

March 2015

Rezoning Petition Packet

City Petitions:

2015-024 through 2015-038

Staff Review Meeting: January 15, 2015 -10:00 a.m.

City Public Hearing: March 16, 2015 - 6:00 p.m.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

FY2015

Petition #:

2015-024

Date Filed:

Received By:

By

Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: Jeffrey Smith

Owner's Address: 901 Blairhill Rd. #400 City, State, Zip: Charlotte, NC 28217

Date Property Acquired: 3/28/13 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 1824 N Brevard St., Charlotte 28206

Tax Parcel Number(s): 083044216

Current Land Use: Empty lot, previously residential

Size (Sq.Ft. or Acres): 18,000 SF

ZONING REQUEST:

Existing Zoning: I-2 Proposed Zoning: I-1 with TS Overlay

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

Construction of mixed-use building including light manufacturing, retail, office space, & residential units.

Jeffrey Smith
Name of Petitioner(s)

901 Blairhill Rd. Ste 400
Address of Petitioner(s)

Charlotte, NC 28217
City, State, Zip

704-521-1088 704-521-1099
Telephone Number Fax Number

j.smith@jlsmithco.com
E-Mail Address

Signature

Jeffrey Smith
(Name Typed / Printed)

Name of Petitioner(s)

Address of Petitioner(s)

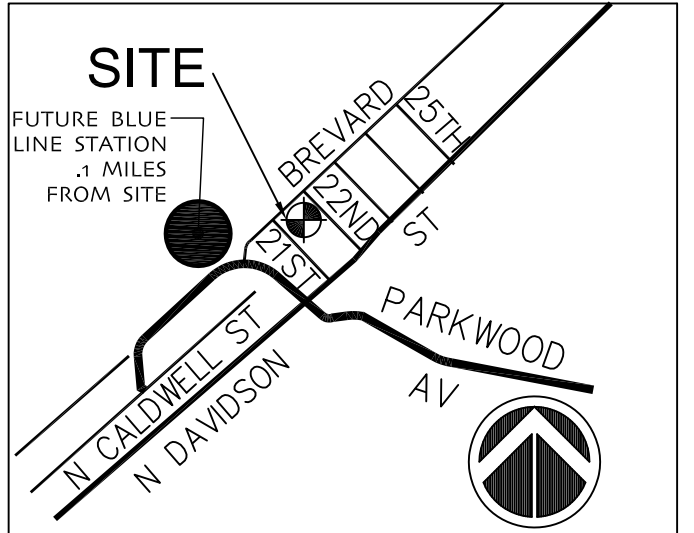
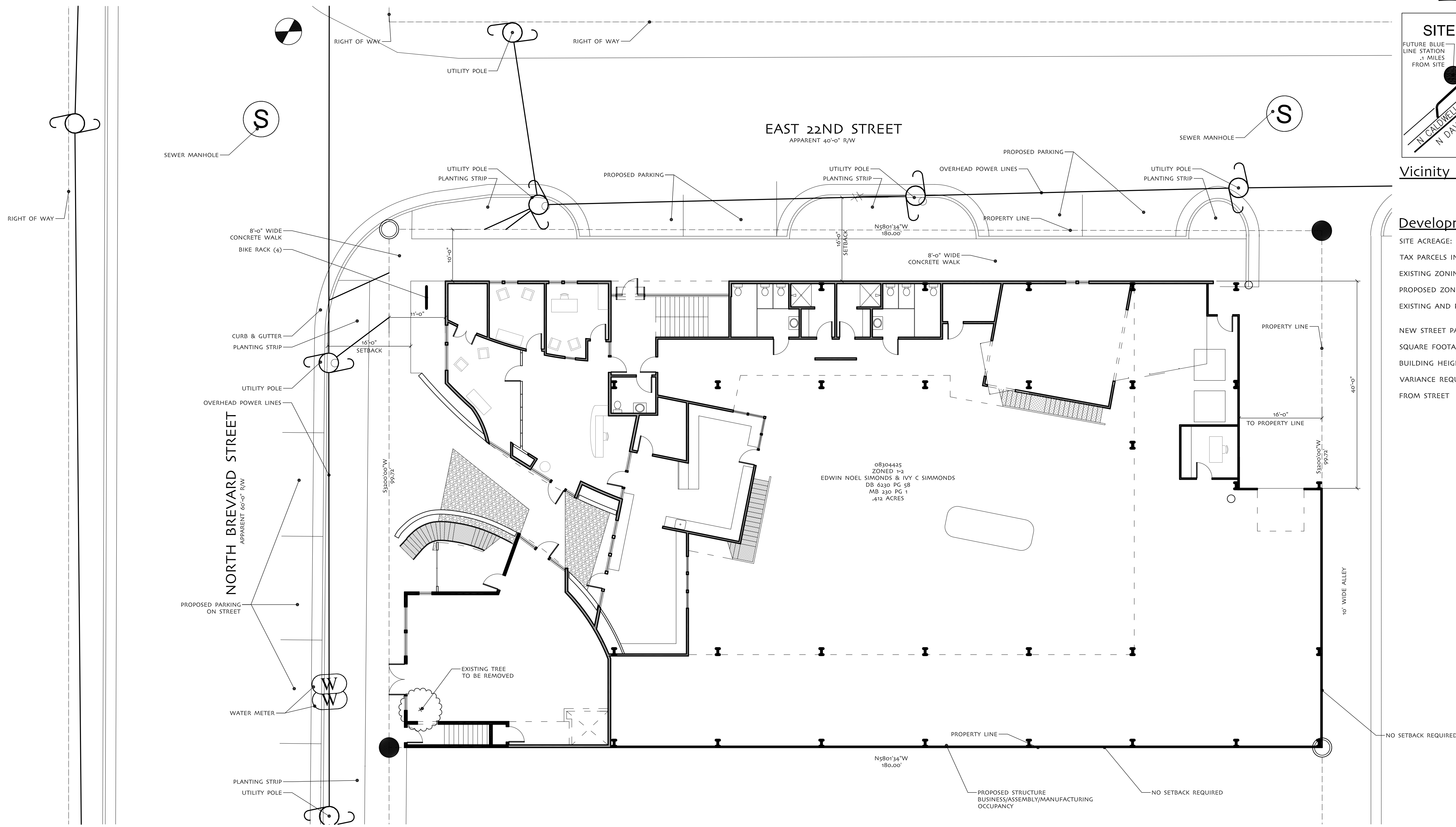
City, State, Zip

Telephone Number Fax Number

E-Mail Address

Signature

(Name Typed / Printed)

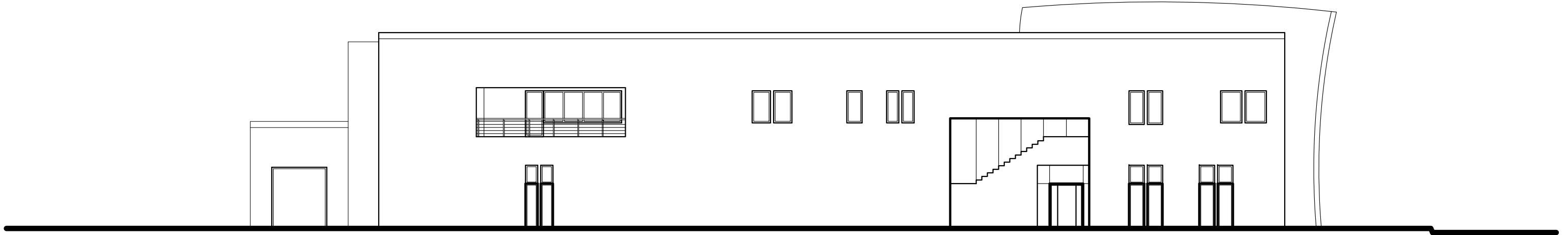


Vicinity Map

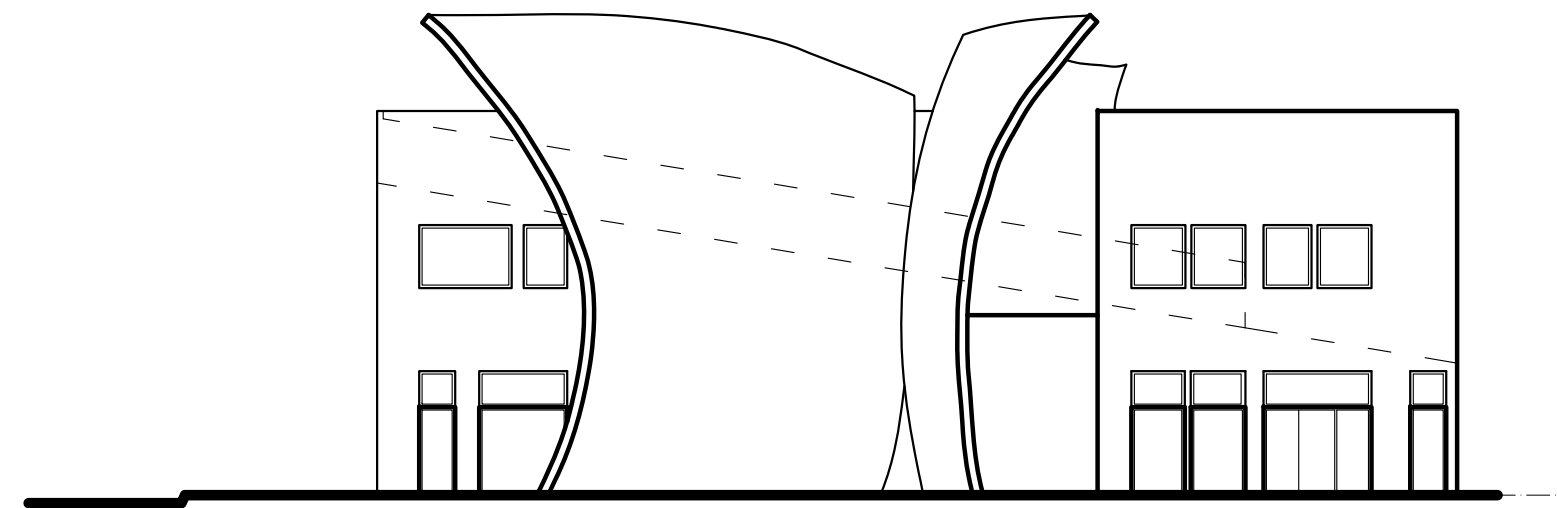
Development Data Table:

SITE ACREAGE:	.412 ACRES
TAX PARCELS INCLUDED:	08304425
EXISTING ZONING:	I-2
PROPOSED ZONING:	I-1 WITH TS OVERLAY
EXISTING AND PROPOSED USES:	EX - INDUSTRIAL PROPOSED - MIXED USED
NEW STREET PARKING:	(7) SPACES
SQUARE FOOTAGE OF PROPOSED BLDG:	18,710 SF
BUILDING HEIGHT OF PROPOSED BLDG:	40'-0"
VARIANCE REQUIRED:	SCREENING OF LOADING AREA FROM STREET

Site Plan
scale: 1/32" = 1'-0"



East 22nd Street Elevation
scale: 1/32" = 1'-0"



North Brevard Street Elevation
scale: 1/32" = 1'-0"

dialect, LLC
www.dialectdesign.com

p.o. box 560665
charlotte n.c. 28256
info@dialectdesign.com
704.763.0506, 704.488.6811

JL Smith
& Co

prepared for:
City of Charlotte

site plan

prepared for rezoning
This drawing and the design shown
are the property of dialect, LLC.
The reproduction, copying or other
use of this drawing without their
written consent is prohibited and
any infringement will be subject to
legal action.
© dialect, LLC 2014

date
project number
12/11/14
119

Z.O

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Complete All Fields

FY2015 Petition #: <u>2015-025</u>
Date Filed: _____
Received By: _____
RECEIVED
DEC 19 2014
BY: <u>BH</u>

OWNERSHIP INFORMATION:

Property Owner: NEW HOPE BAPTIST CHURCH

Owner's Address: 7841 IDLEWILD ROAD City, State, Zip: CHARLOTTE, NC 28212

Date Property Acquired: 01/01/1975 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 7841 IDLEWILD ROAD

Tax Parcel Number(s): 13321118

Current Land Use: CHURCH (GOVT-INST), Business

Size (Sq.Ft. or Acres): 1.03 ACRES

ZONING REQUEST:

Existing Zoning: INST (CD) & R-4 & B-1 Proposed Zoning: B-1 (CD)

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

CIRCLE K WISHES TO EXPAND ITS PROPERTY, IN ORDER TO HAVE A LARGER FACILITY, TO
INCLUDE A PORTION OF AN ADJACENT PROPERTY THAT THE CURRENT ZONING WILL NOT ALLOW
FOR THIS USE.

MITCH CRAIG - SEPI ENGINEERING
Name of Agent
1025 WADE AVENUE
Agent's Address
RALEIGH, NC 27605
City, State, Zip
(919) 573-9937 (919) 789-9591
Telephone Number **Fax Number**
MCRAIG@SEPIENGINEERING.COM
E-Mail Address

Jeff Smith
Signature of Property Owner if other than Petitioner
JEFF Smith Treasurer
(Name Typed / Printed)

CIRCLE K STORES, INC.
Name of Petitioner(s)
2440 WHITEHALL PARK DRIVE, SUITE 800
Address of Petitioner(s)
CHARLOTTE, NC 28273
City, State, Zip
(704) 583-5720 (704) 583-6281
Telephone Number **Fax Number**
ASERAFIN@CIRCLEK.COM
E-Mail Address

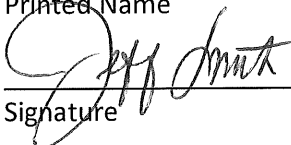
Adam Serafin
Signature
ADAM SERAFIN
(Name Typed / Printed)

December 19, 2014

Evan Walton
Director of Real Estate and Development
Circle K Southeast
2440 Whitehall Park Drive, Suite 800
Charlotte, NC 28273

This letter serves to notify all interested parties that I/we consent to Circle K Stores, Inc. petitioning for the rezoning of the property known as Tax Parcel 13321118. This letter serves to represent my/our signature on the zoning application.

Thank you,

JEFF Smith
Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Treasurer
Title
12/18/2014
Date

Title

Date

Title

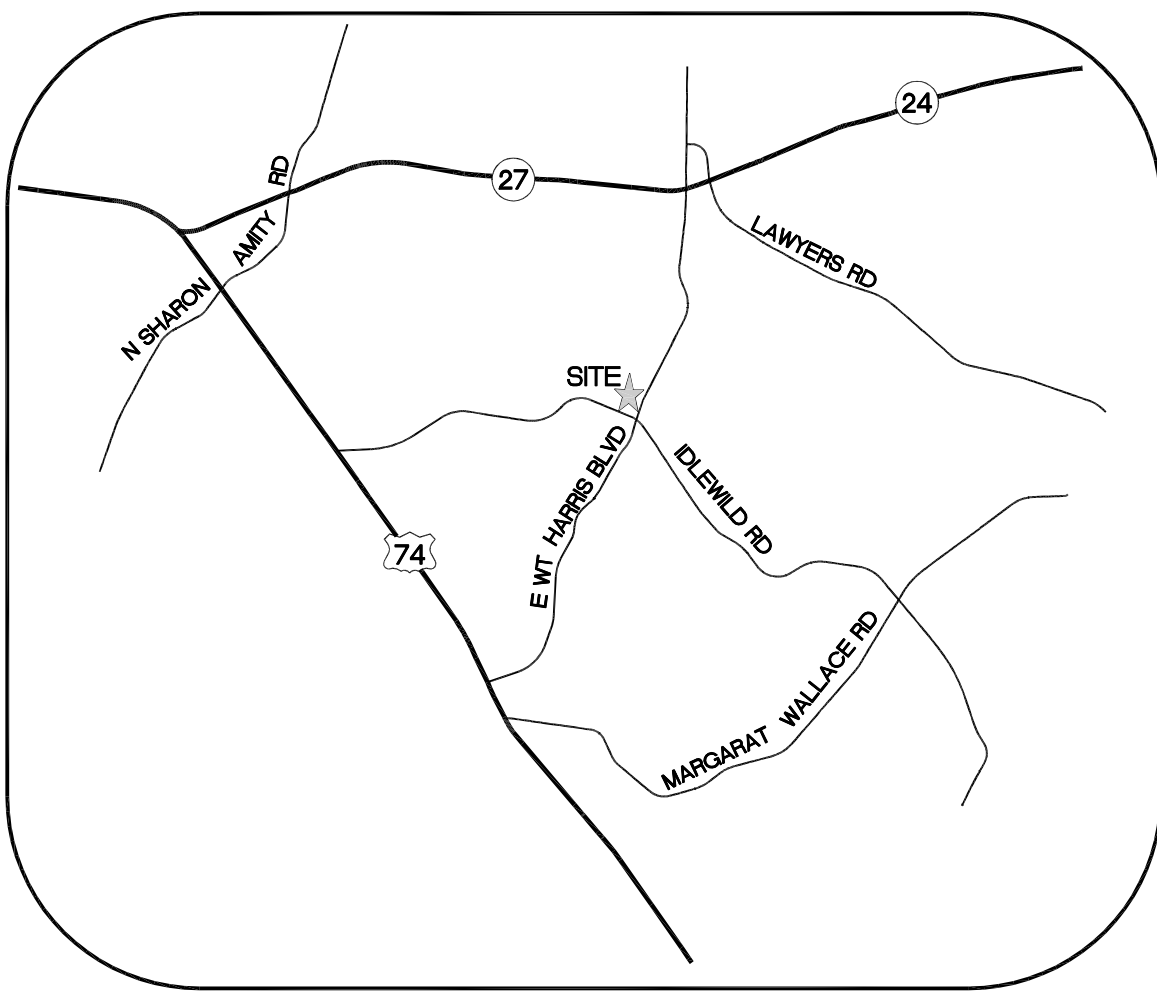
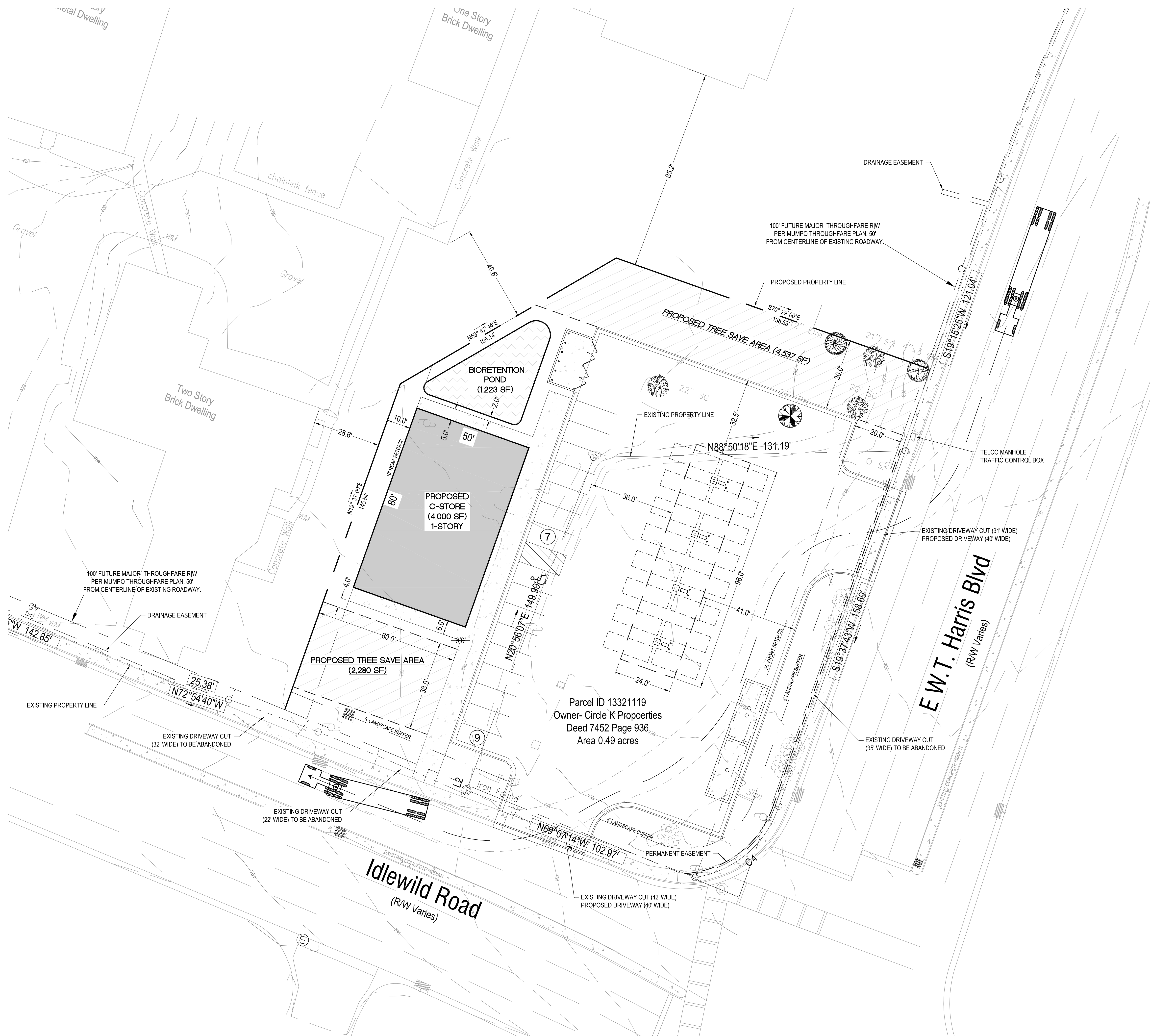
Date

Title

Date

Title

Date



VICINITY MAP
N.T.S.

SITE INFORMATION

TAX PARCEL ID#: 13321119

TOTAL SITE AREA: 44,976 SF = 1.03 AC
EXISTING ZONING: B-1, R-4, INST(CD)
EXISTING USES: CONVENIENCE STORE, SERVICE STATION
PROPOSED ZONING: B-1
PROPOSED USES: CONVENIENCE STORE, SERVICE STATION

PROPOSED IMPERVIOUS = 30,319 SF = 0.70 AC
PROPOSED PERVIOUS = 14,657 SF = 0.34 AC

EXISTING IMPERVIOUS = 31,248 SF = 0.72 AC
EXISTING PERVIOUS = 13,728 SF = 0.32 AC

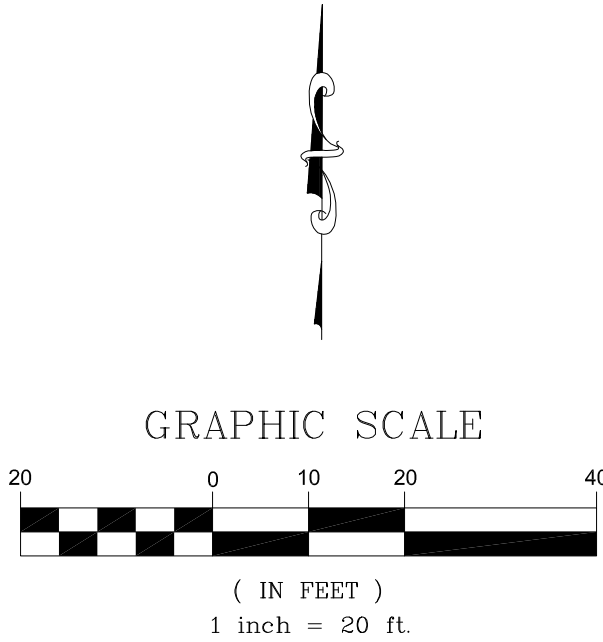
PARKING:
REQUIRED: 1 SPACE / 250 SF x 4,000 SF = 16 SPACES
PROVIDED: 16 SPACES

TREE SAVE AREA:
REQUIRED: 15% OF 44,976 SF = 6,746 SF
PROVIDED: 6,817 SF

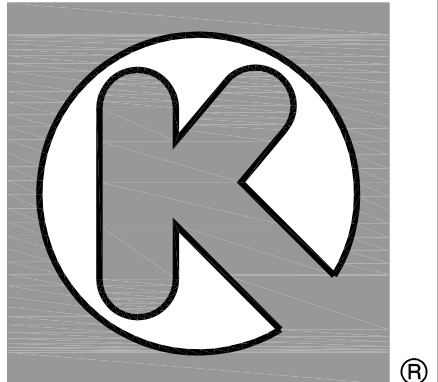
LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°07'29"W	4.12
L2	S20°56'07"W	1.76
L3	N05°47'08"E	1.91

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C1	33.83	24.00	N12°00'25"W	31.10
C2	42.32	1030.00	S27°11'45"W	42.32
C3	100.83	854.30	S22°38'16"W	100.77
C4	48.72	44.00	N49°36'47"E	46.27
C5	107.11	1036.97	N68°10'07"W	107.06

* LINE AND CURVE TABLE INFORMATION IN THIS TABLE REFERS TO EXISTING BOUNDARIES AND WAS TAKEN FROM A DRAWING TITLED "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY OF CIRCLE K PROPERTIES ADN NEW HOPE BAPTIST CHURCH" DATED JUNE 17, 2014 AND PERFORMED BY LAWRENCE ASSOCIATES.



PRELIMINARY - DO NOT USE FOR CONSTRUCTION



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



1025 WADE AVENUE
RALEIGH, NORTH CAROLINA 27603
919.789.9977
5960 FAIRVIEW RD., SUITE 102
CHARLOTTE, NORTH CAROLINA 28217
704.714.4880
330 SHIPYARD BLVD., SUITE 203
WILMINGTON, NORTH CAROLINA 28403
910.523.5715
www.seplengineering.com

PRELIMINARY

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SEPI ENGINEERING & CONSTRUCTION, INC.

