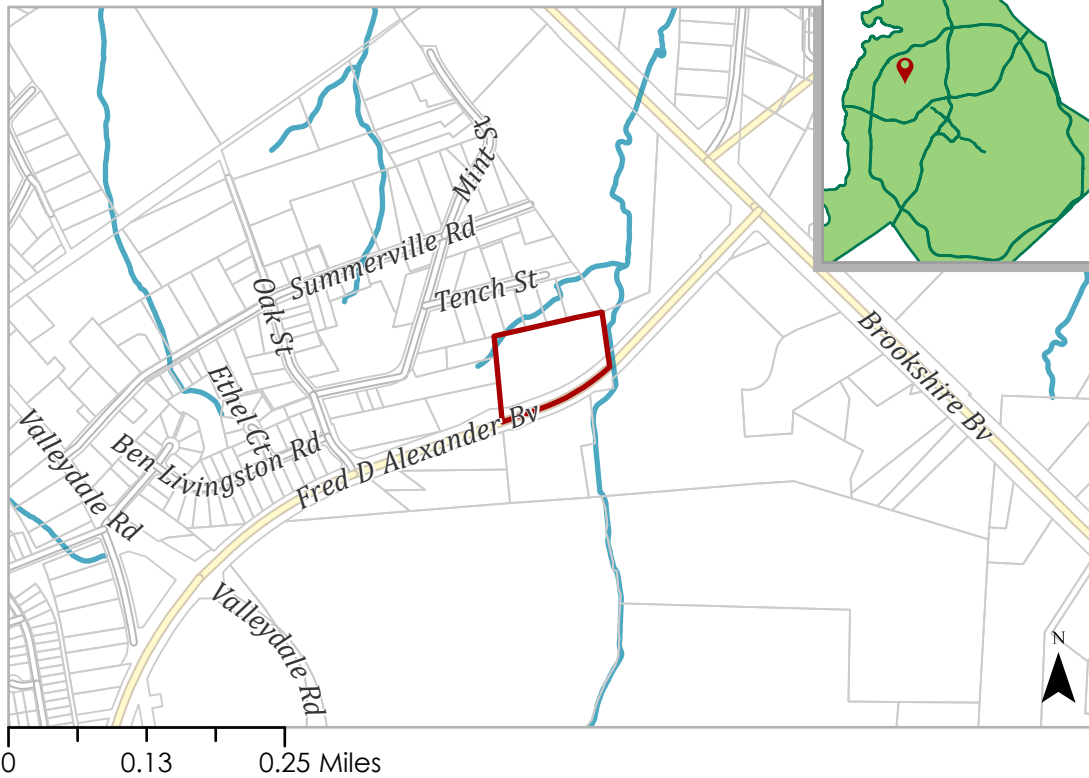
Parcel(s):
03505216

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

Requested Zoning:
ML-1 (CD) (Manufacturing and Logistics-1, Conditional)

Size:
Approximately 2.83 acres

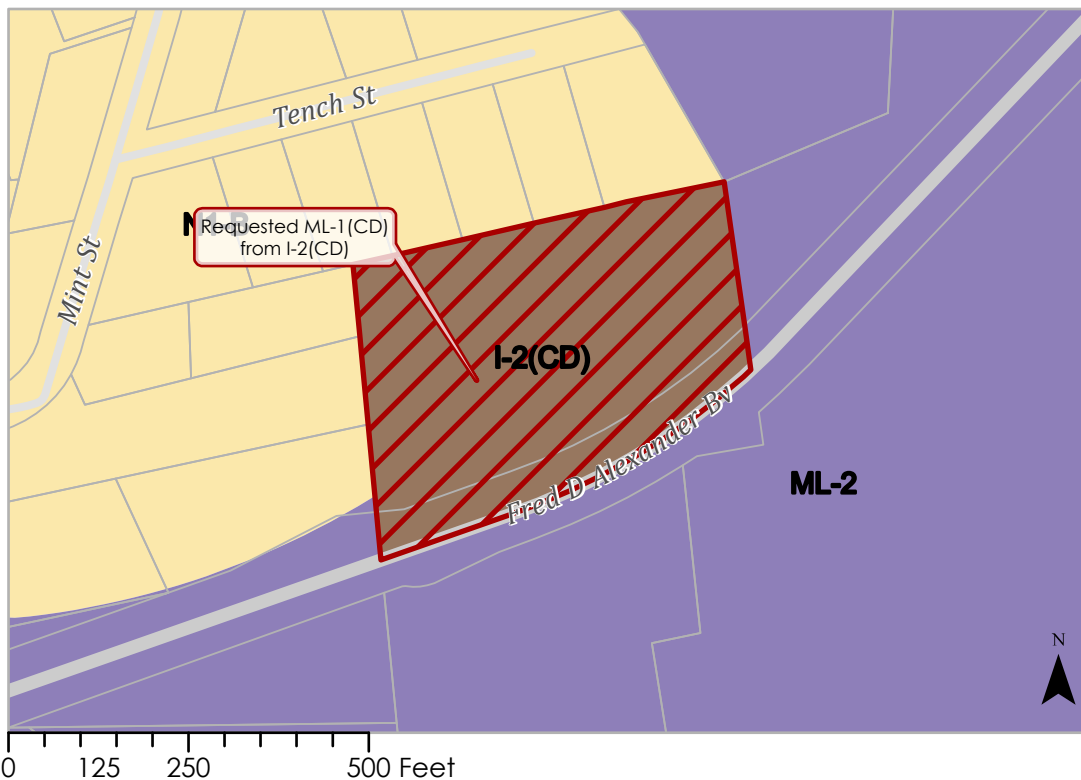
Location of Requested Rezoning



Rezoning Area

- 2026-018
- Inside City Limits
- Parcel
- Streams
- City Council District:**
- 2-Malcolm Graham

