

Rezoning Petition Packet

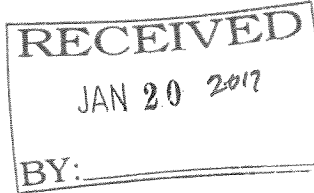
Petitions: 2017-037 through 2017-044

Petitions that were submitted by January 23, 2017

Staff Review Meeting: **To Be Determined**

City Public Hearing: **To Be Determined**

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-037

Petition #:	_____
Date Filed:	1/20/17
Received By:	BH

Complete All Fields (Use additional pages if needed)

Property Owner: Starmount-Presson Associates, LLC (c/o Jerry Rigsby)

Owner's Address: 1220 South Kings Drive City, State, Zip: Charlotte, NC 28207

Date Property Acquired: February 28, 2006

Property Address: 1522 Starmount Cove Lane

Tax Parcel Number(s): 173-162-78

Current Land Use: Vacant Size (Acres): +/- 9.14 acres

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

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

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

Date of meeting: January 3, 2017

(*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 residential community on the site that could contain up to 95 single family attached dwelling units.

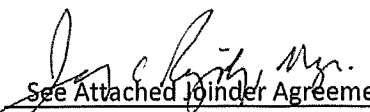
John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

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
Jerry C. Rigsby, Manager
(Name Typed / Printed)


Pulte Home Company, LLC (c/o Cisco Garcia)
Name of Petitioner(s)

11121 Carmel Commons Boulevard, Suite 450
Address of Petitioner(s)

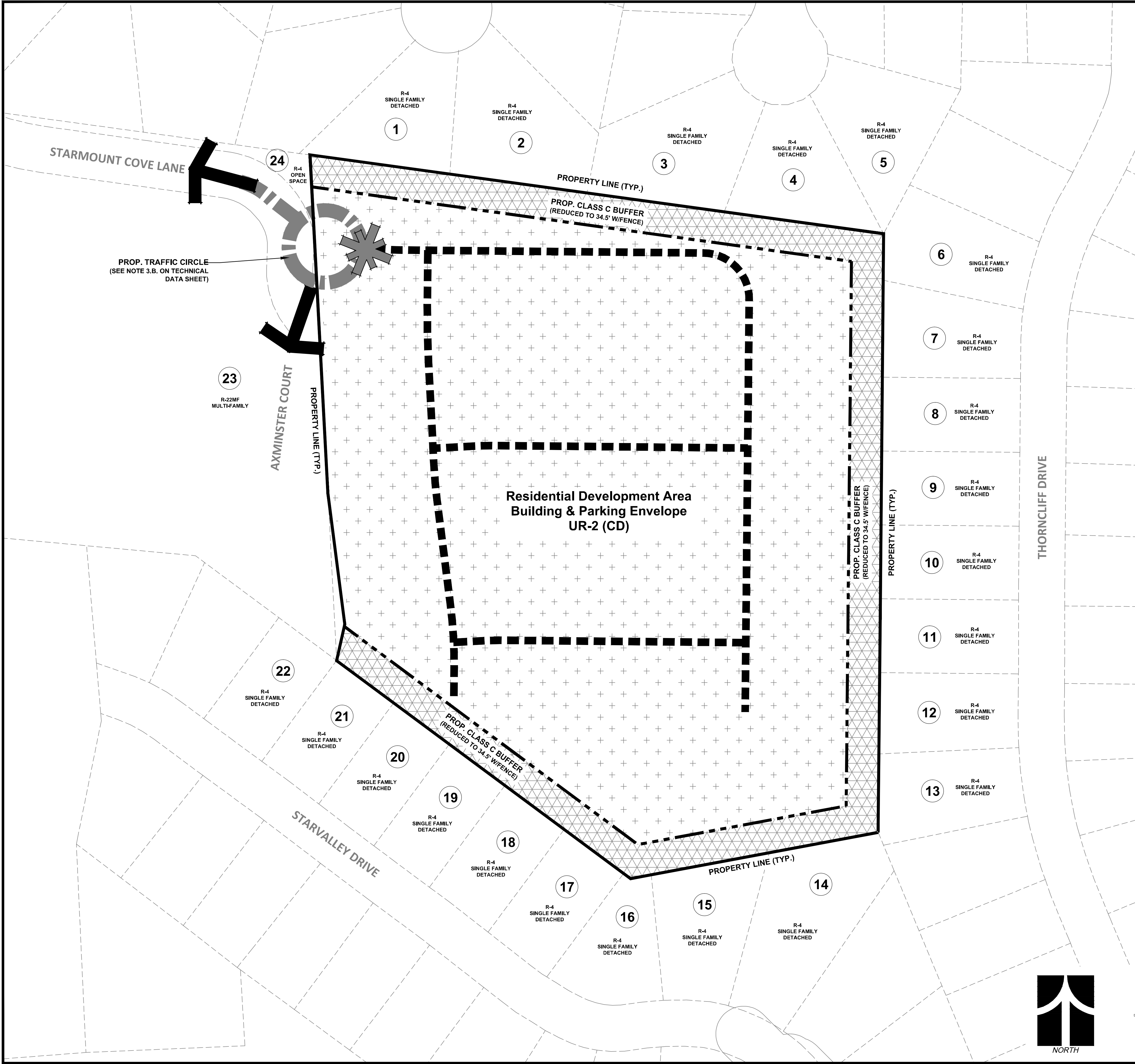
Charlotte, NC 28226
City, State, Zip

704-414-7007
Telephone Number Fax Number

cisco.garcia@pultegroup.com
E-Mail Address

PULTE HOME COMPANY, LLC
By: 
Signature of Petitioner
CISCO GARCIA
(Name Typed / Printed)

U:\2016 Projects (E)\ERS6 - Starmount Cove (Pulte)\Submitted Working Drawings\2016-1-23 Rezoning - 1st Submission\DWG\Sheets\ERS6 - Starmount Cove Property - Conceptual Site Plan.dwg, Sheet 2 of 4, mskling



Site Data	
Tax Parcels:	17316278
Total Acreage:	+/- 9.14 Acres
Location:	City of Charlotte
Existing Zoning:	R-8 (CD)
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Use:	Residential (Attached); Up to 95 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
Permitted # of Units:	Up to 95 Units
Density:	+/- 10.39 DU/AC
Maximum Building Height:	Not to exceed two (2) stories or 40 feet. Building height will be measured as defined by the ordinance. A minimum of 1.0 parking spaces per unit.
Parking:	
Private Open Space:	+/- 38,000 SF (400 SF per Unit x 95 Units)
General Notes	
1. Base information obtained from preliminary site survey prepared by ESP Associates dated November 14, 2016.	

Legend	
	Residential Development Area - Building & Parking Envelope
	Local Residential Street
	Private Street (30' Clear Zone)
	Private Street Access Location
	Connection
	Class C Buffer (Reduced 34.5' w/Fence)

ESP

ESP Associates, P.A.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1946 (NC)
803-802-2440 (SC)
www.espassociates.com

811

Know what's below.
Call before you dig.

PROJECT INFORMATION

PROJECT MANAGER:	ML
DESIGNED BY:	AB
DRAWN BY:	AB
PROJECT NUMBER:	ERS6.100
ORIGINAL DATE:	01/20/17
SHEET:	2 of 4

Conditional District Rezoning - UR-2 (CD)
Conceptual Site Plan - Petition # 2017-____

Starmount Cove Site

Pulte Home Company LLC

City of Charlotte

Starmount Cove Site - Petition #2017-_____

Conditional District Rezoning - Development Standards

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan (comprised of the Proposed Zoning Sheet, Conceptual Site Plan, Technical Data Sheet and Master Plan) associated with the Rezoning Petition filed by Pulte Home Company, LLC (the "Petitioner") to accommodate the development of a residential community containing single family attached dwelling units on an approximately 9.14 acre site located at the terminus of Starmount Cove Lane, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of that parcel of land designated as Tax Parcel No. 173-162-78.
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- D. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. PERMITTED USES

- A. The Site may only be devoted to a residential community containing a maximum of 95 for sale single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The location and configuration of the traffic circle depicted on the Master Plan may be modified during the construction document phase based on coordination and review with CDOT. If it is determined that the traffic circle depicted on the Master Plan is not feasible by Petitioner or CDOT during the design phase, the project entrance may be reconfigured. Only one (1) access point from Starmount Cove Lane shall be provided into the Site.
- C. As depicted on the Rezoning Plan, the Site will be served by internal private streets and internal driveways.
- D. The alignment of the internal private streets, vehicular circulation areas and driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

4. ARCHITECTURAL STANDARDS

- A. To provide privacy, residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
- B. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- C. As generally depicted on the Master Plan, sidewalks shall be provided to connect all residential entrances to sidewalks along public and private streets.
- D. A maximum of 6 individual dwelling units may be located in a townhouse building. Notwithstanding the foregoing, a maximum of 5 individual dwelling units may be located in a townhouse building located adjacent to the Site's southern or eastern boundary lines.
- E. The maximum height in stories of the single family attached dwelling units to be located on the Site shall be two (2) stories.
- F. The maximum height in feet of each building containing single family attached dwelling units shall be forty feet (40') as measured from the average grade at the base of the building.

5. STREETScape/LANDSCAPING/BUFFERS

- A. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
- B. A minimum 34.5 foot Class C buffer shall be established along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to Section 12.302(8) of the Ordinance, this Class C buffer has been reduced in width by 25% from 46 feet to 34.5 feet as a result of Petitioner's commitment to install a fence in the Class C buffer that meets the requirements of Section 12.302(8) of the Ordinance.
- C. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
- D. Petitioner shall install a sidewalk connection from the Site to the existing sidewalk located along Starmount Cove Lane.

6. ENVIRONMENTAL FEATURES

- A. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.

7. LIGHTING

- A. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any freestanding lighting fixture installed on the Site shall be 21 feet,

8. 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 imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of 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.



Conceptual Townhome Elevation

U:\2016 Projects (E)\ERS6 - Starmount Cove (Pulte)\Summit Working Drawings\2016-1-23_ Rezoning - 1st Summit\DWG\Sheet\ERS6 - Starmount Cove Property - Technical Data Sheet.dwg, COVER, making

ESP Associates, P.A.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1946 (NC)
803-802-2440 (SC)
www.espasociates.com

ESP

BY

REVISION

DATE

NO.

Conditional District Rezoning - UR-2 (CD)
Technical Data Sheet - Petition # 2017-_____

STARMOUNT COVE SITE

Pulte Home Company LLC

City of Charlotte

PROJECT INFORMATION

PROJECT MANAGER:

ML

DESIGNED BY:

AB

DRAWN BY:

AB

PROJECT NUMBER:

ERS6.100

ORIGINAL DATE:

01/20/17

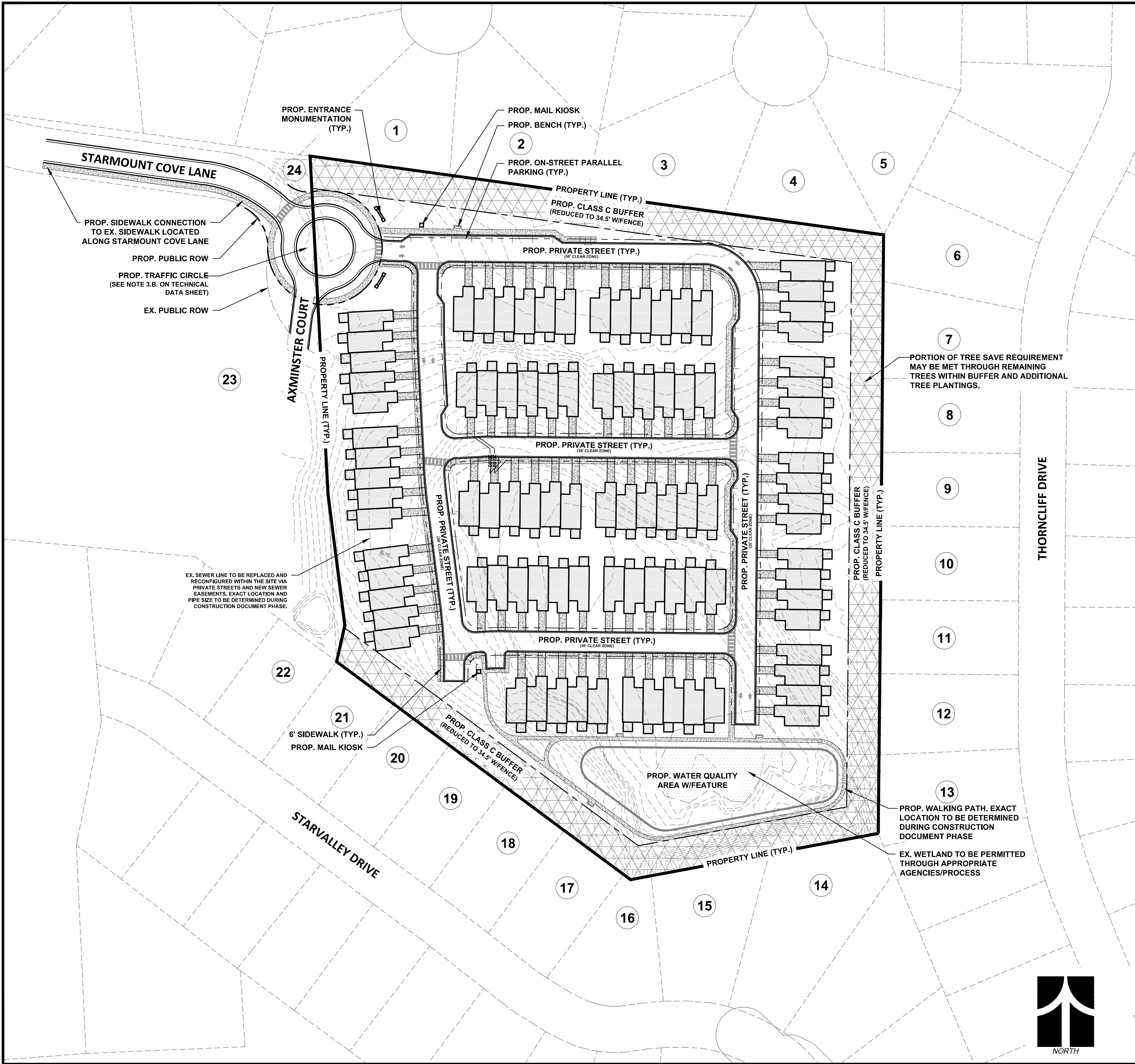
SHEET:

3 of 4

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Know what's below.
Call before you dig.

U:\2016 Projects (E)\ERS6 - Starmount Cove (Pulte)\Submitted Working Drawings\2016-1-22 Rezoning - 1st Submission\DWG\Sheet\ERS6 - Starmount Cove Property - Master Plan.dwg, Sheet 4 of 4, printing



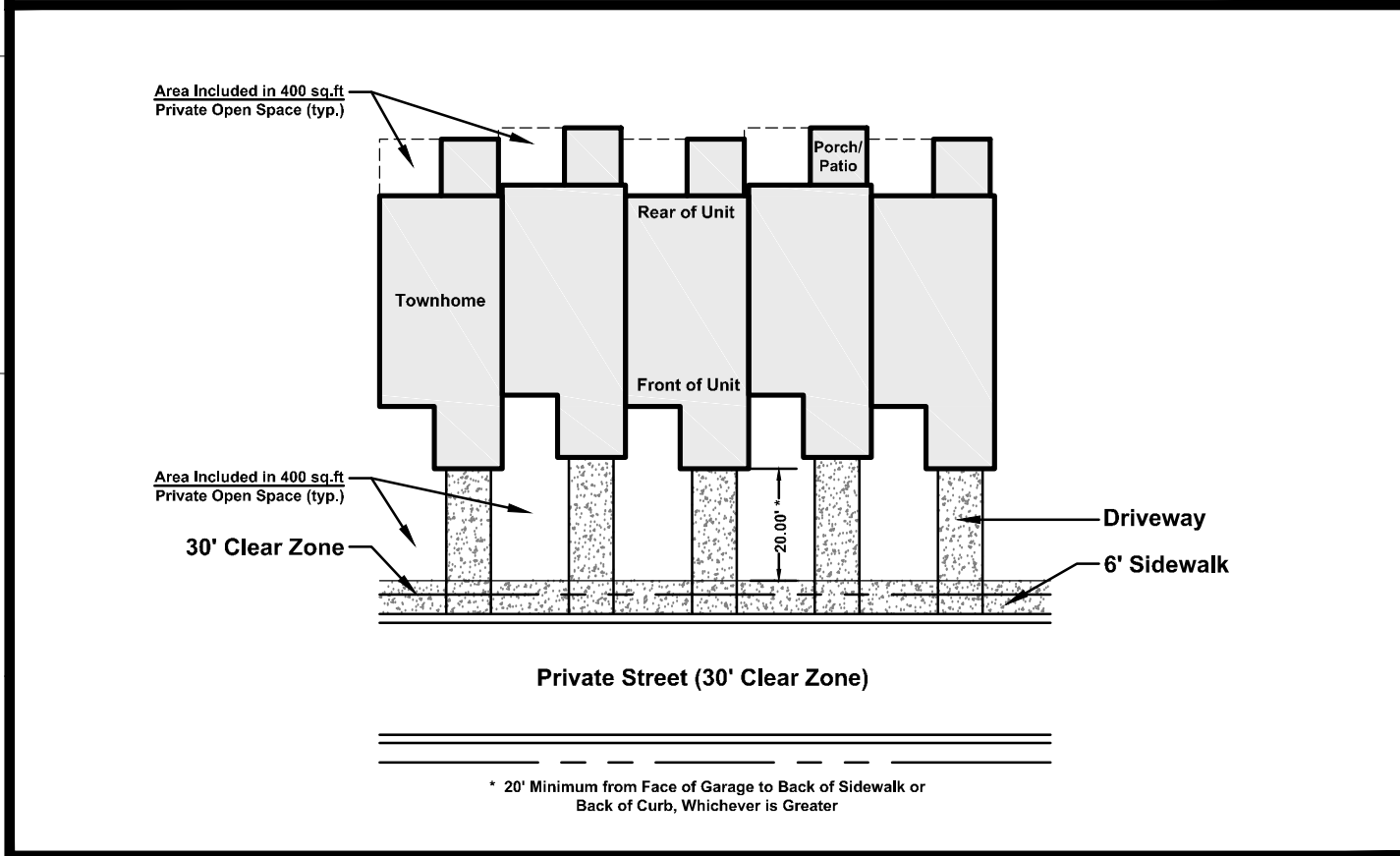
Vicinity Map

Not to Scale

Site Data	
Tax Parcels:	17316278
Total Acreage:	+/- 9.14 Acres
Location:	City of Charlotte
Existing Zoning:	R-8 (CD)
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Use:	Residential (Attached); Up to 95 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
Permitted # of Units:	Up to 95 Units
Density:	+/- 10.39 DU/AC
Maximum Building Height:	Not to exceed two (2) stories or 40 feet. Building height will be measured as defined by the ordinance.
Parking:	A minimum of 1.0 parking spaces per unit.
Private Open Space:	+/- 38,000 SF (400 SF per Unit x 95 Units)
General Notes	
1. Base information obtained from preliminary site survey prepared by ESP Associates dated November 14, 2016.	

