

COMMUNITY MEETING REPORT
Petitioner: Davis Development, Inc.
Rezoning Petition No. 2017-179

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on December 29, 2017. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, January 11, 2018 at 6:30 PM at the Wingate by Wyndham located at 7841 Gateway Lane, NW in Concord, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheets attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Lance Chernow, Fred Hazel and Adam Lovin of Davis Development, Inc., Scott Kiger of Design Resource Group, and John Carmichael and Ty Shaffer of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached as Exhibit C.

Ty Shaffer welcomed everyone to the meeting and he introduced himself and the Petitioner's representatives. Mr. Shaffer stated that this is the Community Meeting relating to Rezoning Petition No. 2017-179. He then provided the agenda for the meeting and the current schedule of events relating to this rezoning request (all meetings held at the Charlotte-Mecklenburg Government Center):

- Public Hearing: Monday, February 19, 2018 at 5:30 PM
- Zoning Committee: Tuesday, March 6, 2018 at 5:30 PM
- City Council Decision: Monday, March 19, 2018 at 5:30 PM

Mr. Shaffer explained that these dates are the earliest each could occur and that they could be deferred. If they are changed, the Petitioner will notify the individuals on the sign-in sheets at the email addresses provided.

Mr. Shaffer stated that the site subject to this Rezoning Petition contains approximately 19.52 acres located on the north side of Mallard Creek Rd., east of I-485. The site is located across Mallard Creek Road from Hickory Grove Baptist Church's North Campus. He then shared aerial images of the site.

Mr. Shaffer stated that the site currently is zoned R-3, which would permit up to three single-family detached homes per acre. He stated that the Petitioner is requesting that the site be rezoned to the R-12 MF (CD) zoning district to accommodate development of a residential community on the site that would contain up to 234 multi-family dwelling units. This is a conditional site plan so, if approved, the site plan would govern what is done on the site.

An attendee asked if the Petitioner owns the two adjacent sites currently being developed. Mr. Shaffer explained that the Petitioner does not own those lots and confirmed, in response to a question, that the Petitioner understands that apartments are being built on the adjacent lots. He confirmed that the Petitioner is proposing to build an apartment complex on the site that is the subject of this Rezoning Petition.

Mr. Shaffer then shared a slide with images from the Northeast Area Plan, which outlines policy preferences for proposed land uses. The plan calls for a density of up to 12 residential units per acre at this site. The Petitioner's proposed use is consistent with the Northeast Area Plan.

Mr. Shaffer introduced Scott Kiger of Design Resource Group who gave an overview of the site plan. Mr. Kiger identified the access point from Mallard Creek Road, the location of the amenities proposed for the site, and also the proposed location of BMPs on the site.

Lance Chernow of Davis Development contributed to the presentation at this point. Mr. Chernow explained that Davis Development is a family business. Mr. Chernow has been with the company for 16 years, and Fred Hazel has been with Davis Development for 21 years.

Davis Development is a vertically integrated company, meaning that it only develops and builds for itself, and stays with projects from the beginning through construction and then management of the community. Davis Development internally finances its projects. The company has experience in many markets throughout the Southeast, and has been in the Charlotte market for 17 years. Two of its projects in Charlotte are Hawthorne on Weddington Road and Sovereign at Belgate. Davis Development builds top-in-class suburban apartments.

A neighbor expressed concern that she would look from the rear of her home at dumpsters or a parking lot. Mr. Chernow explained that this currently is a heavily wooded site, and that there would be a 50' Class C buffer between this site and the adjoining homes. He noted that the Petitioner aimed to make things as easy as possible for the neighboring property owners by designing the site with their concerns in mind—for example, in addition to the buffer, the Petitioner is placing a BMP at the rear of the site as additional separation.

An attendee asked about the risk of water runoff onto the neighboring parcels, given that the site is above those homes. Mr. Chernow noted that this is a difficult site, from a topography perspective, but the site plan calls for detaining ponds to be placed at low points on the site. Mr. Kiger noted that the City will have to review and approve stormwater plans for this site. The requirement for the Petitioner is to take care of all runoff from the site (collect, detain, treat and

release) and the Petitioner cannot increase the runoff impact. Mr. Kiger expects that stormwater will discharge into the creek off the north side of this site.

An attendee noted that the current tree cover is sparse. Mr. Chernow said that he had not yet walked the entire site.

Mr. Chernow showed the attendees pictures of a comparable apartment community built by Davis Development: Sovereign at Belgate. In response to a question, Mr. Chernow explained that this site will mostly be comprised of one and two bedroom apartments, but that there would be some three bedroom units. Because of the focus on one and two bedroom units, Mr. Chernow said he anticipates a smaller impact on schools. He explained that the buildings would be a mixture of brick, stone and siding, and that the Petitioner will submit architectural elevations with its revised site plan. In response to a question about the height of the buildings, Mr. Chernow said they would be 3 story buildings, but that some would have a basement because the topography would allow for 4 stories at the rear. Fred Hazel used the Petitioner's slides to explain this "3/4 split."

An attendee asked about retaining walls on the site, and Mr. Hazel explained that there would not be large retaining walls along the rear of the site. The same neighbor noted that her preference was to see only trees when looking from her patio onto the site. Mr. Hazel said that Davis Development's goal is to preserve as many trees as possible. Grading may require that some trees be disturbed, but Davis Development is willing to replant in order to enhance the buffer area. Mr. Hazel noted other steps the Petitioner has taken to minimize the impact on neighbors. For example, buildings in the rear have been placed so as to minimize the area directly facing the adjoining homes (not placed broadside), and no parking has been located between the neighbors and buildings on the site.

The Petitioner confirmed that there would be no road connection into the adjacent single-family neighborhood from this site.

Mr. Chernow said that the expected rents for this community would be \$1,000 per month for one bedroom units and up to \$1,600 or \$1,700 per month for three bedroom units. He noted that at this rent level, tenants expect nice landscaping and amenities. Landscaping would be done by Davis Development's own landscaping team.

A neighbor asked if this community would exit onto a single road. Mr. Chernow explained that residents would exit onto Mallard Creek Road or onto Odell School Road via the continued public road from the neighboring apartment project. In response to a question about future plans for Mallard Creek Road, Mr. Kiger noted that NCDOT plans to widen Mallard Creek Road and Mr. Chernow said his understanding is that it will widen to four lanes with a median.