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Manufacturing & Logistics
- General Industrial
- Innovation Mixed Use
- Requested ML-1(CD) from I-2(CD)

Petition No.: 2026-020
Petitioner: Terwilliger Pappas

ORDINANCE NO. 1179-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:

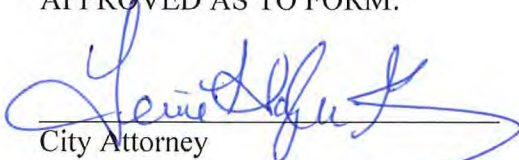
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 22120106 and further identified on the attached map MUDD-O (Mixed Use Development, Optional) to MUD-O SPA (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

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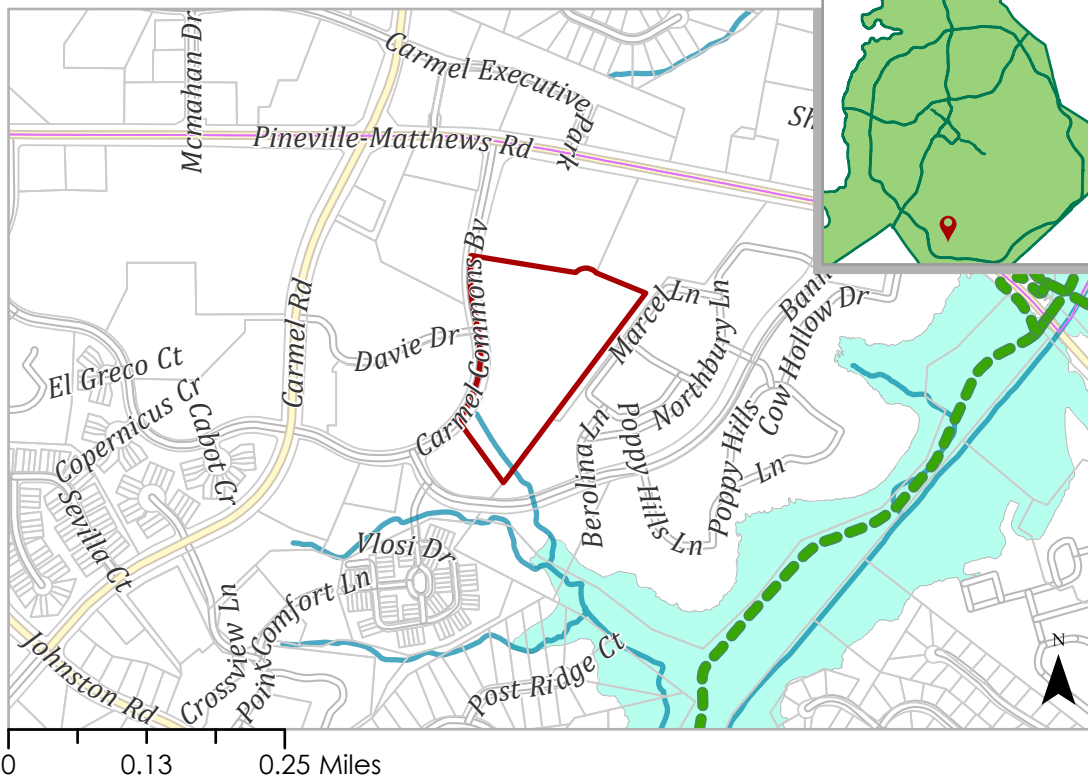
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of August 2026.





