

# **Rezoning Petition Packet**

## **Petitions: 2017-045 through 2017-060**

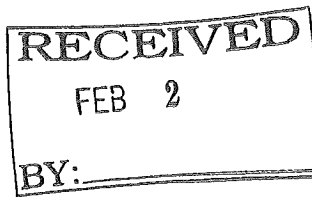
Petitions that were submitted by February 27, 2017

Staff Review Meeting: **March 23, 2017**

City Public Hearing: **To Be Determined**



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #:	2017-045
Date Filed:	2/2/2017
Received By:	R

**Complete All Fields (Use additional pages if needed)**

Property Owner: Judson Stringfellow

Owner's Address: 17537 Jetton Rd City, State, Zip: Cornelius, NC 28031

Date Property Acquired: 02/02/2017

Property Address: XX Hewitt Dr & XX Maple St

Tax Parcel Number(s): 04513101 & 04512110

Current Land Use: Vacant Land Size (Acres): 2.9

Existing Zoning: R-15MF(CD) Proposed Zoning: R5

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

Required Rezoning Pre-Application Meeting\* with: CLARE LYTE - GRAY

Date of meeting: 01-31-17

(\*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): \_\_\_\_\_

Purpose/description of Conditional Zoning Plan: \_\_\_\_\_

\_\_\_\_\_  
Name of Rezoning Agent

\_\_\_\_\_  
Agent's Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
(Name Typed / Printed)

Judson Stringfellow

\_\_\_\_\_  
Name of Petitioner(s)

17537 Jetton Rd

\_\_\_\_\_  
Address of Petitioner(s)

Cornelius, NC 28031

\_\_\_\_\_  
City, State, Zip

704-361-7777

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

judsonstringfellow@gmail.com

\_\_\_\_\_  
E-Mail Address

Judson Stringfellow

\_\_\_\_\_  
Signature of Petitioner

Judson Stringfellow

\_\_\_\_\_  
(Name Typed / Printed)



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-046

Petition #: \_\_\_\_\_  
Date Filed: 2/22/2017  
Received By: BK

**Complete All Fields (Use additional pages if needed)**

Property Owner: Mecklenburg County Government

Owner's Address: 600 E. 4th Street 11th Floor City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 1997

Property Address: 942 Baxter Street

Tax Parcel Number(s): 125-201-51

Current Land Use: Park Size (Acres): 2.82

Existing Zoning: B-2 Proposed Zoning: MUDD

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

Required Rezoning Pre-Application Meeting\* with: LAURA HAMMON

Date of meeting: 2/1/2016

(\*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): \_\_\_\_\_

Purpose/description of Conditional Zoning Plan: \_\_\_\_\_

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number Fax Number

E-Mail Address

Signature of Property Owner

Dena.R. Diorio, County Manager  
(Name Typed / Printed)

Mecklenburg County c/o Peter Zeiler

Name of Petitioner(s)

600 E.4th Street, 2 nd Floor  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

980.314.2938  
Telephone Number Fax Number

peter.zeiler@mecklenburgcountync.gov  
E-Mail Address

Signature of Petitioner

Dena R. Diorio, County Manager  
(Name Typed / Printed)

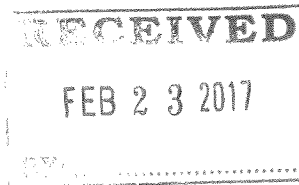
**APPROVED AS TO FORM:**

2

MA Bethune  
COUNTY ATTORNEY



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-047

Petition #:	_____
Date Filed:	2/23/2017
Received By:	BK

**Complete All Fields (Use additional pages if needed)**

Property Owner: Scott Land Investments, LLC

Owner's Address: 400 Tyvola Road City, State, Zip: Charlotte, NC 28217

Date Property Acquired: 9/23/1999

Property Address: 5514 Westpark Drive, Charlotte, NC; 416 Tyvola Road, Charlotte NC

Tax Parcel Number(s): 169-261-05; 169-142-01

Current Land Use: Warehouse/Industrial; Automotive Sales & Service Size (Acres): 6.63 acres

Existing Zoning: I-2 Proposed Zoning: B-2

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

Required Rezoning Pre-Application Meeting\* with: John Kinley

Date of meeting: January 31, 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: N/A

Collin Brown & Bailey Patrick  
Name of Rezoning Agent

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

Charlotte, NC 28202  
City, State, Zip

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

Collin.Brown@klgates.com  
E-Mail Address

Scott Land Investments LLC  
by: Andrew Smith  
Signature of Property Owner

Scott Land Investments, LLC  
by: Andrew Smith  
(Name Typed / Printed)

Scott Land Investments, LLC  
Name of Petitioner(s)

400 Tyvola Road  
Address of Petitioner(s)

Charlotte, NC 28217  
City, State, Zip

704-972-8815 704-525-6543  
Telephone Number Fax Number

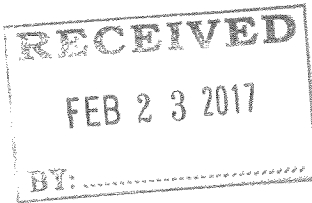
asmith@jaguarofcharlotte.com  
E-Mail Address

Andrew Smith  
Signature of Petitioner

Andrew Smith  
(Name Typed / Printed)



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-048

Petition #: \_\_\_\_\_  
Date Filed: 2/23/2017  
Received By: Rf

**Complete All Fields (Use additional pages if needed)**

Property Owner: Camp Greene Properties, LLC

Owner's Address: 1219 East 35<sup>th</sup> Street City, State, Zip: Charlotte, NC 28205

Date Property Acquired: 1/12/2016

Property Address: 1125 Belmont Avenue, Charlotte NC 28205

Tax Parcel Number(s): 8112704, 8112705

Current Land Use: Commercial Size (Acres): 0.357

Existing Zoning: R-5 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting\* with: Monica Holmes, Mandy Vari, Kory Hedrick

Date of meeting: 1/19/17

(\*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): No

Purpose/description of Conditional Zoning Plan: To rezone the site to allow for the adaptive re-use of the existing historic commercial building as an Eating, Drinking, and Entertainment Establishment (Type 2), brewery, retail, or residential use.

Landworks Design Group PA  
Name of Rezoning Agent

7611 Little Ave, Suite 111  
Agent's Address

Charlotte, NC 28226  
City, State, Zip

704-841-1604 (x701) 704-841-1604  
Telephone Number Fax Number

mlangston@landworkspa.com  
E-Mail Address

[Signature]  
Signature of Property Owner

\_\_\_\_\_  
(Name Typed / Printed)

Camp Greene Properties, LLC  
Name of Petitioner(s)

1219 East 35<sup>th</sup> Street  
Address of Petitioner(s)

Charlotte, NC 28205  
City, State, Zip

704-458-9128  
Telephone Number Fax Number

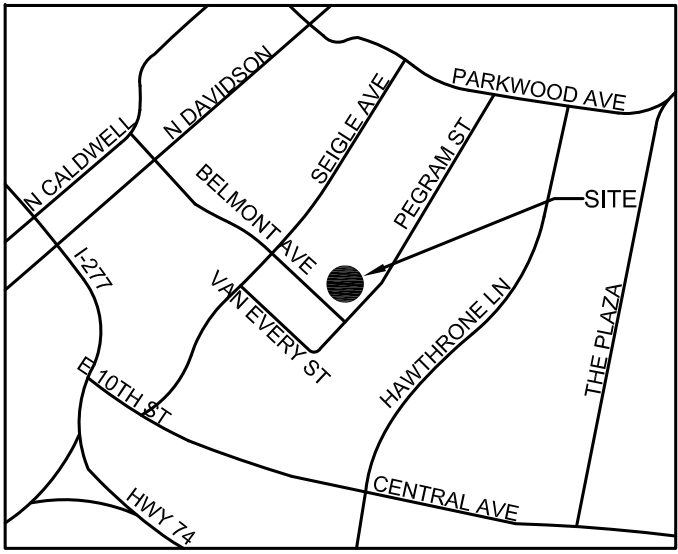
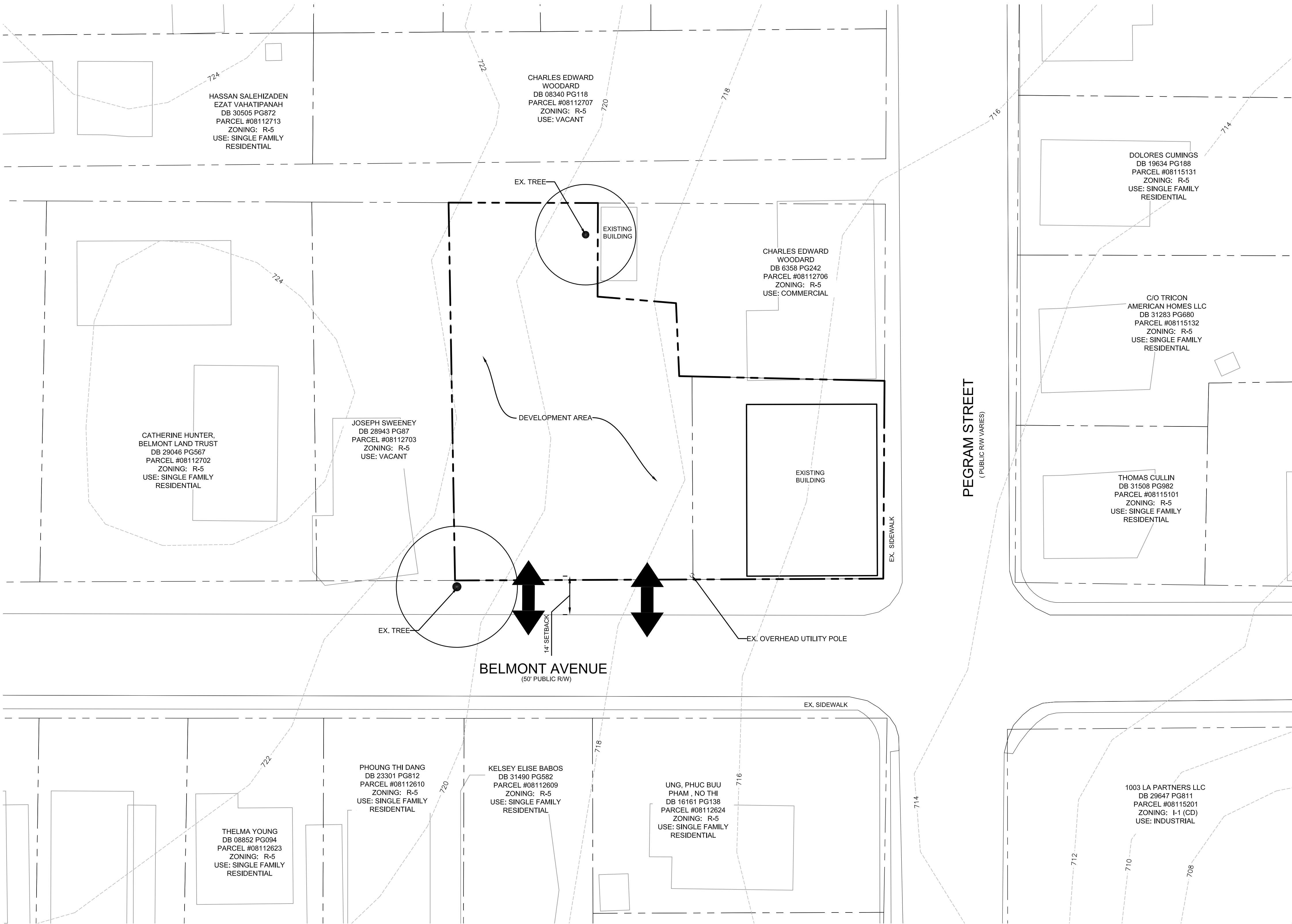
cimarrona@yahoo.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Lee Schuler  
(Name Typed / Printed)



P:\2016 Jobs\16061 - 1125 Belmont - Camp Green\CAD\S\Sketch Planning\160712 SKETCH PLAN.dwg



VICINITY MAP

SITE DATA:

TAX PARCEL ID:	08112704, 08112705
ACREAGE:	± 0.357 AC (GROSS)
EXISTING ZONING:	(R-5) SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	(MUDD-O) MIXED USED DEVELOPMENT DISTRICT - OPTIONAL
EXISTING USE:	EATING, DRINKING, & ENTERTAINMENT ESTABLISHMENT TYPE 2
PROPOSED USE:	SEE 2(a) BELOW
BUILDING SIZE:	6048 S.F. (3024 S.F. HEATED)
FRONT SETBACK:	14' MIN
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE
MAX. EXISTING BUILDING HEIGHT:	40'

Development Standards

1. General Provisions

- 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.
- 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.
- 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.
- The total number of principal buildings to be developed on the Site shall not exceed 1. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

2. Optional Provisions

- The site may provide auto parking at a rate of 1 space per 400sf gross floor area, regardless of use.
- Buffering provided for adjacent Single-family use or zoning may be satisfied by providing a 6' ht wire mesh "living screen" planted with evergreen climbing vegetation (not chain-link fence).
- Street trees will not be required between the building and the street frontage.
- The Petitioner may coordinate with Planning staff to find alternatives to the requirements of 12.544(1)(c), 12.546(1)(b), and that may interfere with preservation of the historic architecture of the existing building.

3. Purpose

- The purpose of this Rezoning application is to provide for the adaptive re-use of the existing "Red Front Department Store" (c. 1902) building to allow for uses as described in 4(a) below. To achieve this purpose, the application seeks the rezoning of the site to the Mixed Use Development - Optional (MUDD-O) district.

4. Permitted Uses

- Uses allowed on the property included in this Petition will be Eating, Drinking, and Entertainment Establishments (Type 2), brewery, coffee shop, exercise gym, general office, retail, and/or residential uses, as well as related accessory uses as are permitted in the MUDD-O district. **Outdoor entertainment will be limited to the hours of 8:00AM to 11:00PM.**

5. Transportation

- The site will have access via parking lot connections to Belmont Avenue at locations prescribed by CDOT as generally identified on the concept plan for the site.

6. Architectural Standards

- The Petitioner desires to have the building designated a Historic Landmark by the Historic Landmarks Commission and will pursue that designation independently of this rezoning petition.
- The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. No vinyl will be used as siding material.
- Trash and recycling will be provided by dumpsters on site.

7. Streetscape, Buffers, and Landscaping

- Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along Belmont Avenue.
- The Petitioner will screen proposed parking from adjoining residential properties as described in 2(b) above.
- The site is considered "Redevelopment" and is therefore exempt from tree save requirements.

8. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
- All utilities within the Site will be placed underground.

9. Parks, Greenways, and Open Space

- Reserved

10. Fire Protection

- Reserved.

11. Signage

- Reserved

12. Lighting

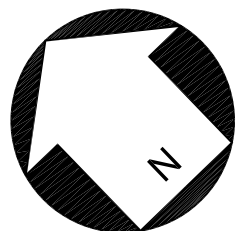
- Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 20' in height.
- The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.

13. Phasing

- Reserved

14. Binding Effect of the Rezoning Application

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.
- 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 to be involved in any future development thereof.
- 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.



SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description

CORPORATE CERTIFICATIONS  
NC PE : C-2930 NC LA : C-253  
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: LHC

Drawn By: LHC

Checked By: MDL

Date: 2/24/17

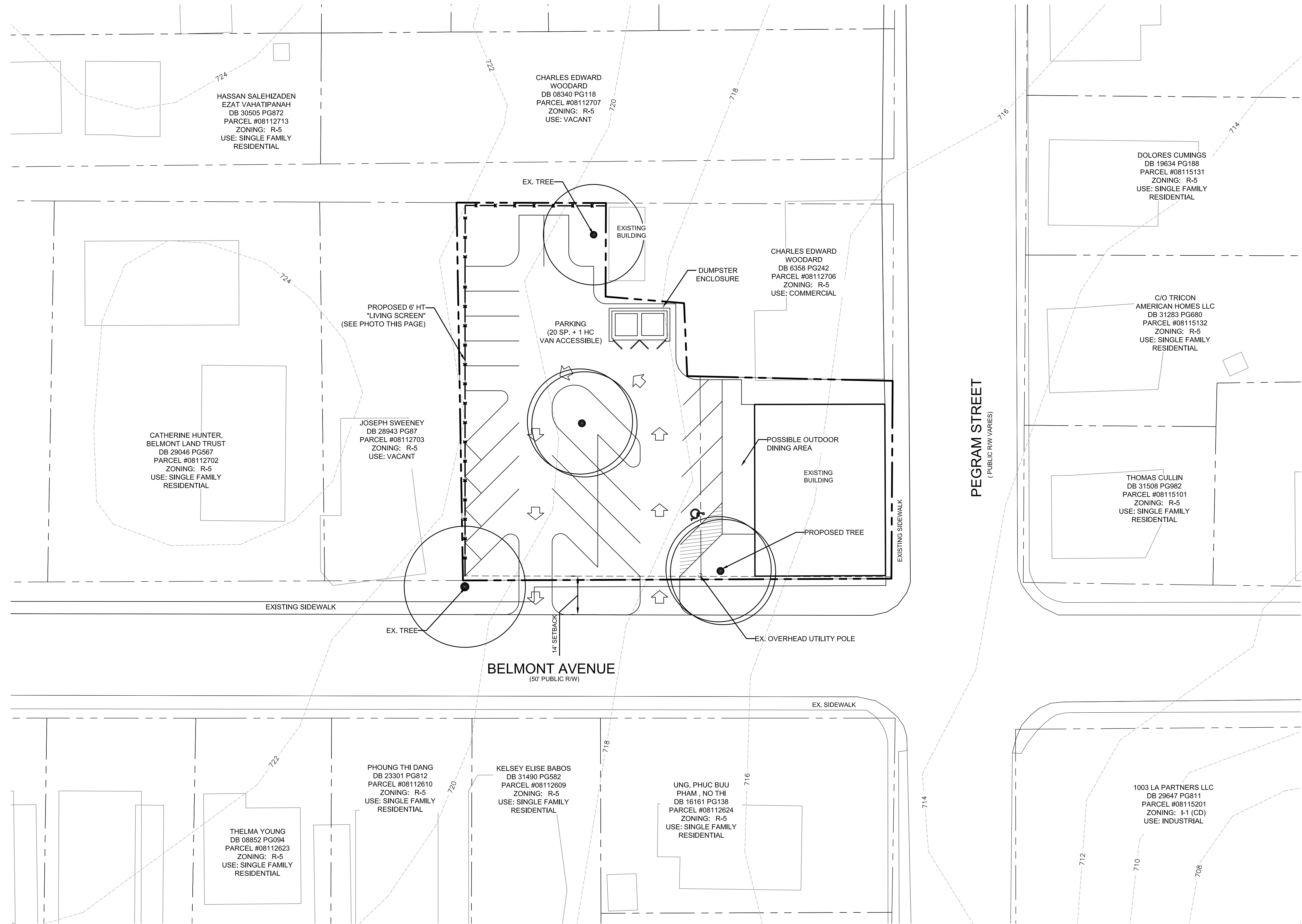
Project Number: 16061

Sheet Number:

RZ-1

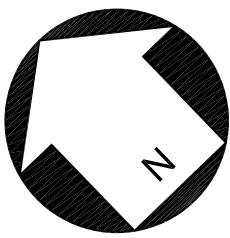


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1  
RZ-2

LIVING FENCE PHOTO



REVISIONS:			
No.	Date	By	Description

Landworks

Design Group, P.A.

7821 Little Avenue, Suite 111

Charlotte, NC 28226

704-441-6804 fax 704-441-6804

1125 BELMONT AVENUE SITE

CAMP GREEN PROPERTIES, LLC

CHARLOTTE, NC

CONCEPTUAL

SITE PLAN

REZONING PETITION:

2017-XX

CORPORATE CERTIFICATIONS

NC PE : C-2930 NC LA : C-253

SC ENG : NO. 3599 SC LA : NO. 211

Project Manager:

LHC

Drawn By:

LHC

Checked By:

MDL

Date:

2/24/17

Project Number:

16061

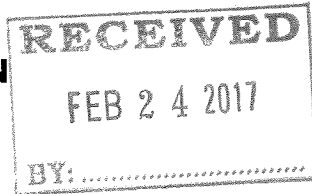
Sheet Number:

RZ-2

SHEET # 2 OF 2



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-049

Petition #:	
Date Filed:	2/24/2017
Received By:	[Signature]

**Complete All Fields (Use additional pages if needed)**

Property Owner: Mak Khojasteh, Lisa Hoover- Khojasteh, and Sarra Khojasteh

Owner's Address: 7612 Ballantyne Commons Parkway City, State, Zip: Charlotte, NC 28277

Date Property Acquired: 11/8/2005

Property Address: 7612 Ballantyne Commons Parkway, Charlotte, NC 28277

Tax Parcel Number(s): 22504508

Current Land Use: Single Family Size (Acres): 1.31+/-

Existing Zoning: O-1 (CD) (2013-014) Proposed Zoning: NS (Neighborhood Services)

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

Required Rezoning Pre-Application Meeting\* with: Kent Main, John Kinley, Carlos Alzate  
Date of meeting: 1/23/17

(\*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): No

Purpose/description of Conditional Zoning Plan: To develop the site with a new medical office building, along with site-related improvements to support that use.

Landworks Design Group PA  
Name of Rezoning Agent

7611 Little Ave, Suite 111  
Agent's Address

Charlotte, NC 28226  
City, State, Zip

704-841-1604 (x701) 704-841-1604  
Telephone Number Fax Number

mlangston@landworkspa.com  
E-Mail Address

[Signature]  
Signature of Property Owner

LISA HOOVER-KHOJASTEH  
(Name Typed / Printed)

Lisa Hoover-Khojasteh  
Name of Petitioner(s)

7612 Ballantyne Commons Parkway  
Address of Petitioner(s)

Charlotte, NC 28277  
City, State, Zip

704-363-3333 704-705-1275  
Telephone Number Fax Number

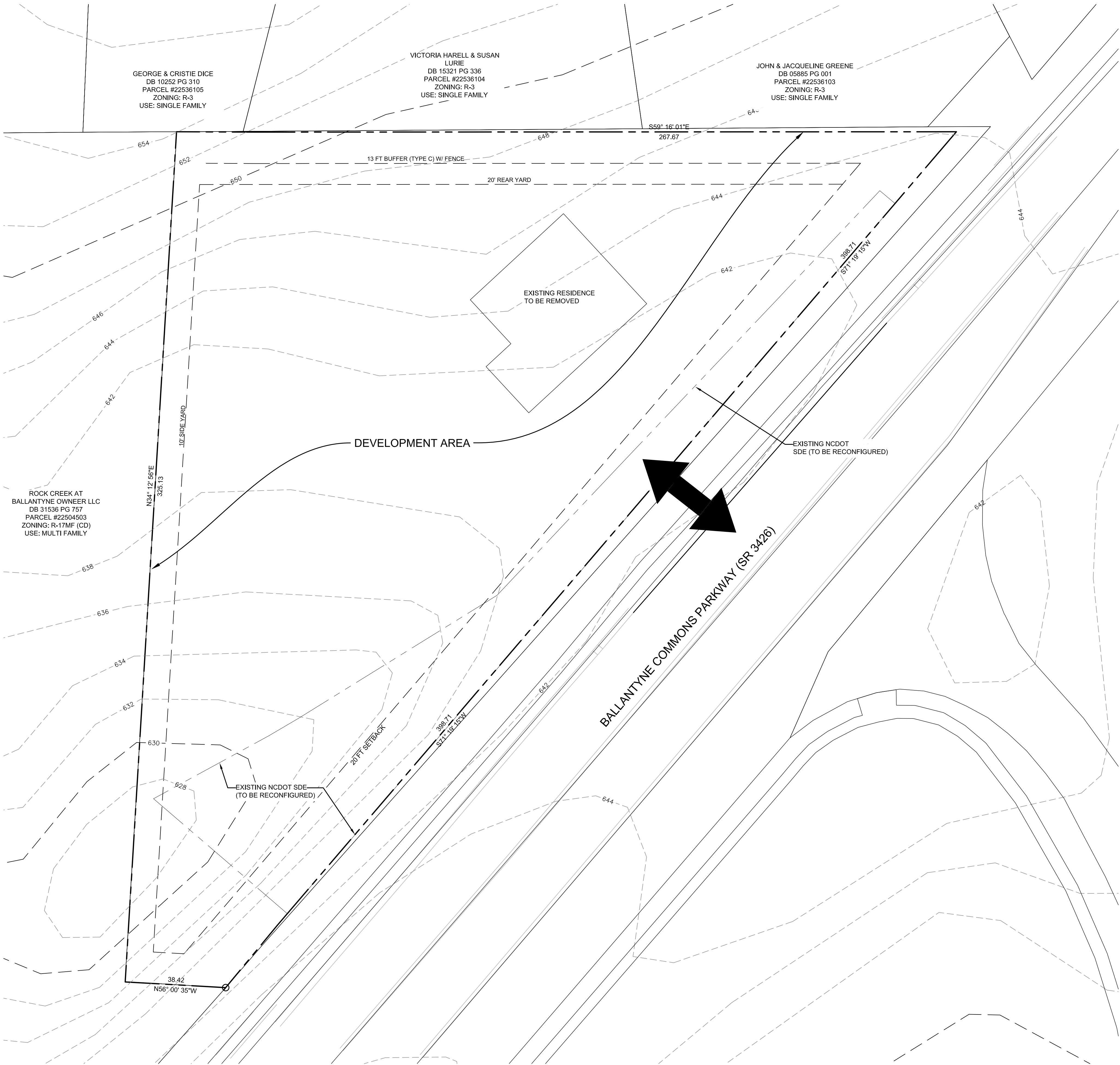
lisa.hoover@outlook.com  
E-Mail Address

[Signature]  
Signature of Petitioner

LISA HOOVER-KHOJASTEH  
(Name Typed / Printed)

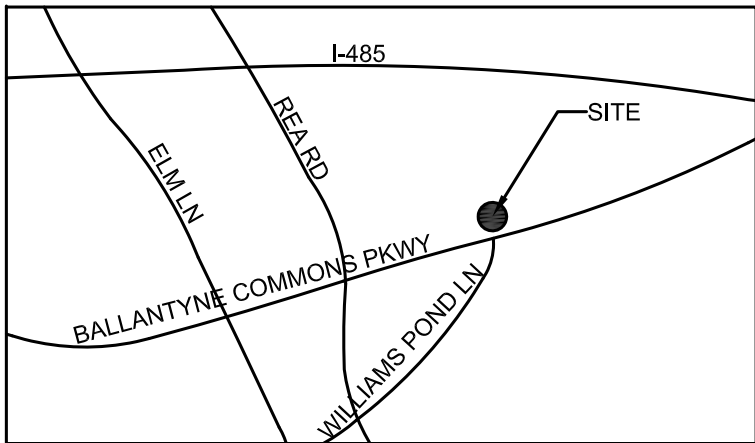


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DEVELOPMENT DATA:

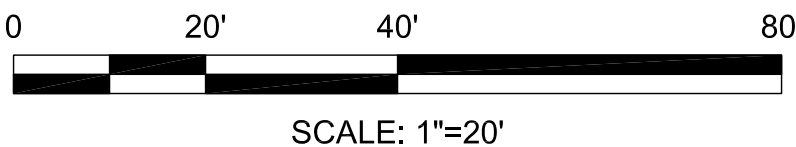
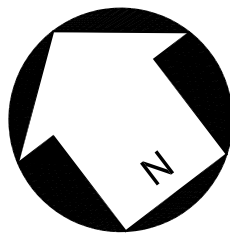
TAX PARCEL ID:	22504508
SITE AREA:	± 1.25 AC
EXISTING ZONING:	O-1 (CD) - PETITION #2013-014
PROPOSED ZONING:	NS (NEIGHBORHOOD SERVICES)
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	MEDICAL OR GENERAL OFFICE
PROPOSED BUILDING:	6,300 SF / FLOOR TOTAL:12,600
FLOOR AREA RATIO:	2
MAX. BUILDING HEIGHT:	40'
PARKING REQUIRED:	1/200 SF
PARKING PROVIDED:	12,600 / 200= 60 SPACES + 3HC 63 TOTAL
FRONT SETBACK:	20' FROM BOC
MIN. SIDE YARD:	10'
REAR YARD:	20'
TREE SAVE REQUIRED:	NONE
TREE SAVE PROVIDED:	± 13,147 SF



VICINITY MAP

Development Standards

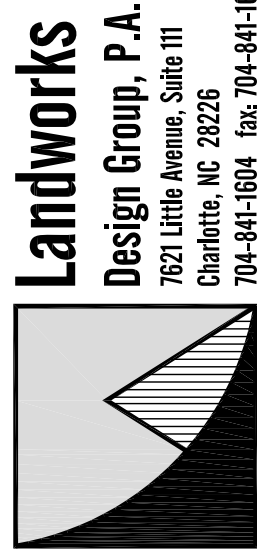
- General Provisions
  - Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, 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.
  - 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.
  - 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.
  - The total number of principal buildings to be developed on the Site shall not exceed 1. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
- Purpose
  - The purpose of this Rezoning application is to provide for the development of a medical office building and accessory site improvements. To achieve this purpose, the application seeks the rezoning of the site to the Neighborhood Services (NS) District.
- Permitted Uses
  - Uses allowed on the property included in this Petition will be a medical office building and related accessory uses as are permitted in the NS district.
- Transportation
  - The site will have access via parking lot connections to Ballantyne Commons Parkway at the location prescribed by CDOT and NCDOT as generally identified on the concept plan for the site.
- Architectural Standards
  - The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. Any stucco used on the building will be hard coat stucco. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by dumpsters on site.
- Streetscape, Buffers, and Landscaping
  - Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along Ballantyne Commons Parkway. Petitioner will coordinate with CDOT, NCDOT, and Planning to provide a new sidewalk along the road frontage as appropriate, and tying into existing sidewalk(s) on either end as appropriate.
  - Petitioner will provide a 13' wide Type C buffer with fence along the adjacent Single Family Residentially-zoned property.
- Environmental Features
  - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
  - All utilities within the Site will be placed underground.
- Parks, Greenways, and Open Space
  - Reserved
- Fire Protection
  - Reserved
- Signage
  - Reserved
- Lighting
  - Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 20' in height.
  - The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.
- Phasing
  - Reserved
- Binding Effect of the Rezoning Application
  - If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.
  - 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 be involved in any future development thereof.
  - 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.



SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description



**BALLANTYNE MEDICAL  
OFFICE BUILDING**  
7612 BALLANTYNE COMMONS PKWY  
CHARLOTTE NC 28277

TECHNICAL  
DATA SHEET

REZONING PETITION:  
#2017-XX



*Matthew D. Langston*

CORPORATE CERTIFICATIONS  
NC PE: C-2530 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MEA

Drawn By: MEA

Checked By: MDL

Date: 02/24/17

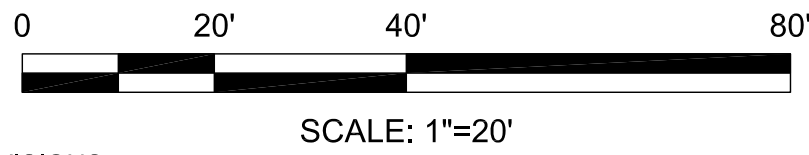
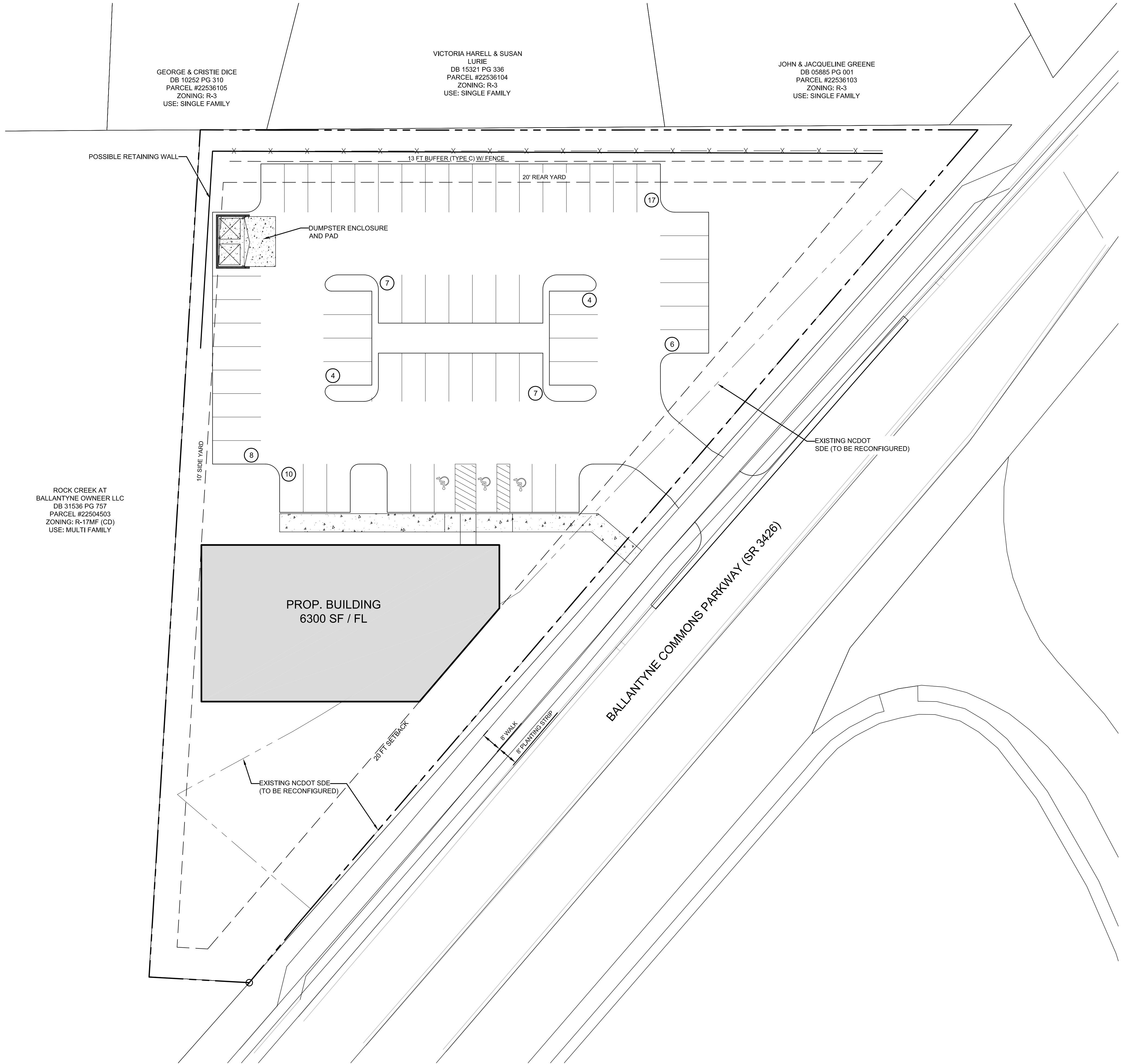
Project Number: 17011

Sheet Number:

**RZ-1**



P:\2017 Jobs\17011 - Ballantyne Commons MOB\CAD\Sketch Planning\BASE.dwg



REVISIONS:			
No.	Date	By	Description

**Landworks**  
Design Group, P.A.  
7821 Little Avenue, Suite 111  
Charlotte, NC 28226  
704-541-1804 fax 704-541-1804

**BALLANTYNE MEDICAL  
OFFICE BUILDING**  
7612 BALLANTYNE COMMONS PKWY  
CHARLOTTE NC 28277

**CONCEPTUAL  
SITE PLAN**  
REZONING PETITION:  
#2017-XX

*Matthew D. Langston*  
2-24-17

CORPORATE CERTIFICATIONS  
NC PE : C-2930 NC LA : C-253  
SC ENG : NO. 3599 SC LA : NO. 211

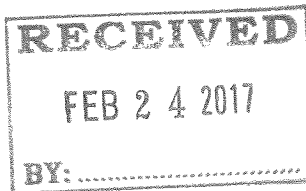
Project Manager: MEA  
Drawn By: MEA  
Checked By: MDL  
Date: 02/24/17  
Project Number: 17011  
Sheet Number:

**RZ-2**

SHEET # 2 OF 2



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-050

Petition #:	
Date Filed:	2/24/2017
Received By:	[Signature]

**Complete All Fields (Use additional pages if needed)**

Property Owner: Circa Investments, LLC

Owner's Address: 2321 Crescent Avenue City, State, Zip: Charlotte, NC 28207

Date Property Acquired: 5/20/2013

Property Address: 2321 Crescent Ave, 199 Cherokee Rd, Charlotte, NC 28207

Tax Parcel Number(s): 15503307 15503314

Current Land Use: Office & Warehouse Size (Acres): 0.766

Existing Zoning: B-1, O-2 Proposed Zoning: NS (CD)

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

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune, Alan Goodwin, Mandy Vari  
Date of meeting: 2/7/17

(\*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): No

Purpose/description of Conditional Zoning Plan: To redevelop an existing office/warehouse use to allow for a mix of uses including Retail, Office, and up to 6 residential units in a single building. Site development will support the proposed uses, including parking, sidewalks, and service area as generally depicted on the site plan.

Landworks Design Group PA  
Name of Rezoning Agent

7611 Little Ave, Suite 111  
Agent's Address

Charlotte, NC 28226  
City, State, Zip

704-841-1604 (x701) 704-841-1604  
Telephone Number Fax Number

mlangston@landworkspa.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Cynthia R. Smith  
(Name Typed / Printed)

Circa Investments, LLC  
Name of Petitioner(s)

2321 Crescent Avenue  
Address of Petitioner(s)

Charlotte, NC 28207  
City, State, Zip

704-332-6369  
Telephone Number Fax Number

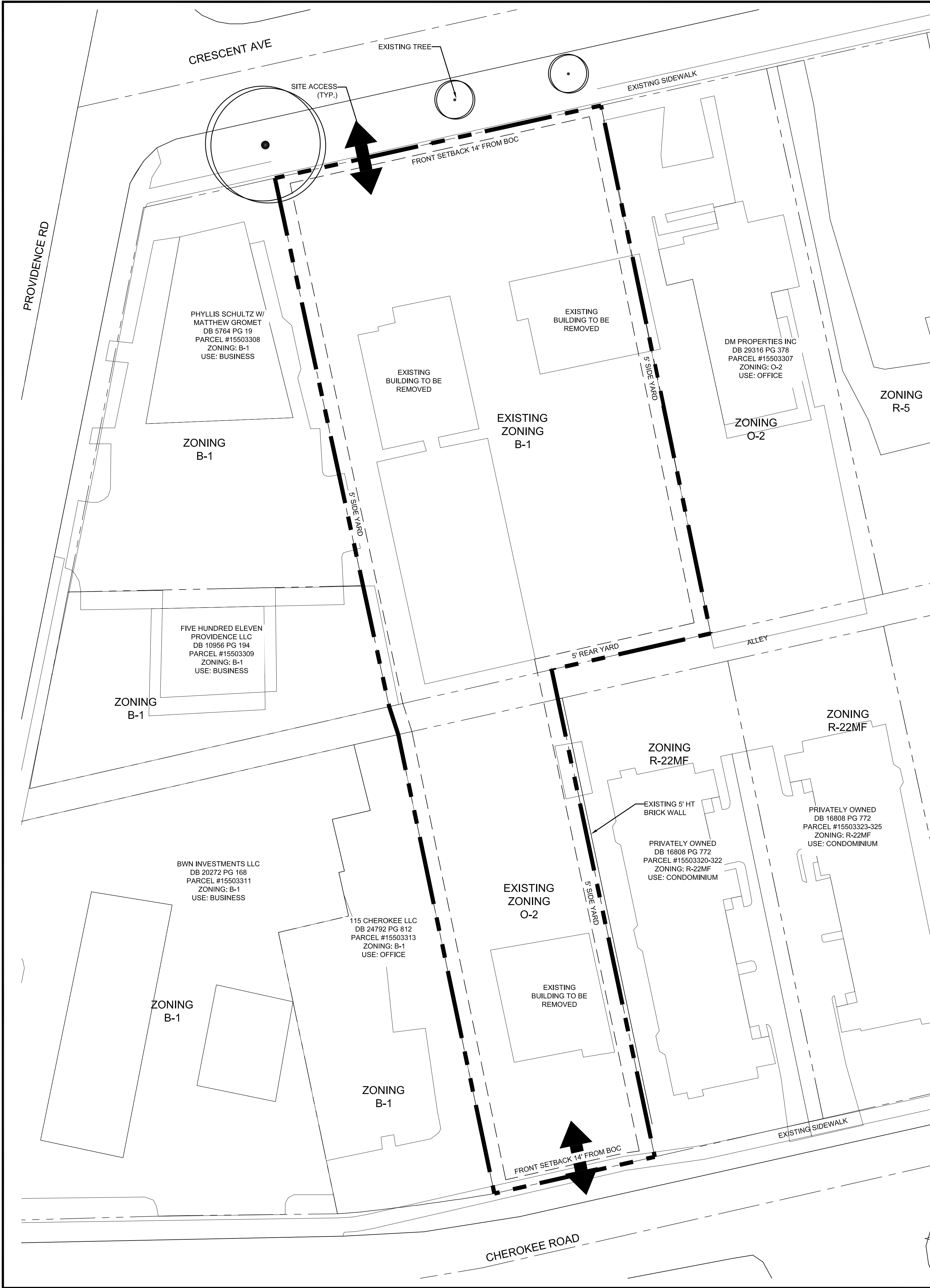
cindy@circainteriors.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Cynthia R. Smith  
(Name Typed / Printed)



P:\2016 Jobs\16076 - Circa - SimoniniCAD\Sketch Planning\16076 SKETCH BASE 2d-17.dwg

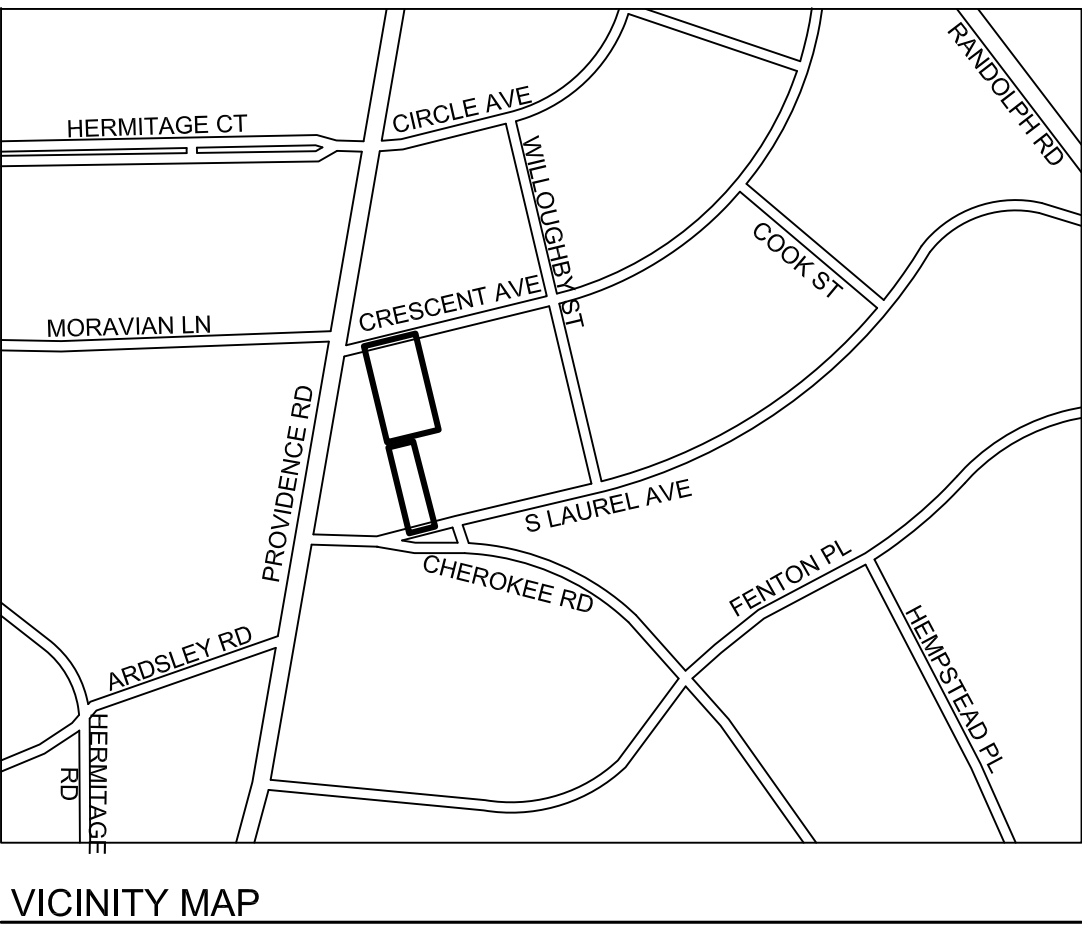


DEVELOPMENT DATA:

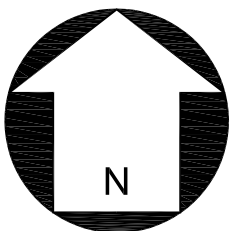
TAX PARCEL ID:	15503307 & 15503314
SITE AREA:	.766 AC (INCL. ALLEY)
EXISTING ZONING:	B-1 (-307) & O-2 (-314)
PROPOSED ZONING:	NS (NEIGHBORHOOD SERVICES)
EXISTING USE:	RETAIL, OFFICE, WAREHOUSE
PROPOSED USE:	RETAIL, OFFICE, AND RESIDENTIAL
PROPOSED BUILDING:	16,800 SF NONRESIDENTIAL (8,400 SF X 2 FLOORS) 6 RESIDENTIAL @ 2400 SF EA
FLOOR AREA RATIO:	2.5 (NON-RES ONLY WHEN INCLUDING RESIDENTIAL)
MAX. BUILDING HEIGHT:	60'
PARKING REQUIRED:	1/DU RESIDENTIAL 1/600 SF NONRESIDENTIAL 34 SPACES
PARKING PROVIDED:	33 SPACES + 2 HC SPACES (35 TOTAL)
FRONT SETBACK:	14' FROM BOC
MIN. SIDE YARD:	10' ADJACENT TO SINGLE FAMILY RESIDENTIAL
REAR YARD:	10' ADJACENT TO SINGLE FAMILY RESIDENTIAL

Development Standards

- General Provisions
  - 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.
  - 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.
  - 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.
  - The total number of principal buildings to be developed on the Site shall not exceed 1. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
- Purpose
  - The purpose of this Rezoning application is to provide for the development of a mixed-use building to contain retail, office, and residential uses. To achieve this purpose, the application seeks the rezoning of the site to the Neighborhood Services (NS) district.
- Permitted Uses
  - Uses allowed on the property included in this Petition will be retail, office, and residential uses, as well as related accessory uses as are permitted in the NS district.
- Transportation
  - The site will have access via parking lot connections to Crescent Avenue and Cherokee Road at locations prescribed by CDOT as generally identified on the concept plan for the site.
- Architectural Standards
  - The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by dumpsters on site.
- Streetscape, Buffers, and Landscaping
  - Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along Crescent Avenue and Cherokee Road. Petitioner will coordinate with CDOT, and Planning to provide a new sidewalk along the road frontages as appropriate, and tying into existing sidewalk(s) on either end as appropriate.
  - The Petitioner will screen proposed parking from adjoining properties through the use of a 5' height masonry screen wall.
- Environmental Features
  - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
  - All utilities within the Site will be placed underground.
- Parks, Greenways, and Open Space
  - Reserved
- Fire Protection
  - The proposed building will be sprinklered and the proposed site layout will provide adequate access for the City of Charlotte to access all parts of the building.
- Signage
  - Reserved
- Lighting
  - Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 20' in height.
  - The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.
- Phasing
  - Reserved
- Binding Effect of the Rezoning Application
  - If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.
  - 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 be involved in any future development thereof.
  - 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.



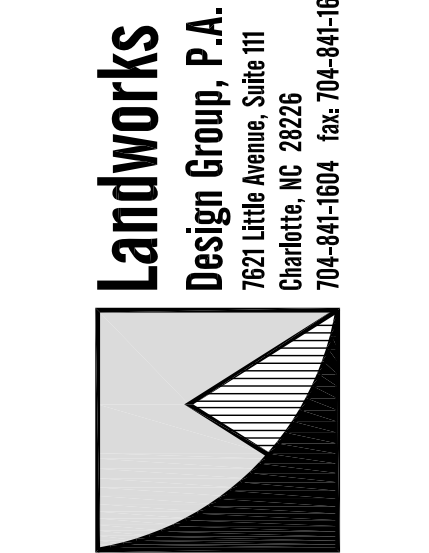
This Plan Is A  
Preliminary Design.  
NOT Released For  
Construction.



SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description

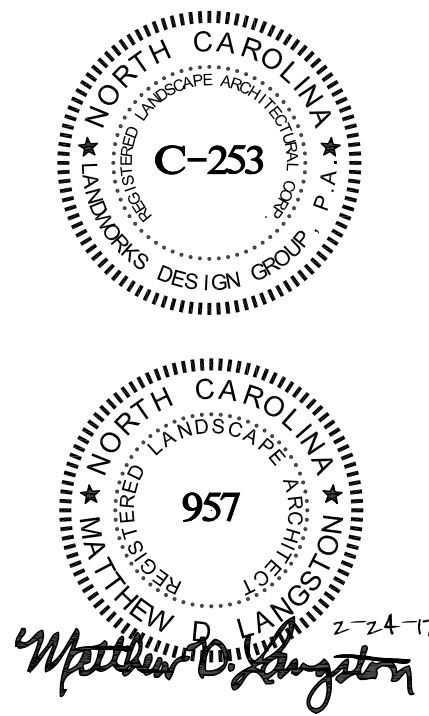


CIRCA INTERIORS  
CHARLOTTE, NC

TECHNICAL  
DATA SHEET

REZONING PETITION:  
2017-XX

seals



Project Manager: MDL

Drawn By: KKF

Checked By: MDL

Date: 2/24/17

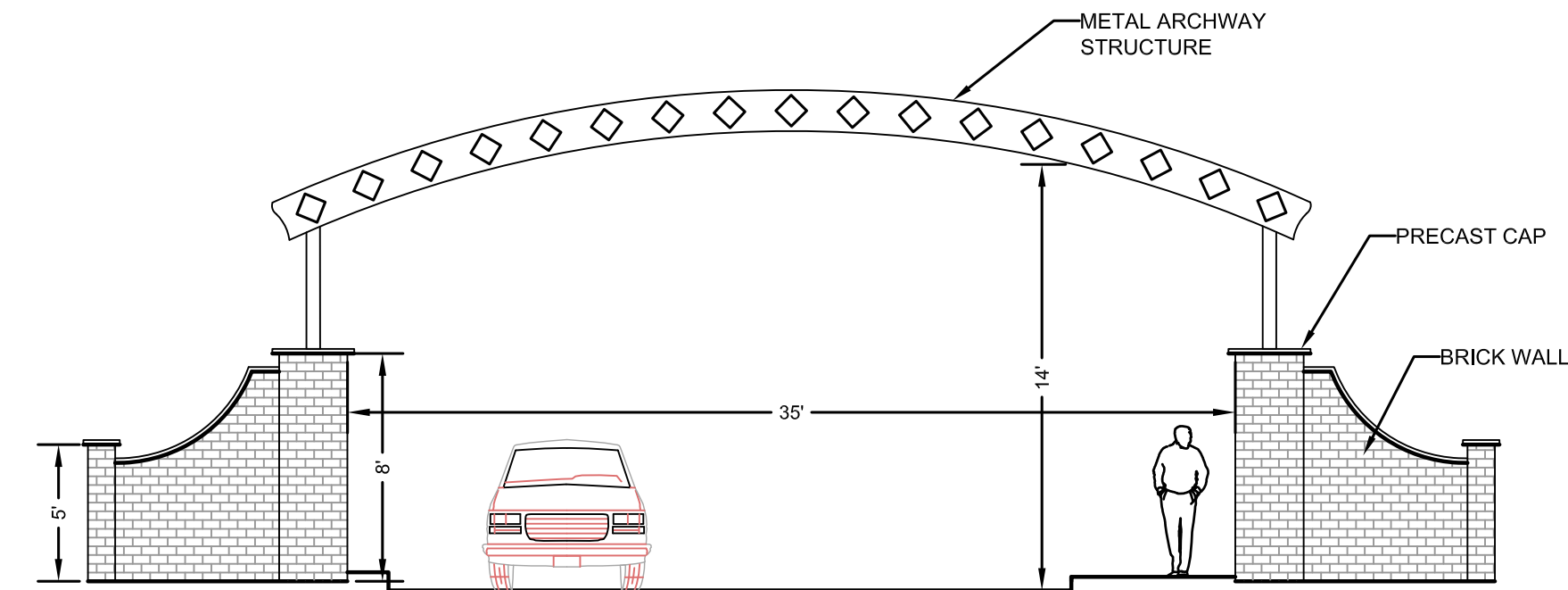
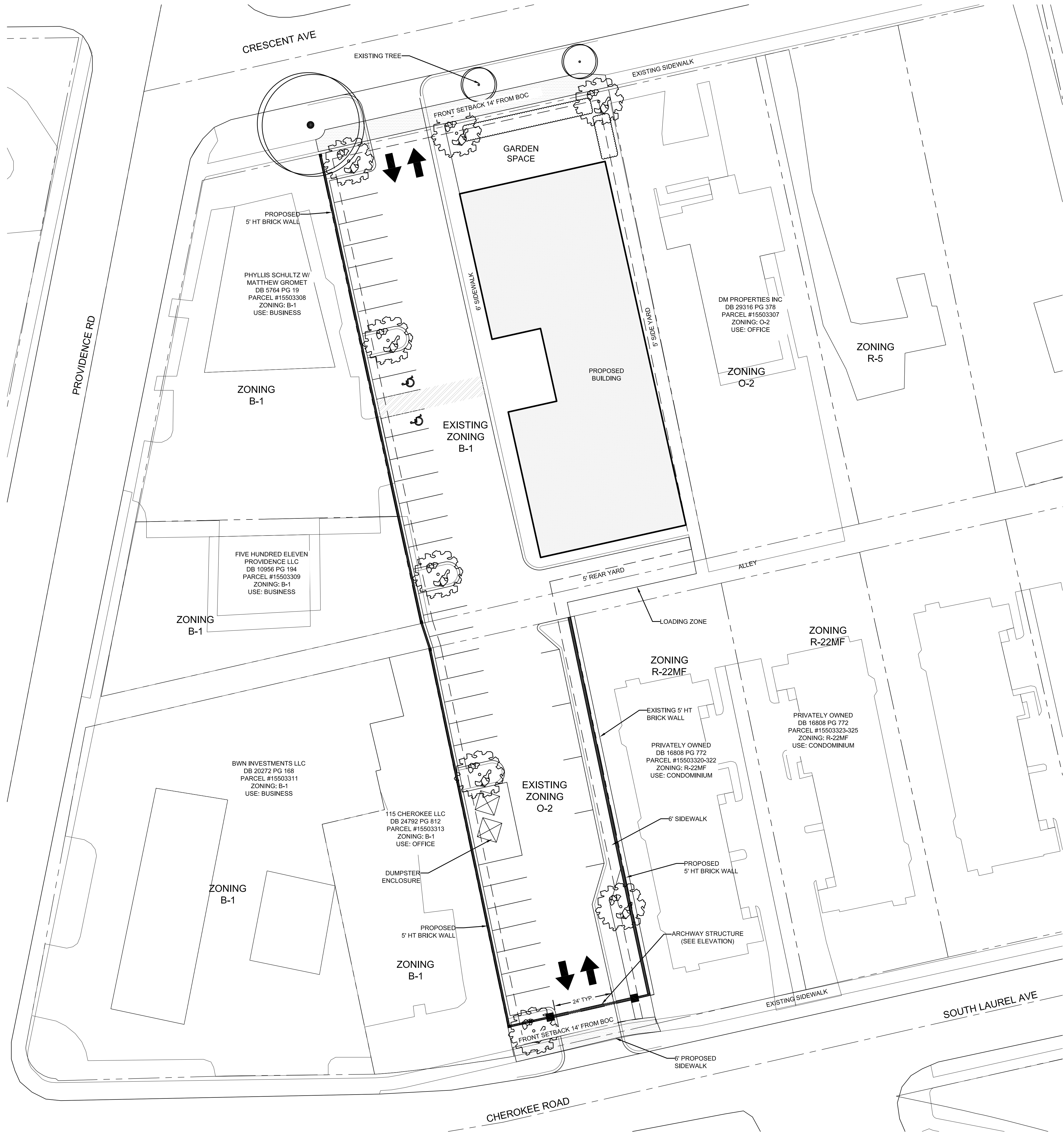
Project Number: 16076

Sheet Number:

RZ-1

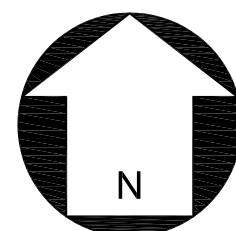


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1 ARCHWAY CONCEPT AT CHEROKEE ENTRANCE  
RZ-2 NOT TO SCALE

This Plan Is A  
Preliminary Design.  
NOT Released For  
Construction.



SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description

## REZONING SITE PLAN

REZONING PETITION:  
2017-XX

seals



Project Manager: MDL

Drawn By: KKF

Checked By: MDL

Date: 2/24/17

Project Number: 16076

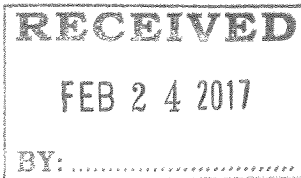
Sheet Number:

# RZ-2

SHEET # 2 OF 2



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-051  
Petition #: \_\_\_\_\_  
Date Filed: 2/24/2017  
Received By: BT

**Complete All Fields (Use additional pages if needed)**

Property Owner: 1 Selwyn Development, LLC

Owner's Address: 4300 Sharon Road Suite 202 City, State, Zip: Charlotte, NC 28211

Date Property Acquired: 5/12/2014

Property Address: 2128 Selwyn Avenue, Charlotte, NC 28207

Tax Parcel Number(s): 15107510

Current Land Use: Multi-Family Quadraplex Size (Acres): 0.623

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

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

Required Rezoning Pre-Application Meeting\* with: Alan Goodwin, Tammie Keplinger, Kathy Cornett, Brent Wilkinson  
Date of meeting: 1/25/17

(\*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): No

Purpose/description of Conditional Zoning Plan: To replace the existing multi-family quadraplex building with a new multi-family quadraplex building. Additional site development will provide fire access and vehicular circulation for the new building.

Landworks Design Group PA  
Name of Rezoning Agent

7611 Little Ave, Suite 111  
Agent's Address

Charlotte, NC 28226  
City, State, Zip

704-841-1604 (x701) 704-841-1604  
Telephone Number Fax Number

mlangston@landworkspa.com  
E-Mail Address

Seth Berger  
Signature of Property Owner

Seth Berger

(Name Typed / Printed)

2128 Selwyn, LLC  
Name of Petitioner(s)

10205 Stonemeade Lane  
Address of Petitioner(s)

Charlotte, NC 28207  
City, State, Zip

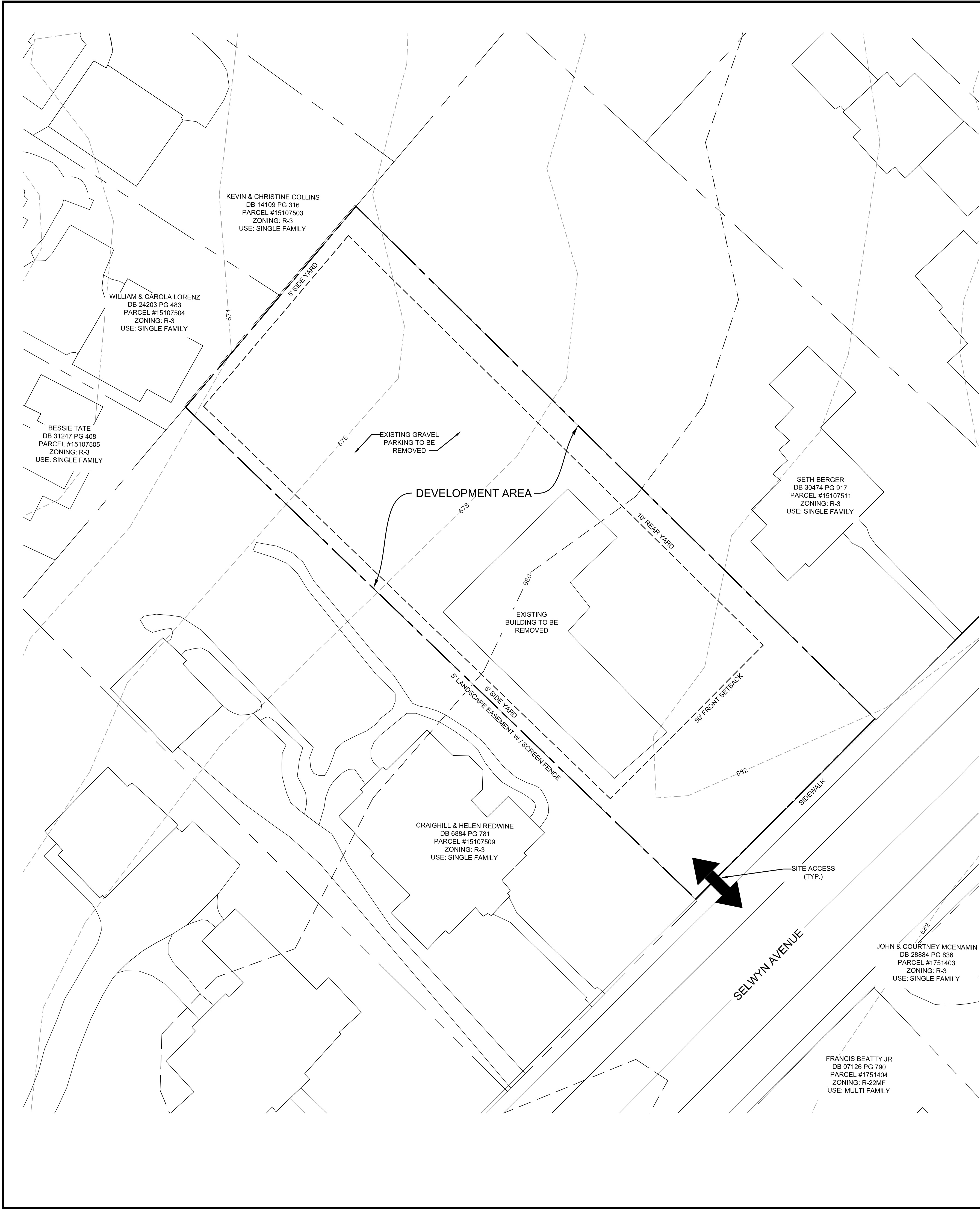
704-231-1362  
Telephone Number Fax Number

ray@saratogaam.com  
E-Mail Address

Raymond W. Wetherington  
Signature of Petitioner

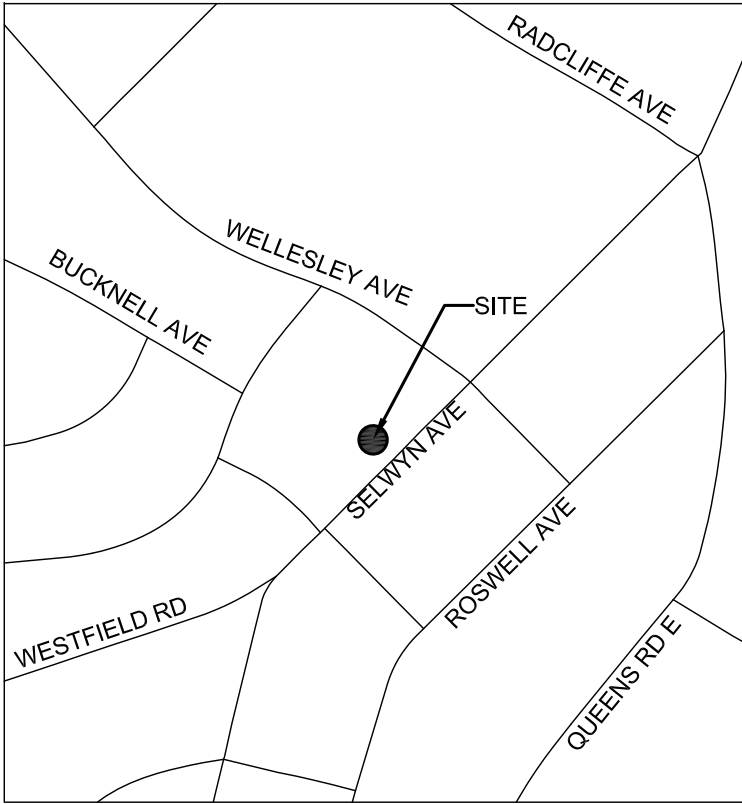
Raymond W. Wetherington  
(Name Typed / Printed)





