

CRESSWIND REZONING PETITION NO. 2015-101

ALBEMARLE ROAD
CHARLOTTE, NORTH CAROLINA

SHEET INDEX:

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LAND OWNERS

485 Investments LLC
6700 Fairview Road
Charlotte, NC 28210

Lee Security Partnership
6209 Windy Knoll Lane
Charlotte, NC 28227

Henry Oliver Rhodes, Sr.
Mary L. Rhodes c/o John Rhodes
13849 Beatties Ford Road
Huntersville, NC 28078

Jerry N. Helms Family Trust
11901 Albemarle Road
Charlotte, NC 28227

PETITIONER

Kolter Acquisitions, LLC
701 S. Olive Avenue, Suite 104
West Palm Beach, FL 33401
Contact: John Morgan
Phone #: 843.696.6907

LANDSCAPE ARCHITECT/
CIVIL ENGINEER

LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
Contact: Mark Kime
Phone #: 704.333.0325

SURVEYOR

LDSI, INC
508 W. 5th Street, Suite 125
Charlotte, NC 28202
Contact: David Boyles
Phone #: 704.337.8329

REVISIONS:

09-21-15	REVISE PER STAFF COMMENTS
11-13-15	REVISE PER STAFF COMMENTS

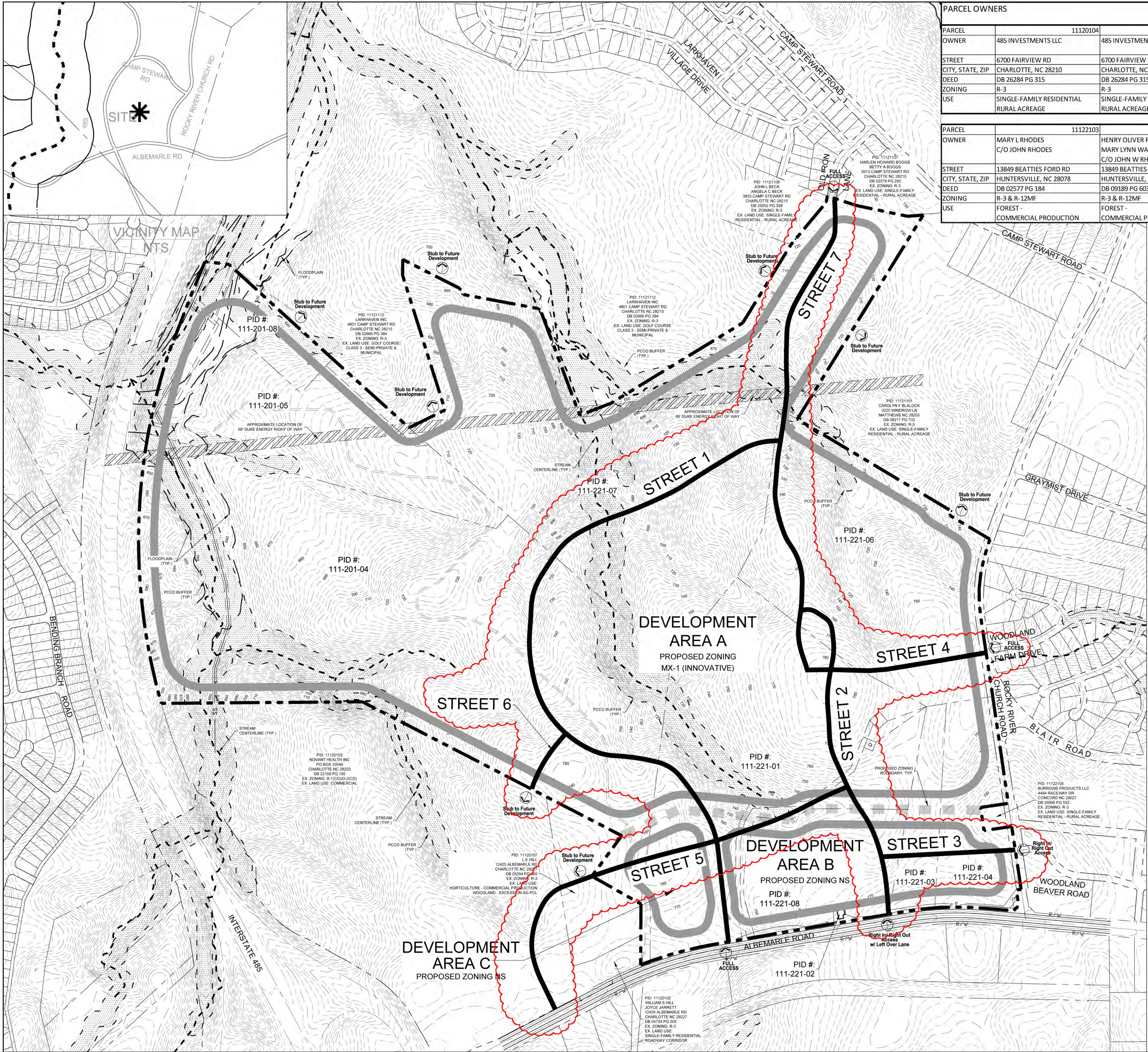
DATE: JUNE 18, 2015
DESIGNED BY: KST
DRAWN BY: MEK
CHECKED BY: KST
SCALE: AS SHOWN
PROJECT #: 1014398
SHEET #:

RZ-1.0

CRESSWIND
REZONING PETITION NO. 2015-101
KOLTER ACQUISITIONS, LLC; MECKLENBURG COUNTY, NORTH CAROLINA
COVER SHEET



LandDesign, Inc.
223 N Graham Street Charlotte, NC 28202
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PARCEL	11120104	11120105	11120108	11122101	11122102
OWNER	485 INVESTMENTS LLC	485 INVESTMENTS LLC	485 INVESTMENTS LLC	LEE SECURITY PARTNERSHIP	JERRY N HELMS FAMILY TRUST
STREET	6700 FAIRVIEW RD	6700 FAIRVIEW RD	6700 FAIRVIEW RD	9117 CASTLE GARDEN LN	11901 ALBEMARLE RD
CITY, STATE, ZIP	CHARLOTTE, NC 28210	CHARLOTTE, NC 28210	CHARLOTTE, NC 28210	CHARLOTTE, NC 28215	CHARLOTTE, NC 28227
DEED	DB 26284 PG 315	DB 26284 PG 315	DB 26284 PG 315	DB 08403 PG 147	DB 27950 PG 406
ZONING	R-3	R-3	R-3	R-3	B-1(CD)
USE	SINGLE-FAMILY RESIDENTIAL RURAL ACREAGE	SINGLE-FAMILY RESIDENTIAL RURAL ACREAGE	GOLF COURSE CLASS 3 - SEMI-PRIVATE & MUNICIPAL	FOREST - COMMERCIAL PRODUCTION	COMMERCIAL

PARCEL	11122103	11122104	11122106	11122107	11122108
OWNER	MARY L RHODES C/O JOHN RHODES	HENRY OLIVER RHODES SR MARY LYNN WALKER RHODES C/O JOHN W RHODES	HENRY OLIVER RHODES SR MARY LYNN WALKER RHODES C/O JOHN W RHODES	485 INVESTMENTS LLC	JERRY N HELMS FAMILY TRUST
STREET	13849 BEATTIES FORD RD	13849 BEATTIES FORD RD	13849 BEATTIES FORD RD	6700 FAIRVIEW RD	11901 ALBEMARLE RD
CITY, STATE, ZIP	HUNTERSVILLE, NC 28078	HUNTERSVILLE, NC 28078	HUNTERSVILLE, NC 28078	CHARLOTTE, NC 28210	CHARLOTTE, NC 28227
DEED	DB 02577 PG 184	DB 09189 PG 603	DB 09189 PG 606	DB 26284 PG 315	DB 27950 PG 406
ZONING	R-3 & R-12MF	R-3 & R-12MF	R-3	R-3	R-3 & B-1(CD)
USE	FOREST - COMMERCIAL PRODUCTION	COMMERCIAL PRODUCTION	FOREST - COMMERCIAL PRODUCTION	GOLF COURSE CLASS 3 - SEMI-PRIVATE & MUNICIPAL	SINGLE-FAMILY RESIDENTIAL RURAL ACREAGE

DEVELOPMENT SUMMARY

PETITIONER: KOLTER ACQUISITIONS, LLC
701 S. OLIVE AVE, SUITE 104
WEST PALM BEACH, FL 33401
CONTACT: JOHN MORGAN
(843) 696-6907
JMORGAN@KOLTER.COM

ACREAGE: ± 371.00 ACRES
TAX PARCEL #S: 111-201-04, 05 AND 08; AND 111-221-01 THRU 04; AND 111-221-06 THRU 08.
EXISTING ZONING: R-3, R-12MF AND B-1(CD)
PROPOSED ZONING: MX-1 (INNOVATIVE) AND NS WITH FIVE (5) YEARS VESTED RIGHTS
EXISTING USES: VACANT LAND, SINGLE-FAMILY HOMES AND A RESTAURANT.

PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT ON THE PORTION OF THE SITE ZONED NS AND USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MX-1(INNOVATIVE) ZONING DISTRICT ON THE PORTION OF THE SITE ZONED MX-1 (INNOVATIVE) (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: WITHIN THE NS ZONING DISTRICT UP TO: (I) 290,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, GENERAL AND MEDICAL OFFICE USES, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), PERSONAL SERVICES, AND OTHER COMMERCIAL USES (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3); (II) A CONTINUING CARE RETIREMENT COMMUNITY (CCRC) WITH UP TO 230 UNITS (A CCRC IS A NURSING HOME MADE UP BOTH INDEPENDENT AND DEPENDENT LIVING FACILITIES); AND (III) 12 SINGLE-FAMILY HOMES. WITHIN THE MX-1(INNOVATIVE) ZONING DISTRICT UP TO 850 AGE RESTRICTED (AS DEFINED BY THE DEPARTMENT OF HUD) DETACHED DWELLING UNITS, OF WHICH UP TO 150 DWELLING UNITS COULD BE DUPLEX TYPE UNITS (ONE-FAMILY ATTACHED FOR SALE) SUBJECT TO THE LIMITATIONS AND INNOVATIVE PROVISIONS DESCRIBED BELOW.

MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED MX-1(INNOVATIVE), BUILDING HEIGHT AS SPECIFIED BY THE ORDINANCE WILL BE ALLOWED. IN THE AREA ZONED NS, BUILDING HEIGHTS WILL BE LIMITED TO A MAXIMUM OF FOUR (4) STORIES AND 60 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE.

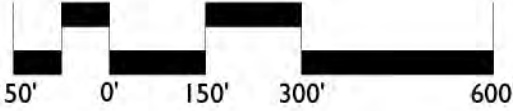
SITE LEGEND



SITE ACCESS

ZONING LINE

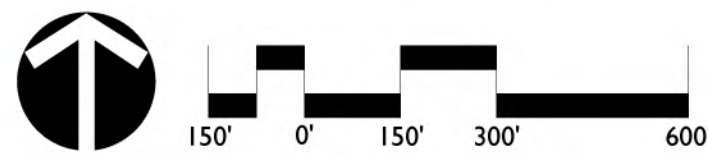
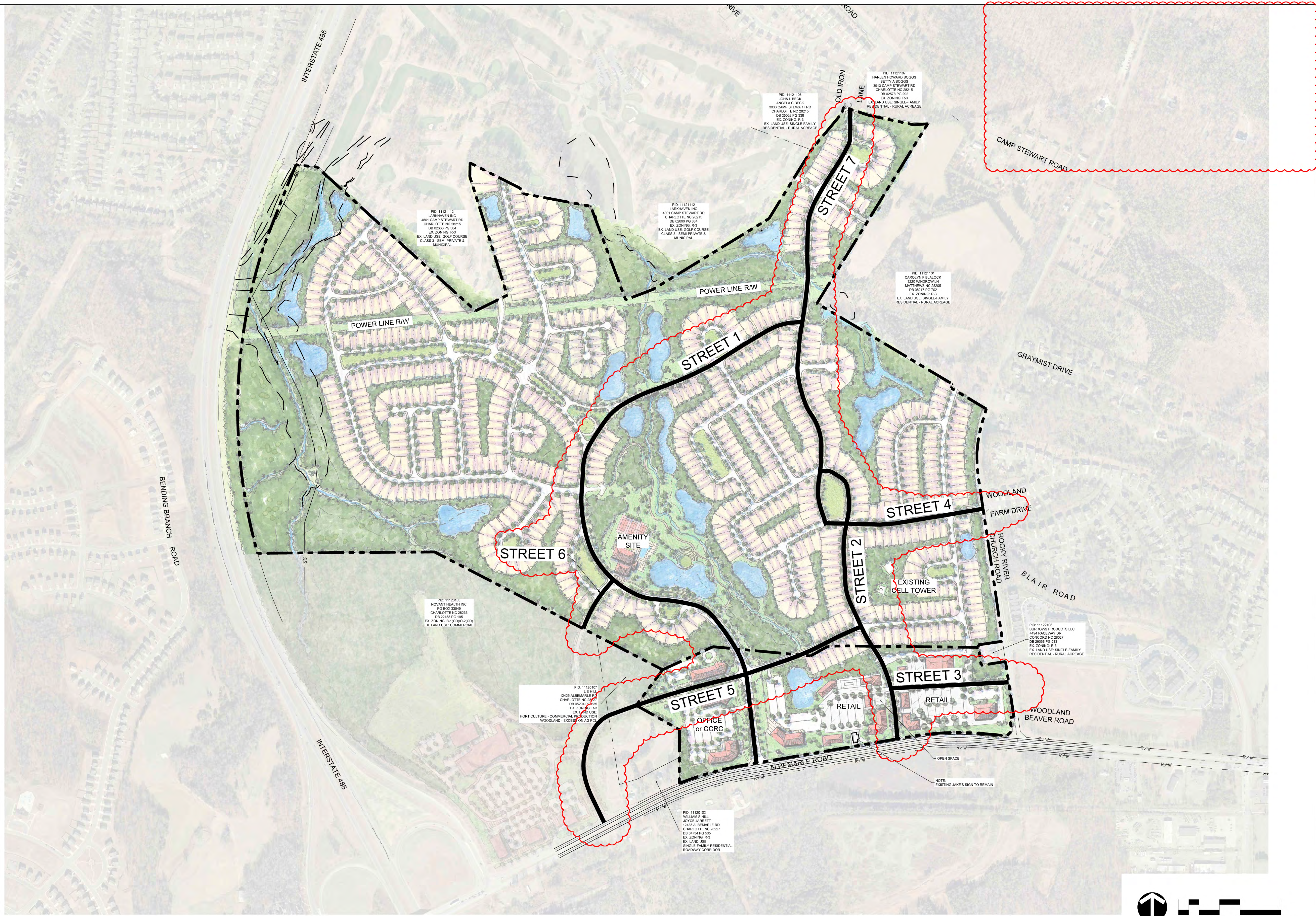
DEVELOPMENT AREA



REVISIONS:
09-21-15 REVISE PER STAFF COMMENTS
11-13-15 REVISE PER STAFF COMMENTS

DATE: JUNE 18, 2015
DESIGNED BY: KST
DRAWN BY: MEK
CHECKED BY: KST
SCALE: 1"=300'
PROJECT #: 1014398
SHEET #:

CRESSWIND
REZONING PETITION NO. 2015-101
KOLTER ACQUISITIONS, LLC; MECKLENBURG COUNTY, NORTH CAROLINA
TECHNICAL DATA SHEET