Billie Tynes, Deputy City Clerk, NCCMC

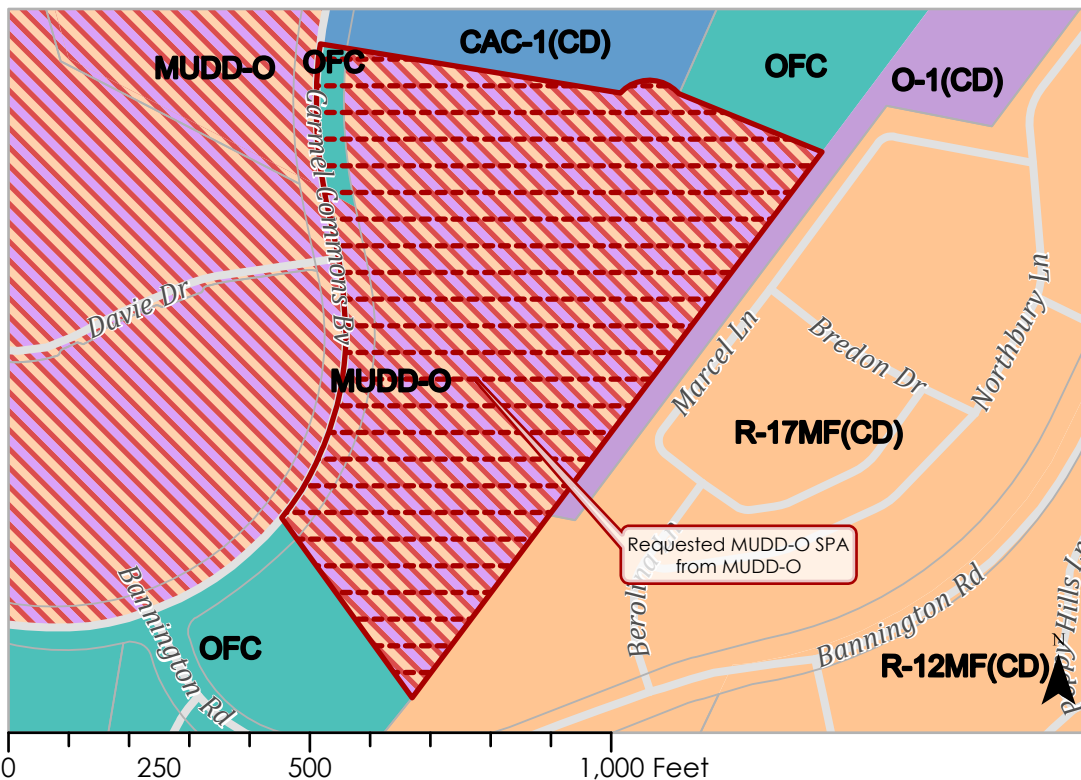
Location of Requested Rezoning



Rezoning Area

- 2026-020
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District:**
 7-Edmund H. Driggs

Existing Zoning & Rezoning Request



Zoning Classification

- Multi-Family
- Campus
- Office
- Commercial
- Community Activity Center
- Mixed Use
- Requested MUDD-O SPA from MUDD-O

Petition No.: 2026-021
Petitioner: Hines

ORDINANCE NO. 1180-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:

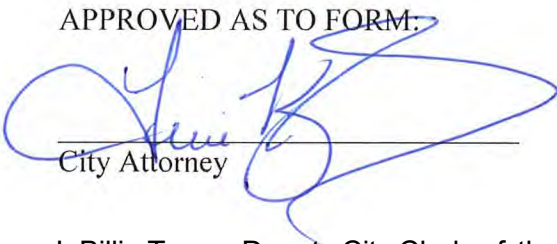
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 20511283 and further identified on the attached map UR-C(CD) (Urban Residential-Commercial, Conditional) to UR-C SPA (Urban Residential-Commercial, 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:



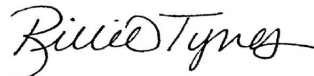
City Attorney

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 a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of August 2026, the reference having been made in Minute Book 163, and recorded in full in Ordinance Book 70, Page(s) 199-200.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of August 2026.





Billie Tynes, Deputy City Clerk, NCCMC



Parcel(s):
20511283

Current Zoning:

UR-C(CD) (Urban Residential-Commercial, Conditional)

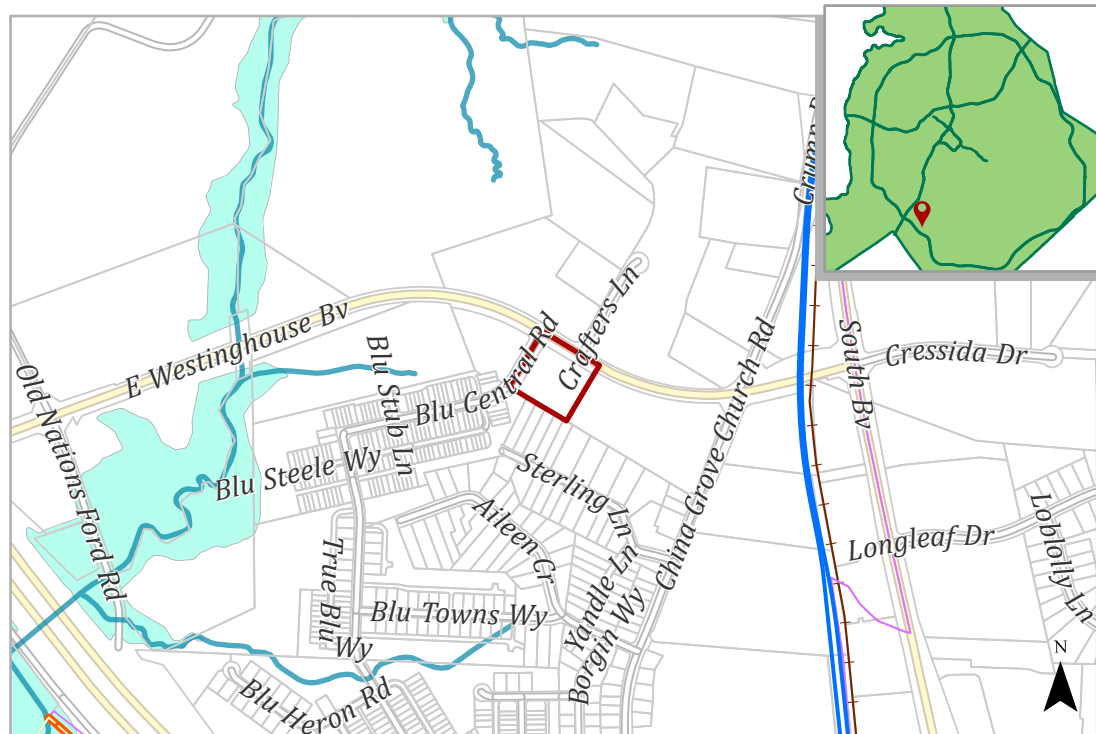
Requested Zoning:

UR-C SPA (Urban Residential-Commercial, Site Plan Amendment)

Size:

Approximately 1.63 acres

Location of Requested Rezoning



0 0.13 0.25 Miles

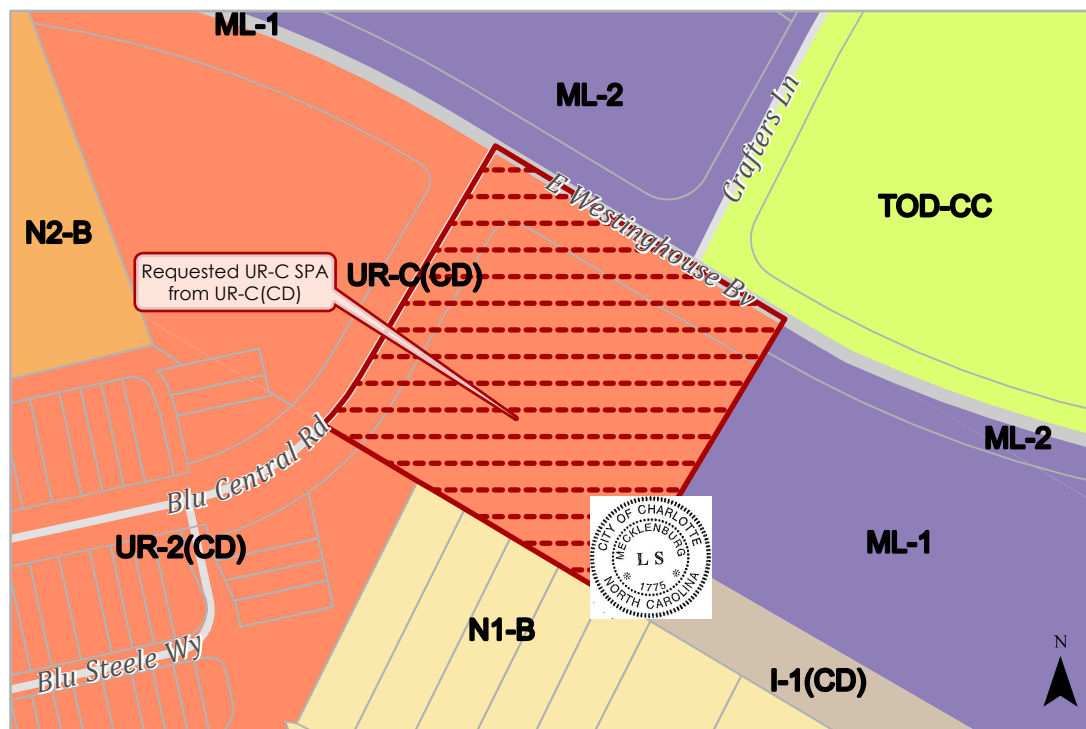
Rezoning Area

- 2026-021
- Inside City Limits
- Parcel
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain

City Council District:

 3-Joi Mayo

Existing Zoning & Rezoning Request



0 125 250 500 Feet

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Urban Residential
- Manufacturing & Logistics
- Light Industrial
- Transit-Oriented
- Requested UR-C SPA from UR-C(CD)

Petition No.: 2025-077
Petitioner: Short Development Group, LLC

ORDINANCE NO. 1181-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 numbers 15707311, 15707315, 15707337, 15707362, 15707363, and further identified on the attached map N1-A (Neighborhood 1-A) 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:

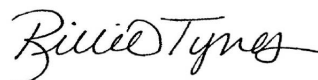

City Attorney

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 a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of August 2026, the reference having been made in Minute Book 163, and recorded in full in Ordinance Book 70, Page(s) 201-202.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of August 2026.





Billie Tynes, Deputy City Clerk, NCCMC

2025-077: Short Development Group, LLC

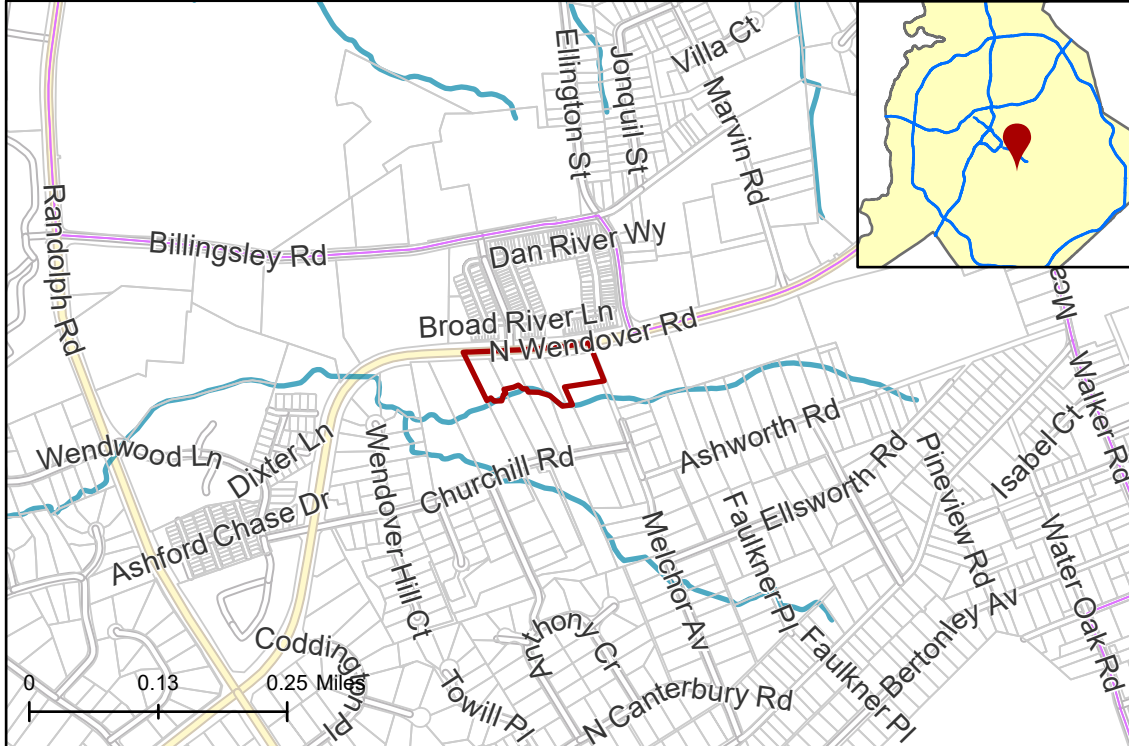
Parcel(s) 15707311, 15707315, 15707337, 15707362, 15707363

