

Rezoning Petition Packet

Petitions:

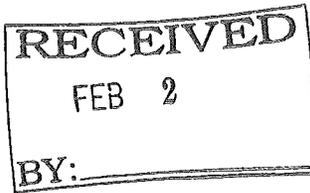
2017-045 through 2017-060

Petitions that were submitted by February 27, 2017

Staff Review Meeting: **March 23, 2017**

City Public Hearing: **To Be Determined**

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2017-045
 Date Filed: 2/2/2017
 Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Judson Stringfellow
 Owner's Address: 17537 Jetton Rd City, State, Zip: Cornelius, NC 28031
 Date Property Acquired: 02/02/2017
 Property Address: XX Hewitt Dr & XX Maple St
 Tax Parcel Number(s): 04513101 & 04512110
 Current Land Use: Vacant Land Size (Acres): 2.9
 Existing Zoning: R-15MF(CD) Proposed Zoning: R5
 Overlay: _____ (Specify PED, Watershed, Historic District, etc.)
 Required Rezoning Pre-Application Meeting* with: CLARE LYTE-GRAHAM
 Date of meeting: 01-31-17

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: _____

<p>_____ Name of Rezoning Agent</p> <p>_____ Agent's Address</p> <p>_____ City, State, Zip</p> <p>_____ Telephone Number Fax Number</p> <p>_____ E-Mail Address</p> <p>_____ Signature of Property Owner</p> <p>_____ (Name Typed / Printed)</p>	<p>_____ Judson Stringfellow Name of Petitioner(s)</p> <p>_____ 17537 Jetton Rd Address of Petitioner(s)</p> <p>_____ Cornelius, NC 28031 City, State, Zip</p> <p>_____ 704-361-7777 Telephone Number Fax Number</p> <p>_____ judsonstringfellow@gmail.com E-Mail Address</p> <p>_____ <u>Judson Stringfellow</u> Signature of Petitioner</p> <p>_____ Judson Stringfellow (Name Typed / Printed)</p>
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2017-046

I. REZONING APPLICATION
CITY OF CHARLOTTE

Petition #: _____
Date Filed: 2/22/2017
Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: Mecklenburg County Government

Owner's Address: 600 E. 4th Street 11th Floor City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 1997

Property Address: 942 Baxter Street

Tax Parcel Number(s): 125-201-51

Current Land Use: Park Size (Acres): 2.82

Existing Zoning: B-2 Proposed Zoning: MUDD

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

Required Rezoning Pre-Application Meeting* with: LAURA HANMON

Date of meeting: 2/1/2016

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

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

Dena.R. Diorio, County Manager
(Name Typed / Printed)

Mecklenburg County c/o Peter Zeiler

Name of Petitioner(s)

600 E.4th Street, 2 nd Floor

Address of Petitioner(s)

Charlotte, NC 28202

City, State, Zip

980.314.2938
Telephone Number Fax Number

peter.zeiler@mecklenburgcountync.gov

E-Mail Address

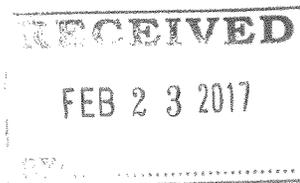
Signature of Petitioner

Dena R. Diorio, County Manager
(Name Typed / Printed)

APPROVED AS TO FORM:

MA Bethune
COUNTY ATTORNEY

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-047

Petition #:	_____
Date Filed:	<u>2/23/2017</u>
Received By:	<u>BJ</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Scott Land Investments, LLC

Owner's Address: 400 Tyvola Road City, State, Zip: Charlotte, NC 28217

Date Property Acquired: 9/23/1999

Property Address: 5514 Westpark Drive, Charlotte, NC; 416 Tyvola Road, Charlotte NC

Tax Parcel Number(s): 169-261-05; 169-142-01

Current Land Use: Warehouse/Industrial; Automotive Sales & Service Size (Acres): 6.63 acres

Existing Zoning: I-2 Proposed Zoning: B-2

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

Required Rezoning Pre-Application Meeting* with: John Kinley

Date of meeting: January 31, 2017

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: N/A

Collin Brown & Bailey Patrick
Name of Rezoning Agent

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

Charlotte, NC 28202
City, State, Zip

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

Collin.Brown@klgates.com
E-Mail Address

Scott Land Investments LLC
by: Andrew Smith
Signature of Property Owner

Scott Land Investments, LLC
by: Andrew Smith
(Name Typed / Printed)

Scott Land Investments, LLC
Name of Petitioner(s)

400 Tyvola Road
Address of Petitioner(s)

Charlotte, NC 28217
City, State, Zip

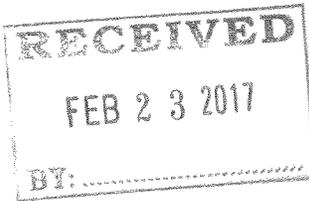
704-972-8815 704-525-6543
Telephone Number Fax Number

asmith@jaguarofcharlotte.com
E-Mail Address

Andrew Smith
Signature of Petitioner

Andrew Smith
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-048

Petition #:	_____
Date Filed:	2/23/2017
Received By:	Rf

Complete All Fields (Use additional pages if needed)

Property Owner: Camp Greene Properties, LLC

Owner's Address: 1219 East 35th Street City, State, Zip: Charlotte, NC 28205

Date Property Acquired: 1/12/2016

Property Address: 1125 Belmont Avenue, Charlotte NC 28205

Tax Parcel Number(s): 8112704, 8112705

Current Land Use: Commercial Size (Acres): 0.357

Existing Zoning: R-5 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting* with: Monica Holmes, Mandy Vari, Kory Hedrick
Date of meeting: 1/19/17

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: To rezone the site to allow for the adaptive re-use of the existing historic commercial building as an Eating, Drinking, and Entertainment Establishment (Type 2), brewery, retail, or residential use.

Landworks Design Group PA
Name of Rezoning Agent

7611 Little Ave, Suite 111
Agent's Address

Charlotte, NC 28226
City, State, Zip

704-841-1604 (x701) 704-841-1604
Telephone Number Fax Number

mlangston@landworkspa.com
E-Mail Address

[Signature]
Signature of Property Owner

(Name Typed / Printed)

Camp Greene Properties, LLC
Name of Petitioner(s)

1219 East 35th Street
Address of Petitioner(s)

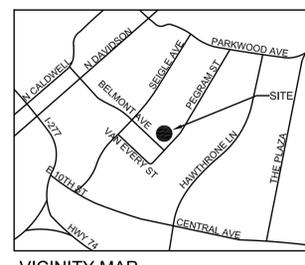
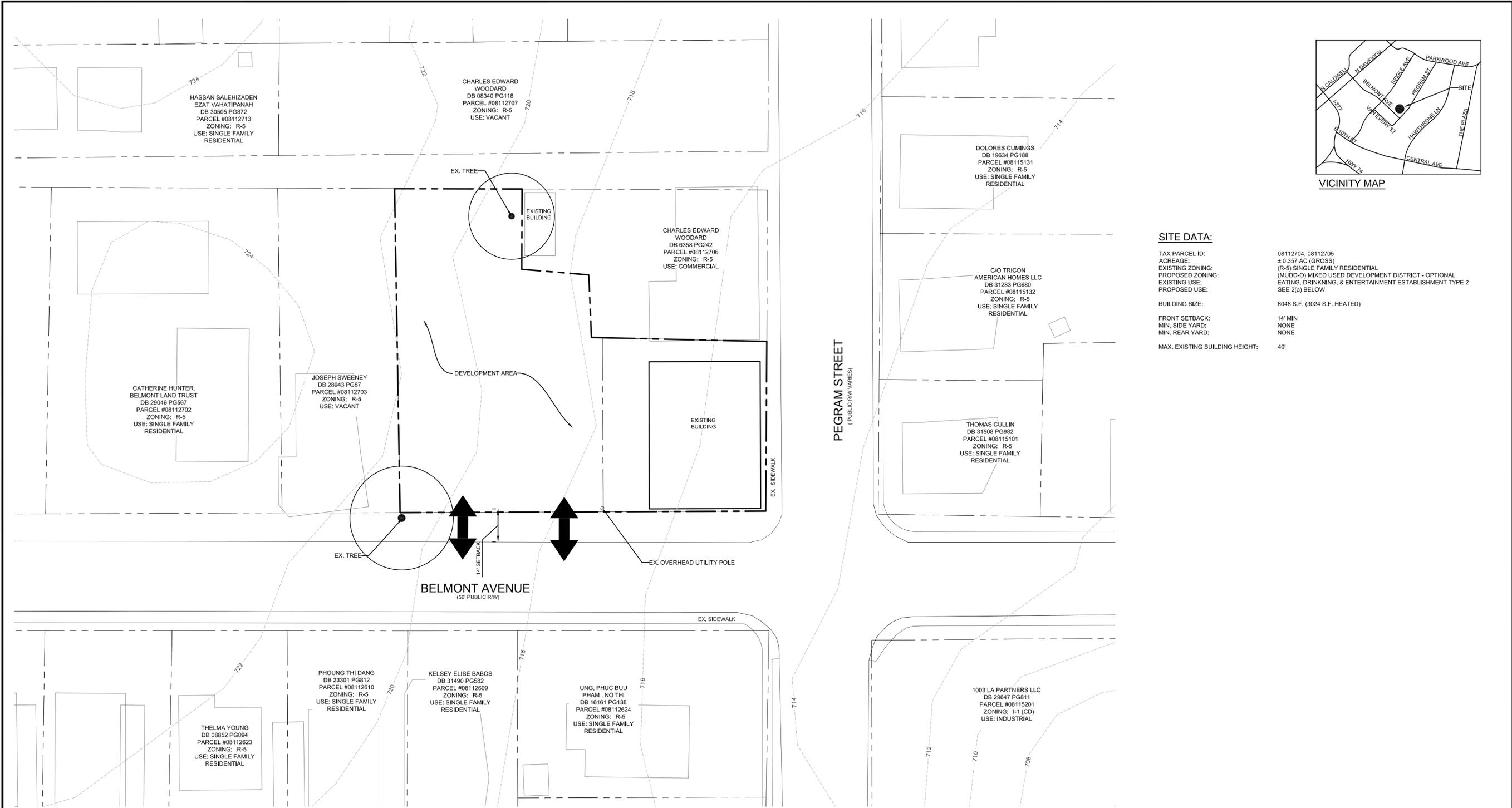
Charlotte, NC 28205
City, State, Zip

704-458-9128 _____
Telephone Number Fax Number

cimarrona@yahoo.com
E-Mail Address

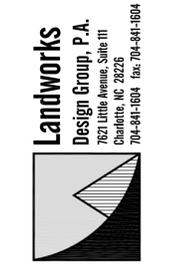
[Signature]
Signature of Petitioner

Lee Schuler
(Name Typed / Printed)



SITE DATA:

TAX PARCEL ID:	08112704, 08112705
ACREAGE:	± 0.357 AC (GROSS)
EXISTING ZONING:	(R-5) SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	(MUDD-O) MIXED USED DEVELOPMENT DISTRICT - OPTIONAL
EXISTING USE:	EATING, DRINKING, & ENTERTAINMENT ESTABLISHMENT TYPE 2
PROPOSED USE:	SEE 2(a) BELOW
BUILDING SIZE:	6048 S.F., (3024 S.F. HEATED)
FRONT SETBACK:	14' MIN
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE
MAX. EXISTING BUILDING HEIGHT:	40'

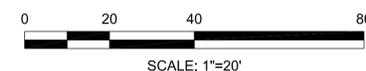


1125 BELMONT AVENUE SITE
CAMP GREEN PROPERTIES, LLC
CHARLOTTE, NC

TECHNICAL DATA SHEET
REZONING PETITION:
2017-XX

Development Standards

<p>1. General Provisions</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>d. The total number of principal buildings to be developed on the Site shall not exceed 1. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.</p> <p>2. Optional Provisions</p> <p>a. The site may provide auto parking at a rate of 1 space per 400sf gross floor area, regardless of use.</p> <p>b. Buffering provided for adjacent Single-family use or zoning may be satisfied by providing a 6' ht wire mesh "living screen" planted with evergreen climbing vegetation (not chain-link fence).</p> <p>c. Street trees will not be required between the building and the street frontage.</p> <p>d. The Petitioner may coordinate with Planning staff to find alternatives to the requirements of 12.544(1)(c), 12.546(1)(b), and that may interfere with preservation of the historic architecture of the existing building.</p> <p>3. Purpose</p> <p>a. The purpose of this Rezoning application is to provide for the adaptive re-use of the existing "Red Front Department Store" (c. 1902) building to allow for uses as described in 4(a) below. To achieve this purpose, the application seeks the rezoning of the site to the Mixed Use Development - Optional (MUDD-O) district.</p>	<p>4. Permitted Uses</p> <p>a. Uses allowed on the property included in this Petition will be Eating, Drinking, and Entertainment Establishments (Type 2), brewery, coffee shop, exercise gym, general office, retail, and/or residential uses, as well as related accessory uses as are permitted in the MUDD-O district. Outdoor entertainment will be limited to the hours of 8:00AM to 11:00PM.</p> <p>5. Transportation</p> <p>a. The site will have access via parking lot connections to Belmont Avenue at locations prescribed by CDOT as generally identified on the concept plan for the site.</p> <p>6. Architectural Standards</p> <p>a. The Petitioner desires to have the building designated a Historic Landmark by the Historic Landmarks Commission and will pursue that designation independently of this rezoning petition.</p> <p>b. The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. No vinyl will be used as siding material.</p> <p>c. Trash and recycling will be provided by dumpsters on site.</p> <p>7. Streetscape, Buffers, and Landscaping</p> <p>a. Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along Belmont Avenue.</p> <p>b. The Petitioner will screen proposed parking from adjoining residential properties as described in 2(b) above.</p> <p>c. The site is considered "Redevelopment" and is therefore exempt from tree save requirements.</p> <p>8. Environmental Features</p> <p>a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.</p> <p>b. All utilities within the Site will be placed underground.</p>	<p>9. Parks, Greenways, and Open Space</p> <p>a. Reserved</p> <p>10. Fire Protection</p> <p>a. Reserved.</p> <p>11. Signage</p> <p>a. Reserved</p> <p>12. Lighting</p> <p>a. Freestanding lighting on the site will utilize full cut-off luminaires and will be limited to 20' in height.</p> <p>b. The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.</p> <p>13. Phasing</p> <p>a. Reserved</p> <p>14. Binding Effect of the Rezoning Application</p> <p>a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.</p> <p>b. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time to be involved in any future development thereof.</p> <p>c. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.</p>
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REVISIONS:

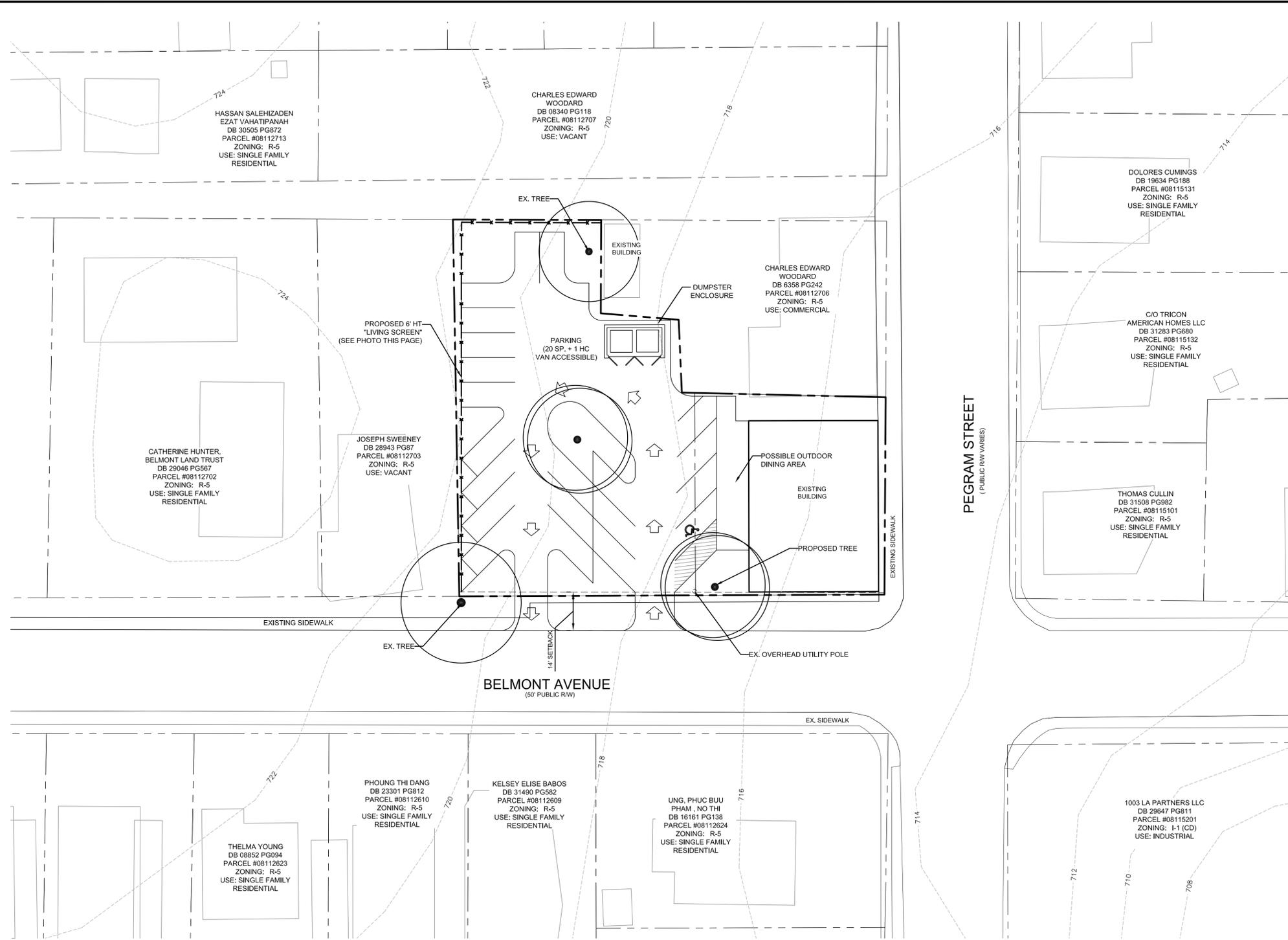
No.	Date	By	Description

CORPORATE CERTIFICATIONS
NC PE - C-2930 NC LA - C-253
SC ENG - NO. 3599 SC LA - NO. 211

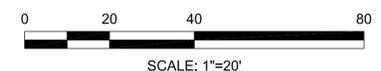
Project Manager: LHC
Drawn By: LHC
Checked By: MDL
Date: 2/24/17
Project Number: 16061
Sheet Number:
RZ-1
SHEET # 1 OF 2

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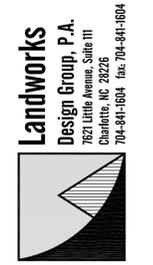


1
RZ-2 LIVING FENCE PHOTO



REVISIONS:

No.	Date	By	Description



1125 BELMONT AVENUE SITE
CAMP GREEN PROPERTIES, LLC
CHARLOTTE, NC

CONCEPTUAL SITE PLAN
REZONING PETITION:
2017-XX

CORPORATE CERTIFICATIONS
NC PE - C-2930 NC LA - C-253
SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: LHC

Drawn By: LHC

Checked By: MDL

Date: 2/24/17

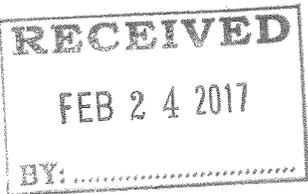
Project Number: 16061

Sheet Number:

RZ-2

2017-049

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: _____
Date Filed: 2/24/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Mak Khojasteh, Lisa Hoover- Khojasteh, and Sarra Khojasteh

Owner's Address: 7612 Ballantyne Commons Parkway City, State, Zip: Charlotte, NC 28277

Date Property Acquired: 11/8/2005

Property Address: 7612 Ballantyne Commons Parkway, Charlotte, NC 28277

Tax Parcel Number(s): 22504508

Current Land Use: Single Family Size (Acres): 1.31+/-

Existing Zoning: O-1 (CD) (2013-014) Proposed Zoning: NS (Neighborhood Services)

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

Required Rezoning Pre-Application Meeting* with: Kent Main, John Kinley, Carlos Alzate

Date of meeting: 1/23/17

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

For Conditional Rezoning Only:
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): No
Purpose/description of Conditional Zoning Plan: To develop the site with a new medical office building, along with site-related improvements to support that use.

Landworks Design Group PA
Name of Rezoning Agent

7611 Little Ave, Suite 111
Agent's Address

Charlotte, NC 28226
City, State, Zip

704-841-1604 (x701) 704-841-1604
Telephone Number Fax Number

mlangston@landworkspa.com
E-Mail Address

[Signature]
Signature of Property Owner
LISA HOOVER-KHOJASTEH

(Name Typed / Printed)

Lisa Hoover-Khojasteh
Name of Petitioner(s)

7612 Ballantyne Commons Parkway
Address of Petitioner(s)

Charlotte, NC 28277
City, State, Zip

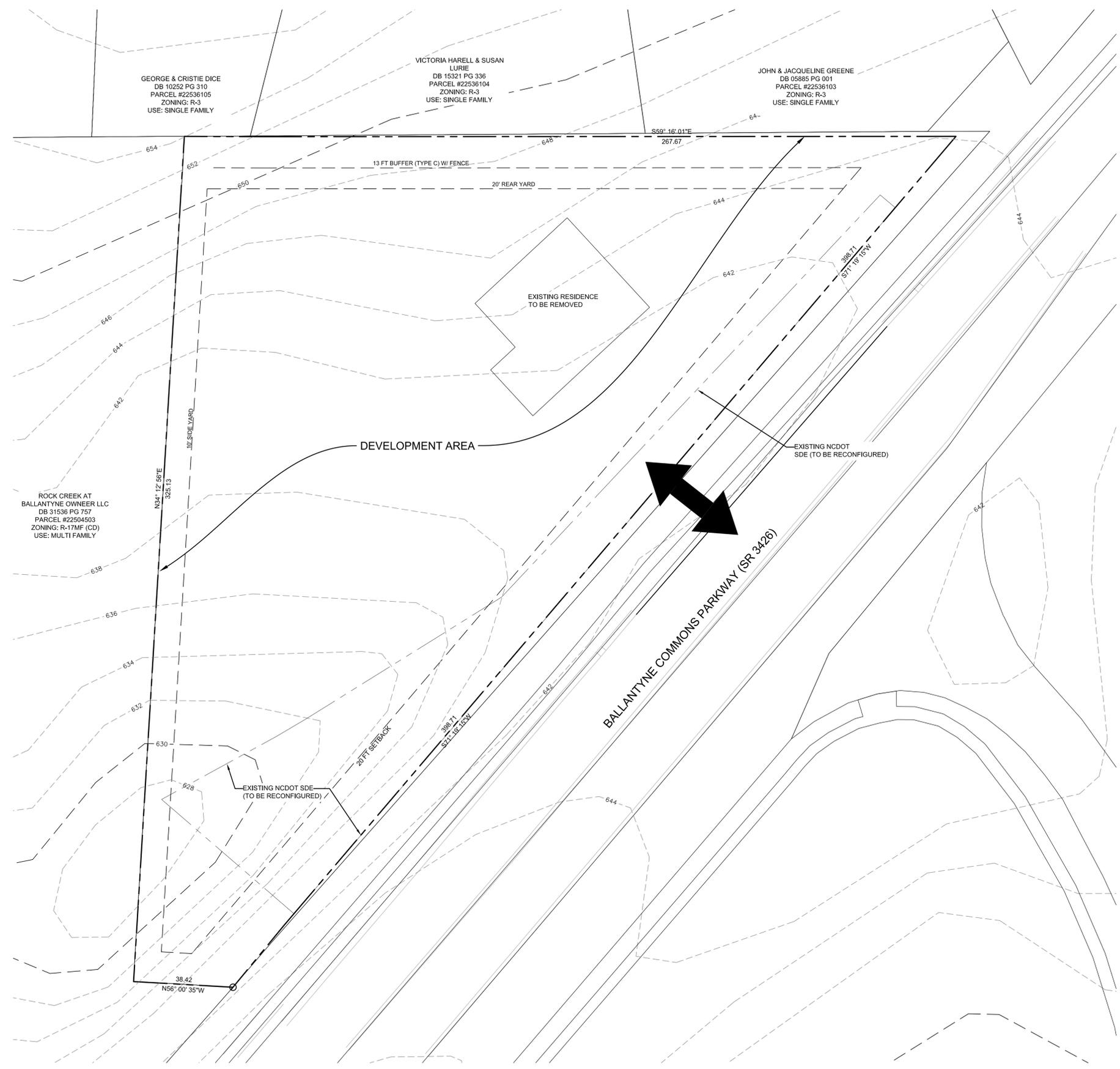
704-363-3333 704-705-1275
Telephone Number Fax Number

lisa.hoover@outlook.com
E-Mail Address

[Signature]
Signature of Petitioner
LISA HOOVER-KHOJASTEH

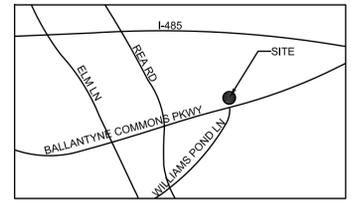
(Name Typed / Printed)

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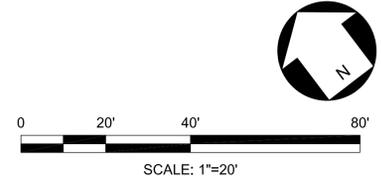
DEVELOPMENT DATA:

TAX PARCEL ID:	22504508
SITE AREA:	± 1.25 AC
EXISTING ZONING:	O-1 (CD) - PETITION #2013-014
PROPOSED ZONING:	NS (NEIGHBORHOOD SERVICES)
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	MEDICAL OR GENERAL OFFICE
PROPOSED BUILDING:	6,300 SF / FLOOR TOTAL: 12,600
FLOOR AREA RATIO:	2
MAX. BUILDING HEIGHT:	40'
PARKING REQUIRED:	1/200 SF
PARKING PROVIDED:	12,600 / 200= 63 SPACES + 3HC
FRONT SETBACK:	63 TOTAL
MIN. SIDE YARD:	20' FROM BOC
REAR YARD:	10'
	20'
TREE SAVE REQUIRED:	NONE
TREE SAVE PROVIDED:	± 13,147 SF



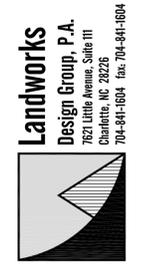
Development Standards

1. 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.
 - d. The total number of principal buildings to be developed on the Site shall not exceed 1. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
2. Purpose
 - a. The purpose of this Rezoning application is to provide for the development of a medical office building and accessory site improvements. To achieve this purpose, the application seeks the rezoning of the site to the Neighborhood Services (NS) District.
3. Permitted Uses
 - a. Uses allowed on the property included in this Petition will be a medical office building and related accessory uses as are permitted in the NS district.
4. Transportation
 - a. The site will have access via parking lot connections to Ballantyne Commons Parkway at the location prescribed by CDOT and NCDOT as generally identified on the concept plan for the site.
5. Architectural Standards
 - a. The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. Any stucco used on the building will be hard coat stucco. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by dumpsters on site.
6. Streetscape, Buffers, and Landscaping
 - a. Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along Ballantyne Commons Parkway. Petitioner will coordinate with CDOT, NCDOT, and Planning to provide a new sidewalk along the road frontage as appropriate, and tying into existing sidewalk(s) on either end as appropriate.
 - b. Petitioner will provide a 13' wide Type C buffer with fence along the adjacent Single Family Residentially-zoned property.
7. Environmental Features
 - a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
 - b. All utilities within the Site will be placed underground.
8. Parks, Greenways, and Open Space
 - a. Reserved
9. Fire Protection
 - a. Reserved
10. Signage
 - a. Reserved
11. Lighting
 - a. Freestanding lighting on the site will utilize full cut-off luminaires and will be limited to 20' in height.
 - b. The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.
12. Phasing
 - a. Reserved
13. Binding Effect of the Rezoning Application
 - a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.
 - b. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time or be involved in any future development thereof.
 - c. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



REVISIONS:

No.	Date	By	Description



BALLANTYNE MEDICAL OFFICE BUILDING
7612 BALLANTYNE COMMONS PKWY
CHARLOTTE NC 28277

TECHNICAL DATA SHEET
REZONING PETITION:
#2017-XX



CORPORATE CERTIFICATIONS
NC PE: C-2530 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MEA

Drawn By: MEA

Checked By: MDL

Date: 02/24/17

Project Number: 17011

Sheet Number:

RZ-1

GEORGE & CRISTIE DICE
DB 10252 PG 310
PARCEL #22536105
ZONING: R-3
USE: SINGLE FAMILY

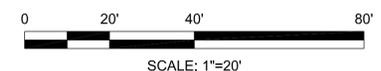
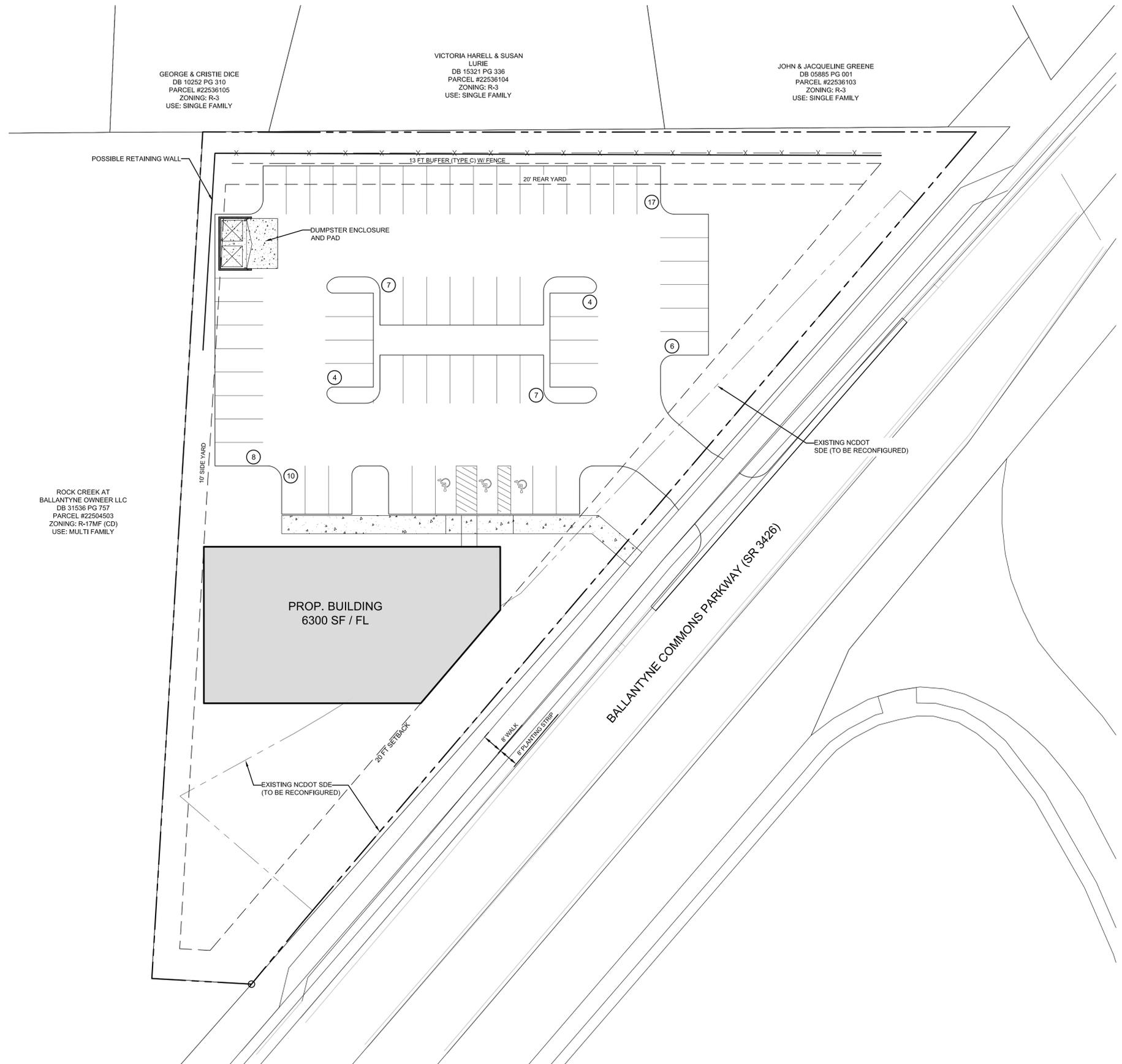
VICTORIA HARELL & SUSAN LURIE
DB 15321 PG 336
PARCEL #22536104
ZONING: R-3
USE: SINGLE FAMILY

JOHN & JACQUELINE GREENE
DB 05885 PG 001
PARCEL #22536103
ZONING: R-3
USE: SINGLE FAMILY

ROCK CREEK AT
BALLANTYNE OWNEER LLC
DB 31536 PG 757
PARCEL #22504503
ZONING: R-17MF (GD)
USE: MULTI FAMILY

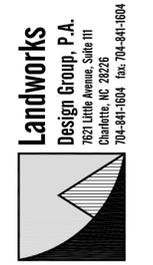
PROP. BUILDING
6300 SF / FL

P:\2017 Jobs\17011 - Ballantyne Commons MOB\CAD\Sketch Planning\BASE.dwg



REVISIONS:

No.	Date	By	Description



**BALLANTYNE MEDICAL
OFFICE BUILDING**
7612 BALLANTYNE COMMONS PKWY
CHARLOTTE NC 28277

**CONCEPTUAL
SITE PLAN**
REZONING PETITION:
#2017-XX

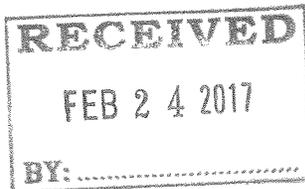


CORPORATE CERTIFICATIONS
NC PE: C-2530 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MEA
Drawn By: MEA
Checked By: MDL
Date: 02/24/17
Project Number: 17011

Sheet Number:
RZ-2
SHEET # 2 OF 2

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-050

Petition #: _____
 Date Filed: 2/24/2017
 Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Circa Investments, LLC

Owner's Address: 2321 Crescent Avenue City, State, Zip: Charlotte, NC 28207

Date Property Acquired: 5/20/2013

Property Address: 2321 Crescent Ave, 199 Cherokee Rd, Charlotte, NC 28207

Tax Parcel Number(s): 15503307 15503314

Current Land Use: Office & Warehouse Size (Acres): 0.766

Existing Zoning: B-1, O-2 Proposed Zoning: NS (CD)

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Alan Goodwin, Mandy Vari
 Date of meeting: 2/7/17

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: To redevelop an existing office/warehouse use to allow for a mix of uses including Retail, Office, and up to 6 residential units in a single building. Site development will support the proposed uses, including parking, sidewalks, and service area as generally depicted on the site plan.

Landworks Design Group PA
 Name of Rezoning Agent

7611 Little Ave, Suite 111
 Agent's Address

Charlotte, NC 28226
 City, State, Zip

704-841-1604 (x701) 704-841-1604
 Telephone Number Fax Number

mlangston@landworkspa.com
 E-Mail Address

[Signature]
 Signature of Property Owner

Cynthia R. Smith
 (Name Typed / Printed)

Circa Investments, LLC
 Name of Petitioner(s)

2321 Crescent Avenue
 Address of Petitioner(s)

Charlotte, NC 28207
 City, State, Zip

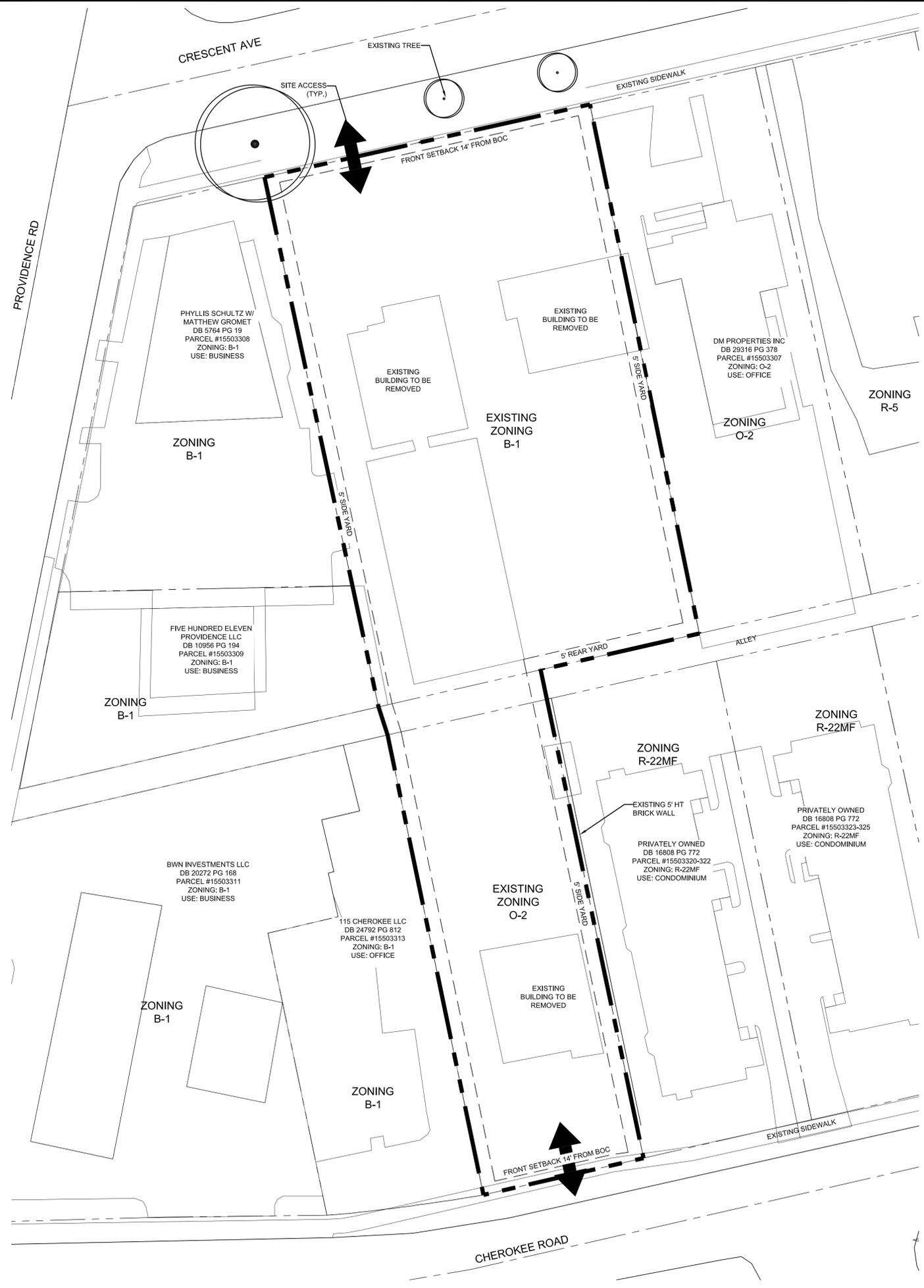
704-332-6369 _____
 Telephone Number Fax Number

cindy@circainteriors.com
 E-Mail Address

[Signature]
 Signature of Petitioner

Cynthia R. Smith
 (Name Typed / Printed)

P:\2016 Jobs\16076 - Circa - Simonini\CAD\Sketch Planning\16076 SKETCH BASE 2-8-17.dwg



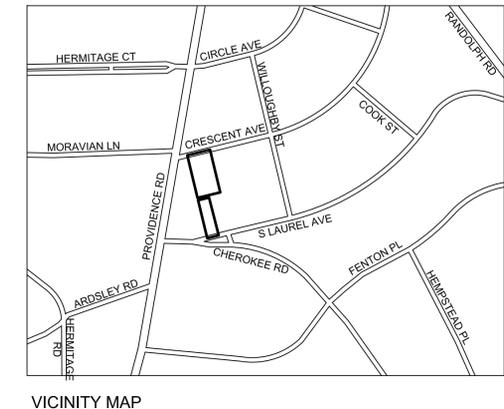
DEVELOPMENT DATA:

TAX PARCEL ID: 15503307 & 15503314
 SITE AREA: .766 AC (INCL. ALLEY)
 EXISTING ZONING: B-1 (-307) & O-2 (-314)
 PROPOSED ZONING: NS (NEIGHBORHOOD SERVICES)
 EXISTING USE: RETAIL, OFFICE, WAREHOUSE
 PROPOSED USE: RETAIL, OFFICE, AND RESIDENTIAL
 PROPOSED USE: 16,800 SF NONRESIDENTIAL (8,400 SF X 2 FLOORS)
 PROPOSED USE: 6 RESIDENTIAL @ 2400 SF EA

FLOOR AREA RATIO: 2.5 (NON-RES ONLY WHEN INCLUDING RESIDENTIAL)
 MAX. BUILDING HEIGHT: 60'

PARKING REQUIRED: 1/0U RESIDENTIAL
 1/600 SF NONRESIDENTIAL
 34 SPACES
 PARKING PROVIDED: 33 SPACES + 2 HC SPACES (35 TOTAL)

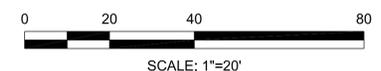
FRONT SETBACK: 14' FROM BOC
 MIN. SIDE YARD: 10' ADJACENT TO SINGLE FAMILY RESIDENTIAL
 REAR YARD: 10' ADJACENT TO SINGLE FAMILY RESIDENTIAL



Development Standards

1. 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.
 - d. The total number of principal buildings to be developed on the Site shall not exceed 1. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
2. Purpose
 - a. The purpose of this Rezoning application is to provide for the development of a mixed-use building to contain retail, office, and residential uses. To achieve this purpose, the application seeks the rezoning of the site to the Neighborhood Services (NS) district.
3. Permitted Uses
 - a. Uses allowed on the property included in this Petition will be retail, office, and residential uses, as well as related accessory uses as are permitted in the NS district.
4. Transportation
 - a. The site will have access via parking lot connections to Crescent Avenue and Cherokee Road at locations prescribed by CDOT as generally identified on the concept plan for the site.
5. Architectural Standards
 - a. The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by dumpsters on site.
6. Streetscape, Buffers, and Landscaping
 - a. Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along Crescent Avenue and Cherokee Road. Petitioner will coordinate with CDOT, and Planning to provide a new sidewalk along the road frontages as appropriate, and tying into existing sidewalk(s) on either end as appropriate.
 - b. The Petitioner will screen proposed parking from adjoining properties through the use of a 5' height masonry screen wall.
7. Environmental Features
 - a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
 - b. All utilities within the Site will be placed underground.
8. Parks, Greenways, and Open Space
 - a. Reserved
9. Fire Protection
 - a. The proposed building will be sprinklered and the proposed site layout will provide adequate access for the City of Charlotte to access all parts of the building.
10. Signage
 - a. Reserved
11. Lighting
 - a. Freestanding lighting on the site will utilize full cut-off luminaires and will be limited to 20' in height.
 - b. The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.
12. Phasing
 - a. Reserved
13. Binding Effect of the Rezoning Application
 - a. If this Rezoning Petition is approved, all conditions applicable to 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, current, and subsequent owners of the Site and their respective successors in interest and assigns.
 - b. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time be involved in any future development thereof.
 - c. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

This Plan Is A Preliminary Design. NOT Released For Construction.



REVISIONS:

No.	Date	By	Description



CIRCA INTERIORS
 CHARLOTTE, NC

TECHNICAL DATA SHEET

REZONING PETITION:
 2017-XX

seals



Project Manager: MDL

Drawn By: KKF

Checked By: MDL

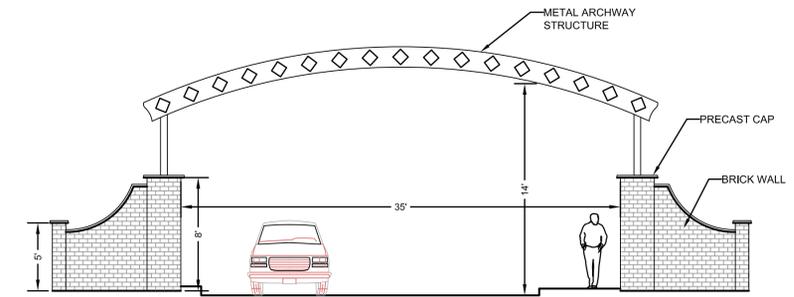
Date: 2/24/17

Project Number: 16076

Sheet Number:

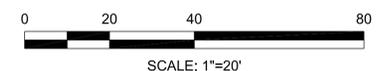
RZ-1

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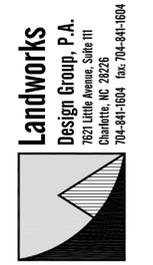
1 ARCHWAY CONCEPT AT CHEROKEE ENTRANCE
RZ-2 NOT TO SCALE

This Plan Is A Preliminary Design. NOT Released For Construction.



SCALE: 1"=20'

REVISIONS:			
No.	Date	By	Description



CIRCA INTERIORS
CHARLOTTE, NC

REZONING
SITE PLAN
REZONING PETITION:
2017-XX

seals



Project Manager: MDL

Drawn By: KKF

Checked By: MDL

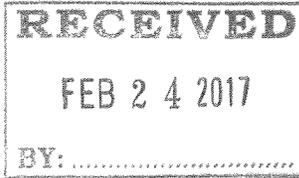
Date: 2/24/17

Project Number: 16076

Sheet Number:

RZ-2

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-051
Petition #: _____
Date Filed: 2/24/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: 1 Selwyn Development, LLC

Owner's Address: 4300 Sharon Road Suite 202 City, State, Zip: Charlotte, NC 28211

Date Property Acquired: 5/12/2014

Property Address: 2128 Selwyn Avenue, Charlotte, NC 28207

Tax Parcel Number(s): 15107510

Current Land Use: Multi-Family Quadraplex Size (Acres): 0.623

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

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

Required Rezoning Pre-Application Meeting* with: Alan Goodwin, Tammie Keplinger, Kathy Cornett, Brent Wilkinson
Date of meeting: 1/25/17

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To replace the existing multi-family quadraplex building with a new multi-family quadraplex building. Additional site development will provide fire access and vehicular circulation for the new building.

Landworks Design Group PA
Name of Rezoning Agent

7611 Little Ave, Suite 111
Agent's Address

Charlotte, NC 28226
City, State, Zip

704-841-1604 (x701) 704-841-1604
Telephone Number Fax Number

mlangston@landworkspa.com
E-Mail Address

Seth Berger
Signature of Property Owner

Seth Berger

(Name Typed / Printed)

2128 Selwyn, LLC
Name of Petitioner(s)

10205 Stonemeade Lane
Address of Petitioner(s)

Charlotte, NC 28207
City, State, Zip

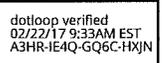
704-231-1362
Telephone Number Fax Number

ray@saratogaam.com
E-Mail Address

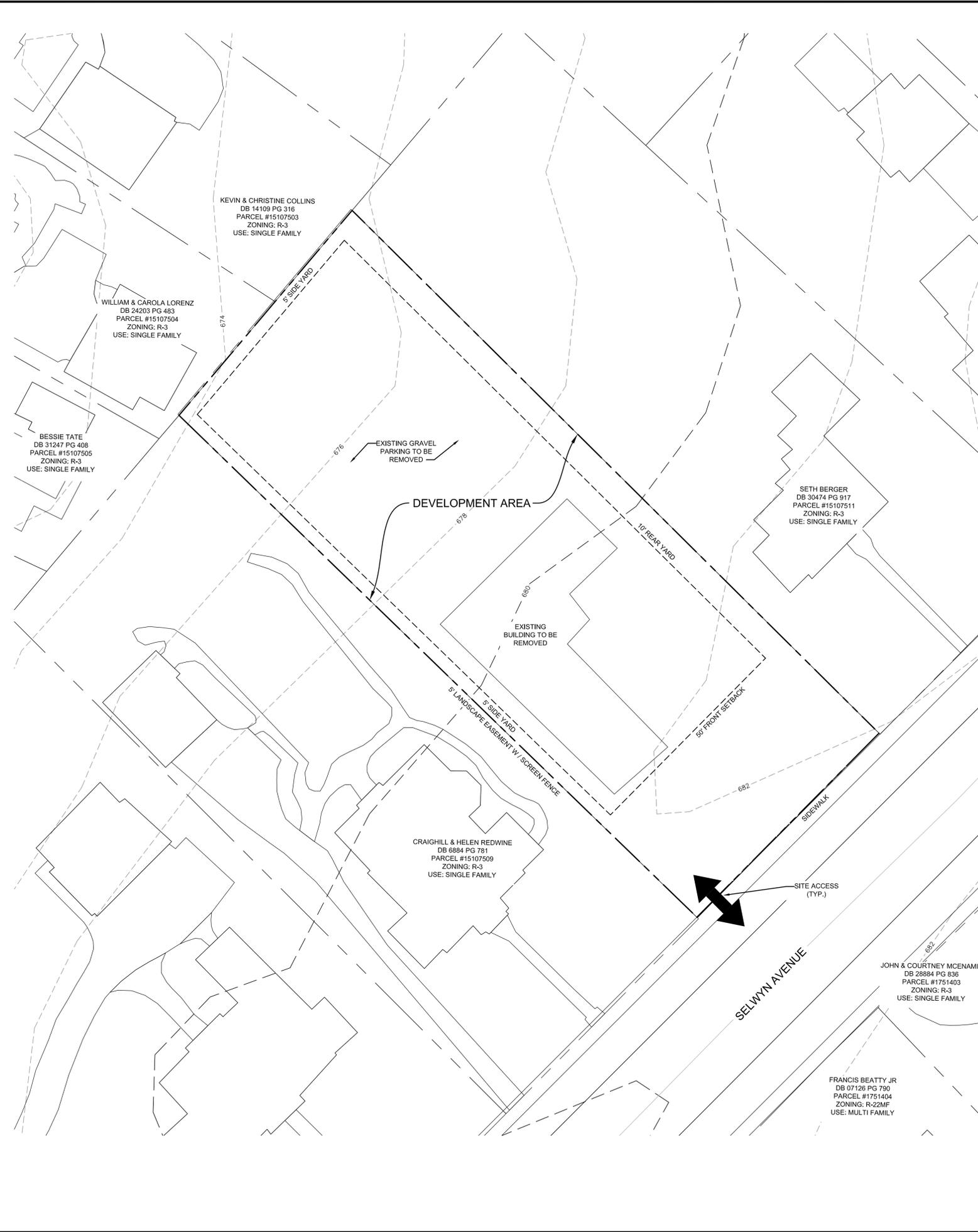
Raymond W. Wetherington
Signature of Petitioner

Raymond W. Wetherington

(Name Typed / Printed)



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SITE DATA:

TAX PARCEL ID: 15107510
 ACREAGE: ± 0.623 AC
 EXISTING ZONING: R-3
 PROPOSED ZONING: UR-2 (CD) URBAN RESIDENTIAL
 EXISTING USE: MULTI FAMILY (QUADRAPLEX)
 PROPOSED USE: MULTI FAMILY (QUADRAPLEX)

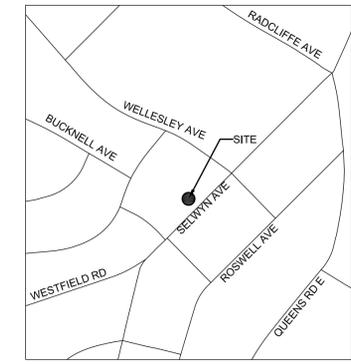
PROPOSED UNITS: 4
 DENSITY PROPOSED: 6.42 DU / AC
 FLOOR AREA RATIO: 1.0 MAX

MAX BUILDING HEIGHT: 40'
 MAX NUMBER OF BUILDINGS: 1

REQUIRED PARKING: 1.5 SPACES PER UNIT
 PROPOSED PARKING: 3 SPACES PER UNIT

FRONT SETBACK: 50'
 MIN. SIDE YARD: 5'
 MIN. REAR YARD: 10'

REQUIRED TREE SAVE: 15%
 PROPOSED TREE SAVE: 15% MIN



VICINITY MAP

Development Standards

- General Provisions
 - 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.
 - 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.
 - 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.
 - The total number of principal buildings to be developed on the Site shall not exceed 1. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
- Purpose
 - The purpose of this Rezoning application is to provide for the development of a quadruplex building to contain (4) residential dwelling units in a condominium format. To achieve this purpose, the application seeks the rezoning of the site to the Urban Residential 2 (UR-2(CD)) district.
- Permitted Uses
 - Uses allowed on the property included in this Petition will be a residential quadruplex (single 4-unit building) and related accessory uses as are permitted in the UR-2 district.
- Transportation
 - The site will have access via drive connection to Selwyn Avenue at the location prescribed by CDOT as generally identified on the concept plan for the site.
 - Because the 50' setback exceeds code requirement, the Petitioner reserves the right to provide two guest parking spaces in front of the proposed building as shown on RZ-2.
- Architectural Standards
 - The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. Any stucco used on the building will be hard coat stucco. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by rollout containers on site.
 - The Petitioner will screen proposed parking from adjoining properties through the shared use of an existing screen fence that exists between the subject property and the property to the south. The Petitioner will obtain a landscape easement from the adjoining property owner to grant the Petitioner the right to preserve/maintain or demolish/replace the existing fence as is mutually agreed to, in order to maintain adequate screening (5' min. ht.) of the garage areas from the adjoining property.
- Environmental Features
 - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
 - All utilities within the Site will be placed underground.
- Parks, Greenways, and Open Space
 - Reserved
- Fire Protection
 - The site layout provides a 20' clear fire access lane at the entrance to the site in order to provide adequate coverage for Charlotte City Fire to access the building.
- Signage
 - Reserved
- Lighting
 - Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 20' in height.
 - The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.
- Phasing
 - Reserved
- Binding Effect of the Rezoning Application
 - If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, 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 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.



**2128 SELWYN
 CHARLOTTE, NC
 SIMONINI HOMES
 2128 SELWYN AVENUE
 CHARLOTTE, NC 28207**

**TECHNICAL
 DATA SHEET
 REZONING PETITION:
 2017-XX**



CORPORATE CERTIFICATIONS
 NC PE: C-2530 NC LA: C-253
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: KKF

Checked By: MDL

Date: 02/24/2017

Project Number: 17009

Sheet Number:

RZ-1

0 20 40 80
 SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description

2128 SELWYN
CHARLOTTE, NC
 SIMONINI HOMES
 2128 SELWYN AVENUE
 CHARLOTTE, NC 28207

REZONING
SITE PLAN
 REZONING PETITION:
 2017-XX



CORPORATE CERTIFICATIONS
 NC PE: C-2530 NC LA: C-253
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: KKF

Checked By: MDL

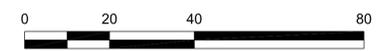
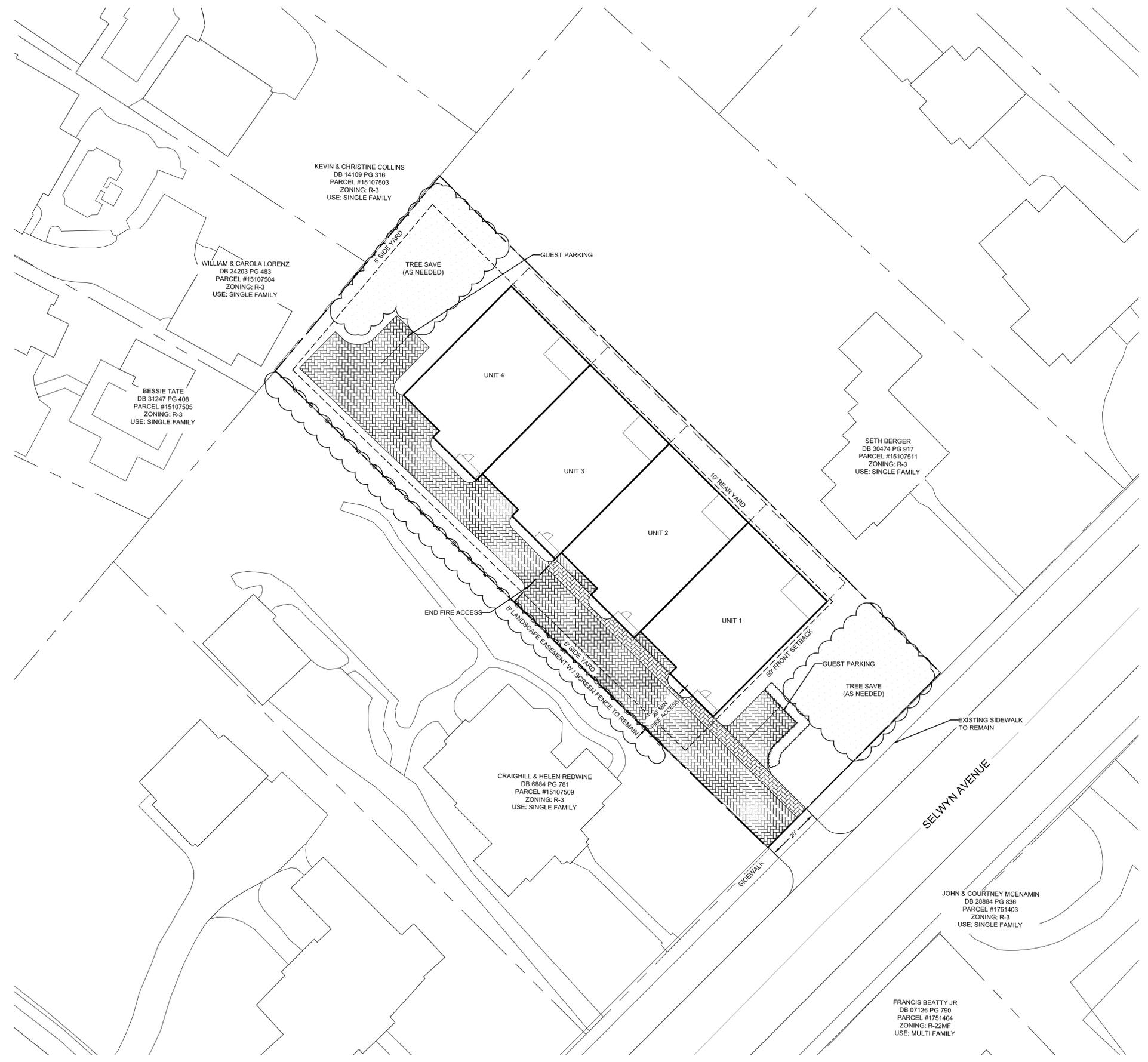
Date: 02/24/2017

Project Number: 17009

Sheet Number:

RZ-2

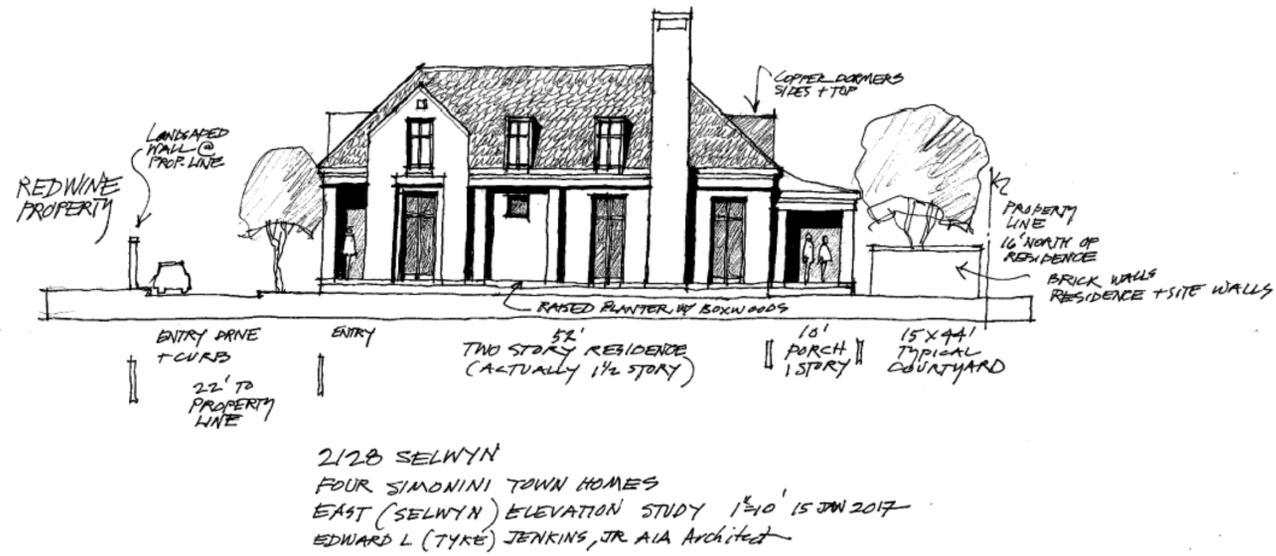
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SCALE: 1"=20'

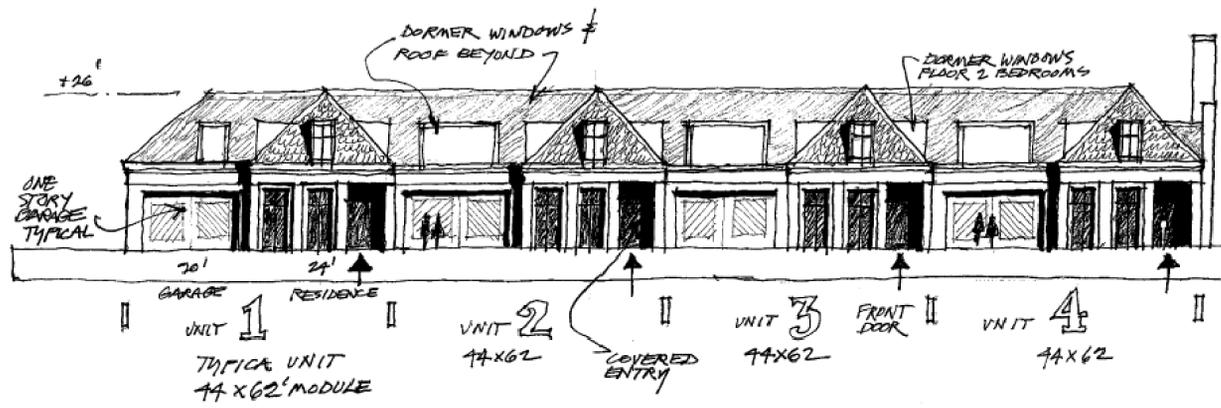
REVISIONS:

No.	Date	By	Description



1 FRONT ELEVATION (VIEW FROM SELWYN)
RZ-3 NOT TO SCALE

2128 SELWYN
FOUR SIMONINI TOWN HOMES
EAST (SELWYN) ELEVATION STUDY 1/16" = 1'-0" 15 JAN 2017
EDWARD L. (TYKE) JENKINS, JR. AIA Architect



2 GARAGE-SIDE ELEVATION
RZ-3 NOT TO SCALE

2128 SELWYN
FOUR SIMONINI TOWN HOMES
SOUTH ELEVATION STUDY 1/16" = 1'-0" 15 JAN 2017
EDWARD L. (TYKE) JENKINS JR. AIA Architect



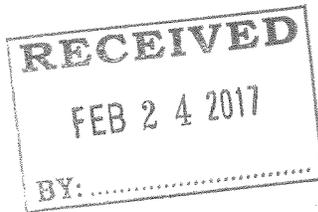
CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL
Drawn By: KKF
Checked By: MDL
Date: 02/24/2017
Project Number: 17009

REVISIONS:

No.	Date	By	Description

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-052

Petition #: _____
Date Filed: 2/24/2017
Received By: [Signature]

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: See Exhibit A attached hereto

Tax Parcel Number(s): 209-511-33, 209-511-34 and a portion of 209-511-35

Current Land Use: Senior Living Community and a Church Size (Acres): +/- 27.54 acres

Existing Zoning: Institutional (CD) & R-3 Proposed Zoning: Institutional (CD) S.P.A. & Institutional (CD)

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

Required Rezoning Pre-Application Meeting* with: John Kinley, Grant Meacci et al.
Date of meeting: January 31, 2017

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To incorporate a portion of the adjacent church property into the senior living community located on the site and to allow an additional 22 independent living units to be developed on the site.

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 Fax Number
Telephone Number

jcarmichael@rbh.com
E-Mail Address

See Attached Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

Southminster, Inc. (c/o David Lacy)
Name of Petitioner(s)

8919 Park Road
Address of Petitioner(s)

Charlotte, NC 28210
City, State, Zip

704-551-7101 Fax Number
Telephone Number

DLacy@southminster.org
E-Mail Address

SOUTHMINSTER, INC.
By: [Signature]
Signature of Petitioner

David F. Lacy
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Southminster, Inc.

Property Owner Information, Acquisition Dates and Property Addresses

Tax Parcel Nos. 209-511-33 & 209-511-34

Southminster, Inc.
8919 Park Road
Charlotte, NC 28210

Date Property Acquired: December 23, 1985

Property Address: 8919 Park Road

Tax Parcel No. 209-511-35

Quail Hollow Presbyterian Church, Charlotte, North Carolina
8801 Park Road
Charlotte, NC 28210

Date Property Acquired: November 25, 1968

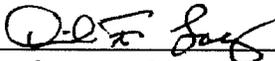
Property Address: 8801 Park Road

**REZONING APPLICATION
SOUTHMINSTER, INC., PETITIONER
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Southminster, Inc. that are designated as Tax Parcel Nos. 209-511-33 and 209-511-34 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 Institutional (CD) S.P.A. zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

This 20th day of February, 2017.

SOUTHMINSTER, INC.

By: 
Name: David F. Lacy
Its: President / CEO

**REZONING APPLICATION
SOUTHMINSTER, INC., PETITIONER
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Southminster, Inc. that is designated as Tax Parcel No. 209-511-35 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portion of the Site from the R-3 zoning district to the Institutional (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

This 17TH day of February, 2017.

**QUAIL HOLLOW PRESBYTERIAN
CHURCH, CHARLOTTE, NORTH
CAROLINA, PRESBYTERIAN CHURCH
(U.S.A.)**

By: _____

Name: LEE E. DEMPSEY

Its: TREASURER

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS
 - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Southminster, Inc. (the "Petitioner") for an approximately 27.54 acre site located on the east side of Park Road between Smithfield Church Road and Arbor Pointe Drive, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The site is comprised of Tax Parcel Nos. 209-511-33 and 209-511-34 and a portion of Tax Parcel No. 209-511-35.
 - A continuing care retirement community known as Southminster is located on Tax Parcel Nos. 209-511-33 and 209-511-34 (the "Existing CCRC Campus"). The Existing CCRC Campus is zoned Institutional (CD) and was the subject of a site plan amendment approved by the Charlotte City Council on January 17, 2017 pursuant to Rezoning Petition No. 2016-138. The purpose of that site plan amendment was to allow an additional 47 independent living units and an additional 17 healthcare beds to be developed on the Existing CCRC Campus.
 - Tax Parcel No. 209-511-35 is owned by Quail Hollow Presbyterian Church and is adjacent to the northern boundary line of the Existing CCRC Campus. Petitioner seeks to incorporate an approximately 2.1439 acre portion of Tax Parcel No. 209-511-35 (the "Additional Property") into the Existing CCRC Campus. The Existing CCRC Campus and the Additional Property together contain approximately 27.54 acres and comprise the Site.
 - Pursuant to this Rezoning Petition, Petitioner is requesting a site plan amendment to the approved Institutional (CD) conditional rezoning plan that governs the use and development of the Existing CCRC Campus and the rezoning of the Additional Property to the Institutional (CD) zoning district. The purpose of the site plan amendment and rezoning requests is to allow two new buildings and an additional 22 independent living units to be developed on the Site.
 - The use and 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"). Subject to the variance described below in Section 1.L., unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Institutional (CD) zoning district shall govern the use and development of the Site.
 - The existing and the previously approved (but not yet constructed) buildings, cottages, structures, driveways, surface parking areas, structured parking facilities and other improvements located on the Site are depicted and designated on the Rezoning Plan, and the new "villa style" independent living unit buildings with structured parking proposed under this Rezoning Petition are depicted on the Rezoning Plan and designated thereon as Villa A3 and Villa A4.
 - The depiction and layout of the approved (but not yet constructed) "villa style" independent living unit buildings Villa A1, Villa A2, Villa B1, Villa B2, Villa B3 and Villa B4, healthcare building addition and structured parking facility and the associated parking and drive aisles are conceptual in nature and may be altered or modified during design development and construction phases subject to the requirements of the Ordinance and the Rezoning Plan, and provided that such improvements are located within the Development Areas depicted on the Rezoning Plan.
 - The depiction and layout of proposed Villa A3 and Villa A4 and the associated parking and drive aisles are conceptual in nature and may be altered or modified during design development and construction phases subject to the requirements of the Ordinance and the Rezoning Plan, and provided that such improvements are located within the Development Areas depicted on the Rezoning Plan.
 - At its meeting on January 25, 2005, the City of Charlotte Zoning Board of Adjustment granted a variance that benefits the Site. More specifically, a variance was granted to allow the existing perimeter driveway along the Site's southern and eastern boundary lines to be located within the required 50 foot Class C buffer as generally depicted on the Rezoning Plan (the "Variance"). The Variance remains valid and in effect. Accordingly, the existing perimeter driveway along the Site's southern and eastern boundary lines may be located within the required 50 foot Class C buffer as generally depicted on the Rezoning Plan.
 - 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.
- PERMITTED USES/DEVELOPMENT LIMITATIONS
 - The Site may only be devoted to a continuing care retirement community comprised of the following uses:
 - A maximum of 401 independent living units, which may include, without limitation, apartment style independent living units, villa style independent living units and single family cottage style independent living units;
 - A maximum of 127 healthcare beds, which shall be comprised of any combination of assisted living beds, skilled nursing beds and hospice beds (which hospice beds may serve the general public as well as the residents of the continuing care retirement community);
 - Related common areas, medical and rehabilitation facilities, recreational facilities, dining facilities and other support facilities;
 - Structured parking; and
 - Any incidental or accessory uses associated therewith that are permitted under the Ordinance in the Institutional zoning district.
 - TRANSPORTATION
 - Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each 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 ("CDOT").
 - The alignment of the internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with applicable published standards.
 - Prior to the issuance of a certificate of occupancy for the first new building or building addition to be constructed on the Site, Petitioner shall construct a new walking pad for a relocated bus stop on Park Road adjacent to the Site. The new walking pad shall be located a minimum of 50 feet north of the vehicular entrance into the Site from Park Road, and it shall be located within the planting strip, entirely within right of way. The precise location of the walking pad shall be determined during the permitting process. The walking pad shall be constructed to CATS Development Standard 60.01B. Petitioner's obligation to construct the walking pad shall be subject to Petitioner's ability to obtain all approvals and permits required to construct it. CATS shall be responsible for the installation and maintenance of a bench or shelter on the walking pad.
 - Prior to the issuance of a certificate of occupancy for the first new building or building addition to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Park Road as required to provide right of way measuring 50 feet from the existing centerline of Park Road, to the extent that such right of way does not already exist.
 - Prior to the issuance of a certificate of occupancy for the first new building or building addition to be constructed on the Site, Petitioner shall submit the sum of \$10,000 to CDOT (the "Funds"), which Funds may only be used by CDOT to pay costs and expenses associated with the design, construction and installation of a pedestrian hybrid crossing signal on Park Road between Smithfield Church Road and Arbor Pointe Drive and the construction of a related pedestrian refuge island in the existing median on Park Road by CDOT (the "Pedestrian Crossing Improvements"). The Funds shall be held by CDOT for the 3 year period commencing on the date of the issuance of a certificate of occupancy for the first new building or building addition to be constructed on the Site. If CDOT commences the design of the Pedestrian Crossing Improvements within this 3 year period, then the Funds shall be used by CDOT to pay costs and expenses associated with the design, construction and installation of the Pedestrian Crossing Improvements within this 3 year period, then the Funds shall be returned to Petitioner. CDOT and Petitioner shall enter into an Escrow Agreement to document this agreement. The payment of the Funds by Petitioner to CDOT shall be in lieu of and not in addition to the payment required for the Pedestrian Crossing Improvements under the approved conditional rezoning plan relating to Rezoning Petition No. 2016-138. Therefore, the payment of the Funds pursuant to this paragraph F. shall satisfy Petitioner's obligations under Rezoning Petition No. 2016-138 relating to this matter.
 - Except as otherwise provided herein, all transportation improvements shall be constructed and approved prior to the issuance of the first certificate of occupancy for the first new building or building addition to be constructed on the Site or phased per the Site's development plan.
- ARCHITECTURAL STANDARDS
 - The maximum height in stories of Villa A1 shall be 3 stories over a 1 level structured parking facility that is primarily below grade. Notwithstanding the foregoing, as generally depicted on the cross section depicting the southern elevations of Villa A1 and Villa A2 and on the conceptual, schematic image of Villa A1 set out on Sheet RZ-3 of the Rezoning Plan, the southern and southeastern portions of the structured parking facility associated with Villa A1 shall be located above grade, so that that portion of Villa A1 shall have a maximum height of 4 stories above grade. The maximum height in feet of Villa A1 shall be 48 feet at the eave and 65 feet at the peak of the roof.
 - The maximum height in stories of Villa A2 shall be 3 stories.
 - The maximum height in stories of Villa A3 and Villa A4 shall be 3 stories over a 1 level structured parking facility. Portions of the structured parking facility shall be located below grade, and portions of the structured parking facility shall be located above grade, resulting in portions of Villa A3 and Villa A4 having a maximum height of 4 stories above grade.
 - The maximum height in stories of Villa B1, Villa B2, Villa B3 and Villa B4 shall be 3 stories over a 1 level

- DEVELOPMENT DATA

TAX PARCELS:	209-511-33, 209-511-34 & PARTIAL OF 209-511-35 SEE LEGAL DESCRIPTION		
EXISTING ZONING:	INST (CD) PETITION #2006-138 AND R-3		
PROPOSED ZONING:	INST (CD) S.P.A. (25.4 AC) & INST (CD) (2.1439 AC)		
TOTAL SITE AREA:	±27.54 AC		
USE	ENTITLED DENSITY	PROPOSED DENSITY	NET CHANGE
INDEPENDENT LIVING:	379 UNITS (13.76 DUA)	401 UNITS (14.6 DUA)	22 UNITS
HEALTHCARE BEDS:	127 BEDS (5 BEDS/AC)	127 BEDS (4.61 BEDS/AC)	0 BEDS

(NOTE: HEALTHCARE BEDS INCLUDE SKILLED NURSING, ASSISTED LIVING, AND HOSPICE)
- STREETScape/LANDSCAPING
 - Subject to the Variance described above, a 50 foot Class C buffer shall be maintained along those portions of the Site's southern and eastern boundary lines that are more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance.
 - An 18.75 foot Class C buffer shall be established along those portions of the Site's northern boundary line that are more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to Section 12.302(8) of the Ordinance, this Class C buffer has been reduced in width by 25% from 25 feet to 18.75 feet as a result of Petitioner's commitment to install a fence that meets the requirements of Section 12.302(8) of the Ordinance in the Class C buffer.
 - A 25 foot Class C buffer shall be established along those portions of the Site's westerly boundary line that are more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 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 set out on the Rezoning Plan accordingly.
 - Petitioner shall provide enhanced landscaping within that portion of the 50 foot Class C buffer located along the southern boundary line of the Site that is designated as the "Enhanced Buffer At Garage Entrance" on the Rezoning Plan through the installation of large maturing evergreen plants planted 25 feet on center.
 - In the event that the existing surface parking lot located on the southeast corner of the Site is removed to accommodate the construction of the structured parking facility described above or for any other reason, a 50 foot Class C buffer shall be required to be established between the area formerly devoted to the surface parking lot and the adjacent property lines as generally depicted on the Rezoning Plan.
 - The existing sidewalk and planting strip located along the Site's frontage on Park Road south of the vehicular access point into the Site from Park Road shall remain in place. Petitioner shall construct and install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Park Road north of the vehicular access point into the Site from Park Road as generally depicted on the Rezoning Plan.
 - The existing sidewalk and planting strip located along the Site's frontage on Smithfield Church Road shall remain in place until such time that the first of Villa B1, Villa B2, Villa B3 and Villa B4 is constructed, at which time Petitioner shall construct and install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Smithfield Church Road. More specifically, prior to the issuance of the first certificate of occupancy for Villa B1, Villa B2, Villa B3 or Villa B4, Petitioner shall construct and install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Smithfield Church Road. The sidewalk may meander to save existing trees and to avoid existing utilities, and the exact design shall be determined during the permitting process.
 - The existing sidewalk located along the Site's frontage on Smithfield Church Road shall be connected to the existing pedestrian crossing on Smithfield Church Road.
 - The sidewalks currently located along the Site's frontages on Park Road and Smithfield Church Road or to be constructed and installed along these street frontages may be located within a sidewalk utility easement rather than in public right of way.
 - Internal sidewalks and crosswalks shall be provided on the Site as generally depicted on the Rezoning Plan.
 - A sidewalk connection from Villa B1, Villa B2, Villa B3 and Villa B4 to the sidewalk located along the Site's frontage on Smithfield Church Road will be provided at the time that the first of these Villa buildings is constructed. More specifically, prior to the issuance of the first certificate of occupancy for Villa B1, Villa B2, Villa B3 or Villa B4, Petitioner shall construct and install a sidewalk along the eastern side of Laxton Drive as generally depicted on the Rezoning Plan that connects to the sidewalk located along the Site's frontage on Smithfield Church Road.
- ENVIRONMENTAL FEATURES
 - The development of the Site shall comply with the applicable requirements of the City of Charlotte Post Construction Stormwater Ordinance.
 - Storm water detention and/or water quality facilities required to be installed on the Site may be located underground.
- LIGHTING
 - All newly installed freestanding lighting fixtures on the Site (excluding street lights and lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas, patios and landscaped areas) 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 newly installed freestanding lighting fixture on the Site shall be 21 feet.
 - Any lighting fixtures attached to the new buildings and building additions to be constructed on the Site shall be decorative, capped and downwardly directed.
- BINDING EFFECT OF THE REZONING DOCUMENTS
 - 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.

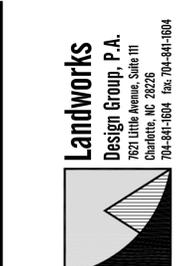
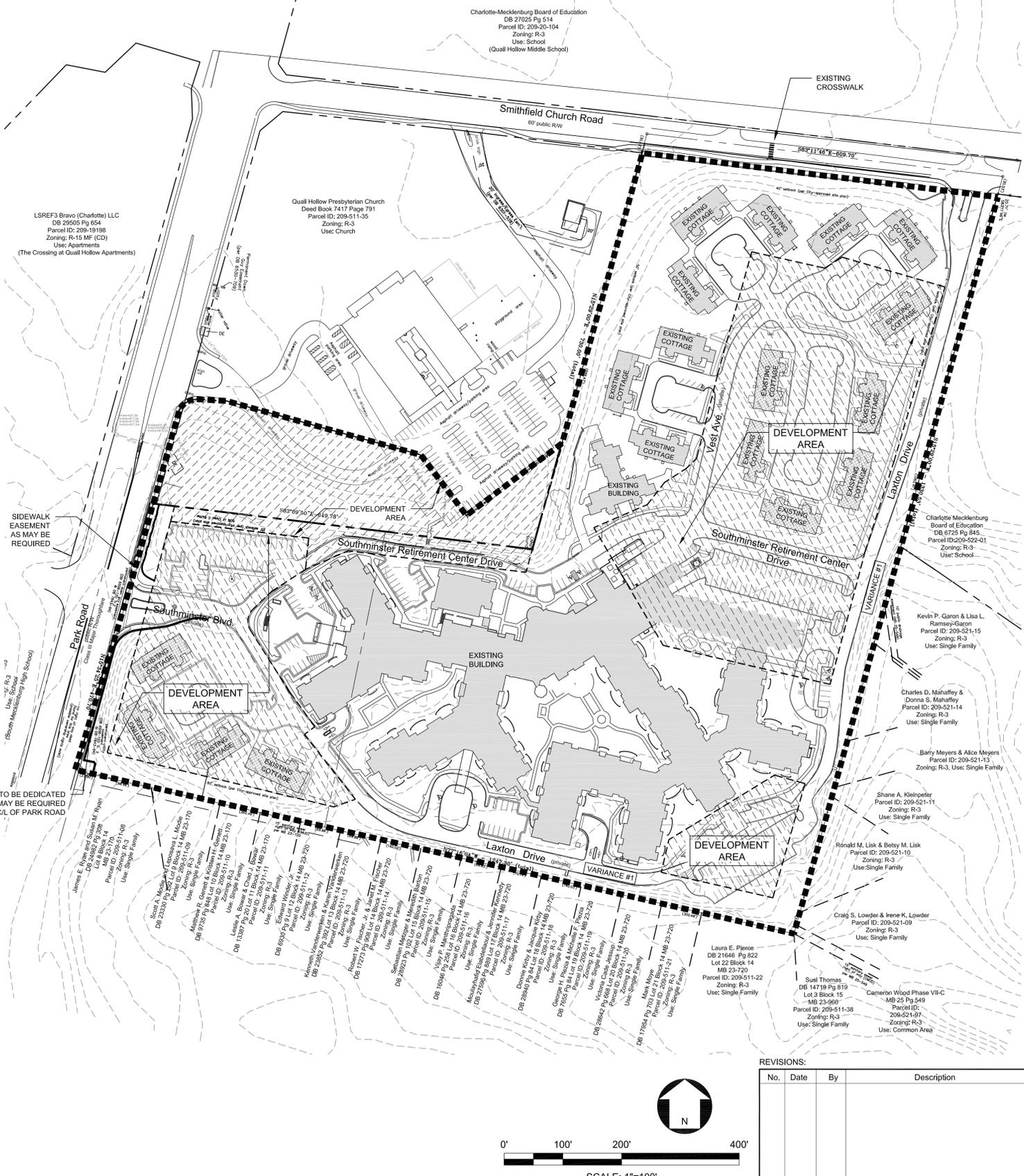
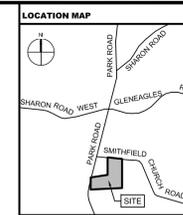
DEVELOPMENT DATA

TAX PARCELS:	209-511-33, 209-511-34 & PARTIAL OF 209-511-35 SEE LEGAL DESCRIPTION		
EXISTING ZONING:	INST (CD) PETITION #2006-138 AND R-3		
PROPOSED ZONING:	INST (CD) S.P.A. (25.4 AC) & INST (CD) (2.1439 AC)		
TOTAL SITE AREA:	±27.54 AC		
USE	ENTITLED DENSITY	PROPOSED DENSITY	NET CHANGE
INDEPENDENT LIVING:	379 UNITS (13.76 DUA)	401 UNITS (14.6 DUA)	22 UNITS
HEALTHCARE BEDS:	127 BEDS (5 BEDS/AC)	127 BEDS (4.61 BEDS/AC)	0 BEDS

(NOTE: HEALTHCARE BEDS INCLUDE SKILLED NURSING, ASSISTED LIVING, AND HOSPICE)

SITE DATA
 FRONT SETBACK: 40' MIN.
 SIDE YARD: 20' MIN.
 REAR YARD: 20' MIN.
 BUILDING HEIGHT: SEE DEVELOPMENT STANDARDS

BUFFERING
 50' TYPE C (SOUTH & EAST PROPERTY LINE - SEE VARIANCE 1)
 25' TYPE C (ADJACENT TO CHURCH: ± OF REQUIRED)



SOUTHMINSTER RETIREMENT COMMUNITY CHARLOTTE, NC
REZONING PETITION # 2017-XX

TECHNICAL DATA SHEET

seals

This Plan Is A Preliminary Design. NOT For Construction.

CORPORATE CERTIFICATIONS
 NC PE: C-2930 NC LA: C-253
 SC EN: NO. 3599 SC LA: NO. 211

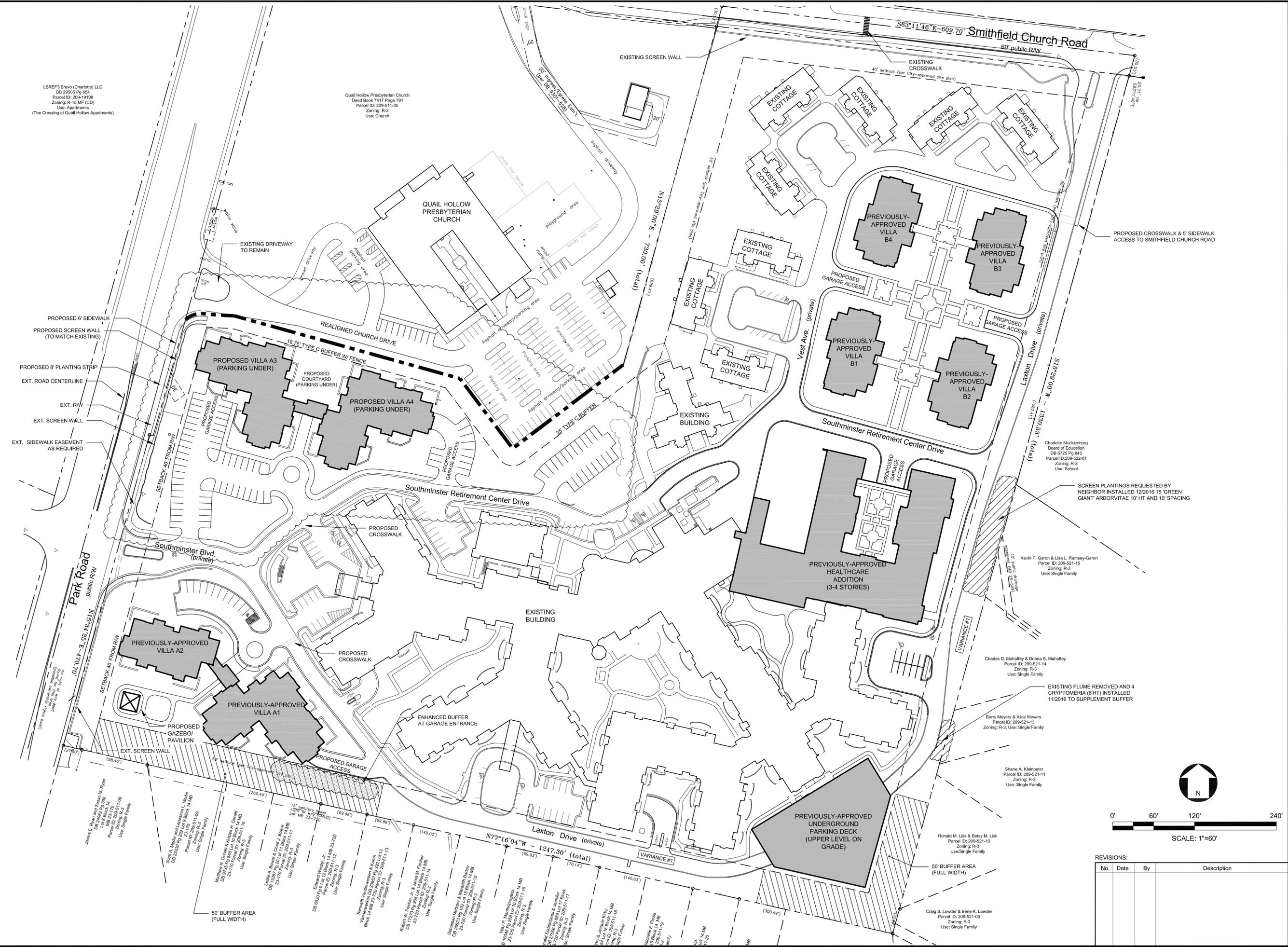
Project Manager: MDL
 Drawn By: MDL
 Checked By: MDL
 Date: 2/24/17
 Project Number: 16007
 Sheet Number:

RZ-1
 SHEET # 1 OF 3

REVISIONS:			
No.	Date	By	Description

LSREF3 Bravo (Charlotte) LLC
 DB 29505 Pg 654
 Parcel ID: 209-19198
 Zoning: R-3 MF (CD)
 Use: Apartments
 (The Crossing at Quail Hollow Apartments)

Quail Hollow Presbyterian Church
 Deed Book 7417 Page 791
 Parcel ID: 209-511-35
 Zoning: R-3
 Use: Church



REVISIONS:

No.	Date	By	Description

P:\2016 Jobs\16007 - Southminster 2016 Expansion\CAD\Rezoning_RZ_BASE.dwg



Perkins Eastman



**SOUTHMINSTER RETIREMENT
 COMMUNITY
 CHARLOTTE, NC
 REZONING PETITION # 2017-XX**

SCHEMATIC
 SITE PLAN

seals
 This Plan Is A
 Preliminary Design.
 NOT Released For
 Construction.

CORPORATE CERTIFICATIONS
 NC PE: C-2930 NC LA: C-253
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDL

Checked By: MDL

Date: 2/24/17

Project Number: 16007

Sheet Number:

RZ-2

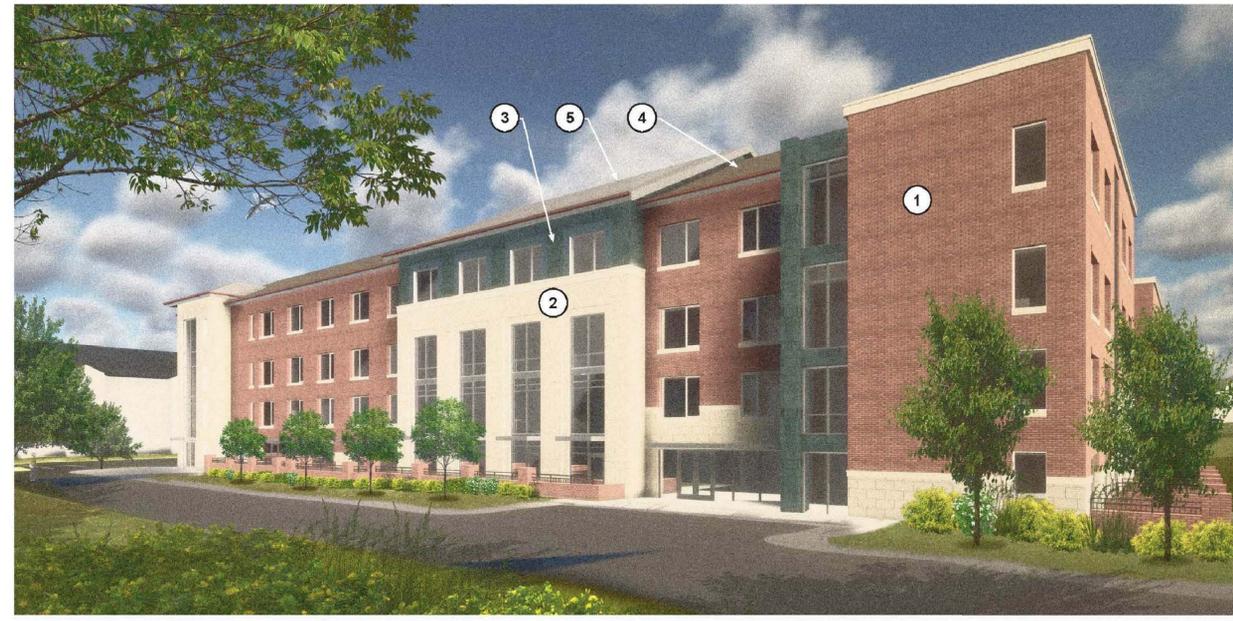
SHEET # 2 OF 3



- ① Masonry (Brick)
- ② Masonry (Simulated Limestone/ Light-colored Brick)
- ③ Metal Panel/ Cementitious Panel/ Exterior Tile
- ④ Asphalt roofing shingles
- ⑤ Metal roofing

APPROVED VILLA BUILDING A1
(VIEW FROM SOUTHEAST)

Perkins Eastman 2016.12.12
Southminster - Villa



- ① Masonry (Brick)
- ② Masonry (Simulated Limestone/ Light-colored Brick)
- ③ Metal Panel/ Cementitious Panel/ Exterior Tile
- ④ Asphalt roofing shingles
- ⑤ Metal roofing

APPROVED HEALTHCARE BUILDING
(VIEW FROM BUFFER AREA)

Perkins Eastman 2016.12.12
Southminster - Healthcare Building



- ① Masonry (Brick)
- ② Masonry (Simulated Limestone/ Light-colored Brick)
- ③ Metal Panel/ Cementitious Panel/ Exterior Tile
- ④ Asphalt roofing shingles
- ⑤ Metal roofing

APPROVED VILLA BUILDING A1 & A2
(VIEW FROM SOUTHWEST)

Perkins Eastman 2016.12.12
Southminster - Villa



SITE SECTION OF APPROVED VILLAS
(VIEW FROM BUFFER AREA)

Perkins Eastman 2016.12.12
Southminster - Villa

REVISIONS:			
No.	Date	By	Description

SCALE: NOT TO SCALE



Perkins Eastman

120 WEST BATH STREET
CHARLOTTE, NC 28202
P: 704.943.2000
F: 704.962.4002



SOUTHMINSTER RETIREMENT
 COMMUNITY
 CHARLOTTE, NC
 REZONING PETITION # 2017-XX

ARCHITECTURAL
PERSPECTIVES

seals

This Plan Is A
Preliminary Design.
NOT Released For
Construction.

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDL

Checked By: MDL

Date: 2/24/17

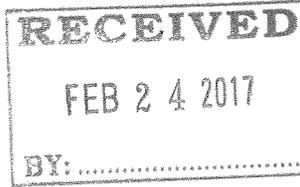
Project Number: 16007

Sheet Number:

RZ-3

SHEET # 3 OF 3

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-053

Petition #: _____
Date Filed: 2/24/2017
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: Lois H. Huffstetler Revocable Trust

Owner's Address: 711 Sandridge Road City, State, Zip: Charlotte, NC 28210

Date Property Acquired: February 19, 1990 and February 1, 1983

Property Address: 3911 Park Road, 3917 Park Road and 1115 Reece Road

Tax Parcel Number(s): 175-183-36, 175-183-01 and 175-183-02

Current Land Use: Single Family Residential Size (Acres): +/- 0.86 acres

Existing Zoning: R-4 and R-5 Proposed Zoning: UR-2 (CD)

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

Required Rezoning Pre-Application Meeting* with: Tammie Keplinger, Alan Goodwin, Brent Wilkinson et al.

Date of meeting: January 25, 2017

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a residential community on the site that could contain up to 6 single family attached dwelling units and 1 single family detached dwelling unit.

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 Agreement
Signature of Property Owner

(Name Typed / Printed)

Hopper Communities, Inc. (c/o Bart Hopper)
Name of Petitioner(s)

229 East Kingston Avenue
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704-805-4801 _____
Telephone Number Fax Number

bhopper@hoppercommunities.com
E-Mail Address

HOPPER COMMUNITIES, INC.
By: [Signature]
Signature of Petitioner

J. Bart Hopper
(Name Typed / Printed)

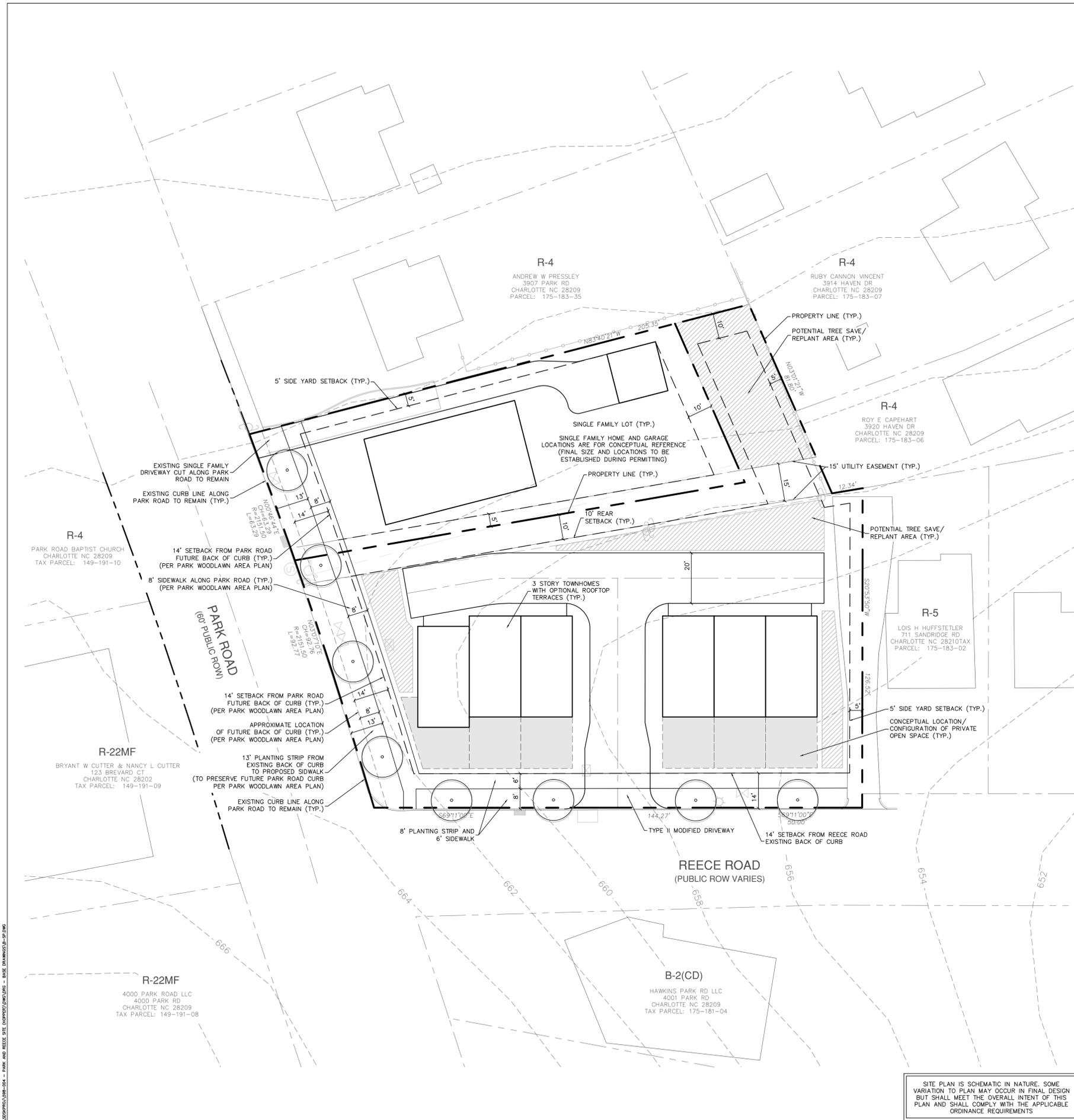
**REZONING APPLICATION
HOPPER COMMUNITIES, INC., PETITIONER
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Hopper Communities, Inc. that are designated as Tax Parcel Nos. 175-183-36, 175-183-01 and 175-183-02 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 UR-2 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

**LOIS H. HUFFSTETLER
REVOCABLE TRUST**

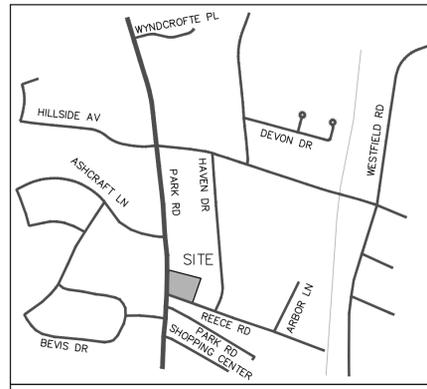
By: Teresa D. Huffstetler
Name: Teresa D. Huffstetler
Title: Executor
Date: 02-16-2017

By: Cathy Liebl
Name: Cathy Lynn Liebl
Title: Executor
Date: 02-16-2017 11:45 AM EST



SITE DEVELOPMENT DATA

TOTAL SITE AREA:	±0.86 AC (±37,573 SQ FT)
TOWN HOME:	±0.62 AC (±26,894 SQ FT)
SINGLE FAMILY LOT:	±0.24 AC (±10,678 SQ FT)
TAX PARCEL #:	175-183-01, 175-183-02 AND 175-183-36
EXISTING ZONING:	R-5
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL HOMES
PROPOSED USE:	SINGLE FAMILY TOWHOMES AND 1 SINGLE FAMILY DETACHED
NUMBER OF UNITS:	6 TOWHOMES, 1 SINGLE FAMILY DETACHED HOME
DENSITY PROPOSED:	8 UNITS PER ACRE
BUILDING HEIGHT:	PER THE ORDINANCE
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS



VICINITY MAP
NOT TO SCALE

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HOPPER COMMUNITIES ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 0.86 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF PARK ROAD AND REECE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 175-183-36, 175-183-01 AND 175-183-02.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE PRINCIPAL AND ACCESSORY BUILDING FOOTPRINTS AS WELL AS THE INTERNAL DRIVES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- 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

- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 6 FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS AND A MAXIMUM OF 1 FOR SALE SINGLE FAMILY DETACHED DWELLING UNIT AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.

C. TRANSPORTATION

- 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.
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- A MINIMUM OF 2 PARKING SPACES PER DWELLING UNIT SHALL BE PROVIDED ON THE SITE. PARKING SPACES LOCATED IN GARAGES ASSOCIATED WITH THE DWELLING UNITS ON THE SITE SHALL COUNT TOWARDS THE MINIMUM AMOUNT OF REQUIRED PARKING.
- 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.

D. ARCHITECTURAL STANDARDS

- THE MAXIMUM HEIGHT IN STORIES OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE 3 STORIES WITH OPTIONAL ROOFTOP TERRACES.
- THE MAXIMUM HEIGHT IN STORIES OF THE SINGLE FAMILY DETACHED DWELLING UNIT TO BE LOCATED ON THE SITE SHALL BE 3 STORIES.
- PURSUANT TO THE DEFINITION OF "HEIGHT" FOUND IN SECTION 2.201 OF THE ORDINANCE, THE ROOFTOP STRUCTURES OR HEAD HOUSES THAT COVER THE STAIRS THAT PROVIDE ACCESS TO ROOFTOP TERRACES SHALL NOT BE INCLUDED OR CONSIDERED WHEN DETERMINING THE HEIGHT OF THE BUILDINGS CONTAINING THE SINGLE FAMILY ATTACHED DWELLING UNITS. THE OTHER EXCLUSIONS SET OUT IN THE DEFINITION OF "HEIGHT" SHALL ALSO BE APPLICABLE.
- THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE DWELLING UNITS TO BE CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.
- VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE DWELLING UNITS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
- THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS AND THE SINGLE FAMILY DETACHED DWELLING UNIT MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
- THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT ABUT REECE ROAD SHALL FRONT REECE ROAD.
- THE SINGLE FAMILY DETACHED DWELLING UNIT THAT ABUTS PARK ROAD SHALL FRONT PARK ROAD.
- EACH DWELLING UNIT CONSTRUCTED ON THE SITE SHALL HAVE A MINIMUM 2 CAR GARAGE THAT IS ACCESSED FROM AN INTERNAL PRIVATE DRIVE.

E. STREETSCAPE/SCREENING

- A MINIMUM 13 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON PARK ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE PLANTING STRIP AND/OR THE SIDEWALK MAY BE REDUCED AS NECESSARY TO TIE INTO ANY EXISTING SIDEWALK LOCATED TO THE NORTH OF THE SITE ON PARK ROAD. THE SIDEWALK OR PORTIONS THEREOF MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON REECE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE PLANTING STRIP AND/OR THE SIDEWALK MAY BE REDUCED AS NECESSARY TO TIE INTO ANY EXISTING SIDEWALK LOCATED TO THE EAST OF THE SITE ON REECE ROAD. THE SIDEWALK OR PORTIONS THEREOF MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.

F. OPEN SPACE

- EACH INDIVIDUAL SUB-LOT ON WHICH A SINGLE FAMILY ATTACHED DWELLING UNIT IS LOCATED MUST INCLUDE A MINIMUM OF 400 SQUARE FEET OF PRIVATE OPEN SPACE.

G. ENVIRONMENTAL FEATURES

- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

H. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE INTERNAL PRIVATE DRIVES 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.
- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 16 FEET.
- ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

I. 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.

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



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REZONING PETITION
FOR PUBLIC HEARING
2017-XXX

REZONING PETITION

PARK AND REECE SITE
CHARLOTTE, NC
HOPPER COMMUNITIES
229 E. KINGSTON AVE.
CHARLOTTE, NC 28203
704-805-4802

SCHEMATIC
SITE PLAN



PROJECT #: 598-004
DRAWN BY: NB
CHECKED BY: NB

FEBRUARY 27, 2017

REVISIONS:

2017-054



Petition #: _____
Date Filed: 2/24/2017
Received By: [Signature]

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Property Owners: SEE SCHEDULE A ATTACHED HERETO
Owner's Addresses: SEE SCHEDULE A ATTACHED HERETO
Date Properties Acquired: SEE SCHEDULE A ATTACHED HERETO
Property Addresses: SEE SCHEDULE A ATTACHED HERETO
Tax Parcel Numbers: SEE SCHEDULE A ATTACHED HERETO
Current Land Use: Vacant, Industrial, Warehouse and Office Size (Acres): ± 72
Existing Zoning: I-2 Proposed Zoning: UMUD-O
Overlay: N/A
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with Sonja Sanders, Amanda Vari, Shannon Frye, Monica Holmes and Rick Grochoske
Date of meeting: 12/8/16
*(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)*

For Conditional Rezoning Only:
Requesting a vesting period exceeding the 2 year minimum? Yes No. Number of years (maximum of 5): N/A
Purpose/description of Conditional Zoning Plan: To allow redevelopment of the site to include a dynamic mix of retail, food and beverage, creative office, craft/light industrial production, creative lab, community programming, film studios, entertainment venues, educational uses and other commercial and light industrial related uses, and possible lodging and multi-family residential uses

Bridget Grant, Keith MacVean & Jeff Brown
Name of Rezoning Agent
Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700
Agent's Address
Charlotte, NC 28202
704.331.2379 (BG) **704-378-1973(BG)**
704.331.3531 (KM) **704-378-1954 (KM)**
704-331-1144 (JB) **704-378-1925 (JB)**
Telephone Number Fax Number
bridgetgrant@mvalaw.com;keithmacvean@mvalaw.com
jeffbrown@mvalaw.com
E-mail Address

SEE ATTACHMENT A
Signature of Property Owner

ATCO (Attn: Damon Hemmerdinger)
Name of Petitioner
555 Fifth Avenue, 16th floor
Address of Petitioner
New York, NY 10017
City, State, Zip
(718) 326-3560 x209 _____
Telephone Number Fax Number
damon@atco555.com
E-mail Address

SEE ATTACHMENT B
Signature of Petitioner

SCHEDULE A

Parcel #	Property Address	Property Owner	Owner's Address	Date Acquired	Zoning
079-031-01	1932 Statesville Ave, Charlotte, NC 28206	Newcamp Landowner LP	555 Fifth Avenue, New York, 10176	8/19/2016	I-2
079-031-02	1770 Statesville Avenue, Charlotte, NC 28206	Newcamp Landowner LP	97-77 Queens Blvd 11th floor, Rego Park, NY 11375	12/20/2016	I-2
079-031-03	1701 N Graham St. Charlotte, NC 28206	Newcamp Landowner LP	555 Fifth Avenue, New York, 10176	8/19/2016	I-2
079-031-04	901 Woodward Ave, Charlotte, NC 28206	Newcamp Landowner LP	555 Fifth Avenue, New York, 10176	8/19/2016	I-2
079-031-05	1824 Statesville Ave, Charlotte, NC 28206	Newcamp Landowner LP	97-77 Queens Blvd 11th floor, Rego Park, NY 11375	12/20/2016	I-2
079-031-06	921 Woodward Ave A, Charlotte, NC 28206	Newcamp Landowner LP	555 Fifth Avenue, New York, 10176	8/19/2016	I-2

ATTACHMENT A

REZONING PETITION NO. 2017-
ATCO

PETITIONER JOINDER AGREEMENT
Newcamp Landowner LP

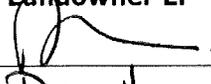
The undersigned, as the owners of the parcels of land located at

1. 1932 Statesville Ave that is designated as Tax Parcel No. 079-031-01
2. 1770 Statesville Ave that is designated as Tax Parcel No. 079-031-02
3. 1701 N Graham St that is designated as Tax Parcel No. 079-031-03
4. 901 Woodward Ave that is designated as Tax Parcel No. 079-031-04
5. 1824 Statesville Ave that is designated as Tax Parcel No. 079-031-05
6. 921 Woodward Ave A that is designated as Tax Parcel No. 079-031-06

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the I-2 zoning district to the UMUD-O 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 23rd day of February, 2017.

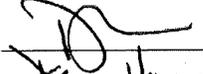
Newcamp Landowner LP

By: 
Name: Dana Hammer
Title: Authorized signatory

ATTACHMENT B

REZONING PETITION NO. 2017-
ATCO

ATCO

By: 
Name: Jane Hemminger
Title: Co. President



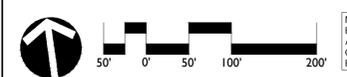
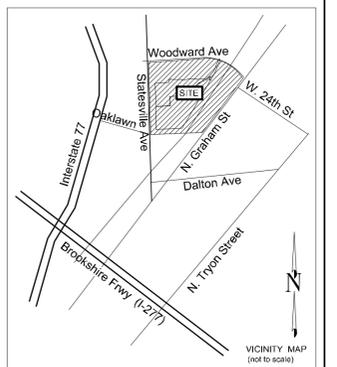
- ADJACENT OWNERSHIP LISTINGS*
1. CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP INC
Tax # 07510543
Tax # 07510537
Zoning: NS
 2. HEBREW CEMETERY
Tax # 07510528
Zoning: R-6
 3. HEBREW CEMETERY ASSOC OF CLT
Tax # 07510620
Zoning: B-1
 4. HEBREW BENEVOLENT SOCIETY OF THE CITY OF CHARLOTTE
Tax # 07510613
Zoning: B-1
 5. HEBREW CEMETERY ASSOC OF CHAR
Tax # 07510611
Zoning: B-1
 6. JETT ACQUISITIONS LLC
Tax # 07510607
Zoning: B-1

7. JETT ACQUISITIONS LLC
Tax # 07510602
Zoning: B-1
8. TDC GREENVILLE LLC
Tax # 07844101
Zoning: B-1
9. END SPOT HOLDINGS II LLC
Tax # 07909944
Zoning: I-2

*ADDITIONAL OWNERSHIP INFORMATION SHOWN ON PLAN

SITE INFORMATION

SITE AREA	71.81 ACRES (+/- 3,127,825.80 SQFT)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	07903101, 07903102, 07903103, 07903104, 07903105, 07903106
EXISTING ZONING	INDUSTRIAL DISTRICT (I-2)
EXISTING USES	WAREHOUSE, VACANT
PROPERTY OWNERS	NEWCAMP LANDOWNER LP 97-77 QUEENS BOULEVARD, SUITE 1103 REGO PARK, NY, 11374



NOTES:
EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. MULTIPLE SURVEYS, GIS, AERIAL RECONNAISSANCE, AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.

DATE: 27 FEBRUARY 2017
DESIGNED BY:
DRAWN BY:
CHECKED BY:
C.C. BY:
SCALE: AS SHOWN
PROJECT #: 1016320

SHEET #:
RZ-00

REVISIONS:

CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
ATCO PROPERTIES & MANAGEMENT
EXISTING CONDITIONS

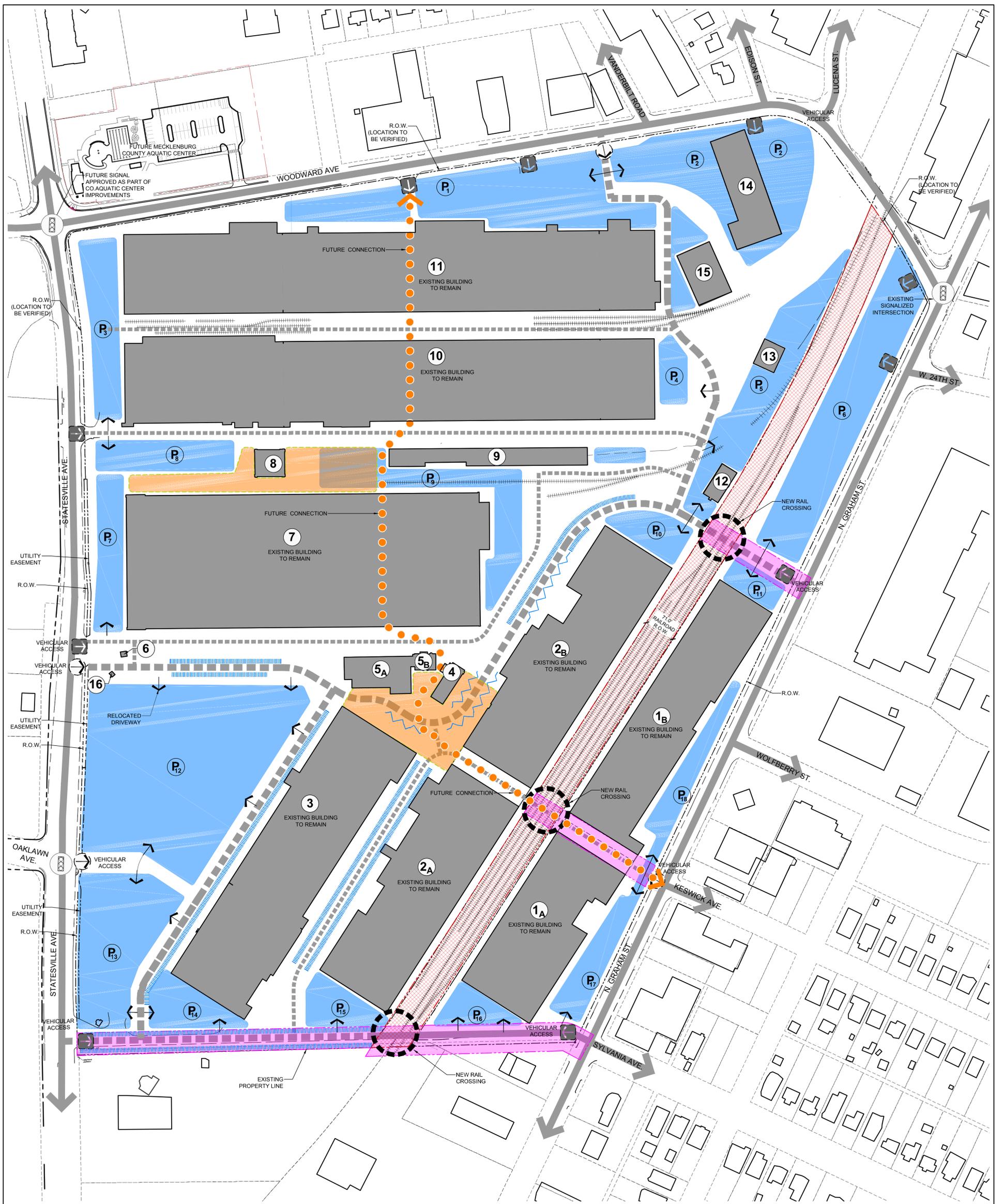
PETITION NO. 2017-xxx

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- URBAN OPEN SPACE
- PROPOSED FUTURE PUBLIC ROW
- EXISTING SURFACE PARKING FIELD
- POTENTIAL PARALLEL ON-STREET PARKING
- PROPOSED ANGLED OR HEAD-IN ON-STREET PARKING
- POTENTIAL MULTIMODAL CONNECTIONS (WOONERF)
- POTENTIAL PRIVATE STREETS (WITH PUBLIC ACCESS EASEMENT)
- PUBLIC ROW (REFERS TO ROW FOR PUBLIC STREET SECTIONS)
- POTENTIAL PARKING FIELD CONNECTIONS / DRIVEWAYS
- POTENTIAL VEHICULAR ACCESS
- EXISTING VEHICULAR ACCESS (DRIVEWAYS)
- EXISTING SIGNAL

SITE DEVELOPMENT DATA:
 -ACREAGE: #172 ACRES#
 -TAX PARCEL #S: 07903101, 07903102, 07903103, 07903104, 07903105, AND 07903106
 -EXISTING ZONING: I-2
 -PROPOSED ZONING: UMUD-O
 -EXISTING USES: VACANT, INDUSTRIAL, WAREHOUSE AND OFFICE
 -PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN UMUD ZONING DISTRICT AND BY THE OPTIONAL PROVISIONS BELOW, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UMUD ZONING DISTRICT, ALL AS MORE SPECIFICALLY DESCRIBED AND LIMITED/RESTRICTED BELOW IN SECTION 3.
 - MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT. SEE WITH RESPECT TO THE DEVELOPMENT LEVELS AS DESCRIBED IN SECTION 3 BELOW.
 - MAXIMUM BUILDING HEIGHT: 180 FEET IN HEIGHT AS TO PORTIONS OF THE SITE AS DESCRIBED IN THE OPTIONAL PROVISIONS OF SECTION 2, AND OTHERWISE UP TO 70' FEET IN HEIGHT ABOVE EXISTING GROUND FLOOR SLAB FOR EXISTING BUILDINGS; BUILDING HEIGHT FOR NEW BUILDINGS WILL BE MEASURED AS DEFINED IN THE ORDINANCE.
 - PARKING: AS REQUIRED BY THE ORDINANCE FOR THE UMUD ZONING DISTRICT

Table 3.e. Development Levels

	Existing	Total thru Phase 1	Total thru Phase 2	Total thru Phase 3
Light Industrial Uses*	1,240,000 sf	530,000 sf	275,000 sf	65,000 sf
EDDE **		30,000 sf	60,000 sf	80,000 sf
Retail/Personal Services		20,000 sf	65,000 sf	200,000 sf
Office		450,000 sf	760,000 sf	1,500,000 sf
Multi-Family Residential		250 units	600 units	1,500 units
Hospitality/Hotel **				
TOTAL	1,240,000 sf	1,030,250 sf	1,160,60 sf	1,846,500 sf

NOTES:
 1. THE PLAN SHOWN IS INTENDED TO BE REVIEWED IN COLOR.
 2. THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON UNFORESEEN FIELD CONDITIONS.
 3. REFER TO SECTIONS AND NOTES FOR PRIVATE STREET SETBACK AND ROW INFORMATION.

DATE: 27 FEBRUARY 2017
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 O.C. BY:
 SCALE: AS SHOWN
 PROJECT #: 1016320

SHEET #:
RZ-01

REVISIONS:

CAMP NORTH END | REZONING MIXED USE + INDUSTRIAL REHAB DEVELOPMENT

ATCO PROPERTIES & MANAGEMENT
 TECHNICAL DATA SHEET

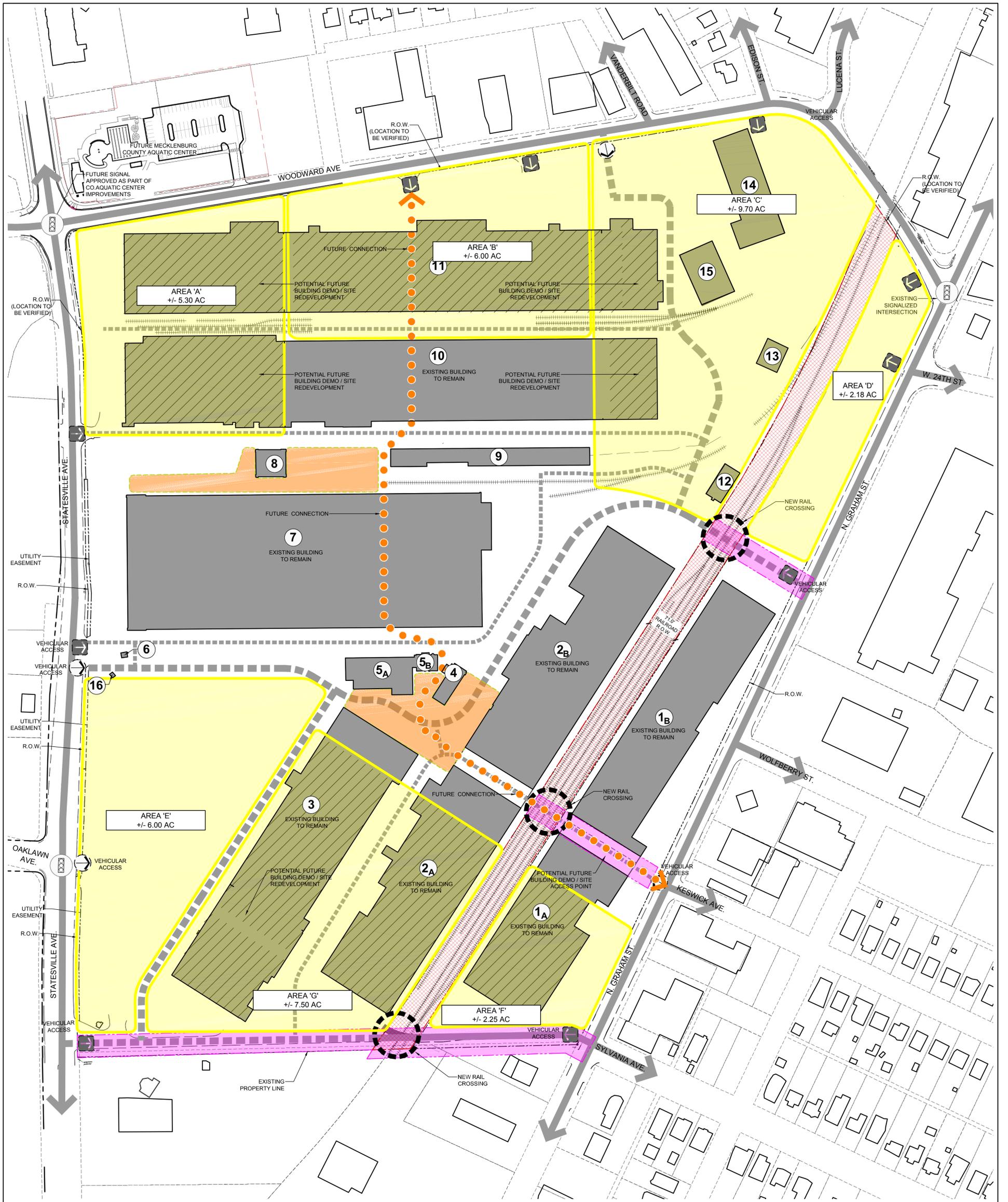
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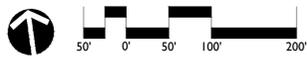


- FUTURE BUILDING ENVELOPES
- URBAN OPEN SPACE
- PROPOSED FUTURE PUBLIC ROW
- EXISTING SURFACE PARKING FIELD
- POTENTIAL PARALLEL ON-STREET PARKING
- PROPOSED ANGLED OR HEAD-IN ON-STREET PARKING
- POTENTIAL MULTIMODAL CONNECTIONS (WOONERF)
- POTENTIAL PRIVATE STREETS (WITH PUBLIC ACCESS EASEMENT)
- PUBLIC ROW (REFER TO ROW FOR PUBLIC STREET SECTIONS)
- POTENTIAL PARKING FIELD CONNECTIONS / DRIVEWAYS
- POTENTIAL VEHICULAR ACCESS
- EXISTING VEHICULAR ACCESS (DRIVEWAYS)
- EXISTING SIGNAL

SITE DEVELOPMENT DATA:
 -ACREAGE: #172 ACRES#
 -TAX PARCEL(S): 07903101, 07903102, 07903103, 07903104, 07903105, AND 07903106
 -EXISTING ZONING: I-2
 -PROPOSED ZONING: UMUD-O
 -EXISTING USES: VACANT, INDUSTRIAL, WAREHOUSE AND OFFICE
 -PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN UMUD ZONING DISTRICT AND BY THE OPTIONAL PROVISIONS BELOW, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UMUD ZONING DISTRICT, ALL AS MORE SPECIFICALLY DESCRIBED AND LIMITED/RESTRICTED BELOW IN SECTION 3.
 - MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT. SEE WITH RESPECT TO THE DEVELOPMENT LEVELS AS DESCRIBED IN SECTION 3 BELOW.
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 3. REFER TO SECTIONS AND NOTES FOR PRIVATE STREET SETBACK AND ROW INFORMATION.

DATE: 27 FEBRUARY 2017
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 DRAWN BY:
 CHECKED BY:
 C.C. BY:
 SCALE: AS SHOWN
 PROJECT #: 1016320
 SHEET #:
RZ-02

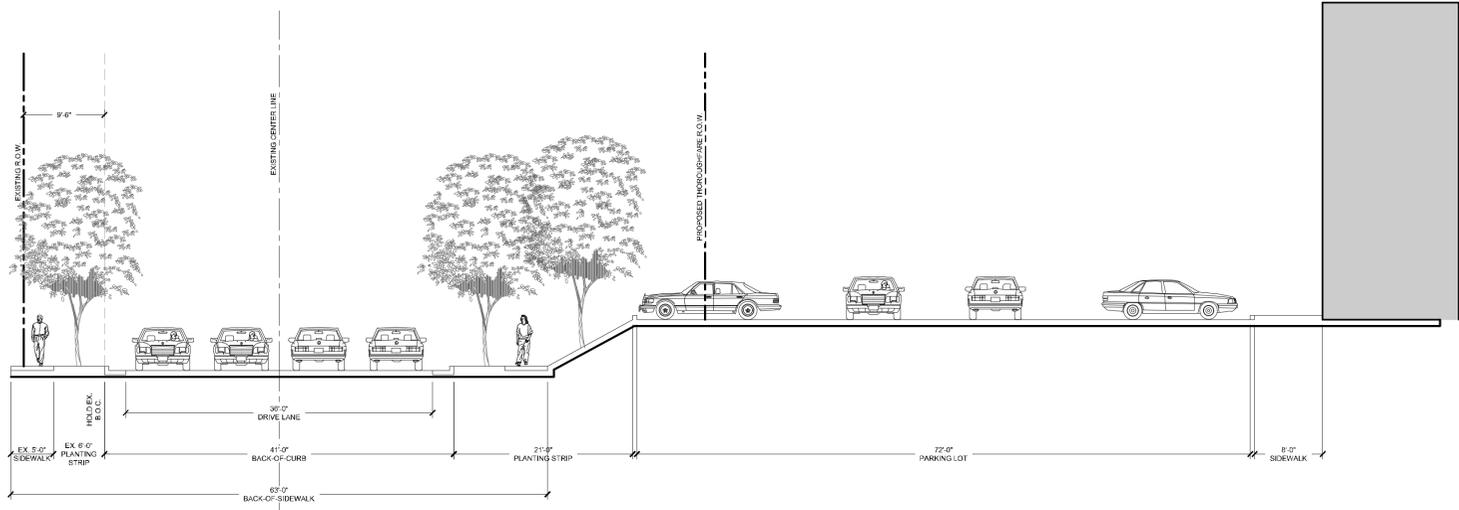
REVISIONS:

CAMP NORTH END | REZONING MIXED USE + INDUSTRIAL REHAB DEVELOPMENT

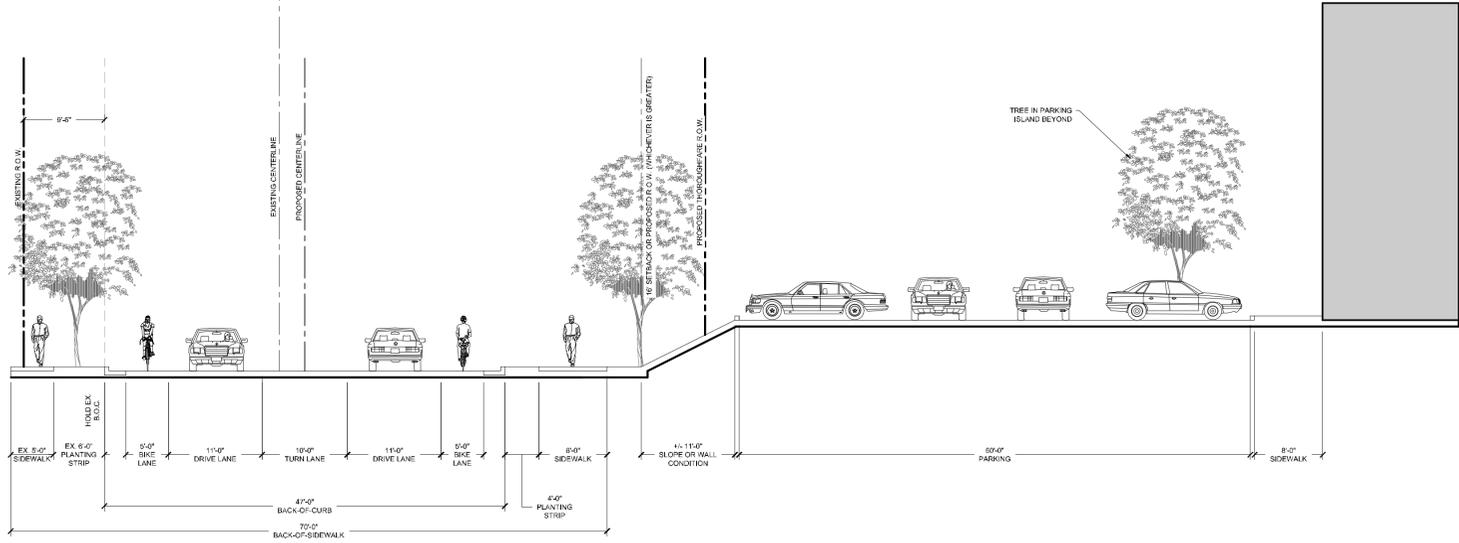
ATCO PROPERTIES & MANAGEMENT
 TECHNICAL DATA SHEET - FUTURE BUILD OUT

PETITION NO. 2017-xxx

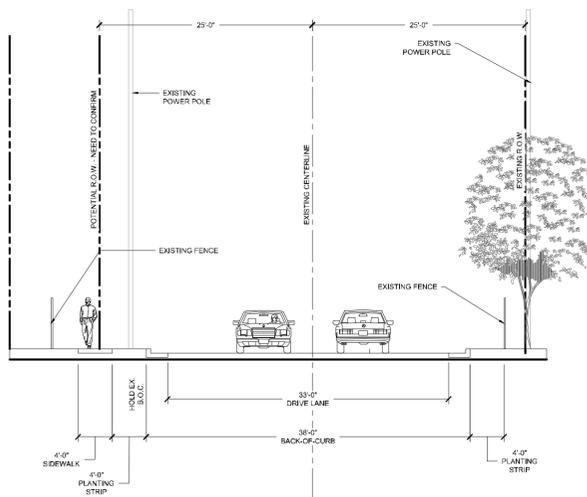
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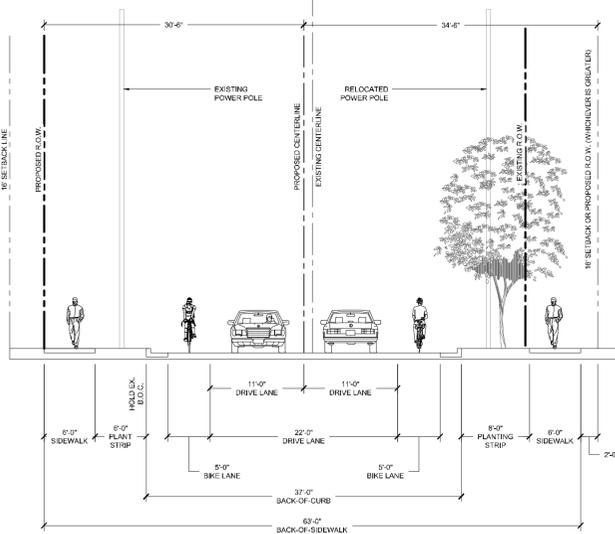
STATESVILLE AVENUE - EXISTING CONDITION
SCALE: 1" = 10'-0"



STATESVILLE AVENUE - PROPOSED CONDITION
SCALE: 1" = 10'-0"

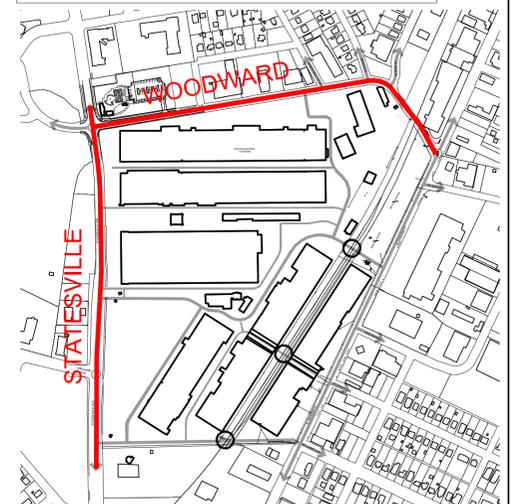


WOODWARD AVENUE - EXISTING CONDITION
SCALE: 1" = 10'-0"



WOODWARD AVENUE - PROPOSED CONDITION
SCALE: 1" = 10'-0"

NOTES:
1. THE PLAN SHOWN IS INTENDED TO BE REVIEWED IN COLOR.
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DATE: 27 FEBRUARY 2017
DESIGNED BY:
DRAWN BY:
CHECKED BY:
O.C. BY:
SCALE: AS SHOWN
PROJECT #: 1016320

REVISIONS:
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SHEET #:
RZ-03

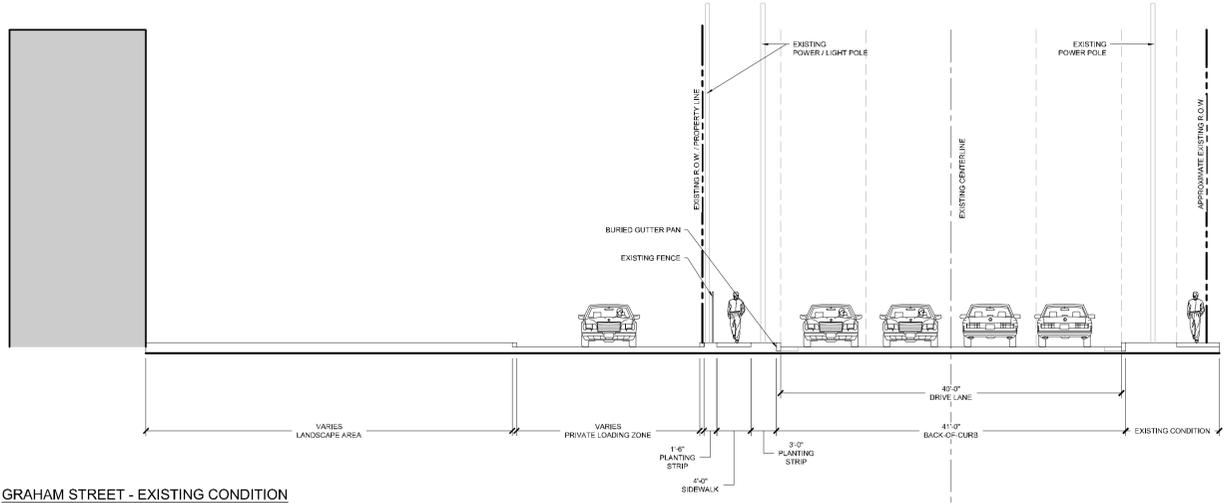
CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
ATCO PROPERTIES & MANAGEMENT
STREET SECTIONS

PETITION NO. 2017-xxx

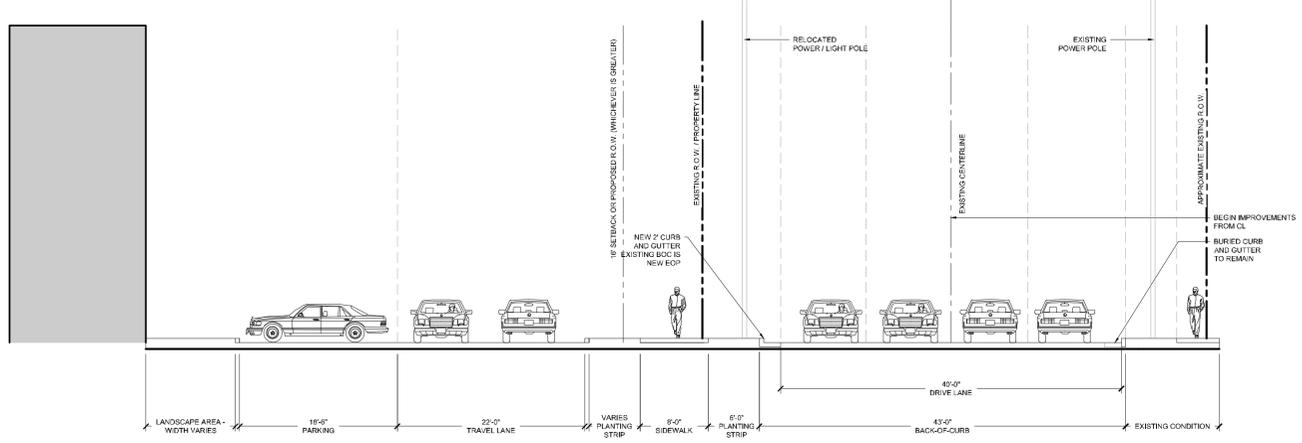


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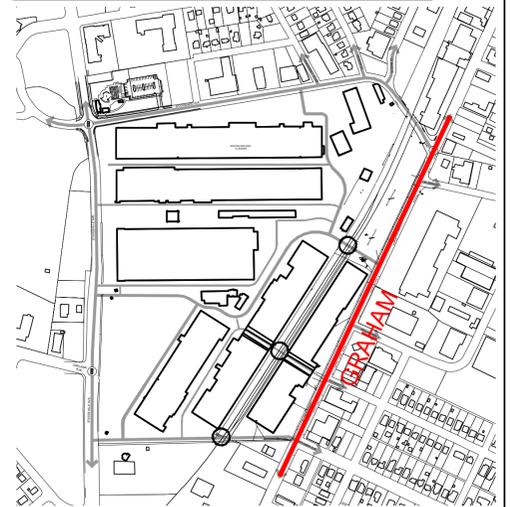


GRAHAM STREET - EXISTING CONDITION
SCALE: 1" = 10'-0"



GRAHAM STREET - PROPOSED CONDITION
SCALE: 1" = 10'-0"

NOTES:
1. THE PLAN SHOWN IS INTENDED TO BE REVIEWED IN COLOR.
2. THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON UNFORESEEN FIELD CONDITIONS.



DATE: 27 FEBRUARY 2017
DESIGNED BY:
DRAWN BY:
CHECKED BY:
O.C. BY:
SCALE: AS SHOWN
PROJECT #: 1016320

SHEET #:
RZ-04

REVISIONS:

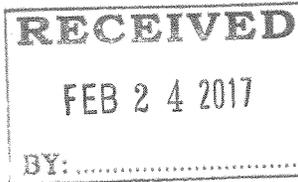
CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
ATCO PROPERTIES & MANAGEMENT
STREET SECTIONS

PETITION NO. 2017-xxxx



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2017-055

I. REZONING APPLICATION
CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>2/24/2017</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Duke Energy Carolinas, LLC - Robert Earley

Owner's Address: 550 S. Tryon Street City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 11/2/1976 / 12/21/1987 / No Record

Property Address: 6519 Craig Street / 414 Toddville Road / Craig Street

Tax Parcel Number(s): 05715104 / 05715102 / 05715116

Current Land Use: Vacant Size (Acres): 1.132 AC

Existing Zoning: R-3 Proposed Zoning: I-2

Overlay: Westside Strategy Plan (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez; Claire-Lyle Graham

Date of meeting: 1/24/17

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: _____

Bohler Engineering NC, PLLC
Name of Rezoning Agent

1927 South Tryon Street, Suite 310
Agent's Address

Charlotte, NC 28203
City, State, Zip

(980) 272-3400 (980) 272-3401
Telephone Number Fax Number

ppennell@bohlereng.com
E-Mail Address

[Signature]
Signature of Property Owner

Robert Earley
(Name Typed / Printed)

Robert Earley
Name of Petitioner(s)

550 South Tryon Street
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

(980) 373-1747 _____
Telephone Number Fax Number

Bob.Earley@duke-energy.com
E-Mail Address

[Signature]
Signature of Petitioner

ROBERT EARLEY
(Name Typed / Printed)

RECEIVED
FEB 24 2017
BY:

2017-056

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____
Date Filed: 2/24/2017
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: Vinson Enterprises Inc.

Owner's Address: 3521 Dewitt LN City, State, Zip: Charlotte NC 28217

Date Property Acquired: 12/09/2006 - 7/16/2014 12/04/2005 - 9/20/2005

Property Address: 2519 Distribution St. ; 2503 Distribution St.

Tax Parcel Number(s): 12104206, 12104205, ~~12104220~~

Current Land Use: Industrial Size (Acres): ~~1.8259~~ 1.3281

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: 02/15/2017

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

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

BRIAN DEY
Name of Rezoning Agent

9300 HARRIS CORNERS PRKY, S-220
Agent's Address

CHARLOTTE, NC 28269-3797
City, State, Zip

704-264-1252
Telephone Number

Fax Number

(owner) Jim@Vinsonenterprises.com
E-Mail Address

James G. Straughn (President)
Signature of Property Owner

James G. Straughn
(Name Typed / Printed)

GLEN NOCIK
Name of Petitioner(s)

2525 DISTRIBUTION ST
Address of Petitioner(s)

CHARLOTTE, NC 28203
City, State, Zip

704-617-1044
Telephone Number

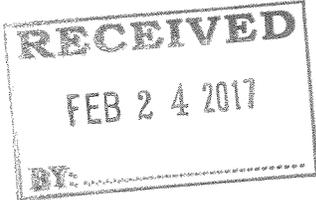
Fax Number

glen@c-3lab.com
E-Mail Address

Glen NociK
Signature of Petitioner

Glen NociK
(Name Typed / Printed)

2017-057



Petition #: _____
Date Filed: 2/24/2017
Received By: [Signature]

I. REZONING APPLICATION CITY OF CHARLOTTE

Property Owners: Arboretum Office #1, LLC
Bank of America, National Association
Wells Fargo Bank, N.A.

Owner's Addresses: 301 S College Street, Charlotte, NC 28202
101 N. Tryon Street, Charlotte, NC 28255
PO Box 36246, Charlotte, NC 28236

Date Properties Acquired: 06/13/1996
01/04/1989
11/10/1988

Property Addresses: 7903 Providence Road, Charlotte, NC 28270
7911 Providence Road, Charlotte, NC 28270
7939 Providence Road, Charlotte, NC 28270

Tax Parcel Numbers: a portion of 227-25-186
227-25-185
227-25-183

Current Land Use: Office/Banking Size (Acres): ± 5.4

Existing Zoning: O-15(CD) Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting* with Kent Main, John Kinley, Jason Prescott, Carlos Alzate and Grant Meacci
Date of meeting: 1/24/17
*(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)*

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To allow redevelopment of the site to include retail and office uses consistent with the character of a Mixed-Use Activity Center.

Bridget Grant, Keith MacVean & Jeff Brown
Name of Rezoning Agent

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

Charlotte, NC 28202

704.331.2379 (BG) **704-378-1973(BG)**
704.331.3531 (KM) **704-378-1954 (KM)**
704-331-1144 (JB) **704-378-1925 (JB)**

Telephone Number Fax Number

bridgetgrant@mvalaw.com;keithmacvean@mvalaw.com
jeffbrown@mvalaw.com
E-mail Address

SEE ATTACHMENTS A-C
Signature of Property Owner

Childress Klein Properties, Inc. (Attn: David Haggart and John Dosser)
Name of Petitioner

301 S. College Street, Ste 2800
Address of Petitioner

Charlotte, NC 28202
City, State, Zip

704.343.4317 (DH) **704.343.4350 (JD)**
704.343.4350 (JD)

Telephone Number Fax Number

David.haggart@childressklein.com;
john.dosser@childressklein.com
E-mail Address

SEE ATTACHMENT D
Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2017-
Childress Klein Properties, Inc.

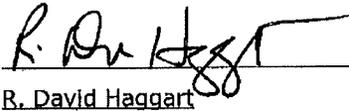
OWNER JOINDER AGREEMENT
Arboretum Office #1, LLC

The undersigned, as the owners of the parcels of land located at 7903 Providence Road that is designated as a portion of Tax Parcel No. 227-25-186 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the O-15(CD) zoning district to the NS or MUDD-O 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 24th day of February, 2017.

Arboretum Office #1, LLC
a North Carolina limited liability company

By: Childress Klein Properties, Inc.,
its Manager

By: 

Name: R. David Haggart

Title: Vice President

ATTACHMENT B

REZONING PETITION NO. 2017-
Childress Klein Properties, LLC

PETITIONER JOINDER AGREEMENT

Bank of America, National Association, successor by merger to NCNB National Bank

The undersigned, as the owners of the parcels of land located at 7911 Providence Road that is designated as a portion of Tax Parcel No. 227-25-185 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the O-15(CD) zoning district to the NS or MUDD-O 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 15th day of February, 2017.

BANK OF AMERICA, NATIONAL ASSOCIATION
a national banking association
Successor by merger to
NCNB National Bank

By:



Name: Sherry Cronan Watts

Title: Vice President

ATTACHMENT C

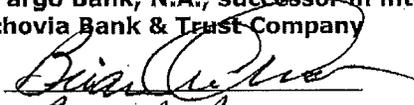
REZONING PETITION NO. 2017-
Childress Klein Properties, LLC

PETITIONER JOINDER AGREEMENT
Wells Fargo Bank, N.A., successor in interest by merger to Wachovia Bank & Trust Company

The undersigned, as the owners of the parcels of land located at 7939 Providence Road that is designated as a portion of Tax Parcel No. 227-25-183 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the O-15(CD) zoning district to the NS or MUDD-O 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 14th day of February, 2017.

**Wells Fargo Bank, N.A., successor in interest by merger
to Wachovia Bank & Trust Company**

By: 

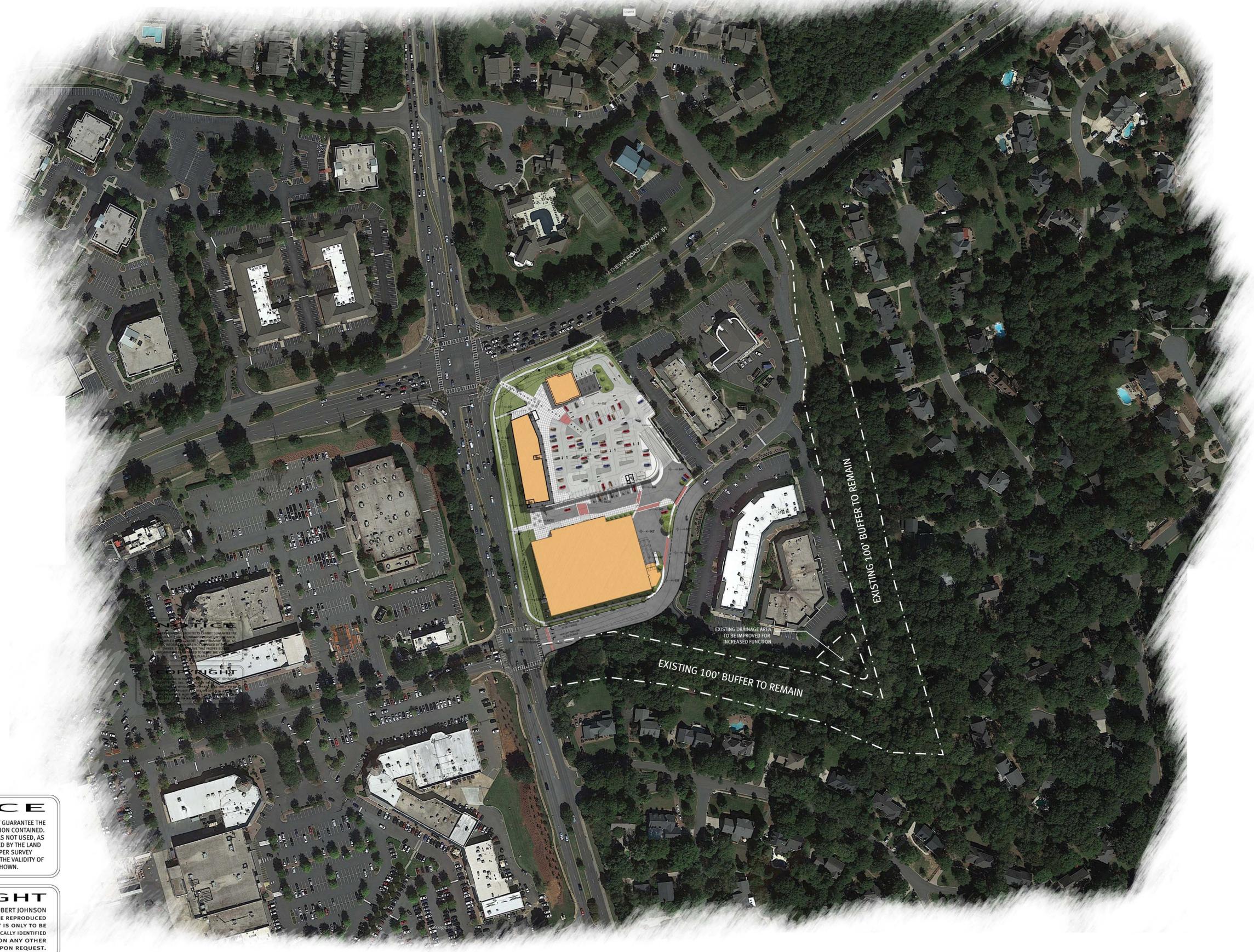
Name: Brian A. Amick

Title: Vice President

ATTACHMENT D
PETITIONER SIGNATURE
REZONING PETITION NO. 2017-
Childress Klein Properties, Inc.

Childress Klein Properties, Inc.

By: R. David Haggart
Name: R. David Haggart
Title: Vice President



ROBERT JOHNSON
architects
1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058
F 704 / 342.3043



**ARBORETUM
MIXED USE
DEVELOPMENT**
CHARLOTTE, NC

PROJECT NUMBER SP 731
ISSUE DATE
REZONING SUBMITTAL 02.27.17

DRAWING DATA

DRAWN BY: GW
CHECKED BY: RJ
FILE NUMBER:

SHEET TITLE

**CONTEXT AND
CONCEPTUAL
SITE PLAN**

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SHEET NUMBER

RZ-01

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1 CONTEXT AND CONCEPTUAL SITE PLAN
RZ-01 SCALE: NTS



ROBERT JOHNSON
architects
1808 West Morehead St.
Charlotte, NC 28208
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GEORGE SCIENCE
GROUP
Incorporated
500-K Clanton Road
Charlotte, NC 28217
(704) 525-2003

NC FIRM LICENSE: F-0585(ENG)
NC FIRM LICENSE: C-279(LA)



**ARBORETUM
MIXED USE
DEVELOPMENT**
CHARLOTTE, NC

PROJECT NUMBER: SP 731
ISSUE DATE

REZONING SUBMITTAL: 02.27.17

DRAWING DATA

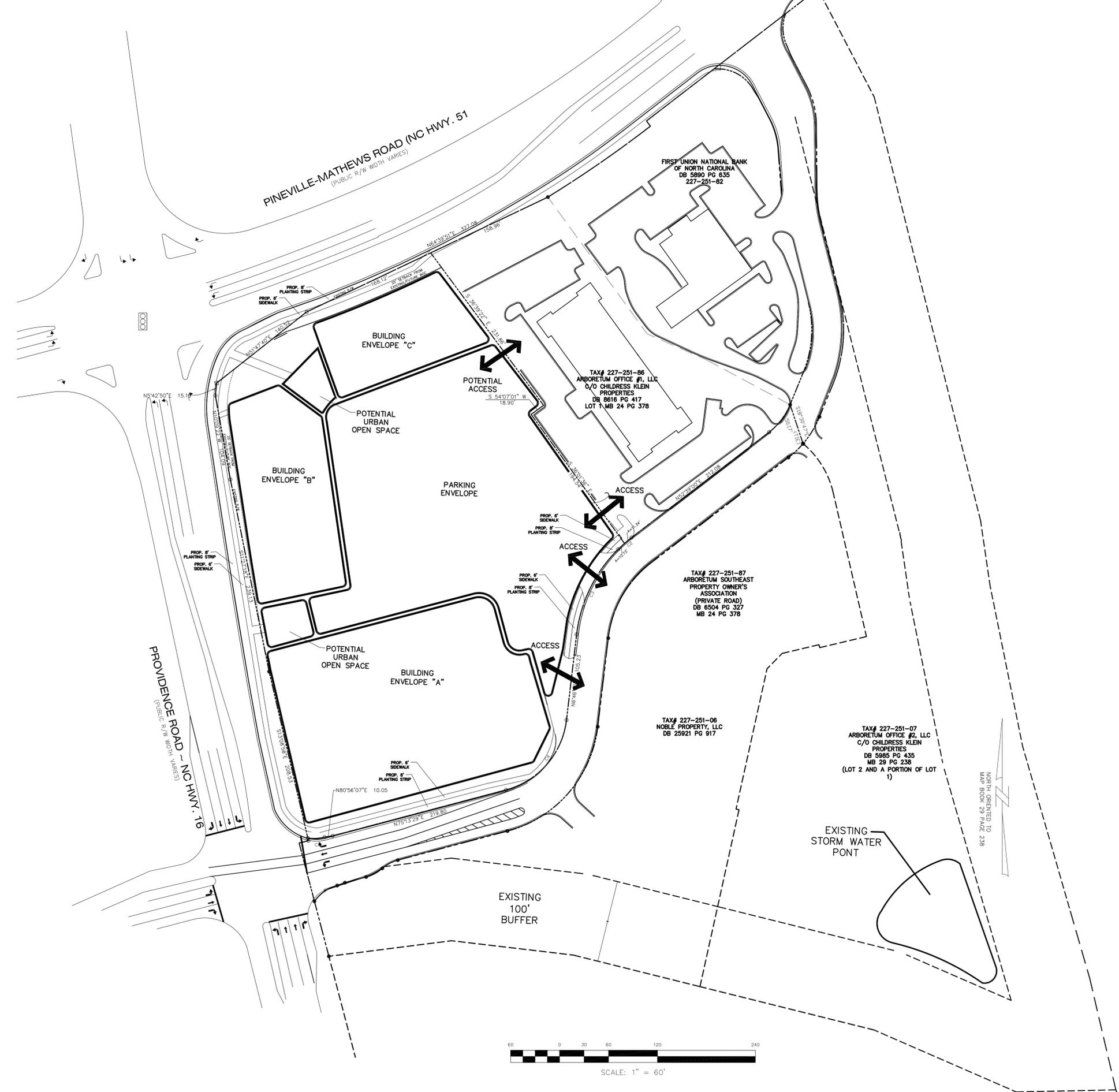
DRAWN BY: GW
CHECKED BY: RJ
FILE NUMBER:

SHEET TITLE
**TECHNICAL
DATA SHEET**

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SHEET NUMBER

RZ-02



Childress Klein | Arboretum Mixed Use
Development Standards
2/22/2017
Re zoning Petition No. 2017-000

Site Development Data:
-Average: 5.4 acres
-Tax Parcel No: 227-251-185, 227-251-183 and portion of 227-251-186
-Zoning: MU15(C2)
-Proposed Zoning: MU15(C2)
-Existing Uses: Office and Financial Institution
-Proposed Uses: Retail, Eating, Drinking, Entertainment, Establishments (EDEE), general and medical office uses, and Personal Service Uses as permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the MU15(C2) zoning district (more specifically described and removed below in Section 3).
-Maximum Gross Square Feet of Development: Up to 90,000 square feet of gross floor area of permitted uses, (subject to the conversion provisions below).
-Maximum Building Height: Buildings will be limited to a maximum building height of 35 feet.
-Parking: Parking will be provided per Ordinance.

1. General Provisions:
a. **Site Location:** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-1, RZ-2, RZ-3, RZ-4 and RZ-5 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Childress Klein Properties, ("Petitioner") to accommodate the development of a high quality mixed use development on an approximately 5.4 acre site located on the southeast quadrant of the intersection of Providence Road and Pineville-Matthews Road (the "Site"). The Site is a portion of the development, known as Arbutum Office Park, located at a corner of such intersection.
b. **Zoning District/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 ("Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MU15(C2) zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
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, location, size and form of the Development Site Elements depicted on the Rezoning Plan are graphic representations of the Development Site Elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
iii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "setback building line" (in this case the external setback, side or rear yards) indicated on Sheet RZ-1; or iv. modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.
The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.
d. **Number of Buildings Principal and Accessory:** The total number of principal buildings to be developed on the Site will be limited to three (3). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings.
e. **Gross Floor Area:** For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, all loading dock areas (open or enclosed), and outdoor dining areas (whether on the roof of the building) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).
f. **Permitted Services:** Personal Service uses will be defined as uses primarily provide such a service to customers versus the selling of goods. A personal service use may sell self products or merchandise that the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, SPA's, Yoga and exercise studios, nail salons, massage shops, martial art training studios, dry cleaning establishments, bookstores, and cafes.
g. **Unified Development for entire Quadrant:** The Site together with that certain site located adjacent to the Site and being the remainder of the Arbutum Office Park as generally depicted on the Rezoning Plan (the "Adjacent Site") shall be reviewed in the aggregate as a planned unit development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan and those existing improvements on the Adjacent Site. As such, side and rear yards, setbacks, building height separation standards, FAR requirements, and other similar requirements and other site elements located on the Site and the Adjacent Site. The Petitioner and/or owners of the Site and the Adjacent Site reserves the right to subdivide the portions or all of the Site and Adjacent Site and create lots within the interior of the Site and Adjacent Site without regard to any such internal separation standards, public use street frontage requirements, and FAR requirements, however, all such separation standards along exterior boundary of the Site and of the Adjacent Site shall be adhered to as such FAR requirements will be regulated by any development limitations set forth herein to the Site.

2. Optional Provisions:
The following optional provisions shall apply to the Site:
a. To allow wall signs to have up to 230 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less.
b. To allow one detached ground mounted sign per street front with a maximum height of 20 feet and containing up to 150 square feet of sign area.
c. To allow, free-standing single-use buildings, to have a detached sign up to four (4) feet high with up to 32 square feet of sign area.
d. To allow up to two uses with accessory drive-through windows in the configuration and with vehicular storage as generally depicted on Sheet RZ-6 of the Rezoning Plan. The allowed accessory windows will be designed so that they do not circulate between the proposed building and Pineville-Matthews Road as generally depicted on the Rezoning Plan.
e. To not require downspouts to be recessed into the face of the building(s) when the width of the sidewalk is at least 10 feet and/or when it is an emergency exit.
f. To allow windows and window boxes that face Providence Road and/or Pineville-Matthews Road to have graphic images (not signs) applied to 100% of the glazing of the window or window box. These windows and graphic images may be used to meet the Street Wall requirements of the Ordinance and will be generally located at the ground floor level of the building to help enhance the pedestrian environment at the base of the building. This optional provision does not prohibit the installation of Window Signs as allowed by Ordinance as long as the images applied to the windows or window boxes.
g. To allow alternative "blank wall" standards, including but not limited to the use of opaque and spandrel glass per Section 11.6.d. of these Development Standards.
Note: The optional provision regarding signs is an addition/modification to the standards for signs in the MU15(C2) zoning district and is to be used with the remainder of MU15(C2) standards for signs not modified by these optional provisions.

3. Permitted Uses, Development Area Limitations:
a. Subject to the restrictions and limitations listed below, the principal buildings constructed on the Site may be developed with up to 90,000 square feet of gross floor area devoted to: retail, EDEE, general and medical office uses, and Personal Service uses as permitted by right, under prescribed conditions and per the Optional provisions above together with accessory uses allowed in the MU15(C2) zoning district.
Up to two (2) uses with an accessory drive through window will be permitted on the Site. The two (2) uses allowed to have an accessory drive through window may be for a financial institution, an EDEE and/or a grocery store. One of the allowed accessory drive through windows will be utilized by the proposed grocery store as a grocery pick-up/drop-off, and home delivery pick-up as generally depicted on the Rezoning Plan.
b. The following uses will not be allowed: gasoline service stations with or without a convenience store.
4. Transportation Improvements and Access:
I. Proposed Improvements:
The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:
(TO BE FORTHCOMING)
Standards, Phasing and Other Provisions:
a. **CDOT/NC DOT Standards:** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT as applicable. It is understood that such improvements may be undertaken by the Petitioner on its own or in cooperation with other development or roadway projects taking place within the area, by way of a private-public partnership effort or other public sector project support.
b. **Substantial Completion:** Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 4 of these Development Standards in accordance with the standards set forth in Section 4.11.4 above provided, however, in the event all roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for buildings on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or bond for any improvements to be placed at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.
c. **Right-of-Way Availability:** It is understood that some of the public roadway improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60 day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition proceeding including compensation for any such land and the expense of such proceeding. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for buildings on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings provided, however, Petitioner continues to exercise good faith efforts to complete the applicable roadway improvements, in such event the Petitioner may be asked to post a letter of credit or bond for any improvements to be placed at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.
d. **Alternative Improvements:** Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

III. Access and Internal Private Street:
a. Access to the Site will be from Providence Road and Arbutum Drive as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.
b. The Petitioner as part of the development of Site will reconstruct Arbutum Drive as a Private Street through the Site from the access point on Providence Road to the limits of the Site as generally depicted on the Rezoning Plan.
c. The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic pattern, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.
d. The Site's internal private street will be designed to include sidewalks and planting strips on one side as generally depicted on the Rezoning Plan except as provided for in section 5 below.

5. Streetscape, Buffer, Landscaping Open Space and Screening:
a. A 25 foot setback as measured from the existing or future back of curb along Providence Road will be provided as generally depicted on the Rezoning Plan. Detached signs will be allowed within the 25 foot setback established along Providence Road.
b. A 25 foot setback as measured from the existing or future back of curb along Pineville-Matthews Road will be provided all as generally depicted on the Rezoning Plan. Detached signs, and a low masonry wall used to screen the parking area will be allowed within the 25 foot setback established along Pineville-Matthews Road.
c. A low masonry wall (3.0 feet high) will be used to screen the parking, circulation and/or mansuering loading along Pineville-Matthews Road as generally depicted on the Rezoning Plan. This low wall will be constructed of masonry materials that match the masonry materials used on the primary buildings.
d. An eight (8) foot planting strip and a minimum six (6) foot sidewalk will be provided along Providence Road within the required setbacks as generally depicted on the Rezoning Plan.
e. An eight (8) foot planting strip and a minimum six (6) foot sidewalk will be provided along Arbutum Drive on one side limited to the length of the Site as generally depicted on the Rezoning Plan. The sidewalk may be located at the back of curb near the loading area as generally depicted on the Rezoning Plan.
f. An internal network of sidewalks (minimum of six (6) feet wide) will be provided on the interior of the Site linking each of the buildings and open space area on the Site. Where crosswalks are required to link the proposed sidewalk to the proposed uses on the Site the crosswalks will be designed with either pavers or stamped asphalt to help create a clear pedestrian path to the buildings within the Site.
g. A minimum of 2,500 square feet of urban open space will be provided on the Site in the building depicted on RZ-2-0. This urban open space area will be improved with landscaping, seating and hardscape areas. The urban open space area will not include private outdoor dining areas, areas located at buffers or the building vehicle yards as generally indicated on the Rezoning Plan.
h. Meter banks will be screened where visible from public view at grade level.
i. Roof top HVAC and related mechanical equipment will be screened from public view at grade level.

6. General Design Considerations:
a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and handrails/railings. The use of decorative block will be limited to a maximum of 25% of any building elevation.
b. The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved). The use of colors (and faces) that are typically associated with brick materials on the attached elevations does not imply that the material illustrated is brick material.
c. The buildings constructed on the Site will be constructed so at least 60% of the exterior building facades of each building constructed on the Site, exclusive of windows, doors, and roofs, will be constructed utilizing the following materials: brick, stone, precast stone, precast concrete, synthetic stone, and decorative block.
d. Building Street Walls will meet or exceed the MUDD requirements for blank walls. The attached building elevations are representative of the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Site's internal private street. These building elevations reflect combinations of materials, material changes, building offsets and window boxes that will be used to meet or exceed the MUDD requirements for street walls. Blank walls will be treated with a combination of the following features: (i) windows with or without shutters; (ii) internally illuminated window boxes with applied graphics images; (iii) vertical elements such as art wall and/or decorative garden and landscape elements; (iv) decorative lighting elements; (v) heavy landscaped areas composed of a combination of large and small maturing evergreen and deciduous trees, evergreen and deciduous shrubs and seasonal color; and (vi) windows with opaque or spandrel glass.
e. The proposed landscaping in the area of the proposed green located adjacent to the internal private street will be screened from the internal private street with either, a wall a minimum of eight (8) feet tall, or tall evergreen landscaping, or a combination of a wall and landscaping as generally depicted on the Rezoning Plan.

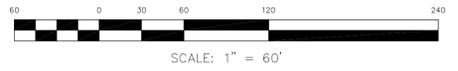
7. Environmental Features:
a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
b. The Site will comply with the Tree Ordinance.

8. Signage:
a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.
b. On premises directional and instructional signs may be located throughout the Site per the standards of the Ordinance.
c. No wall signs shall be permitted on the facade of the building fronting Arbutum Drive.

9. Lighting:
a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding linear, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
b. Detached lighting on the Site, except street lights located along public streets, will be limited to 25 feet in height.

10. Amendments to the Rezoning Plan:
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

11. Blinding 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.
b.



I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>2/24/2017</u>
Received By:	<u>[Signature]</u>

Property Owners: TKC CLIV LLC C/O The Klein Corp

Owner's Addresses: 5935 Carnegie, Blvd, Ste. 200, Charlotte, NC 28209

Date Properties Acquired: 12/27/2013

Property Addresses: 8401 Medical Plaza Drive, Charlotte, NC 28262

Tax Parcel Numbers: 027-033-01

Current Land Use: Office Size (Acres): ± 11.1

Existing Zoning: RE-1 Proposed Zoning: RE-3(O)

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

Required Rezoning Pre-Application Meeting* with Claire Lyte-Graham, Rick Grochoske, Julia Zweifel and Josh Weaver

Date of meeting: 2/21/17
(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To allow development of the undeveloped portion site to allow office and commercial uses.

Bridget Grant, Keith MacVean & Jeff Brown
Name of Rezoning Agent

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

Charlotte, NC 28202

<u>704.331.2379 (BG)</u>	<u>704-378-1973(BG)</u>
<u>704.331.3531 (KM)</u>	<u>704-378-1954 (KM)</u>
<u>704-331-1144 (JB)</u>	<u>704-378-1925 (JB)</u>
Telephone Number	Fax Number

bridgetgrant@mvalaw.com; keithmacvean@mvalaw.com
jeffbrown@mvalaw.com
E-mail Address

The Keith Corporation (Attn: Andy Lawler)
Name of Petitioner

5935 Carnegie Boulevard, Ste. 200
Address of Petitioner

Charlotte, NC 28209
City, State, Zip

<u>704.319.8166</u>	
Telephone Number	Fax Number

alawler@thekeithcorp.com
E-mail Address

SEE ATTACHMENT A
Signature of Property Owner

SEE ATTACHMENT B
Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2017-
The Keith Corporation

OWNER JOINDER AGREEMENT
TKC CLIV LLC C/O The Keith Corporation

The undersigned, as the owners of the parcels of land located at 8401 Medical Plaza Drive that is designated as a portion of Tax Parcel No. 027-033-01 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the RE-1 zoning district to the RE-~~3~~ 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. *(0)

This 24 day of February, 2017.

TKC CLIV LLC C/O The Keith Corporation

By: Elizabeth Jagielski

Name: Elizabeth Jagielski

Title: Member

ATTACHMENT B

PETITIONER SIGNATURE
REZONING PETITION NO. 2017-
The Keith Corporation

The Keith Corporation

By: Elizabeth Jagielski
Name: Elizabeth Jagielski
Title: Corporate Secretary

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THE KEITH CORPORATION
 Real Estate Development
 Brokerage/Property Management
 5935 Carnegie Blvd.
 Charlotte, North Carolina 28209
 704.365.6000 (f)704.365.0733

PROJECT NUMBER
DESIGN BY
APPROVED BY
DRAWN BY
Date
DIGITAL FILE

REVISION

TKC CLIV, LLC
 5935 Carnegie Blvd.
 Charlotte, North Carolina 28209
 704.365.6000 (f)704.365.0733

FOR PUBLIC HEARING

PETITION NUMBER

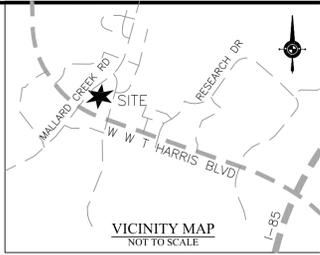
8401
 MEDICAL PLAZA
 DRIVE
 CHARLOTTE
 NORTH CAROLINA

EXISTING
 CONDITION

RZ-1

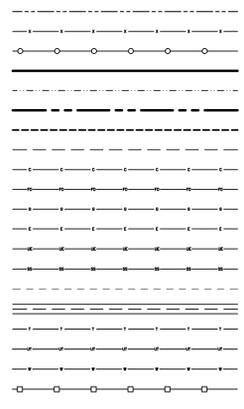
NOT FOR CONSTRUCTION DRAWINGS

PRINTING SHEET SIZE 24X36



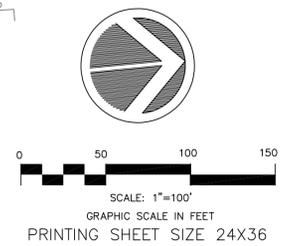
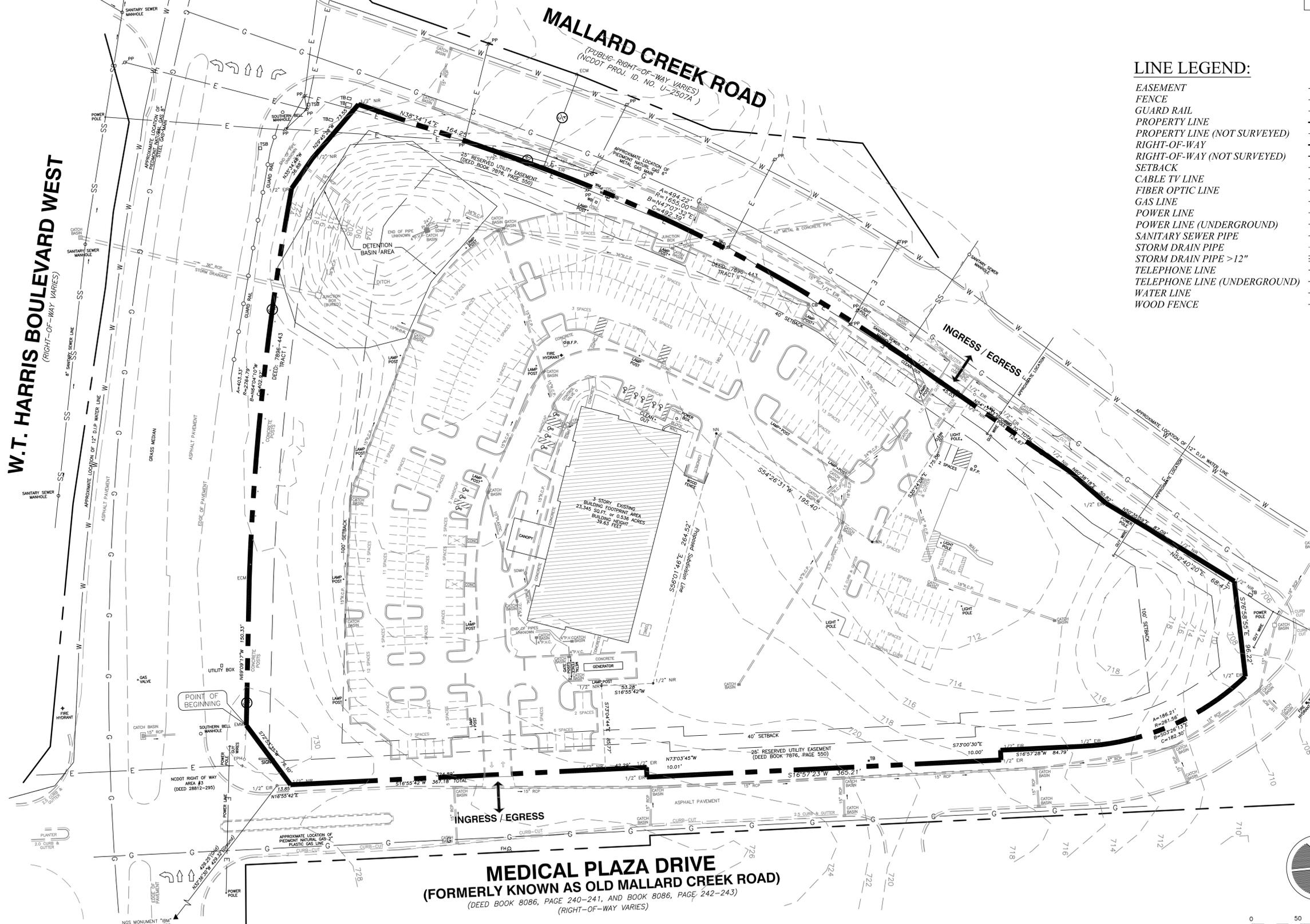
LINE LEGEND:

- 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



SYMBOL LEGEND

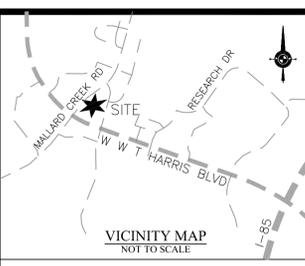
- ⊙ POWER POLE (P.P.)
- ⊙ SEWER MAN HOLE
- ⊙ DRAINAGE MAN HOLE
- E—E— ELECTRIC LINE
- ☆ LIGHT POLE (L.P.)
- ⊙ WELL
- U.G. PIPE
- N.I.R. NEW IRON REBAR
- E.I.R. EXISTING IRON REBAR
- E.I.P. EXISTING IRON PIPE
- ⊙ FIRE HYDRANT
- ⊙ U.G. FIBER OPTIC CABLE
- ⊙ CURB INLET



W.T. HARRIS BOULEVARD WEST
 (RIGHT-OF-WAY VARIES)

MEDICAL PLAZA DRIVE
 (FORMERLY KNOWN AS OLD MALLARD CREEK ROAD)
 (DEED BOOK 8086, PAGE 240-241, AND BOOK 8086, PAGE 242-243)
 (RIGHT-OF-WAY VARIES)

NGS MONUMENT "BM"
 NAD 83 COORDINATES:
 N= 976,024.84 FEET
 E= 1,470,395.38 FEET
 CCF: 0.99984301



DEVELOPMENT DATA TABLE

SITE ACREAGE:	11.06 AC
TAX ID:	027-033-01
EXISTING ZONING:	RE-1
PROPOSED ZONING:	RE-3
EXISTING USES:	OFFICE
PROPOSED USES:	ALL USES IN RE-3
FLOOR AREA RATIO:	PER ZONING ORDINANCE
MAXIMUM BUILDING HEIGHT:	PER NOTES
NO. OF PARKING SPACES:	PER ZONING ORDINANCE
URBAN OPEN SPACE:	PER ZONING ORDINANCE

MANSOUR EDLIN CONSULTING
 1515 MOCKINGBIRD LANE
 SUITE 802 Charlotte, N.C. 28209
 Phone 704/672-1560
 Fax 704/672-1562

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PROJECT NUMBER
DESIGN BY
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DRAWN BY
DATE
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REVISION

TKC CLIV, LLC
 5935 Carnegie Blvd.
 Charlotte, North Carolina 28209
 704.365.6000 (f)704.365.0733

FOR PUBLIC HEARING

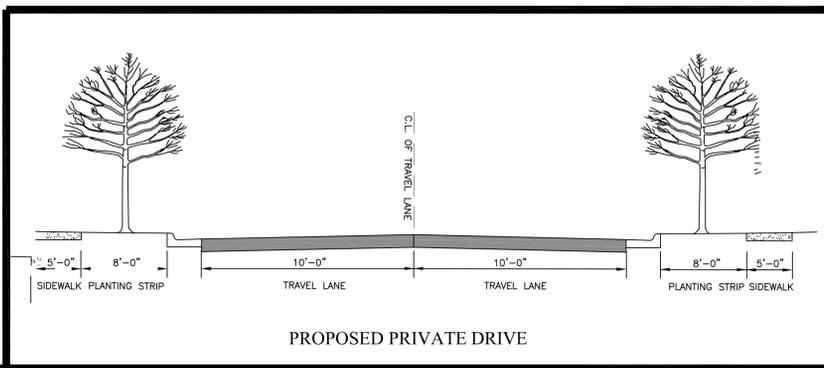
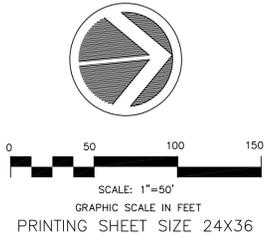
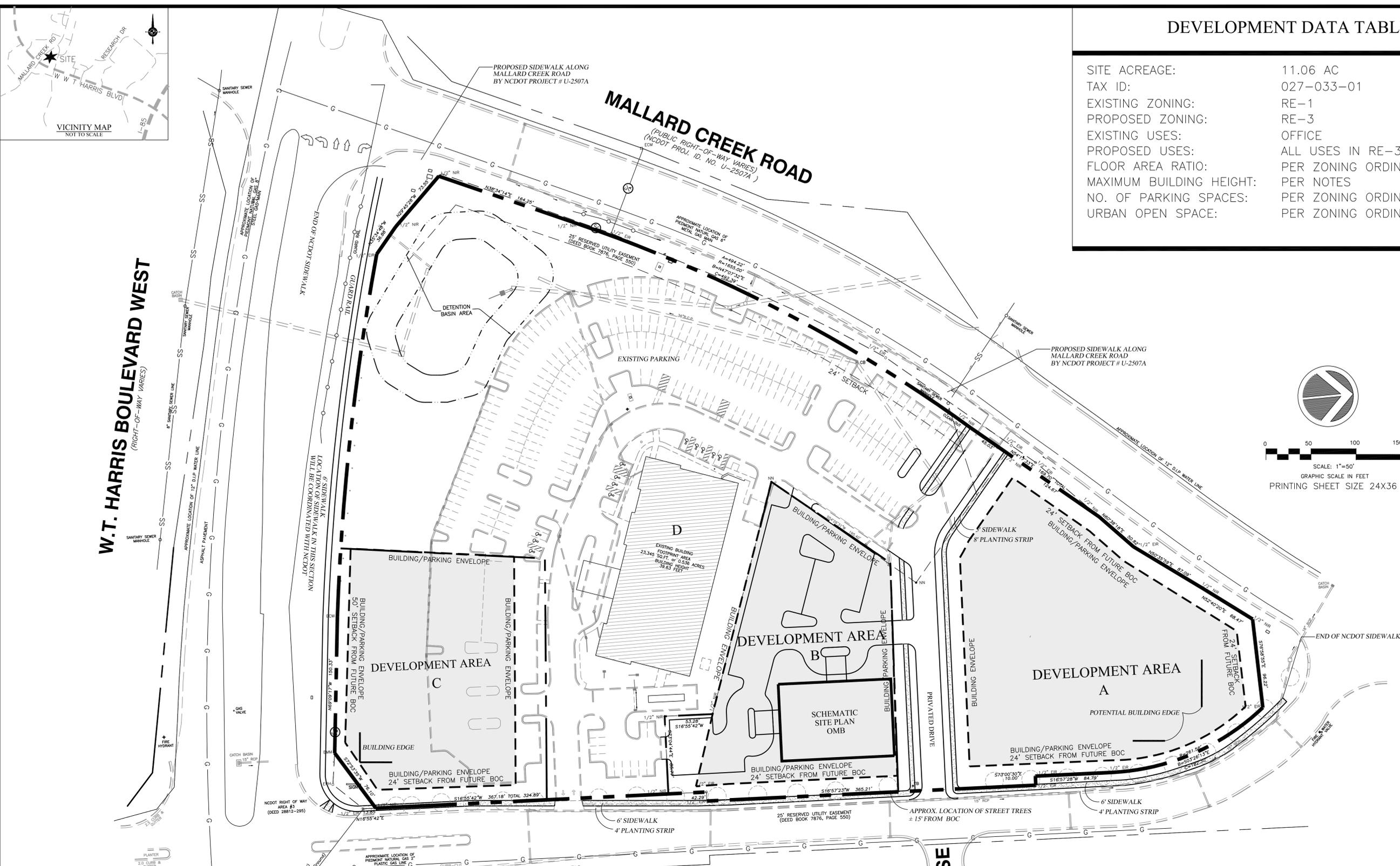
PETITION NUMBER

8401
MEDICAL PLAZA DRIVE
 CHARLOTTE
 NORTH CAROLINA

ILLUSTRATIVE SITE PLAN

RZ-2

W.T. HARRIS BOULEVARD WEST
 (RIGHT-OF-WAY VARIES)



PRINTING SHEET SIZE 24X36

Z:\art\data\2017 PROJECTS\REZONING\CD\RE-ZONING 02.23.2017.dwg

Keith Corp
Development Standards
2/23/17
Rezoning Petition No. 2017-000

Site Development Data:

- Acreage: ± 11.1
- Tax Parcel #: 027-033-01
- Existing Zoning: RE-1
- Proposed Zoning: RE-3(O)
- Existing Uses: Office/Vacant
- Proposed Uses: Office and commercial uses as allowed in the RE-3(O) zoning district (as more specifically described and restricted below in Section 3).
- Maximum Amount of Development: Up to 160,000 square feet of gross floor area of non-residential uses, including 70,000 square feet of existing office use, subject to the conversion rights described below, together with accessory uses as allowed in the RE-3 district (as more specifically described and restricted below in Section 3).
- Maximum Building Height: A maximum building height of 50 feet as allowed by the Ordinance. Building height to be measured as required by the Ordinance.
- Parking: Parking as required by the Ordinance.

I. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by The Keith Corporation to accommodate development of an additional office and commercial development on an approximately 11 ± acre Site located along Mallard Creek Road and Medical Plaza Drive at W.T. Harris Boulevard (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the attached Technical Data Sheet and Schematic Site Plan and these Development Standards (together with the site plan referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or the Supplemental Sheets establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance (the "Ordinance") for the RE-3 Conditional District zoning district classification, subject to the Optional Provisions provided below, shall govern all new development on the Site.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

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

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director, or designee will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed five (5). The Petitioner reserves the right to combine or split to have a greater number of buildings than is illustrated on the Schematic Site Plan. Accessory building and structures shall not be considered in any limitation on the number of buildings on each of the Parcels.

- e. **Gross Floor Area.** For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

- f. The Site may be considered a unified development plan and as such internal separation standards such as buffers, side and/or rear yards may be eliminated, subject to the normally required Staff review and approval process.

2. Optional Provisions

- a. To allow service lanes associated with a drive-in window to be located between the façade and abutting public or private streets.
- b. The Petitioner seeks the Optional provision to provide a 24 foot setback as measured from the future back of curb along Mallard Creek Road and Medical Plaza Drive, as generally depicted on the Rezoning Plan, to preserve existing mature trees and in response to site conditions.
- c. The Petitioner seeks the Optional Provision to provide a 4 foot planting strip and 6 foot sidewalk along Medical Plaza Drive as indicated on the Rezoning Plan to preserve existing mature trees.
- d. The Petitioner seeks the Optional Provision to provide a 50 foot setback along W.T. Harris Boulevard as indicated on the Rezoning Plan.

- e. The Petitioner seeks the Optional provision to allow parking and maneuvering for parking to be located between the existing and proposed buildings and Mallard Creek Road, Medical Plaza Drive and W.T. Harris Boulevard, as generally depicted on the Rezoning Plan. These proposed parking and maneuvering areas will be screened from the public streets.

3. Permitted Uses, Development Area Limitations and (Conversion/Transfer Rights):

- a. Development Areas A, B, C, and D of the Site may be collectively developed with up to 160,000 square feet of gross floor area uses, of which 70,000 currently exists in Development Area D, allowed in the RE-3 zoning district including, without limitation, restaurant (EDEE) uses, office and medical office uses along with accessory uses, subject to the restrictions listed below.
 - i. No more than one use may include accessory drive-through window facilities within the Site. The use with the drive-through facilities may be located in Development Area C.
 - ii. The number of drive-through lanes will be limited to one for uses allowed to have an accessory drive-through window except financial institutions (e.g. banks) which may have up to four (4) drive-through lanes including a lane for a drive up automatic teller machine (ATM) if an ATM is provided.

4. Transportation Improvements:

I. Proposed Improvements

- a. **TO BE FORTHCOMING**

II. Standards, Phasing and Other Provisions.

- a. **CDOT/NC DOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT as applicable. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support.
- b. **Substantial Completion.** Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 4.1 above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 4.II.a above provided, however, in the event all roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.
- c. **Right-of-way Availability.** It is understood that some of the public roadway improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60 day period, the Petitioner is unable to acquire any land necessary to provide for any such

additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

- d. **Alternative Improvements.** Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

5. Access and Right-of-way Dedication:

- a. Vehicular access to the Site shall be provided as generally depicted on the Technical Data Sheet (Sheet RZ-1). The number and locations of driveways connecting to the interior public streets is not limited by what is indicated on the Technical Data Sheet; the location and number will be determined during the land development process.
- b. The placements and configurations of these 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 CDOT and/or the North Carolina Department of Transportation ("NCDOT").
- c. The Site's internal Private Street will be designed to include sidewalks and planting strips as generally depicted on RZ-01.
- d. All new streets shall be designed per CDOT and Subdivision standards.
- 6. Streetscape, Landscaping Open Space and Screening:**
 - a. A 24 foot setback, as measured from future back of curb, will be provided on Mallard Creek Drive and Medical Plaza Drive as generally depicted on RZ-01
 - b. A 50 foot setback, as measured from the future back of curb, will be provided on W.T. Harris as generally depicted on RZ-01.
 - c. A sidewalk will be constructed along the Site's frontage on Mallard Creek Drive as part of an NCDOT project.

- d. A 6 foot sidewalk will be provided along W.T. Harris as generally depicted on RZ-01. The sidewalk will be located outside of the right of way and within the setback.
- e. A 4 foot planting strip, as allowed by the optional provisions, and a 6 foot sidewalk will be provided along Mallard Creek Road and Medical Plaza Drive as generally depicted on RZ-01 to preserve existing large mature trees. Where there are not existing trees, an 8 foot planting strip and a 6 foot sidewalk shall be provided.

7. General Design Guidelines. (Starting General Design Standards)

- a. Buildings fronting on Medical Plaza Drive and W.T. Harris Boulevard will be articulated such that expanses of solid walls exceeding 20 linear feet will be avoided with either horizontal and vertical variations in wall planes, materials and/or building color.
- b. New buildings fronting on public streets shall include a minimum of 40% transparent glass between four (4') feet and eight (8') feet on the first floor. Shadow boxes or window graphics may be utilized behind transparent glass to screen bathrooms, back of house or kitchens, but may not exceed more than 40% of the total required building transparency requirement.
- c. All buildings must be sited maintaining pedestrian interconnectivity between buildings and through parking areas. This will be done by providing a minimum of a six (6) foot sidewalk between buildings and through parking areas and connecting each building to the sidewalk network that will be provided throughout the Site.
- d. All buildings located within the Site will be architecturally integrated to complement one another by using similar or compatible architectural styles, building materials, landscape elements, plants and signage treatments to create a unified and cohesive development. In addition, buildings located on Parcels A and B must be designed using a similar; (i) architectural style, (ii) building materials, (iii) colors and (iv) signage so that development on these Parcels creates a cohesive whole and not a series of buildings with unrelated and wholly dissimilar architectural styles, building materials, colors and signage.
- e. The buildings constructed on the Site will use a variety of building materials. The building materials used on the will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementations siding (such as hardi-plank), stucco, EFIS or wood. At least 40% of each building façade exclusive of windows, doors and roofs will be constructed of brick, stone, synthetic stone, or precast stone. Vinyl as a building material may only be used on windows and soffits.
- f. All sides of the buildings to be constructed on the Site will be built using four-sided architecture.
- g. The scale and massing of non-residential buildings longer than 150 feet along a street shall be minimized by utilizing a combination of the following options: (1) varied roof lines through the use of slopes, modulated buildings heights, gables, dormers or innovative architectural solutions; (2) building corners to provide visual interest at the pedestrian level as well as to differentiate roof lines or highlight ground floor uses; (3) horizontal and vertical variations in wall planes; and/or (4) architectural protrusion.

- h. Utilities shall be screened and shall not be visible from the public street. This includes, mechanical and electrical equipment, utility meters, dumpsters, and backflow preventers. No fencing shall be located between the building and the public street.

8. Environmental Features:

- a. Development on the Site shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance (PCO) and Tree Ordinance.

9. Signage:

- a. The detached signs installed throughout the Site will utilize similar materials and colors so as to create a unified design. In addition the signs will utilize materials and colors that re-enforce the image of the University Research Park. Signs will be integrated into the landscape setbacks with accent plants and seasonal color.

10. Lighting:

- a. All lighting fixtures located on the Site shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that is not visible from off-Site residentially zoned or used property that may be installed along the internal sidewalks.
- b. The maximum height of detached lights shall not exceed 31 feet.

11. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

12. 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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PROJECT NUMBER
DESIGN BY
APPROVED BY
DRAWN BY
Date
DIGITAL FILE

REVISION

TKC CLIV, LLC

5935 Carnegie Blvd.
Charlotte, North Carolina 28209
704.365.6000 (f)704.365.0733

FOR PUBLIC HEARING

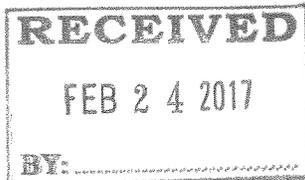
PETITION NUMBER

**8401
MEDICAL PLAZA
DRIVE
CHARLOTTE
NORTH CAROLINA**

**TECHNICAL DATA
SHEET**

RZ-3

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2017-059
 Date Filed: 2/24/2017
 Received By: B+

Complete All Fields (Use additional pages if needed)

Property Owner: GRIFFIN BROMERS ACQUISITIONS LLC
 Owner's Address: 19141 CATANBA AVE City, State, Zip: CORNELIUS, NC 28031
 Date Property Acquired: _____
 Property Address: N/A
 Tax Parcel Number(s): 033-01-214
 Current Land Use: VACANT Size (Acres): 3.78
 Existing Zoning: R3 Proposed Zoning: I1
 Overlay: LW-PA (Specify PED, Watershed, Historic District, etc.)
 Required Rezoning Pre-Application Meeting* with: CLAIRE LYTE-GRAHAM
 Date of meeting: 8/23/16

(*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: _____

ROBERT KEZIAH
 Name of Rezoning Agent
11054 HOLIDAY COVE
 Agent's Address
TEGA CAY, SC 29708
 City, State, Zip
(803) 396-8000
 Telephone Number Fax Number
RKEZIAH@CompuTium.net
 E-Mail Address
[Signature]
 Signature of Property Owner
Larry Griffin Jr
 (Name Typed/ Printed)

SATURDAY NIGHT LLC
 Name of Petitioner(s)
2764 PLEASANT RD # 11718
 Address of Petitioner(s)
FRT MILL, SC 29708
 City, State, Zip
(803) 396-8000
 Telephone Number Fax Number
[Signature]
 Signature of Petitioner
ROBERT E. KEZIAH
 (Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
FEB 27 2017

2016-060
Petition #: _____
Date Filed: 2/25/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Robert Lane Hartis

Owner's Address: 3511 McKee Road City, State, Zip: Charlotte, NC 28270

Date Property Acquired: 6/24/1992

Property Address: 3511 McKee Road, Charlotte, NC 28270

Tax Parcel Number(s): 23105405

Current Land Use: Single Family Size (Acres): 2.7

Existing Zoning: R-3 Proposed Zoning: INST (CD)

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

Required Rezoning Pre-Application Meeting* with: Kent Main, John Kinley, Carlos Alzate, Grant Meacci
Date of meeting: 2/7/17

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

For Conditional Rezonings Only:
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): No
Purpose/description of Conditional Zoning Plan: To develop the site for use as a Child Care Facility serving approximately 120 children. Site development will include improvements for child play areas, as well as pedestrian and vehicular circulation.

Landworks Design Group PA
Name of Rezoning Agent

7611 Little Ave, Suite 111
Agent's Address

Charlotte, NC 28226
City, State, Zip

704-841-1604 (x701) 704-841-1604
Telephone Number Fax Number

mlangston@landworkspa.com
E-Mail Address

[Signature]
Signature of Property Owner

Robert L Hartis
(Name Typed / Printed)

Bill & Yaa Enterprises, Inc.
Name of Petitioner(s)

2010 Shalford Lane
Address of Petitioner(s)

Matthews, NC 28104
City, State, Zip

513-600-5231 / 980 253 8180
Telephone Number Fax Number

Bill2yaa@gmail.com
E-Mail Address

[Signature]
Signature of Petitioner

Yaa.A.McConnell, Bill Mcnell
(Name Typed / Printed)



CORPORATE CERTIFICATIONS
 NC PE: C-2530 NC LA: C-253
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: KKF

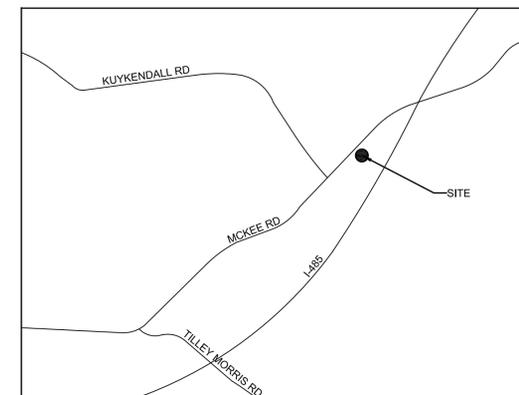
Checked By: MDL

Date: 02/24/2017

Project Number: 16057

Sheet Number:

RZ-1



VICINITY MAP

SITE DATA:

ACREAGE: 2.7 AC
 TAX PARCEL ID: 23105405
 EXISTING ZONING: (R-3) SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING: INST (CD)
 EXISTING USE: SINGLE FAMILY
 PROPOSED USE: CHILDCARE FACILITY (LARGE)

BUILDING SIZE: ±12,000 SQFT.

FRONT SETBACK: 40' FROM ROW
 MIN. SIDE YARD: 20' MIN
 MIN. REAR YARD: 10' MIN
 BUFFERS & SCREENING: 20' MIN

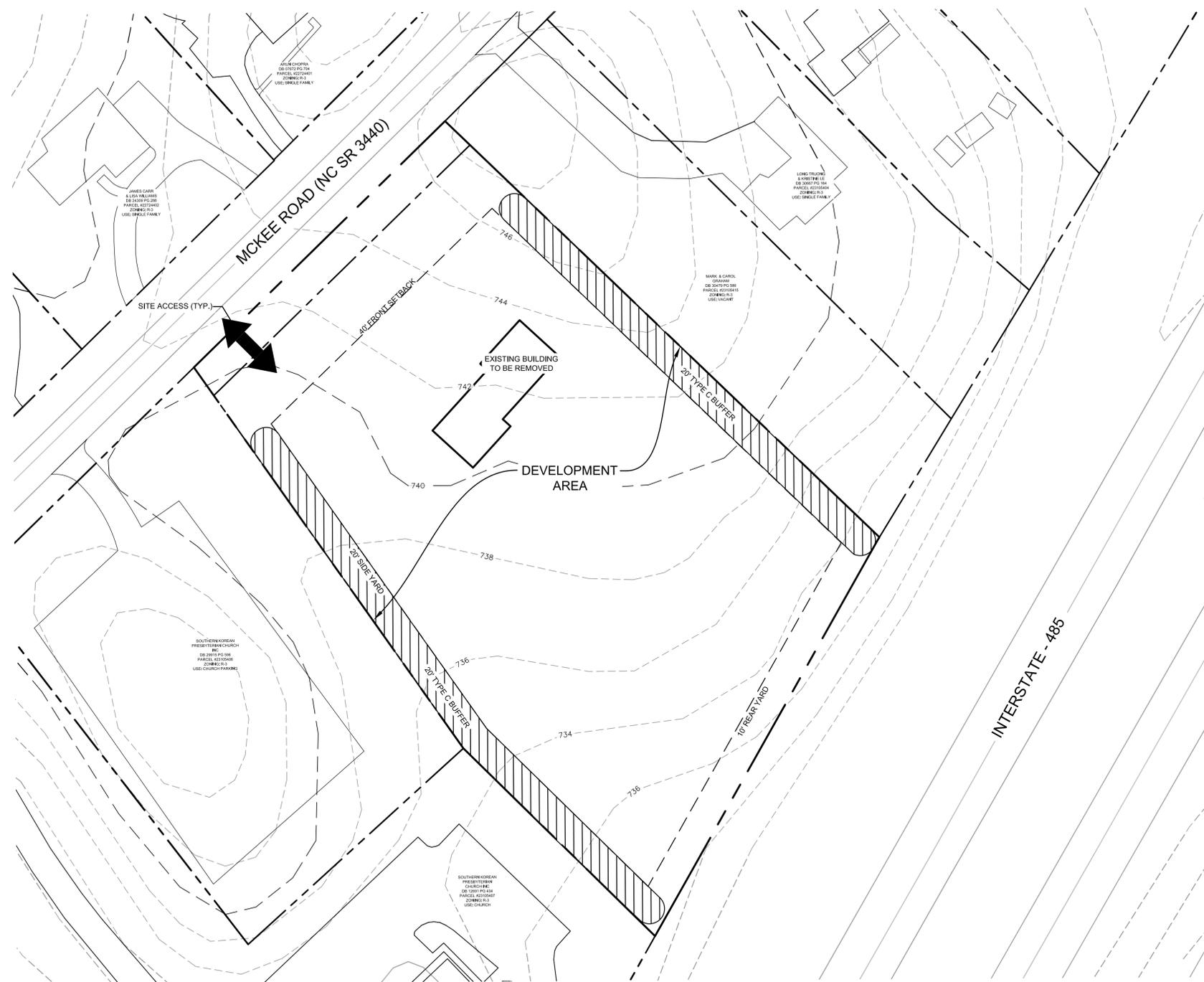
MAX. PROPOSED BUILDING HEIGHT: 40' MAX

PARKING REQUIRED:
 DAYCARE: (1 SPACE PER 1 EMPLOYEE & 1 SPACE PER 10 CHILDREN)
 (25 STAFF/ 120 CHILDREN) 25 + 12 = 37 SPACES
 PROPOSED: 44 SPACES + 1 HC SPACE

BICYCLE PARKING
 REQUIRED: 2 L.T. & 2 S.T.
 PROPOSED: PER ORDINANCE

TREE SAVE REQUIRED: 15% OF PROPERTY AREA
 TREE SAVE PROVIDED: 15% MIN.

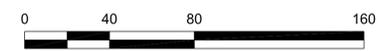
WASTE MANAGEMENT: DUMPSTER (SCREENED)



Development Standards

1. 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.
2. Purpose
 - a. The purpose of this Rezoning application is to provide for the development of a child care facility serving approximately 120 children. To achieve this purpose, the application seeks the rezoning of the site to the Institutional Conditional (INST(CD)) district.
3. Permitted Uses
 - a. Uses allowed on the property included in this Petition will be a child care facility and related accessory uses as are permitted in the INST district.
4. Transportation
 - a. The site will have access via parking lot connections to McKee Road at a location prescribed by CDOT and NCDOT as generally identified on the concept plan for the site.
5. Architectural Standards
 - a. The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by dumpsters on site.
6. Streetscape, Buffers, and Landscaping
 - a. Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along McKee Road. Petitioner will coordinate with CDOT, NCDOT, and Planning to provide a new sidewalk along the McKee Road frontage, and tying into existing sidewalk(s) on either end as appropriate.

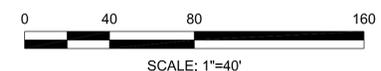
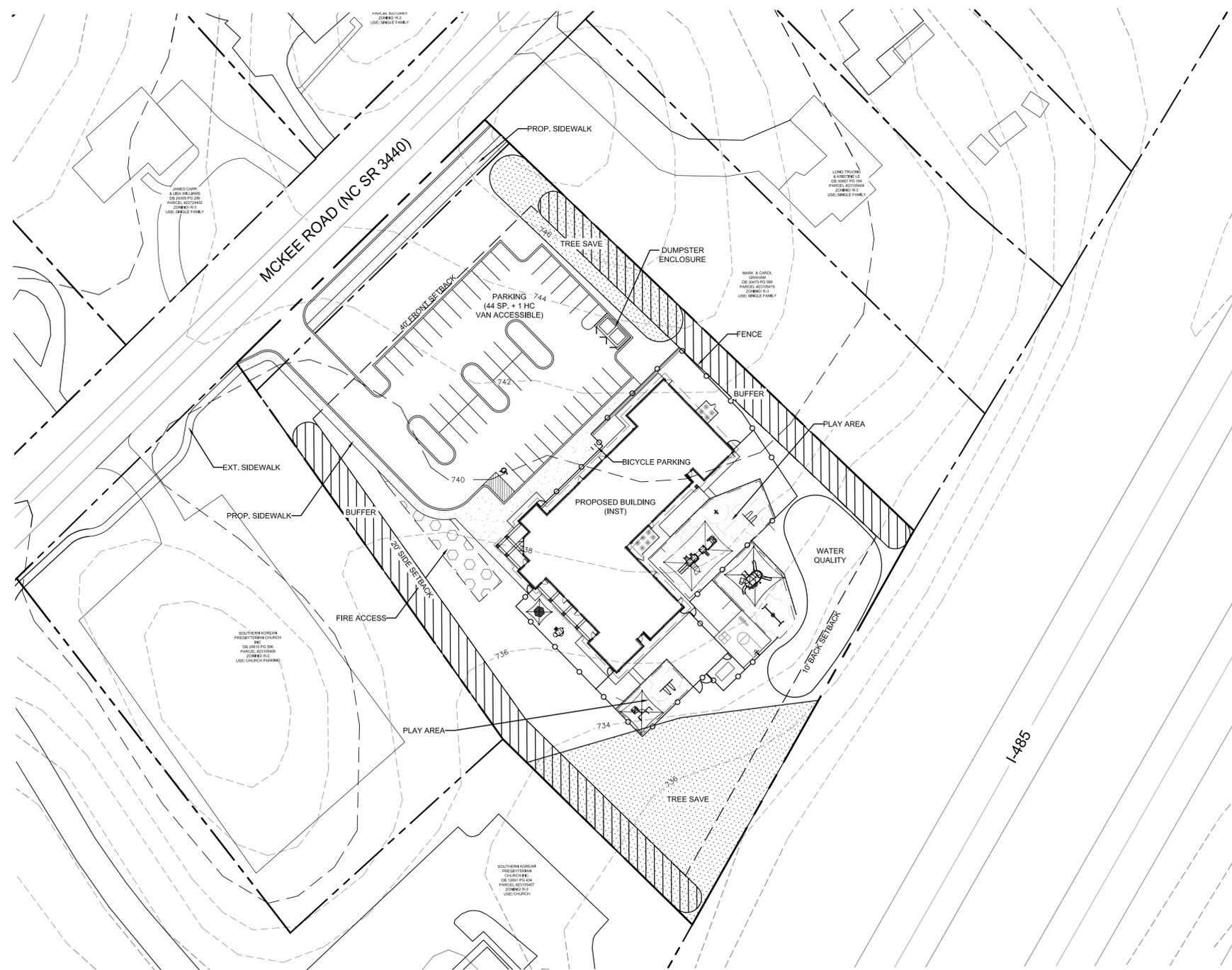
- b. The Petitioner will provide buffers as required by the Ordinance along both side property lines.
7. Environmental Features
 - a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
 - b. The Site will comply with the Tree Ordinance and will provide a minimum of 15% tree save area.
 - c. All utilities within the Site will be placed underground.
8. Parks, Greenways, and Open Space
 - a. Reserved
9. Fire Protection
 - a. The proposed building will be sprinklered and the proposed site layout will provide adequate access for the City of Charlotte to access all parts of the building.
10. Signage
 - a. Reserved
11. Lighting
 - a. Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 20' in height.
 - b. The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.
12. Phasing
 - a. Reserved
13. Binding Effect of the Rezoning Application
 - a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.
 - b. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time to be involved in any future development thereof.
 - c. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



SCALE: 1"=40'

REVISIONS:			
No.	Date	By	Description

P:\2016 Jobs\16057 - Primrose School\McKee\CAD\Schematic Planning\16057 Base 2-7-17.dwg



REVISIONS:

No.	Date	By	Description



PRIMROSE SCHOOL
CHARLOTTE, NC
QUEEN CITY ENTERPRISES, LLC
3511 McKee Road
CHARLOTTE, NC 28270

REZONING SITE PLAN
REZONING PETITION:
2017-XX



CORPORATE CERTIFICATIONS
NC PE: C-2530 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL
Drawn By: KKF
Checked By: MDL
Date: 02/24/2017
Project Number: 16057

Sheet Number:
RZ-2
SHEET # 2 OF 2