SITE DATA:

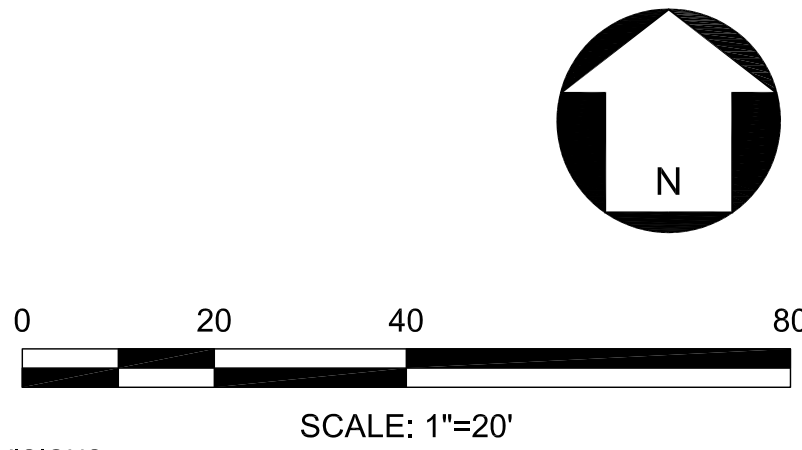
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ACREAGE:	± 0.623 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD) URBAN RESIDENTIAL
EXISTING USE:	MULTI FAMILY (QUADRAPLEX)
PROPOSED USE:	MULTI FAMILY (QUADRAPLEX)
PROPOSED UNITS:	4
DENSITY PROPOSED:	6.42 DU / AC
FLOOR AREA RATIO:	1.0 MAX
MAX BUILDING HEIGHT:	40'
MAX NUMBER OF BUILDINGS:	1
REQUIRED PARKING:	1.5 SPACES PER UNIT
PROPOSED PARKING:	3 SPACES PER UNIT
FRONT SETBACK:	50'
MIN. SIDE YARD:	5'
MIN. REAR YARD:	10'
REQUIRED TREE SAVE:	15%
PROPOSED TREE SAVE:	15% MIN



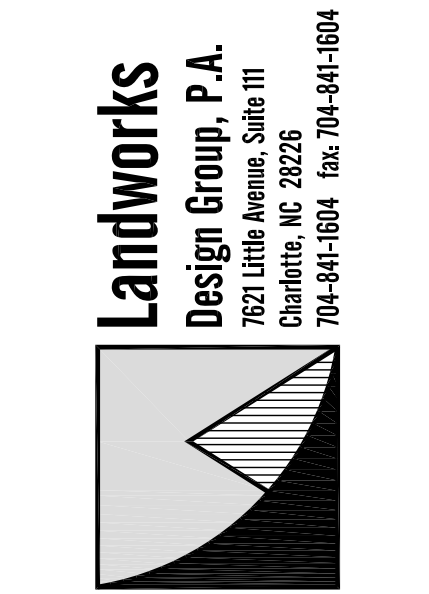
VICINITY MAP

Development Standards

- General Provisions
  - 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.
  - 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.
  - 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.
  - The total number of principal buildings to be developed on the Site shall not exceed 1. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
- Purpose
  - The purpose of this Rezoning application is to provide for the development of a quadraplex building to contain (4) residential dwelling units in a condominium format. To achieve this purpose, the application seeks the rezoning of the site to the Urban Residential 2 (UR-2(CD)) district.
- Permitted Uses
  - Uses allowed on the property included in this Petition will be a residential quadraplex (single 4-unit building) and related accessory uses as are permitted in the UR-2 district.
- Transportation
  - The site will have access via drive connection to Selwyn Avenue at the location prescribed by CDOT as generally identified on the concept plan for the site.
  - Because the 50' setback exceeds code requirement, the Petitioner reserves the right to provide two guest parking spaces in front of the proposed building as shown on RZ-2.
- Architectural Standards
  - The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. Any stucco used on the building will be hard coat stucco. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by rollout containers on site.
- Streetscape, Buffers, and Landscaping
  - Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along Selwyn Avenue. Petitioner will coordinate with CDOT and Planning to provide a new sidewalk along the road frontage as appropriate, and tying into existing sidewalk(s) on either end as appropriate.
  - The Petitioner will screen proposed parking from adjoining properties through the shared use of an existing screen fence that exists between the subject property and the property to the south. The Petitioner will obtain a landscape easement from the adjoining property owner to grant the Petitioner the right to preserve/maintain or demolish/replace the existing fence as is mutually agreed to, in order to maintain adequate screening (5' min. ht.) of the garage areas from the adjoining property.
- Environmental Features
  - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
  - All utilities within the Site will be placed underground.
- Parks, Greenways, and Open Space
  - Reserved
- Fire Protection
  - The site layout provides a 20' clear fire access lane at the entrance to the site in order to provide adequate coverage for Charlotte City Fire to access the building.
- Signage
  - Reserved
- Lighting
  - Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 20' in height.
  - The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.
- Phasing
  - Reserved
- Binding Effect of the Rezoning Application
  - If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.
  - 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 be involved in any future development thereof.
  - 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.

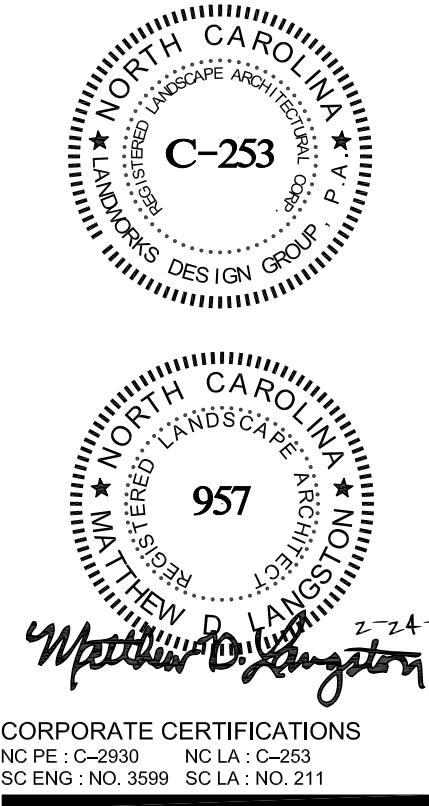


REVISIONS:				
No.	Date	By	Description	



2128 SELWYN  
CHARLOTTE, NC  
SIMONINI HOMES  
2128 SELWYN AVENUE  
CHARLOTTE, NC 28207

TECHNICAL  
DATA SHEET  
REZONING PETITION:  
2017-XX



CORPORATE CERTIFICATIONS  
NC PE: C-2530 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: KKF

Checked By: MDL

Date: 02/24/2017

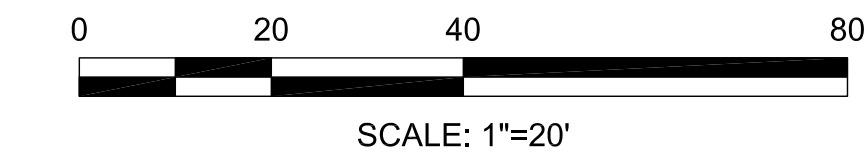
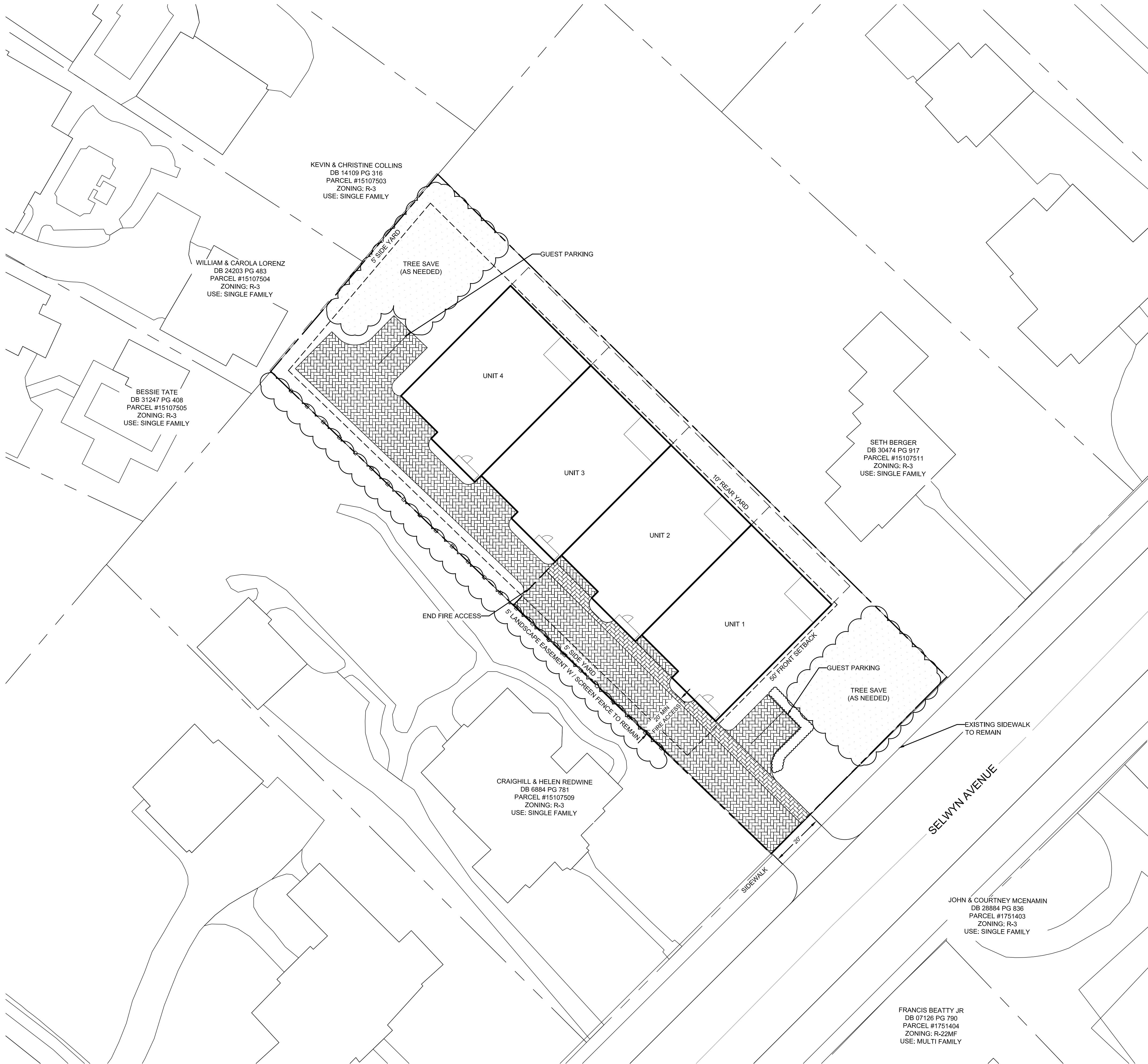
Project Number: 17009

Sheet Number:

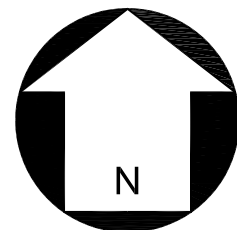
RZ-1



P:\2017 Jobs\17009 - 2128 Selwyn - SimoniniCAD\Sketch Planning\17009\_BASE.dwg



SCALE: 1"=20'



REVISIONS:

No.	Date	By	Description

## REZONING SITE PLAN

REZONING PETITION:  
2017-XX



*Matthew D. Hargett*

CORPORATE CERTIFICATIONS  
NC PE: C-2530 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: KKF

Checked By: MDL

Date: 02/24/2017

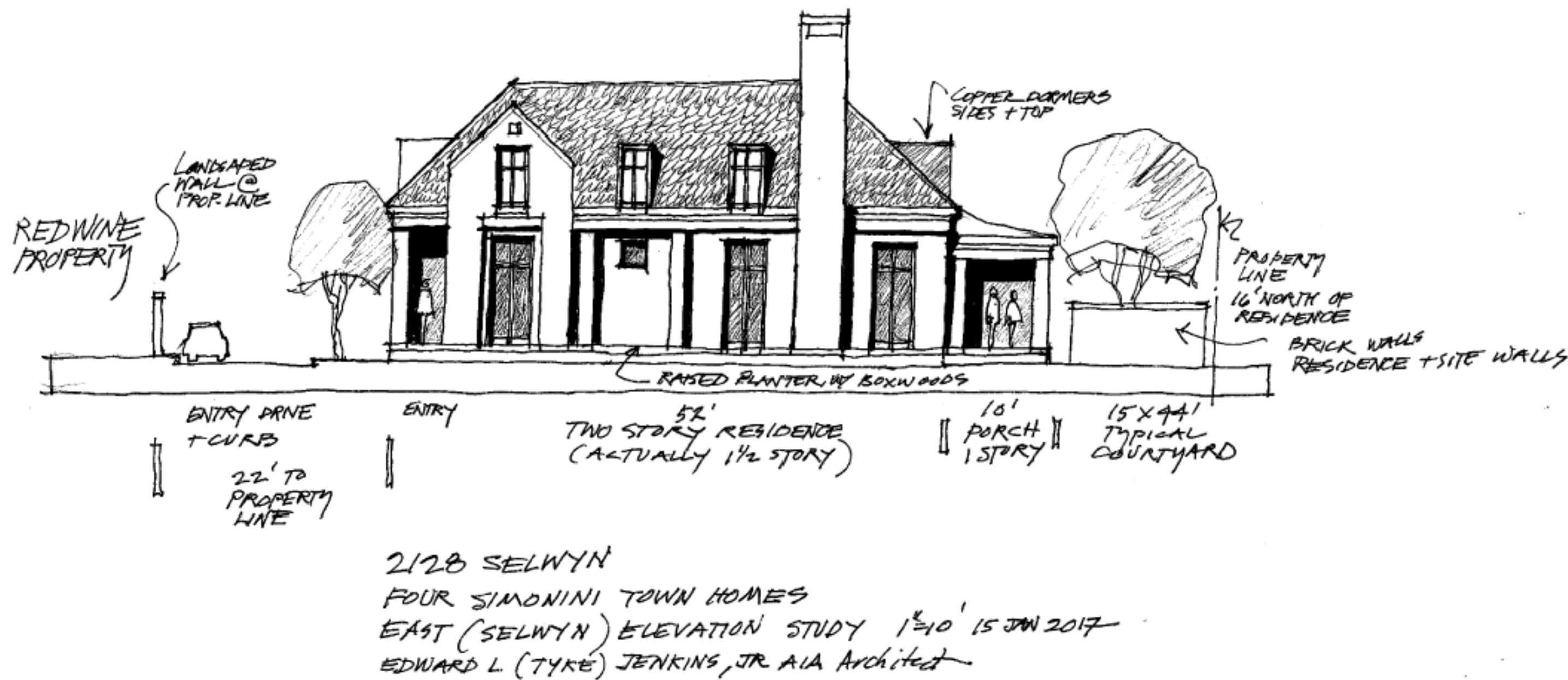
Project Number: 17009

Sheet Number:

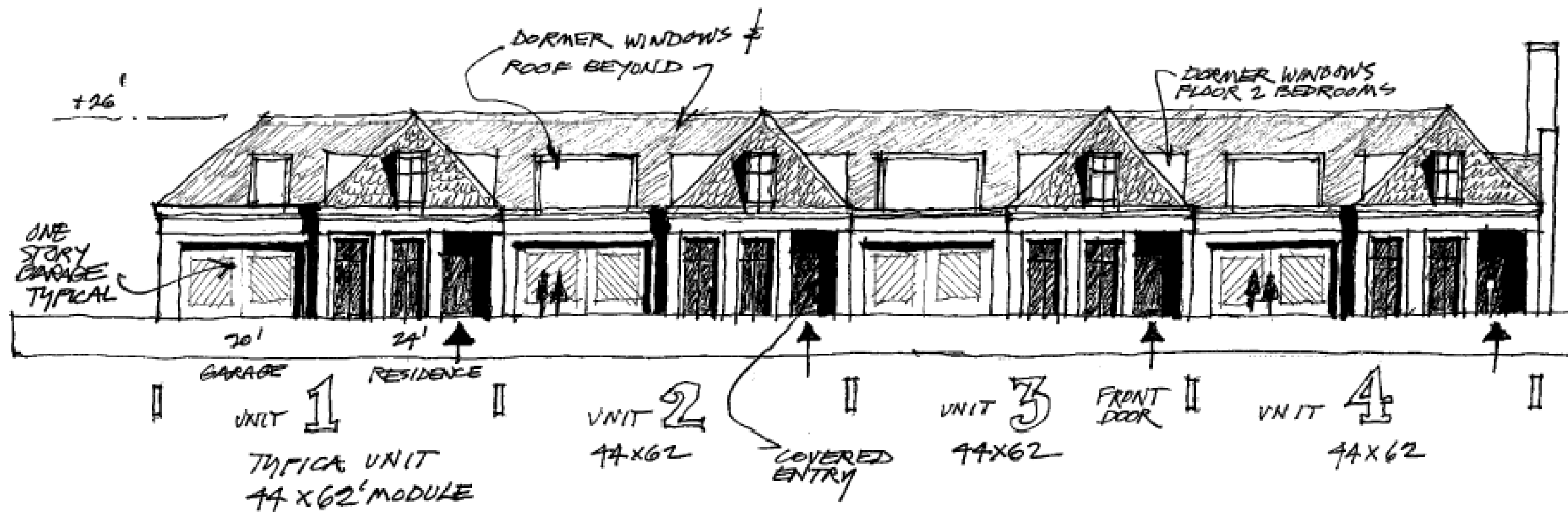
# RZ-2

SHEET # 2 OF 3





1 FRONT ELEVATION (VIEW FROM SELWYN)  
RZ-3 NOT TO SCALE

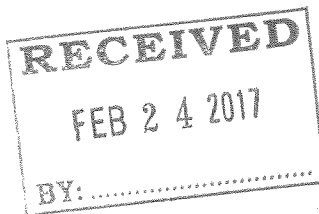


2 GARAGE-SIDE ELEVATION  
RZ-3 NOT TO SCALE

REVISIONS:			
No.	Date	By	Description



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-052

Petition #: \_\_\_\_\_  
Date Filed: 2/24/2017  
Received By: PH

**Complete All Fields (Use additional pages if needed)**

Property Owner: See Exhibit A attached hereto

Owner's Address: See Exhibit A attached hereto City, State, Zip: See Exhibit A attached hereto

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): 209-511-33, 209-511-34 and a portion of 209-511-35

Current Land Use: Senior Living Community and a Church Size (Acres): +/- 27.54 acres

Existing Zoning: Institutional (CD) & R-3 Proposed Zoning: Institutional (CD) S.P.A. & Institutional (CD)

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Grant Meacci et al.

Date of meeting: January 31, 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 incorporate a portion of the adjacent church property into the senior living community located on the site and to allow an additional 22 independent living units to be developed on the site.

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@rbh.com  
E-Mail Address

See Attached Joinder Agreements  
Signature of Property Owner

\_\_\_\_\_  
(Name Typed / Printed)

Southminster, Inc. (c/o David Lacy)  
Name of Petitioner(s)

8919 Park Road  
Address of Petitioner(s)

Charlotte, NC 28210  
City, State, Zip

704-551-7101  
Telephone Number Fax Number

DLacy@southminster.org  
E-Mail Address

SOUTHMINSTER, INC.  
By: David F. Lacy  
Signature of Petitioner

David F. Lacy  
(Name Typed / Printed)



Exhibit A to Rezoning Application Filed by Southminster, Inc.

Property Owner Information, Acquisition Dates and Property Addresses

**Tax Parcel Nos. 209-511-33 & 209-511-34**

Southminster, Inc.  
8919 Park Road  
Charlotte, NC 28210

Date Property Acquired: December 23, 1985

Property Address: 8919 Park Road

**Tax Parcel No. 209-511-35**

Quail Hollow Presbyterian Church, Charlotte, North Carolina  
8801 Park Road  
Charlotte, NC 28210

Date Property Acquired: November 25, 1968

Property Address: 8801 Park Road

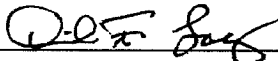


**REZONING APPLICATION  
SOUTHMINSTER, INC., PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Southminster, Inc. that are designated as Tax Parcel Nos. 209-511-33 and 209-511-34 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the Institutional (CD) S.P.A. zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

This 20<sup>th</sup> day of February, 2017.

**SOUTHMINSTER, INC.**

By:   
Name: David F. Lacy  
Its: President / CEO

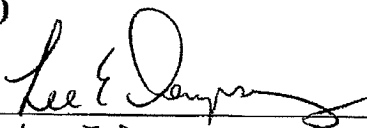


**REZONING APPLICATION  
SOUTHMINSTER, INC., PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Southminster, Inc. that is designated as Tax Parcel No. 209-511-35 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portion of the Site from the R-3 zoning district to the Institutional (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

This 17<sup>TH</sup> day of February, 2017.

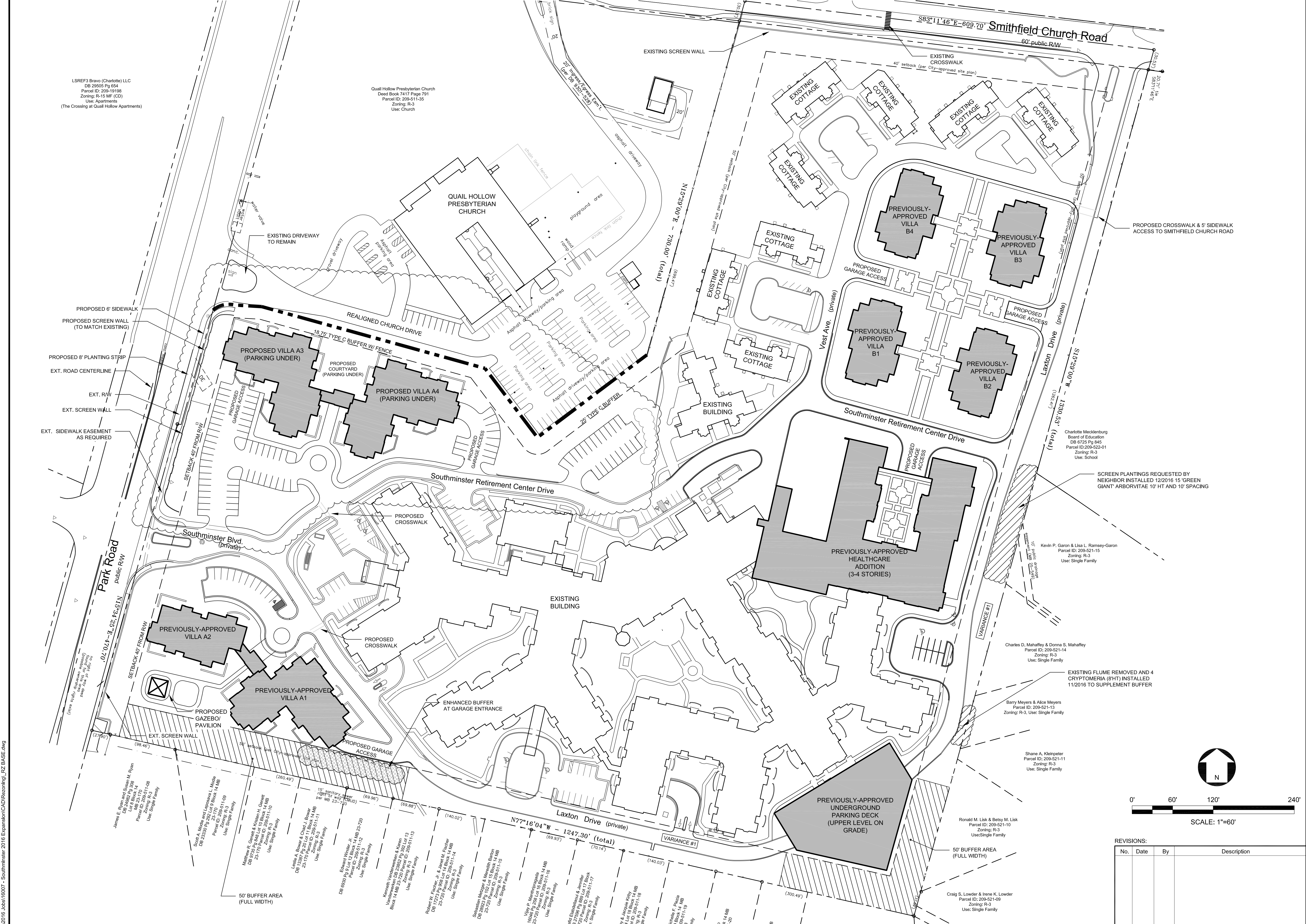
**QUAIL HOLLOW PRESBYTERIAN  
CHURCH, CHARLOTTE, NORTH  
CAROLINA, PRESBYTERIAN CHURCH  
(U.S.A.)**

By:   
Name: LEE E. DEMPSEY  
Its: TREASURER









P:\2016 Jobs\16007 - Southminster 2016 Expansion\CAD\Rezoning\ RZ BASE.dwg

SOUTHMINSTER RETIREMENT  
COMMUNITY  
CHARLOTTE, NC  
REZONING PETITION # 2017-XX

SCHEMATIC  
SITE PLAN

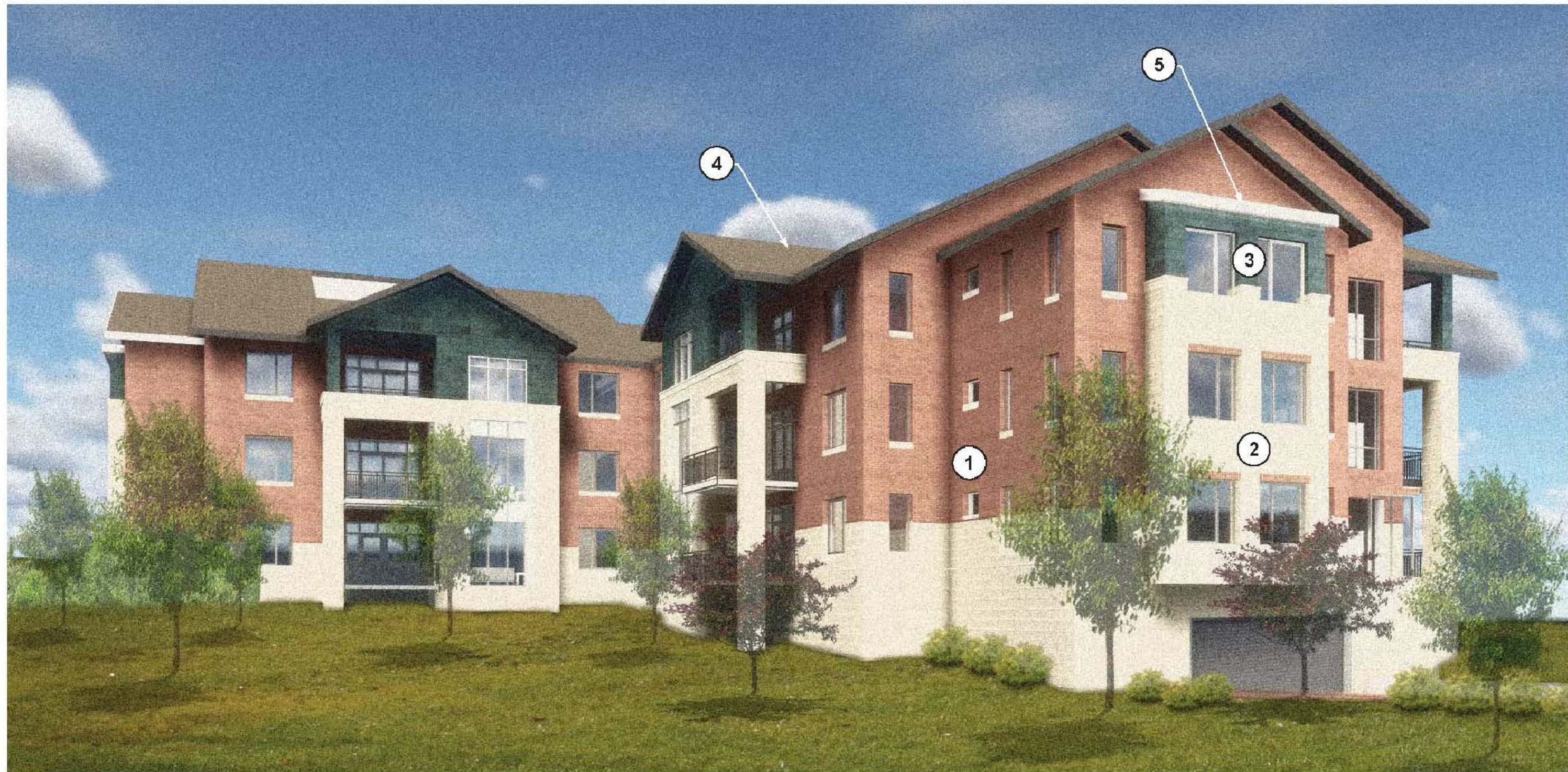
seals

This Plan Is A  
Preliminary Design.  
NOT Released For  
Construction.

