

Rezoning Petition Packet

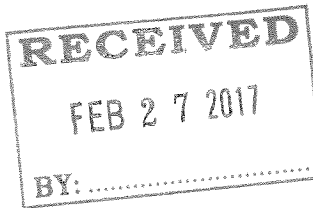
Petitions: 2017-061 through 2017-076

Petitions that were submitted by March 27, 2017

Staff Review Meeting: **April 20, 2017**

City Public Hearing: **To Be Determined**

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-061

| | |
|--------------|-----------|
| Petition #: | _____ |
| Date Filed: | 2/27/2017 |
| Received By: | BH |

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties
Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: vacant/commercial Size (Acres): ± 42.11

Existing Zoning: I-1 (CD)LLWPA Proposed Zoning: I-1(CD) LLWPA-SPA

Overlay: Lower Lake Wylie Protected Area
(Specify PED, Watershed, Historic District, etc.)

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

Date of meeting: 2/14/17

(*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 amend a portion of the previously approved conditional plan to eliminate the restriction on warehouse/distribution space.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704-331-3531 (KM) 704-378-1954(KM)

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

Telephone Number

Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENTS A-B

Signature of Property Owner

LBP Berryhill, LLC (Attn: Alan Kerry)

Name of Petitioner

4045 Perimeter Street West

Address of Petitioner

Charlotte, NC 28214

City, State, Zip

443.253.5116

Telephone Number

Fax Number

akerry@lordbalt.com

E-mail Address

SEE ATTACHMENT C

Signature of Petitioner

SCHEDULE 1

| Parcel | Property Address | Owner | Owner's Address | Acreage | Date Acquired |
|------------|-------------------------|--------------------------------------|---|---------|---------------|
| 113-031-08 | N/A | LBP Berryhill, LLC Charlotte | 6225 Smith Ave #B-100 Baltimore, MD 21209 | 4.78 | 11/17/2004 |
| 113-031-11 | N/A | | | 9.17 | 11/17/2004 |
| 113-031-09 | 4045 Perimeter West Dr. | Liberty Property Limited Partnership | 500 Chesterfield Parkway Malvern, PA 19355 | 12.73 | 2/24/2012 |
| 113-031-10 | 4047 Perimeter West Dr. | | | 15.43 | 2/24/2012 |

ATTACHMENT A

LBP Berryhill, LLC

**PETITIONER JOINDER AGREEMENT
LBP Berryhill, LLC**

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

1. The southeast intersection of Wilkinson Blvd and Perimeter West Drive, Charlotte, NC
that is designated as Tax Parcel No. 113-031-08
2. The southwest intersection of Wilkinson Blvd and Perimeter West Drive, Charlotte, NC
that is designated as Tax Parcel No. 113-031-11

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the I-1(CD)LLWPA zoning district to the I-1(CD)LLWPA-SPA zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 24th day of February, 2017.

LBP Berryhill, LLC

By: Lord Baltimore Capital Corporation, its manager

By: 

Name: Stephen J. Bolin

Title: Senior Vice President

and Chief Administrative Officer

ATTACHMENT B

LBP Berryhill, LLC

**PETITIONER JOINDER AGREEMENT
Liberty Property Limited Partnership**

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

1. 4045 Perimeter West Drive, Charlotte, NC that is designated as Tax Parcel No. 113-031-09
2. 4047 Perimeter West Drive, Charlotte, NC that is designated as Tax Parcel No. 113-031-10

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the I-1(CD)LLWPA zoning district to the I-1(CD)LLWPA-SPA zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 24th day of February, 2017.

Liberty Property Limited Partnership

By: Massie Flippin
Name: Massie Flippin
Title: Vice President, Market Leader

ATTACHMENT C

ATTACHMENT C

**REZONING PETITION NO. 2017-000
LBP Berryhill, LLC**

Petitioner:

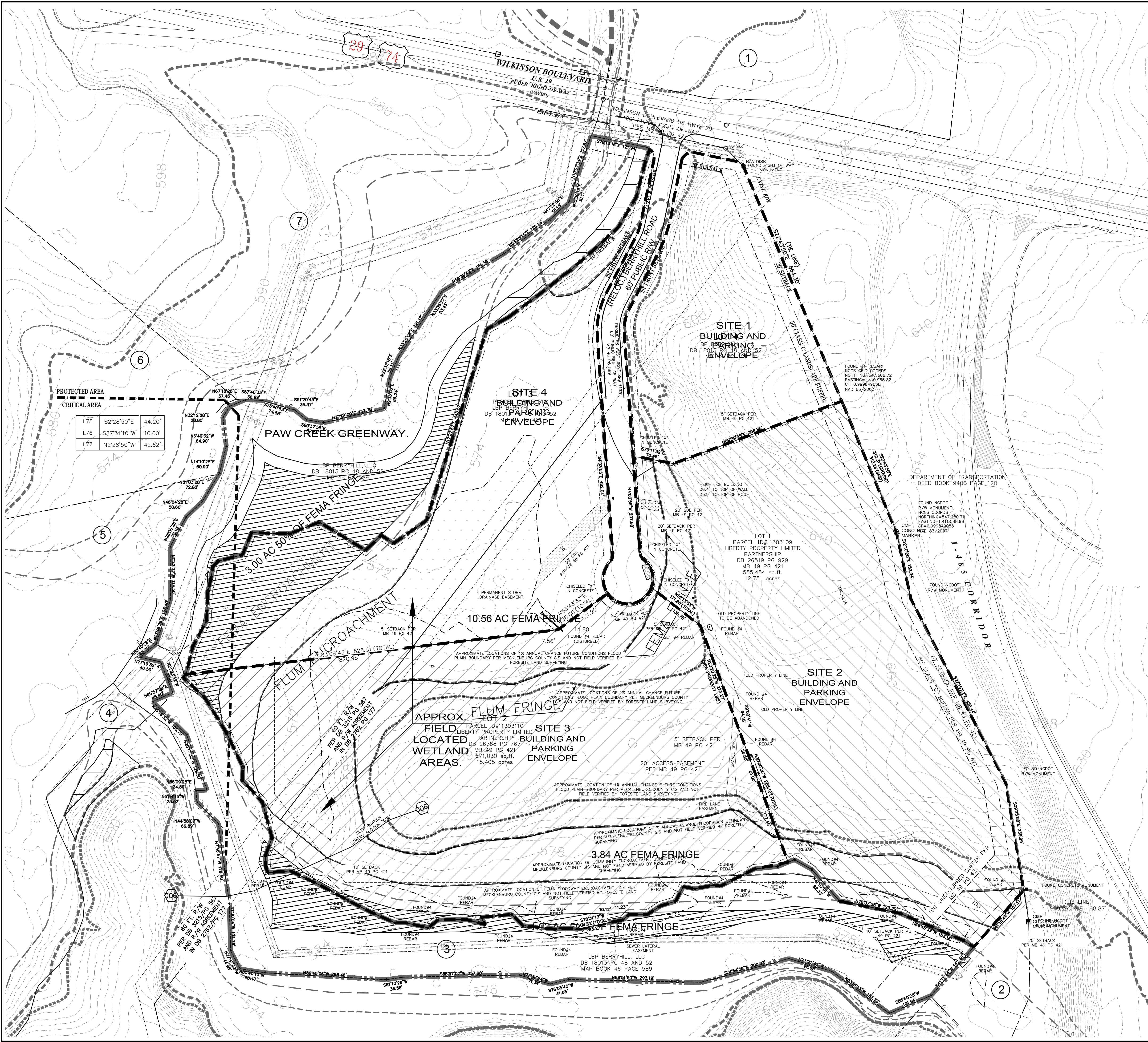
LBP Berryhill, LLC

By: Lord Baltimore Capital Corporation, its manager

By: 

Name: Stephen J. Bolin

Title: Senior Vice President
and Chief Administrative Officer



SITE DEVELOPMENT DATA

- **ACREAGE:** ± 42.11 ACRES
- **TAX PARCEL #:** 113-031-08, 113-031-09, 113-031-10, AND 113-031-11
- **EXISTING ZONING:** I-1 (CD) LLWPA
- **PROPOSED ZONING:** I-1 (CD) LLWPA SPA
- **EXISTING USES:** WAREHOUSE AND DISTRIBUTIONS BUILDINGS AND VACANT.
- **PROPOSED USES:** WAREHOUSING, WAREHOUSE DISTRIBUTION, MANUFACTURING, OFFICE, AND INDUSTRIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS BELOW).
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 462,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, WAREHOUSING, DISTRIBUTION, MANUFACTURING AND INDUSTRIAL USES; ALL AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS ON SHEET RZ.3).
- **MAXIMUM BUILDING HEIGHT:** THE MAXIMUM ALLOWED BUILDING HEIGHT WILL BE THREE (3) STORIES NOT TO EXCEED 40 FEET; BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- **PARKING:** AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USE.

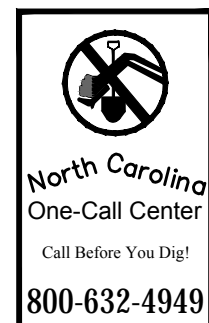
ADJACENT PROPERTY OWNERS:

| | | | |
|---|--|---------------------------------------|--------|
| ① | Parcel ID: 05538301A SUTCO PROPERTIES LLC ZONING: B-2 | DB: 13190 USE: SINGLE-FAMILY | PG:667 |
| ② | Parcel ID: 11303105A DBSI CHARLOTTE I-485 UNITS LLC 8038 MARSHALL ACRES DR, CHARLOTTE, NC 28214 ZONING: I-1, I-2, R-4 | DB: 22532 USE: INDUSTRIAL | PG:786 |
| ③ | Parcel ID: 11303106 MECKLENBURG COUNTY 4045 PERIMETER WEST DRIVE, CHARLOTTE, NC 28214 ZONING: I-1(CD) | DB: 27312 USE: INDUSTRIAL | PG:527 |
| ④ | Parcel ID: 11303104 ATTN: TAX DEPT - PB05B DUKE OWER CO. OLD DOWN ROAD, CHARLOTTE, NC ZONING: I-2 | DB: N/A USE: 100YR FLOOD PLAIN | PG:N/A |
| ⑤ | Parcel ID: 11303103 EMERALD CAROLINA CHEMICAL LLC 8309 WILKINSON BLVD, CHARLOTTE, NC 28214 ZONING: I-2 | DB: 20386 USE: WAREHOUSE | PG:120 |
| ⑥ | Parcel ID: 11303107 LANE CONSTRUCTION CORPORATION N/A ZONING: I-2, I-1, B-2 | DB: 21786 USE: INDUSTRIAL | PG:334 |
| ⑦ | Parcel ID: 11303101 LANE CONSTRUCTION CORPORATION 8205 WILKINSON BLVD, CHARLOTTE, NC 28214 ZONING: I-2, B-2 | DB: 16373 USE: INDUSTRIAL & OFFICE | PG:519 |

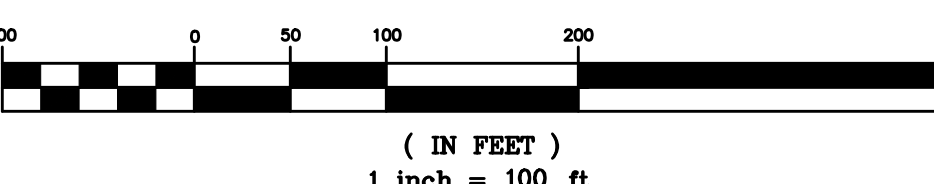
TREE SAVE / NATURAL AREA

A MINIMUM OF 15% OF THE SITE SHALL BE PRESERVED AND/OR MITIGATED AS TREE SAVE AREA AS DEFINED BY THE ORDINANCE.

A MINIMUM OF 25% OF THE SITE SHALL BE PRESERVED AND/OR MITIGATED AS NATURAL AREA AS DEFINED BY THE ORDINANCE.



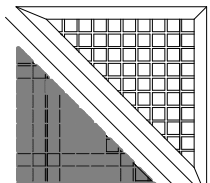
800-632-4949
www.ncocsc.org



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

Seal



BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND SURVEYORS

5950 Fairview Rd. • Suite 100 • Charlotte, NC 28210
(704) 553-8881
Firm License #C-1157

PREVIOUS REZONING PETITION 2004-070

BERRYHILL ROAD PROPERTY
MECKLENBURG COUNTY, NC

TECHNICAL DATA SHEET

Project

Sheet Title

Lord Baltimore Properties
1200 EAST MOREHEAD STREET
CHARLOTTE, NORTH CAROLINA 28204

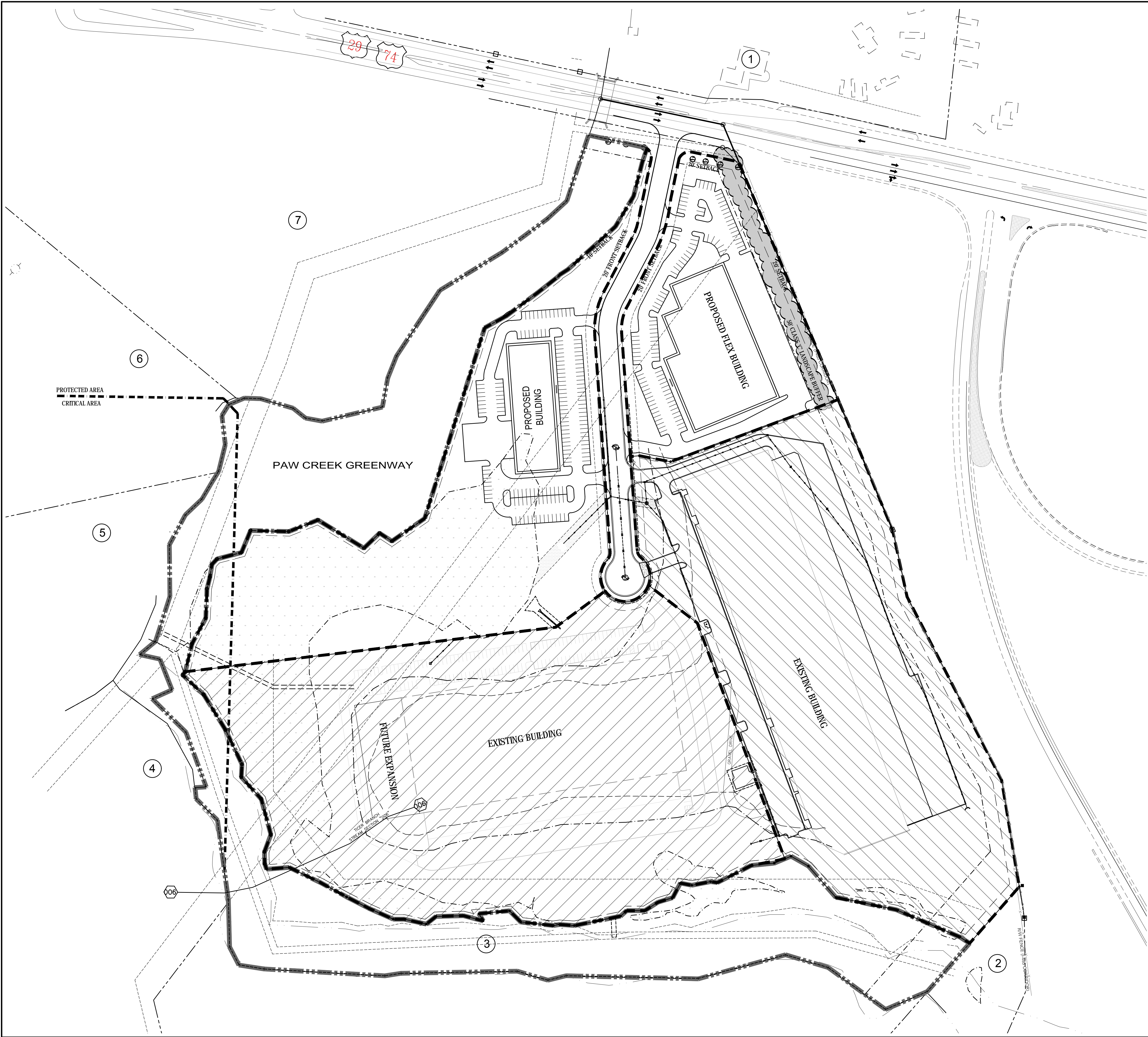
CTB
Engineer
GM/KT/JKM
Drawn By
2/24/2017
Date

Revisions

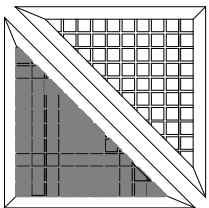
Project Number
017.407.010

Sheet

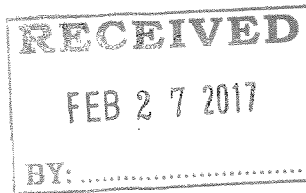
RZ1.0



- SITE DEVELOPMENT DATA**
- **ACREAGE:** ± 42.11 ACRES
 - **TAX PARCEL #:** 113-031-08, 113-031-09, 113-031-10, AND 113-031-11
 - **EXISTING ZONING:** I-1 (CD) LLWPA
 - **PROPOSED ZONING:** I-1 (CD) LLWPA SPA
 - **EXISTING USES:** WAREHOUSE AND DISTRIBUTIONS BUILDINGS AND VACANT.
 - **PROPOSED USES:** WAREHOUSING, WAREHOUSE DISTRIBUTION, MANUFACTURING, OFFICE, AND INDUSTRIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS BELOW).
 - **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 462,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, WAREHOUSING, DISTRIBUTION, MANUFACTURING AND INDUSTRIAL USES; ALL AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS ON SHEET RZ.3).
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 - **PARKING:** AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USE.

| | |
|---|-----------------------------|
| THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST. | |
| Seal | |
| <div><div></div><div>BURTON ENGINEERING ASSOCIATES CIVIL ENGINEERS LAND SURVEYORS 5950 Fairview Rd. • Suite 100 • Charlotte, NC 28210 (704) 553-8881 Firm License #C-1157</div></div> | |
| PREVIOUS REZONING PETITION 2004-070 | |
| BERRYHILL ROAD PROPERTY MECKLENBURG COUNTY, NC | CONCEPTUAL SITE PLAN |
| Project | Sheet Title |
| Lord Baltimore Properties 1200 EAST MOREHEAD STREET CHARLOTTE, NORTH CAROLINA 28204 | |
| CTB Engineer GM/KT/JKM Drawn By 2/24/2017 Date | |
| Revisions | |
| Project Number 017.407.010 | |
| Sheet | |
| RZ2.0 | |

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-062

| | |
|--------------|-----------|
| Petition #: | _____ |
| Date Filed: | 2/27/2017 |
| Received By: | Rf |

Complete All Fields (Use additional pages if needed)

Property Owner: Doggett, LLC

Owner's Address: 1425 Cressida Drive City, State, Zip: Charlotte, NC 28210

Date Property Acquired: 1997

Property Address: 1425 Cressida Drive

Tax Parcel Number(s): 20701118,,20701119

Current Land Use: Concrete contractor Size (Acres): Approx 5.8 ac. +/-

Existing Zoning: I-1 Proposed Zoning: I-2 (CD)

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

Required Rezoning Pre-Application Meeting* with: John Kinney

Date of meeting: 2/14/17

(*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: Allow for the existing use established 19 years ago to remain and be able to expand

Walter Fields
Name of Rezoning Agent

1919 South Blvd., suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

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

walter@walterfieldsgroup.com
E-Mail Address

Doggett Concrete, Inc.
Name of Petitioner(s)

1425 Cressida Drive
Address of Petitioner(s)

Charlotte, NC 28210
City, State, Zip

704-554-9200 704-554-9211
Telephone Number Fax Number

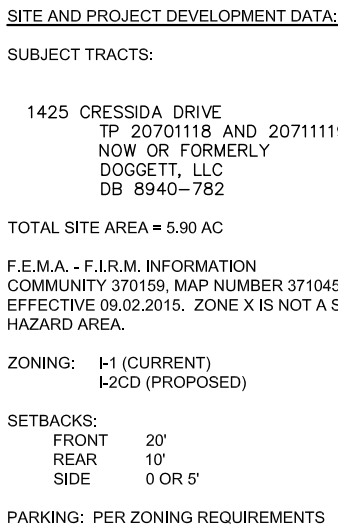
ddoggett@doggettconcrete.com
E-Mail Address

MANAGER MEMBER
Signature of Property Owner

DONALD D DOGGETT MANAGER MEMBER
(Name Typed / Printed)

PRESIDENT
Signature of Petitioner

DONALD D DOGGETT PRESIDENT
(Name Typed / Printed)



Purpose

The purpose of this Rezoning application is to provide for the continued use of an industrial tract of land fronting on Cressida Drive. The site may be used for any use that is allowed in the I-1 district and for limited uses in the I-2 district including outdoor storage and contractor's office and storage yard. To achieve this purpose, the application seeks the rezoning of the site to the I-2 district as a conditional district (I-2 (CD)).

Uses allowed on the property included in this Petition are those uses that are permitted in the I-2 district except as may be further limited by the specific provisions of this site plan.

Transportation

- a. The site will have a full access connection to Cressida Drive. This connection will be at an existing private driveway and a new private driveway.
- b. Parking areas are allowed anywhere within the building and parking envelop as generally depicted on the concept plan for the site.

The existing building on the site are allowed to remain and will be allowed to expand and new buildings will be permitted within the building and parking envelop.

The Petitioner will install landscape screen along the front of the site to screen outdoor storage areas from Cressida Drive. This landscaped area may include existing trees and vegetation as well as new trees and evergreen shrubbery.

