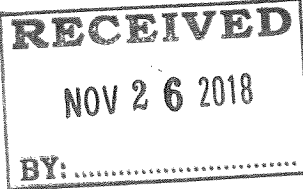


Rezoning Petition Packet

Petitions:
2018-153 through 2018-169

Petitions that were submitted in December 2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2018-153
Date Filed: 11/26/2018
Received By: Bf

Complete All Fields (Use additional pages if needed)

Property Owner: Browder Investments, LLC
Owner's Address: 1440 S. Tryon St. Suite 104 City, State, Zip: Charlotte, NC 2820
Date Property Acquired: 3/1/1983
Property Address: 1440 South Tryon Street & 1441 Winifred Street
Tax Parcel Number(s): 07309301 & 05
Current Land Use: Commercial Size (Acres): 0.827
Existing Zoning: TOD-M Proposed Zoning: TOD-M(0)
Overlay: _____ Tree Survey Provided: Yes: _____ N/A: X
Required Rezoning Pre-Application Meeting* with: Solomon Fortune & Central team
Date of meeting: 6/20/18

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____
Purpose/description of Conditional Zoning Plan: To eliminate the parking requirements for the site so an existing tenant can expand.

Matt Browder
Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number _____ Fax Number _____
E-Mail Address

Signature of Property Owner
Matthew D. Browder
(Name Typed / Printed)

Browder Investments, LLC
Name of Petitioner(s)
1440 S. Tryon St. Suite 104
Address of Petitioner(s)
Charlotte, NC 28203
City, State, Zip
704.361.3139 _____
Telephone Number _____ Fax Number _____
matt@browdergroup.com
E-Mail Address
Matthew D. Browder
Signature of Petitioner
Matthew D. Browder
(Name Typed / Printed)

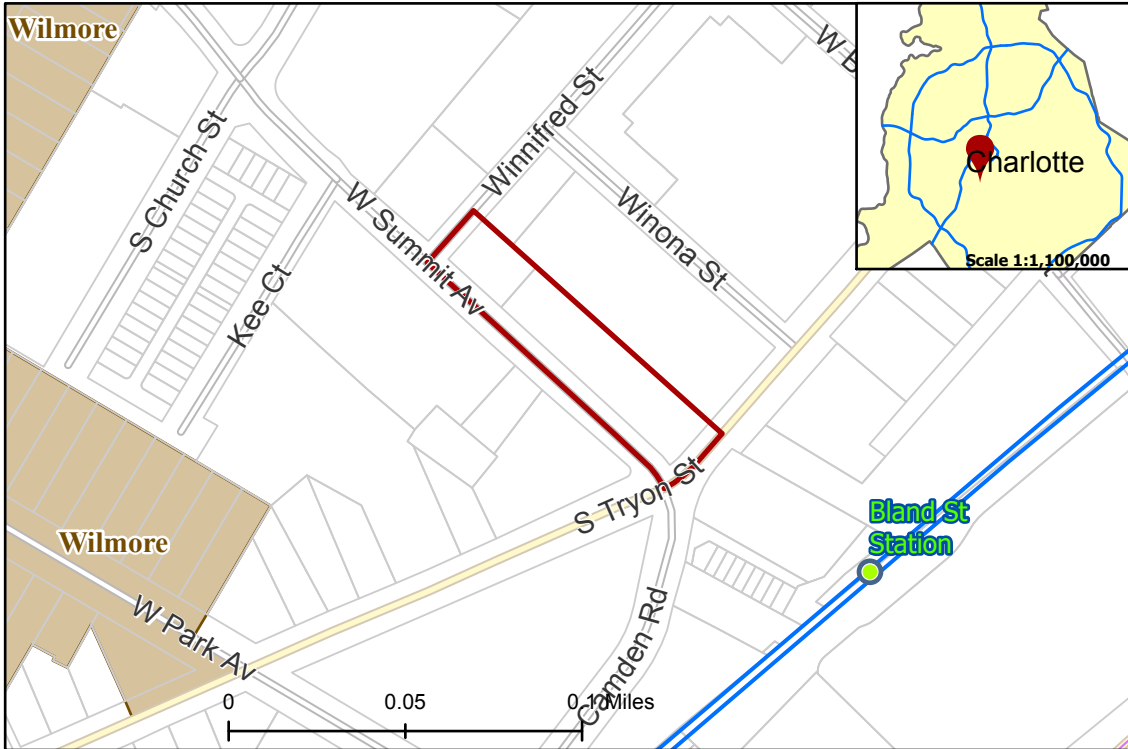
2018-153: Browder Investments, LLC

Current Zoning TOD-M (Transit Oriented Development - Mixed Use)

Requested Zoning TOD-M(O) (Transit Oriented Development - Mixed Use, Optional)

Approximately 0.827 acres

Location of Requested Rezoning



Rezoning Map

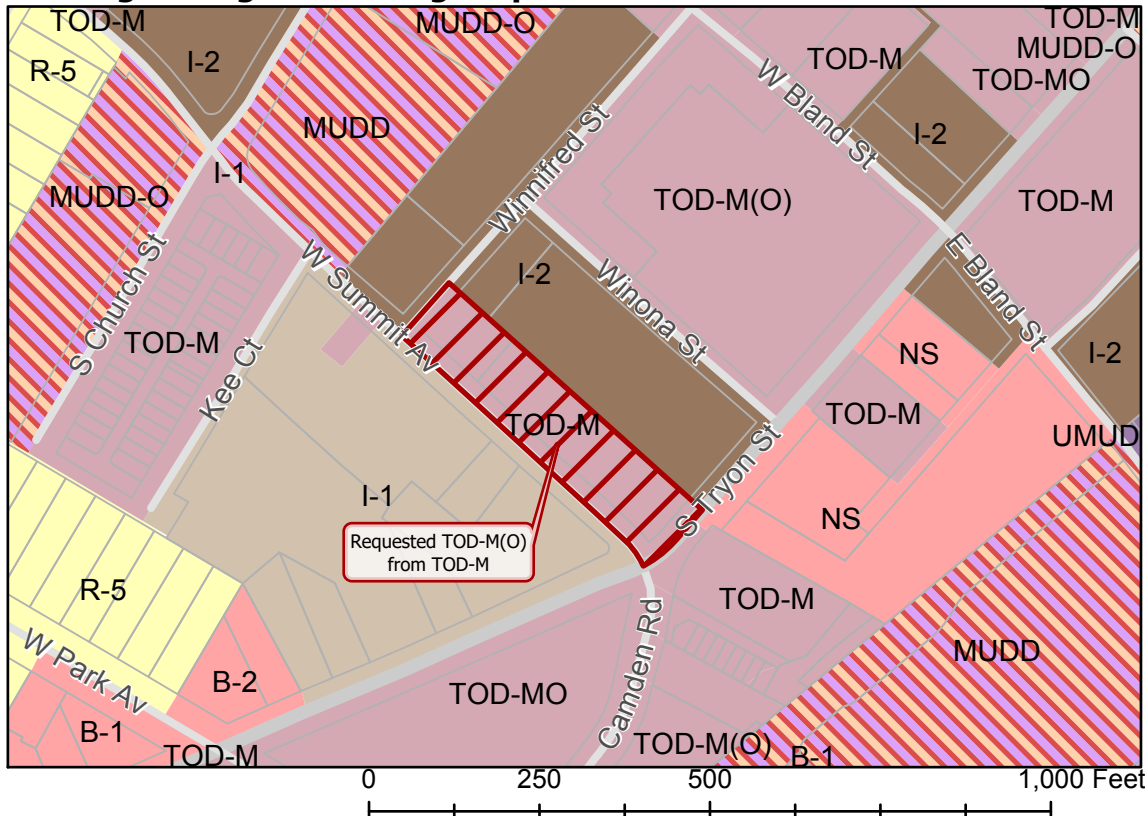


CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

- 2018-153
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Historic Districts
- City Council District**
 - 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested TOD-M(O) from TOD-M

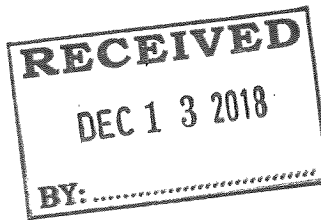
Zoning Classification

- Single Family
- Business
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 12/7/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-654

Petition #:	
Date Filed:	12/13/2018
Received By:	BH

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties
Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: Residential (Acres): ± 4.481

Existing Zoning: R-4 Proposed Zoning: UR-2(CD) and MUDD(O)

Overlay: N/A Tree Survey Provided: Yes: N/A: X

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Grant Meacci, Michael Russell, Charlotte Lamb, Jennifer Frixen, and Mandy Rosen

Date of meeting: 11/08/2018

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? ☐ Yes ☒ No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: To allow redevelopment of the Site with a residential community, accessory church parking, and civic/recreational uses.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704.331.3531 (KM) 704-378-1954(KM)

704-331-1144 (JB) 704-378-1925 (JB)

Telephone Number

Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENTS A-B

Signature of Property Owner

**Charlotte-Mecklenburg Housing Partnership, Inc.
(Attn: Liz Ward)**

Name of Petitioner

4601 Charlotte Park Drive, Ste 350

Address of Petitioner

Charlotte, NC 28217

City, State, Zip

704.342.0933

Telephone Number

704.342.2745

Fax Number

lward@cmhp.org

E-mail Address

SEE ATTACHMENT C

Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Date Acquired
089-042-02	724 W Sugar Creek Rd, Charlotte, NC 28213	Mayfield Memorial Baptist Church Trustees	700 W Sugar Creek Rd, Charlotte, NC 28213	06/21/1983
089-042-08	4326 Munsee Ct, Charlotte, NC 28213			12/09/1977
089-042-01	735 Yuma St, Charlotte, NC 28213			3/14/2005
086-042-05	711 Yuma St, Charlotte, NC 28213			3/11/1998
089-042-06	719 Yuma St, Charlotte, NC 28213			10/14/2005
089-042-07	727 Yuma St, Charlotte, NC 28213	Harry Thomas & Sherrill/Wife-Selma Sue	727 Yuma St, Charlotte, NC 28213	01/01/1975

ATTACHMENT ~~B~~ A

REZONING PETITION NO. 2018-____
Charlotte-Mecklenburg Housing Partnership, Inc.

OWNER JOINDER AGREEMENT
Mayfield Memorial Baptist Church Trustees

The undersigned, as the owner of the parcel of land located at

1. 724 W Sugar Creek Rd, Charlotte, NC that is designated as Tax Parcel No. 089-042-02
2. 4326 Munsee Ct, Charlotte, NC that is designated as Tax Parcel No. 089-042-08
3. 735 Yuma St, Charlotte, NC that is designated as Tax Parcel No. 089-042-01
4. 711 Yuma St, Charlotte, NC that is designated as Tax Parcel No. 089-042-05
5. 719 Yuma St, Charlotte, NC that is designated as Tax Parcel No. 089-042-06

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-4 zoning district to the UR-2(CD) and MUDD-O zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 26th day of November, 2018.

Mayfield Memorial Baptist Church Trustees

By: Peter M. Wherry

Name: Rev. Dr. Peter M. Wherry

Its: Senior Pastor

ATTACHMENT C

ATTACHMENT B

REZONING PETITION NO. 2018-_____
Charlotte-Mecklenburg Housing Partnership, Inc.

OWNER JOINDER AGREEMENT
Harry Thomas & Sherrill/Wife-Selma Sue

The undersigned, as the owner of the parcel of land located at 727 Yuma St, Charlotte, NC that is designated as Tax Parcel No. 089-042-07 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-4 zoning district to the UR-2(CD) and MUDD-O zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 17th day of December, 2018.

Harry Thomas & Sherrill/Wife-Selma Sue

By: Harry Thomas (deceased)
NTA

By: Selma S. Sherrill

ATTACHMENT C

REZONING PETITION NO. 2018-

~~The Housing Partnership~~

Charlotte-Mecklenburg Housing Partnership, Inc.

Petitioner:

Charlotte-Mecklenburg Housing Partnership, Inc.

By: 

Name: Julie A. Porter

Title: President

2018-154: Charlotte-Mecklenburg Housing Partnership, Inc.

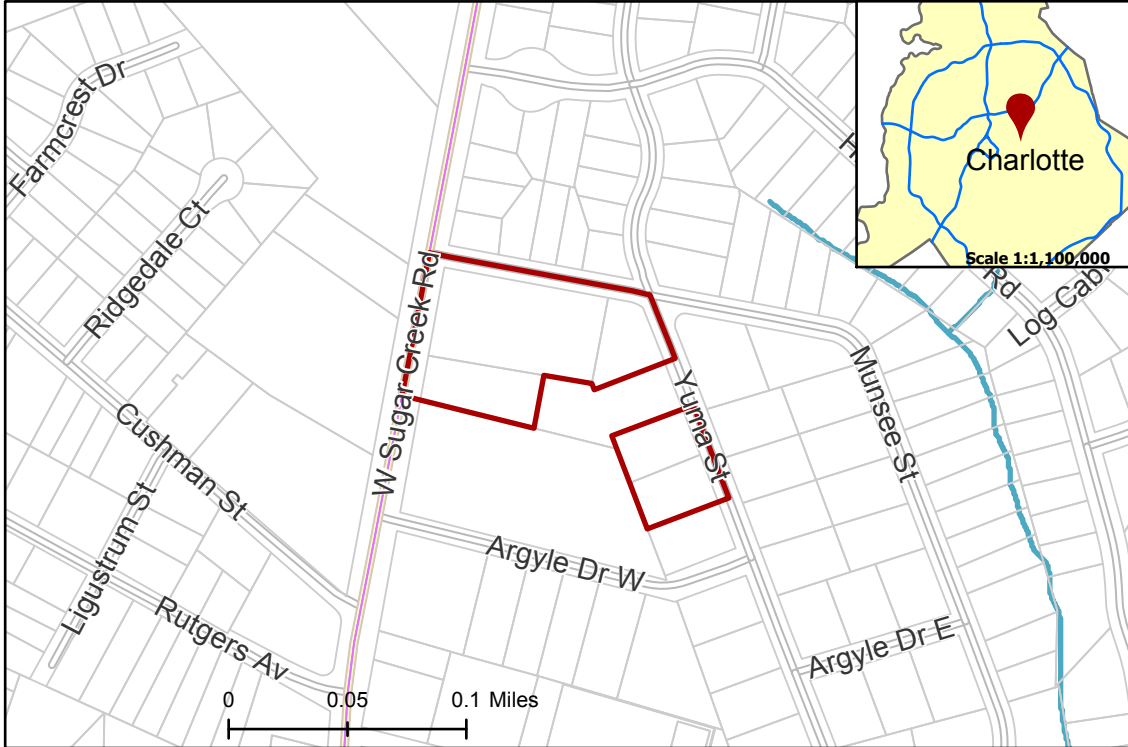
Current Zoning R-4 (Single Family Residential)

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

MUDD-O (Mixed Used Development, Optional)

Approximately 3.632 acres

Location of Requested Rezoning



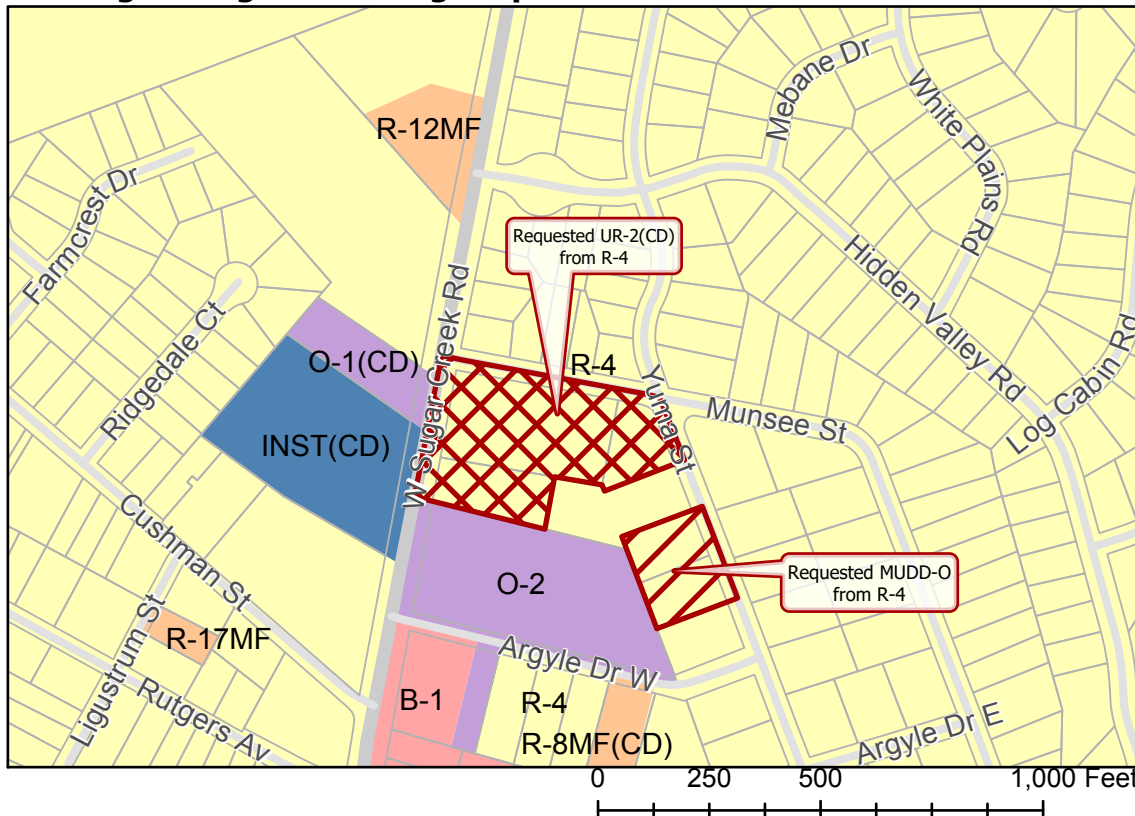
Rezoning Map



- 2018-154
- Inside City Limits
- Parcel
- Streams
- City Council District
- 4-Gregory A. Phipps



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-4
- Requested MUDD-O from R-4

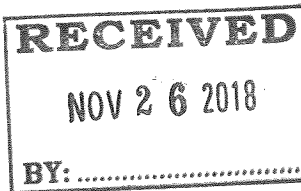
Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Office
- Business



Map Created 12/7/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-155

Petition #:	
Date Filed:	11/26/2018
Received By:	BH

Property Owners: Lillian Mazziotta

Owner's Addresses: 7214 Bedfordshire Dr, Charlotte, NC 28226

Date Properties
Acquired: N/A

Property Addresses: N/A

Tax Parcel Numbers: 201-091-15

Current Land Use: vacant (Acres): ± 8.39

Existing Zoning: R-3 Proposed Zoning: I-1(CD) and MUDD(CD)

Overlay: N/A
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Carlos Alzate, Joshua Weaver, Grant Meacci

Date of meeting: 8/14/18

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? ☐ Yes ☒ No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: To allow the development of the Site with offices and hotels uses.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704.331.3531(KM) 704-378-1954(KM)

704-331-1144 (JB) 704-378-1925 (JB)

Telephone Number

Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

North State Capital Partners, LLC

Name of Petitioner

16930 W. Catawba Avenue, Suite 205

Address of Petitioner

Cornelius, NC 28031

City, State, Zip

704-582-1460

Telephone Number

Fax Number

sseagle@citisculpt.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2018-000
North State Capital Partners, LLC

OWNER JOINDER AGREEMENT
Lillian Mazzionta

The undersigned, as the owner of the parcel of land located at *the stub end of Dixie River Road* that is designated as Tax Parcel No. 201-091-02 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the I-1(CD) and MUDD(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 13 day of September, 2018.

Lillian Mazzionta ESTATE

By:

Name:

Its:

Joseph M. Mazzionta executor
Joseph M. Mazzionta executor

ATTACHMENT B

REZONING PETITION NO. 2018-000
North State Capital Partners, LLC

Petitioner:

North State Capital Partners, LLC

By: _____

A handwritten signature in black ink, appearing to read 'Shane Seagle', is written over a horizontal line.