CADD FILE	DATE	REVISIONS			

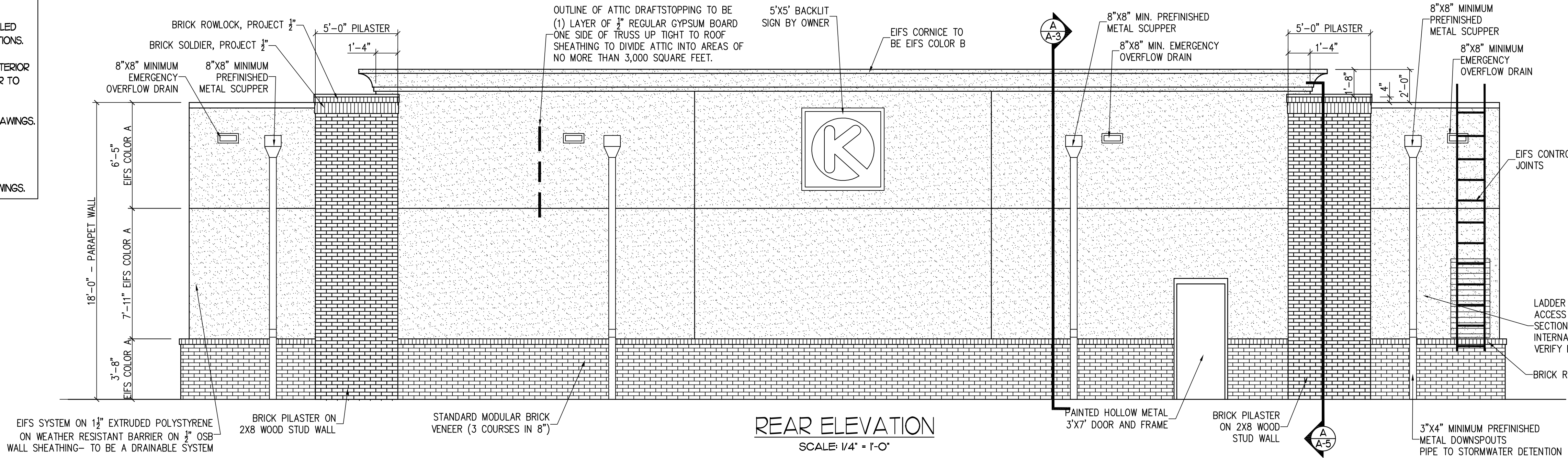
CIRCLE K STORES, INC.
CIRCLE K - IDLEWILD ROAD
PRELIMINARY SITE PLAN
7935 IDLEWILD ROAD
CHARLOTTE, NORTH CAROLINA 28212

PROJECT MANAGER M. CRAIG	FIELD SURVEY DATE: N/A
CHECKED BY: M. CRAIG	DRAWING DATE: 12/22/2014
DRAWN BY: B. MUELLER	JOB #: SC14.023.00

SHEET

C-1.0

- NOTES
1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
 2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
 3. REFER TO WOOD ROOF TRUSS SEALED DRAWINGS.
 4. REFER TO SHOP DRAWINGS BY CANOPY MANUFACTURER'S ENGINEER.
 5. REFER TO STRUCTURAL ENGINEERING DRAWINGS.



EXTERIOR MATERIAL SPECIFICATIONS

BRICK:
COLOR: GEORGIA BY TRIANGLE BRICK

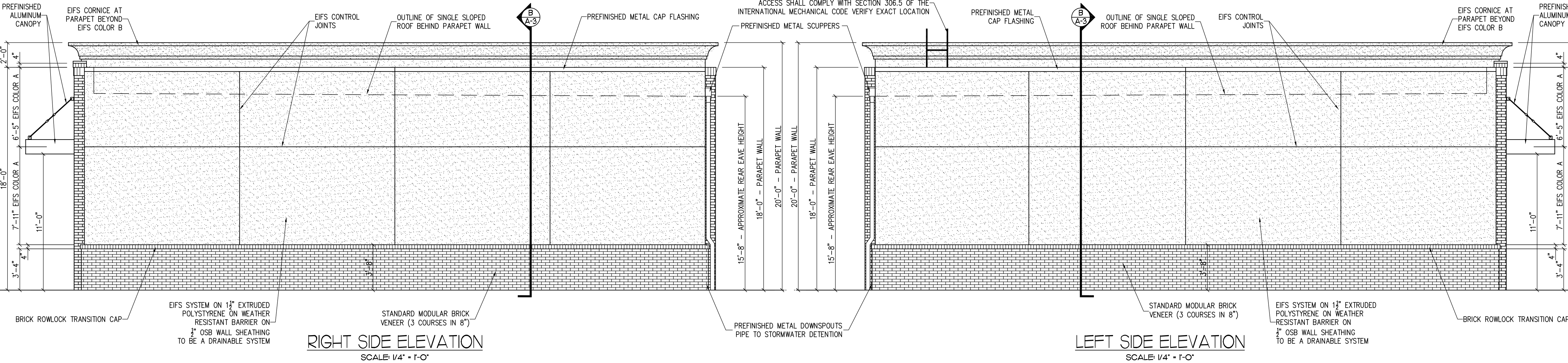
EIFS:
COLOR A: #10 VAN DYKE BY DRYVIT
COLOR B: #373B RICH BROWN BY DRYVIT

EXTERIOR DOOR: COLOR TO MATCH BRICK

SCUPPERS AND DOWNSPOUTS: DARK BRONZE

METAL AWNING: DARK BRONZE

STOREFRONT: CLEAR ANODIZED ALUMINUM



NEW CONVENIENCE STORE FOR:

CIRCLE K STORE

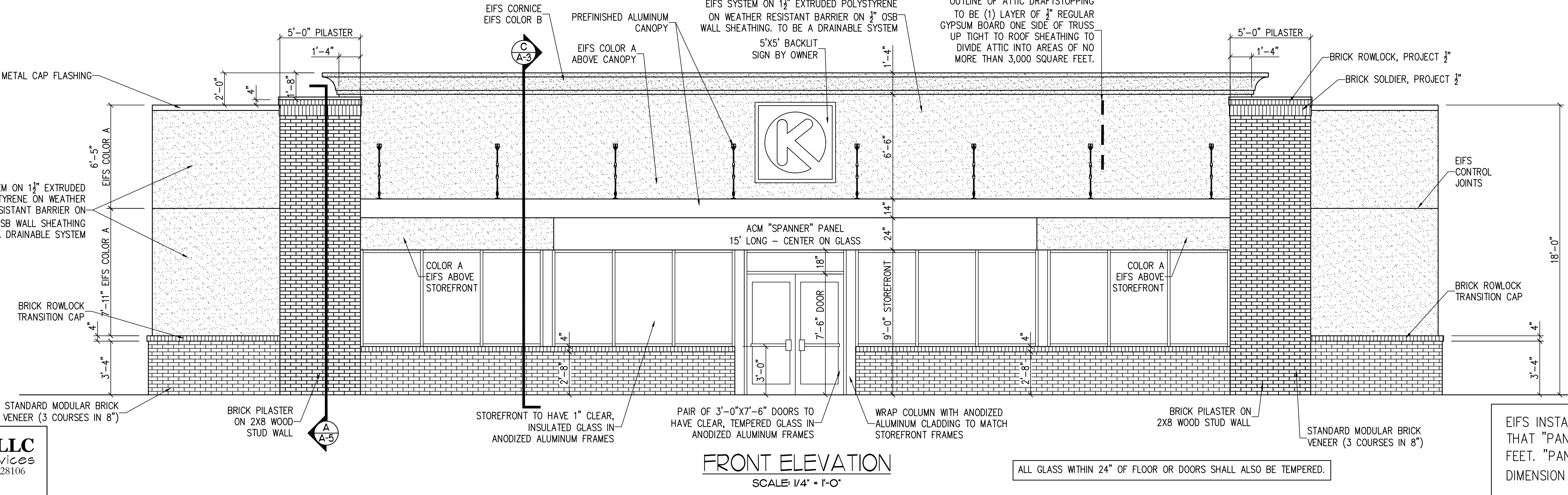
7935 IDEWILD ROAD
CHARLOTTE, NORTH CAROLINA 28212

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Bids Due	
Set No	
Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	12/17/2014
Job No	??714

A-2
OF ?

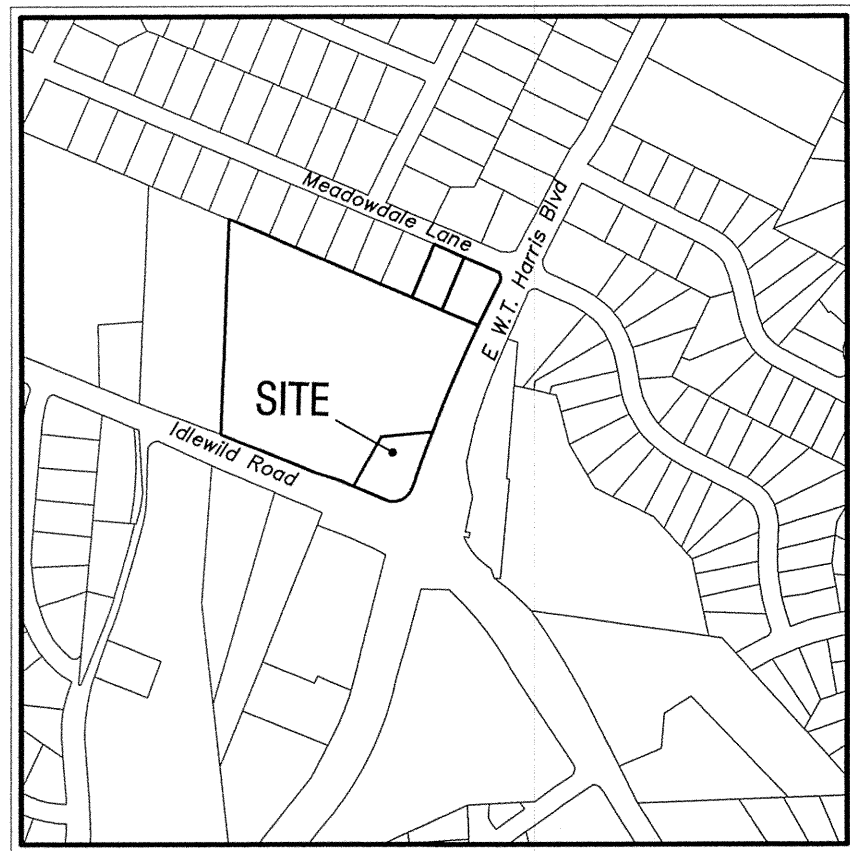
Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 330-1111



EIFS INSTALLER TO PROVIDE CONTROL JOINTS SO THAT "PANELS" DO NOT EXCEED 120 SQUARE FEET. "PANELS" SHALL BE 18' MAXIMUM; ONE DIMENSION SHALL NOT EXCEED OTHER BY 2 1/2 TIMES

ALL GLASS WITHIN 24" OF FLOOR OR DOORS SHALL ALSO BE TEMPERED.

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500



Vicinity Map (NTS)

Flood Certification
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710458200J panel 4582, dated March 2, 2009, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Certificate of Survey and Accuracy
State of North Carolina, Union County
I, E. Donald Lawrence, certify that this plot was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book _____, Page _____); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plot was prepared in accordance with G.S. 47-30 as amended. This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

Witness my original signature, registration number and seal this the

17 day of JUNE A.D. 2014

F. Donald Lawrence, N.C.P.L.S.



LINE TABLE		
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C5	107.11	1036.97	N88°10'07"W	107.06

Parcel ID 13321116
Owner- Barbara Cagle
Deed 1490 Page 621

Parcel ID 13321142
Owner- New Hope Baptist Church
Map 54 Page 572

Parcel ID 1332118
Owner- New Hope Baptist Church
Deed 2841 Page 521

100' Future Major
Throughfare R/W per MUMPO
Throughfare Plan. 50' from
centerline of existing roadway.

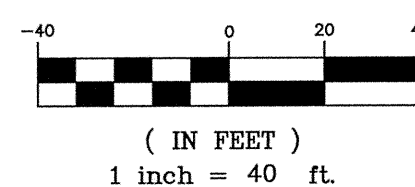
100' Future Major
Throughfare R/W per MUMPO
Throughfare Plan. 50' from
centerline of existing roadway.

Parcel ID 13321119
Owner- Circle K Properties
Deed 7452 Page 936
Area 0.49 acres

Idlewild Road
(R/W Varies)

E.W.T. Harris Blvd
(R/W Varies)

Legend	
Fence	X
Building	
Curb Line	
Gas Line	
Underground Electric	
Overhead Electric	
Underground Telephone	
Underground TV	
Water (Existing)	
Sanitary Sewer (Existing)	
Sewer Force Main (Existing)	
Storm Drain (Existing)	
Power pole	PP
Light pole	LP
San. Swr. Manhole	SSMH
Storm Dr. Manhole	SDMH
Power Manhole	EMH
Telephone Manhole	TM
Curb Inlet	CI
Drop Inlet	DI
Fire Hydrant	FH
San. Swr. Cleanout	CO
Telephone Pedestal	TP
Concrete Monument	CM
Water Meter	WM
Water Valve	WV
Electric Transformer	ET
Gas Valve	GV
Gas Meter	GM
Yard Inlet	YI
Irrigation Control Valve	ICV
Irrigation Control Rotor	ICR
Guy Wire	GW



State Plane Coordinate values were
obtained using a Topcon Hiper GPS
using Virtual Reference Stations

LAWRENCE
ASSOCIATES

106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013 866-957-8051
F 704-283-9035
www.lawrencesurveying.com

Boundary & Partial Topographic Survey of
Circle K Properties &
New Hope Baptist Church
City of Charlotte, Mecklenburg County, NC

Orig. scale: 1" = 40' Date: June 9, 2014 Drawn By: WML

Job No. 3750 Drawing file: Circle K Physical.dwg Drawing no. 14/207

No.	Date	By	Revision
-----	------	----	----------

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Complete All Fields

FY2015	2015-026
Petition #:	
Date Filed:	DEC 13 2014
Received By:	LK

OWNERSHIP INFORMATION:

Property Owner: See Attached

Owner's Address: See Attached City, State, Zip: See Attached

Date Property Acquired: See Attached Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 2145, 2146, 2150, and 2151 McClintock Rd, Charlotte, NC 28205

Tax Parcel Number(s): 12901707, 12901708, 12901211, 12901212,

Current Land Use: Duplex/Single Family

Size (Sq.Ft. or Acres): +/- 1.0 Acres

ZONING REQUEST:

Existing Zoning: R-5 Proposed Zoning: MUDD (C-D)

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

to allow for a 25 - 30 Unit townhome community

Robert Drakeford
Name of Agent

1914 Brunswick Ave Suite 1A
Agent's Address

Charlotte, NC 28207
City, State, Zip

704-344-0332 704-344-9992
Telephone Number Fax Number

Bobby@TDCRealEstate.com
E-Mail Address

Signature of Property Owner if other than Petitioner

(Name Typed / Printed)

Robert Drakeford
Name of Petitioner(s)

1914 Brunswick Ave. Suite 1A
Address of Petitioner(s)

Charlotte, NC 28207
City, State, Zip

704-344-0332 704-344-9992
Telephone Number Fax Number

Bobby@TDCRealEstate.com
E-Mail Address

Signature

Robert Drakeford
(Name Typed / Printed)

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Complete All Fields

FY2015

Petition #: _____

Date Filed: _____

Received By: _____

OWNERSHIP INFORMATION:

Property Owner: See Attached

Owner's Address: See Attached

City, State, Zip: See Attached

Date Property Acquired: See Attached

Utilities Provided: (Water) CMUD
(CMUD, Private, Other)

(Sewer) CMUD
(CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 2145 ^{DR}2146, 2150, and 2151 McClintock Rd, Charlotte, NC 28205

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Proposed Zoning: MUDD ^{CO}

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Robert Drakeford

Name of Agent

1914 Brunswick Ave Suite 1A

Agent's Address

Charlotte, NC 28207

City, State, Zip

704-344-0332

Telephone Number

704-344-9992

Fax Number

Bobby@TDCRealEstate.com

E-Mail Address



Signature of Property Owner if other than Petitioner

DERICK S. RITTER

(Name Typed / Printed)

Robert Drakeford

Name of Petitioner(s)

1914 Brunswick Ave. Suite 1A

Address of Petitioner(s)

Charlotte, NC 28207

City, State, Zip

704-344-0332

Telephone Number

704-344-9992

Fax Number

Bobby@TDCRealEstate.com

E-Mail Address



Signature

Robert Drakeford

(Name Typed / Printed)

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Complete All Fields

FY2015

Petition #: _____

Date Filed: _____

Received By: _____

OWNERSHIP INFORMATION:

Property Owner: See Attached

Owner's Address: See Attached

City, State, Zip: See Attached

Date Property Acquired: See Attached

Utilities Provided: (Water) CMUD
(CMUD, Private, Other)

(Sewer) CMUD
(CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 2145, 2146, 2150, and 2151 McClintock Rd, Charlotte, NC 28205

Tax Parcel Number(s): 12901707, 12901708, 12901211, 12901212,

Current Land Use: Duplex/Single Family

Size (Sq.Ft. or Acres): +/- 1.0 Acres

ZONING REQUEST:

Existing Zoning: R-5

Proposed Zoning: MUDD (CD)

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

to allow for a 25 - 30 Unit townhome community


Robert Drakeford
Name of Agent

1914 Brunswick Ave Suite 1A
Agent's Address

Charlotte, NC 28207
City, State, Zip

704-344-0332 704-344-9992
Telephone Number Fax Number

Bobby@TDCRealEstate.com
E-Mail Address


Signature of Property Owner if other than Petitioner

HAROLD D. CURRY MANAGER -
(Name Typed / Printed) CURRY FAMILY PARTNERSHIP LLC

Robert Drakeford
Name of Petitioner(s)

1914 Brunswick Ave. Suite 1A
Address of Petitioner(s)

Charlotte, NC 28207
City, State, Zip

704-344-0332 704-344-9992
Telephone Number Fax Number

Bobby@TDCRealEstate.com
E-Mail Address

Signature

Robert Drakeford
(Name Typed / Printed)

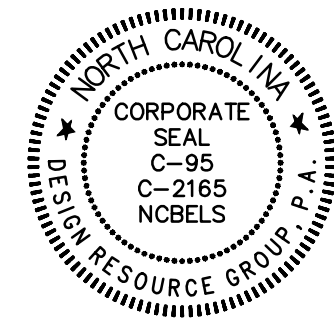
Tax Parcel No.	Property Address	Owner Name	Owner Address	City	State	Zipcode	Date Property Acquired
12901707	2145 McClintock Rd	Curry Partnership/Hal Curry	4425 Randolph Rd. Ste 210	Charlotte	NC	28211	11/13/2000
12901708	2151 McClintock Rd	Curry Partnership/Hal Curry	4425 Randolph Rd. Ste 210	Charlotte	NC	28211	3/9/2006
12901211	2150 McClintock Rd	Patrick Rothe	3745 W. Union Ave	Denver	CO	80236	3/7/1989
12901212	2146 McClintock Rd	Derrick and Angela Ritter	2146 McClintock Rd	Charlotte	NC	28205	11/22/2002



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200
charlotte, nc 28208
p 704.343.0608 f 704.358.3093
www.drgpr.com



McCLINTOCK RD SITE
PLAZA MIDWOOD, CHARLOTTE

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVE, SUITE A
CHARLOTTE, NORTH CAROLINA 29207

REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING
2015-XXX

SCALE: 1" = 20'

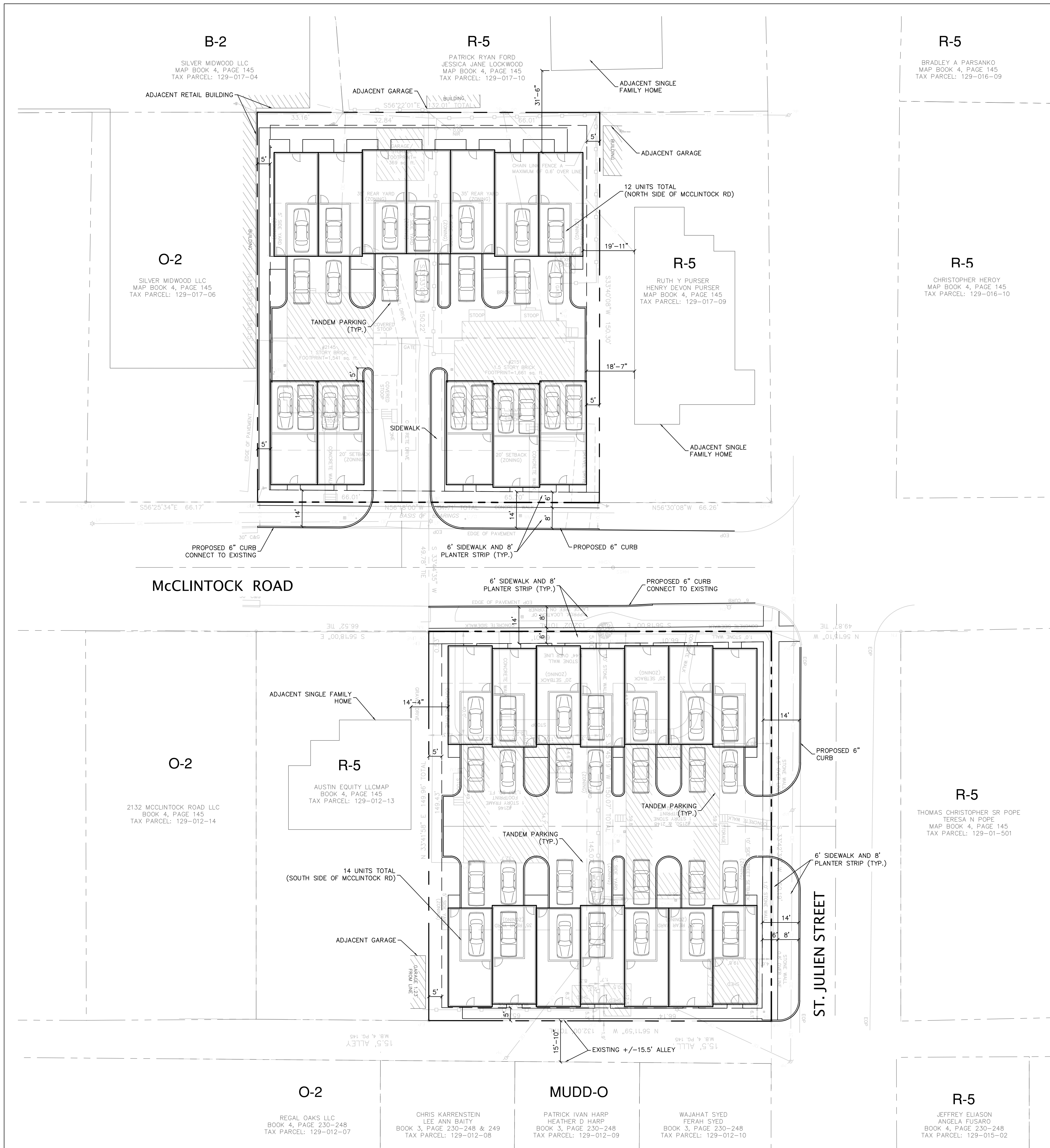
PROJECT #: 090-019
DRAWN BY: NB
CHECKED BY: TH

SCHEMATIC
SITE PLAN

DECEMBER 19, 2014

REVISIONS:

RZ 1.0



SITE DEVELOPMENT DATA

PARCEL ID NUMBER:	12901707 & 12901708 (NORTH SIDE OF McCLINTOCK RD) 12901211 & 12901212 (SOUTH SIDE OF McCLINTOCK RD)
SITE AREA:	19,809 SQ FT / 0.455 AC (NORTH SIDE OF McCLINTOCK RD) 19,811 SQ FT / 0.455 AC (SOUTH SIDE OF McCLINTOCK RD)
EXISTING ZONING:	R-5
PROPOSED ZONING:	MUDD
EXISTING USE:	SINGLE FAMILY RESIDENTIAL HOMES
PROPOSED USE:	TOWNHOMES
BUILDING HEIGHT:	PER ORDINANCE
BUILDING DENSITY:	12 UNITS (NORTH OF McCLINTOCK RD) 14 UNITS (SOUTH OF McCLINTOCK RD)
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS

McCLINTOCK ROAD SITE DEVELOPMENT STANDARDS

GENERAL PROVISIONS.

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE. BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF TOWNHOMES UNITS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM R-5 TO THE MUDD ZONING DISTRICT.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE TOWNHOME UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE MUDD DISTRICT.

TRANSPORTATION

A. THE PROPOSED SITE NORTH OF McCLINTOCK RD. WILL HAVE ONE INGRESS/EGRESS ACCESS DRIVE TO THE TOWNHOME UNITS FROM McCLINTOCK RD. THE PROPOSED SITE SOUTH OF McCLINTOCK RD. WILL HAVE ONE INGRESS/EGRESS ACCESS DRIVE TO THE TOWNHOME UNITS FROM ST. JULIEN STREET.

B. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS

RESERVED

STREETSCAPE AND LANDSCAPING

RESERVED

ENVIRONMENTAL FEATURES

STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE WILL BE PER THE POST-CONSTRUCTION STORMWATER ORDINANCE REQUIREMENTS FOR THE CITY OF CHARLOTTE AND APART OF THE REVIEW AND APPROVAL OF THE DESIGN DEVELOPMENT AND CONSTRUCTION PROCESS.

OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

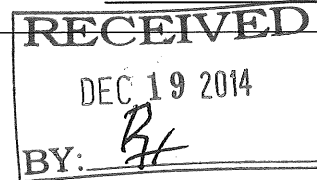
RESERVED

INITIAL SUBMISSION: 12.19.14

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

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2015
Petition #: 2015-027
Date Filed: _____
Received By: _____



Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: City of Charlotte Housing Authority

Owner's Address: 400 East Boulevard City, State, Zip: Charlotte, NC 28203

Date Property Acquired: 8/12/1983 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): Existing property includes: (1) 233 E. 1ST St.; (2) 1308 E. 1ST St.; (3) 1316 E. 1ST St.; (4) 315 Cherry St.; (5) 327 Cherry St.; (6) 1401 Luther St.; (7) 1415 Luther St.; (8) 1421 Luther St.

Tax Parcel Number(s): 12522428

Current Land Use: Quadruplex (32 units in 8 buildings)

Size (Sq.Ft. or Acres): "Site A", the portion being rezoned, is 3.031 acres (the entire property is 4.681 acres)

ZONING REQUEST:

Existing Zoning: R-22MF Proposed Zoning: UR-C(CD)

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*

To redevelop a portion of the CHA Tall Oaks quadruplexes property (the portion labeled as "Site A") into one multifamily elevator building with a maximum of 200 units. (The portion of the property that is not rezoned will not exceed the total allowed by the Ordinance under R-22MF.)

Neighboring Concepts, PLLC
Name of Agent

1230 West Morehead, Suite 204
Agent's Address

Charlotte, NC 28208
City, State, Zip

704 374 0916 (ext. 228) 704 342 3808
Telephone Number Fax Number

darrel@neighboringconcepts.com
E-Mail Address

Signature of Property Owner if other than Petitioner

(Name Typed / Printed)

Charlotte Housing Authority
Name of Petitioner(s)

400 East Boulevard
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704 336 4227
Telephone Number Fax Number

jbrown@cha-nc.org
E-Mail Address

Signature

A. Fulton Meachem Jr.
(Name Typed / Printed)

1. DEVELOPMENT DATA TABLE

a. SITE ACREAGE	3.03 ACRES
b. TAX ID	12522428
c. EXISTING ZONING	R-22 MF
d. PROPOSED ZONING	UR-C (CD)
e. EXISTING USES	MULTI-FAMILY (QUADRUPLX)
f. PROPOSED USES:	MULTI-FAMILY - 200 UNITS
g. FLOOR AREA RATIO:	3.0 FAR
h. MAXIMUM BUILDING HEIGHT	65'-0" TO PEAK OF SLOPED ROOF (5 STORIES)
	54'-0" TO PEAK OF SLOPED ROOF (4 STORIES)
i. NUMBER OF PARKING SPACES REQUIRED:	200
	PROPOSED: 271

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 THE SITE DEPICTED ON THIS REZONING PLAN.
- b. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASE.
- c. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN.
- d. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

3. OPTIONAL PROVISIONS

- e. NOT APPLICABLE.

4. PERMITTED USES

- f. DEVELOPMENT WILL BE RESTRICTED TO MULTI-FAMILY APARTMENT UNITS AND WILL CONFORM TO THE UR-C DISTRICT REQUIREMENTS.
- g. THE PROPOSED BUILDINGS ON THE SITE WILL SATISFY OR EXCEED THE SETBACK, SIDE YARD, REAR YARD, SCREENING AND BUFFER REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE.

5. TRANSPORTATION

- h. PARKING LAYOUT IS GENERAL AND MAY BE MODIFIED TO SAVE EXISTING TREES.
- i. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- j. PETITIONER TO COORDINATE FINAL ACCESS AND DRIVEWAY DESIGNS WITH CDOT DURING PERMITTING.

6. ARCHITECTURAL STANDARDS

- k. THE BUILDING MATERIALS USED ON THE BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD, VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
- l. THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND A QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE. ACTUAL BUILDINGS CONSTRUCTED ON THE SITES MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DESIGN INTENT IS PRESERVED.
- m. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES.
- n. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.
- o. ROLL-OUT COLLECTION WILL BE USED WHERE ALLOWED BY ORDINANCE. DUMPSTERS, RECYCLING AREAS AND ROLL-OUT CONTAINERS SHALL BE SCREENED WITH GATED ENCLOSURES.

7. STREETScape AND LANDSCAPING

- p. SIDEWALKS AND PLANTING STRIPS WILL BE AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY.
- q. EXISTING TREES TO BE PRESERVED WILL HAVE "TREE PROTECTION FENCING" PLACED AROUND THEIR DRIP LINES TO PREVENT DISTURBANCES TO ROOT ZONES DURING ALL PHASES OF CONSTRUCTION.
- r. BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302.
- s. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
- t. ON-SITE PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303.
- u. PLANTINGS IN SIGHT TRIANGLE WILL BE LOW LYING AND WILL NOT OBSTRUCT VISIBILITY.

8. ENVIRONMENTAL FEATURES

- v. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. EACH DEVELOPMENT PARCEL SHALL BE EVALUATED FOR PCOC REQUIREMENTS INDIVIDUALLY.
- w. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

9. PARKS, GREENWAYS & OPEN SPACE

- x. CONNECTIONS TO PARK OR GREENWAYS ARE NOT APPLICABLE.
- y. OPEN SPACE SHALL COMPLY WITH ORDINANCE.

10. SIGNAGE

- z. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF THE SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE.

11. LIGHTING

- aa. INTERNAL LIGHTING AS PRESCRIBED BY THE ORDINANCE.

12. OTHER

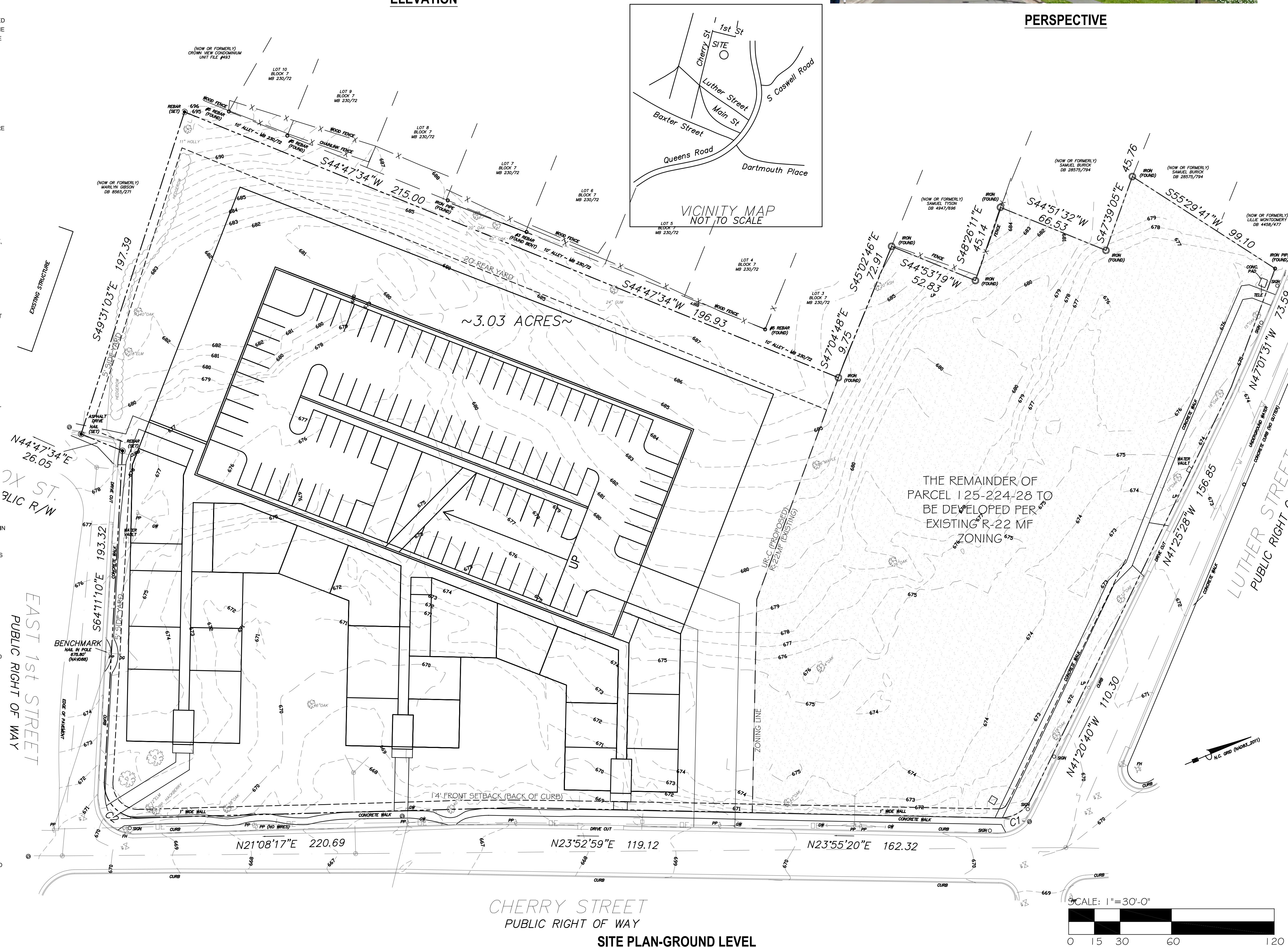
- ab. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS" OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.



ELEVATION



PERSPECTIVE



CHERRY STREET
PUBLIC RIGHT OF WAY

SITE PLAN-GROUND LEVEL

neighboring
concepts

ARCHITECTURE ■ PLANNING ■ INTERIORS

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Charlotte, North Carolina 28208
T:704.374.0916 F:704.342.3808

www.neighboringconcepts.com

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Wirth & Associates
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Charlotte, NC 28208
Phone: 704-375-1588 Fax: 704-375-3844
Email: gwirth@wirthassociates.com



**Charlotte Hall Oaks
Redevelopment -
Site A**

REV. 1 DATE

REV. 2 DATE

REV. 3 DATE

REV. 4 DATE

REV. 5 DATE

REV. 6 DATE

REV. 7 DATE

REV. 8 DATE

Rezoning Documents

Petition #XXXX-XXX

SITE PLAN

ISSUE DATE

December 22, 2014

CHECKED

GNW

SHEET BY

CKG

PROJECT NUMBER

NC 14-023

RZ-1

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2015

Petition #: 2015-028

Date Filed: _____

Received By: _____

RECEIVED

DEC 19 2014

BY: gt

Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: City of Charlotte Housing Authority

Owner's Address: 400 East Boulevard City, State, Zip: Charlotte, NC 28203

Date Property Acquired: 1/10/1983 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): Includes: (1) 407 Baldwin Av.; (2) 1612 Luther St.; (3) 1611 Main St.

Tax Parcel Number(s): 12523423

Current Land Use: Duplex (Apartment Leasing Office and 4 Duplex Units)

Size (Sq.Ft. or Acres): 1.035 acres

ZONING REQUEST:

Existing Zoning: R-8 Proposed Zoning: R-22MF(CD)

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*

To redevelop the duplexes and leasing office on the property ("Site B" of the six CHA Tall Oaks properties) into a mixture of townhomes and walkup multifamily units, including a leasing office. Max. proposed # units is 22 dwelling units.

Neighboring Concepts, PLLC

Name of Agent

1230 West Morehead, Suite 204

Agent's Address

Charlotte, NC 28208

City, State, Zip

704 374 0916 (ext. 228)

Telephone Number

704 342 3808

Fax Number

darrel@neighboringconcepts.com

E-Mail Address

Signature of Property Owner if other than Petitioner

(Name Typed / Printed)

Charlotte Housing Authority

Name of Petitioner(s)

400 East Boulevard

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

704 336 4227

Telephone Number

Fax Number

jbrown@cha-nc.org

E-Mail Address

Signature

A. Fulton Meachem Jr.
(Name Typed / Printed)

TECHNICAL NOTES

1. DEVELOPMENT DATA TABLE

- a. SITE ACREAGE 1.035 ACRES
b. TAX ID 12523423
c. EXISTING ZONING R-8
d. PROPOSED ZONING R-22 MF (CD)
e. EXISTING USES SINGLE FAMILY
f. PROPOSED USES: MULTI-FAMILY - MAX. 22 UNITS
g. FLOOR AREA RATIO: N/A
h. MAXIMUM BUILDING HEIGHT 40' (FORTY) FEET
i. NUMBER OF PARKING SPACES REQUIRED: 22 (LOW INCOME)
PROPOSED: 25
j. AMOUNT OF OPEN SPACE: 40% MINIMUM

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 THE SITE DEPICTED ON THIS REZONING PLAN.
b. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASE.
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d. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

3. OPTIONAL PROVISIONS

- e. NOT APPLICABLE.

4. PERMITTED USES

- f. DEVELOPMENT PARCEL WILL CONFORM TO R-22 MF (CD) DISTRICT. ALL UNITS WILL BE LOW INCOME MULTI-FAMILY UNITS AND A COMMUNITY CENTER.
g. THE PROPOSED BUILDINGS ON THE SITE WILL SATISFY OR EXCEED THE SETBACK, SIDE YARD, REAR YARD, SCREENING AND BUFFER REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE.

5. TRANSPORTATION

- h. PARKING LAYOUT IS GENERAL AND MAY BE MODIFIED TO SAVE EXISTING TREES.
i. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
j. PETITIONER TO COORDINATE FINAL ACCESS AND DRIVEWAY DESIGNS WITH CDOT DURING PERMITTING.

6. ARCHITECTURAL STANDARDS

- k. THE BUILDING MATERIALS USED ON THE BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD, VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
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m. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES.
n. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.
o. ROLL-OUT COLLECTION WILL BE USED WHERE ALLOWED BY ORDINANCE. DUMPSTERS, RECYCLING AREAS AND ROLL-OUT CONTAINERS SHALL BE SCREENED WITH GATED ENCLOSURES.

7. STREETSCAPE AND LANDSCAPING

- p. SIDEWALKS AND PLANTING STRIPS WILL BE AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY.
q. EXISTING TREES TO BE PRESERVED WILL HAVE "TREE PROTECTION FENCING" PLACED AROUND THEIR DRIP LINES TO PREVENT DISTURBANCES TO ROOT ZONES DURING ALL PHASES OF CONSTRUCTION.
r. BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302.
s. SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
t. ON-SITE PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303.
u. PLANTINGS IN SIGHT TRIANGLE WILL BE LOW LYING AND WILL NOT OBSTRUCT VISIBILITY.

8. ENVIRONMENTAL FEATURES

- v. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. EACH DEVELOPMENT PARCEL SHALL BE EVALUATED FOR POCO REQUIREMENTS INDIVIDUALLY.
w. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

9. PARKS, GREENWAYS & OPEN SPACE

- x. CONNECTIONS TO PARK OR GREENWAYS ARE NOT APPLICABLE.
y. OPEN SPACE SHALL COMPLY WITH ORDINANCE.

10. SIGNAGE

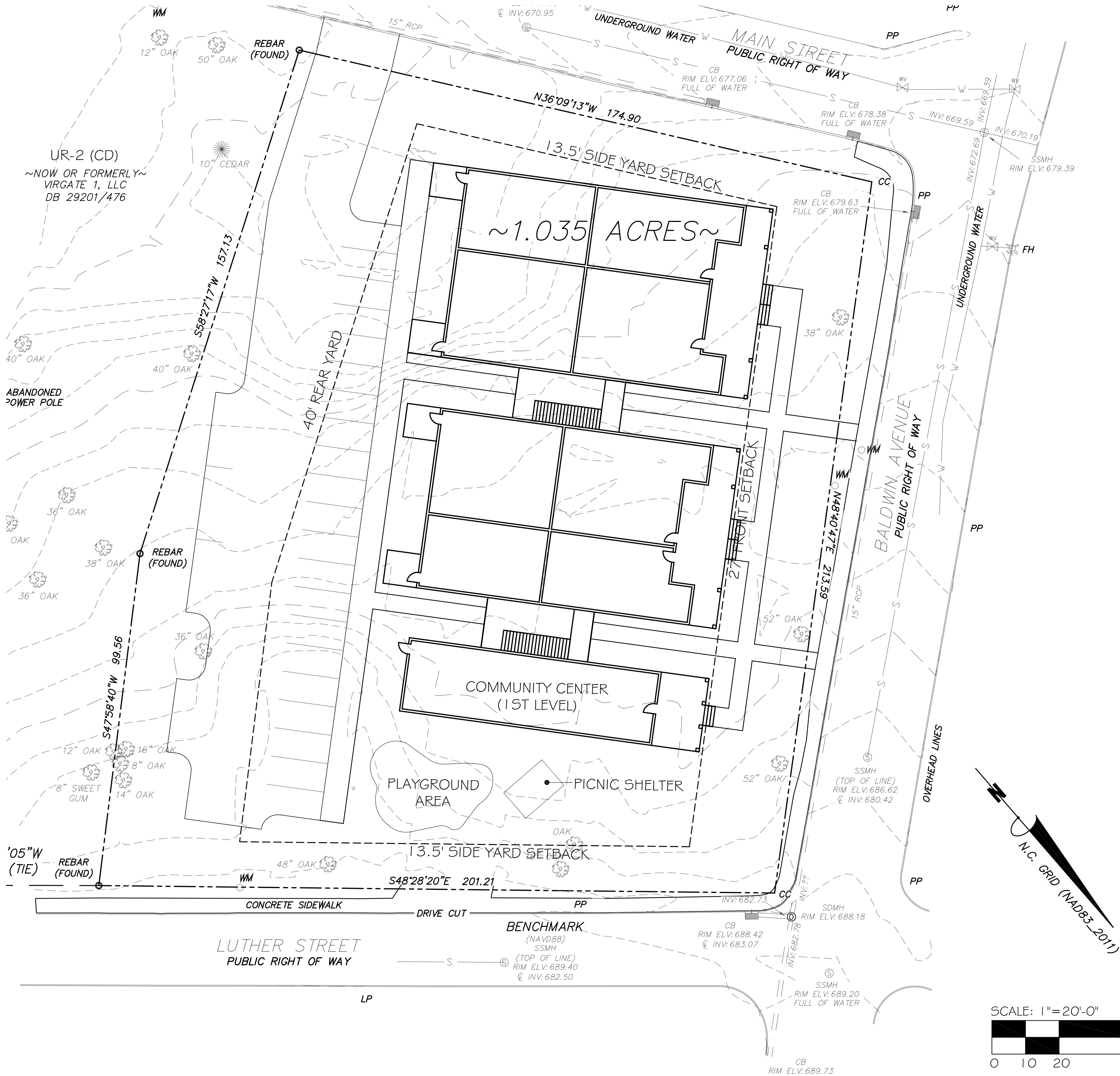
- z. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF THE SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE.

11. LIGHTING

- aa. INTERNAL LIGHTING AS PRESCRIBED BY THE ORDINANCE.

12. OTHER

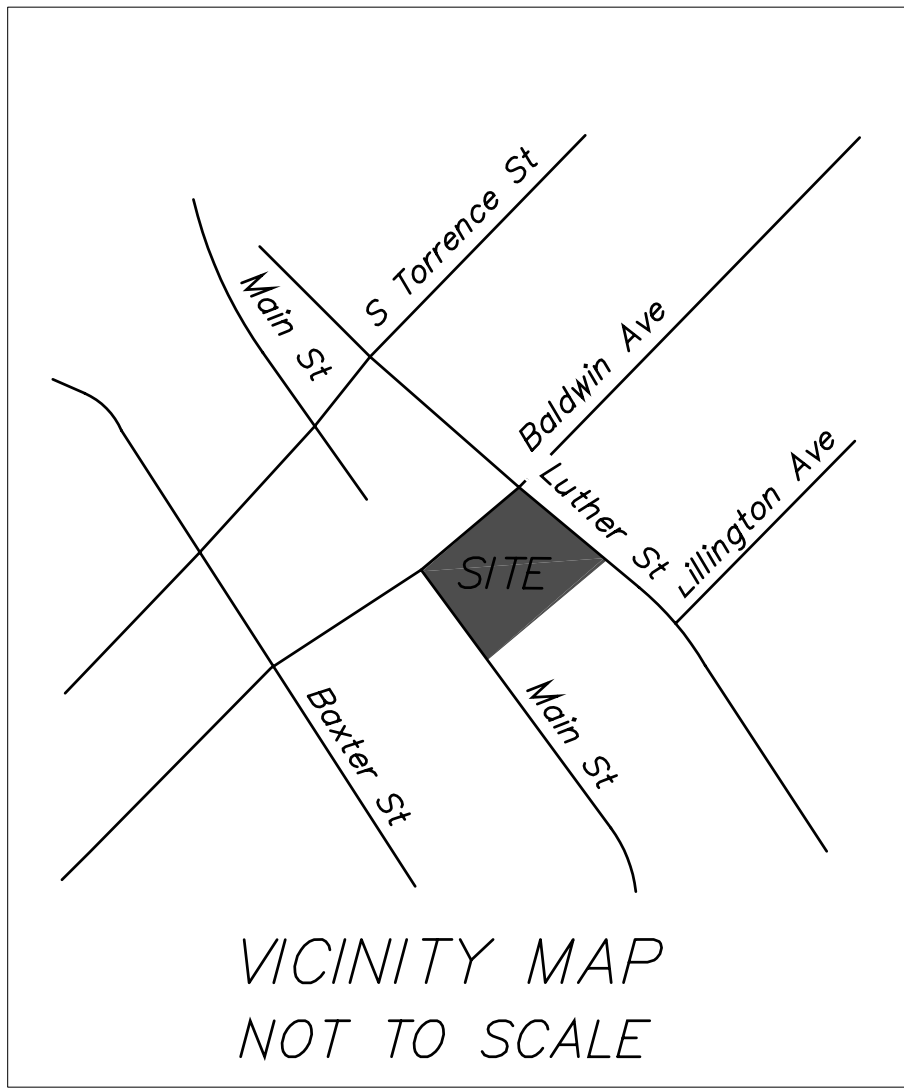
- ab. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS" OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.



SITE PLAN



ELEVATION



neighboring concepts

ARCHITECTURE ■ PLANNING ■ INTERIORS

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www.neighboringconcepts.com

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Neighboring Concepts, PLLC

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Charlotte, NC 28208
Phone: 704-375-1588 Fax: 704-375-3844
Email: gwirth@wirthassociates.com



**Charlotte Housing
Authority Tall Oaks
Redevelopment -
Site B**

REV. 1 DATE

REV. 2 DATE

REV. 3 DATE

REV. 4 DATE

REV. 5 DATE

REV. 6 DATE

REV. 7 DATE

REV. 8 DATE

Rezoning Documents

Petition #XXXX-XXX

SITE PLAN

ISSUE DATE

December 22, 2014

CHECKED

GNW

SHEET BY

CKG

PROJECT NUMBER

NC 14-023

RZ-1

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2015

Petition #: 2015-029

Date Filed: _____

Received By: _____

Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: City of Charlotte Housing Authority

Owner's Address: 400 East Boulevard

City, State, Zip: Charlotte, NC 28203

Date Property Acquired: 11/22/1982 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): Includes: (1) 1700 Amherst Pl.; (2) 1708 Amherst Pl.

Tax Parcel Number(s): 12523226

Current Land Use: Duplex (4 Duplex Units)

Size (Sq.Ft. or Acres): 0.424 acres

ZONING REQUEST:

Existing Zoning: R-8

Proposed Zoning: R-22MF(CD)

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*

To redevelop the 2 duplexes on the property ("Site C" of the six CHA Tall Oaks properties) into 2 walk-up multifamily buildings. Max. proposed # units is 9 dwelling units.

Neighboring Concepts, PLLC

Name of Agent

1230 West Morehead, Suite 204

Agent's Address

Charlotte, NC 28208

City, State, Zip

704 374 0916 (ext. 228)

Telephone Number

704 342 3808

Fax Number

darrel@neighboringconcepts.com

E-Mail Address

Signature of Property Owner if other than Petitioner

(Name Typed / Printed)

Charlotte Housing Authority

Name of Petitioner(s)

400 East Boulevard

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

704 336 4227

Telephone Number

Fax Number

jbrown@cha-nc.org

E-Mail Address

Signature

A. Fulton Meachem Jr.

(Name Typed / Printed)

RECEIVED

DEC 19 2014

BY: BT

TECHNICAL NOTES

1. DEVELOPMENT DATA TABLE

a. SITE ACREAGE	0.424 ACRES
b. TAX ID	12523226
c. EXISTING ZONING	R-8
d. PROPOSED ZONING	R-22 MF (CD)
e. EXISTING USES	SINGLE FAMILY
f. PROPOSED USES:	MULTI-FAMILY - 8 UNITS
g. FLOOR AREA RATIO:	N/A
h. MAXIMUM BUILDING HEIGHT	40' (FORTY) FEET
i. NUMBER OF PARKING SPACES REQUIRED:	8 (LOW INCOME)
	PROPOSED: 8 MINIMUM
j. AMOUNT OF OPEN SPACE:	40% MINIMUM

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 THE SITE DEPICTED ON THIS REZONING PLAN.
- b. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASE.
- c. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE THE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN.
- d. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

3. OPTIONAL PROVISIONS

- e. NOT APPLICABLE.

4. PERMITTED USES

- f. DEVELOPMENT WILL CONFORM TO R-22 MF (CD) DISTRICT. ONLY DUPLEXES, TRIPLEXES OR QUADRUPLICES WILL BE ALLOWED. ALL UNITS WILL BE LOW INCOME.
- g. THE PROPOSED BUILDINGS ON THE SITE WILL SATISFY OR EXCEED THE SETBACK, SIDE YARD, REAR YARD, SCREENING AND BUFFER REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE.

5. TRANSPORTATION

- h. PARKING LAYOUT IS GENERAL AND MAY BE MODIFIED TO SAVE EXISTING TREES.
- i. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- j. PETITIONER TO COORDINATE FINAL ACCESS AND DRIVEWAY DESIGNS WITH CDOT DURING PERMITTING.

6. ARCHITECTURAL STANDARDS

- k. THE BUILDING MATERIALS USED ON THE BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
- l. THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND A QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE. ACTUAL BUILDINGS CONSTRUCTED ON THE SITES MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DESIGN INTENT IS PRESERVED.
- m. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES.
- n. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.
- o. ROLL-OUT COLLECTION WILL BE USED WHERE ALLOWED BY ORDINANCE. DUMPSTERS, RECYCLING AREAS AND ROLL-OUT CONTAINERS SHALL BE SCREENED WITH GATED ENCLOSURES.

7. STREETScape AND LANDSCAPING

- p. SIDEWALKS AND PLANTING STRIPS WILL BE AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY.
- q. EXISTING TREES TO BE PRESERVED WILL HAVE "TREE PROTECTION FENCING" PLACED AROUND THEIR DRIP LINES TO PREVENT DISTURBANCES TO ROOT ZONES DURING ALL PHASES OF CONSTRUCTION.
- r. BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302.
- s. SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
- t. ON-SITE PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303
- u. PLANTINGS IN SIGHT TRIANGLE WILL BE LOW LYING AND WILL NOT OBSTRUCT VISIBILITY.

8. ENVIRONMENTAL FEATURES

- v. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. EACH DEVELOPMENT PARCEL SHALL BE EVALUATED FOR PCOC REQUIREMENTS INDIVIDUALLY.
- w. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

9. PARKS, GREENWAYS & OPEN SPACE

- x. CONNECTIONS TO PARK OR GREENWAYS ARE NOT APPLICABLE.
- y. OPEN SPACE SHALL COMPLY WITH ORDINANCE.

10. SIGNAGE

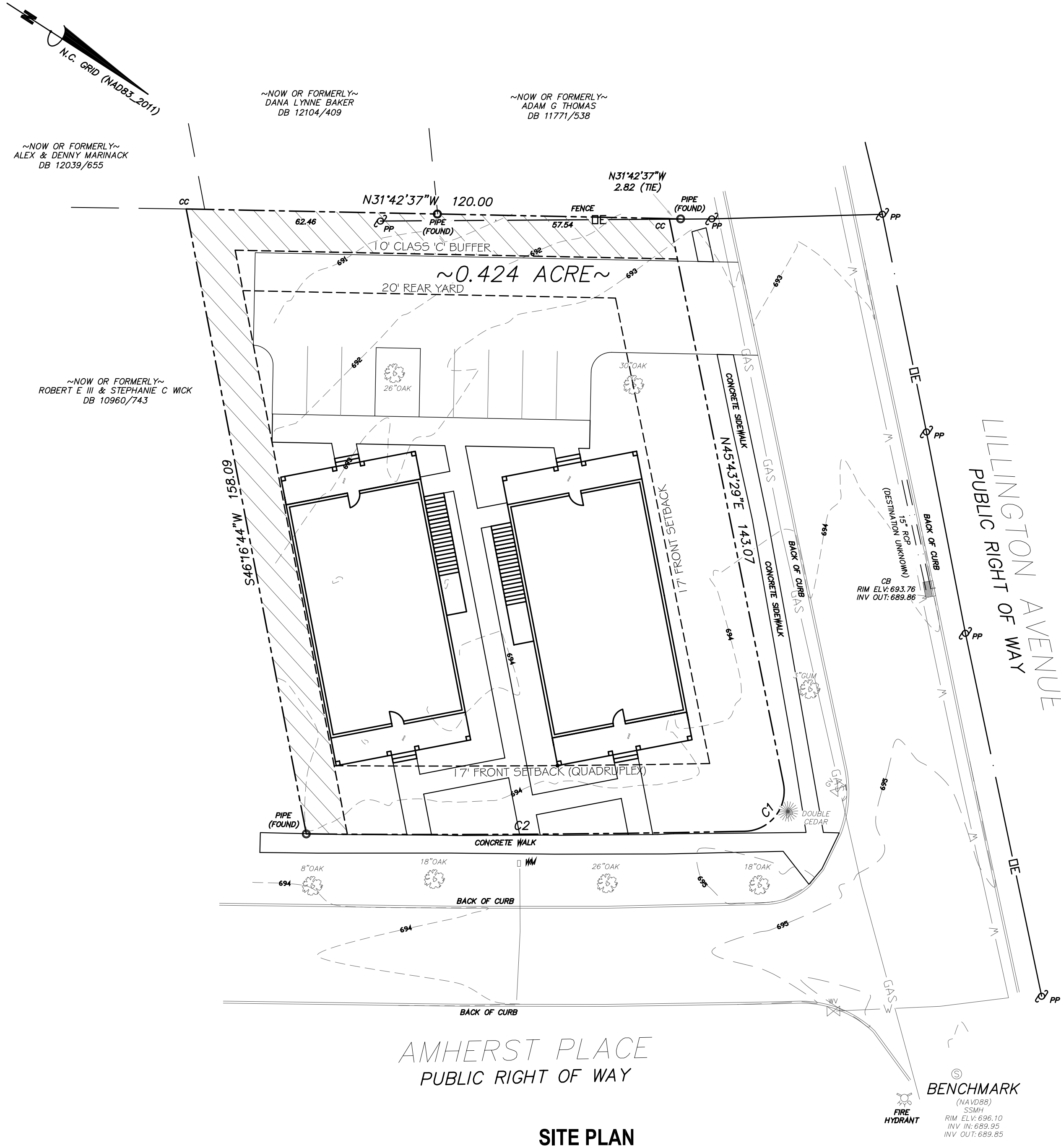
- z. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF THE SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE.

11. LIGHTING

- aa. INTERNAL LIGHTING AS PRESCRIBED BY THE ORDINANCE.

12. OTHER

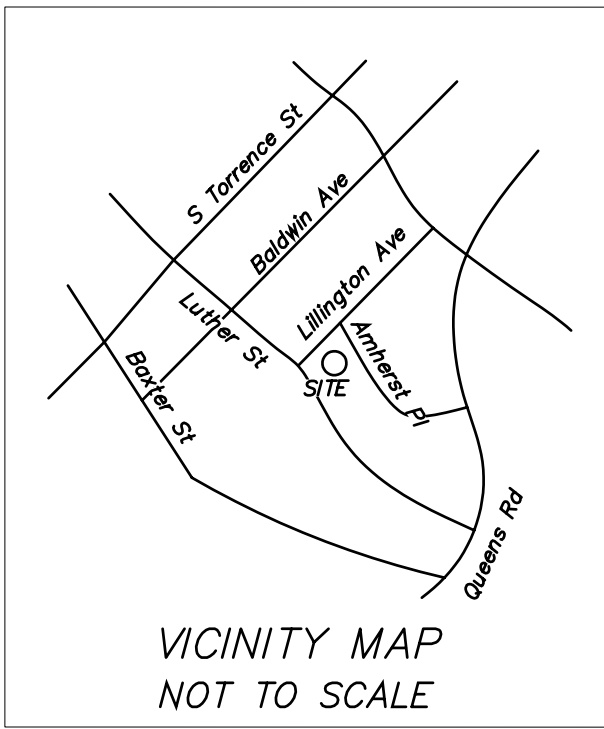
- ab. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.



SITE PLAN



ELEVATION



VICINITY MAP
NOT TO SCALE

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1230 West Morehead Street, Suite 204
Charlotte, North Carolina 28208
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Wirth & Associates
LANDSCAPE ARCHITECTS AND LAND PLANNERS
1230 W. Morehead St. Suite 212
Charlotte, NC 28208
Phone: 704-375-1588 Fax: 704-375-3844
Email: gwirth@wirthassociates.com



**Charlotte Housing
Authority Tall Oaks
Redevelopment -
Site C**

REV. 1 DATE	
REV. 2 DATE	
REV. 3 DATE	
REV. 4 DATE	
REV. 5 DATE	
REV. 6 DATE	
REV. 7 DATE	
REV. 8 DATE	

Rezoning Documents

Petition #XXXX-XXX

SITE PLAN

ISSUE DATE	December 22, 2014
CHECKED	GNW
SHEET BY	CKG
PROJECT NUMBER	NC 14-023

RZ-1

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2015

Petition #:

295-030

Date Filed:

Received By:

RECEIVED

DEC 19 2014

BY: *RH*

Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: City of Charlotte Housing Authority

Owner's Address: 400 East Boulevard

City, State, Zip: Charlotte, NC 28203

Date Property Acquired: 06/29/1983

Utilities Provided: (Water) CMUD

(Sewer) CMUD

(CMUD, Private, Other)

(CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): Includes: (1) 1708 Luther St.; (2) 1714 Luther St.; (3) 1800 Luther St.

Tax Parcel Number(s): 12523416

Current Land Use: Duplex (6 Duplex Units)

Size (Sq.Ft. or Acres): 0.562 acres

ZONING REQUEST:

Existing Zoning: R-8

Proposed Zoning: R-22MF(CD)

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*

To redevelop the 3 duplexes on the property ("Site D" of the six CHA Tall Oaks properties) into a mixture of townhouses and walk-up multifamily buildings. Max. proposed # units is 12 dwelling units.

Neighboring Concepts, PLLC

Name of Agent

1230 West Morehead, Suite 204

Agent's Address

Charlotte, NC 28208

City, State, Zip

704 374 0916 (ext. 228)

Telephone Number

704 342 3808

Fax Number

darrel@neighboringconcepts.com

E-Mail Address

Signature of Property Owner if other than Petitioner

(Name Typed / Printed)

Charlotte Housing Authority

Name of Petitioner(s)

400 East Boulevard

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

704 336 4227

Telephone Number

Fax Number

jbrown@cha-nc.org

E-Mail Address

Signature

A. Fulton Meachem Jr.

(Name Typed / Printed)

TECHNICAL NOTES

1. DEVELOPMENT DATA TABLE

a. SITE ACREAGE	0.562 ACRES
b. TAX ID	12523416
c. EXISTING ZONING	R-8
d. PROPOSED ZONING	R-22 MF (CD)
e. EXISTING USES	SINGLE FAMILY
f. PROPOSED USES:	MULTI-FAMILY - 11 UNITS
g. FLOOR AREA RATIO:	N/A
h. MAXIMUM BUILDING HEIGHT	40' (FORTY) FEET
i. NUMBER OF PARKING SPACES REQUIRED:	11 (LOW INCOME)
	PROPOSED: 12
j. AMOUNT OF OPEN SPACE:	40% MINIMUM

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 THE SITE DEPICTED ON THIS REZONING PLAN.
- b. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASE.
- c. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN.
- d. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

3. OPTIONAL PROVISIONS

- e. NOT APPLICABLE.

4. PERMITTED USES

- f. DEVELOPMENT WILL CONFORM TO R-22 MF (CD) DISTRICT. ONLY DUPLEXES, TRIPLEXES OR QUADRUPLICES WILL BE ALLOWED. ALL UNITS WILL BE LOW INCOME.
- g. THE PROPOSED BUILDINGS ON THE SITE WILL SATISFY OR EXCEED THE SETBACK, SIDE YARD, REAR YARD, SCREENING AND BUFFER REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE.

5. TRANSPORTATION

- h. PARKING LAYOUT IS GENERAL AND MAY BE MODIFIED TO SAVE EXISTING TREES.
- i. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- j. PETITIONER TO COORDINATE FINAL ACCESS AND DRIVEWAY DESIGNS WITH CDOT DURING PERMITTING.

6. ARCHITECTURAL STANDARDS

- k. THE BUILDING MATERIALS USED ON THE BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD, VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
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- o. ROLL-OUT COLLECTION WILL BE USED WHERE ALLOWED BY ORDINANCE. DUMPSTERS, RECYCLING AREAS AND ROLL-OUT CONTAINERS SHALL BE SCREENED WITH GATED ENCLOSURES.

7. STREETScape AND LANDSCAPING

- p. SIDEWALKS AND PLANTING STRIPS WILL BE AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY.
- q. EXISTING TREES TO BE PRESERVED WILL HAVE "TREE PROTECTION FENCING" PLACED AROUND THEIR DRIP LINES TO PREVENT DISTURBANCES TO ROOT ZONES DURING ALL PHASES OF CONSTRUCTION.
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- t. ON-SITE PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303
- u. PLANTINGS IN SIGHT TRIANGLE WILL BE LOW LYING AND WILL NOT OBSTRUCT VISIBILITY.

8. ENVIRONMENTAL FEATURES

- v. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. EACH DEVELOPMENT PARCEL SHALL BE EVALUATED FOR PCCO REQUIREMENTS INDIVIDUALLY.
- w. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

9. PARKS, GREENWAYS & OPEN SPACE

- x. CONNECTIONS TO PARK OR GREENWAYS ARE NOT APPLICABLE.
- y. OPEN SPACE SHALL COMPLY WITH ORDINANCE.

10. SIGNAGE

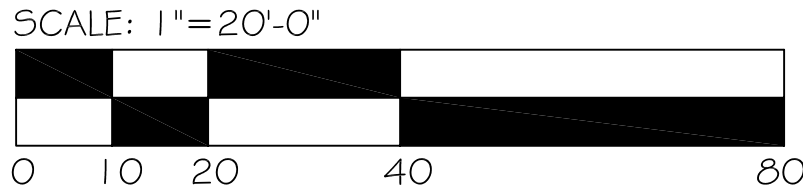
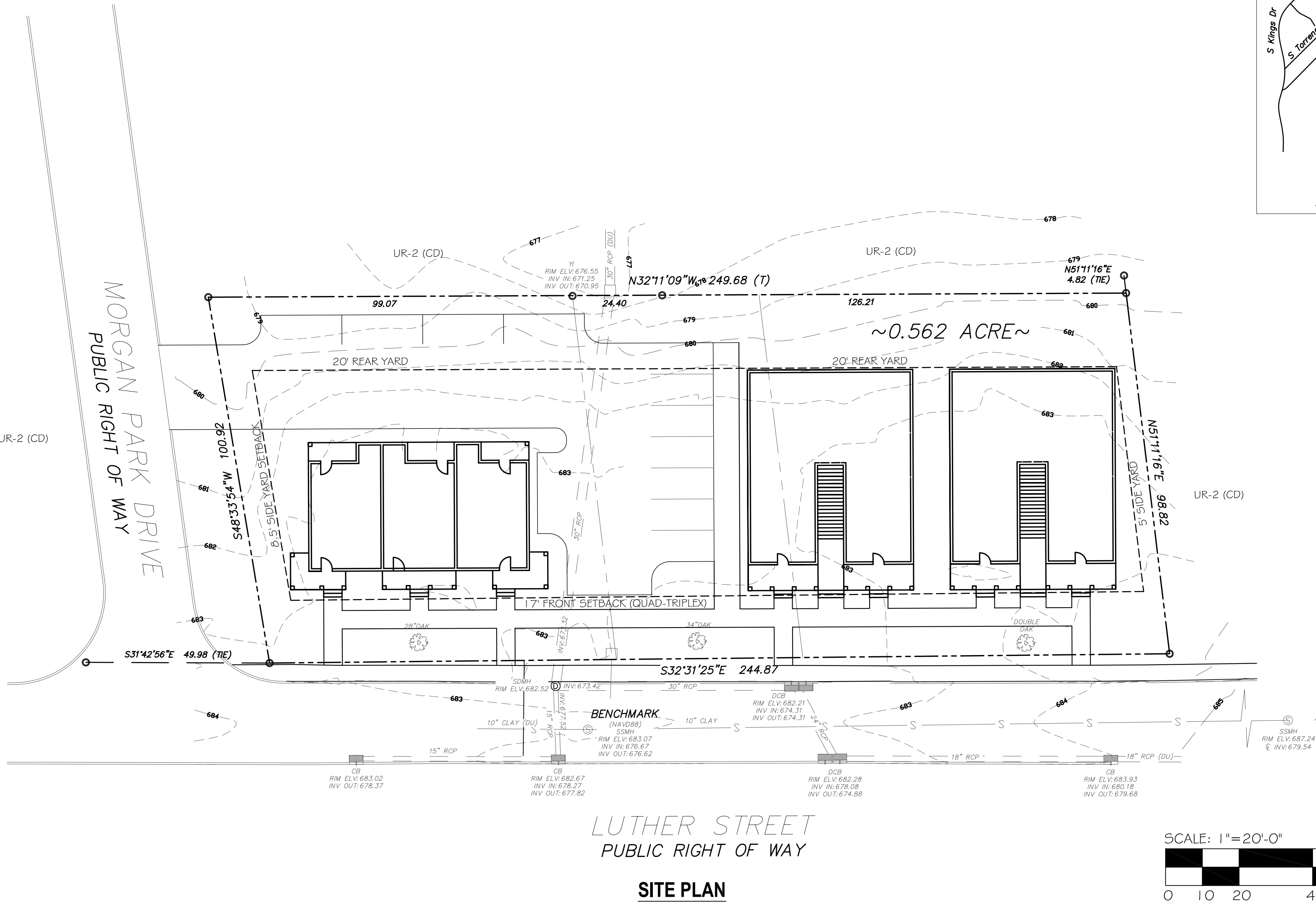
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11. LIGHTING

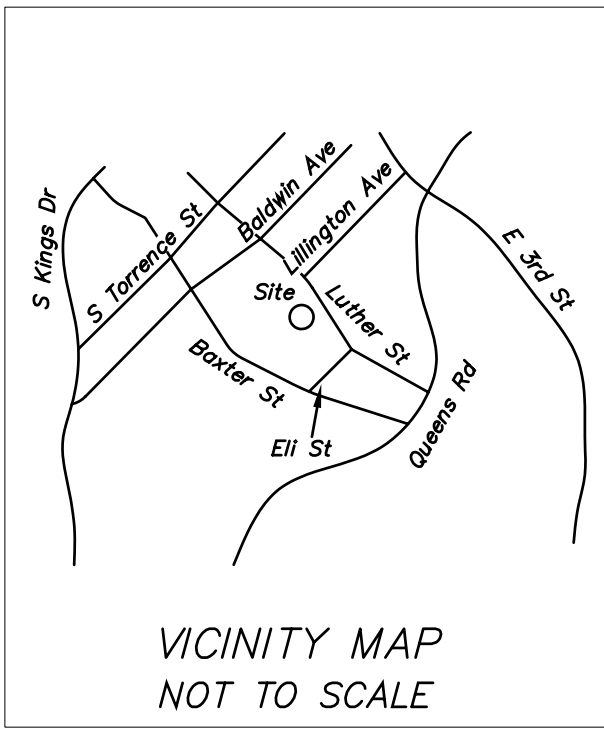
- aa. INTERNAL LIGHTING AS PRESCRIBED BY THE ORDINANCE.

12. OTHER

- ab. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.



ELEVATION



VICINITY MAP
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REV. 1 DATE	
REV. 2 DATE	
REV. 3 DATE	
REV. 4 DATE	
REV. 5 DATE	
REV. 6 DATE	
REV. 7 DATE	
REV. 8 DATE	

Rezoning Documents

Petition #XXXX-XXX

SITE PLAN

ISSUE DATE	December 22, 2014
CHECKED	GNW
SHEET BY	CKG
PROJECT NUMBER	NC 14-023

RZ-1

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

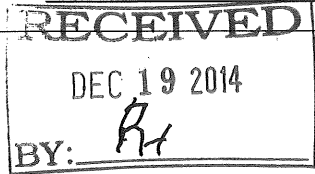
Complete All Fields

FY2015

Petition #: 2015-031

Date Filed: _____

Received By: _____



OWNERSHIP INFORMATION:

Property Owner: City of Charlotte Housing Authority

Owner's Address: 400 East Boulevard City, State, Zip: Charlotte, NC 28203

Date Property Acquired: 06/29/1983 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 1824 Luther St.

Tax Parcel Number(s): 12523411

Current Land Use: Duplex (2 Duplex Units)

Size (Sq.Ft. or Acres): 0.226 acres

ZONING REQUEST:

Existing Zoning: R-8 Proposed Zoning: R-22MF(CD)

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*

To redevelop the duplex on the property ("Site E" of the six CHA Tall Oaks properties) into a walk-up multifamily building.
Max. proposed # units is 5 dwelling units.

Neighboring Concepts, PLLC

Name of Agent

1230 West Morehead, Suite 204

Agent's Address

Charlotte, NC 28208

City, State, Zip

704 374 0916 (ext. 228)

Telephone Number

704 342 3808

Fax Number

darrel@neighboringconcepts.com

E-Mail Address

Signature of Property Owner if other than Petitioner

(Name Typed / Printed)

Charlotte Housing Authority

Name of Petitioner(s)

400 East Boulevard

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

704 336 4227

Telephone Number

Fax Number

jbrown@cha-nc.org

E-Mail Address

Signature

A. Fulton Meachem Jr.

(Name Typed / Printed)

TECHNICAL NOTES

1. DEVELOPMENT DATA TABLE

a. SITE ACREAGE	0.226 ACRES
b. TAX ID	12523411
c. EXISTING ZONING	R-8
d. PROPOSED ZONING	R-22 MF (CD)
e. EXISTING USES	SINGLE FAMILY
f. PROPOSED USES:	MULTI-FAMILY - 3 UNITS
g. FLOOR AREA RATIO:	N/A
h. MAXIMUM BUILDING HEIGHT	40' (FORTY) FEET
i. NUMBER OF PARKING SPACES REQUIRED: 3 LOW INCOME)	PROPOSED: 3
j. AMOUNT OF OPEN SPACE:	40% MINIMUM

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 THE SITE DEPICTED ON THIS REZONING PLAN.
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- d. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

3. OPTIONAL PROVISIONS

- e. NOT APPLICABLE.

4. PERMITTED USES

- f. DEVELOPMENT WILL CONFORM TO R-22 MF (CD) DISTRICT. ONLY DUPLEXES, TRIPLEXES OR QUADRUPLICES WILL BE ALLOWED. ALL UNITS WILL BE LOW INCOME.
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8. ENVIRONMENTAL FEATURES

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- y. OPEN SPACE SHALL COMPLY WITH ORDINANCE.

10. SIGNAGE

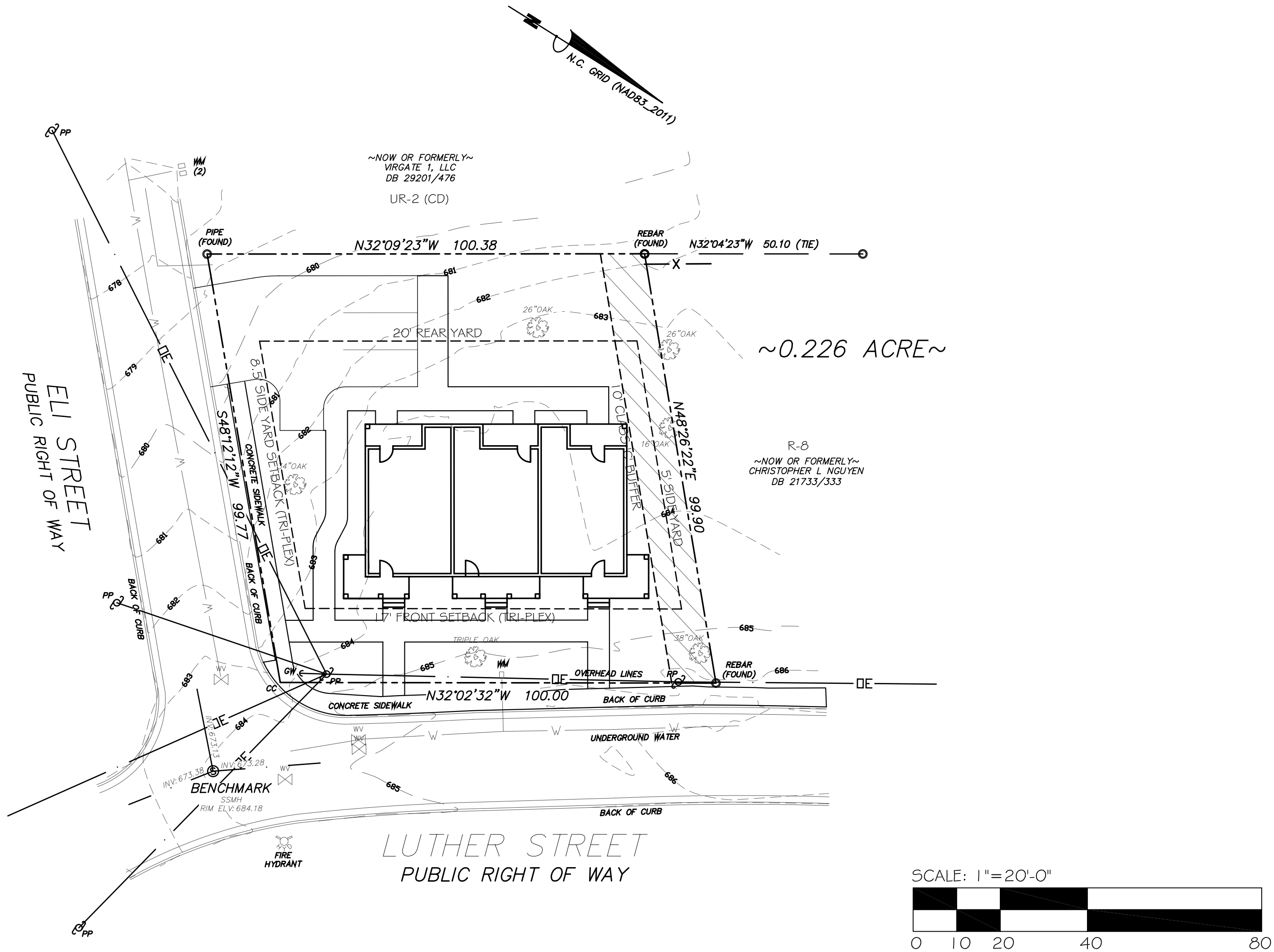
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11. LIGHTING

- aa. INTERNAL LIGHTING AS PRESCRIBED BY THE ORDINANCE.

12. OTHER

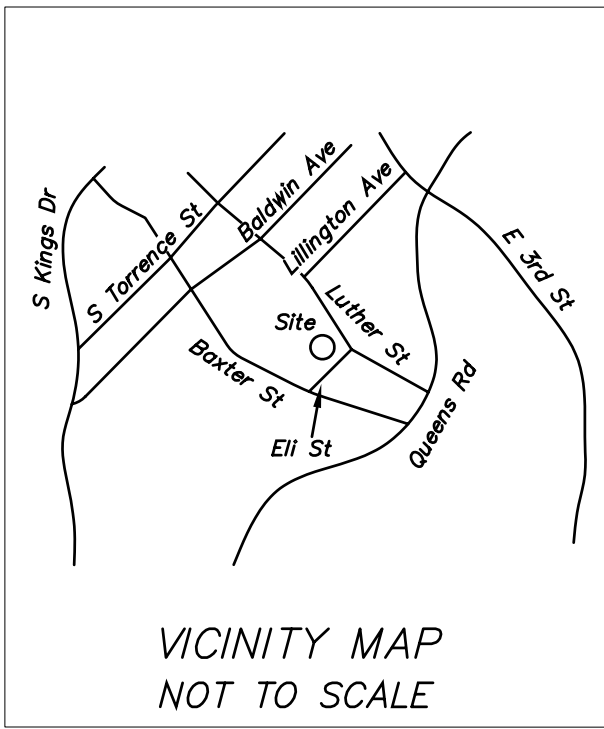
- ab. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.



SITE PLAN



ELEVATION



neighboring concepts

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Wirth & Associates
LANDSCAPE ARCHITECTS AND LAND PLANNERS
1230 W. Morehead St. Suite 212
Charlotte, NC 28208
Phone: 704-375-1588 Fax: 704-375-3844
Email: gwirth@wirthassociates.com



**Charlotte Housing
Authority Tall Oaks
Redevelopment -
Site E**

REV. 1 DATE
REV. 2 DATE
REV. 3 DATE
REV. 4 DATE
REV. 5 DATE
REV. 6 DATE
REV. 7 DATE
REV. 8 DATE

Rezoning Documents

Petition #XXXX-XXX

SITE PLAN

ISSUE DATE	December 22, 2014
CHECKED	GNW
SHEET BY	CKG
PROJECT NUMBER	NC 14-023

RZ-1

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2015

Petition #: 2015-032

Date Filed: _____

Received By: _____

Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: City of Charlotte Housing Authority

Owner's Address: 400 East Boulevard

City, State, Zip: Charlotte, NC 28203

Date Property Acquired: 01/10/1983 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 1935 Baxter St.

Tax Parcel Number(s): 12523306

Current Land Use: Duplex (2 Duplex Units)

Size (Sq.Ft. or Acres): 0.305 acres

ZONING REQUEST:

Existing Zoning: R-12MF

Proposed Zoning: R-22MF(CD)

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*

To redevelop the duplex on the property ("Site F" of the six CHA Tall Oaks properties) into a walk-up multifamily building.
Max. proposed # units is 6 dwelling units.

Neighboring Concepts, PLLC

Name of Agent

1230 West Morehead, Suite 204

Agent's Address

Charlotte, NC 28208

City, State, Zip

704 374 0916 (ext. 228)

Telephone Number

704 342 3808

Fax Number

darrel@neighboringconcepts.com

E-Mail Address

Signature of Property Owner if other than Petitioner

(Name Typed / Printed)

Charlotte Housing Authority

Name of Petitioner(s)

400 East Boulevard

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

704 336 4227

Telephone Number

Fax Number

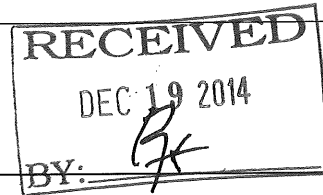
jbrown@cha-nc.org

E-Mail Address

Signature

A. Fulton Meachem Jr.

(Name Typed / Printed)



TECHNICAL NOTES

1. DEVELOPMENT DATA TABLE

- a. SITE ACREAGE 0.305 ACRES
b. TAX ID 12523306
c. EXISTING ZONING R-12MF
d. PROPOSED ZONING R-22 MF (CD)
e. EXISTING USES SINGLE FAMILY
f. PROPOSED USES: MULTI-FAMILY - 4 UNITS
g. FLOOR AREA RATIO: N/A
h. MAXIMUM BUILDING HEIGHT 40' (FORTY) FEET
i. NUMBER OF PARKING SPACES REQUIRED: 4 LOW INCOME)
PROPOSED: 5
j. AMOUNT OF OPEN SPACE: 40% MINIMUM

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 THE SITE DEPICTED ON THIS REZONING PLAN.
b. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASE.
c. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN.
d. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

3. OPTIONAL PROVISIONS

- e. NOT APPLICABLE.

4. PERMITTED USES

- f. DEVELOPMENT WILL CONFORM TO R-22 MF (CD) DISTRICT. ONLY DUPLEXES, TRIPLEXES OR QUADRUPLICES WILL BE ALLOWED. ALL UNITS WILL BE LOW INCOME.
g. THE PROPOSED BUILDINGS ON THE SITE WILL SATISFY OR EXCEED THE SETBACK, SIDE YARD, REAR YARD, SCREENING AND BUFFER REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE.

5. TRANSPORTATION

- h. PARKING LAYOUT IS GENERAL AND MAY BE MODIFIED TO SAVE EXISTING TREES.
i. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
j. PETITIONER TO COORDINATE FINAL ACCESS AND DRIVEWAY DESIGNS WITH CDOT DURING PERMITTING.

6. ARCHITECTURAL STANDARDS

- k. THE BUILDING MATERIALS USED ON THE BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD, VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
l. THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND A QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE. ACTUAL BUILDINGS CONSTRUCTED ON THE SITES MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DESIGN INTENT IS PRESERVED.
m. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES.
n. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.
o. ROLL-OUT COLLECTION WILL BE USED WHERE ALLOWED BY ORDINANCE. DUMPSTERS, RECYCLING AREAS AND ROLL-OUT CONTAINERS SHALL BE SCREENED WITH GATED ENCLOSURES.

7. STREETScape AND LANDSCAPING

- p. SIDEWALKS AND PLANTING STRIPS WILL BE AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY.
q. EXISTING TREES TO BE PRESERVED WILL HAVE "TREE PROTECTION FENCING" PLACED AROUND THEIR DRIP LINES TO PREVENT DISTURBANCES TO ROOT ZONES DURING ALL PHASES OF CONSTRUCTION.
r. BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302.
s. SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
t. ON-SITE PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303
u. PLANTINGS IN SIGHT TRIANGLE WILL BE LOW LYING AND WILL NOT OBSTRUCT VISIBILITY.

8. ENVIRONMENTAL FEATURES

- v. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. EACH DEVELOPMENT PARCEL SHALL BE EVALUATED FOR PCO REQUIREMENTS INDIVIDUALLY.
w. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

9. PARKS, GREENWAYS & OPEN SPACE

- x. CONNECTIONS TO PARK OR GREENWAYS ARE NOT APPLICABLE.
y. OPEN SPACE SHALL COMPLY WITH ORDINANCE.

10. SIGNAGE

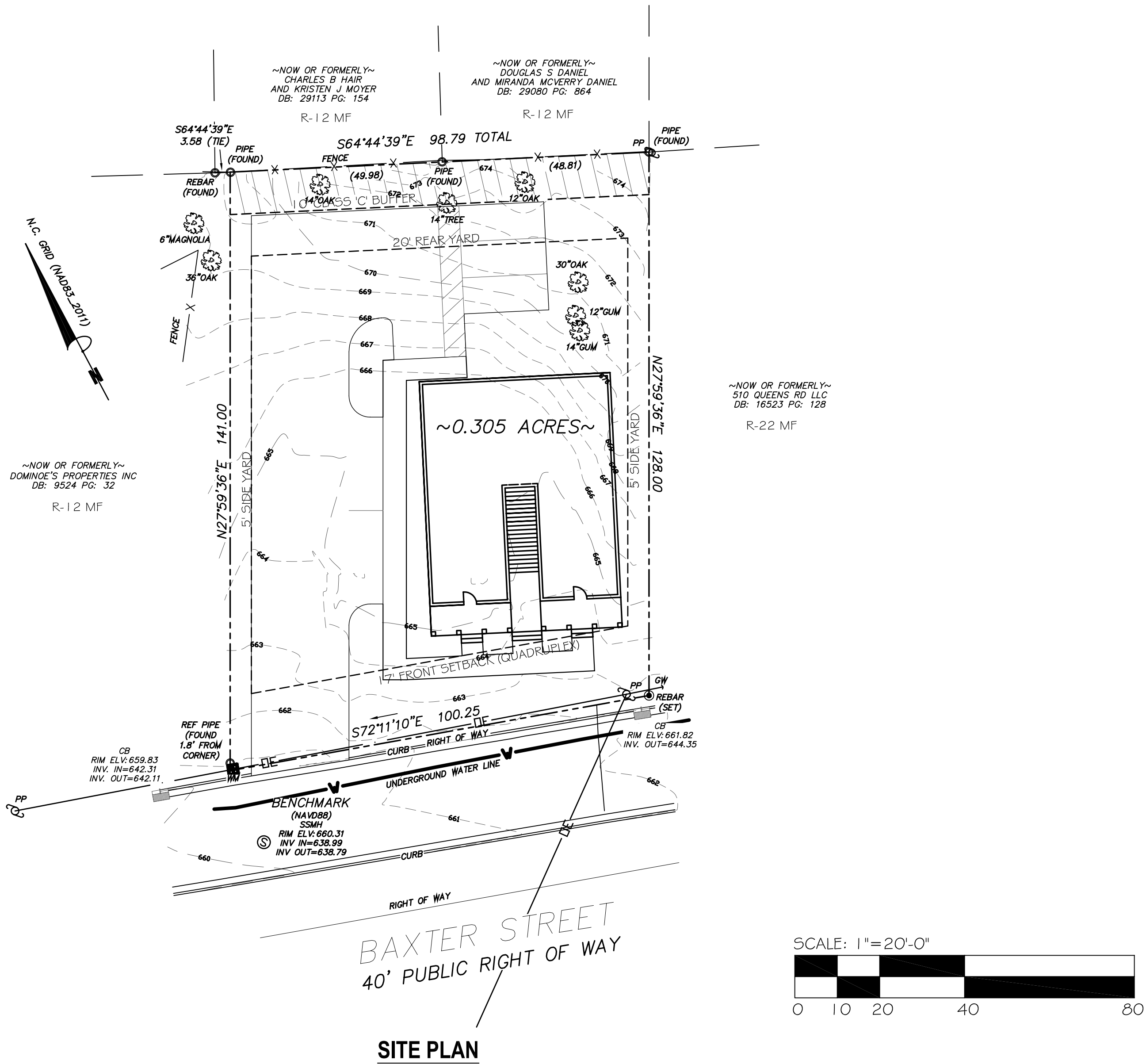
- z. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF THE SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE.

11. LIGHTING

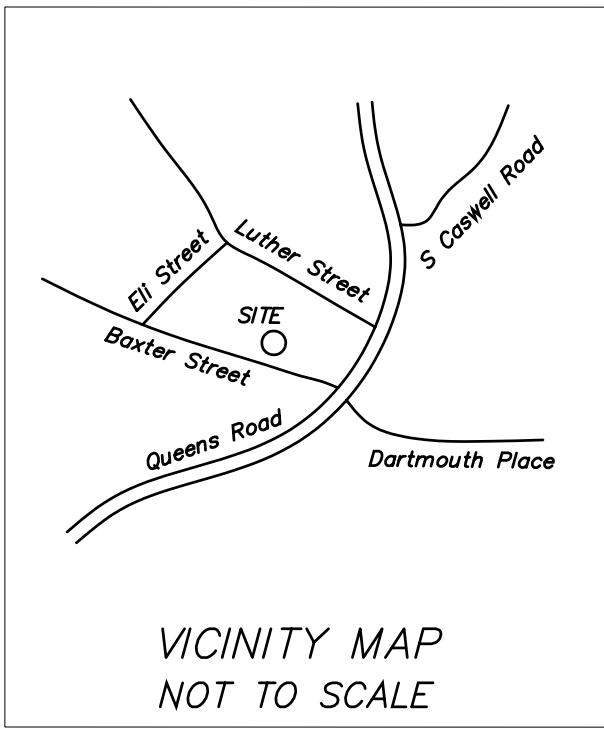
- aa. INTERNAL LIGHTING AS PRESCRIBED BY THE ORDINANCE.

12. OTHER

- ab. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.



ELEVATION



neighboring concepts

ARCHITECTURE ■ PLANNING ■ INTERIORS

1230 West Morehead Street, Suite 204
Charlotte, North Carolina 28208
T:704.374.0916 F:704.342.3808

www.neighboringconcepts.com

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Neighboring Concepts, PLLC

Wirth & Associates
LANDSCAPE ARCHITECTS AND LAND PLANNERS
1230 W. Morehead St. Suite 212
Charlotte, NC 28208
Phone: 704-375-1588 Fax: 704-375-3844
Email: gwirth@wirthassociates.com



**Charlotte Housing
Authority Tall Oaks
Redevelopment -
Site F**

REV. 1 DATE

REV. 2 DATE

REV. 3 DATE

REV. 4 DATE

REV. 5 DATE

REV. 6 DATE

REV. 7 DATE

REV. 8 DATE

Rezoning Documents

Petition #XXXX-XXX

SITE PLAN

ISSUE DATE

December 22, 2014

CHECKED

GNW

SHEET BY

CKG

PROJECT NUMBER

NC 14-023

RZ-1

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: Fredrick L. and John B. Smith, Janie Alberta Smith

Owner's Address: 12805 Ruth Lee Court City, State, Zip: Fort Mill, SC 29708

Date Property Acquired: 6/21/1982 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 11211 Ed Brown Road, Charlotte, NC

Tax Parcel Number(s): 199-181-03

Current Land Use: Vacant

Size (Sq.Ft. or Acres): 15.875 acres

ZONING REQUEST:

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

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

Petitioner seeks to rezone Property from I-1 to I-2 (CD) in order to accommodate outdoor storage of tractor trailers.

Collin Brown/Bailey Patrick, Jr.

Name of Agent

Hearst Tower, 47th Floor, 214 North Tryon Street

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-7531/704-331-7454 704-353-3231/704-353-3154

Telephone Number

Fax Number

collin.brown@kdgates.com / bailey.patrick@kdgates.com

E-Mail Address

[Signature]
Signature of Property Owner / other than Petitioner

F. Lamar Smith / John B. Smith
(Name Typed / Printed)

Averitt Express, Inc.

Name of Petitioner(s)

Post Office Box 3166

Address of Petitioner(s)

Cookeville, TN 38502

City, State, Zip

931-520-5658

Telephone Number

931-520-5126

Fax Number

dawebb@averittexpress.com

E-Mail Address

[Signature]
Signature

David Webb

(Name Typed / Printed)

FY2015
Petition #: 2015-033
Date Filed:
Received By: RECEIVED
DEC 22 2014
BY: BH

AS SURVEYED PROPERTY DESCRIPTION:

BEING THAT CERTAIN PARCEL OF LAND LYING AND BEING IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "M 080" HAVING NC GRID NAD83 COORDINATES OF N 59,657.51 FT, E 1,412,319.68 FT; THENCE N 84°47'55" W A HORIZONTAL GROUND DISTANCE OF 2336.36 FEET TO AN EXISTING IRON ROD LOCATED ON THE NORTHERN MARGIN OF THE RIGHT OF WAY OF ED BROWN ROAD (A 60 FT PUBLIC RIGHT OF WAY); THE POINT OF BEGINNING, SAID IRON ROD ALSO BEING LOCATED ON A WESTERN LINE OF THE CLARENCE D. CARTER, JR. PROPERTY AS DESCRIBED IN DEED BOOK 5110, PAGE 242 OF THE MECKLENBURG COUNTY REGISTRY; THENCE S 01°36'24" W A DISTANCE OF 30.36 FEET TO A CALCULATED POINT IN ED BROWN ROAD; THENCE WITHIN ED BROWN ROAD N 88°30'48" W A DISTANCE OF 554.37 FEET TO A CALCULATED POINT; THENCE WITH THE ACRNC INC. PROPERTY AS DESCRIBED IN DEED BOOK 14119, PAGE 715 OF THE MECKLENBURG COUNTY REGISTRY; THENCE CROSSING A NEW IRON ROD ON THE NORTHERN MARGIN OF THE RIGHT OF WAY OF ED BROWN ROAD AT A DISTANCE OF 51.04 FEET FOR A TOTAL DISTANCE OF 1285.02 FEET TO AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING LOCATED AT A SOUTHERN CORNER OF LOT 319 OF THE STEELE CREEK SUBDIVISION PHASE 1, MAP 2 AS DESCRIBED IN MAP BOOK 36, PAGE 87 OF THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE REAR LINES OF LOTS 319-326 OF THE AFORESAID STEELE CREEK SUBDIVISION PHASE 1, MAP 2 AND STEELE CREEK SUBDIVISION PHASE 1, MAP 1 AS DESCRIBED IN MAP BOOK 34, PAGE 280 THE FOLLOWING 4 COURSES AND DISTANCES: 1) S 87°05'56" E A DISTANCE OF 37.40 FEET TO AN EXISTING IRON ROD; 2) S 85°55'52" E A DISTANCE OF 168.26 FEET TO AN EXISTING IRON ROD; 3) S 85°49'00" E A DISTANCE OF 280.22 FEET TO AN EXISTING IRON ROD; 4) S 86°12'55" E A DISTANCE OF 4.06 FEET TO A NEW IRON ROD, SAID IRON ROD BEING LOCATED AT THE NORTHWEST CORNER OF THE PATTEN VENTURES, INC. PROPERTY AS DESCRIBED IN DEED BOOK 7150, PAGE 191 OF THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE AFORESAID PATTEN VENTURES, INC. PROPERTY S 01°24'10" W A DISTANCE OF 845.07 FEET TO AN EXISTING IRON ROD, SAID IRON ROD BEING LOCATED ON THE NORTHERN LINE OF THE CLARENCE D. CARTER, JR. PROPERTY AS DESCRIBED IN DEED BOOK 5110, PAGE 242 OF THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE AFORESAID CARTER PROPERTY THE FOLLOWING 3 COURSES AND DISTANCES: 1) N 86°55'20" W A DISTANCE OF 152.46 FEET TO AN EXISTING IRON ROD; 2) S 01°36'24" A DISTANCE OF 369.64 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 692,389 SQ. FT. (15.8951 ACRES) ACCORDING TO A SURVEY BY R.B. PHARR & ASSOCIATES, P.A. DATED DECEMBER 16, 2014, MAP FILE NO. W-4691 (JOB NO. 82600)

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "FRIEST", ELEVATION = 729.56 FEET, NAVD 83.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE, RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAY SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
9. CONTOUR INTERVAL = 1 FT.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE
SUBJECT PROPERTY ZONED: R-1

MINIMUM SETBACK: 30 FT.
MINIMUM SIDE YARD: 10 OR 5*
MINIMUM REAR YARD: 10 FT.
MAXIMUM BUILDING HEIGHT: 40 FT.

*NO SIDE YARD IS REQUIRED, BUT IF ONE IS PROVIDED, IT MUST BE A MINIMUM OF FIVE (5) FEET.

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-2569.

PARKING:

NO PARKING EXISTS AT THE TIME OF SURVEY.

GPS CERTIFICATION:

1. JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- (1) CLASS OF SURVEY: AL-10 (0.00)
 - (2) POSITIONAL ACCURACY: HORZ. NORTH = 0.01; EAST = 0.0029; VERT. = 0.0001
 - (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
 - (4) DATES OF SURVEY: DEC. 4, 2014
 - (5) DATUM/EPOCH: NAD83/NAV83
 - (6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "M 080" & "FRIEST"
 - (7) GEOID MODEL: GEOID03CONUS
 - (8) COMBINED GRID FACTORS: 0.99994889
 - (9) UNITS: US SURVEY FT.

LEGEND:

CP - CALCULATED POINT
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EAM - EXISTING METAL MONUMENT
EV - EXISTING NAIL
(M) - MEASURED
M.B. - MAP BOOK
NCM - NEW CONCRETE MONUMENT
NGS - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
(P) - PLATTED
PIN - PARCEL IDENTIFICATION NUMBER
PG - PAGE
(R) - RECORDED
RW - RIGHT-OF-WAY
(T) - TOTAL
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

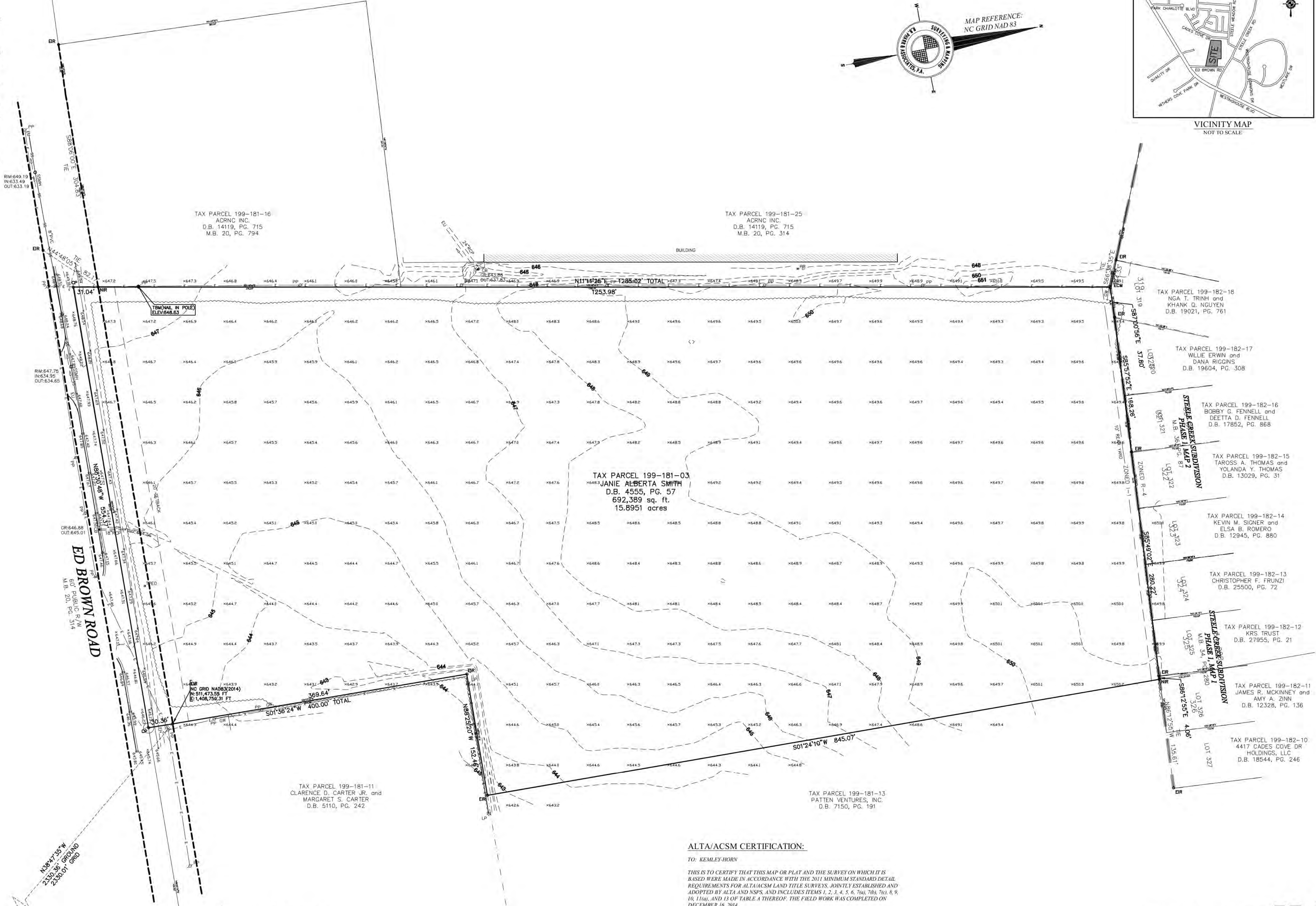
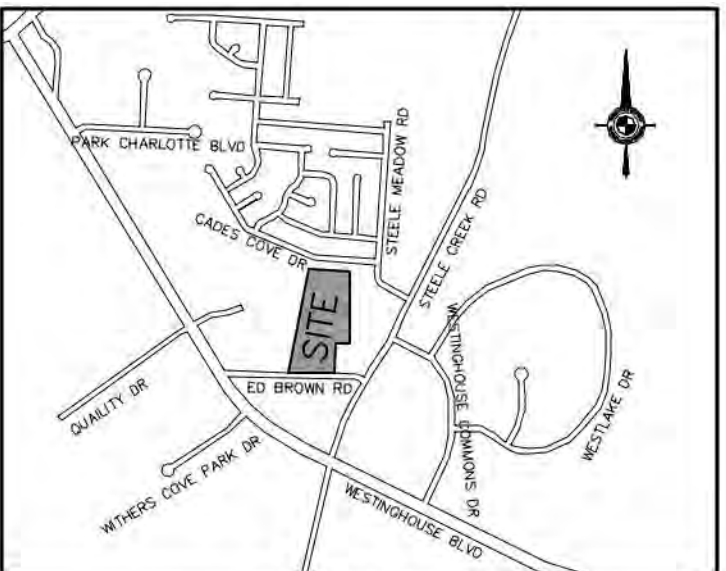
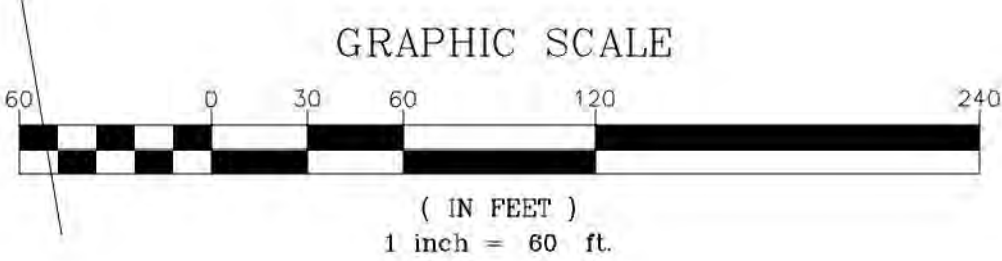
GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7304

CABLE TELEVISION
TIME WARNER CABLE
1-800-882-2233



NGS MONUMENT "M 080"
NC GRID NAD83(2011)
N:508,657.51 FT
E:1,412,319.68 FT
CG:0.99994889

NGS MONUMENT "FRIEST"
NC GRID NAD83(2011)
N:523,379.43 FT
E:1,411,419.00 FT
NAVD83 ELEV:729.56 FT



ALTA/ACSM CERTIFICATION:

TO: KEMLEY-HORN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2014.

JUSTIN F. CLONINGER (L-4430) DATE
PROFESSIONAL LAND SURVEYOR
justinc@rpharr.com

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.
MAP NUMBER: 3710450100K, ZONE X

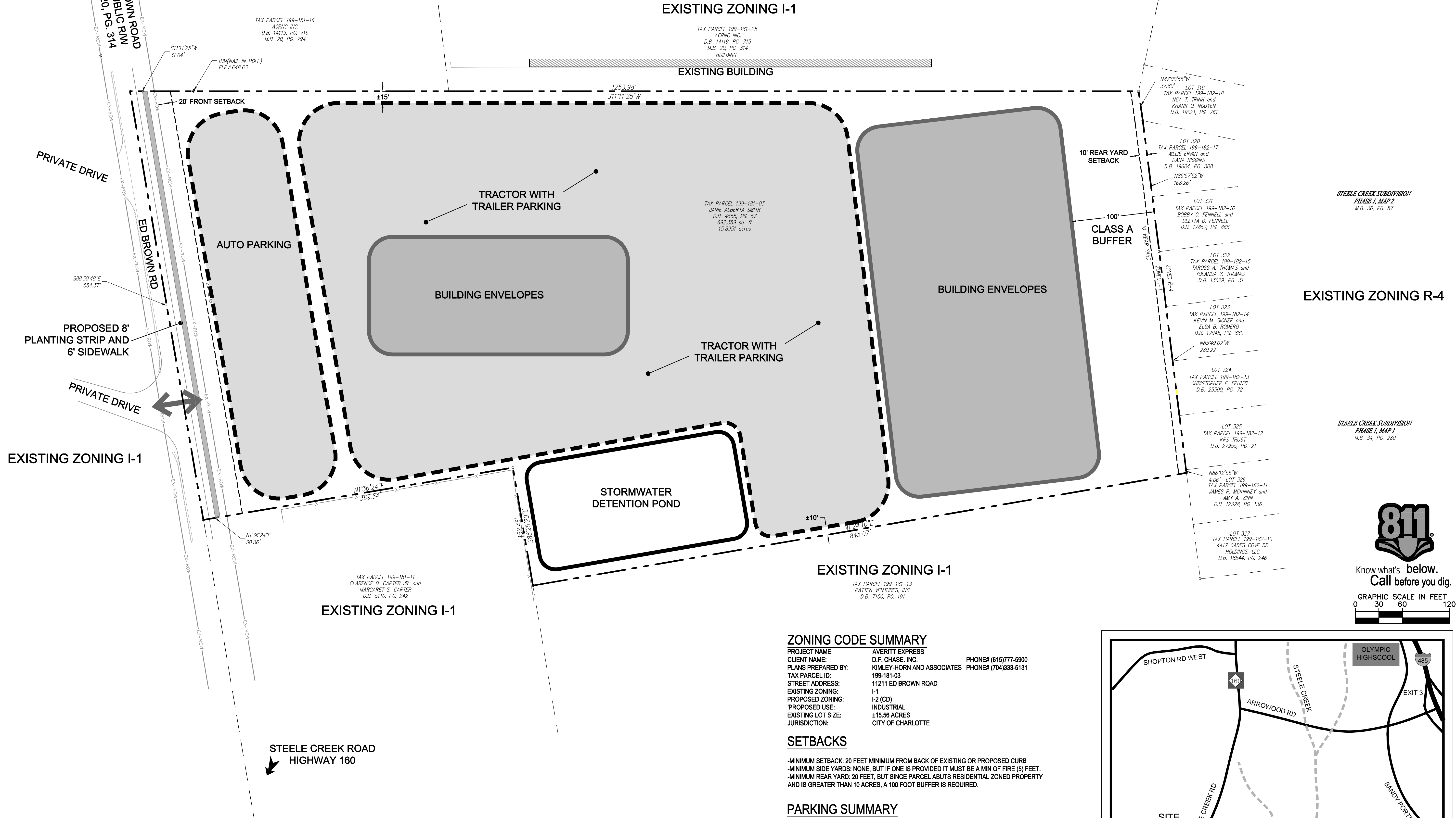
THIS IS TO CERTIFY THAT ON THE 16th DAY OF DECEMBER, 2014, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE SUBJECT PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1900 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED



EXISTING CONDITIONS RZ-1

REVISIONS			ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:		
			KIMLEY-HORN		
			11211 ED BROWN RD. CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. DEED REFERENCE: 4555-57 TAX PARCEL NO: 199-181-03		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAWTHORNE LANE, CHARLOTTE, NC 28204 TEL: (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-4691
TR	CEB		1"=60'	DEC. 16, 2014	JOB NO. 82400



ZONING CODE SUMMARY

PROJECT NAME: AVERITT EXPRESS
CLIENT NAME: D.F. CHASE, INC. PHONE# (615)777-5900
PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131
TAX PARCEL ID: 199-181-03
STREET ADDRESS: 11211 ED BROWN ROAD
EXISTING ZONING: I-1
PROPOSED ZONING: I-2 (CD)
PROPOSED USE: INDUSTRIAL
EXISTING LOT SIZE: ±15.56 ACRES
JURISDICTION: CITY OF CHARLOTTE

SETBACKS

-MINIMUM SETBACK: 20 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB
-MINIMUM SIDE YARDS: NONE, BUT IF ONE IS PROVIDED IT MUST BE A MIN OF FIRE (5) FEET.
-MINIMUM REAR YARD: 20 FEET, BUT SINCE PARCEL ABUTS RESIDENTIAL ZONED PROPERTY AND IS GREATER THAN 10 ACRES, A 100 FOOT BUFFER IS REQUIRED.

PARKING SUMMARY

INDUSTRIAL PARKING REQUIREMENT: 1.0 SPACES PER 400 SQUARE FEET
LONG TERM BIKE PARKING: 2 OR 1 PER 40,000 SQUARE FEET
SHORT TERM BIKE PARKING: 1% OF AUTO PARKING
PARKING PROVIDED: AS REQUIRED BY THE APPLICABLE ZONING DISTRICT

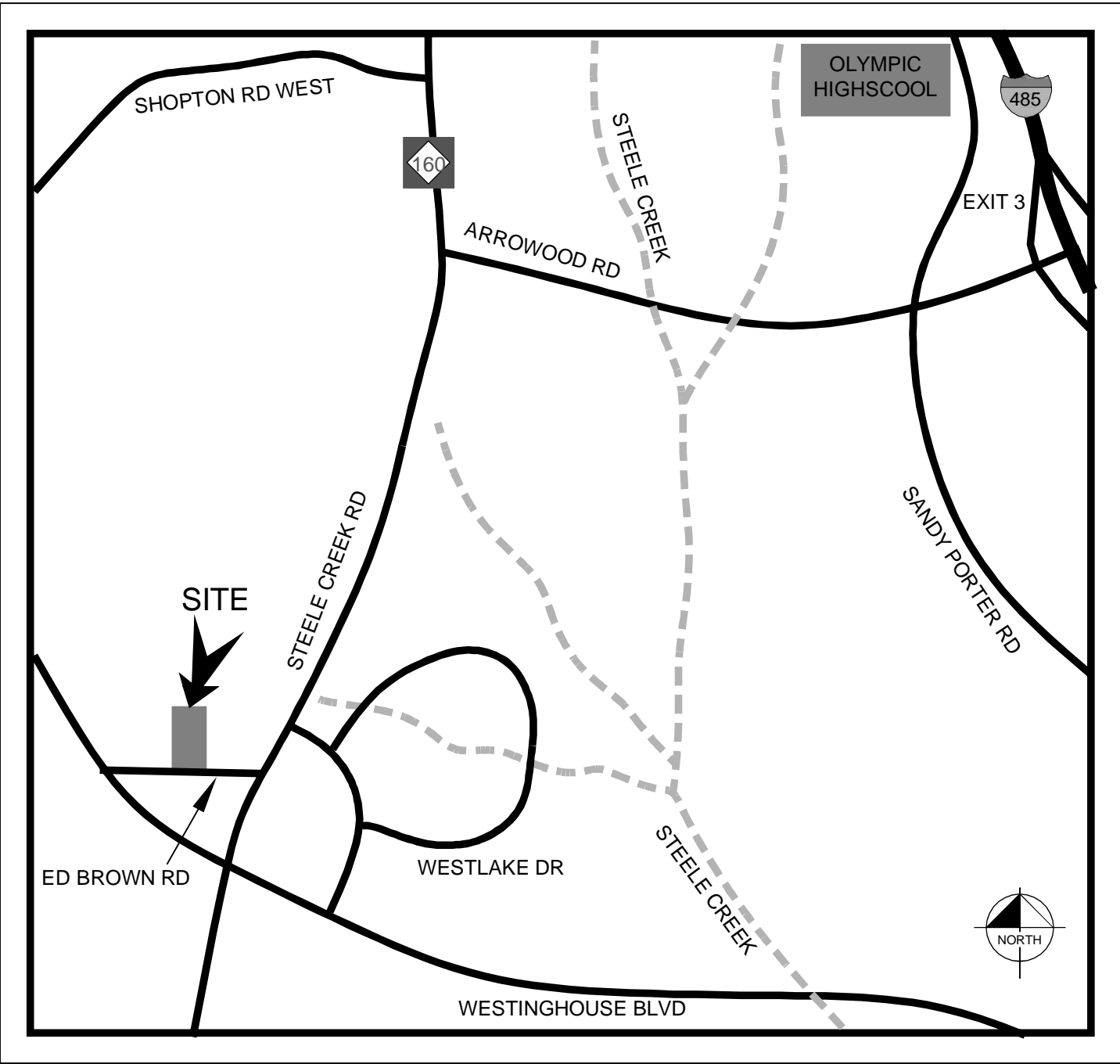
OPEN SPACE SUMMARY

TOTAL SITE AREA: 692,389 SF (15.56 AC)
TOTAL IMPERVIOUS AREA: 566,280 SF (13.00 AC)
TOTAL OPEN SPACE: 111,513 SF (2.56 AC)
PERCENT IMPERVIOUS: 83%

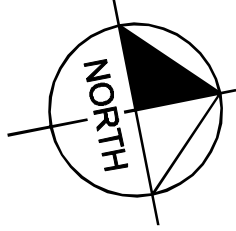
NOTES

- ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.

LEGEND	
	AREA OUTLINE / PROPERTY LINE
	SETBACK/BUFFER LINE
	POTENTIAL STORM WATER DETENTION POND
	POTENTIAL PARKING ENVELOPE
	POTENTIAL BUILDING OUTLINE
	POTENTIAL FULL MOVEMENT ACCESS POINTS



VICINITY MAP
SCALE: NTS



Kimley»Horn
2000 SOUTH BOULEVARD
SUITE 440
CHARLOTTE,
NORTH CAROLINA 28203
PHONE: (704) 333-5131

© 2014

--	--

REVISIONS	
NO.	DATE

CLIENT: D.F. CHASE, INC.
3001 ARMORY DRIVE
NASHVILLE, TN

PROJECT: 11211 ED BROWN RD.
CITY OF CHARLOTTE, MECKLENBURG
COUNTY, NORTH CAROLINA

TITLE: REZONING SITE PLAN

DESIGNED BY: LL
DRAWN BY: LL
CHECKED BY: ME
DATE: 12-19-2014
PROJECT#: 116534000

RZ-2

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Complete All Fields

FY2015 Petition #:	<u>2015-034</u>
Date Filed:	_____
Received By:	RECEIVED

DEC 22 2014
BH

OWNERSHIP INFORMATION:

Property Owner: Associated Apartment Investors/Colony Limited Partnership
Owner's Address: 1515 Mockingbird Ln, Suite 550 City, State, Zip: Charlotte, NC 28209
Date Property Acquired: 1977 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): West side of Colony Road between Roxbrough Rd. and Sharon Rd.

Tax Parcel Number(s): 177-091-06

Current Land Use: Multi-Family Residential

Size (Sq.Ft. or Acres): 27± Acres

ZONING REQUEST:

Existing Zoning: R-17 MF Proposed Zoning: MUDD-O

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

To accommodate a mixed-use redevelopment with up to 1100 residential units, 250,000 square feet of office uses, 300,000 square feet of retail uses, and 300 hotel rooms. Petitioner requests optional provisions to accommodate a site plan that will provide for an improved street network, preservation of existing trees, significant public open spaces, and a small workforce housing component.

Petitioner requests 5 year vested rights.

Collin Brown/Bailey Patrick, Jr.
Name of Agent

Hearst Tower, 47th Floor, 214 North Tryon Street
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531/704-331-7454 704-353-3231/704-353-3154
Telephone Number Fax Number

collin.brown@klgates.com / bailey.patrick@klgates.com
E-Mail Address

Signature of Property Owner if other than Petitioner

(Name Typed / Printed)

Synco Properties
Name of Petitioner(s)

1515 Mockingbird Lane, Suite 550
Address of Petitioner(s)

Charlotte, NC 28209
City, State, Zip

704-347-6300
Telephone Number Fax Number

info@syncoproperties.com
E-Mail Address

Timothy H. Hose
Signature

Timothy H. Hose/President and CEO, SYNCO, Inc.,
Managing general partner
(Name Typed / Printed)

REZONING PETITION NO. 2015-_____

SYNCO PROPERTIES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located on Sharon Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 177-091-06 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 19th day of December, 2015.

**ASSOCIATED APARTMENT INVESTORS/COLONY LIMITED
PARTNERSHIP**

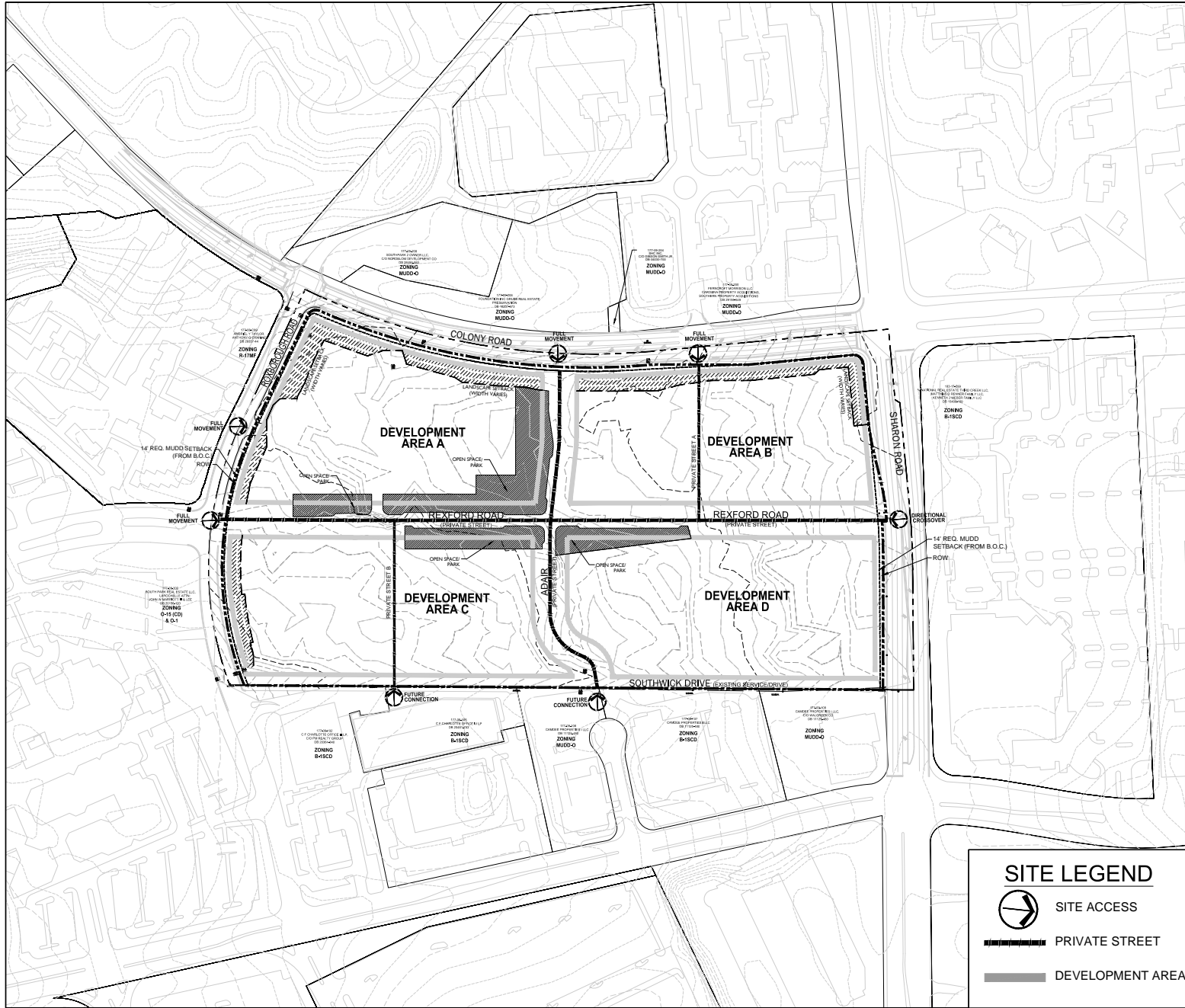
By: _____

V. Reitzel Snider, its general partner

By: Synco Properties, Inc. (formerly First LandMark U.S.A., Inc.),
a North Carolina corporation, its general partner

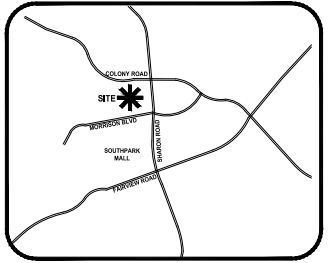
By: _____

Timothy H. Hose, its President



SITE LEGEND

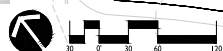
- SITE ACCESS
- PRIVATE STREET
- DEVELOPMENT AREA



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

Site Area:	27 acres +/-
Tax Parcel:	177-091-01
Existing Zoning:	R-17MF
Proposed Zoning:	MUDD-O
Existing Use:	Multi-family Residential
Proposed Uses:	Multi-family Residential (for-sale or for-rent), Office, Retail, Hotel
Maximum Development:	1100 residential units 250,000 s.f. of office uses 300 hotel rooms 300,000 s.f. of retail uses
Maximum Building Height:	120' within Development Areas A & D 160' within Development Areas B & C Shall satisfy or exceed MUDD minimum
Parking requirements:	Shall exceed 1.5 acres (exclusive of perimeter setback areas)
Open Space:	



1. Development Data Table

2. General Provisions

The Petitioner proposes to develop the site and to create certain conditions to ensure development of the site will "Ordinance". The Technical

The Technical Data Sheet is as planning for the proposed scene areas and buildings.

the buildings and treatment subject to refinements as per envelope lines and Intensity Development Standards and

Alterations or modifications
Development Standard and

6.207(1) or (2) of the Ordinance

This Petition proposes utilization of _____

areas in front of office

- #### 4. Permitted Uses

Subject to the Maximum Derivation of the MUD Zoning District together with the following:

Car washes

- ## 5. Maximum Development

- a) Development Area A n
- b) Development Area B n

- ## 6. Transportation

These streets shall be kept clear from obstructions.

-

- ## 7. Architectural Standards/ Streetscape and Landscaping

proposed for the site. Alterations to the architectural theme must be approved by the Planning Director or his/her designee.

- Provided, however, that the use of opaque or reflective glass may not be utilized as a means for addressing tank walls.

Except as otherwise provided in these Development Standards, the streetscape treatment along the Rowborough Road, Colony Road and Sharon Road frontages will meet or exceed the standards of the Ordinance and include large maturing trees, supplemental shrubbery, sidewalks of at least six feet in width and planting strips of at least 8 feet in width. Sidewalks may meander to preserve

- (c) ~~Fill inner stability and maintain undeveloped Development Areas with grass, plantings, or other vegetation to ensure that those areas do not negatively impact adjacent properties or streetscapes~~

9. Environmental Features

- #### 10. Signage

- ## 12. Construction and Phasing

must be completed prior to the issuance of the first certificate of occupancy for any building within the site, all required sidewalks, street trees and open-space amenities within a particular Development Area shall be installed prior to the issuance of the first certificate of occupancy for any building within the same Development Area.

- ### 13. Internal Side Yards and Rear Yards

14. Waiver of Sight Triangle Requirements

15. Parking

perpendicular parking may be provided along internal streets within the Site.

- Developer shall ensure that no fewer than five (5%) percent of the total number of residential units actually constructed on the site, for a period not less than fifteen (15) years, maintain monthly rents that are, on average, affordable for persons earning not more than 80% of the area median income.

18. **Binding Effect of the Rezoning Documents and Definitions**

Throughout these Development Standards, the terms, "Person" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns.

15. **Veisted Rights Provision**
 If this Rezoning Petition is approved by the Charlotte City Council then, pursuant to Section 1.110 of the Ordinance, the Petitioner hereby requests a five-year veisted right to undertake and complete the



HOTEL RENDERING FROM CORNER OF COLONY AND SHARON ROAD

REVISIONS

DATE: 10/20/21
 DESIGNED BY: KST
 DRAWN BY: RB
 CHECKED BY: KST
 PROJECT #: 1014308

SHEET #
RZ-4A

THE COLONY
 REZONING PETITION No. XX
 CONCEPTUAL SITE RENDERING

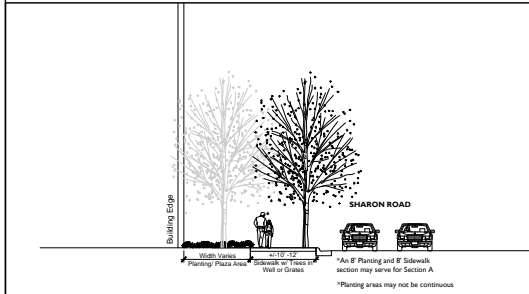
LandDesign .
 12315 College Street, Charlotte, NC 28033
 T: 704.333.0325 F: 704.333.0324
 www.LandDesign.com



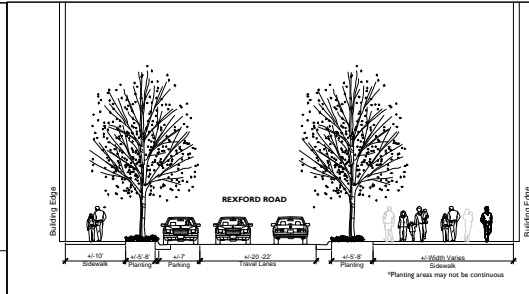
CENTRAL PLAZA



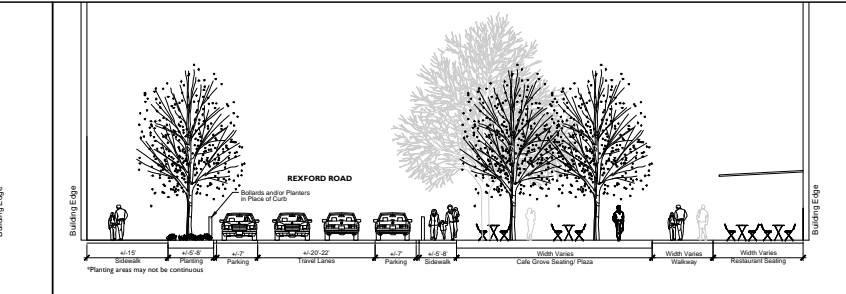
MULTI-FAMILY ARCHITECTURE FROM CENTRAL PLAZA



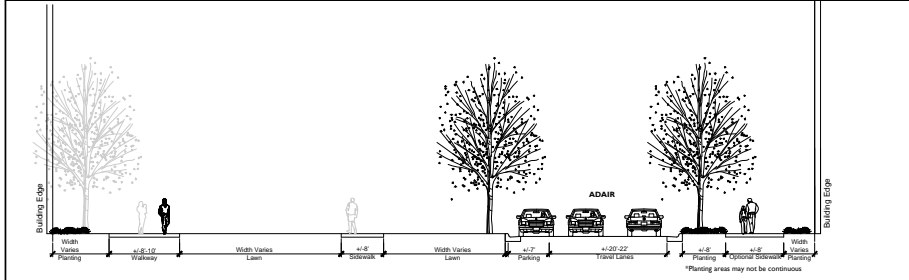
SECTION A



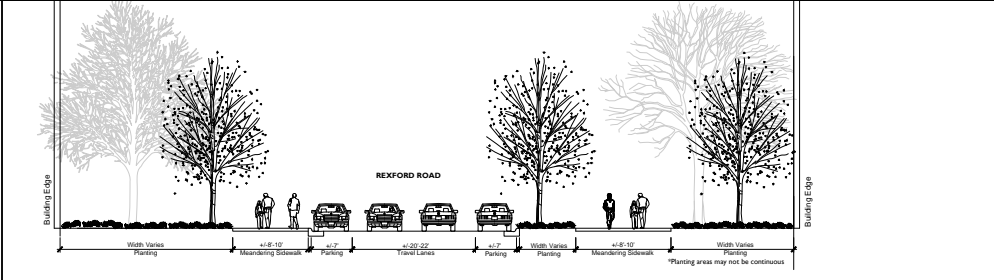
SECTION B



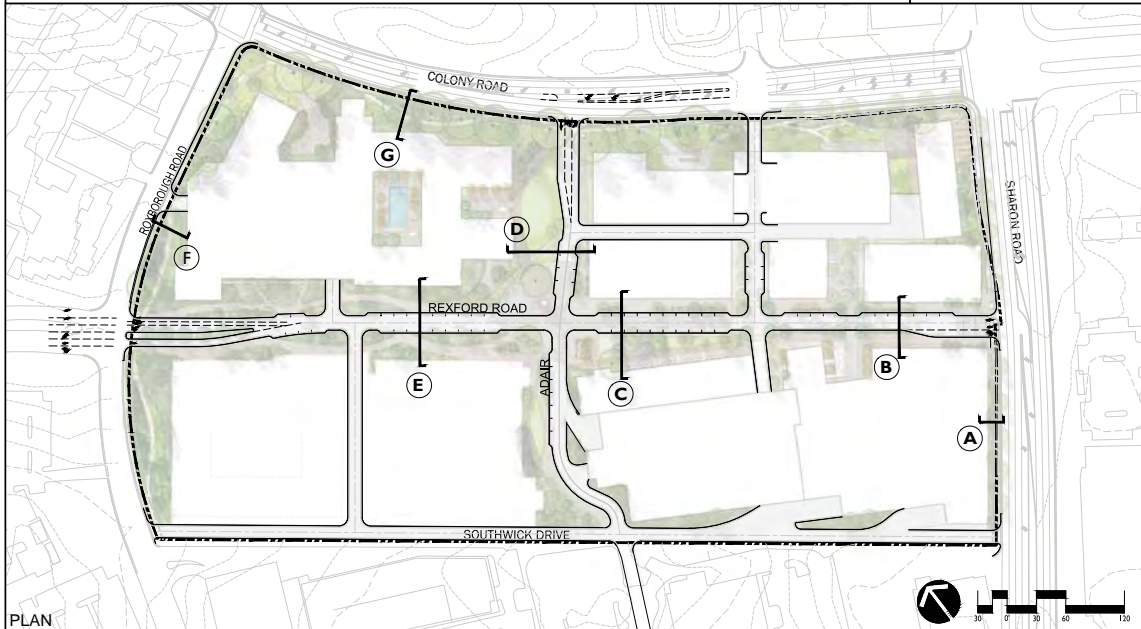
SECTION C



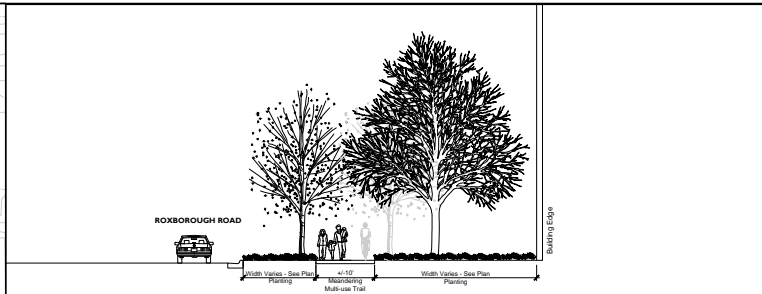
SECTION D



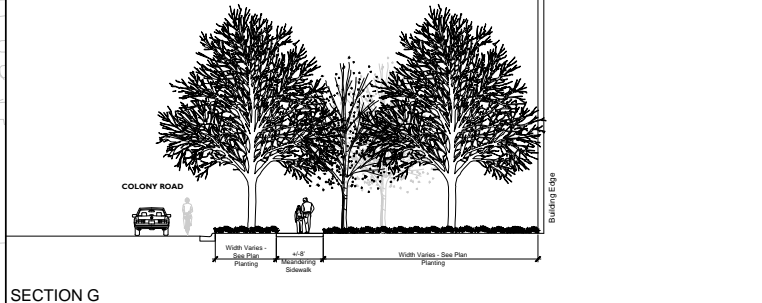
SECTION E



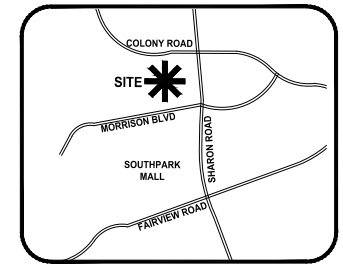
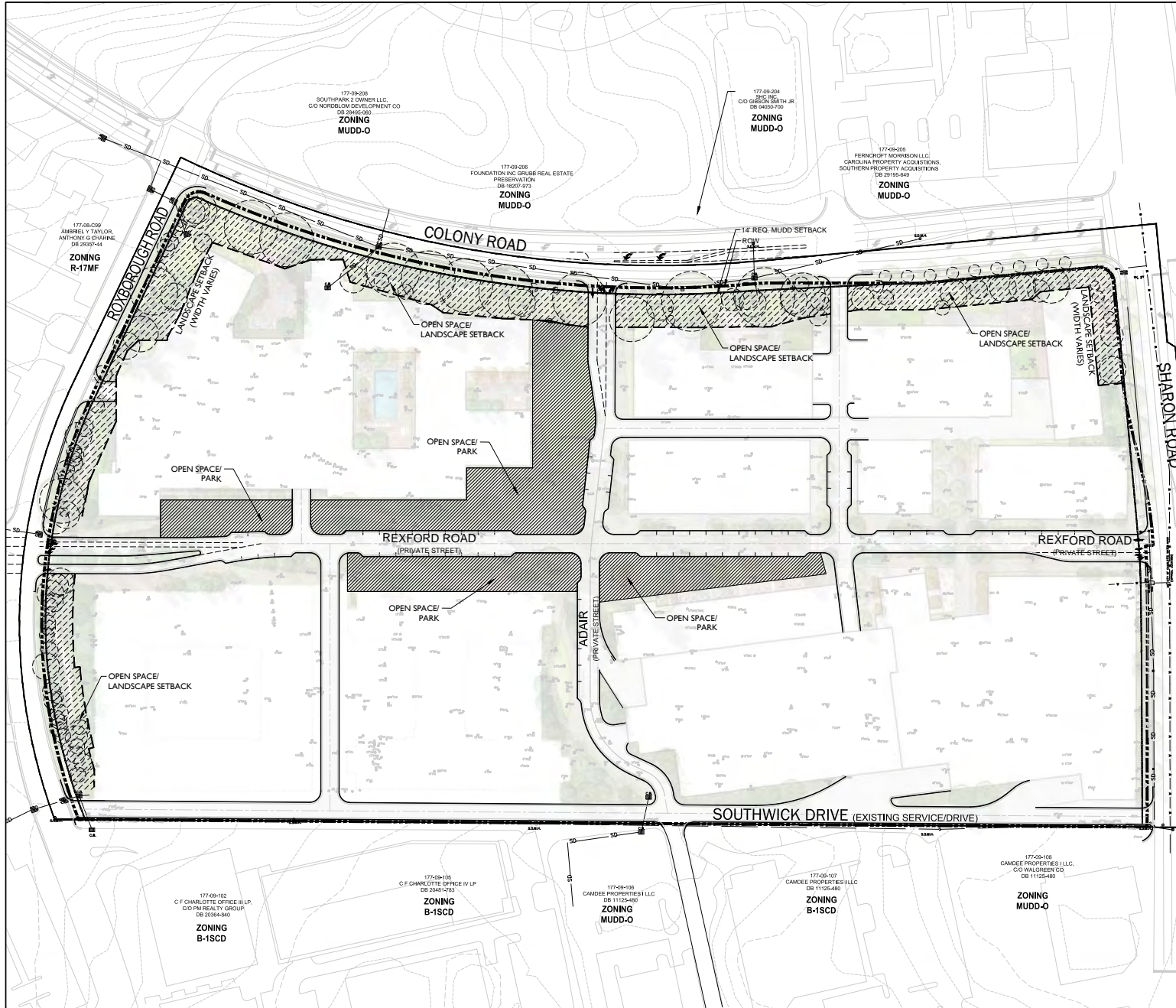
PLAN



SECTION F



SECTION G



VICINITY MAP
NTS

OPEN SPACE
Total: +/- 3.15 Acres (+/-12%)
Edge: +/-1.65 Acres
Core: +/-1.50 Acres



OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2015

Petition #: 2015-035

Date Filed: 12/22/14

Received By: 54

Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: BatandPick Partners, LLC

Owner's Address: 6816 N Baltusrol Lane Charlotte, NC, 28210:

Date Property Acquired: 2/28/2014 Utilities Provided: (CMUD) (CMUD)
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 1400 S Church St. Charlotte, NC 28203

Tax Parcel Number(s): 07310119

Current Land Use: Block Industrial Building (Former Kenny Color printing facility)

Size (Sq.Ft. or Acres): 8,030 SF 0.85 ac.

ZONING REQUEST:

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

Purpose of Zoning Change: *(Include the maximum # of residential units or non-residential square footages):*

BatandPick Partners purchased the property with the intent to redevelop the building and bring retail, office, or restaurant
Tenants to the building and neighborhood. BatandPick Partners, LLC plans to lease the building to commercial users that will
not be utilizing any industrial zoning features; we are requesting an urban zoning that reflects the revitalization of the
neighborhood and the Tenants we will be pursuing.

Brooks Whiteside
Name of Agent

1300 S Mint St. Suite 400

Agent's Address

Charlotte, NC 28203
City, State, Zip

704-347-4676 704-347-4677
Telephone Number Fax Number

brooks@whitesideindustrial.com
E-Mail Address

Paul Kardous
Name of Petitioner(s)

6816 N Baltusrol Lane

Address of Petitioner(s)

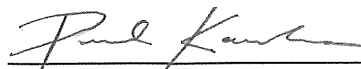
Charlotte, NC 28210
City, State, Zip

Telephone Number Fax Number

paul@pamakagroup.com
E-Mail Address

Signature of Property Owner if other than Petitioner

(Name Typed / Printed)



Signature

PAUL KARDOUS

(Name Typed / Printed)

FY2013 -
Petition #: 2015-036

Date Originally Filed:

Date Amended:

Received By:

RECEIVED

DEC 22 2014

BY:

REZONING APPLICATION CITY OF CHARLOTTE

Complete all fields -

Property Owner: Golden Triangle #1 LLC

Owner's Address: 8514 McAlpine Park Drive

City, State, Zip: Charlotte, NC 28211

Date Property Acquired: _____

Utilities Provided: (Water) _____

CMUD

(Sewer) CMUD

(CMUD, Private, Other)

(CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): Orchard Lake Drive

Tax Parcel Number(s): 21349158

Current Land Use: Vacant

Size (Sq.Ft. or Acres): 2.971 Acres

Existing Zoning: I-1(CD)

Proposed Zoning: I-1(CD)

SPA

AMENDED REQUEST DETAILS:

Purposes: 1) Original Request 2) Amendment/Change:

Little (David Powlen)
Name of Agent

5815 Westpark Drive
Agent's Address

Charlotte, NC 28217
City, State, Zip

(704) 561-3472
Telephone Number

Fax Number

dpowlen@littleonline.com
E-Mail Address

[Signature]
Signature of Property Owner if other than Petitioner

Daniel Levine
(Name Typed/Printed)

Ryan Berger
Name of Petitioner(s)

1500 Sunday Drive
Address of Petitioner(s)

Raleigh, NC 27607
City, State, Zip

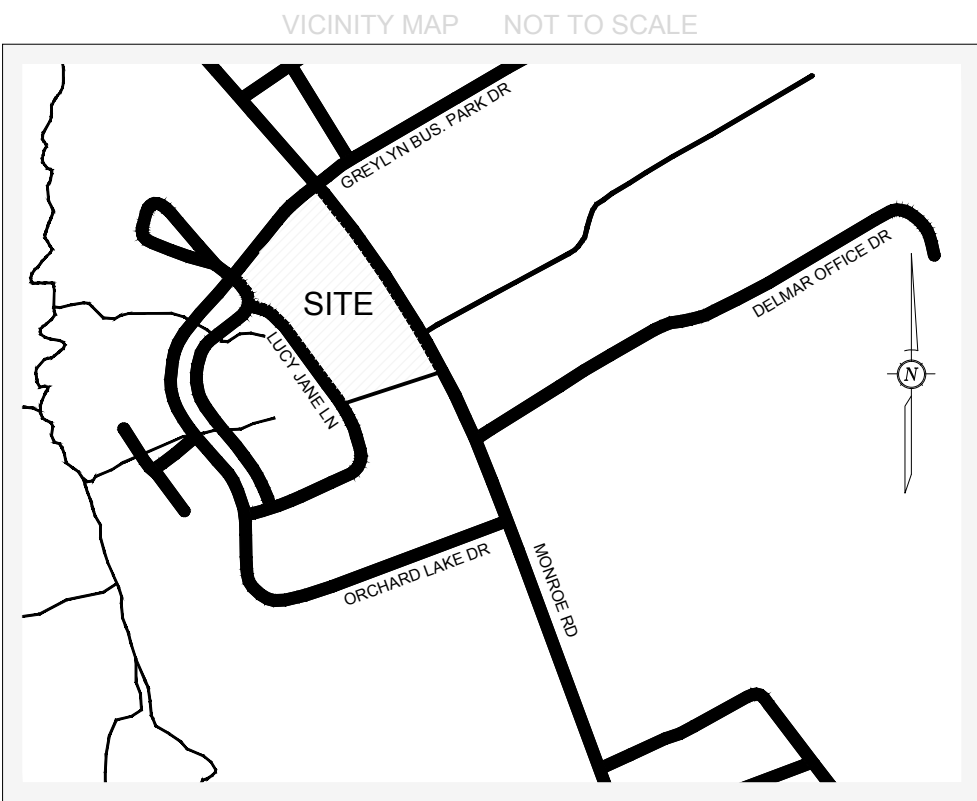
703-755-5478
Telephone Number

Fax Number

Ryan.Berger@mgpretail.us
E-Mail Address

[Signature]
Signature

Ryan Berger
(Name Typed/Printed)



SURVEYORS ALTA CERTIFICATION

TO MGP RETAIL CONSULTING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, & 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 5, 2014.

DATE OF PLAT OR MAP: OCTOBER 9, 2014:

MICHAEL C. SAWHILL, PLS L-3223 DATE

METES AND BOUNDS LEGAL DESCRIPTION

BEING ALL OF LOT 3, AS RECORDED IN MAP BOOK 55, PAGE 7, MECKLENBURG COUNTY REGISTRY (MCR), SITUATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND #4 REBAR, THE EASTERN CORNER OF LOT 3, AS RECORDED IN MAP BOOK 55 PAGE 7, MCR, SAID REBAR BEING IN THE WESTERLY RIGHT OF WAY OF MONROE RD. (90' RIGHT OF WAY), THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, DEPARTING SAID RIGHT OF WAY AND WITH THE NORTHERLY LINE OF THE BRUMIT DEVELOPMENT COMPANY LLC TRACT (DEED BOOK 26830, PAGE 50, MCR), S 71°06'16" W, 209.98' TO A SET #5 REBAR WITH PLASTIC CAP, PASSING THROUGH FOUND #4 REBARS AT 170.39' AND 180.08';

THENCE, WITH THE WESTERLY LINE OF THE GOLDEN TRIANGLE #1 LLC TRACT, (DEED BOOK 27658, PAGE 172 MCR), N 36°02'46" W, 506.48' TO A SET #5 REBAR WITH PLASTIC CAP, ON THE SOUTHERLY RIGHT OF WAY LINE OF ORCHARD LAKE DRIVE (A 63' PUBLIC RIGHT OF WAY PER MAP BOOK 55, PAGE 7, MCR)

THENCE, WITH SAID RIGHT OF WAY OF ORCHARD LAKE DR., N 40°03'51" E, 147.75' TO A FOUND MAG NAIL IN SIDEWALK;

THENCE, CONTINUING WITH SAID RIGHT OF WAY, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 218.78', A CENTRAL ANGLE OF 10°40'03", FOR AN ARC DISTANCE OF 40.73', AND SUBTENDED BY A CHORD WITH A BEARING AND DISTANCE OF N 45°25'03" E, 40.67' TO A FOUND MAG NAIL IN SIDEWALK;

THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 50°25'22" E, 29.88' TO A FOUND MAG NAIL IN SIDEWALK;

THENCE, CONTINUING WITH SAID RIGHT OF WAY, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00', A CENTRAL ANGLE OF 91°42'50", FOR AN ARC DISTANCE OF 32.01', AND SUBTENDED BY A CHORD WITH A BEARING AND DISTANCE OF S 83°43'13" E, 28.70' TO A FOUND MAG NAIL IN SIDEWALK, AND THE WESTERLY RIGHT OF WAY OF MONROE ROAD, (A 90' PUBLIC RIGHT OF WAY PER DEED BOOK 4921, PAGE 619, MCR)

THENCE, WITH THE WESTERN RIGHT OF WAY OF MONROE RD. THE FOLLOWING TWELVE (12) COARSE:

S 37°51'49" E, 46.30' TO A FOUND MAG NAIL IN SIDEWALK;

S 38°21'28" E, 51.80' TO A FOUND MAG NAIL IN SIDEWALK;

S 35°24'10" E, 53.57' TO A FOUND MAG NAIL IN SIDEWALK;

S 34°57'57" E, 55.86' TO A FOUND MAG NAIL IN SIDEWALK;

S 34°07'35" E, 57.34' TO A FOUND DRILL HOLE IN SIDEWALK;

S 33°11'54" E, 50.68' TO A FOUND MAG NAIL IN SIDEWALK;

S 31°26'48" E, 49.56' TO A FOUND MAG NAIL IN SIDEWALK;

S 31°02'20" E, 52.93' TO A FOUND MAG NAIL IN SIDEWALK;

S 30°15'40" E, 54.99' TO A FOUND #4 REBAR;

S 28°34'52" E, 53.09' TO A FOUND #4 REBAR;

S 27°34'26" E, 56.36' TO A FOUND #4 REBAR;

S 25°36'04" E, 12.03' TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 2.971 ACRES OR 129,426 SQUARE FEET, MORE OR LESS, ACCORDING TO THAT ALTA/ACSM PREPARED BY THE SURVEY COMPANY, INC., SIGNED BY MICHAEL C. SAWHILL, NC PLS L-3223, ORIGINALLY ISSUED OCTOBER 9, 2014, TO WHICH REFERENCE IS MADE.

SCHEDULE B - SECTION 2 EXCEPTION NOTES

PER THAT FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBERED 14NVL46870, DATED AUGUST 08, 2014 AT 5:00 AM, NUMBERS BELOW CORRESPOND TO THE SCHEDULE B - SECTION 2 EXCEPTION COMMITMENT NUMBERS. ONLY THOSE ITEMS RELATING TO THIS SURVEY ARE ADDRESSED:

③ BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTER SHOWN ON MAP OR PLAT RECORDED IN MAP BOOK 55, PAGE 7. (SHOWN ON SURVEY)

④ 30' EASEMENT (15' ON EITHER SIDE) OF ABOVE GROUND ELECTRICAL LINES, 15' EASEMENT (7.5' ON EITHER SIDE) OF BELOW GROUND ELECTRICAL LINES, RECORDED IN BOOK 27883 PAGE 515. (EASEMENTS NOT PLOTTED)

⑤ DRAINAGE AND TEMPORARY CONTRUCTION EASEMENT AGREEMENT RECORDED IN BOOK 28087 PAGE 130. (DOES NOT AFFECT SUBJECT PROPERTY)

⑥ POST CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT AND EASEMENT AGREEMENT RECORDED IN BOOK 28503, PAGE 875. DOES NOT AFFECT SUBJECT; EXISTING STORMWATER DETENTION & BMP FIELDS ARE SHOWN HEREON.

⑦ EASEMENTS TO JOHN CROSSLAND COMPANY RECORDED IN BOOK 4201, PAGE 106, AS AMENDED IN BOOK 4226, PAGE 876. (DO NOT AFFECT SUBJECT PROPERTY)

⑧ MEMORANDUM OF ACTION RECORDED IN BOOK 4850, PAGE 938 AND IN CONNECTION WITH CONSENT JUDGMENT RECORDED IN BOOK 4921, PAGE 619 AFFECTS SUBJECT PROPERTY; PUBLIC RIGHT OF WAY OF MONROE RD. IS SHOWN HEREON.

⑨ EASEMENT AGREEMENT BY AND BETWEEN CHISEL ROCK INVESTORS, LLC AND THE CITY OF CHARLOTTE RECORDED IN BOOK 27203, PAGE 41. (DOES NOT AFFECT SUBJECT PROPERTY)

GENERAL NOTES

1. THIS SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83 (2011).

2. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.

3. THIS PLAT IS NOR FOR RECORDATION AS PER G.S. 47-30, AS AMENDED.

4. ALL CORNERS MONUMENTED AS SHOWN.

5. THIS PROPERTY IS LOCATED WITHIN FLOODZONE (X) AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 3710457100K, EFFECTIVE DATE MARCH 02, 2009.

6. THE SUBJECT PROPERTY IS ZONED "I-1 (CD)" WITH BUILDING SETBACKS AS FOLLOWS:
FRONT: 20 FEET
SIDE: N/A FEET
REAR: 28.5 FEET CLASS "B" BUFFER

7. ONE-FOOT CONTOUR INTERVALS SHOWN. ELEVATIONS ARE REFERENCED TO NAVD83 DATUM.

8. THE AREA OF THIS PARCEL IS ±129,426 SQUARE FEET OR ±2.971 ACRES.

REFERENCES

1. MAP TITLED "ORCHARD PARK" BY R.B. PHARR AND ASSOCIATES, DATED MARCH 1, 2012, RECORDED IN MAP BOOK 55, PAGE 7, OF THE MECKLENBURG COUNTY REGISTRY.

2. MAP TITLED "ORCHARD PARK" BY DESIGN RESEARCH GROUP, PROJECT: 337-001, DATED JUNE 23, 2011. (NOT OF PUBLIC RECORD)

3. MAP TITLED "ORCHARD PARK" BY DESIGN RESEARCH GROUP, PROJECT: 337-001, DATED MAY 31, 2011. (NOT OF PUBLIC RECORD)

TREE TABLE

#	SIZE AND TYPE	#	SIZE AND TYPE	#	SIZE AND TYPE	#	SIZE AND TYPE
1	3" OAK	28	3" OAK	55	7" MAPLE	82	2" CATALPA
2	3" OAK	29	3" OAK	56	8" OAK	83	2" OAK
3	3" OAK	30	3" OAK	57	6" OAK	84	2" OAK
4	12" OAK	31	3" OAK	58	6" OAK	85	2" OAK
5	4" OAK	32	14" PINE	59	5" OAK	86	2" CATALPA
6	8" OAK	33	14" PINE	60	4" GUM	87	2" OAK
7	6" OAK	34	2" OAK	61	13" PINE	88	2" CATALPA
8	6" OAK	35	6" OAK	62	12" PINE	89	2" OAK
9	14" OAK	36	12" OAK	63	5" OAK	90	2" CEDAR
10	12" OAK	37	15" GUM	64	4" OAK	91	2" CEDAR
11	4" OAK	38	10" GUM	65	5" OAK	92	2" CATALPA
12	4" OAK	39	12" GUM	66	5" OAK	93	2" OAK
13	12" OAK	40	6" GUM	67	4" OAK	94	2" CEDAR
14	5" OAK	41	4" OAK	68	5" OAK	95	2" OAK
15	3" OAK	42	10" GUM	69	2" OAK	96	2" CATALPA
16	7" OAK	43	8" OAK	70	2" OAK	97	2" OAK
17	TRIPLE 24" OAK	44	3" GUM	71	2" CEDAR	98	2" CEDAR
18	20" OAK	45	6" OAK	72	2" CATALPA	99	2" CATALPA
19	6" OAK	46	8" OAK	73	3" MAGNOLIA	100	2" CATALPA
20	6" OAK	47	12" PINE	74	3" MAGNOLIA	101	2" CEDAR
21	13" PINE	48	6" OAK	75	3" MAGNOLIA	102	2" OAK
22	6" OAK	49	6" OAK	76	2" OAK	103	2" CATALPA
23	2" OAK	50	8" OAK	77	2" CEDAR	104	2" OAK
24	3" OAK	51	4" OAK	78	2" CEDAR	105	2" CEDAR
25	3" OAK	52	4" OAK	79	2" CEDAR	106	2" OAK
26	3" OAK	53	DOUBLE 18" PINE	80	2" CATALPA	107	2" CATALPA
27	2" OAK	54	5" OAK	81	2" OAK		

LEGEND

LINE TYPES USED:

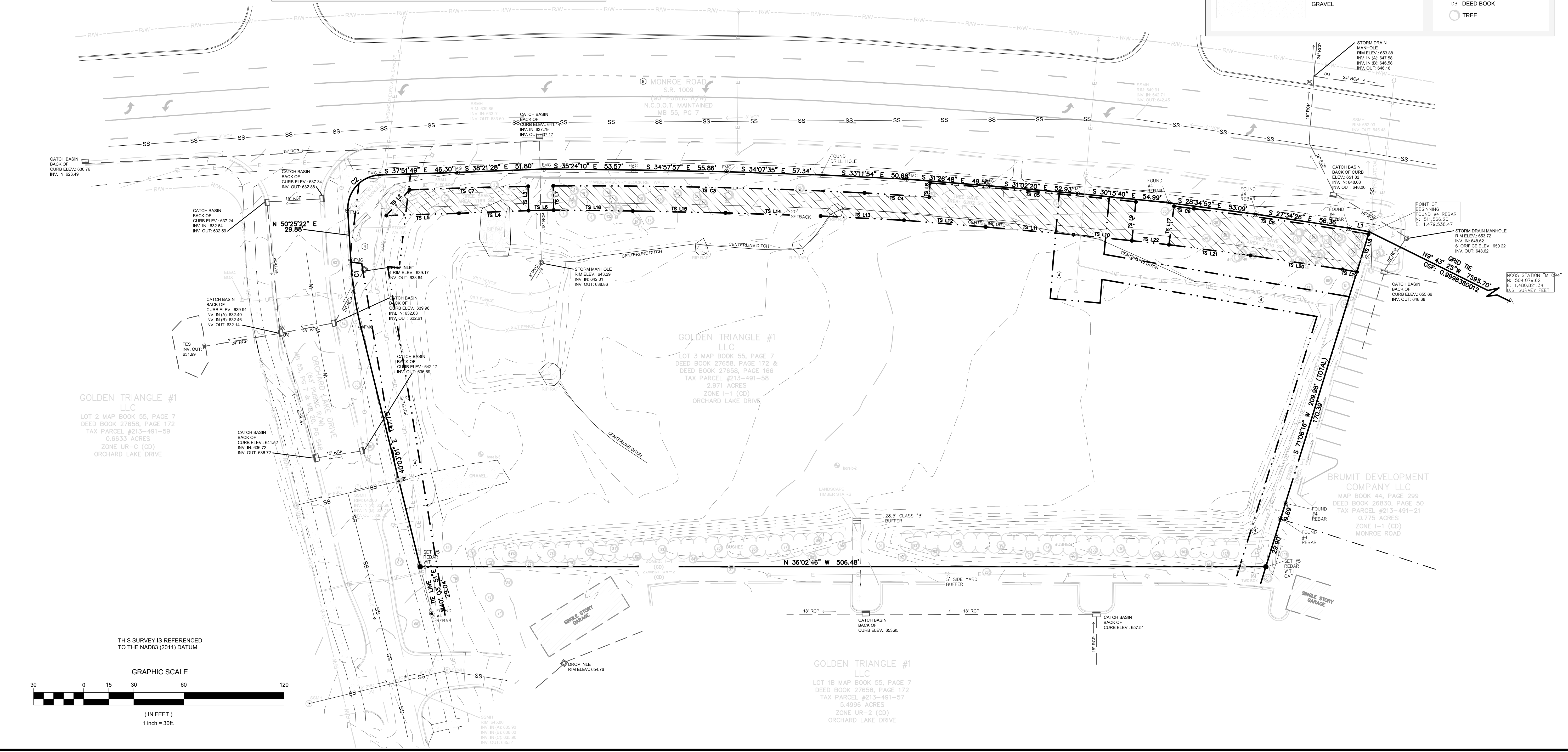
- STORM DRAIN
- CURB
- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- UNDERGROUND NATURAL GAS
- WATER LINE
- SANITARY SEWER LINE
- FENCE LINE
- TEMP. CONST. EASEMENT

HATCHES USED:

- ASPHALT
- CONCRETE
- BUILDING
- TREE SAVE EASEMENT
- GRAVEL

SYMBOLS USED:

- STORM MANHOLE
- DROP INLET
- CATCH BASIN
- FOUND PROPERTY CORNER
- SET 5/8" REBAR OR PK NAIL
- CALCULATED POINT
- CONTROL POINT
- ELECTRIC METER
- LIGHT POLE
- POWER POLE
- ELECTRIC TRANSFORMER
- NATURAL GAS METER
- SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- CABLE BOX
- WATER VALVE
- WATER METER
- WATER VAULT
- FIRE HYDRANT
- BORE HOLE
- PARKING COUNTRY
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- SIGN
- HANDICAPPED PARKING
- FOUND MAG NAIL
- MAP BOOK
- PAGE
- DEED BOOK
- TREE



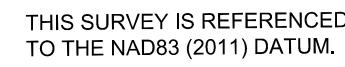
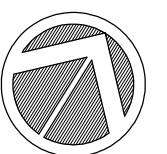
THE SURVEY COMPANY, INC.
4105-B STUART ANDREW BLVD
CHARLOTTE, NC 28217
(704) 561-9970 (704) 561-9972 FAX
WWW.SURVEYCO.COM
NORTH CAROLINA FIRM
REGISTRATION NUMBER C-1716

PROPERTY OWNER:
GOLDEN TRIANGLE #1, LLC
5815 WESTPARK DRIVE
SUITE 190
CHARLOTTE, NC 28211

PREPARED FOR:
LITTLE DIVERSIFIED CONSULTING
5815 WESTPARK DRIVE
CHARLOTTE, NC 28217
DAVE POWLEY, PLS
(704) 619-0767
(F): 704.6364940

PROJECT NUMBER: LTL55
SURVEYED BY: ST
DRAWN BY: CCG
CHECKED BY: MCS
ISSUE DATE: 10/09/2014
REVISIONS:
(1) ADDED TRE & STORM INFO - 10/09/2014

CAD FILE:


$$1'' = 30'$$


OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Complete All Fields

FY2015

Petition #:

2015-037

Date Filed:

Received By:

RECEIVED

DEC 22 2014

BY:

BH

OWNERSHIP INFORMATION:

Property Owner: Dominick Ristaino

Owner's Address: 329 E Park Ave

City, State, Zip: Charlotte, NC 28203

Date Property Acquired: 2007 & 2012 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 320 & 316 West Blvd – 2nd Property off S. Tryon

Tax Parcel Number(s): 119-079-27 & 119-079-28

Current Land Use: Residential & Vacant

Size (Sq.Ft. or Acres): 10,000 sq ft per lot – 20,000 sq ft total

ZONING REQUEST:

Existing Zoning: R-5

Proposed Zoning: B-1

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

Existing 1,400 sq ft House to be upfitted for Office use & adjoining vacant property to be rezoned for future Office development

to be consistent with area plan

Craig W. Isaac Architecture

Name of Agent

900 Linda Lane

Agent's Address

Charlotte, NC 28211

City, State, Zip

704 358-1365

Telephone Number

Fax Number

Craig@CIArchitecture.com

E-Mail Address

Signature of Property Owner if other than Petitioner

Dominick Ristaino

Name of Petitioner(s)

329 E Park Ave

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

704 451-0550

Telephone Number

Fax Number

Dominick@MetropolitanBuilders.com

E-Mail Address

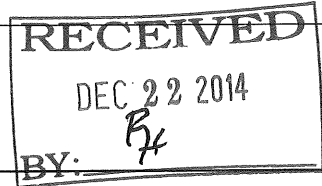
Signature

Dominick Ristaino

OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Complete All Fields

FY2015 Petition #:	<u>2015-038</u>
Date Filed:	_____
Received By:	_____



OWNERSHIP INFORMATION:

Property Owner: Candlewyck Baptist Church of Charlotte
Owner's Address: 7200 Providence Road City, State, Zip: Charlotte, NC 28226
Date Property Acquired: 10/09/1981 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 7200 Providence Road, Charlotte, NC 28226

Tax Parcel Number(s): 21131249

Current Land Use: Religious Institution

Size (Sq.Ft. or Acres): 9.48 acres

ZONING REQUEST:

Existing Zoning: R-15PUD Proposed Zoning: R-4 (CD) and INST (CD)

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

To allow for development of twenty (20) single-family detached lots on 5.7 vacant acres.