Current Zoning N1-A (Neighborhood 1-A)

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

Approximately 2.52 acres

Location of Requested Rezoning



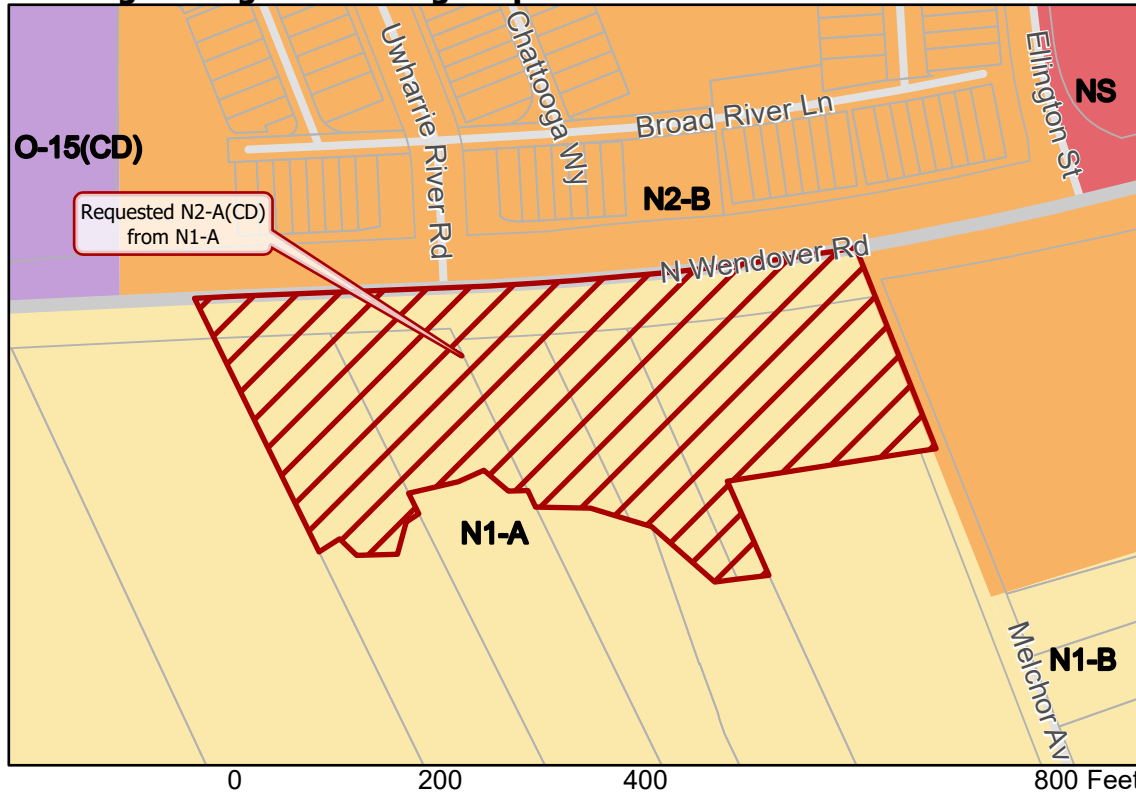
Rezoning Map



- 2025-077
- Inside City Limits
- Parcel
- Streams

City Council District
6-Kimberly Owens

Existing Zoning & Rezoning Request



Requested N2-A(CD)
from N1-A

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Office
- Commercial



Map Created 8/22/2025

Petition No.: 2026-001

Petitioner: MPV Properties & Mission Properties

ORDINANCE NO. 1182-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:

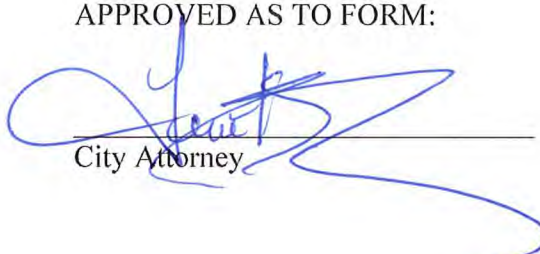
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel numbers 05326108, 05326109, and further identified on the attached map ML-1 (Manufacturing and Logistics-1) to 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 a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of August 2026, the reference having been made in Minute Book 163, and recorded in full in Ordinance Book 70, Page(s) 203-204.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of August 2026.