Typical Unit Detail

Not to Scale



ESP

ESP Associates, P.A.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4946 (NC)
803-802-2440 (SC)
www.espasociates.com

Conditional District Rezoning - UR-2 (CD)
Master Plan - Petition # 2017-
Starmount Cove Site

City of Charlotte
Pulte Home Company LLC

PROJECT INFORMATION			
PROJECT MANAGER:	ML	DESIGNED BY:	AB
DRAWN BY:	AB	PROJECT NUMBER:	ERS6.100
ORIGINAL DATE:	01/20/17	SHEET:	4 of 4

811

Know what's below.
Call before you dig.

NOTES

THIS PROPERTY IS ZONED R-8(CD)

TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS PLAT IS 9.14

BOUNDARY INFORMATION TAKEN FROM DB 20070 PG 212

THIS SURVEY IS OF AN EXISTING PARCEL OF LAND, NO NEW PROPERTY LINES WERE ESTABLISHED.

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENT(S) AND OR RIGHT(S) OF WAY, APPLICABLE DEED RESTRICTIONS, UTILITIES AND COVENANTS.

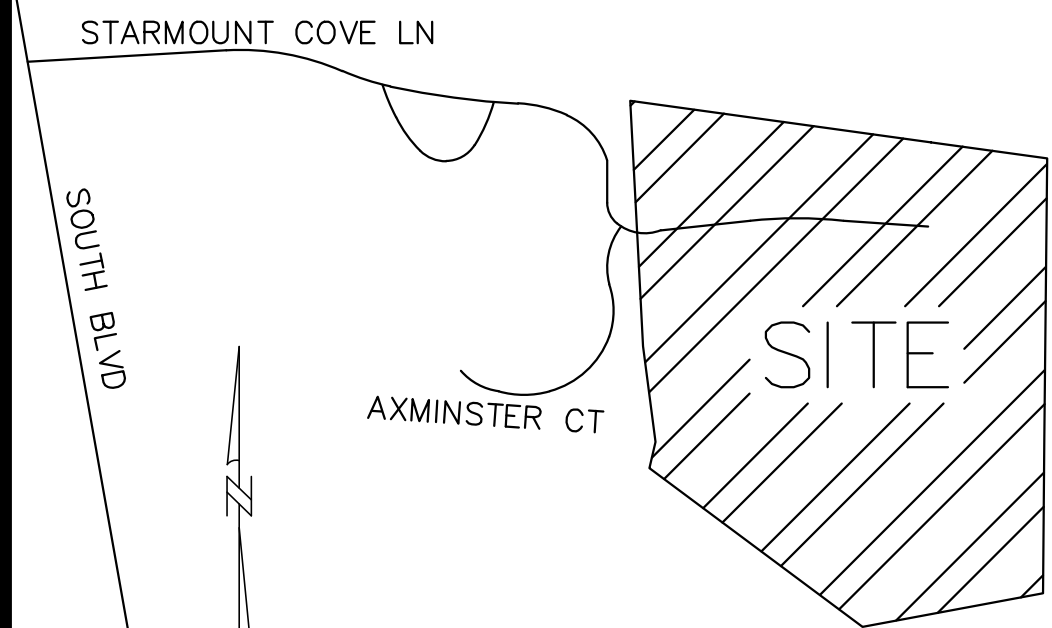
SUBJECT TRACT IS LOCATED OUTSIDE THE 100-YEAR FLOODPLAIN AS SHOWN ON FEMA FIRM COMMUNITY PANEL NO. 3710454000K DATED FEBRUARY 19, 2014

DATE OF SURVEY: DECEMBER 2016

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N12°43'27"E	40.23'

HOUSING AUTHORITY OF
THE CITY OF CHARLOTTE
MB 20 PG 229

LEGEND	
IPF	IRON PIN FOUND
IPS	IRON PIN SET
CB	CATCH BASIN
DI	DROP INLET
LP	LIGHT POLE
PP	POWER POLE
SG	SIGN
EB	ELEC BOX
G	GUY
SSM	SANITARY SEWER MANHOLE
OE	OVERHEAD ELEC
SSL	SANITARY SEWER LINE
SD	STORM DRAINAGE
W	WETLAND
R	RIPRAP

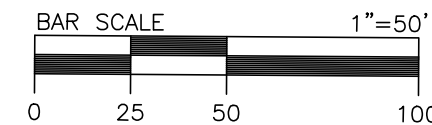


VICINITY MAP

NO SCALE

PRELIMINARY

PRELIMINARY

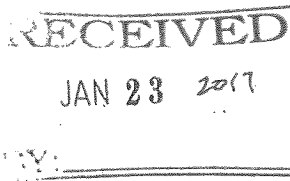


ESP Associates, P.A.
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

NO.	DATE	REVISION	BY
TOPOGRAPHY SURVEY OF TAX PARCEL# 17316278 STARMOUNT COVE TOWNS			
LOCATED IN THE CITY OF CHARLOTTE MECKLENBURG COUNTY NORTH CAROLINA			
CLIENT: PULTE HOMES CORP 11121 CARMEL COMMONS BLVD CHARLOTTE, NC 28226 (704) 543-4922			
PROJECT NO FR59 SCALE 1"=50' DATE 12/6/2016 DRAWN BY DNC CHECKED BY DAW ____ OF ____ SHT			

DATE: 1/2/2017 7:59 AM DRAWING NAME: I:\2016 PROJECTS\01\VERBOS - STARMOUNT COVE\01\VERBOS - STARMOUNT COVE TOWNS.DWG UPDATED BY: MGT-Monster

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2017-038
Date Filed: 1/23/2017
Received By: BT

Complete All Fields (Use additional pages if needed)

Property Owner: Lakepointe Corporate Center Associates, LLC c/o Childress Klein Properties, Inc.

Owner's Address: 301 S. College Street City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 9/01/2004

Property Address: Cascade Pointe Blvd, Charlotte NC

Tax Parcel Number(s): 143-041-23

Current Land Use: Vacant Size (Acres): +/- 2.12 acres

Existing Zoning: I-1(CD) Proposed Zoning: I-1(CD) S.P.A.

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Kathy Mahoney, Alan Goodwin, and Carlos Alzate
Date of meeting: 11/02/16

(*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 modify zoning conditions to accommodate drive-through use.

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

Hearst Tower, 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
E-Mail Address

Lakepointe Corporate Center Associates LLC

By CK Lakepointe Corporate Center Associates LLC
Signature of Property Owner ITS MANAGER

By Childress Klein Properties, Inc. ITS MANAGER

By Tom Coyle
(Name Typed / Printed)

BTB, Vice-President

Childress Klein Properties, Inc.
Name of Petitioner(s)

301 S. College Street, Suite 2800
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704-343-4308
Telephone Number Fax Number

Tom.Coyle@childressklein.com
E-Mail Address

Tom Coyle
Signature of Petitioner

Tom Coyle
(Name Typed / Printed)

Development Data Table:	
Acreage:	±2.12 acres
Tax Parcels:	143-041-23
Existing Zoning:	I-1(CD)
Proposed Zoning:	I-1(CD) S.P.A. (5 year vested rights)
Existing Uses:	Vacant
Proposed Uses:	Up to 10,000 s.f. of Commercial Uses

These Development Standards form part of the Technical Data Sheet associated with the I-1(CD) Site Plan Amendment filed by Childress Klein Properties, Inc. to modify several provisions of an I-1(CD) Rezoning Plan which was approved by the City Council on January 20, 1999 in Rezoning Petition No. 1998-125, as thereafter amended administratively on March 5, 2015.

Unless the Technical Data Sheet, these Development Standards or the accompanying Conceptual Architectural Renderings establish more stringent standards, the regulations established under the Ordinance for the I-1 Zoning District shall govern all development taking place on the Site.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on Technical Data Sheet are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the I-1 District.

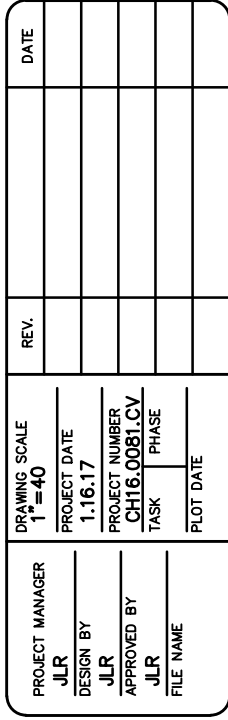
The Site may be developed with up to 10,000 square feet of commercial floor area (exclusive of areas used for building and equipment access, such as stairs, elevator shafts and maintenance crawl space) within up to two buildings. Except as otherwise provided in the next succeeding paragraph, the Site may be devoted to any uses (including any incidental or accessory uses associated therewith) which are permitted by right or under prescribed conditions in the I-1 Zoning District under the Ordinance. Only accessory drive-through use shall be permitted.

1. Convenience stores with gasoline sales;
2. Car washes; and
3. Automotive service stations.

1. Upon establishment and completion of the configuration of out parcels, buildings constructed on out parcels will conform to the front yard, rear yard and setback requirements established under the Ordinance.
2. Vehicular access points to each out parcel will be placed on internal project streets. No access to out parcels will be allowed off of West Tyvola Road.
3. All buildings placed within out parcels must be constructed of masonry or stucco or stucco-like materials and designed such that each such building is in harmony with adjoining buildings through the use of similar architectural features, scale and landscaping.
4. Buffer requirements will conform to the standards established in the Ordinance for the I-1 zoning district.
5. The drive-through service window must be oriented internally to the Site, and the drive-through circulation lanes servicing this window must not be located between that building and adjacent streets.
6. Any design for drive-through lanes constructed on the Site must incorporate areas for safe pedestrian crossing.

1. Development screening will conform to the standards established under Section 12.303 of the Ordinance.
2. All dumpsters will be located in enclosures constructed of either masonry walls or wooden fences and will be provided with gates. If one or more sides of the dumpster area adjoins a side or rear wall of a building, the wall or walls may be substituted for the fence along each such side.
3. The drive-through service window and circulation lane will be screened from view from the public streets through use of low walls and landscaping.

If this Rezoning Petition is approved by the Charlotte City Council then, pursuant to Section 1.110 of the Ordinance, the Petitioner hereby requests a five-year vested right to undertake and complete the development of this Site under the terms and conditions as so approved, commencing upon approval of this Rezoning Petition by the Charlotte City Council. The Petitioner makes this request for a five-year vested right due to the size and phasing of the proposed development, market conditions and the level of investment involved.



GEOSCIENCE GROUP
Incorporated
500-K Clanton Road
Charlotte, NC 28217
Phone: 704.525.2003
Fax: 704.525.2051
www.geosciencegroup.com
NC FIRM LICENSE: F-0585 (ENG)
NC FIRM LICENSE: C-2786 (A)

ISSUED FOR
CONSTRUCTION

LAKEPOINTE RETAIL
CHARLOTTE, NORTH CAROLINA

REZONING PETITION

RZ1



SCALE: 1" = 40'



LAKE POINTE RETAIL

FRONT ELEVATION

ROBERT JOHNSON architects



SCHEMATIC EXTERIOR VIEWS - RJA PROJECT SP #900 - 11.01.16

NOT TO SCALE



LAKE POINTE RETAIL

VIEW FROM CORNER

ROBERT JOHNSON architects



SCHEMATIC EXTERIOR VIEWS - RJA PROJECT SP #900 - 11.01.16

NOT TO SCALE



LAKE POINTE RETAIL

VIEW FROM CORNER

ROBERT JOHNSON architects



SCHEMATIC EXTERIOR VIEWS - RJA PROJECT SP #900 - 11.01.16

NOT TO SCALE



LAKE POINTE RETAIL

VIEW FROM TRYON

ROBERT JOHNSON architects



SCHEMATIC EXTERIOR VIEWS - RJA PROJECT SP #900 - 11.01.16

NOT TO SCALE



DATE	REV.	DATE	REV.

PROJECT MANAGER
DESIGN BY
PROJECT NUMBER
DATE
FILE NAME

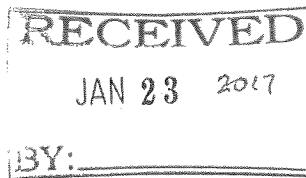
- ☐ PRELIMINARY NOT FOR CONSTRUCTION
- ☐ ISSUED FOR BIDDING
- ☐ ISSUED FOR PERMIT
- ☒ ISSUED FOR CONSTRUCTION

LAKEPOINTE RETAIL
CHARLOTTE, NORTH CAROLINA

REZONING PETITION

RZ2

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-039
Petition #: _____
Date Filed: 1/23/2017
Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: Beacon MPI-1414ST LLC c/o Beacon Partners

Owner's Address: 610 East Morehead Street, Suite 250 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 8/31/2015

Property Address: 118 Winona Street, Charlotte NC 28203

Tax Parcel Number(s): 073-092-04

Current Land Use: Warehouse/Office Size (Acres): +/- 3.53 acres

Existing Zoning: I-2 Proposed Zoning: TOD-MO

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Alan Goodwin, Kathy Cornett

Date of meeting: 5/4/16 and 9/14/16

(*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): Yes, 5 years

Purpose/description of Conditional Zoning Plan: to accommodate a mixed use development which may include office, retail, and/or multi-family residential uses as well as open space

Collin Brown and Bailey Patrick Jr.
Name of Rezoning Agent

Hearst Tower, 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 / Bailey.Patrick@klgates.com
E-Mail Address

Michael Inf
Signature of Property Owner

Mike Harrell
(Name Typed / Printed)

Beacon Partners
Name of Petitioner(s)