McAdams Company
Name of Agent
11301 Carmel Commons Blvd., Suite 111
Agent's Address
Charlotte, NC 28226
City, State, Zip
(704) 527-0800
Telephone Number **Fax Number**
reddick@mcadamsco.com
E-Mail Address

Angus Mercer
Signature of Property Owner if other than Petitioner
Angus Mercer - Candlewyck Baptist Trustee
(Name Typed / Printed)

Meritage Homes of the Carolinas
Name of Petitioner(s)
11605 N. Community House Road, Suite 250
Address of Petitioner(s)
Charlotte, NC 28277
City, State, Zip
(704) 944-8909
Telephone Number **Fax Number**
matt.kearns@meritagehomes.com
E-Mail Address

Matt Kearns
Signature
Matt Kearns
(Name Typed / Printed)

CANDLEWYCK

REZONING APPLICATION 7200 PROVIDENCE ROAD CHARLOTTE, NORTH CAROLINA PROJECT NUMBER: MRH-14020 DATE: DECEMBER 22, 2014

APPLICANT:
MERITAGE HOMES
11605 NORTH COMMUNITY HOUSE ROAD
SUITE 250
CHARLOTTE, N.C. 28277
(704) 944-8906
Mark.Sergent@meritagehomes.com

ENGINEER/SURVEYOR/LANDSCAPE ARCHITECT
McADAMS COMPANY
11301 CARMEL COMMONS BLVD
SUITE 111
CHARLOTTE, N.C. 28226
(704) 527-0800
reddick@mcadamsco.com

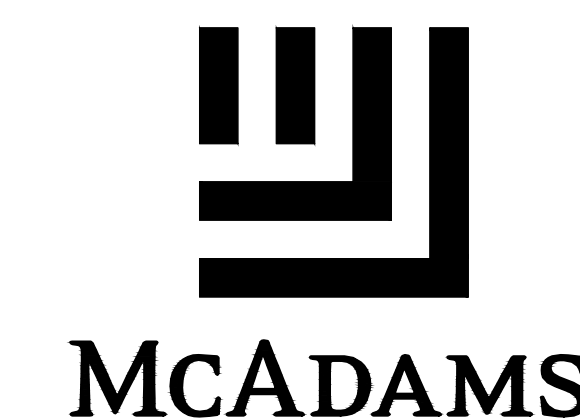


VICINITY MAP

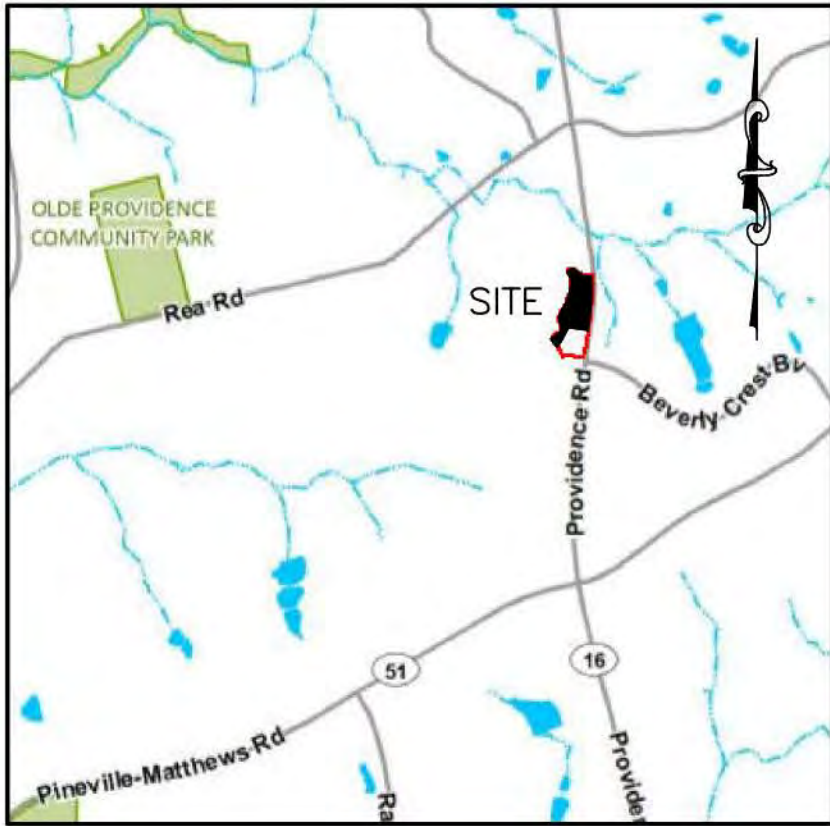
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SHEET INDEX

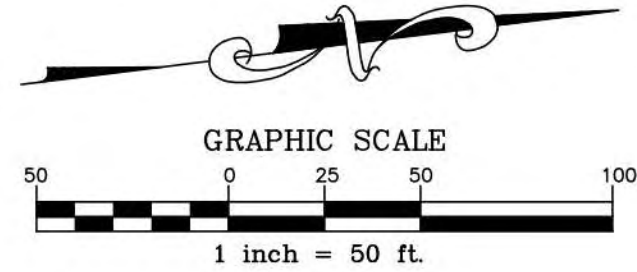
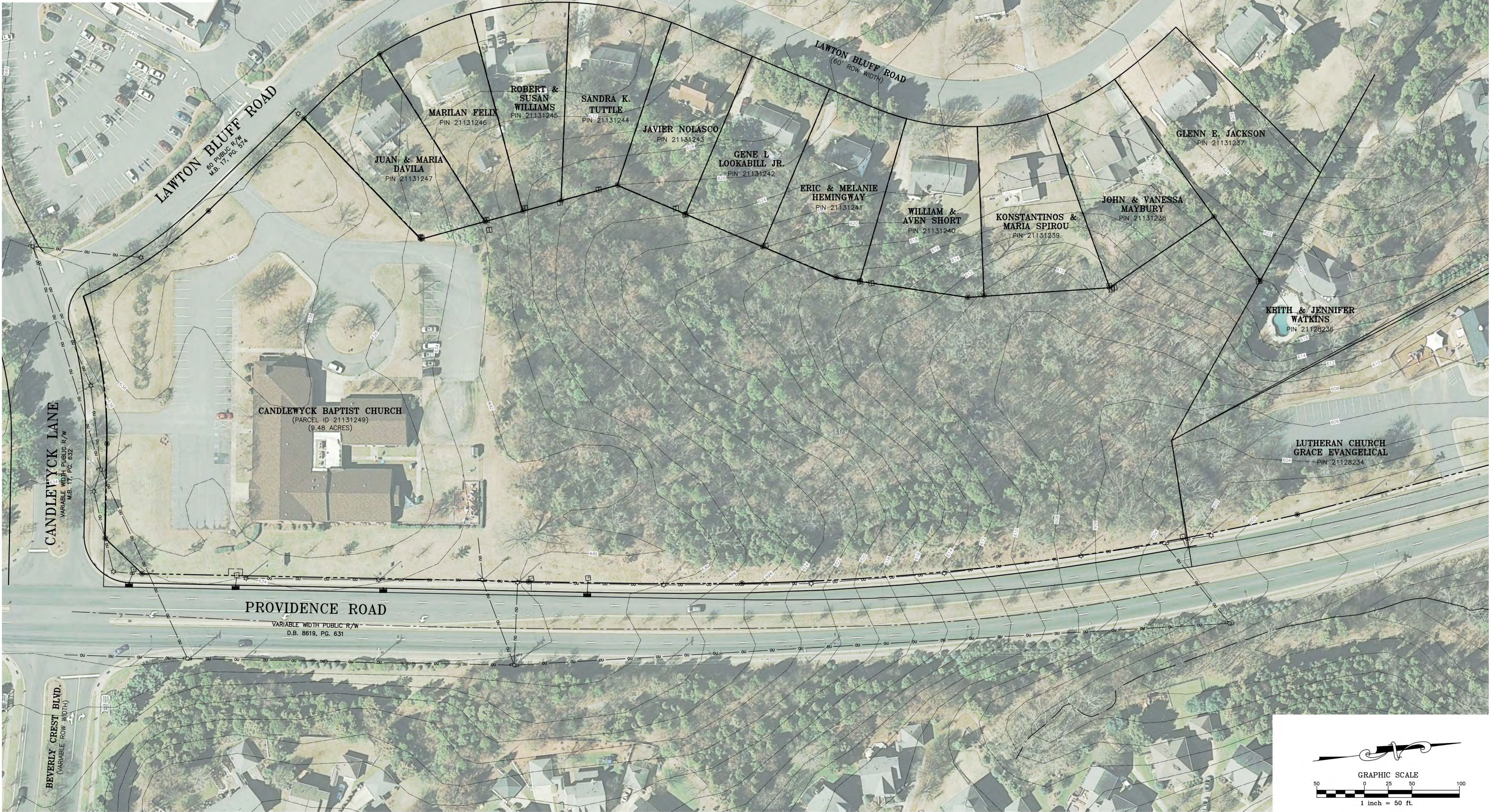
CVR	COVER SHEET
1-1	BOUNDARY SURVEY
1-4	EXISTING CONDITIONS / AERIAL
2-4	PRELIMINARY SITE PLAN
3-4	PROJECT CONDITION NOTES
4-4	PRELIMINARY PLANTING PLAN



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VICINITY MAP
NTS



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS:



OWNER:

CANDLEWYCK PROPERTY
CHARLOTTE, NC
EXISTING CONDITIONS/AERIAL

PROJECT NO. MRH-14020
FILENAME: MRH14020-S1
DESIGNED BY: RMR
DRAWN BY:
SCALE: 1"=50'
DATE: 12-22-2014
SHEET NO. 1-4





VICINITY MAP
NTS

DEVELOPMENT DATA
INST (EXISTING ELEMENTS)

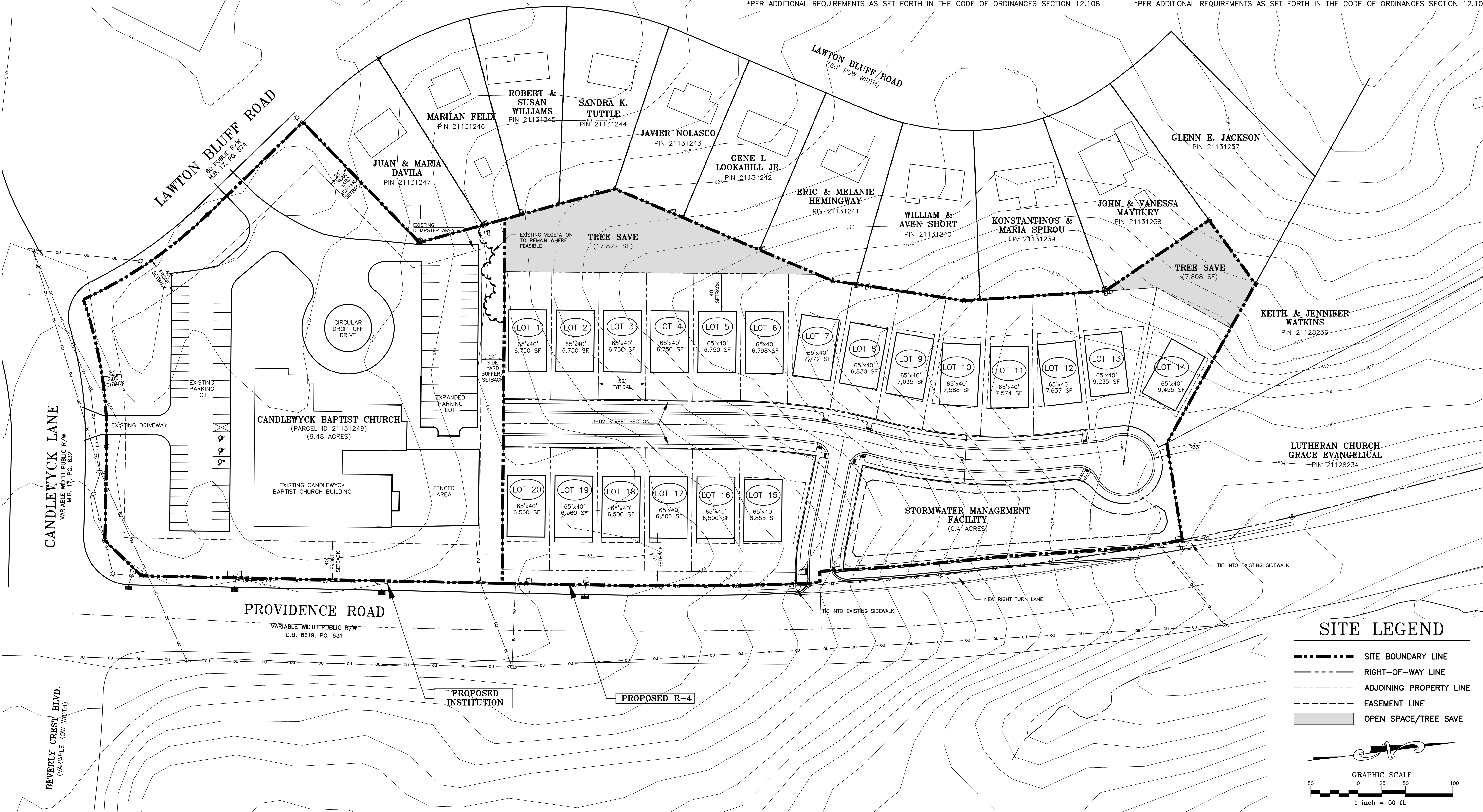
APPLICANT: MERITAGE HOMES	
11605 NORTH COMMUNITY HOUSE ROAD, SUITE 250	
CHARLOTTE, NC 28277	
TAX PARCEL #	ACREAGE
21131249	9.48 ACRES
CANDLEWYCK PORTION (PROPOSED INST)	
EXISTING ZONING:	R15-PUD (CITY OF CHARLOTTE)
CURRENT USE:	RELIGIOUS INSTITUTION
PROPOSED ZONING:	INST
PROPOSED USE:	RELIGIOUS INSTITUTION
FLOOR AREA RATIO (.5 MAX):	.12
LOT AREA (15,000 SF MIN):	165,238 FEET
LOT WIDTH (80 FEET MIN):	445 FEET
REAR SETBACK:	24 FEET
SIDE SETBACK:	20 FEET / 24 FEET RESIDENTIAL ADJACENT
FRONT SETBACK:	40 FEET
BUILDING HEIGHT:	MAIN BUILDING DOES NOT EXCEED 40' MAX.*
REQUIRED PARKING SPACES:	80 SPACES (1 / 4 SEATS @ 320 SEATS)
PROVIDED PARKING SPACES:	+/- 87 SPACES
PROVIDED OPEN SPACE	55.9%

*PER ADDITIONAL REQUIREMENTS AS SET FORTH IN THE CODE OF ORDINANCES SECTION 12.108

DEVELOPMENT DATA
R-4 (PROPOSED ELEMENTS)

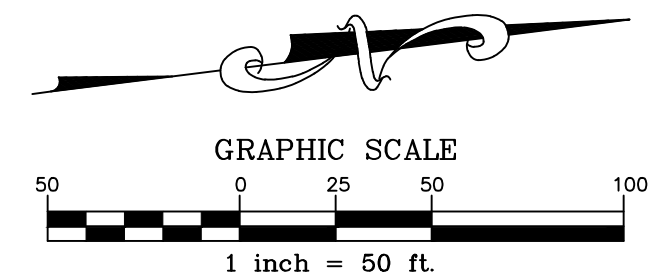
APPLICANT: MERITAGE HOMES	
11605 NORTH COMMUNITY HOUSE ROAD, SUITE 250	
CHARLOTTE, NC 28277	
TAX PARCEL #	ACREAGE
21131249	9.48 ACRES
MERITAGE PORTION (PROPOSED R-4)	
EXISTING ZONING:	R15-PUD (CITY OF CHARLOTTE)
CURRENT USE:	RELIGIOUS INSTITUTION
PROPOSED ZONING:	R-4 (CLUSTER-TREE ORDINANCE)
PROPOSED USE:	SINGLE FAMILY DETACHED
MAXIMUM DENSITY:	4.0 UNITS/ACRE
PROPOSED # OF LOTS	20 LOTS
MINIMUM LOT WIDTH:	50 FEET
MINIMUM LOT AREAS:	6,000 SF
REAR YARD:	30 FEET / 40 FEET EXTERIOR
SIDE YARD:	5 FEET / 6 FEET EXTERIOR
FRONT SETBACK:	30 FEET (FROM ROW)
BUILDING HEIGHT:	40' MAX. SIDE / 48' MAX. FRONT*
REQUIRED TREE SAVE IN OPEN SPACE	10% (0.569 ACRES)
PROVIDED TREE SAVE IN OPEN SPACE	10.3% (0.588 ACRES)

*PER ADDITIONAL REQUIREMENTS AS SET FORTH IN THE CODE OF ORDINANCES SECTION 12.108



SITE LEGEND

- SITE BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- OPEN SPACE/TREE SAVE



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REVISIONS:

OWNER: **MeritageHomes**

CANDLEWYCK PROPERTY
CHARLOTTE, NC
PRELIMINARY SITE PLAN

PROJECT NO: MRH-14020
FILENAME: MRH14020-S1
DESIGNED BY: RMR
DRAWN BY: RMR/KMM
SCALE: 1"=50'
DATE: 12-22-2014
SHEET NO. **2-4**

MCADAMS

PROJECT CONDITIONS

1. General provisions

- a) Unless more stringent standards are established with the site plan or these development notes, development of the site shall comply with the requirements and standards for the INSTITUTIONAL district (existing church site) and the R-4 Single-Family district - Cluster Development (proposed new development) as set forth in the Charlotte Code of Ordinances. Alterations to the conditional plan are subject to Section 6.207 Alterations to approval.
- b) The development depicted on the site plan is intended to reflect the arrangement of the proposed uses on the site but the final configuration, placement and size of individual site elements may be altered or modified within the limits prescribed by the ordinance and the standards established by the site plan and development standards during design development and construction phases. Street alignment and lot layout width and depth dimensions may be modified to accommodate final building layout and lot locations.

2. Permitted uses

- a) The northern portion of the site will be single family detached units. Single family detached lots shall have minimum widths as specified on the site plan, along with any incidental or accessory uses in connection therewith, which are permitted by right or under prescribed conditions in the R-4 District.
- b) On the Church site, the developer has committed to pave a surface coat and restripe the existing parking lot, and to convert the existing gravel parking area to paved parking. Should additional future redevelopment occur, any uses and accessory uses as described in the Institutional district per the Code of Ordinances shall be permitted.

3. Transportation

- a) The number of vehicle access points on the site shall be limited to the number shown on the site plan. The placement and configuration of the access points are subject to minor modifications as required to meet state and local agency standards (City of Charlotte and NCDOT), or as a result of further site investigation and coordination with final subdivision and site plan design.
- b) Minimum dimensions and design standards for new streets shall be in accordance with the City standards outlined in the Code of Ordinances.
- c) Developer will dedicate a +/-50' right of way for new streets to the City of Charlotte.
- d) The addition of a right turn lane from Providence Road into the residential development will be dictated by adopted NCDOT standards.
- e) Cul-de-sacs shall conform to standards in the Charlotte Code of Ordinances.
- f) Access (curb cuts) to each platted lot must comply with standards set forth in the Charlotte Code of Ordinances.
- g) Off-street parking and driveways will comply with the regulations as outlined in the Code of Ordinances.
- h) Five foot wide sidewalks with eight foot planting strips will be installed along all roads and along the frontage of the property parallel to Providence Road in conjunction with the addition of the turn lane. Internal sidewalks connecting to Providence Road shall tie into existing sidewalks.

4. Streetscape and Landscaping

- a) Street trees will be provided in accordance with Section 21-96 of the Code of Ordinances.
- b) As shown on the landscape plan, a class “C” buffer yard will be provided between the institutional use and the proposed residential use and will comply with Section 12.302 of the Zoning Ordinance. Existing vegetation will be retained and maintained to the extent feasible to provide a natural, undisturbed wooded area. Where an existing natural, undisturbed wooded area does not exist, a planted buffer shall be required in conformance with the buffer standards. Petitioner reserves the right to construct a 6-foot high opaque fence, wall, berm or combination thereof in order to satisfy buffer and/or screening requirements. In the event that the petitioner or their assignee decides to install a fence, wall or berm, they may reduce buffer area dimensions by 25%.
- c) The developer will provide appropriate screening along Providence Road located in a +/- 15' buffer between existing Providence Road ROW and the rear lot line of the residential lots. Petitioner reserves the right to construct a 6-foot high opaque fence, wall, berm or combination thereof in order to satisfy buffer and/or screening requirements.

5. Environmental Features

- a) Tree Save areas shall be set aside at a minimum of 10% of the total R-4 acreage as outlined in the Code of Ordinances.

6. Parks, Greenways and Open Space

- a) Common open space areas will be provided, to be platted and recorded separately from other uses. Common open space may include tree save areas, landscaping, and pedestrian paths, will be accessible by pedestrians, and will be maintained by the future homeowners association.

7. Signage

- a) A proposed project signage package shall be provided for approval by the City. All signs shall meet the requirements of Chapter 13 of the Zoning Ordinance.

8. Lighting

- a) Pedestrian scale, freestanding lighting fixtures will be installed throughout the site along all internal roads. Lighting fixtures will be uniform in design and the final spacing will be determined by the developer.

9. Other

- a) Improvements: The developer will be responsible for installation of all required streets, utilities, common areas, open space and buffer yards which pertain specifically to the project.
- b) Utilities: All water and sewer infrastructure will be installed and constructed per state and local standards. All storm drain easements and the infrastructure within (i.e. piping/swale, rip-rap) located at the rear of lots or at the side of lots shall be recorded, dedicated, and maintained by the homeowners' association. The Developer understands that water and sewer services will be provided by the City of Charlotte for all lots. It is the developer's responsibility to install infrastructure improvements for water and sewer throughout the project.
- c) Rezoning petition: Upon approval of the rezoning petition, all conditions applicable to development of the site imposed under these development standards and this site plan will, unless amended in the manner provided under the ordinance, be binding upon and take effect to the benefit of the developer and subsequent owners of the site and their respective successors in interest and assigns.
- d) Amendments to rezoning petition: Future amendments to the site plan and these development standards may be applied for by the owner of the site in accordance with the provision outlined in the Code of Ordinances.
- e) Submittals: The Developer understands that submittals must be made to and approvals obtained from applicable agencies prior to grading or construction.

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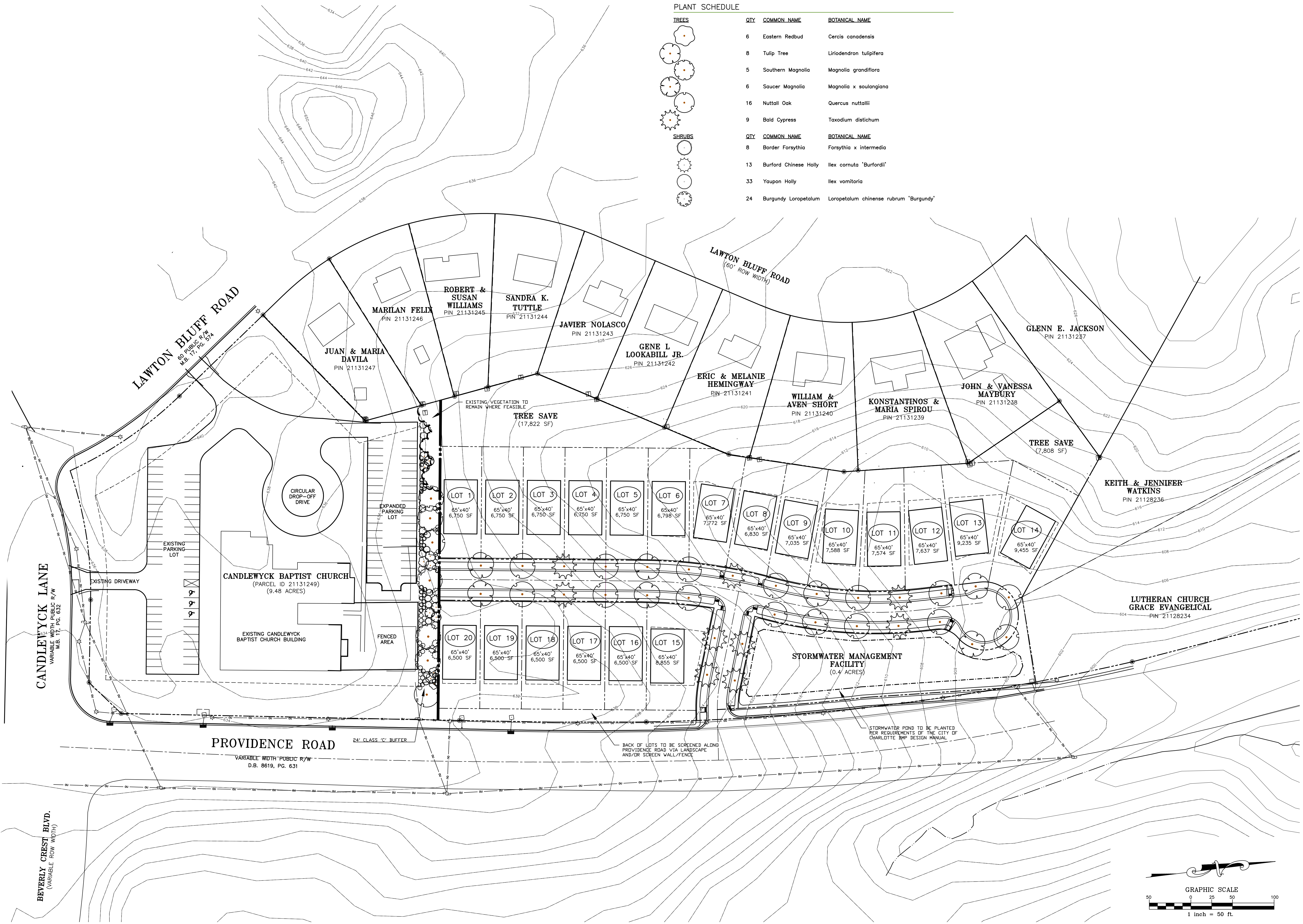
OWNER:

CANDLEWYCK PROPERTY
CHARLOTTE, NC
PROJECT CONDITIONS NOTES

PROJECT NO.	MRH-14020
FILENAME:	MRH14020-S1
DESIGNED BY:	RMR
DRAWN BY:	RMR/KMM
SCALE:	1"= 50'
DATE:	12-22-2014
SHEET NO.	3-4



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REVISIONS:



OWNER:

CANDLEWYCK PROPERTY
CHARLOTTE, NC
PRELIMINARY PLANTING PLAN

PROJECT NO. MRH-14020
FILENAME: MRH14020-LS
DESIGNED BY: KMM
DRAWN BY: RMR/KMM
SCALE: 1" = 50'
DATE: 12-22-2014
SHEET NO. 4-4