Billie Tynes, Deputy City Clerk, NCCMC



2026-001: MPV Properties & Mission Properties

Parcel(s):

05326108, 05326109

Current Zoning:

ML-1 (Manufacturing and Logistics-1)

Requested Zoning:

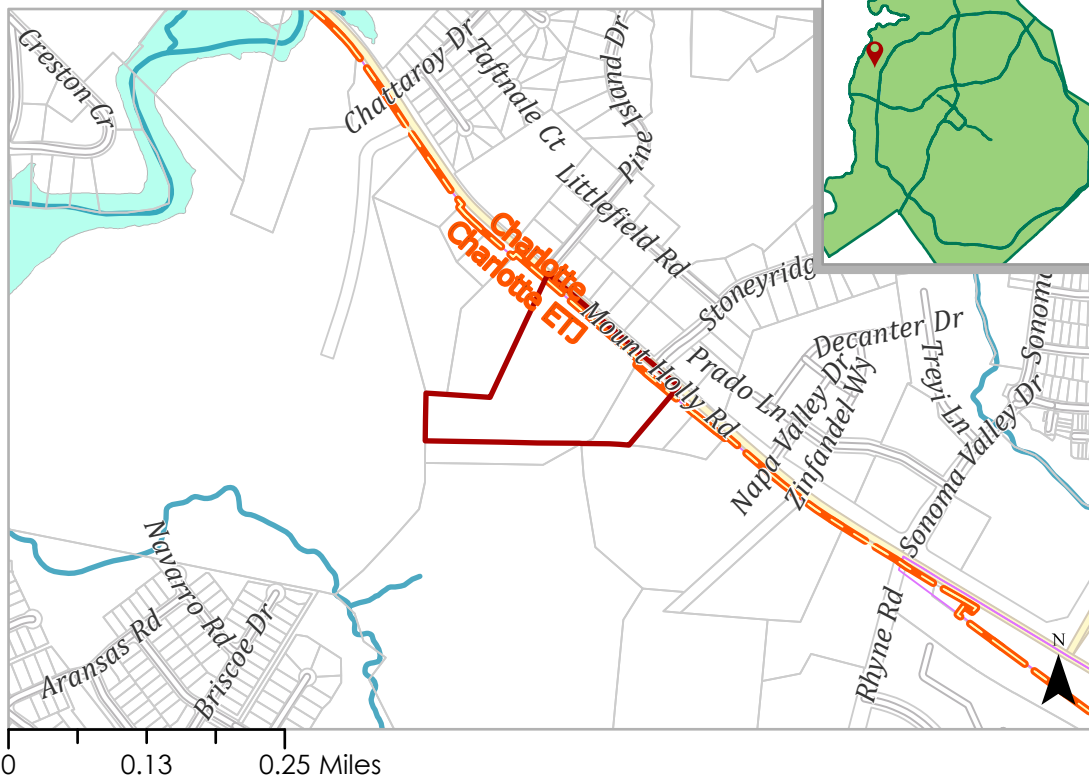
N2-A(CD) (Neighborhood 2-A, Conditional)

Size:

Approximately 12.67 acres

Ordinance No. 1182-Z

Location of Requested Rezoning



Rezoning Area

- 2026-001
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

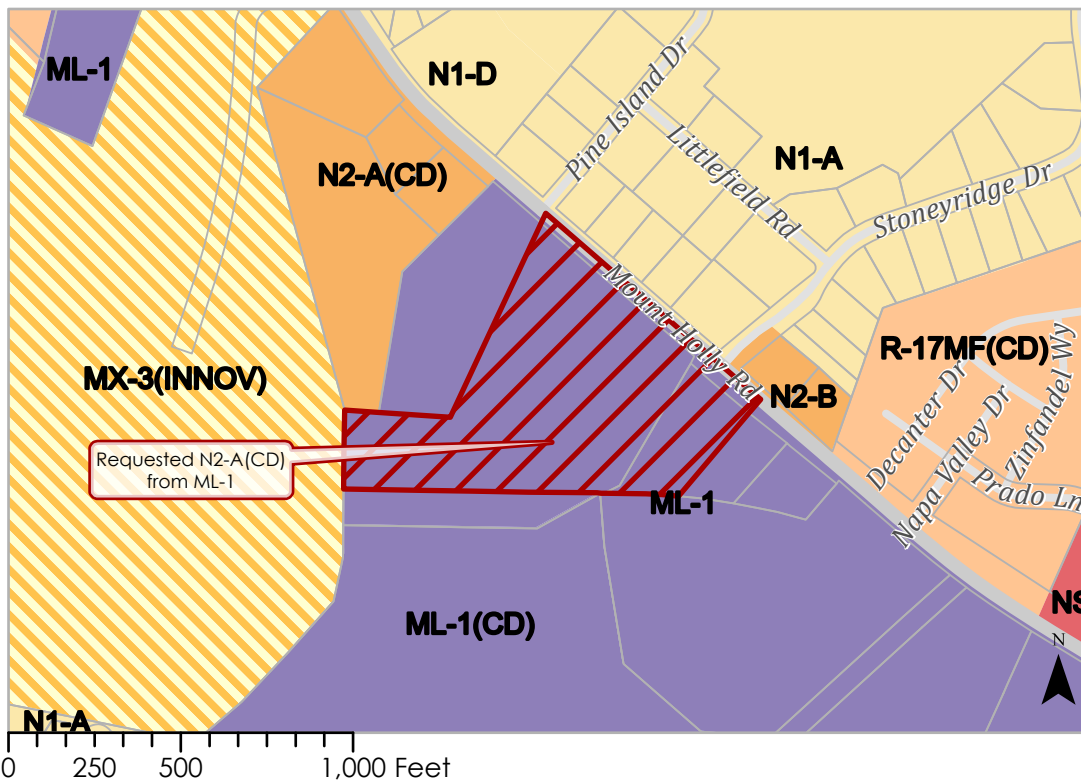
Adjacent to City Council District

- 2-Malcolm Graham

County Commissioner

- 2-Vilma D. Leake

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Mixed Residential
- Commercial
- Manufacturing & Logistics
- Requested N2-A(CD) from ML-1

