

COMMUNITY MEETING REPORT
Petitioner: DR Horton, Inc.
Rezoning Petition No. 2015-107

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on November 24, 2015. A copy of the written notices is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday December 3rd, 2015 at 6:00 p.m. at the Croft Community School, 4911 Hucks Road, Charlotte, North Carolina 28269.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Stephen Rosenburgh, President of US Developments, LLC and Shaun Tooley with Land Design. Councilmember Al Austin also attended.

SUMMARY:

Shaun Tooley opened the meeting by welcoming attendees and introducing the Petitioner's team. Mr. Tooley then introduced Councilmember Al Austin who invited community members with questions and concerns to reach out to him. Mr. Tooley then used a PowerPoint presentation to provide an overview of the Petitioner's rezoning proposal. A copy of Petitioner's presentation is attached as Exhibit D.

Mr. Tooley began by introducing DR Horton Homes and providing an overview of the submarkets within the Charlotte area that are currently built or under development. A brief description of the rezoning process was discussed and the community was invited to ask questions along the way, due to the limited number of participants.

The site location was shown, to give context and proximity to homes of those in attendance. In particular, Marilyn Hanes was present, who resides adjacent to the project on the northwest corner of the site – also home to the Davis Lake Animal Hospital. Teresa Sabin, Teresa Temple and K Wilkins also attended who live directly across David Cox Road. The adjacent zoning districts were discussed and compatibility of land uses were highlighted as this project serves an important role in transitioning density from the Shoppes at Davis Lake (CC Zoning) and existing manufacturing facility (I-1 Zoning) with the O-1 Zoning along David Cox Road. At the

perimeter of the site, along Davis Lake Pkwy and David Cox Road are Residential uses of varying densities including R-8(CD), R-4 (Undeveloped), R-8MF(CD), R-15MF(CD).

Mr. Tooley discussed the history of the rezonings of this site in 2008 and again in 2012. A brief overview of the 2 plans was provided.

Mr. Tooley then highlighted the major differences between the past petitions and the current/proposed petition that has been submitted. These specific items are provided within the attached presentation.

The impact of schools and traffic were then discussed by the group, as the attendees questioned the impact identified by CMS of 11 total students (5 elementary, 2 middle, 4 high). They were curious about bus stop locations and how many school aged children would actually live within this development. The threshold of 2,500 new trips was discussed for a required TIA. It was the opinion of the community that David Cox needs to be studied in more detail, even though the traffic generation has been identified as 600 trips by CDOT. Note: the minimum threshold was discussed at the actual meeting, although the threshold was not known at that point. We later identified the threshold as 2,500 new trips.

Mr. Tooley then discussed the specifics of the proposed site plan – highlighting amenitized open spaces and a street network which would promote connectivity to and through the site. Off site traffic improvements to David Cox Rd and Davis Lake Pkwy were also discussed.

Once the presentation concluded, Councilmember Austin asked the participants to summarize their concerns. He confirmed that there would be a follow up meeting between the petitioner and several members of Council the following week (Dec 10) which would take these concerns into consideration. Below are the primary concerns/thoughts by the community regarding the proposed plan:

- David Cox Road (existing traffic/proposed access/proposed improvements)
- Number of townhomes (103 vs 92) currently proposed
- The townhomes look ‘boxy’ and ‘cookie cutter’.
- Lack of adequate physical buffer between back of townhomes by the Animal Hospital (a fence was mentioned as being appropriate)

There were also ‘secondary’ comments or concerns voiced by the community:

- Bus pick up locations?
- Questioning the school estimate provided by CMS
- Building size, materials & price point
- Vinyl on buildings

Mr. Tooley reminded everyone of the key dates for the project moving forward with the Public Hearing on the 14th (or perhaps on the 17th) and a subsequent Council Decision on January 19th.

The meeting concluded at 7:00 p.m.

Respectfully submitted, this 4th day of December, 2015.

cc: LaQuette White, Charlotte Mecklenburg Planning Department
Ms. Claire Fallon
Mr. Al Austin
Ms. Tammie Keplinger
Ms. Claire Lyte-Graham

Exhibit A

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFin	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-107	04315232	AFERI	NATHAN			4812 WHISTLING OAKS CT		CHARLOTTE	NC	28269-0413
2015-107	04315248	ARMFIELD	XAVIER			8036 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315206	AUSTIN	BRADLEY JAMES			1891 DEEP SPRINGS CHURCH		PASCHLAND	SC	29133
2015-107	04315244	BEATTY	WILLIAM R III			400 E WASHINGTON ST STE 27		GREENVILLE	SC	29601
2015-107	04315213	BONDEN	THEODRA J			4816 WHISTLING OAKS CT		CHARLOTTE	NC	28269-0413
2015-107	02721362	BOULWARE	NANCY L			5352 HARRIS GROVE DR		CHARLOTTE	NC	28269
2015-107	04315217	BROWN	GAIL			8521 FOX CHASE LANE		CHARLOTTE	NC	28269
2015-107	04315246	CAMBELL	SONDRA			8006 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04322108	CAMBRIDGE DAVIS LAKE LLC				831 E MOREHEAD ST STE 245		CHARLOTTE	NC	28202
2015-107	04315273	CANNON	REGINALD K	SUSAN G	CANNON	8721 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315208	CAVUOTO	ANDREW J			4802 WHISTLING OAKS CT		CHARLOTTE	NC	28269-0413
2015-107	02721169	CHAPMAN	CHARLSE			5316 HARRIS COVE DR		CHARLOTTE	NC	28269
2015-107	04315260	CHEBAN	LYUDMILA			8736 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315276	CHURCHILL	ELIZABETH ANNE	JEREMY REID	CHURCHILL	8713 FOX CHASE LN		CHARLOTTE	NC	28269-0412
2015-107	04315220	CHURCHILL	JOHN R			8095 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315272	COKER	DYAN P			8723 FOX CHASE LN		CHARLOTTE	NC	28269-0412
2015-107	04322103	CROW-CHILDRRESS-KLEIN RBA				301 S COLLEGE ST	SUITE 2800	CHARLOTTE	NC	28202-4201
2015-107	04315280	CULP	PATRICIA C			8701 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315234	CUNNINGHAM	LAJEANNA L			4819 WHISTLING OAK CT		CHARLOTTE	NC	28269
2015-107	04315274	CUNNINGHAM	MEGAN M	MEGAN R FULLER	DAVIS	8759 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315202	DAVIS	BRANDON T			8029 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315270	DEAN	CURTIS			8729 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	02721108	DILL	SCOTT T			10223 LASAROW WAY		HUNTERSVILLE	NC	28078
2015-107	02721105	DILL	SCOTT TAYLOR			10223 LASAROW WAY		HUNTERSVILLE	NC	28078
2015-107	04315219	DODSON	RHODES E			8607 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315290	EAST WEST PARTNERS	MANAGEMENT CO INC			130 FINNEY GOLF COURSE RD		CHAPEL HILL	NC	27514
2015-107	04315242	EL AMIN	IBRAHIM			4722 MORNING DEW CT		CHARLOTTE	NC	28269
2015-107	04315253	EMERT	CARLEA A			8766 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315249	FERRELL	GEQUETA			8618 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315210	FLERSHACKER	ELLIOT	JORDAN	FLERSHACKER	4808 WHISTLING OAK CT		CHARLOTTE	NC	28269-0413
2015-107	04315240	GIBBS	JOCELYN			4716 MORNING DEW CT		CHARLOTTE	NC	28269-0414
2015-107	04315247	GRAY	BEVERLY			8608 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	02721130	GRAY	EARL R	LARRY E	GRAY	288 STONEAKER RD		MOORESVILLE	NC	28117
2015-107	04315254	GRAY	JENNIFER E			8712 FOX CHASE LN		CHARLOTTE	NC	28269-0412
2015-107	02721309	GRAY	TERRY L			4912 DAVID COX RD		CHARLOTTE	NC	28269
2015-107	04315252	HALL	LESA JANE			8704 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04322102	HANES	ROBERT SAMUEL JR			4975 DAVID COX RD		CHARLOTTE	NC	28269
2015-107	04322112	HANES	ROBERT SAMUEL JR			4975 DAVID COX RD		CHARLOTTE	NC	28269
2015-107	04322101	HARRIS WOODS LAND INVESTORS	LIMITED PARTNERSHIP			1515 MOCKING BIRD LN #550		CHARLOTTE	NC	28209
2015-107	02721170	HARRISWOOD HOMEOWNERS ASSOC	INC			5160 77 CENTER DR, SUITE 100		CHARLOTTE	NC	28217-7745
2015-107	04315239	HESS	STEPHEN W			4714 MORNING DEW CT		CHARLOTTE	NC	28269-0414
2015-107	04315256	HODGE	MILKCENT E			8716 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315299	INVESTORS POOL NINE A	L P			600 ATLANTIC AVE		BOSTON	MA	02210-2211
2015-107	04315250	JACKSON	STEPHANIE			8620 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315279	JENKINS	SEAN V			8303 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	02721165	JEROME	MARIE M			5318 HARRIS COVE DR		CHARLOTTE	NC	28269
2015-107	04315211	JOHNSON	ANGELA L	MARY E LIGHTNER		8603 FOX CHASE DR		CHARLOTTE	NC	28269
2015-107	04315243	JONES	PRINCE			4724 MORNING DEW CT		CHARLOTTE	NC	28269
2015-107	04315275	KELLER	VICTORIA			8715 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04322107	L & V VENTURES LLC				5020 WEST W F HARRIS BLVD		CHARLOTTE	NC	28269
2015-107	04315255	LACENIERE	JOSEPH W			8714 FOX CHASE LN		CHARLOTTE	NC	28269-0412
2015-107	04315216	LALAMA	ANNE KIZER			8519 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315201	LASH	BARBARA	JOHN A	LASH JR	8621 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315106	LATITUDE DAVIS CHARLOTTE LLC				350 SOUTH BEVERLY DR STE 300		BEVERLY HILLS	CA	90212
2015-107	04315245	LEWIS	ALVIN D JR	M SUZANNE	LEWIS	8004 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315251	LOAN	LESA J			8702 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	02721166	MADDIX	PEARL O	FRENCH L	MADDIX-MOSS	5312 HARRIS COVE DR		CHARLOTTE	NC	28269
2015-107	02721161	MCCLEAN	JANICE			5358 HARRIS COVE DR		CHARLOTTE	NC	28269
2015-107	04315241	MOORE	RENITA NICHELLE			4718 MORNING DEW CT		CHARLOTTE	NC	28269-0414
2015-107	02721168	MULLERS	SHELBY T			5320 HARRIS COVE DR		CHARLOTTE	NC	28269
2015-107	04315203	NICHOLS	AMIEE V	DEVLIN M	MCNEIL	8617 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315258	NICHOLS	JACK		JUDY NICHOLS (W/V)	8722 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315209	PASTWICK	DEREK M			4804 WHISTLING OAKS CT		CHARLOTTE	NC	28269-0413
2015-107	04315277	PETER	RALPH A			8711 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315269	PETERS	CAROLYN D			8711 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315207	PINEDA	YONI A AGUILAR			4800 WHISTLING OAK CT		CHARLOTTE	NC	28269
2015-107	04322110	PRESTON HOUSE I LLC				PO BOX 837		DAVIDSON	NC	28036
2015-107	04315218	RANDOLPH	KAREN ANNE			8523 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315259	RATNA	JAMES PAUL			8714 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	02721164	ROACH	DEANNA	KENNETH	ROACH	PO BOX 480718		CHARLOTTE	NC	28269
2015-107	02721167	ROGINSKI	TINA M			5328 HARRIS COVE DR		CHARLOTTE	NC	28269
2015-107	04315204	SCHUMPERT	ANDREW LOUIS	LAUREN E	SCHUMPERT	8613 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315205	SECRETARY OF HOUSING	& URBAN DEVELOPMENT			C/O MICHAELSON CONNER, AND		OKLAHOMA CITY	OK	28216
2015-107	04322117	SENIOR MEMORY CARE LLC				PO BOX 837		DAVIDSON	NC	28036
2015-107	04315211	SHAH	VIPULKUMAR B	KETAN G	SHRIDHARANI	9115 WOODMALL LAKE DR		WASHW	NC	28173
2015-107	04315257	SPELLANE	LESUE F			8720 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04322111	STORE MASTER FUNDING VI LLC				8501 E PRINCESS DR SUITE 190		SCOTTSDALE	AZ	85255
2015-107	02721104	TEMPLE	TERESA D			4956 DAVID COX RD		CHARLOTTE	NC	28269
2015-107	02721103	TEMPLE	TERESA DIANE	TERESA R	SABIN	5000 DAVID COX RD		CHARLOTTE	NC	28269
2015-107	02721163	TOLER	KENNETH S			5348 HARRIS COVE DR		CHARLOTTE	NC	28269
2015-107	04322109	U-STORE-IT LP				P.O. BOX 120999		ALEXANDRIA	VA	22320
2015-107	04315271	WILLIAMS	KIA D			8757 FOX CHASE LN		CHARLOTTE	NC	28269
2015-107	04315278	WILSON	DORIS C	KENNETH L SR	WILSON	4416 STARDUST DR		CHARLOTTE	NC	28269-1634
2015-107	04315287	WOODCROFT AT DAVIS LAKE	HOMEOWNERS ASSOCIATION			9000 DAVIS LAKE POWY		CHARLOTTE	NC	28269-0394
2015-107	04315294	WOODCROFT AT DAVIS LAKE	HOMEOWNERS ASSOCIATION			9000 DAVIS LAKE POWY		CHARLOTTE	NC	28269
2015-107	04315296	WOODCROFT AT DAVIS LAKE	HOMEOWNERS ASSOCIATION			9000 DAVIS LAKE POWY		CHARLOTTE	NC	28269-0394
2015-107	04315215	YATES	CAROL			4820 WHISTLING OAKS CT		CHARLOTTE	NC	28269-0413

Exhibit B

CHANGE OF VENUE
NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-107 –D.R. Horton Homes

Subject: Rezoning Petition No. 2015-107

Petitioner/Developer: DR Horton Homes

Property: 13 acres located on the south side of David Cox Road and west of Davis Lake Pkwy

Existing Zoning: INST(CD) & MX-2(INNOV)

Rezoning Requested: MX-2 (INNOV) & MX-2(INNOV) SPA

Date and Time of Meeting: **Thursday, December 3, 2015 at 6:00 p.m.**

Location of Meeting: Croft Community School
4911 Hucks Road
Charlotte, NC 28269

Date of Notice: Mailed on November 24, 2015

We are assisting D.R. Horton Homes (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 13 acres (the “Site”) located on the south side of David Cox Road and west of Davis Lake Pkwy. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone a 13 acre Site from INST (CD) (Institutional uses) and MX-2 (INNOV) (Mixed Use, Innovative) to MX-2 (Mixed Use, Innovative). The site plan associated with this rezoning request proposes to develop the Site with a townhome residential community.

The Site Plan proposes a maximum of 103 townhomes on approximately 13 ac (8 units/ac) and will be designed to be a pedestrian friendly community with a network of streets that work with the existing street fabric and other natural features to create amenitized open spaces. The Project will be accessed from both David Cox Road and Davis Lake Pkwy. Future connectivity to the west and south are also provided to accommodate future development. The streets identified within the residential community will be public streets designed to meet CDOT standards for Public Streets.

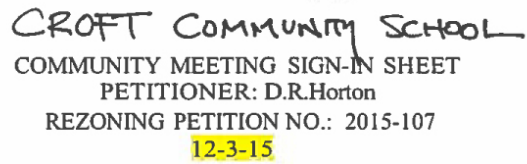
The southern portion of the Site will be integrated to provide easy and convenient access to the existing neighborhood shopping center. The purpose of this connection is to encourage pedestrian connectivity from the proposed Residential Community to the neighborhood shopping center without having to access Davis Lake Pkwy.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Thursday, December 3rd at 6:00 p.m. at the Croft Community School - 4911 Hucks Road, Charlotte, North Carolina 28269.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

Thank you and we look forward to seeing you at the Community Meeting

Exhibit C



Please **PRINT CLEARLY.**

[illegible]

Exhibit D

[power point slides attached separately]

DAVIS LAKE TOWNHOMES REZONING PETITION 2015-107

December 3, 2015



D·R·HORTON®
America's Builder

D·R·HORTON®

America's Builder

- Arbormere (Gilead at Lake Norman)
- Farm at River Pointe (Davidson)
- Villages at Skybrook North (Huntersville)
- The Vineyards at Lake Wylie
- Inverness (Berewick)
- Timberlake (York County/ Lake Wylie)
- Lake Ridge at Tega Cay (Lake Wylie)
- Lakebridge (Fort Mill)
- Walnut Creek (Lancaster)
- Red Oak Estates (Mint Hill)
- Stafford (University City)

New Homes in Charlotte



Overall Site Location



Project Location

2008

Entire Site Originally Zoned from O-1(CD) to MX-2(Innov) by Cambridge Properties. *Rezoning Petition No. 2008-044*

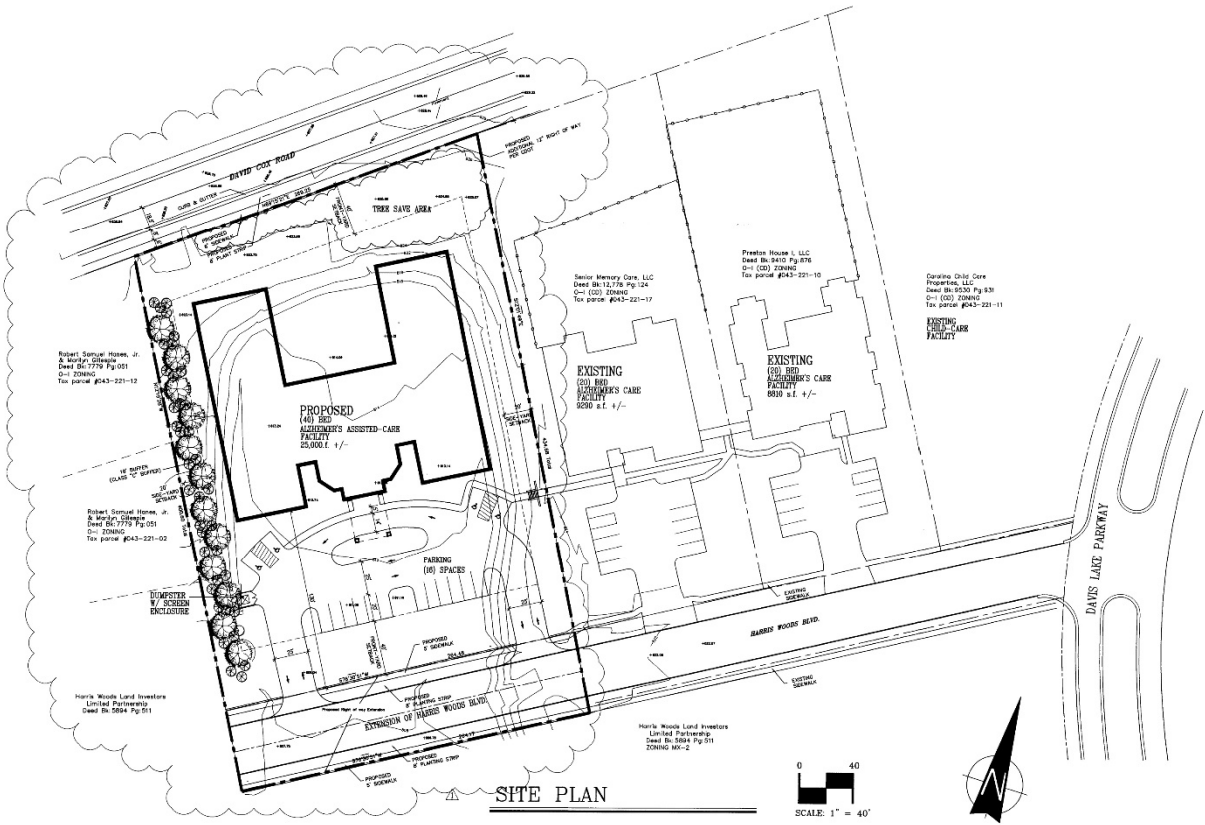
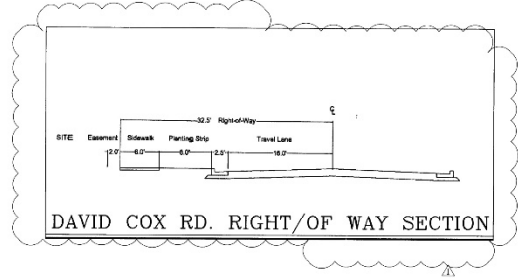
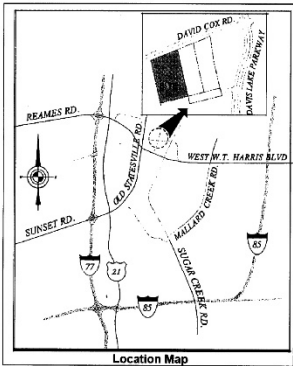
- 92 units (townhomes for sale)
- 7.43 units/ac
- 3.88 ac open space (31%)

2012

Part of the Site Rezoned from MX-2(Innov) to INST(CD) by Edencare, Inc. *Rezoning Petition No. 2012-096*

- 40 bed assisted care facility
- 25,000 sf single story facility
- Open space per Ordinance requirements

Site History



1. **Developmental Data Table**

a. Site Acreage:	2.18 +/- acres
b. Tax Parcel:	043-221-01 portion of
c. Existing Zoning:	MX-2 (Innovative)
d. Proposed Zoning:	Institutional (CD) (A)
e. Existing Use:	Vacant land
f. Proposed Use:	40 bed assisted care facility
g. Building Area:	25,000 +/- s.f., single story
h. Floor Area Ratio:	0.26 (0.50 max allowed)
i. Maximum Building Height:	40'
j. Parking Spaces:	(As required by the ordinance)
2. **General Provisions**
 - a. Unless other standards are established by the Rezoning Plan, or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Institutional zoning district shall be followed in connection with the development taking place on this approximately 2.18 acre site located on Harris Woods Boulevard and David Cox Road (the "Site"), which site is more particularly depicted on the Rezoning Plan.
 - b. The development depicted on the Rezoning Plan is intended to reflect the arrangement of the proposed use on the Site, but the final configuration, placement and size of the individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Rezoning Plan, and these Development Standards during design development and construction phases.
 - c. Changes to the rezoning plan will be reviewed and approved as allowed by Section 6-207 of the Ordinance.
3. **Permitted Uses**
 - a. The site will be developed for a 40 bed dependent living facility as permitted uses under the Ordinance in the Institutional zoning district.
 - b. The proposed building on the Site will satisfy or exceed the setback, side yard, rear yard, screening and buffer requirements established under the Ordinance for the Institutional zoning district.
4. **Transportation**
 - a. Harris Woods Boulevard extension will be a public street and the existing street cross-section will be continued with a five-foot sidewalk and 8-foot planting strip along both sides of the street extension as shown on the Rezoning Plan.
 - b. The extension of Harris Woods Boulevard will be planned prior to the first certificate of occupancy.
 - c. Parking will be surface parking as shown on the Rezoning Plan. Long term bicycle parking will be located within the facility. Short term bicycle parking will be located as required by the Ordinance.
 - d. David Cox Road shall be improved for the cross-section details.
 - e. The proposed driveway extension to Harris Woods Boulevard will require driveway permits from CDOT. Exact driveway locations, type and width to be determined by CDOT.
 - f. Two 35' x 15' site triangles are required for the street extension to Harris Woods Boulevard as indicated on the Rezoning Plan.
5. **Architectural Standards**
 - a. Proposed building will use similar exterior building materials to match the existing facility buildings. Exterior finishes will include face brick veneer and vinyl or fiber cement board siding.
 - b. Trash/dumpster enclosure shall be constructed of similar building materials as the proposed building.
 - c. All fencing shall meet all requirements of the Ordinance.
6. **Streetscape and Landscaping**
 - a. Screening shall conform to the standards and treatments specified in the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.
 - b. The buffer between the site and the adjoining single family use shall be a 18' wide Class "C" buffer and landscaped as required in the Ordinance.
 - c. A 6' sidewalk will be installed along David Cox Road, as depicted on the Rezoning Plan. The sidewalk will be located outside of the proposed right of way within the setback as depicted on the Rezoning Plan. Pedestrian will require a public access and easement, easements.
 - d. Curb, gutter and sidewalk are required, in addition to any additional right-of-way along David Cox Road.
7. **Parks, Greenways and Open Space**
 - a. Open space shall meet and or exceed the requirements of the Ordinance as depicted on the Rezoning Plan.
8. **Signage**
 - a. Signage will meet or exceed the requirements of the Ordinance.
9. **Lighting**
 - a. All exterior lighting shall meet or exceed the requirements of the Ordinance.
 - b. Any freestanding lighting shall not exceed 25 feet in height.
 - c. All freestanding and exterior lighting will be fully shielded and full cut-off type fixtures.
 - d. No wall-pack type exterior lighting will be allowed.
10. **Other**
 - a. Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.
 - b. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - c. Throughout these Development Standards, the terms, "Petitioners" and "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.
 - d. Per Section 12-239 in the Ordinance, a minimum 14-foot sidewalk connection must be provided to all streets adjoining the site.

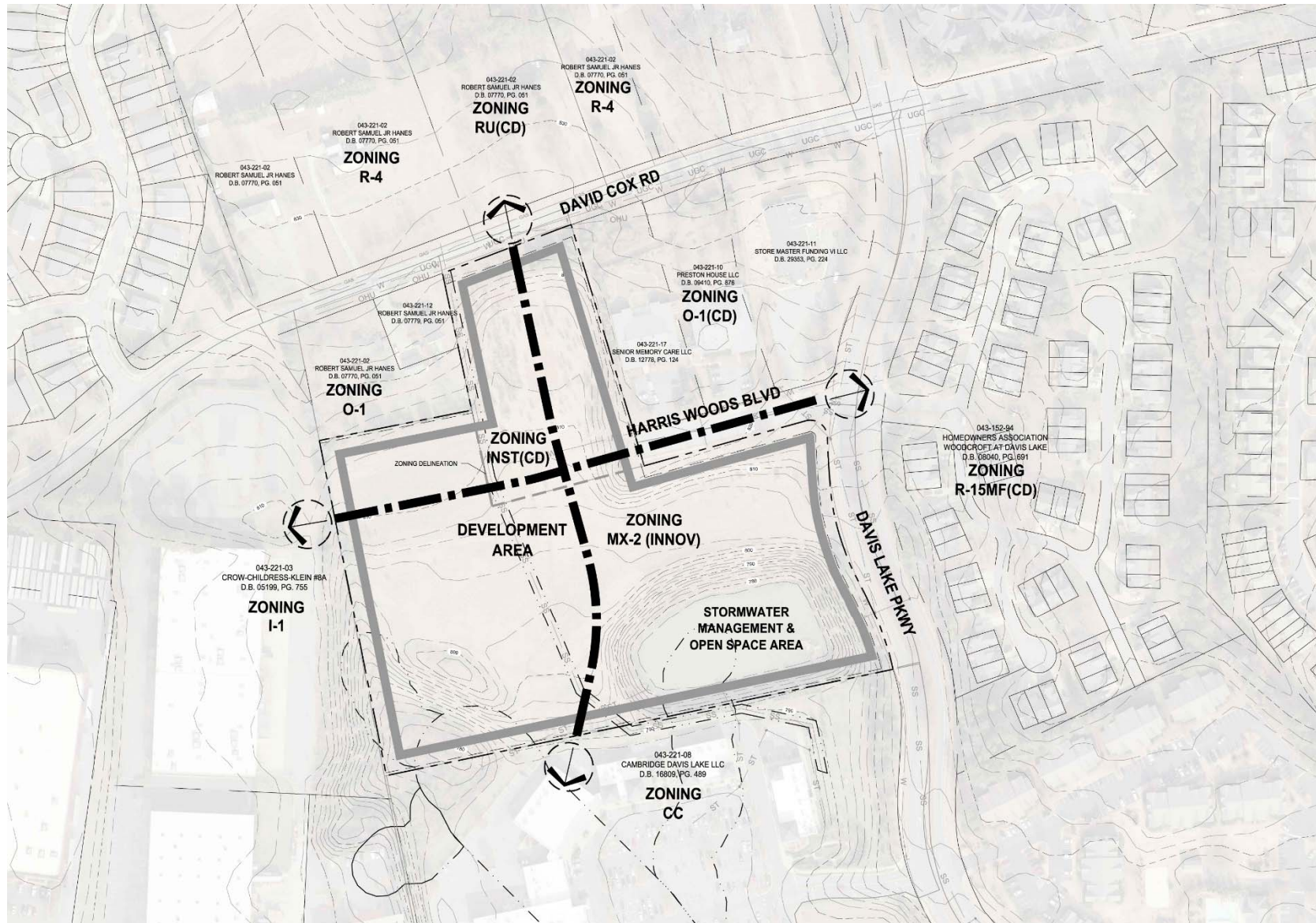
Fortune Architects
 8510 McAlpine Park Drive
 Suite 204
 Charlotte, North Carolina
 28211
 704/366-3639
 704/364-9578 FAX