Environmental Features

Parks, Greenways, and Open Space

Reserved

Fire Protection

Signage

Reserved

Lighting

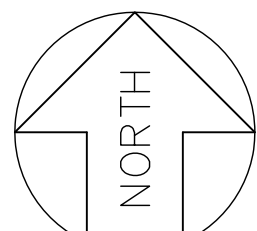
a. New freestanding lighting on the site will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted. New freestanding lighting will be limited to 50' in height but none will be permitted to be installed within 75' of any property used for residential uses

Phasing

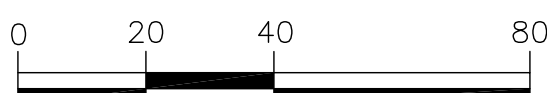
Reserved

Initial Submission: 2017-11-13

N/F
J.D. WARREN
B 2584 PG 0147



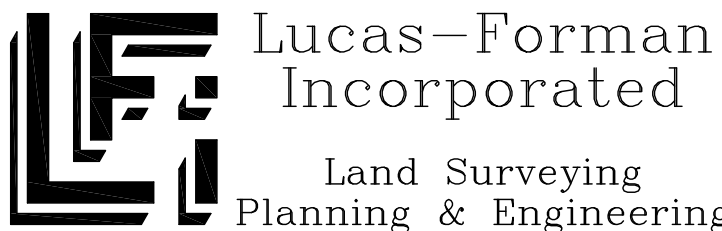
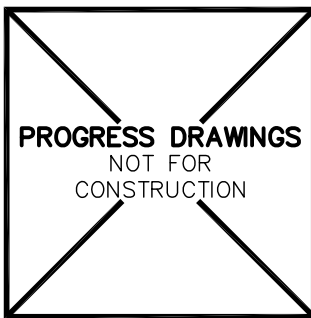
DB8605-897


$$1 \text{ inch} = 40 \text{ ft.}$$

DRAWING ISSUE & REVISION STATUS

[illegible]

SEAL



4000 Stuart Andrew Boulevard
Charlotte, North Carolina 28217

P.O. Box 11386 28220-1386

(704) 527-6626 Fax 527-9640
email: postmaster@lucas-forman.com

PROJECT NAME

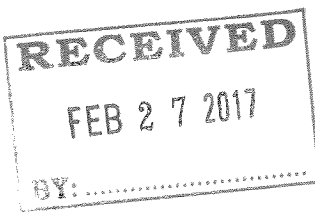
DOGETT CONCRETE
1415 CRESSIDA DRIVE
CHARLOTTE, NC 28273

SHEET NAME

REZONING SITE PLAN

| | | |
|---------------------|---------------------------------|------------------------|
| SURVEYED BY | DESIGNED BY C.H. HODGE | DRAWN BY C.H. HODGE |
| JOB NUMBER 17007 | DATE 02.27.17 | SHEET NUMBER 1 |
| FILE NUMBER 301 | DWG FILE NAME 17007-REZONING | |

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-063

Petition #: _____
Date Filed: 2/27/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: BAM Property Holdings, LLC

Owner's Address: 9624 Bailey Rd. , Suite 287 City, State, Zip: Cornelius, NC 28031

Date Property Acquired: 2005

Property Address: 11881 Vance Davis Dr., Charlotte, NC

Tax Parcel Number(s): 02506308

Current Land Use: commercial/industrial building and parking Size (Acres): Approx.3.2 ac.

Existing Zoning: BP Proposed Zoning: I-1

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

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

Date of meeting: 2/13/17

(*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: _____

Walter Fields

Name of Rezoning Agent

1919 South Blvd., suite 101

Agent's Address

Charlotte, NC 28203

City, State, Zip

704-372-7855 704-372-7856

Telephone Number Fax Number

waltr@walterfieldsgroup.com

E-Mail Address

See attached sheet

Signature of Property Owner

(Name Typed / Printed)

GodSpeed Motors

Name of Petitioner(s)

200-A Forsyth Hall Drive

Address of Petitioner(s)

Charlotte, NC 28273

City, State, Zip

704-930-4500

Telephone Number Fax Number

Matt Nietupski <boooost@hotmail.com>

E-Mail Address

[Signature]
Signature of Petitioner

Matthew Nietupski
(Name Typed / Printed)



BAM Property Holdings

9624 Bailey Road, Suite 287, Cornelius, NC 28031
PH 305-668-6441 FAX 305-668-6442

February 18, 2017

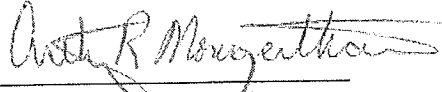
Matt Nietupski
Godspeed Motors
200-A Forsyth Hall Dr.
Charlotte NC 28273

This letter serves to notify all interested parties that I/we consent to Matt Nietupski (dba Godspeed Motors) petitioning for the rezoning of property known as Tax Parcel 02506308 located at 11881 Vance Davis Drive in Mecklenburg County, North Carolina, USA from the BP zoning district to I-1 zoning district. This letter serves to represent my/our signature on the zoning application.

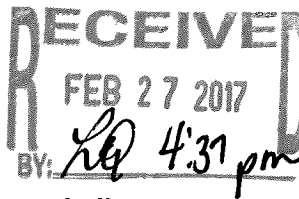
Thank you.

Owner: BAM Property Holdings, LLC Date: 2-18-2017
Address: 9624 Bailey Road, Suite 287, Cornelius, NC 28031
Phone Number: 305-668-6441

By: _____


Anthony R. Morgenthau
Managing Partner

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



| | |
|--------------|------------------|
| Petition #: | <u>2017-064</u> |
| Date Filed: | <u>2/27/2017</u> |
| Received By: | <u>Bj</u> |

Complete All Fields (Use additional pages if needed)

Property Owner: Executive Building Company LLC

Owner's Address: 340 East 16th Street City, State, Zip: Charlotte, NC 28206

Date Property Acquired: 7/27/1998

Property Address: 4001 and 4037 East Independence Boulevard, Charlotte, NC 28205

Tax Parcel Number(s): 131-111-01, 131-111-10, 131-111-12

Current Land Use: Vacant Size (Acres): +/- 2.11 acres

Existing Zoning: B-2 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting* with: East Planning Area Team (Sonja Sanders, Mandy Vari, Monica Holmes)
Date of meeting: 02/21/17

(*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? **No.** Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: To refurbish the existing abandoned structures for a variety of educational, community-based and retail uses, including classroom space, shared work space, conference rooms, coffee shop, bakery, aquaponics farm, holistic wellness center, hotel, restaurant and art-based/community-based LED

Daniel A. Merlin (Alexander Ricks PLLC)
Name of Rezoning Agent

4601 Park Road, Suite 580
Agent's Address

Charlotte, NC 28209
City, State, Zip

980-335-0713 704-365-3676
Telephone Number Fax Number

danny@alexanderricks.com
E-Mail Address

See attached joinder agreement
Signature of Property Owner

See attached joinder agreement
(Name Typed / Printed)

Our Local, LLC
Name of Petitioner(s)

2132 Park Road
Address of Petitioner(s)

Charlotte, NC 28209
City, State, Zip

704-578-6860
Telephone Number Fax Number

email@chrismau@gmail.com
E-Mail Address

Christopher Jon Mau
Signature of Petitioner

Christopher Jon Mau
(Name Typed / Printed)


Attachment A
REZONING APPLICATION NO. 2017-____
Our Local, LLC

PETITIONER JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Our Local, LLC that is designated as Tax Parcel Nos. 131-111-01, 131-111-10, and 131-111-12 on the Mecklenburg County Tax Maps, hereby joins in this Rezoning Application. Should the applicant, Kevin Higgins or their assigns under the Agreement for Purchase and Sale of Real Property dated July 12, 2016, fail to purchase the above described property from Executive Building Company, LLC by ninety (90) days from the date of this Petitioner Joinder Agreement, Executive Building Company, LLC, removes its consent for the Rezoning Application and requests dismissal of the Rezoning Application.

This the 13 day of March 2017.

EXECUTIVE BUILDING COMPANY LLC

By: 
Print Name: Sam Kaplan
Title: Mgr

REZONING PETITION SITE PLAN

4001 & 4037 EAST INDEPENDENCE BLVD.
CHARLOTTE NC 28205

[illegible]

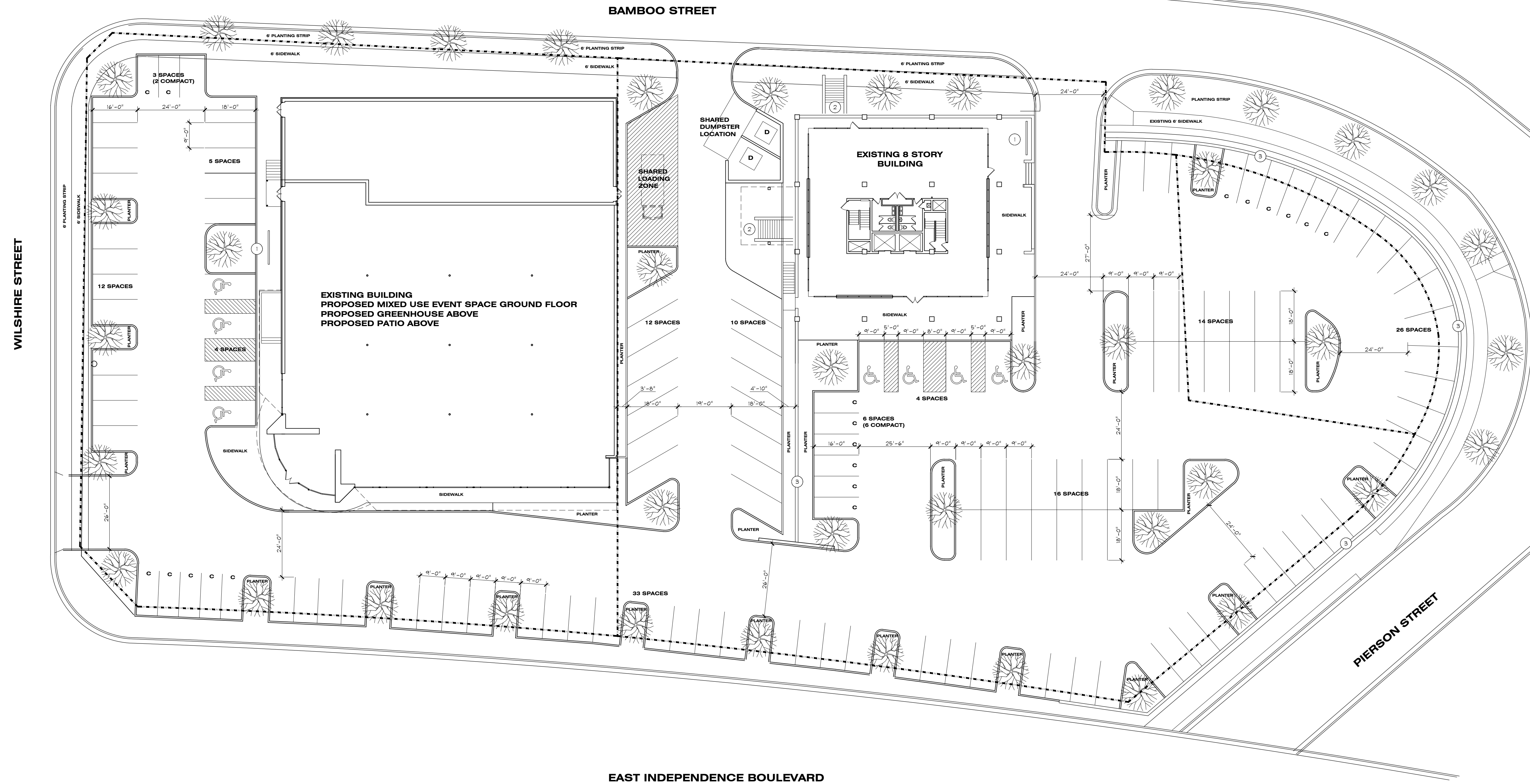
OWNER'S PROJECT #
ARCHITECT'S PROJECT #

**SITE PLAN -
PROPOSED WORK**
SCALE: 1" = 20'-0"

VAR
06-122

AS1.0

SHEET #



| SITE DEVELOPMENT DATA | |
|--|---|
| BILLIARDS BLDG. VARNADORE BLDG. | TAX PARCEL #13111112 TAX PARCEL #13111110 TAX PARCEL #13111101 |
| ACREAGE: | |
| TAX PARCEL #13111112 | 0.889 ACRES |
| TAX PARCEL #13111110 | 1.068 ACRES |
| TAX PARCEL #13111101 | 0.54 ACRES |
| EXISTING ZONING | B-2 |
| PROPOSED ZONING | MUDD-O |
| EXISTING USES: | |
| | 13111112 = VACANT (PREVIOUS BILLIARDS SALES) |
| | 13111110 = VACANT (PREVIOUS OFFICE) |
| | 13111101 = VACANT (PARKING LOT) |
| PROPOSED USES: | |
| 13111112 (END) 13111110 | EVENT SPACE (1ST), AQUAPARKING GREENHOUSE COFFEE SHOP, BAKERY, CLASSROOMS, HOTEL, SHARED OFFICE & CONF., SPACE, WELLNESS RESTAURANT, CENTRAL PARKING |
| 13111101 | 91.91 SF |
| MAX. GROSS SF | 120 FT |
| MAX. BLDG. HT | AD REQ'D. BY ORDINANCE |
| PARKING: | |
| CURRENT PARKING COUNTS: | |
| 140 TOTAL SPACES | |
| 18 COMPACT SPACES | |
| 8 ADA SPACES | |
| 114 REGULAR SPACES | |

| SITE KEY NOTES | |
|----------------|---|
| ① | SHORT TERM BIKE PARKING: 8-LOOP WAVE STYLE BIKE RACK - 7 BIKE CAPACITY, GALVANIZED (EQUAL TO U-LINE H-2944GALV) |
| ② | EXISTING STAIRS DOWN TO EXISTING BASEMENT |
| ③ | EXISTING CONCRETE RETAINING WALL. |
| ④ | - |
| ⑤ | - |
| ⑥ | - |
| ⑦ | - |

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.
- b. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- c. In the event the Rezoning Petition is not approved, the Petitioner shall refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
MAR 07 2017
BY: SF 4:15 PM

2017-065
Petition #: _____
Date Filed: 3/7/2017
Received By: SF

Complete All Fields (Use additional pages if needed)

Property Owner: Harper Capital I LLC

Owner's Address: 1254 Quiet Creek Dr City, State, Zip: Lancaster SC, 29720

Date Property Acquired: 5/21/2004

Property Address: East end of Rigsby Road

Tax Parcel Number(s): 20107504

Current Land Use: Vacant Land Size (Acres): 11.98

Existing Zoning: R-3 Proposed Zoning: R-22MF(CD)

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

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

Date of meeting: 12/20/2016

(*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): 5

Purpose/description of Conditional Zoning Plan: To permit the development of a multifamily housing community.

Patrick Woods
Name of Rezoning Agent

700 Battleground Avenue
Agent's Address

Greensboro, NC 27401
City, State, Zip

336-601-7530 336-547-7707
Telephone Number Fax Number

pwoods@lomaxproperties.com
E-Mail Address

[Signature]
Signature of Property Owner

Manager - Member

NLC Investments LLC
Name of Petitioner(s)

700 Battleground Avenue
Address of Petitioner(s)

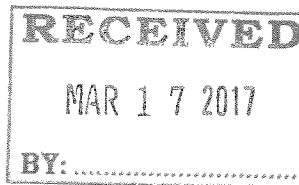
Greensboro, NC 27401
City, State, Zip

336-601-7530 336-547-7707
Telephone Number Fax Number

pwoods@lomaxproperties.com
E-Mail Address

[Signature]
Signature of Petitioner

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: _____
Date Filed: _____
Received By: SF 3-17-17

Complete All Fields (Use additional pages if needed)

Property Owner: RCMD, LLC

Owner's Address: 11050 Dondarrach Lane City, State, Zip: Charlotte, NC 28277

Date Property Acquired: 12/11/2015

Property Address: 1816 Wickford Place, Charlotte, NC 28203

Tax Parcel Number(s): 11907708

Current Land Use: SF-R Size (Acres): .348 acres

Existing Zoning: MF-R43 MF Proposed Zoning: OR-1(CD)

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune

Date of meeting: Oct. 19th, 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): No

Purpose/description of Conditional Zoning Plan: To allow for Single-Family Development

Craig Calcasola
Name of Rezoning Agent

11050 Dondarrach Lane
Agent's Address

Charlotte, NC 28277
City, State, Zip

980-207-9806
Telephone Number

980-207-9806
Fax Number

craigcalcasola@gmail.com
E-Mail Address

Craig Calcasola
Signature of Property Owner

Craig Calcasola
(Name Typed / Printed)

Craig Calcasola
Name of Petitioner(s)

11050 Dondarrach Lane
Address of Petitioner(s)

Charlotte, NC 28277
City, State, Zip

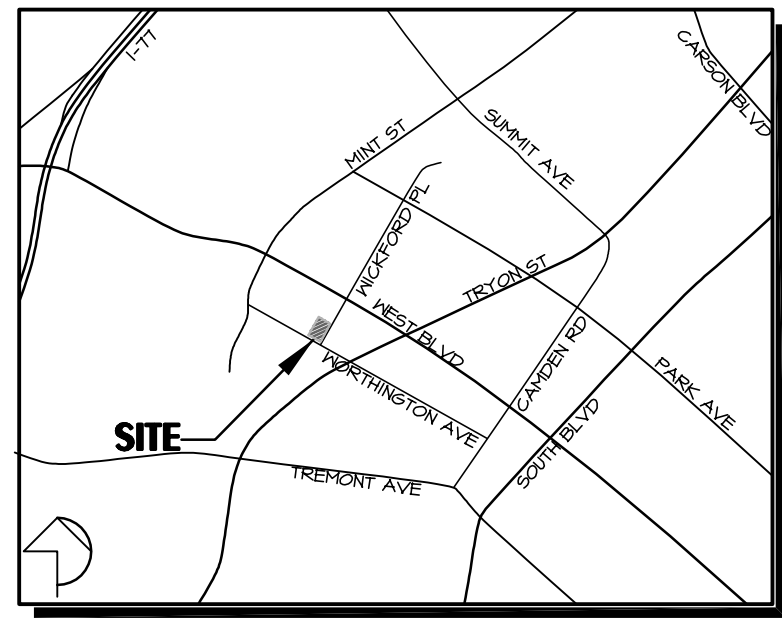
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Telephone Number

980-207-9806
Fax Number

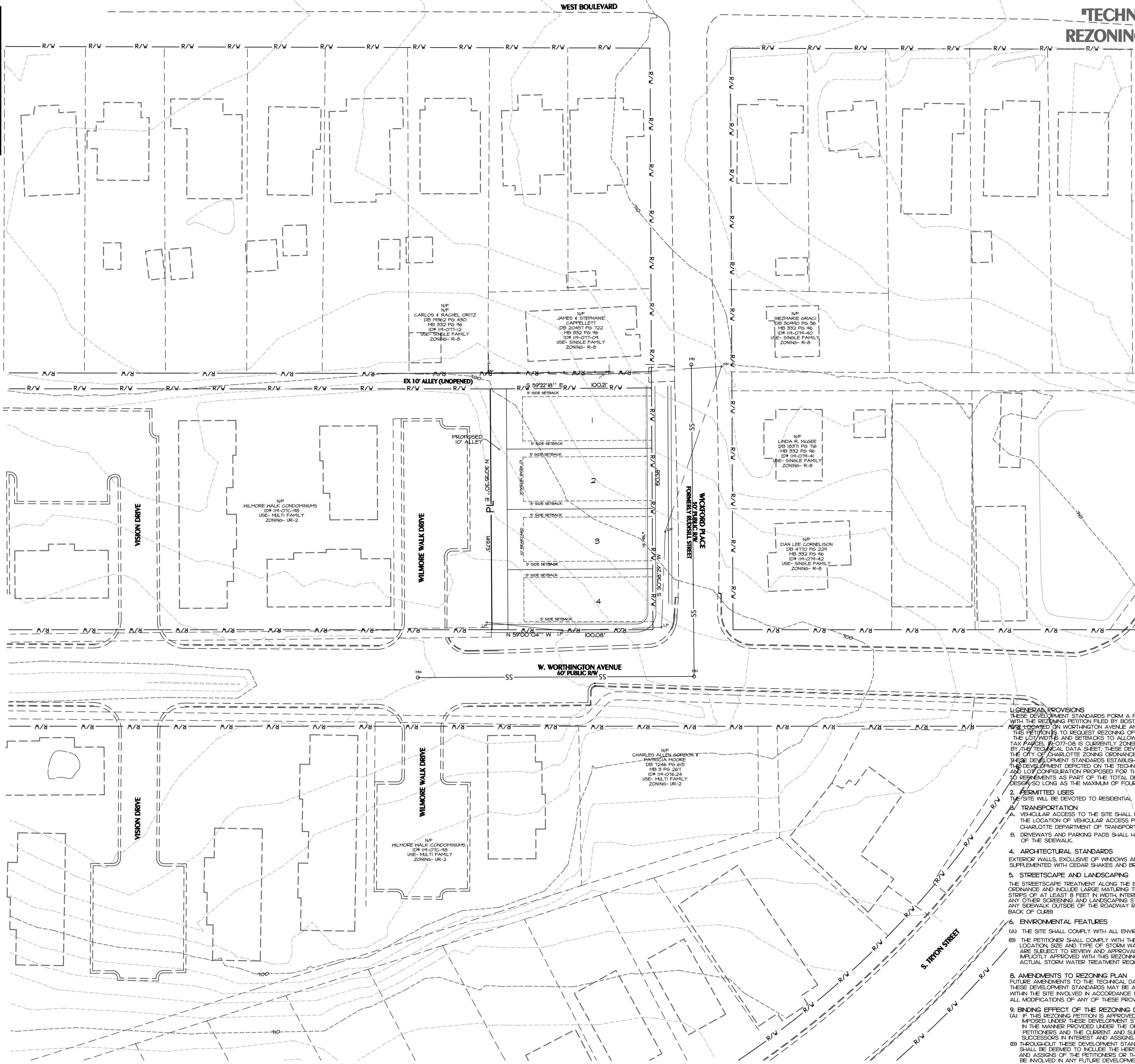
craigcalcasola@gmail.com
E-Mail Address

Craig Calcasola
Signature of Petitioner

Craig Calcasola
(Name Typed / Printed)



VICINITY MAP



'TECHNICAL DATA SHEET'
REZONING PETITION # 2016-XXX

DEVELOPMENT STANDARDS

TAX PARCEL NO.: 114-071-08
EXIST ZONING CLASSIFICATION: R43-MF
PROP. ZONING CLASSIFICATION: UR-1 (CD)
EXIST & PROP USE: SINGLE FAMILY DETACHED
SITE AREA: 0.345 AC
MAX. NO. OF UNITS PROPOSED: 4
PROPERTY IS LOCATED IN THE
CHARLOTTE HISTORIC DISTRICT

UR-1 (CD) LOT DATA:
MIN. LOT SIZE = 4,000 SF
MIN. LOT WIDTH = 40'
MIN. SETBACK = 14' FROM BACK OF CURB
MIN. SIDE YARD = 5'
MIN. REAR YARD = 10'
MAX. BUILDING HEIGHT = 40'