Petition No.: 2026-009

Petitioner: David Simonini Signature Homes, LLC

ORDINANCE NO. 1183-Z

ZONING REGULATIONS

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

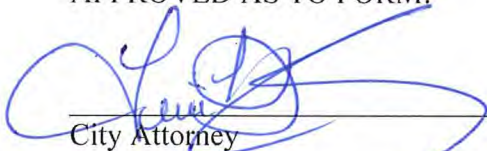
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 21103234 and further identified on the attached map from N1-B (Neighborhood 1-B) to N1-D(CD) (Neighborhood 1-D, Conditional).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



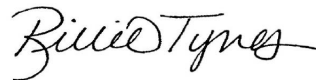
City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of August 2026.





Billie Tynes, Deputy City Clerk, NCCMC



2026-009: David Simonini Signature Homes, LLC

Ordinance No. 1183-Z

Parcel(s):

21103234

Current Zoning:

N1-B (Neighborhood 1-B)

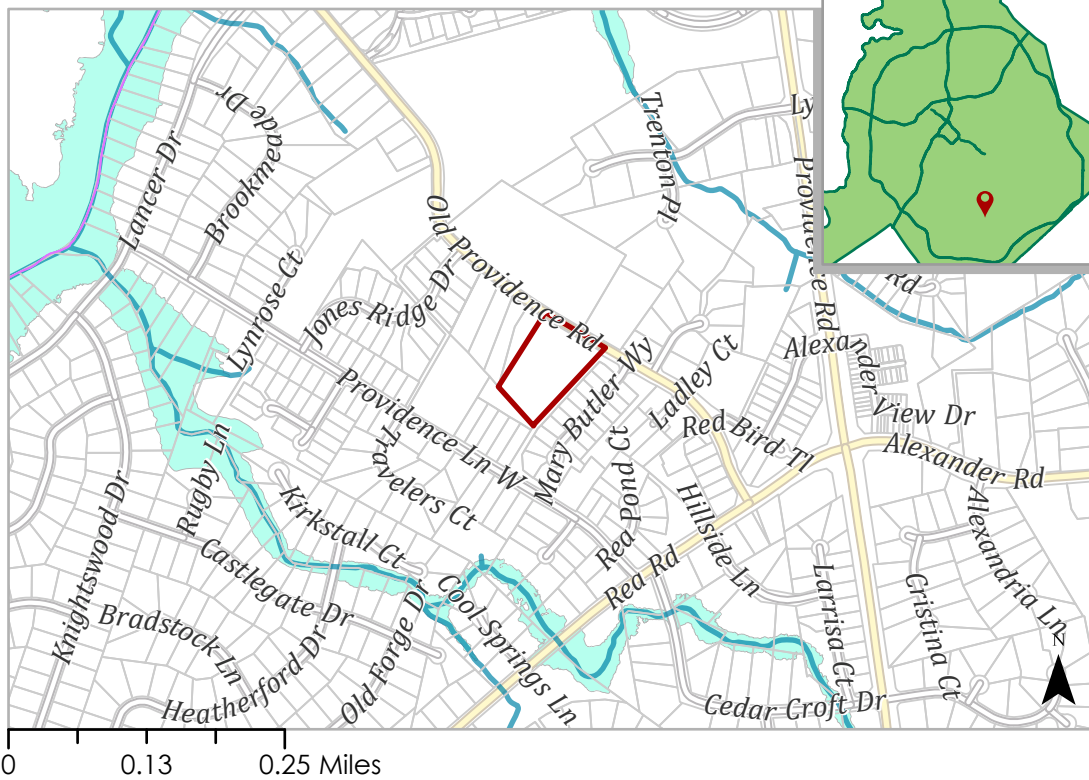
Requested Zoning:

N1-D(CD) (Neighborhood 1-D, Conditional)

Size:

Approximately 3 acres

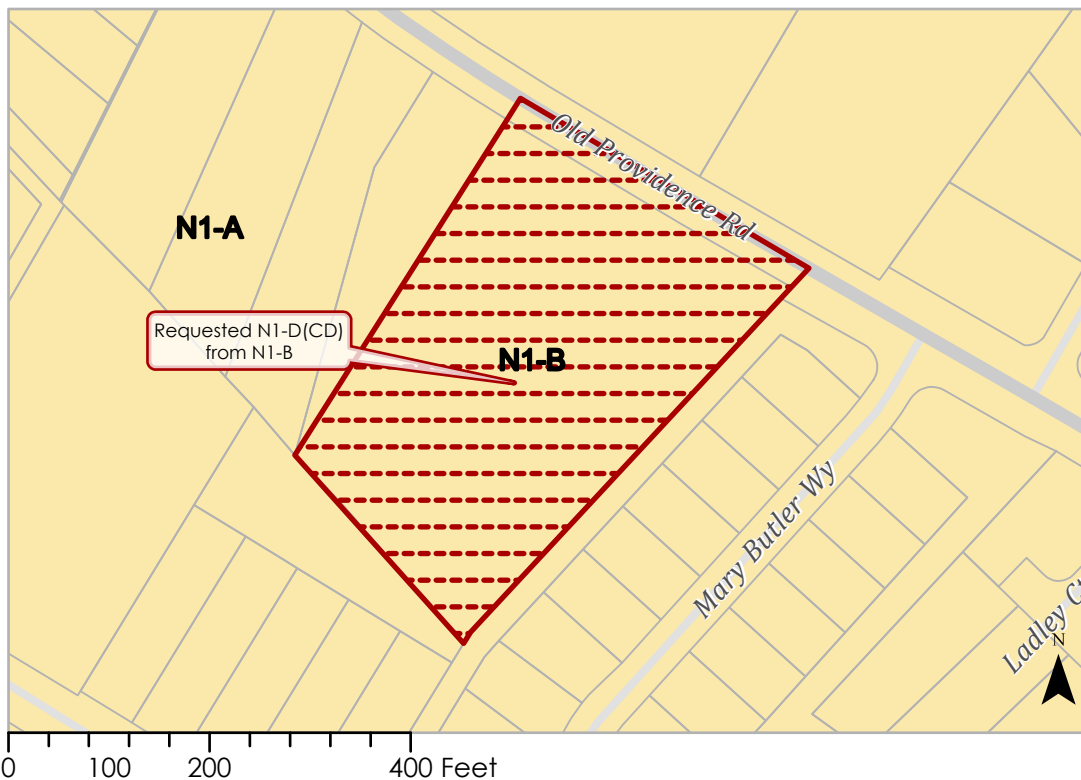
Location of Requested Rezoning



Rezoning Area

- 2026-009
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District:**
- 7-Edmund H. Driggs

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Requested N1-D(CD) from N1-B

Petition No.: 2026-017
Petitioner: Kevin Curran

ORDINANCE NO. 1184-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:

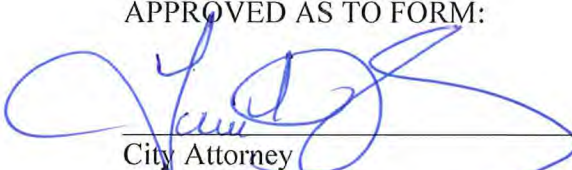
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel numbers 03702230, 03702231, 03702210, and further identified on the attached map N1-A (Neighborhood 1-A) to N1-C(CD) (Neighborhood 1-C, 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

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of August 2026.



Billie Tynes, Deputy City Clerk, NCCMC





Parcel(s):

03702230, 03702231, 03702210

Current Zoning:

N1-A (Neighborhood 1-A)

Requested Zoning:

N1-C(CD) (Neighborhood 1-C, Conditional)

Size:

Approximately 1.22 acres

Location of Requested Rezoning



Rezoning Area

- 2026-017
- Inside City Limits
- Parcel
- Streams

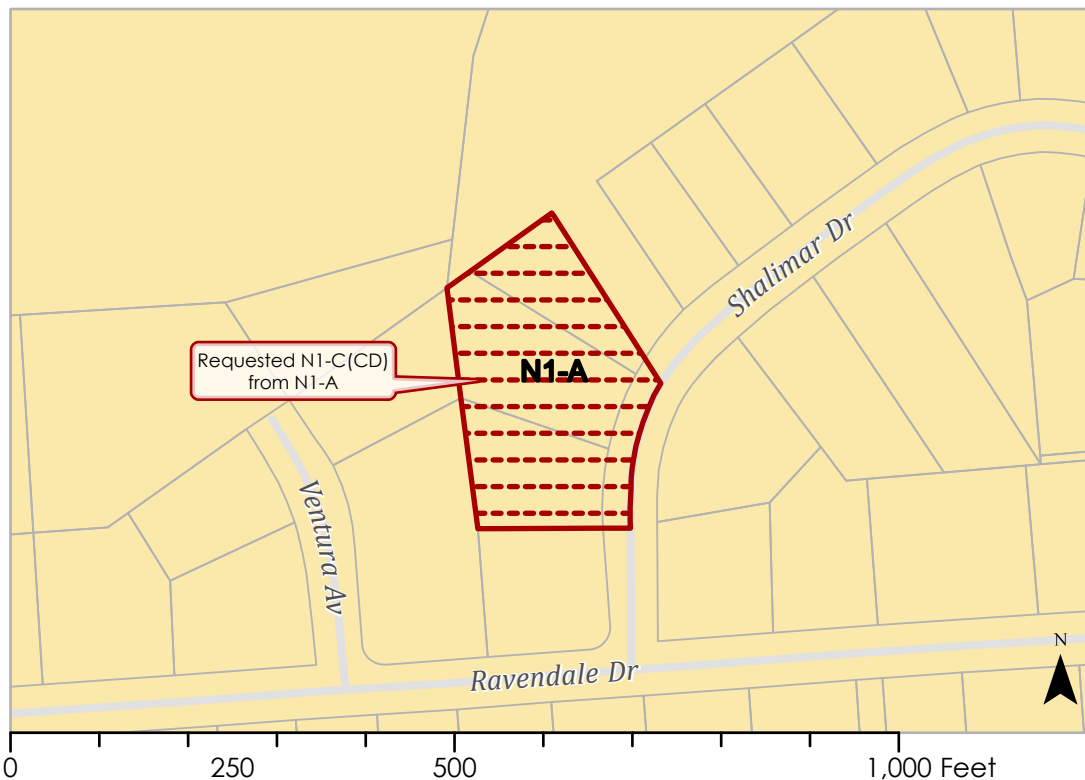
County Commissioner

 2-Vilma D. Leake

City Council District:

 2-Malcolm Graham

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Requested N1-C(CD) from N1-A