An attendee noted concern about adding more apartments to those already being built on the adjacent parcels. Another expressed concern about the impact of this development on their property values. Mr. Chernow said he could not predict the impact on property values, but can only tell the residents about the type of community Davis Development builds—the Petitioner aims for the highest rents and to be best in class. Because of that, Mr. Chernow said his opinion is that this product should not negatively impact their property values.

A neighbor noted that he believes the quality of the buffer would impact the effect on values. Mr. Chernow said Davis Development's position is that what is good for the neighbors is good for the Petitioner, and that he expects a good amount of buffer to be undisturbed. An attendee asked about the type of trees that would be added to the buffer, and Mr. Kiger explained that the City will require in the Class C buffer a certain number of trees per linear foot, and also would require a mix of small maturing and large maturing trees, evergreen and deciduous trees, and also shrubs. He also confirmed that the 50' buffer area is internal to the Petitioner's site.

David Niekamp, the broker representing the sellers of the site, was in attendance, and he asked if there would be any buffer required if the site were developed as an R-3 development. Mr. Kiger confirmed that there would be no buffer required if developed as by right under the current zoning.

Mr. Niekamp gave the attendees more information about his understanding of the Mallard Creek Road project, NCDOT project U-6032, for which right-of-way acquisition is scheduled to begin next year. He understands that the project is funded but is several years away.

Mr. Chernow gave an overview of the likely timetable for this development: assuming the Petitioner can stick to the rezoning schedule outlined in the slides, he would expect to break ground in the fourth quarter of 2018, with a 13-15 month buildout, meaning that the earliest any units would be available likely would be the fourth quarter of 2019. It would then take about 12 months to fully lease the site. Mr. Hazel explained that the construction process would begin with grading and then shift to stormwater and sanitary sewer work, followed then by foundations and framing. He noted that the buffer area would be established on day one of the project.

Mr. Kiger responded to a question about overflow in the BMPs by explaining that they would contain structures to protect against overflows.

An attendee explained that he believed the neighbors came into tonight's meeting with two main concerns: (1) that there would be no direct street access from this development into their neighborhood, and (2) that there would be adequate buffers.

In response to a question about parking, Mr. Chernow said the plan provides 1.8 spaces per unit.

An attendee asked about the impact of this project on schools, and Mr. Chernow explained that Davis Development's experience is that its apartment communities have a small impact on school enrollment. Mr. Shaffer noted that CMS prepared a report in connection with this Rezoning Petition and concluded that the Petitioner's proposal would result in an additional 32 students, while the site would add an additional 29 students if developed under the existing R-3 zoning. Thus, CMS concluded that the Petitioner's plan would result in an increase of only three students over the current zoning.

In response to a question about the likely rents charged in the neighboring development, Mr. Chernow said he did not know what would be charged at that site. Mr. Niekamp noted that he understands that project to be Class A, luxury apartments similar to what Davis Development proposes for this site. Mr. Hazel explained that Davis Development did a market study to determine the viability of this project and expected rents.

Mr. Chernow noted that he was not aware of the property owner's plans for those portions of the parcels comprising this site that the Petitioner is not purchasing.

A neighbor asked about the possibility of a left-turn lane off of Mallard Creek Road into this site. Mr. Chernow explained that the Petitioner would build a left-turn lane into the site and also was dedicating right-of-way for construction of the widened Mallard Creek Road project.

Mr. Shaffer said that he would email a copy of the slides used at the Community Meeting to those who provide their email address on the sign-in sheet, and also would send a link to the Planning Department's website for this Rezoning Petition.

The meeting was then adjourned and informal discussion followed.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 16th day of January, 2018.

Davis Development, Inc., Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)

2017-179	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-179	02917101	MCCOY	RICHARD MICHAEL		DIXIE ANN	13032 MALLARD CREEK RD		CHARLOTTE	NC	28262
2017-179	02917102	HICKORY GROVE BAPTIST CHURCH				6050 HICKORY GROVE RD		CHARLOTTE	NC	28215
2017-179	02917102E	HICKORY GROVE BAPTIST CHURCH				13200 MALLARD CREEK RD		CHARLOTTE	NC	28262
2017-179	02918118	FOX FIVE LLC				8918 NOLESGATE RD		CHARLOTTE	NC	28215
2017-179	02918119	FOX FIVE LLC				8918 NOLESGATE RD		CHARLOTTE	NC	28215
2017-179	02919103	WAYPOINT STONE HOLLOW OWNER LLC			C/O WAYPOINT RESIDENTIAL LLC	3475 PIEDMONT RD NE	SUITE 1640	ATLANTA	GA	30305
2017-179	02919104	MCCOY	RICHARD M	DIXIE	MCCOY	13032 MALLARD CREEK RD		CHARLOTTE	NC	28262
2017-179	02919113	STEWART	PHYLLIS			5100 GLEN FOREST DR		RALEIGH	NC	27612
2017-179	02919114	STEWART	PHYLLIS			5100 GLEN FOREST DR		RALEIGH	NC	27612
2017-179	02919115	STEWART	PHYLLIS			5100 GLEN FOREST DR		RALEIGH	NC	27612
2017-179	02919238	DANIEL	CYPRIAN C	GLORIA A	DANIEL	8616 APPLIEDALE DR		CHARLOTTE	NC	28262
2017-179	02919239	BAKAR	KOSSIVI E	NAMO A	EKLUNATEY	8610 APPLIEDALE DR		CHARLOTTE	NC	28262
2017-179	02919240	CILCLOUGH	DOUGLAS II			8604 APPLIEDALE DR		CHARLOTTE	NC	28262
2017-179	02919241	FOLEY	SVETLANA			2826 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-179	02919242	QUIEVRYN	TIMOTHY L			2820 BRIDGEVILLE LANE		CHARLOTTE	NC	28262
2017-179	02919243	SANDERS	KAREN			2816 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-179	02919244	DAVIS	MATTHEWS S			2812 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-179	02919245	TELFER	FRANCIS E	CHRISTINE H	TELFER	2808 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-179	02919246	KING	SUSAN			2802 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-179	02919247	RAO	MASHUSDAN	JYOTHI M	RAO	8719 WHISTLERS CHASE DR		CHARLOTTE	NC	28269
2017-179	02919248	MOORE	SHELIA			2726 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-179	02919249	HUERTAS	GUILLERMO			2722 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-179	02919250	MORALES	SILVIA G	ANA G	VILLAREAL	2718 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-179	02919251	OSADIAYE	HENSHAW	LATISHA	JONES	2712 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-179	02919252	GAGE	MARK R	SUSAN W	GAGE	197 FAIRFIELD DR		BRIDGEPORT	WV	26330
2017-179	02919253	PROGRESS RESIDENTIAL BORROWER 1 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2017-179	02919254	STAMO	ROMAN	NATALYA	STAMO	8615 BRANSCOMB DR		CHARLOTTE	NC	28262
2017-179	02919257	MILL CREEK MASTER ASSOC OF	MECKLENBURG INC		C/O RYLAND GROUP	207 REGENCY EXECUTIVE PK #100		CHARLOTTE	NC	28217
2017-179	02919301	BALAO	NATHALIE NOEL	MAURO G	CABRERA	8614 BRANSCOMB DR		CHARLOTTE	NC	28262
2017-179	02919302	CACERES	LUIS CESAR	SALMA LEONOR DE	CACERES	576 PUTTING DR		FORT MILL	SC	29715
2017-179	02919303	ETCHEVERRY	HECTOR			8604 BRANSCOMB DR		CHARLOTTE	NC	28262
2017-179	02919318	WONG	TIMOTHY			2705 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-179	02919319	MATTHEWS	ERIC			2711 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-179	02919320	MUTONGI	STANLEY			2719 BRIDGEVILLE LN		CHARLOTTE	NC	28262
2017-179	02919321	MILL CREEK MASTER ASSOC OF	MECKLENBURG INC		C/O RYLAND GROUP	207 REGENCY EXECUTIVE PK #100		CHARLOTTE	NC	28217
2017-179	02919322	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2017-179	02919323	BAKER	ALYSIA			8546 APPLIEDALE DR		CHARLOTTE	NC	28262
2017-179	02919324	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
2017-179	02919325	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2017-179	02919326	MCCRAW	STEPHEN DAVID			8534 APPLIEDALE DR		CHARLOTTE	NC	28262
2017-179	02919535	VILLAGE AT MILL CREEK TOWNHOME	OWNERS ASSOC OF MECK INC		C/O THE RYLAND GROUP INC	207 REGENCY EXECUTIVE PK #100		CHARLOTTE	NC	28217
2017-179	02920106	BLANCHARD	JANET ELAINE	CHARLES MICHAEL	BLANCHARD	304 ALLEN MOUNTAIN DR		BLACK MOUNTAIN	NC	28711



