

January 2016

Rezoning Petition Packet

City Petitions:

2016-001 through 2016-016

Staff Review Meeting: November 19, 2015 - 10:00 a.m.

City Public Hearing: January 20, 2016 - 6:00 p.m. (Tues)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
SEP 28 2015
BY: _____

2016-001
Petition #: _____
Date Filed: _____
Received By: BJ

Complete All Fields (Use additional pages if needed)

Property Owner: Prosperity Investment I, LLC

Owner's Address: 1435 W. Morehead St, Suite 130 City, State, Zip: Charlotte, NC 28208

Date Property Acquired: February 1, 2013

Property Address: 4815/4825/4835 Johnston-Oeler Rd, Cit, NC 28269

Tax Parcel Number(s): 02932131 / 02932139

Current Land Use: Vacant Size (Acres): ± 3.65 Acres

Existing Zoning: NS Proposed Zoning: NS (SPA)

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

Required Rezoning Pre-Application Meeting* with: Kent Main/Claire Lyte-Graham, Rick Grochoshe
Date of meeting: 9/22/2015 Alberto Gonzalez, Grant Meacci, Josh Weaver

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: _____

DAS Architecture, INC.
Name of Rezoning Agent

101 West Worthington, Suite 240
Agent's Address

Charlotte, NC 28203
City, State, Zip

704-333-3360 704-333-3362
Telephone Number Fax Number

MGALLO@DASARCHITECTURE.COM
E-Mail Address

Charles E. Knox, Jr.
Signature of Property Owner

Charles E. Knox, Jr., Manager
(Name Typed / Printed)

CitiSculpt, LLC
Name of Petitioner(s)

1435 West Morehead St, Suite 130
Address of Petitioner(s)

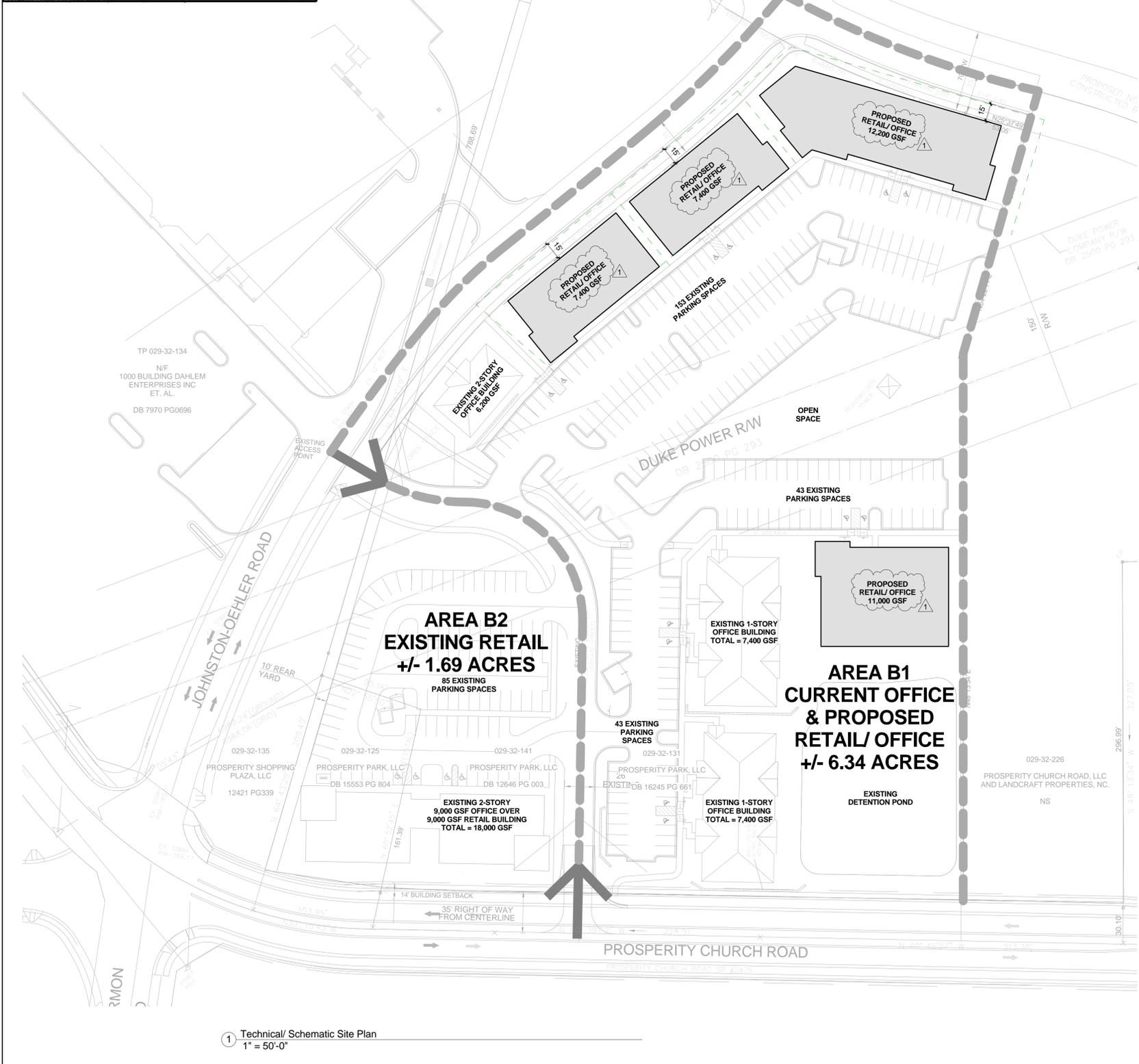
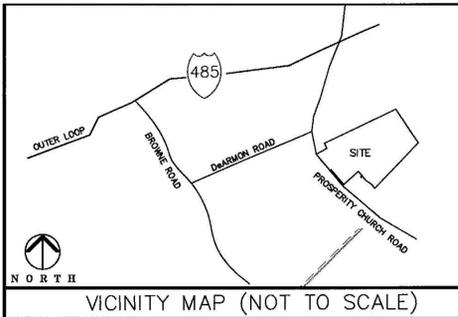
Charlotte, NC 28208
City, State, Zip

704-362-2400
Telephone Number Fax Number

ssgale@citisculpt.com
E-Mail Address

Shane Seagle
Signature of Petitioner

Shane Seagle
(Name Typed / Printed)



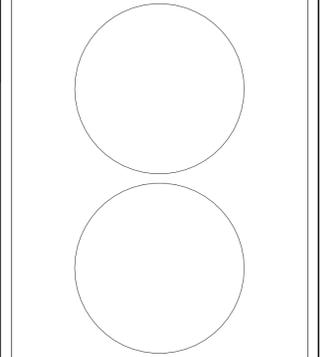
1 Technical/ Schematic Site Plan
1" = 50'-0"

SITE USAGE:		ZONING:		SUMMARY:	
CURRENT	B1 70,000 SF OFFICE ZONED: NS WITH ALL PAST RESTRICTIONS OF APPROVED PETITION #2000-78	NS	PETITION # 2000-78	PROPOSE RETAIL/OFFICE. MAINTAIN NS ZONING WITH REMOVAL OF OFFICE LIMITATIONS/ RESTRICTIONS. SEE (B) PERMITTED USES AND (2) BUILDING FORM BELOW.	
B2	9,000 SF RETAIL 9,000 SF OFFICE ZONED: NS MEETING ALL CURRENT NS ZONING STANDARDS	NS	PETITION # 2004-138		
FUTURE - PROPOSED	B1 21,000 SF EXISTING OFFICE 38,000 SF PROPOSED RETAIL/ OFFICE ZONED: NS WITH ALL PAST RESTRICTIONS OF APPROVED PETITION #2000-78 AND PETITION #2004-138 PARCELS: 02932131 AND 02932139				
	B2 EXISTING TO REMAIN - NO CHANGE				

General Notes

- The Site shall be developed as a pedestrian friendly mixed-use site with residential, office and retail uses (including incidental or accessory uses) permitted under the Mecklenburg County Zoning Ordinance (the Ordinance) by right or under prescribed conditions in an NS zoning district.
- No wall pack lighting shall be allowed.
- At a minimum, all development will adhere to the standards established under the neighborhood services (NS) district section of the ordinance. In addition, development will also be governed by this rezoning plan.
- Driveways shown on conceptual plan are for reference only, the actual number shall be two or less and the locations shall be along the existing Prosperity Park Drive only and may change in the final design.
- Buildings to be placed along streets and to have two story neighborhood look with preference for mixed use. All buildings will be architecturally compatible and rear of buildings to be of some finish type as the fronts. Expected uses are governmental buildings, restaurant, retail, general office including medical. Excluded uses are gas stations / convenience stores and restaurants with drive through service.

- DEVELOPMENT STANDARDS**
- A. General Provisions** At a minimum, all development standards established under the Ordinance for the NS district shall be satisfied. In addition, development shall be governed by these Development Standards and the Technical Plan below. The scenario depicted on the Schematic Plan is schematic in nature and the building configurations, placements and sizes, as well as the locations of streets and parking areas within the maximum building limit lines established on the Technical plan may be altered or modified during design, development and construction document phases.
- B. Permitted Uses**
- The Site shall be developed as a pedestrian friendly mixed-use site with residential, office and retail uses (including incidental and accessory uses) permitted under the Mecklenburg County Zoning Ordinance (the Ordinance) by right or under prescribed conditions in a NS Zoning District. Area B1 (+/- 6.35 Acres) consists of 21,000 SF of office, three existing office buildings. Remainder of parcel shall be retail or office uses of up to 38,000 square feet between four buildings. Area B2 (+/- 1.69 Acres) is existing retail/ office uses, 9,000 SF of office over 9,000 SF of retail to remain unchanged.
- C. Right of Way Dedication**
- The petitioner shall dedicate right of way along Prosperity Church Road measuring 35' from existing centerlines.
 - The petitioner shall dedicate a 70' right of way for the proposed extension of Johnston-Oehler/DeArmon Road that traverses the property.
 - The petitioner shall dedicate a 70' right of way for the proposed North-South Connector to allow future construction by others.
- D. Road Improvements**
- The petitioner shall construct the extension of DeArmon Road / Johnston-Oehler Road relocation from the northern boundary of the site to the eastern boundary generally as depicted on the Technical Plan below. The road extension shall conform to the cross section as noted. The Johnston-Oehler Road / DeArmon Road extension shall be constructed concurrently with the development of parcels with road frontage. The Petitioner shall construct the road as needed for access.
 - Left turn lanes shall be installed by the petitioner at the driveway cuts for Prosperity Church Road.
 - Internal Roads for all development other than the proposed Johnston - Oehler and North South Connector Relocations, may be either private or public at the discretion of the petitioner.
 - The first full movement access driveway to DeArmon Road shall align with the lots / driveway in front of B1-L0 as indicated on the Technical Plan.
 - The first full movement access driveway to Prosperity Church Road shall be located at least 500' away from the DeArmon Road intersection as shown on the Technical Plan.
 - All public streets shall meet the minimum requirements as provided for in the Charlotte Mecklenburg Land Development Standards Manual.
 - Any widening to Prosperity Church Road shall include a 14' outside lane width to comply with the Charlotte Mecklenburg Bike Plan.
 - The Petitioner shall address the B1-L0 service area driveway entrance when final designs of the DeArmon Road extension are engineered.
 - The proposed alignments indicated on the plan for the relocation of the Johnston-Oehler Road and the proposed North-South Connector are schematic in nature. The Petitioner shall incorporate final alignment of these proposed roads per Charlotte Department Of Transportation and North Carolina Department Of Transportation design standards.
- E. Development Requirements**
- Setbacks, Side Yards and Rear Yards.**
 - All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS district.
 - 6'-0" minimum setback from the proposed curb and gutter on all streets (including Prosperity Church Road) shall be required.
 - Building Form**
 - The development shall be designed as a pedestrian oriented development with buildings oriented to the street. Pedestrians shall have access to the buildings via breezeways and exterior patio areas between retail/ office buildings.
 - The rear of the buildings will have the same finishes (brick & stucco) as the front of the buildings.
 - All buildings will be designed to be compatible in character with the surrounding retail/office development (brick & stucco).
 - Buildings will be designed as one-story and match the existing retail/ office building in Area B2.
 - Landscaped Areas and Screening.**
 - Landscaped areas and screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance as a minimum. Computers or computers will be screened with solid enclosures and gates.
 - Access Points.**
 - The configuration and ultimate location of the access points within the site are subject to any minor modifications required to accommodate the site and architectural construction plans and designs and are further subject to approval by the City of Charlotte and the North Carolina Department of Transportation. The number of access points shall not increase from the amount depicted on the Technical Data Sheet.
 - Access from the proposed Johnston - Oehler and North South Connector Road (not shown) shall be allowed as permitted and approved by the City of Charlotte and the North Carolina Department of Transportation.
 - Internal access between Area A and Area B shall be provided for by the Petitioner. The Petitioner shall also provide internal access between the various uses within Area B, as appropriate.
 - Lighting**
 - A uniform lighting system will be employed throughout the site. All lighting within the site except street lights which may be erected along Public Roads shall be designed such that direct illumination does not extend past property lines of the site. Detached light poles shall not exceed 20' in height. Lighting shall be pedestrian scale in nature and shall conform to current Prosperity Church Road Villages Small Area Plan.
 - Consideration will be given to the impact of lighting both within and without the perimeter of the site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.
 - Parking**
 - The parking spaces depicted on the Schematic Site Plan may vary but in all events will exceed the minimum offstreet parking standards established under the Ordinance requirements for the NS (Neighborhood Services) zoning category.
 - No on-site parking spaces will be located between the buildings and the public streets.
 - Signs**
 - A uniform signage and graphics system will be employed throughout the site which will comply with section 15.09 (recently adopted petition #2004-13) of the Ordinance. No flashing signs of any kind will be permitted. The maximum height of ground mounted / monument signs will be 7' feet above the average grade of the edge of the right - of - way. Signage will be consistent with the Prosperity Church Road Villages Small Area Plan with no pole signs allowed.
 - Fire Protection.**
 - Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Marshal's specifications.
 - Design Standards**
 - Landscaped islands will be provided in parking area to avoid large expanses of pavement. The plan will meet the Tree Ordinance requirements.
 - If feasible, the pond shall remain or be reconfigured. The area surrounding the pond shall be enhanced with landscaping to create a pedestrian scale open space amenity.
 - Large maturing trees will be installed 50' on center along thoroughfares.
 - Internal sidewalks shall be provided to link buildings and parking areas.
 - Storm Drainage**
 - Storm water runoff from the site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte. Storm water detention shall not be installed within the buffers, setbacks or between buildings and streets.
 - The petitioner reserves the right to use the existing pond for detention.
 - The petitioner reserves the right to modify the existing pond based on final design, construction documents, and detention requirements.
 - If the pond is eliminated there will be no net loss of the Open Space that the pond currently represents. The Open Space constructed in lieu of the existing pond shall be positive in nature and shall include landscaping and pedestrian circulation with benches. In addition the Petitioner may construct a small pond or water feature within the Open Space if feasible with final construction plans.
 - The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
 - Building Height.**
 - Building height shall be limited to three stories.
 - No on-site parking spaces will be located between the buildings and the public streets, including all thoroughfares.
 - The petitioner shall seek a variance from the Charlotte Outer Loop Corridor maps to comply with the Mecklenburg -Lion Thoroughfare Plan.
 - The right-of-way for the North-South connector shall be dedicated as parcels along the right-of-way are developed and shall occur prior to the issuance of certificates of occupancy for retail people.
 - No adult entertainment establishments shall be allowed on the site.
 - The Petitioner shall provide a 30' buffer of existing vegetation along the exterior perimeter of Area A unless the adjacent property is zoned for multi-family or a more intense use.
 - When there is a sidewalk adjacent to 90-degree parking it shall be 7' wide at the minimum.
 - The petitioner/developer will be responsible for providing a 6-foot sidewalk and an 8-foot planting strip along the project frontage along Prosperity Church Road if the subject property is developed prior to construction of Phase II of the Prosperity Church Road project.



101 W. Worthington Avenue
Suite 240
Charlotte, NC 28203
phone: (704) 333-3360
fax: (704) 333-3362

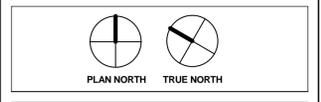
construction@dasarchitecture.com



SITE PLAN AMENDMENT
PETITION #2015-000

4815/4825/4835
Johnston-Oehler Rd.
Prosperity Church Rd./ Johnston-Oehler Rd.
Charlotte, North Carolina 28269

No.	Description	Date
1	SITE PLAN AMENDMENT	9.22.15



Site Plan and Notes

Petition Number	2015-000
DAS Project Number	15 212 00
Date	09/23/2015

RZ1.00
Scale As indicated

2016-002

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	_____
Received By:	<u>BJ</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Mosaic Village Holdings, LLC / West End Investments-Charlotte / Mosaic Village Inc.

Owner's Address: 19109 W. Catawba Ave City, State, Zip: Cornelius, NC 28031

Date Property Acquired: 8/31/2007

Property Address: 1607 W. Trade Street Charlotte NC 28208

Tax Parcel Number(s): 07101915, 07101917, 07101933, 07101923

Current Land Use: Parking deck and outdoor event space Size (Acres): 1.6

Existing Zoning: B-1 with PED Overlay / R-8 Proposed Zoning: B-1 with PED Overlay (Optional) / R-8 (CD)
Overlay: PED-O (Specify PED, Watershed, Historic District, etc.)

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

Date of meeting: 8/25/2015

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

For Conditional Rezonings Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): No

Purpose/description of Conditional Zoning Plan: To request an additional 13'-0" of height in order to enclose a portion of the existing roof terrace on top of the parking deck.

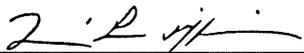
Neighboring Concepts, PLLC
Name of Rezoning Agent

1230 West Morehead, Suite 204
Agent's Address

Charlotte, NC 28208
City, State, Zip

704-374-0916 704-342-3808
Telephone Number Fax Number

daniel@neighboringconcepts.com
E-Mail Address


Signature of Property Owner

Michael L. Griffin
(Name Typed / Printed)

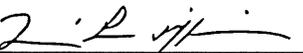
Mosaic Village Holdings, LLC
Name of Petitioner(s)

19109 W. Catawba Ave Ste 110
Address of Petitioner(s)

Cornelius, NC 28031
City, State, Zip

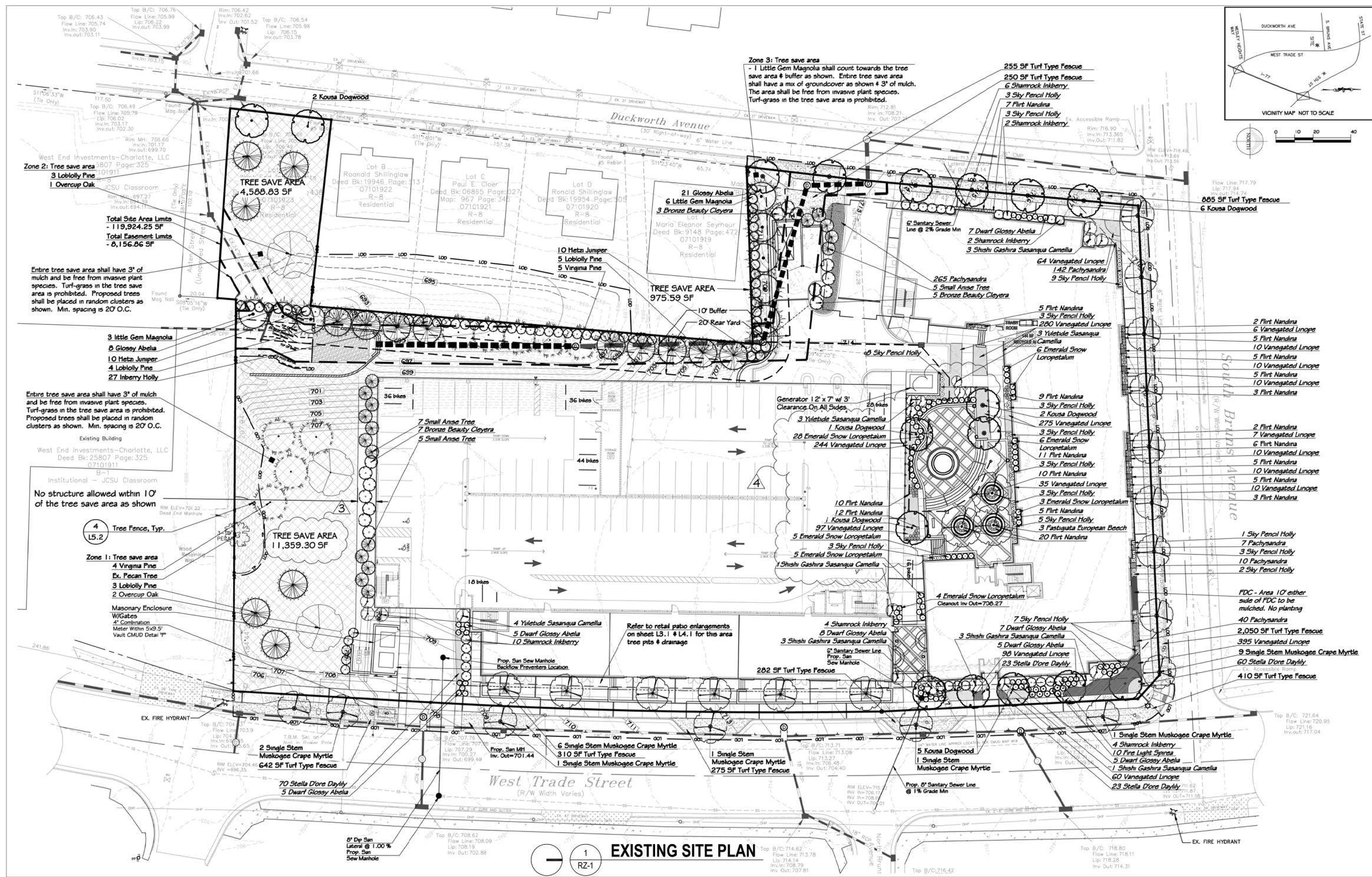
704-987-3829
Telephone Number

mtcarroll@griffinbrothers.com
E-Mail Address


Signature of Petitioner

Michael L. Griffin
(Name Typed / Printed)

F:\Tree Structure\Projects\13-001 Mosaic Village III - Office\reviews\agencies\Rezoning\cad\RZ-01.dwg, Plotted By: daniel, Plotted: Sep 28, 2015 - 11:06am



Skyline Terrace Renovation

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

EXISTING SITE PLAN

ISSUE DATE

September 28, 2015

CHECKED

JDM

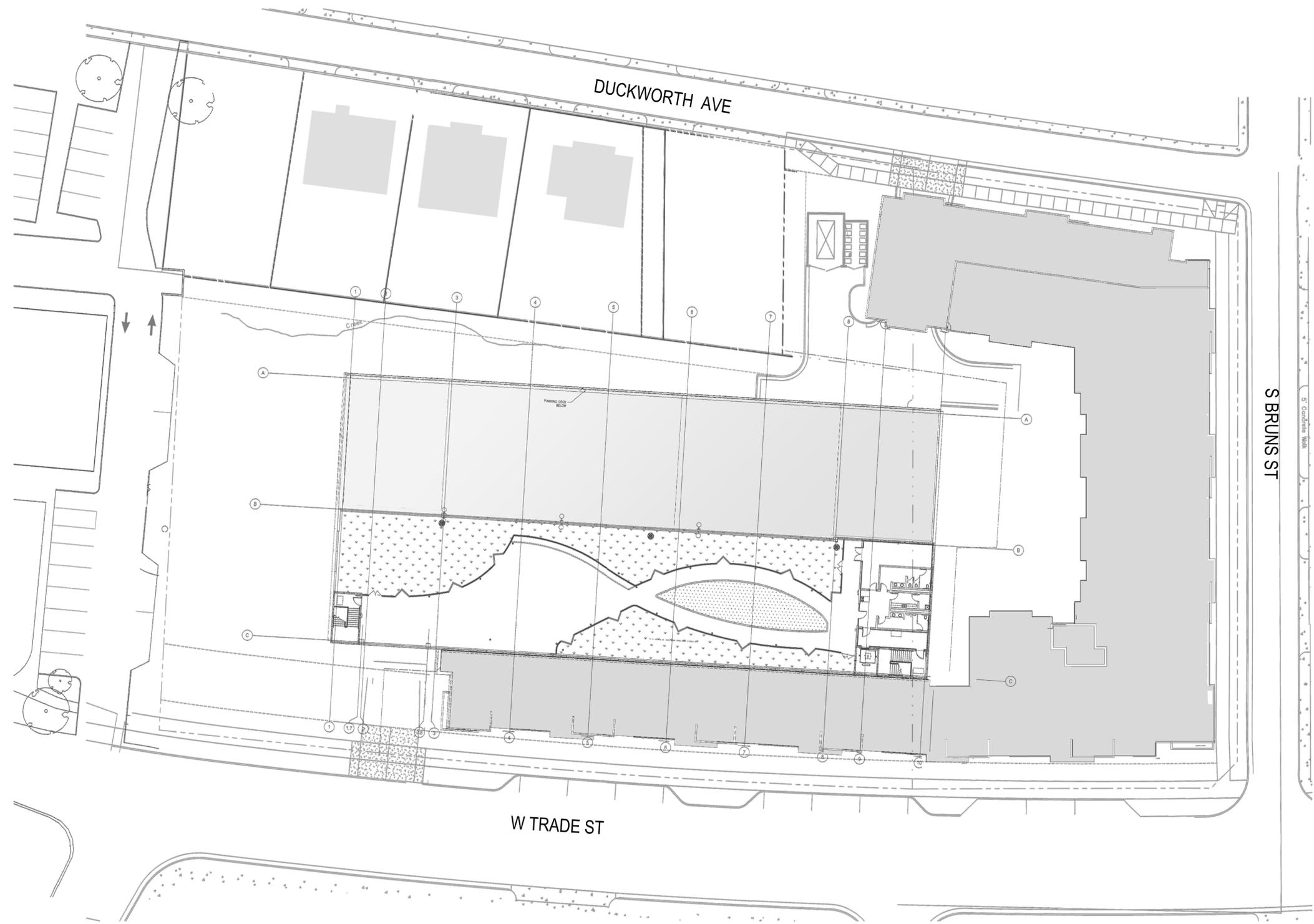
SHEET BY

GTB

PROJECT NUMBER

NC 13-001

RZ-1



1
RZ-2
EXISTING SITE PLAN

S BRUNS ST

W TRADE ST

DUCKWORTH AVE

**Skyline Terrace
Renovation**

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

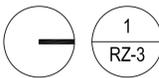
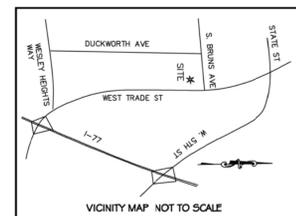
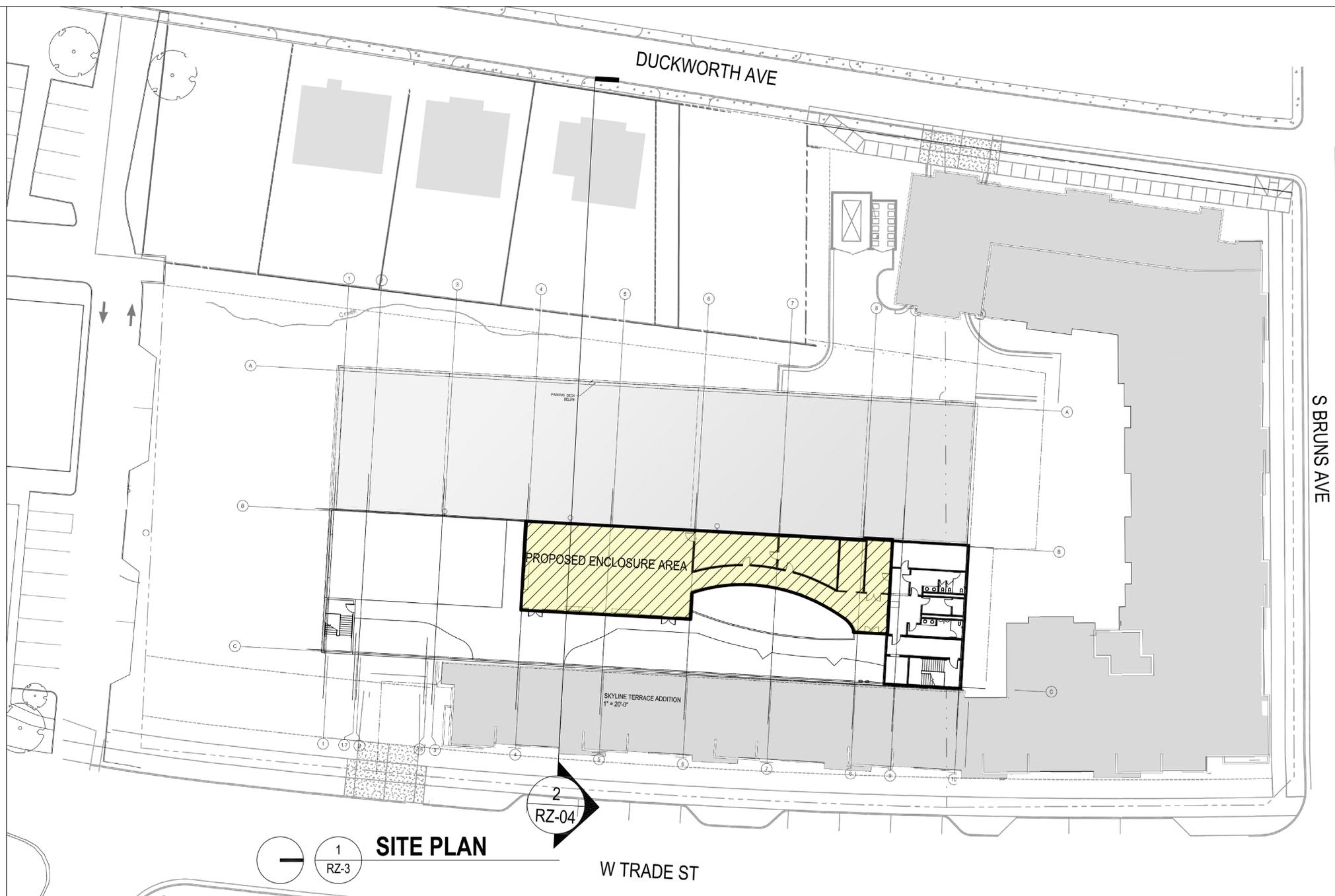
EXISTING PLAN

ISSUE DATE	September 28, 2015
CHECKED	JDM
SHEET BY	GTB
PROJECT NUMBER	NC 13-001

RZ-2

1. DEVELOPMENT DATA TABLE

a. SITE ACREAGE	2.75 ACRES
b. TAX PARCELS	07101915, 07101917, 07101918
c. EXISTING ZONING	B-1 (PED)
d. PROPOSED ZONING	B-1 (PED-OPTIONAL)
e. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	N/A (NO CHANGE)
f. RESIDENTIAL DENSITY	N/A (NO CHANGE)
g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE	
EXIST. (RETAIL Level 1):	7,251 SF
EXIST. PARKING DECK (Levels 1-4)	126,882 SF
EXIST. TERRACE (Level 5)	6,473 SF
Renovated Area	5,140 SF
h. FLOOR AREA RATIO	
EXISTING: 247593 SF/119790SF =	2.06
PROPOSED: 247593 SF/119790SF =	2.06
i. MAXIMUM BUILDING HEIGHT (PED)	
EXISTING (PED)	100'-0" (40'-0" BASE W/ 1:10 RATIO)
PROPOSED (PED-O)	ALLOW EXTRA 13'-0" AT ROOF TERRACE
j. MAXIMUM NUMBER OF BUILDINGS	N/A
k. NUMBER OR RATIO OF PARKING SPACES	
EXISTING REQUIRED	92 SPACES
TERRACE EVENT SPACE (PROP.)	42 SPACES (1 / 125 SF)
TOTAL PROVIDED:	417 (409 deck, 8 on street)
l. AMOUNT OF OPEN SPACE	0.77 ACRES (28%)



1 RZ-3



W TRADE ST

S BRUNS AVE

Skyline Terrace
Renovation

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

TECHNICAL
DATA SHEET

ISSUE DATE	September 28, 2015
CHECKED	JDM
SHEET BY	GTB
PROJECT NUMBER	NC 13-001

RZ-3

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 B-1 (PED OVERLAY) ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE DEPICTED ON THIS REZONING PLAN.
- b. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL

3. OPTIONAL PROVISIONS

- a. PED-O FOR HEIGHT - TO REQUEST AN ADDITIONAL 13'-0" OF HEIGHT IN ORDER TO ENCLOSE A PORTION OF THE EXISTING ROOF TERRACE ON TOP OF THE PARKING DECK

4. PERMITTED USES

- a. THE DEVELOPMENT PARCEL WILL CONFORM TO B-1 (PED) DISTRICT ALLOWABLE USES.

5. TRANSPORTATION

- a. PARKING WILL BE PROVIDED (EXISTING PARKING DECK) WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.

6. ARCHITECTURAL STANDARDS

- a. 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.
- b. THE ATTACHED ILLUSTRATIVE BUILDING SECTION AND 3D MASSING VIEW ARE INCLUDED TO REFLECT THE BUILDING SCALE
- c. NO EXPANSE OF SOLID WALL WILL EXCEED 20'-0" IN LENGTH.
- d. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.

7. STREETScape AND LANDSCAPING

- a. EXISTING BUFFER AREAS WILL REMAIN AND BE MAINTAINED. ADDITIONAL BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302.
- b. EXISTING SCREENING WILL REMAIN AND BE MAINTAINED. ADDITIONAL REQUIRED SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.

8. ENVIRONMENTAL FEATURES

- a. EXISTING CONTROLS WILL REMAIN IN PLACE. THERE HAS BEEN NO CHANGE IN TOTAL PROJECT SQUARE FOOTAGE OR DEVELOPED AREA
- b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE IF APPLICABLE.
- c. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

9. PARKS, GREENWAYS & OPEN SPACE

- a. THERE HAS BEEN NO CHANGE IN TOTAL PROJECT SQUARE FOOTAGE OR DEVELOPED AREA
- b. CONNECTIONS TO PARK OR GREENWAYS ARE NOT APPLICABLE.
- c. OPEN SPACE SHALL COMPLY WITH ORDINANCE.

10. FIRE PROTECTION

- a. NOT APPLICABLE. REMAINS AS APPROVED IN EXISTING DEVELOPMENT

11. SIGNAGE

- a. SIGNAGE WILL BE PROVIDED PER THE ORDINANCE.

12. LIGHTING

- a. EXISTING LIGHTING MEETS THE ORDINANCE.
- b. ANY NEW INTERNAL LIGHTING AS PRESCRIBED BY THE ORDINANCE.

13. PHASING

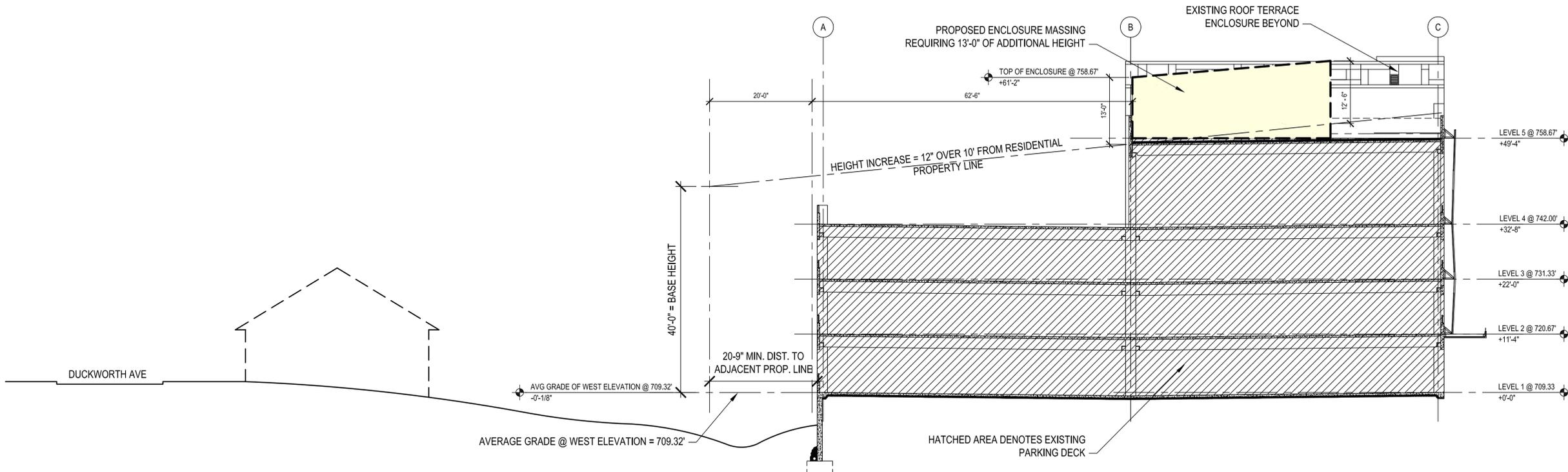
- a. NOT APPLICABLE.

14. OTHER

- a. 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.



1
RZ-4 VIEW FROM DUCKWORTH AVE



2
RZ-4 SITE SECTION WITH PROPOSED TERRACE RENOVATION
SCALE: 3/32" = 1'-0"

Skyline Terrace Renovation

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

TECHNICAL DATA SHEET / DEVELOPMENT NOTES

ISSUE DATE	September 28, 2015
CHECKED	JDM
SHEET BY	GTB
PROJECT NUMBER	NC 13-001

RZ-4

2016-003

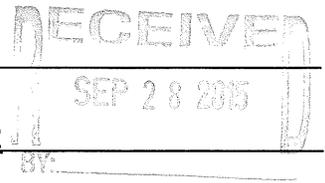
**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	_____
Received By:	_____

Complete All Fields (Use additional pages if needed)

Property Owner: Feld Development Corp.

Owner's Address: 8607 Westwood Center Dr. City, State, Zip: Vienna, VA 22182



Date Property Acquired: 1/04/1988

Property Address: 5738 Nations Ford Rd.

Tax Parcel Number(s): #16912107

Current Land Use: Vacant Size (Acres): 7.1 Ac.

Existing Zoning: CC Proposed Zoning: CC – Site Plan Amendment Only to Petition # 97-15, changing current allowed use "Office" to proposed "Office or Hotel" Use, For Parcels 1 & 2 Only.

Overlay: Sugar Watershed – Central Catawba PC District (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham (Planning), Grant (Urban Design), & CDOT

Date of meeting: 8-25-15

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: _____

DPR Associates, Inc
Name of Rezoning Agent

420 Hawthorne Lane
Agent's Address

Charlotte, NC 28204
City, State, Zip

(704) 332-1204 (704) 332-12
Telephone Number Fax Number

Hnguyen@dprassociates.net (Hy Nguyen)
E-Mail Address

Philip Misiura - Feld Development Corp
Signature of Property Owner

Philip Misiura
(Name Typed / Printed)

Eastern Hospitality NC. LLC
Name of Petitioner(s)

190 South Equity Drive
Address of Petitioner(s)

Smithfield, NC 27577
City, State, Zip

(804) 605-8248
Telephone Number Fax Number

harry.singh@easternmgmt.net
E-Mail Address

Harry Singh
Signature of Petitioner

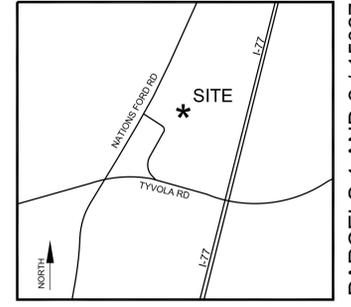
Harry Singh
(Name Typed / Printed)

PARCELS 1 AND 2 / 15027

DEVELOPMENT TABULATION

PARCEL #	SIZE (AC.)		PROPOSED USES	MAX. DEVELOP. (SF / #ROOMS)	MAX. BLDG. HEIGHT
	GROSS	NET			
1	2.03	1.15	HOTEL OR OFFICE	31,000 SF	2 STORIES
2	5.53	3.23	HOTEL OR OFFICE	120 ROOMS OR 83,000 SF	6 STORIES
3	3.04	2.25	HOTEL OR OFFICE	125 ROOMS OR 45,000 SF	4 STORIES
4	1.76	1.05	* SEE NOTE BELOW	16,000 SF OFFICE OR 10,500 SF RETAIL OR OTHER (SEE * BELOW)	2 STORIES
5	2.00	1.60	* SEE NOTE BELOW	24,000 SF OFFICE OR 16,000 SF RETAIL OR OTHER (SEE * BELOW)	4 STORIES
6	1.85	1.41	* SEE NOTE BELOW	21,150 SF OFFICE OR 14,100 SF RETAIL OR OTHER (SEE * BELOW)	2 STORIES
7	1.33	1.13	* SEE NOTE BELOW	16,500 SF OFFICE OR 11,300 SF RETAIL OR OTHER (SEE * BELOW)	2 STORIES
8	4.69	3.21	HOTEL OR OFFICE	150 ROOMS OR 70,000 SF	2 STORIES

* ALL USES PERMITTED UNDER CC ZONING CLASSIFICATION EXCEPT AUTOMOBILE SERVICE STATIONS, BUILDING MATERIAL SALES, DWELLINGS
 ** TOTAL RESTAURANT USE FOR PARCELS 4, 5, 6, AND 7 SHALL NOT EXCEED 24,000 SF



VICINITY MAP - NTS

GENERAL NOTES (FROM PETITION #97-15):

- 75 FOOT BUFFER SHOWN ALONG THE NORTHERN PROPERTY LINE MAY BE REDUCED IF THE ADJOINING PROPERTY IS REZONED TO A NON-RESIDENTIAL CLASSIFICATION.
- THE CONFIGURATION OF TYVOLA ROAD (INCLUDING CURB LINES, SIDEWALKS, MEDIANS, ETC.) WAS TAKEN FROM NCDOT ROADWAY CONSTRUCTION DRAWINGS. CONSTRUCTION OF THESE IMPROVEMENTS IS CURRENTLY UNDERWAY WITH AN ESTIMATED COMPLETION DATE OF SEPTEMBER 1998.
- THE R/W AND PROPERTY LINE DESCRIPTIONS ALONG INTERSTATE 77 AND TYVOLA ROAD ARE APPROXIMATE BUT ARE INTENDED TO CONFORM TO FINAL NCDOT ENGINEERING DRAWINGS. PETITIONER AND NCDOT HAVE A FINAL AGREEMENT REGARDING THE LOCATION, DEDICATION AND ACQUISITION OF R/W ALONG INTERSTATE 77 AND TYVOLA ROAD, SUBJECT TO FIELD SURVEY.
- ADDITIONAL R/W ALONG NATIONS FORD ROAD WILL BE DEDICATED BY THE PETITIONER IF NEEDED IN ORDER TO PROVIDE 35 FEET OF R/W FROM THE CENTER LINE OF THE R/W OF NATIONS FORD ROAD PRIOR TO BUILDING PERMIT ISSUANCE FOR PARCEL 1.
- ALL SIGNAGE SHALL MEET APPLICABLE REGULATIONS, AS A MINIMUM, IN EFFECT AT TIME OF PERMITTING. GROUND MOUNTED SIGNAGE FOR INDIVIDUAL PARCELS SHALL BE A MAXIMUM OF FOUR FEET HIGH AND 50 SQUARE FEET. ONE "SHOPPING CENTER SIGN" SHALL BE PERMITTED AT TYVOLA ROAD ENTRANCE, MAXIMUM 100 SQUARE FEET. ONE "SHOPPING CENTER SIGN" SHALL BE PERMITTED ALONG NATIONS FORD ROAD FRONTAGE, MAXIMUM 25 SQUARE FEET.
- CONTROL OF STORMWATER FROM THE SITE SHALL CONFORM TO ALL REGULATIONS WITH DETAILED PLANS TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEERING DEPARTMENT. STORMWATER DETENTION FOR THE ENTIRE SITE MAY BE PROVIDED IN A COMMON FACILITY AT THE LOWPOINT OF THE SITE AS SHOWN ON PLAN. NO DETENTION FACILITIES SHALL BE PERMITTED WITHIN THE 75 FOOT BUFFER.
- ALL SITE LIGHTING SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT OR BEAM TOWARD ADJACENT PROPERTY.
- ADJACENT PROPERTY OWNERS ARE LISTED ON AN ATTACHMENT TO THE PETITION AND ARE KEYS TO THIS PLAN BY LETTER CODE.
- LANDSCAPING STRIPS AND ISLANDS SHALL BE CREATED TO BREAK THE VISUAL IMPACT OF THE PARKING AREAS. PARKING REQUIREMENTS FOR ALL USES SHALL SATISFY MINIMUM ORDINANCE STANDARDS.
- ADJUSTMENTS TO PARCEL LINES SHOWN MAY VARY PENDING FINALIZATION OF PLANS.
- RECOMBINATIONS OF PARCELS 4 THROUGH 7 SHALL BE PERMITTED BUT IN NO CASE SHALL BE SUBDIVIDED INTO MORE THAN 4 PARCELS.
- PETITIONER SHALL LIMIT THE MAXIMUM NUMBER OF RESTAURANTS TO THREE, TO BE LOCATED WITHIN THE AREAS DEFINED AS PARCELS 4-7. NO DRIVE-THRU FACILITIES SHALL BE PERMITTED FOR ANY RESTAURANT USE.
- CONTINUOUS LANDSCAPING STRIPS AND ISLANDS SHALL BE CREATED ALONG NATIONS FORD ROAD, AS SHOWN ON PLAN, TO BREAK THE VISUAL IMPACT OF THE PARKING AREAS. AS A MINIMUM, SCREENING SHALL BE PROVIDED PER SECTION 12.303 OF THE CITY ZONING ORDINANCE.
- A FIRE HYDRANT IS REQUIRED WITHIN 750 FEET OF THE FURTHEST PORTION OF ANY BUILDING AS THE TRUCK TRAVELS. PETITIONER AGREES TO MEET THIS REQUIREMENT.
- PETITIONER SHALL PROVIDE APPROXIMATELY 200' CONCRETE MEDIAN, WITHIN NATIONS FORD ROAD TO ENSURE RIGHT-IN, RIGHT-OUT TRAFFIC MOVEMENT AT SOUTHERN PROJECT ENTRANCE AS SHOWN ON PLAN.
- CDOT SHALL REMARK PAVEMENT ALONG NATIONS FORD ROAD FOR LEFT TURN LANE TO NORTHERN PROJECT ENTRANCE AS SHOWN ON PLAN. THE TURN LANE SHALL HAVE 150 FEET OF STORAGE AND A 15:1 BAY TAPER.
- BUILDING WITHIN PARCELS 1, 3, AND 4 SHALL BE DESIGNED WITH MATERIALS COMPATIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOOD. IN ORDER TO ACHIEVE ARCHITECTURAL COHESIVENESS FOR THE ENTIRE PROJECT, THE DEVELOPER SHALL ESTABLISH AND ENFORCE RESTRICTIVE COVENANTS FOR APPROVAL OF BUILDING STYLE AND MATERIALS. IN ADDITION, AS TO BUILDINGS TO BE LOCATED ON PARCELS 1, 3, AND 4, THEIR ELEVATIONS FRONTING NATIONS FORD ROAD SHALL INCLUDE (WITHOUT LIMITATION AND WITHOUT REQUIRING ALL) SUCH MATERIALS AND FEATURES AS: BRICK, MASONRY STUCCO, PITCHED OR MANSARD ROOFS OR DECORATIVE PARAPETS, OR AWNINGS OR PALLADIAN WINDOWS OR MULLIONED WINDOWS AND THE LIKE, IN ORDER TO RESPECT THE RESIDENTIAL NATURE OF AND VIEW FROM RESIDENCES FRONTING NATIONS FORD ROAD.
- SIDEWALK SHALL BE CONSTRUCTED ALONG NATIONS FORD ROAD FRONTAGE OF PARCELS 1, 3, AND 4 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR EACH PARCEL.
- THE DEVELOPER SHALL CONTRIBUTE UP TO A MAXIMUM OF \$30,000 TOWARD THE COST OF SIGNALIZING THE MAIN PROJECT ENTRANCE ON NATIONS FORD ROAD. CONTRIBUTION SHALL BE MADE AT THE TIME WHEN CDOT DETERMINES THE NEED FOR A SIGNAL AND NOTIFIES THE DEVELOPER IN WRITING.
- DEVELOPER AGREES TO PROVIDE DUAL-LEFT TURN LANES FROM THE SITE AT THE NORTHERN-MOST DRIVEWAY ON NATIONS FORD ROAD AND TO WIDEN NATIONS FORD ROAD, IF NEEDED, TO RECEIVE THE DUAL LEFT-TURN LANES FROM THIS DEVELOPMENT. THESE IMPROVEMENTS SHALL BE MADE IN CONJUNCTION WITH THE SIGNALIZATION OF THIS DRIVEWAY, IF NOT BEFORE.

GENERAL NOTES (FOR PETITION #2015-XXX):

- THIS SITE PLAN REPRESENTS A GENERAL CONCEPT OF DEVELOPMENT WITH REGARD TO THE PROPOSED USAGE OF THE SITE AS WELL AS THE GENERAL LOCATION OF BUILDING(S) AND THE PARKING CIRCULATION AREAS. THE PLAN DEPICTS BUILDING FOOTPRINT(S) WHICH MAY BE ALTERED BASED UPON SITE CONSTRAINTS, TOPOGRAPHY, TENANT NEEDS, ETC. THERE MAY ALSO BE ALTERATIONS TO PARKING AND CIRCULATION PATTERNS, AND TRAILS BASED UPON THE FACTORS INDICATED ABOVE.

ADJACENT PROPERTY OWNERS

- | | | |
|--|---|--|
| ① Bunyan Walter Jr Baker
5911 Nations Ford Rd.
Charlotte, NC 28210
PID# 16912104 | ④ US Development INC
136 Middle Dove Dr
Greensboro, NC 27405
& V&J Group LLC
7848 Rabbits Foot Ln
Charlotte, NC 28217
PID# 16703401 | ⑦ Tyvola Hospitality INC
2011 Veasley St
Greensboro, NC 27407
PID# 16912113 |
| ② Bunyan & Lois Baker
5911 Nations Ford Rd
Charlotte, NC 28210
PID# 16912102 | ⑤ Blankenship Investments LLC
4637 Nations Crossing Rd
Charlotte, NC 28217
PID# 16705447 | ⑧ Properties LP BRE/ESA P
Portfolio TXNC
Attn: Frances Parker
P.O. Box 49550, Prop Tax 0206
Charlotte, NC 28277
PID# 16912109 |
| ③ Georgia J Waldrop &
William R Craig
6725 Hawks Nest Ln
Stanley, NC 28164
PID# 16703402 | ⑥ Tyvola Inn LLC
P.O. Box 855
Santee, SC 29142
PID# 16912108 | ⑨ INC Nations Ford Baptist Church
5901 Nations Ford Rd
Charlotte, NC 28217
PID# 16912101 |

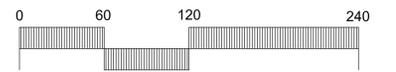
EXISTING SITE DATA

TAX PARCEL NO.:	16912107
TOTAL SITE AREA:	7.1 AC (PARCELS #1 & 2)
EXISTING USE:	VACANT
EXIST. ZONING:	CC
PREVIOUS PETITION #:	97-15
WATERSHED:	SUGAR CREEK
PC DISTRICT:	CENTRAL CATAWBA

DEVELOPMENT STANDARDS

CC STANDARDS	
FRONT SETBACK:	35 FT.
REAR YARD:	280 FT.
SIDE YARD:	25 FT. EXTERIOR
REQUIRED BUFFER	75' ALONG NORTHERN PROPERTY LINE