CORPORATE CERTIFICATIONS  
NC PE: C-2930 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL  
Drawn By: MDL  
Checked By: MDL  
Date: 2/24/17  
Project Number: 16007  
Sheet Number:

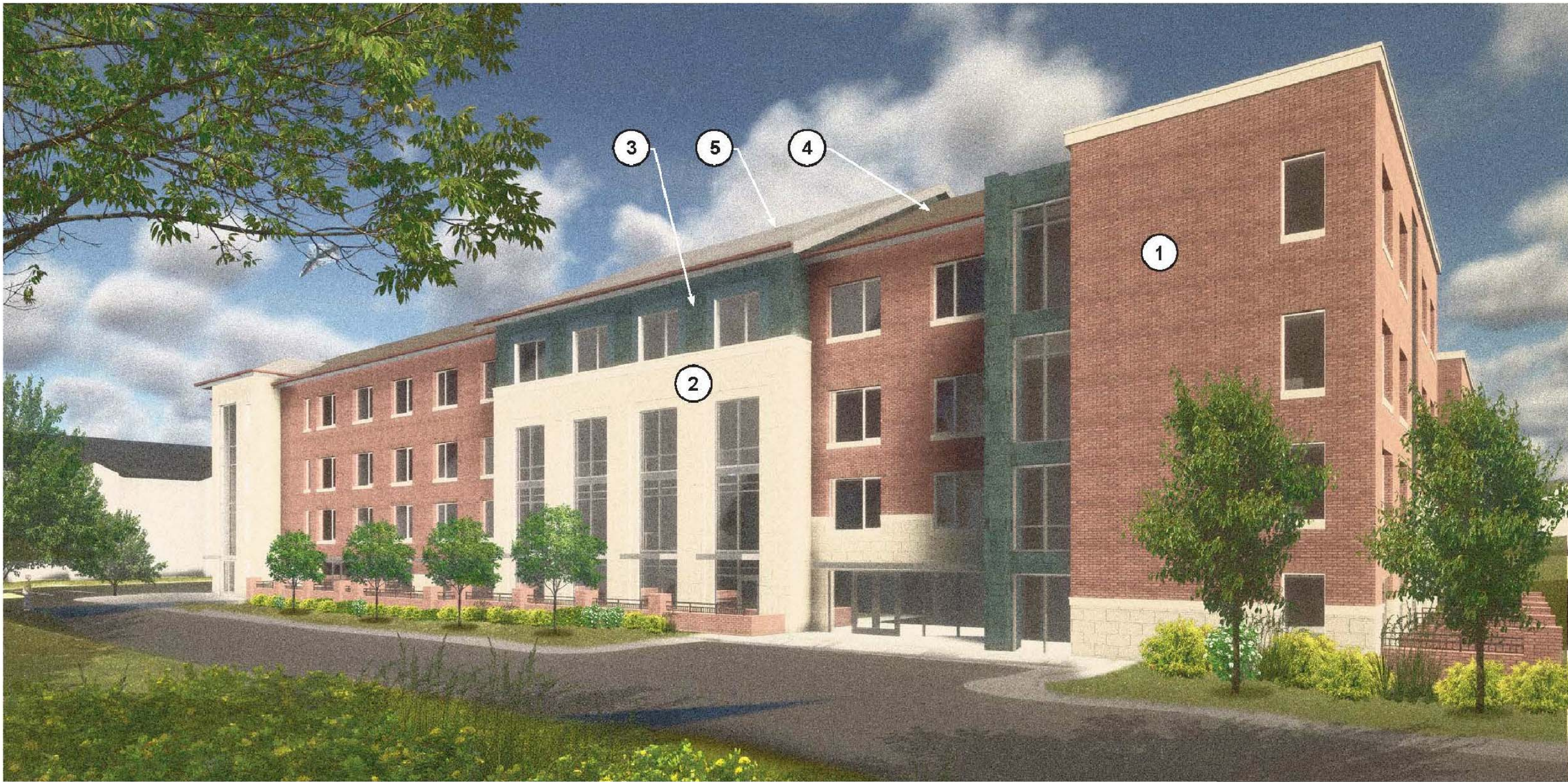




- 1 Masonry (Brick)
- 2 Masonry (Simulated Limestone/ Light-colored Brick)
- 3 Metal Panel/ Cementitious Panel/ Exterior Tile
- 4 Asphalt roofing shingles
- 5 Metal roofing

APPROVED VILLA BUILDING A1  
(VIEW FROM SOUTHEAST)

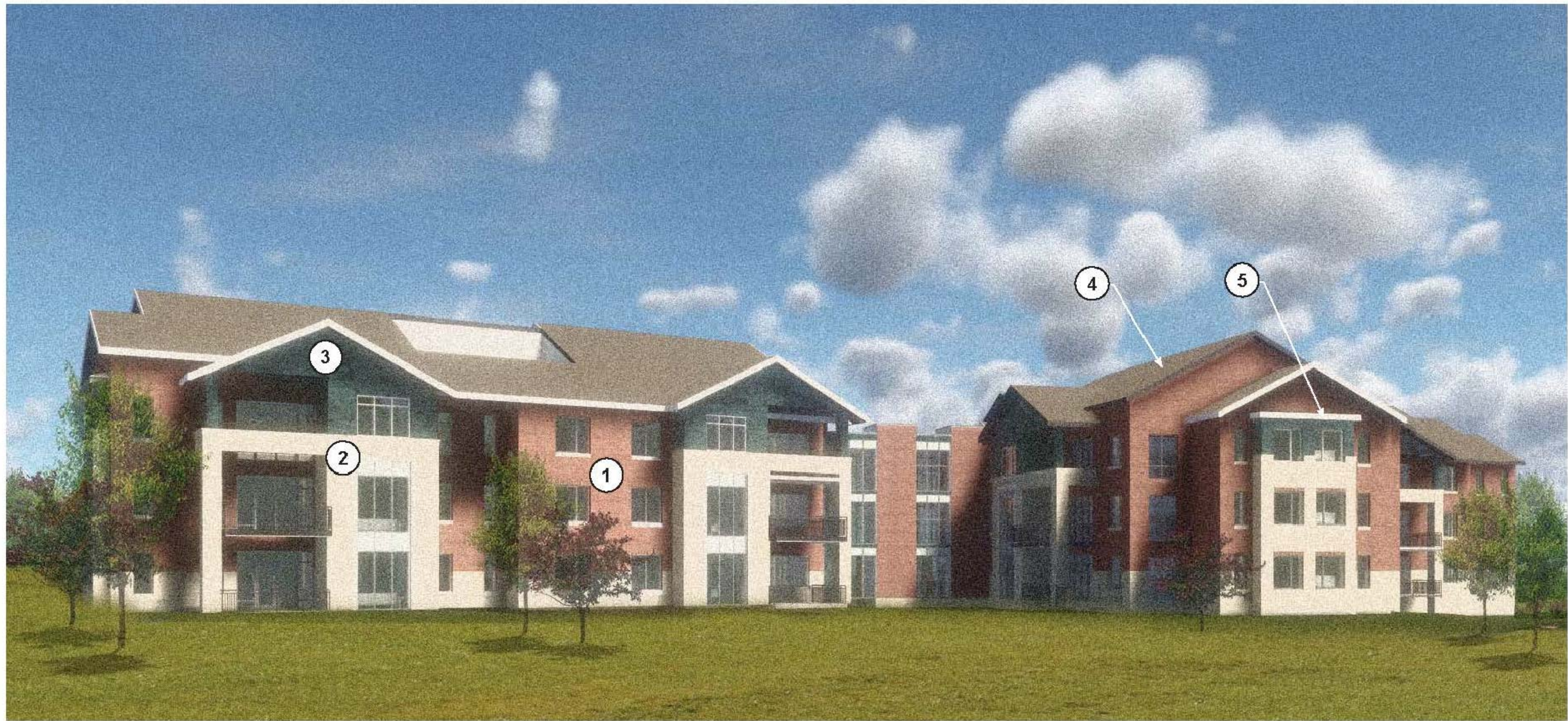
Perkins Eastman 2016.12.12  
Southminster - Villa



- 1 Masonry (Brick)
- 2 Masonry (Simulated Limestone/ Light-colored Brick)
- 3 Metal Panel/ Cementitious Panel/ Exterior Tile
- 4 Asphalt roofing shingles
- 5 Metal roofing

APPROVED HEALTHCARE BUILDING  
(VIEW FROM BUFFER AREA)

Perkins Eastman 2016.12.12  
Southminster - Healthcare Building



- 1 Masonry (Brick)
- 2 Masonry (Simulated Limestone/ Light-colored Brick)
- 3 Metal Panel/ Cementitious Panel/ Exterior Tile
- 4 Asphalt roofing shingles
- 5 Metal roofing

APPROVED VILLA BUILDING A1 & A2  
(VIEW FROM SOUTHWEST)

Perkins Eastman 2016.12.12  
Southminster - Villa



SITE SECTION OF APPROVED VILLAS  
(VIEW FROM BUFFER AREA)

Perkins Eastman 2016.12.12  
Southminster - Villa

REVISIONS:			
No.	Date	By	Description

SCALE: NOT TO SCALE

ARCHITECTURAL  
PERSPECTIVES

seals

This Plan Is A  
Preliminary Design.  
NOT Released For  
Construction.

CORPORATE CERTIFICATIONS  
NC PE: C-2930 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDL

Checked By: MDL

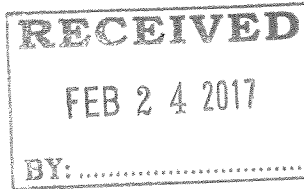
Date: 2/24/17

Project Number: 16007

Sheet Number:



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-053

Petition #:	_____
Date Filed:	2/24/2017
Received By:	BH

**Complete All Fields (Use additional pages if needed)**

Property Owner: Lois H. Huffstetler Revocable Trust

Owner's Address: 711 Sandridge Road City, State, Zip: Charlotte, NC 28210

Date Property Acquired: February 19, 1990 and February 1, 1983

Property Address: 3911 Park Road, 3917 Park Road and 1115 Reece Road

Tax Parcel Number(s): 175-183-36, 175-183-01 and 175-183-02

Current Land Use: Single Family Residential Size (Acres): +/- 0.86 acres

Existing Zoning: R-4 and R-5 Proposed Zoning: UR-2 (CD)

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

Required Rezoning Pre-Application Meeting\* with: Tammie Keplinger, Alan Goodwin, Brent Wilkinson et al.

Date of meeting: January 25, 2017

(\*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: To accommodate the development of a residential community on the site that could contain up to 6 single family attached dwelling units and 1 single family detached dwelling unit.

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@rbh.com  
E-Mail Address

See Attached Joinder Agreement  
Signature of Property Owner

\_\_\_\_\_  
(Name Typed / Printed)

Hopper Communities, Inc. (c/o Bart Hopper)  
Name of Petitioner(s)

229 East Kingston Avenue  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

704-805-4801  
Telephone Number Fax Number

bhopper@hoppercommunities.com  
E-Mail Address

**HOPPER COMMUNITIES, INC.**  
By: [Signature]  
Signature of Petitioner

J. Bart Hopper  
(Name Typed / Printed)



**REZONING APPLICATION  
HOPPER COMMUNITIES, INC., PETITIONER  
JOINDER AGREEMENT**

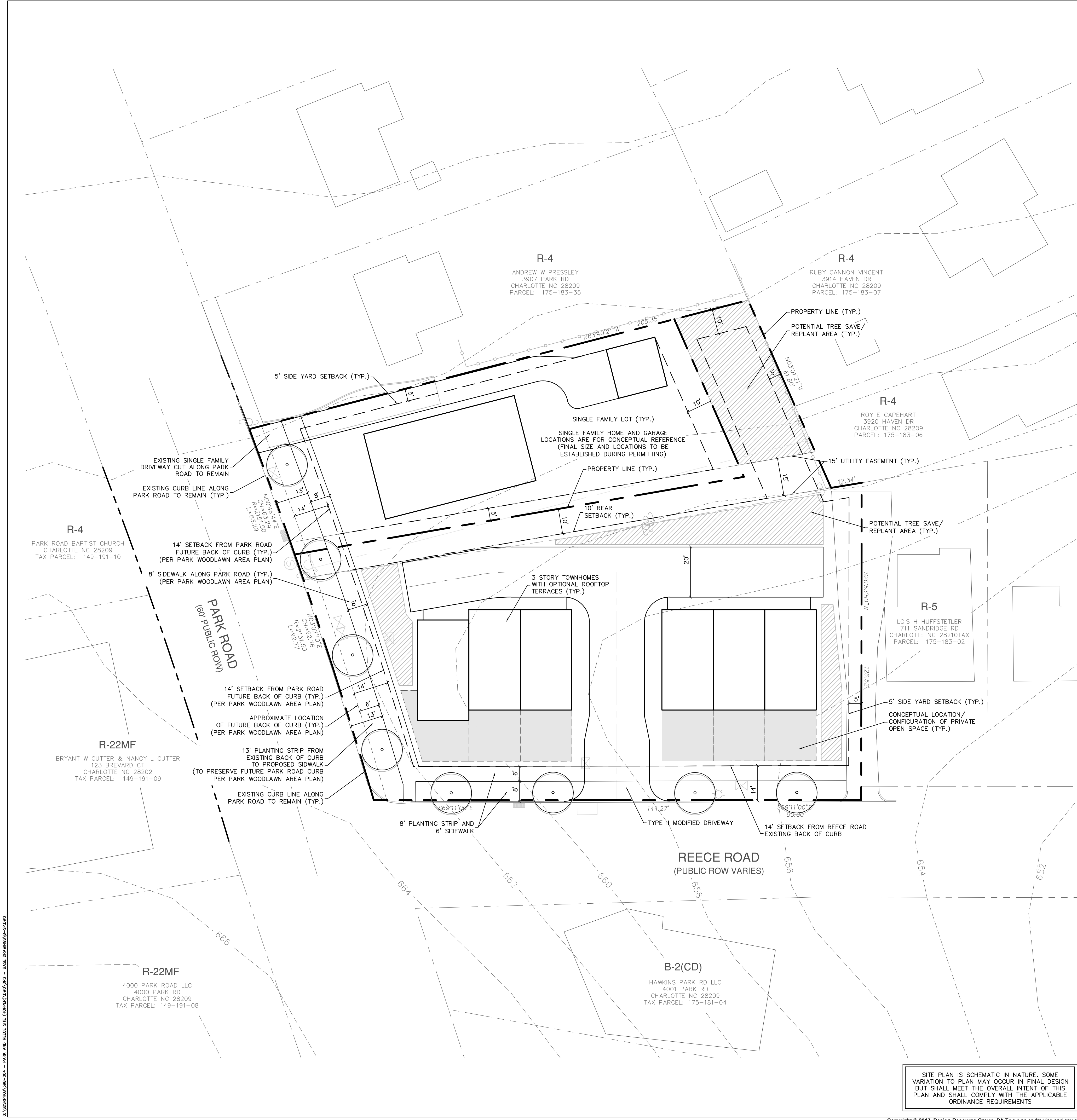
The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Hopper Communities, Inc. that are designated as Tax Parcel Nos. 175-183-36, 175-183-01 and 175-183-02 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

**LOIS H. HUFFSTETLER  
REVOCABLE TRUST**

By: Teresa D. Huffstetler  
Name: Teresa D. Huffstetler  
Title: Executor  
Date: 02-16-2017

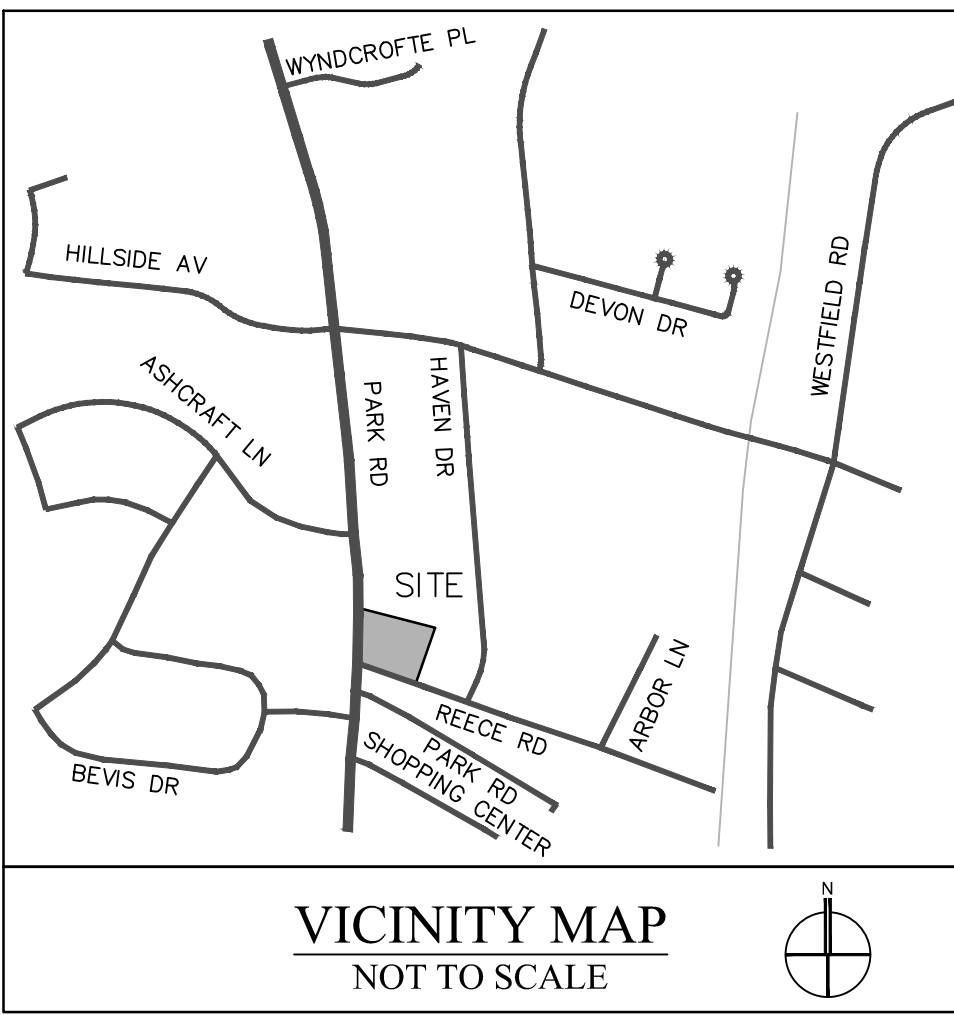
By: Cathy Liebl  
Name: Cathy Lynn Liebl  
Title: Executor  
Date: 02-16-2017 11:45 AM EST





SITE DEVELOPMENT DATA

TOTAL SITE AREA:	±0.86 AC (±37,573 SQ FT)
TOWN HOME:	±0.62 AC (±26,894 SQ FT)
SINGLE FAMILY LOT:	±0.24 AC (±10,678 SQ FT)
TAX PARCEL #:	175-183-01, 175-183-02 AND 175-183-36
EXISTING ZONING:	R-5
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL HOMES
PROPOSED USE:	SINGLE FAMILY TOWNHOMES AND 1 SINGLE FAMILY DETACHED
NUMBER OF UNITS:	6 TOWNHOMES, 1 SINGLE FAMILY DETACHED HOME
DENSITY PROPOSED:	8 UNITS PER ACRE
BUILDING HEIGHT:	PER THE ORDINANCE
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS



A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HOPPER COMMUNITIES ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 0.86 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF PARK ROAD AND REECE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 175-183-36, 175-183-01 AND 175-183-02.
- 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.
- 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 PRINCIPAL AND ACCESSORY BUILDING FOOTPRINTS AS WELL AS THE INTERNAL DRIVES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- 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.

B. PERMITTED USES

- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 6 FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS AND A MAXIMUM OF 1 FOR SALE SINGLE FAMILY DETACHED DWELLING UNIT AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.

C. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- A MINIMUM OF 2 PARKING SPACES PER DWELLING UNIT SHALL BE PROVIDED ON THE SITE. PARKING SPACES LOCATED IN GARAGES ASSOCIATED WITH THE DWELLING UNITS ON THE SITE SHALL COUNT TOWARDS THE MINIMUM AMOUNT OF REQUIRED PARKING.
- 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. ARCHITECTURAL STANDARDS

- THE MAXIMUM HEIGHT IN STORIES OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE 3 STORIES WITH OPTIONAL ROOFTOP TERRACES.
- THE MAXIMUM HEIGHT IN STORIES OF THE SINGLE FAMILY DETACHED DWELLING UNIT TO BE LOCATED ON THE SITE SHALL BE 3 STORIES.
- PURSUANT TO THE DEFINITION OF "HEIGHT" FOUND IN SECTION 2.201 OF THE ORDINANCE, THE ROOFTOP STRUCTURES OR HEAD HOUSES THAT COVER THE STAIRS THAT PROVIDE ACCESS TO ROOFTOP TERRACES SHALL NOT BE INCLUDED OR CONSIDERED WHEN DETERMINING THE HEIGHT OF THE BUILDINGS CONTAINING THE SINGLE FAMILY ATTACHED DWELLING UNITS. THE OTHER EXCLUSIONS SET OUT IN THE DEFINITION OF "HEIGHT" SHALL ALSO BE APPLICABLE.
- THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE DWELLING UNITS TO BE CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.
- VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE DWELLING UNITS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
- THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS AND THE SINGLE FAMILY DETACHED DWELLING UNIT MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
- THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT ABUT REECE ROAD SHALL FRONT REECE ROAD.
- THE SINGLE FAMILY DETACHED DWELLING UNIT THAT ABUTS PARK ROAD SHALL FRONT PARK ROAD.
- EACH DWELLING UNIT CONSTRUCTED ON THE SITE SHALL HAVE A MINIMUM 2 CAR GARAGE THAT IS ACCESSED FROM AN INTERNAL PRIVATE DRIVE.

E. STREETSCAPE/SCREENING

- A MINIMUM 13 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON PARK ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE PLANTING STRIP AND/OR THE SIDEWALK MAY BE REDUCED AS NECESSARY TO TIE INTO THE EXISTING SIDEWALK LOCATED TO THE NORTH OF THE SITE ON PARK ROAD. THE SIDEWALK OR PORTIONS THEREOF MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON REECE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE PLANTING STRIP AND/OR THE SIDEWALK MAY BE REDUCED AS NECESSARY TO TIE INTO ANY EXISTING SIDEWALK LOCATED TO THE EAST OF THE SITE ON REECE ROAD. THE SIDEWALK OR PORTIONS THEREOF MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.

F. OPEN SPACE

- EACH INDIVIDUAL SUB-LOT ON WHICH A SINGLE FAMILY ATTACHED DWELLING UNIT IS LOCATED MUST INCLUDE A MINIMUM OF 400 SQUARE FEET OF PRIVATE OPEN SPACE.

G. ENVIRONMENTAL FEATURES

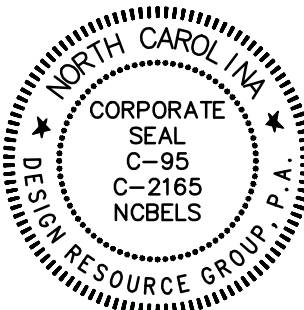
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

H. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE INTERNAL PRIVATE DRIVES AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY SHIPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 16 FEET.
- ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

I. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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.
- 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.
- 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.



REZONING PETITION  
FOR PUBLIC HEARING  
2017-XXX

REZONING PETITION

PARK AND REECE SITE

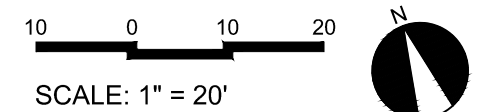
CHARLOTTE, NC

HOPPER COMMUNITIES

229 E. KINGSTON AVE.  
CHARLOTTE, NC 28203

704-805-4802

SCHEMATIC  
SITE PLAN



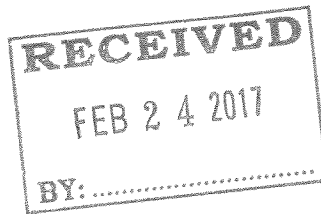
PROJECT #: 598-004  
DRAWN BY: NB  
CHECKED BY: NB

FEBRUARY 27, 2017

REVISIONS:



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-054  
Petition #: \_\_\_\_\_  
Date Filed: 2/24/2017  
Received By: [Signature]

Property Owners: SEE SCHEDULE A ATTACHED HERETO  
Owner's Addresses: SEE SCHEDULE A ATTACHED HERETO  
Date Properties Acquired: SEE SCHEDULE A ATTACHED HERETO  
Property Addresses: SEE SCHEDULE A ATTACHED HERETO  
Tax Parcel Numbers: SEE SCHEDULE A ATTACHED HERETO  
Current Land Use: Vacant, Industrial, Warehouse and Office Size (Acres): ± 72  
Existing Zoning: I-2 Proposed Zoning: UMUD-O  
Overlay: N/A  
*(Specify PED, Watershed, Historic District, etc.)*  
Required Rezoning Pre-Application Meeting\* with Sonja Sanders, Amanda Vari, Shannon Frye, Monica Holmes and Rick Grochoske  
Date of meeting: 12/8/16  
*(\*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 redevelopment of the site to include a dynamic mix of retail, food and beverage, creative office, craft/light industrial production, creative lab, community programming, film studios, entertainment venues, educational uses and other commercial and light industrial related uses, and possible lodging and multi-family residential uses

**Bridget Grant, Keith MacVean & Jeff Brown**

Name of Rezoning Agent

**Moore & Van Allen, PLLC**

**100 N. Tryon Street, Suite 4700**

Agent's Address

**Charlotte, NC 28202**

**704.331.2379 (BG)**

**704.331.3531 (KM)**

**704-331-1144 (JB)**

Telephone Number

**704-378-1973 (BG)**

**704-378-1954 (KM)**

**704-378-1925 (JB)**

Fax Number

**bridgetgrant@mvalaw.com;keithmacvean@mvalaw.com**  
**jeffbrown@mvalaw.com**

E-mail Address

**SEE ATTACHMENT A**

Signature of Property Owner

**ATCO (Attn: Damon Hemmerdinger)**

Name of Petitioner

**555 Fifth Avenue, 16<sup>th</sup> floor**

Address of Petitioner

**New York, NY 10017**

City, State, Zip

**(718) 326-3560 x209**

Telephone Number

Fax Number

**damon@atco555.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner



**SCHEDULE A**

Parcel #	Property Address	Property Owner	Owner's Address	Date Acquired	Zoning
079-031-01	1932 Statesville Ave, Charlotte, NC 28206	Newcamp Landowner LP	555 Fifth Avenue, New York, 10176	8/19/2016	I-2
079-031-02	1770 Statesville Avenue, Charlotte, NC 28206	Newcamp Landowner LP	97-77 Queens Blvd 11th floor, Rego Park, NY 11375	12/20/2016	I-2
079-031-03	1701 N Graham St. Charlotte, NC 28206	Newcamp Landowner LP	555 Fifth Avenue, New York, 10176	8/19/2016	I-2
079-031-04	901 Woodward Ave, Charlotte, NC 28206	Newcamp Landowner LP	555 Fifth Avenue, New York, 10176	8/19/2016	I-2
079-031-05	1824 Statesville Ave, Charlotte, NC 28206	Newcamp Landowner LP	97-77 Queens Blvd 11th floor, Rego Park, NY 11375	12/20/2016	I-2
079-031-06	921 Woodward Ave A, Charlotte, NC 28206	Newcamp Landowner LP	555 Fifth Avenue, New York, 10176	8/19/2016	I-2



**ATTACHMENT A**

REZONING PETITION NO. 2017-  
**ATCO**

PETITIONER JOINDER AGREEMENT  
**Newcamp Landowner LP**

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

1. 1932 Statesville Ave that is designated as Tax Parcel No. 079-031-01
2. 1770 Statesville Ave that is designated as Tax Parcel No. 079-031-02
3. 1701 N Graham St that is designated as Tax Parcel No. 079-031-03
4. 901 Woodward Ave that is designated as Tax Parcel No. 079-031-04
5. 1824 Statesville Ave that is designated as Tax Parcel No. 079-031-05
6. 921 Woodward Ave A that is designated as Tax Parcel No. 079-031-06

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 I-2 zoning district to the UMUD-O 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 23<sup>rd</sup> day of February, 2017.

**Newcamp Landowner LP**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



**ATTACHMENT B**

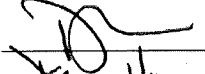
REZONING PETITION NO. 2017-  
**ATCO**

**ATCO**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

  
John Hemminger  
Co. President





ADJACENT OWNERSHIP LISTINGS\*

1. CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP INC  
Tax # 07510543  
Tax # 07510537  
Zoning: NS
2. HEBREW CEMETERY  
Tax # 07510528  
Zoning: R-6
3. HEBREW CEMETERY ASSOC OF CLT  
Tax # 07510620  
Zoning: B-1
4. HEBREW BENEVOLENT SOCIETY OF THE CITY OF CHARLOTTE  
Tax # 07510613  
Zoning: B-1
5. HEBREW CEMETRY ASSOC OF CHAR  
Tax # 07510611  
Zoning: B-1
6. JETT ACQUISITIONS LLC  
Tax # 07510607  
Zoning: B-1

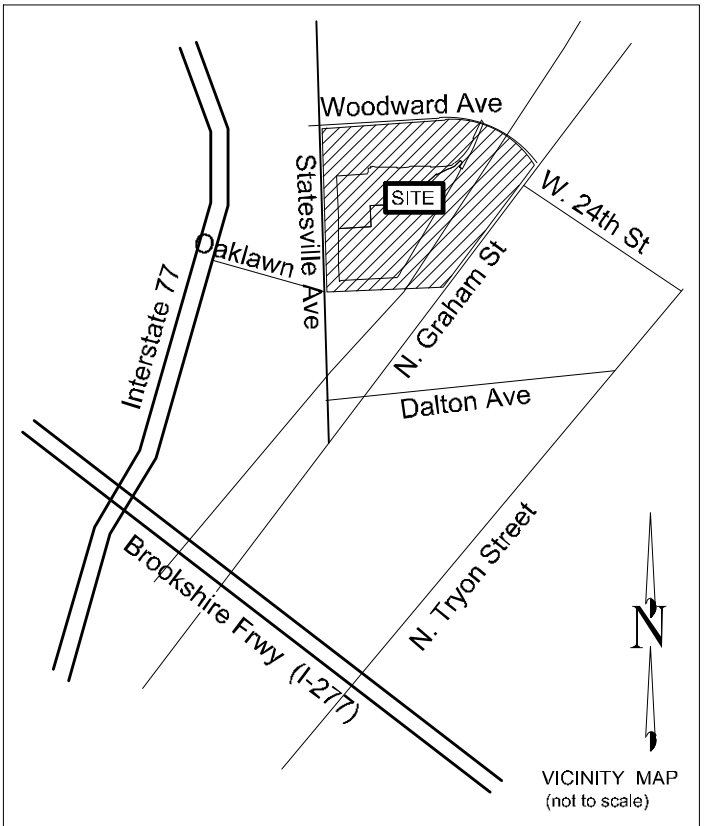
7. JETT ACQUISITIONS LLC  
Tax # 07510602  
Zoning: B-1
8. TDC GREENVILLE LLC  
Tax # 07844101  
Zoning: B-1
9. END SPOT HOLDINGS II LLC  
Tax # 07909944  
Zoning: I-2

\*ADDITIONAL OWNERSHIP INFORMATION SHOWN ON PLAN

NOTES:  
EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. MULTIPLE SURVEYS, GIS, AERIAL RECONNAISSANCE, AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.