2017-179	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-179	Dominion Village Homeowners Association	Guy	Eberhart	10025 Dominion Village Dr		Charlotte	NC	28269
2017-179	Robyns Glen Homeowners Association	Mickey	Kidwell	2711 Chickadee Dr		Charlotte	NC	28269

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting—**Rezoning Petition No. 2017-179** filed by Davis Development, Inc. to request the rezoning of an approximately 19.52 acre site located on the north side of Mallard Creek Road, east of I-485

Date and Time of Meeting: Thursday, January 11, 2018 at 6:30 p.m.

Place of Meeting: Wingate by Wyndham
7841 Gateway Lane, NW
Concord, NC 28027

We are assisting Davis Development, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 19.52 acre site located on the north side of Mallard Creek Road, east of I-485. The proposed rezoning site consists of all of Tax Parcel No. 029-191-04, and portions of Tax Parcel Nos. 029-191-14 and 029-191-15. The Petitioner is requesting that the site be rezoned from the R-3 zoning district to the R-12 MF (CD) zoning district. The purpose of this rezoning request is to accommodate the development of up to 234 multi-family dwelling units on the site.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

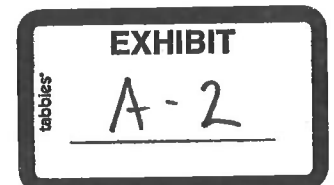
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, January 11, 2018 at 6:30 p.m. at the Wingate by Wyndham, 7841 Gateway Lane, NW, in Concord. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or Ty Shaffer at (704) 377-8142.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Gregory A. Phipps, Charlotte City Council District 4 (via email)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: December 29, 2017



Community Meeting Sign-in-Sheet

Davis Development, Inc. -- Rezoning Petition No. 2017-179

Wingate by Wyndham, 7841 Gateway Lane, NW, Concord, NC 28207

Thursday, January 11, 2018, 6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Christine Francis TELFER	2808 Bridgeville Lane	980 875 9020	rangersjre@aol.com
2.	Susan King	2802 Bridgeville Ln	704-819-8896	susanbenji99@gmail.com
3.	Karen Sanders	2816 Bridgeville Ln	704-965-1765	Sanderskd@AOL.com
4.	Shorley Fowler	8619 Carolana Lily Ln	704 989-7303	hillfowler@yahoo.com
5.	LaTosha Ings	8538 Carolina Lily Ln	704-819-1244	LaToshaings@gmail.com
6.	Gwen Carroll	8444 Carolina Lily Ln	704-649-3420	mbeachgsc@live.com
7.	VERONICA PHILLIPS	8631 CAROLINA LILY LN CHARLOTTE NC 28262	704.719. 3350	
8.	Greg Phipps	600 E. 4 th Street Charlotte NC 28202	704-336-3436	gaphipps@charlottenc.gov
9.	Evelyn Sennett	8412 Angwin Place Charlotte NC 28262	0801 404-717-0801	blessed2002@msn.com
10.				

Community Meeting Sign-in-Sheet

Davis Development, Inc. -- Rezoning Petition No. 2017-179

Wingate by Wyndham, 7841 Gateway Lane, NW, Concord, NC 28207

Thursday, January 11, 2018, 6:30 P.M.

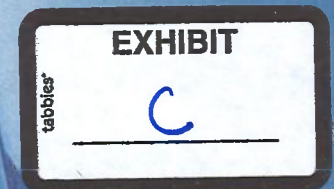
	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	NATALYA & ROMAN STAMU	8615 Branscomb Dr. Charlotte, NC 28262	704 910 7172 704 778 2760	ROMANSTAMU@gmail.com NATILNC12@gmail.com
2.	Charles M. Kelly William L Jordan	2602 Bridgeville Ln. Charlotte, NC 28262	704-965-2374 704 968 0034	CKelly4812@AOL.COM
3.	Ronnie & Kara Schneider	2919 Bridgeville Lane Charlotte NC 28262	804 -804 30578	RM5kes@gmail.com
4.	DAVID NIEKAMP	556 HEMMING65 PLACE CONCORD, NC 28027	704-516-6001	DAVID@DAVCO PROPERTIES.COM
5.	Ghassan ALKhalil	3324 Alder Point Lane Charlotte 28262	704-807-2117	gusnc2005@yahoo.com
6.	Timothy Quivryn	2820 Bridgeville LN	704-840-4246	timmyquivryn@gmail.com
7.	Richard & Doreen McCoy	13032 Mallard Creek Rd	704 469 5657	sealy tony@gmail.com
8.	Jenell & Richard Kinri	2701 Bridgeville Ln	704 355 6668	jenkinri@gmail.com
9.				
10.				