Name: Shane Seagle

Title: Member Manager

2018-155: North State Capital Partners, LLC

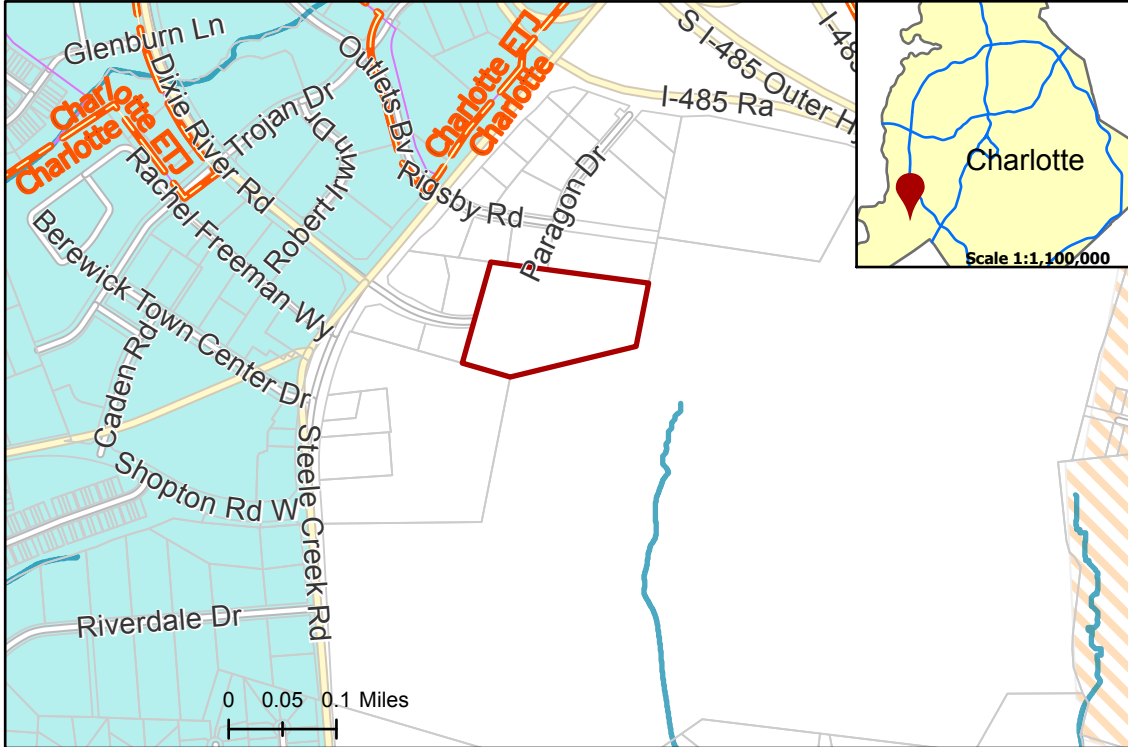
Current Zoning R-3 (Single Family Residential)

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

MUDD-(CD) (Mixed Use Development, Conditional)

Approximately 8.39 acres

Location of Requested Rezoning



Rezoning Map



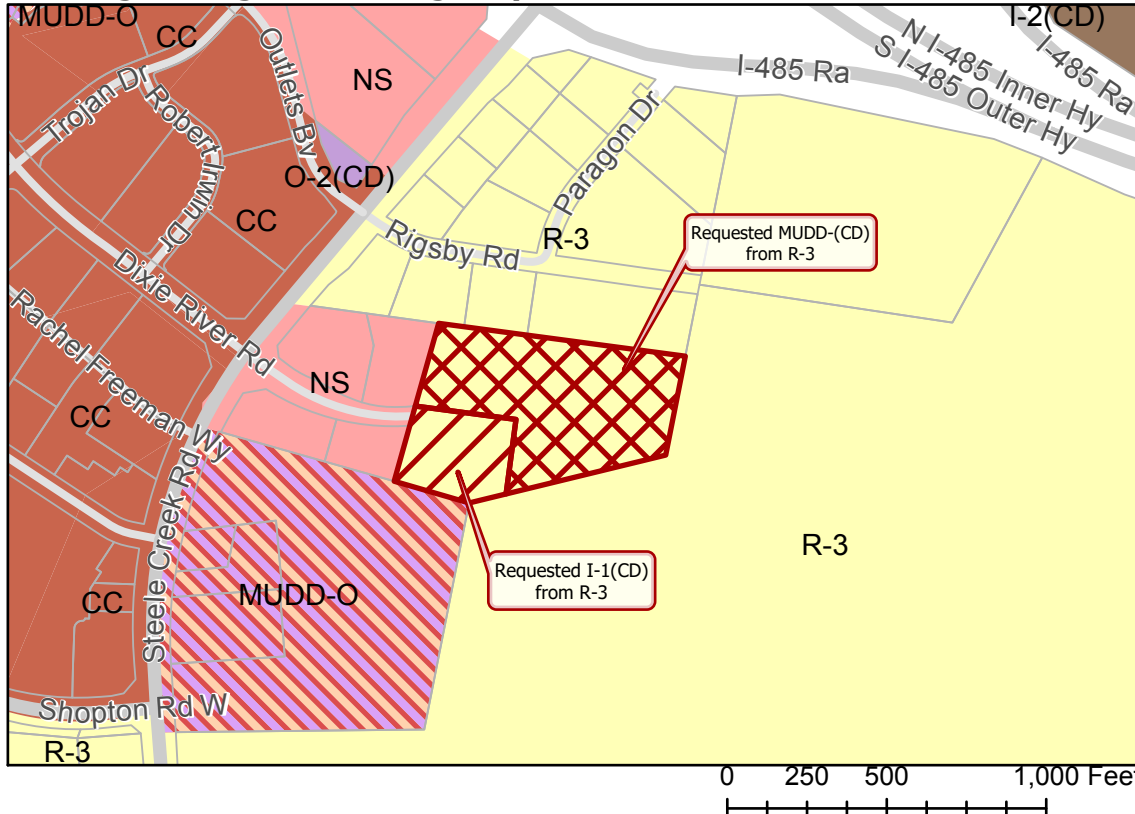
- 2018-155
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Watershed Overlay
- Lower Lake Wylie - Protected Area

City Council District

- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested I-1-(CD) from R-3
- Requested MUDD-(CD) from R-3

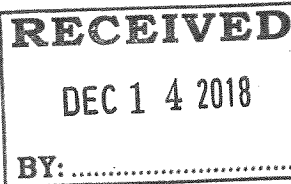
Zoning Classification

- Single Family
- Office
- Business
- Commercial Center
- General Industrial
- Mixed Use



Map Created 12/7/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-156

Petition #:	_____
Date Filed:	12/14/2018
Received By:	<i>[Signature]</i>

Complete All Fields (Use additional pages if needed)

Property Owner: Montrose Dogwood, LLC

Owner's Address: 319 Heathwood Road City, State, Zip: Charlotte, NC 28211

Date Property Acquired: 12/14/2018

Property Address: 2501 Montrose Court

Tax Parcel Number(s): 15508216

Current Land Use: Residential Size (Acres): +/- 0.66 acres

Existing Zoning: R-3 Proposed Zoning: UR-2(CD)

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Solomon Fortune

Date of meeting: 12/5/18

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: To accommodate one single-family and one duplex residence

Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

214 N. Tryon Street, 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531 704-353-3231
Telephone Number Fax Number

Collin.Brown@klgates.com / Brittany.Lins@klgates.com
E-Mail Address

[Signature] Yates Dunaway, Manager
Signature of Property Owner

Yates Dunaway, Montrose Dogwood, LLC
(Name Typed / Printed)

Doug Dunaway
Name of Petitioner(s)

3443 Foxcroft Road
Address of Petitioner(s)

Charlotte, NC 28211
City, State, Zip

704-365-4927
Telephone Number Fax Number

yates@dogwoodllc.com
E-Mail Address

[Signature] Doug Dunaway
Signature of Petitioner

Doug Dunaway
(Name Typed / Printed)

2018-156: Doug Dunaway

Current Zoning R-3 (Single Family Residential)

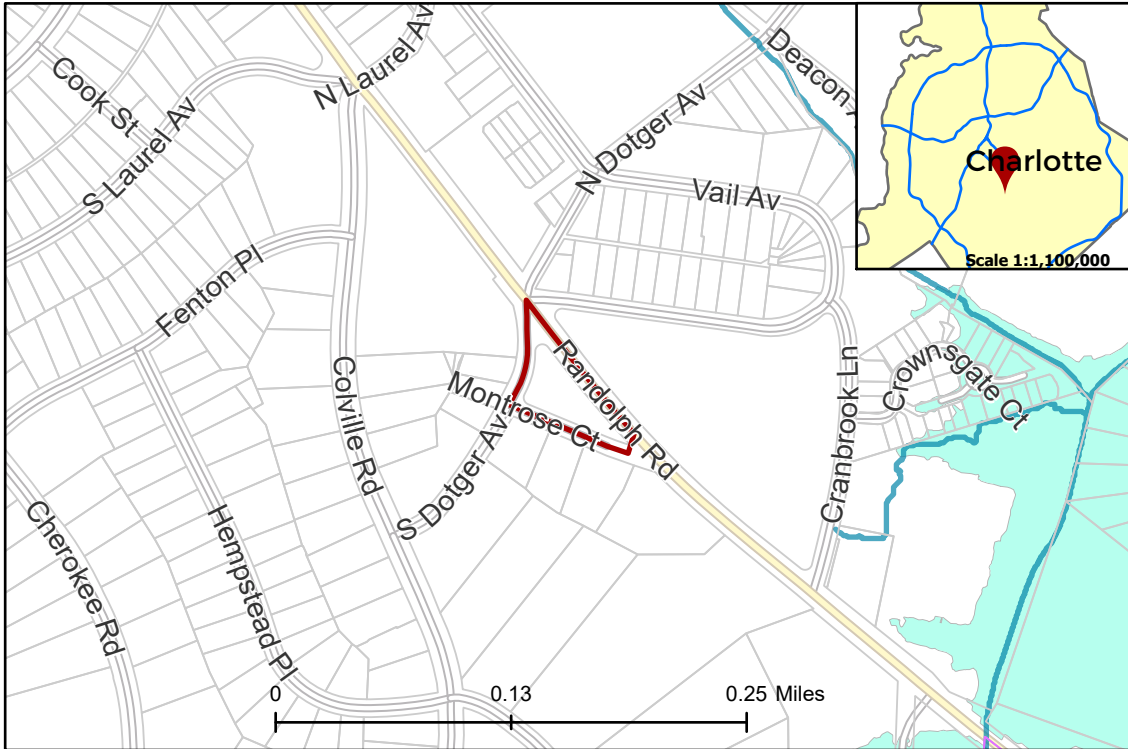
Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately .66 acres

Rezoning Map



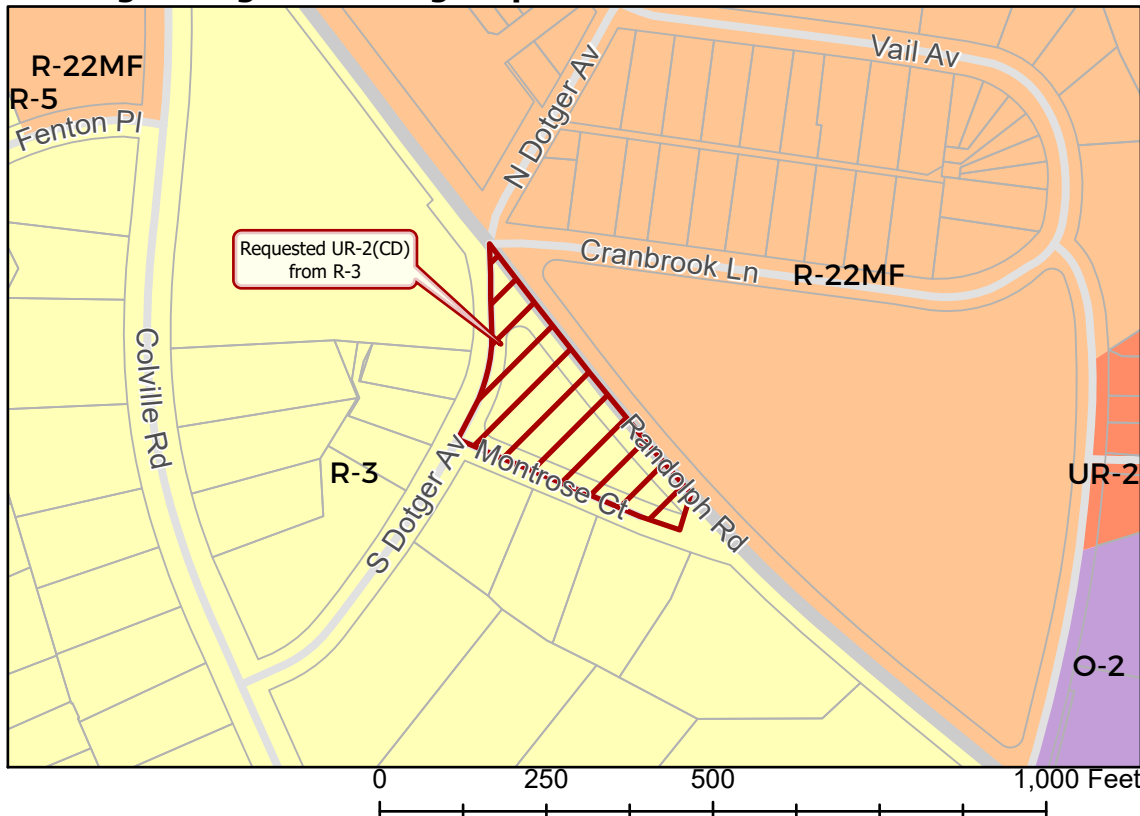
Location of Requested Rezoning



- 2018-156
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-3

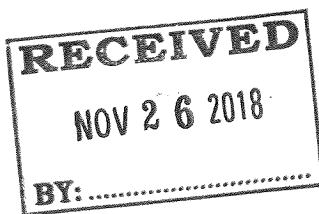
Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Office



Map Created 1/16/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-157

Petition #:	
Date Filed:	11/26/2018
Received By:	P.H.

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: commercial (Acres): ± 9.05

Existing Zoning: I-2(CD), I-1, and B-2 Proposed Zoning: I-2

Overlay: N/A
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Rick Grochoske Joshua Weaver

Date of meeting: 4/13/18

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? ☐Yes ☒No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: N/A

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704.331.3531 (KM) 704-378-1954(KM)

704-331-1144 (JB) 704-378-1925 (JB)

Telephone Number

Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

Signature of Property Owner

O'Leary Group Business Park LLC(Attn: Brian O'Leary)

Name of Petitioner

1928 South Blvd, Ste 310

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.338.6898

Telephone Number

Fax Number

boleary@olearywaste.com

E-mail Address

Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Date Acquired
065-123-13	150 Centre St, Charlotte, NC 28216	O'Leary Group Business Park LLC	1928 South Blvd, Ste 310, Charlotte, NC 28203	02/13/2018
065-123-01	134 Centre St, Charlotte, NC 2816			02/13/2018
Portion of 065-123-04	100 Center St, Charlotte, NC 28216			06/30/2015
065-123-11	N/A			04/19/2017

2018-157: O'Leary Group Business Park LLC

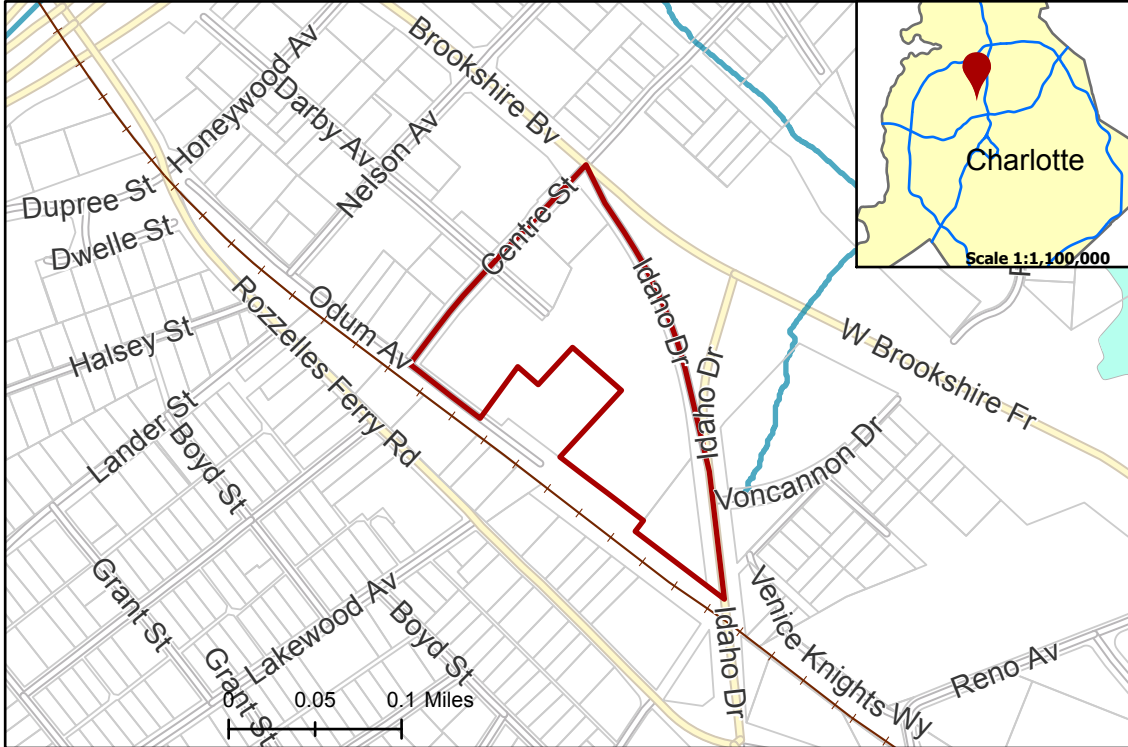
Current Zoning I-2 (CD) (General Industrial, Conditional)

B-2 (General Business) I-1 (Light Industrial)

Requested Zoning I-2 (General Industrial)

Approximately 9.05 acres

Location of Requested Rezoning



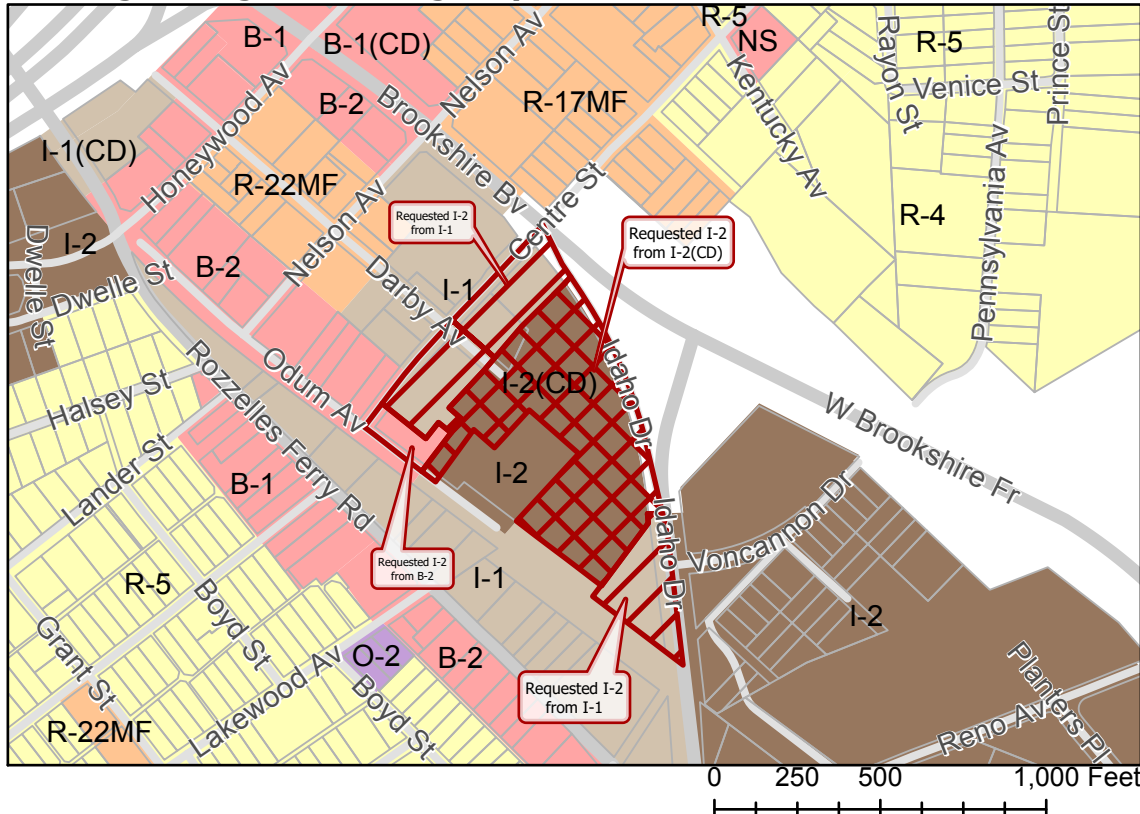
Rezoning Map



- 2018-157
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 2-Justin Harlow



Existing Zoning & Rezoning Request



- Requested I-2 from B-2
- Requested I-2 from I-1
- Requested I-2 from I-2(CD)

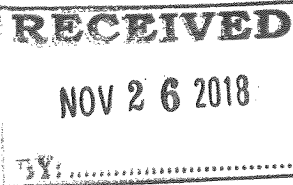
Zoning Classification

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



Map Created 12/7/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-158

Petition #: _____
Date Filed: 11/26/2018
Received By: B+

Complete All Fields (Use additional pages if needed)