- 1. GENERAL PROVISIONS**
THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY BOSTON PROPERTIES TO REZONE AN 0.34 ACRES PARCELS (ON WORTHINGTON AVENUE AND WICKFORD PLACE (THE SITE)). THE PURPOSE OF THIS PETITION IS TO REQUEST REZONING OF THE SITE (THE SITE) TO THE UR-1 (CD) TO REDUCE THE LOT WIDTHS AND SETBACKS TO ALLOW THE CONSTRUCTION OF SINGLE FAMILY DETACHED HOMES. TAX PARCEL NO. 07-08 IS CURRENTLY ZONED R43-MF. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS INTENDED TO REFLECT THE ROADWAY AND LOT CONFIGURATION PROPOSED FOR THE SITE. AREAS DEPICTED ARE SCHEMATIC AND ARE SUBJECT TO REVISIONS AS PART OF THE TOTAL DESIGN PROCESS. THEY MAY, THEREFORE, BE MODIFIED DURING DESIGN SO LONG AS THE MAXIMUM OF FOUR LOTS IS NOT VIOLATED.
- 2. PERMITTED USES**
THE SITE WILL BE DEVOTED TO RESIDENTIAL SINGLE-FAMILY DWELLING UNITS AS PERMITTED UNDER THE ORDINANCE.
- 3. TRANSPORTATION**
A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE LOCATION OF VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS NECESSARY TO MEET THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) REQUIREMENTS FOR APPROVAL.
B. DRIVEWAYS AND PARKING PADS SHALL HAVE A MINIMUM LENGTH OF 20 FT. MEASURED FROM THE BACK OF THE SIDEWALK.
- 4. ARCHITECTURAL STANDARDS**
EXTERIOR WALLS, EXCLUSIVE OF WINDOWS AND DOORS, SHALL BE CONSTRUCTED WITH GERMAN STYLE SIDING SUPPLEMENTED WITH CEDAR SHAKES AND BRICK VENEER ACCENTS.
- 5. STREETScape AND LANDSCAPING**
THE STREETScape TREATMENT ALONG THE EXISTING PUBLIC STREETS WILL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE AND INCLUDE LARGE MATURING TREES, SIDEWALKS OF AT LEAST FIVE FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH INTERNALLY. ANY OTHER SCREENING AND LANDSCAPING STANDARDS ANY OTHER SCREENING AND LANDSCAPING STANDARDS SHALL CONFORM TO THE ORDINANCE. ANY SIDEWALK OUTSIDE OF THE ROADWAY RIGHT-OF-WAY SHALL BE WITHIN A MIN. 1 FOOT UTILITY EASEMENT (FROM BACK OF CURB).
- 6. ENVIRONMENTAL FEATURES**
(A) THE SITE SHALL COMPLY WITH ALL ENVIRONMENTAL REGULATIONS.
(B) THE PETITIONER SHALL COMPLY WITH THE ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEM AS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- 7. AMENDMENTS TO REZONING PLAN**
FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, OTHER SHEETS ACCOMPANYING THE PETITION AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE. ALL MODIFICATIONS OF ANY OF THESE PROVISIONS MUST COMPLY WITH SECTION 6.207 OF THE ZONING ORDINANCE.
- 8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
(A) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
(B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONERS" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONERS OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
(C) ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

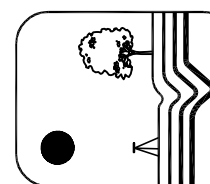
Public Hearing Map for Rezoning Petition #2016-xxx

1816 Wickford Place

City of Charlotte, Mecklenburg County, North Carolina
Boston Properties

KENNEY DESIGN GROUP, PA

1216 PARSONS TRAIL
DENVER, NORTH CAROLINA 28037
PH: 704/377-4099
EMAIL: KENNEY@KENNEYDESIGN.COM



Revisions:

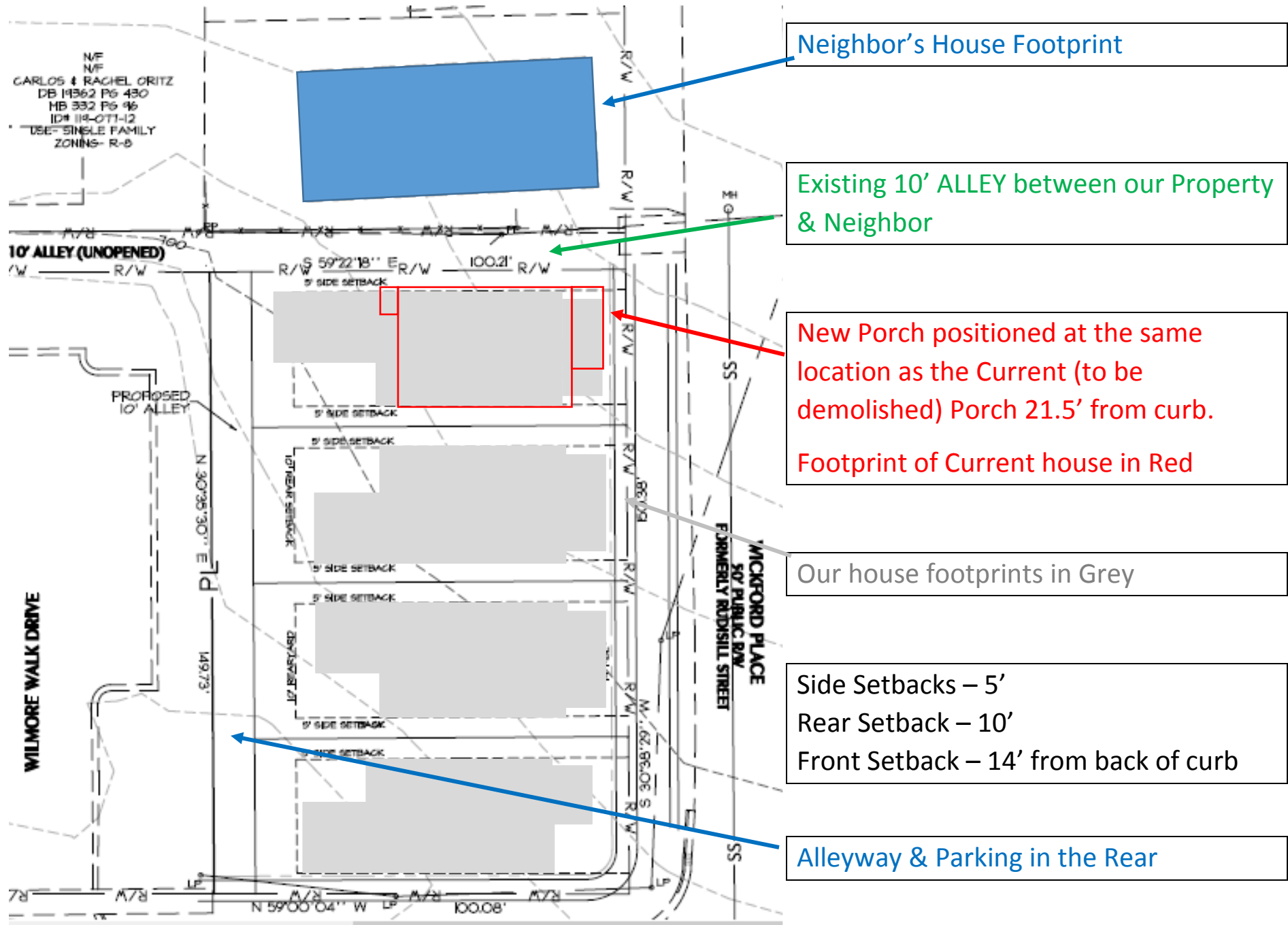
| | |
|--------------|---------|
| Scale: | 1"=30' |
| Date: | 9/21/16 |
| Drawn By: | MIK |
| Designed By: | MIK |
| Job No.: | XXXX |

Sheet No.

1

of 1

SITE PLAN ZOOM-IN



SITE PLAN



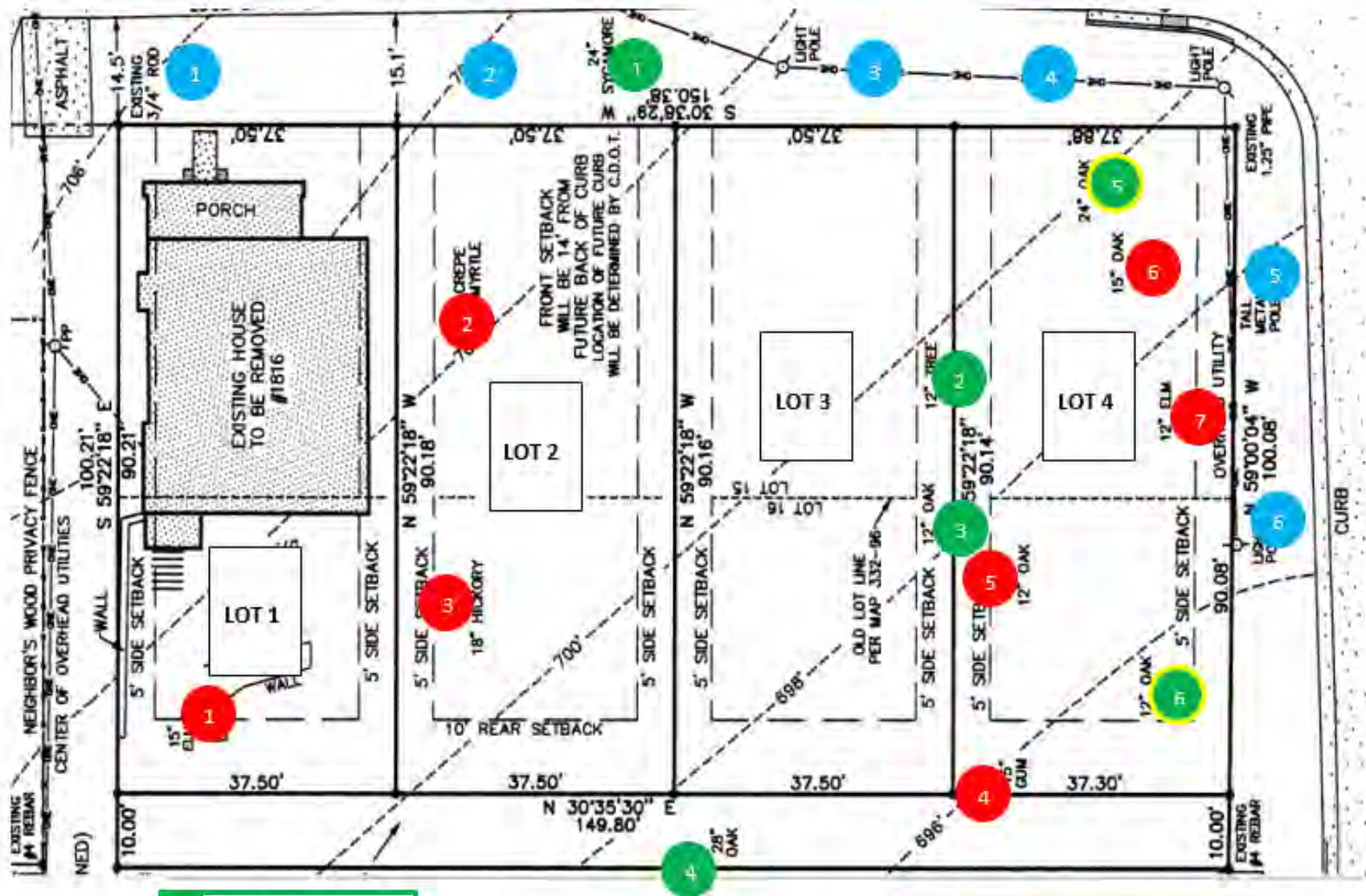
There is an additional 10' green space (Unopened Alley) that runs between our property and the neighbor to our



SYCAMORE Tree

OAK Tree

TREE SAVE -



KEEP

1. 24" Sycamore
2. 12" Oak
3. 12" Oak
4. 28" Oak
5. 24" Oak
6. 12" Oak

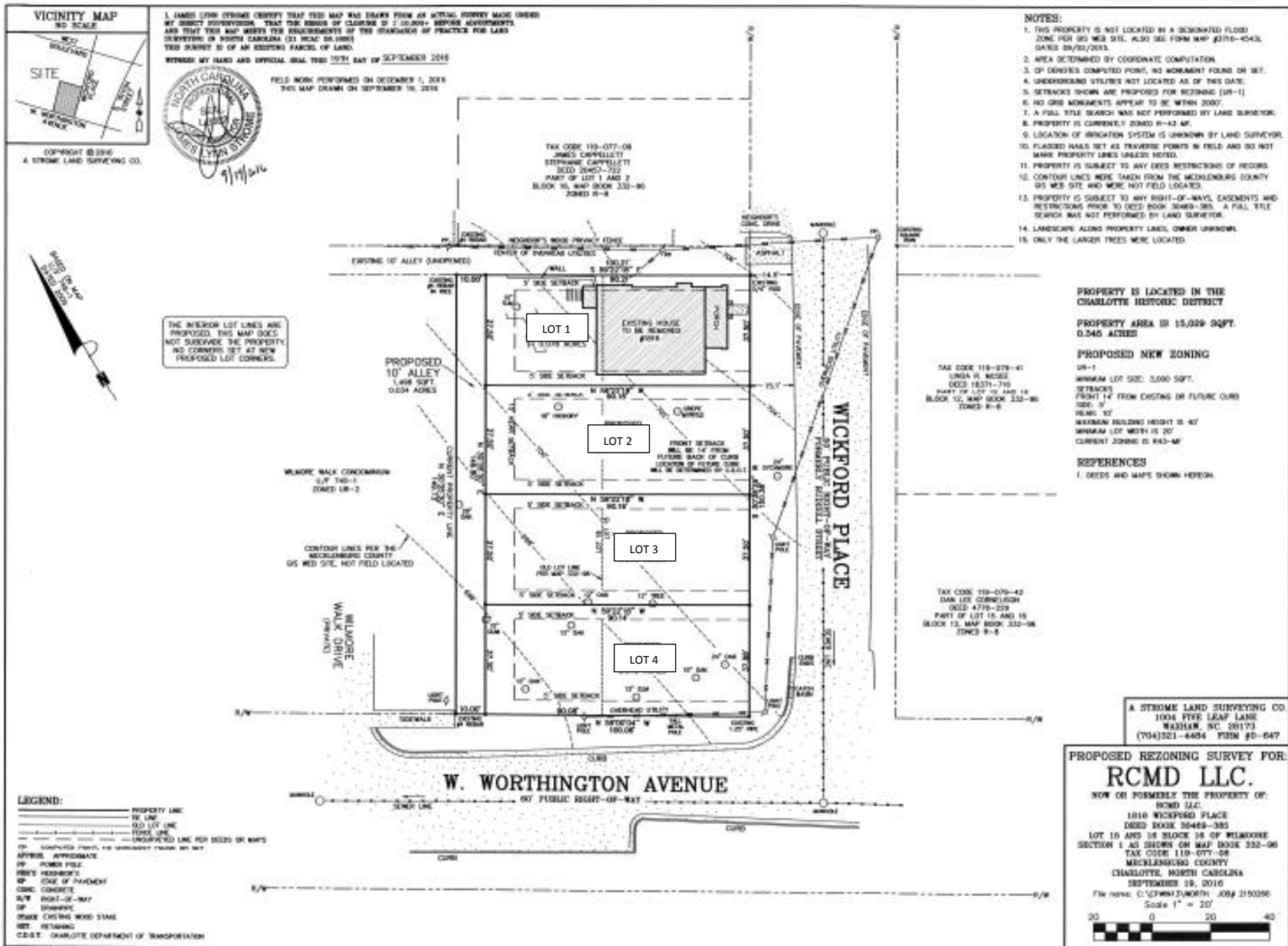
ADD

(6) Medium Size Oak Trees

REMOVE

- | | |
|-----------------|------------|
| 1. 15" Elm | 5. 12" Oak |
| 2. Crepe Myrtle | 6. 15" Oak |
| 3. 18" Hickory | 7. 12" Elm |
| 4. 15" Gum | |

SURVEY



STREETSCAPE

LOT 4

LOT 3

LOT 2

LOT 1



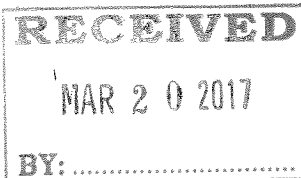
ZONING – We are currently **Multi-Family R-43** and wish to re-zone to **UR-1**. With the Re-Zoning, we are going to **reduce the density** instead of 14 multi-family units we are purposing 4 single family homes.

HISTORICAL DISTRICT – we have been working with the HDC on scale, size, and style of the houses to be in keeping with the look and feel of Wilmore. We plan on building the same setback as the existing house.

SURROUNDINGS - half (50%) of our neighbors are **Non-Wilmore Historical District**. We have Multi-Family and a to be developed Commercial property that make up two of our sides.

ADDITIONAL ELEMENTS – we will be putting in the appropriate sidewalks, curbs, and trees. As well as putting in a rear alleyway to remove cars from parking on the street.

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-067
Petition #: _____
Date Filed: 3/20/2017
Received By: By

Complete All Fields (Use additional pages if needed)

Property Owner: The Committee to Restore and Preserve Third Ward Inc.

Owner's Address: 1001 W. 1st Street City, State, Zip: Charlotte, NC 28202

Date Property Acquired: April 3, 1995 and June 16, 2015

Property Address: 1015 and 1005 Margaret Brown Street, Charlotte, NC 28202

Tax Parcel Number(s): 07321513 and 07321511

Current Land Use: Residential Size (Acres): 0.172 and 0.177

Existing Zoning: UR-1 Proposed Zoning: MUDD-O and URC (CD)

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune
Date of meeting: February 1, 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): No

Purpose/description of Conditional Zoning Plan: To allow uses and functions permitted in MUDD and URC Districts

Chris Ogunrinde
Name of Rezoning Agent

256 Victoria Avenue
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-334-3303 ext. 102 704-334-3305
Telephone Number Fax Number

chris@urbantrendsproperties.com
E-Mail Address

Virginia S. Woolard
Signature of Property Owner

Ginny Woolard
Name Typed / Printed)

Chris Ogunrinde
Name of Petitioner(s)

256 Victoria Ave.
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704-488-8902 704-746-3963
Telephone Number Fax Number

chris@urbantrendsproperties.com
E-Mail Address

[Signature]
Signature of Petitioner

Chris Ogunrinde
(Name Typed / Printed)

1005 MARGARET BROWN ST - PARCEL ID: 07321511

1.

Development Data Table
- a.

Site Acreage: 0.177 AC
- b.

Tax Parcels included in Rezoning: 073-215-11
- c.

Existing Zoning: UR-1
- d.

Proposed Zoning: UR-C
- e.

Square footage: NA
- f.

Floor Area Ratio: NA
- g.

Maximum Building Height: NA
- h.

Maximum Number of Buildings: NA
- i.

Number and/or Ratio of Parking Spaces: NA
- j.

Amount of open space: NA
2.

General Provisions
- a.

Development of the site will be controlled by the standards on this site plan and the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of the proposed parking and the uses on the site, but the exact configuration, placement, and size of the individual site elements may be altered or modified with the limits prescribed by the ordinance during the design development and construction phases in accordance with the provisions of Section 6.2 of the Zoning Ordinance.
- b.

Access to the site will be provided from the existing public roadway, Margaret Brown Street, as shown on this site plan.
- c.

The petitioner acknowledges that other standard development or requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20 and 21 of the city code. Conditions set forth in the petition are supplemental requirements imposed on the development in addition to the other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- d.

The project will comply with all UR-C standards.
3.

Optional Provisions: NA
4.

Permitted uses: Use permitted under section 9.404 (3)
5.

Transportation: NA
6.

Architectural Standards: NA
7.

Streetscape and Landscaping
- a.

Landscaping will be provide per section 9.404 (3)
8.

Environmental Features:
- a.

The petitioner will comply with the City of Charlotte Tree Ordinance.
9.

Parks, Greenways, and Open Space: NA
10.

Fire Protection: NA
11.

Signage
- a.

Signage will be provided per the ordinance.
12.

Lighting
- a.

Any detached lighting on the site will not exceed 20 feet in height and will be aimed into the site away from adjoining properties and public streets to prevent glare. Lighting shall be fully shielded and no wall pak lighting will be used.
13.

Phasing: NA
14.

Other
- a.

Binding Effect of the Rezoning Documents and Definitions: If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development there.
- b.

Parcel may revert back to UR-1 should the property be sold.

1015 MARGARET BROWN ST - PARCEL ID: 07321513

1.

Development Data Table
- a.

Site Acreage: 0.172 AC
- b.

Tax Parcels included in Rezoning: 071-041-13
- c.

Existing Zoning: UR-1
- d.

Proposed Zoning: MUDD-O
- e.

Existing Square footage: 1826 SQ. FT
- f.

Floor Area Ratio: NA
- g.

Maximum Building Height: NA
- h.

Maximum Number of Buildings: NA
- i.

Number and/or Ratio of Parking Spaces: 1 Space/600 SF = 3
- j.

Number of Parking Spaces provided: 16
2.

General Provisions
- a.

Development of the site will be controlled by the standards on this site plan and the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of the proposed buildings and the uses on the site, but the exact configuration, placement, and size of the individual site elements may be altered or modified with the limits prescribed by the ordinance during the design development and construction phases in accordance with the provisions of Section 6.2 of the Zoning Ordinance.
- b.

Access to the site will be provided from the existing public roadway, Margaret Brown Street, as shown on this site plan.
- c.

The petitioner acknowledges that other standard development or requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20 and 21 of the city code. Conditions set forth in the petition are supplemental requirements imposed on the development in addition to the other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- d.

The site and occupant are existing and no changes to the site are proposed.
3.

Optional Provisions
- a.

Petitioner requests to opt out of the 10' Building Separation when adjacent to a residential use
4.

Permitted uses
- a.

Permitted use in MUDD zoning
5.

Transportation: NA
6.

Architectural Standards: NA
7.

Parks, Greenways, and Open Space
- a.

Open space will conform to the requirements of Ordinance.
8.

Fire Protection: NA
9.

Signage: NA
10.

Lighting: NA
11.

Phasing: NA
12.

Other
- a.

Binding Effect of the Rezoning Documents and Definitions: If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development there.
- b.

Parcel may revert back to UR-1 should the property be sold.

7 SITE PLAN
SCALE: 1"=20'-0"

11 EXISTING GIS MAP
SCALE: 1"=100'-0"

12 EXISTING AERIAL MAP
SCALE: 1"=100'-0"

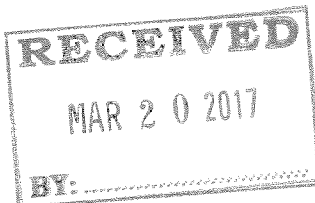
16 VICINITY MAP

9 TECHNICAL DATA

10 TECHNICAL DATA



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2017-068
Date Filed: 3/20/2017
Received By: Bj

Complete All Fields (Use additional pages if needed)

Property Owner: Hopedale Properties, LLC

Owner's Address: PO Box 11982 City, State, Zip: Charlotte, NC 28220

Date Property Acquired: 8/15/2002, 5/3/2005

Property Address: 410, 404 and 424 Faison Avenue

Tax Parcel Number(s): 08306821; 08306820; 08306816

Current Land Use: Residential Size (Acres): +/- 0.41 acres

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

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Amanda Vari

Date of meeting: March 16, 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): No.