Rezoning Petition No. 2017-179

Davis Development, Inc., Petitioner

Community Meeting

January 11, 2018



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Rezoning Team

- Lance Chernow, Davis Development, Inc.
- Fred Hazel, Davis Development, Inc.
- Adam Lovin, Davis Development, Inc.
- Scott Kiger, Design Resource Group
- John Carmichael, Robinson Bradshaw & Hinson
- Ty Shaffer, Robinson Bradshaw & Hinson

Agenda

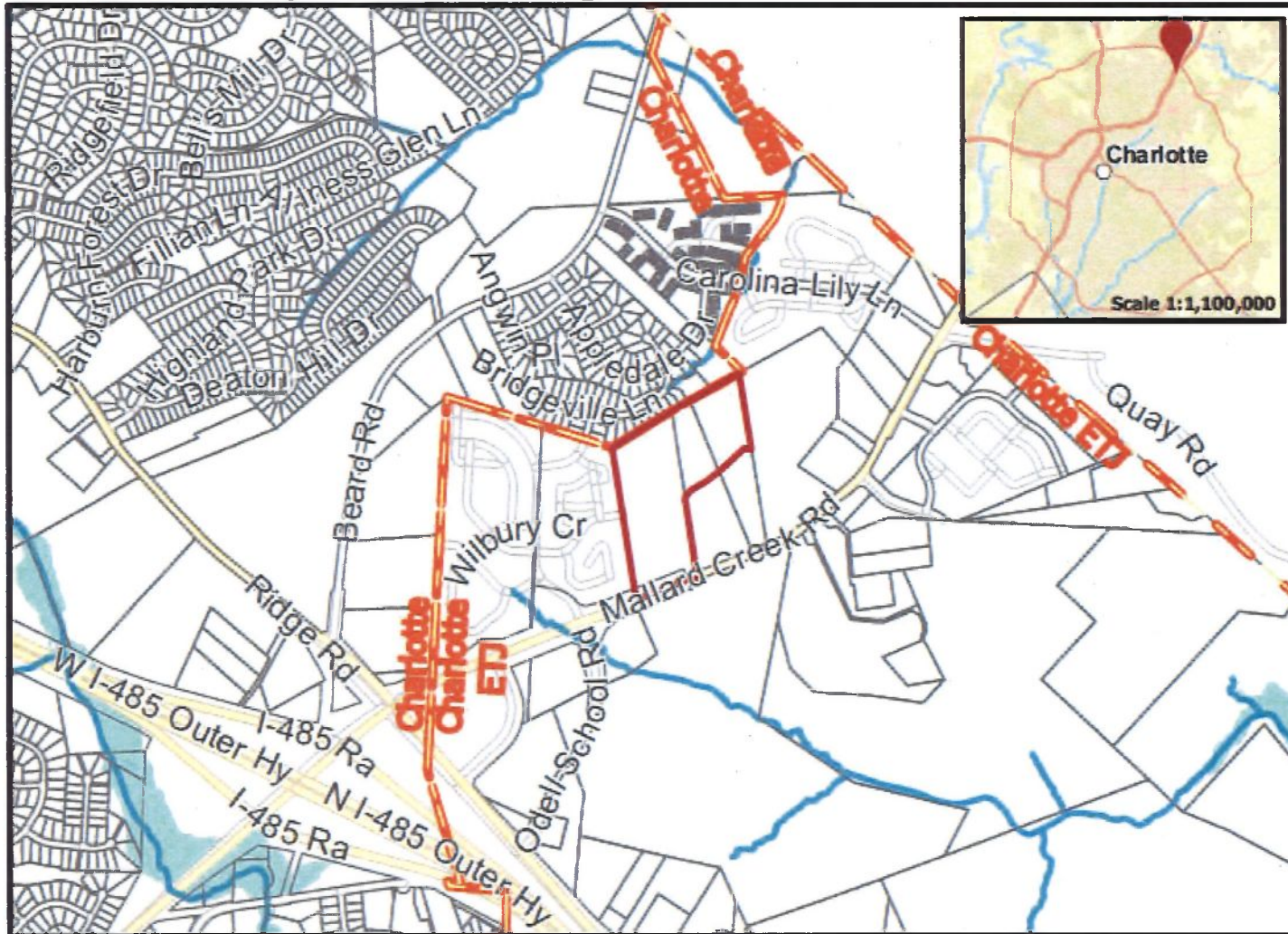
- I. Rezoning Schedule
- II. Site/Existing Zoning/Rezoning Request
- III. Review and Discussion of the Site Plan/Proposed Uses
- IV. Introduction of Davis Development and the Architectural Product
- V. Question, Answer and Comment Session