Property Owner: Marnically at UNCC LLC

Owner's Address: 5841 Mountain Point Lane
4620 Town & Country Dr. City, State, Zip: Charlotte, NC 28216

Date Property Acquired: 12/17/2015

Property Address: 9915 Old Concord Road Charlotte, NC 28213

Tax Parcel Number(s): 04-929-101

Current Land Use: Single Family Size (Acres): 2.59 AC

Existing Zoning: UR-2 (CD) Proposed Zoning: UR-2 (CD) - SPA

Overlay: _____ Tree Survey Provided: Yes: X N/A: _____

Required Rezoning Pre-Application Meeting* with: Sonia Sanders

Date of meeting: October 11, 2018

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezonings Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): 5

Purpose/description of Conditional Zoning Plan: SEEKING DEVELOPMENT OF THE SITE IN PROXIMITY OF UNCC CAMPUS FOR MULTIFAMILY URBAN RESIDENTIAL UNITS WITH A PROPOSED PUBLIC STREET

DANIEL S. PUTMAN
Name of Rezoning Agent

200 S. TRYON ST., #1400
Agent's Address

CHARLOTTE, NC 28202
City, State, Zip

704-971-4516
Telephone Number Fax Number

DPUTMAN@COLEJENESTONE.COM
E-Mail Address

[Signature]
Signature of Property Owner

MARNICALLY AT UNCC, LLC
(Name Typed / Printed)

Full Circle Capital Partners
Name of Petitioner(s)

3736 Bee Caves Road #1225
Address of Petitioner(s)

Austin, TX 78746
City, State, Zip

214-437-7106, 214-632-5709
Telephone Number Fax Number

collin@fullcirclecappartners.com,
E-Mail Address

[Signature]
Signature of Petitioner

Joel Heikenfeld
(Name Typed / Printed)

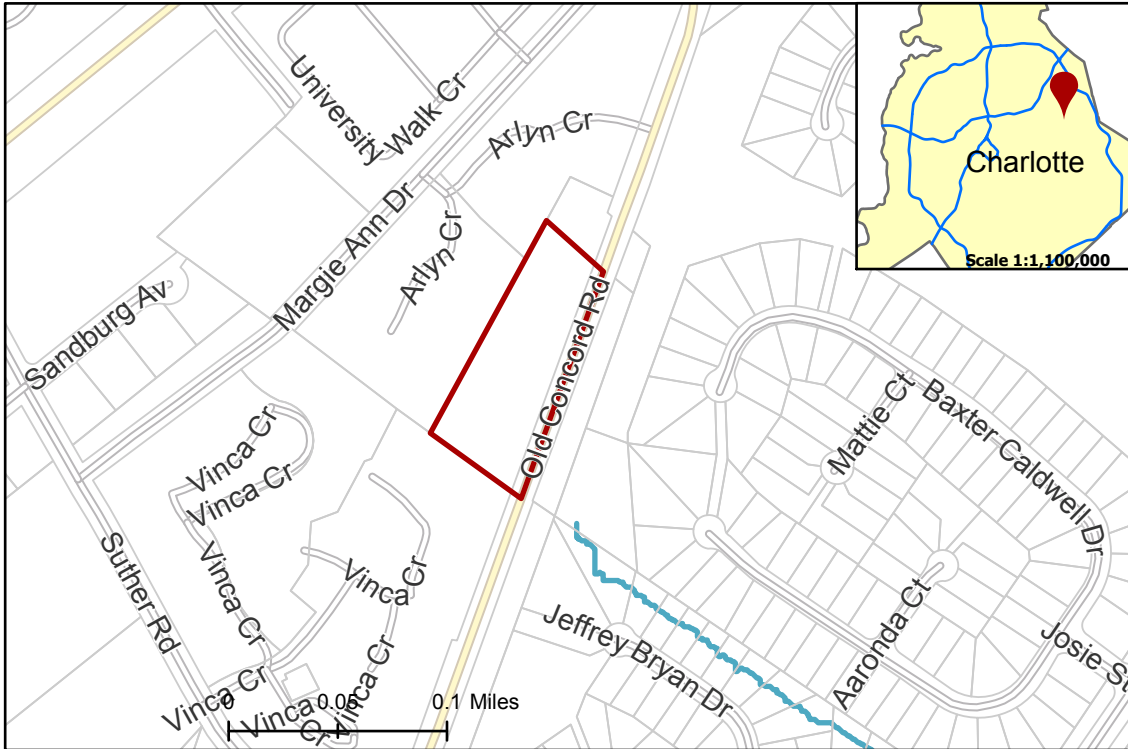
2018-158: Full Circle Capital Partners

Current Zoning UR-2(CD) (Urban Residential, Conditional)

Requested Zoning UR-2 (CD) SPA (Urban Residential, Conditional, Site Plan Amendment)

Approximately 2.59 acres

Location of Requested Rezoning



Rezoning Map

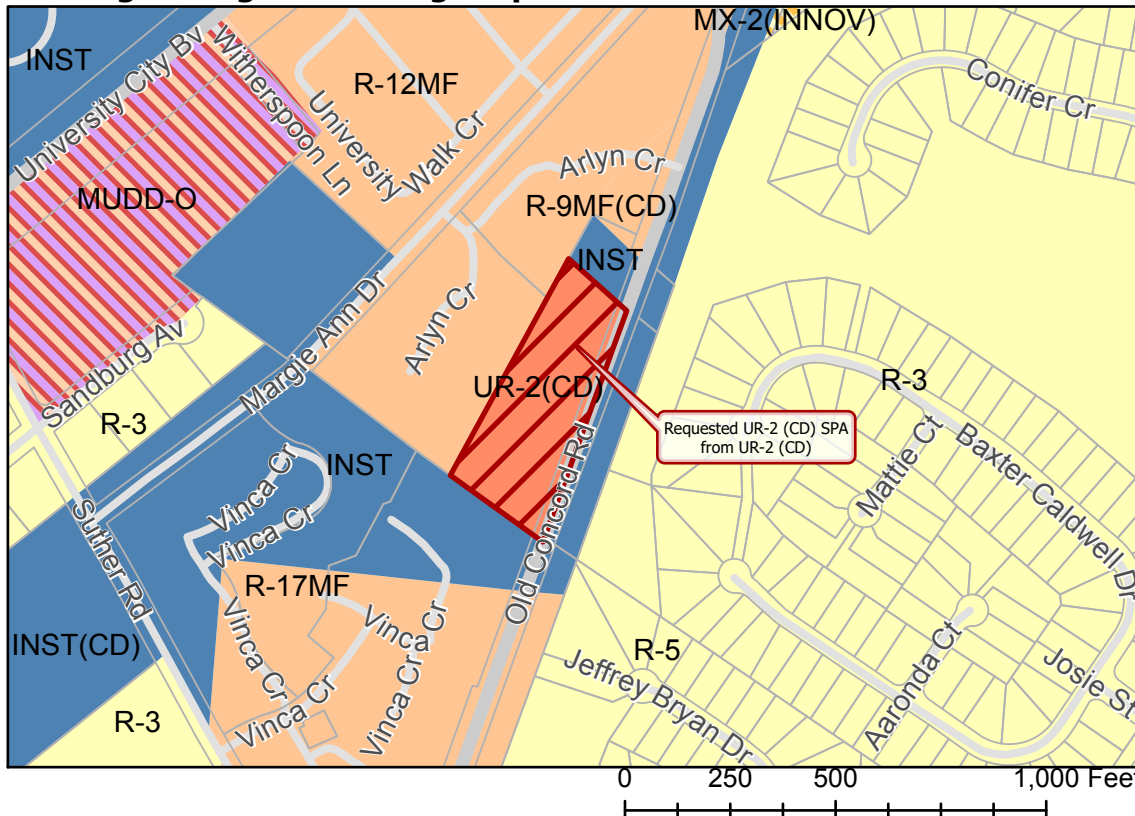


CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

- 2018-158
- Inside City Limits
- Parcel
- Streams
- City Council District
- 4-Gregory A. Phipps



Existing Zoning & Rezoning Request



- Requested UR-2 (CD) SPA from UR-2 (CD)

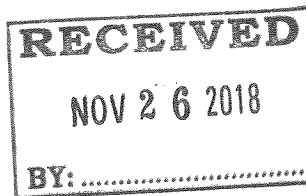
Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Mixed Use



Map Created 12/7/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-159

Petition #: _____
Date Filed: 11/26/2018
Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: Mary Ann and Charles Mauldwin

Owner's Address: 22001 Shearers Road City, State, Zip: Davidson, NC 28036

Date Property Acquired: January 25, 2013

Property Address: 2411 Derita Avenue, Charlotte, NC 28269

Tax Parcel Number(s): 04513108

Current Land Use: Single-family residential Size (Acres): 1.85 AC

Existing Zoning: R-3 Proposed Zoning: INST (CD)

Overlay: N/A Tree Survey Provided: Yes: X N/A: _____

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham

Date of meeting: June 19, 2018

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: Petitioners wish to use the existing structures on the property for institutional uses such as receptions, meetings, conferences and weddings as stated on the site plan.

David W. Murray
Name of Rezoning Agent

The Odom Firm, PLLC, 1109 Greenwood Cliff
Agent's Address

Charlotte, NC 28204
City, State, Zip

704-377-7333 704-377-5747
Telephone Number Fax Number

davidmurray@mecklaw.com
E-Mail Address

See Attached.
Signature of Property Owner

(Name Typed / Printed)

Mary Ann and Charles Mauldwin
Name of Petitioner(s)

22001 Shearers Road
Address of Petitioner(s)

Davidson, NC 28036
City, State, Zip

704-377-7333 704-377-5747
Telephone Number Fax Number

mmauldwin@roushyates.com
E-Mail Address

See Attached.
Signature of Petitioner

(Name Typed / Printed)

REZONING APPLICATION SIGNATURE PAGE

Mary Ann Mauldin
Signature of Property Owner

Mary Ann Mauldin
Name Typed/Printed

Mary Ann Mauldin
Signature of Petitioner

Mary Ann Mauldin
Name Typed/Printed

REZONING APPLICATION SIGNATURE PAGE

Charles Mark Mauldin
Signature of Property Owner

Charles Mark Mauldin
Name Typed/Printed

Charles Mark Mauldin
Signature of Petitioner

Charles Mark Mauldin
Name Typed/Printed

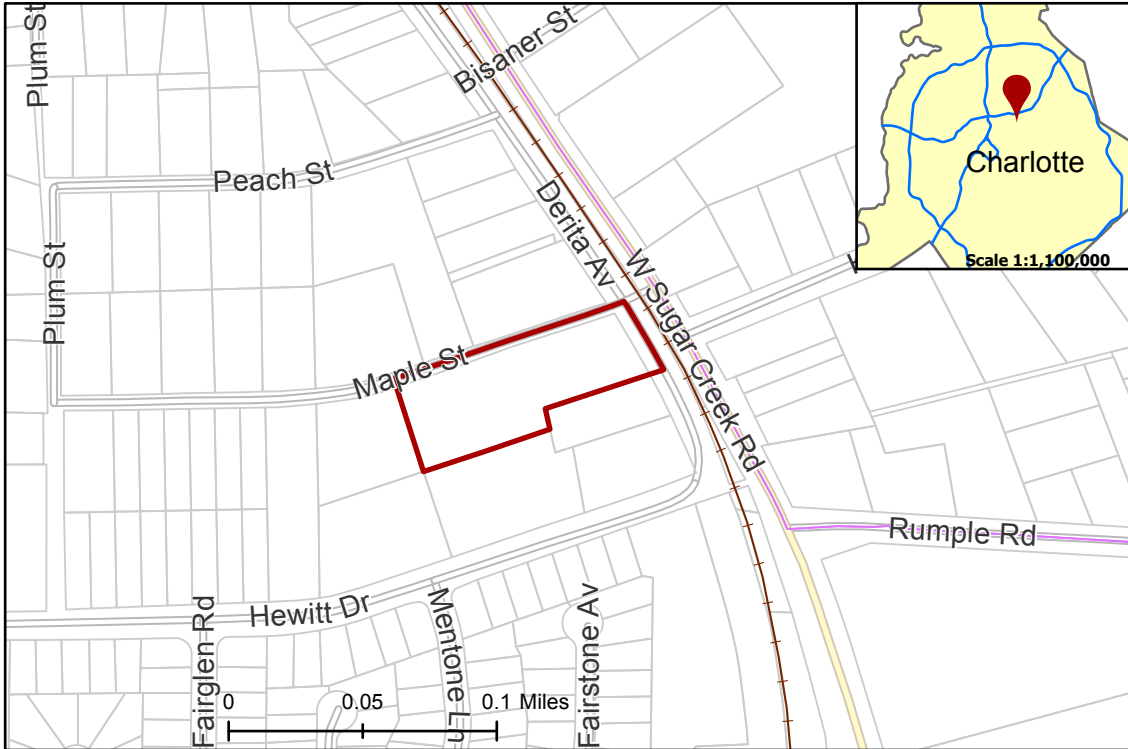
2018-159: Mary Ann and Charles Mauldwin

Current Zoning R-3 (Single Family Residential)

Requested Zoning INST (CD) (Institutional, Conditional)

Approximately 1.85 acres

Location of Requested Rezoning



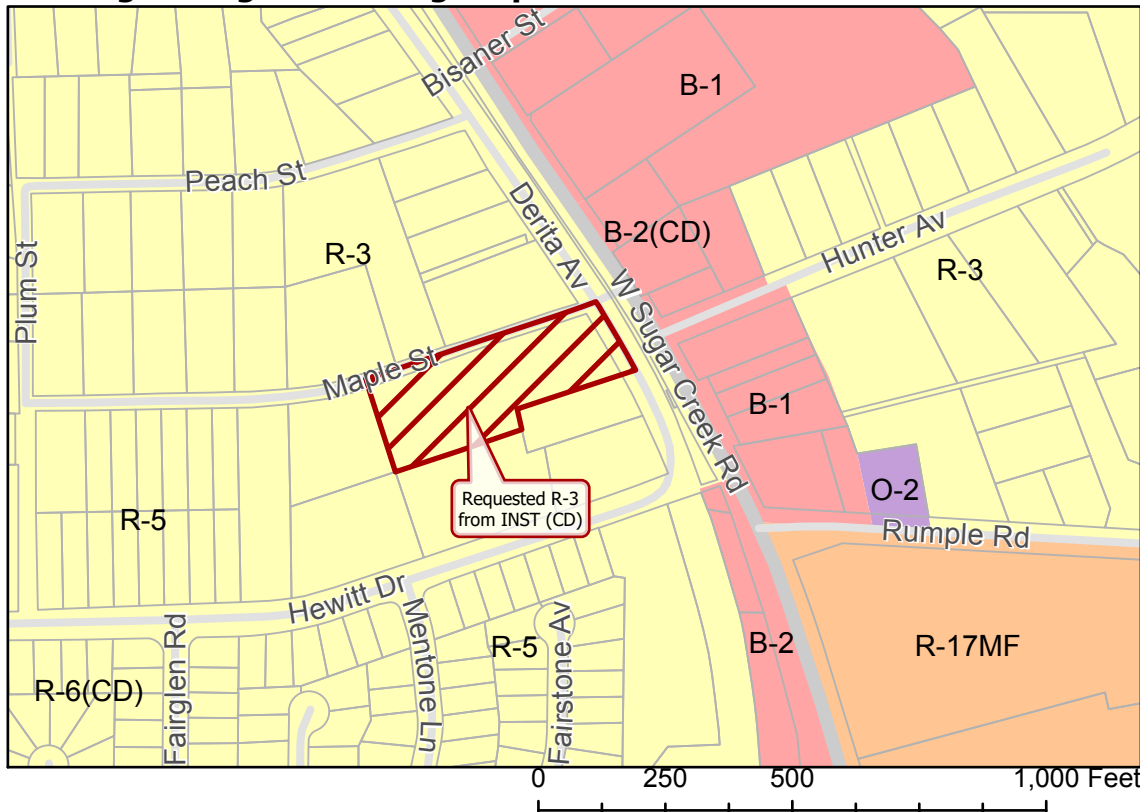
Rezoning Map



- 2018-159
- Inside City Limits
- Parcel
- Railway
- City Council District
- 4-Gregory A. Phipps



Existing Zoning & Rezoning Request



- Requested R-3 from INST (CD)
- Zoning Classification
- Single Family
- Multi-Family
- Office
- Business



Map Created 12/7/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-160

Petition #:	
Date Filed:	12/5/2018
Received By:	R H

Complete All Fields (Use additional pages if needed)

Property Owner: See Attached Sheet

Owner's Address: See Attached Sheet City, State, Zip: See Attached Sheet

Date Property Acquired: See Attached Sheet

Property Address: See Attached Sheet

Tax Parcel Number(s): See Attached Sheet

Current Land Use: Agricultural Size (Acres): +/- 93.86 ac AC Total

Existing Zoning: R3 Proposed Zoning: MX-1

Overlay: _____ (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Mandy Rosen, Sonja Sanders

Date of meeting: July 12, 2018

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): No

Purpose/description of Conditional Zoning Plan: To Develop single family level homes, townhomes and multi-family.

Jim Cirello Paramounte Engineering, Inc.
Name of Rezoning Agent

122 Cinema Drive
Agent's Address

Wilmington, NC 28403
City, State, Zip

910-791-6707 910-791-6760
Telephone Number Fax Number

jcirello@paramounte-eng.com
E-Mail Address

See Attached Sheet

Signature of Property Owner

See Attached Sheet

(Name Typed / Printed)

K Sade Ventures

(Keith Saieed - Developer Representative)

Name of Petitioner(s)

4242 Six Forks Road, Suite 1500

Address of Petitioner(s)

Raleigh, NC 27609

City, State, Zip

919-868-2007

Telephone Number

Fax Number

keith@ksade.com

E-Mail Address

Signature of Petitioner

Keith Saieed

(Name Typed / Printed)

K Sade Ventures –University City Boulevard Rezoning Application
Owner Information

Tax Parcel Number: 05111103 (0.4ac)
Property Address: 11701 University City Blvd., Charlotte NC 28213
Date Property Acquired: 4/14/16
Existing Zoning: R3
Property Owner: Johnson Farming Limited Partnership
Owner's Address: 2549 Grady Harris Sr Rd., Harrisburg NC 28075

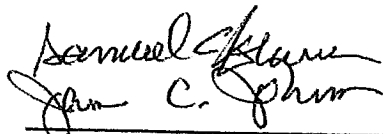
Tax Parcel Number: 05111104 (63.5ac)
Date Property Acquired: 4/14/16
Existing Zoning: R3
Property Owner: Johnson Farming Limited Partnership
Owner's Address: 2549 Grady Harris Sr Rd., Harrisburg NC 28075

Tax Parcel Number: 05122178 (26.9ac)
Date Property Acquired: 4/14/16
Existing Zoning: R3
Property Owner: Johnson Farming Limited Partnership
Owner's Address: 2549 Grady Harris Sr Rd., Harrisburg NC 28075

Tax Parcel Number: 05111109 (1.05ac)
Date Property Acquired: 4/14/16
Existing Zoning: R3
Property Owner: Johnson Farming Limited Partnership
Owner's Address: 2549 Grady Harris Sr Rd., Harrisburg NC 28075

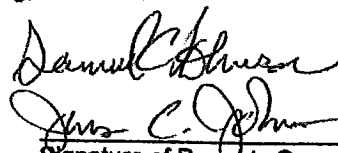
Tax Parcel Number: 05111114 (1.93ac)
Date Property Acquired: 2/18/2014
Property Address: 11815 University City Blvd., Charlotte NC 28262
Existing Zoning: R3
Property Owner: Shirley L Johnson
Owner's Address: 7774 Pharr Mill Rd., Harrisburg, NC 28075

Tax Parcel Number: 05111199 (0.08ac)
Date Property Acquired: 1/28/87
Existing Zoning: R3
Property Owner: Shirley L Johnson
Owner's Address: 7774 Pharr Mill Rd., Harrisburg, NC 28075



Signature of Property Owner
Samuel C. Johnson, Member/Manager
James C. Johnson, Member/Manager

Johnson Farming Limited Partnership
(Name Typed / Printed)



Signature of Property Owner
Samuel C. Johnson, Member/Manager
James C. Johnson, Member/Manager

Shirley L Johnson
(Name Typed / Printed)