610 E. Morehead Street, Suite 250
Address of Petitioner(s)

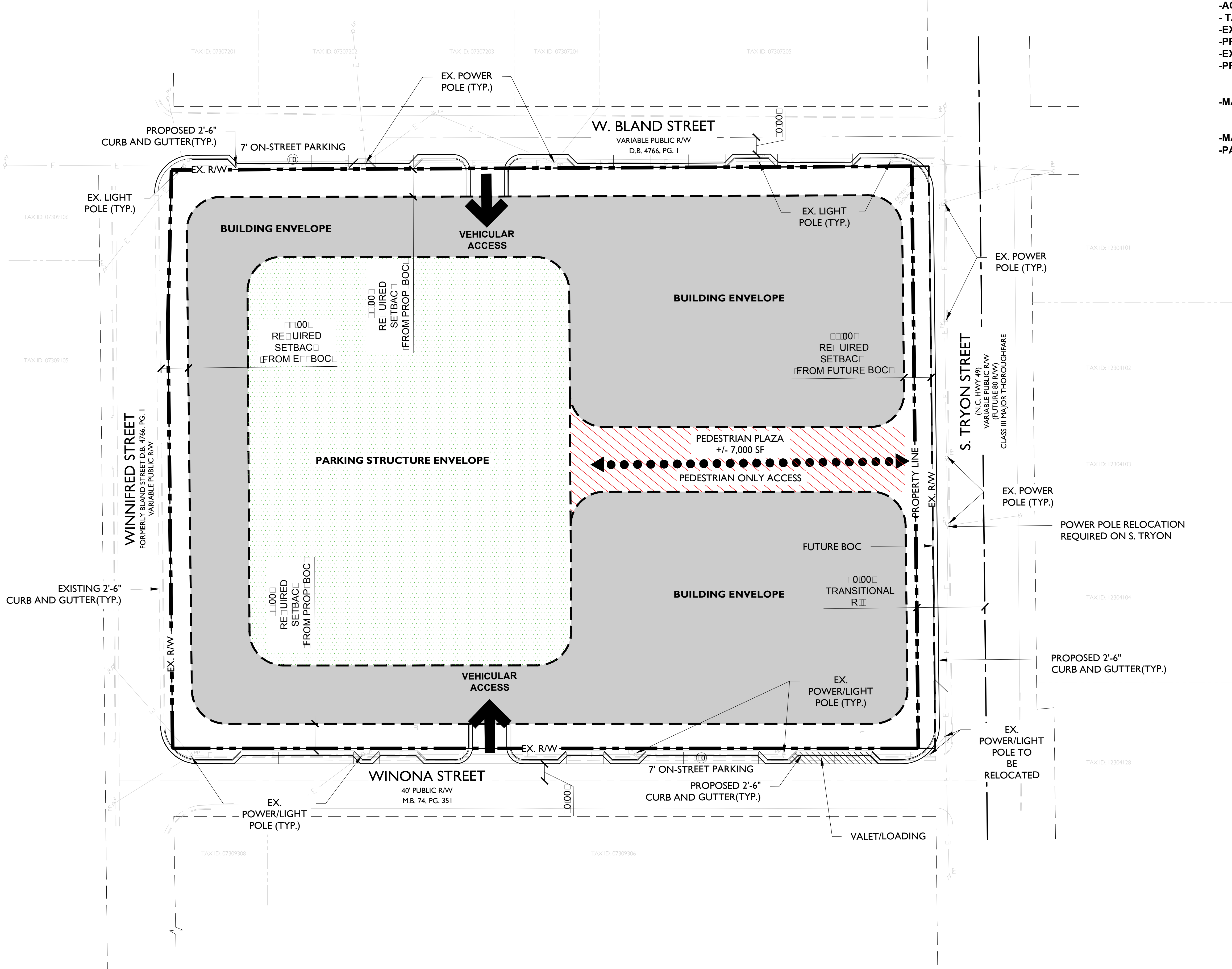
Charlotte, NC 28202
City, State, Zip

704-597-7757
Telephone Number Fax Number

mike@beacondevelopment.com
E-Mail Address

Michael Inf
Signature of Petitioner

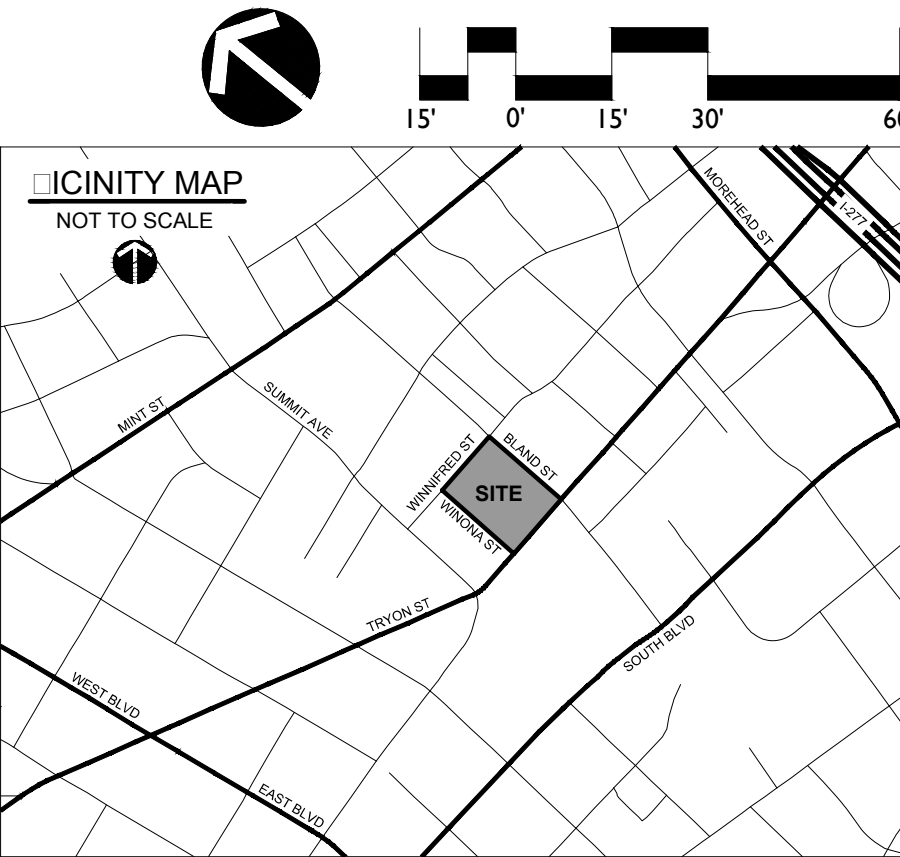
Mike Harrell
(Name Typed / Printed)



SITE DEVELOPMENT AREA

- ACREAGE: 0.0000 ACRES
- TAX PARCEL #: 00000000
- EXISTING ZONING: I-1
- PROPOSED ZONING: TOD-MO
- EXISTING USES: INDUSTRIAL AREHOUSE
- PROPOSED USES: OFFICE COMMERCIAL MULTIFAMILY RESIDENTIALHOTELFEEDPERSONAL SERVICE AND ACCESSORY USES THERE TO
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: DEVELOPMENT INTENSITY SHALL NOT EXCEED LIMITS OF TOD-MO
- MAXIMUM BUILDING HEIGHT: UP TO 10 FEET
- PARKING SHALL SATISFY OR EXCEED REQUIREMENTS UNLESS OTHERWISE STATED IN OPTIONAL PROVISIONS
- IT IN THE DEVELOPMENT NOTES SHEET R000

PETITION #: 2017-000
CITY OF CHARLOTTE
PETITIONER: BEACON MPI-1414ST, LLC



PETITION NO. 2017-000

THE RAILYARD AT SOUTH END
CHARLOTTE, NC
BEACON MPI-1414ST, LLC

TECHNICAL DATA SHEET/DEVELOPMENT STANDARDS

REVISIONS:
DATE: JANUARY 23, 2017
DESIGNED BY: JPR
DRAWN BY: JPR
CHECKED BY: R.P. NLD
SCALE: AS SHOWN
PROJECT #: 1016066

SHEET #:
RZ-1

1. Development Data Table

Site Area	0.0000 acres
Tax Parcel	00000000
Existing Zoning	TD
Proposed Zoning	TOD/MO
Existing Uses	Industrial and offices
Proposed Uses	Office, Commercial, Multi-Family Residential, and EDE, personal services and accessory uses
Maximum Development	Development intensity shall not exceed limits of TOD/M
Maximum Building Height	Up to 60 feet
Parking	Shall satisfy or exceed Ordinance requirements unless otherwise stated in additional provisions below
Pedestrian Access	
Urban Open Space	0.0000 square feet

2. General Provisions

This Development Standards are a part of the Rezoning Plan associated with the Rezoning Petition filed by Beacon Partners ("Beacon") to rezone certain tax parcel 00000000 (the "Site") into the zoning District to the TOD/MO zoning District in order to accommodate a transit oriented development, as depicted on the Rezoning Plan (the "Site").

Development of the Site will be governed by the applicable Rezoning Plan, the Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to provide a full development rights building arrangement and other provisions as follows:

Unless the Rezoning Plan or these Development Standards establish more stringent standards or regulations established under the Ordinance for the TOD/MO zoning District shall govern and development taking place on the Site.

Alterations or modifications will be in the opinion of the Planning Director substantial after the character of the development proposed or significant after the Rezoning Plan or these Development Standards constitute changes which increase the intensity of development shall not be deemed to be minor and shall not be added in accordance with the provisions of Subsections of the Ordinance as applicable.

3. Optional Provisions

A Petitioner seeks to request an additional provision to allow up to 60 feet building height within Building Envelope A and Building Envelope B.

4. Permitted Uses

The Site shall be limited to uses permitted in the TOD Ordinance Standard together with any incidental or accessory uses associated therewith.

5. Maximum Development

Development shall not exceed the building envelope development in the TOD Ordinance Standards. Office uses shall be limited to at least 60% of the gross floor area developed on the Site, including all parking structures.

6. Transportation

Individual access points shall be limited to one driveway on inner side Street, one driveway on one side Street and one driveway on inner side Street. No individual access points will be created from South Street.

7. Architectural Standards/Streetscape and Landscaping

A Petitioner is requesting an architectural and streetscape plan for the historic district of South End and requesting the historic district of South End Renaissance District and residential and historic.

All ground floor uses shall be located at least 10 feet from the linear street frontage building frontage.

At least one building structure shall be screened from public streets at the pedestrian level street frontage building frontage.

In order to stimulate pedestrian activity, the site shall be designed to incorporate an urban open space area and Pedestrian Plaza as an entrance into the site from South Street.

Petitioner shall provide right-of-way and streetscape improvements consistent with the standards and cross sections set forth in the South End Station Area Plan as generally depicted in the Site Plan.

8. Environmental Features

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance.

9. Lighting

All existing lighting fixtures will be replaced with outdoor lighting fixtures.

10. Amendments to Rezoning Plan

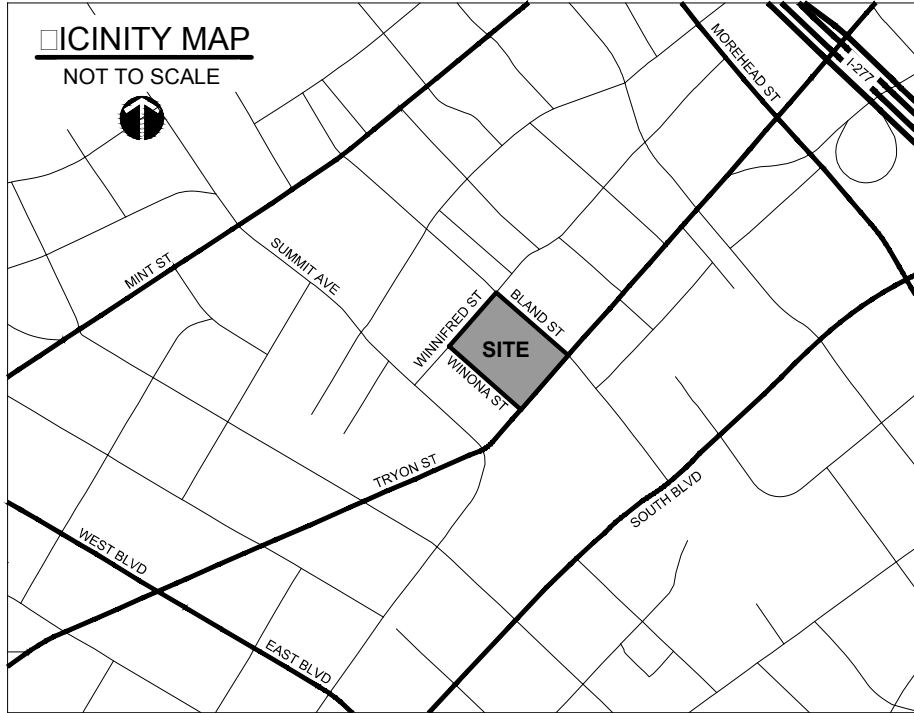
Future amendments to the Rezoning Plan and these Development Standards shall be approved by the Town Owner or Owners of a particular Tract within the Site, in accordance with the provisions of Chapter of the Ordinance.

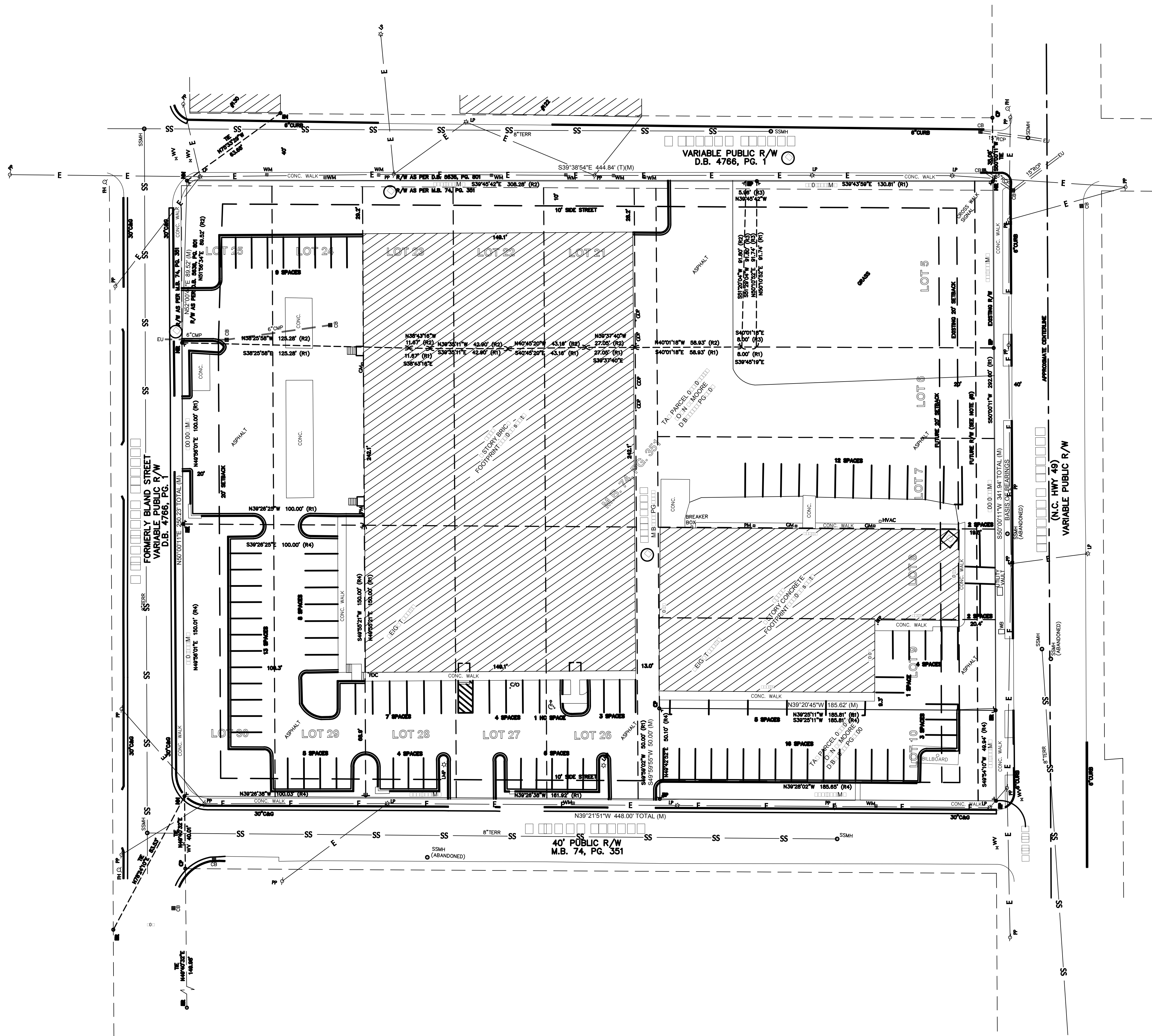
11. Binding Effect of the Rezoning Documents and Definitions

This Rezoning Petition is a request for conditions applicable to development of the Site is based under the Rezoning Plan and these Development Standards will be subject to the amendments provided under the Ordinance finding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

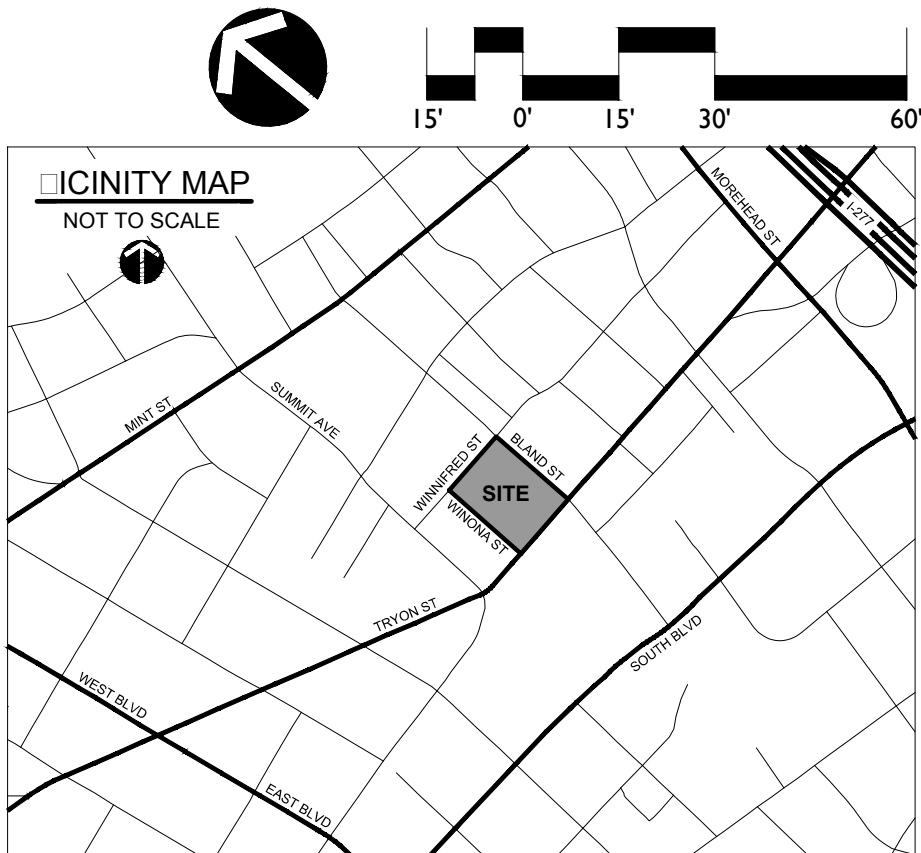
Throughout these Development Standards, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site, from time to time, who may be involved in any future development of the Site.