Rezoning Schedule

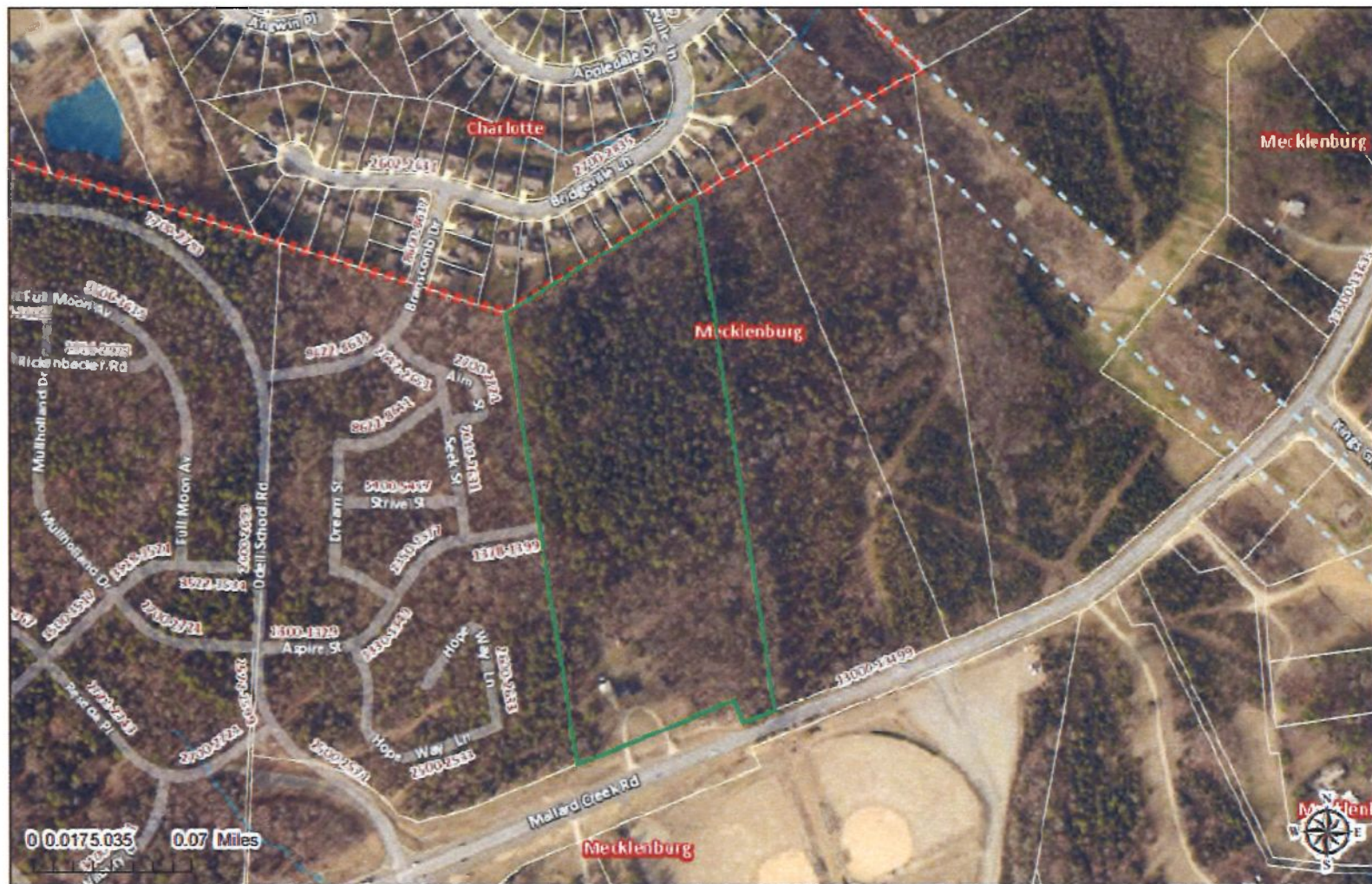
- Public Hearing: Monday, February 19, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, March 6, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, March 19, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center