DATE: JUNE 18, 2015
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SCALE: 1"=300'
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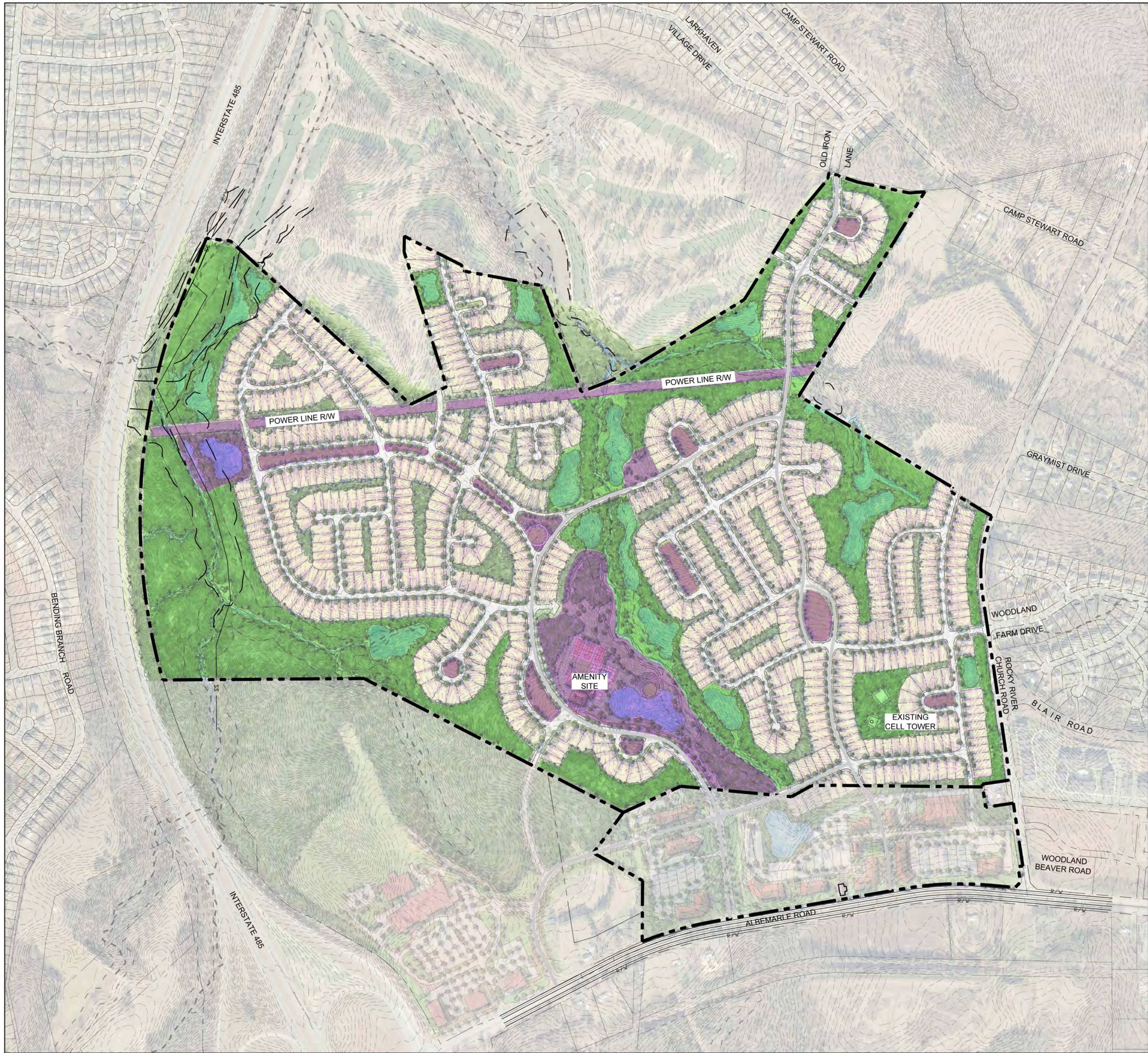
CRESSWIND **REZONING PETITION NO. 2015-101** KOLTER ACQUISITIONS, LLC; MECKLENBURG COUNTY, NORTH CAROLINA **SCHEMATIC SITE PLAN**

REVISIONS:
 09-21-15 REVISE PER STAFF COMMENTS
 11-13-15 REVISE PER STAFF COMMENTS



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RZ-3.0



PASSIVE OPEN SPACE

- ENVIRON. AREAS/TREESAVE
- BUFFERS
- SLOPES
- GENERAL OPEN SPACE
- PONDS

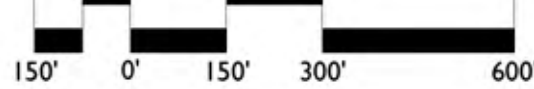
MINIMUM: 15%



ACTIVE OPEN SPACE

- AMENITY AREAS
- POCKET PARKS
- TRAILS
- FIELDS
- HARDSCAPE
- AMENITIZED PONDS

MINIMUM: 8%



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CRESSWIND
REZONING PETITION NO. 2015-101
KOLTER ACQUISITIONS, LLC; MECKLENBURG COUNTY, NORTH CAROLINA
RESIDENTIAL COMMUNITY OPEN SPACE (ZONED MX-1)

REVISIONS:
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11-13-15 REVISE PER STAFF COMMENTS



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RZ-5.0