PETITION #: 2017-000
CITY OF CHARLOTTE
PETITIONER: BEACON MPI-1414ST, LLC





PETITION #: 2017-000
CITY OF CHARLOTTE
PETITIONER: BEACON MPI-1414ST, LLC



DATE: JANUARY 23, 2017
DESIGNED BY: JPR
DRAWN BY: R.P. NLD
CHECKED BY: R.P. NLD
SCALE: AS SHOWN
PROJECT #: 1016066

REVISIONS:

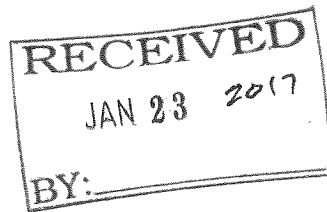
RZ-4
SHEET #:

THE RAILYARD AT SOUTH END
CHARLOTTE, NC
BEACON MPI-1414ST, LLC
SURVEY

PETITION NO. 2017-000

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com
BEACON
PARTNERS
CREATING SUSTAINABLE VALUE

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-040

Petition #:	_____
Date Filed:	<u>1/23/2017</u>
Received By:	<u>RH</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Louis G. Ratcliffe, Inc.

Owner's Address: 2019 W. Sugar Creek Road City, State, Zip: Charlotte, NC 28262

Date Property Acquired: Unknown

Property Address: 1300 S. Tryon Street, Charlotte, NC 20203

Tax Parcel Number(s): 07307210

Current Land Use: Retail Size (Acres): +/- 0.33 acres

Existing Zoning: I-2 Proposed Zoning: TOD-M

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Alan Goodwin, Kathy Cornett, Kory Hedrick, Catherine Mahoney

Date of meeting: 01/11/17

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

For Conditional Rezonings 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 & Bailey Patrick, Jr.
Name of Rezoning Agent

Hearst Tower, 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
E-Mail Address

N/A
Signature of Property Owner

N/A
(Name Typed / Printed)

White Point Partners, LLC
Name of Petitioner(s)

Two Morrocroft Centre, 4064 Colony Road, Suite 430
Address of Petitioner(s)

Charlotte, NC 28211
City, State, Zip

704-761-6448
Telephone Number Fax Number

jay@whitepointpartners.com
E-Mail Address

Jay Levell
Signature of Petitioner

Jay Levell, Partner
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2017-041
Petition #: _____
Date Filed: 1/23/2017
Received By: BK

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: vacant/residential Size (Acres): ± 11.442 acres

Existing Zoning: I-1, R-22MF and R-5 Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting* with Shannon Frye, Kelsie Anderson, Mandy Vari and Sonja Sanders

Date of meeting: 01/17/17

(*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 redevelopment of the site with a variety of housing types.

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)

704-331-1144 (JB)

Telephone Number

704-378-1954 (KM)

704-378-1925 (JB)

Fax Number

keithmacvean@mvalaw.com;

jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

Charlotte Tryon Hills Partners, LLC C/O Todd Jackovich

Name of Petitioner

3200 Westend Avenue, Ste 500

Address of Petitioner

Nashville, TN 37203

City, State, Zip

615.864.4291

Telephone Number

Fax Number

todd@stonehengereg.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

SCHEDULE 1

Parcel Number	Property Owners	Owners Address	Date Acquired	Property Address	Acreage	Existing Zoning
079-095-10	MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC	PO Box 36938, Charlotte, NC 28236	8/19/2016	434 W 24th St, Charlotte, NC 28206	0.264	I-1
079-095-11	MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC	PO Box 36938, Charlotte, NC 28237	8/20/2016	432 W 24th St, Charlotte, NC 28206	0.268	I-1
079-095-13	MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC	PO Box 36938, Charlotte, NC 28238	8/21/2016	419 W 25th St, Charlotte, NC 28206	2.516	R-22MF
079-092-09	MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC	PO Box 36938, Charlotte, NC 28239	8/22/2016	319 W 25th St, Charlotte, NC 28206	1.489	R-22MF
079-095-12	MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC	PO Box 36938, Charlotte, NC 28240	8/23/2016	411 W 26th St, Charlotte, NC 28206	2.367	R-22MF
079-094-01	MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC	PO Box 36938, Charlotte, NC 28241	8/24/2016	2204 N Pine St, Charlotte, NC 28206	3.494	R-22MF
079-095-09	MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC	PO Box 36938, Charlotte, NC 28242	8/25/2016	2200 Catalina Ave, Charlotte, NC 28206	0.192	R-5
079-095-08	MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC	PO Box 36938, Charlotte, NC 28243	8/26/2016	2208 Catalina Ave, Charlotte, NC 28206	0.131	R-5

SCHEDULE 1 CONT.

Parcel Number	Property Owners	Owners Address	Date Acquired	Property Address	Acreage	Existing Zoning
079-095-07	MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC	PO Box 36938, Charlotte, NC 28244	8/27/2016	2212 Catalina Ave, Charlotte, NC 28206	0.135	R-5
079-095-06	MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC	PO Box 36938, Charlotte, NC 28245	8/28/2016	2216 Catalina Ave, Charlotte, NC 28206	0.139	R-5
079-095-05	MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC	PO Box 36938, Charlotte, NC 28246	8/29/2016	2220 Catalina Ave, Charlotte, NC 28206	0.138	R-5
079-095-04	MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC	PO Box 36938, Charlotte, NC 28247	8/30/2016	2224 Catalina Ave, Charlotte, NC 28206	0.138	R-5
079-095-01	MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC	PO Box 36938, Charlotte, NC 28248	8/31/2016	2308 Catalina Ave, Charlotte, NC 28206	0.171	R-5

ATTACHMENT A

REZONING PETITION NO. 2017-
Charlotte Tryon Hills Partners, LLC

PETITIONER JOINDER AGREEMENT
MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC

The undersigned, as the owners of the parcels of land located at

1. 434 W 24th St that is designated as Tax Parcel No. 079-095-10
2. 432 W 24th St that is designated as Tax Parcel No. 079-095-11
3. 419 W 24th St that is designated as Tax Parcel No. 079-095-13
4. 319 W 25th St that is designated as Tax Parcel No. 079-092-09
5. 411 W 26th St that is designated as Tax Parcel No. 079-095-12
6. 2204 N Pine St that is designated as Tax Parcel No. 079-094-01
7. 2200 Catalina Ave that is designated as Tax Parcel No. 079-095-09
8. 2208 Catalina Ave that is designated as Tax Parcel No. 079-095-08
9. 2212 Catalina Ave that is designated as Tax Parcel No. 079-095-07
10. 2216 Catalina Ave that is designated as Tax Parcel No. 079-095-06
11. 2220 Catalina Ave that is designated as Tax Parcel No. 079-095-05
12. 2224 Catalina Ave that is designated as Tax Parcel No. 079-095-04
13. 2308 Catalina Ave that is designated as Tax Parcel No. 079-095-01

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the I-1, R-22MF and R-5 zoning district to the ____ zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

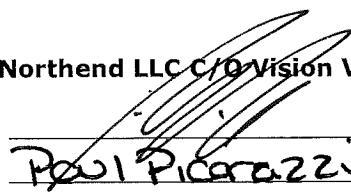
This ____ day of January, 2017.

MREC Vision Northend LLC C/O Vision Ventures of Carolina LLC

By: _____

Name: _____

Title: _____


Paul Picera
Managing Member

ATTACHMENT B

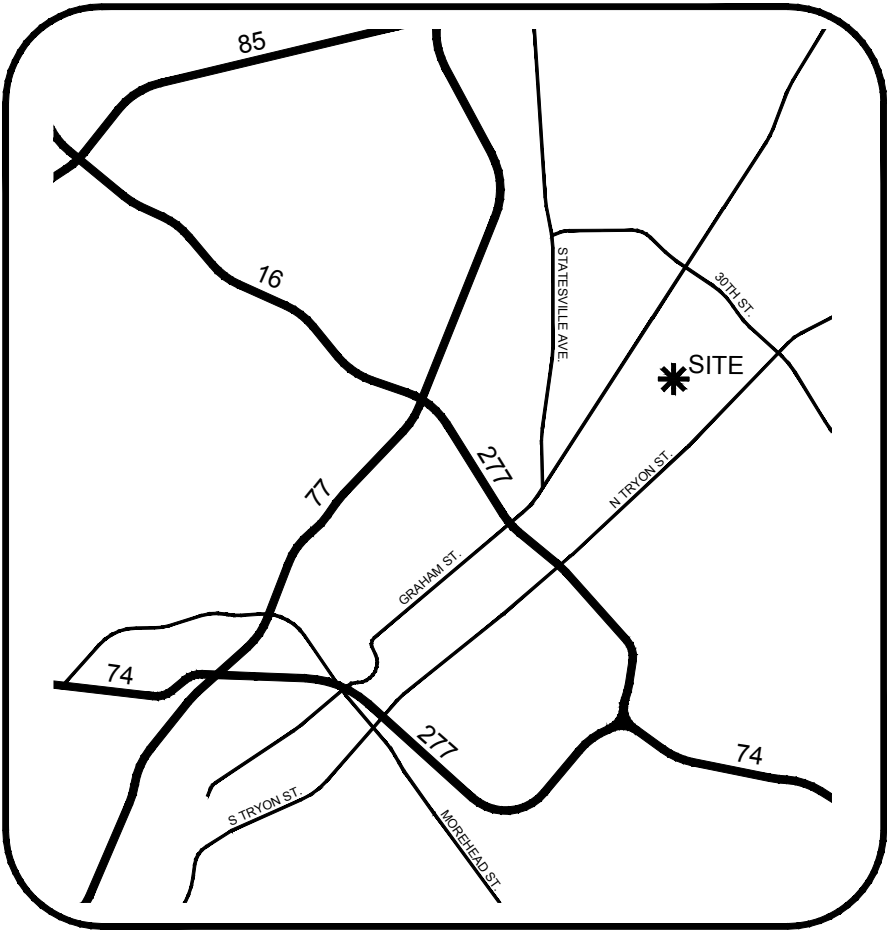
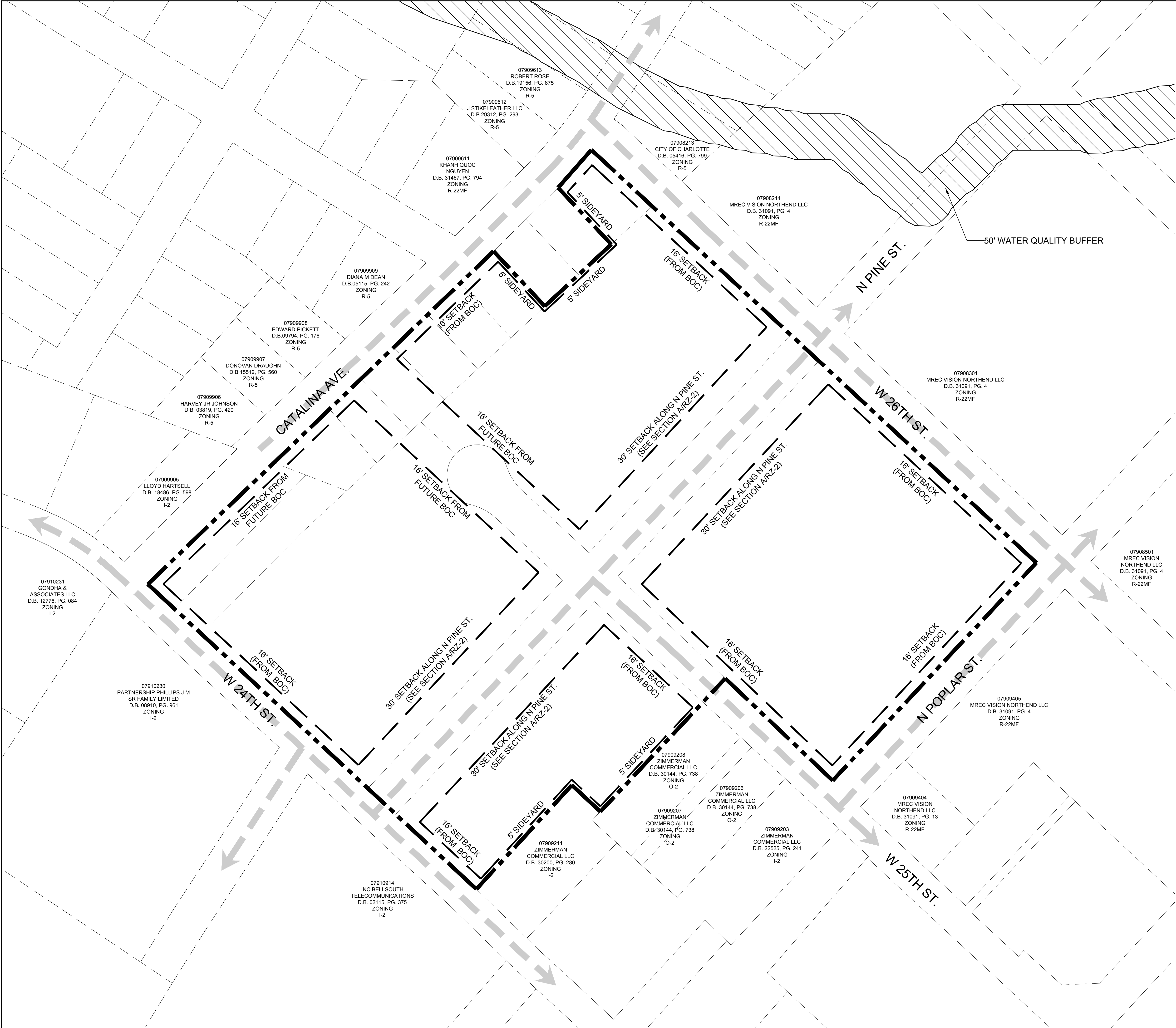
REZONING PETITION NO. 2017-
Charlotte Tryon Hills Partners, LLC

Charlotte Tryon Hills Partners, LLC

By: 

Name: TOOD JANKOVICH

Title: MANAGER



VICINITY MAP
NTS

SITE LEGEND



SITE ACCESS

SITE DEVELOPMENT DATA

ACREAGE: ± 11.442 ACRES

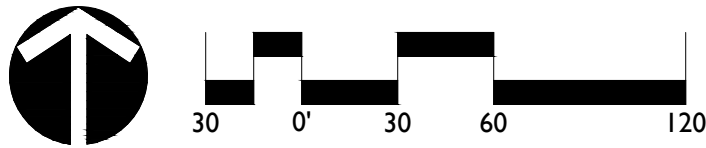
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EXISTING ZONING: I-1, R-22MF and R-5

PROPOSED ZONING: UR-2(CD)

EXISTING USES: VACANT

PROPOSED USES: RESIDENTIAL DWELLINGS UNITS



TRYON HILLS MULTI-FAMILY
REZONING PETITION No. 2017-000
CHARLOTTE
SCHEMATIC SITE PLAN

REVISIONS:

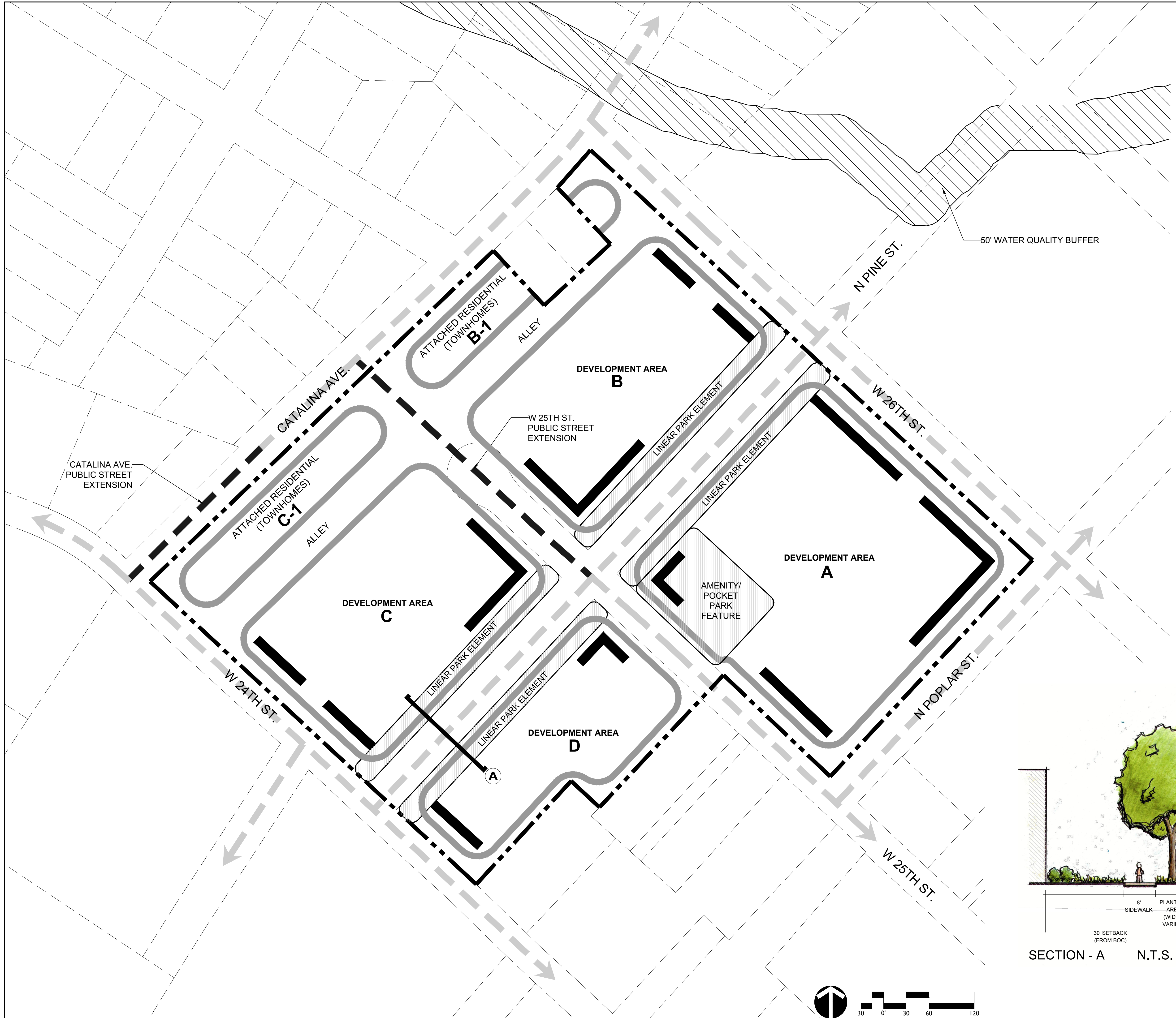
DATE: 01/20/17
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
SCALE: 1"=40'
PROJECT #: 1016414
SHEET #:

RZ-1

LandDesign

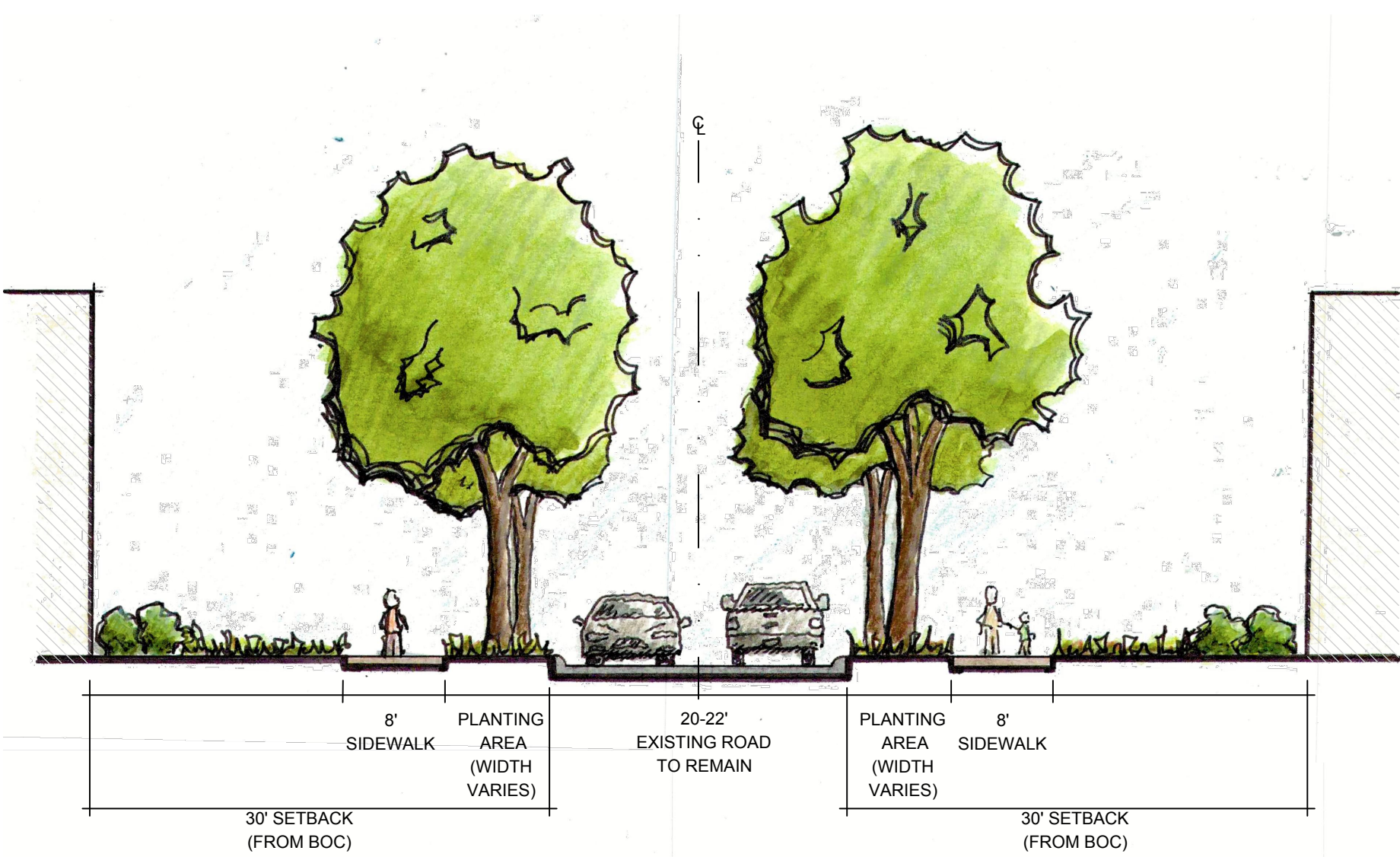
CHARLOTTE
TRYON HILLS
PARTNERS, LLC

223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com



SITE LEGEND

- EXISTING PUBLIC STREET CIRCULATION
- PROPOSED CIRCULATION
- BUILDING EDGES
- BUILDING/ PARKING ENVELOPE
- PROPERTY LINE



SECTION - A N.T.S.

Charlotte Tryon Hills Partners, LLC
Development Standards
01/23/17
Rezoning Petition No. 2017-000

Site Development Data:

--Acreage: ± 11.442 acres
--Tax Parcel #: 079-095-10, 079-095-11, 079-095-13, 079-092-09, 079-095-12, 079-094-01, 079-095-09, 079-095-08, 079-095-07, 079-095-06, 079-095-05, 079-095-04, and 079-095-01
--Existing Zoning: I-1, R-22MF and R-5
--Proposed Zoning: UR-2(CD)
--Existing Uses: Vacant
--Proposed Uses: Residential Dwelling units as permitted by right and under prescribed conditions together with accessory uses as allowed in the UR-2 zoning district (as more specifically described and restricted below in Section 3).
--Maximum Development: Up to 343 residential dwellings units; subject to the limitations described below.
--Maximum Building Height: Building height on the Site will be limited to two (2) stories for buildings with frontage on Catalina Avenue, and four (4) stories for the remainder of the buildings constructed on the Site. Building height will be measured as defined by the Ordinance.
--Parking: As required and allowed by the Ordinance for the UR-2 zoning district.

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet and Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Charlotte Tryon Hills Partners, LLC (“Petitioner”) to accommodate development of a residential community on an approximately 11.442 acre site located along Catalina Ave between W 24th and W 26th Streets in Charlotte (the “Site”).
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning classification shall govern all development taking place on the Site.
- c. **Graphics and Alterations.** The schematic depictions of sidewalks, driveways, streets and other development matters and site elements (collectively the “Development/Site Elements”) set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

2. Permitted Uses, Development Area Limitations, and Transfer & Conversion Rights:

For ease of reference, the Rezoning Plan sets forth six (6) development areas as generally depicted on the Technical Data Sheet as Development Areas A, B, B.1, C, C.1 and D (each a “Development Area” and collectively the “Development Areas”).

- a. Up to 343 residential dwelling units may be constructed on the Site. The following restrictions will apply to the allowed residential dwelling units:
- i. Along Catalina Avenue with Development Areas B.1 and C.1 only one-family attached or detached dwelling units may be constructed.
- ii. The remainder of the Site may be developed with residential dwelling units as allowed by the UR-2 Zoning District.

3. Access, and Pedestrian Circulation.

- a. Access to the Site will be from Catalina Avenue, W. 24th Street, W. 25th Street, W. 26th Street, N. Pine, and N Poplar Street. The number and location of access points will be determined during the land development approval process.
- b. The existing public streets will be improved with eight (8) foot sidewalks on both sides, and a minimum of eight (8) foot planting strips.
- c. In areas of the Site where trees exist within the street right-of-way the Petitioner will work with the City Arborist and the Urban Forestry staff to provide larger planting strips and other measures to preserve the existing trees.
- d. W. 25th Street will be extended to Catalina Avenue as a public street as part of the development of the Site that abuts W. 25th Street.
- e. Catalina Avenue will be extend to W. 24th Street as a public street as part of the development to the portion of the Site that abuts Catalina Avenue.
- f. The Petitioner will work with CDOT to determine locations where on-street parking may be added to the existing streets.
- g. The proposed one-family attached dwelling units located along Catalina Avenue will be accessed via an alley.

4. Architectural Standards and Parking Location Restrictions:

- a. The principal buildings used for multi-family residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings (other than structured parking facilities, if any) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows, soffits and on handrails/railings.
- b. A minimum of a 16 foot setback as measured from the existing back of curb will be provided along each of the existing and extended public streets. Along N. Pine Street in order to preserve the existing trees located along N. Pine Street a minimum setback of 30 feet as measured from the back of curb will be provided.
- c. “Building Edges” have been provided along the existing public streets as generally depicted on the Technical Data Sheet. The buildings constructed on the Site must adhere to the Building Edges generally depicted on the Technical Data Sheet (plaza/outdoor dining areas will be considered part of the buildings for the purposes of compliance with this provision). Parking areas may be located between buildings and to the rear of the proposed buildings.

5. Residential Design Guidelines.

- a. **General Site Considerations**
- i. Orient buildings towards Public Streets to reinforce the street scape.

- ii. Orient buildings in a way to enclose and define public space, open space and green space.
- iii. Building features such as porches, patios, stoops, front walkways and centralized doorways or breezeways shall front the public streets, except where ends of buildings front these streets. When the ends of buildings front streets, walkways will be provided to clearly connect the building entrances with the street network.
- iv. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
- v. Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, porches, stoops, change in materials, building step backs, art work and landscaping. Blank walls cannot be addressed with landscape elements only.
- vi. All building entrances will be connected to the street network subject to grade and ADA standards (private patios will not be considered a building entrance).

b. Facade Composition

- i. The Principal Entrance of a building shall be articulated and expressed in greater architectural detail than other building entrances.
- ii. Windows shall be vertically shaped with a height greater than their width. However, in instances of large, feature windows, fenestrations may be used to provide a similar vertical appearance. Square windows may be used as a secondary design element.

Facades shall incorporate windows and doors as follows:

- i. Windows and doors shall be provided for at least 20% of the total Facade area along the proposed streets, with each floor calculated independently. The maximum contiguous area without windows or doors on any floor shall not exceed 10 feet in height and 20 feet in length.
- ii. The above requirement may be reduced where a Facade is not visible from a public street.
- iii. The Facades of first/ground floor of the buildings along the public streets shall incorporate a minimum of 25% masonry materials such as brick, stucco or stone.

Facade articulation:

- i. Facades over 75 feet in length shall incorporate wall projections or recesses a minimum of three feet in depth. The combined length of said recesses and projections shall constitute at least 20% of the total Facade length for Facades over 75 feet in length. Patios and balconies are acceptable projections.

Additional Street Fronting Facade requirements on Public Streets:

- i. Street fronting Facades and End fronting Facades shall be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.
- ii. On corner lots, the architectural treatment of a building's intersecting Street Fronting Facades shall be substantially similar, except that said building may emphasize the corner location by incorporating additional height at the corner, varying the roof form at the corner, or providing other architectural embellishments at the corner.
- iii. First Story Facades of all buildings along primary and secondary streets shall incorporate columns, awnings, arcades, porches, stoops, windows, doors, or other architectural elements.
- iv. Facades shall provide visual divisions between the first and second stories, when the building height is more than two stories, through architectural means such as courses, awnings, or a change in primary façade materials or colors.
- v. Facades above the first Story shall incorporate windows, arches, balconies, or other architectural details.
- vi. No more than four different materials, textures, colors, or combinations thereof may be used on a single building. This requirement shall not include materials used on windows, doors, porches, balconies, foundations, awnings or architectural details.
- vii. Materials may be combined horizontally or vertically, with the heavier below the lighter when horizontal.
- viii. Vinyl or aluminum siding, exposed standard concrete masonry unit (CMU) block, corrugated steel, prefabricated metal, exposed plywood, and exposed pressboard are prohibited, except when used as a decorative feature or accent.
- ix. Exterior materials of buildings along the Public Streets shall be limited to brick, stone, pre-cast concrete, wood, stucco, cementitious siding, glass, manufactured stone or granite.
- x. Accessory Structures shall be consistent with the Principal Building in material, texture, and color.

- (a) Foundations, where provided, shall be constructed as a distinct building element that contrasts with Facade materials. Exposed above-ground foundations shall be coated or faced in cement, stucco, brick, manufactured stone, or natural stone to contrast with facade materials.

c. Roofs

- i. Pitched or flat roofs are acceptable. The pitch of the building's primary roof shall have a minimum slope of 4:12. Flat roofs shall be screened from the view of Public Streets by a parapet.
- ii. Accessory features on a roof shall be screened from the view of the Public Streets by a parapet or other architectural feature.
- iii. Permitted sloped roof materials are asphalt shingles, composition shingles, wood shingles, tin, standing seam metal, and wood shakes.
- iv. Vents, stacks, and roof fans are to be painted to blend with the roof color and hidden from Public Street view to the greatest extent possible.

d. Additional Design Standards

- i. No parking or maneuvering for parking will be allowed between the proposed buildings located on the Site and the abutting public streets. Parking areas may be located adjacent and between the allowed residential buildings or behind the allowed residential buildings.
- ii. If garages are constructed on the Site they may not be oriented toward the existing or proposed public streets, except when the garage is located behind the principal structure.

6. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- b. Trees located in the City of Charlotte public street right-of-way are protected by the Tree Ordinance; Landscape Management must be contacted before any disturbance or removal of trees in the public street right-of-way occurs.

7. Lighting:

- a. Detached lighting on the Site, except street lights located along public streets, will be limited to 21 feet in height.

8. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Application:

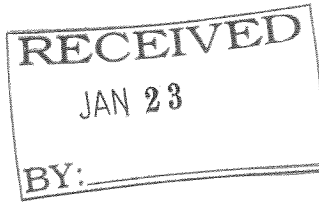
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.
- b.

REVISIONS:

DATE: 01/20/17
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
SCALE: 1/2"=1'-0"
PROJECT #: 1016414
SHEET #:

RZ-3

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-042
Petition #: _____
Date Filed: 1/23/2017
Received By: [Signature]

Property Owners: Rocky River Road Associates, LLC C/O MPV Properties, LLC

Owner's Addresses: 2400 South Boulevard, Ste 300, Charlotte, NC 28203

Date Properties Acquired: 06/01/2009
10/15/2015
10/15/2015

Property Addresses: 5951 and 5737 Rocky River Road, Charlotte, NC 28215
N/A
N/A

Tax Parcel Numbers: 105-361-01
105-361-05
105-361-06

Current Land Use: vacant Size (Acres): ± 77.31 acres

Existing Zoning: R-8MF(CD), R-12MF(CD) and O-2(CD) Proposed Zoning: CC

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

Required Rezoning Pre-Application Meeting* with Sonja Sanders, Mandy Vari, Shannon Frye, Monica Holmes, Jonathan Wells and Rick Grochoske

Date of meeting: 11.22.16

(*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 a pedestrian friendly residential and retail mixed-use center.

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

Rocky River Road Associates, LLC C/O Jim Merrifield

Name of Petitioner

2400 South Blvd #300

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.561.5241

Telephone Number

Fax Number

jmerrifield@mpvre.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2017-
Rocky River Road Associates, LLC

PETITIONER JOINDER AGREEMENT
Rocky River Road Associates, LLC C/O MPV Properties, LLC

The undersigned, as the owners of the parcels of land located at 5951 and 5737 Rocky River Road that is designated as a portion of Tax Parcel No. 105-361-01, 105-361-05 and 105-361-06 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the R-8MF(CD), R-12MF(CD) and O-2(CD) zoning district to the CC zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 19 day of January, 2017.