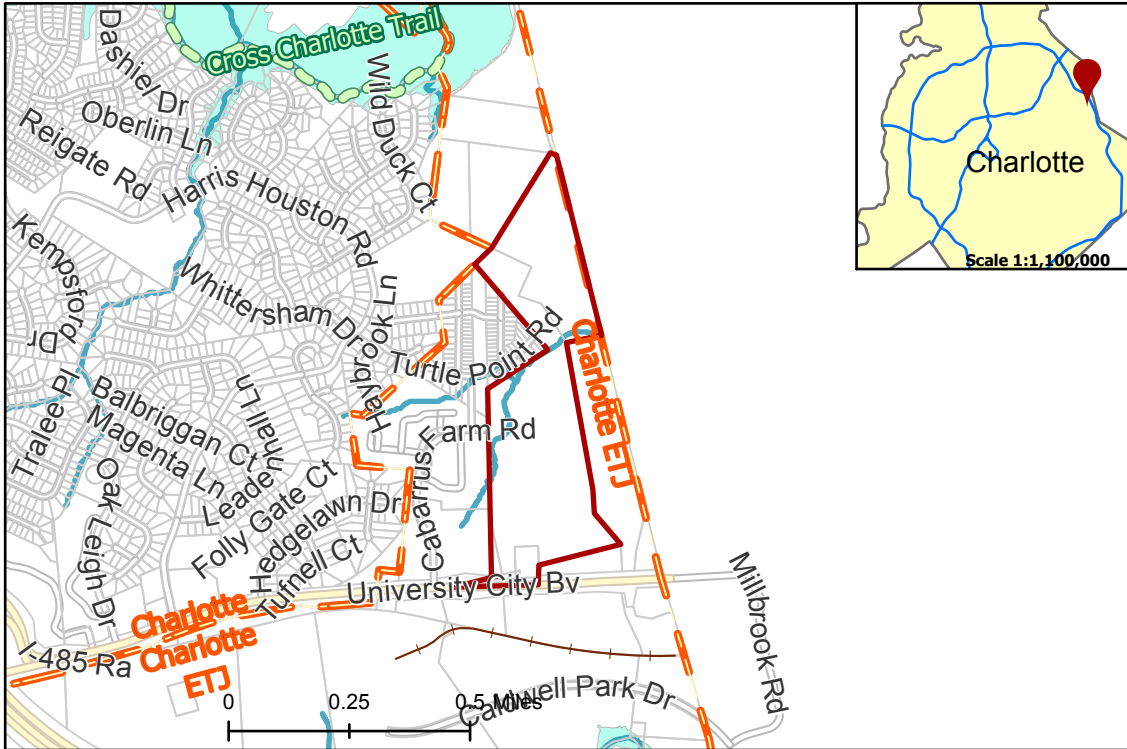
2018-160: K Sade Ventures

Current Zoning R-3 (Single Family Residential)

Requested Zoning MX-1 (Mixed Use)

Approximately 93.86 acres

Location of Requested Rezoning



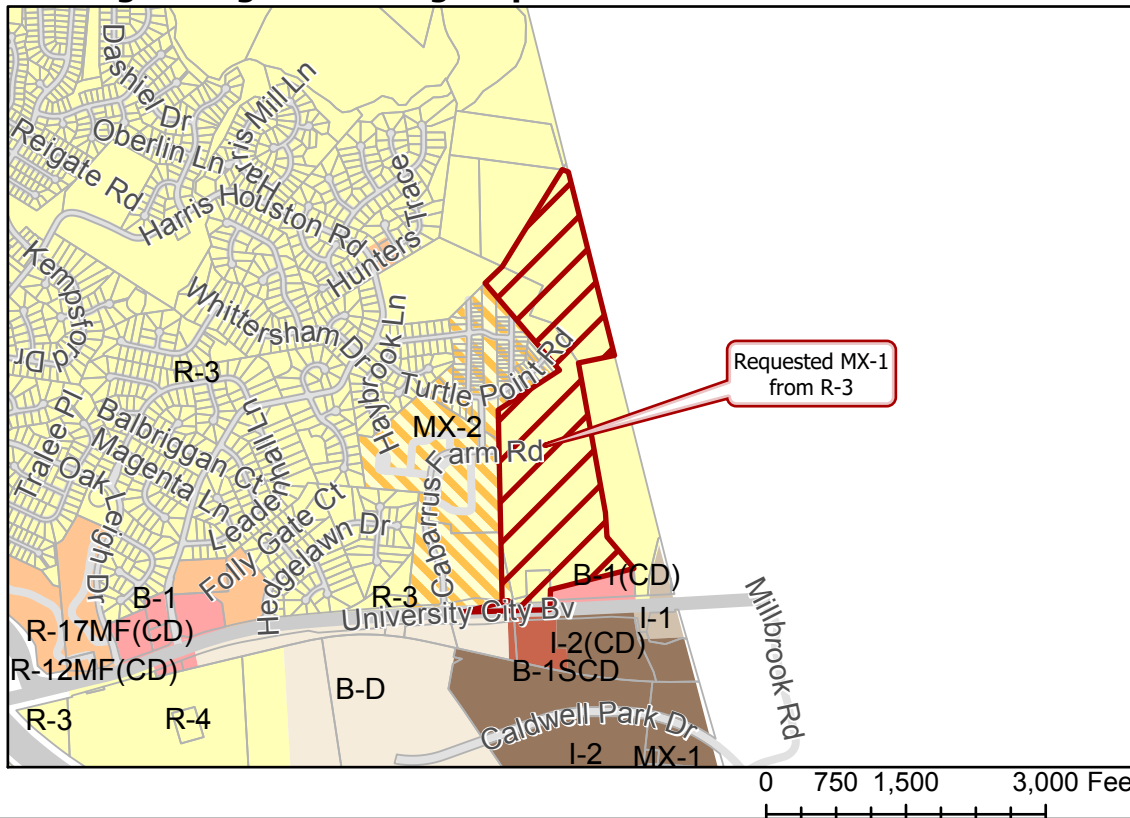
Rezoning Map



- 2018-160
- Outside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Streams
- FEMA Flood Plain



Existing Zoning & Rezoning Request

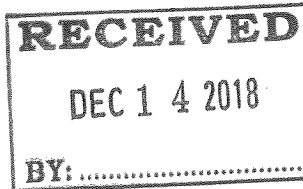


- Requested MX-1 from R-3
- Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- General Industrial



Map Created 12/7/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-161

Petition #:	_____
Date Filed:	12/14/2018
Received By:	R H

Complete All Fields (Use additional pages if needed)

Property Owner: Borgin Properties

Owner's Address: PO Box 669487 City, State, Zip: Charlotte, NC 28266

Date Property Acquired: See Attached

Property Address: See Attached

Tax Parcel Number(s): See Attached

Current Land Use: Residential Size (Acres): + 12 acres

Existing Zoning: R-4 & R-8(CD) Proposed Zoning: R-8(CD) & R-8(CD) SPA

Overlay: n/a Tree Survey Provided: Yes: N/A: X

Required Rezoning Pre-Application Meeting* with: John Kinley, Kent Main, Jason

Date of meeting: Oct. 16, 2018

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/**No**. Number of years (maximum of 5): No

Purpose/description of Conditional Zoning Plan: To Rezone these parcels to develop a single family development

Vince Keene (Yarbrough Williams & Houle, Inc.)
Name of Rezoning Agent

PO Box 1198
Agent's Address

Pineville, NC 28134
City, State, Zip

704-556-1990 704-556-0505
Telephone Number Fax Number

vincek@y-wh.com
E-Mail Address

James M Howell
Signature of Property Owner

James M. Howell – Borgin Properties, Manager
(Name Typed / Printed)

James M. Howell (Manager)
Name of Petitioner(s)

PO Box 669487
Address of Petitioner(s)

Pineville, NC 28134
City, State, Zip

704-995-7689
Telephone Number Fax Number

jamesmhowell1@gmail.com
E-Mail Address

James M Howell
Signature of Petitioner

James M. Howell
(Name Typed / Printed)

Borgin Property Rezoning-

Owner:

Borgin Properties, LLC

PO Box 669487

Charlotte, NC., 28266

Deed :10686-298

**Tax Parcels: 205-115-09 / 205-115-07 / 205-115-06 / 205-115-05 / 205-115-04 / 205-115-17
205-115-16 / 205-115-15 / 205-115-14 / 205-115-13 / 205-115-11 / 205-115-10
205-113-34 / 205-113-32 / 205-113-28 / 205-101-09 / 205-101-14 / 205-101-12
205-101-11 / 205-101-06 / 205-202-11 / 205-202-12 / 205-202-08 / 205-202-07
205-201-57 / 205-201-56 / 205-201-55 / 205-201-54 / 205-202-13**

Deed:5744-899

Tax Parcel: 205-115-08

Deed:32155-785

Tax Parcels: 205-115-12 / 205-113-35 / 205-101-15 / 205-101-16

Deed:10808-203

**Tax Parcels: 205-113-33 / 205-113-29 / 205-101-13 / 205-202-06 / 205-202-05 / 205-202-04
205-202-03 / 205-201-53**

Deed: 24316-891

Tax Parcels: 205-113-31 / 205-113-30

Deed:20607-690

Tax Parcel: 205-101-08

Deed:10812-303

Tax Parcel: 205-101-07

2018-161: James M. Howell

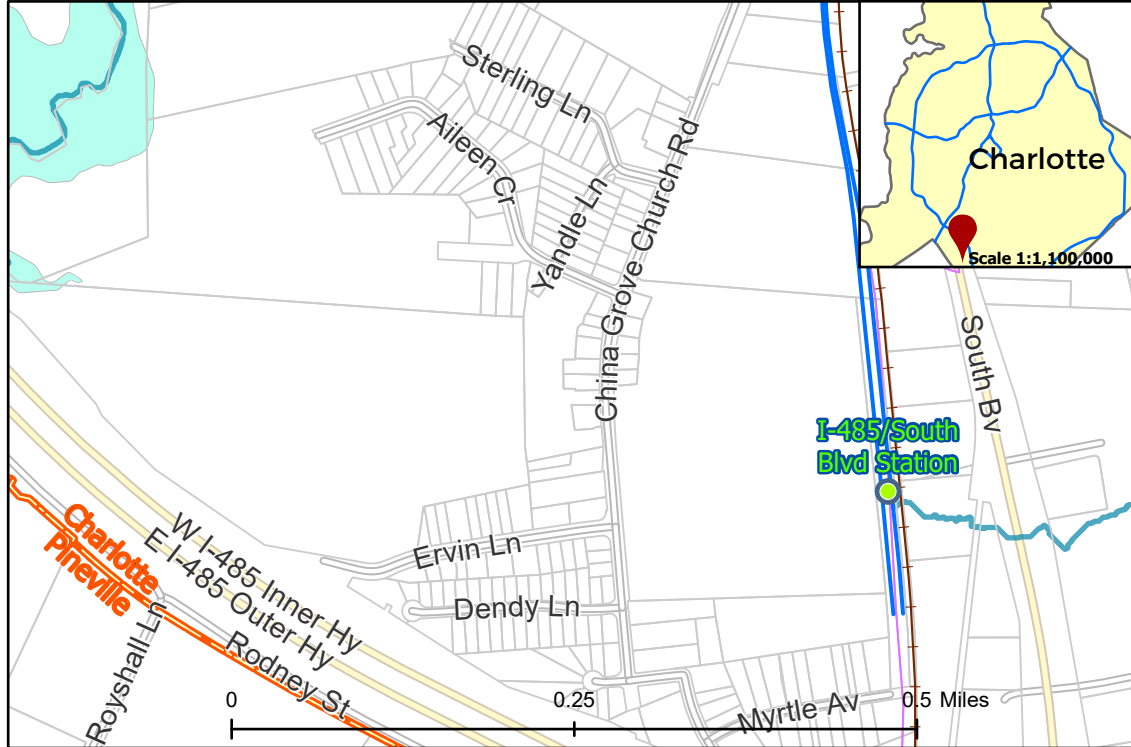
Current Zoning R-8(CD) (Single Family Residential, Conditional) R-4 (Single Family Residential)

Requested Zoning R-8(CD) (Single Family Residential, Conditional)

R-8(CD) SPA (Single Family Residential, Site Plan Amendment)

Approximately 12 acres

Location of Requested Rezoning



Rezoning Map

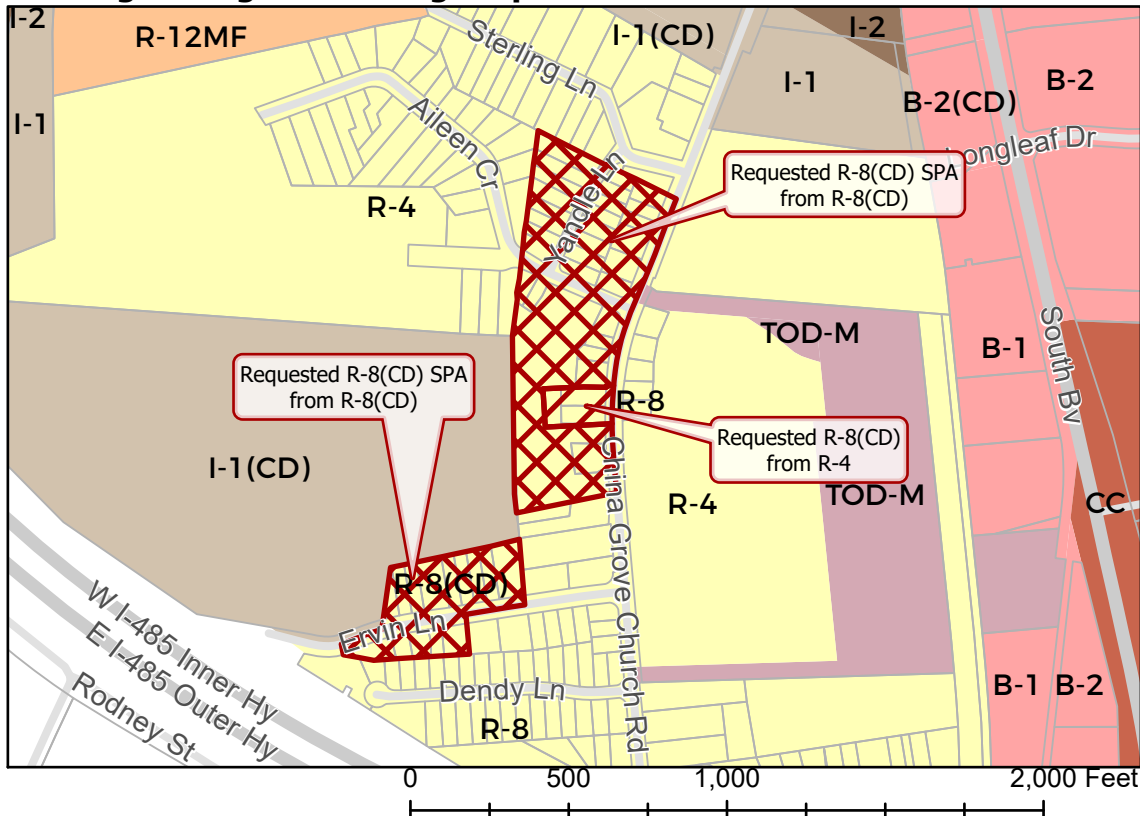


CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

- 2018-161
- Outside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain



Existing Zoning & Rezoning Request



- Requested R-8(CD) from R-4
- Requested R-8(CD) SPA from R-8(CD)

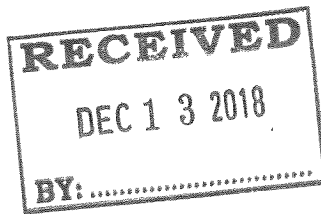
Zoning Classification

- Single Family
- Multi-Family
- Business
- Commercial Center
- Light Industrial
- General Industrial
- Transit-Oriented



Map Created 1/11/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-162

Petition #:	
Date Filed:	12/13/2018
Received By:	81

Complete All Fields (Use additional pages if needed)

Property Owner: The Estate of Nancy Abernethy (c/o John B. Abernethy)

Owner's Address: 4100 Grand Manor Court, Apartment 101 City, State, Zip: Raleigh, NC 27612

Date Property Acquired: September 15, 1928

Property Address: 5301 North Tryon Street

Tax Parcel Number(s): Portion of 089-111-11

Current Land Use: Vacant commercial Size (Acres): +/- 6.63 acres

Existing Zoning: B-2 (CD) Proposed Zoning: UR-2 (CD)

Overlay: N/A (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Mandy Rosen, Michael Russell et al.

Date of meeting: November 8, 2018

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: To accommodate the development of a multi-family residential community on the site that could contain up to 200 dwelling units for families earning on average 60% of the area median income.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

101 N. Tryon Street, Suite 1900
Agent's Address

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

See Attached Joinder Agreement
Signature of Property Owner

(Name Typed / Printed)

NRP Properties, LLC (c/o Jason Mochizuki)
Name of Petitioner(s)

1000 NC Music Factory Boulevard
Address of Petitioner(s)

Charlotte, NC 28206
City, State, Zip

510-295-3252
Telephone Number Fax Number

JMochizuki@nrpgroup.com
E-Mail Address

NRP PROPERTIES, LLC
By: [Signature]
Signature of Petitioner

Noam Magence
(Name Typed / Printed)

**REZONING APPLICATION
NRP PROPERTIES, LLC, PETITIONER
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by NRP Properties, LLC that is designated as Tax Parcel No. 089-111-11 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portion of the Site to the UR-2 (CD) zoning district.

This 10th day of December, 2018.

THE ESTATE OF NANCY ABERNETHY

By:

Name: John B. Abernethy

Title: Executor of The Estate of Nancy Abernethy

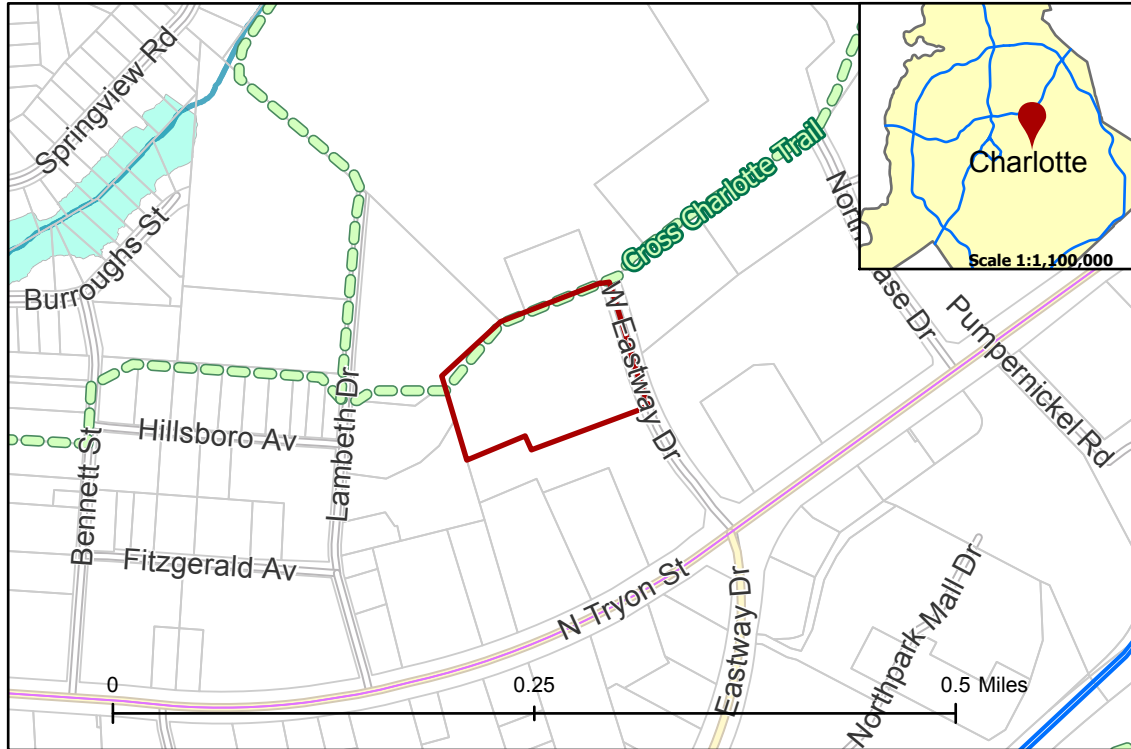
2018-162: NRP Properties, LLC

Current Zoning B-2(CD) (General Business, Conditional)

