

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2018-058** filed by White Oak Management, Inc. to request the rezoning of an approximately .764 acre site located on the west side of Delane Avenue, east of the intersection of Craig Avenue and Delane Avenue, from the R-17 MF zoning district to the O-1 (CD) zoning district

Date and Time of Meeting: Wednesday, May 30, 2018 at 6:30 p.m.

Place of Meeting: Living Room at White Oak Manor
4009 Craig Avenue
Charlotte, NC 28211

We are assisting White Oak Management, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately .764 acre site (the "Site") located on the west side of Delane Avenue, east of the intersection of Craig Avenue and Delane Avenue, from the R-17 MF zoning district to the O-1 (CD) zoning district. The Site is comprised of the rear portions of those parcels of land located on Craig Avenue that are designated as Tax Parcel Nos. 157-162-01, 157-162-02, 157-162-03 and 157-162-04. The purpose of this rezoning request is to accommodate off-street surface parking that would serve White Oak Manor. A copy of the Rezoning Plan is enclosed.

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 Wednesday, May 30, 2018 at 6:30 p.m. in the Living Room at White Oak Manor located at 4009 Craig Avenue in Charlotte. 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.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Matt Newton, Charlotte City Council District 5 (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: May 18, 2018



VICINITY MAP
 SOURCE: Y. LINDEN & M.
 PREPARED BY ORNATION PROVIDED BY THE CHARLOTTE COUNTY
 GIS AND PLANNING DEPT.

- LEGEND**
- PROPOSED ZONING BOUNDARY
 - PROPOSED PROPERTY LINE
 - PROPOSED SETBACK LINE
 - APPROXIMATE VERTICES AND CORNER POINTS
 - PROPOSED LANDSCAPE BUFFER
 - ▨ PROPOSED TREE SAVAGE AREA

SITE DATA:

TOTAL SITE ACREAGE: 47.0 (66 AC)

TAX PARCELS: 1574001, 1574002, 1574003, 1574004

PROPOSED ZONING: O-1

EXISTING ZONING: R-1 (RM)

EXISTING USES: SINGLE-FAMILY

*SEE CITY DEVELOPMENT STANDARDS MATRICES ON THIS SHEET FOR FURTHER INFORMATION



REVISIONS

REV.	DATE	DESCRIPTION

ISSUED BY: [Signature]
 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

DATE: 11/15/2018
 TIME: 10:00 AM
 PROJECT: CRAIG AVE REZONING

DEVELOPMENT STANDARDS:

- 1. GENERAL PROVISIONS**
- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN APPROVED WITH THE REZONING PETITION FILED BY WHITE OAK MANAGEMENT, INC. (HEREINAFTER REFERRED TO AS THE PETITIONER) FOR AN APPROXIMATELY 70-ACRE SITE LOCATED ON THE WEST SIDE OF DELANE AVENUE, EAST OF THE INTERSECTION OF CRAIG AVENUE AND DELANE AVENUE, WHICH SITE IS MORE PARTICULARLY PICTURED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPOSED OF PORTIONS OF TAX PARCELS WITH 157-162-157-164 OF 157-164 (PARCELS 1574001-1574004).
- B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE O-1 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT OCCURRING ON THE SITE.
- D. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN CURRENT OWNER OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 16 OF THE ORDINANCE. ALL APPLICATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 12.02 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

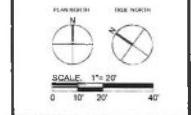
- A. THE SITE MAY BE DEVOTED ONLY TO OFF-STREET SURFACE PARKING THAT WILL SERVE THE USES LOCATED ON TAX PARCELS 157-162-157-164.
- 3. TRANSPORTATION**
- A. WITHOUT AN ADJACENT PARCEL BEING GENERALLY PICTURED ON THE REZONING PLAN, THE PLACEMENT AND DIMENSION OF THE ACCESS DRIVE SHALL BE SUBJECT TO ANY APPLICABLE REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").
- B. THE ALIGNMENT OF THE NATIONAL VEICULAR CIRCULAR TURN AREA AND THE DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPROVABLE PUBLISHED STANDARDS.
- 4. STREETS/LANDSCAPE/BUFFERS**
- A. BUFFER SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS SPECIFIED ON THE REZONING PLAN AND WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.09 OF THE ORDINANCE. THE BUFFER IS ANY REQUIRED BUFFER MAY BE RELEASED BY 20% IF A WALL, FENCE OR BARRIER IS PROVIDED THAT MEETS THE REQUIREMENTS OF SECTION 12.09 OF THE ORDINANCE.
- B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER RELATED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES THE REQUIREMENTS OF THE BUFFER REQUIREMENTS ON THE SITE, THE PETITIONER MAY REQUEST AN ALTERNATE AS THE CASE MAY BE THE RELEVANT BUFFER REQUIREMENTS.

5. ENVIRONMENTAL

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- 6. LIGHTING**
- A. ANY TREE STANDARDS LIGHTING FIXTURES INSTALLED ON SITE SHALL HAVE A MAXIMUM HEIGHT OF 21 FEET AND ALL REQUIRED STANDARDS LIGHTING FIXTURES SHALL BE FULLY CAPTED AND SHIELDED AND THE ILLUMINATION DIMENSIONED TO DIRECTLY ILLUMINATE THE SUBJECT ILLUMINATION DOES NOT EXCEED FIFTY ANY PROPERTY LINE OF THE SITE.
- 7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE APPROVED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING ON AND APPLICABLE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE, AND THE RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME, WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

Craig Ave Rezoning
 4101-4113 Craig Ave
 Charlotte, NC 28211

REZONING PETITION #:
 2018-058



ISSUE DATE/CONSTRUCTION	DATE
DESIGNED/PROPOSED	
LANDSCAPE/PROPOSED	
UTILITIES/PROPOSED	
LANDSCAPE/PROPOSED	

PROJECT NUMBER: 2018-058
 NAME: 11-20
 DATE: 11/15/2018



DEVELOPMENT PLAN & DEVELOPMENT STANDARD NOTES

SHEET NO:
RZ-1.0