Purpose/description of Conditional Zoning Plan: To accommodate townhome units

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

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

Charlotte, NC 28202
City, State, Zip

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

Collin.Brown@klgates.com
E-Mail Address

Brett Taylor
Signature of Property Owner

BRETT TAYLOR
(Name Typed / Printed)

Hopedale Builders, Inc.
Name of Petitioner(s)

PO Box 11982
Address of Petitioner(s)

Charlotte, NC 28220
City, State, Zip

704-372-2696 704-372-2221
Telephone Number Fax Number

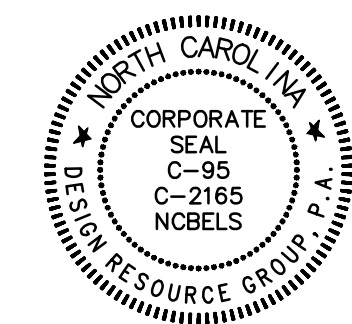
btaylor@hopedalebuilders.com
E-Mail Address

Brett Taylor
Signature of Petitioner

Brett Taylor, Owner of Hopedale Builders, Inc.
(Name Typed / Printed)



O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com



REZONING PETITION
FOR PUBLIC HEARING:
2017-XXX

REZONING DOCUMENTS

ON STREET HOMES
CHARLOTTE, NORTH CAROLINA

HOPEDALE BUILDERS, INC.
P.O. BOX 11982
CHARLOTTE, NC 28220
(704) 372-2696

SCHEMATIC SITE PLAN

5 0 5 10

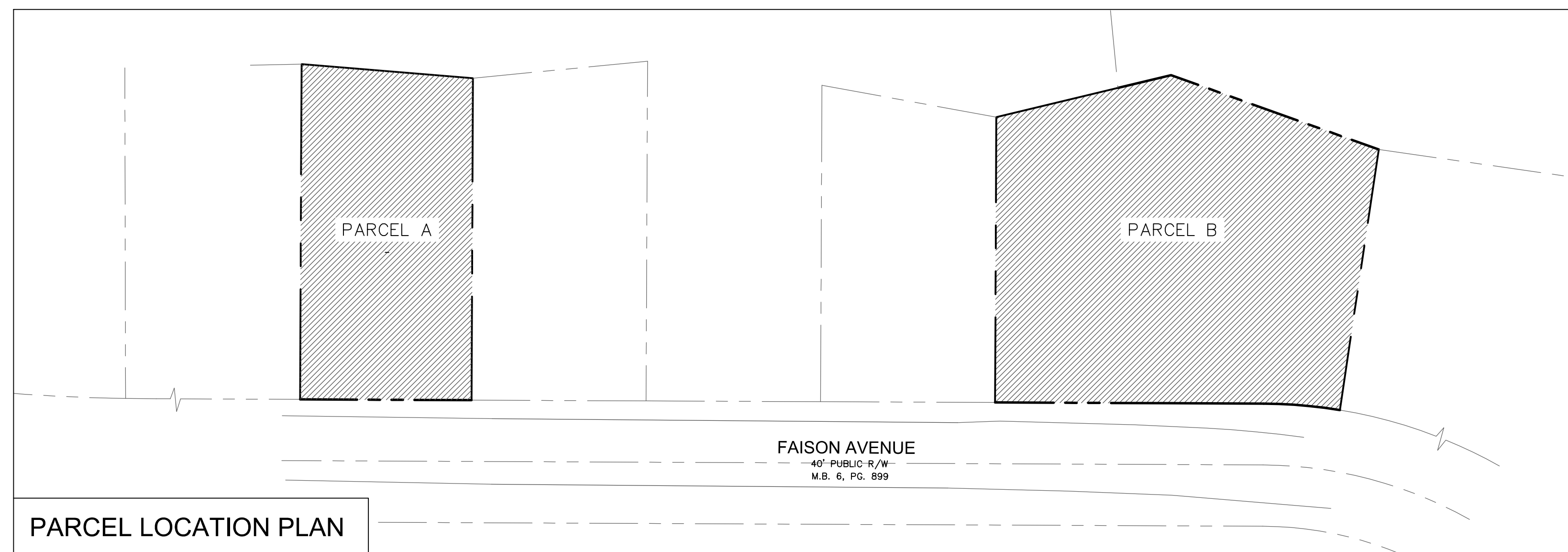
SCALE: 1" = 10'

PROJECT #: 686-001
DRAWN BY: SVK
CHECKED BY: THH

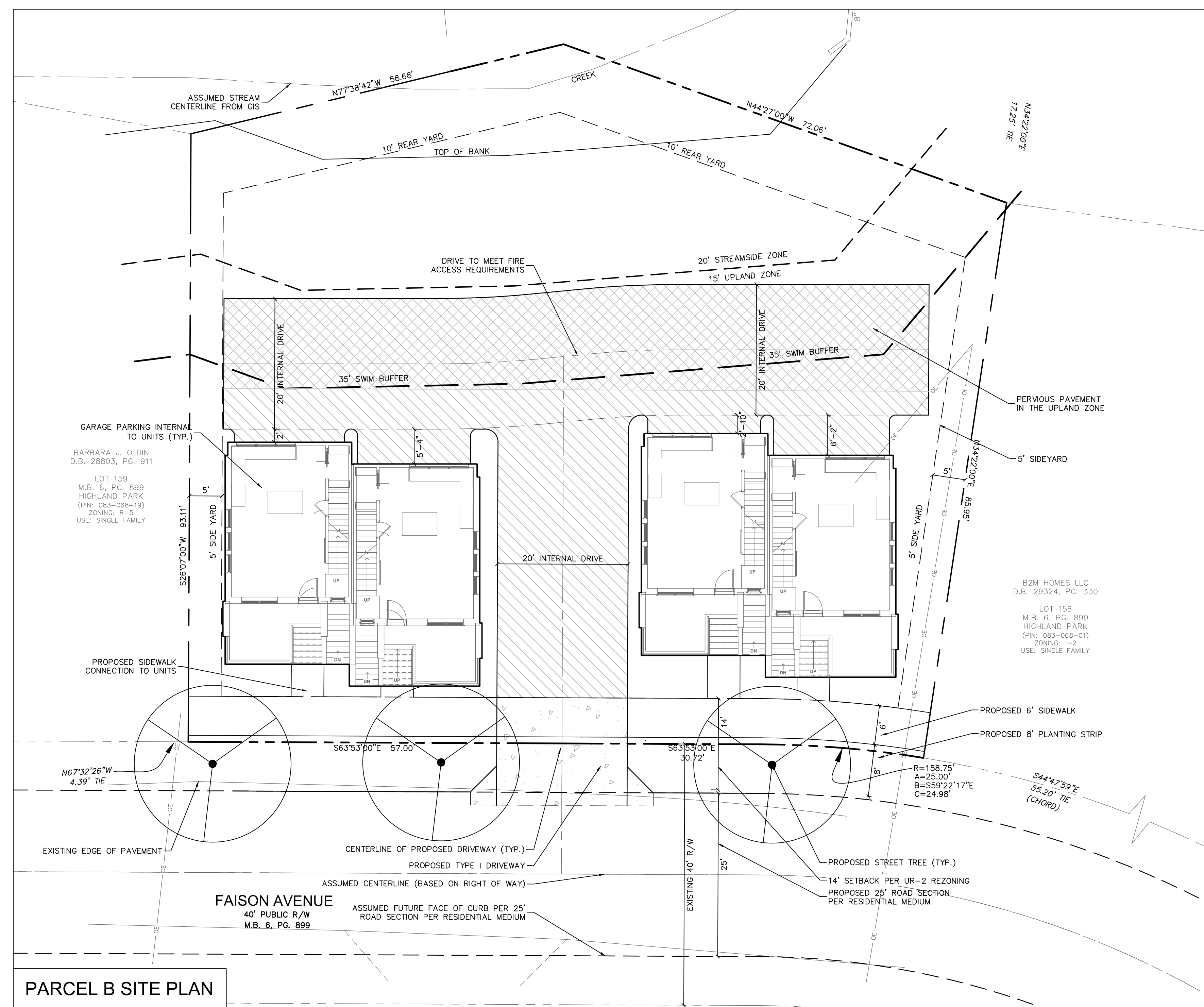
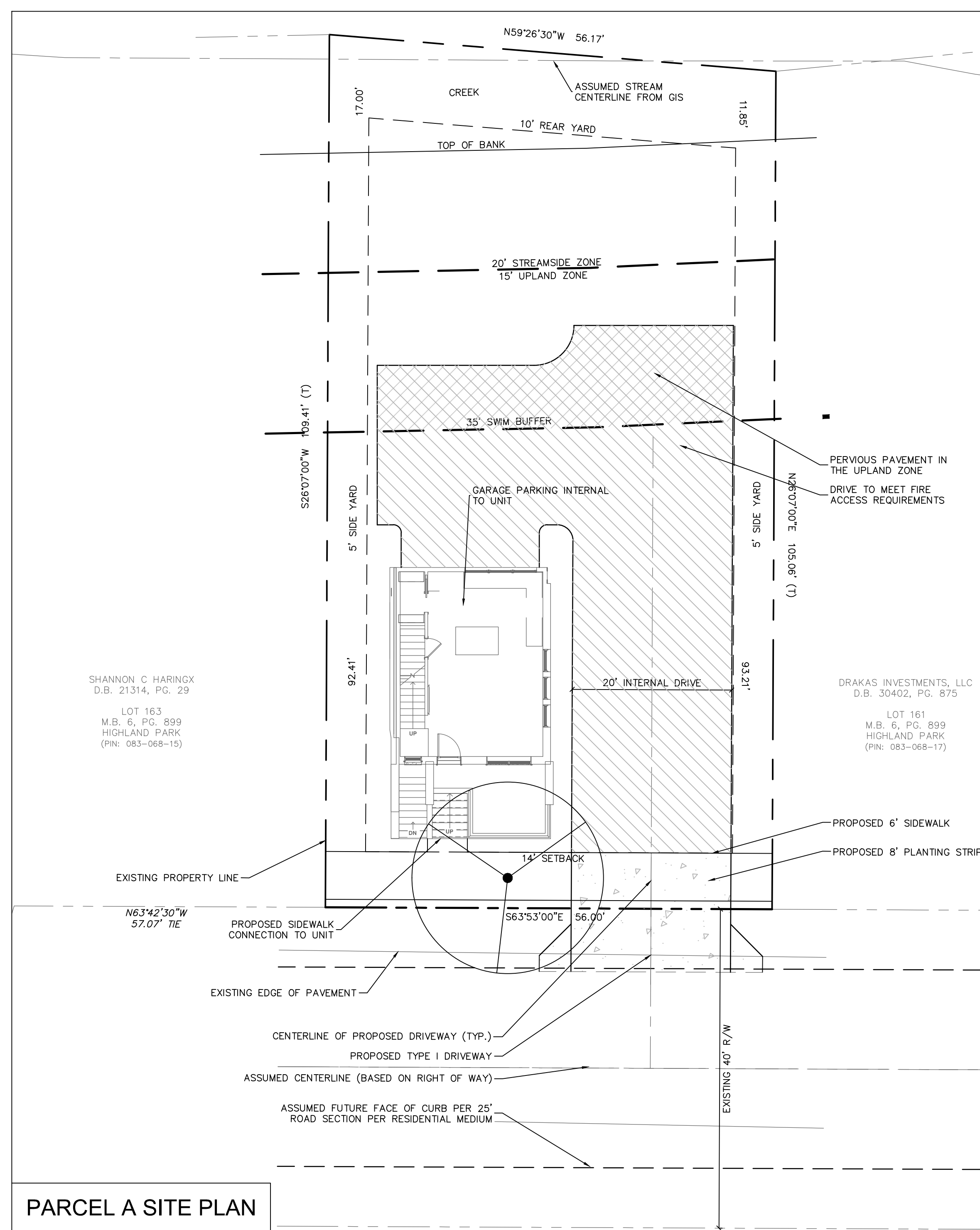
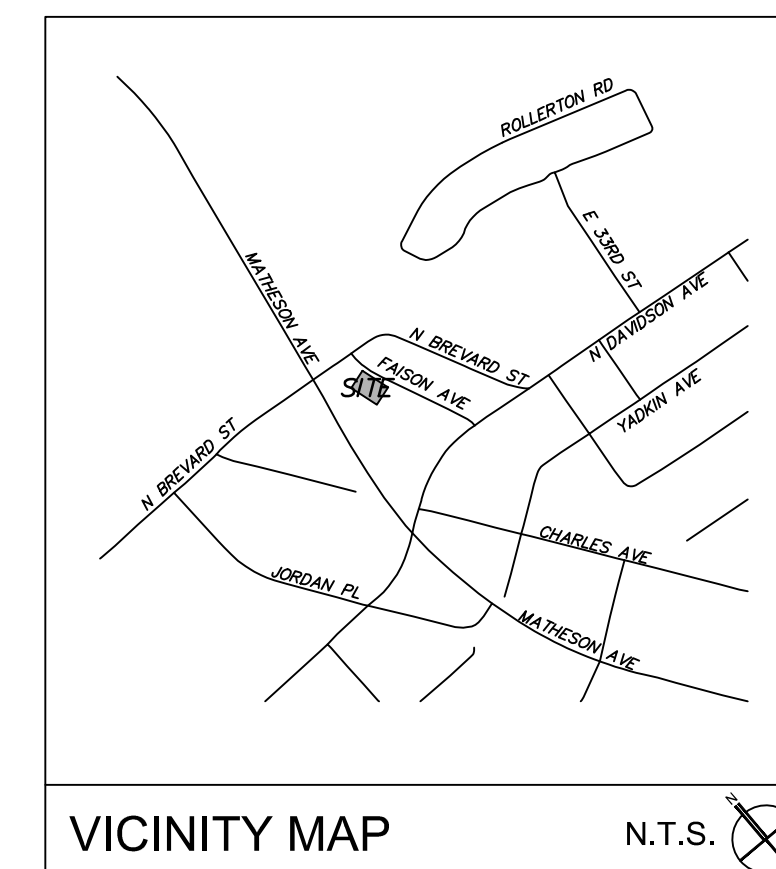
MARCH 21, 2017

REVISIONS:

RZ1.00



| <u>DEVELOPMENT DATA TABLE</u> | |
|-------------------------------|---|
| SITE ACREAGE: | ±0.41 AC |
| TAX PARCEL: | 083-068-21, 083-068-20, AND 083-068-16 |
| EXISTING ZONING: | R-5 |
| PROPOSED ZONING: | UR-2 |
| EXISTING USE: | RESIDENTIAL |
| PROPOSED USES: | UP TO 12 TOWN HOME UNITS |
| MAXIMUM BUILDING HEIGHT: | 40' |
| PARKING PROVIDED: | SHALL SATISFY OR EXCEED UR-2 MINIMUM REQUIREMENTS. |



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I. GENERAL PROVISIONS

- 1.THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HOPEDALE PROPERTIES, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 0.41 ACRE SITE LOCATED ON THE SOUTH-WEST SIDE OF FAISON AVENUE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 083-068-21, 083-068-20, AND 083-068-16.
- 2.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").
- 3.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.
- 4.THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- 5.FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) 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.

II. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 12 TOWNHOME UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.

III. TRANSPORTATION

- 1.VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.
- 2.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.

IV. ARCHITECTURAL STANDARDS

- 1.THE TOWNHOME UNITS SHALL FRONT FAISON AVENUE, AS DEPICTED ON THE REZONING PLAN.
- 2.PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING FAISON AVENUE SHALL COMPRISE OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT ("HARDYPLANK") AND/OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
- 3.PROHIBITED EXTERIOR BUILDING MATERIALS:
a. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM); AND
b. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

V. STREETSCAPE AND LANDSCAPING

- 1.THE PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND A MINIMUM SIX (6) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON FAISON AVENUE.
- 2.THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE SITE WITH NO SIDE OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.
- 3.PETITIONER SHALL PROVIDE A MINIMUM SETBACK OF AT LEAST FOURTEEN (14) FEET FROM THE EXISTING BACK OF CURB OF FAISON AVENUE.

VI. OPEN SPACE

THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION CONTROLS ORDINANCE AND TREE SAVE REQUIREMENTS.

VII. LIGHTING

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

2.THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED FIFTEEN (15) FEET.

3.ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

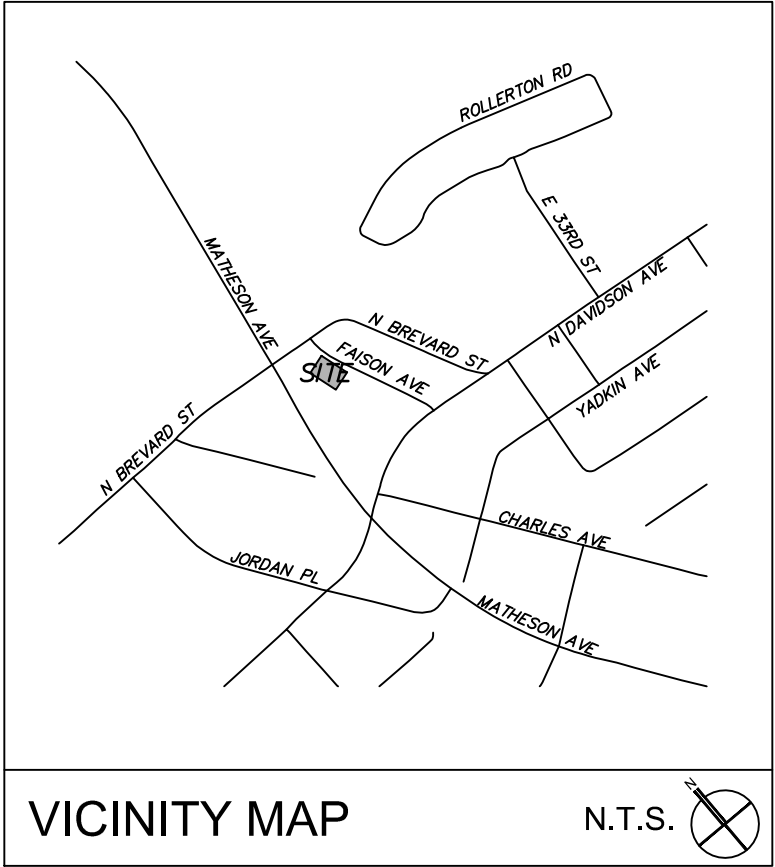
VIII. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

IX. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

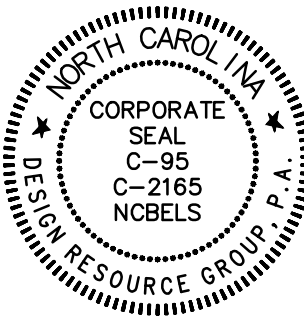
IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgroup.com



REZONING PETITION
FOR PUBLIC HEARING:
2017-XXX

REZONING DOCUMENTS

FAISON STREET HOMES

CHARLOTTE, NORTH CAROLINA

HOPEDALE BUILDERS, INC.

P.O. BOX 11982
CHARLOTTE, NC 28220
(704) 372-2696

DEVELOPMENT
CONDITIONS

0
SCALE: N.T.S.

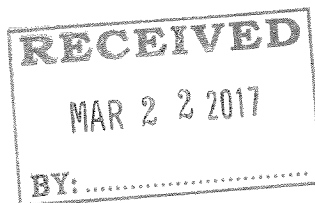
PROJECT #: 688-001
DRAWN BY: SVK
CHECKED BY: THH

MARCH 21, 2017

REVISIONS:

RZ2.00

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-069

Petition #: _____
Date Filed: 3/22/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Heydon Hall II, LLC; Wayne Edge and Deborah Belk Edge; Ruth Reid Stewart (see attached Joinder Agreements for ownership by parcel)

Owner's Address: See Attached City, State, Zip: Charlotte, NC 28226

Date Property Acquired: Various

Property Address: Various

Tax Parcel Number(s): 209-222-03, 209-222-09, 209-222-04, 209-222-15, 209-222-16, 209-222-17, 209-222-18, 209-222-19, 209-222-20, 209-222-12, 209-222-13, 209-222-14, 209-222-99, 209-222-21, 209-222-22, 209-222-24, and 209-222-25

Current Land Use: Single-Family Residential Size (Acres): +/- 7

Existing Zoning: MX-1 Proposed Zoning: MX-1 S.P.A.

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

Required Rezoning Pre-Application Meeting* with: T. Keplinger, S. Fortson, L. Harmon
Date of meeting: February 2, 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): No

Purpose/description of Conditional Zoning Plan: To accommodate a site plan that is consistent with the design of existing portions of Heydon Hall.

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

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

Charlotte, NC 28202
City, State, Zip

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

Collin.Brown@klgates.com
E-Mail Address

Signature of Property Owner
(See Attached Joinder Agreement)

(Name Typed / Printed)

Heydon Hall II, LLC c/o Michael Dodson
Name of Petitioner(s)

11301 Carmel Commons Blvd. Suite 108
Address of Petitioner(s)

Charlotte, NC 28226
City, State, Zip

704-258-4243 _____
Telephone Number Fax Number

Mike.Dodson@hotmail.com
E-Mail Address

[Signature]
Signature of Petitioner

Michael Dodson
(Name Typed / Printed)

REZONING PETITION NO. 2017-_____


HEYDON HALL II, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at or near 3533 Smithfield Church Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel Nos. 209-222-03 and 209-222-09 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 23 day of MARCH, 2017.


Deborah Belk Edge


Wayne Edward Edge

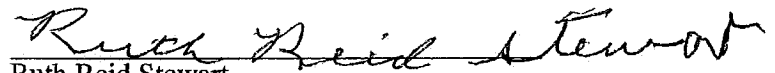
REZONING PETITION NO. 2017-_____

HEYDON HALL II, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at or near 3609 Smithfield Church Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel Nos. 209-222-04, 209-222-15, 209-222-16, 209-222-17, 209-222-18, 209-222-19, and 209-222-20 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 22 day of March, 2017.