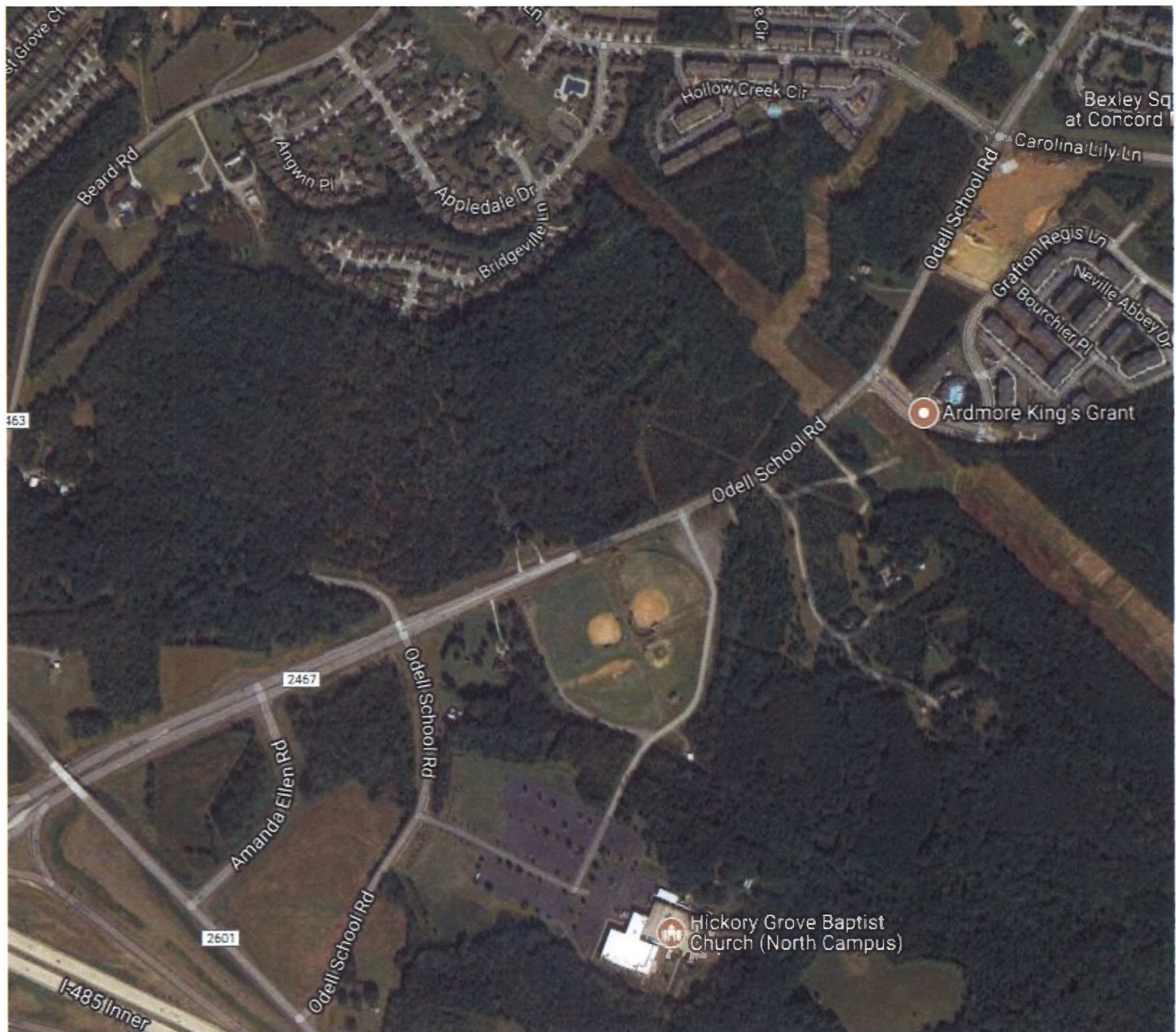
Site – 19.52 Acres

Location of Requested Rezoning

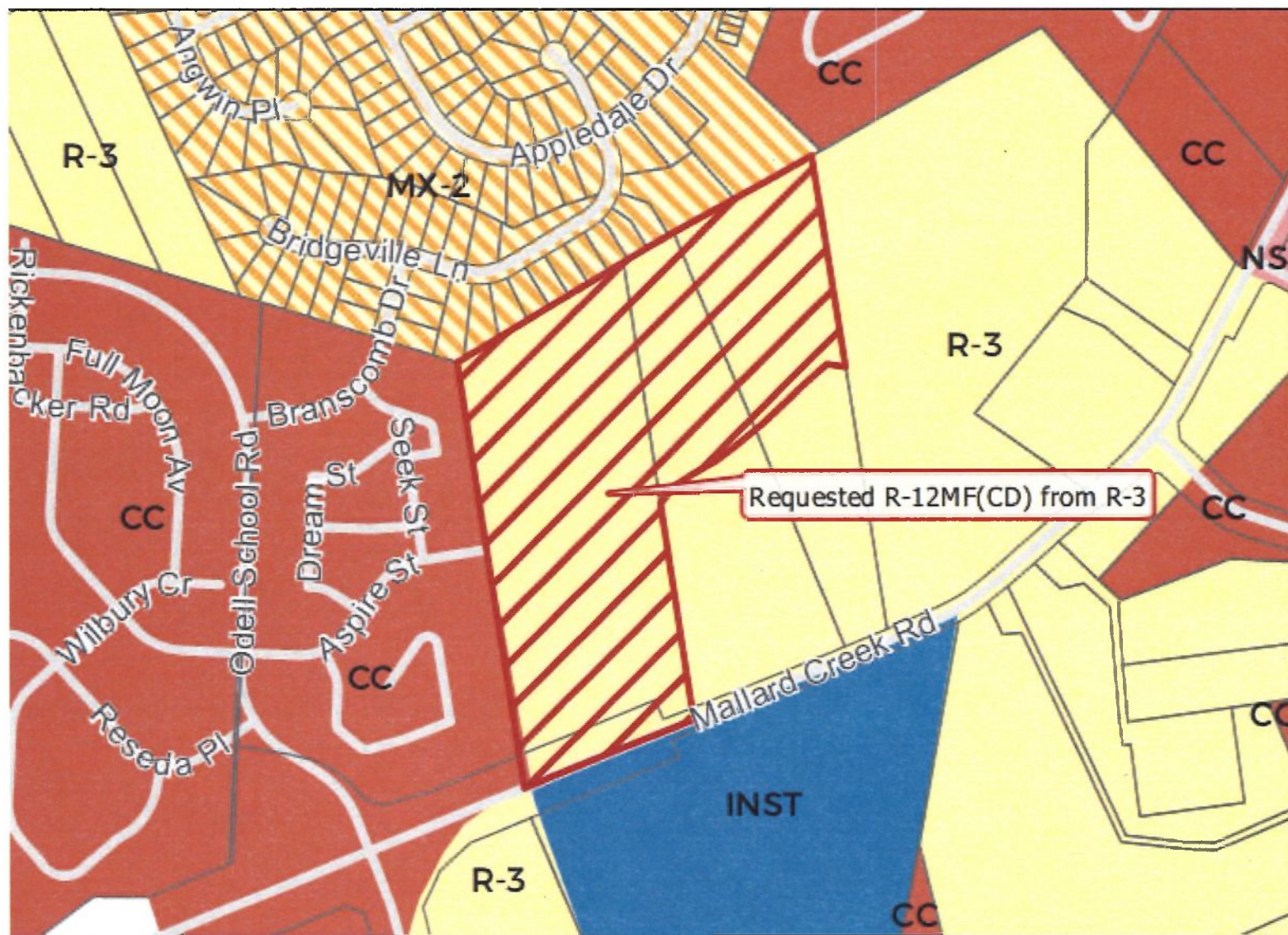


Site – 19.52 Acres





Existing Zoning of the Site – R-3





Rezoning Request

Requesting the rezoning of the site from the R-3 zoning district to the R-12MF (CD) zoning district to accommodate the development of a residential community on the site that would contain up to 234 multi-family dwelling units.