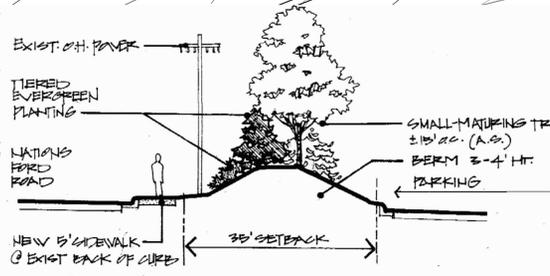
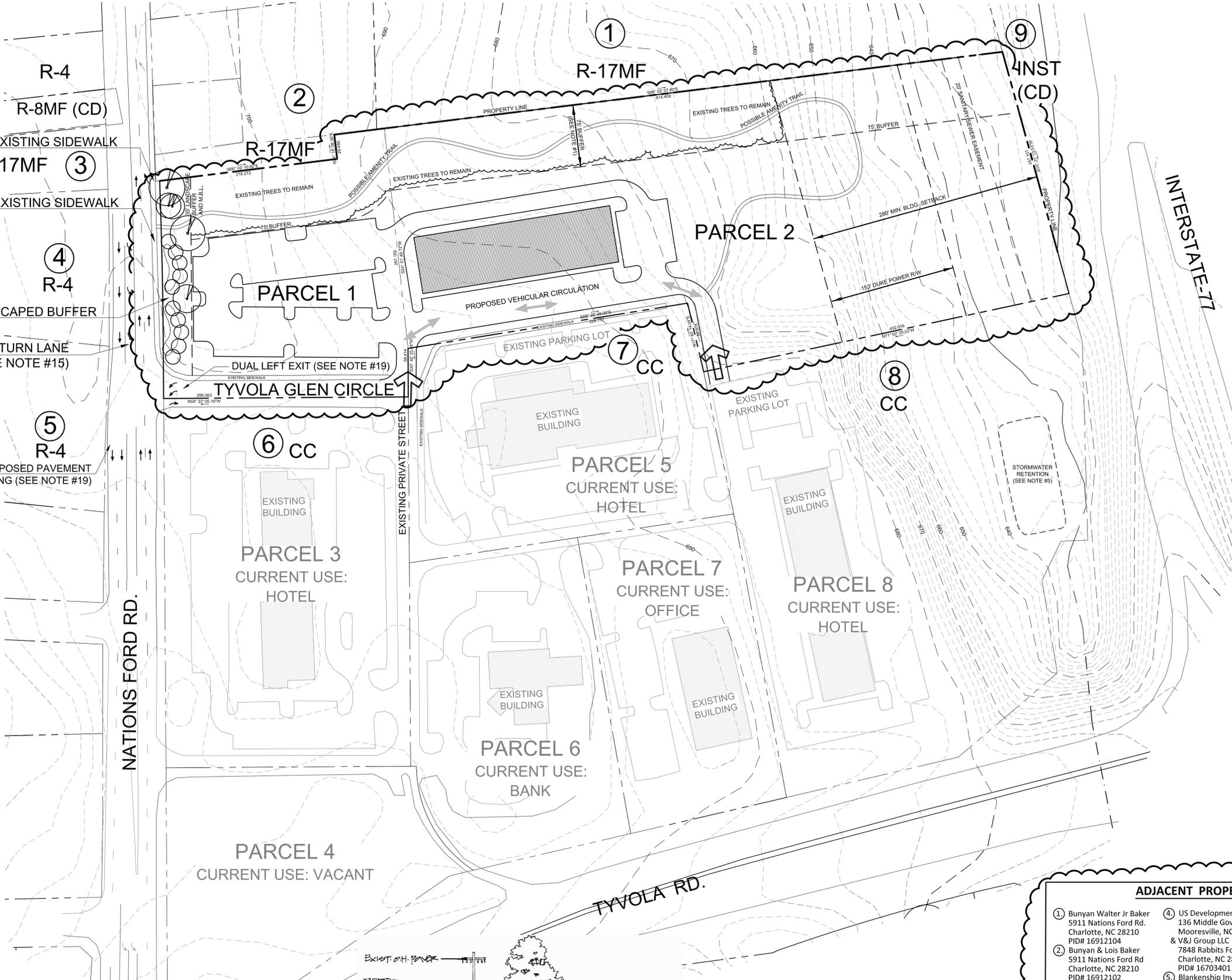
Scale: 1" = 60'



Sheet Number

RZ-1

Sheet 1 of 1



SECTION THRU LANDSCAPED BUFFER

**SITE AMENDMENT TO REZONING
 PETITION #97-15 PLAN
 PARCELS 1 AND 2
 CHARLOTTE, NORTH CAROLINA
 FOR
 EAST HOSPITALITY NC, LLLC**

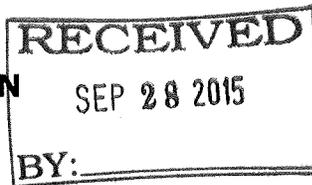
Project Manager
HVN
 Drawn By
LMJr
 Checked By
HVN
 Date
09/20/15
 Project Number
15027

DPR landscape architecture
 civil engineering
 planning

DPR Associates, Inc. • 420 Hawthorne Lane • Charlotte, NC 28204
 phone 704.332.1204 • fax 704.332.1210 • www.dprassociates.net

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**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2016-004

Petition #: _____
Date Filed: _____
Received By: PH

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: 3620 Park Road

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

Current Land Use: Single Family Size (Acres): +/- 2.223 acres

Existing Zoning: R-4 Proposed Zoning: R-12 MF (CD)

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Brent Wilkinson, Rick Grochoske and others
Date of meeting: August 12, 2015

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes / No. Number of years (maximum of 5): 5

Purpose/description of Conditional Zoning Plan: To accommodate the development of a residential community that could contain a maximum of 19 single family attached dwelling units.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

101 N. Tryon Street, Suite 1900
Agent's Address

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@rbh.com
E-Mail Address

See attached Joinder Agreements
Signature of Property Owner

Printed Name of Representative

Selwyn Property Group Investments, LLC
Name of Petitioner(s)

(c/o Grey Poole) 4310 Park Road, Suite 101
Address of Petitioner(s)

Charlotte, NC 28209
City, State, Zip

704-343-9929
Telephone Number Fax Number

grey@selwynpropertygroup.com
E-Mail Address

SELWYN PROPERTY GROUP INVESTMENTS, LLC
By: [Signature]
Signature of Petitioner

Grey Poole
Printed Name of Representative

Exhibit A to Rezoning Application Filed by Selwyn Property Group, Inc.

Property Owner Information and Acquisition Dates

Margaret C. Smith
4920 Pine Ridge Road
Charlotte, NC 28226

Date Property Acquired: 10/15/1980

William Scott Carpenter
Sharry Carpenter
7205 Sackett Court
Corona, CA 92881

Date Property Acquired: _____

Sheila Carpenter
103 Hope Road
Kingston, TN 37763

Date Property Acquired: _____

Barbara G. Meares

Date Property Acquired: _____

REZONING APPLICATION FILED BY SELWYN PROPERTY GROUP, INC.

JOINDER AGREEMENT

The undersigned, as an owner of that parcel of land subject to the attached Rezoning Application filed by Selwyn Property Group, Inc. that is designated as Tax Parcel No. 149-144-37 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the R-12 MF (CD) zoning district.

This 22 day of September, 2015.

Sharon S. Clode, POA
Margaret C. Smith

Exhibit A to Rezoning Application Filed by Selwyn Property Group, Inc.

Property Owner Information and Acquisition Dates

Margaret C. Smith
4920 Pine Ridge Road
Charlotte, NC 28226

Date Property Acquired: _____

William Scott Carpenter
Sharry Carpenter
7205 Sackett Court
Corona, CA 92881

Date Property Acquired: March, 14th, 2013

Sheila Carpenter
103 Hope Road
Kingston, TN 37763

Date Property Acquired: _____

Barbara G. Meares

Date Property Acquired: _____

REZONING APPLICATION FILED BY SELWYN PROPERTY GROUP, INC.

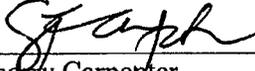
JOINDER AGREEMENT

The undersigned, as owners of that parcel of land subject to the attached Rezoning Application filed by Selwyn Property Group, Inc. that is designated as Tax Parcel No. 149-144-37 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site to the R-12 MF (CD) zoning district.

This 21 day of September, 2015.



William Scott Carpenter



Sharvy Carpenter

Exhibit A to Rezoning Application Filed by Selwyn Property Group, Inc.

Property Owner Information and Acquisition Dates

Margaret C. Smith
4920 Pine Ridge Road
Charlotte, NC 28226

Date Property Acquired: _____

William Scott Carpenter
Sharry Carpenter
7205 Sackett Court
Corona, CA 92881

Date Property Acquired: _____

Sheila Carpenter
103 Hope Road
Kingston, TN 37763

Date Property Acquired: March 14, 2013

Barbara G. Meares

Date Property Acquired: _____

REZONING APPLICATION FILED BY SELWYN PROPERTY GROUP, INC.

JOINDER AGREEMENT

The undersigned, as an owner of that parcel of land subject to the attached Rezoning Application filed by Selwyn Property Group, Inc. that is designated as Tax Parcel No. 149-144-37 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the R-12 MF (CD) zoning district.

This 22 day of September, 2015.


Sheila Carpenter

Exhibit A to Rezoning Application Filed by Selwyn Property Group, Inc.

Property Owner Information and Acquisition Dates

Margaret C. Smith
4920 Pine Ridge Road
Charlotte, NC 28226

Date Property Acquired: _____

William Scott Carpenter
Sharry Carpenter
7205 Sackett Court
Corona, CA 92881

Date Property Acquired: _____

Sheila Carpenter
103 Hope Road
Kingston, TN 37763

Date Property Acquired: _____

Barbara G. Meares
1701 SHERREK RD
YORK, SC 29745

Date Property Acquired: 5/18/02

REZONING APPLICATION FILED BY SELWYN PROPERTY GROUP, INC.**JOINDER AGREEMENT**

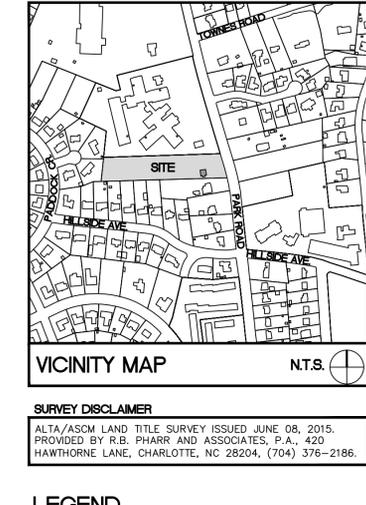
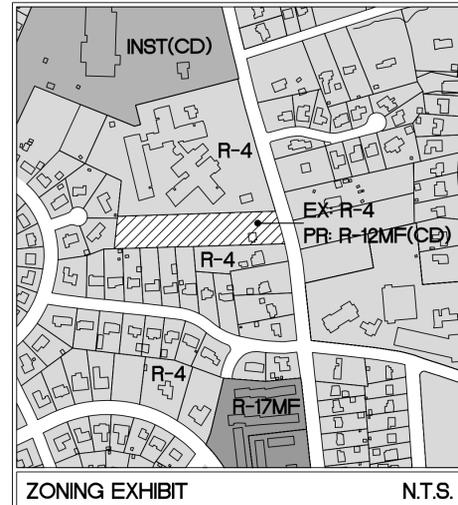
The undersigned, as an owner of that parcel of land subject to the attached Rezoning Application filed by Selwyn Property Group, Inc. that is designated as Tax Parcel No. 149-144-37 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the R-12 MF (CD) zoning district.

This 24th day of September, 2015.



Barbara G. Meares

REZONING SUMMARY	
PETITIONER:	SELWYN PROPERTY GROUP 4310 PARK ROAD, SUITE 101 CHARLOTTE, NC 28209
PROPERTY OWNER:	EUGENE R CARPENTER MARGARET C. SMITH 4920 PINE RIDGE RD. CHARLOTTE, NC 28226
REZONING SITE AREA:	TOTAL: 2.223 AC
TAX PARCEL #:	149-144-37
EXISTING ZONING:	R-4
PROPOSED ZONING:	R-12MF (CD)
EXISTING USE:	SINGLE FAMILY, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED
TOTAL UNITS:	19
MINIMUM SETBACK:	30' FROM TRANSITIONAL R/W
MINIMUM SIDE YARD (SOUTH):	20'
MINIMUM SIDE YARD (NORTH):	10'
MINIMUM REAR YARD:	50'
MINIMUM TREE SAVE:	15% = .333 ACRES
TOTAL ON-SITE PARKING:	49 SPACES



SURVEY DISCLAIMER
ALTA/ASCM LAND TITLE SURVEY ISSUED JUNE 08, 2015.
PROVIDED BY R.B. PHARR AND ASSOCIATES, P.A., 420
HAWTHORNE LANE, CHARLOTTE, NC 28204, (704) 376-2186.

SYMBOL	DESCRIPTION
[Pattern]	PROPOSED SIDEWALK
[Pattern]	PROPOSED BUILDING FOOTPRINT
[Pattern]	PROPOSED TREE SAVE
[Pattern]	PROPOSED REINFORCED TURF
[Pattern]	PROPOSED 2'-6" CURB & GUTTER



SELWYN PROPERTY GROUP
4310 PARK ROAD
SUITE 101
CHARLOTTE, NC 28209

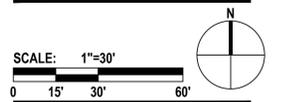
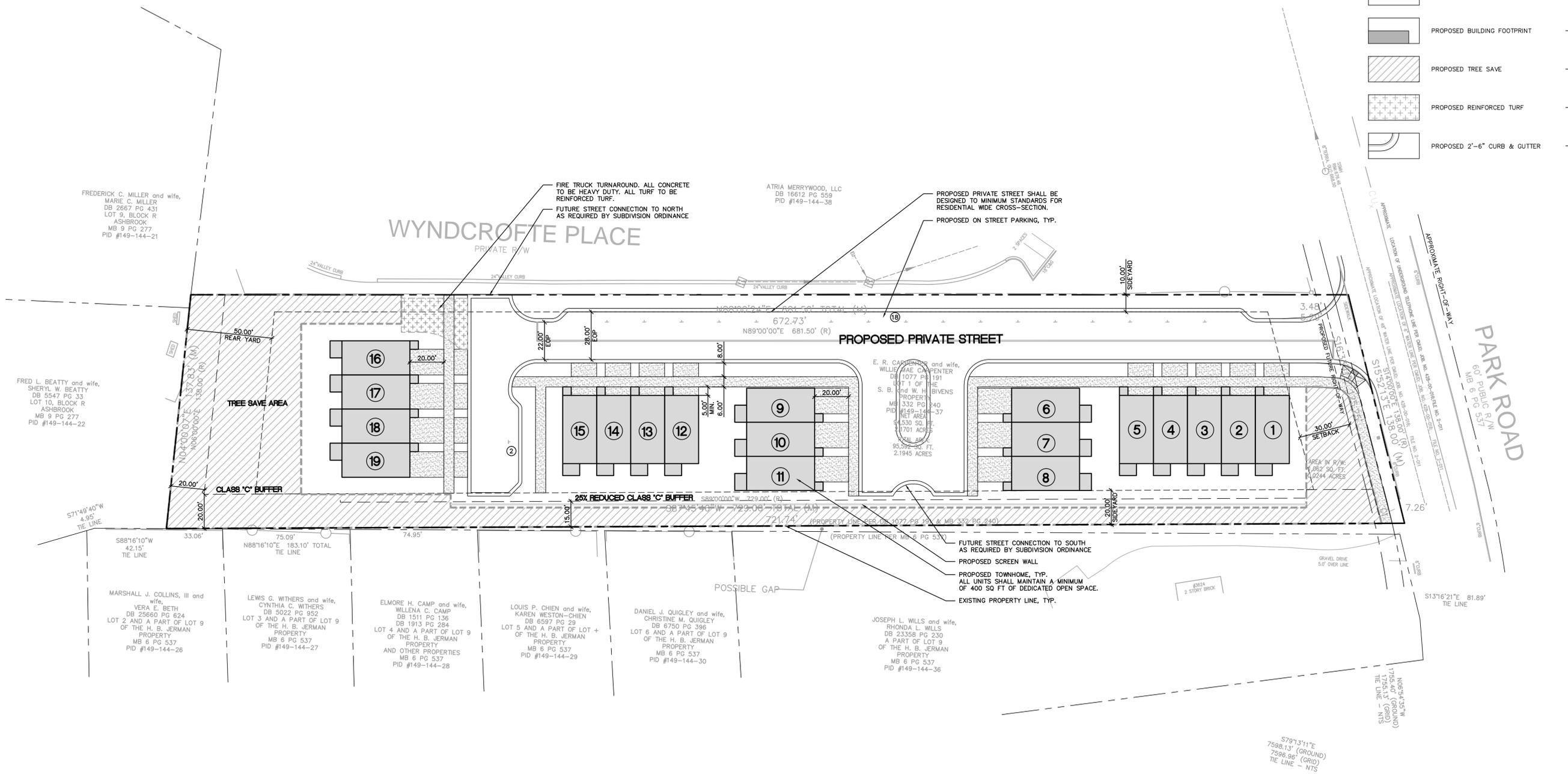
3620 PARK ROAD RESIDENTIAL REZONING

3620 PARK ROAD
CHARLOTTE, NC 28209

ColeJenest & Stone
Shaping the Environment
Realizing the Possibilities
200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

CONDITIONAL REZONING PLAN

Project No.
4378.02
Issued
09/28/15
Revised



RZ-100

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DEVELOPMENT STANDARDS

September 28, 2015

General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Selwyn Property Group Investments, LLC to accommodate the development of a residential community on that approximately 2.223 acre site located on the west side of Park Road, north of the intersection of Park Road and Hillside Avenue, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 149-144-37.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-12 MF (CD) zoning district shall govern the development and use of the Site.
4. The development and use depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such use and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, buffer and tree save requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
5. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
6. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Site Plan are subject to Section 6.207 of the Ordinance.

Permitted Uses

1. The Site may be devoted only to a residential community containing a maximum of 19 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-12 MF (CD) zoning district.

Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
2. As depicted on the Rezoning Plan, the Site will be served by an internal private drive, and minor adjustments to the location of the private drive shall be allowed during the construction permitting process.
3. A minimum of 49 parking spaces shall be provided on the Site. Parking spaces located in the garages associated with the single family attached dwelling units shall count towards the minimum amount of required parking.
4. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

Architectural Standards

1. The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories.
2. Garages shall be setback less than 7 feet or more than 20 feet from the back of curb or the back of sidewalk.

Streetscape/Buffers/Landscaping

1. A minimum 15 foot wide Class C buffer shall be established along the Site's southern boundary line as required by the Ordinance and as depicted on the Rezoning Plan, and such buffer shall conform to the standards of Section 12.302 of the Ordinance. As more particularly depicted on the Rezoning Plan, the width of this Class C buffer has been reduced by 25% to 15 feet by the installation of a fence that meets the standards of Section 12.302(8) of the Ordinance. This 15 foot wide Class C buffer shall meet the tree and shrub requirements of a Class C buffer, and Petitioner shall install additional trees and shrubs as necessary to comply with the tree and shrub requirements of a Class C buffer.

2. A 20 foot wide Class C buffer shall be established along the Site's western boundary line as required by the Ordinance and as depicted on the Rezoning Plan, and such buffer shall conform to the standards of Section 12.302 of the Ordinance. This 20 foot wide Class C buffer shall meet the tree and shrub requirements of a Class C buffer, and Petitioner shall install additional trees and shrubs as necessary to comply with the tree and shrub requirements of a Class C buffer. The width of this 20 foot wide Class C buffer shall not be reduced.
3. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, the Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
4. A buffer is not required to be established on the Site along the northern boundary line of the Site adjacent to the assisted living/retirement community pursuant to Section 12.302(1) of the Ordinance.

Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.
3. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



SELWYN PROPERTY GROUP

4310 PARK ROAD
SUITE 101
CHARLOTTE, NC 28209

3620 PARK ROAD RESIDENTIAL REZONING

3620 PARK ROAD
CHARLOTTE, NC 28209



DEVELOPMENT STANDARDS

Project No.
4378.02

Issued
09/28/15

Revised



RZ-200

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LINE LEGEND:

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

TREE LEGEND:

BCH - BEECH
BRC - BIRCH
BRAD - BRADFORD PEAR
CEC - CEDAR
CHY - CHERRY
CRP - CREPE MYRTLE
DCW - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
SYC - SYCAMORE
WLN - WALNUT
WLC - WILD CHERRY

- NOTES:**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 - ALL CORNERS MONUMENTED AS SHOWN.
 - SUBJECT PROPERTY IS LOCATED WITHIN 2000' OF A NGS MONUMENT.
 - 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.
 - ELEVATIONS BASED ON N.G.S. MONUMENT "REECE", ELEVATION = 665.52 FEET, NAVD 88.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - PARK ROAD IS SHOWN AS A MAJOR THOROUGHFARE ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
 - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:
SUBJECT PROPERTY ZONED: R-4 (RESIDENTIAL)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
MINIMUM SETBACK: 30 FEET
MINIMUM SIDE YARD: 5 FEET
MINIMUM REAR YARD: 40 FEET
MINIMUM BUILDING HEIGHT: 48 FEET
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

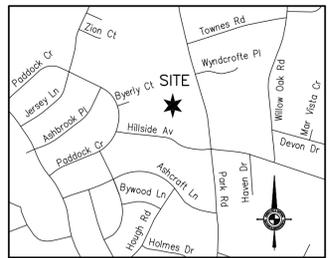
PARKING:
NO MARKED PARKING SPACES EXIST ON SUBJECT PROPERTY

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 15-13193CH, EFFECTIVE DATE: JUNE 15, 2015 AT 08:00 AM
SCHEDULE B - II (EXCEPTIONS)

- Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.
- Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plats recorded in Map Book 332, Page 240 and Map Book 24, Page 532. (Map Book 332, Page 240 affects subject property, but does not contain plottable matters. Map Book 24, Page 532 does not affect subject property).
- Restrictions set forth in Deeds filed for record in Book 1077, page 191, and Book 1043, page 409. (Affect subject property, but do not contain plottable matters).

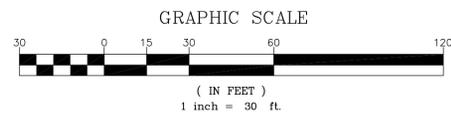
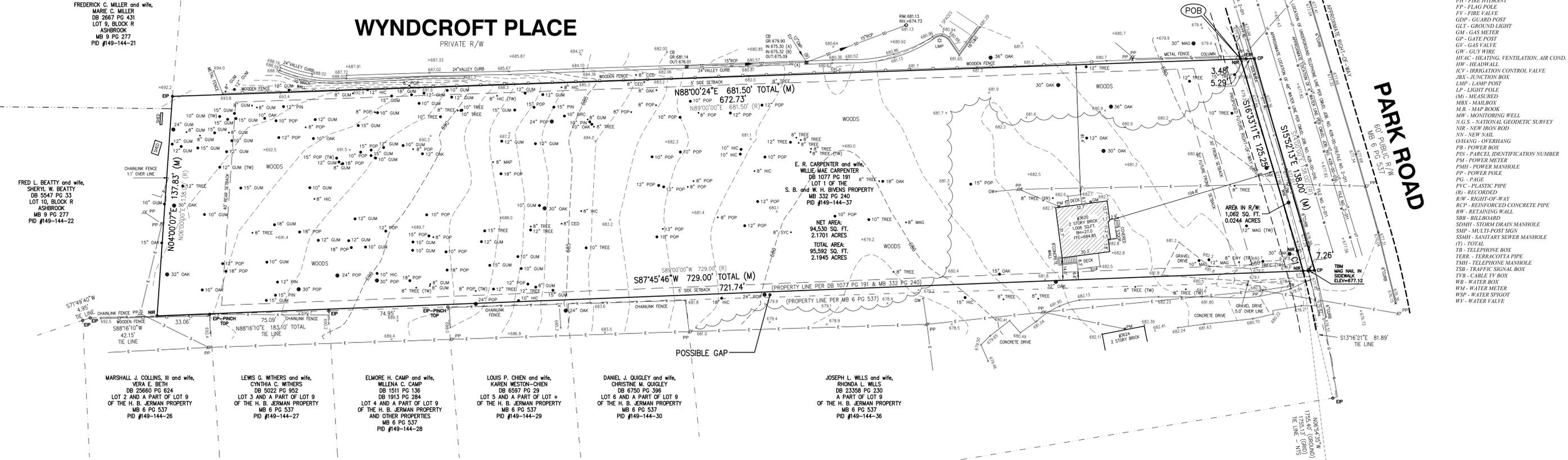
SURVEYOR'S DESCRIPTION
BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING IRON ROD BEING THE SOUTHEAST CORNER OF THE ATRIA MERRYWOOD, LLC PROPERTY AS DESCRIBED IN DEED BOOK 16612, PAGE 559 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, SAID POINT ALSO BEING LOCATED ON THE WESTERLY MARGIN OF PARK ROAD (A 60' PUBLIC RIGHT-OF-WAY AND RUNNING NORTH 88°00'24"E EAST, PASSING AN EXISTING IRON ROD AT 7.48', FOR A TOTAL DISTANCE OF 8.77' TO A POINT WITHIN PARK ROAD, THENCE TURNING AND RUNNING WITH A LINE WITHIN PARK ROAD SOUTH 15°52'13" EAST A DISTANCE OF 138.00' TO A POINT, THENCE TURNING AND LEAVING PARK ROAD AND RUNNING SOUTH 87°45'46" WEST, PASSING A NEW IRON ROD ON THE WESTERLY MARGIN OF PARK ROAD AT 7.26', FOR A TOTAL DISTANCE OF 729.00' TO A NEW IRON ROD BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK R, ASHBROOK SUBDIVISION AS DESCRIBED IN MAP BOOK 9, PAGE 277 OF FORESAID REGISTRY; THENCE WITH THE EASTERLY LINE OF LOT 10 AND CONTINUING WITH THE EASTERLY LINE OF LOT 9 NORTH 04°00'07" EAST A DISTANCE OF 137.83' TO AN EXISTING IRON ROD, BEING THE SOUTHWEST CORNER OF THE ATRIA MERRYWOOD, LLC PROPERTY; THENCE WITH THE SOUTHERLY LINE OF THE ATRIA MERRYWOOD, LLC PROPERTY NORTH 88°00'24" EAST A DISTANCE OF 672.73' TO THE POINT AND PLACE OF BEGINNING, CONTAINING A TOTAL AREA OF 95,592 SQ. FT. OR 2.1945 ACRES OF LAND, MORE OR LESS, AS SHOWN ON A SURVEY BY R. B. PHARR & ASSOCIATES, P.A., DATED JUNE 8, 2015 (JOB NO. 83270, FILE NO. W-4814).

TITLE DESCRIPTION
LYING AND BEING SITUATE IN MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING ALL OF LOT 1 ON MAP OF S.B. AND W.H. BYVENS RECORDED IN MAP BOOK 332, PAGE 240, MECKLENBURG COUNTY REGISTER OF DEEDS.



- LEGEND:**
- BFP - BACK FLOW PREVENTOR
 - BH - BUILDING HEIGHT
 - C&G - CURB & GUTTER
 - CB - CATCH BASIN
 - CI - CURB INLET
 - CMP - CORRUGATED METAL PIPE
 - CP - CALCULATED POINT
 - CPP - CORRUGATED PLASTIC PIPE
 - CO - CLEAN OUT
 - D.B. - DEED BOOK
 - DI - DROP-INLET
 - DIP - DUCTILE IRON PIPE
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - ER - EXISTING IRON ROD
 - EMM - EXISTING METAL MONUMENT
 - EN - EXISTING NAIL
 - EOG - EDGE OF GRAVEL
 - EOP - EDGE OF PAVEMENT
 - EU - END UNKNOWN
 - FC - FIRE CONNECTION
 - FI - FIRE HYDRANT
 - FP - FLAG POLE
 - FV - FIRE VALVE
 - GDP - GUARD POST
 - GLT - GROUND LIGHT
 - GM - GAS METER
 - GP - GATE POST
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HVAC - HEATING, VENTILATION, AIR COND.
 - HW - HEADWALL
 - ICV - IRRIGATION CONTROL VALVE
 - JBX - JUNCTION BOX
 - LMP - LAMP POST
 - LP - LIGHT POLE
 - (M) - MEASURED
 - MBX - MAILBOX
 - MR - MAP BOOK
 - MW - MONITORING WELL
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - NO - NEW NAIL
 - OHANG - OVERHANG
 - PB - POWER BOX
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PMH - POWER MANHOLE
 - PP - POWER POLE
 - PG - PAGE
 - PVC - PLASTIC PIPE
 - (R) - RECORDED
 - RW - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - RW - RETAINING WALL
 - SB - BILLBOARD
 - SOMI - STORM DRAIN MANHOLE
 - SMP - MULTI-POST SIGN
 - SSMH - SANITARY SEWER MANHOLE
 - (T) - TOTAL
 - TB - TELEPHONE BOX
 - TERR - TERRACOTTA PIPE
 - TMH - TELEPHONE MANHOLE
 - TSB - TRAFFIC SIGNAL BOX
 - TVB - CABLE TV BOX
 - WB - WATER BOX
 - WM - WATER METER
 - WSP - WATER SPOUT
 - WV - WATER VALVE

WYNDCROFT PLACE



- UTILITIES:**
- POWER**
DUKE POWER ENERGY
1-800-777-5898
 - TELEPHONE**
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500
 - WATER & SEWER**
CHAR-MECK, UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 337-6064 SEWER
 - GAS**
PIEDMONT NATURAL GAS CO.
1-800-752-7504
 - CABLE TELEVISION**
TIME WARNER CABLE
1-800-892-2253



CURVE TABLE

CURVE	RADIUS	ARC	BEARING	CHORD
C1	455.00'	13.15'	S15°43'30\"/>	

AREA SUMMARY:
AREA IN LOT:
94,530 SQ.FT. OR 2.1701 ACRES
AREA IN SECOND ROAD RIGHT-OF-WAY:
1,062 SQ.FT. OR 0.0244 ACRES
TOTAL AREA:
95,592 SQ.FT. OR 2.1945 ACRES

PRELIMINARY FOR COORDINATION & REVIEW ONLY



GPS CERTIFICATION:
I, ANDREW B. BAKER, 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: (A1-10,000)
(2) POSITIONAL ACCURACY: HORIZ. NORTH=0.00175, EAST=0.015, VERT.=0.0188
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATE OF SURVEY: MAY 21, 2015
(5) DATUM/EPOCH: NAVD 88
(6) PUBLISHED FIXED-CONTROL USE: NGS MONUMENT "REECE"
(7) GRID MODEL: GEOIDM(CONS)
(8) COMBINED GRID FACTOR: 0.99984638
(9) UNITS: US FEET

ALTA/ACSM CERTIFICATION:
TO: SELWYN PROPERTY GROUP INVESTMENTS, LLC AND CHICAGO TITLE INSURANCE COMPANY
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(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 8, 2015.
ANDREW B. BAKER, PLS (L-4542) DATE
email: abaker@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 FEBRUARY 13, 2014.
MAP NUMBER: 3710454200K; ZONE "X"
THIS IS TO CERTIFY THAT ON THE 8th DAY OF JUNE 2015, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600.21 NCA6 50 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR IS THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
SIGNED

REVISIONS			ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:		
7/2/15 - ADD TITLE COMMITMENT			SELWYN PROPERTY GROUP INVESTMENTS, LLC		
9/24/15 - ADD TREES			3620 PARK ROAD CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. LOT 1, S.B. AND W.H. BYVENS PROPERTY MAP REFERENCE: 332-240 DEED REFERENCE: 1077-191 TAX PARCEL NO: 149-144-37		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICKSBOURNE, NC 28204 TEL: (704) 376-2186 420 HAWTHORNE LANE CHARLOTTE, NC 28204 FILE NO. W-4814		
CREW: LC	DRAWN: TLM	REVISED:	SCALE: 1"=30'	DATE: 6/8/2015	JOB NO. 83270

V-100

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
OCT 9 2015
BY: _____

2016-085

Petition #: _____
Complete All Fields (Use additional pages if needed)
Date: _____
Owner: _____
Received By: _____
Exhibit A attached

Property hereto _____

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): See Exhibit A attached hereto

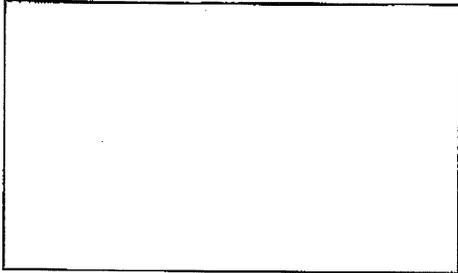
Current Land Use: See Exhibit A attached hereto Size (Acres): See Exhibit A attached

Existing Zoning: I-2 Proposed Zoning: TOD-M (CD)

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders
Date of meeting: September 14

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



Design Resource Group, PA, Attn: Jim Guyton
Name of Rezoning Agent

2459 Wilkinson Blvd
Agent's Address

Charlotte, NC 28208
City, State, Zip

704-343-0608 704-358-3093
Telephone Number Fax Number

Jim@drgrp.com Scott@drgrp.com
E-Mail Address

Howard F. Starnes Jr.
Signature of Property Owner

Howard F. Starnes Jr.
(Name Typed / Printed)

WP East Acquisitions, LLC
Name of Petitioner(s)

1001 Morehead Square Drive, Suite 250
Address of Petitioner(s)

Charlotte, NC 28270
City, State, Zip

704-688-6560 N/A
Telephone Number Fax Number

rjs@woodpartners.com
E-Mail Address

Ray Smith
Signature of Petitioner

Ray Smith
(Name Typed / Printed)

Tax Parcel : 08304701

Current Land Use: Industrial

Existing Zoning: I-2

Acreage: 0.206 AC

Parcel 08304702 :

Owner: H F and Howard F Starnes, Starnes Jr.

Owner Address (City Name Zip): 3900 McMillan St, Charlotte, NC 28205

Property Address: N/A

Date Property Acquired: 04/04/1977 Deed 03932-170

Tax Parcel #: 08304702

Current Land Use: Industrial

Existing Zoning: I-2

Acreage:0.916 AC

Parcel 08304712:

Owner: H F and Howard F Starnes, Starnes Jr.

Owner Address (City Name Zip): 417 E. 25th St., Charlotte NC, 28206

Date Property Acquired: 02/14/1977 – Deed 03920-283

Property Address: N/A

Tax Parcel #: 08304712

Current Land Use: Industrial

Existing Zoning: I-2

Acreage: 0.66 AC

Exhibit A

NODA Rezoning Property Information

Parcel 08304711:

Owner: H F and Howard F Starnes, Starnes Jr.

Owner Address (City Name Zip): 3900 McMillan St, Charlotte, NC 28205

Property Address: 2104 N BREVARD ST CHARLOTTE NC 28206

Date Property Acquired: 4/4/1977 Deed - 03932-170

Tax Parcel : 08304711

Current Land Use: Industrial

Existing Zoning: I-2

Acreage: 1.237 AC

Parcel 08304710:

Owner: H F and Howard F Starnes, Starnes Jr.

Owner Address (City Name Zip): 3900 McMillan St, Charlotte, NC 28205

Property Address: 2128 N BREVARD ST CHARLOTTE NC 28206

Date Property Acquired: 02/02/1976 – Deed 03825-578

Tax Parcel #: 08304710

Current Land Use: Industrial

Existing Zoning: I-2

Acreage: 0.206 AC

Parcel 08304701:

Owner: Howard F Starnes Jr.

Owner Address (City Name Zip): 3900 McMillan St, Charlotte, NC 28205

Property Address: 2100 N BREVARD ST CHARLOTTE NC 28206

Date Property Acquired: 07/09/1979 – Deed 04231-727



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.drgrp.com



NODA LOFTS AT 25TH AND BREVARD
 CHARLOTTE, NORTH CAROLINA

WP EAST ACQUISITIONS
 1001 MOREHEAD SQUARE DRIVE, SUITE 250
 CHARLOTTE, NC 28203
 704.332.8995

REZONING PETITION

FOR PUBLIC HEARING

2015----

1" = 30'

PROJECT #: 041-194
 DRAWN BY: KC
 CHECKED BY: SC

SCHEMATIC SITE PLAN

SEPTEMBER 28, 2015

REVISIONS:

RZ1.0

SITE DEVELOPMENT DATA:

ACREAGE: ±3.3 ACRES
 TAX PARCEL #: 08304711, 08304710, 08304701, 08304702, 08304712.
 EXISTING ZONING: I-2
 PROPOSED ZONING: TOD-M(CD)
 EXISTING USES: INDUSTRIAL
 PROPOSED USES: UP TO 280 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE ZONING DISTRICT.
 PROPOSED FLOOR AREA RATIO: AS ALLOWED BY THE ZONING DISTRICT.
 MAXIMUM BUILDING HEIGHT: 120'
 PARKING: PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

1. General Provisions:

a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Wood Partners. ("Petitioner") to accommodate the development of a 280 unit multi-family community on approximately 3.3 acre site located at the intersection of North Brevard and East 25th Street.

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the TOD-M(CD) zoning classification shall govern.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance.

2. Permitted Uses & Development Area Limitation:

b. The Site may be developed with up to 280 multi-family dwelling units together with accessory structures.

3. Access and Transportation:

a. Access to the Site will be from East 24th Street in the manner generally depicted on the Rezoning Plan. East 24th street to be constructed to Local Residential Wide Standards. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation (CDOT).

b. The alignment of the internal circulation, circulation of the parking garage and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT.

4. Streetscape/Landscaping/Buffers/Open Space

a. The Site will comply with the TOD-M(CD) standards with respect to the streetscape along the site's frontage's on public streets.

b. The Site will comply with the applicable landscaping, screening and buffer requirements of the ordinance.

5. Architectural Standards, Court Yards/Amenity Areas:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of some or all of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, Trepa, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.

b. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

6. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. The Site will comply with the Tree Ordinance.

7. Parks, Greenways and Open Space

a. The petitioner will initiate the procedure to dedicate & convey, to the County Parks and Recreation the SWM Buffer along Little Sugar Creek. This area will be conveyed to the County Parks and Recreation Department prior to the issuance of a certificate of occupancy for the final unit.

8. Fire Protection:

a. Reserved

9. Signs:

a. Signage as allowed by the Ordinance will be provided.

10. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.

b. Detached lighting on the Site will be limited to 20 feet in height.

11. Phasing:

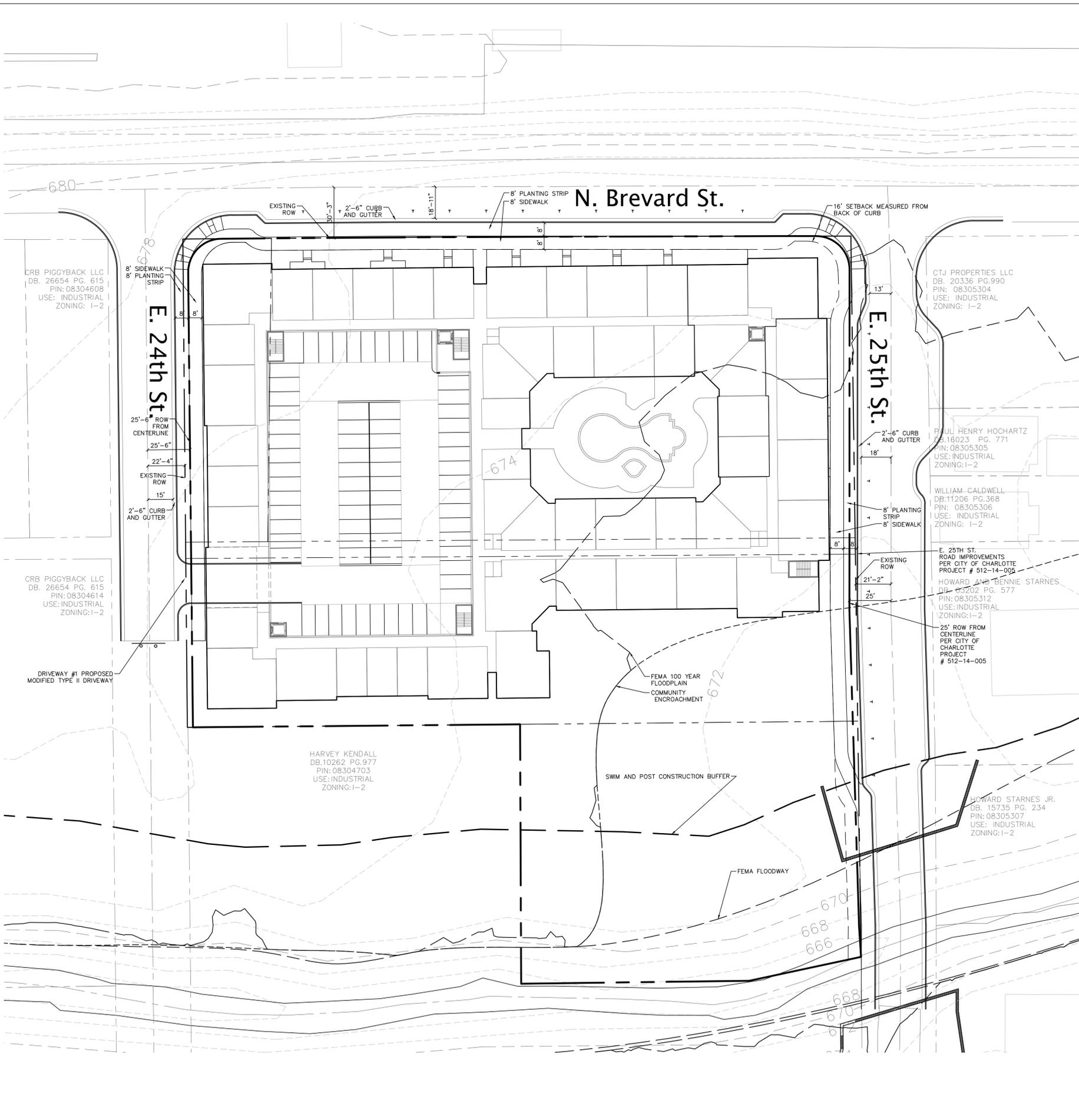
a. Reserved

12. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the Current Applicant or Successors with the consent of the Owner of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

13. Binding Effect of the Rezoning Application:

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



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2016-006
Date Filed: 10.19.15
Received By: JAF

Complete All Fields (Use additional pages if needed)

Property Owner: Air West Commerce Center II, LLC & EWM Holdings, LLC

Owner's Address: 6420 A1 Rea Rd., #307 City, State, Zip: Charlotte, NC 28277

Date Property Acquired: Parcel 11512205 (12/11/12), Parcel 11512206 (12/06/07), Parcel 11512203 (02/21/13)

Property Address: (Parcel 11512205) 5210 Old Dowd Rd., Charlotte NC 28208 - (Parcel 11512206) no address
(Parcel 11512203) 5107 Wilkinson Blvd., Charlotte NC 28208

Tax Parcel Number(s): 11512203, 11512205 & 11512206

Current Land Use: Vacant Size (Acres): 6.04

Existing Zoning: I-2 Proposed Zoning: I-1

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

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez & Claire Syto-Trader
Date of meeting: 10/13/15

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

For Conditional Rezonings Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: _____

Walter Fields, III
Name of Rezoning Agent

1919 South Blvd., Suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

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

walter@walterfieldsgroup.com
E-Mail Address

Gary W. McCoy, Manager
Signature of Property Owner

Gary W. McCoy, Manager

Air West Commerce Center II, LLC & EWM Holdings, LLC
Name of Petitioner(s)

6420 A1 Rea Rd., #307
Address of Petitioner(s)

Charlotte, NC 28277
City, State, Zip

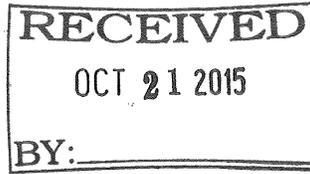
980-406-3928 704-377-6898
Telephone Number Fax Number

garymccoy@mindspring.com
E-Mail Address

Gary W. McCoy, Manager
Signature of Petitioner

Gary W. McCoy, Manager

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2016 - 007

Petition #:	_____
Date Filed:	_____
Received By:	<u>BT</u>

Complete All Fields (Use additional pages if needed)

Property Owner: City of Charlotte

Owner's Address: 600 East Fourth St City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 8/31/2012

Property Address: 5301 Central Avenue

Tax Parcel Number(s): 10304199

Current Land Use: Vacant Size (Acres): 12.5 ac

Existing Zoning: B-1S(CD), O-15(CD), MUDD - O Proposed Zoning: R-4

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: 10/13/2015

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: _____

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number Fax Number

E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

City of Charlotte
Name of Petitioner(s)

600 East Trade Street
Address of Petitioner(s)

Charlotte, NC, 28202
City, State, Zip

704-336-5612
Telephone Number Fax Number

pmumford@charlottenc.gov
E-Mail Address

Patrick T. Mumford
Signature of Petitioner

Patrick T. Mumford
Name Typed / Printed

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
OCT 22 2015
BY: _____

Petition #: 2016-008
Date Filed: _____
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: City Center Hotel, Inc.

Owner's Address: 2011 Veasley Street City, State, Zip: Greensboro, NC 27407

Date Property Acquired: 9/30/13

Property Address: Collins-Aikman Drive

Tax Parcel Number(s): 04721217

Current Land Use: Vacant Size (Acres): 8.632

Existing Zoning: B-2(CD) & O-2(CD) Proposed Zoning: B-2(CD) SPA & B-2(CD)

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: 9/16/15

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): 5

Purpose/description of Conditional Zoning Plan: Modify the location of the public road and the permitted uses from Petition # 2008-105.

Brian Upton, HK Patel
Name of Rezoning Agent

8720 Red Oak Blvd, Suite 420
Agent's Address

Charlotte, NC 28217
City, State, Zip

704-227-9406 704-527-8335
Telephone Number Fax Number

bupton.eisaac@corp.com & hkpatel1@gmail.com
E-Mail Address

[Signature]
Signature of Property Owner

Jayesh N Patel Vice President
(Name Typed / Printed)

City Center Hotel, Inc.
Name of Petitioner(s)

2011 Veasley Street
Address of Petitioner(s)

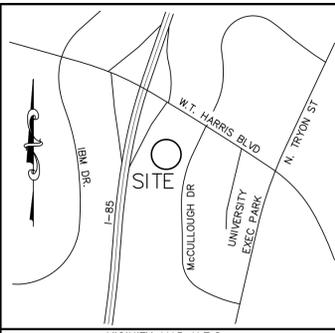
Greensboro, NC 27407
City, State, Zip

336-855-0013, ext 304 336-855-0078
Telephone Number Fax Number

inpatel@cnhotels.net
E-Mail Address

[Signature]
Signature of Petitioner

Jayesh N Patel, Vice President
(Name Typed / Printed)



VICINITY MAP N.T.S.

DEVELOPMENT DATA:

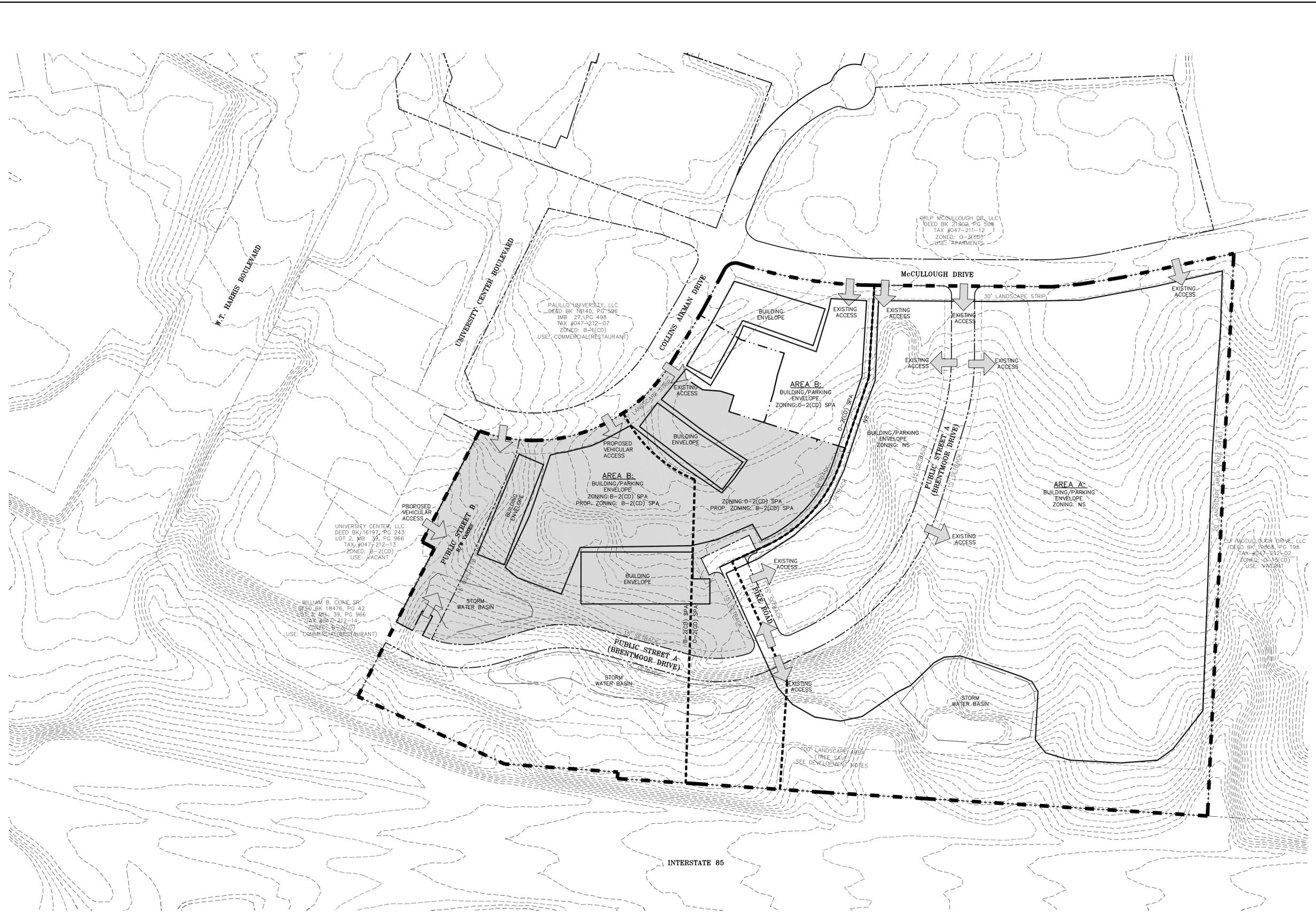
SITE AREA TO BE REZONED: 8.632 ACRES
 EXISTING ZONING: O-2(CD) SPA, B-2(CD) SPA
 PROPOSED ZONING: B-2(CD) SPA

AREA A: ±23.759 ACRES
 EXISTING USE: (SEE DEVELOPMENT NOTES)
 - APARTMENTS

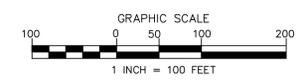
AREA B: ±11.447 ACRES
 O-2(CD) SPA/B-2(CD) SPA
 PROPOSED USES: (SEE DEVELOPMENT NOTES)
 - RETAIL/RESTAURANT
 - OFFICE
 - HOTEL(S)

* THIS SET OF PLANS IS TAKEN FROM THE SITE PLAN ADMENDMENT FOR UNIVERSITY CENTER PETITION (2008-105AA) APPROVED BY CITY COUNCIL JULY 21, 2008

AREA TO BE REZONED



INTERSTATE 85



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION

Project: **UNIVERSITY CENTER**
 MCCULLOUGH DRIVE
 CHARLOTTE, NORTH CAROLINA

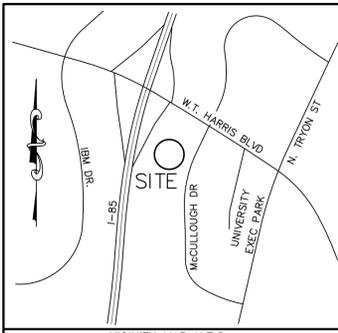
Title: **TECHNICAL DATA SHEET**

File # 15247-REZONE.DWG Date: 10/22/15 Project Egr: BTU
 Design By: BTU
 Drawn By: CBH
 Scale: 1"=30'

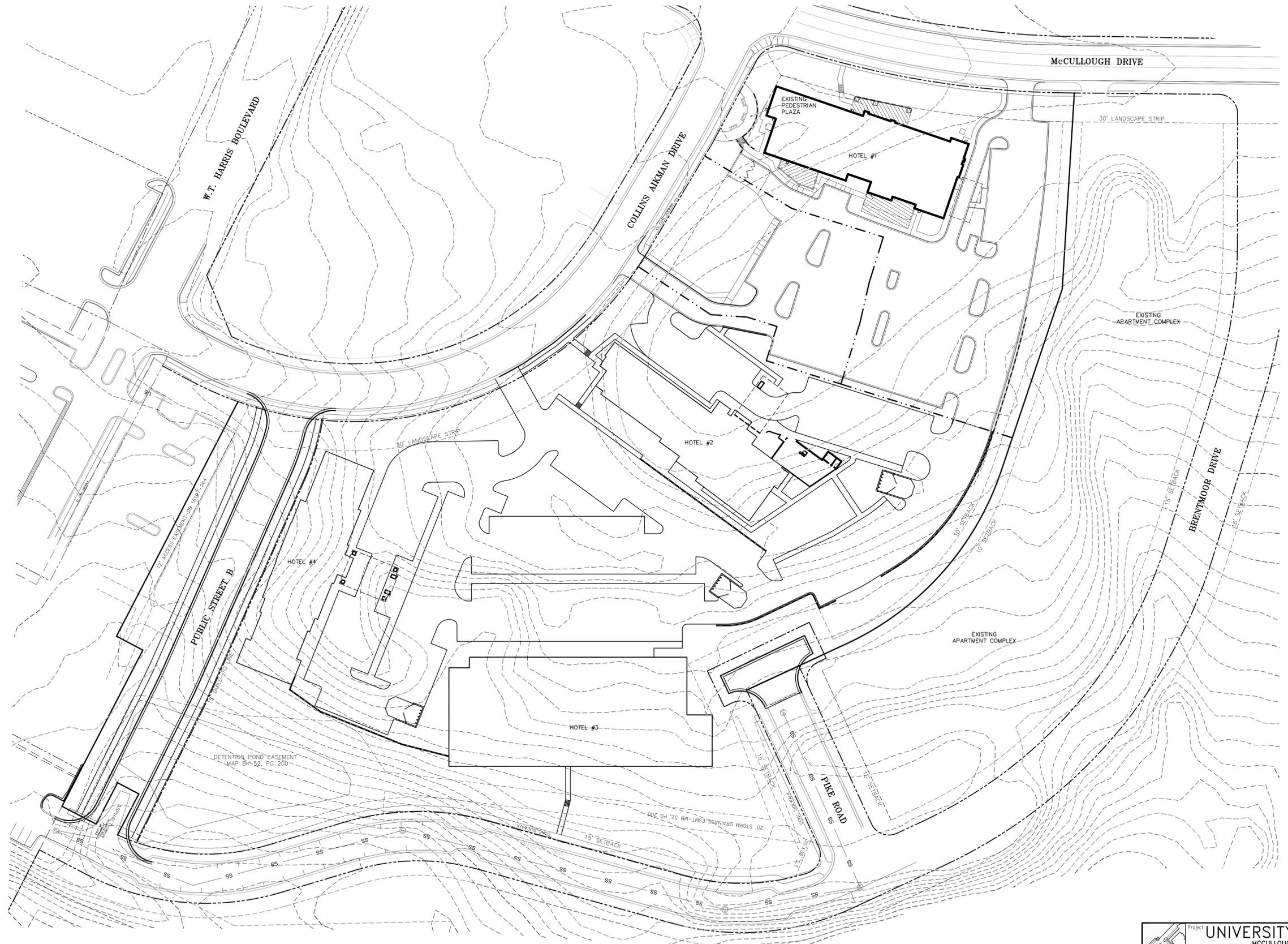
ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

RZ-1

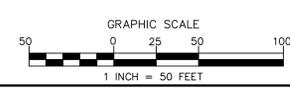


VICINITY MAP N.T.S.



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION



	UNIVERSITY CENTER MCCULLOUGH DRIVE CHARLOTTE, NORTH CAROLINA
	SCHEMATIC SITE PLAN
	File # 15247-REZONE.DWG Date: 10/22/15 Project Egr: BTU Design By: BTU Drawn By: CBH Scale: 1"=100'
	8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335

1. GENERAL PROVISIONS

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Zoning Ordinance (the "Ordinance") for the NS, O-2, and B-2 zoning classifications shall be followed. The property subject to the petition shall consist of a portion of Development Area 1 and Development Area 2b of the Technical Data Sheet associated with the Rezoning Petitions 2001-103 and 2008-105. The Technical Data Sheet and these Development Standards (together the "Site Plan") supercede in all respects the prior conditional use zoning plans with respect to the property that constitutes the Site.

The Technical Data Sheet is accompanied by the conceptual site plans for development within the Site, which is referred to in these Development Standards as the "Schematic Site Plans". Detailed site planning and building design for the Site has not been finalized. The development depicted on the Schematic Site Plans is schematic in nature, and except as otherwise specified in these Development Standards, is intended only to describe the possible arrangements of uses and building elements and the schematic depictions of the uses, structures, and building elements set forth on the Schematic Site Plans should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Technical Data Sheet and in these Development Standards, the ultimate layout of the development proposed, the exact alignments of streets, points of access, the numbers, the size, configuration, and placements of buildings, the size, configuration and placement of parking areas, and the heights and masses of buildings have not been fully determined, and depictions of such elements on the Schematic Site Plans and schematic building elevations are not intended to be specific site development plans but rather preliminary graphic representations of the types and quality of development proposed. The map, therefore, be altered or modified during the design development and construction document phase within the maximum building/parking envelope lines established on the Technical Data Sheet and subject to the accompanying Development Standards and Section 6.206(2) of the Ordinance. Parking layouts may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Schematic Site Plans are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to minor variations that do not materially change the design intent generally depicted on the Schematic Site Plans. The dimensions and specific locations of buildings/parking envelopes and parking envelopes generally depicted on the Technical Data Sheet may be altered or modified to change the design intent generally depicted on the Schematic Site Plans. As described in Section 4.1 below, the Site shall be viewed as a unified development plan in accordance with the provisions set forth therein.

2. PERMITTED USES AND BUILDING AREA RESTRICTIONS

- 2.1 This proposal is intended to accommodate the development of retail, restaurant, office, hotel, and residential uses which will be interconnected with open space, pedestrian, and vehicular linkages.
- 2.2 Area A as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:
 - (a) Up to 392 residential units; and
 - (b) Up to 15,000 square feet of gross floor area of retail and/or restaurant space developed as part of mixed use residential/retail/restaurant building(s) located within that portion of Area A identified as Area A-1 on the Technical Data Sheet; and
 - (c) Associated surface and structured parking spaces and accessory uses and uses permitted under prescribed conditions under the Ordinance.

For purposes of development limitations set forth in this Section 2, the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building, and any accessory buildings or structures on the site measured from the outside of the exterior walls or from the center line of a party wall; provided, however, such term shall exclude any surface or structured parking facilities, or related access areas, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crew spaces), or areas devoted to uses or structures accessory to residential uses on the site (limitations on the scope of residential uses being determined on a per unit basis); provided, further, areas devoted to outdoor dining are not intended to be included in the calculation of gross floor area.
- 2.3 Area B as generally depicted on the Technical Data Sheet may be devoted to the following uses:
 - (a) Up to 100 residential units;
 - (b) Up to a 75,000 square feet of retail and/or restaurant space, provided, however, the total combine gross floor area of retail and/or restaurant space within Area A and Area B shall not exceed 75,000 square feet;
 - (c) Up to 200,000 square feet of gross floor area of office space;
 - (d) Two limited service hotels with up to 300 rooms with associate hotel amenities such as restaurants, conference/meeting/banquet space, gift shops, and similar uses; and
 - (e) Associated surface and structured parking spaces and accessory uses and uses permitted under prescribed conditions as permitted under the Ordinance.

Provided, however, (i) in the event that all of the permitted hotel rooms are not constructed, additional office square footage shall be permitted at a rate of 500 square feet for each undeveloped hotel room up to a maximum of 100,000 square feet of additional office space and (ii) areas developed specifically to outdoor dining shall not be included in the calculation of the square footage limitations set forth above.
- 2.4 In addition to the development option described for Area B in Section 2.3 above, the development of Area B may include up to limited service hotels with no more than 525 rooms collectively subject to the following limitations and restrictions:
 - (a) The total amount of retail and/or restaurant uses on the Site shall not exceed 40,000 square feet of gross floor area and any such retail and/or restaurant space shall be located in mixed use residential/retail/restaurant buildings or retail/restaurant/office buildings.
 - (b) The condition and provisions outlined in Section 2.5(b) and 2.5(d) below shall also be met.
- 2.5 The permitted uses described in Sections 2.2 and 2.3 above shall be subject to the following limitations and restrictions:
 - (a) The total amount of retail and/or restaurant uses on the Site shall not exceed 75,000 square feet of gross floor area;
 - (b) No fast food restaurants with drive-through window facilities or gas station/convenience stores with gasoline sales shall be allowed;
 - (c) No single tenant or single fee ownership user may occupy more than 25,000 square feet of gross floor area on the ground floor for retail and/or restaurant uses; and
 - (d) No more than one (1) independent freestanding building (or cluster of interconnected buildings that is independent) devoted solely to retail and/or restaurant uses may be developed on the Site. For the purposes of these Development Standards, an "independent" freestanding building or cluster of interconnected buildings shall mean a building or cluster that is disconnected from the adjacent development by drive-through lanes, parking areas, alleys and/or driveways without well-defined pedestrian cross-walk(s). The remaining freestanding buildings, with or without drive-through facilities, shall be interconnected. For the purposes of these Development Standards, an "interconnected" freestanding building shall mean a building which has a pedestrian connection to the abutting public street or abutting internal private streets generally depicted on the Conceptual Schematic Site Plan attached hereto, and the closest building within the Site that does not crossover drive-through lanes or driveways except by way of well-defined pedestrian crosswalk(s). More than one freestanding building may be part of an independent cluster of freestanding buildings that are collectively treated as a single freestanding building for the purpose and limitation set forth above, to the extent that the buildings within such cluster are interconnected by a pedestrian sidewalk/cross-walk and a plaza, fountain area, seating area, or other similar amenity.
 - (e) No more than 45,000 square feet of gross floor area devoted to retail and/or restaurant shall be permitted on the Site unless such uses are located within mixed use residential/retail/restaurant buildings or retail/restaurant/office buildings.

3. ACCESS POINTS

The total number of ingress/egress points shall be limited to the number shown on the Technical Data Sheet. The exact locations may vary somewhat from those depicted based upon final design and locational requirements as regulated by CDOT and, where applicable, NCDOT.

4. SETBACKS, YARDS, AND BUFFERS, AND LANDSCAPE AREAS; PLANNED/UNIFIED DEVELOPMENT

- 4.1 All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the exterior of the overall Site and public street frontage, provided that a 30 foot landscape strip shall be maintained along McCullough Drive and along Collins-Aikman Drive and other setback and yard requirements expressly shown on the Rezoning Plan shall be maintained.

The Site shall be viewed as a planned/unified development plan. As such, except as otherwise expressly shown on the Rezoning Plan, yards and buffers will not be required between buildings located on the Site nor between the boundaries and uses associated with the O-2(CD) zoned area, the B-2(CD) zoned area and the NS zoned area. The Petitioner reserves the right to subdivide the Site and create lots within the interior of the development with no public street frontage, side and/or rear yards or buffers as part of a planned/unified development plan. In addition, the Site can be viewed as a planned/unified development plan in conjunction with the adjacent tracts.
- 4.2 The setback areas extending around the perimeter of the Site are to remain as open space and, except to the extent necessary to accommodate pedestrian pathways, walls, berms, fences, grading, signs, graphics, or utility construction and, where indicated, vehicular access, will be restricted from future development. No buildings or parking lots or storm water detention basin (actual water surface area) may be placed within any setback as required by the Ordinance.
- 4.3 In setback areas where existing natural vegetation has been cleared to accommodate walls, berms, fences, grading, signs, graphics, vehicular access, or utility construction, the cleared, unimproved areas will be landscaped with trees and/or shrubs in accordance with Class A buffer standards unless applicable ordinances or constraints imposed by utility companies would prohibit such landscaping.
- 4.4 A 100 foot landscape/tree save area will run parallel to Interstate 85. Subject to and in accordance with the following standards, trees located within this landscape area shall be preserved and such area maintained as follows: (a) trees and shrubs may be hand pruned only and no heavy equipment or vehicles shall be allowed within the outermost 90 feet of these areas except in connection with utility installations or repair; (b) any plant material removed, shall be cut flush with the ground and no disturbance of the soil shall be permitted, except that the soil may be disturbed in connection with the installation of additional trees and shrubs in conjunction with any utility installations or repair; (c) no tree limb removal, with the exception of dead or diseased limbs and in connection with utility installations or repair; (d) weeds and vines may be removed; (e) dead or diseased trees and materials may be removed; and (f) mulch may be applied to these areas.
- 4.5 Within the 30 foot landscape strip along McCullough Drive, street trees will be provided at a 2.5 inch to 3 inch caliper and will be spaced 35 feet to 45 feet on center depending on the most appropriate spacing for species selected; provided, however, any existing street trees, including without limitation the existing maple trees, may be counted towards satisfaction of this requirement.
- 4.6 Vehicle circulation and parking spaces will not be located in between buildings on the Site and McCullough Drive and Collins-Aikman Drive. However, circulation and parking spaces may be located to the side of buildings and/or between buildings on the Site.
- 4.7 Build to lines will be established as follow:

McCullough Drive	35 feet from the right-of-way
Collins-Aikman Drive	30 feet from the right-of-way
Public Street A	15 feet from back of curb
Public Street B	20 feet from back of curb

5. SCREENING AND LANDSCAPING

- 5.1 Screening will conform to the applicable standards of Section 12.303 of the Ordinance.
 - 5.2 Landscaping shall meet or exceed the requirements of the Ordinance and the City of Charlotte Tree Ordinance. Newly installed landscaping shall be consistent with the existing landscaping treatments.
 - 5.3 Irrigation systems will be maintained by Petitioner or its successors and assigns in all landscaped setback areas along McCullough Drive.
 - 5.4 All roof mounted mechanical equipment will be screened from view.
 - 5.5 Dumpster areas will be enclosed by a brick wall with one side being a decorative wooden gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.
 - 5.6 A minimum of 10% of the Site shall be preserved as tree save areas.
6. PARKING
- 6.1 Off street parking will meet or exceed the minimum established under the Ordinance and will not be allowed within the setbacks. Off street parking for residential units will be provided at a ratio of at least 1.6 spaces per unit.
 - 6.2 Parking areas will be broken up with landscaping to avoid massing of paved material.
 - 6.3 Where parking is not located behind buildings, screening shall be provided at the lot line by landscaping or decorative walls, or fences. Shared parking may be allowed at the discretion of the Zoning Administrator.
 - 6.4 Parking decks and underground parking are allowed, provided that the perimeter parking deck elevations located immediately abutting and within 20 feet of right-of-way or easement lines associated with public or private streets or primary pedestrian circulation areas will include a "deck edge" designed in a manner consistent with the overall project design and image and substantially in compliance with Section 12.212(2)(c), (e), and (f) or Section 12.212(3)(a).
 - 6.5 On street parking may be provided along public streets subject to the approval of CDOT.
 - 6.6 Bicycle parking shall be provided in accordance with the Ordinance.

7. LIGHTING

- 7.1 Freestanding streetscape lighting fixtures installed within the Site will be uniform in design and fully shielded. Freestanding lighting fixtures shall be aluminum and coated in order to provide wrought iron type appearance.
- 7.2 No cobra style lighting fixtures may be used on the Site.
- 7.3 The maximum height of any freestanding lighting fixture, including its base, shall not exceed 28 feet in height.
- 7.4 No wall "pak" type lighting will be allowed facing public streets. Any wall "pak" type lighting will be downwardly directed.

8. SIGNS

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. Detached signs shall not exceed 5 feet in height or 50 square feet in size. No pylon type detached signs shall be permitted. Detached signage may be located within building setbacks and other locations throughout the Site in accordance with the Ordinance.

9. SIDEWALKS

Subject to the provisions of Section 11 below, sidewalks of at least five feet in width will be installed throughout the Site in accordance with the requirements of the Ordinance and as generally depicted on the Schematic Site Plans. The sidewalk network will provide internal pedestrian circulation as well as pedestrian access to McCullough Drive, Collins-Aikman Drive, and other internal public streets.

10. STORM WATER MANAGEMENT

- 10.1 Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinance and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention, if approved, shall not be located in the setback required by the Ordinance.
 - 10.2 The detention shall tie-in to the existing abutting storm water system(s). The Petitioner shall have the receiving drainage system abutting the Site analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing, receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.
 - 10.3 The Petitioner shall control and treat the entire runoff volume for the one-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours but not more than 120 hours.
 - 10.4 For Area 1, the peak storm water release rates shall match pre-development rates for the 10-year and 25-year, 6-hour storm events and a downstream flood analysis shall be performed to determine whether peak control is needed and if so, for what level of storm frequency.
 - 10.5 For Area 2, the peak storm water release rates shall match pre-development rates for the 10-year, 6-hour storm events and a downstream flood analysis shall be performed to determine whether additional peak control is needed and if so, for what level of storm frequency. If a downstream analysis is not performed, the peak storm water release rate shall match pre-development rates for the 10-year and 25-year, 6 hour storms.
 - 10.6 Water quality best management practices (BMP's) shall be constructed on the site to achieve 85% Total Suspended Solid removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMP's must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources Best Management Practices Manual, April 1999, Section 4.0. Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available. Use of Low Impact Development techniques is optional.
11. STREETScape TREATMENT
- Newly installed streetscape treatments along public streets abutting the Site (with the exception of Interstate 85) shall conform to the Ordinance and include a six foot sidewalk and an eight foot planting strip, provided, however, the existing sidewalk of five feet in width along Collins-Aikman Drive shall remain since installation of a six foot wide sidewalk could cause damage to existing trees. Retention of the existing sidewalk along Collins-Aikman Drive shall not require a variance or approval of the City Engineer.

12. VEHICULAR ACCESS AND ROADWAYS; TRANSPORTATION COMMITMENTS

- (a) Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet.
 - (b) The placements and configurations of these access points are subject to any modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
 - (c) If this Rezoning Petition is approved, the Petitioner commits to cause to be constructed the following roadway improvements:
 - (i) Public Street A (Brentmoor Drive) extending from McCullough Drive to the northerly property line of the site, said Public Street A to be designed to residential collector street standards and constructed as part of the development of uses permitted within Area A; and
 - (ii) Public Street B extending from Collins-Aikman Drive in a westerly direction to connect with Public Street A (Brentmoor Drive) as depicted on the Technical Data Sheet, said Public Street B to be designed to local office/commercial wide street standards and constructed with development hotel #4 or greater than 25,000 square feet of gross floor area of office/retail and/or restaurant uses permitted within Area B; and
 - (iii) Private Street C extending from Public Street A to the property line of the adjoining Tax Parcel 047-212-02. Private Street C shall be a private street but built to public street standards for a residential collector street with the exception that head-in parking (either angled or perpendicular) will be allowed on the street. In the event CDOT allows this street to be a public street with head-in parking, it will be converted to a public street built to residential collector standards. A build-to line of 15 feet from back of curb will be established along the street if it is converted to a public street.
 - (iv) Pike Road shall be terminated with a "hammerhead" in connection with the development of the earlier to occur of hotel #2 or hotel #3.
- Notwithstanding the foregoing, the designs of the public streets described above may be adjusted or narrowed during the subdivision process to a lesser standard acceptable to the Petitioner and CDOT as may be set forth in the City of Charlotte Urban Street Design Guidelines.
- (d) If this Rezoning Petition is approved, the Petitioner commits to dedicate and convey (by quitclaim deed) to CDOT the rights-of-way associated with Public Street A and Public Street B within sixty (60) days of completion of the improvements associated with such street.
 - (e) The Petitioner will investigate options to provide direct connectivity to the proposed transit station at Ken Hoffman Drive.

13. DESIGN AND ARCHITECTURAL TREATMENT

The following design and architectural treatments shall apply to residential uses on the site:

- Buildings on the Site will feature four-sided architecture.
- The portion of the building exteriors located below the roof line and with the exception of windows, doors, garage doors, architectural accents, fenestration and wall signage shall be composed of brick, stone or cultured stone, and/or conventional stucco material. The roofs of the buildings will be constructed of 20 year architectural shingles.
- No vinyl siding, EIFS, or Drivet shall be used in the construction of the units.
- No open, unconditioned breezeways will be allowed.
- A minimum of 25% of the units will have access to a garage that may be either connected to a principal building or located within a detached building and a minimum of 15% of the units will have access to a garage that is connected to a principal building.
- Dormers, pitched roofs, architectural fenestrations and accents shall be incorporated into the building design.
- Doors and/or windows shall be located at least every 20 feet on every side of the building in order to avoid blank walls.
- All dumpsters will be screened from view from a public street in the manner described in Section 5.5 above.
- The main entrance points into the residential areas shall include a tiered landscape treatment including large maturing trees, small ornamental trees, low-lying shrubs, and ground covers.

14. CHARLOTTE MECKLENBURG SCHOOLS AGREEMENT

Development of the Site will conform to the Letter of Agreement between the Petitioner and Charlotte Mecklenburg Schools dated September 7, 2006.

15. AMENDMENTS TO REZONING PLAN

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners of the applicable parcel or parcels affected by such amendment in accordance with Section 6 of the Ordinance.

16. BINDING EFFECT

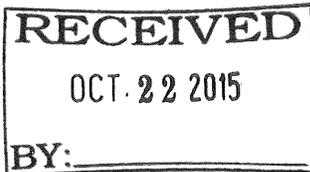
- If this Rezoning Petition is approved, the development program established under these Development Standards and the Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.
- Throughout this Rezoning Petition, the terms "Petitioner", "Owner", or "Owners", shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner of the Site who may be involved in its development from time to time.

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION

	UNIVERSITY CENTER COLLINS AIKMAN DRIVE CHARLOTTE, NORTH CAROLINA		
	Title: NOTE SHEET		
	File # 15247-REZONE.DWG	Date: 10/22/15	Project Egr: BTU
			Design By: BTU Drawn By: CBH Scale: 1"=11.15'
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335			RZ-3

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2016-509

Petition #:	_____
Date Filed:	_____
Received By:	<u>B+</u>

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: West side of Sandy Porter Road between I-485 and Shopton Road

Tax Parcel Number(s): See Exhibit A

Current Land Use: Vacant single family and commercial Size (Acres): +/- 47 acres

Existing Zoning: R-3 Proposed Zoning: I-1 (CD)

Overlay: Portion of the site in the Airport Noise Overlay District (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Josh Weaver, Carols Alzate, Grant Meacci and others

Date of meeting: October 6, 2015

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

For Conditional Rezonings Only:
Requesting a vesting period exceeding the 2 year minimum? <input checked="" type="radio"/> Yes/No. Number of years (maximum of 5): <u>5</u>
Purpose/description of Conditional Zoning Plan: <u>To accommodate a development that will contain a maximum of 525,000 square feet of gross floor area that will be devoted to office, warehouse and distribution uses and to other uses allowed in the I-1 zoning district.</u>

John Carmichael/Ty Shaffer (Robinson Bradshaw)
Name of Rezoning Agent

101 N. Tryon Street, Suite 1900
Agent's Address

Charlotte, NC 28246
City, State, Zip

704-377-8341/704-377-8142
Telephone Number Fax Number

jcarmichael@rbh.com/tshaffer@rbh.com
E-Mail Address

See Attached Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

Eastgroup Properties, L.P. (c/o John Coleman)
Name of Petitioner(s)

2966 Commerce Park Drive, Suite 450
Address of Petitioner(s)

Orlando, FL 32819
City, State, Zip

407-251-7075
Telephone Number Fax Number

John.Coleman@eastgroup.net
E-Mail Address

See Attached Signature Page
Signature of Petitioner

(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by EastGroup Properties

Tax Parcel Numbers, Property Owner Information and Acquisition Dates

Tax Parcel No. 201-071-10, 201-071-06 and 201-093-01

Steele Creek (1997) Limited Partnership
6100 Fairview Road, Suite 640
Charlotte, NC 28210-4258

Date Property Acquired: May 16, 1997

Tax Parcel No. 201-082-01

Barbara G. Porter
5004-B Roseboro Ct.
Lowell, NC 28098-1763

Date Property Acquired: January 31, 1995

Tax Parcel No. 201-071-08

William D. Westall
5101 Sandy Porter Rd
Charlotte, NC 28273

Date Property Acquired: Prior to January 1, 1975

Tax Parcel No. 201-071-07

Tony Edwards and Lavetta Edwards
Jonathan Edwards
1647 Merry Oaks Road
Charlotte, NC 28205

Date Property Acquired: Prior to January 1, 1975

Tax Parcel No. 201-071-12

Terri F. Harrah
4928 Gable Rd.
Charlotte, NC 28273

Date Property Acquired: April 16, 2012

Tax Parcel No. 201-071-13

Kimberly J. Sherrill
PO Box 224
Chimney Rock, NC 28720

Date Property Acquired: May 7, 2004

Tax Parcel No. 201-071-04

Rebecca Gable Kale
2521 Riverfork Rd.
Clover, SC 29710

Date Property Acquired: Prior to January 1, 1975

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
OCT 23 2015
BY: _____

Petition #: _____
Date Filed: _____
Received By: *JK*

2016-010

Complete All Fields (Use additional pages if needed)

Property Owner: Lester Herlocker & Associates, Inc.

Owner's Address: 1718 East 8th Street

City, State, Zip: Charlotte, NC 28204

Date Property Acquired: March 30, 1981

Property Address: 1325 W. Mallard Creek Church Road

Tax Parcel Number(s): 047-382-03

Current Land Use: Single Family

Size (Acres): +/- 4.3 acres

Existing Zoning: R-4

Proposed Zoning: BD (CD)

Overlay: None

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, Grant Meacci and Rick Grochowski

Date of meeting: July 28, 2015

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): No

Purpose/description of Conditional Zoning Plan: To accommodate the development of a maximum of 107,000 SF that could only be devoted to a climate controlled, self-storage facility and the accessory management office.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

Fourstore, LLC (c/o Jon Dorman)
Name of Petitioner(s)

101 N. Tryon Street, Suite 1900
Agent's Address

3630 Clemmons Road, Suite 1761
Address of Petitioner(s)

Charlotte, NC 28246
City, State, Zip

Clemmons, NC 27102-9998
City, State, Zip

704-377-8341
Telephone Number

813-310-8520
Telephone Number

jcarmichael@rbh.com
E-Mail Address

jon.dorman@hotmail.com
E-Mail Address

LESTER HERLOCKER & ASSOCIATES, INC.
By: _____
Signature of Property Owner

FOURSTORE, LLC
By: _____
Signature of Petitioner

Lester Herlocker, Jr.

Jonathan Dorman

- LEGEND:**
- A - Arc Length
 - B - Chord Bearing
 - C - Chord Length
 - CB - Catch Basin
 - CC - Curb Cut
 - CI - Curb Inlet
 - C&G - Curb & Gutter
 - CO - Clean Out
 - CONC - Concrete
 - DB - Deed Book
 - EB - Electric Box
 - EM - Electric Meter
 - EIP - Existing Iron Pipe
 - EIR - Existing Iron Rod
 - EN - Existing Nail
 - ESMT - Easement
 - FH - Fire Hydrant
 - G - Gutter
 - GM - Gas Meter
 - GP - Gate Post
 - GV - Gas Valve
 - GW - Guy Wire
 - L - Arc Length
 - LP - Light Pole
 - O/HANG - Overhang
 - PIN - Parcel Identification Number
 - PB - Plat Book
 - PG - Page
 - R - Radius
 - RD - Recorded
 - PVC - Plastic Pipe
 - R/W - Right-Of-Way
 - RCP - Reinforced Concrete Pipe
 - SMH - Storm Drain Manhole
 - SSMH - Sanitary Sewer Manhole
 - T - Total
 - TB - Telephone Box
 - TC - Top Of Curb
 - TCB - Traffic Control Box
 - TRK - Terracotta Pipe
 - TMH - Telephone Manhole
 - TS - Traffic Sign
 - TSP - Traffic Signal Post
 - UB - Utility Box
 - UP - Utility Pole (Power)
 - UPL - Utility Pole w/light
 - UPT - Utility Pole w/transformer
 - WB - Water Box
 - WM - Water Meter
 - WMH - Water Manhole
 - WV - Water Valve

- TREE LEGEND:**
- BCH - BEECH
 - BRC - BIRCH
 - BRAD - BRADFORD PEAR
 - CED - CEDAR
 - CHY - CHERRY
 - CRP - CREPE MYRTLE
 - DGW - DOGWOOD
 - HIC - HICKORY
 - HOL - HOLLY
 - LOC - LOCUST
 - MAG - MAGNOLIA
 - MAP - MAPLE
 - PEC - PECAN
 - PIN - PINE
 - POP - POPLAR
 - SYC - SYCAMORE
 - WLN - WALNUT
 - WLC - WILD CHERRY

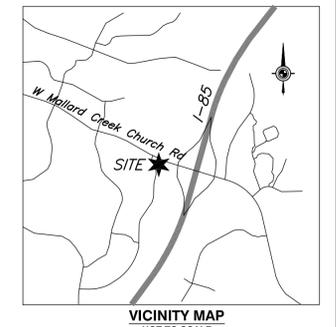
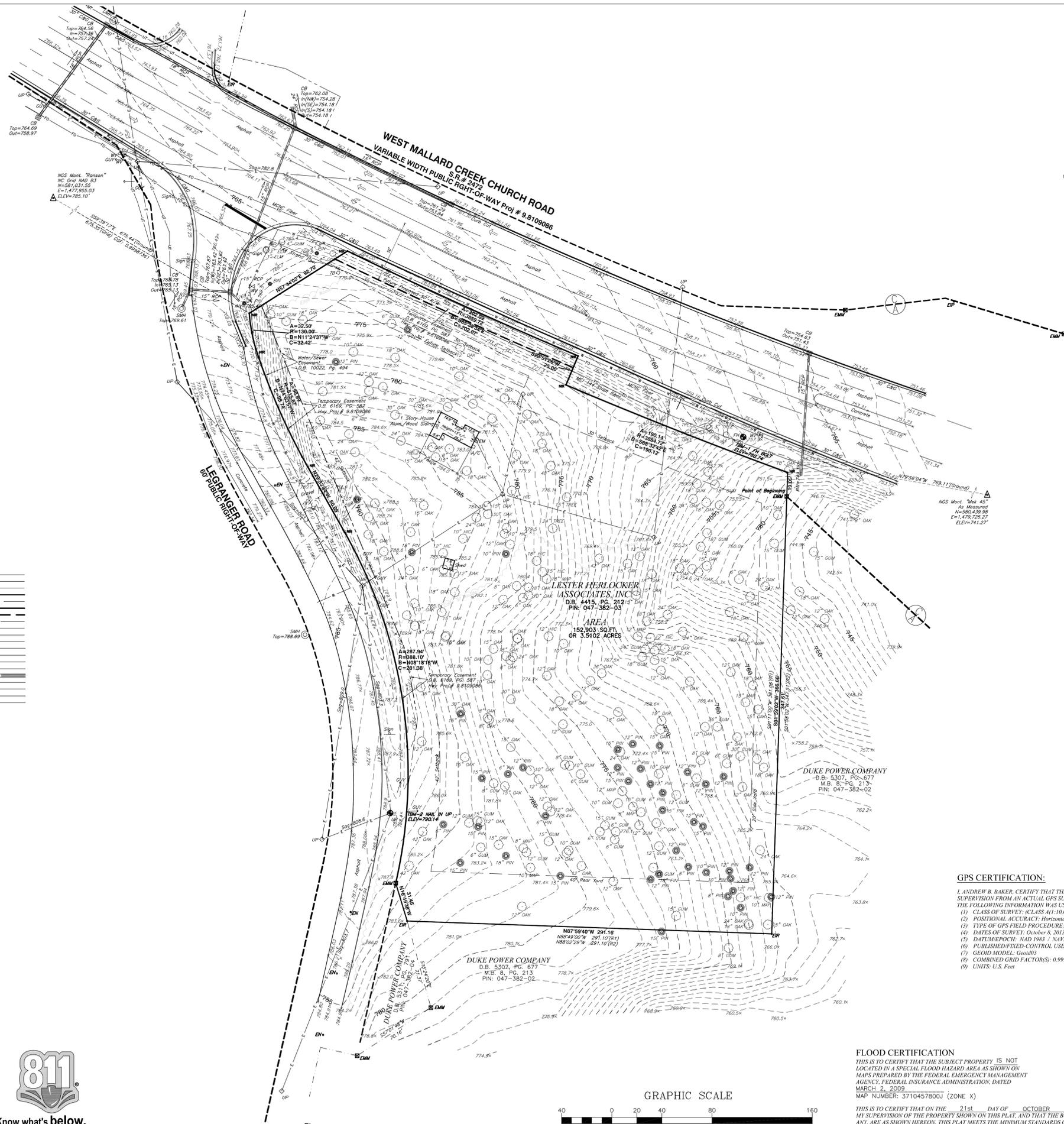
- LINE LEGEND:**
- EASEMENT
 - FENCE
 - GUARD RAIL
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SETBACK
 - CABLE TV LINE
 - FIBER OPTIC LINE
 - GAS LINE
 - POWER LINE (UNDERGROUND)
 - SANITARY SEWER PIPE
 - STORM DRAIN PIPE
 - STORM DRAIN PIPE >12"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

PARKING:
NO MARKED PARKING EXISTS ON SUBJECT PROPERTY

- UTILITIES:**
- POWER**
DUKE POWER ENERGY
1-800-777-9898
 - TELEPHONE**
BELL SOUTH TELECOMMUNICATIONS
1-888-251-6300
 - WATER & SEWER**
CHAR-MECK UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER
 - GAS**
PIEDMONT NATURAL GAS CO.
1-800-752-7504
 - CABLE TELEVISION**
TIME WARNER CABLE
1-800-892-2253



Know what's below.
Call before you dig.



- NOTES:**
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30.45 AMENDED.
 2. ALL CORNERS MONUMENTED AS SHOWN.
 3. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. 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.
 4. ELEVATIONS BASED ON N.G.S. MONUMENT "RANSON", ELEVATION = 785.10 FEET, NAVD 88.
 5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 6. MALLARD CREEK CHURCH ROAD IS SHOWN AS A "MAJOR THROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
 7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERGROUND CERTIFIES ONLY TO THE RIGHT-OF-WAY AS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
 8. 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.

ZONING:
SUBJECT PROPERTY ZONED: R-4
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
Zoned R-4
Minimum setback:
10' (from Right-of-way along a designated thoroughfare)
27' (from Right-of-way along local or collector streets)
Minimum side yard:
5' (Residential)
30' (Non-Residential)
Minimum rear yard:
40' (Residential)
10' (Non-Residential)
Maximum building height: 40'

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

SURVEYOR'S DESCRIPTION
That certain tract or parcel of land situated, lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being more particularly described as follows:

BEGINNING at an existing metal monument on the southerly right-of-way margin of West Mallard Creek Church Road (variable width public R/W), said point also being the northern most corner of the property of the Duke Power Company (now or formerly) as described in Deed Book 5307, Page 677 in the Mecklenburg County Public Registry (the "Registry"); Thence with and along said property of the Duke Power Company for the following three (3) courses and distances:
1) S 01°59'02" W a distance of 347.61 feet to an existing iron rod;
2) N 87°59'40" W a distance of 291.16 feet to an existing iron rod;
3) N 16°49'38" W a distance of 31.45 feet to an existing metal monument on the easterly right-of-way margin of LeGranger Road (60 foot public R/W); Thence with and along said easterly right-of-way margin of LeGranger Road for the following five (5) courses and distances:
1) with a curve turning to the left having a radius of 388.10 feet and an arc length of 287.94 feet (chord bearing of N 08°18'18" W and a chord length of 281.38 feet) to a new iron rod;
2) N 29°33'34" W a distance of 60.03 feet to a new iron rod;
3) with a curve turning to the right having a radius of 515.67 feet and an arc length of 98.89 feet (chord bearing of N 24°02'57" W and a chord length of 98.74 feet) to a new iron rod;
4) with a compound curve turning to the right having a radius of 130.00 feet and an arc length of 32.50 feet (chord bearing of N 11°24'37" W and a chord length of 32.42 feet) to a new iron rod;
5) N 57°44'02" E a distance of 92.70 feet to a new iron rod on the southerly right-of-way margin of West Mallard Creek Church Road;
Thence with and along said southerly right-of-way margin of West Mallard Creek Church Road for the following four (4) courses and distances:
1) with a curve turning to the left having a radius of 3859.72 feet and an arc length of 202.09 feet (chord bearing of S 65°38'34" E and a chord length of 202.07 feet) to a new iron rod;
2) S 22°51'26" W a distance of 25.00 feet to a new iron rod;
3) with a curve turning to the left having a radius of 3884.73 feet and an arc length of 190.14 feet (chord bearing of S 68°32'42" E and a chord length of 190.12 feet) to a new iron rod;
4) S 01°59'02" W a distance of 19.05 feet to the point of BEGINNING;

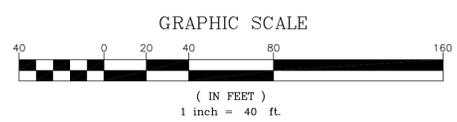
having an area of 152,903 square feet or 3.5102 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated October 21, 2015 (Map File W-4442; Job #84066).

GPS CERTIFICATION:
I, ANDREW B. BAKER, 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: CLASS A1-10 (0900)
(2) POSITIONAL ACCURACY: Horizontal = 0.03" Vertical = 0.03"
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: October 8, 2015
(5) DATUM/EPOCH: NAD 83 / NAVD 83
(6) PUBLISHED/FIXED-CONTROL USE: "RANSON"
(7) GEOD MODEL: Geoid03
(8) COMBINED GRID FACTORS: 0.99984084
(9) UNITS: U.S. Feet

ALTA/ACSM CERTIFICATION:
TO: FOURSTORE, LLC
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(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), AND 12 OF TABLE A. THE FIELD WORK WAS COMPLETED ON OCTOBER 21, 2015.
Andrew B. Baker
ANDREW B. BAKER, PLS (L-4542) DATE: 10/22/15
email: abaker@rbpharr.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: 37104578001 (ZONE X)
THIS IS TO CERTIFY THAT ON THE 21st DAY OF OCTOBER, 2015, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE 1800 (21) N.C.A.C. 59 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 50 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
SIGNED: Andrew B. Baker



AREA = 152,903 SQ. FT. OR 3.5102 ACRES

REVISIONS			ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:		
			FOURSTORE, LLC		
			RE: UNIVERSITY CITY STORAGE 1325 WEST MALLARD CREEK CHURCH ROAD CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA DEED REFERENCE: BOOK 4415, PAGE 212 TAX PARCEL NO: 047-382-03		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LIVESTONE BLVD., SUITE 100 CHARLOTTE, NC 28204 TEL: (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-4442
TR	ND		1" = 40'	OCT. 21, 2015	JOB NO. 84066

MALLARD CREEK
PRESBYTERIAN CHURCH
DB 03717 PG 709
PARCEL #029-02-101
ZONING: R-4

MALLARD CREEK
PRESBYTERIAN CHURCH
DB 03717 PG 709
PARCEL #047-38-110
ZONING: R-4
USE: CEMETERY

CITY OF CHARLOTTE
DB 08736 PG 976
PARCEL #047-38-109
ZONING: R-4
USE: WATER TOWER

ATTN: TAX DEPT
PB05B DUKE POWER CO
DB 05311 PG 791
PARCEL #047-38-204
ZONING: R-4
USE: ELECTRIC SUBSTATION

ATTN: TAX DEPT
PB05B DUKE POWER CO
DB 05307 PG 677
PARCEL #047-38-202
ZONING: R-4
USE: ELECTRIC SUBSTATION

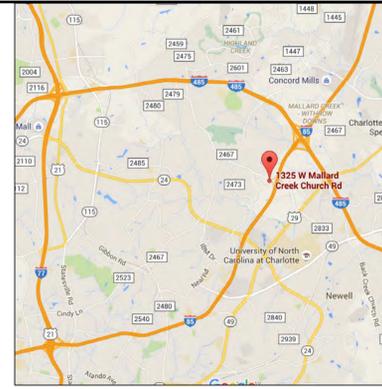
SUMMIT AVENUE URP, LLC
DB 26940 PG 583
PARCEL #029-02-121
ZONING: R-4
USE: LABORATORY/RESEARCH

DEVELOPMENT DATA TABLE:

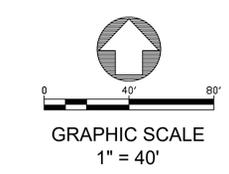
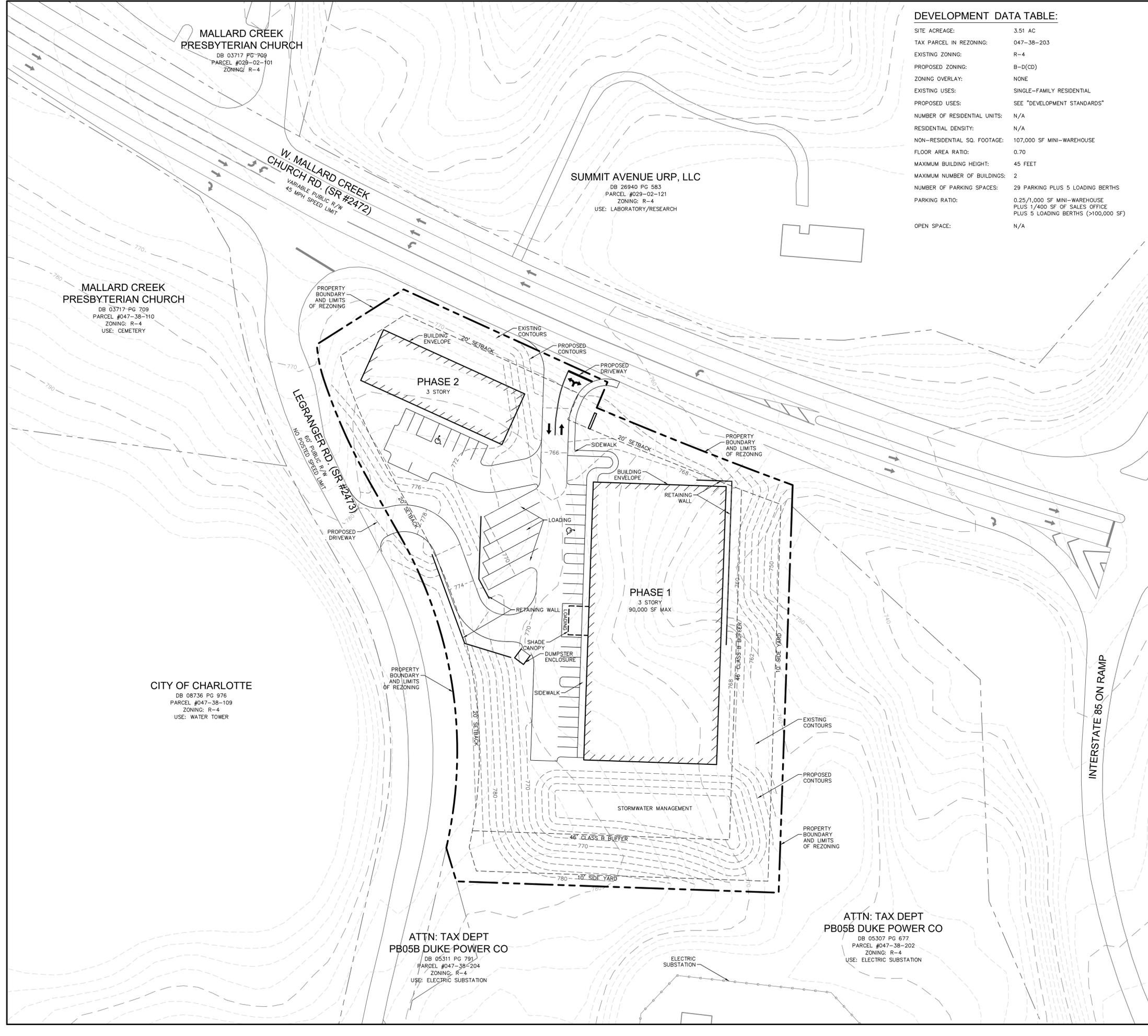
SITE ACREAGE:	3.51 AC
TAX PARCEL IN REZONING:	047-38-203
EXISTING ZONING:	R-4
PROPOSED ZONING:	B-D(CD)
ZONING OVERLAY:	NONE
EXISTING USES:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USES:	SEE "DEVELOPMENT STANDARDS"
NUMBER OF RESIDENTIAL UNITS:	N/A
RESIDENTIAL DENSITY:	N/A
NON-RESIDENTIAL SQ. FOOTAGE:	107,000 SF MINI-WAREHOUSE
FLOOR AREA RATIO:	0.70
MAXIMUM BUILDING HEIGHT:	45 FEET
MAXIMUM NUMBER OF BUILDINGS:	2
NUMBER OF PARKING SPACES:	29 PARKING PLUS 5 LOADING BERTHS
PARKING RATIO:	0.25/1,000 SF MINI-WAREHOUSE PLUS 1/400 SF OF SALES OFFICE PLUS 5 LOADING BERTHS (>100,000 SF)
OPEN SPACE:	N/A

DEVELOPMENT STANDARDS:

- A. GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY FOURSTORE, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A CLIMATE CONTROLLED, SELF-STORAGE FACILITY ON THAT APPROXIMATELY 4.3 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF WEST MALLARD CREEK CHURCH ROAD AND LEGRANGER ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").
 - DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
 - UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-D ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
 - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- B. PERMITTED USES/DEVELOPMENT LIMITATIONS**
- THE SITE MAY BE DEVOTED ONLY TO A CLIMATE CONTROLLED, SELF-STORAGE FACILITY, SUCH FACILITY'S RENTAL AND MANAGEMENT OFFICES AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE B-D ZONING DISTRICT.
 - ALL STORAGE SHALL BE LOCATED WITHIN THE BUILDINGS TO BE CONSTRUCTED ON THE SITE, AND OUTSIDE STORAGE OF ANY TYPE, INCLUDING THE OUTSIDE STORAGE OF MOVING VANS, VEHICLES AND BOATS, SHALL NOT BE PERMITTED.
 - DIRECT ACCESS TO THE INDIVIDUAL SELF-STORAGE UNITS LOCATED IN THE BUILDING TO BE CONSTRUCTED ON THE SITE WILL NOT BE PROVIDED FROM THE EXTERIOR OF THE BUILDING, AS ACCESS TO THE INDIVIDUAL SELF-STORAGE UNITS WILL BE PROVIDED BY INTERNAL HALLWAYS.
 - THE STORAGE OF HAZARDOUS MATERIALS IS PROHIBITED.
 - THE TOTAL MAXIMUM GROSS FLOOR AREA OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE 107,000 SQUARE FEET.
- C. TRANSPORTATION**
- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, SUBJECT TO CHAPTER 6 OF THE ORDINANCE, THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 - THE ALIGNMENTS OF THE INTERNAL DRIVES TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE CONSTRUCTION PERMITTING PROCESS.
- D. ARCHITECTURAL STANDARDS**
- THE MAXIMUM HEIGHT IN FEET OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 45 FEET.
 - THE MAXIMUM HEIGHT IN STORIES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 3 STORIES.
 - SET OUT ON SHEET RZ-2 ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF THE NORTH ELEVATION (THE ELEVATION FACING WEST MALLARD CREEK CHURCH ROAD) AND THE WEST ELEVATION (THE ELEVATION FACING LEGRANGER ROAD) OF THE PHASE 1 BUILDING THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE NORTH ELEVATION AND THE WEST ELEVATION OF THE PHASE 1 BUILDING. ACCORDINGLY, THE NORTH ELEVATION AND THE WEST ELEVATION OF THE PHASE 1 BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO THAT SUCH ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT CONCEPTUAL ARCHITECTURAL RENDERINGS. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
 - THE PERMITTED EXTERIOR BUILDING MATERIALS FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE ARE DESIGNATED AND LABELLED ON THE CONCEPTUAL ARCHITECTURAL RENDERINGS SET OUT ON SHEET RZ-2.
 - DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE THE DUMPSTER AREAS AND RECYCLING AREAS WILL BE ARCHITECTURALLY COMPATIBLE WITH THE EXTERIOR BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS. IF ONE OR MORE SIDES OF A DUMPSTER AREA AND/OR A RECYCLING AREA ADJACENT TO A SIDE OR REAR WALL OF BUILDING, THEN THE SIDE OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR A PORTION OF THE WALL.
- E. STREETScape AND LANDSCAPING/BUFFER**
- A 46 FOOT CLASS B BUFFER SHALL BE ESTABLISHED ALONG THE SITE'S SOUTHERN AND EASTERN BOUNDARY LINES AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF. PURSUANT TO SECTION 12.302(B) OF THE ORDINANCE, THE WIDTH OF THE REQUIRED BUFFER MAY BE REDUCED BY 25% BY PROVIDING A WALL OR FENCE THAT MEETS OR EXCEEDS THE STANDARDS OF SECTION 12.302(B) OF THE ORDINANCE.
 - IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
 - INTERNAL SIDEWALKS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- F. LIGHTING**
- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 - THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 20 FEET.
 - ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.
- G. PHASING**
- THE SITE MAY BE DEVELOPED IN TWO SEPARATE PHASES AS FOLLOWS:
 - (A) PHASE 1 SHALL BE COMPRISED OF A BUILDING CONTAINING A MAXIMUM OF 90,000 SQUARE FEET OF GROSS FLOOR AREA, AND THE ASSOCIATED PARKING AND SITE IMPROVEMENTS. THE PHASE 1 BUILDING IS DESIGNATED ON THE REZONING PLAN.
 - (B) PHASE 2 SHALL BE COMPRISED OF A BUILDING CONTAINING A MAXIMUM OF 17,000 SQUARE FEET OF GROSS FLOOR AREA, AND THE ASSOCIATED PARKING AND SITE IMPROVEMENTS. THE PHASE 2 BUILDING IS DESIGNATED ON THE REZONING PLAN.
 - AT THE OPTION OF PETITIONER, THE PHASE 1 BUILDING AND THE PHASE 2 BUILDING MAY BE DEVELOPED CONCURRENTLY.
- H. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
 - ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



VICINITY MAP



**PRELIMINARY
NOT FOR CONSTRUCTION**

SHEET INDEX:

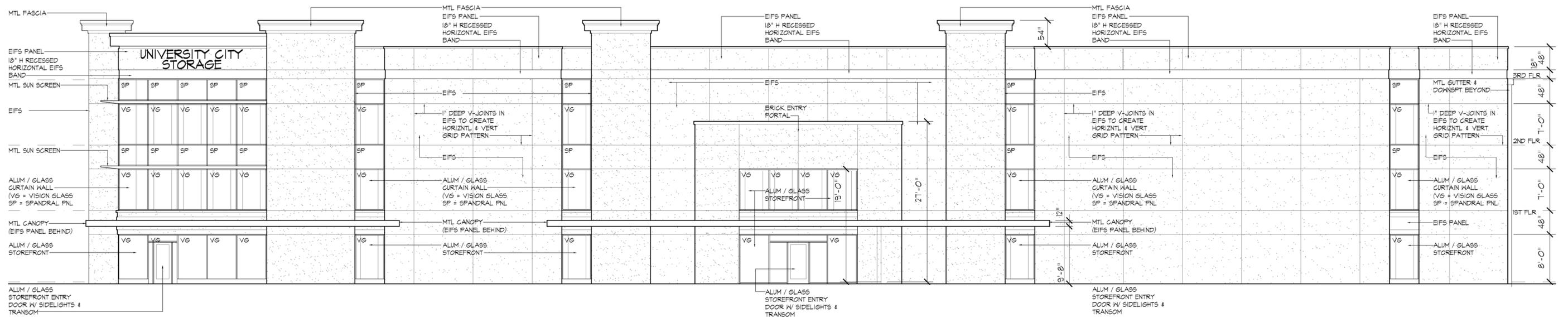
- SURVEY PLAN
- RZ-1: CONDITIONAL REZONING SITE PLAN
- RZ-2: CONCEPTUAL ARCHITECTURAL RENDERING

REZONING PETITION #2015-_____

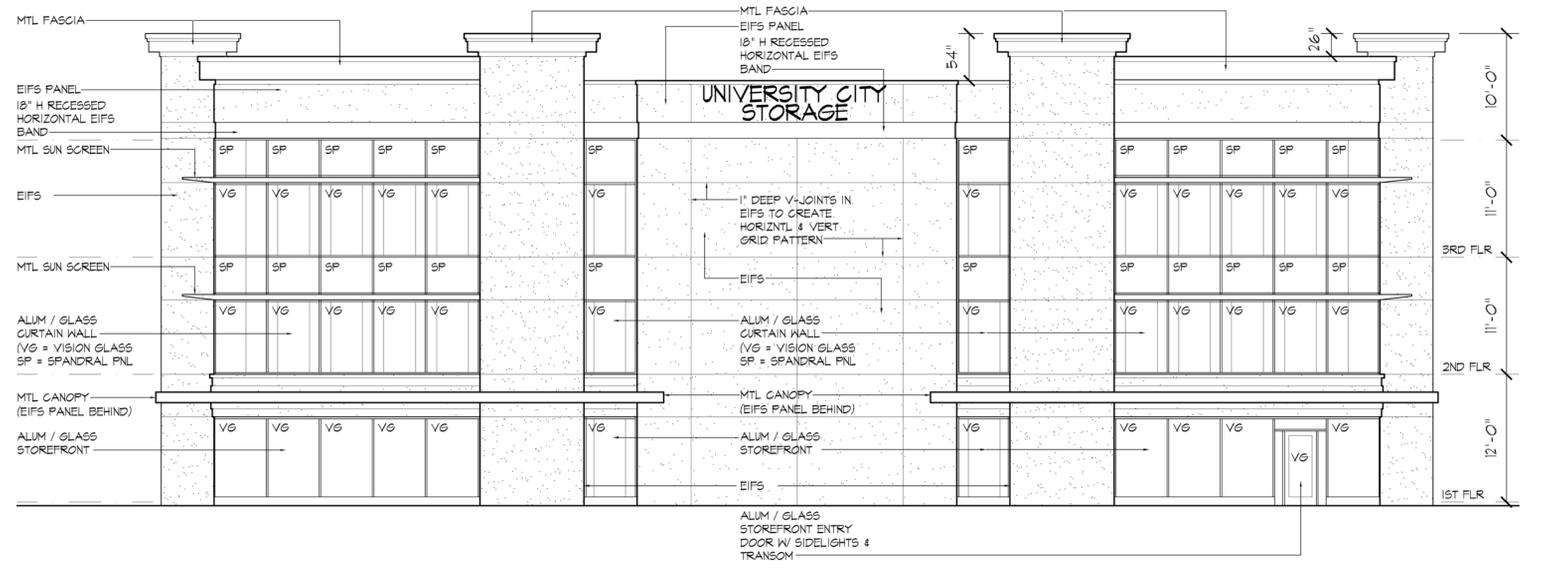
UNIVERSITY CITY STORAGE
1325 W. MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

CONDITIONAL REZONING SITE PLAN

	3630 CLEMMONS RD., #1761 CLEMMONS, NC 27102 (813) 310-8520 (PH) (813) 746-4663 (FAX)	DATE: 10/23/2015
	SHEET RZ-1	



WEST ELEVATION (SIDE FACING LEGRANGER ROAD)



NORTH ELEVATION (SIDE FACING WEST MALLARD CREEK CHURCH ROAD)

EXTERIOR ELEVATIONS
ONE EIGHTH INCH EQUALS ONE FOOT

REVISIONS

RANDOLPH C. HENNING, ARCHITECT
 6285 SHALLOWFORD ROAD, SUITE 130
 OFFICE - (336) 946-2445
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LEWISVILLE, NC 27025-8801
 E-MAIL - rch@rcharchitect.com
 WEB SITE - www.rcharchitect.com

UNIVERSITY CITY STORAGE

1325 MALLARD CREEK CHURCH ROAD
 CHARLOTTE, NORTH CAROLINA

JOB 1517
 DATE 10.23.15
 SHEET RZ-2

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**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
OCT 26 2015
BY: _____

2016-011

Petition #: _____
Date Filed: _____
Received By: BF

Complete All Fields (Use additional pages if needed)

Property Owner: WP Yancey, LLC (Jay Levell)

Owner's Address: Two Marriott Centre City, State, Zip: Charlotte, NC 28211
4064 Colony Rd, Ste 430

Date Property Acquired: June 2015

- Property Address: 4125 Yancey Rd

Tax Parcel Number(s): 14902101

Current Land Use: Vacant warehouse 18K SF Size (Acres): 1.173 acres

Existing Zoning: I2 Proposed Zoning: MUDD-0

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Kathy Corbett, Alan Goodwin,
Date of meeting: 9/30/15 Catherine Mahoney

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): No

Purpose/description of Conditional Zoning Plan: adaptive reuse of ex. industrial bldg
for entertainment use

Walter Fields
Name of Rezoning Agent

1919 South Blvd, Ste 101
Agent's Address

Charlotte, NC, 28203
City, State, Zip

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

walter@walterfieldsgroup.com
E-Mail Address

[Signature]
Signature of Property Owner

JAY LEVELL
(Name Typed / Printed)

Meck City Social Parent, LLC (Joe Lariscy)
Name of Petitioner(s)

319 Hartford Ave
Address of Petitioner(s)

Charlotte, NC, 28209
City, State, Zip

706-255-6374
Telephone Number Fax Number

jlariscy@gmail.com
E-Mail Address

[Signature]
Signature of Petitioner

Joe Lariscy
(Name Typed / Printed)

YANCEY STREET DEVELOPMENT STANDARDS

PARCEL ID: 14902101
ACREAGE: +/-1.16 AC
ZONING: EXISTING (I-2), PROPOSED (MUDD-O)
PARKING : TO COMPLY WITH ORDINANCE 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, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

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

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE REPURPOSING OF AN INDUSTRIAL BUILDING TO ALLOW FOR A MIXTURE OF USES. THE PETITIONER ALSO SEEKS APPROVAL OF AN OPTIONAL REQUEST TO ALLOW FOR PAVED AND UNPAVED PARKING TO REMAIN AS LOCATED BETWEEN THE BUILDING AND THE STREET. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE MUDD-O DISTRICT.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE THOSE USES AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE MUDD DISTRICT UNLESS OTHERWISE RESTRICTED BY THE PROVISIONS OF THIS PLAN.

TRANSPORTATION

A. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY CONNECTION TO YANCEY STREET AND SOUTHSIDE DRIVE AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.

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

ARCHITECTURAL STANDARDS

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE MUDD DISTRICT

STREETSCAPE AND LANDSCAPING

RESERVED

ENVIRONMENTAL FEATURES

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.

PHASING

RESERVED

INITIAL SUBMISSION-10-26-15, 1.1

1523 Elizabeth Ave, Suite 120
Charlotte NC 28204

704 405 5980
www.cluckdesign.com



4125 Yancey Rd
Charlotte, NC 28217

prepared for: Client Name

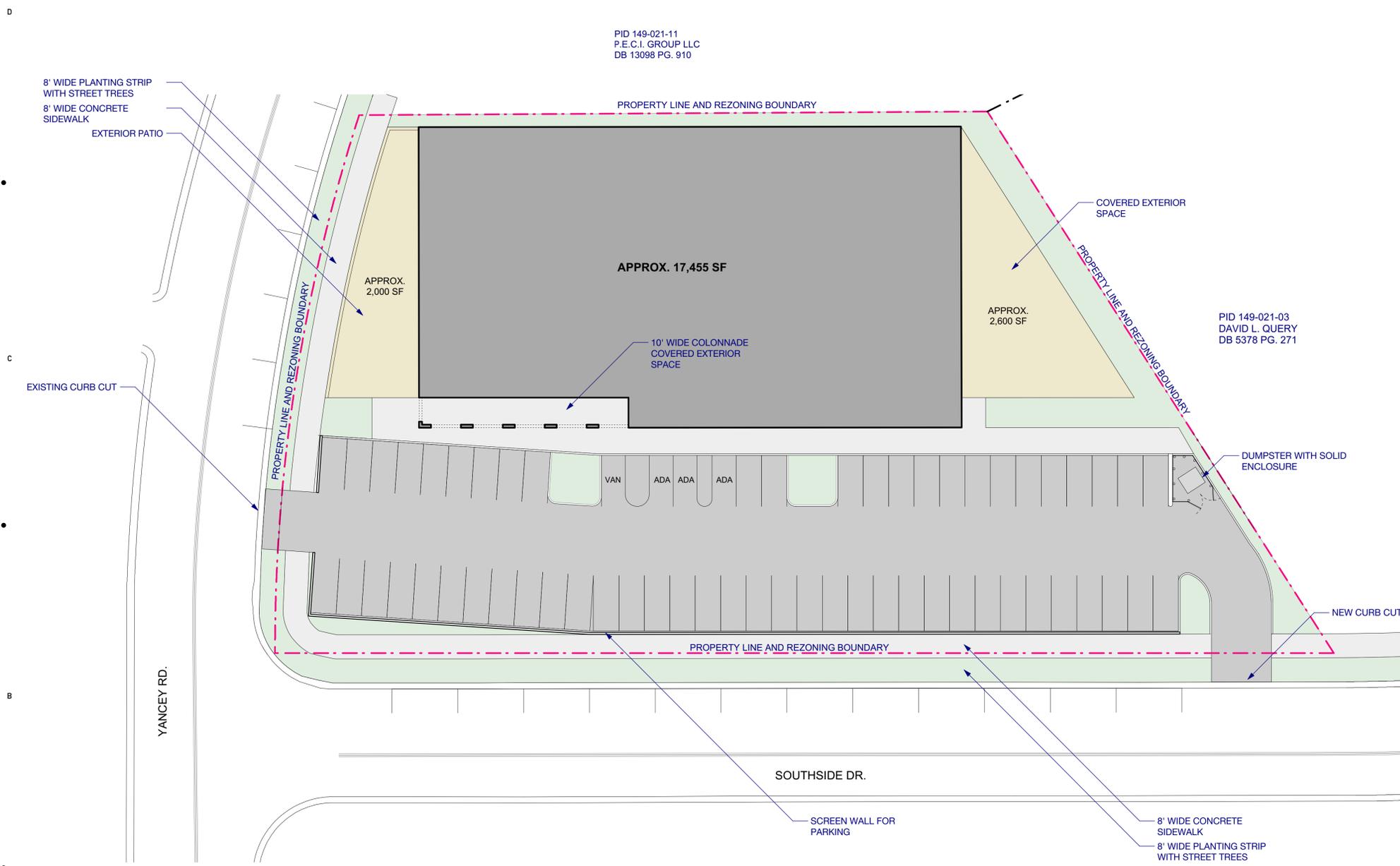
Mark	Date	Description
01	10/26/15	Site Plan Development

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Project name/#: Yancey / 15_000
CAD File Name: Yancey.vwx

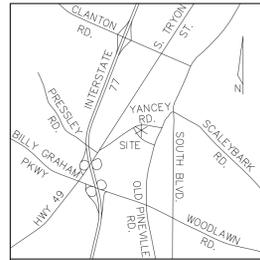
Rezoning Site Plan

RZ-1



A1 Proposed Site Plan
Scale: 1" = 20 ft





VICINITY MAP - N.T.S.

LEGEND:

- PID - PARCEL ID
- - SET #4 REBAR
- - FOUND REBAR OR OTHER MONUMENTATION FOUND AS NOTED
- △ - COMPUTED POINT (NO MONUMENT)
- ⊙ - SANITARY SEWER MANHOLE
- ⊕ - SEWER CLEANOUT
- W - WATER VALVE
- G - GAS VALVE
- P.O.B. - POINT OF BEGINNING
- ⊖ - POWER POLE
- ⌒ - GUY WIRE
- ⊙ - TELEPHONE/COMM. PEDESTAL
- ⊖ - ELECTRIC METER
- ⊖ - GAS METER
- - HVAC EQUIPMENT
- W - WATER METER
- FH - FIRE HYDRANT
- - CATCH BASIN/INLET
- - STORM INLET
- ▽ - SIGN
- R.C.P. - REINFORCED CONCRETE PIPE
- C.M.P. - CORRUGATED METAL PIPE
- c - UNDERGROUND GAS LINE
- ss - UNDERGROUND SEWER
- ou - OVERHEAD POWER/UTILITIES/LINE
- x - FENCE

NOTES:

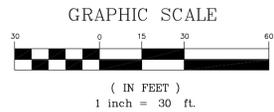
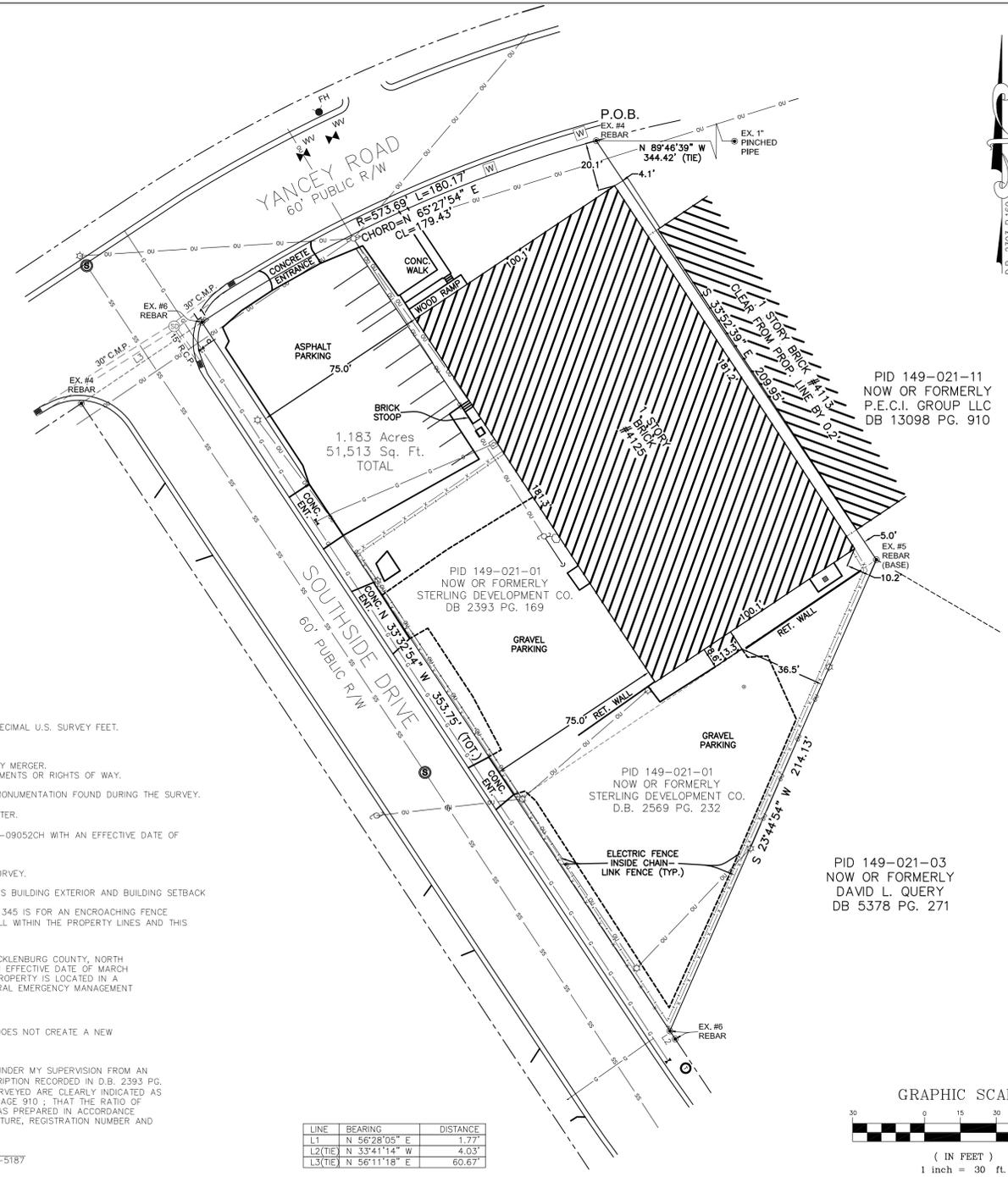
1. CURRENT TAX PARCELS AS LISTED.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN DECIMAL U.S. SURVEY FEET.
 3. NORTH BASED ON D.B. 2393 PG. 169.
 4. AREA BY COORDINATE COMPUTATION.
 5. DASHED LINES INDICATE LINES NOT SURVEYED.
 6. CURRENT PROPERTY OWNER: STERLING DEVELOPMENT CO. BY MERGER.
 7. THESE PROPERTIES MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHTS OF WAY.
 8. ZONING IS I-2 PER MECK. CO. GIS.
 9. SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THE SURVEY.
 10. TOTAL AREA THIS PLAT 1.183 ACRES (51,513 SF).
 11. PIPE SIZES ON FOUND MONUMENTATION IS OUTSIDE DIAMETER.
 12. NO GEODETIC MONUMENTATION FOUND WITHIN 2000'.
 13. CHICAGO TITLE INSURANCE COMPANY COMMITMENT No. 15-090520H WITH AN EFFECTIVE DATE OF APRIL 16, 2015 AT 8:00am.
- SCHEDULE B - SECTION II - EXCEPTIONS
1. DEFECTS, LIENS, ETC. - NOT A MATTER OF SURVEY.
 2. TAXES OR ASSESSMENTS ETC. - NOT A MATTER OF SURVEY.
 3. MATTERS OF SURVEY ARE SHOWN HEREON.
 4. RESTRICTIONS RECORDED IN DB 2393 PG 169 CONCERNS BUILDING EXTERIOR AND BUILDING SETBACK WHICH SUBJECT TRACT BUILDING APPEARS TO SATISFY.
 5. EASEMENT AGREEMENT AS RECORDED IN DB 10730 PG 345 IS FOR AN ENCRANCHING FENCE (PRESENT LOCATION IN 1999). CURRENT FENCES ARE ALL WITHIN THE PROPERTY LINES AND THIS EASEMENT MAY WELL BE EXTINGUISHED.

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR MECKLENBURG COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBER 3710453200J WITH AN EFFECTIVE DATE OF MARCH 2, 2009, AND HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, KENT C. HUDSON, CERTIFY TO THE FOLLOWING:
THAT THIS SURVEY IS OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, KENT C. HUDSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN D.B. 2393 PG. 169 & D.B. 2569 PG. 232); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES FROM INFORMATION FOUND IN BOOK 13098, PAGE 910; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:67,694; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20TH DAY OF MAY, 2015.

KENT C. HUDSON, PLS L-5187



LINE	BEARING	DISTANCE
L1	N 56°28'05" E	1.77'
L2(TIE)	N 33°41'14" W	4.03'
L3(TIE)	N 56°11'18" E	60.67'

SUMMIT
LAND SERVICES
3575 CENTRE CIRCLE DRIVE
FORT MILL, SC 29715
OFFICE: 704.504.1717
FAX: 704.504.1125
WWW.SUMMIT-COMPANIES.COM
NC FIRM C-3126 / SC COA 3780

PROJECT:

BOUNDARY SURVEY OF
4125 YANCEY ROAD
PID# 149-021-01
CITY OF CHARLOTTE,
MECKLENBURG COUNTY, NC

CLIENT:

WHITE POINT PARTNERS
TWO MORROCROFT CENTRE
4064 COLONY RD. | Suite
430 CHARLOTTE, NC | 28211
704.709.0538

ORIG.PROJ.DATE: 01-30-15
SCALE: 1"=30'
DRAWN BY: TAC
CHECKED BY: KCH

PROJECT NO:
3482-15

SHEET
1 of 1

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
OCT-26-2015
BY:

2016-012

Petition #: _____
Date Filed: _____
Received By: JK

Complete All Fields (Use additional pages if needed)

Property Owner: CD Stampley Enterprises, Inc.
Owner's Address: P.O. Box 33172 City, State, Zip: Charlotte, NC 28233
Date Property Acquired: Under contract
Property Address: 122 W. BLAND ST.
Tax Parcel Number(s): 07307202
Current Land Use: INDUSTRIAL Size (Acres): 0.59
Existing Zoning: I-2 Proposed Zoning: TOD-M
Overlay: _____ (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: SOLOMON FORTUNE, ALAN GOODWIN
Date of meeting: 10/07/2015

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____
Purpose/description of Conditional Zoning Plan: _____

Name of Rezoning Agent

Agent's Address

City, State, Zip

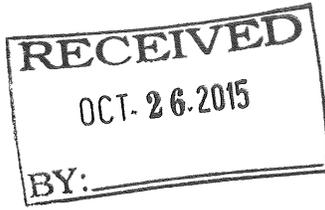
Telephone Number Fax Number

E-Mail Address

Charles Crews Walden
Signature of Property Owner
Charles Crews Walden
(Name Typed / Printed)

CHRISTOPHER BYERS
Name of Petitioner(s)
3255 SUNSET DRIVE
Address of Petitioner(s)
CHARLOTTE, NC 28209
City, State, Zip
704.344.9098 704 622 3730 -(c)
Telephone Number Fax Number
cbyers@therbagroup.com
E-Mail Address
[Signature]
Signature of Petitioner
CHRISTOPHER H. BYERS
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2016-013

Petition #: _____
Date Filed: _____
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: See Attached

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

Date Property Acquired: See Attached

Property Address: See Attached

Tax Parcel Number(s): 171-044-01, 171-044-02, 171-044-17, 171-044-18, 171-044-19, 171-044-20, 171-044-21

Current Land Use: Single Family Size (Acres): + - 2.47 acres

Existing Zoning: R-6(CD) 1979-024 Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting* with: John Kinley

Date of meeting: 9/8/2015

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

For Conditional Rezonings Only:
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____
Purpose/description of Conditional Zoning Plan: _____

Keith MacVean (Moore & VanAllen)
Name of Rezoning Agent

100 N. Tryon St., Suite 4700
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-3531
Telephone Number Fax Number

keithmacvean@mvalaw.com
E-Mail Address

see attached
Signature of Property Owner

see attached
(Name Typed / Printed)

Richter Development, LLC
Name of Petitioner(s)

2410 Dunavant St.
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704-651-1768
Telephone Number Fax Number

dennis@richterdevelopment.com
E-Mail Address

see attached
Signature of Petitioner

see attached
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	_____
Received By:	_____

Complete All Fields (Use additional pages if needed)

Property Owner: James and Yen Ngo

Owner's Address: 2901 Chatelaine Place City, State, Zip: Raleigh, NC 27614

Date Property Acquired: Under Contract

Property Address: 1312 & 1324 E. Woodlawn Road

Tax Parcel Number(s): 17104421, 17104419

Current Land Use: Single Family Size (Acres): .73

Existing Zoning: R-6CD Proposed Zoning: UR-2CD

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

Required Rezoning Pre-Application Meeting* with: John Kinley

Date of meeting: 9/8/12

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

For Conditional Rezonings Only:
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____
Purpose/description of Conditional Zoning Plan: _____

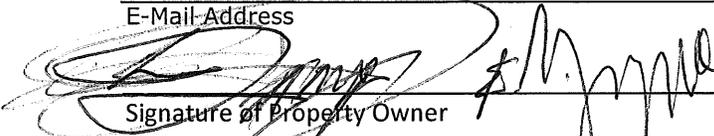
Moore VanAllen - Keith MacVean
Name of Rezoning Agent

100 N. Tryon Street, Suite 4700
Agent's Address

Charlotte, NC 28202
City, State, Zip

704 331-3531
Telephone Number Fax Number

keithmacvean@mvalaw.com
E-Mail-Address


Signature of Property Owner

James & Yen Ngo
(Name Typed / Printed)

Richter Development, LLC
Name of Petitioner(s)

2410 Dunavant Street
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704 651-1768
Telephone Number Fax Number

dennis@richterdevelopment.com
E-Mail Address


Signature of Petitioner

Dennis A. Richter
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	_____
Received By:	_____

Complete All Fields (Use additional pages if needed)

Property Owner: Jerry Broughton

Owner's Address: 1318 E. Woodlawn Road City, State, Zip: Charlotte, NC 28209

Date Property Acquired: Under Contract

Property Address: 1318 E. Woodlawn Road

Tax Parcel Number(s): 17104420

Current Land Use: Single Family Size (Acres): .33

Existing Zoning: R-~~b~~CD Proposed Zoning: UR-2 ~~C~~D

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

Required Rezoning Pre-Application Meeting* with: John Kinley

Date of meeting: 9/8/12

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: _____

Moore VanAllen - Keith MacVean
Name of Rezoning Agent

100 N. Tryon Street, Suite 4700
Agent's Address

Charlotte, NC 28202
City, State, Zip

704 331-3531
Telephone Number

keithmacvean@mvalaw.com
E-Mail Address

Jerry Broughton
Signature of Property Owner

Jerry Broughton
(Name Typed / Printed)

Richter Development, LLC
Name of Petitioner(s)

2410 Dunavant Street
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704 651-1768
Telephone Number

dennis@richterdevelopment.com
E-Mail Address

Dennis Richter
Signature of Petitioner

Dennis A. Richter
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	_____
Received By:	_____

Complete All Fields (Use additional pages if needed)

Property Owner: Jhon and Anna Deans

Owner's Address: 1330 E. Woodlawn Road City, State, Zip: Charlotte, NC 28209

Date Property Acquired: Under Contract

Property Address: 1330 E. Woodlawn Road

Tax Parcel Number(s): 17104418

Current Land Use: Single Family Size (Acres): .39

Existing Zoning: R-~~B~~CD Proposed Zoning: UR-2 CD

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

Required Rezoning Pre-Application Meeting* with: John Kinley

Date of meeting: 9/8/12

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

For Conditional Rezoning Only:
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____
Purpose/description of Conditional Zoning Plan: _____

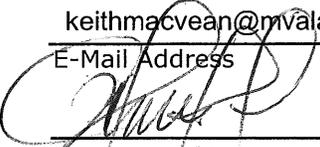
Moore VanAllen - Keith MacVean
Name of Rezoning Agent

100 N. Tryon Street, Suite 4700
Agent's Address

Charlotte, NC 28202
City, State, Zip

704 331-3531
Telephone Number

keithmacvean@mvalaw.com
E-Mail Address


Signature of Property Owner

Jhon & Anna Deans
(Name Typed / Printed)

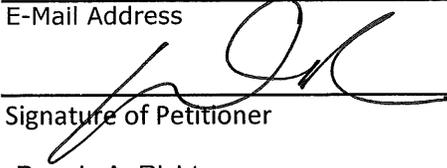
Richter Development, LLC
Name of Petitioner(s)

2410 Dunavant Street
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704 651-1768
Telephone Number

dennis@richterdevelopment.com
E-Mail Address


Signature of Petitioner

Dennis A. Richter
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	_____
Received By:	_____

Complete All Fields (Use additional pages if needed)

Property Owner: Nam and Jing Ngo

Owner's Address: 3401 Raleigh Road Parkway City, State, Zip: Wilson, NC 27896

Date Property Acquired: Under Contract

Property Address: 1336 E. Woodlawn Road

Tax Parcel Number(s): 17104417

Current Land Use: Single Family Size (Acres): .39

Existing Zoning: R-6 CD Proposed Zoning: UR-2 CD

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

Required Rezoning Pre-Application Meeting* with: John Kinley

Date of meeting: 9/8/12

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: _____

Moore VanAllen - Keith MacVean

Name of Rezoning Agent

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

City, State, Zip

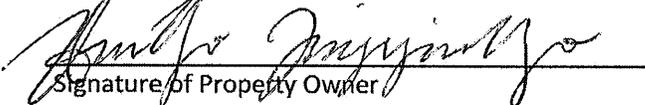
704 331-3531

Telephone Number

Fax Number

keithmacvean@mvalaw.com

E-Mail Address



Signature of Property Owner

Nam & Jing Ngo

(Name Typed / Printed)

Richter Development, LLC

Name of Petitioner(s)

2410 Dunavant Street

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

704 651-1768

Telephone Number

Fax Number

dennis@richterdevelopment.com

E-Mail Address



Signature of Petitioner

Dennis A. Richter

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	_____
Received By:	_____

Complete All Fields (Use additional pages if needed)

Property Owner: Robert & Alice Lawrence

Owner's Address: 4411 Halstead Drive City, State, Zip: Charlotte, NC 28209

Date Property Acquired: NA ... AL BL

Property Address: 4411 Halstead Drive

Tax Parcel Number(s): 17104402

Current Land Use: Single Family Size (Acres): .30

Existing Zoning: R-8 CD Proposed Zoning: UR-2 CD

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

Required Rezoning Pre-Application Meeting* with: John Kinley

Date of meeting: 9/8/15 AL BL

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: _____

Moore VanAllen - Keith MacVean
Name of Rezoning Agent

100 N. Tryon Street, Suite 4700
Agent's Address

Charlotte, NC 28202
City, State, Zip

704 331-3531
Telephone Number

_____ Fax Number

keithmacvean@mvalaw.com
E-Mail Address

Richter Development, LLC
Name of Petitioner(s)

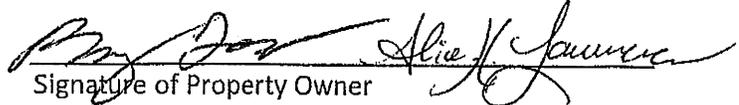
2410 Dunavant Street
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

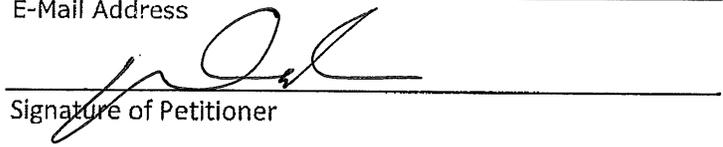
704 651-1768
Telephone Number

_____ Fax Number

dennis@richterdevelopment.com
E-Mail Address


Signature of Property Owner

Robert & Alice Lawrence
(Name Typed / Printed)


Signature of Petitioner

Dennis A. Richter
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	_____
Received By:	_____

Complete All Fields (Use additional pages if needed)

Property Owner: Brian Egger

Owner's Address: 4401 Halstead Drive City, State, Zip: Charlotte, NC 28209

Date Property Acquired: Under Contract

Property Address: 1336 E. Woodlawn Road

Tax Parcel Number(s): 17104401

Current Land Use: Single Family Size (Acres): .33

Existing Zoning: R-6CD Proposed Zoning: UR-2 CD

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

Required Rezoning Pre-Application Meeting* with: John Kinley

Date of meeting: 9/8/12

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: _____

Moore VanAllen - Keith MacVean
Name of Rezoning Agent

100 N. Tryon Street, Suite 4700
Agent's Address

Charlotte, NC 28202
City, State, Zip

704 331-3531 _____
Telephone Number Fax Number

keithmacvean@mvalaw.com
E-Mail Address

Brian Egger
Signature of Property Owner

Brian Egger
(Name Typed / Printed)

Richter Development, LLC
Name of Petitioner(s)

2410 Dunavant Street
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704 651-1768 _____
Telephone Number Fax Number

dennis@richterdevelopment.com
E-Mail Address

[Signature]
Signature of Petitioner

Dennis A. Richter
(Name Typed / Printed)



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.drgrp.com

THE TOWNS AT MADISON PARK

CHARLOTTE, NC

RICHTER DEVELOPMENT, LLC
 2410 DUNAVANT STREET
 CHARLOTTE, NC 28203
 704.651.1768

REZONING PETITION
 #2015 -

SCALE: 1"=30'

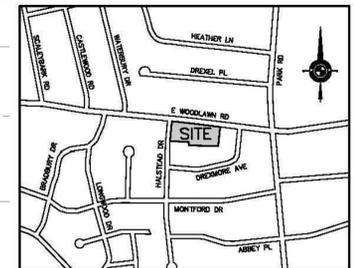
PROJECT #: 554-002
 DRAWN BY: BG
 CHECKED BY: BS

TECHNICAL DATA PLAN

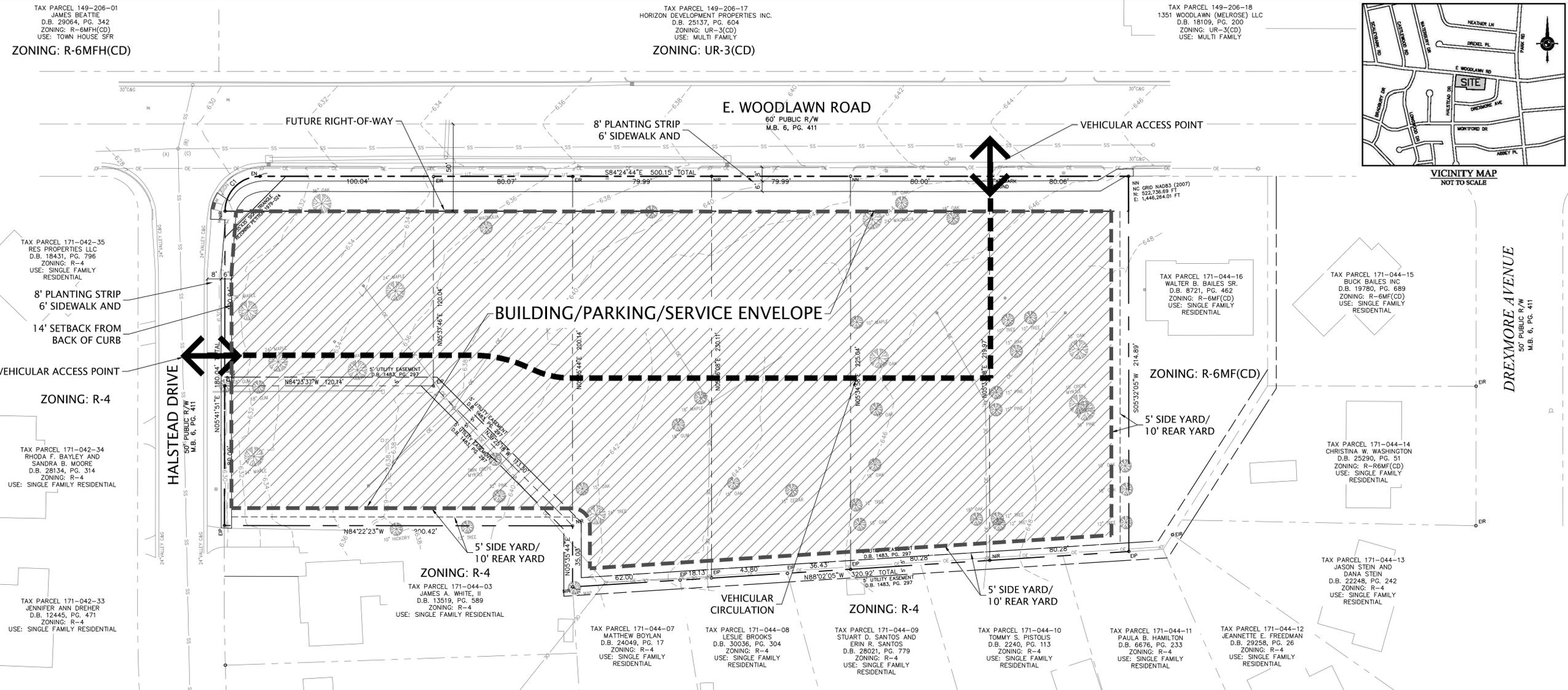
OCTOBER 22, 2015

REVISIONS:

RZ1.00



VICINITY MAP
 NOT TO SCALE



DEVELOPMENT DATA SUMMARY

Site Area	2.57 Acres
Tax Parcel ID	171-044-01, -02, 171-044-17, -18, -19, -20, -21
Existing Zoning	R-6 MF (CD)
Proposed Zoning	UR-2 (CD)
Existing Use	Single Family
Proposed Use	49 Townhomes (for sale)
Non Residential SF	N/A
Proposed F.A.R.	1.0 Max
Building Height	45' height
Parking Required	1 car per unit

GENERAL PROVISIONS

- The configuration, placement, size, and number of individual buildings/dwelling units and/or site elements may be altered or modified within the limits prescribed by the Zoning Ordinance as specified in Section 6.207.
- Alterations to the conditional plan are subject to section 6.207 - Alterations to Approval.

OPTIONAL PROVISIONS - Not applicable

PERMITTED USES

- Allowed Uses: Multifamily Residential
- Prohibited Uses: Non Residential Uses
- Other Restrictions: None

TRANSPORTATION

- Dedication and reservation of street right of way to City inclusive of future right of way expansion of Woodlawn Road (see RZ 1.0 and RZ 2.0)
- Transportation Improvements - None
- Public/Private Streets - Private street improvements shall be constructed to connect the Site to Woodlawn Road and Halstead Avenue.
- Transit Facilities - Not applicable
- Right of Way Abandonment - Not applicable
- See Site Plan for existing thoroughfares and proposed driveway location(s).
- Bike Parking will be provided in accordance with Section 12.202 of the Ordinance.

ARCHITECTURAL STANDARDS

- Building materials shall include: masonry base and front elevation elements, entry stoops and porches with front court connections to Woodlawn Road, large windows, mix of wood and fiber cement siding, trim, and paneling, and architectural asphalt shingle roofing.

- Trash facilities will be screened from view with an opaque screen from adjacent properties and from public rights of way.

STREETSCAPE AND LANDSCAPING

- See plans for streetscape improvements including 6' sidewalk and 8' planting strips per City requirements.
- Surface parking shall be screened from view from adjacent properties and from public rights of way.

ENVIRONMENTAL FEATURES

- Tree Save will be provided in accordance with the City Tree Ordinance.
- Site Development will comply with City of Charlotte Post Construction Controls Ordinance.

PARKS, GREENWAYS, AND OPEN SPACE

- For sale townhomes will include 400 SF min private open space per subplot in accordance with Section 9.406 of the Ordinance.
- Parks and Greenways - Not applicable

FIRE PROTECTION - Fire access requirements to buildings will be met per Ordinance

SIGNAGE - Signage will be permitted separately and in accordance with City of Charlotte Sign Ordinance

LIGHTING

- All free standing lighting fixtures installed on the site (excluding street lights, lower decorative lighting, and landscaping lighting) shall be capped and shielded so that direct illumination does not extend past any property line of the site.
- If provided, freestanding lighting shall be limited to 20' height.
- No Wall Pak lighting shall be allowed.

AMENDMENTS TO THE REZONING PETITION

Future amendments to the rezoning petition may be applied for by the Owner (or Owners) of the Site in accordance with the provisions of Section 6.207 "Alterations of Approval" of the Ordinance.

BINDING EFFECT OF THE REZONING PETITION

Upon approval of this Petition, all conditions applicable to the development of the site imposed under the rezoning petition, unless amended in the manner provided under the ordinance, shall be binding upon and ensure to the benefit of the Petitioner and the current or subsequent Owners of the site and their respective successors in interest and assigns.

Throughout these development conditions, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, person representatives, successors in interest and assigns of the petition or the owner or owners of the site from time to time and may be involved in any future development thereon.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.38'	N50°38'34"E	28.26'



design resource group

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

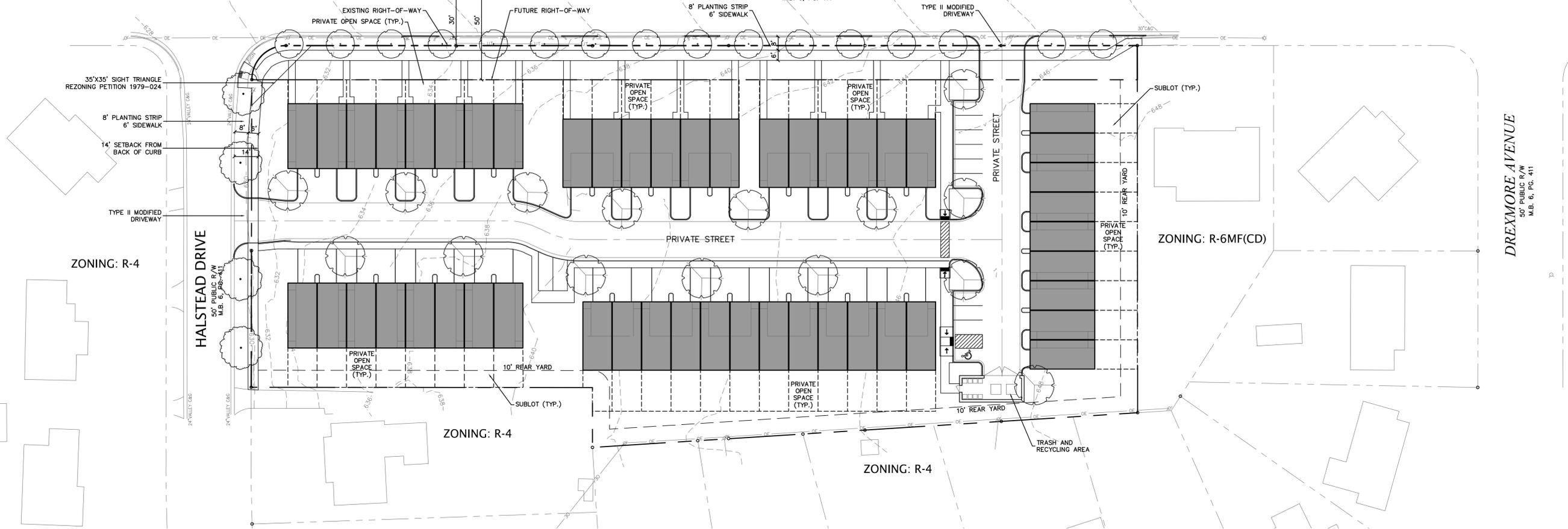
2459 wilkinson boulevard, suite 200
 charlotte, nc 28208
 p 704.343.0608 f 704.358.3093
 www.drgrp.com

ZONING: R-6MF(CD)

ZONING: UR-3(CD)

E. WOODLAWN ROAD

60' PUBLIC R/W
M.B. 6, PG. 411



ZONING: R-4

ZONING: R-4

ZONING: R-4

ZONING: R-6MF(CD)

DREXMORE AVENUE

50' PUBLIC R/W
M.B. 6, PG. 411

THE TOWNS AT MADISON PARK

CHARLOTTE, NC

RICHTER DEVELOPMENT, LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203
704.651.1768

REZONING PETITION
#2015 -

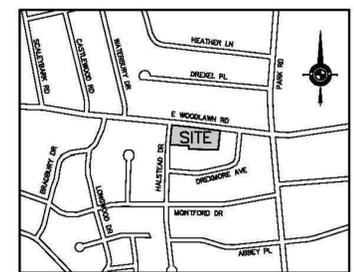
1" = 30'

PROJECT #: 554-002
 DRAWN BY: BG
 CHECKED BY: BS

SCHEMATIC SITE PLAN

OCTOBER 22, 2015

REVISIONS:



VICINITY MAP
NOT TO SCALE

RZ2.00

2016-014

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Complete All Fields (Use additional pages if needed)

Property Owners: (Blanchard) Blanchard Family (NC) LLC
(Carmel) Carmel Road Development Partners, LLC

Owner's Addresses: (Blanchard) 5700 Carmel Road City, State, Zip: Charlotte, NC 28226
(Carmel) 617 North Main Street City, State, Zip: Belmont, NC 28012

Dates Properties Acquired: (Blanchard) February 15, 2012
(Carmel) August 13, 2014

Property Addresses: (Blanchard) 5705 Carmel Road, Charlotte, NC
(Carmel) 5615 Carmel Road, Charlotte, NC

Tax Parcel Numbers: (Blanchard) 211-411-14
(Carmel) 211-411-13

Current Land Use: Two single-family homes Total Acres: ±5.072

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

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

Required Rezoning Pre-Application Meeting* with: John Kinley, Kent Main, Bridget Dixon, and Kory Hendrick

Date of meeting: 10/20/15 and 9/15/15

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

For Conditional Rezoning Only:
Requesting a vesting period exceeding the 2 year minimum? Yes/**No**: Number of years (maximum of 5): 2
Purpose/description of Conditional Zoning Plan: To allow site to be developed with a residential community consisting of attached dwellings and one detached home.

Jeff Brown
Keith MacVean
Name of Rezoning Agent

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

Charlotte, NC 28202
City, State, Zip

704-331-1144 (JB) **704-348-1925 (JB)**
704-331-3531 (KM) **704-378-1954 (KM)**
Telephone Number Fax Number

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

See Attachment B
Signature of Property Owner

(Name Typed/Printed)

Blanchard Family (NC) LLC
(Attn: Keith Hawthorne)
Name of Petitioner

617 North Main Street
Address of Petitioner

Belmont NC 28012
City, State, Zip

704-582-1007
Telephone Number Fax Number

Keith_hawthorne@msn.com
E-mail Address

See Attachment A
Signature of Petitioner

(Name Typed/Printed)

ATTACHMENT A

BLANCHARD FAMILY (NC) LLC

PETITIONER/PROPERTY OWNER:

Blanchard Family (NC) LLC,
a North Carolina limited liability company

By: _____
Name: Elaine Blanchard Tucker
Title: _____

By: _____
Name: Andrew James Blanchard, Jr.
Title: _____

ATTACHMENT B

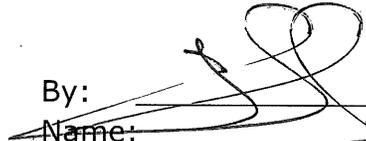
REZONING PETITION NO. 2015-000
Blanchard Family (NC) LLC

PETITIONER JOINDER AGREEMENT
Carmel Road Development Partners, LLC

The undersigned, as the owners of the parcel of land located at 5615 Carmel Road, Charlotte, NC that is designated as Tax Parcel No. 211-411-13 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the R-3 zoning district to the UR-2(CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 26 day of 10, 2015.

**Carmel Road Development Partners,
LLC**, a North Carolina limited liability
company

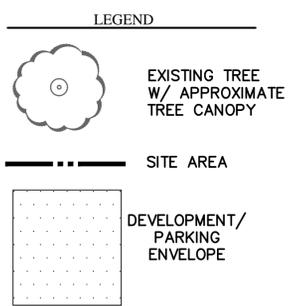
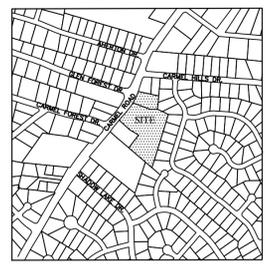
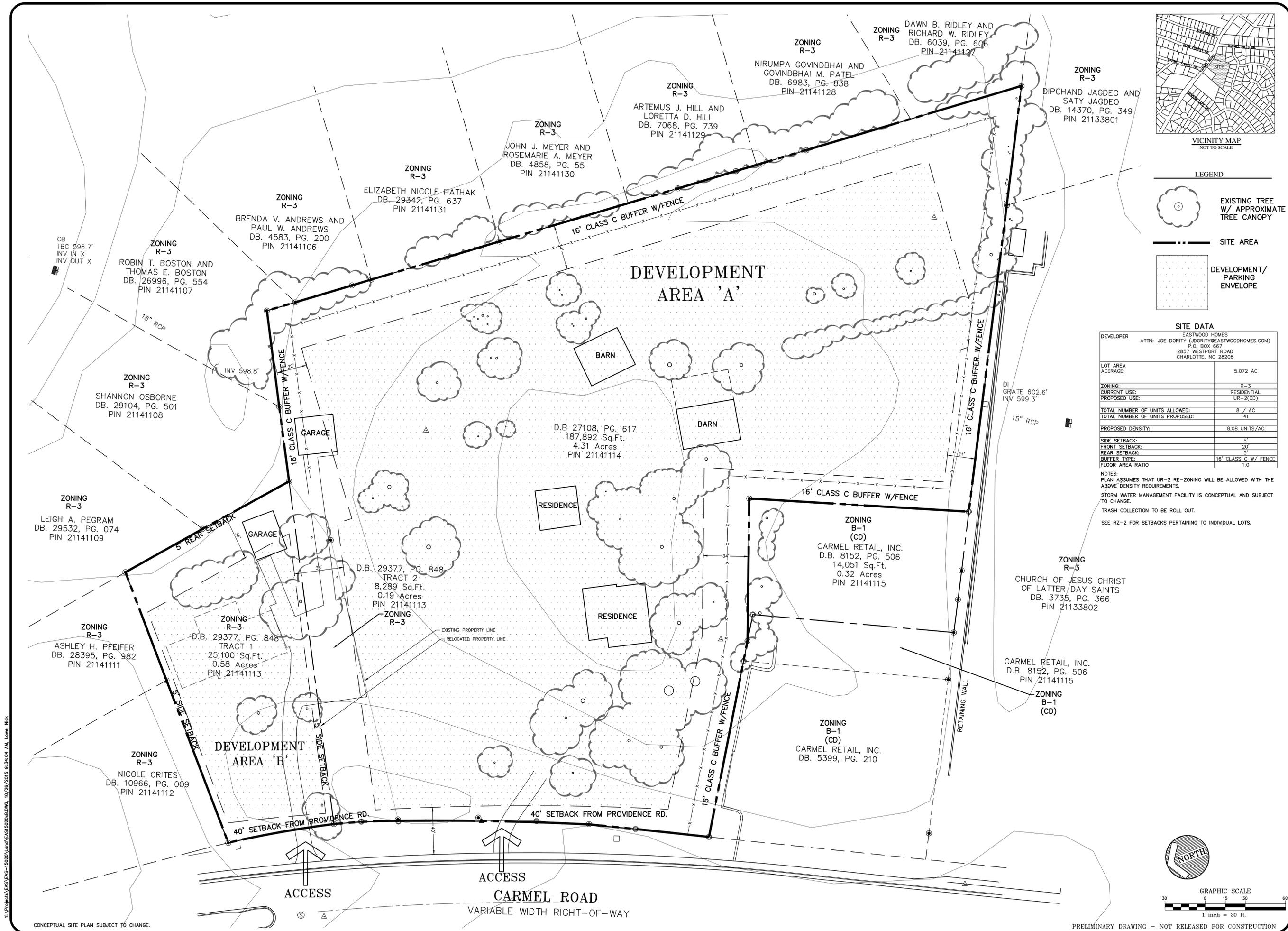
By: 

Name: _____

Keith Hawthorne

Title: _____

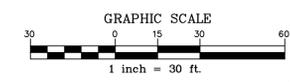
Manager



SITE DATA

DEVELOPER	EASTWOOD HOMES ATTN: JOE DORITY (JDORITY@EASTWOODHOMES.COM) P.O. BOX 667 2857 WESTPORT ROAD CHARLOTTE, NC 28208
LOT AREA	5,072 AC
ZONING	R-3
CURRENT USE	RESIDENTIAL
PROPOSED USE	UR-2(CD)
TOTAL NUMBER OF UNITS ALLOWED	8 / AC
TOTAL NUMBER OF UNITS PROPOSED	41
PROPOSED DENSITY	8.08 UNITS/AC
SIDE SETBACK	5'
FRONT SETBACK	20'
REAR SETBACK	5'
BUFFER TYPE	16' CLASS C W/ FENCE
FLOOR AREA RATIO	1.0

NOTES:
 PLAN ASSUMES THAT UR-2 RE-ZONING WILL BE ALLOWED WITH THE ABOVE DENSITY REQUIREMENTS.
 STORM WATER MANAGEMENT FACILITY IS CONCEPTUAL AND SUBJECT TO CHANGE.
 TRASH COLLECTION TO BE ROLL OUT.
 SEE RZ-2 FOR SETBACKS PERTAINING TO INDIVIDUAL LOTS.



THE JOHN R. MCADAMS COMPANY, INC.
 11301 Carmel Commons Blvd.
 Suite 111
 Charlotte, North Carolina 28226
 License No.: C-0293
 (800) 753-6646 • mcadamsco.com



REVISIONS:

DEVELOPER:
 EASTWOOD HOMES
 2857 WESTPORT ROAD
 CHARLOTTE, NORTH CAROLINA 28208

CARMEL ROAD PROPERTY
CARMEL ROAD
 CHARLOTTE, NORTH CAROLINA 28262
TECHNICAL DATA SHEET

PROJECT NO. EAS-15020

FILENAME:	
DESIGNED BY:	JDM
DRAWN BY:	ANL
SCALE:	1" = 30'
DATE:	10-23-2015
SHEET NO.:	RZ-1

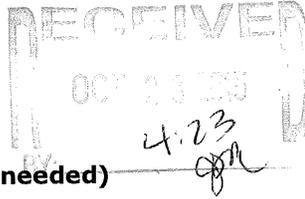


Y:\Projects\EAS-15020\Drawings\EAS15020.dwg, 10/26/2015 8:34:04 AM, Lema, Nick

CONCEPTUAL SITE PLAN SUBJECT TO CHANGE.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2016-015
Date Filed: _____
Received By: _____

Complete All Fields (Use additional pages if needed)

Property Owner: Redan Boulevard East 7th Street LLC c/o College Street Partners, LLC

Owner's Address: 150 N. College Street, Ste 2400 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 5/27/08

Property Address: west side of East 7th Street b/n N. Caswell Rd and Clement Ave

Tax Parcel Number(s): 127-035-17, 127-035-18, and 127-035-09

Current Land Use: Commercial Size (Acres): 1.679 acres

Existing Zoning: Neighborhood Services Proposed Zoning: MUDD(CA)

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

Required Rezoning Pre-Application Meeting* with: Alan Goodwin and planning staff
Date of meeting: 8/26/2015

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

For Conditional Rezoning Only:
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____
Purpose/description of Conditional Zoning Plan: _____

John Carmichael, Esq.
Name of Rezoning Agent

101 N. Tryon Street, Ste 1900
Agent's Address

Charlotte, NC 28246
City, State, Zip

704.377.8341 704.373.3941
Telephone Number Fax Number

jcarmichael@rbh.com
E-Mail Address

[Signature]
Signature of Property Owner

LW Hamrick III
(Name Typed / Printed)

FCD-Development, LLC
Name of Petitioner(s)

121 West Trade Street, Ste 2800
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704.604.5357
Telephone Number Fax Number

chris.poplina@faisa.com
E-Mail Address

[Signature]
Signature of Petitioner

Chris M. Poplin, Vice President
(Name Typed / Printed)

2016-016

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	_____
Received By:	<u>BH</u>

Complete All Fields (Use additional pages if needed)

Property Owner: TRI C INVESTMENTS LLC and City of Charlotte

Owner's Address: 2315 N. Davidson Street City, State, Zip: Charlotte, NC 28205

Date Property Acquired: 2001, 2003

Property Address: 2315 N. Davidson & 421 E. 26th Street Charlotte, NC

Tax Parcel Number(s): 083-052-06, 083-052-04, 083-052-09

Current Land Use: Industrial/Vacant Size (Acres): Approximately 4.3 acres

Existing Zoning: I -2 Proposed Zoning: TOD-M(CD) & TOD-M (083-052-09)

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

Required Rezoning Pre-Application Meeting* with: S. Sanders and A. Vari
Date of meeting: 9/28/2015

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

For Conditional Rezonings Only:
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): <u>Yes - 5</u>
Purpose/description of Conditional Zoning Plan: <u>To accommodate the development of a transit oriented development project</u>

Collin Brown and Bailey Patrick
Name of Rezoning Agent

K&L Gates LLP, 214 North Tryon Street, 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704 331 7531 (CBrown) 704 331 7454 (BPatrick)
Telephone Number
Fax Number: 704 353 3231
collin.brown@klgates.com
E-Mail Address

(See Attached)
Signature of Property Owner

(See Attached)
(Name Typed / Printed)

FCD-Development, LLC
Name of Petitioner(s)

121 West Trade Street, Suite 2800
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704 972 2614
Telephone Number Fax Number

chris.branch@faison.com
E-Mail Address

By: Chris M Poplin
Signature of Petitioner

Chris M. Poplin, VICE PRESIDENT
(Name Typed / Printed)

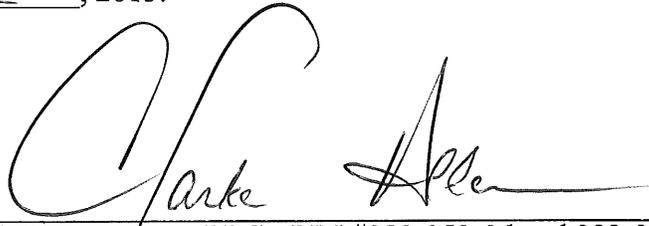
REZONING PETITION NO. 2015-_____

FCD-DEVELOPMENT, LLC, PETITIONER

JOINDER AGREEMENT

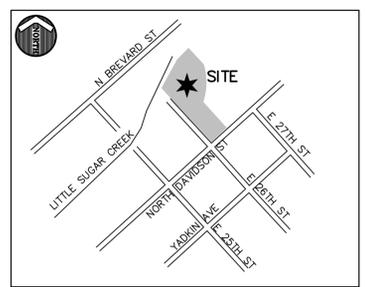
The undersigned, as the owner of those parcels of land located at 2315 N. Davidson and 421 E. 26th Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel Nos. 083-052-06 and 083-052-04 on the Mecklenburg County Tax Maps and which is the subject of the attached 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 22 day of October, 2015.

A handwritten signature in cursive script, appearing to read "Clark Allen". The signature is written in black ink and is positioned above a horizontal line.

Tri C Investments LLC - PIN #083-052-06 and 083-052-04

Y:\Projects\FSN\FSN-15080\Land\Current\FSN05080-RZ1.dwg, 10/23/2015 11:56:37 AM, Lowe, Nick



VICINITY MAP
NOT TO SCALE

SITE DATA

PARCELS	TAX I.D.	A.C.	EXT. ZONING
TRACT 1	083-052-04	3.12	I-2
TRACT 2	083-052-06	0.87	I-2
TRACT 3	083-052-09	0.25	I-2
TOTAL		4.24	

THE JOHN R. MCADAMS COMPANY, INC.
11301 Carmel Commons Blvd.
Suite 111
Charlotte, North Carolina 28226
License No.: C-0293
(800) 733-5646 • McAdamsCo.com



REVISIONS:

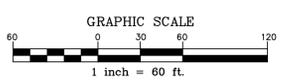
NO.	DATE	DESCRIPTION

OWNER:
TRI C INVESTMENTS, LIMITED LIABILITY COMPANY

N. DAVIDSON PROPERTY
REZONING PETITION NO. 2015-xxxx
CHARLOTTE, NC

EXISTING CONDITIONS PLAN

PROJECT NO.	FSN-15080
FILENAME	FSN15020-RZ1
CHECKED BY:	RMR
DRAWN BY:	RMR
SCALE:	1" = 60'
DATE:	10-23-15
SHEET NO.	RZ-1



NOTE: BASE INFORMATION PROVIDED BY CHARLOTTE-MECKLENBERG COUNTY GIS & VARIOUS SURVEY DATA PROVIDED BY MCADAMS COMPANY