Ruth Reid Stewart


REZONING PETITION NO. 2017-_____

HEYDON HALL II, LLC, PETITIONER

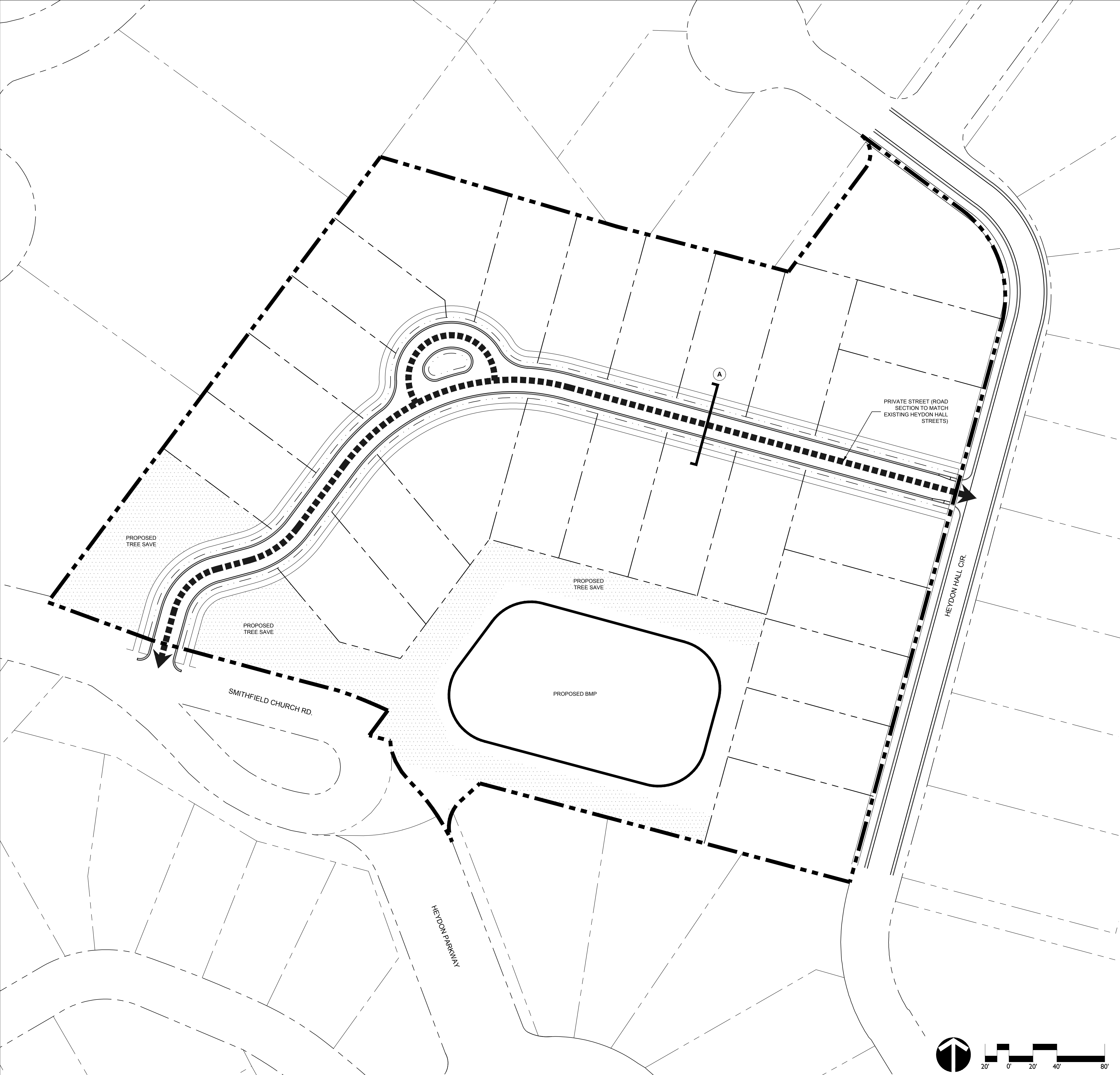
JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at or near Heydon Hall Circle in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel Nos. 209-222-12, 209-222-13, 209-222-14, 209-222-99, 209-222-21, 209-222-22, 209-222-24, and 209-222-25 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 23 day of March, 2017.



Heydon Hall II LLC



SITE LEGEND

■■■■■

PROPOSED CIRCULATION

— · — · —

PROPERTY LINE

SITE DEVELOPMENT DATA

1.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 NE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

2.LOT STANDARDS:

MINIMUM LOT AREA: 7,200 SF

MINIMUM LOT WIDTH: 60'

MINIMUM SETBACK: 17'

MINIMUM SIDE YARD: 5'

MINIMUM REAR YARD: 30'

MAXIMUM BUILDING COVERAGE:

UP TO 4,000 SF

4,000-6,500 SF

6,501-8,500 SF

8,501-15,000 SF

15,001 OR GREATER

50%

45%

40%

35%

30%

INNOVATIVE DEVELOPMENT STANDARDS:

THE PETITIONER SEEKS THE INNOVATIVE PROVISIONS DESCRIBED BELOW IN ORDER TO SUPPORT A SMALL LOT RESIDENTIAL VILLAGE:

1.SINGLE FAMILY LOTS SHALL BE PERMITTED TO FRONT ON PRIVATE STREETS.

2.MINIMUM GARAGE SETBACK FOR LOTS FRONTING ON PRIVATE STREETS SHALL BE 20 FEET FROM THE BACK OF SIDEWALK. THE MINIMUM BUILDING SETBACK FOR LOTS FRONTING ON PRIVATE STREETS SHALL BE 10 FEET FROM THE BACK OF SIDEWALK.

3.MINIMUM CORNER SETBACK FOR LOTS WHERE A PRIVATE STREET FORMS THE CORNER OF THE LOT SHALL BE 5 FEET FROM THE BACK OF SIDEWALK.

4.MAXIMUM BUILDING COVERAGE FOR DETACHED DWELLINGS SHALL BE 70 PERCENT.

3.THIS DEVELOPMENT WILL CONFORM TO ALL APPLICABLE ORDINANCES FOR THE CITY OF CHARLOTTE.

PROPOSED PRIVATE STREET

LandDesign

223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

HEYDON HALL SINGLE FAMILY

REZONING PETITION No. 2017-XXX

CHARLOTTE

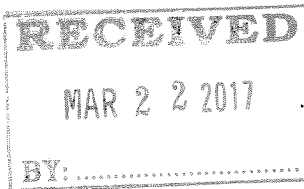
SCHEMATIC SITE PLAN

REVISIONS:

DATE: 03/20/17
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
SCALE: 1/2"=40'
PROJECT #: 1016370
SHEET #:

RZ-2

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-070

Petition #: _____
Date Filed: 3/22/2017
Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: The Estate of Eugene Roy Carpenter et al and Margaret C. Smith

Owner's Address: 4920 Pine Ridge Rd City, State, Zip: Charlotte, NC 28226

Date Property Acquired: unknown

Property Address: 3620 Park Road, Charlotte, NC

Tax Parcel Number(s): 149-144-37

Current Land Use: Single-Family Residential Size (Acres): +/- 2.22 acres

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

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune

Date of meeting: March 22, 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): No.

Purpose/description of Conditional Zoning Plan: To accommodate townhome units

Collin Brown / Bailey Patrick, Jr.

Name of Rezoning Agent

214 N. Tryon Street, 47th Floor

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-7531

Telephone Number

704-353-3231

Fax Number

Collin.Brown@klgates.com

E-Mail Address

See attached Joinder Agreement

Signature of Property Owner

(Name Typed / Printed)

Saussy Burbank, LLC

Name of Petitioner(s)

3730 Glen Lake Drive #125

Address of Petitioner(s)

Charlotte, NC 28208

City, State, Zip

704-442-4961

Telephone Number

Fax Number

Peter.Harakas@saussyburbank.com

E-Mail Address

Peter T. Harakas, V.P.
Signature of Petitioner

PETER T. HARAKAS

(Name Typed / Printed)

REZONING PETITION NO. 2017-_____

SAUSSY BURBANK, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 3620 Park Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 149-114-37 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 17th day of March, 2017.

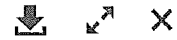
Heather Carty Ward, Guardian of Estate
Heather Carty-Ward, as Guardian of the Estate of
Margaret C. Smith, as to a 1/3 interest *Margaret C. Smith*

William Scott Carpenter, as to a 1/6 interest

Sharry Carpenter
(Spouse of William Scott Carpenter)

Shella Carpenter, as to a 1/6 interest

Barbara G. Meares, as to a 1/3 interest



I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: _____

Date Filed: _____

Received By: _____

Complete All Fields (Use additional pages if needed)Property Owner: The Estate of Eugene Roy Carpenter et al and Margaret C. SmithOwner's Address: 4920 Pine Ridge Rd City, State, Zip: Charlotte, NC 28226Date Property Acquired: unknownProperty Address: 3620 Park Road, Charlotte, NCTax Parcel Number(s): 149-114-37Current Land Use: Single-Family Residential Size (Acres): +/- 2.22 acresExisting Zoning: R-4 Proposed Zoning: UR-2 (LD)Overlay: None (Specify PED, Watershed, Historic District, etc.)Required Rezoning Pre-Application Meeting* with: Solomon FortuneDate of meeting: March 22, 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): No.Purpose/description of Conditional Zoning Plan: To accommodate townhome unitsCollin Brown / Bailey Patrick, Jr.
Name of Rezoning Agent214 N. Tryon Street, 47th Floor
Agent's AddressCharlotte, NC 28202
City, State, Zip704-331-7531 704-353-3231
Telephone Number Fax NumberCollin.Brown@klgates.com
E-Mail AddressWilliam Salt Carpenter
Signature of Property OwnerSaussy Burbank, LLC
Name of Petitioner(s)3730 Glen Lake Drive #125
Address of Petitioner(s)Charlotte, NC 28208
City, State, Zip704-442-4961
Telephone Number Fax NumberPeter.Harakas@saussyburbank.com
E-Mail Address_____
Signature of Petitioner

(Name Typed / Printed)

(Name Typed / Printed)



I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: _____

Date Filed: _____

Received By: _____

Complete All Fields (Use additional pages if needed)

Property Owner: The Estate of Eugene Roy Carpenter et al and Margaret C. Smith

Owner's Address: 4920 Pine Ridge Rd City, State, Zip: Charlotte, NC 28226

Date Property Acquired: unknown

Property Address: 3620 Park Road, Charlotte, NC

Tax Parcel Number(s): 149-114-37

Current Land Use: Single-Family Residential Size (Acres): +/- 2.22 acres

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

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune

Date of meeting: March 22, 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): No.

Purpose/description of Conditional Zoning Plan: To accommodate townhome units

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

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

Charlotte, NC 28202
City, State, Zip

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

Collin.Brown@klqates.com
E-Mail Address

[Signature] 03/21/2017
Signature of Property Owner

Saussy Burbank, LLC
Name of Petitioner(s)

3730 Glen Lake Drive #125
Address of Petitioner(s)

Charlotte, NC 28208
City, State, Zip

704-442-4961
Telephone Number Fax Number

Peter.Harakas@saussyburbank.com
E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

(Name Typed / Printed)

REZONING PETITION NO. 2017-_____

SAUSSY BURBANK, LLC, PETITIONER

JOINDER AGREEMENT

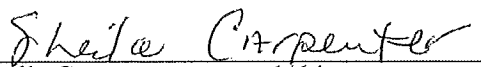
The undersigned, as the owners of that parcel of land located at 3620 Park Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 149-114-37 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This _____ day of _____, 2017.

Heather Carty-Ward, as Guardian of the Estate of
Margaret C. Smith, as to a 1/3 interest

William Scott Carpenter, as to a 1/6 interest

Sharry Carpenter
(Spouse of William Scott Carpenter)



Sheila Carpenter, as to a 1/6 interest

Barbara G. Meares, as to a 1/3 interest

REZONING PETITION NO. 2017-_____

SAUSSY BURBANK, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 3620 Park Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 149-114-37 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 22 day of March, 2017.

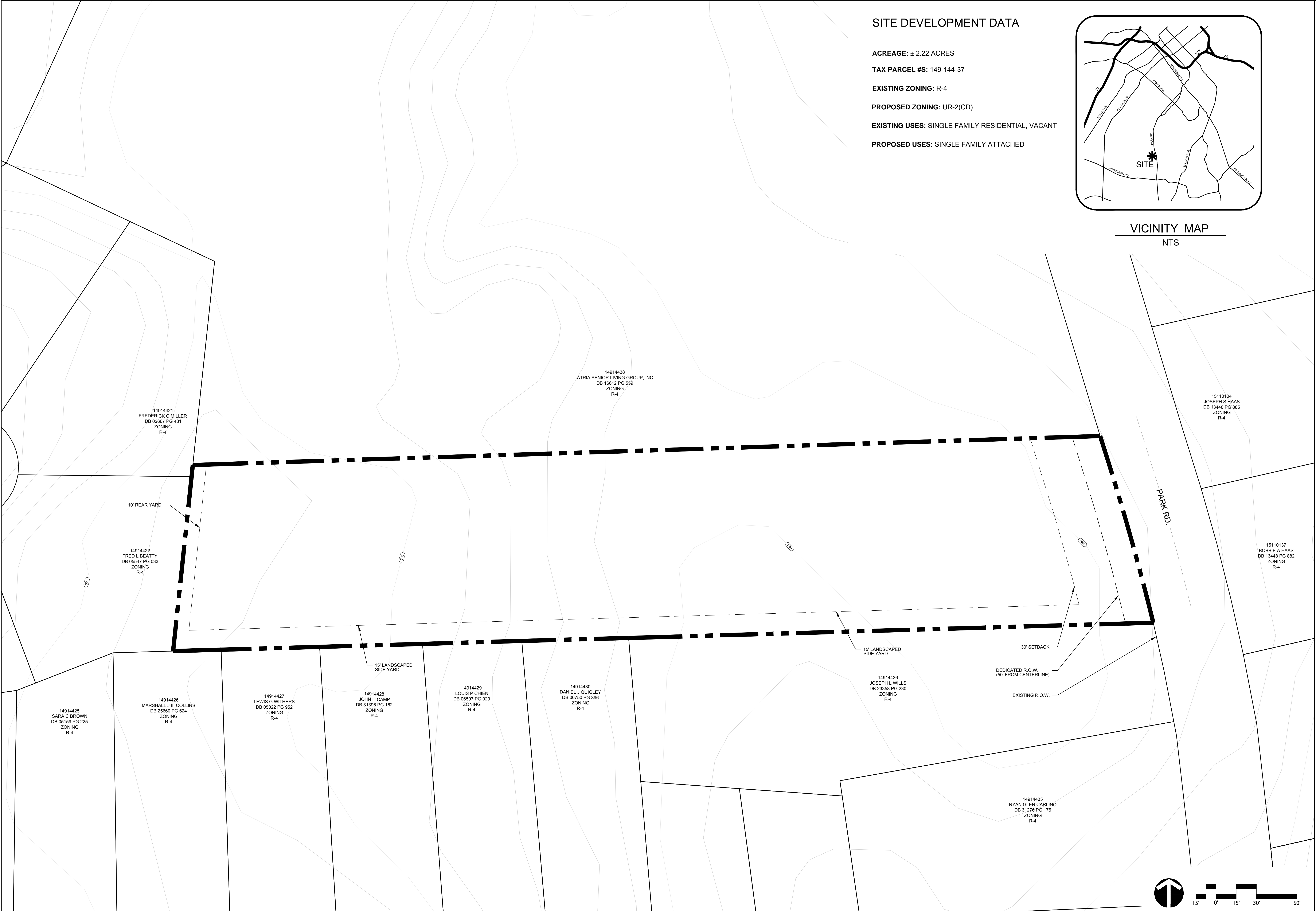
Heather Carty-Ward, as Guardian of the Estate of
Margaret C. Smith, as to a 1/3 interest

William Scott Carpenter, as to a 1/6 interest

Sharry Carpenter
(Spouse of William Scott Carpenter)

Shella Carpenter, as to a 1/6 interest

Louie M. Dineen POWER OF ATTORNEY
Barbara G. Meares, as to a 1/3 interest
FOR BARBARA G. MEARES



SITE DEVELOPMENT DATA

ACREAGE: ± 2.22 ACRES

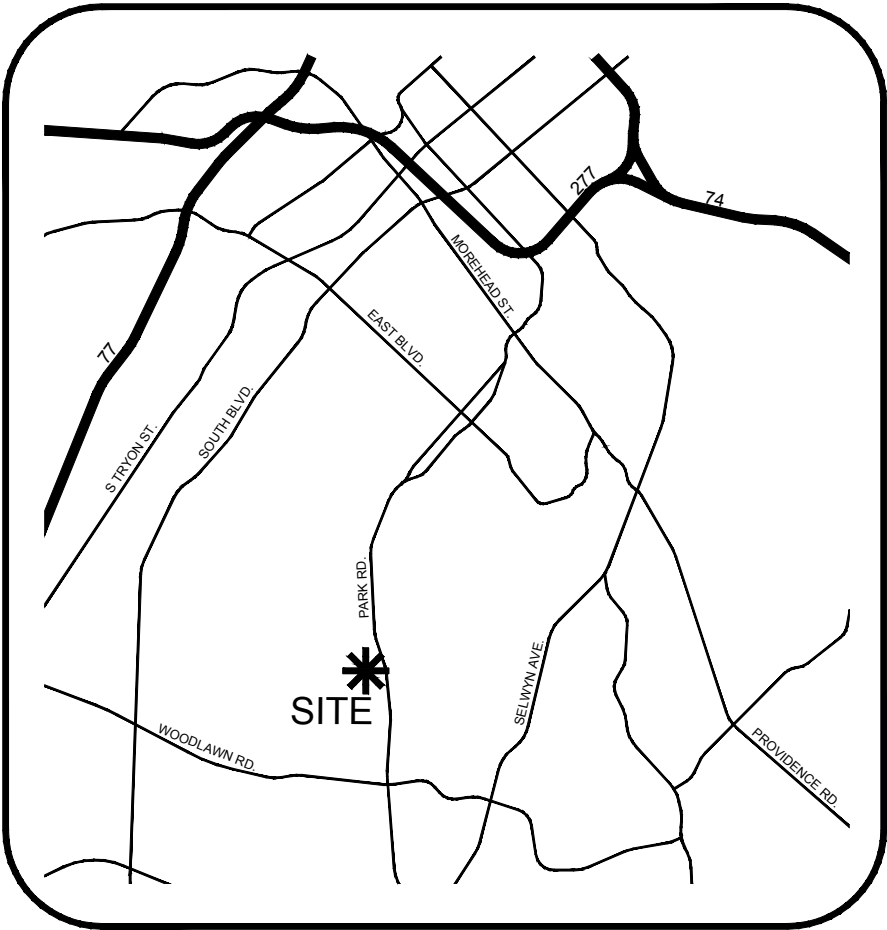
TAX PARCEL #S: 149-144-37

EXISTING ZONING: R-4

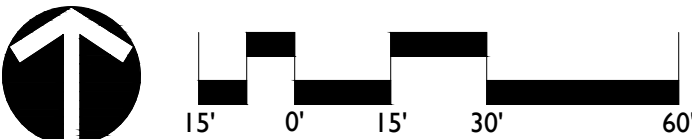
PROPOSED ZONING: UR-2(CD)

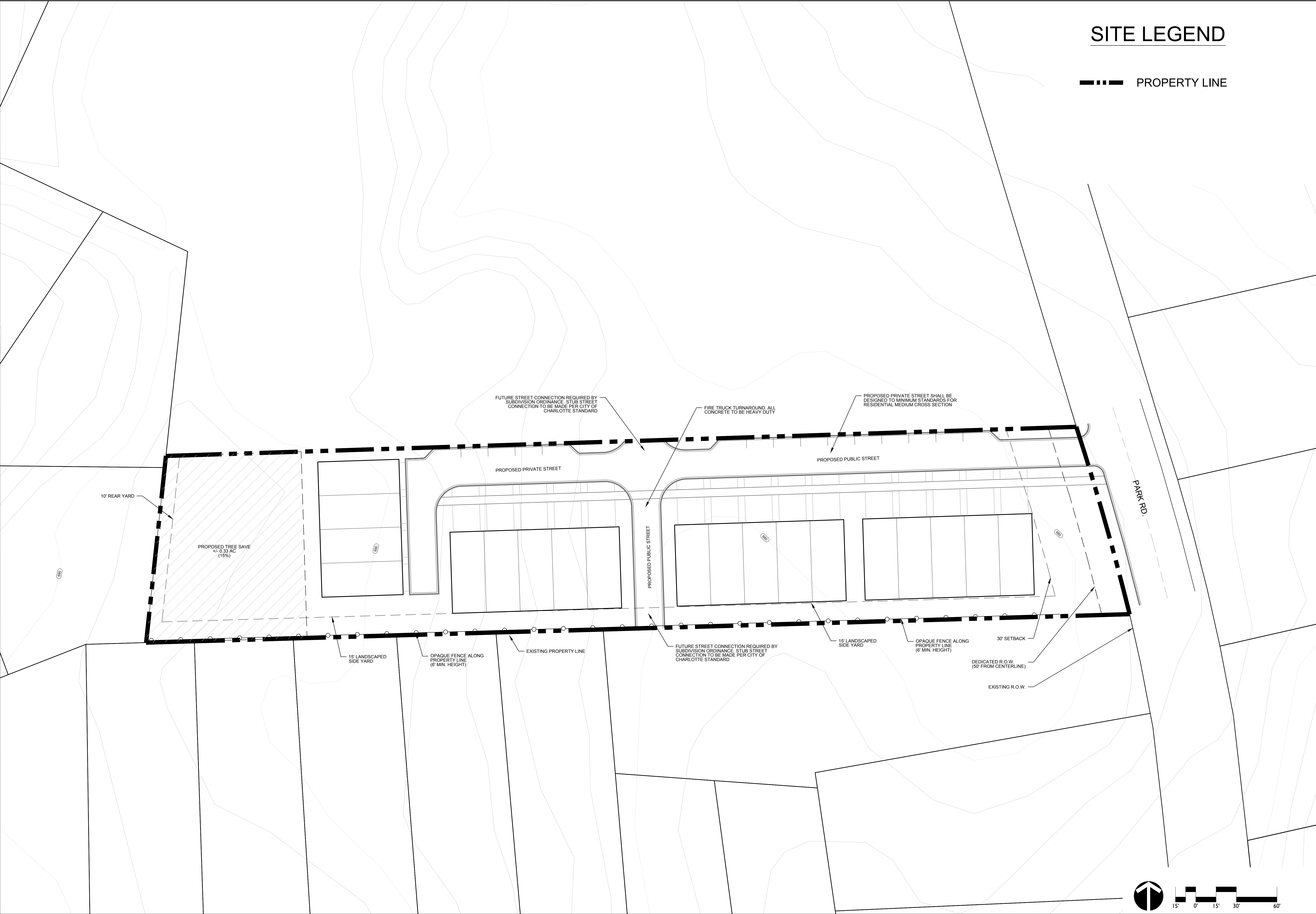
EXISTING USES: SINGLE FAMILY RESIDENTIAL, VACANT

PROPOSED USES: SINGLE FAMILY ATTACHED



VICINITY MAP
NTS





SITE LEGEND

PROPERTY LINE

3620 PARK RD. MULTI-FAMILY
REZONING PETITION No. 2017-XXX
CHARLOTTE
SCHEMATIC SITE PLAN

REVISIONS:

DATE: 03/22/17
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
SCALE: 1/2"=30'
PROJECT #: 1016455

SHEET #:

RZ-2

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.332.0325 F: 704.332.3246
www.LandDesign.com

RECEIVED

MAR 23 2017

2017-071

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:

Complete All Fields (Use
additional pages if needed)

Received By:

Owner: Citi Properties, LLC

3/23/17

R

Property

Owner's Address: P.O. Box 32866

City, State, Zip: Charlotte, NC 28232

Date Property Acquired: 7/5/2005

Property Address: 903 E. 36th Street

Tax Parcel Number(s): 091-091-02

Current Land Use: Multi-family residential

Size (Acres): +/- 1.05 acres

Existing Zoning: R22-MF

Proposed Zoning: UR-2 (CD)

Overlay: None
etc.)

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

Required Rezoning Pre-Application Meeting* with: Amanda Vari, Sonia Sanders, Laurie Reid, Shannon Frye

Date of meeting: 3/9/2017

(*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): No

Purpose/description of Conditional Zoning Plan: To accommodate up to 22 townhome units

Collin Brown / Bailey Patrick, Jr.