SITE INFORMATION

SITE AREA	71.81 ACRES (+/- 3,127,825.80 SQFT)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	07903101, 07903102, 07903103, 07903104, 07903105, 07903106
EXISTING ZONING	INDUSTRIAL DISTRICT (I-2)
EXISTING USES	WAREHOUSE, VACANT
PROPERTY OWNERS	NEWCAMP LANDOWNER LP 97-77 QUEENS BOULEVARD, SUITE 1103 REGO PARK, NY, 11374



DATE: 27 FEBRUARY 2017  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
C.C. BY:  
SCALE: AS SHOWN  
PROJECT #: 1016320

REVISIONS:

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SHEET #:  
**RZ-00**

## CAMP NORTH END | REZONING MIXED USE + INDUSTRIAL REHAB DEVELOPMENT

ATCO PROPERTIES & MANAGEMENT  
EXISTING CONDITIONS

PETITION NO. 2017-xxx

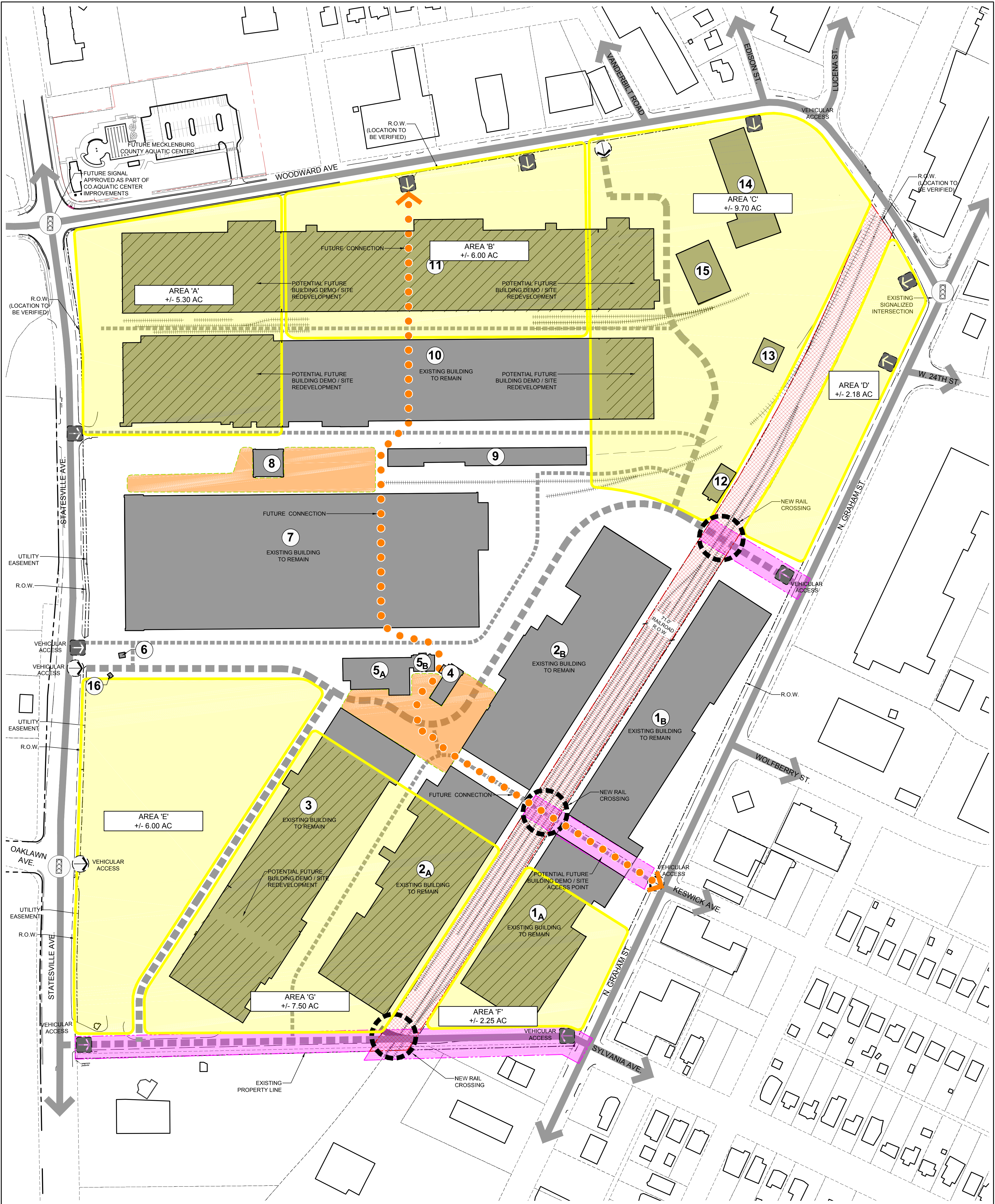


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NC Engineering Firm License # C-0658









FUTURE BUILDING ENVELOPES

URBAN OPEN SPACE

PROPOSED FUTURE PUBLIC ROW

EXISTING SURFACE PARKING FIELD

POTENTIAL PARALLEL ON-STREET PARKING

PROPOSED ANGLED OR HEAD-IN ON-STREET PARKING

POTENTIAL MULTIMODAL CONNECTIONS (WOONERF)

POTENTIAL PRIVATE STREETS (WITH PUBLIC ACCESS EASEMENT)

PUBLIC ROW (REFER TO ROW FOR PUBLIC STREET SECTIONS)

POTENTIAL PARKING FIELD CONNECTIONS / DRIVEWAYS

POTENTIAL VEHICULAR ACCESS

EXISTING VEHICULAR ACCESS (DRIVEWAYS)

EXISTING SIGNAL

1

THE PLAN SHOWN IS INTENDED TO BE REVIEWED IN COLOR.

2

THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON UNFORESEEN FIELD CONDITIONS.

3

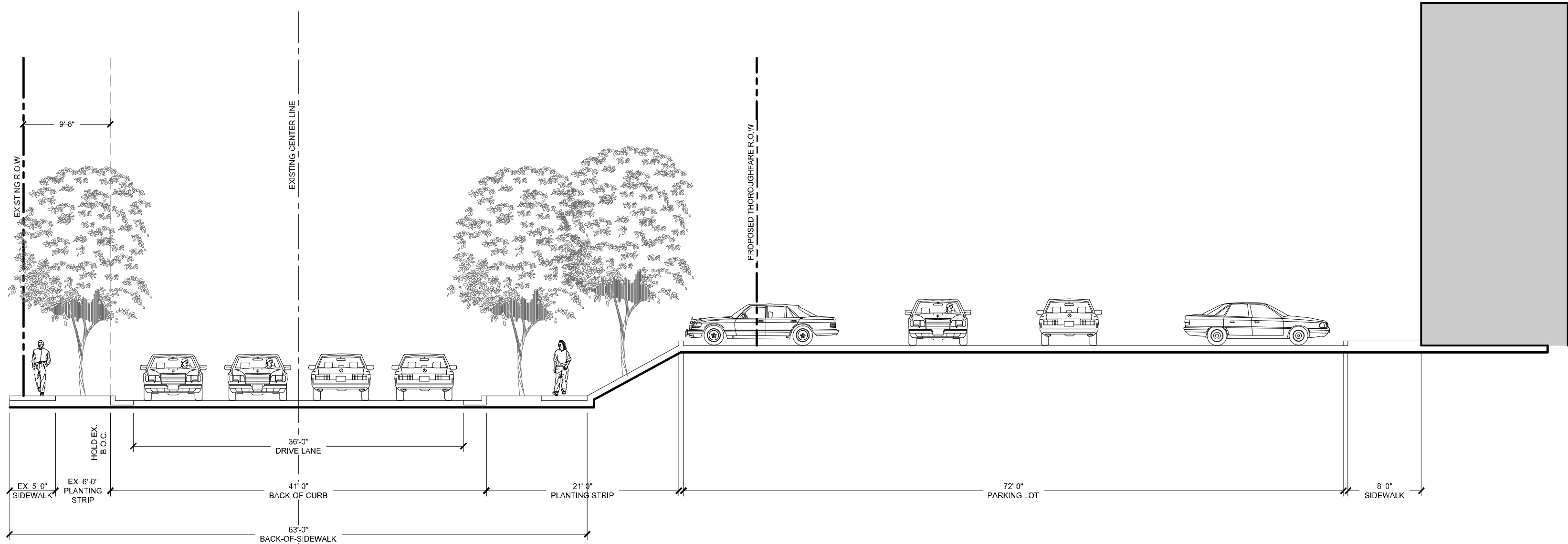
REFER TO SECTIONS AND NOTES FOR PRIVATE STREET SETBACK AND ROW INFORMATION.

SITE DEVELOPMENT DATA:  
-ACREAGE: ±172 ACRES  
-TAX PARCELS: 07903101, 07903102, 07903103, 07903104, 07903105, AND 07903106  
-EXISTING ZONING: I-2  
-PROPOSED ZONING: UMUD-O  
-EXISTING USES: VACANT, INDUSTRIAL, WAREHOUSE AND OFFICE  
-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN UMUD ZONING DISTRICT AND BY THE OPTIONAL PROVISIONS BELOW, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UMUD ZONING DISTRICT. ALL AS MORE SPECIFICALLY DESCRIBED AND LIMITED/RESTRICTED BELOW IN SECTION 3.  
  
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: SEE WITH RESPECT TO THE DEVELOPMENT LEVELS AS DESCRIBED IN SECTION 3 BELOW.  
  
- MAXIMUM BUILDING HEIGHT: 180 FEET IN HEIGHT AS TO PORTIONS OF THE SITE AS DESCRIBED IN THE OPTIONAL PROVISIONS OF SECTION 2, AND OTHERWISE UP TO (70) FEET IN HEIGHT ABOVE EXISTING GROUND FLOOR SLAB FOR EXISTING BUILDINGS. BUILDING HEIGHT FOR NEW BUILDINGS WILL BE MEASURED AS DEFINED IN THE ORDINANCE.  
  
- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE UMUD ZONING DISTRICT

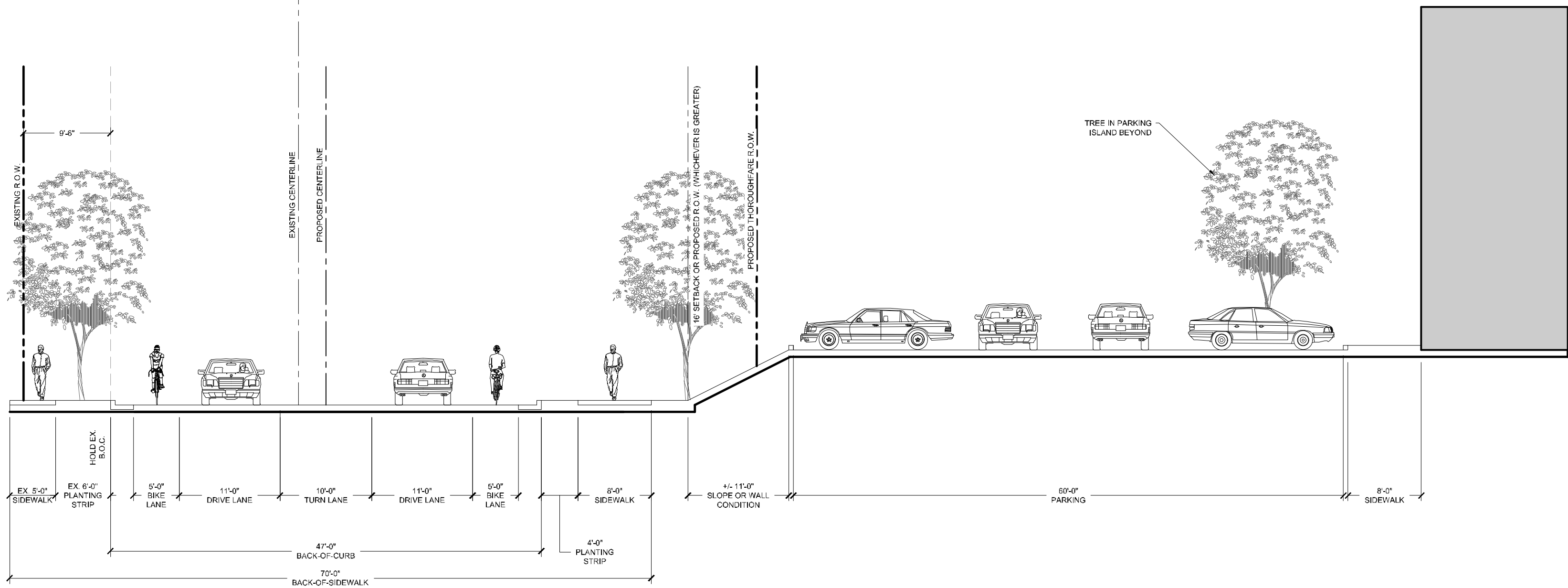
Table 3.e. Development Levels

	Existing	Total thru Phase 1	Total thru Phase 2	Total thru Phase 3
Light Industrial Uses*	1,240,000 sf	530,000 sf	275,000 sf	65,000 sf
EDDE **		30,000 sf	60,000 sf	80,000 sf
Retail/Personal Services		20,000 sf	65,000 sf	200,000 sf
Office		450,000 sf	760,000 sf	1,500,000 sf
Multi-Family Residential		250 units	600 units	1,500 units
Hospitality/Hotel **				
TOTAL	1,240,000 sf	1,030,250 sf	1,160,60 sf	1,846,500 sf

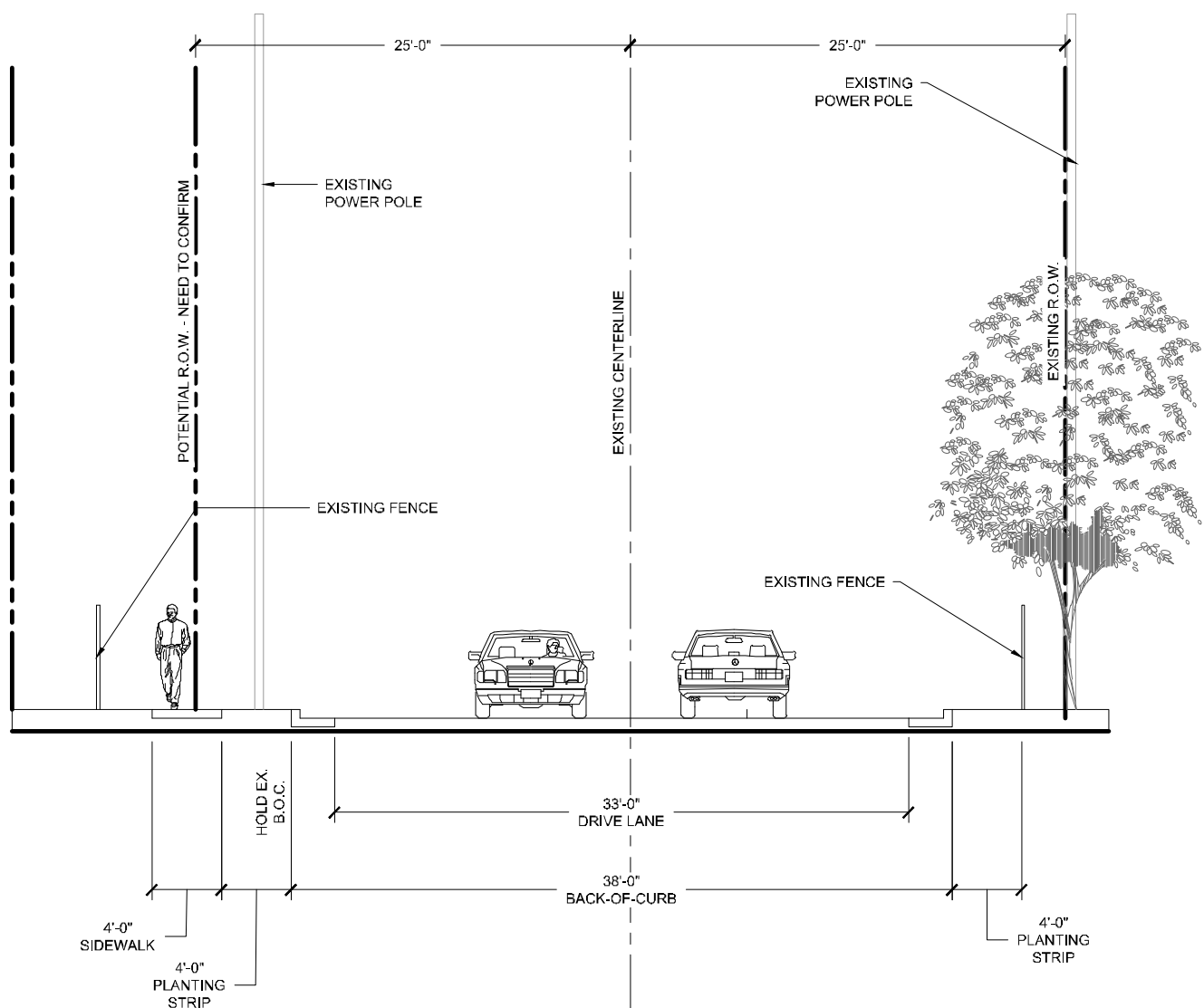




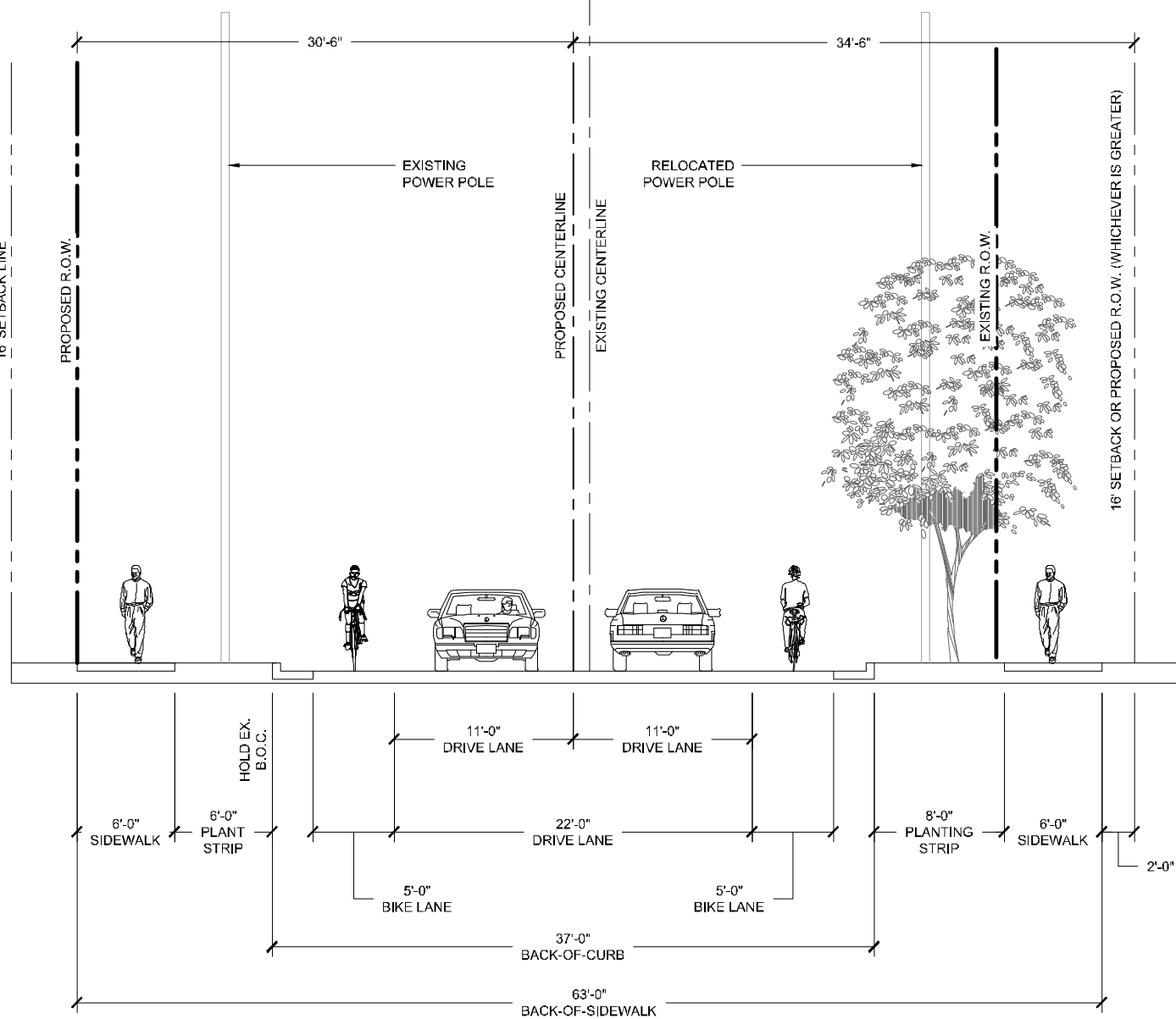
STATESVILLE AVENUE - EXISTING CONDITION  
SCALE: 1" = 10'-0"



STATESVILLE AVENUE - PROPOSED CONDITION  
SCALE: 1" = 10'-0"

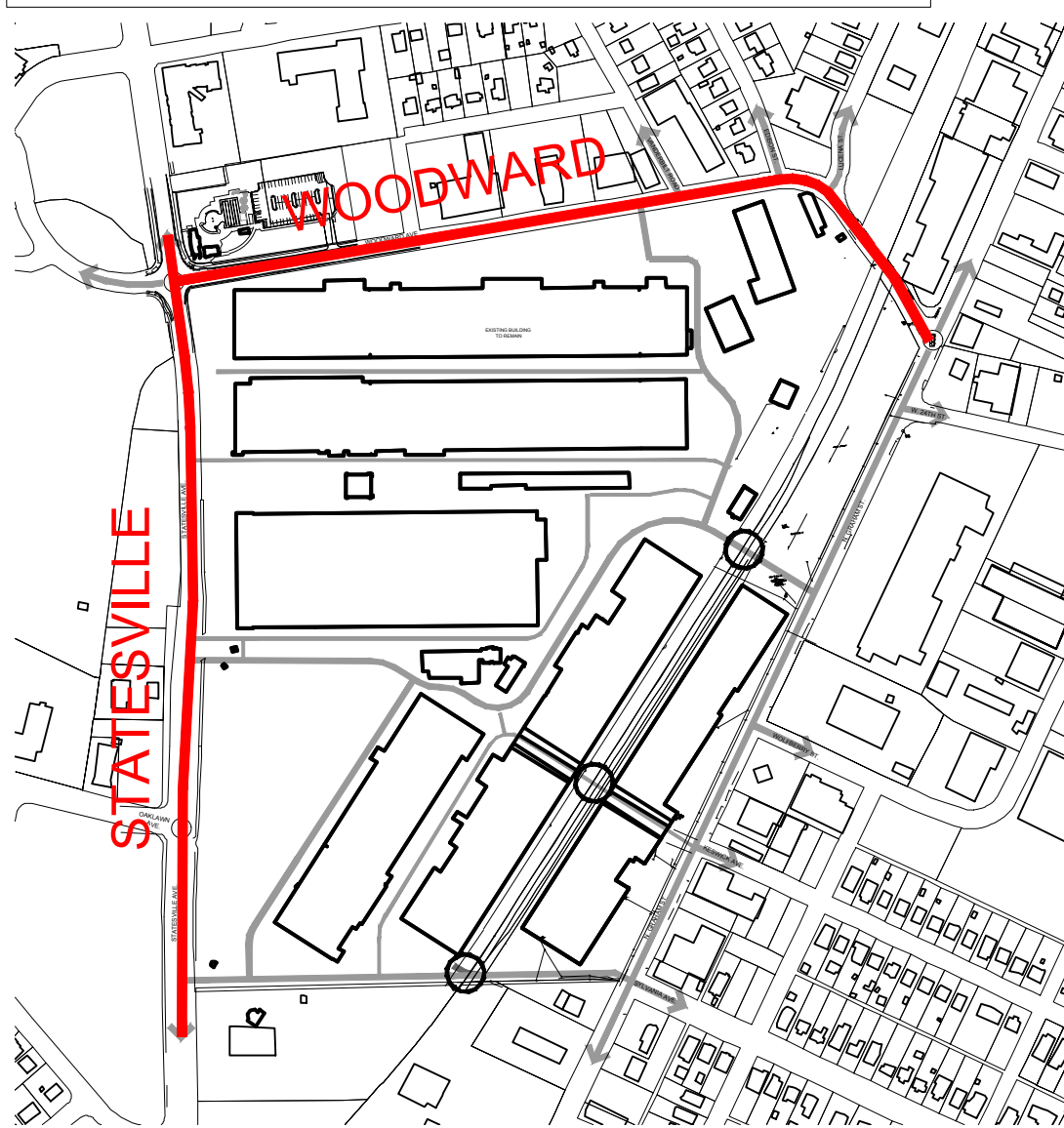


WOODWARD AVENUE - EXISTING CONDITION  
SCALE: 1" = 10'-0"



WOODWARD AVENUE - PROPOSED CONDITION  
SCALE: 1" = 10'-0"

NOTES:  
1. THE PLAN SHOWN IS INTENDED TO BE REVIEWED IN COLOR.  
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DATE: 27 FEBRUARY 2017  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
O.C. BY:  
SCALE: AS SHOWN  
PROJECT #: 1016320

REVISIONS:

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RZ-03

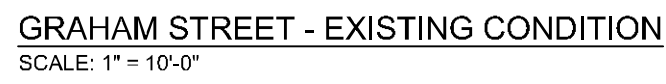
# CAMP NORTH END | REZONING MIXED USE + INDUSTRIAL REHAB DEVELOPMENT ATCO PROPERTIES & MANAGEMENT STREET SECTIONS

PETITION NO. 2017-xxx



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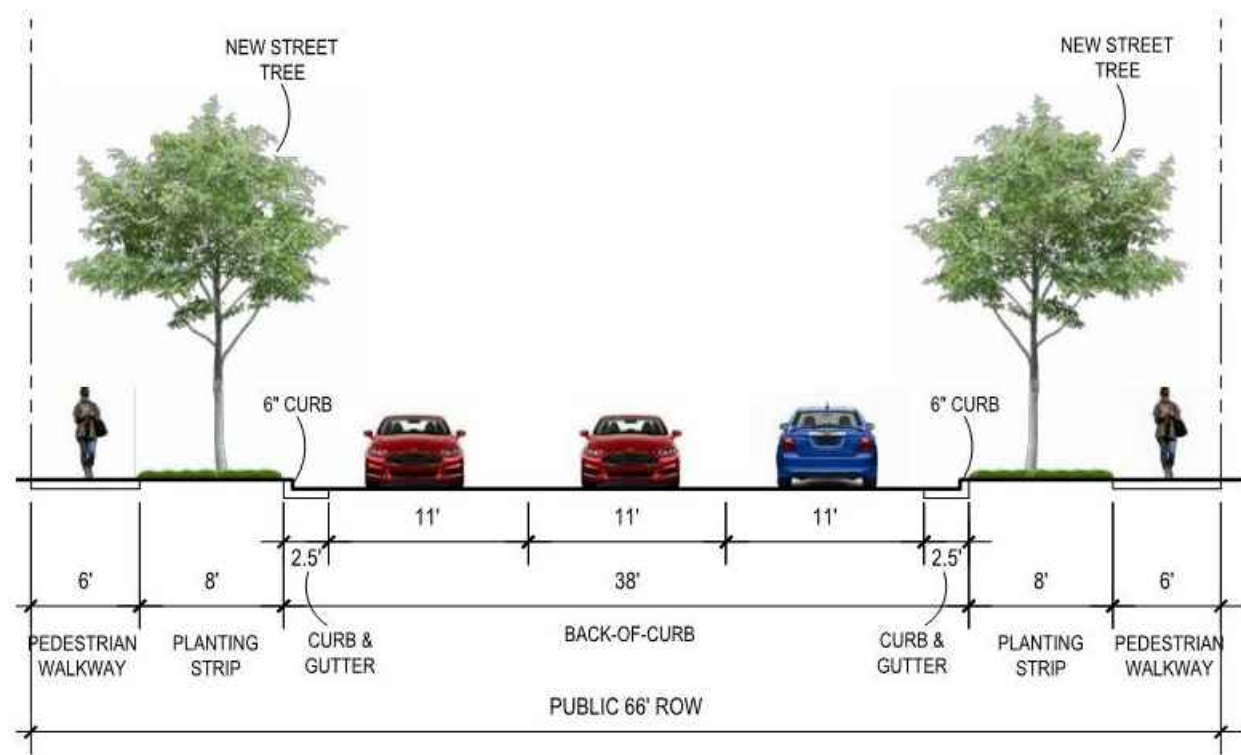


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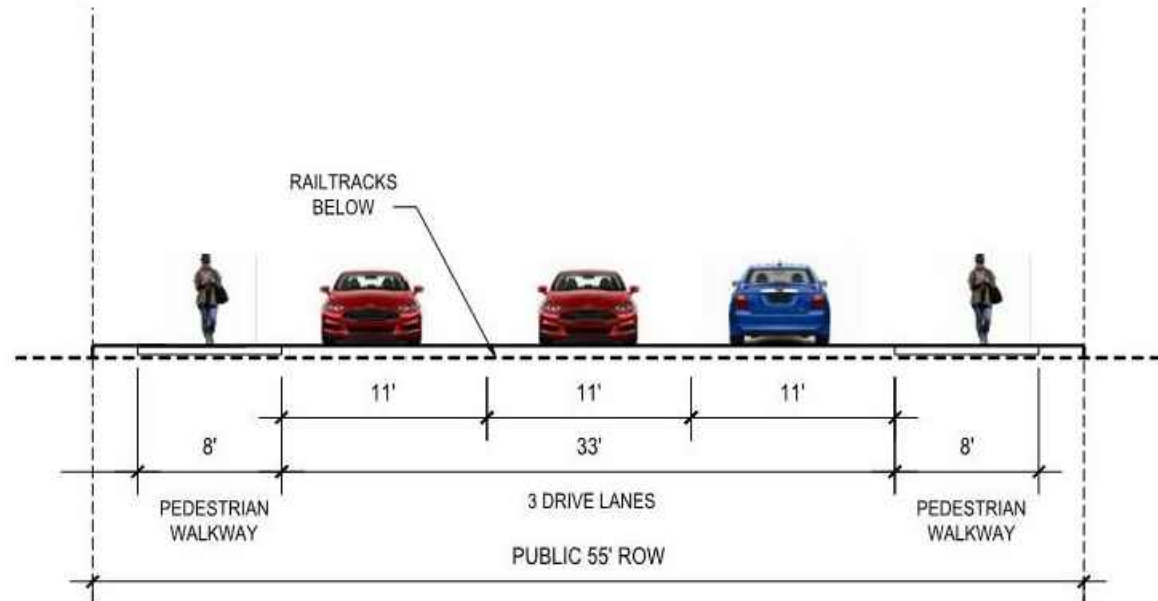
## STREET SECTIONS

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C Engineering Firm License # C-0658