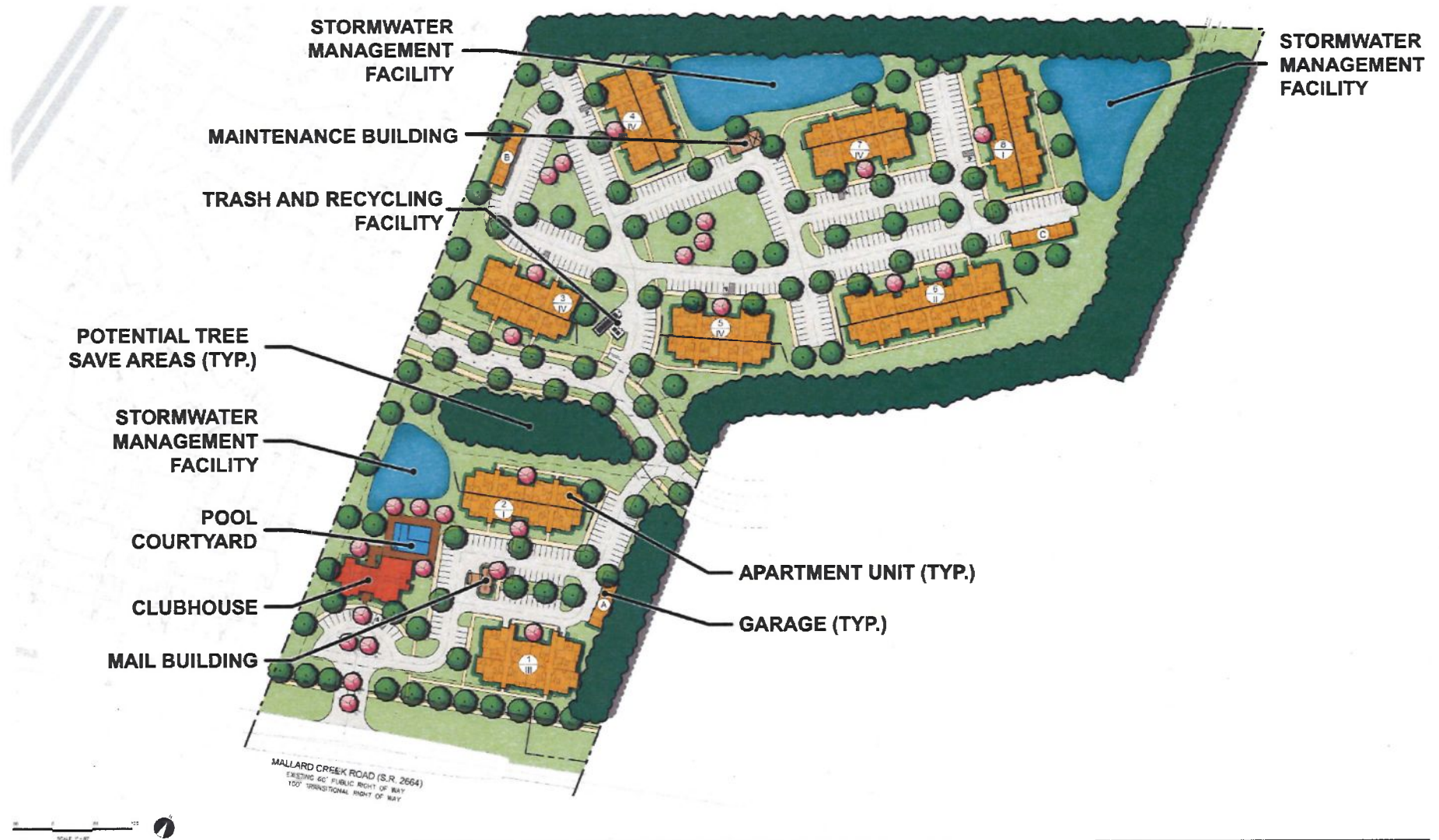
Proposed Land Use: Northeast Area Plan



Proposed Land Use: Northeast Area Plan

Planning District	Northeast
Plan Name	Northeast Area Plan
Plan Adoption Date	6/12/2000
Adoption Type	Area Plan
Proposed Landuse Code	RESID12
Proposed Landuse Description	Residential <= 12 DUA
Residential Density	12
Zoning Designation	
Rezoning Date	
Zoning Petition	
Generalized Landuse	Residential
created_user	
created_date	
last_edited_user	
last_edited_date	

■ Residential <= 12





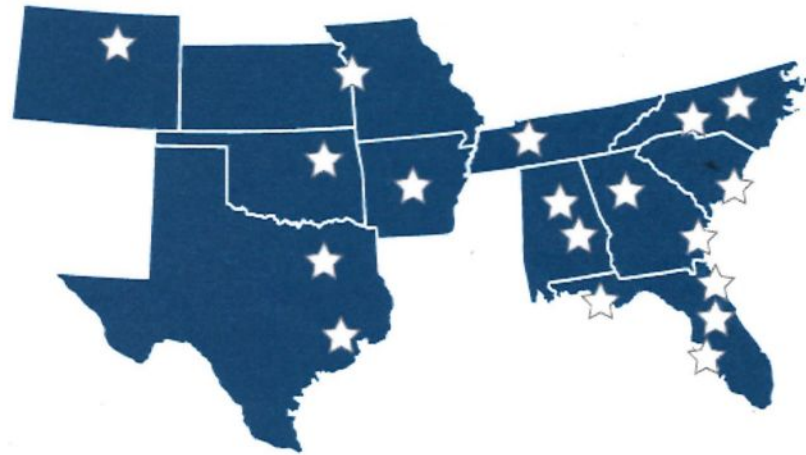
DAVIS
DEVELOPMENT

ABOUT DAVIS



HISTORY

- Family Business Founded in 1995
- Vertically Integrated
 - Development
 - Construction
 - Management
 - Equity



FINANCES









- 100% of Equity Provided Internally
- Traditional Construction Loans
- Fannie Mae & Freddie Mac
- Over 50,000 Units Constructed