Rocky River Road Associates, LLC

By: Crosland Rocky River Road, LLC, Manager

By: Crosland Manager, LLC

By: 

Name: James E. Hefner

Title: Authorized Person

ATTACHMENT B

REZONING PETITION NO. 2017-
Rocky River Road Associates, LLC

Rocky River Road Associates, LLC

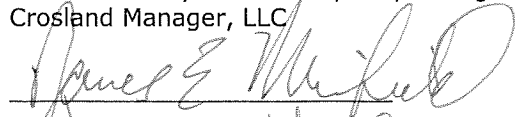
By: Crosland Rocky River Road, LLC, Manager

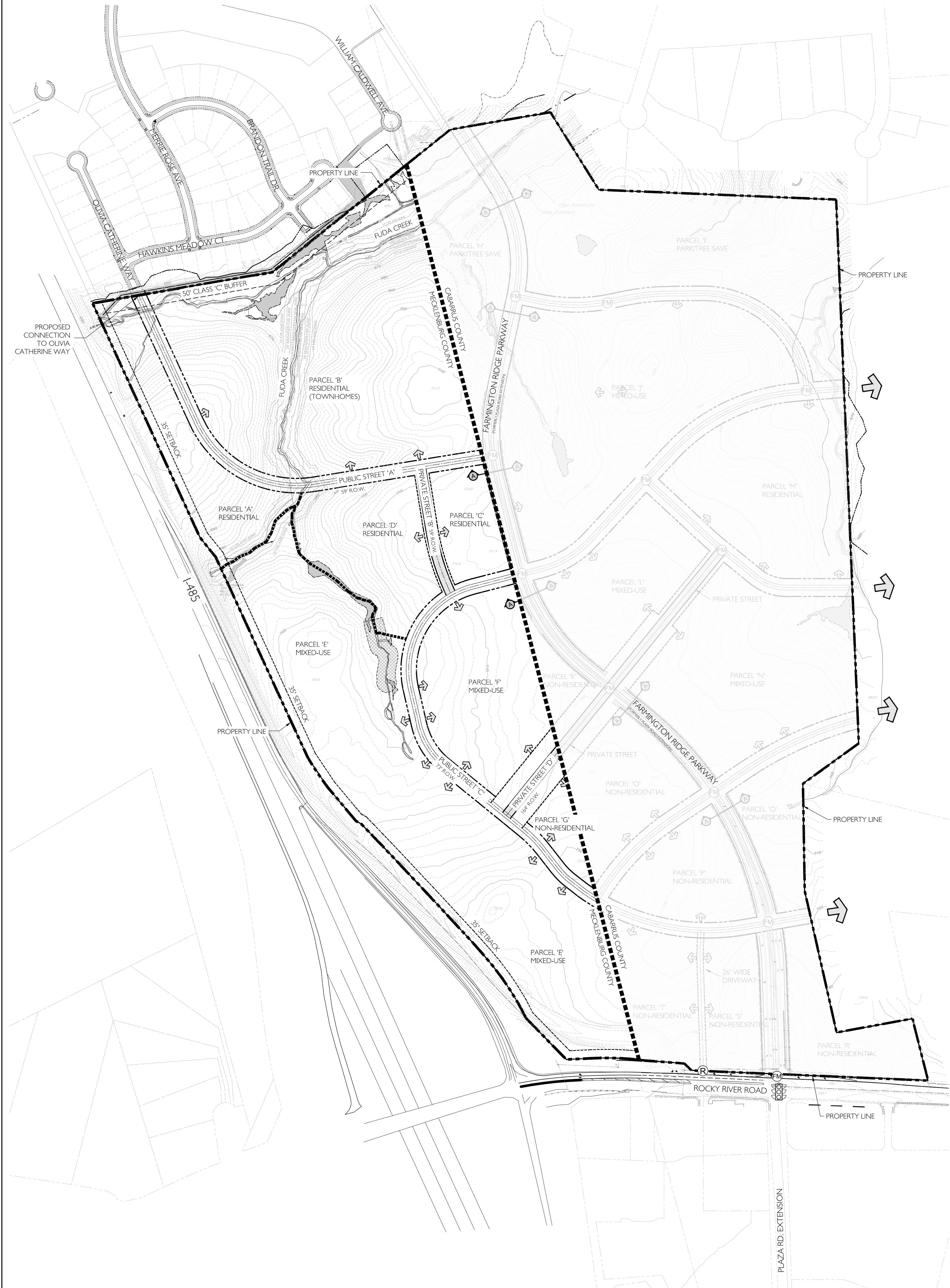
By: Crosland Manager, LLC

By:

Name:

Title:


James E. Merfield
Authorized Person



ROAD LEGEND

- PRIVATE STREET
- PUBLIC STREET
- ACCESS POINT
- RIGHT IN/RIGHT OUT ACCESS
- FULL MOVEMENT ACCESS
- SIGNALIZED INTERSECTION

SITE DEVELOPMENT NOTES:

- ACREAGE: +/- 77.31 ACRES
- TAX PARCEL #'S: 105-361-01, 105-361-05, 105-361-06
- EXISTING ZONING: R-8MF (CD), R-12MF (CD), O-2 (CD)
- PROPOSED ZONING: CC
- EXISTING USES: VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CC ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN SECTION 2 ON SHEET RZ-2).
- MAXIMUM GROSS SQUARE FT OF DEVELOPMENT: UP TO 191,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS ALLOWED IN THE CC ZONING DISTRICT, INCLUDING A MOTION PICTURE THEATER, PLUS A HOTEL WITH UP TO 120 ROOMS, AND UP TO 515 RESIDENTIAL DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED BY THE CC ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED, PARKING FOR THE USES LOCATED WITHIN MECKLENBURG COUNTY MAY BE LOCATED ON THE PORTION OF THE SITE LOCATED WITHIN HARRISBURG AND VICE A VERSA.

PARCEL 'A'
COUNTY: MECKLENBURG
EXISTING ZONING: R-8MF
PROPOSED ZONING: CC
PROPOSED USES:
-RESIDENTIAL

PARCEL 'B'
COUNTY: MECKLENBURG
EXISTING ZONING: R-8MF
PROPOSED ZONING: CC
PROPOSED USES:
-RESIDENTIAL (TOWNHOMES)

PARCEL 'C'
COUNTY: MECKLENBURG
EXISTING ZONING: R-8MF
PROPOSED ZONING: CC
PROPOSED USES:
-RESIDENTIAL

PARCEL 'D'
COUNTY: MECKLENBURG
EXISTING ZONING: R-8MF / R-12MF
PROPOSED ZONING: CC
PROPOSED USES:
-RESIDENTIAL

PARCEL 'E'
COUNTY: MECKLENBURG
EXISTING ZONING: R-8MF / R-12MF / O-2
PROPOSED ZONING: CC
PROPOSED USES:
-MIXED-USE

PARCEL 'F'
COUNTY: MECKLENBURG
EXISTING ZONING: R-8MF / R-12MF
PROPOSED ZONING: CC
PROPOSED USES:
-MIXED USE

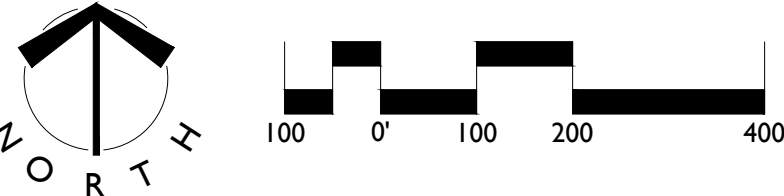
PARCEL 'G'
COUNTY: MECKLENBURG
EXISTING ZONING: R-12MF
PROPOSED ZONING: CC
PROPOSED USES:
-NON-RESIDENTIAL



NOTE: STREET CROSS-SECTIONS FOUND ON SHEET RZ-4.

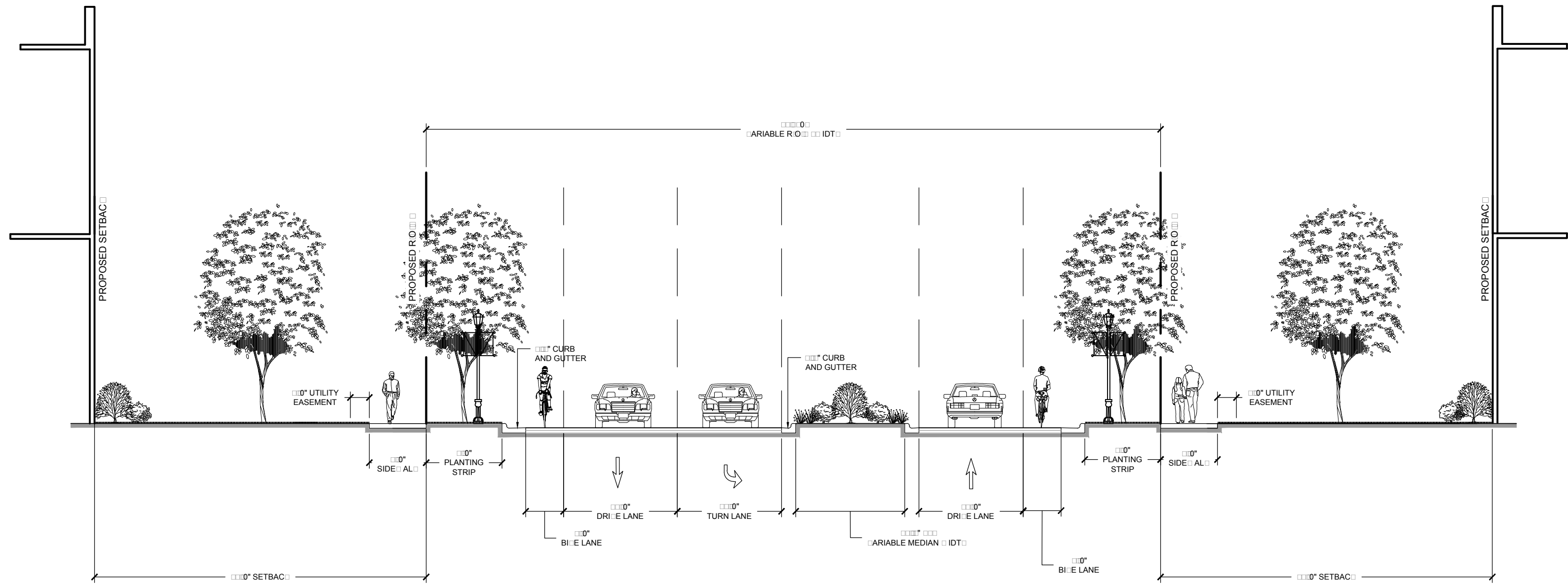
NOTE: SEE CROSS-SECTIONS FOR SETBACK INFORMATION.

PETITION #: 2017-000
CITY OF CHARLOTTE
PETITIONER: ROCKY RIVER ROAD ASSOCIATES, LLC

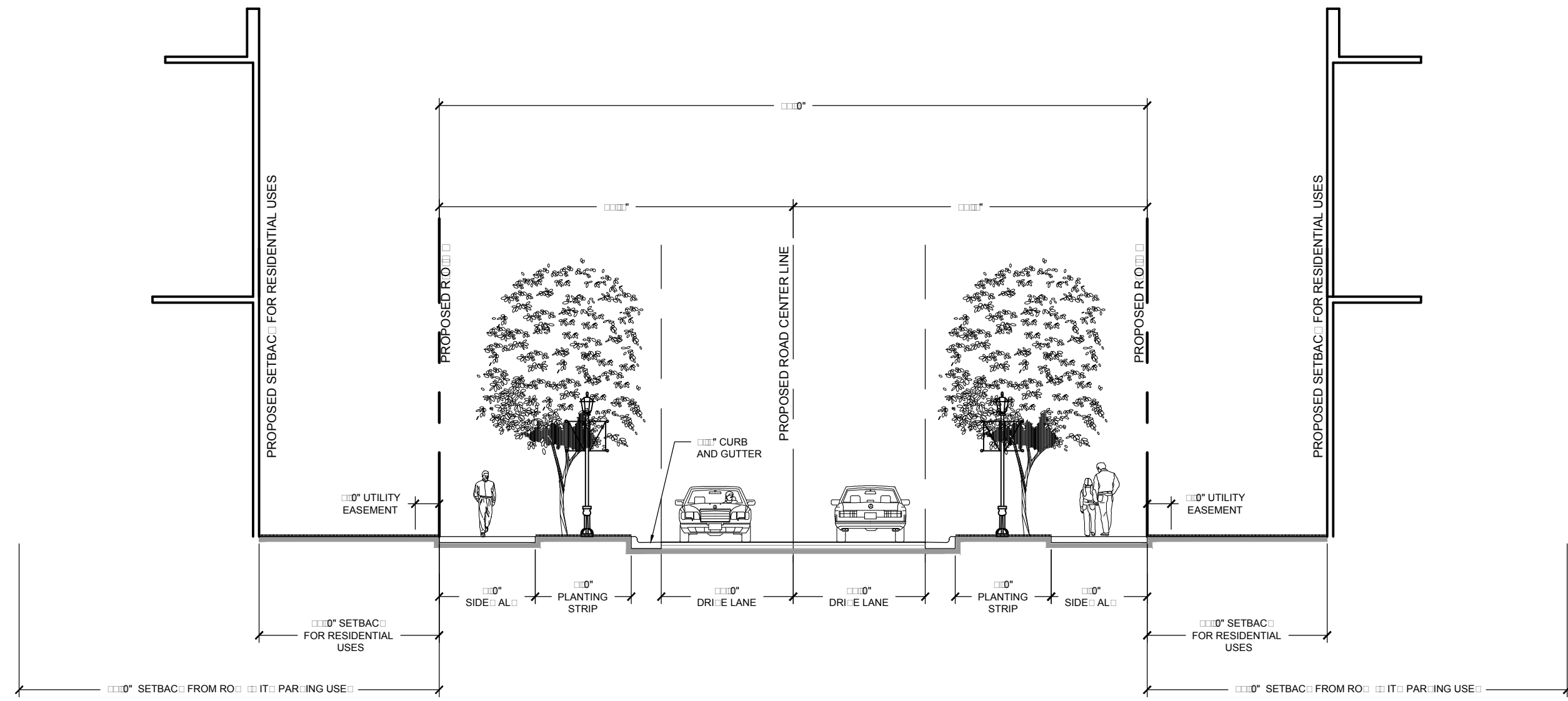


FARMINGTON
CHARLOTTE, NORTH CAROLINA
SITE REZONING - TECHNICAL DATA SHEET/DEVELOPMENT STANDARDS

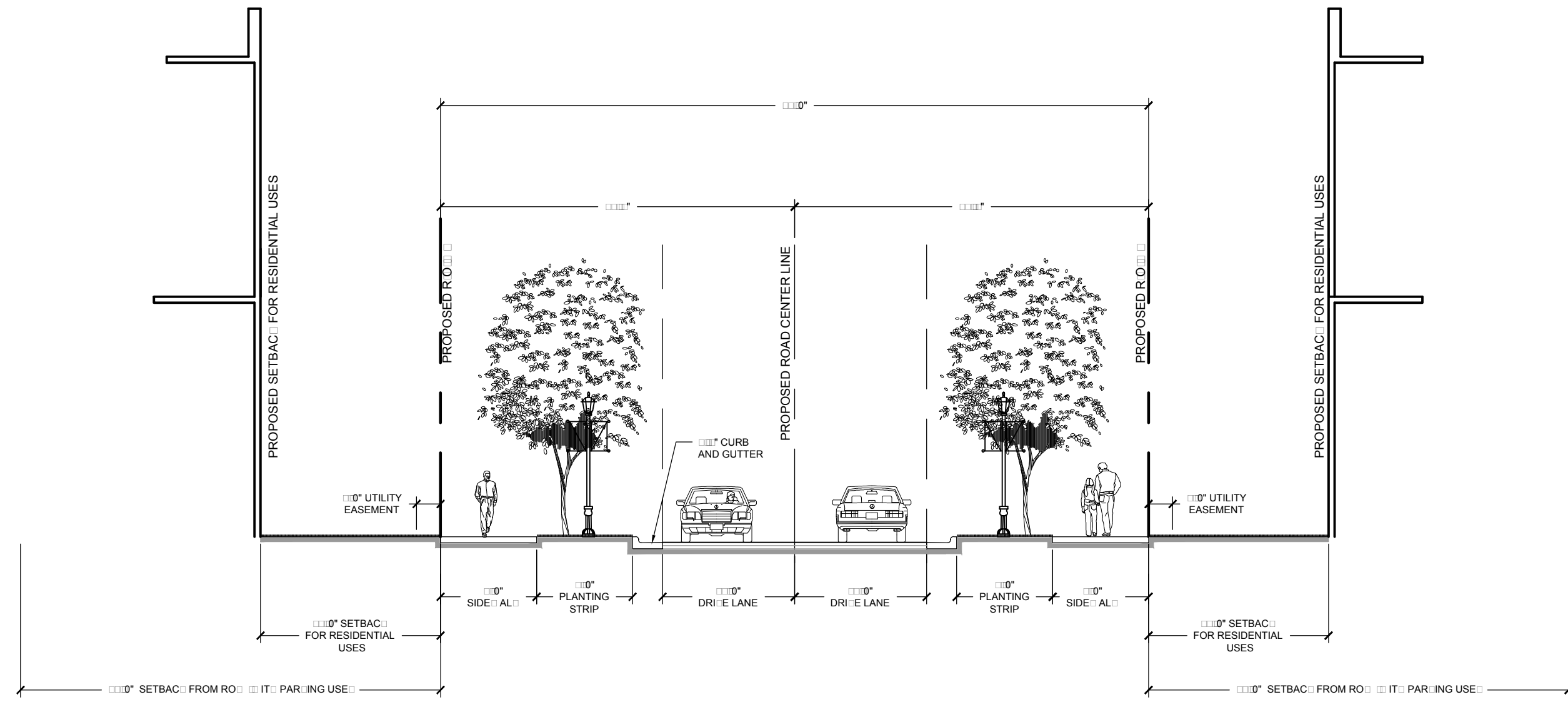
DATE: JANUARY 23, 2017
DESIGNED BY: RPH/RC
CHECKED BY: RPH/RC
PROJECT #: 1016184
SHEET #:
RZ-1