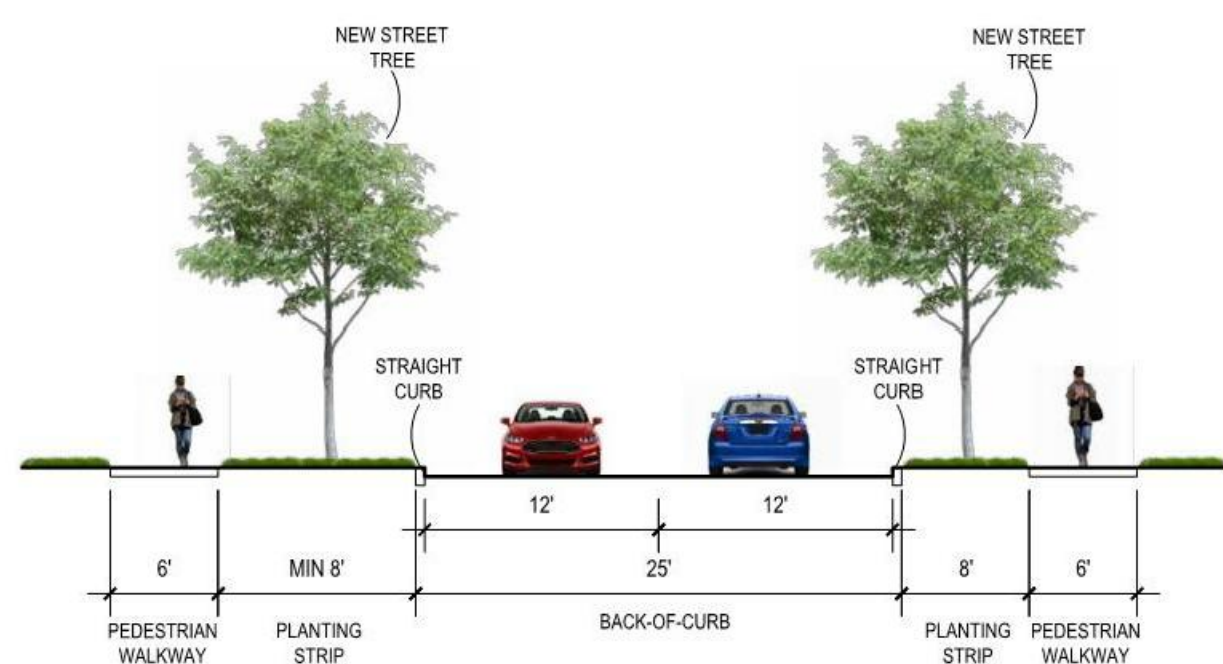




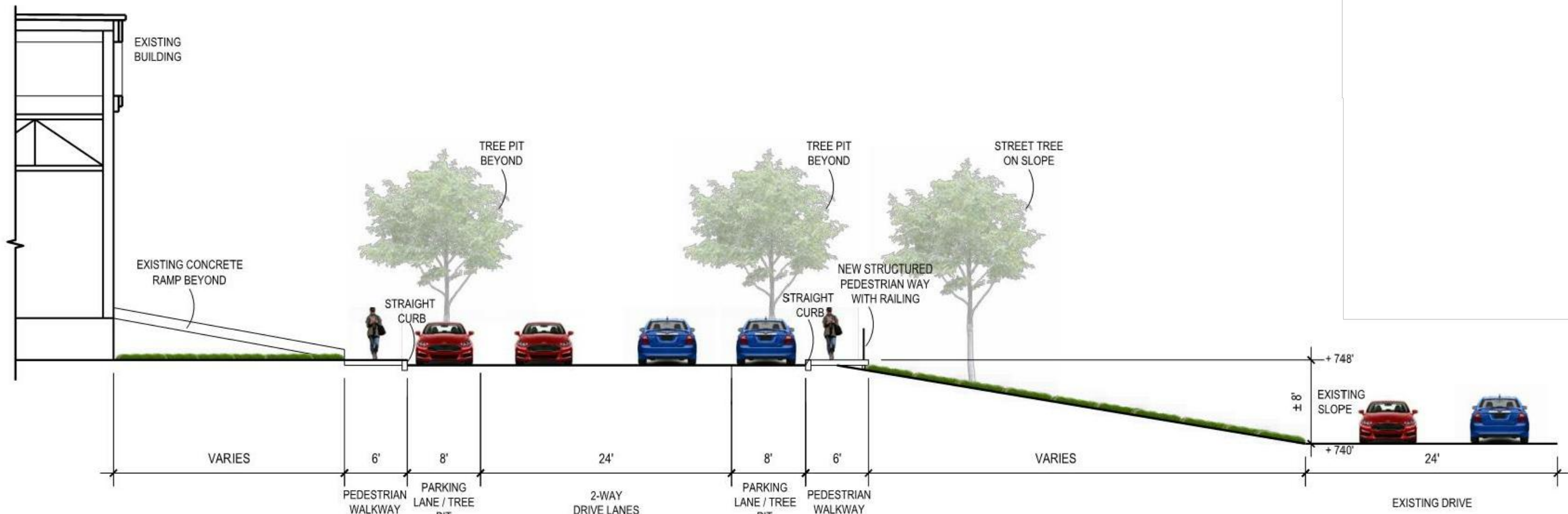
CAMP STREET - SECTION A



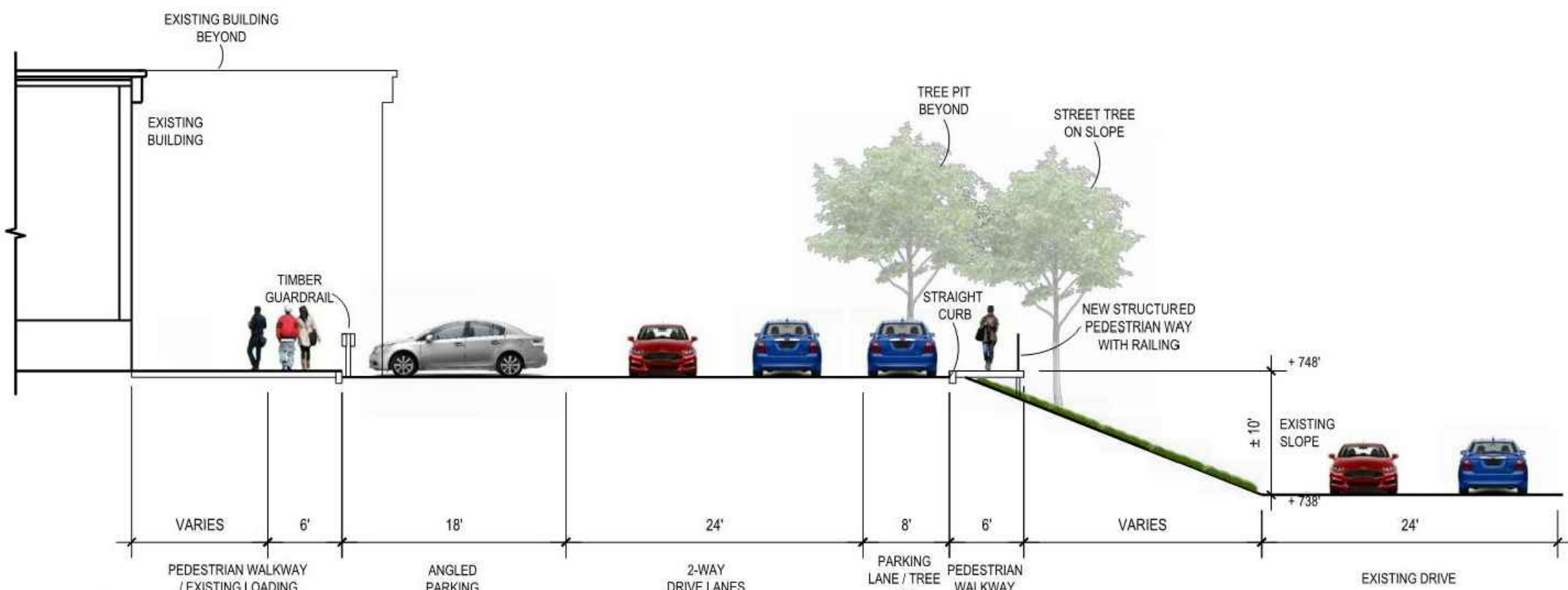
CAMP STREET - SECTION B



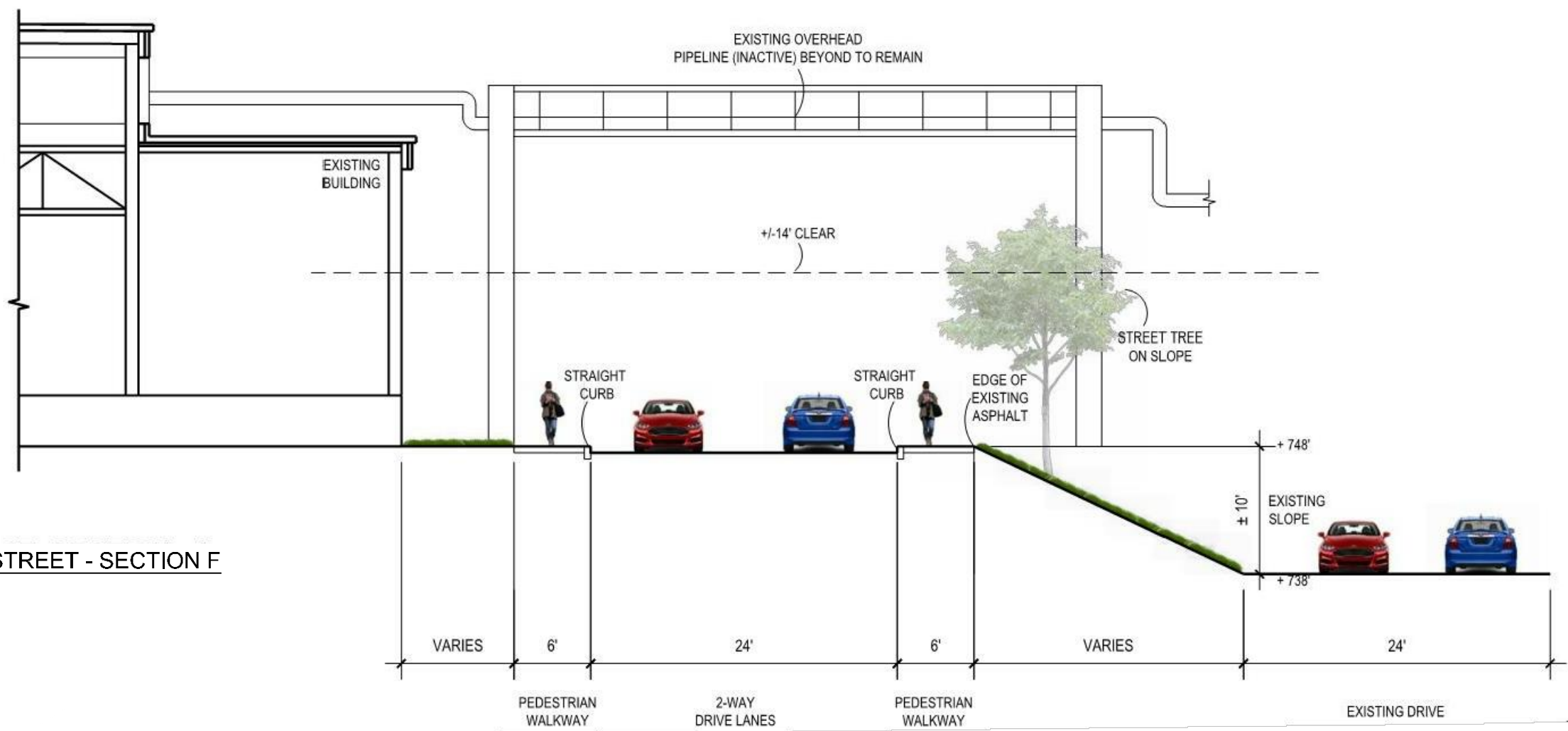
CAMP STREET - SECTION C



CAMP STREET - SECTION D

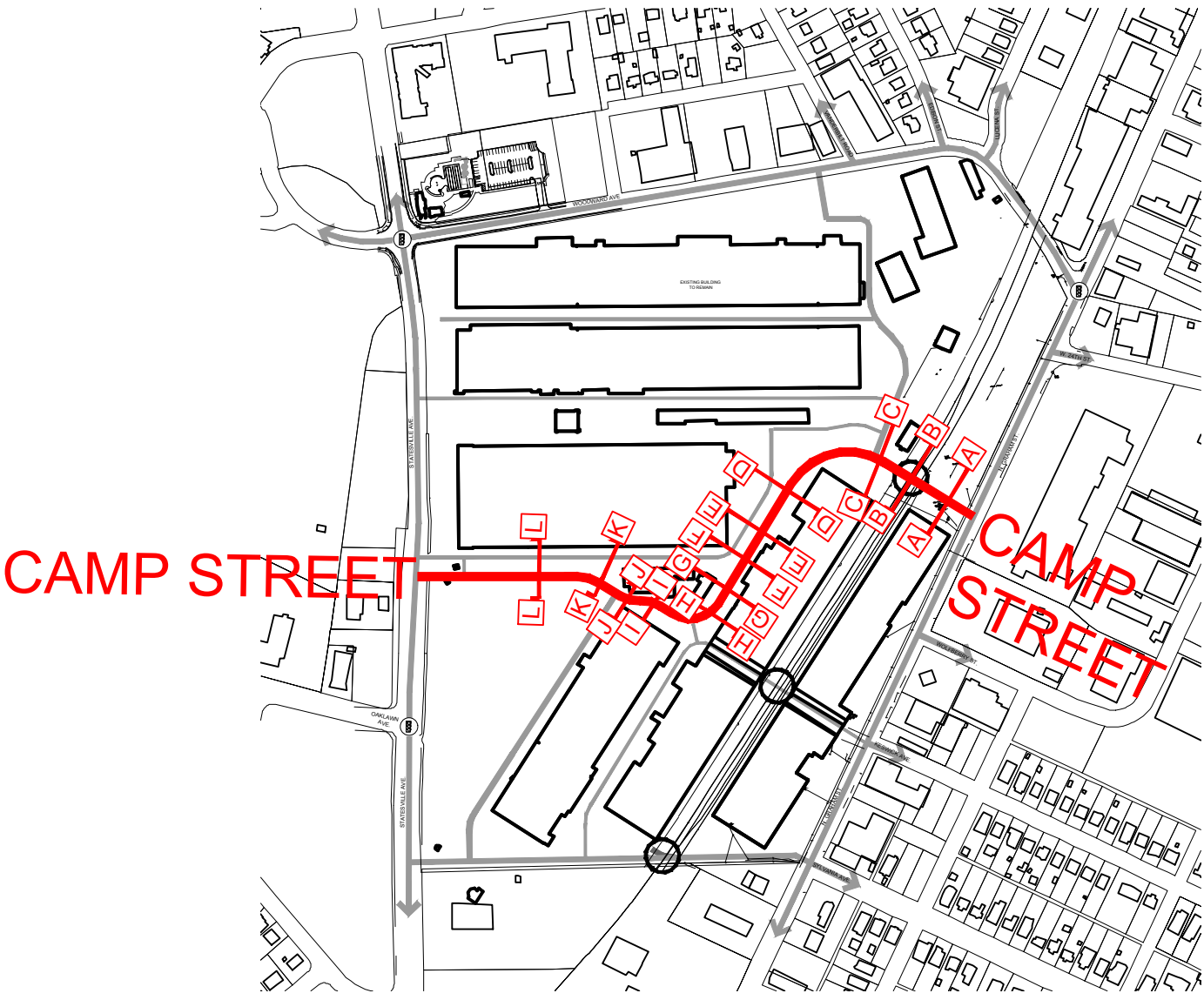


CAMP STREET - SECTION E



CAMP STREET - SECTION F

NOTES:  
1. THE PLAN SHOWN IS INTENDED TO BE REVIEWED IN COLOR.  
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DATE: 27 FEBRUARY 2017  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
O.C. BY:  
SCALE: AS SHOWN  
PROJECT #: 1016320

REVISIONS:

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SHEET #:  
**RZ-05**

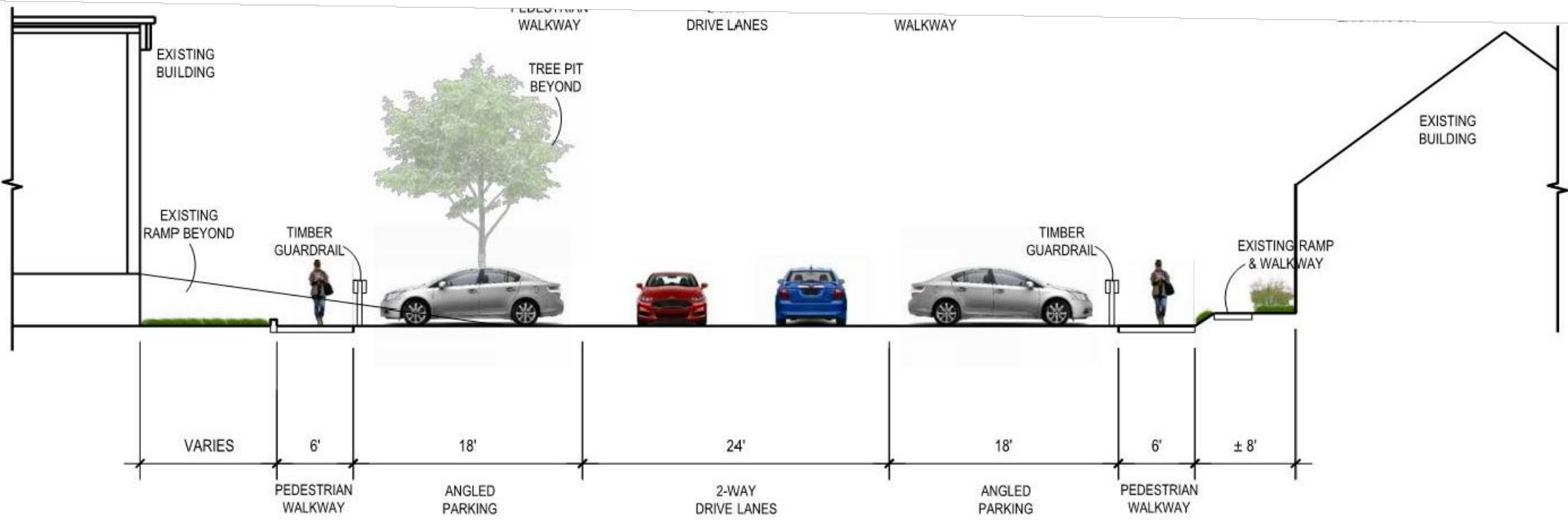
**CAMP NORTH END | REZONING**  
**MIXED USE + INDUSTRIAL REHAB DEVELOPMENT**  
ATCO PROPERTIES & MANAGEMENT  
**STREET SECTIONS**

PETITION NO. 2017-xxx

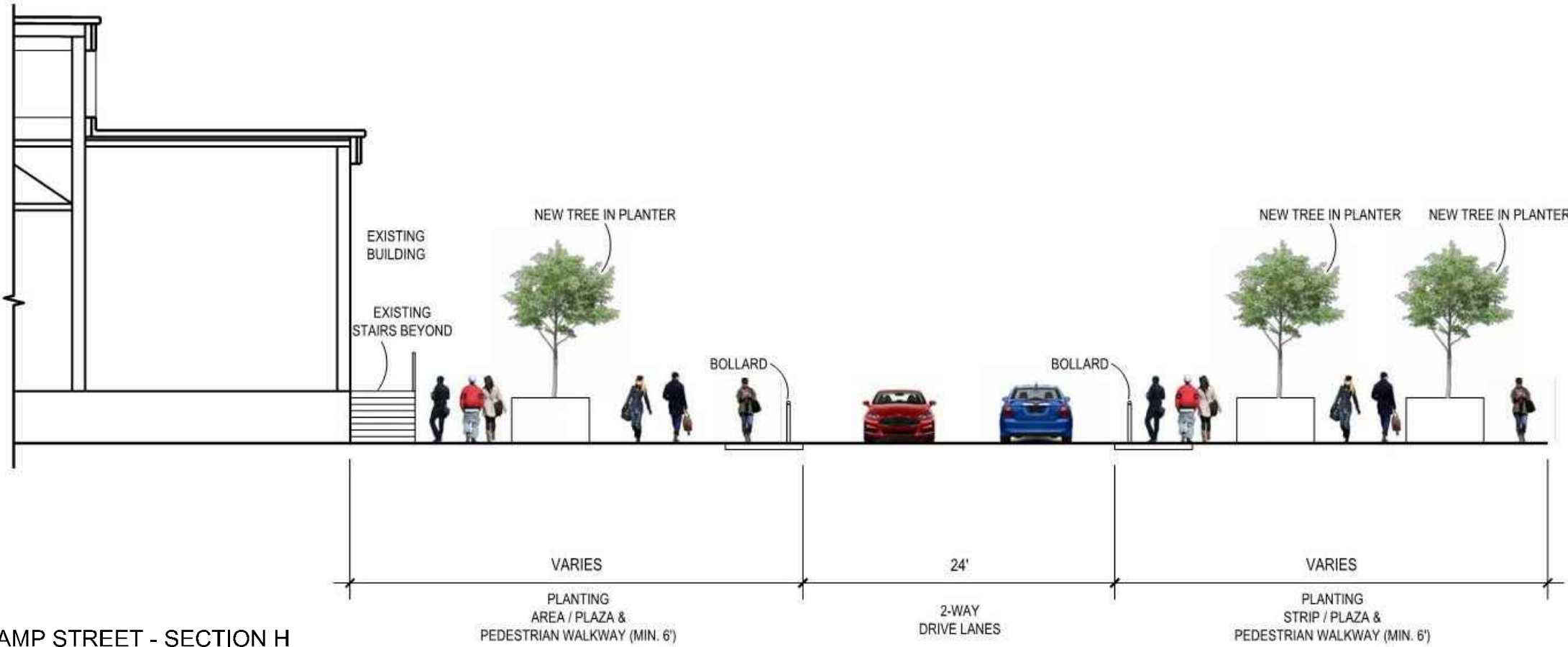


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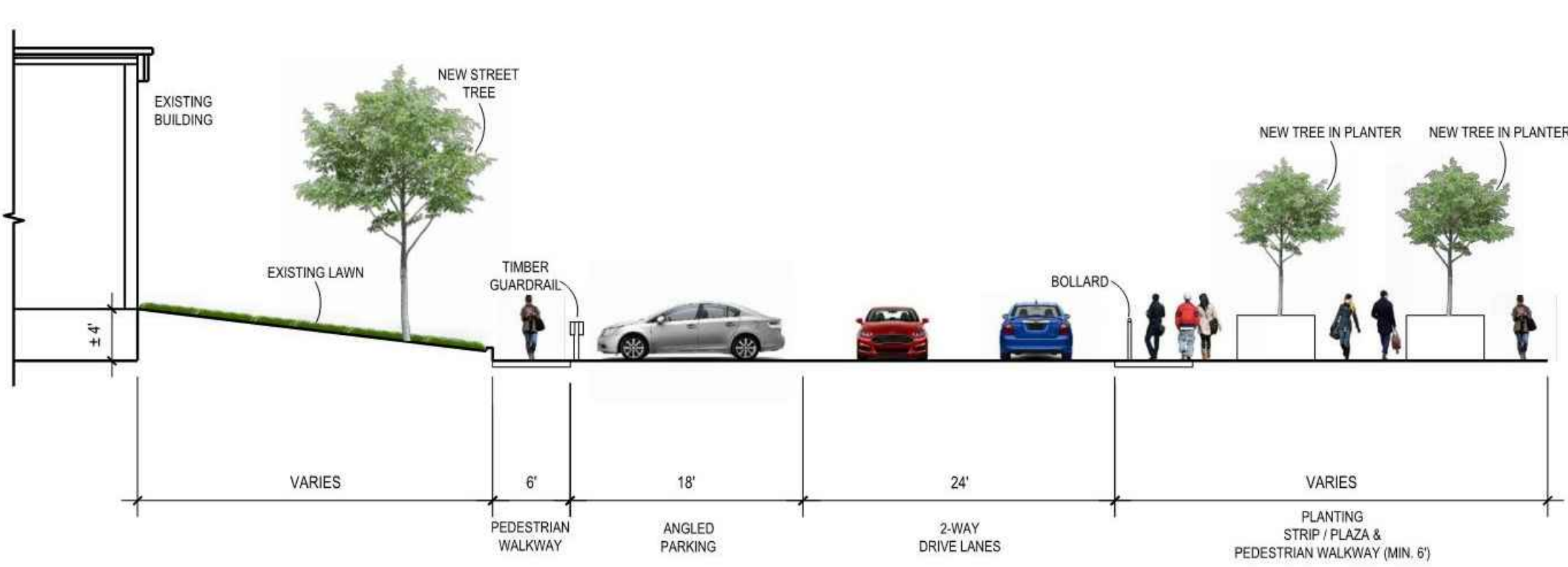




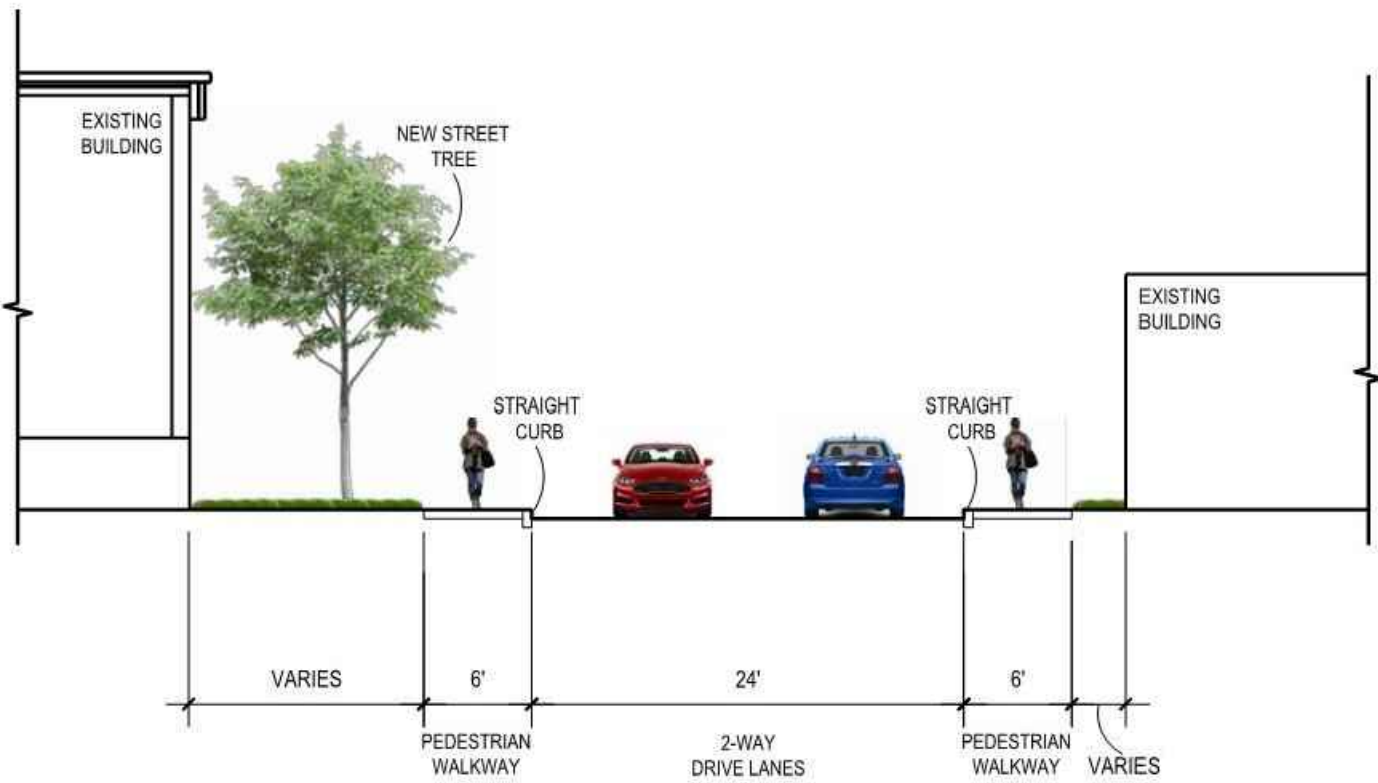
CAMP STREET - SECTION G



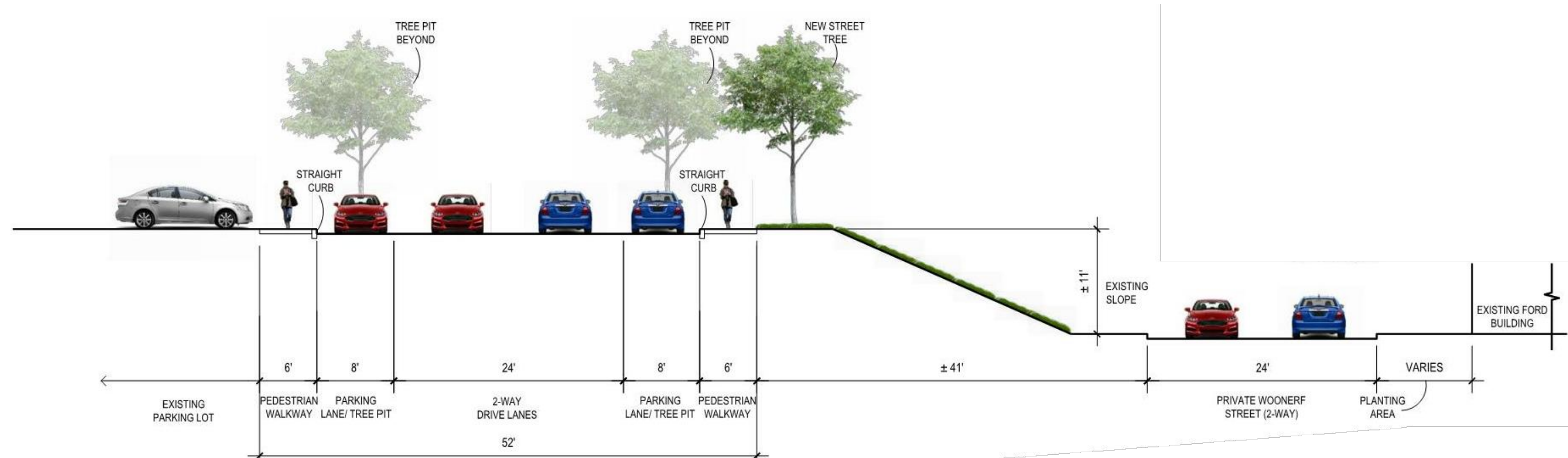
CAMP STREET - SECTION H



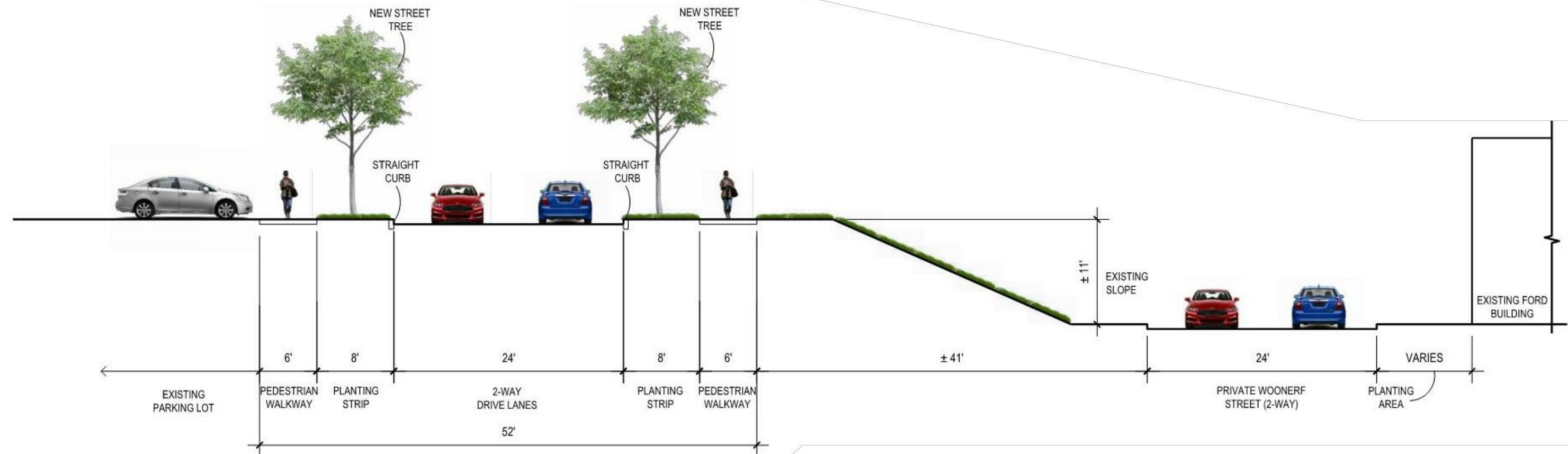
CAMP STREET - SECTION I



CAMP STREET - SECTION J

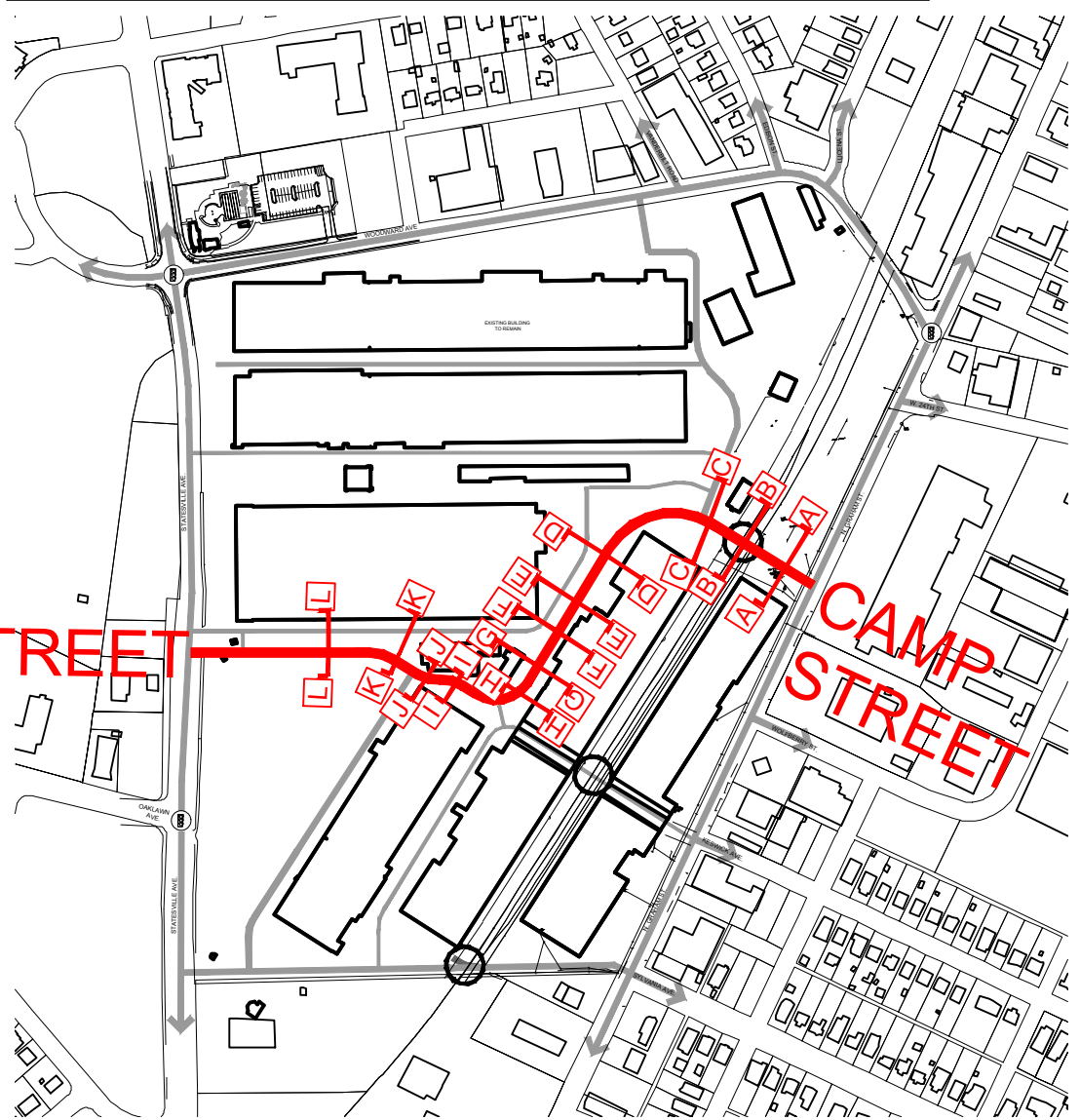


CAMP STREET - SECTION K



CAMP STREET - SECTION L

NOTES:  
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DATE: 27 FEBRUARY 2017  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
O.C. BY:  
SCALE: AS SHOWN  
PROJECT #: 1016320

REVISIONS:

.....