PETITION #2012-096
 COX CARE, INC.
Preston
 Proposed
 ALZHEIMER'S
 ASSISTED
 LIVING CENTER
 at
 PRESTON HOUSE
 phase III
 Charlotte,
 North Carolina
 Content

REZONING PLAN
 Project 1510
 Date 8/21/2012
 Revisions
 12.11.12
APPROVED BY CITY COUNCIL
 DEC 17 2013

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 Sheet
ASP1

Rezoning Petition No. 2012-096



Master Street Network - Connections to & through the site/ commercial

Land Use Consistency/ Current Adopted Land Use Policy and GDP

The Northeast District Plan (1996) recommends Institutional land use for a portion of the site along David Cox Rd as amended by rezoning petition 2012-096, which rezoned it to INST(CD) to allow for an assisted living facility.

The Northeast District Plan (1996) recommends Residential up to 8 DUA for the remaining portion of the site. The entire site was rezoned by petition 2008-044 to MX-2(Innov) which updated the adopted land use to Residential up to 8 DUA from a mix of residential, office, retail and institutional uses.

Schools:

David Cox Elementary (5 additional students)
Ridge Road Middle (2 additional students)
Mallard Creek High (4 additional students)

Transportation:

The site could generate approximately 110 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 600 trips per day.

Land Use

2015

Proposed Zoning from MX-2(Innov) and INST (CD) to MX-2(Innov) by DR Horton *Rezoning Petition No. 2015-107*

- 103 units (townhomes for sale)
- 8.0 units/ac
- 1.9 ac treesave per ordinance (15% of the site for townhomes)
- 3.7 ac open space (30%)
- Transportation improvements for Davis Lake Pkwy & David Cox Rd
- Architectural Standards (70% brick, stone and/or masonry or hardi plank)
- Enhanced Landscaping around Pond (including benches)
- Pedestrian Connectivity to shopping center to the south

Transportation Improvements

David Cox Rd

- Sidewalk/ Planting strip
- Left Turn lane into project
- R/W dedication
- Widening/ Curb & Gutter

Davis Lake Pkwy

- Left Turn lane into project

Site Plan



Key Dates/ Next Steps

December 14th 4pm:

City Council Public Hearing

January 14 2pm:

Zoning Committee Work Session

January 19 6pm:

City Council Decision

Rezoning Timeline