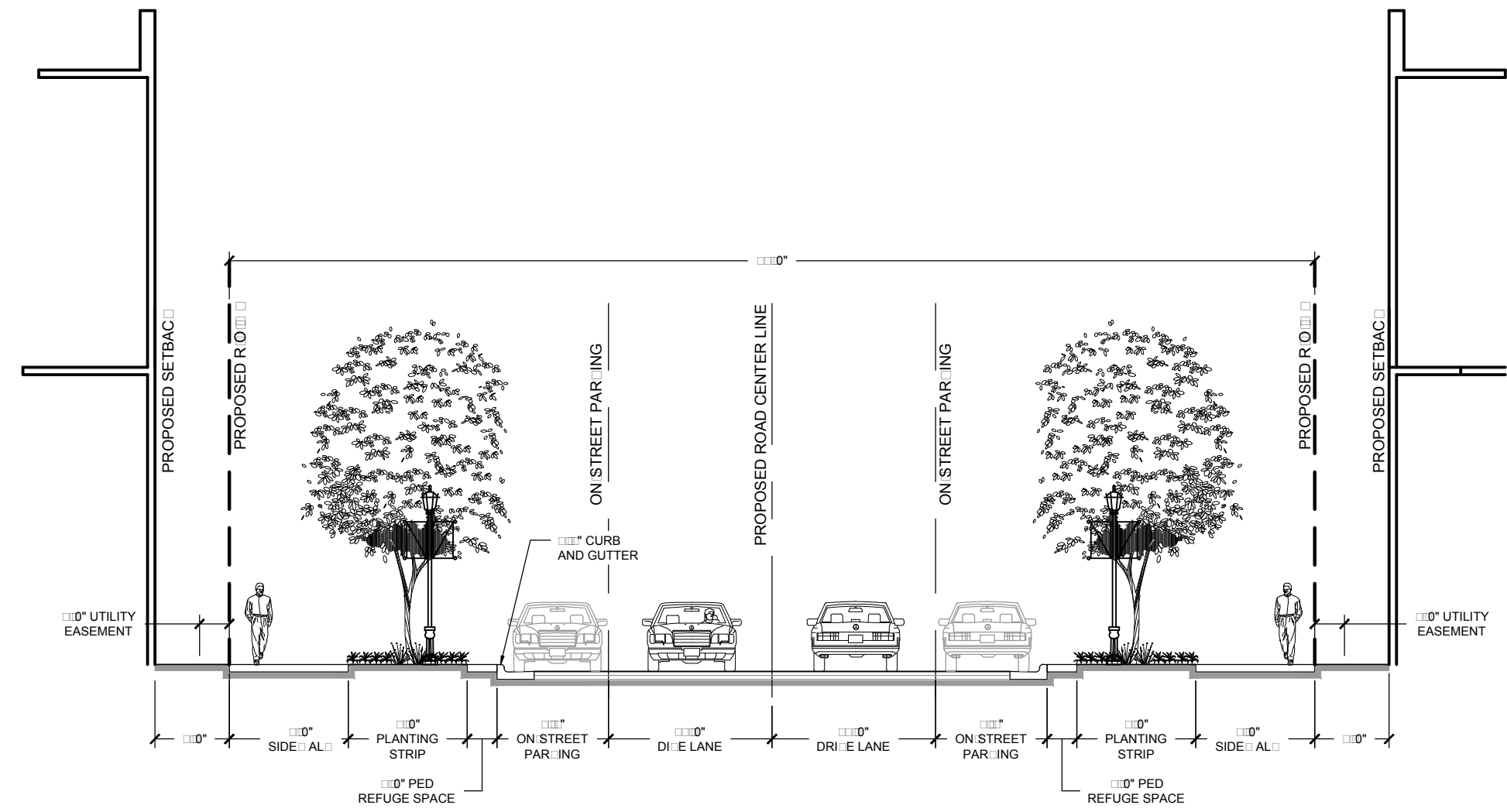
FARMINGTON RIDGE ROAD - FORMERLY PLATE ROAD EXTENSION
SECTION A-A
SCALE: 1" = 10.00'



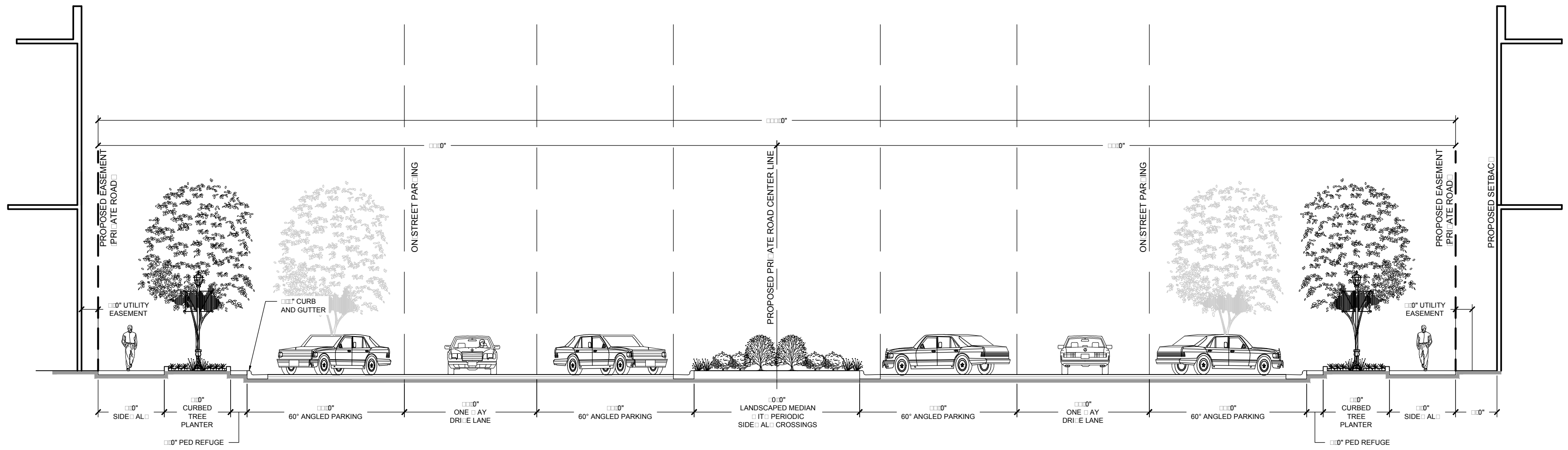
PROPOSED PUBLIC STREET A
SCALE: 1" = 10.00'



PROPOSED PRIVATE STREET B
SCALE: 1" = 10.00'



PROPOSED PUBLIC STREET C
SCALE: 1" = 10.00'



PROPOSED PRIVATE STREET D
SCALE: 1" = 10.00'

PETITION #: 2017-000
CITY OF CHARLOTTE
PETITIONER: ROCKY RIVER ROAD ASSOCIATES, LLC

DATE: JANUARY 23, 2017
DESIGNED BY: RPH/RC
CHECKED BY: RPH/RC
PROJECT #: 1016184
SHEET #:
RZ-3

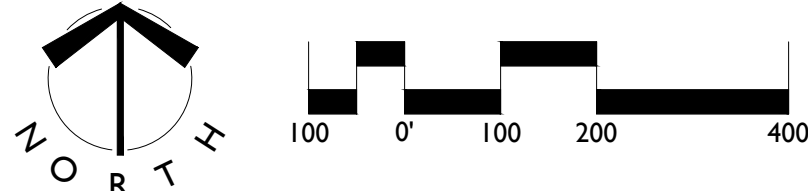
FARMINGTON
CHARLOTTE, NORTH CAROLINA
ROCKY RIVER ROAD ASSOCIATES, LLC
SITE REZONING - STREET CROSS-SECTIONS

PETITION NO. 2017-000

LandDesign
223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com
NC Eng. Firm License: C-6658



PETITION #: 2017-000
CITY OF CHARLOTTE
PETITIONER: ROCKY RIVER ROAD ASSOCIATES, LLC



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2017-043

Petition #:	
Date Filed:	JAN 23 2017
Received By:	By: [Signature]

3:46

Complete All Fields (Use additional pages if needed)

Property Owner: Northlake Systems, LLC, See attached list

Owner's Address: POB 1919 City, State, Zip: Huntsville, NC 28070

Date Property Acquired: _____

Property Address: Generally at the corner of Point O' Woods Drive and Northlake Center Parkway.

Tax Parcel Number(s): 02529110, 11, 12, and 17

Current Land Use: former single family and undeveloped Size (Acres): Aprix. 6.15 +/-

Existing Zoning: CC, R-3 Proposed Zoning: MUDD-CD

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte- Graham, et al.

Date of meeting: 11/1/16

(*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): _____

Purpose/description of Conditional Zoning Plan: Develop the site for use as a hotel along with other retail, restaurant, and office uses

Walter Fields
Name of Rezoning Agent

1919 South Blvd., suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

704-372-7855 704-372-7856
Telephone Number Fax Number

waltr@walterfieldsgroup.com
E-Mail Address

See attached sheet
Signature of Property Owner

(Name Typed / Printed)

Northlake Systems, LLC
Name of Petitioner(s)

POB 1919
Address of Petitioner(s)

Huntsville, NC 28078
City, State, Zip

704-694-6833 704-598 2356
Telephone Number Fax Number

abcone@abcinns.com
E-Mail Address

[Signature]
Signature of Petitioner

V. N. Patel
(Name Typed / Printed)

January 17, 2017

V.N. Patel

President and CEO

ABC Investments and Management Co.

P.O.Box 1919

Huntersville, NC 28070

This letter serves to notify all interested parties that I/we consent to ABC Investments and Management Co. petitioning for the rezoning of property known as Tax Parcels 02529111, 02529112 and 02529117. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner PAUL H. GALE III Date 1-20-17
Owner Paul H. Gale III Date 1-20-17
Address 482 POWELL RD. MOCKSVILLE NC, 27028
Phone Number 704-806-7404

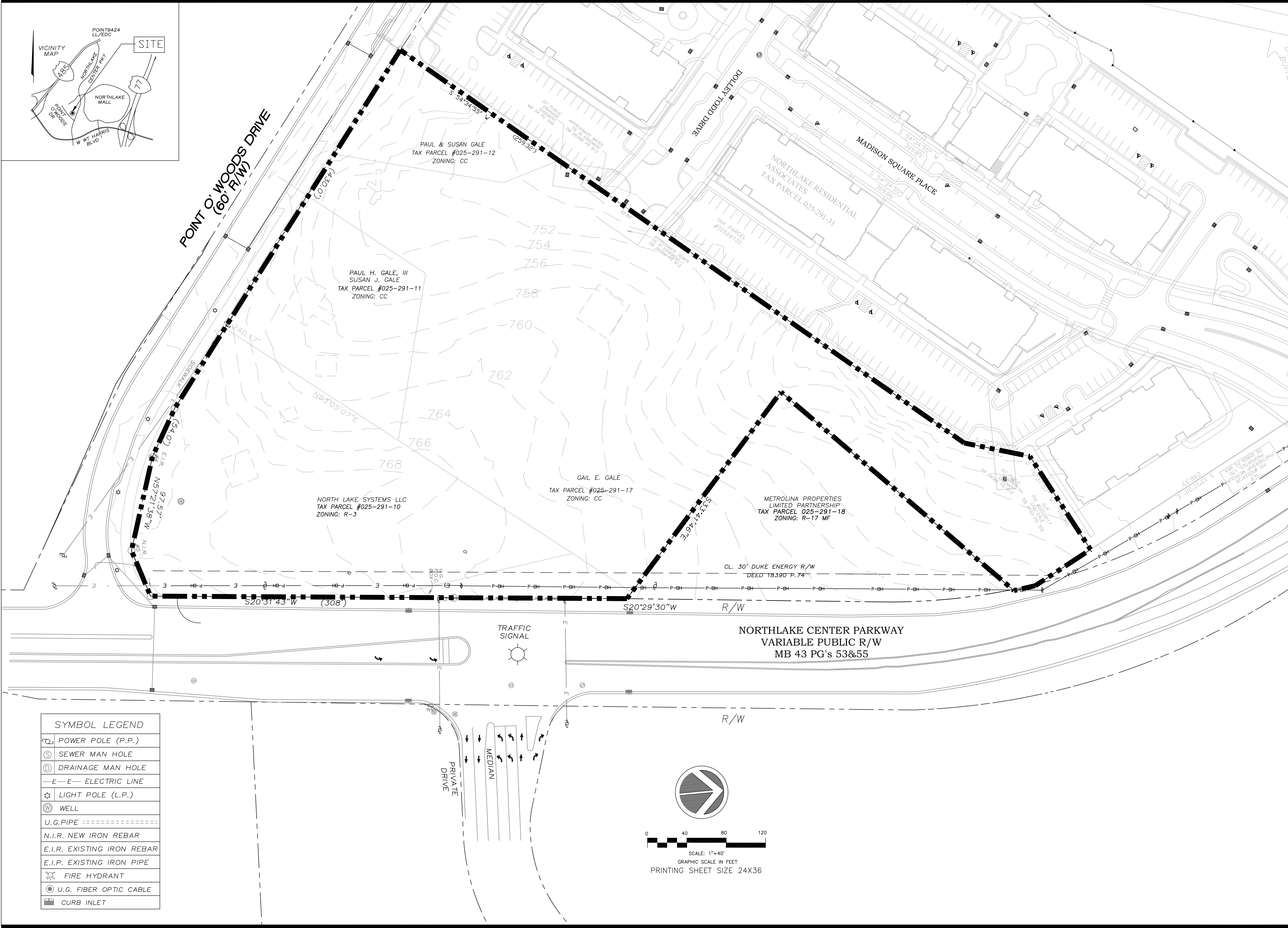
Owner SUSAN J GALE Date 1-20-17
Owner Susan J Gale Date 1-20-17
Address 482 POWELL RD. MOCKSVILLE NC, 27028
Phone Number 704-806-7404

Owner GAIL E. GALE Date 1-20-17
Owner Gail E Gale Date 1-20-17
Address 8801 BLEAD RD. HUNTERSVILLE, NC,
Phone Number 704-806-7404

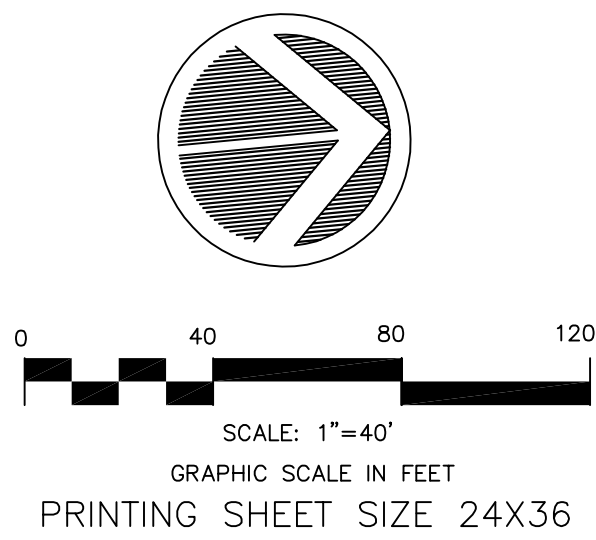
Paul H Gale, III and Susan J. Gale, 02529111, 02529112

Gail E. Gale, 02529117

Z:\art\data\2017 PROJECTS\Point O Wood Rezoning\Rezoning\ZONING2 01.21.2017.dwg, 1/23/2017 1:03:12 PM



SYMBOL LEGEND	
	POWER POLE (P.P.)
	SEWER MAN HOLE
	DRAINAGE MAN HOLE
	ELECTRIC LINE
	LIGHT POLE (L.P.)
	WELL
	U.G. PIPE
	N.I.R. NEW IRON REBAR
	E.I.R. EXISTING IRON REBAR
	E.I.P. EXISTING IRON PIPE
	FIRE HYDRANT
	U.G. FIBER OPTIC CABLE
	CURB INLET



MANSOUR EDLIN CONSULTING
1515 MOCKINGBIRD LANE
SUITE 802 Charlotte, N. C. 28209
Phone 704/672-1560
Fax 704/672-1562

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PROJECT NUMBER
DESIGN By
APPROVED By
DRAWN By
Date
DIGITAL FILE