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

Approximately 6.63 acres

Location of Requested Rezoning



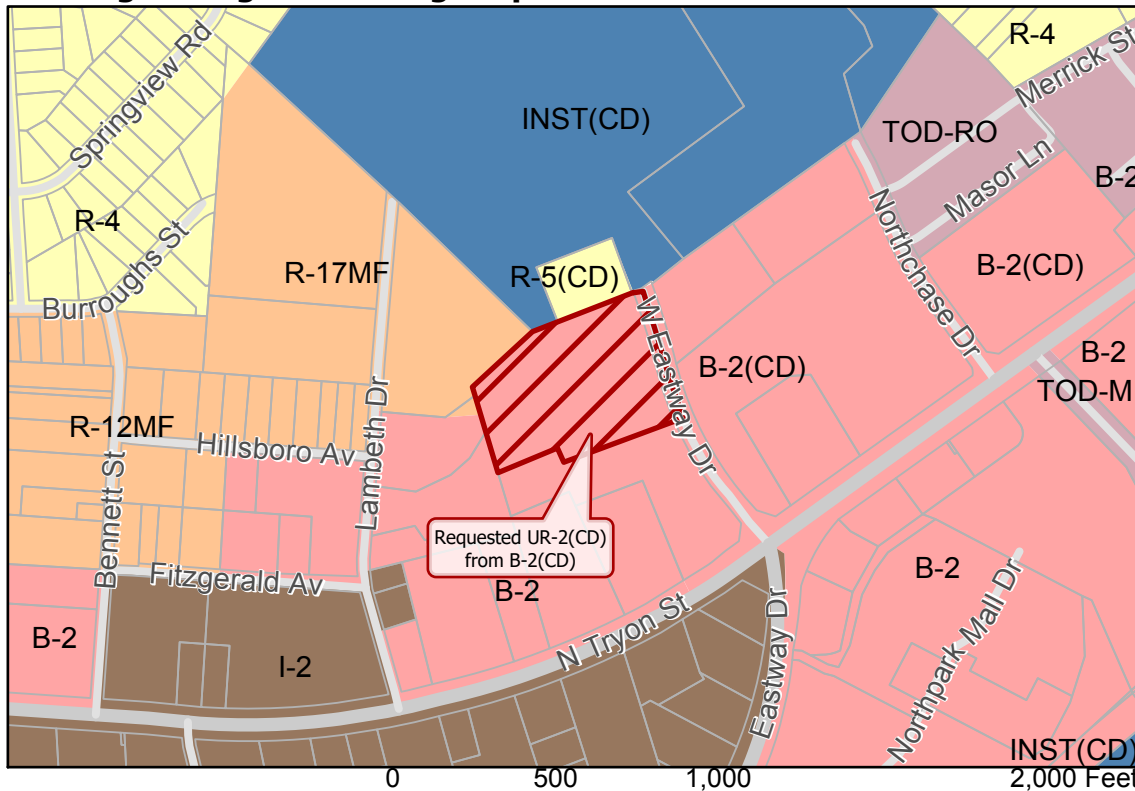
Rezoning Map



- 2018-162
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- 4-Gregory A. Phipps



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from B-2(CD)

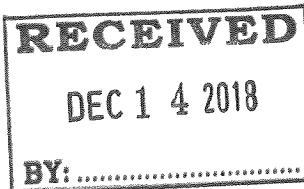
Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Business
- General Industrial
- Transit-Oriented



Map Created 12/27/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-163

Petition #: _____
Date Filed: 12/14/2018
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: 1300 Kenilworth LLC; 1417-23 Waverly LLC

Owner's Address: 1355 Greenwood Cliff Ste 300 City, State, Zip: Charlotte, NC 28204

Date Property Acquired: 7/19/2017, 8/5/2016, 11/25/2015, 2/2/2017, 7/24/2017

Property Address: 1404, 1400, 1328, 1324, 1320 Kenilworth Ave; 1417, 1423 Waverly Ave

Tax Parcel Number(s): 12312521, 12312522, 12312523, 12312524, 12312525, 12312512, 12312513

Current Land Use: Residential Size (Acres): +/- 1.752

Existing Zoning: R-22MF and R-8 Proposed Zoning: UR-2(CD)

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Catherine Mahoney, Kathy Cornett, Isaiah Washington

Date of meeting: 9/12/18

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): No.

Purpose/description of Conditional Zoning Plan: To accommodate the development of a high-quality residential community with commitments to streetscape improvements and a greenway connection.

Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

214 N. Tryon Street, 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531 704-353-3231
Telephone Number Fax Number

Collin.Brown@kigates.com / brittany.lins@kigates.com
E-Mail Address

[Signature]
Signature of Property Owner

Paul E. Harris
(Name Typed / Printed)

Suncap Property Group, LLC
Name of Petitioner(s)

6101 Carnegie Blvd, Suite 180
Address of Petitioner(s)

Charlotte, NC 28209
City, State, Zip

704-945-8001
Telephone Number Fax Number

dlee@suncapppg.com
E-Mail Address

[Signature]
Signature of Petitioner

DAVID G. LEE
(Name Typed / Printed)

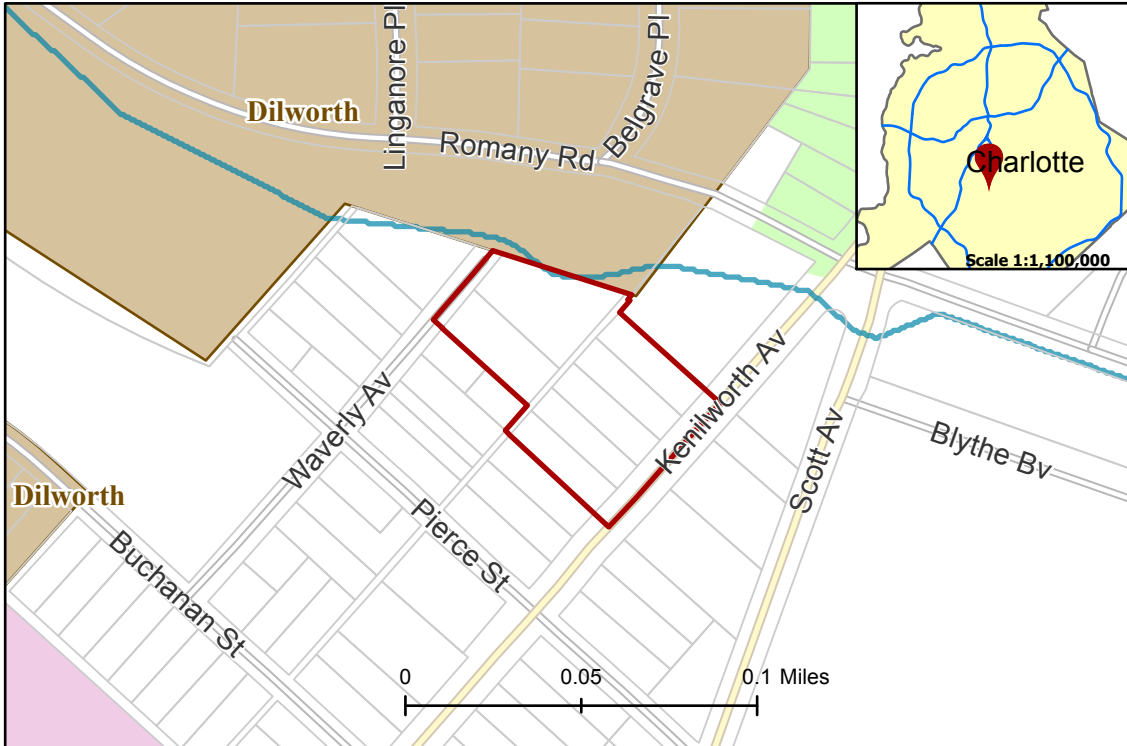
2018-163: SunCap Property Group, LLC

Current Zoning R-22MF (Multi Family Residential) R-8 (Single Family Residential)

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

Approximately 1.752 acres

Location of Requested Rezoning



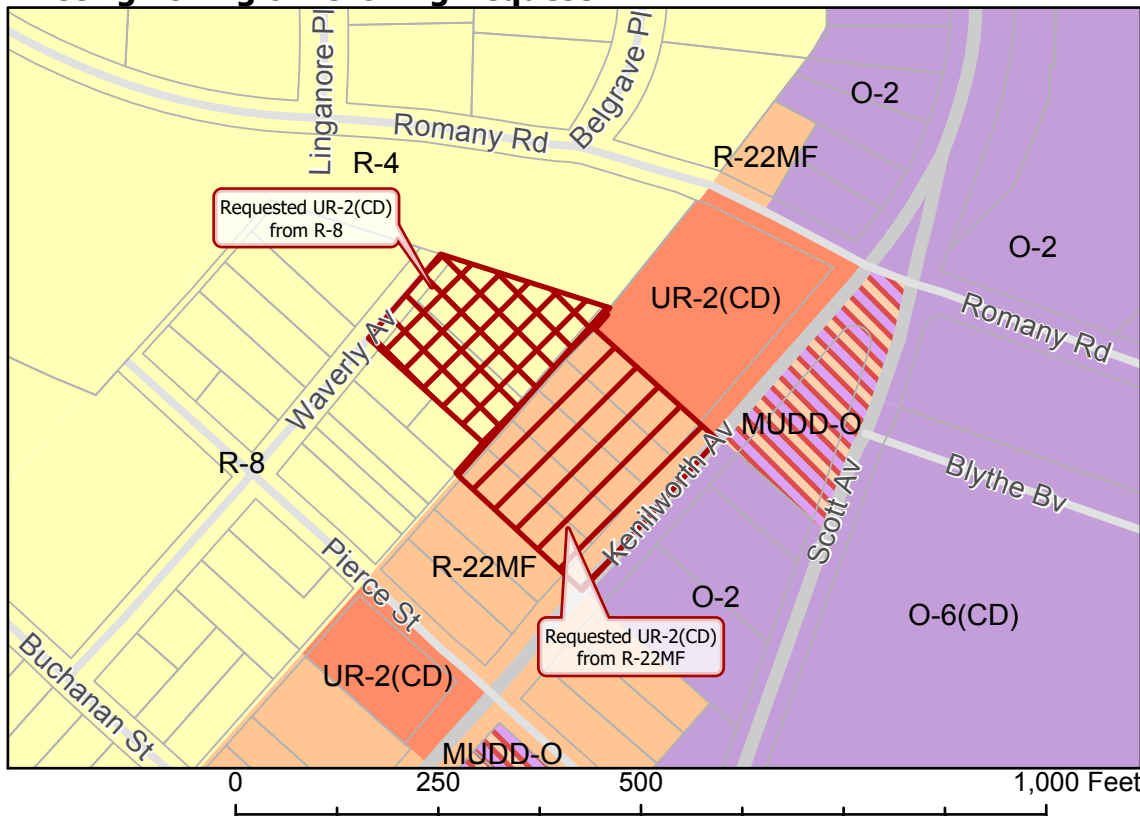
Rezoning Map



- 2018-163
- Inside City Limits
- Parcel
- Streams
- East Blvd Pedscape Plan
- Midtown Morehead Cherry
- Historic Districts
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-8
- Requested UR-2(CD) from R-22MF

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Office
- Mixed Use



Map Created 12/28/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-164

Petition #:	
Date Filed:	12/14/2018
Received By:	[Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: ADULIS LLC by owner: TZEGGAI YOHANNES

Owner's Address: 2022 TANFIELD DR City, State, Zip: MATTHEWS NC 28105

Date Property Acquired: 01/27/2005

Property Address: 3717 N SHARON AMITY RD CHARLOTTE NC 28205

Tax Parcel Number(s): 10121211

Current Land Use: Under Construction Size (Acres): 0.92 AC

Existing Zoning: O2 Proposed Zoning: B1(CD)

Overlay: NONE Tree Survey Provided: Yes: ☒ N/A:

Required Rezoning Pre-Application Meeting* with: Sonda S. Kennedy Sonja & Mandy
Date of meeting: November 8, 2018

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): 5 years

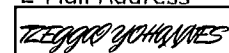
Purpose/description of Conditional Zoning Plan:

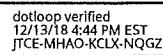
Please find Attached Exhibit A

RAN SHAPIRA
Summit Properties International LLC
Name of Rezoning Agent
2400 Crownpoint Executive DR STE 300
Agent's Address
Charlotte NC 28227
City, State, Zip
office: 704.844.0244 Mobile: 704.497.0828
Telephone Number Fax Number
Ran@spiclt.com
E-Mail Address

Signature of Property Owner
TZEGGAI YOHANNES
(Name Typed / Printed)



TZEGGAI YOHANNES
Name of Petitioner(s)
2022 TANFIELD DR
City, State, Zip
MATTHEWS NC 28105
City, State, Zip
704.517.8030
Telephone Number Fax Number
yohannesinc@hotmail.com
E-Mail Address

Signature of Petitioner
TZEGGAI YOHANNES
(Name Typed / Printed)



Conditional Rezoning Application City of Charlotte - Exhibit A

Petition # _____

Date Filed _____

Received By _____

Purpose and Description of Conditional Rezoning:

Over the past year, we have been conducting extensive field marketing activities and wide research, and we have been facing the following needs for the economic development of the neighborhood:

1. There is a vast demand for small retail spaces in the area, which has led our client to not only fill the available spaces with leases, but also generate a waitlist of over 20 small businesses. These businesses would create between 25 to 40 new jobs, including starting positions, which would create upward mobility for the neighborhood as well as the city of Charlotte.
2. The changing demographics have created a need for community related retail businesses, such as a neighborhood coffee shops, a neighborhood gift-shop, a bakery, a clothing boutique, that will provide inclusive and in culture family friendly gathering places within walking distance from the residential surroundings. This in turn will increase the feeling of belonging and sense of community that will also optimize activity and the appeal of the neighborhood.
3. The adjacent lot is zoned O2, therefore changing the zoning on for 3717 N Sharon Amity will not interfere with the current City Plan of keeping a buffer and a gradual transition from residential zoning to retail related zoning.

Many thanks in advance.

Petitioner: Tzeggai Yohannes

 dotloop verified
12/13/18 4:43 PM EST
WCOW-NPTD-NTSG-DS1H

Rezoning Agent: Ran Shapira, Summit Properties International LLC

 dotloop verified
12/13/18 12:09 PM EST
TXKD-6DWA-UDWH-TJJ0

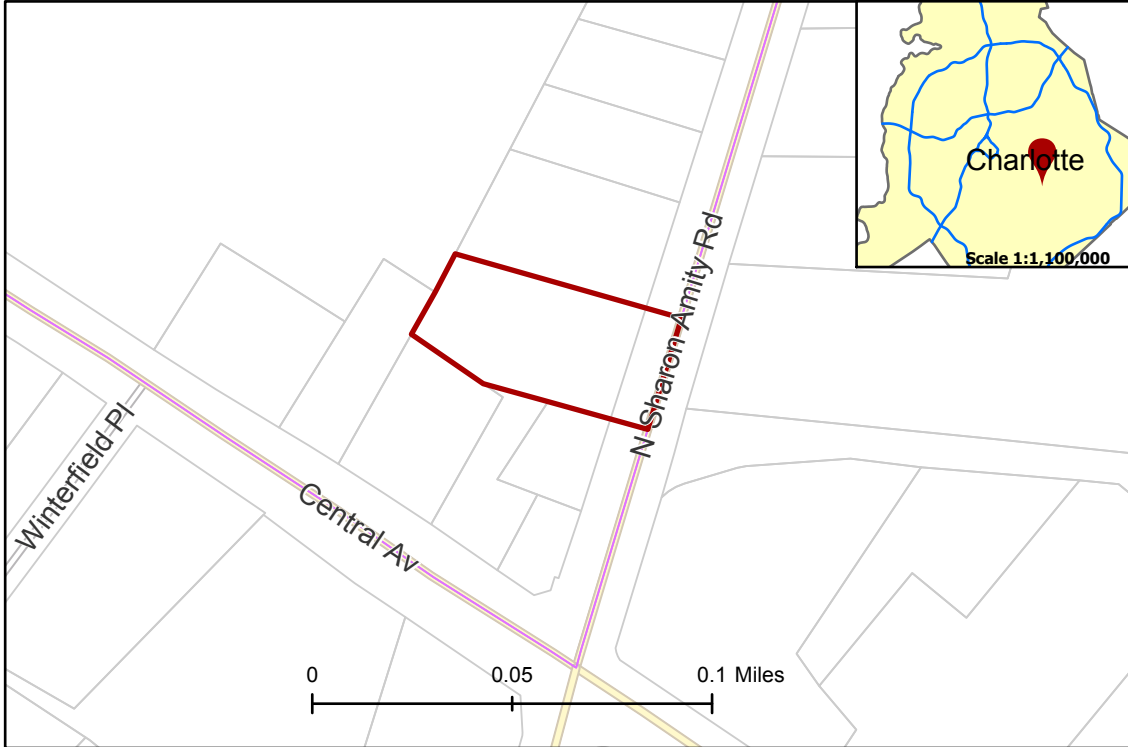
2018-164: TZEGGAI YOHANNES

Current Zoning O-2 (Office)

Requested Zoning B-1 (Neighborhood Business)

Approximately 0.92 acres

Location of Requested Rezoning



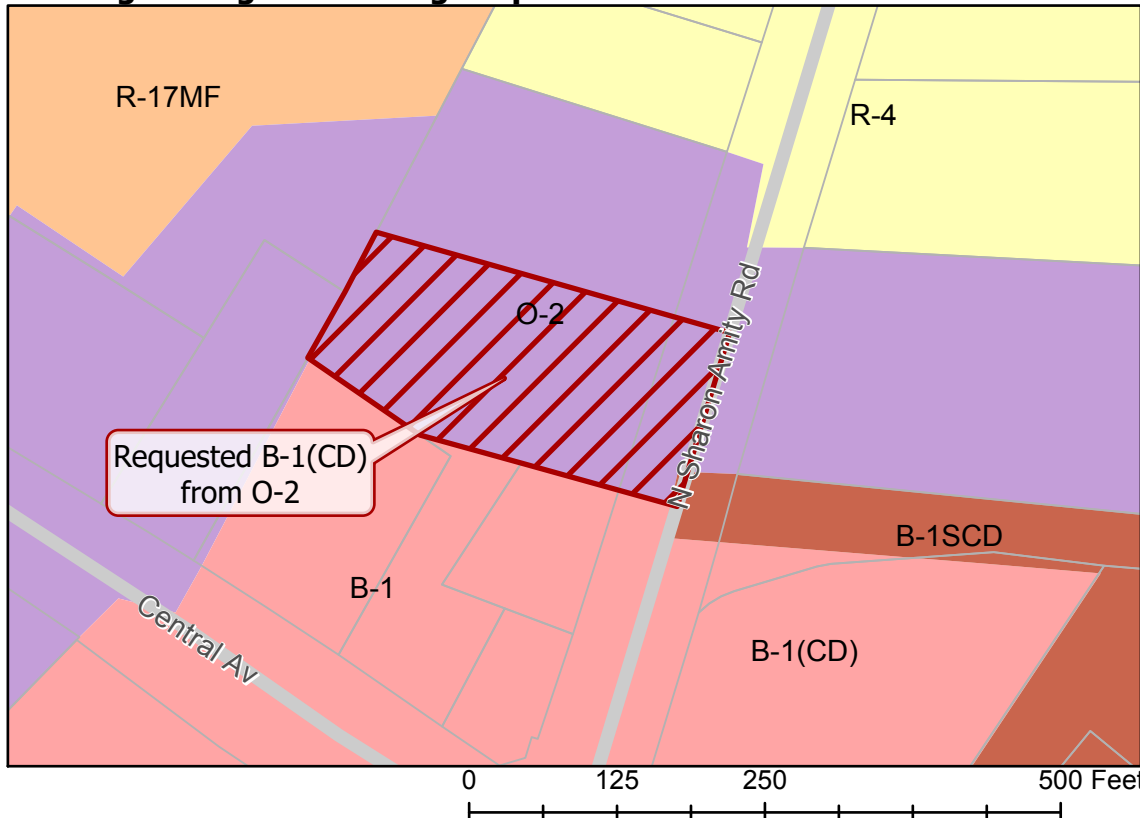
Rezoning Map



- 2018-164
- Inside City Limits
- Parcel
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



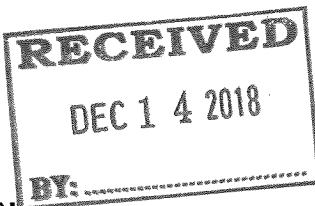
- Requested B-1(CD) from O-2

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business
- Commercial Center



Map Created 12/28/2018



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2018-165

Petition #:	
Date Filed:	12/14/2018
Received By:	By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Falson Nesbitt Arrowood Venture

Owner's Address: P.O. Box 56607 City, State, Zip: Atlanta, GA 30343

Date Property Acquired: August 21, 1986

Property Address: 7150 Forest Point Boulevard

Tax Parcel Number(s): 167-193-05 and 167-193-13

Current Land Use: Vacant Commercial Size (Acres): +/- 16.6 acres

Existing Zoning: B-2 (CD) Proposed Zoning: R-17 MF (CD)

Overlay: N/A (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: John Kinley, Kent Main, Carlos Alzate et al.

Date of meeting: December 4, 2018

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): No

Purpose/description of Conditional Zoning Plan: To accommodate the development of a multi-family residential community on the site that would contain up to 200 dwelling units for families earning on average 60% of the area median income.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

101 N. Tryon Street, Suite 1900
Agent's Address

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

See Attached Joinder Agreement
Signature of Property Owner

(Name Typed / Printed)

NRP Properties, LLC (c/o Jason Mochizuki)
Name of Petitioner(s)

1000 NC Music Factory Boulevard
Address of Petitioner(s)

Charlotte, NC 28206
City, State, Zip

510-295-3252
Telephone Number Fax Number

JMochizuki@nrpgroup.com
E-Mail Address

NRP PROPERTIES, LLC
By: [Signature]
Signature of Petitioner

Noam Magence
(Name Typed / Printed)

**REZONING APPLICATION
NRP PROPERTIES, LLC, PETITIONER
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by NRP Properties, LLC that are designated as Tax Parcel Nos. 167-193-05 and 167-193-13 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the R-17 MF (CD) zoning district.

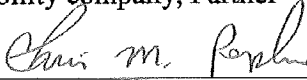
This _____ day of December, 2018.

FAISON NESBITT ARROWOOD VENTURE

By: Faison-Arrowood Properties Limited Partnership, a
North Carolina limited partnership, General Partner

By: Faison-Charlotte Properties Limited Partnership, a
North Carolina limited partnership, General Partner

By: Faison Associates, LLC, a North Carolina limited
liability company, Partner

By: 

Name: Chris M. Poplin

Title: Vice President

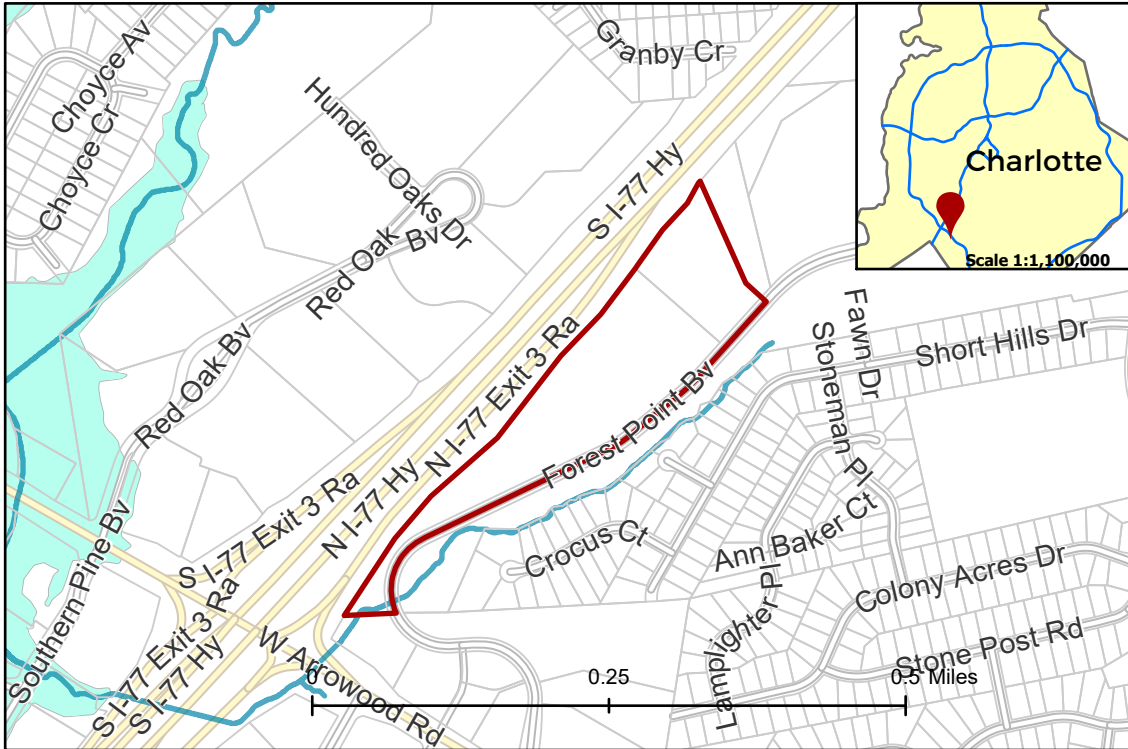
2018-165: NRP Properties LLC

Current Zoning B-2(CD) (General Business, Conditional)

Requested Zoning R-17 MF(CD) (Multi Family Residential, Conditional)

Approximately 16.6 acres

Location of Requested Rezoning



Rezoning Map

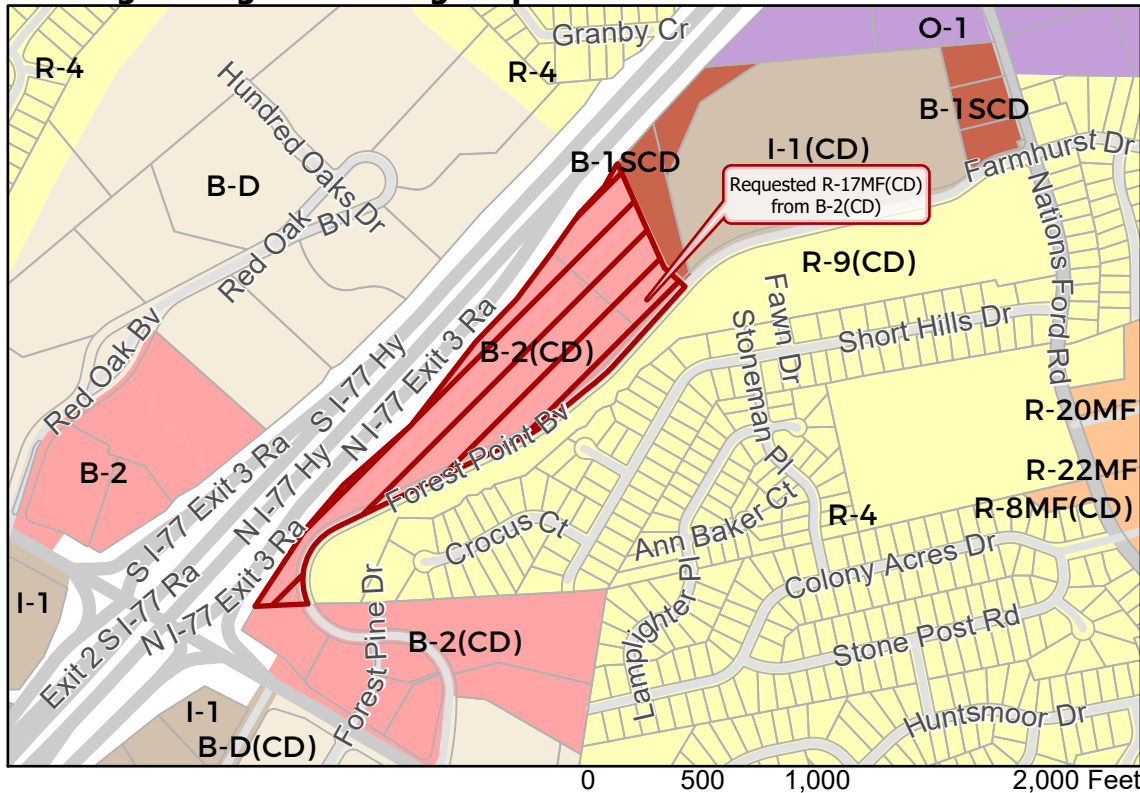


CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

- 2018-165
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- 3-LaWana Mayfield



Existing Zoning & Rezoning Request



- Requested R-17MF(CD) from B-2(CD)

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business
- Commercial Center
- Business-Distribution
- Light Industrial



Map Created 1/11/2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED

DEC 14 2018

BY: _____

2018-166

Petition #:

Date Filed:

12/14/2018

BK

Complete All Fields (Use additional pages if needed)

Property Owner: Theron M. Ross and Christina Welsh

Owner's Address: 508 Charles Avenue

City, State, Zip: Charlotte, NC 28205

Date Property Acquired: 08/15/2007

Property Address: 508 Charles Avenue

Tax Parcel Number(s): 08306705

Current Land Use: Warehouse/Office

Size (Acres): +/- 0.43 acres

Existing Zoning: I2

Proposed Zoning: TOD-M

Overlay: None
(etc)

(Specify PED, Watershed, Historic District,

Required Rezoning Pre-Application Meeting* with: Sonia Sanders

Date of meeting: 12/13/18

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: N/A

Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

214 N. Tryon Street, 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531 704-353-3231
Telephone Number Fax Number

Collin.Brown@klgates.com / Brittany.Lins@klgates.com
E-Mail Address

Christina Welsh
Signature of Property Owner

Theron Ross Theron Ross
(Name Typed / Printed)

Camden Development, Inc.
Name of Petitioner(s)

1420 Spring Hill Road, Suite 200
Address of Petitioner(s)

McLean, VA 22102
City, State, Zip

703-556-5755
Telephone Number Fax Number

DWSmith@camdenliving.com
E-Mail Address

Wu
Signature of Petitioner

(Name Typed / Printed)

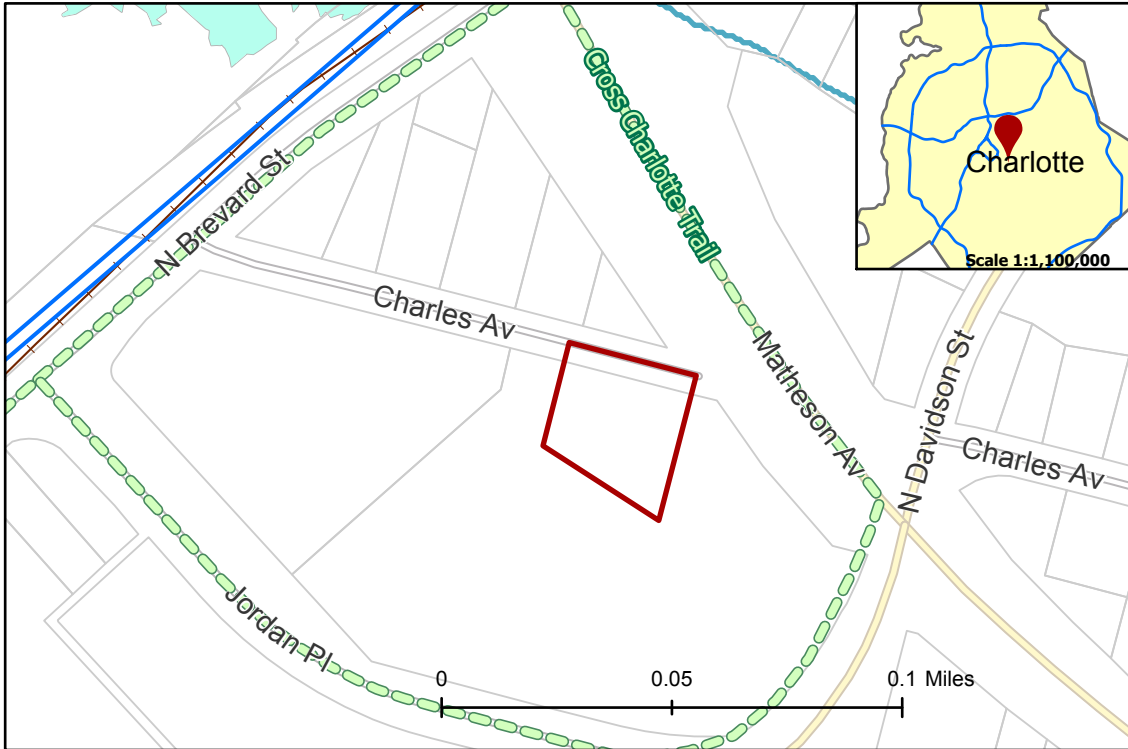
2018-166: Camden Development Inc

Current Zoning I-2 (General Industrial)

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

Approximately 0.43 acres

Location of Requested Rezoning



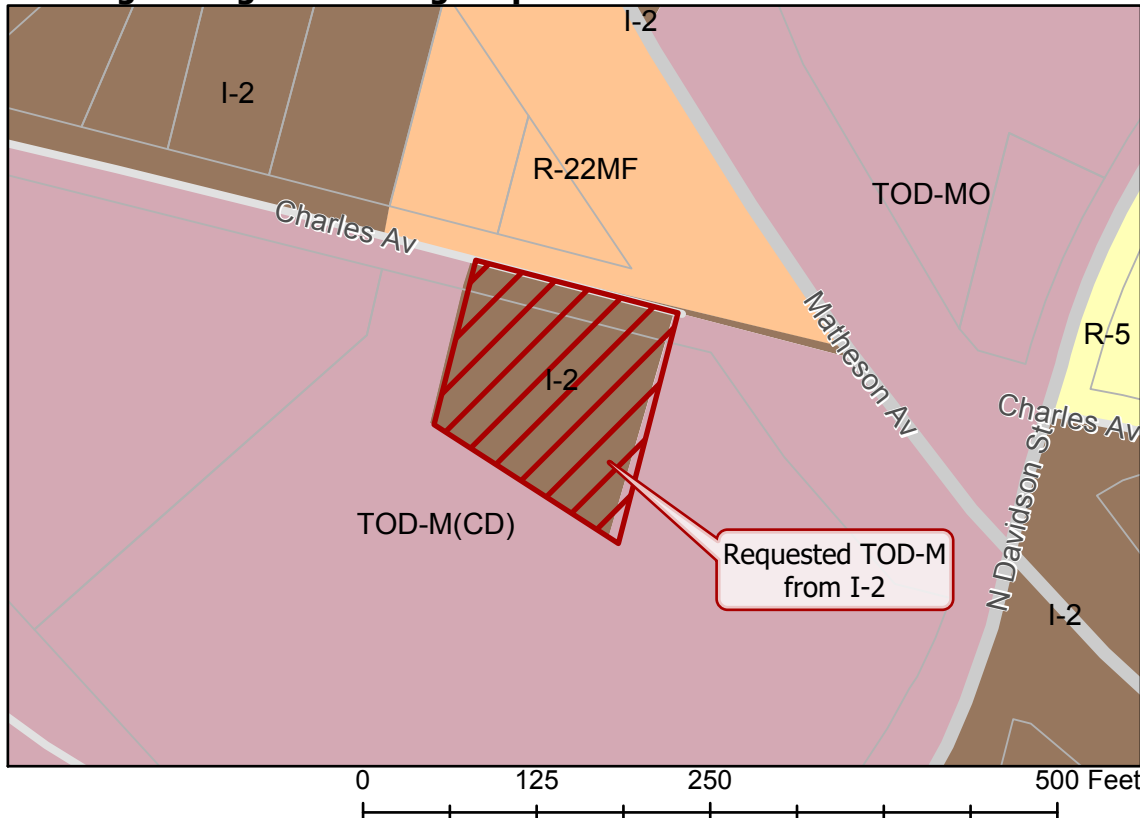
Rezoning Map



- 2018-166
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- 1-Larken Egleston



Existing Zoning & Rezoning Request

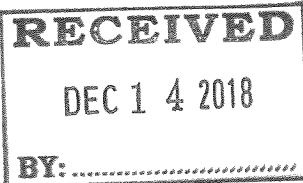


- Requested TOD-M from I-2
- Zoning Classification**
- Single Family
- Multi-Family
- General Industrial
- Transit-Oriented



Map Created 12/28/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #:	<u>2018-167</u>
Date Filed:	<u>12/14/2018</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Mina Vazeen

Owner's Address: 8515 Sardis Road City, State, Zip: Charlotte, NC 28270

Date Property Acquired: 8/20/2018

Property Address: 8515 Sardis Road, Charlotte, NC 28270

Tax Parcel Number(s): 213-114-12

Current Land Use: Single Family Residential Size (Acres): 1.74 AC

Existing Zoning: R-3 Proposed Zoning: R-8MF(CD)

Overlay: N/A Tree Survey Provided: Yes: N/A: X

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: 11/1/18

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes ☒ No ☐ Number of years (maximum of 5):

Purpose/description of Conditional Zoning Plan: To limit the maximum allowable DUA on site as allowable under a R-8MF zoning district.

Paul Pennell, Urban Design Partners, PLLC

Name of Rezoning Agent

1318 Central Ave E-6

Agent's Address

Charlotte, NC 28205

City, State, Zip

704-334-3303

704-334-3305

Telephone Number

Fax Number

Paul@urbandesignpartners.com

E-Mail Address

Mina Vazeen

dotloop verified
11/21/18 12:48 PM
EST
FZRF-V4MX-YL16-LJF

Signature of Property Owner

Mina Vazeen

(Name Typed / Printed)

Verde Homes LLC, Ronald Staley, Jr.

Name of Petitioner(s)

7427 Matthews Mint Hill, Suite 105-215

Address of Petitioner(s)

Mint Hill, NC 28227

City, State, Zip

980-272-2015

704-234-7347

Telephone Number

Fax Number

StaleyR@verdemfs.com

E-Mail Address

Ronald Staley, Jr.

dotloop verified
11/23/18 9:01 AM EST
MW40-WZ35-TVUV-NAIV

Signature of Petitioner

Ronald Staley, Jr.

(Name Typed / Printed)

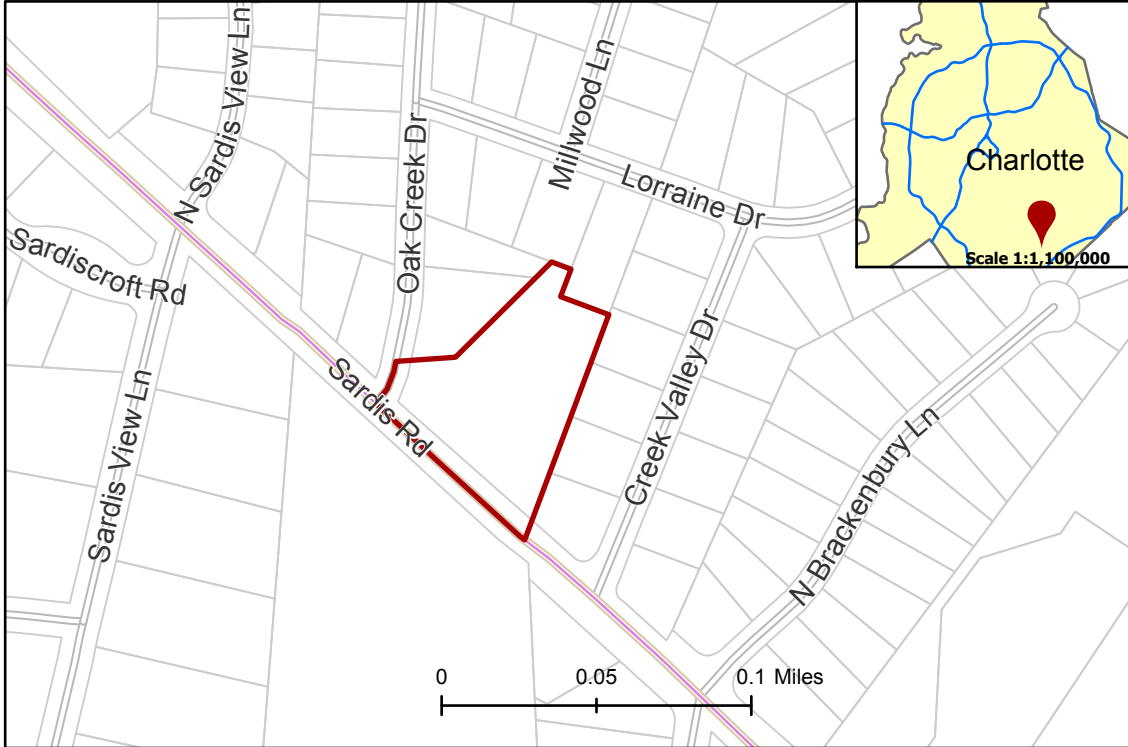
2018-167: Verde Homes, LLC

Current Zoning R-3 (Single Family Residential)

Requested Zoning R-8MF(CD) (Multi Family Residential, Conditional)