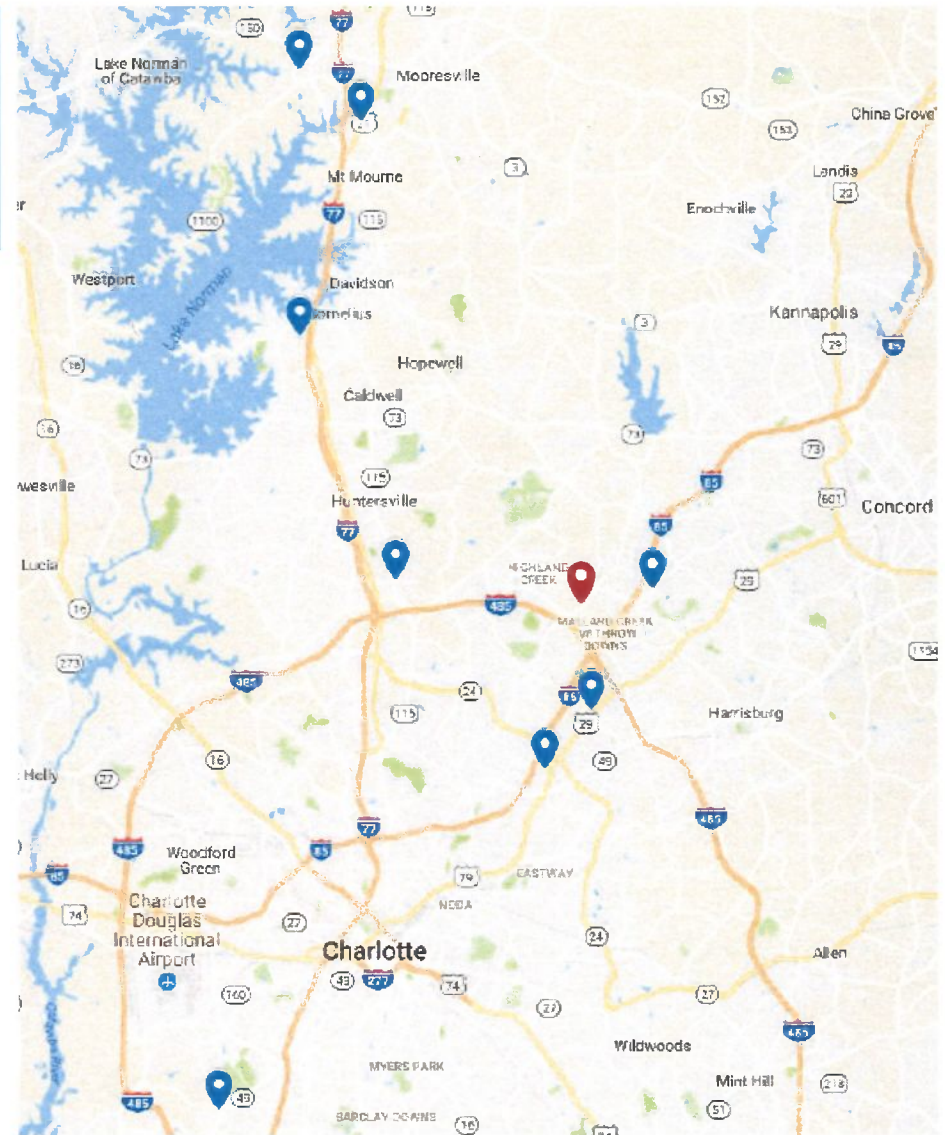
NATIONAL MARKETS

- | | | |
|------------------|------------|-------------|
| • TEXAS | • MISSOURI | • TENNESSEE |
| • NORTH CAROLINA | • GEORGIA | • FLORIDA |
| • SOUTH CAROLINA | • ALABAMA | |
| • OKLAHOMA | • COLORADO | |
| • KANSAS | • ARKANSAS | |

CURRENT & PAST DEVELOPMENTS

Community Location: Mallard Creek

-  The Adley at Bryton
-  Sorrel Morrison Plantation
-  Sovereign at Belgate
-  Hawthorne at Concord
-  Hawthorne at Lake Norman
-  Hideaway Lake
-  Colonial Grand at Cornelius
-  Highlands at Alexander Pointe





EXTERIORS

Sovereign at Belgate
Charlotte, NC



EXTERIORS

Sovereign at Belgate
Charlotte, NC



EXTERIORS

Sovereign at Belgate
Charlotte, NC



EXTERIORS
Sovereign at Belgate
Charlotte, NC



AMENITIES
Sovereign at Belgate
Charlotte, NC



AMENITIES

Sovereign at Belgate
Charlotte, NC

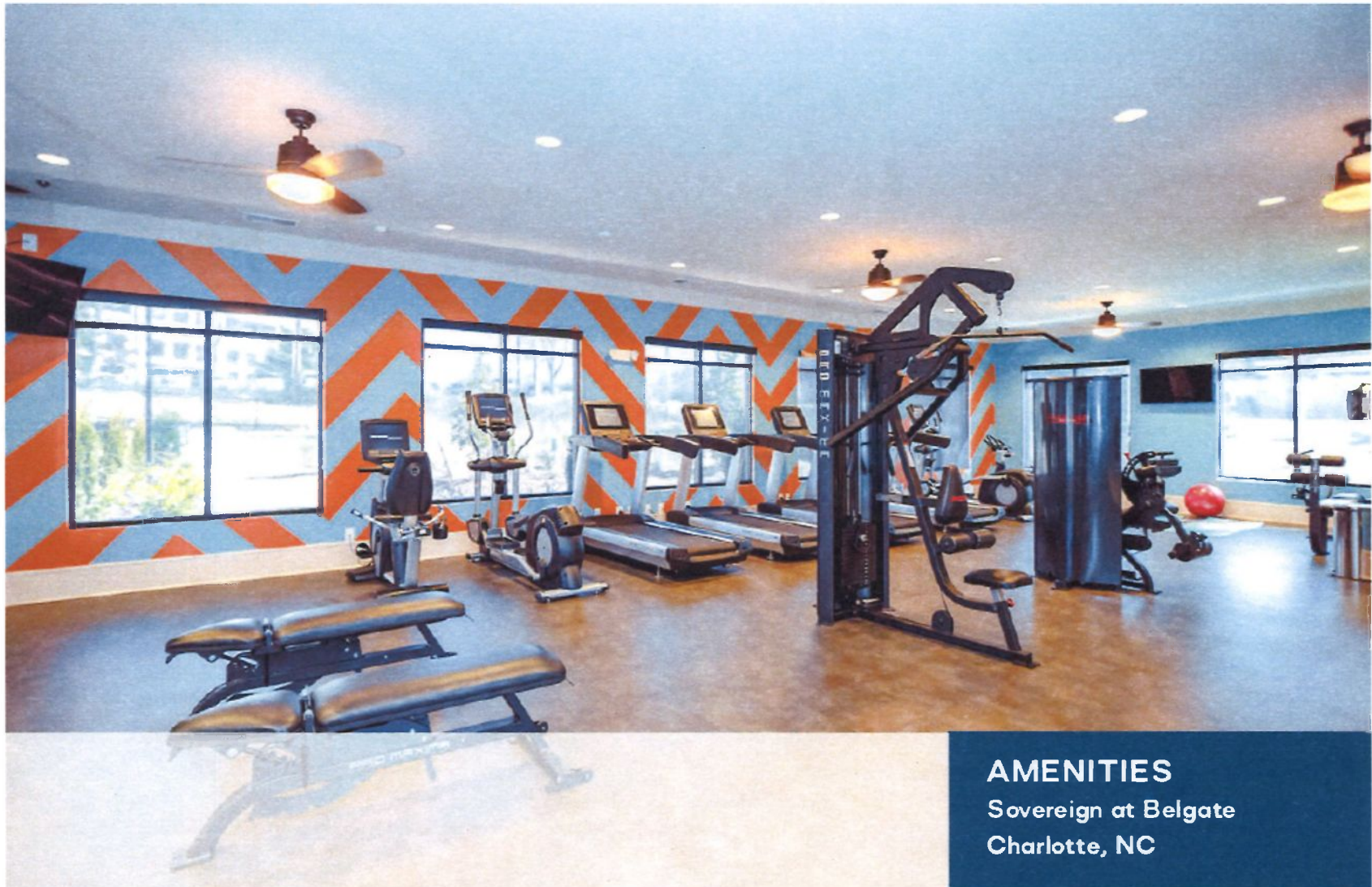


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Questions and Comments