REVISION

NORTH LAKE SYSTEMS LLC
P.O. BOX 1919
HUNTERSVILLE, NC 28037
PHONE#: 704-649-6833
FAX#: 704-598-2356

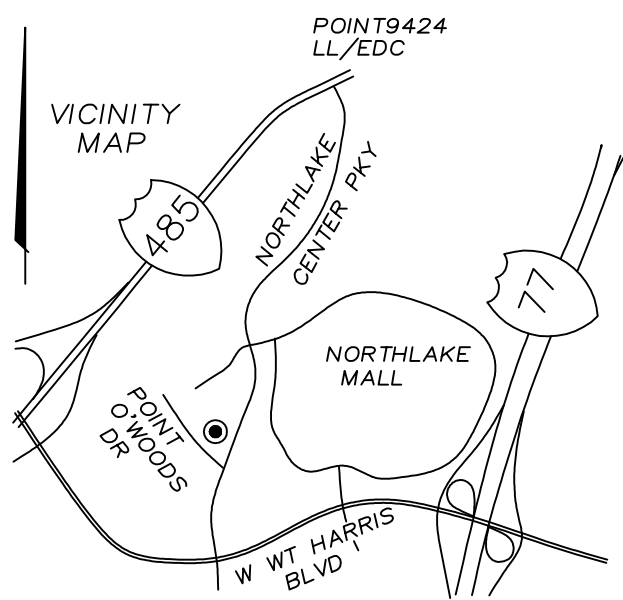
FOR PUBLIC HEARING
PETITION NUMBER

NORTHLAKE CENTER PARKWAY

EXISTING
CONDITION

RZ-1

PRINTING SHEET SIZE 24X36



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PROJECT NUMBER
DESIGN BY
APPROVED BY
DRAWN BY
DATE
DIGITAL FILE

REVISION

NORTH LAKE SYSTEMS LLC
P.O. BOX 1919
HUNTERSVILLE, NC 28037
PHONE#: 704-649-6833
FAX#: 704-598-2356

FOR PUBLIC HEARING

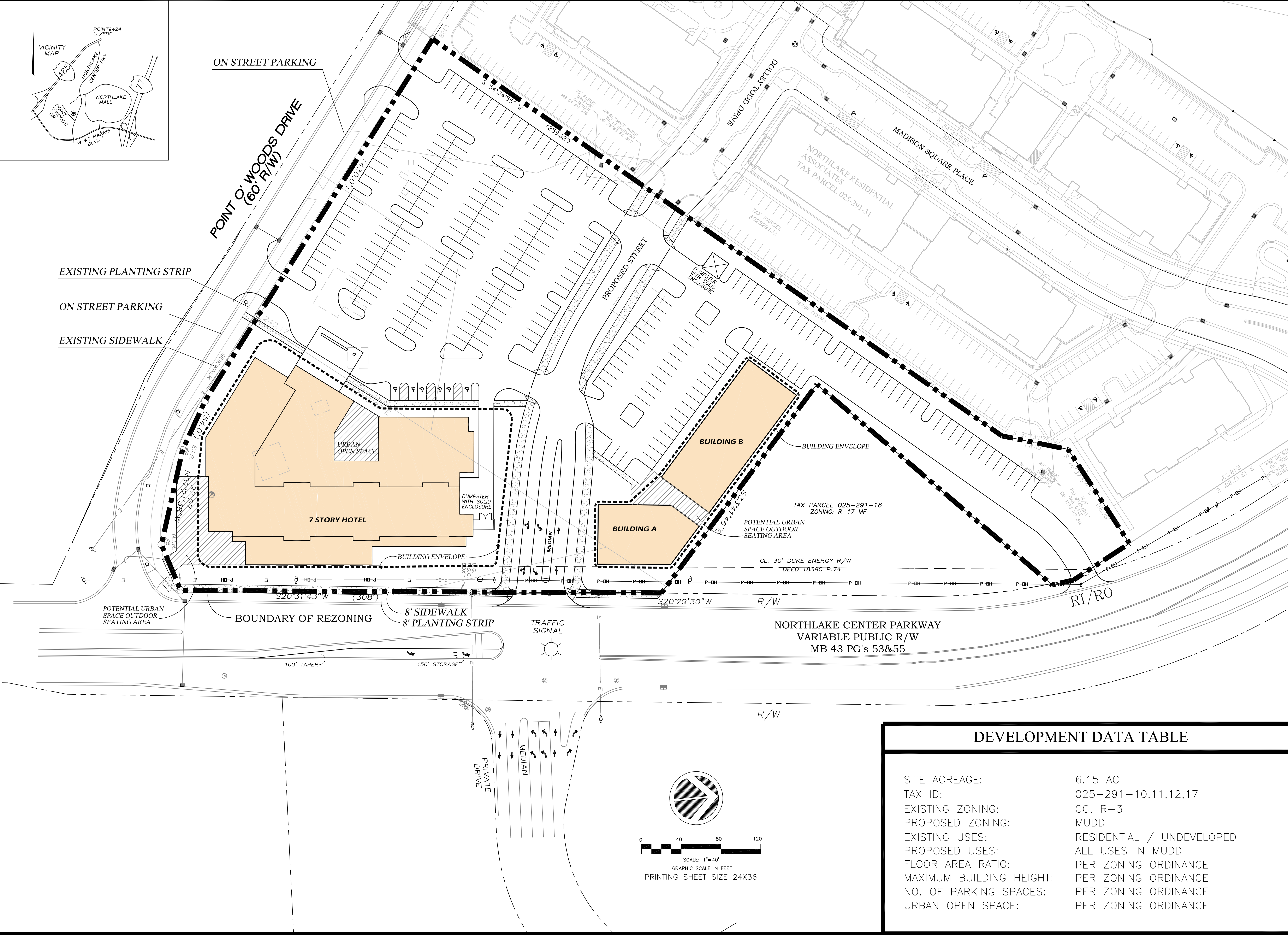
PETITION NUMBER

NORTHLAKE CENTER PARKWAY
CHARLOTTE, NC

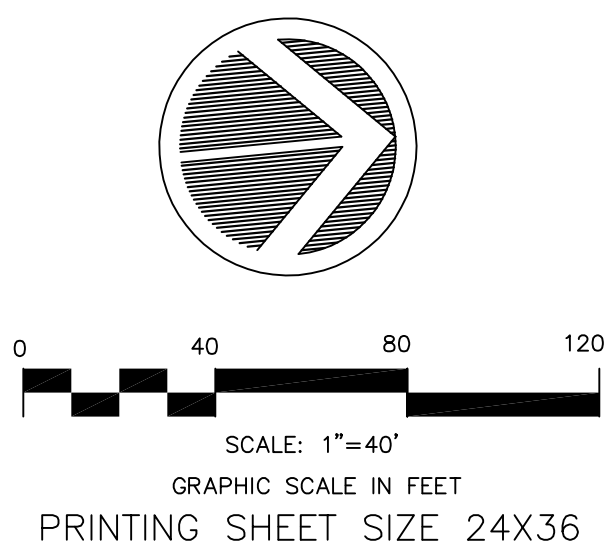
ILLUSTRATIVE
SITE PLAN

RZ-2

PRINTING SHEET SIZE 24X36

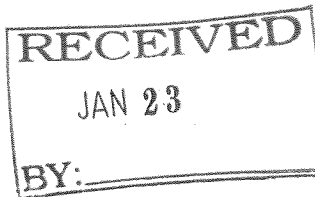


DEVELOPMENT DATA TABLE	
SITE ACREAGE:	6.15 AC
TAX ID:	025-291-10,11,12,17
EXISTING ZONING:	CC, R-3
PROPOSED ZONING:	MUDD
EXISTING USES:	RESIDENTIAL / UNDEVELOPED
PROPOSED USES:	ALL USES IN MUDD
FLOOR AREA RATIO:	PER ZONING ORDINANCE
MAXIMUM BUILDING HEIGHT:	PER ZONING ORDINANCE
NO. OF PARKING SPACES:	PER ZONING ORDINANCE
URBAN OPEN SPACE:	PER ZONING ORDINANCE



CONDITIONAL DEVELOPMENT STANDARDS	DEVELOPMENT DATA TABLE	<div>MANSOUR EDLIN CONSULTING<div>1515 MOCKINGBIRD LANE SUITE 802 Charlotte, N. C. 28209 Phone 704/672-1560 Fax 704/672-1562</div><div>This drawing and design shown are the property of Mansour Edlin Consulting. The reproduction, editing or other use of this drawing without written consent is prohibited and infringement will be subject to legal action.</div></div>
<div>GENERAL PROVISIONS.</div> <div><div>A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.</div><div>B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.</div><div>C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.</div></div>	<div><div>SITE ACREAGE:6.15 AC</div><div>TAX ID:025-291-10,11,12,17</div><div>EXISTING ZONING:CC, R-3</div><div>PROPOSED ZONING:MUDD</div><div>EXISTING USES:RESIDENTIAL / UNDEVELOPED</div><div>PROPOSED USES:ALL USES IN MUDD</div><div>FLOOR AREA RATIO:PER ZONING ORDINANCE</div><div>MAXIMUM BUILDING HEIGHT:PER ZONING ORDINANCE</div><div>NO. OF PARKING SPACES:PER ZONING ORDINANCE</div><div>URBAN OPEN SPACE:PER ZONING ORDINANCE</div></div>	
<div>PURPOSE</div> <div><div>THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A TRACT OF LAND FRONTING ON NORTHLAKE CENTRE PARKWAY. THIS DEVELOPMENT WILL PROVIDE THE LOCATION FOR A HOTEL AND FOR UP TO 30,000 SQUARE FEET OF RETAIL, RESTAURANT, AND OFFICE USES.. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE MUDD DISTRICT.</div></div>		
<div>PERMITTED USES</div> <div><div>USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE MUDD DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY THE SPECIFIC PROVISIONS OF THIS SITE PLAN.</div></div>		
<div>TRANSPORTATION</div> <div><div>A. THE SITE WILL HAVE A FULL ACCESS CONNECTION TO POINT OF WOODS DRIVE, TO NORTHLAKE CENTER PARKWAY, AND TO A NEW STREET THAT WILL CONNECT TO NORTHLAKE CENTRE PARKWAY AS GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE</div><div>B. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.</div><div>C. THE PETITIONER WILL WORK WITH CDOT ON CHANGES TO THE SIGNAL LOCATED AT THE INTERSECTION OF THE NEW PUBLIC STREET AND NORTHLAKE CENTRE PARKWAY.</div></div>		
<div>ARCHITECTURAL STANDARDS</div> <div><div>THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE MUDD DISTRICT. THE FIRST FLOOR OF THE BUILDING ELEVATIONS FACING NORTHLAKE CENTRE PARKWAY WILL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN ACTIVITY BY PROVIDING WINDOWS AND/OR DOORS AND OTHER ARCHITECTURALLY ARTICULATED FACADES THAT PREVENT EXPANSES OF SOLID WALLS THAT EXCEED 20 FEET IN LENGTH</div></div>		
<div>STREETSCAPE AND LANDSCAPING</div> <div><div>RESERVED</div></div>		
<div>ENVIRONMENTAL FEATURES</div> <div><div>RESERVED</div></div>		
<div>PARKS, GREENWAYS, AND OPEN SPACE</div> <div><div>RESERVED</div></div>		
<div>FIRE PROTECTION</div> <div><div>RESERVED</div></div>		
<div>SIGNAGE</div> <div><div>RESERVED</div></div>		
<div>LIGHTING</div> <div><div>A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED</div></div>		
<div>PHASING</div> <div><div>RESERVED</div></div>		
<div>INITIAL SUBMISSION- 1-23-17</div>		<div><div>PROJECT NUMBER</div><div>DESIGN By</div><div>APPROVED By</div><div>DRAWN By</div><div>Date</div><div>DIGITAL FILE</div><div>REVISION</div><div>NORTH LAKE SYSTEMS LLC</div><div>P.O. BOX 1919 HUNTERSVILLE, NC 28037</div><div>PHONE#: 704-649-6833 FAX#: 704-598-2356</div><div>FOR PUBLIC HEARING</div><div>PETITION NUMBER</div><div>NORTHLAKE CENTER PARKWAY CHARLOTTE, NC</div><div>TECHNICAL DATA SHEET</div><div>RZ-3</div></div>

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-044

Petition #:	
Date Filed:	1/23/2017
Received By:	g+

Complete All Fields (Use additional pages if needed)

Property Owner: Jacobs Fork Properties, LLC

Owner's Address: 8209 Victoria Lake Drive City, State, Zip: Waxhaw, NC 28173

Date Property Acquired: September 18, 2007 (157-111-27) and October 14, 2016 (157-111-42)

Property Address: 3635 Craig Avenue, Charlotte, NC 28211

Tax Parcel Number(s): 157-111-27 and 157-111-42

Current Land Use: Vacant Size (Acres): +/- 3.78 acres

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

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Solomon Fortune, et al.

Date of meeting: March 3, 2016

(*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 residential community containing a maximum of seventeen (17) for sale single-family detached dwelling units.

John Carmichael and Ty Shaffer (Robinson Bradshaw)
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341; 704.377.8142
Telephone Number Fax Number

jcarmichael@rbh.com; tshaffer@rbh.com
E-Mail Address

JACOBS FORK PROPERTIES, LLC

By: [Signature]
Signature of Property Owner

Tim Melton (Member)
(Name Typed / Printed)

Jacobs Fork Properties, LLC (c/o Tim Melton)
Name of Petitioner(s)

8209 Victoria Lake Drive
Address of Petitioner(s)

Waxhaw, NC 28173
City, State, Zip

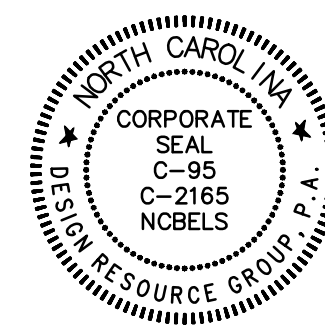
704-905-7159
Telephone Number Fax Number

tmelton@carolina.rr.com
E-Mail Address

JACOBS FORK PROPERTIES, LLC

By: [Signature]
Signature of Petitioner

Tim Melton (Member)
(Name Typed / Printed)



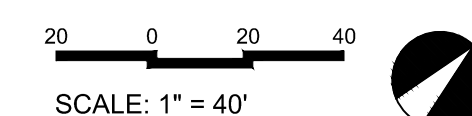
REZONING PETITION
FOR PUBLIC HEARING:
2017-XXX

REZONING DOCUMENTS

CRAIG AVENUE
CHARLOTTE, NC

SYCAMORE PROPERTIES
8209 VICTORIA LAKE DRIVE
WAXHAW NC, 28173
704-905-7159

SCHEMATIC SITE PLAN



PROJECT #: 651-001
DRAWN BY: SK
CHECKED BY: NB

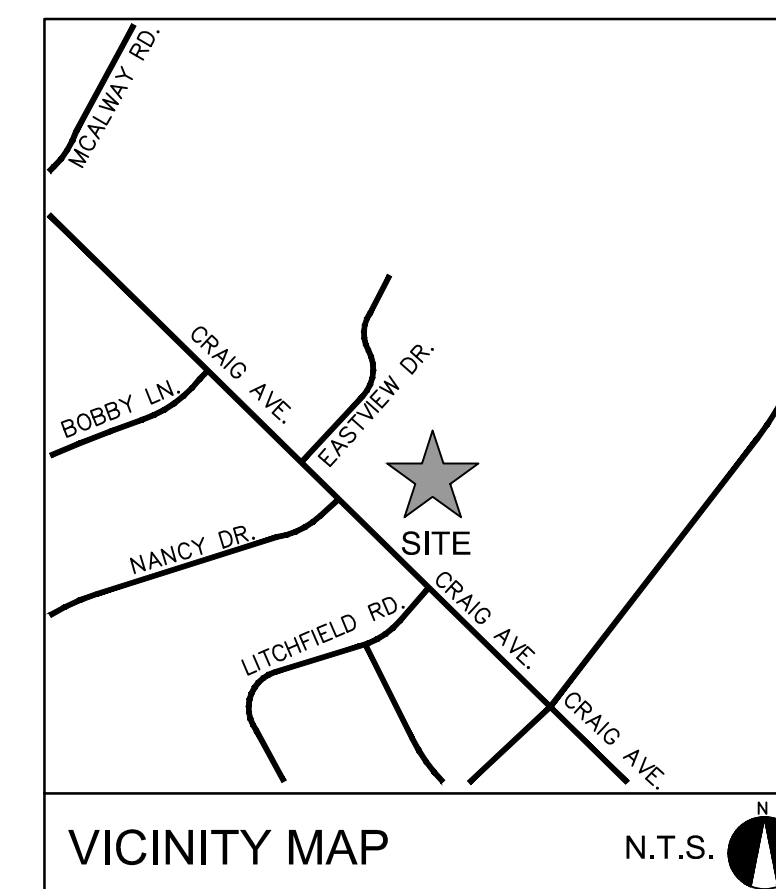
JANUARY 23, 2017

REVISIONS:

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN
MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL
INTENT OF THIS PLAN AND SHALL COMPLY WITH THE
APPLICABLE ORDINANCE REQUIREMENTS

SITE DATA

TOTAL SITE AREA:	±3.78 ACRES (BEFORE ROW DEDICATION) ±3.31 ACRES (AFTER ROW DEDICATION)
TAX PARCEL #:	157-111-27 AND 157-111-42
EXISTING ZONING:	R-4
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	VACANT
PROPOSED USE:	DETACHED SINGLE FAMILY LOTS
PROPOSED LOTS:	17 LOTS (5.14 UNITS PER ACRE)
PROPOSED SETBACKS:	
LOT AREA	3,000 SF MIN.
SIDE YARD	5'
FRONT SETBACK	14' FROM BACK OF CURB
REAR YARD:	10'
LOT AREA	3,000 SF
MIN. LOT WIDTH:	20'
BUILDING HEIGHT:	40' MAXIMUM
TREE SAVE:	(10%) SINGLE FAMILY SHALL MEET ORDINANCE REQUIREMENTS
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS



1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY JACOBS FORK PROPERTIES, LLC FOR AN APPROXIMATELY 3.78 ACRE SITE LOCATED ON THE NORTHEAST SIDE OF CRAIG AVENUE, AT THE INTERSECTION OF CRAIG AVENUE AND LITCHFIELD ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE 'SITE'). THE SITE IS COMPRISED OF TAX PARCEL NOS. 157-111-27 AND 157-111-42.
- B. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (HEREINAFTER REFERRED TO AS THE 'ORDINANCE') FOR THE UR- 2 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- C. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL STREETS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- D. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER TO THE OWNERS OF THIS SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES

- A. THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 17 FOR SALE SINGLE-FAMILY DETACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.

3. TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- B. OFF-STREET VEHICULAR PARKING FOR THE SITE SHALL MEET THE MINIMUM AND MAXIMUM REQUIREMENTS OF THE UR-2 ZONING DISTRICT.
- C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
- D. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE AS REQUIRED TO PROVIDE RIGHT OF WAY TO ACCOMMODATE THE FUTURE REALIGNED LITCHFIELD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

4. ARCHITECTURAL STANDARDS

- A. THE MAXIMUM HEIGHT IN FEET OF THE SINGLE-FAMILY DETACHED DWELLING UNITS SHALL BE 40 FEET AS MEASURED FROM THE AVERAGE GRADE AT THE BASE OF THE STRUCTURE.

5. STREETSCAPE AND LANDSCAPING/SCREENING

- A. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT PLANTING STRIP AND A MINIMUM 6 FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON CRAIG AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- B. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT PLANTING STRIP AND A MINIMUM 6 FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON FUTURE REALIGNED LITCHFIELD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. ENVIRONMENTAL FEATURES

- A. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.
- B. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

7. LIGHTING

- A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

8. 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 IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF 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.