Approximately 1.74 acres

Location of Requested Rezoning



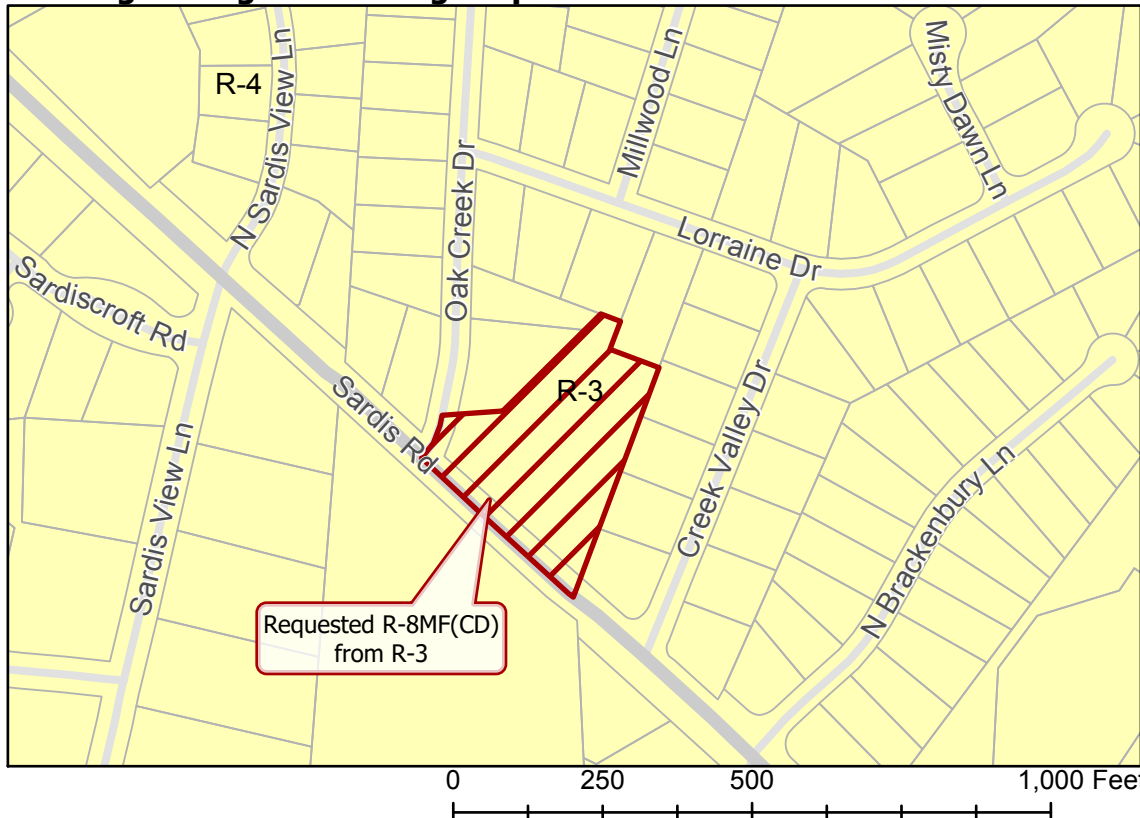
Rezoning Map



- 2018-167
- Inside City Limits
- Parcel
- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested R-8MF(CD) from R-3

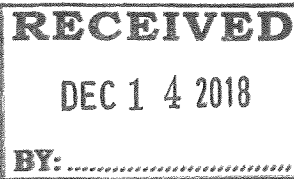
Zoning Classification

- Single Family



Map Created 12/28/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-168

Petition #:	_____
Date Filed:	12/14/2018
Received By:	[Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: The Lomax Condominiums, LLC

Owner's Address: 1914 Brunswick Ave., Suite 1A City, State, Zip: Charlotte, NC. 28207

Date Property Acquired: 10/04/2018

Property Address: 2145 McClintock Rd

Tax Parcel Number(s): 129-017-07

Current Land Use: Vacant Size (Acres): 0.683

Existing Zoning: MUDD - CD Proposed Zoning: MUDD - CD (SPA)

Overlay: N/A Tree Survey Provided: Yes: N/A: X

Required Rezoning Pre-Application Meeting* with: Mandy Varl & Sonja Sanders

Date of meeting: 10/18/2016

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): 5

Purpose/description of Conditional Zoning Plan: To allow for the construction of the community approved under Petition #2017-012 without the "Live/Work" component

The Drakeford Company
Name of Rezoning Agent

1914 Brunswick Ave. Suite 1A
Agent's Address

Charlotte, NC, 28207
City, State, Zip

704.344.0332 704.344.9992
Telephone Number Fax Number

bobby@tdcrealestate.com
E-Mail Address

[Signature]
Signature of Property Owner

Robert T. Drakeford
(Name Typed / Printed)

The Drakeford Company
Name of Petitioner(s)

1914 Brunswick Ave. Suite 1A
Address of Petitioner(s)

Charlotte, NC, 28207
City, State, Zip

704.344.0332 704.344.9992
Telephone Number Fax Number

bobby@tdcrealestate.com
E-Mail Address

[Signature]
Signature of Petitioner

Robert T. Drakeford
(Name Typed / Printed)

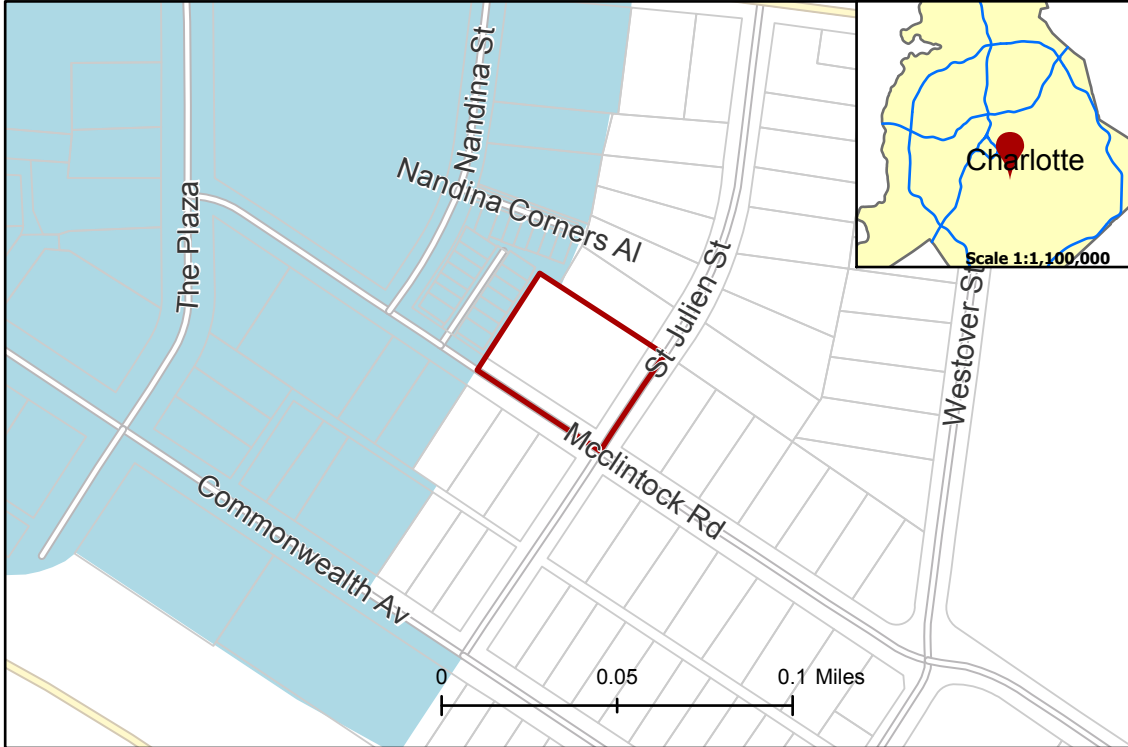
2018-168: The Drakeford Company

Current Zoning MUDD-CD (Mixed Used Residential, Conditional)

Requested Zoning MUDD-CD SPA (Mixed Used Residential, Conditional, Site Plan Amendment)

Approximately 0.683 acres

Location of Requested Rezoning



Rezoning Map



CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

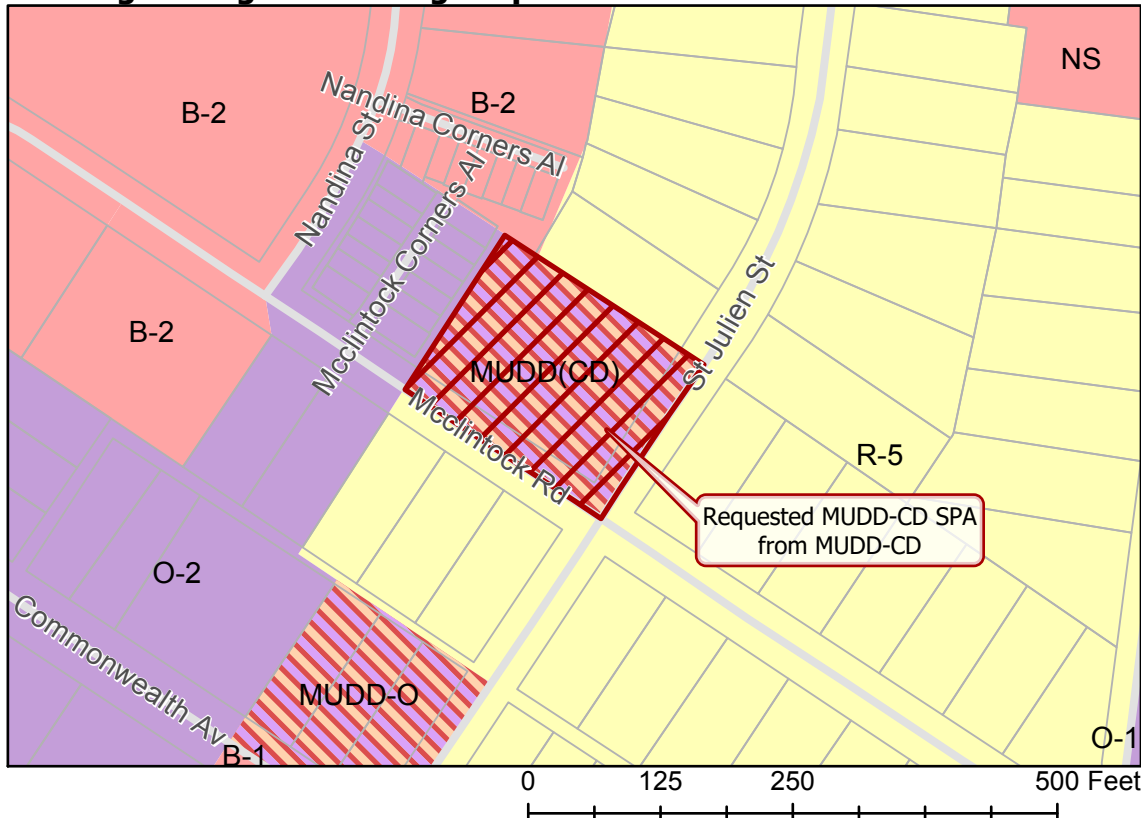
- 2018-168
- Inside City Limits
- Parcel
- Plaza Central Pedscape

City Council District

- 1-Larken Egleston



Existing Zoning & Rezoning Request



- Requested MUDD-CD SPA from MUDD-CD

Zoning Classification

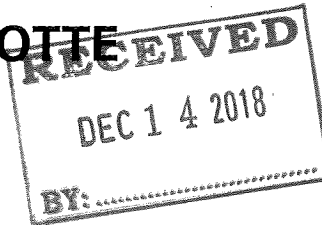
- Single Family
- Office
- Business
- Mixed Use



Map Created 1/2/2019

ZONING ORDINANCE **TEXT AMENDMENT APPLICATION**

CITY OF CHARLOTTE



FY2018
Petition #: <u>2018-169</u>
Date Filed: <u>12/14/2018</u>
Received By: <u>RH</u>
Office Use Only

Section#:

Table of Contents	
6.201	Purpose
Table 9.101	Use Table
9.103	Classification of Zoning Districts
Chapter 9, Part 12	Transit Oriented Development Districts
Chapter 10, Part 9	Transit Supportive Overlay District
12.106	Uses and structures prohibited and allowed in required setbacks and yards
12.202	Required number of off-street parking and bicycle spaces
12.202A	Bicycle parking standards
12.206	Location of required parking
12.212	Parking deck standards
12.213	Underground parking structures
12.214	Number, size, and location of loading spaces
12.301	Purpose (Buffers and Screening)
12.413	Drive-in and drive-through service lanes/windows
12.502	Adult care homes, adult care centers, childcare centers, childcare centers in a residence, family childcare homes, and large childcare centers
12.510	Mobile food vending
12.522	Short-term care facility
12.527	Single room occupancy (SRO) residences
12.537	Emergency shelters
12.539	Outdoor fresh produce stands or mobile produce market
12.541	Pet services indoor/outdoor
12.544	Breweries and wineries
12.546	Eating, drinking and entertainment establishments (type 2 only)
13.108	Specifications for permanent signs requiring a permit
13.108a	Specifications for permanent signs requiring a permit
13.108b	Information and advertising pillar signs
Chapter 15	New
Chapter 15	Appendices and Subject Index
Chapter 16	New

Purpose of Change:

- 1) Update the transit oriented development districts and regulations with a new Chapter 15 in the format of the upcoming Unified Development Ordinance.
- 2) Relocate existing Chapter 15 into a new Chapter 16.
- 3) Update the Zoning Ordinance to align with the new Chapter 15 Transit Oriented Development Districts and regulations

Name of Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Signature of Agent

Charlotte Planning, Design and Development Department
Name of Petitioner(s)

600 E. Fourth Street, 8th floor

Address of Petitioner(s)

Charlotte, NC 28202

City, State, Zip

704-336-8316

Telephone Number

Fax Number

Monica.Holmes@charlottenc.gov

E-Mail Address

Monica Holmes
Signature

Revised 12-21-18

Petition #:
Petitioner: Planning, Design and
Development Department

**AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE**

ORDINANCE NO. _____

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

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

A. TABLE OF CONTENTS

1. Amend the Table of Contents by deleting all of Part 12, “Transit Oriented Development Districts” and replacing the entry with “RESERVED” as follows:

[CHAPTER 9: GENERAL DISTRICTS](#)

~~Part 12: Transit Oriented Development Districts~~—RESERVED

9.1201	Purpose	9-224
9.1202	Establishment of Transit Oriented Development Districts	9-224
9.1203	Rezoning to a TOD Zoning District	9-227
9.1204	Applicability and Exceptions	9-227
9.1205	Uses Permitted by Right	9-230
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9.1207	Accessory Uses	9-234
9.1208	Development Standards	9-235
9.1209	Urban Design Standards	9-250
9.1210	Administrative Approval	9-257
9.1211	Board of Adjustment.....	9-258
9.1212	Transit Oriented Development Zoning Districts (Optional).....	9-258
9.1213	Preliminary Review	9-259

2. Amend the Table of Contents by adding new entries for the new Transit Oriented Development Districts for each Section and subsection, which shall read as follows:

<u>CHAPTER 15: SUBJECT INDEX TRANSIT ORIENTED DEVELOPMENT</u>	
<u>DISTRICTS</u>	<u>15-1</u>
15.1	PURPOSE AND APPLICABILITY 15-5
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15.1.2	TOD-UC Transit Urban Center 15-6
15.1.3	TOD-NC Transit Neighborhood Center 15-7
15.1.4	TOD-CC Transit Community Center 15-8
15.1.5	TOD TR Transition 15-9
15.2	DIMENSIONAL STANDARDS 15-11
15.2.1	TOD Districts Dimensional Standards 15-11
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15.3	DESIGN STANDARDS 15-19
15.3.1	Non-Residential, Mixed-Use and Multi-Family Stacked Development 15-19
15.3.2	Attached Unit Multi-Family and Single-Family Attached Design Standards 15-21
15.3.3	Parking Structure Design Standards 15-22
15.4	PUBLIC REALM STANDARDS 15-25
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15.4.2	Future Curb Line 15-25
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15.4.4	Sidewalk and Amenity Zone Dimensional Standards 15-26
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15.4.6	On-Site Open Space 15-29
15.4.7	Specific Architectural Features 15-30
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15.5.1	Applicability 15-33
15.5.2	Required Vehicle Parking 15-33
15.5.3	Bicycle Parking 15-35
15.5.4	Required Loading Spaces 15-35
15.5.5	Parking Location and Access 15-36
15.5.6	Valet Parking Standards 15-37
15.6	LANDSCAPE AND SCREENING 15-39
15.6.1	Applicability of Charlotte Tree Ordinance 15-39
15.6.2	Site Landscape 15-39
15.6.3	Parking Lot and Loading Area Perimeter Landscape 15-39

15.6.4	Parking Lot Interior Landscape	15-40
15.6.5	Buffer Yards	15-40
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15.7.6	Skyline Signs	15-46
15.7.7	Wall Mounted Signs	15-47
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15.8	USES.....	15-51
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15.8.3	Use Matrix	15-51
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15.11.1	Administrative Adjustment	15-73
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15.12.2	Modification of TOD District Regulations.....	15-77
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15.12.5	TOD-EX Approval Process	15-78
15.13	DEFINITIONS.....	15-79
15.13.1	Applicability	15-79
15.13.2	Definitions	15-79

3. Amend the Table of Contents by adding a new entry for a Chapter 16 titled, “Subject Index”, which shall read as follows.

CHAPTER 16: SUBJECT INDEX.....15-1-16-1

4. Amend the Table of Contents by adding a new entry for Appendix 6, which shall read as follows:

APPENDICES:

Appendix 1: Reserved.....	A-1
Appendix 2: Zoning Maps Conversion Process.....	A-2
Appendix 3: N.C. General Statute Article 26A (Sec. 14.202.10) Adult Establishments	A-3
Appendix 4: Amendments (since this printing)	A-4
Appendix 5: Watershed Buffer Guidelines for Mecklenburg County	A-5
<u>Appendix 6: TOD District Translation</u>	<u>A-6</u>

B. CHAPTER 6: AMENDMENTS

1. PART 2: CONDITIONAL ZONING DISTRICTS

- a. Amend Section 6.201, “Purpose”, subsection (3) by replacing “Transit Oriented Development (Optional)” with the updated names of the new Transit Oriented Development zoning districts. In addition, amend the reference to the Chapter from 12 to 15. The revised subsection (3) shall read as follows:
 - (3) Mixed Use Development District (Optional), Uptown Mixed Use District Optional), and ~~Transit Oriented Development (Optional)~~ Transit Oriented Development -Urban Center (Exception), Transit Oriented Development -Community Center (Exception) Transit Oriented Development -Neighborhood Center (Exception) Transit Oriented Development -Transition (Exception) described in Chapter 9, Parts 8.5, 9, and ~~15~~ 12 respectively, and RE-3 (Optional) described in Chapter 11, Part 7.

C. CHAPTER 9: GENERAL DISTRICTS

1. PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS

- a. Amend Table 9.101, “Table of Uses”, pages titled, MUDD & UMUD, COMMERCIAL CENTER, NEIGHBORHOOD SERVICES, TRANSIT ORIENTED DEVELOPMENT” pages one through seven by adding a new column to the right of the table labeled “TOD-TR”; updating the abbreviations “TOD-R”, “TOD-E”, and “TOD-M” with the new abbreviations for the new TOD districts; and merge all the rows under each of the following columns, “Residential Uses”, “Institutional Uses”, “Office and Business Uses”, “Industrial Uses”, “Other Uses”, and “Accessory Uses and Structures” and adding “See Section 15.8 for Uses allowed in the TOD districts”, and centering that in the merged space. The revised table should look as follows:

**MUDD & UMUD
COMMERCIAL CENTER
NEIGHBORHOOD SERVICES
TRANSIT ORIENTED DEVELOPMENT**

MUDD & UMUD Districts		CC & NS Districts*		Transit Oriented Development Districts		
MUDD	UMUD	CC*	NS*	TOD-R <u>TOD-UC</u>	TOD-E <u>TOD-CC</u>	TOD-M <u>TOD-NC</u> <u>TOD-TR</u>
RESIDENTIAL USES						
		<u>See Section 15.8 for Uses allowed in the TOD districts</u>				
INSTITUTIONAL USES						
		<u>See Section 15.8 for Uses allowed in the TOD districts</u>				
OFFICE AND BUSINESS USES						
		<u>See Section 15.8 for Uses allowed in the TOD districts</u>				
INDUSTRIAL USE						
		<u>See Section 15.8 for Uses allowed in the TOD districts</u>				
OTHER USES						
		<u>See Section 15.8 for Uses allowed in the TOD districts</u>				
ACCESSORY USES AND STRUCTURES						
		<u>See Section 15.8 for Uses allowed in the TOD districts</u>				

- b. Amend Section 9.102, “Hierarchy of districts” by updating the names of the Transit Oriented Development districts. The revised hierarchy, in new formatting, shall read as

follows:

The districts established in this Chapter and in Chapter 11 are classified from "highest" to "lowest" in the following order:

("highest") R-3	R-17MF	RE-3	CC	BP
R-4	R-22MF	INST	MX-3	BD
R-5	R-22MF	O-1	B-2	U-I
R-6	UR-1	O-2	TOD-R <u>UC</u>	I-1
R-8	R-43MF	O-3	TOD-E <u>CC</u>	I-2 ("lowest")
MX-1	UR-2	UR-C	TOD-M <u>NC</u>	
R-MH	UR-3	NS	<u>TOD-TR</u>	
R-8MF	RE-1	B-1	MUDD	
R-12MF	RE-2	MX-2	UMUD	

For any district where a conditional zoning district is permitted the conditional zoning district shall have the same order as the general district for the purposes of determining its hierarchy under the table.

- c. Amend Section 9.103, "Classification of Zoning Districts" by removing "TOD-R" from subsection (1) and updating the names of the Transit Oriented Development districts in subsection (2). Amend the last sentence of subsection (2) to include other types of zoning designations. The revised subsections shall read as follows:

Section 9.103. Classification of Zoning Districts.

The following zoning districts established in this Chapter and in Chapter 11 are classified according to whether they are residential or non-residential.