SHEET #:  
**RZ-06**

**CAMP NORTH END | REZONING**  
**MIXED USE + INDUSTRIAL REHAB DEVELOPMENT**  
ATCO PROPERTIES & MANAGEMENT  
**STREET SECTIONS**

PETITION NO. 2017-xxx



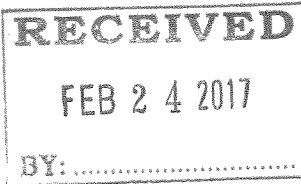
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**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-055

Petition #:	
Date Filed:	2/24/2017
Received By:	<i>[Signature]</i>

**Complete All Fields (Use additional pages if needed)**

Property Owner: Duke Energy Carolinas, LLC - Robert Earley

Owner's Address: 550 S. Tryon Street City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 11/2/1976 / 12/21/1987 / No Record

Property Address: 6519 Craig Street / 414 Toddville Road / Craig Street

Tax Parcel Number(s): 05715104 / 05715102 / 05715116

Current Land Use: Vacant Size (Acres): 1.132 AC

Existing Zoning: R-3 Proposed Zoning: I-2

Overlay: Westside Strategy Plan (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Alberto Gonzalez; Claire-Lyle Graham

Date of meeting: 1/24/17

(\*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): \_\_\_\_\_

Purpose/description of Conditional Zoning Plan: \_\_\_\_\_

Bohler Engineering NC, PLLC  
Name of Rezoning Agent

1927 South Tryon Street, Suite 310  
Agent's Address

Charlotte, NC 28203  
City, State, Zip

(980) 272-3400 (980) 272-3401  
Telephone Number Fax Number

ppennell@bohlereng.com  
E-Mail Address

*Robert J Earley*  
Signature of Property Owner

Robert Earley  
(Name Typed / Printed)

Robert Earley  
Name of Petitioner(s)

550 South Tryon Street  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

(980) 373-1747 \_\_\_\_\_  
Telephone Number Fax Number

Bob.Earley@duke-energy.com  
E-Mail Address

*Robert J Earley*  
Signature of Petitioner

ROBERT EARLEY  
(Name Typed / Printed)



RECEIVED

FEB 24 2017

BY: .....

2017-056

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: \_\_\_\_\_

Date Filed: 2/24/2017

Received By: BH

**Complete All Fields (Use additional pages if needed)**

Property Owner: Vinson Enterprises Inc.

Owner's Address: 3521 Dewitt LN City, State, Zip: Charlotte NC 28217

Date Property Acquired: 12/09/2006 - 7/16/2014 12/04/2005 - 9/20/2005

Property Address: 2519 Distribution St. ; 2503 Distribution St.

Tax Parcel Number(s): 12104206, 12104205, ~~12104220~~

Current Land Use: Industrial Size (Acres): ~~4.8259~~ 1.3281

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

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

Required Rezoning Pre-Application Meeting\* with Solomon Fortune, Alan Goodwin  
Date of meeting: 02/15/2017

(\*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): \_\_\_\_\_

Purpose/description of Conditional Zoning Plan: \_\_\_\_\_

BRIAN DEY  
Name of Rezoning Agent

9300 HARRIS CORNERS PKY, S-220 2525 DISTRIBUTION ST  
Agent's Address

CHARLOTTE, NC 28269-3797  
City, State, Zip

704-264-1252  
Telephone Number Fax Number

(owner) Jim@Vinsonenterprises.com  
E-Mail Address

James G. Straughn (President)  
Signature of Property Owner

James G. Straughn  
(Name Typed / Printed)

GLEN NOCIK  
Name of Petitioner(s)

2525 DISTRIBUTION ST  
Address of Petitioner(s)

CHARLOTTE, NC 28203  
City, State, Zip

704-617-1044  
Telephone Number Fax Number

glen@c-3lab.com  
E-Mail Address

Glen NociK  
Signature of Petitioner

Glen NociK  
(Name Typed / Printed)



2017-057

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: \_\_\_\_\_  
Date Filed: 2/24/2017  
Received By: [Signature]

Property Owners: Arboretum Office #1, LLC  
Bank of America, National Association  
Wells Fargo Bank, N.A.

Owner's Addresses: 301 S College Street, Charlotte, NC 28202  
101 N. Tryon Street, Charlotte, NC 28255  
PO Box 36246, Charlotte, NC 28236

Date Properties Acquired: 06/13/1996  
01/04/1989  
11/10/1988

Property Addresses: 7903 Providence Road, Charlotte, NC 28270  
7911 Providence Road, Charlotte, NC 28270  
7939 Providence Road, Charlotte, NC 28270

Tax Parcel Numbers: a portion of 227-25-186  
227-25-185  
227-25-183

Current Land Use: Office/Banking Size (Acres): ± 5.4

Existing Zoning: O-15(CD) Proposed Zoning: MUDD-O

Overlay: N/A

(Specify PED, Watershed, Historic District, etc.)  
Required Rezoning Pre-Application Meeting\* with Kent Main, John Kinley, Jason Prescott, Carlos Alzate and Grant Meacci  
Date of meeting: 1/24/17  
(\*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 redevelopment of the site to include retail and office uses consistent with the character of a Mixed-Use Activity Center.

**Bridget Grant, Keith MacVean & Jeff Brown**  
Name of Rezoning Agent

**Moore & Van Allen, PLLC**  
**100 N. Tryon Street, Suite 4700**  
Agent's Address

**Charlotte, NC 28202**

**704.331.2379 (BG)**      **704-378-1973(BG)**  
**704.331.3531 (KM)**      **704-378-1954 (KM)**  
**704-331-1144 (JB)**      **704-378-1925 (JB)**  
Telephone Number      Fax Number

**bridgetgrant@mvalaw.com;keithmacvean@mvalaw.com**  
**jeffbrown@mvalaw.com**  
E-mail Address

**SEE ATTACHMENTS A-C**

Signature of Property Owner

**Childress Klein Properties, Inc. (Attn: David Haggart and John Dosser)**  
Name of Petitioner

**301 S. College Street, Ste 2800**  
Address of Petitioner

**Charlotte, NC 28202**  
City, State, Zip

**704.343.4317 (DH)**      **704.343.4350 (JD)**  
Telephone Number      Fax Number

**David.haggart@childressklein.com;**  
**john.dosser@childressklein.com**  
E-mail Address

**SEE ATTACHMENT D**

Signature of Petitioner



**ATTACHMENT A**

REZONING PETITION NO. 2017-  
**Childress Klein Properties, Inc.**

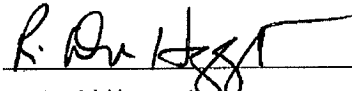
OWNER JOINDER AGREEMENT  
**Arboretum Office #1, LLC**

The undersigned, as the owners of the parcels of land located at 7903 Providence Road that is designated as a portion of Tax Parcel No. 227-25-186 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 O-15(CD) zoning district to the NS or MUDD-O 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 24<sup>th</sup> day of February, 2017.

**Arboretum Office #1, LLC**  
a North Carolina limited liability company

By: Childress Klein Properties, Inc.,  
its Manager

By:   
Name: R. David Haggart  
Title: Vice President



**ATTACHMENT B**

REZONING PETITION NO. 2017-  
**Childress Klein Properties, LLC**

PETITIONER JOINDER AGREEMENT

**Bank of America, National Association, successor by merger to NCNB National Bank**

The undersigned, as the owners of the parcels of land located at 7911 Providence Road that is designated as a portion of Tax Parcel No. 227-25-185 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 O-15(CD) zoning district to the NS or MUDD-O 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 15<sup>th</sup> day of February, 2017.

**BANK OF AMERICA, NATIONAL ASSOCIATION**  
a national banking association  
**Successor by merger to**  
**NCNB National Bank**

By:



Name: Sherry Cronan Watts

Title: Vice President



**ATTACHMENT C**

**REZONING PETITION NO. 2017-  
Childress Klein Properties, LLC**

**PETITIONER JOINDER AGREEMENT  
Wells Fargo Bank, N.A., successor in interest by merger to Wachovia Bank & Trust Company**

The undersigned, as the owners of the parcels of land located at 7939 Providence Road that is designated as a portion of Tax Parcel No. 227-25-183 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 O-15(CD) zoning district to the NS or MUDD-O 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 14<sup>th</sup> day of February, 2017.

**Wells Fargo Bank, N.A., successor in interest by merger  
to Wachovia Bank & Trust Company**

By: 

Name: Brian A. Amick

Title: Vice President



**ATTACHMENT D**  
PETITIONER SIGNATURE  
REZONING PETITION NO. 2017-  
**Childress Klein Properties, Inc.**

**Childress Klein Properties, Inc.**

By: R. David Haggart  
Name: R. David Haggart  
Title: Vice President





**NOTICE**

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ROBERT JOHNSON  
architects  
1808 West Morehead St.  
Charlotte, NC 28208  
T 704 / 342.1058  
F 704 / 342.3043



ARBORETUM  
MIXED USE  
DEVELOPMENT  
CHARLOTTE, NC

PROJECT NUMBER SP 731  
ISSUE DATE  
REZONING SUBMITTAL 02.27.17

DRAWING DATA

DRAWN BY: GW  
CHECKED BY: RJ  
FILE NUMBER:

SHEET TITLE

CONTEXT AND  
CONCEPTUAL  
SITE PLAN

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SHEET NUMBER





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T 704 / 342.1058  
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GEORGE SCIENCE  
GROUP  
Incorporated  
500-K Clanton Road  
Charlotte, NC 28217  
(704) 525-2003

NC FIRM LICENSE: F-0585(ENG)  
NC FIRM LICENSE: C-279(LA)



ARBORETUM  
MIXED USE  
DEVELOPMENT  
CHARLOTTE, NC

PROJECT NUMBER SP 731  
ISSUE DATE  
REZONING SUBMITTAL 02.27.17

DRAWING DATA

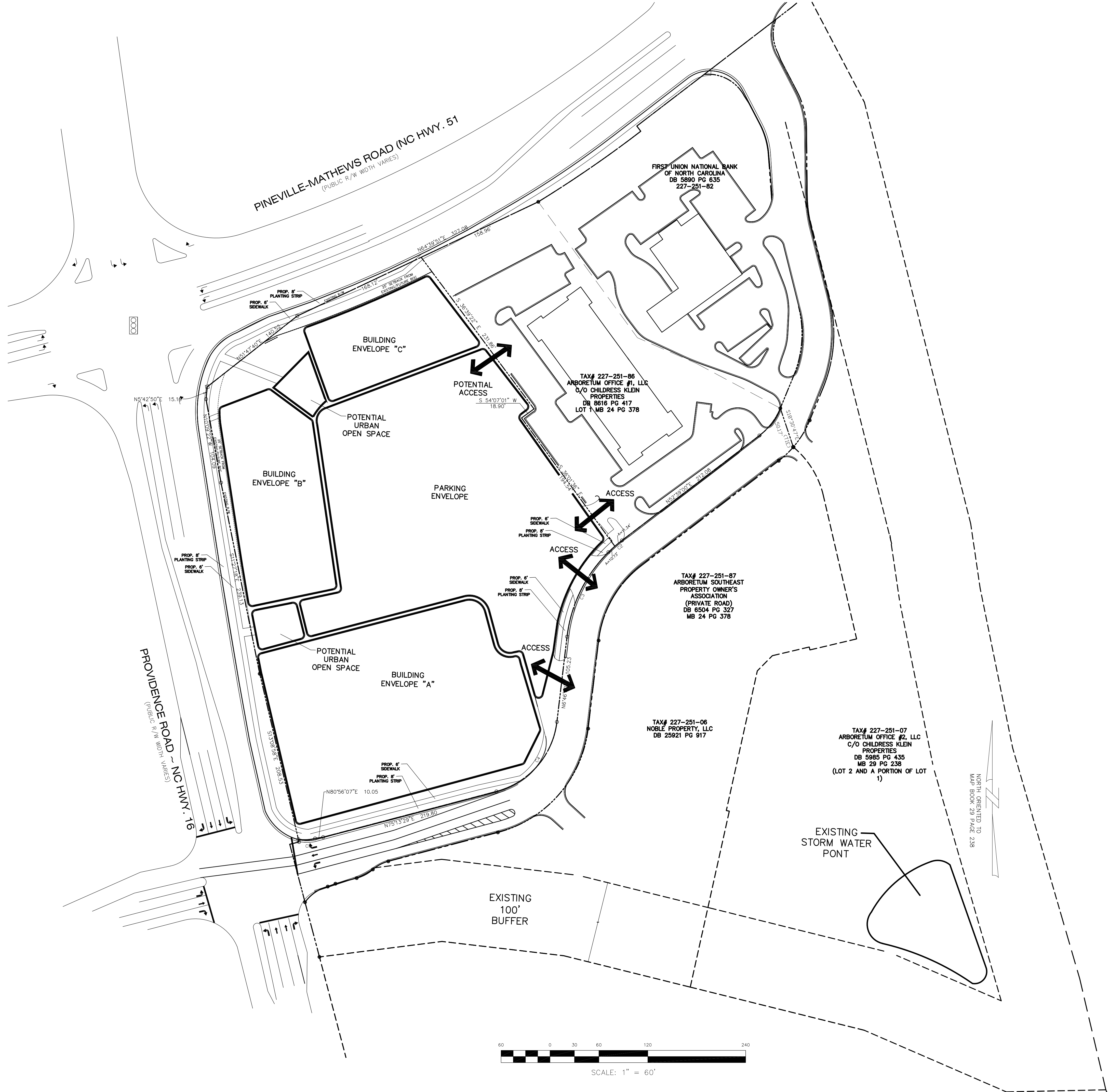
DRAWN BY: GW  
CHECKED BY: RJ  
FILE NUMBER:

SHEET TITLE  
TECHNICAL  
DATA SHEET

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SHEET NUMBER

RZ-02



**Childress Klein | Arboretum Mixed Use**  
Development Standards  
2/22/2017  
Rezoning Petition No. 2017-009

**Site Development Data:**  
-Arranger: 5.4 acres  
-Tax Parcel: 227-251-183, 227-251-183 and portion of 227-251-186  
-Zoning: Zoning 12-1(CD)  
-Proposed Zoning: MUD0-4  
-Zoning Use: Office and Institutional  
-Proposed Uses: Retail, Eating, Drinking, Entertainment, Establishments (EDEE); general and medical office uses; and Personal Service Uses as permitted by right, under prescribed conditions, and by the Optional provisions below, as together with accessory uses, as allowed in the MUD0 zoning district and more specifically described and mentioned below in Section 3).  
-Maximum Gross Square Feet of Development: Up to 90,000 square feet of gross floor area of permitted uses, (subject to the conversion provisions below).  
-Maximum Building Height: Buildings will be limited to a maximum building height of 35 feet.  
-Parking: Parking will be provided per Ordinance.

**1. General Provisions:**  
a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-01, RZ-02, RZ-04 and RZ-05 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Childress Klein Properties, ("Petitioner") to accommodate the development of a high quality mixed use development on an approximately 5.4 acre site located on the southeast quadrant of the intersection of Providence Road and Pineville-Matthews Road (the "Site"). The Site is a portion of the development, known as Arboretum Office Park, located at the corner of such intersection.  
b. **Zoning District/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 MUD0-4 zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.  
c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and other development matters and site elements (collectively the "DevelopmentSite Elements") on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, location, size and form of the DevelopmentSite Elements depicted on the Rezoning Plan are graphic representations of the DevelopmentSite 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 DevelopmentSite 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. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or  
ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or  
iii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks, side or rear yards) indicated on Sheet RZ-01; or  
iv. modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in 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.  
d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site will be limited to three (3). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings.  
e. **Gross Floor Area.** For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor areas as defined by the Ordinance) for the Site: surface or structured parking facilities, all loading dock areas (open or enclosed), and outdoor dining areas (whether on the roof of the building) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).  
f. **Permitted Services.** Personal Service will be defined as use that primarily provide a service to customers versus the selling of goods. A personal service use may sell retail products or merchandise but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, Spas, Yoga and exercise studios, nail salons, massage shops, martial art training studios, dry cleaning establishments, bookstores, and others.  
g. **Unified Development for entire Quadrant.** The Site together with that certain site located adjacent to the Site and being the remainder of the Arboretum Office Park (the "Adjacent Site") shall be viewed in the aggregate as a planned unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan and those existing improvements on the Adjacent Site. As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site and the Adjacent Site. The Petitioner and/or owner(s) of the Site and the Adjacent Site reserve the right to subdivide the portions or all of the Site and Adjacent Site and create lots within the interior of all of the Site and Adjacent Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along exterior boundary of the Site and of the Adjacent Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth herein at the Site.

**2. Optional Provisions.**  
The following optional provisions shall apply to the Site:  
a. To allow wall signs to have up to 220 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less.  
b. To allow one detached ground mounted sign per street front with a maximum height of 20 feet and containing up to 150 square feet of sign area.  
c. To allow, free-standing single-use buildings, to have a detached sign up to four (4) feet high with up to 32 square feet of sign area.  
d. To allow up to two uses with accessory drive-through windows in the configuration and with vehicular storage as generally depicted on Sheet RZ-01 of the Rezoning Plan. The allowed accessory windows will be designed so that they do not circulate between the proposed building and Pineville-Matthews Road as generally depicted on the Rezoning Plan.  
e. To not require driveways to be recessed into the face of the building(s) when the width of the sidewalk is at least 10 feet and/or when it is an emergency exit.  
f. To allow windows and window boxes that face Providence Road and/or Pineville-Matthews Road to have graphic images (not signs) applied to 100% of the glazing of the window or window box. These windows and graphic images may be used to meet the Street Wall requirements of the Ordinance and will be generally located at the ground floor level of the building to help enhance the pedestrian environment at the base of the building. This optional provision does not prohibit the installation of Window Signs as allowed by Ordinance or part of the images applied to the windows or window boxes.  
g. To allow alternative "blank wall" standards, including but not limited to the use of opaque and spandrel glass per Section II 6.d. of these Development Standards.  
*Note: The optional provision regarding signs is an addition/modification to the standards for signs in the MUD0 district and is to be used with the remainder of MUD0 standards for signs not modified by these optional provisions.*

**3. Permitted Uses, Development Area Limitations:**  
a. Subject to the restrictions and limitations listed below, the principal buildings constructed on the Site may be developed with up to 90,000 square feet of gross floor area devoted to: retail, EDEE, general and medical office uses, and Personal Service uses as permitted by right, under prescribed conditions and per the Optional provisions above together with accessory uses allowed in the MUD0-4 zoning district.  
b. Up to two (2) uses with an accessory drive through window will be permitted on the Site. The two (2) uses allowed to have an accessory drive through window may be for a financial institution, an EDEE and/or a grocery store. One of the allowed accessory drive through windows will be utilized by the proposed grocery store as a grocery pick, package, pick-up, and home delivery pick-up as generally depicted on the Rezoning Plan.  
c. The following uses will not be allowed: gasoline service stations with or without a convenience store.  
**4. Transportation Improvements and Access:**  
**I. Proposed Improvements:**  
The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:  
**(TO BE FORTHCOMING)**  
**II. Standards, Phasing and Other Provisions:**  
**a. CDOT/NC/DOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT as applicable. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private-public partnership effort or other public sector project support.  
**b. Substantial Completion.** Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 4.1 above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 4.1.a above provided, however, in the event all roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for buildings on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.  
**c. Right-of-Way Availability.** It is understood that some of the public roadway improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60 day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition proceeding including compensation paid to the applicable agency, department or governmental body for any such land and the expenses of such proceeding. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for buildings on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings provided, however, Petitioner continues to exercise good faith efforts to complete the applicable roadway improvements, in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.  
**d. Alternative Improvements.** Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable; provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

**III. Access and Internal Private Street.**  
a. Access to the Site will be from Providence Road and Arboretum Drive as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.  
b. The Petitioner as part of the development of Site will reconstruct Arboretum Drive as a Private Street through the Site from the access point on Providence Road to the limits of the Site as generally depicted on the Rezoning Plan.  
c. The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards as long as the street network set forth on the Rezoning Plan is not materially altered.  
d. The Site's internal private street will be designed to include sidewalks and planting strips on one side as generally depicted on the Rezoning Plan except as provided for in section 5.a below.  
**5. Streetscape, Buffer, Landscaping Open Space and Screening:**  
a. A 25 foot setback as measured from the existing or future back of curb along Providence Road will be provided as generally depicted on the Rezoning Plan. Detached signs will be allowed within the 25 foot setback established along Providence Road.  
b. A 25 foot setback as measured from the existing or future back of curb along Pineville-Matthews Road will be provided all as generally depicted on the Rezoning Plan. Detached signs, and a low masonry wall used to screen the parking areas will be allowed within the foot setback established along Pineville-Matthews Road.  
c. A low masonry wall (2.0 foot high) will be used to screen the parking, circulation and/or maneuvering located along Pineville-Matthews Road as generally depicted on the Rezoning Plan. This low wall will be constructed of masonry materials that match the masonry materials used on the primary buildings.  
d. An eight (8) foot planting strip and a minimum six (6) foot sidewalk will be provided along Providence Road and Pineville-Matthews Road within the required setbacks as generally depicted on the Rezoning Plan.  
e. An eight (8) foot planting strip and a minimum six (6) foot sidewalk will be provided along Arboretum Drive on one side limited to the length of the Site as generally depicted on the Rezoning Plan. The sidewalk may be located at the back of curb near the loading area as generally depicted on the Rezoning Plan.  
f. An internal network of sidewalks (minimum of six (6) feet wide) will be provided on the interior of the Site linking each of the buildings and open space area on the Site. Where crosswalks are required to link the proposed sidewalk network to the proposed uses on the Site the crosswalks will be designed with either pavers or stamped asphalt to help create a clear pedestrian path to the buildings within the Site.  
g. A minimum of 2,500 square feet of urban open space will be provided on the Site in the area generally depicted on RZ-02. This urban open space area will be improved with landscaping, seating and landscape areas. The urban open space area will not include private outdoor dining areas, areas located in buffers or the building setbacks/yard as generally indicated on the Rezoning Plan.  
h. Meter banks will be screened where visible from public view at grade level.  
i. Roof top HVAC and related mechanical equipment will be screened from public view at grade level.  
**6. General Design Guidelines:**  
a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. The use of decorative block will be limited to a maximum of 25% of any building elevation.  
b. The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved. The use of colors (red hars) that are typically associated with brick materials on the attached elevations does not imply that the material illustrated is a brick material.  
c. The buildings constructed on the Site will be constructed so at least 40% of the exterior building facades of each building constructed on the Site, exclusive of windows, doors, and roofs, will be constructed utilizing the following materials: brick, stone, precast stone, precast concrete, synthetic stone, and decorative block.  
d. Building Street Walls will meet or exceed the MUD0 requirements for blank walls. The attached building elevations are representative of the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Site's internal private street. These building elevations reflect combinations of materials, material changes, building off-set and window boxes that will be used to meet or exceed the MUD0 requirements for street walls. Blank walls will be treated with a combination of the following features: (i) windows with or without shutters; (ii) internally illuminated window boxes with applied graphics images; (iii) vertical elements such as art work and/or decorative garden and landscape elements; (iv) decorative lighting elements; (v) heavy landscaped areas composed of a combination of large and small maturing evergreen and deciduous trees, evergreen and deciduous shrubs and seasonal color; and (vi) windows with opaque or spandrel glass.  
e. The proposed landscaping service area of the proposed project located adjacent to the internal private street will be screened from the internal private street with either: a wall a minimum of eight (8) feet tall, or tall evergreen landscaping, or a combination of a wall and landscaping as generally depicted on the Rezoning Plan.  
**7. Environmental Features:**  
a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.  
b. The Site will comply with the Tree Ordinance.  
**8. Signage:**  
a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.  
b. On premises directional and instructional signs may be located throughout the Site per the standards of the Ordinance.  
c. No wall signs shall be permitted on the facade of the building fronting Arboretum Drive.  
**9. Lighting:**  
a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding low level, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.  
b. Detached lighting on the Site, except street lights located along public streets, will be limited to 25 feet in height.  
**10. 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 portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.  
**11. 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, 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 or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.  
b.



2017-058

# I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: \_\_\_\_\_  
Date Filed: 2/24/2017  
Received By: BH

Property Owners: TKC CLIV LLC C/O The Klein Corp

Owner's Addresses: 5935 Carnegie, Blvd, Ste. 200, Charlotte, NC 28209

Date Properties  
Acquired: 12/27/2013

Property Addresses: 8401 Medical Plaza Drive, Charlotte, NC 28262

Tax Parcel Numbers: 027-033-01

Current Land Use: Office Size (Acres): ± 11.1

Existing Zoning: RE-1 Proposed Zoning: RE-3(O)

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

Required Rezoning Pre-Application Meeting\* with Claire Lyte-Graham, Rick Grochoske, Julia Zweifel and Josh Weaver

Date of meeting: 2/21/17  
(\*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 development of the undeveloped portion site to allow office and commercial uses.

**Bridget Grant, Keith MacVean & Jeff Brown**

Name of Rezoning Agent

**Moore & Van Allen, PLLC**

**100 N. Tryon Street, Suite 4700**

Agent's Address

**Charlotte, NC 28202**

**704.331.2379 (BG)**

**704-378-1973(BG)**

**704.331.3531 (KM)**

**704-378-1954 (KM)**

**704-331-1144 (JB)**

**704-378-1925 (JB)**

Telephone Number

Fax Number

**bridgetgrant@mvalaw.com; keithmacvean@mvalaw.com**  
**jeffbrown@mvalaw.com**

E-mail Address

**SEE ATTACHMENT A**

Signature of Property Owner

**The Keith Corporation (Attn: Andy Lawler)**

Name of Petitioner

**5935 Carnegie Boulevard, Ste. 200**

Address of Petitioner

**Charlotte, NC 28209**

City, State, Zip

**704.319.8166**

Telephone Number

Fax Number

**alawler@thekeithcorp.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner



**ATTACHMENT A**

**REZONING PETITION NO. 2017-  
The Keith Corporation**

**OWNER JOINDER AGREEMENT  
TKC CLIV LLC C/O The Keith Corporation**

The undersigned, as the owners of the parcels of land located at 8401 Medical Plaza Drive that is designated as a portion of Tax Parcel No. 027-033-01 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 RE-1 zoning district to the RE-~~3~~<sup>\*</sup> 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. **\*(0)**

This 24 day of February, 2017.