Name of Rezoning Agent

214 N. Tryon Street, 47th Floor

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-7531

Telephone Number

704-353-3231

Fax Number

Collin.Brown@klgates.com

E-Mail Address

Signature of Property Owner

James M. DOYLE

(Name Typed / Printed)

Saussy Burbank, LLC

Name of Petitioner(s)

3730 Glen Lake Drive #125

Address of Petitioner(s)

Charlotte, NC 28208

City, State, Zip

704-442-4961

Telephone Number

Fax Number

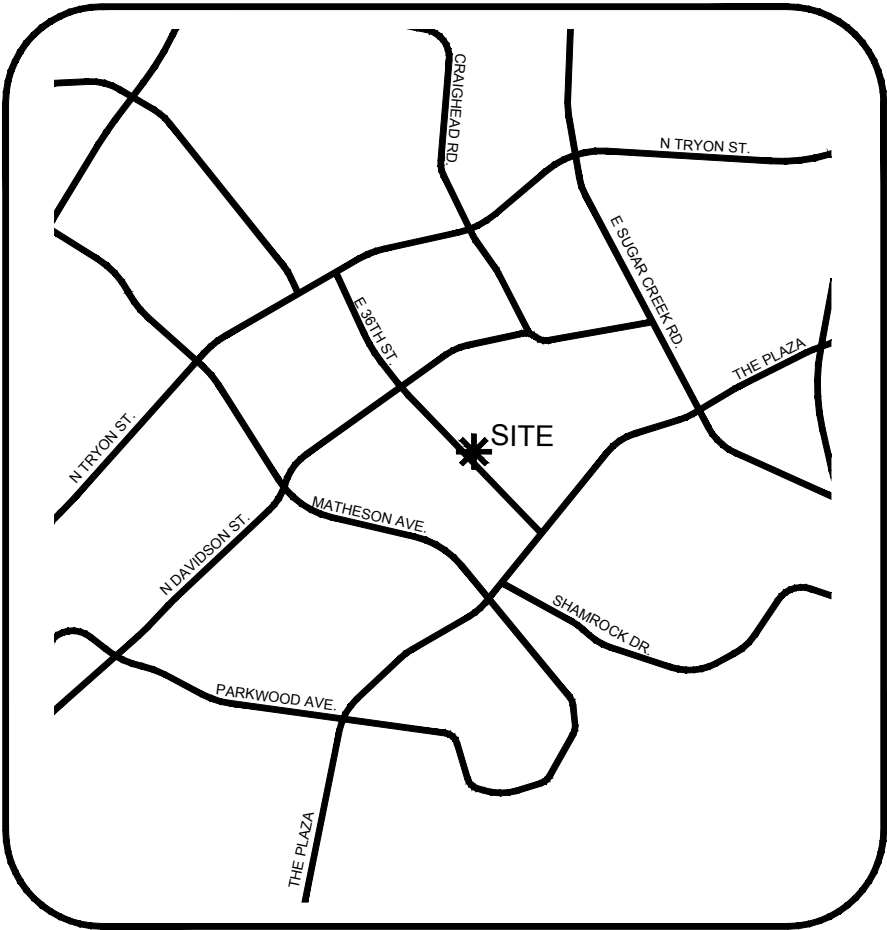
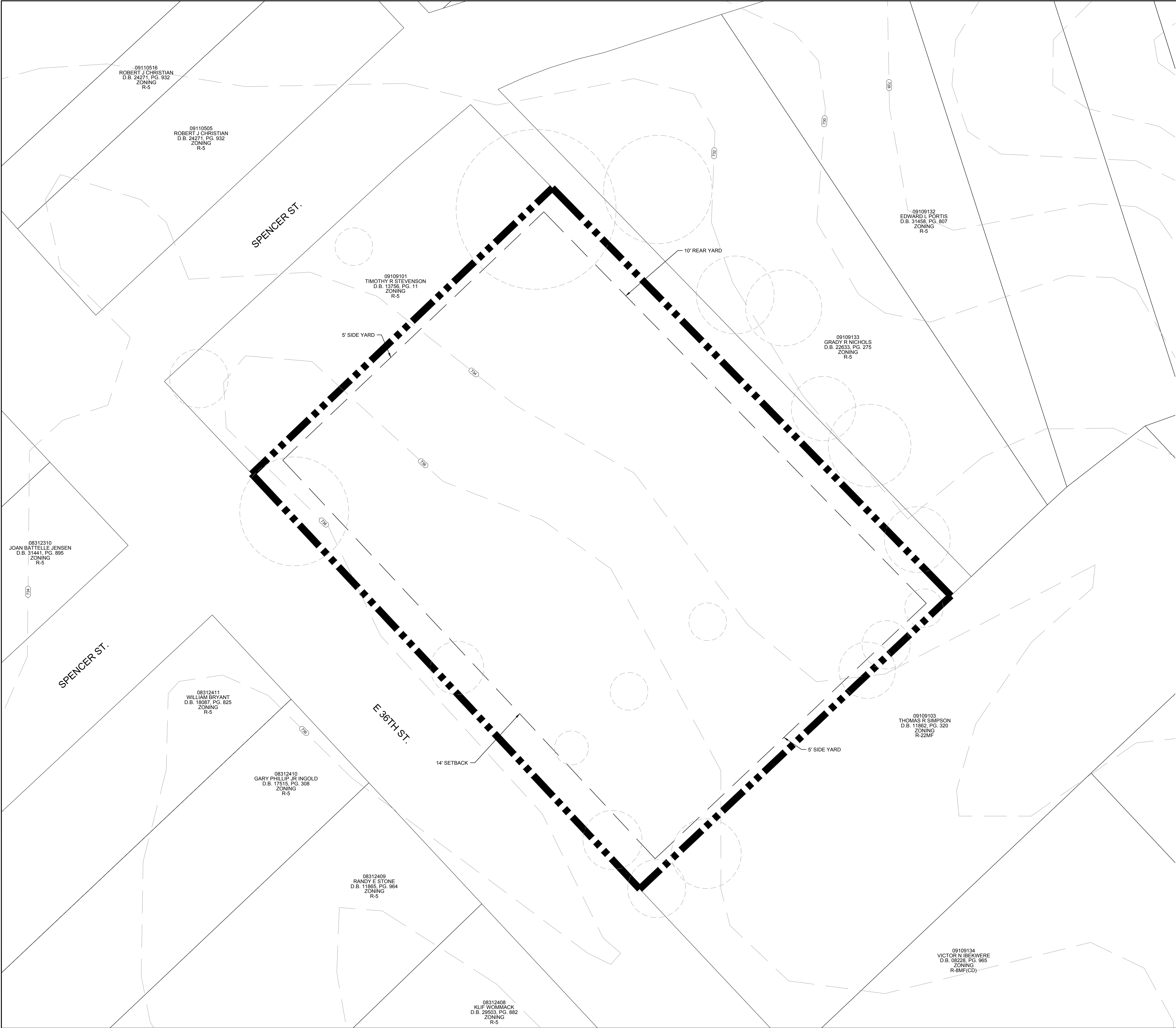
Peter.Harakas@saussyburbank.com

E-Mail Address

Signature of Petitioner

PETER T. HARAKAS

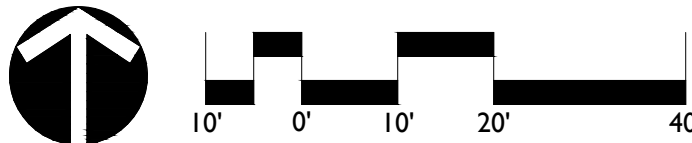
(Name Typed / Printed)



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

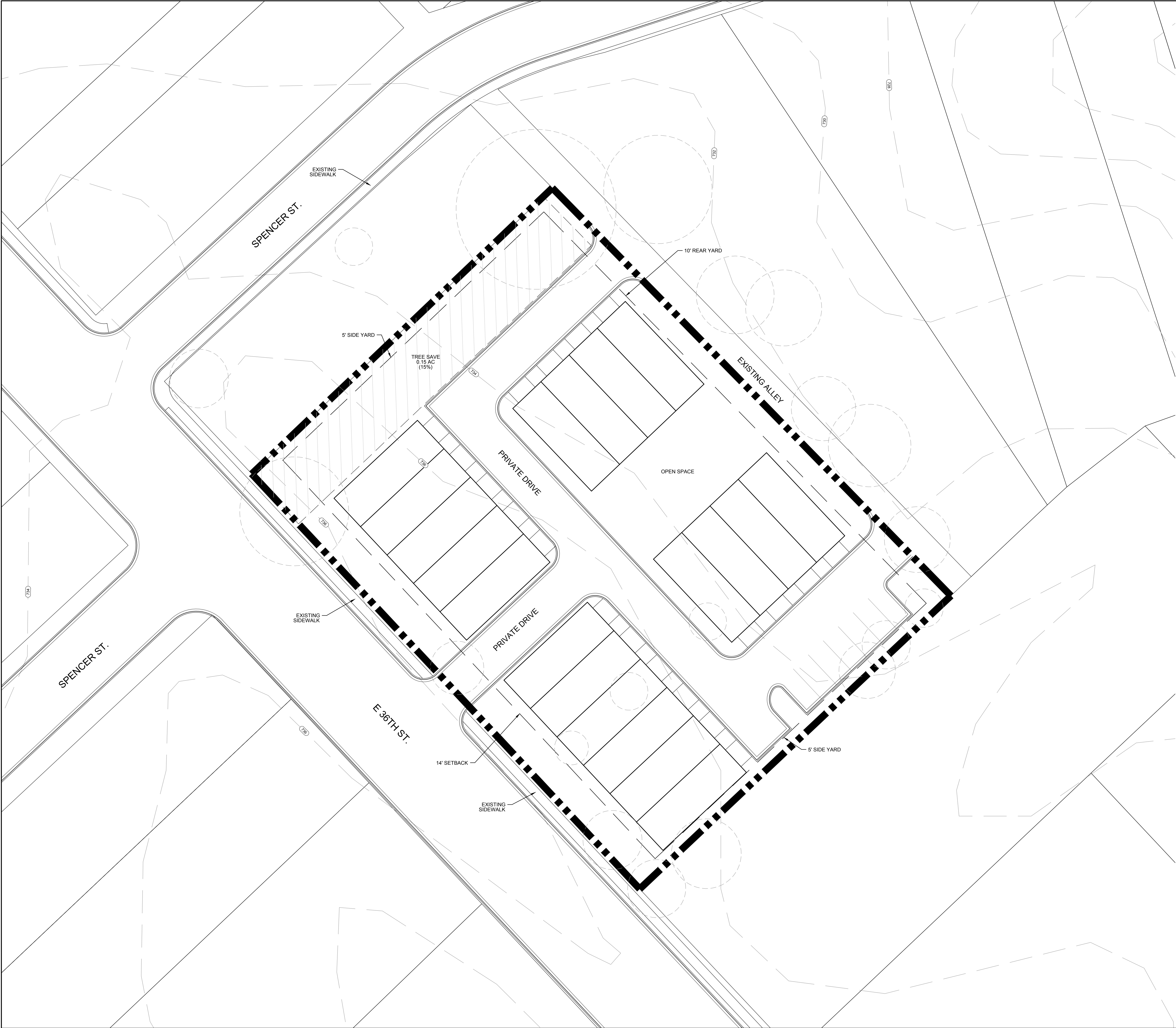
ACREAGE: ± 1.053 AC
TAX PARCEL #S: 091-091-02
EXISTING ZONING: R-22MF
PROPOSED ZONING: UR-2(CD)
EXISTING USES: MULTI-FAMILY RESIDENTIAL
PROPOSED USES: MULTI-FAMILY TOWNHOUSES



36TH STREET TOWNHOUSES
REZONING PETITION No. 2017-XXX
CHARLOTTE
TECHNICAL DATA SHEET

DATE: 03/23/17
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
SCALE: 1"=20'
PROJECT #: 1017074
SHEET #:
RZ-1

REVISIONS:



SITE LEGEND

--- PROPERTY LINE

○ EXISTING TREES

36TH STREET TOWNHOUSES REZONING PETITION No. 2017-XXX CHARLOTTE SCHEMATIC SITE PLAN

REVISIONS:

DATE: 03/23/17
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
SCALE: 1/2"=20'
PROJECT #: 1017074

SHEET #:

RZ-2

LandDesign

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Saussy Burbank, LLC

REZONING PETITION NO. 2017-xxx

DEVELOPMENT STANDARDS

3/21/2017

Development Data Table:

| | |
|--------------------------|---|
| Site Area: | +/- 1.05 acres |
| Tax Parcels: | 091-091-02 |
| Existing Zoning: | R22-MF |
| Proposed Zoning: | UR-2 |
| Existing Use: | Multi-family Residential |
| Proposed Uses: | Up to 22 Townhome Units |
| Maximum Building Height: | Fifty (50) feet |
| Parking: | Shall satisfy or exceed UR-2 minimum requirements |

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Saussy Burbank, LLC (the “Petitioner”) to accommodate the development of a residential community on that approximately 1.05 acre site located on the south-east side of East 36th Street, more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Number 091-091-02.
- 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 and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and hey may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) 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.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 22 townhome units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- 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.

IV. Architectural Standards

- The townhome units shall front East 36th Street, as depicted on the Rezoning Plan.
- Preferred Exterior Building Materials: All principal and accessory buildings abutting East 36th Street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement (“hardyplank”) and/or other material approved by the Planning Director.
- Prohibited Exterior Building Materials:
 - Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - Concrete Masonry Units not architecturally finished.

V. Streetscape and Landscaping

- The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along the Site's frontage on East 36th Street.
- The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.
- Petitioner shall provide a minimum setback of at least twenty (20) feet from the existing back of curb of East 36th Street. Stoops and stairs may encroach four (4) feet into the setback as a “transition zone.”

VI. Open Space

The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.

VII. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed fifteen (15) feet.
- Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

VIII. Amendments to Rezoning Plan

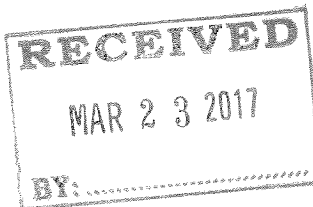
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

IX. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

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

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



| | |
|--------------|------------------|
| Petition #: | <u>2017-072</u> |
| Date Filed: | <u>3/23/2017</u> |
| Received By: | <u>BT</u> |

Complete All Fields (Use additional pages if needed)

Property Owner: SMS Catering Service, Inc.

Owner's Address: 1764 Norland Road City, State, Zip: Charlotte, NC 28205

Date Property Acquired: 5/3/1984, 3/17/2006, 11/19/2004, 8/19/2003

Property Address: 1764, 1718, 1718, and 1710 Norland Road

Tax Parcel Number(s): 13102405, 13102406; 13102407, 13102402, and 13102401

Current Land Use: Banquet hall, parking Size (Acres): +/- 4.68 (portion thereof TBD)

Existing Zoning: B-2(CD), O-6(CD), R-4 Proposed Zoning: UR-C

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Mandy Vari, Laurie Reid
Date of meeting: 3-09-17

(*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: N/A

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

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

Charlotte, NC 28202
City, State, Zip

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

Collin.Brown@klgates.com
E-Mail Address

Signature of Property Owner

Bob Freeman, President of SMS Catering Service, Inc.
(Name Typed / Printed)

SMS Catering Service, Inc.
Name of Petitioner(s)

1764 Norland Road
Address of Petitioner(s)

Charlotte, NC 28205
City, State, Zip

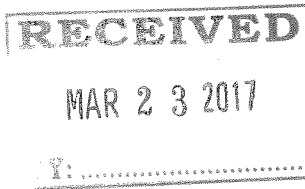
704-536-1500
Telephone Number Fax Number

robert@smscater.com
E-Mail Address

Signature of Petitioner

Bob Freeman, President
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-073

| | |
|--------------|-----------|
| Petition #: | |
| Date Filed: | 3/23/2017 |
| Received By: | B |

Complete All Fields (Use additional pages if needed)

Property Owner: SEE ATTACHED SHEETS

Owner's Address: SEE ATTACHED SHEETS City, State, Zip: SEE ATTACHED SHEETS

Date Property Acquired: VARIES

Property Address: SEE ATTACHED SHEETS

Tax Parcel Number(s): SEE ATTACHED SHEETS

Current Land Use: VARIOUS BUSINESS AND INDUSTRIAL Size (Acres): approx. 8.03 +/-

Existing Zoning: I-1, I-2, B-2 Proposed Zoning: I-1 TS, I-2 TS, B-2 TS

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

Required Rezoning Pre-Application Meeting* with: Alan Goodwin, Sandy Montgomery, et. al.

Date of meeting: 1/18/2017

(*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: _____

Walter Fields
Name of Rezoning Agent

1919 South Blvd., suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

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

waltr@walterfieldsgroup.com
E-Mail Address

SEE ATTACHED SHEETS
Signature of Property Owner

(Name Typed / Printed)

The Gold District of Charlotte, Inc
Name of Petitioner(s)

1030 Edgehill Rd. South, #103
Address of Petitioner(s)

Charlotte, NC 28207
City, State, Zip

704-641-2154
Telephone Number Fax Number

cwingate@wingadgroup.com
E-Mail Address

Caren Wingate
Signature of Petitioner

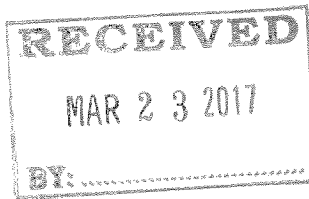
Caren Wingate
(Name Typed / Printed)

THE GOLD DISTRICT OVERLAY PARTICIPATION ROSTER

| Ownership Entity | Mailing Address | PID #1 | Property Size | Current Zoning |
|---|---|----------------------------------|--------------------------------|----------------|
| Hal H Conroy & Joanne L Conroy | 501 Penman St; Charlotte, NC 28203 | 07326217 | 0.282 ac | I-2 |
| 1300 S Church St LLC | PO Box 690833; Charlotte, NC 28227 | 07308206 | 0.335 ac | I-2 |
| | 9551 Hitchgate Dr; Charlotte, NC 28227 | | | |
| 1445 LLC | 1445 S Mint St; Charlotte, NC 28203 | 07310103 | 0.72 ac | I-2 |
| Rickie Lee Hartsell & Nancy Gerns Hartsell | 6710 Tree Hill Rd; Matthews, NC 28104 | 11908312 | 0.576 ac | B-2 |
| Richard Lee Williams | 230 Millwood Ln; Charlotte, NC 28270 | 07326701 | 0.175 ac | I-2 |
| Woodie Properties LLC | PO Box 30755; Charlotte, NC 28230 | 07308118 | 0.31 ac | I-2 |
| Southend Gold, LLC | 1300 S Mint St, Suite 400; Charlotte, NC 28203 | 07326702 07326703 07326225 | 0.08 ac 0.09 ac 0.666 ac | I-2 |
| Auto Parts & Salvage c/o Little Hardware Co Inc | 1400 S Mint St; Charlotte, NC 28203 | 07308302 07308301 | 0.174 ac 0.150 ac | I-2 |
| Clarence W Wall & Millicent M Wall | 1108 S Graham St; Charlotte, NC 28203 | 07326807 | 0.369 ac | I-2 |
| Beverly Welch | 2019 Harris Rd; Charlotte, NC 28211 | 11908314 11908313 | 0.599 ac 0.836 ac | I-1 |
| Sam B. Dillard, Jr. | 2503 Roswell Ave, Unit 202; Charlotte, NC 28209 | 07326211 | 0.453 ac | I-2 |

| Ownership Entity | Mailing Address | PID #1 | Property Size | Current Zoning |
|---|---|----------|---------------|----------------|
| | | | | |
| Historic Textile Supply Building - We are considering this property as a single component of the Overlay | 6 Individual parcel ID's | | 1.361 ac | I-2 |
| | | | | |
| Fitzhugh L Stout & Ann M Stout | 908 Berkeley Ave; Charlotte, NC 28203 | 07326512 | | |
| P & A Realty LLC | 1927 S Tryon St; Charlotte NC 28203 | 07326507 | | |
| Circle F South Mint LLC | 11286 McClure Manor Dr. Charlotte, NC 28277 | 07326510 | | |
| Circle F South Mint LLC | 11286 McClure Manor Dr. Charlotte, NC 28277 | 07326509 | | |
| C S Mint, LLC | 2205 Selwyn Ave; Charlotte, NC 28207 | 07326508 | | |
| Historic LLC | 1300 S Mint St, Suite 400; Charlotte, NC 2820 | 07326511 | | |
| | | | | |
| Mint Street of NC, LLC | 1224 S. Mint St Charlotte, NC 28203 | 07326602 | 0.175 ac | I-2 |
| Mint Street of NC, LLC | 1216 S. Mint St Charlotte, NC 28203 | 07326603 | 0.34 ac | I-2 |
| Ruth Chambers | 1310 S. Church Street Charlotte, NC 28203 | 07308204 | 0.343 ac | I-2 |
| | | | | |
| | | | | |

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2017-074
Date Filed: 3/23/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: FINE PLAZA, LLC
Owner's Address: 7600 WESTMONT WAY WAXHAW, NC 28173
Date Property Acquired: 6/30/2016
Property Address: 2501 THE PLAZA, CHARLOTTE, NC 28205
Tax Parcel Number(s): 08314303
Current Land Use: Neighborhood Business 1.358 (Acres):
Existing Zoning: B-1 Proposed Zoning: MUDD-O
Overlay: _____ (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: S. SANDERS, S. FRYE, L. DUKES, K. HEDRICK & A. VARI
Date of meeting: 2/16/2017

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

For Conditional Rezoning Only:

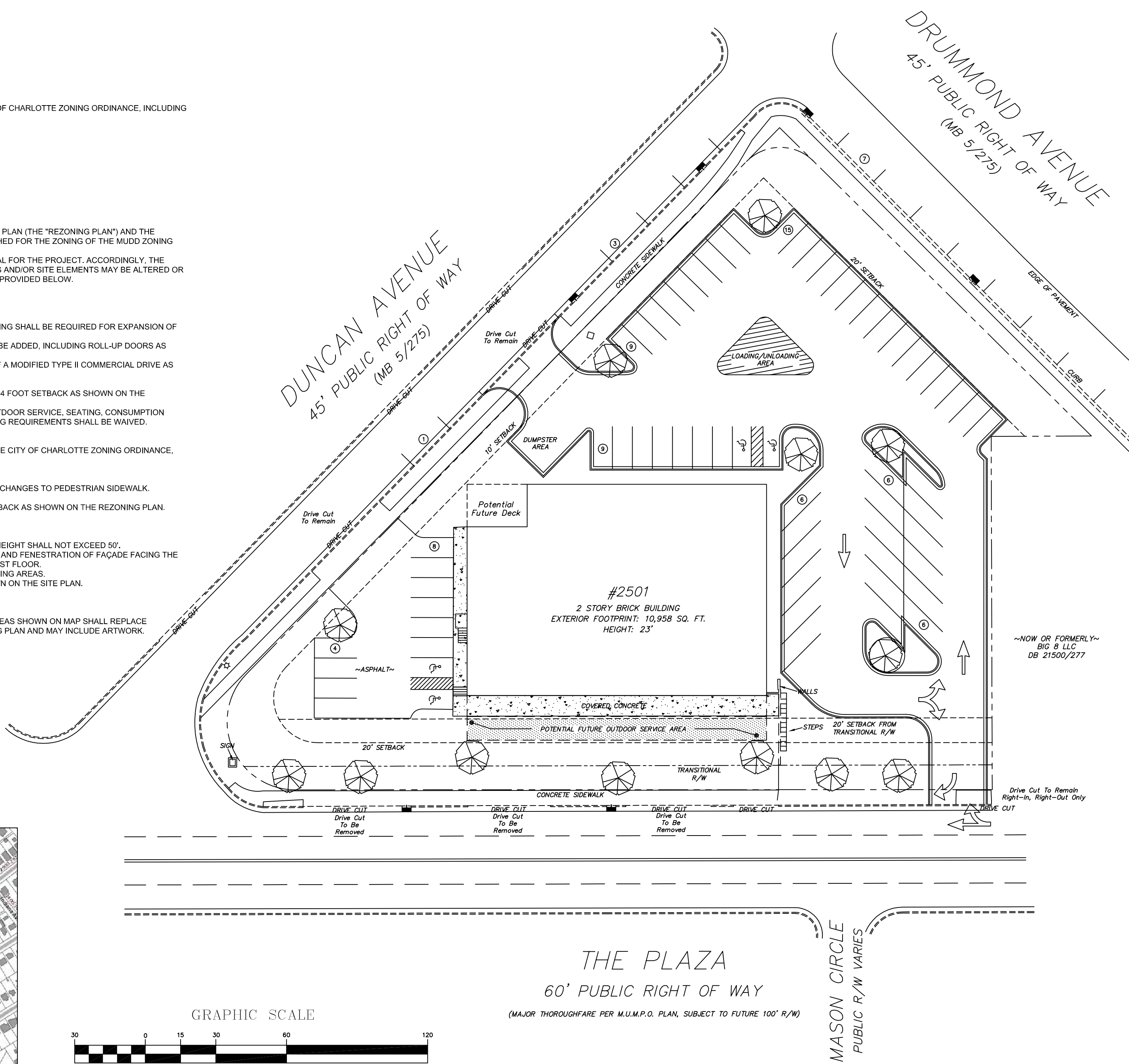
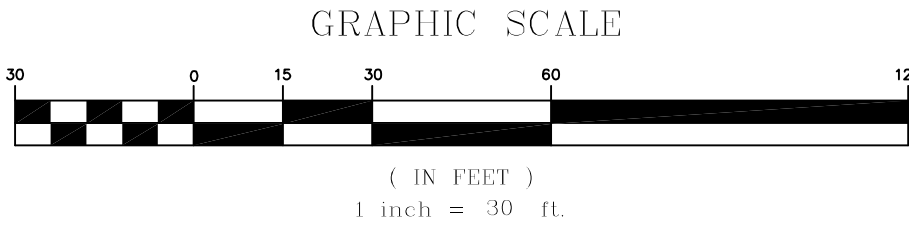
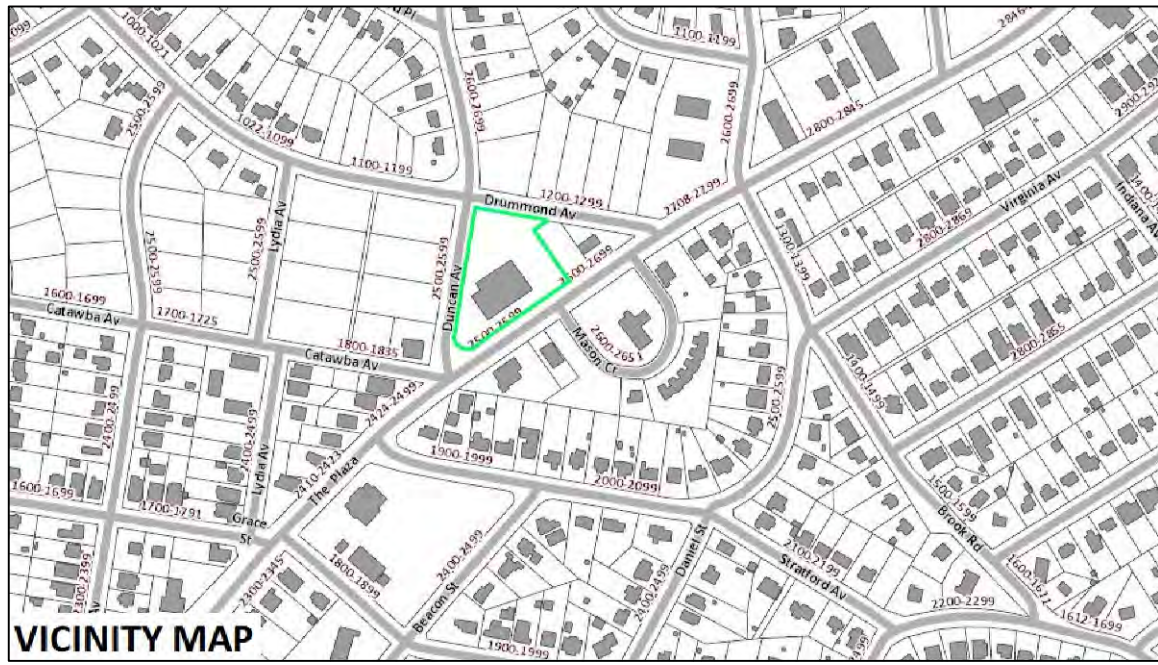
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): n/a
Purpose/description of Conditional Zoning Plan: Rezoning of parcel to allow adaptive reuse of the existing building.
Optional zoning is required to allow use with the unique constraints of the subject parcel and use of the existing building.

Scott W. Stevens
Name of Rezoning Agent
3430 Torindon Way, Suite 200
Agent's Address
Charlotte, NC 28277
City, State, Zip
704-400-5040 _____
Telephone Number Fax Number
scottstevens@kw.com
E-Mail Address
[Signature]
Signature of Property Owner
Ben Huh
(Name Typed / Printed)

Fine Plaza, LLC
Name of Petitioner(s)
7600 Westmont Way
Address of Petitioner(s)
Waxhaw, NC 28173
City, State, Zip
201-675-7963 _____
Telephone Number Fax Number
bhuh77@yahoo.com
E-Mail Address
[Signature]
Signature of Petitioner
Ben Huh
(Name Typed / Printed)

NOTES FOR REZONING #
2501 THE PLAZA, PARCEL # 08314303

1. DEVELOPMENT DATA TABLE
- A. SITE ACREAGE: 1.358 ACRES
 - B. TAX PARCELS INCLUDED IN REZONING: #08314303
 - C. EXISTING ZONING: B-1
 - D. PROPOSED ZONING: MUDD-O
 - E. EXISTING USE: NEIGHBORHOOD BUSINESS
 - F. PROPOSED USES: ANY USE OR COMBINATION OF USES PERMITTED IN SECTIONS 9.8502 AND 9.8503 OF THE CITY OF CHARLOTTE ZONING ORDINANCE, INCLUDING AND WITHOUT LIMITATION, A BREWERY SUBJECT TO CONDITIONS OF 12.544.
 - G. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A
 - H. RESIDENTIAL DENSITY: N/A
 - I. SQUARE FOOTAGE CALCULATIONS:
 - 1. BLDG: 22,000 +/- SF EXISTING BLDG
 - 2. CANOPY: 1,016 +/- SF EXISTING
 - J. FLOOR AREA RATIO: 22.0004 / 59.154sf = 0.37
 - K. MAXIMUM BUILDING HEIGHT: 50 FT.
 - L. NUMBER AND/OR RATIO OF PARKING SPACES: NONE, PER ORDINANCE & OPTIONAL PROVISIONS NOTED
 - M. AMOUNT OF OPEN SPACE: N/A - BUILDING AREA < 50,000 SF
2. GENERAL PROVISIONS
- A. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SITE PLAN AND NOTES COMPRISING THIS REZONING PLAN (THE "REZONING PLAN") AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ORDINANCE ("ORDINANCE"). THE REGULATIONS ESTABLISHED FOR THE ZONING OF THE MUDD ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THIS SITE, SUBJECT TO THE OPTIONAL PROVISIONS HEREIN.
 - B. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC AND REPRESENTS THE GENERAL PROPOSAL FOR THE PROJECT. ACCORDINGLY, THE CONFIGURATION, PLACEMENT, SIZE AND NUMBER OF STAIRS, SIDEWALKS, TREES, RAMPS, PATIO, PARKING AREAS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
 - C. THE EXISTING BUILDING SHALL REMAIN.
 - D. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207.
3. OPTIONAL PROVISIONS
- A. PARKING REQUIREMENTS SHALL BE REDUCED TO ZERO TOTAL SPACES FOR ANY PERMITTED USES AND NO PARKING SHALL BE REQUIRED FOR EXPANSION OF THE SQUARE FOOTAGE AS PERMITTED BY THIS REZONING PLAN.
 - B. EXISTING BUILDINGS, FAÇADE, ENTRYWAYS AND DOORS MAY BE PRESERVED AND ADDITIONAL DOORWAYS MAY BE ADDED, INCLUDING ROLL-UP DOORS AS SET FORTH IN THE REZONING PLAN.
 - C. THE EXISTING SIDEWALK FOOTPRINT SHALL REMAIN WITH IMPROVEMENT OF THE CURB AND IMPLEMENTATION OF A MODIFIED TYPE II COMMERCIAL DRIVE AS SHOWN ON THE REZONING PLAN.
 - D. SHOULD THE EXISTING BUILDING BE TORN DOWN, SITE WILL BE REQUIRED TO BE REZONED.
 - E. PLANTING AREAS, AS SHOWN, SHALL REPLACE REQUIREMENT FOR PLANTING STRIPS AND MAY ENCROACH INTO 14 FOOT SETBACK AS SHOWN ON THE REZONING PLAN.
 - F. THE AREA MARKED AS "POTENTIAL FUTURE OUTDOOR SERVICE AREA" MAY BE USED FOR EXPANSION OF THE OUTDOOR SERVICE, SEATING, CONSUMPTION AND/OR ENTERTAINMENT. ADDITIONAL PARKING SPACES SHALL NOT BE REQUIRED AND ANY APPLICABLE PARKING REQUIREMENTS SHALL BE WAIVED.
4. PERMITTED USES
- A. ANY USE OR COMBINATION OF USES AND ACCESSORY USES AS PERMITTED IN SECTIONS 9.8502 AND 9.8503 OF THE CITY OF CHARLOTTE ZONING ORDINANCE, INCLUDING AND WITHOUT LIMITATION TO, A BREWERY SUBJECT TO CONDITIONS OF 12.544.
5. TRANSPORTATION
- A. MODIFIED TYPE II COMMERCIAL DRIVE AS SHOWN ON REZONING PLAN, WHICH MAY BE MODIFIED TO LIMIT GRADE CHANGES TO PEDESTRIAN SIDEWALK.
 - B. BICYCLE PARKING SPACES TO BE PROVIDED PER ORDINANCE REQUIREMENTS.
 - C. PLANTING AREAS SHALL REPLACE REQUIREMENT FOR PLANTING STRIPS AND MAY ENCROACH INTO 20 FOOT SETBACK AS SHOWN ON THE REZONING PLAN.
6. ARCHITECTURAL STANDARDS
- A. EXISTING BUILDINGS TO REMAIN THE SAME HEIGHT WITH THE EXCEPTION OF POTENTIAL ROOF PATIO, OVERALL HEIGHT SHALL NOT EXCEED 50'.
 - B. URBAN DESIGN ELEMENTS TO INCLUDE PEDESTRIAN ORIENTED ENTRANCES, COVERED AND UNCOVERED PATIOS AND PENETRATION OF FAÇADE FACING THE PLAZA SHALL MAINTAIN AT LEAST THE EXISTING TRANSPARENCY BETWEEN ELEVATIONS OF 2' AND 10' ON THE FIRST FLOOR.
 - C. INCORPORATION OF ARTWORK AND DESIGN COMPONENTS IN OUTDOOR SPACES AS A PART OF PATIO AND PLANTING AREAS.
 - D. ADDITIONAL COVERED PATIOS AND PERMANENT FIXED AWNINGS MAY BE ADDED TO EXISTING BUILDING AS SHOWN ON THE SITE PLAN.
 - E. SCREENED TRASH ENCLOSURE ADDED TO SITE.
7. STREETScape AND LANDSCAPING
- A. PETITIONER TO PROVIDE A 5' SIDEWALK AND PLANTING AREAS AS SHOWN ON THE REZONING PLAN. PLANTING AREAS SHOWN ON MAP SHALL REPLACE REQUIREMENT FOR PLANTING STRIPS AND MAY ENCROACH INTO 20 FOOT SETBACK AS SHOWN ON THE REZONING PLAN AND MAY INCLUDE ARTWORK.
 - B. ADDITION OF STREET TREES AND INTERIOR TREES SHALL BE LIMITED TO THE PLANTING AREAS.
8. ENVIRONMENTAL FEATURES
- A. TREESAVE AREAS - N/A
9. PARKS, GREENWAYS AND OPEN SPACE
- A. RESERVATION/DEDICATION OF PARK AND/OR GREENWAY: N/A
 - B. PARK AND/OR GREENWAY IMPROVEMENTS: N/A
 - C. PRIVATELY CONSTRUCTED OPEN SPACE AS SHOWN ON PATIO AREA.
10. FIRE PROTECTION
- A. FIRE TRUCK ACCESS TO BE MAD FROM STREET. ALL AREAS OF BUILDING CAN BE ACCESSED BY 250' HOSE PULL.
11. SIGNAGE
- A. ALL NEW FREE STANDING LIGHTING TO BE SCREENED AND SHIELDED LIGHTING PER 12.402.
12. PHASING - N/A



Rezoning
Petition

March 27, 2017

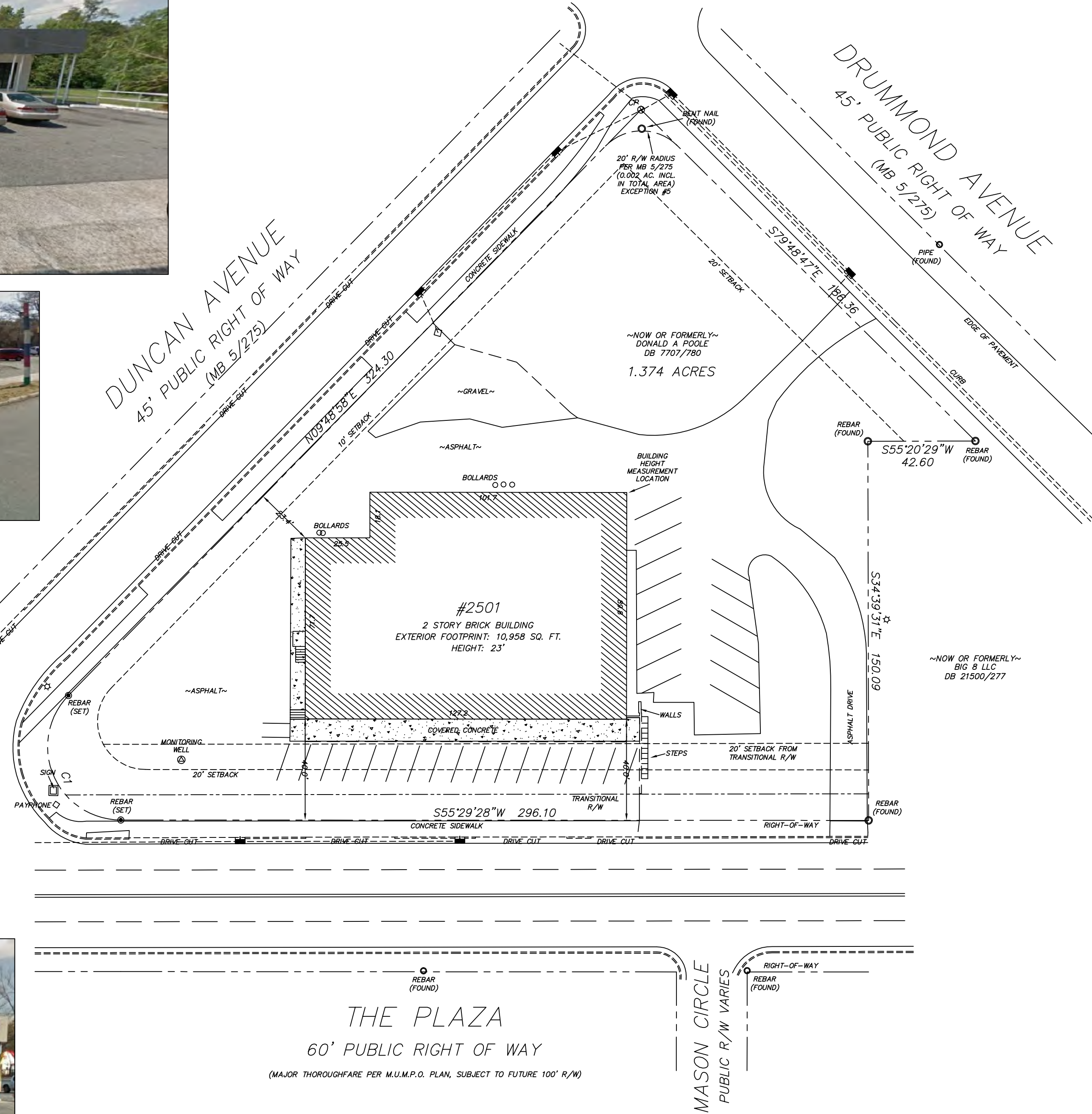
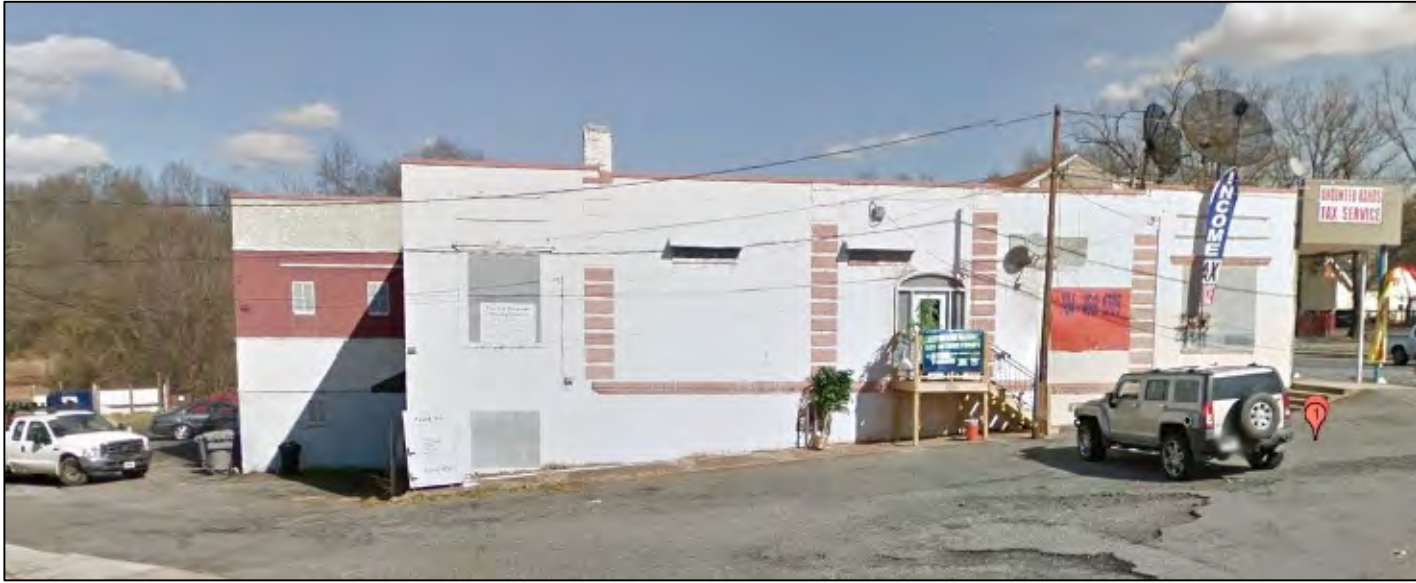
SitelLogix

Charlotte, NC 704.400.5040

2501 The Plaza

Charlotte, NC 28105

SITEPLAN
RZ-1



Existing
Conditions

March 27, 2017

SitelLogix

Charlotte, NC 704.400.5040

2501 The Plaza

Charlotte, NC 28105

SITEPLAN
RZ-2

2017-075

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
MAR 24 2017
BY: [Signature]
1:15pm

Petition #: _____
Date Filed: 3/23/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: OSBORN PROPERTIES, LLC ; CM3 PROPERTIES, LLC ; E SUGAR CREEK PROPERTIES, LLC
Owner's Address: 115 E PARK AVE SUITE B City, State, Zip: CHARLOTTE, NC 28203
Date Property Acquired: OCT 6th, 2016
Property Address: 601 EAST SUGAR CREEK
Tax Parcel Number(s): 09105151
Current Land Use: INDUSTRIAL Size (Acres): 4.07
Existing Zoning: I-2 Proposed Zoning: TO-D-M
Overlay: N/A (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: SONJA SANDERS AMANDA VARI
Date of meeting: 3-21-2017

(* 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: _____

MONTE RITCHEY
Name of Rezoning Agent

1001 ELIZABETH AVE
Agent's Address SUITE 1C
CHARLOTTE, NC 28204
City, State, Zip

704 334 5516
Telephone Number Fax Number

MRITCHEY@CONFORMITYCORP.COM
E-Mail Address

[Signature]
Signature of Property Owner

LESTER OSBORN (FOR OSBORN PROPERTIES LLC)
(Name Typed / Printed)

[Signature] (FOR SUGAR CREEK PROPERTIES LLC)
City, State, Zip

CONFORMITY CORP.
Name of Petitioner(s)

1001 ELIZABETH AVE.
Address of Petitioner(s) SUITE 1C
CHARLOTTE, NC 28204
City, State, Zip

704-334-5516
Telephone Number Fax Number

MRITCHEY@CONFORMITYCORP.COM
E-Mail Address

[Signature]
Signature of Petitioner

MONTE RITCHEY, PRES
(Name Typed / Printed)

[Signature] (FOR CM3 PROPERTIES LLC)
City, State, Zip

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2017-076

| | |
|--------------|------------------|
| Petition #: | _____ |
| Date Filed: | <u>3/23/2017</u> |
| Received By: | <u>BH</u> |

Property Owners: City of Charlotte

Owner's Addresses: 600 E 4th Street, Charlotte, NC 28202

Date Properties
Acquired: N/A

Property Addresses: N/A

Tax Parcel Numbers: 143-133-01

Current Land Use: vacant Size (Acres): ± 17.68

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

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Carlos Alzate, Alberto Gonzalez, Joshua Weaver and Julia Zweifel

Date of meeting: 1/31/17

(*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): N/A

Purpose/description of Conditional Zoning Plan: To develop the site with a variety of housing types (age restricted and non-age restricted residential units)

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704-331-3531 (KM) 704-378-1954(KM)

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

Telephone Number

Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

Laurel Street Residential, LLC (Attn: Andy Miller)

Name of Petitioner

511 East Boulevard

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.561.5234

Telephone Number

Fax Number

amiller@laurelstreetres.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

Laurel Street Residential, LLC

**OWNER JOINDER AGREEMENT
City of Charlotte**

The undersigned, as the owner of the parcel of land located along W. Tyvola Road that is designated as Tax Parcel No. 143-133-01 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the MUDD-O zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 23rd day of March, 2017.