- (1) Residential Zoning Districts include R-3, R-4, R-5, R-6, R-8, R-8MF, R-12MF, R-17 MF, R-22MF, R-43MF, UR-1, UR-2, UR-3, ~~TOD-R~~, R-MH, MX-1, MX-2, MX-3, and any zoning district listed above, with (CD) after the designation.
- (2) Non-Residential Zoning Districts include B-1, B-2, CC, B-D, BP, O-1, O-2, O-3, I-1, I-2, RE-1, RE-2, RE-3, Institutional, UMUD, MUDD, UR-C, U-I, CC, NS, ~~TOD-E~~, and ~~TOD-M~~, TOD-UC, TOD-CC, TOD-NC and TOD-TR and any zoning district listed above, with (CD), (O) or (EX) after the designation.

2. PART 12: TRANSIT ORIENTED DEVELOPMENT DISTRICTS

- a. Delete all sections of Part 12: Sections 9.1201, 9.1202, 9.1203, 9.1204, 9.1205, 9.1206,

9.1207, 9.1208, 9.1209, 9.1210, 9.1211, 9.1212 and 9.1213, and rename Part 12 as “RESERVED”. The revised Part shall read as follows:

PART 12: RESERVED

D. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 1: SUPPLEMENTAL DEVELOPMENT STANDARDS

- (a) Amend Section 12.106, “Uses and structures prohibited and allowed in required setbacks and yards”, subsection (2)(b) by updating the names of the transit oriented districts in the last sentence. The subsection shall read as follows:
- (b) Notwithstanding the provisions of subsection (a), above ground structures (other than a back-flow preventer) connected to and associated with underground electric, natural gas, telecommunications or cable television distribution lines, pipes, or conduits may be located in the setback subject to the following:
 - i. A structure of a dimension that does not exceed four (4) feet in width, four (4) feet in length, or three (3) feet in height may be located no closer than two (2) feet to the existing or proposed right-of-way based on the street classification and no closer than ten (10) feet to the back of the curb line or edge of pavement.
 - ii. A structure of a dimension that does not exceed four (4) feet in width, eight (8) feet in length, or six (6) feet in height may be located no closer than ten (10) feet to the existing or proposed road right-of-way based on the street classification.

The dimension restrictions contained in subsections (b)(i) and (ii) shall not apply to structures located in the setback prior to April 1, 2003.

This subsection shall not apply in the UR-1, UR-2, UR-3, UR-C, MUDD, UMUD, PED, RE-3, ~~TOD~~, or ~~TOD-UC~~, ~~TOD-CC~~, ~~TOD-NC~~, ~~TOD-TR~~ and TS zoning districts and shall not constitute a regulation of utilities in the right-of-way.

2. PART 2: OFF-STREET PARKING

- a. Amend Section 12.202, “Required number of off-street parking and bicycle spaces” subsection (4) by amending the names of the transit oriented districts. Also add a new subsection (5) that shall read as follows. The remaining subsections remain unchanged.
 - (4) The off-street motor vehicular parking requirements of this section shall not apply to the RE-3, MUDD, NS, PED, ~~TOD-R~~, ~~TOD-E~~, ~~TOD-M~~, ~~TOD-RO~~, ~~TOD-EO~~, ~~TOD-MO~~, UI, UMUD, and UR districts established in these regulations, however, bicycle parking shall apply in these districts with requirements based not on the zoning district, but on the

table of uses.

- (5) The vehicular and bicycle parking requirements of this section shall not apply to the TOD-UC, TOD-CC, TOD-NC, and TOD-TR zoning districts.

- b. Amend Section 12.202A, “Bicycle parking standards”, subsection (1)(b) by updating the names of the transit oriented districts. The revised text shall read as follows:

- (b) Location. Short-term bicycle parking should be located along a major building approach line and clearly visible from the approach. The rack area shall be no more than 120 feet from the entrance it serves, or as close as the nearest non-handicap, off-street auto parking space, whichever is farther. Rack area(s) should be clearly visible from the entrance they serve and should be provided near each actively used entrance. In general, multiple buildings should not be served with a combined, distant rack area. It is preferred to place smaller rack areas in locations that are more convenient.

Short-term bicycle parking may be located within the public right-of-way and/or within the required setback in the UR-1, UR-2, UR-3, UR-C, RE-3, MUDD, UMUD, NS, PED, ~~TOD-R, TOD-E, TOD-M~~ TOD-UC, TOD-CC, TOD-NC, TOD-TR and UI zoning districts, subject to the following additional requirements:

1. The short-term bicycle parking shall not obstruct the required sidewalks, movement from on-street parking to the required sidewalks, or impact the minimum planting area or spacing requirements for street trees or required screening.
2. Bicycle parking may be located in the public right-of-way subject to approval by the Charlotte Department of Transportation (CDOT) or the North Carolina Department of Transportation (NCDOT). If bicycle parking is not approved, then the required parking must be located entirely on the site.
3. There shall be no more than 5 required short-term bicycle parking spaces per 100 linear feet of street frontage. Additional bicycle parking beyond the required amount can exceed the 5 short-term bicycle parking spaces per 100 linear feet of street frontage requirement.

- c. Amend Section 12.206, “Location of required parking” subsection (5) by modifying the names of the transit oriented districts. All other subsections remain unchanged.

- (5) This Section shall not apply to the MUDD, PED, ~~TOD-R, TOD-E, TOD-M, TOD-RO, TOD-EO, TOD-MO, TOD-UC, TOD-CC, TOD-NC, TOD-TR~~, TS, UI, UMUD, and UR districts established in these regulations.

- d. Amend Section 12.212, "Parking deck standards" first paragraph by modifying the names of the transit oriented districts. The revised paragraph shall read as follows. All other subsections remain unchanged.

Section 12.212. Parking deck standards

This section sets forth development standards to address parking decks as a principal or accessory use within any permitted zoning district, except the RE-1, RE-2, RE-3, MUDD, PED, ~~TOD-R, TOD-E, TOD-M, TOD-RO, TOD-EO, TOD-MO, TOD-UC, TOD-CC, TOD-NC, TOD-TR~~, TS, UI, UMUD, and UR districts.

- e. Amend Section 12.213, "Underground parking structures" by modifying the names of the transit oriented district in the last sentence, to read as follows:

Section 12.213. Underground parking structures.

Underground parking structures are permitted within any required setback, side yard, and rear yard on any lot in any institutional, office, business or industrial district, provided no portion of the underground structure extends above grade more than 5 feet at any point nor more than 4 feet for 75 percent of its length along any lot line. A balustrade, parapet or railing may extend above the permitted structure height, provided it is not greater than 32 inches in height, is set back from the property line at least 3 feet and has openings equal to at least 30 percent of its surface along each side.

Along any lot line abutting a street, "grade" means the elevation at the center line of the street. Along any lot line not abutting a street, "grade" means ground elevation at the property line. Such structures must conform to any corner site distance requirements which may be in effect at the time the underground structure is built. An underground parking structure may encroach upon any area set aside for the buffer, screening or other planting requirements so long as there is at least 4 feet of soil between the above ground surface and the top of the underground parking structure. The requirements of this section do not apply to the RE-1, RE-2, RE-3, MUDD, PED, ~~TOD-R, TOD-E, TOD-M, TOD-RO, TOD-EO, TOD-MO, TOD-UC, TOD-CC, TOD-NC, TOD-TR~~, TS, UI, UMUD, and UR, districts.

- f. Amend Section 12.214, "Number, size, and location of loading spaces", subsection (1) and (3) by modifying the names of the transit oriented districts. The revised paragraph

shall read as follows. All other subsections remain unchanged.

Section 12.214. Number, size, and location of loading spaces.

- (1) Loading spaces of the size and number indicated shall be provided in accordance with Table 12.214. These requirements shall not apply in the MUDD, PED, ~~TOD-R,~~ ~~TOD-E,~~ ~~TOD-M,~~ ~~TOD-RO,~~ ~~TOD-EO,~~ ~~TOD-MO,~~ TOD-UC, TOD-CC, TOD-NC, TOD-TR, TS, UI, UMUD, and UR districts established in these regulations.
- (2) Any loading space and any area required for maneuvering a vehicle into and out of the loading space shall be located entirely on the same lot as the use it serves, and not on any public right-of-way or other lot.
- (3) Loading and unloading spaces and areas shall be located a minimum of 60' from residentially used or zoned property. Distances shall be measured from the closest edge of the loading and unloading area to the property line of the residentially used or zoned property. These requirements shall not apply in the MUDD, PED, ~~TOD-R,~~ ~~TOD-E,~~ ~~TOD-M,~~ ~~TOD-RO,~~ ~~TOD-EO,~~ ~~TOD-MO,~~ TOD-UC, TOD-CC, TOD-NC, TOD-TR, TS, UI, UMUD, and UR districts.

3. **PART 3: BUFFERS AND SCREENING**

- a. Amend Section 12.301, "Purpose" by modifying the names of the transit oriented districts. The revised paragraph shall read as follows:

Section 12.301. Purpose.

It is recognized that certain land uses, because of their character and intensity, may create an adverse impact when developed adjacent to other less intensive land uses. The general purposes of this Section are to establish regulations protecting and preserving the appearance, character and value of property within the City and to recognize that the transition between certain uses requires attention to protect less intensive land uses. The objectives are to identify those land use relationships that may be incompatible and to specify an appropriate buffer or screen, the function of which is to minimize any adverse impacts. These provisions will not apply to developments in the NS, PED, ~~TOD-R,~~ ~~TOD-E,~~ ~~TOD-M,~~ ~~TOD-RO,~~ ~~TOD-EO,~~ ~~TOD-MO,~~ TOD-UC, TOD-CC, TOD-NC, TOD-TR, TS, UI, UMUD, and UR districts or to certain development on school sites as provided for in Section 9.203(7)(e) and 9.303(10)(e). The buffer requirements of this section will not apply to the MUDD district

4. PART 4: ACCESSORY USES AND STRUCTURES

- a. Amend subsection (4) of Section 12.413, “Drive-in and drive-through service lanes/windows” by deleting references to the TOD-R, TOD-E, and TOD-M zoning districts. Other subsections remain unchanged.

(4) In the ~~TOD-R, TOD-E, and TOD-M~~, and TS zoning districts, drive-through service lanes are only permitted as an accessory use to professional business and general office uses located between ¼ mile to ½ mile walking distance from a transit station.

5. PART 5: SPECIAL REQUIREMENTS FOR CERTAIN USES

- a. Amend Section 12.502, “Adult care homes, adult care centers, childcare centers, childcare centers in a residence, family childcare homes, and large childcare centers by deleting references to the TOD-R, ROD-E, and TOD-M districts in subsection (3). The revised subsection shall read as follows, with subsections (a) through (k) under this subsection remaining unchanged.

(3) Childcare centers
Childcare centers for between thirteen (13) and seventy-nine (79) children, licensed by the North Carolina Department of Health and Human Services, may be established in all multi-family districts, UR-2, UR-3, UR-C, INST, all research, all office, NS, B-1 and B-2, BD, MUDD, UMUD, MX-2, MX-3, ~~TOD-R, TOD-E and TOD-M~~, U-1 and I-1 districts, according to the requirements listed below. Childcare centers are also permitted as an accessory to uses permitted in the I-2 district, religious institutions, elementary, junior and senior high schools, and government buildings, and are exempt from the requirements listed below.

- b. Amend Section 12.510, “Mobile food vending”, subsection (2) by deleting TOD-E and TOD-M from the sentence. The revised subsection shall read as follows. All subsections (a) through (k) remain unchanged.

(2) Mobile Food Vending located in B-1, B-2, B-D, BP, RE-1, RE-2, RE-3, INST, O-1, O-2, O-3, CC, NS, MUDD, UMUD, ~~TOD-E, TOD-M~~, U-I, I-1 and I-2 shall meet the following requirements:

- c. Amend Section 12.522, “Short-term care facility” by deleting TOD-E and TOD-M from the first paragraph. Subsections (1) through (8) under the paragraph remain unchanged. The revised paragraph shall read as follows:

Section 12.522. Short-Term Care Facility.

Short-term care facilities are permitted in the Institutional, O-1, O-2, O-3, B-2, MUDD, UMUD, ~~TOD-E, TOD-M~~, U-I, and I-1 zoning districts, subject to the

standards of the individual district in addition to the following requirements. If any conflict should occur between the standards of the individual district and the following requirements, the following shall apply.

- d. Amend Section 12.547, "Single room occupancy (SRO) residences" by deleting references to the TOD zoning districts. Subsections (1) through (10) remain unchanged.

Section 12.527. Single Room Occupancy (SRO) residences.

Single room occupancy (SRO) residences are permitted in the UR-2, UR-3, UR-C, O-1, O-2, O-3, B-1, B-2, UMUD, ~~TOD-R, TOD-E, TOD-M, TOD-RO, TOD-EO and TOD-MO~~ districts subject to the standards of the individual district in addition to the following requirements. If any conflict should occur between the standards of the individual district and the following requirements, the following shall apply.

- e. Amend Section 12.534, "Periodic Retail Sales Events, Off-Premise" by deleting TOD from subsection (1)(a). The other subsections remain unchanged. The revised subsection shall read as follows:
 - (a) Periodic retail sales events may only be located in the UR-C, RE-3, B-1, B-2, ~~TOD~~, MUDD, UMUD, and Industrial zoning districts. Periodic retail sales events shall also be permitted in the B1-SCD, B-1 (CD), B-2-CD, MX-2, MX-3, NS, and CC zoning districts, as part of a retail center, unless noted on the site plan or conditional plan that this use is restricted.
- f. Amend Section 12.537, "Emergency Shelters" by deleting references to the TOD districts. Subsections (a) through (c) remain unchanged. The revised first paragraph shall read as follows:

Section 12.537. Emergency Shelters.

Emergency shelters are permitted in all Business districts (B-1, B-2, B-3, BP, and B-D), all Institutional zoning districts (INST), all Research districts (RE-1, RE-2, RE-3), all Office districts (O-1, O-2, and O-3), MUDD, UMUD, and all Industrial districts (U-I, I-1, I-2), ~~and all TOD districts (TOD-R, TOD-E and TOD-M)~~ subject to the following requirements:

- g. Amend Section 12.539, "Outdoor Fresh Produce Stands or Mobile Produce Market", subsection 2(a) by deleting references to TOD-E and TOD-M in the sentence. Other subsections remain unchanged. The revised subsection shall read as follows:

2. **Principal** outdoor fresh produce stand(s) or principal mobile produce markets are subject to the following additional prescribed conditions:
- (a) Allowed in the UR-C, RE-1, RE-2, RE-3, B-1, B-2, B-D, BP, CC, NS, MUDD, UMUD, ~~TOD-E, TOD-M~~, U-I, I-1 and I-2 zoning districts and
 - (b) Temporary fabric-covered canopies or tents are permitted if removed daily. Canopies or tents exceeding 12' in any dimension require a permit from Neighborhood & Business Services.
- h. Amend Section 12.541, "Pet services indoor/outdoor" by deleting references to TOD In the first sentence, and adding "zoning districts" to clarify the sentence. Other subsections remain unchanged. The revised section shall read as follows:

Section 12.541. Pet services indoor/outdoor

Pet services indoor/outdoor are permitted in the UR-2, UR-3, UR-C, B-1, B-2, I-1, I-2, MUDD, UMUD, ~~TOD~~, CC, MX-2, MX-3 and NS zoning districts, subject to the following conditions:

- (1) All outdoor uses are located at least 300 feet from any lot in a residential zoning district or in residential use.
 - (2) All outdoor uses are completely fenced.
- i. Amend Section 12.544, "Breweries and Wineries", subsection (1) by deleting reference to the TOD-M and TOD-E zoning districts. All subsections regarding prescribed conditions under subsections (1) and (2) remain unchanged. The revised subsections shall read as follows:

Section 12.544 Breweries and Wineries

- (1) In ~~TOD-M, TOD-E~~, MUDD and UMUD, breweries and wineries are subject to the following prescribed conditions:
- j. Amend Section 12.546, Eating, Drinking, and Entertainment Establishments (Type 2 only)" subsection (2)(a) by deleting reference to the TOD zoning district. All other subsections of this Section remain unchanged. The revised subsection shall read as follows:
- (2) If outdoor entertainment occurs at any time between the hours of 11:00 p.m. and 8:00 a.m., then the following minimum separation distances shall be met, based on the zoning district in which the use is located:

- (a) Minimum 100-foot separation distance in the MUDD, UMUD, ~~TOD~~ and TS zoning districts. The minimum required separation distance cannot be reduced as an optional provision unless the following conditions are met:

E. CHAPTER 13: SIGNS

1. Amend the first paragraph of Section 13.108, “Specifications for permanent signs requiring a permit” by updating the references to the TOD districts, and clarifying where additional applicable specifications are located per each zoning district. Subsections under this initial paragraph remain unchanged. The revised first paragraph shall read as follows:

Section 13.108. Specifications for permanent signs requiring a permit

The following are general specifications applicable to the various permanent signs permitted, except for those located in UMUD, PED, ~~TOD-R, TOD-E, TOD-M, TOD-UC, TOD-CC, TOD-NS, TOD-TR~~ and TS zoning districts which have applicable specifications in as per Section 10.9 (TS), Section 13.108a (UMUD and PED), and Section 15.7 (TOD-UC, TOD-CC, TOD-NC, and TOD-TR). Additional specifications in UMUD and PED regarding size, number, location, and permitted types of signs are set forth in [Section 13.109](#), District Regulations.

2. Amend the first paragraph of Section 13.108a, “Specifications for permanent signs requiring a permit” by deleting the references to the TOD districts. Subsections under this initial paragraph remain unchanged. The revised first paragraph shall read as follows:

Section 13.108a. Specifications for permanent signs requiring a permit.

The following are specifications applicable to the various permanent signs permitted in the UMUD, PED, ~~TOD-R, TOD-E, TOD-M, TOD-RO, TOD-EO, TOD-MO~~, and TS zoning districts.

3. Amend Section 13.108(b), “Information and advertising pillar signs”, subsection (1) by deleting references to TOD. All other subsections remain unchanged. The revised subsection shall read as follows:

Section 13.108(b) Information and advertising pillar signs.

- (1) Zoning District. Information and advertising pillar signs are permitted only in the RE-3, MUDD, UMUD, ~~TOD~~, and CC zoning districts, subject to all the standards and regulations of [Section 13.108\(b\)](#), and all other applicable regulations and standards in the Zoning Ordinance.

F. CHAPTER 15: APPENDICES

1. Move the subject index pages in Chapter 15, “SUBJECT INDEX” into a new Chapter 16, to read as follows.
Chapter ~~15~~ 16 SUBJECT INDEX
2. Move the new Transit Oriented Development District Regulations found in Attachment #1 into Chapter 15.

Chapter 15: TRANSIT ORIENTED DEVELOPMENT DISTRICTS

3. Move Appendices 1, 2, 3, 4, 5, 6 (new), A, B to the end of the Zoning Ordinance.

G. CHAPTER 16: SUBJECT INDEX

1. Amend the Subject Index under “Districts” by referencing the correct location of the new transit oriented development districts. The “District” entry shall read as follows:

Districts

business	9.801
hierarchy of districts	9.102
industrial	9.1101
institutional	9.501
mixed use development (MUDD)	9.8501
multi-family	9.301
office	9.701
permitted uses	9.101
research	9.601
single family	9.201
transit oriented development districts	9.1201 <u>Chapter 15</u>
UMUD	9.901
urban industrial	9.1001
urban residential	9.401

H. APPENDIX 6: TOD DISTRICT TRANSLATION

1. Add a new Appendix 6 behind Appendix 5 that reads as follows:

APPENDIX 6: TOD DISTRICT TRANSLATION

1. All property zoned conventional transit oriented development residential (TOD-R); transit oriented development – mixed-use (TOD-M); and transit oriented development – employment (TOD-E) will translate to the new transit oriented development – community center (TOD-CC) upon the effective date of the new transit oriented development – community center (TOD-CC) district.

2. The TOD-CC regulations shall apply to all development and redevelopment formerly zoned TOD-R, TOD-M, and TOD-E and within the corporate limits of Charlotte and its extraterritorial jurisdiction, unless one of the following exemptions applies as of the effective date:

- a. Residential and nonresidential development and redevelopment rezoning petitions submitted and accepted for review and/or permitted will continue under the regulations for the TOD-R, TOD-M, and TOD-E zoning districts.
- b. Common law vested rights established [e.g., the substantial expenditure of resources (time, labor, money)] based on a good faith reliance upon having received a valid governmental approval to proceed with a project will continue under the regulations for the TOD-R, TOD-M, and TOD-E zoning districts.

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

Approved as to form:

City Attorney

I, _____ 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 _____ day of _____, 20____, the reference having been made in Minute Book _____, and recorded in full in Ordinance Book _____, Page(s)_____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the _____ day of _____, 20__.