**TKC CLIV LLC C/O The Keith Corporation**

By: Elizabeth Jagielski  
Name: Elizabeth Jagielski  
Title: Member



**ATTACHMENT B**

PETITIONER SIGNATURE  
REZONING PETITION NO. 2017-  
**The Keith Corporation**

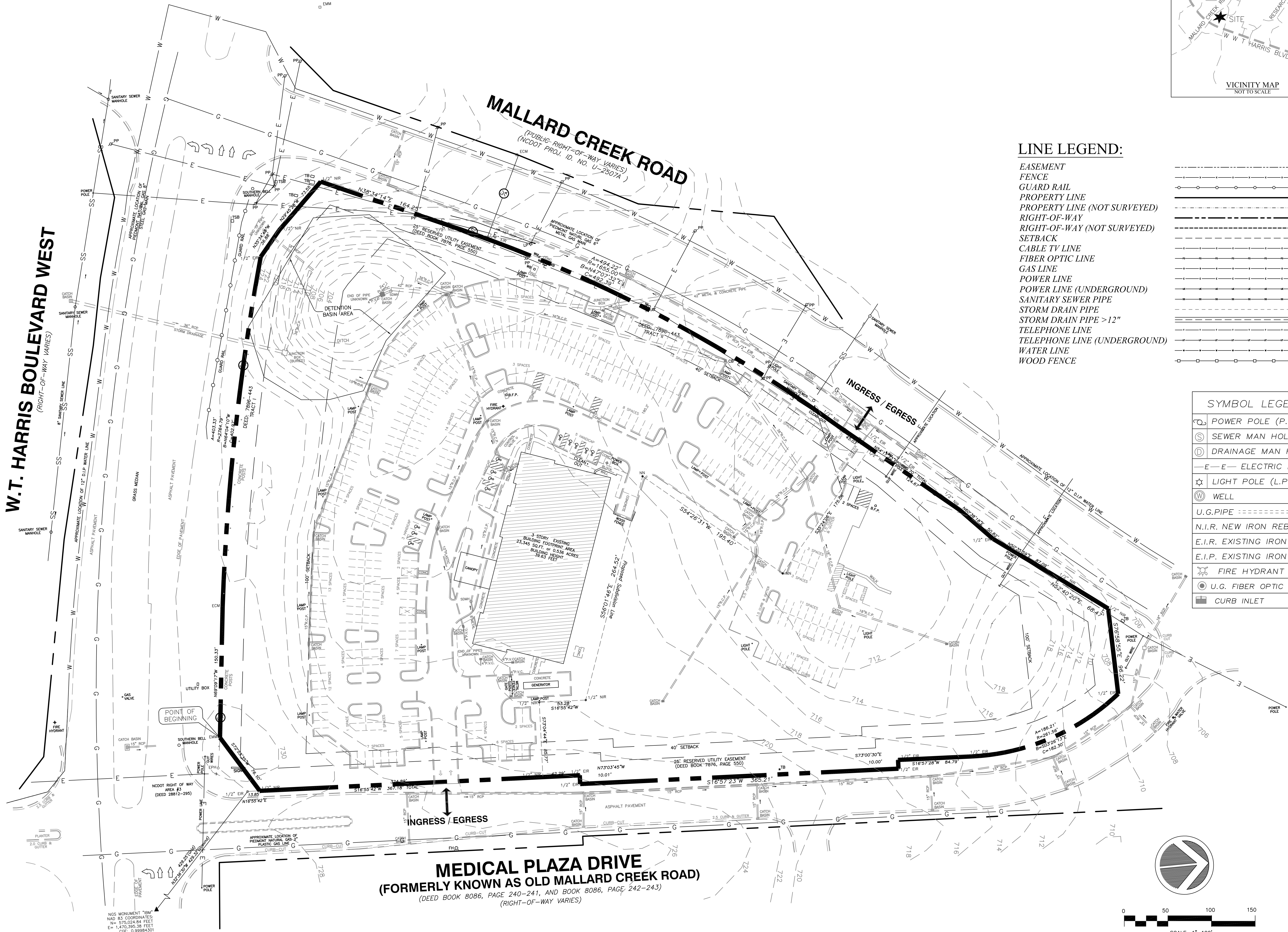
**The Keith Corporation**

By: Elizabeth Jagielski  
Name: Elizabeth Jagielski  
Title: Corporate Secretary



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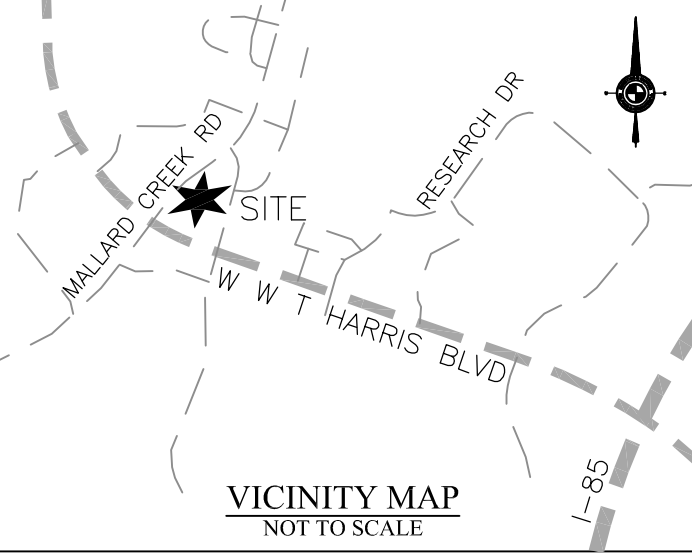
W.T. HARRIS BOULEVARD WEST  
(RIGHT-OF-WAY VARIES)



LINE LEGEND:

- EASEMENT
- FENCE
- GUARD RAIL
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- SETBACK
- CABLE TV LINE
- FIBER OPTIC LINE
- GAS LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- STORM DRAIN PIPE >12"
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE
- WOOD FENCE

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



NOT FOR CONSTRUCTION DRAWINGS

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

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**THE KEITH CORPORATION**  
Real Estate Development  
Brokerage/Property Management  
5935 Carnegie Blvd.  
Charlotte, North Carolina 28209  
704.365.6000 (f)704.365.0733

PROJECT NUMBER
DESIGN BY
APPROVED BY
DRAWN BY
Date
DIGITAL FILE

REVISION

TKC CLIV, LLC

5935 Carnegie Blvd.  
Charlotte, North Carolina 28209  
704.365.6000 (f)704.365.0733

FOR PUBLIC HEARING

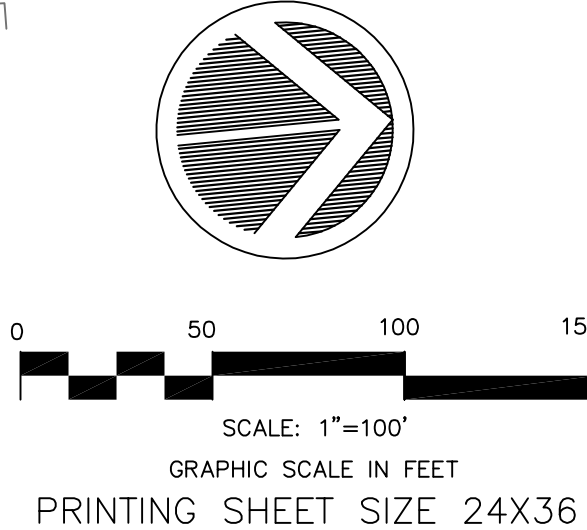
PETITION NUMBER

8401  
MEDICAL PLAZA  
DRIVE  
CHARLOTTE  
NORTH CAROLINA

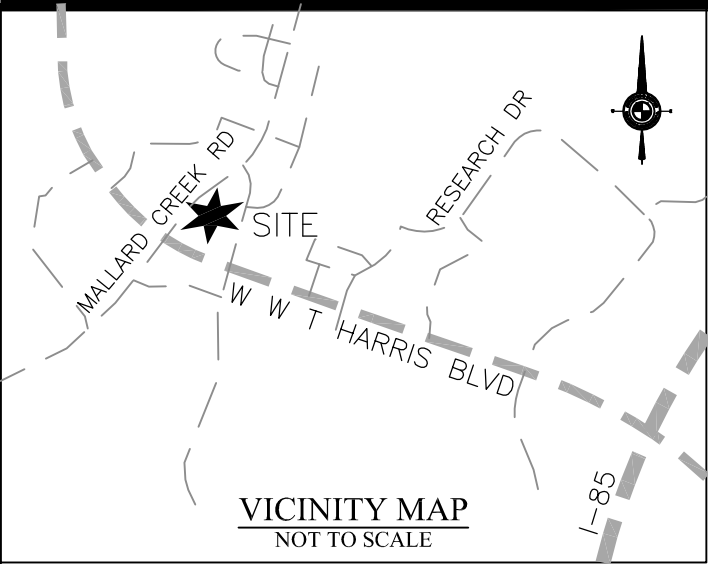
EXISTING  
CONDITION

RZ-1

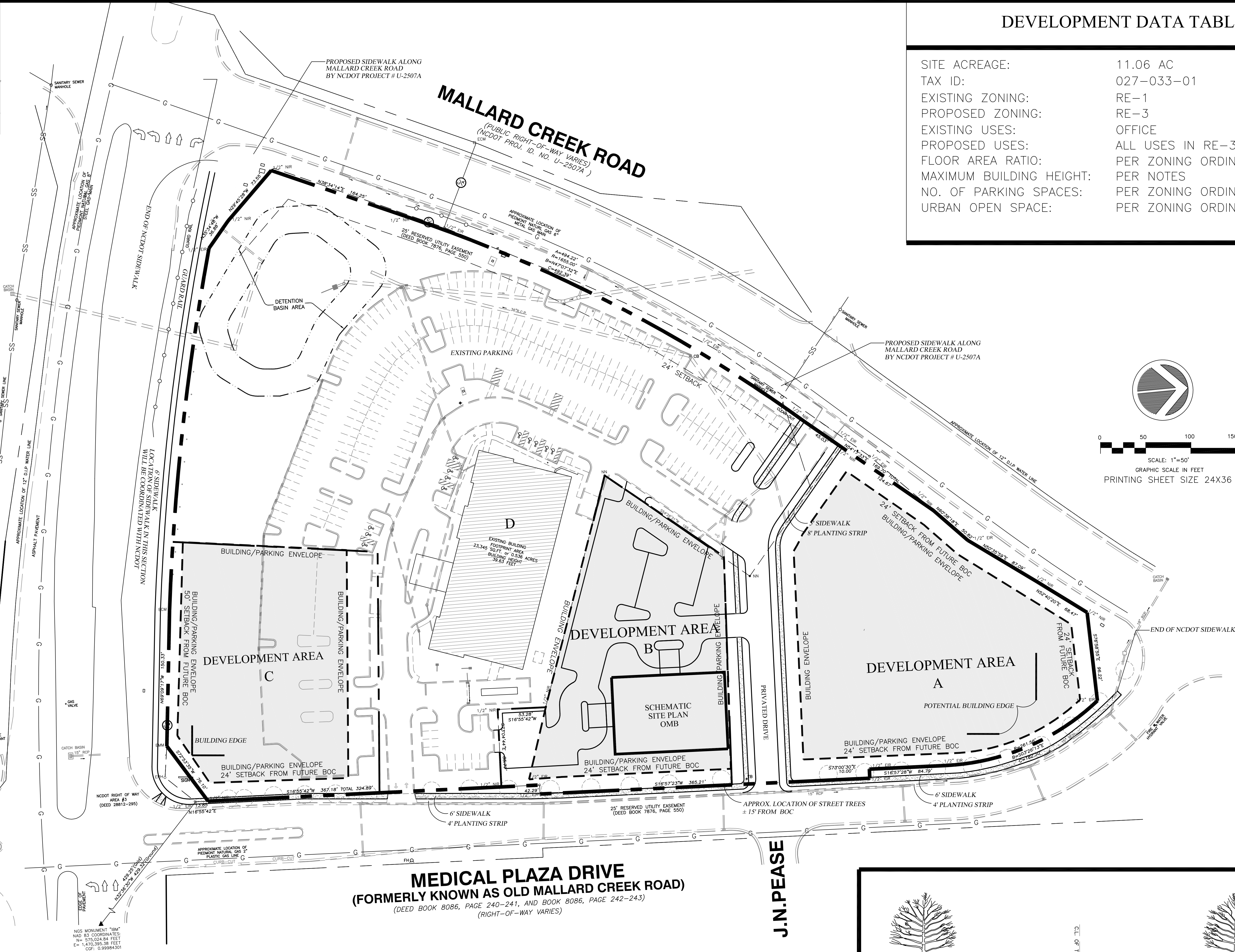
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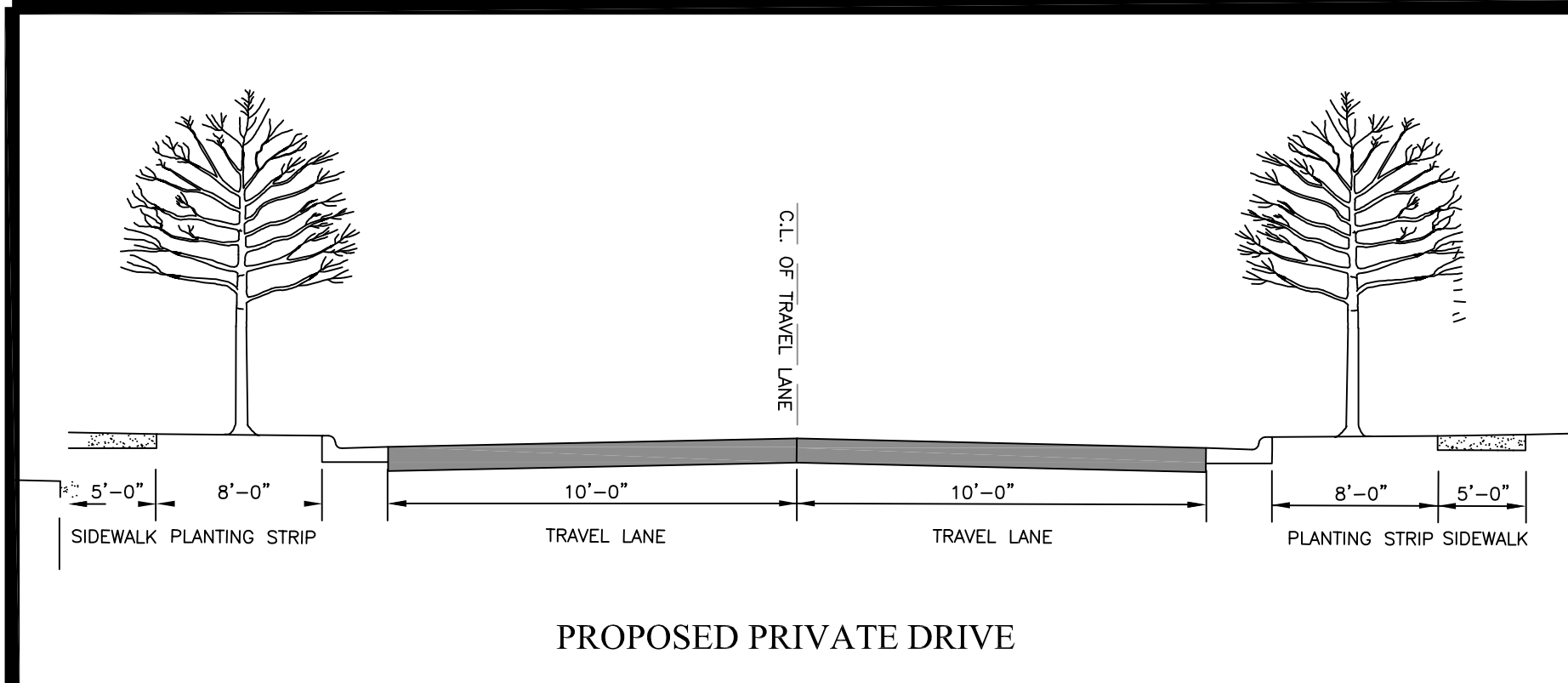


W.T. HARRIS BOULEVARD WEST  
(RIGHT-OF-WAY VARIES)



**MEDICAL PLAZA DRIVE**  
(FORMERLY KNOWN AS OLD MALLARD CREEK ROAD)  
(DEED BOOK 8086, PAGE 240-241, AND BOOK 8086, PAGE 242-243)  
(RIGHT-OF-WAY VARIES)

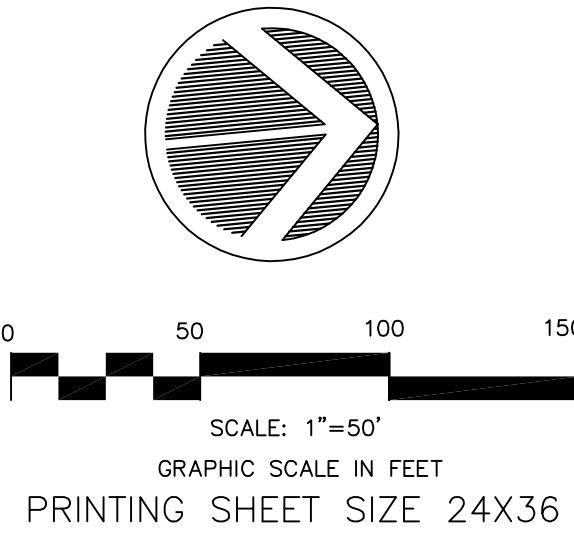
J.N. PEASE



PROPOSED PRIVATE DRIVE

DEVELOPMENT DATA TABLE

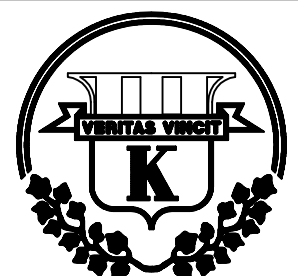
SITE ACREAGE:	11.06 AC
TAX ID:	027-033-01
EXISTING ZONING:	RE-1
PROPOSED ZONING:	RE-3
EXISTING USES:	OFFICE
PROPOSED USES:	ALL USES IN RE-3
FLOOR AREA RATIO:	PER ZONING ORDINANCE
MAXIMUM BUILDING HEIGHT:	PER NOTES
NO. OF PARKING SPACES:	PER ZONING ORDINANCE
URBAN OPEN SPACE:	PER ZONING ORDINANCE



**MANSOUR EDLIN CONSULTING**

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

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**THE KEITH CORPORATION**  
Real Estate Development  
Brokerage/Property Management  
5935 Carnegie Blvd.  
Charlotte, North Carolina 28209  
704.365.6000 (f)704.365.0733

PROJECT NUMBER
DESIGN By
APPROVED By
DRAWN By
Date
DIGITAL FILE

REVISION

TKC CLIV, LLC

5935 Carnegie Blvd.  
Charlotte, North Carolina 28209  
704.365.6000 (f)704.365.0733

FOR PUBLIC HEARING

PETITION NUMBER

8401  
MEDICAL PLAZA DRIVE  
CHARLOTTE  
NORTH CAROLINA

ILLUSTRATIVE  
SITE PLAN

RZ-2

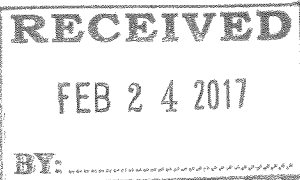
PRINTING SHEET SIZE 24X36







**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2017-059  
Date Filed: 2/24/2017  
Received By: B+

**Complete All Fields (Use additional pages if needed)**

Property Owner: GRIFFIN BROTHERS ACQUISITIONS LLC  
Owner's Address: 19141 CATANBA AVE City, State, Zip: CORNELIUS, NC 28031  
Date Property Acquired: \_\_\_\_\_  
Property Address: N/A  
Tax Parcel Number(s): 033-01-214  
Current Land Use: VACANT Size (Acres): 3.78  
Existing Zoning: R3 Proposed Zoning: I1  
Overlay: LW-PA (Specify PED, Watershed, Historic District, etc.)  
Required Rezoning Pre-Application Meeting\* with: CLAIRE LYTE-GRAHAM  
Date of meeting: 8/23/16

(\*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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ROBERT KEZIAH  
Name of Rezoning Agent  
11054 HOLIDAY Cove  
Agent's Address  
TEGA CAY, SC 29708  
City, State, Zip  
(803) 396-8000  
Telephone Number Fax Number  
RKEZIAH@CompuTum.net  
E-Mail Address  
[Signature]  
Signature of Property Owner  
Larry Griffin Jr  
(Name Typed / Printed)

SATURDAY NIGHT LLC  
Name of Petitioner(s)  
2764 PLEASANT Rd # 11718  
Address of Petitioner(s)  
FRT MILL, SC 29708  
City, State, Zip  
(803) 396-8000  
Telephone Number Fax Number  
[Signature]  
E-Mail Address  
Signature of Petitioner  
ROBERT E. KEZIAH  
(Name Typed / Printed)



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

RECEIVED

FEB 27 2017

2016-060

Petition #:

Date Filed:

2/25/2017

Received By:

**Complete All Fields (Use additional pages if needed)**

Property Owner: Robert Lane Hartis

Owner's Address: 3511 McKee Road

City, State, Zip: Charlotte, NC 28270

Date Property Acquired: 6/24/1992

Property Address: 3511 McKee Road, Charlotte, NC 28270

Tax Parcel Number(s): 23105405

Current Land Use: Single Family

Size (Acres): 2.7

Existing Zoning: R-3

Proposed Zoning: INST (CD)

Overlay: None  
etc.)

(Specify PED, Watershed, Historic District,

Required Rezoning Pre-Application Meeting\* with: Kent Main, John Kinley, Carlos Alzate, Grant Meacci  
Date of meeting: 2/7/17

(\*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): No

Purpose/description of Conditional Zoning Plan: To develop the site for use as a Child Care Facility serving approximately 120 children. Site development will include improvements for child play areas, as well as pedestrian and vehicular circulation.

Landworks Design Group PA

Name of Rezoning Agent

7611 Little Ave, Suite 111

Agent's Address

Charlotte, NC 28226

City, State, Zip

704-841-1604 (x701)

Telephone Number

704-841-1604

Fax Number

mlangston@landworkspa.com

E-Mail Address

Robert L Hartis

Signature of Property Owner

(Name Typed / Printed)

Bill & Yaa Enterprises, Inc.

Name of Petitioner(s)

2010 Shalford Lane

Address of Petitioner(s)

Matthews, NC 28104

City, State, Zip

513-600-5231

Telephone Number

1480 253 8180

Fax Number

Bill2yaa@gmail.com

E-Mail Address

Bill McConnell

Signature of Petitioner

Yaa A. McConnell, Bill McConnell

(Name Typed / Printed)



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### Development Standards

- General Provisions
  - 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.
  - 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.
  - 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.
- Purpose
  - The purpose of this Rezoning application is to provide for the development of a child care facility serving approximately 120 children. To achieve this purpose, the application seeks the rezoning of the site to the Institutional Conditional (INST(CD)) district.
- Permitted Uses
  - Uses allowed on the property included in this Petition will be a child care facility and related accessory uses as are permitted in the INST district.
- Transportation
  - The site will have access via parking lot connections to McKee Road at a location prescribed by CDOT and NCDOT as generally identified on the concept plan for the site.
- Architectural Standards
  - The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by dumpsters on site.
- Streetscape, Buffers, and Landscaping
  - Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along McKee Road. Petitioner will coordinate with CDOT, NCDOT, and Planning to provide a new sidewalk along the McKee Road frontage, and tying into existing sidewalk(s) on either end as appropriate.

- The Petitioner will provide buffers as required by the Ordinance along both side property lines.
- Environmental Features
    - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
    - The Site will comply with the Tree Ordinance and will provide a minimum of 15% tree save area.
    - All utilities within the Site will be placed underground.
  - Parks, Greenways, and Open Space
    - Reserved
  - Fire Protection
    - The proposed building will be sprinklered and the proposed site layout will provide adequate access for the City of Charlotte to access all parts of the building.
  - Signage
    - Reserved
  - Lighting
    - Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 20' in height.
    - The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.
  - Phasing
    - Reserved
  - Binding Effect of the Rezoning Application
    - If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.
    - 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 be involved in any future development thereof.
    - 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.

### SITE DATA:

ACREAGE: 2.7 AC  
TAX PARCEL ID: 23105405  
EXISTING ZONING: (R-5) SINGLE FAMILY RESIDENTIAL  
PROPOSED ZONING: INST (CD)  
EXISTING USE: SINGLE FAMILY  
PROPOSED USE: CHILDCARE FACILITY (LARGE)

BUILDING SIZE: ±12,000 SQFT.

FRONT SETBACK: 40' FROM ROW  
MIN. SIDE YARD: 20' MIN  
MIN. REAR YARD: 10' MIN  
BUFFERS & SCREENING: 20' MIN

MAX. PROPOSED BUILDING HEIGHT: 40' MAX

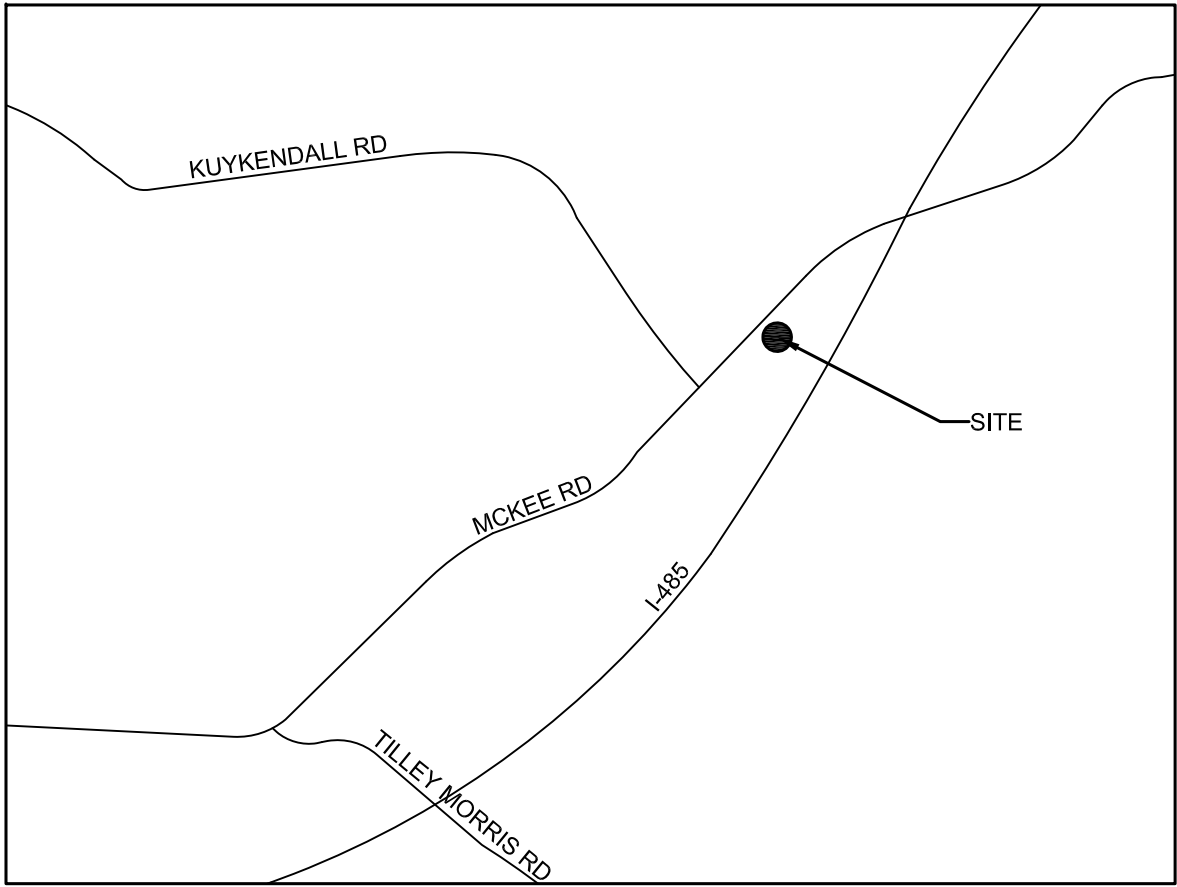
PARKING REQUIRED:  
DAYCARE: (1 SPACE PER 1 EMPLOYEE & 1 SPACE PER 10 CHILDREN)  
(25 STAFF/ 120 CHILDREN) 25 + 12 = 37 SPACES  
PROPOSED: 44 SPACES + 1 HC SPACE

BICYCLE PARKING  
REQUIRED: 2 L.T. & 2 S.T.  
PROPOSED: PER ORDINANCE

TREE SAVE REQUIRED: 15% OF PROPERTY AREA  
TREE SAVE PROVIDED: 15% MIN.

WASTE MANAGEMENT: DUMPSTER (SCREENED)

### VICINITY MAP



PRIMROSE SCHOOL  
CHARLOTTE, NC  
QUEEN CITY ENTERPRISES, LLC  
3511 McKee Road  
CHARLOTTE, NC 28270

### TECHNICAL DATA SHEET

REZONING PETITION:  
2017-XX



CORPORATE CERTIFICATIONS  
NC PE: C-2530 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: KKF

Checked By: MDL

Date: 02/24/2017

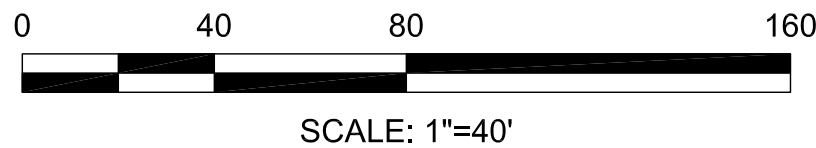
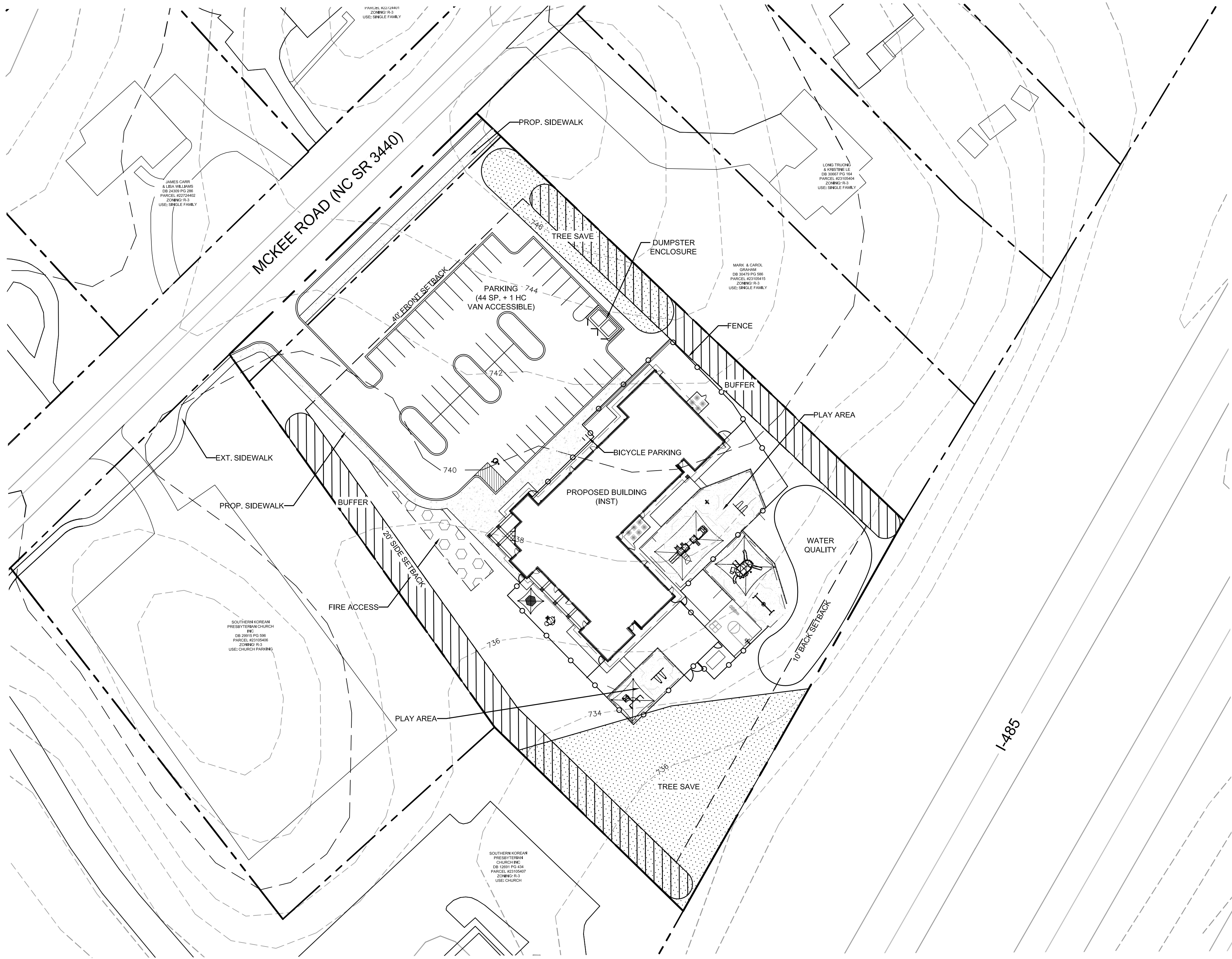
Project Number: 16057

Sheet Number:

RZ-1



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REVISIONS:			
No.	Date	By	Description

PRIMROSE SCHOOL  
CHARLOTTE, NC  
QUEEN CITY ENTERPRISES, LLC  
3511 McKee Road  
CHARLOTTE, NC 28270

REZONING  
SITE PLAN

REZONING PETITION:  
2017-XX



CORPORATE CERTIFICATIONS  
NC PE: C-2530 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: KKF

Checked By: MDL

Date: 02/24/2017

Project Number: 16057

Sheet Number:

RZ-2