City of Charlotte

By: 

Name: Tony K. K. K.

Title: Red Slide Division Manager

ATTACHMENT B

**PETITIONER SIGNATURE
REZONING PETITION NO. 2017-000
Laurel Street Residential, LLC**

Petitioner:

Laurel Street Residential, LLC

By: Lee M. Cochran
Name: Lee M. Cochran
Title: Vice-President



O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

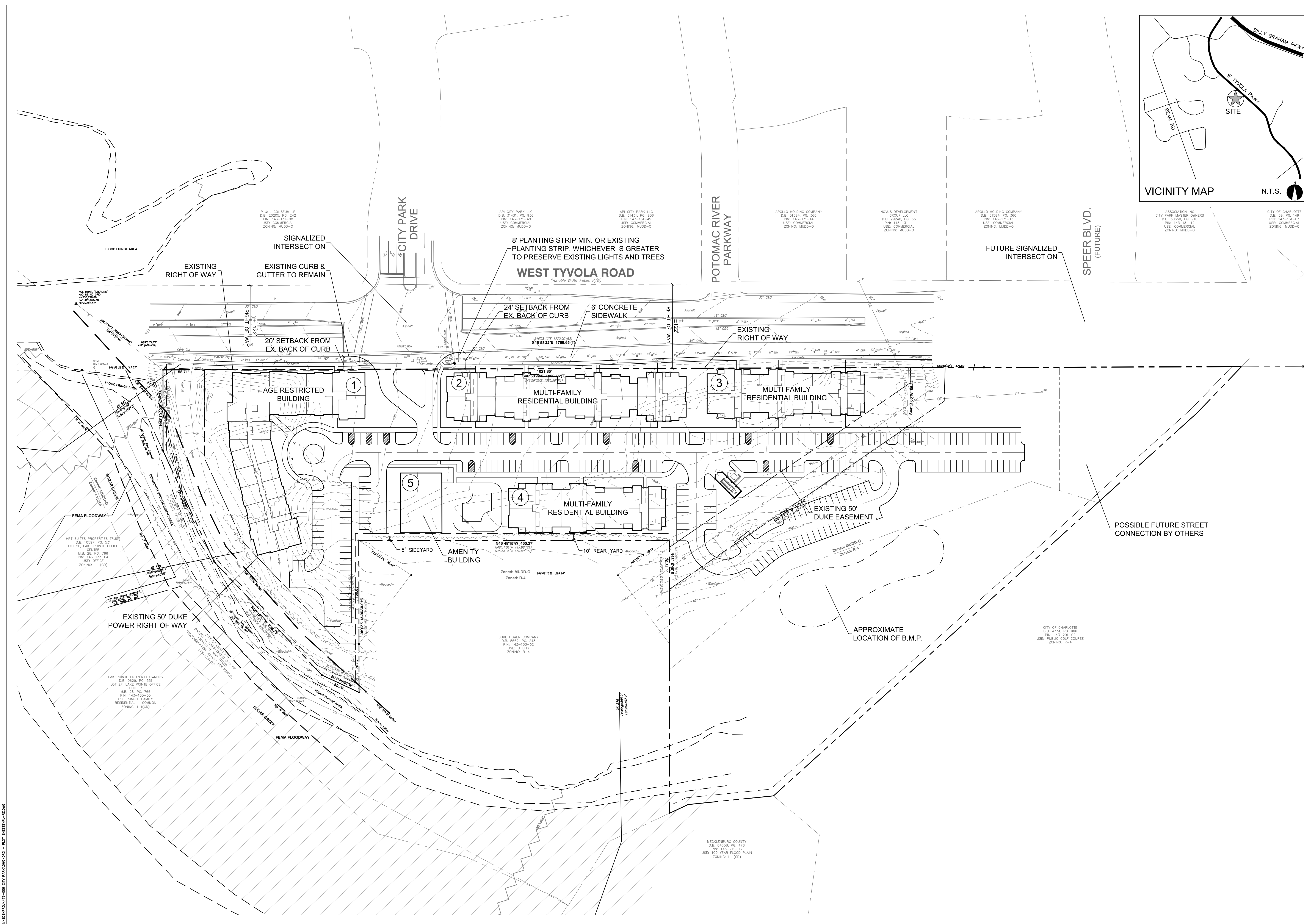


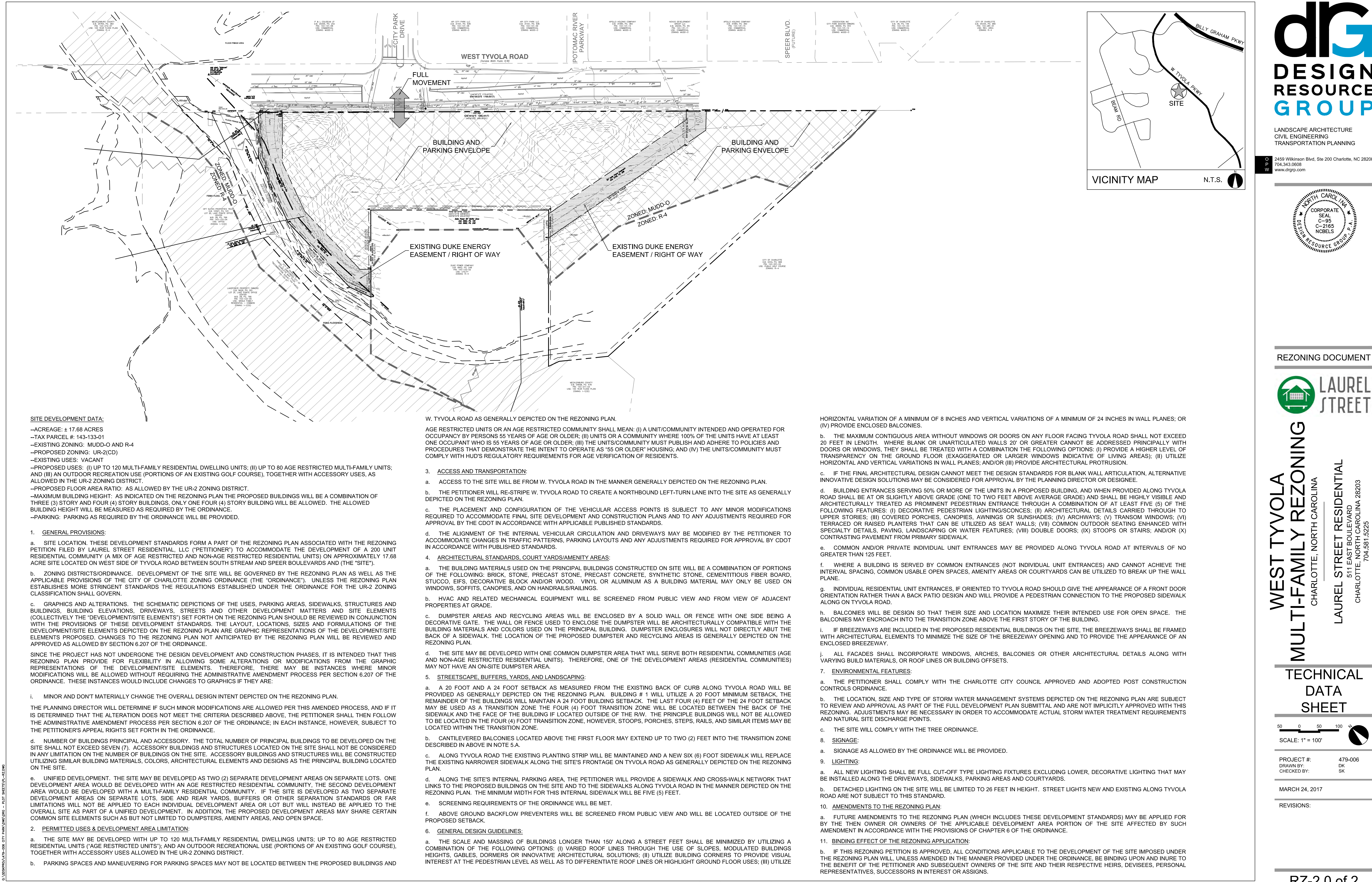
LAUREL STREET RESIDENTIAL
511 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA 28203
704.581.5225

PROJECT #: 479-006
DRAWN BY: DK
CHECKED BY: SK

MARCH 24, 2017

REVISIONS:





SITE DEVELOPMENT DATA:

- ACREAGE: ± 17.68 ACRES
- TAX PARCEL #: 143-133-01
- EXISTING ZONING: MUDD-O AND R-4
- PROPOSED ZONING: UR-2(CD)
- EXISTING USES: VACANT
- PROPOSED USES: (I) UP TO 120 MULTI-FAMILY RESIDENTIAL DWELLING UNITS; (II) UP TO 80 AGE RESTRICTED MULTI-FAMILY UNITS; AND (III) AN OUTDOOR RECREATION USE (PORTIONS OF AN EXISTING GOLF COURSE), TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT.
- PROPOSED FLOOR AREA RATIO: AS ALLOWED BY THE UR-2 ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: AS INDICATED ON THE REZONING PLAN THE PROPOSED BUILDINGS WILL BE A COMBINATION OF THREE (3) STORY AND FOUR (4) STORY BUILDINGS, ONLY ONE FOUR (4) STORY BUILDING WILL BE ALLOWED. THE ALLOWED BUILDING HEIGHT WILL BE MEASURED AS REQUIRED BY THE ORDINANCE.
- PARKING: PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

1. GENERAL PROVISIONS:

- SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LAUREL STREET RESIDENTIAL, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A 200 UNIT RESIDENTIAL COMMUNITY (A MIX OF AGE RESTRICTED AND NON-AGE RESTRICTED RESIDENTIAL UNITS) ON APPROXIMATELY 17.68 ACRE SITE LOCATED ON WEST SIDE OF TYVOLA ROAD BETWEEN SOUTH STREAM AND SPEER BOULEVARDS AND (THE "SITE").
- ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING CLASSIFICATION SHALL GOVERN.
- 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 "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

- NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED SEVEN (7). 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 BUILDING LOCATED ON THE SITE.

- UNIFIED DEVELOPMENT. THE SITE MAY BE DEVELOPED AS TWO (2) SEPARATE DEVELOPMENT AREAS ON SEPARATE LOTS. ONE DEVELOPMENT AREA WOULD BE DEVELOPED WITH AN AGE RESTRICTED RESIDENTIAL COMMUNITY, THE SECOND DEVELOPMENT AREA WOULD BE DEVELOPED WITH A MULTI-FAMILY RESIDENTIAL COMMUNITY. IF THE SITE IS DEVELOPED AS TWO SEPARATE DEVELOPMENT AREAS ON SEPARATE LOTS, SIDE AND REAR YARDS, BUFFERS OR OTHER SEPARATION STANDARDS OR FAR LIMITATIONS WILL NOT BE APPLIED TO EACH INDIVIDUAL DEVELOPMENT AREA OR LOT BUT WILL INSTEAD BE APPLIED TO THE OVERALL SITE AS PART OF A UNIFIED DEVELOPMENT. IN ADDITION, THE PROPOSED DEVELOPMENT AREAS MAY SHARE CERTAIN COMMON SITE ELEMENTS SUCH AS BUT NOT LIMITED TO DUMPSTERS, AMENITY AREAS, AND OPEN SPACE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- THE SITE MAY BE DEVELOPED WITH UP TO 120 MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS; UP TO 80 AGE RESTRICTED RESIDENTIAL UNITS ("AGE RESTRICTED UNITS"); AND AN OUTDOOR RECREATIONAL USE (PORTIONS OF AN EXISTING GOLF COURSE), TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-2 ZONING DISTRICT.
- PARKING SPACES AND MANEUVERING FOR PARKING SPACES MAY NOT BE LOCATED BETWEEN THE PROPOSED BUILDINGS AND

W. TYVOLA ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

AGE RESTRICTED UNITS OR AN AGE RESTRICTED COMMUNITY SHALL MEAN: (I) A UNIT/COMMUNITY INTENDED AND OPERATED FOR OCCUPANCY BY PERSONS 55 YEARS OF AGE OR OLDER; (II) UNITS OR A COMMUNITY WHERE 100% OF THE UNITS HAVE AT LEAST ONE OCCUPANT WHO IS 55 YEARS OF AGE OR OLDER; (III) THE UNITS/COMMUNITY MUST PUBLISH AND ADHERE TO POLICIES AND PROCEDURES THAT DEMONSTRATE THE INTENT TO OPERATE AS '55 OR OLDER' HOUSING; AND (IV) THE UNITS/COMMUNITY MUST COMPLY WITH HUD'S REGULATORY REQUIREMENTS FOR AGE VERIFICATION OF RESIDENTS.

3. ACCESS AND TRANSPORTATION:

- ACCESS TO THE SITE WILL BE FROM W. TYVOLA ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- THE PETITIONER WILL RE-STRIP W. TYVOLA ROAD TO CREATE A NORTHBOUND LEFT-TURN LANE INTO THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- THE ALIGNMENT OF THE INTERNAL 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 CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

4. ARCHITECTURAL STANDARDS, COURT YARDS/AMENITY AREAS:

- THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWINGS: 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, CANOPIES, AND ON HANDRAILS/RAILINGS.
- HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.
- DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING. DUMPSTER ENCLOSURES WILL NOT DIRECTLY ABUT THE BACK OF A SIDEWALK. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE SITE MAY BE DEVELOPED WITH ONE COMMON DUMPSTER AREA THAT WILL SERVE BOTH RESIDENTIAL COMMUNITIES (AGE AND NON-AGE RESTRICTED RESIDENTIAL UNITS). THEREFORE, ONE OF THE DEVELOPMENT AREAS (RESIDENTIAL COMMUNITIES) MAY NOT HAVE AN ON-SITE DUMPSTER AREA.

5. STREETScape, BUFFERS, YARDS, AND LANDSCAPING:

- A 20 FOOT AND A 24 FOOT SETBACK AS MEASURED FROM THE EXISTING BACK OF CURB ALONG TYVOLA ROAD WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. BUILDING # 1 WILL UTILIZE A 20 FOOT MINIMUM SETBACK, THE REMAINDER OF THE BUILDINGS WILL MAINTAIN A 24 FOOT BUILDING SETBACK. THE LAST FOUR (4) FEET OF THE 24 FOOT SETBACK MAY BE USED AS A TRANSITION ZONE. THE FOUR (4) FOOT TRANSITION ZONE WILL BE LOCATED BETWEEN THE BACK OF THE SIDEWALK AND THE FACE OF THE BUILDING IF LOCATED OUTSIDE OF THE R.W. THE PRINCIPLE BUILDINGS WILL NOT BE ALLOWED TO BE LOCATED IN THE FOUR (4) FOOT TRANSITION ZONE, HOWEVER, STOOPS, PORCHES, STEPS, RAILS, AND SIMILAR ITEMS MAY BE LOCATED WITHIN THE TRANSITION ZONE.
- CANTILEVERED BALCONIES LOCATED ABOVE THE FIRST FLOOR MAY EXTEND UP TO TWO (2) FEET INTO THE TRANSITION ZONE DESCRIBED IN ABOVE IN NOTE 5.A.
- ALONG TYVOLA ROAD THE EXISTING PLANTING STRIP WILL BE MAINTAINED AND A NEW SIX (6) FOOT SIDEWALK WILL REPLACE THE EXISTING NARROWER SIDEWALK ALONG THE SITE'S FRONTAGE ON TYVOLA ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- ALONG THE SITE'S INTERNAL PARKING AREA, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS TO THE PROPOSED BUILDINGS ON THE SITE AND TO THE SIDEWALKS ALONG TYVOLA ROAD IN THE MANNER DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.
- SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
- ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE PROPOSED SETBACK.
- GENERAL DESIGN GUIDELINES:
 - THE SCALE AND MASSING OF BUILDINGS LONGER THAN 150' ALONG A STREET FEET SHALL BE MINIMIZED BY UTILIZING A COMBINATION OF THE FOLLOWING OPTIONS: (I) VARIED ROOF LINES THROUGH THE USE OF SLOPES, MODULATED BUILDINGS HEIGHTS, GABLES, DORMERS OR INNOVATIVE ARCHITECTURAL SOLUTIONS; (II) UTILIZE BUILDING CORNERS TO PROVIDE VISUAL INTEREST AT THE PEDESTRIAN LEVEL AS WELL AS TO DIFFERENTIATE ROOF LINES OR HIGHLIGHT GROUND FLOOR USES; (III) UTILIZE

HORIZONTAL VARIATION OF A MINIMUM OF 8 INCHES AND VERTICAL VARIATIONS OF A MINIMUM OF 24 INCHES IN WALL PLANES; OR (IV) PROVIDE ENCLOSED BALCONIES.

- THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON ANY FLOOR FACING TYVOLA ROAD SHALL NOT EXCEED 20 FEET IN LENGTH. WHERE BLANK OR UNARTICULATED WALLS 20' OR GREATER CANNOT BE ADDRESSED PRINCIPALLY WITH DOORS OR WINDOWS, THEY SHALL BE TREATED WITH A COMBINATION THE FOLLOWING OPTIONS: (I) PROVIDE A HIGHER LEVEL OF TRANSPARENCY ON THE GROUND FLOOR (EXAGGERATED OR LARGER WINDOWS INDICATIVE OF LIVING AREAS); (II) UTILIZE HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES; AND/OR (III) PROVIDE ARCHITECTURAL PROTRUSION.
- IF THE FINAL ARCHITECTURAL DESIGN CANNOT MEET THE DESIGN STANDARDS FOR BLANK WALL ARTICULATION, ALTERNATIVE INNOVATIVE DESIGN SOLUTIONS MAY BE CONSIDERED FOR APPROVAL BY THE PLANNING DIRECTOR OR DESIGNER.
- BUILDING ENTRANCES SERVING 50% OR MORE OF THE UNITS IN A PROPOSED BUILDING, AND WHEN PROVIDED ALONG TYVOLA ROAD SHALL BE AT OR SLIGHTLY ABOVE GRADE (ONE TO TWO FEET ABOVE AVERAGE GRADE) AND SHALL BE HIGHLY VISIBLE AND ARCHITECTURALLY TREATED AS PROMINENT PEDESTRIAN ENTRANCE THROUGH A COMBINATION OF AT LEAST FIVE (5) OF THE FOLLOWING FEATURES: (I) DECORATIVE PEDESTRIAN LIGHTING/SCONCES; (II) ARCHITECTURAL DETAILS CARRIED THROUGH TO UPPER STORIES; (III) COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES; (IV) ARCHWAYS; (V) TRANSOM WINDOWS; (VI) TERRACED OR RAISED PLANTERS THAT CAN BE UTILIZED AS SEAT WALLS; (VII) COMMON OUTDOOR SEATING ENHANCED WITH SPECIALTY DETAILS; PAVING, LANDSCAPING OR WATER FEATURES; (VIII) DOUBLE DOORS; (IX) STOOPS OR STAIRS; AND/OR (X) CONTRASTING PAVEMENT FROM PRIMARY SIDEWALK.
- COMMON AND/OR PRIVATE INDIVIDUAL UNIT ENTRANCES MAY BE PROVIDED ALONG TYVOLA ROAD AT INTERVALS OF NO GREATER THAN 125 FEET.
- WHERE A BUILDING IS SERVED BY COMMON ENTRANCES (NOT INDIVIDUAL UNIT ENTRANCES) AND CANNOT ACHIEVE THE INTERVAL SPACING, COMMON USABLE OPEN SPACES, AMENITY AREAS OR COURTYARDS CAN BE UTILIZED TO BREAK UP THE WALL PLANE.
- INDIVIDUAL RESIDENTIAL UNIT ENTRANCES, IF ORIENTED TO TYVOLA ROAD SHOULD GIVE THE APPEARANCE OF A FRONT DOOR ORIENTATION RATHER THAN A BACK PATIO DESIGN AND WILL PROVIDE A PEDESTRIAN CONNECTION TO THE PROPOSED SIDEWALK ALONG ON TYVOLA ROAD.
- BALCONIES WILL BE DESIGN SO THAT THEIR SIZE AND LOCATION MAXIMIZE THEIR INTENDED USE FOR OPEN SPACE. THE BALCONIES MAY ENCRoACH INTO THE TRANSITION ZONE ABOVE THE FIRST STORY OF THE BUILDING.
- IF BREEZEWAYS ARE INCLUDED IN THE PROPOSED RESIDENTIAL BUILDINGS ON THE SITE, THE BREEZEWAYS SHALL BE FRAMED WITH ARCHITECTURAL ELEMENTS TO MINIMIZE THE SIZE OF THE BREEZEWAY OPENING AND TO PROVIDE THE APPEARANCE OF AN ENCLOSED BREEZEWAY.
- ALL FACADES SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES OR OTHER ARCHITECTURAL DETAILS ALONG WITH VARYING BUILD MATERIALS, OR ROOF LINES OR BUILDING OFFSETS.

7. ENVIRONMENTAL FEATURES:

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- SIGNAGE:**
 - SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.
- LIGHTING:**
 - ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
 - DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 26 FEET IN HEIGHT. STREET LIGHTS NEW AND EXISTING ALONG TYVOLA ROAD ARE NOT SUBJECT TO THIS STANDARD.

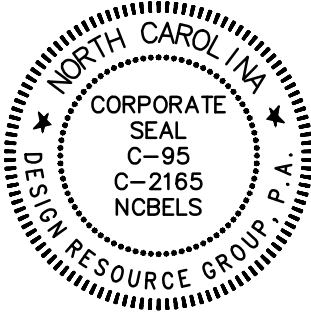
10. AMENDMENTS TO THE REZONING PLAN:

- FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION:**
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drggrp.com



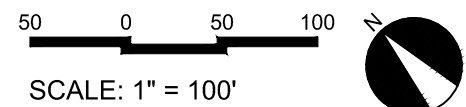
REZONING DOCUMENT



**WEST TYVOLA
MULTI-FAMILY REZONING**
CHARLOTTE, NORTH CAROLINA

LAUREL STREET RESIDENTIAL
511 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA 28203
704.581.5225

**TECHNICAL
DATA
SHEET**



PROJECT #: 479-006
DRAWN BY: DK
CHECKED BY: SK

MARCH 24, 2017

REVISIONS: