

Rezoning Petition Packet

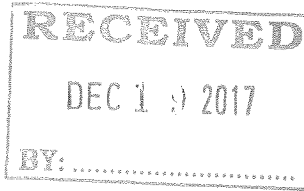
Petitions:
2018-001 through 2018-015

Petitions that were submitted by January 22, 2018

Staff Review Meeting: **February 15, 2018**

City Public Hearing: **To Be Determined**

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2018-001
Date Filed: 12/19/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Apollo Holding Company, LLC; Novus Development Group, LLC

Owner's Address: 5720 Creedmoor Rd, Suite 205 City, State, Zip: Raleigh, NC 27612

Date Property Acquired: 2/22/2017; 6/12/2014

Property Address: 2220 W. Tyvola Road

Tax Parcel Number(s): 143-131-14, 143-131-11, 143-131-15

Current Land Use: Hotel/Vacant Size (Acres): +/- 4.65 acres

Existing Zoning: MUDD-O Proposed Zoning: MUDD-O SPA

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, Grant Meacci, Carlos Alzate
Date of meeting: 9/12/2017

(*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): No

Purpose/description of Conditional Zoning Plan: To accommodate the development of commercial retail buildings that will activate the street and improve the pedestrian experience within the City Park development, as well as provide needed services to the businesses, residents and guests of the City Park area.

Collin W. Brown & Bailey Patrick, Jr.
Name of Rezoning Agent

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

Charlotte, NC 28202
City, State, Zip

704-331-7531 704-353-7598
Telephone Number Fax Number

Collin.Brown@klgates.com / Brittany.Lins@klgates.com
E-Mail Address

[Signature]
Signature of Property Owner

ANUJ N. MITTAL
(Name Typed / Printed)

Apollo Holding Company, LLC
Name of Petitioner(s)

5720 Creedmoor Road, Suite 205
Address of Petitioner(s)

Raleigh, NC 27612
City, State, Zip

919-848-9969 919-882-1773
Telephone Number Fax Number

anuj@mjmreg.com
E-Mail Address

[Signature]
Signature of Petitioner

ANUJ N. MITTAL
(Name Typed / Printed)

Y:\Projects\MRE\MRE-13040_City Park Hotel_MRE\Drawings\Record\WRE-13040 - S1.dwg, 12/15/2017 4:47:20 PM, Lewis, Dylan

POTOMAC RIVER PARKWAY
(VARIABLE WIDTH PRIVATE R/W)
(M.B. 54, PG. 416)

API CITY PARK, LLC
DB 31431 PG 936
ZONING: MUDD-O
PIN: 14313149

P&L COUSEUM LP
DB 20205, PG 242
ZONING: MUDD-O
PIN: 14313112

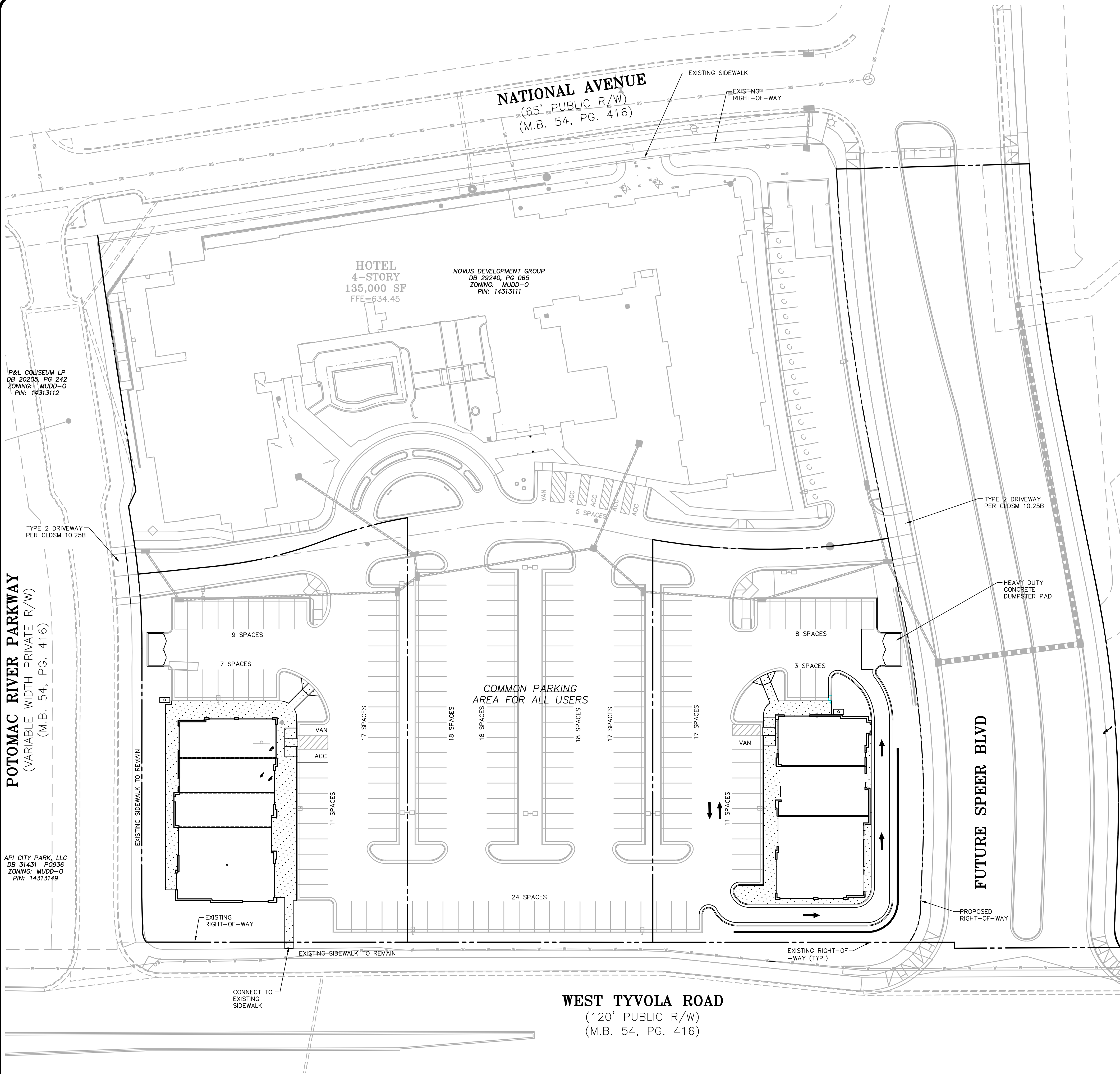
HOTEL
4-STORY
135,000 SF
FFE=634.45

NOVUS DEVELOPMENT GROUP
DB 29240, PG 065
ZONING: MUDD-O
PIN: 14313111

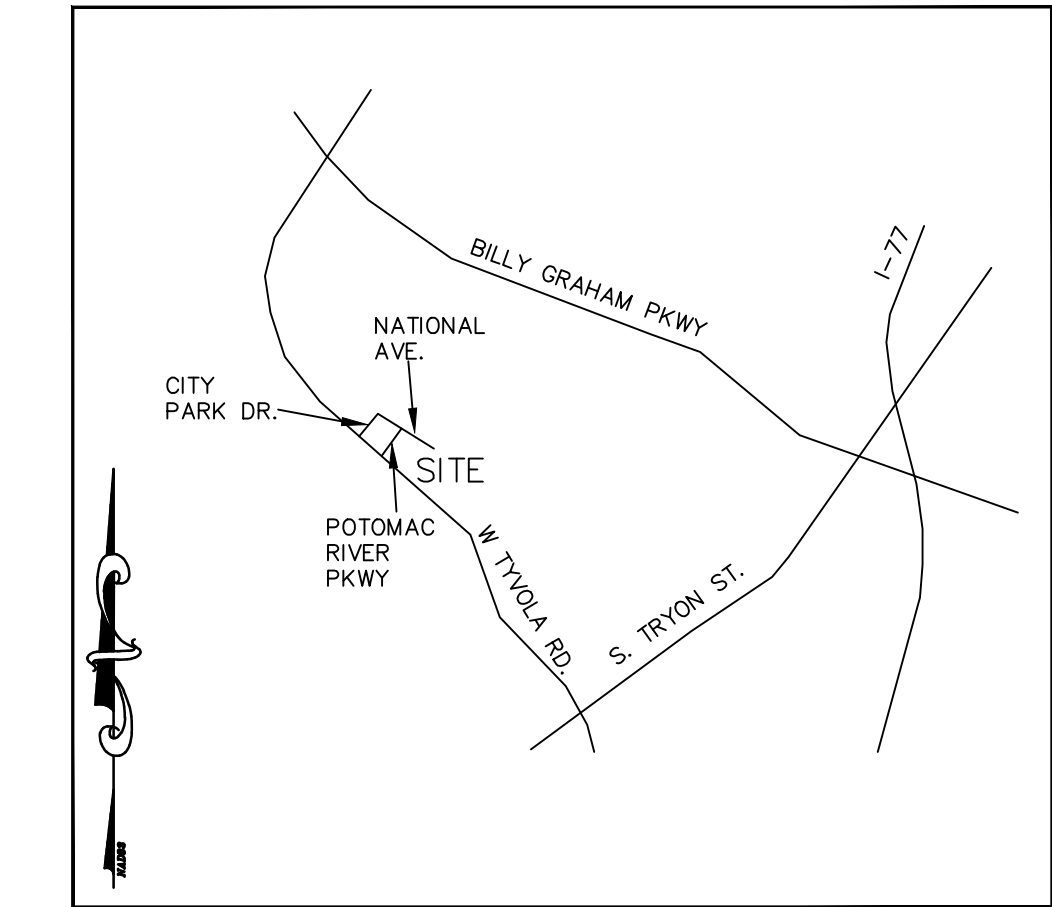
WEST TYVOLA ROAD
(120' PUBLIC R/W)
(M.B. 54, PG. 416)

CITY OF CHARLOTTE
ZONING: UR-2(CD)
PIN: 14313301

NATIONAL AVENUE
(65' PUBLIC R/W)
(M.B. 54, PG. 416)



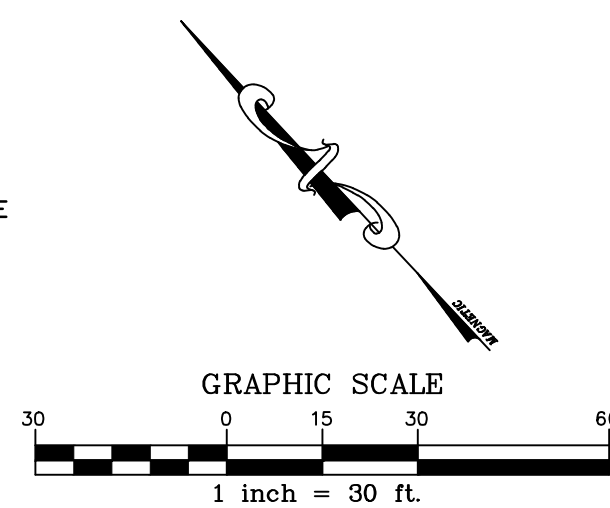
CITY PARK MASTER ASSOCIATION
DB 30650 PG 910
ZONING: MUDD-O
PIN: 14313112



VICINITY MAP
NTS

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC/VAN ACCESSIBLE/VAN PARKING STALL
- ACCESSIBLE RAMPS
- SITE BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- PAINT STRIPING
- FENCE



SITE DATA		
OWNER	MJM GROUP 7501 FALLS OF THE NEUSE ROAD RALEIGH, NC 27615	
SITE DATA	PIN 14313111	TOTAL ACREAGE 4.65± Ac.
ZONING:	MUDD-O (92007-082)	
CURRENT USE:	COMMERCIAL	
PROPOSED USE:	COMMERCIAL	
PROPOSED BUILDINGS:	151,800 SF	
FRONT SETBACK:	14' (BACK OF CURB)	
SIDE YARD:	0'	
REAR YARD:	0'	
MAXIMUM BUILDING HEIGHT:	120'	
MIN. URBAN OPEN SPACE REQUIRED:	1,518 SF	
URBAN OPEN SPACE PROVIDED:	2,000 SF	
PROPOSED IMPERVIOUS AREA: (TOTAL)	157,960 SF	
ROADS/PARKING/SIDEWALK BUILDINGS	102,130 SF 55,430 SF	

PARKING DATA	
CAR PARKING	
HOTEL	202 GUEST ROOMS
PARKING SPACES REQUIRED	101 (0.5 SPACE/GUEST ROOM)
FUTURE DEVELOPMENT BY OTHERS	
16,800 SF	
PARKING SPACES REQUIRED	28 (1 SPACE/600 SF)
TOTAL SPACES REQUIRED	129
TOTAL SPACES PROVIDED	228
ON-SITE SPACES	206
ON-STREET SPACES	22
HANDICAPPED SPACES REQUIRED	7 (PER ADA)
HANDICAPPED SPACES PROVIDED	8
PHASE 1 PARKING	
PHASE 1 SPACES REQUIRED	101
PHASE 1 SPACES PROVIDED	142
BICYCLE PARKING	
HOTEL	
LONG TERM SPACES REQUIRED	10 (1/20 GUEST ROOMS)
LONG TERM SPACES PROVIDED	10 (LOCATED WITHIN BUILDING)
SHORT TERM SPACES REQUIRED	0
FUTURE DEVELOPMENT BY OTHERS	
LONG TERM SPACES REQUIRED	2 (2 MINIMUM, 1/12,000 SF)
LONG TERM SPACES PROVIDED	2 (LOCATED WITHIN BUILDING)
SHORT TERM SPACES REQUIRED	2 (5% OF AUTO PARKING)
SHORT TERM SPACES PROVIDED	2 (.05 * 28)

FINAL DRAWING - RELEASED FOR CONSTRUCTION

THE JOHN B. MCADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0283
(800) 735-5646 • McAdamsCo.com



REVISIONS:

OWNER:
NOVUS DEVELOPMENT GROUP, LLC
7501 FALLS OF THE NEUSE ROAD
RALEIGH, NORTH CAROLINA 27615

CITY PARK HOTEL
CONSTRUCTION PLANS
CITY OF CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

PROJECT NO. MRE-13040
FILENAME: MRE13040-S1
DESIGNED BY: BGP
DRAWN BY: BGP
SCALE: 1"=30'
DATE: 12-15-2017
SHEET NO. **RZ-1**

MCADAMS

Y:\Projects\MRE\13040_City Park Hotel_MRE\Drawings\Exhibits\Rezoning\MRE-13040 - St.dwg, 12/15/2017 4:41:05 PM, Lewis, Dylan

General Provisions

These Development Standards form part of the Technical Data Sheet associated with the MUDD-O Site Plan Amendment filed by Apollo Holding Company, LLC to modify several provisions of a MUDD-O Rezoning Plan which was approved by the City Council on January 22, 2008 in Rezoning Petition No. 2007-082 for the 159 acre City Park Development, as thereafter amended administratively from time to time.

This Site Plan Amendment applies only to that approximately 4.65 acre part of the City Park Development which is bounded by Potomac River Parkway, National Avenue, Speer Boulevard, and West Tyvola Road and which has been designated by Mecklenburg County as Tax Parcels 143-131-14, 143-131-11, and 143-131-15 (the “Site”).

Unless the Technical Data Sheet, these Development Standards or accompanying exhibits establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

Conceptual Architectural Renderings are intended to convey the architectural vision and design concepts proposed for certain buildings within Site. Ultimately, buildings and improved areas constructed within the Site may deviate from Conceptual Architectural Renderings, as long as any buildings are consistent with the spirit and intent of the Conceptual Exhibits.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on Technical Data Sheet are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the MUDD District.

MUDD-O Optional Provisions

The Petitioner proposes to utilize the MUDD-O provisions of the Ordinance in order to accommodate the following:

- (a) A deviation to allow two (2) drive through service windows as an accessory to an Eating, Drinking and Entertainment Establishment (Restaurant) use. These drive through service windows shall be limited to one window on parcel 143-131-14 and one window on parcel 143-131-15. No drive through service windows shall be located on parcel 143-131-11. All drive-through windows shall only be located on the same parcel as the principal use.

Permitted Uses and Maximum Development

The Site may be developed with up to 12,000 square feet of additional commercial floor area (exclusive of areas used for building and equipment access, such as stairs, elevator shafts and maintenance crawl space) within up to two (2) buildings. The existing hotel and fully constructed parking lot shall remain.

Except as otherwise provided in the next succeeding paragraph, the Site may be devoted to any uses (including any incidental or accessory uses associated therewith) which are permitted by right or under prescribed conditions in the MUDD Zoning District under the Ordinance, as well as the additional drive-through service window uses permitted under to the optional provisions in Section 2 above.

- Notwithstanding the foregoing paragraph of this Section 3, the following uses shall not be allowed on the Site:
- convenience stores with gasoline sales;
 - car washes; and
 - automotive service stations.

Transportation

- (a) The Site shall not create any additional access points off of West Tyvola Road. The Site shall be accessed via Speer Boulevard and/or Potomac River Parkway, as generally depicted in the Site Plan. All access points on Potomac River Parkway and Speer Boulevard will be full access.

Architectural Standards

The Petitioner's intent is to create a Village of Shops to serve as a Commercial Center and complement the Residential, Offices and Hotels at City Park. Each shop will integrate a rich variety of materials, varying rooflines and offsets to give character to the various shops.

Materials that are allowed to be integrated into the buildings will include brick, stone or synthetic stone, stucco and synthetic stucco, and glass. Accents of metal, canvas, precast concrete and cementitious products may be used for trim, cornices, caps, awnings, trellises.

The Development must have a minimum of 25% masonry for all non-glassed areas. This will be an average for each individual building's entire exterior area, and not as a minimum per elevation.

- Except as otherwise provided under Section 2 above, all buildings constructed on this Site shall conform to the MUDD Urban Design and Development Standards outlined in Section 9.8506 of the Ordinance.
- (a) Drive through window areas will be screened from view from the parallel street utilizing a trellis structure integrated within a screen wall with a combined minimum height of seven (7) feet which includes the height of the base wall (if any), and a minimum width of thirty (30) feet generally centered on the location of the proposed drive through window. The trellis will be planted with climbing evergreen plant material common to the area.
 - (b) The design for drive-through lanes constructed on the Site must incorporate areas for safe pedestrian crossing.
 - (c) Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.
 - (g) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
 - (h) Meter boxes, back flow preventors, and similar items will be screened from public view.
 - (i) Expanses of blank walls exceeding 20 feet in length that would not add to the character of the streetscape will be eliminated through use of any one or more of the following design elements:
 - Awnings,
 - Display windows,
 - Ornamentation,
 - Molding,
 - String courses,
 - Belt courses,
 - Fountains,
 - Street furniture,
 - Landscaping and garden areas, and
 - Display areas.Provided, however, that the use of opaque or reflective glass may not be utilized as a means for addressing blank walls.

Streetscape and Landscaping

Existing street trees, planting strips and sidewalks around the perimeter of the Site shall remain except where removal is necessary to accommodate new driveway connections.

In areas indicated on the Site Plan, the Petitioner will provide a mixture of intermittent walls and enhanced landscaping along streets where drive-through service lanes and/or parking abut the street. Walls will be constructed of materials generally compatible with the buildings to which they relate. In all other areas, parking shall be screened from public roads, as required by MUDD standards.

Amendments to Rezoning Plan


Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to the Approved Plan for the City Park Development which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet for the City Park Development or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions

- (a) If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- (b) Throughout these Development Standards, the Terms, “Petitioner” and “owner” and “owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

THE JOHN B. MCADAMS COMPANY, INC.
2905 Meridian Parkway
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License No.: C-0293
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MCADAMS

REVISIONS:


OWNER:

NOVUS DEVELOPMENT GROUP, LLC
7501 FALLS OF THE NEUSE ROAD
RALEIGH, NORTH CAROLINA 27615

CITY PARK HOTEL
CONSTRUCTION PLANS
CITY OF CHARLOTTE, NORTH CAROLINA

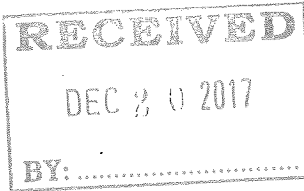
TECHNICAL DATA SHEET

PROJECT NO. MRE-13040
FILENAME: MRE13040-S1
DESIGNED BY: BGP
DRAWN BY: BGP
SCALE: 1"= 30'
DATE: 12-15-2017
SHEET NO. RZ-2

 MCADAMS

FINAL DRAWING – RELEASED FOR CONSTRUCTION

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-002

Petition #:	
Date Filed:	12-20-17
Received By:	<i>[Signature]</i>

Complete All Fields (Use additional pages if needed)

Property Owner: JAMES SCHAD

Owner's Address: 6141 LAWSON LANE City, State, Zip: CHARLOTTE, NC 28215

Date Property Acquired: 11/16/2015

Property Address: 6121, 6129 HICKORY GROVE RD. -AND- 6141 LAWSON LANE.

Tax Parcel Number(s): 10731207, 10731206, 10731205, 10731203, 10731304

Current Land Use: HOMES AND WAREHOUSE Size (Acres): 4.5

Existing Zoning: R-8 AND B-2(CD) Proposed Zoning: B2(C-D) + B2(CD) SPA

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

Required Rezoning Pre-Application Meeting* with: AMANDA VARI, SONJA SANDERS

Date of meeting: 7/6/17

(*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): 5 yrs

Purpose/description of Conditional Zoning Plan: TO UTILIZE MY EXISTING BUILDING FOR RESTAURANT EQUIPMENT SALES AND BE ABLE TO BUILD SOME FLEX SPACE FOR NEW SMALL BUSINESSES IN THE AREA.

Name of Rezoning Agent _____

Agent's Address _____

City, State, Zip _____

Telephone Number _____ Fax Number _____

E-Mail Address _____

Signature of Property Owner _____

(Name Typed / Printed) _____

JAMES SCHAD

Name of Petitioner(s) _____

6141 LAWSON LANE

Address of Petitioner(s) _____

CHARLOTTE, NC 28215

City, State, Zip _____

704-608-4885

Telephone Number _____ Fax Number _____

jschadj@hotmail.com

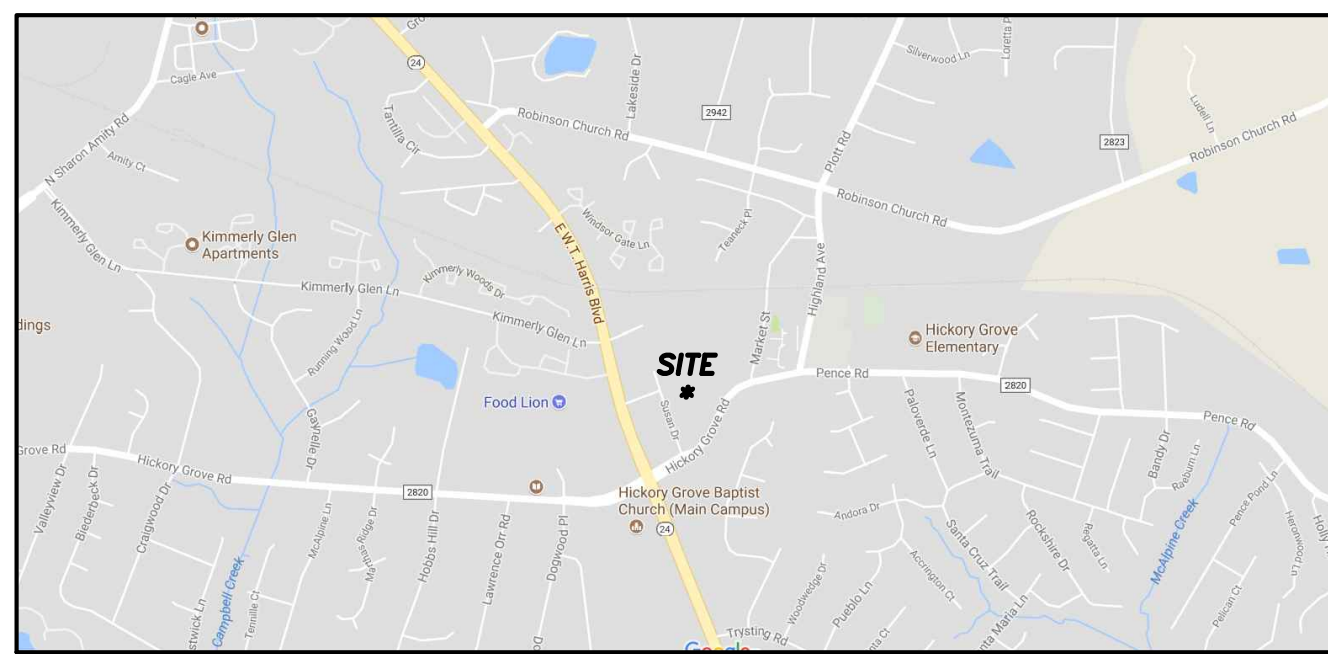
E-Mail Address _____

[Signature]

Signature of Petitioner _____

JAMES SCHAD

(Name Typed / Printed) _____



VICINITY MAP
(N.T.S.)

- DEVELOPMENT DATA:
1. SITE ACREAGE: 3.50 AC.
 2. PARCEL ID NUMBERS OF PROJECT:
107-312-03
107-312-05
107-312-06
107-312-07
 3. CURRENT ZONING:
R-8 (PARCELS 107-312-05, 107-312-06, 107-312-07)
B-2 (CD) (PARCEL 107-312-03, 107-312-04)
 4. PROPOSED ZONING: B-2 (CD) (ALL PARCELS)
 5. PROPOSED SQUARE FOOTAGE OF OFFICE/FLEX SPACE: 31,500 S.F.
 6. MAXIMUM BUILDING HEIGHT: 40 FT.
 7. MAXIMUM NUMBER OF BUILDINGS: 3
 8. MINIMUM NUMBER OF PARKING SPACES: 1 PER 300 S.F.
(31,500 S.F./300 S.F. = 105 SPACES)
 9. NO S.W.I.M. BUFFERS, POST CONSTRUCTION BUFFERS OR FEMA REGULATED FLOOD PLAINS EXIST ON THE PROJECT.

- GENERAL PROVISIONS:
1. DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS IN THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE. HOWEVER, 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.
 2. 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.
 3. 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 TO THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
 4. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL.

- PURPOSE:
1. THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE A SITE PLAN AMENDMENT TO 95-66 FOR THE CONTINUED USE AN EXISTING BUSINESS ON PARCEL NUMBERS 107-313-04 AND 107-312-03 AS WELL AS ADDITIONAL USES AS LISTED ON THIS PLAN. THIS SITE PLAN IS ALSO TO RE-ZONE PARCEL NUMBERS 107-312-05, 107-312-06, 107-312-07 TO BE USED FOR A BUSINESS PURPOSE TO BE CONSISTENT WITH ADJACENT PARCEL USES.

- TRANSPORTATION:
1. THE SITE CURRENTLY HAS FULL ACCESS TO SUSAN DRIVE AND HICKORY GROVE ROAD. THE PETITIONER PROPOSES TO RESTRICT TURNING MOVEMENTS TO AND FROM HICKORY GROVE ROAD TO RIGHT TURNS ONLY AS DEPICTED ON THE PLAN.
 2. PARKING AREAS ARE GENERALLY DEPICTED IN CONCEPT ON THE PLAN.

- ARCHITECTURAL STANDARDS:
1. RESERVED

- STREETSCAPE AND LANDSCAPING:
1. A "B" CLASS BUFFER IS REQUIRED BETWEEN OFFICE USE AND RESIDENTIAL ZONED PROPERTY. THIS BUFFER CAN BE REDUCED BY 25% WITH A FENCE.
 2. A SCREENING BUFFER SHALL BE PROVIDED ALONG HICKORY GROVE ROAD PER CITY OF CHARLOTTE REQUIREMENTS.

- ENVIRONMENTAL FEATURES:
1. RESERVED

- FIRE PROTECTION:
1. RESERVED

- SIGNAGE:
1. RESERVED

- SITE LIGHTING:
1. FREE-STANDING LIGHTS WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED.

- PHASING:
1. RESERVED

LIST OF USES PROPOSED FOR THIS SITE:

- (1) Amusement, commercial, outdoor (B-2 only).
- (2) Auction sales (B-2 only).
- (3) Automobiles, truck and utility trailer rental (B-2 only).
- (4) Automotive repair garages including engine overhaul, body and paint shops and similar operations (B-2 only).
- (5) Automotive service stations, including minor adjustments, repairs and lubrication (B-1, B-2 and BP only).
- (6) Bakeries, retail, including manufacturing of goods for sale on premises (B-1, B-2 and BP only).
- (7) Bakeries, wholesale, including manufacturing on the premises, up to 5,000 square feet (B-2 and BP only).
- (8) Barber and beauty shops (B-1, B-2 and BP only).
- (9) Building maintenance services (B-2 only).
- (10) Car washes (B-2 only).
- (11) Child, social service or fraternal facilities (B-1 and B-2 only).
- (12) Clinics, medical, dental and optical (B-1, B-2 and BP only).
- (13) Clinics, veterinary (B-1 and B-2 only).
- (14) Contractor offices and accessory storage, excluding the storage of general construction equipment and vehicles (B-2, B-D and BP).
- (15) Cultural facilities (B-1, B-2 and BP only).
- (16) Dry cleaning and laundry establishments, up to 4,500 square feet on a lot (B-1, B-2 and BP only).
- (17) Dry cleaning and laundry establishments, up to 10,000 square feet (B-2 only).
- (18) Dwellings, detached, duplex, triplex or quadplex (B-1 and B-2 only).
- (19) Equipment rental and leasing, within an enclosed building (B-1 and B-2 only).
- (20) Fences and fence material, retail sales within an enclosed building (B-1 and B-2 only).
- (21) Financial institutions, up to 70,000 square feet (B-1 only).
- (22) Florist, retail (B-1, B-2 and BP only).
- (23) Florist, wholesale (B-1, B-2 and BP only).
- (24) Funeral homes and embalmers (B-1 and B-2 only).
- (25) Health institutions (B-1 and B-2 only).
- (26) Hotels and motels (B-2, B-D and BP only).
- (27) Indoor recreation (B-1, B-2 and BP only).
- (28) Jewelers, retail (B-1, B-2 and BP only).
- (29) Jewelers, wholesale (B-2, B-D and BP only).
- (30) Laboratories, dental, medical and optical.
- (31) Locksmiths and gunsmiths (B-1, B-2 and BP only).
- (32) Neighborhood food and beverage services.
- (33) Nurseries and greenhouses retail and wholesale (B-1 and B-2 only).
- (34) Offices, up to 100,000 square feet.
- (35) Outdoor seasonal sales.
- (36) Pest control and disinfecting services (B-2 only).
- (37) Post Offices.
- (38) Printing and publishing, up to 5,000 square feet.
- (39) Radio and television stations and/or offices.
- (40) Religious institutions (B-1 and B-2 only).
- (41) Repair or servicing of any article, within an enclosed building, the sale of which is permitted in the district.
- (42) Repair or servicing of any article, the sale of which is permitted in the district (B-2 only).
- (43) Eating, Drinking and Entertainment Establishments (Type 1), drive-in service (B-2 only).
- (44) Eating, Drinking and Entertainment Establishments (Type 1), drive-in service (B-2 only).
- (45) Retail establishments and businesses, personal and recreation services, up to 10,000 square feet (B-1, B-2 and BP only).
- (46) Studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry (B-1 and B-2 only).
- (47) Tattoo establishment.
- (48) Telecommunications and data storage facility.
- (49) Universities, colleges and junior colleges (B-1 and B-2 only).
- (50) Vocational schools, within an enclosed building (B-1, B-2 and BP only).
- (51) Active adult retirement communities (B-1, B-2 and BP only), subject to the requirements of Section 12.406. If a portion of the development contains attached/multi-family development is subject to the requirements of Section 9.303(19) and 9.805.
- (52) Adult care centers, subject to the regulations of Section 12.502.
- (53) Adult care homes (B-1 and B-2 only), subject to the regulations of Section 12.502.
- (54) Boarding houses (B-1 and B-2 only), subject to regulations of Section 12.520.
- (55) Buildings material sales (B-2 only), provided that:
 - (a) No outside storage shall be located within the required setback or within any required side yard.
 - (b) Any outside storage shall be screened from abutting properties and from public view along a public street in accordance with the regulations of Section 12.502.
 - (c) Within any outside storage area material shall be stacked no higher than the height of the screening.
- (56) Car washes (B-1 and B-2 only), provided that:
 - (a) All washing facilities must be within an enclosed building. Vacuuming facilities may be outside the building but may not be located in any required yard or buffer.
 - (b) A high-volume facility utilizing a conveyor or chain drag system for moving automobiles through the washing area is not permitted.
 - (c) At least one attendant must be present whenever the business is open but not more than three attendants may be on duty at any time. These attendant requirements do not apply where the laundry facility is an integral and accessory part of a service station operation and attendants serve both facilities.
- (57) Camerastore (B-1, B-2 and B-D), subject to the regulations of Section 12.508.
- (58) Crematory facilities (only in B-2) subject to the regulations of Section 12.542.
- (59) Child care centers (B-1, B-2 and B-D only), subject to the regulations of Section 12.502.
- (60) Day labor service agency, subject to the regulations of Section 12.530.
- (61) Eating, Drinking and Entertainment Establishments (Type 2), provided that:
 - (a) Eating, Drinking and Entertainment Establishments with tie-in service are allowed in B-2 only.
 - (b) Eating, Drinking and Entertainment Establishments are subject to the regulations of Section 12.546.
- (62) Crematory facilities (only in B-2) subject to the regulations of Section 12.542.
- (63) Crematory facilities (only in B-2) subject to the regulations of Section 12.542.
- (64) Crematory facilities (only in B-2) subject to the regulations of Section 12.542.
- (65) Crematory facilities (only in B-2) subject to the regulations of Section 12.542.
- (66) Crematory facilities (only in B-2) subject to the regulations of Section 12.542.
- (67) Crematory facilities (only in B-2) subject to the regulations of Section 12.542.
- (68) Crematory facilities (only in B-2) subject to the regulations of Section 12.542.
- (69) Crematory facilities (only in B-2) subject to the regulations of Section 12.542.
- (70) Crematory facilities (only in B-2) subject to the regulations of Section 12.542.
- (71) Crematory facilities (only in B-2) subject to the regulations of Section 12.542.
- (72) Crematory facilities (only in B-2) subject to the regulations of Section 12.542.

BEATRICE JORDAN CLINE
THELMA S JORDAN
DB 3720 PG 658
TAX ID #107-312-16
ZONED R-8

VERNER N JORDAN JR
DB 3720 PG 658
TAX ID #107-312-08
ZONED R-8

REQUIRED LANDSCAPE
BUFFER

REQUIRED LANDSCAPE
SCREEN BUFFER

WATER QUALITY AREA

TAX ID #107-312-03
ZONED B-2 (CD)
0.55 ACRES

TAX ID #107-313-04
ZONED B-2 (CD)
0.78 ACRES

Susan Drive (40' Public R/W)

DOROTHY HALL PROPERTIES LLC
TAX ID #107-314-07
ZONED B-1

BARBARA A HOODE
DB 3108 PG 431
TAX ID #107-314-12
ZONED B-1

MERCEDES MONTANO
DB 3108 PG 431
TAX ID #107-314-12
ZONED B-1

EXISTING PROPERTY LINES
TO BE ABANDONED

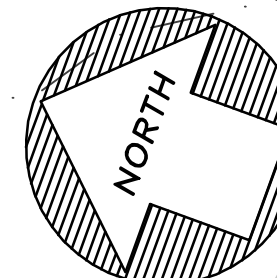
WACHOVIA NATIONAL BANK
DB 9791 PG 12
TAX ID #107-314-06
ZONED B-1

LAWSON LANE

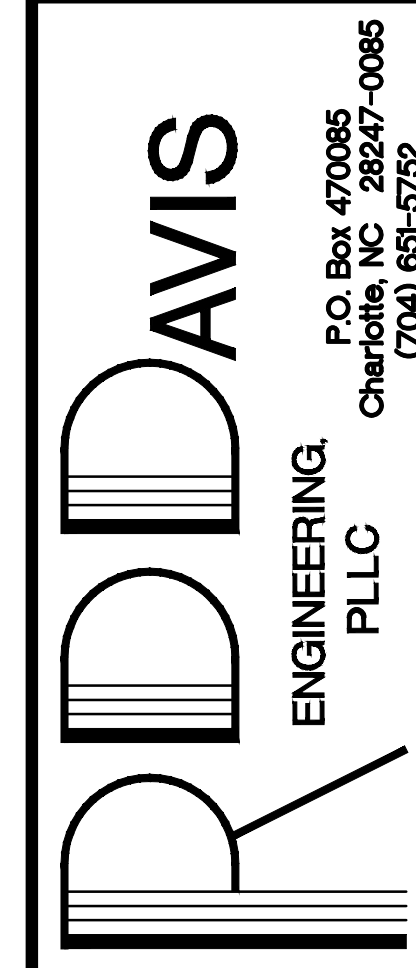
GROSS & HAMILTON INC
DB 10684 PG 767
TAX ID #107-313-03
ZONED B-1

WILLIAM PAUL MALLER
DB 9847 PG 444
TAX ID #107-313-06
ZONED B-1

EAST W.T. HARRIS BOULEVARD



NOT FOR CONSTRUCTION



THIS DRAWING IS THE PROPERTY
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RETURNED UPON REQUEST.

JAMES
SCHAD

LAWSON
COMMERCIAL
CITY OF CHARLOTTE

CONDITIONAL REZONING
SITE PLAN

Project	RDD
Project Engineer	RDD
Drawn By	7/21/17
Date Drawn	N/A
Shr. Set / Subset	
Dwg. Name	Lawson-base layout
Site Plan	
Layout:	
Horiz. Scale: 1" = 60'	
Vert. Scale: 1" = N/A	
Revisions	
No. Date	
No. Date	
No. Date	
No. Date	
Issue Date	8/11/17
Project Number	--
Sheet	Of
1	1

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #:	<u>2018 - 003</u>
Date Filed:	<u>12/22/2017</u>
Received By:	<u>By</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Barringer Capital, LLC

Owner's Address: 333 West Trade Street, Suite 370 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: April 28, 2016

Property Address: 232 West Tremont Avenue, 228 West Tremont Avenue and 224 West Tremont Avenue

Tax Parcel Number(s): 121-033-08, 121-033-09 and 121-033-10

Current Land Use: Vacant Industrial Size (Acres): +/- .739 acres

Existing Zoning: TOD-RO Proposed Zoning: TOD-M

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Kathy Cornett, Brent Wilkinson et al.

Date of meeting: December 20, 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: T

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@robinsonbradshaw.com
E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

Boulevard Real Estate Advisors LLC (c/o Chris Branch)
Name of Petitioner(s)

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

Charlotte, NC 28202
City, State, Zip

704-604-5357
Telephone Number Fax Number

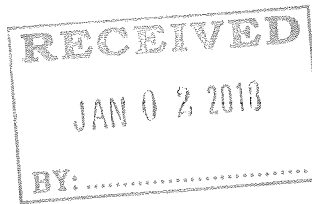
chris.branch@blvdrea.com
E-Mail Address

BOULEVARD REAL ESTATE ADVISORS LLC

By: [Signature]
Signature of Petitioner

Christopher J. Branch, manager
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-004

Petition #: _____
Date Filed: 1/2/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Vance R Deal Jr & Jerry Clyde Deal

Owner's Address: 16053 Stonemont Rd. City, State, Zip: Huntersville, NC 28078

Date Property Acquired: May 22, 1997

Property Address: 3021 Bank St & 3029 Bank St, Charlotte, NC 28203

Tax Parcel Number(s): 14505205 & 14505206

Current Land Use: Warehouse Size (Acres): .5136 acres

Existing Zoning: I-2 Proposed Zoning: I-2 (TS)

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Isaiah Washington & Catherine Mahoney
Date of meeting: September 27, 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): No

Purpose/description of Conditional Zoning Plan: _____

Caren Wingate
Name of Rezoning Agent

1030 Edgehill Rd S, Unit 103
Agent's Address

Charlotte, NC 28207
City, State, Zip

704-641-2154 _____
Telephone Number Fax Number

cwingate@wingadgroup.com
E-Mail Address

[Signature]
Signature of Property Owner

VANCE R. DEAL, JR
(Name Typed / Printed)

Lischerong Enterprises & Holdings LLC
Name of Petitioner(s)

310 Arlington Avenue, Ste 402
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

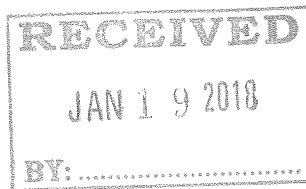
864-590-6478 _____
Telephone Number Fax Number

nick@le-h.com
E-Mail Address

[Signature]
Signature of Petitioner

Nikolaus Matthias Lischerong
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-005

Petition #:	_____
Date Filed:	<u>1/19/2018</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Larkhaven, Inc.; John L. and Angela C. Beck

Owner's Address: 4801 and 3833 Camp Stewart Rd City, State, Zip: Charlotte, NC 28215

Date Property Acquired: 1/1/1975; 10/12/2009

Property Address: 4801 Camp Stewart Road; 3833 Camp Stewart Road, Charlotte NC 28215

Tax Parcel Number(s): 111-211-12, 111-211-08

Current Land Use: Golf course/open space Size (Acres): +/- 140 acres

Existing Zoning: R-3 Proposed Zoning: R-5(CD)

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

Required Rezoning Pre-Application Meeting* with: Mandy Vari, Shannon Frye, Sonja Sanders, Monica Holmes, Rick Grochoske

Date of meeting: 10/12/17

(*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): Yes, 5 years

Purpose/description of Conditional Zoning Plan: The Petitioner is not seeking an increase in allowable density. The purpose of this request is to gain more site design flexibility than what is allowed in R-3. As requested, the design standards of the R-5 district would allow at least 40% of the site to be preserved as open space.

Collin Brown and Bailey Patrick, Jr.
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

See attached Joinder Agreement
Signature of Property Owner

See attached Joinder Agreement
(Name Typed / Printed)

Meritage Homes of the Carolinas, Inc.
Name of Petitioner(s)

13925 Ballantyne Corporate Place, Suite 300
Address of Petitioner(s)

Charlotte, NC 28277
City, State, Zip

704-944-8987
Telephone Number Fax Number

Brett.Manery@MeritageHomes.com
E-Mail Address

[Signature]
Signature of Petitioner

Brett Manery, Vice President of Land
(Name Typed / Printed)

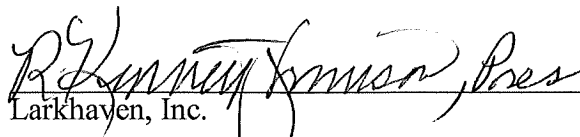
REZONING PETITION NO. 2018-xxx

MERITAGE HOMES OF THE CAROLINAS, INC., PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 4801 Camp Stewart Road, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 111-211-12 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out therein.

This 18th day of January, 2018.


Larkhaven, Inc.

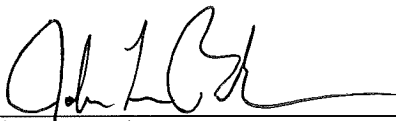
REZONING PETITION NO. 2018-xxx

MERITAGE HOMES OF THE CAROLINAS, INC., PETITIONER

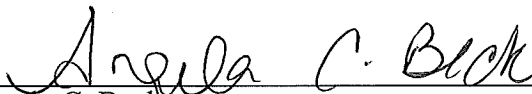
JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 4801 Camp Stewart Road, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 111-211-08 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out therein.

This 13th day of JANUARY, 2018.



John L. Beck



Angela C. Beck

U:\2017 Projects (PJ)\C05 - Larkhaven Golf Course Site (Meritage)\Submittal Working Drawings\2018-01-19 Rezoning 1st Submittal\DWG\Sheets\PJ-C05 - Larkhaven (Meritage) - Conceptual Site Plan.dwg, 1 OF 3, meritor

INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 OF 3	CONCEPTUAL SITE PLAN	1/19/2018	
2 OF 3	TECHNICAL DATA SHEET & OPEN SPACE CONCEPTS	1/19/2018	
3 OF 3	MASTER PLAN	1/19/2018	

PROPERTY OWNERS

	PID	OWNER NAME	ZONING
1	11121112	LARKHAVEN INC	R-3
2	11121108	JOHN L & ANGELA C BECK	R-3

ADJACENT PROPERTY OWNERS

	PID	Owner Name	Zoning
1	11121262	HOMEOWNERS ASSOC INC VILLAGES AT LARKHAVEN	R-3
2	11121248	HOME SFR BORROWER LLC C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	R-3
3	11121247	HOMEOWNERS ASSOC INC VILLAGES AT LARKHAVEN	R-3
4	11121231	THOMAS J COLLINS & TIFFANY R COLLINS	R-3
5	11121230	ROBERT MATHEW & MEGAN E INNIS	R-3
6	11121229	RICARDO MANUEL & FREYDALIA MILAGROS BELILLA	R-3
7	11121228	TRUDIE MAE WALKER	R-3
8	11121227	JUACQIN K IRONS	R-3
9	11121226	ANWAR A SYED	R-3
10	11121225	NATHAN LANG	R-3
11	11121224	MARQUITTA D IRVIN	R-3
12	11121223	TONI PRIDE	R-3
13	11121222	TAH MS BORROWER LLC C/O TRICON AMERICAN HOMES LLC	R-3
14	11121220	VISHAL SINHA	R-3
15	11121219	ARTHUR & NANCY ROBERSTON	R-3
16	11121218	TERRY VANN	R-3
17	11121207	BRUCEIN H & PRISCILLA T MYERS	R-3
18	11122107	485 INVESTMENTS LLC	MX-1 (INNOV)
19	11120105	485 INVESTMENTS LLC	MX-1 (INNOV)
20	11120108	485 INVESTMENTS LLC	MX-1 (INNOV)
21	11109698	CITY OF CHARLOTTE	R-3
22	11109699	CITY OF CHARLOTTE	R-3

WETLANDS (PER SURVEY)

FEMA FLOODWAY (PER SURVEY)

FEMA FLOODPLAIN (PER SURVEY)

100' UNDISTURBED PCSO BUFFER (PER SURVEY)

1485

R-3 SINGLE FAMILY DETACHED

PROPERTY LINE (TYP.)

MX-1 (INNOV) MIXED USE INNOVATIVE

MX-1 (INNOV) MIXED USE INNOVATIVE

WETLANDS (PER SURVEY)

EXIST. STREAM (PER SURVEY)

100' UNDISTURBED PCSO BUFFER (PER SURVEY)

EXISTING POND (PER SURVEY)

PROPERTY LINE (TYP.)

MX-1 (INNOV) MIXED USE INNOVATIVE

WETLANDS (PER SURVEY)

EXIST. STREAM (PER SURVEY)

100' UNDISTURBED PCSO BUFFER (PER SURVEY)

PROPERTY LINE (TYP.)

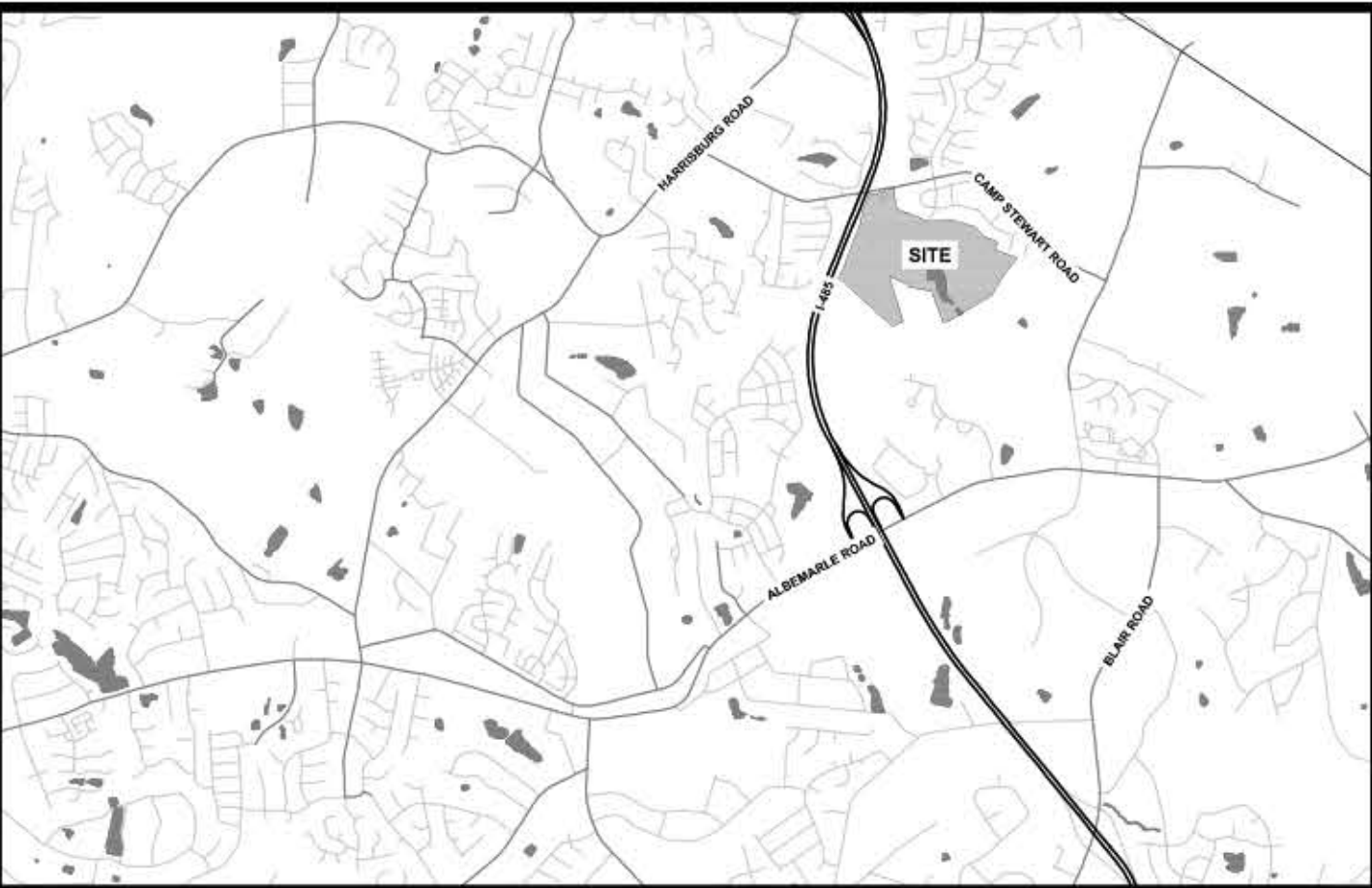
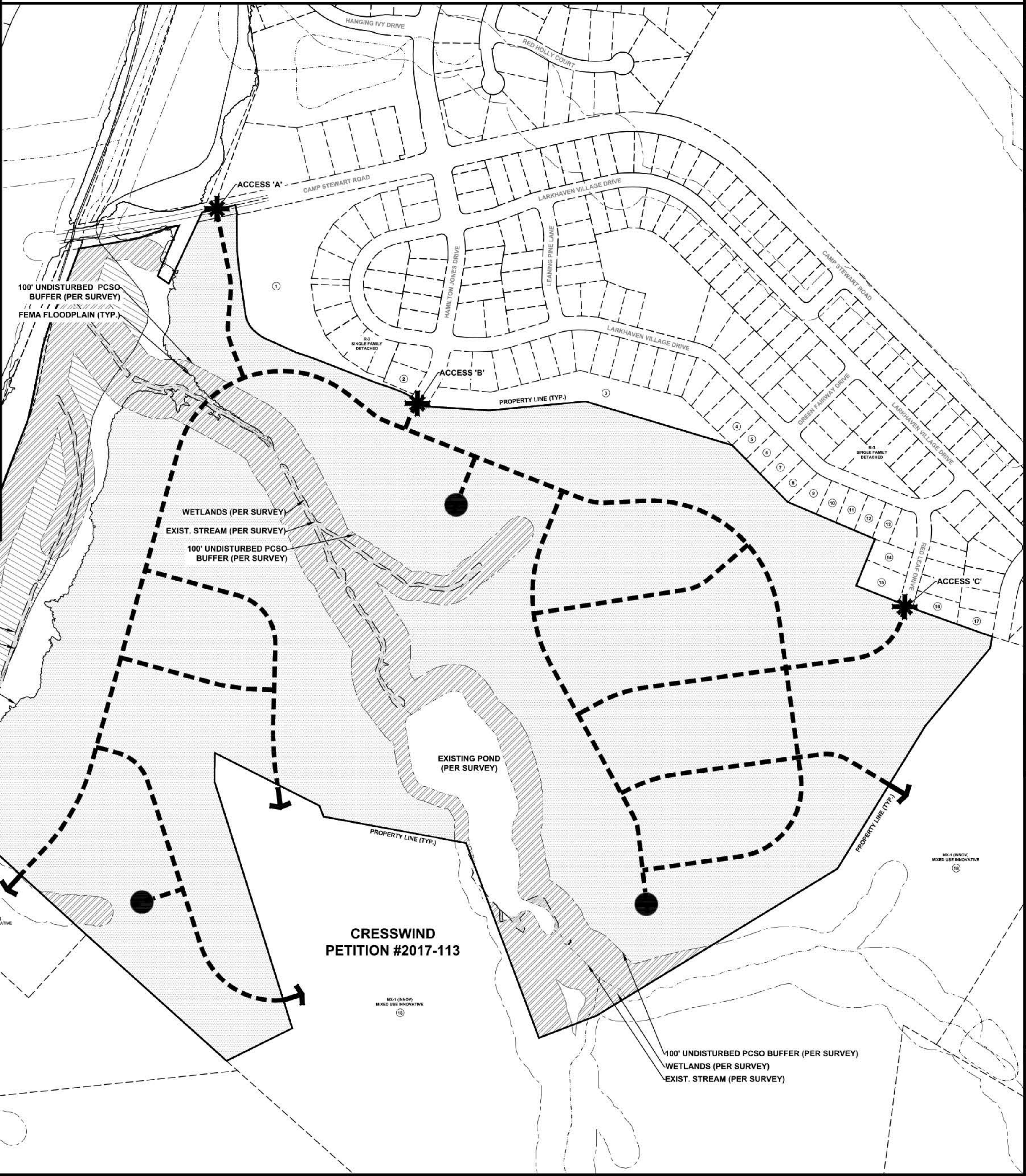
MX-1 (INNOV) MIXED USE INNOVATIVE

CRESSWIND PETITION #2017-113

Larkhaven Site

Conditional District Rezoning - Petition # 2018-xxx

Located In:
City of Charlotte / Mecklenburg County, North Carolina



Vicinity Map
Not to Scale



Site Data

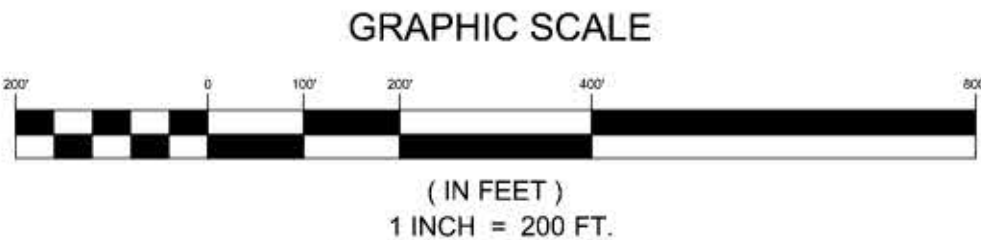
Tax Parcels:	11121112 & 11121108
Total Acreage:	+/- 138.772 Acres (Per Survey)
Location:	Mecklenburg County, NC
Zoning:	
Existing:	R-3
Proposed:	R-5 Cluster (CD), 5-Year Vested Rights
Use:	
Existing:	Golf Course & Single Family Detached
Proposed:	Single Family Residential (Detached)
Permitted # of Units:	Up to 350 Units
Proposed Density:	Not to Exceed +/- 2.52 DU/AC
Maximum Building Height:	Maximum two (2) stories and not to exceed 40 feet. Building height will be measured as defined by the ordinance.
Open Space:	
Required:	+/- 13.87 Acres (10%)
Provided:	+/- 55.51 Acres (40%)
Tree Save:	
Required:	+/- 13.87 Acres (Greater Than 10%)
Provided:	+/- 13.87 Acres (Greater Than 10%)

General Notes

1. Base information obtained from Mecklenburg County GIS.
2. Additional base information provided by ESP Associates titled "ALTA/NSPS Land Title Survey of: Larkhaven, Inc. Property" dated January 8, 2018.

Legend

- Residential Development Area
- 56' Public ROW
- Proposed Access Location
- Proposed Stub Location/Street Connection



ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakewood Blvd.
Fort Mill, SC 29708
704-583-9446 (NC)
803-802-2440 (SC)
www.esassociates.com

ESP

DRAFT

Do Not Rely on this Document

BY

DATE

REVISION

NO.

Conditional District Rezoning - R-5 Cluster
Conceptual Site Plan - Petition # 2018-xxx

LARKHAVEN SITE

MERITAGE HOMES CORPORATION

CHARLOTTE, NC

PROJECT INFORMATION

PROJECT MANAGER: MM

DESIGNED BY: ZW

DRAWN BY: MW

PROJECT NUMBER: FQ05.100

ORIGINAL DATE: 01/19/18

SHEET:

1 OF 3

U:\2017 Projects (PJ)\Q05 - Larkhaven Golf Course Site (Meritage)\Submittal Working Drawings\2018-01-18 Reasoning\1st Submittal\DWG\Sheets\F Q05 - Larkhaven (Meritage) - Technical Data Sheet.dwg, 2 of 3, mmiter

Larkhaven Site - Petition #2018-xxx
Conditional District Rezoning - Development Standards

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Meritage Homes Corporation (the "Petitioner") to accommodate the development of a residential community on that approximately 140-acre site located on the south side of Camp Stewart Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 111-211-12 and 111-211-08.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-5 zoning district shall govern the development and use of the Site.

II. Permitted Uses

The Site may be devoted only to a single-family residential community containing a maximum of 350 units and any incidental and accessory uses relating thereto that are allowed in the R-5 zoning district.

III. Transportation

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
2. As depicted on the Rezoning Plan, the Site will be served by internal public streets. Minor adjustments to the locations of the internal public streets shall be allowed during the construction permitting process.
3. No driveways serving individual residences shall be permitted to connect to Camp Stewart Road.
4. The Petitioner agrees to dedicate all rights-of-way to the City of Charlotte via fee simple conveyance.
5. Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued.

a. Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) 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 CDOT will instruct applicable authorities 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.
6. Petitioner requests flexibility to make adjustments to the proposed geometric configurations, street arrangements, related street connections, and other transportation indications shown on Sheet 3 of the Rezoning Plan to allow for minor modifications which address issues discovered during the detailed design and construction document design phase that may include the need to relocate or eliminate certain internal subdivision street/road connections or to adjust newly relocated street/road connections in alternative areas to enhance connectivity and potentially help minimize unnecessary disturbance of Tree Save areas, removal of specimen trees due to excessive grading and/or retaining wall placement, provided that these minor modifications do not deviate and are consistent with City of Charlotte Land Development road standards and related street subdivision requirements and satisfy the street network requirements of the Subdivision Ordinance.

IV. Streetscape and Landscaping

1. The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum five (5) foot wide sidewalk along all network required streets.
2. Driveway lengths shall be twenty (20) feet in length or greater, measured from the back of sidewalk to face of garage.

V. Open Space

The Petitioner shall provide common open space areas as generally depicted on the Rezoning Plan. Amenities shall be provided in portions of the common open space areas, as indicated on the Rezoning Plan, which shall include, but not be limited to, benches, walking trails, and/or landscaping.

VI. Environmental Features

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance (PCSO). The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.
2. The Petitioner shall comply with the Charlotte Tree Ordinance, in locations as generally depicted on the Rezoning Plan.

VII. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
3. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed, with the exception of flood lights.

VIII. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

IX. Vested Rights Provision

If this Rezoning Petition is approved by the Charlotte City Council then, pursuant to Section 1.110 of the Ordinance, the Petitioner hereby requests a five-year vested right to undertake and complete the development of this Site under the terms and conditions as so approved, commencing upon approval of this Rezoning Petition by the Charlotte City Council. The Petitioner makes this request for a five-year vested right due to the size and phasing of the proposed development, market conditions and the level of investment involved.

X. Binding Effect of the Rezoning Documents and Definitions

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

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

ESP

ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espasociates.com

DRAFT

Do Not Rely on this Document

NO.	DATE	REVISION	BY

Conditional District Rezoning - R-5 Cluster
Technical Data Sheet - Petition # 2018-xxx

LARKHAVEN SITE

MERITAGE HOMES CORPORATION

CHARLOTTE, NC

PROJECT INFORMATION

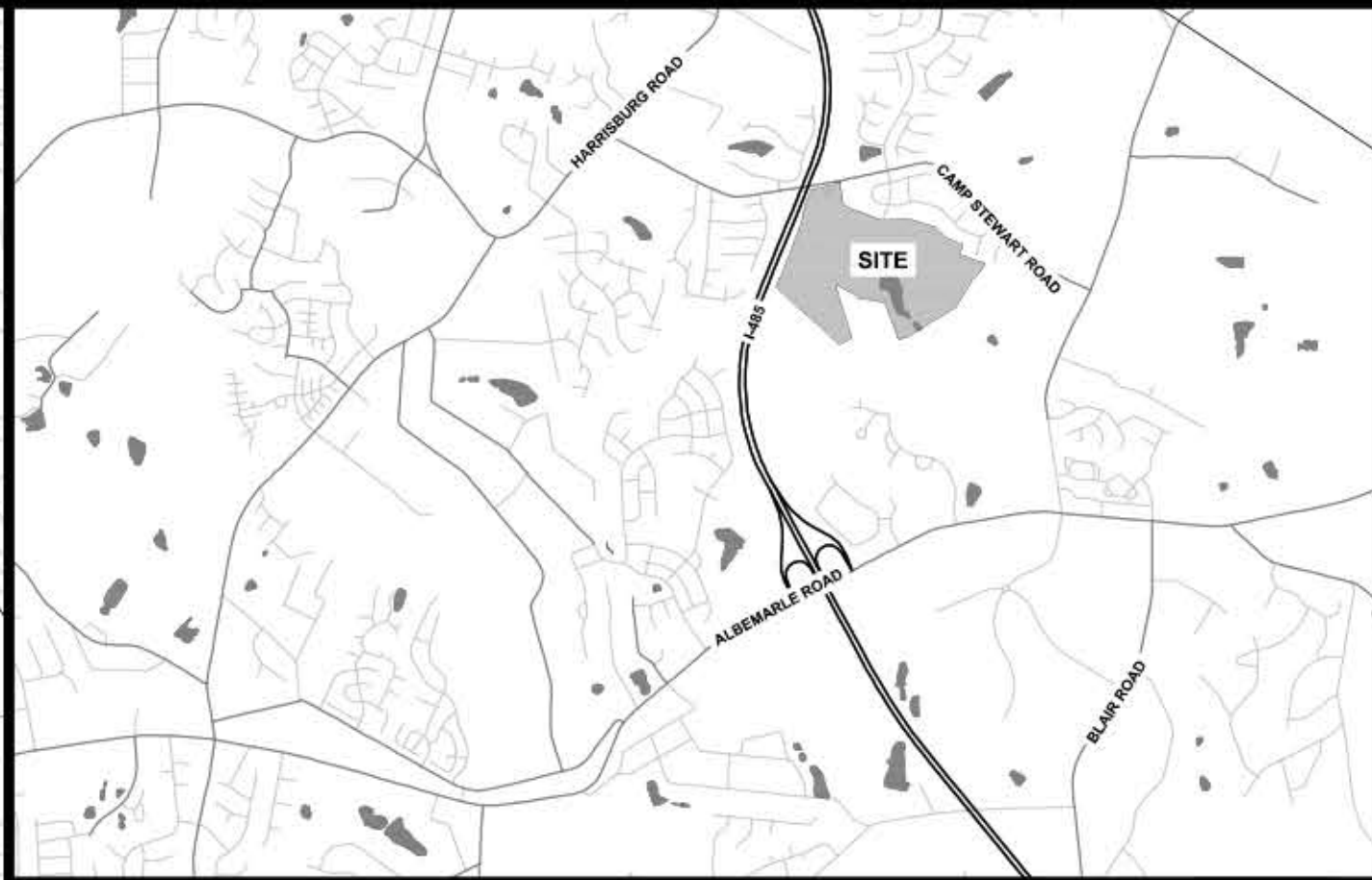
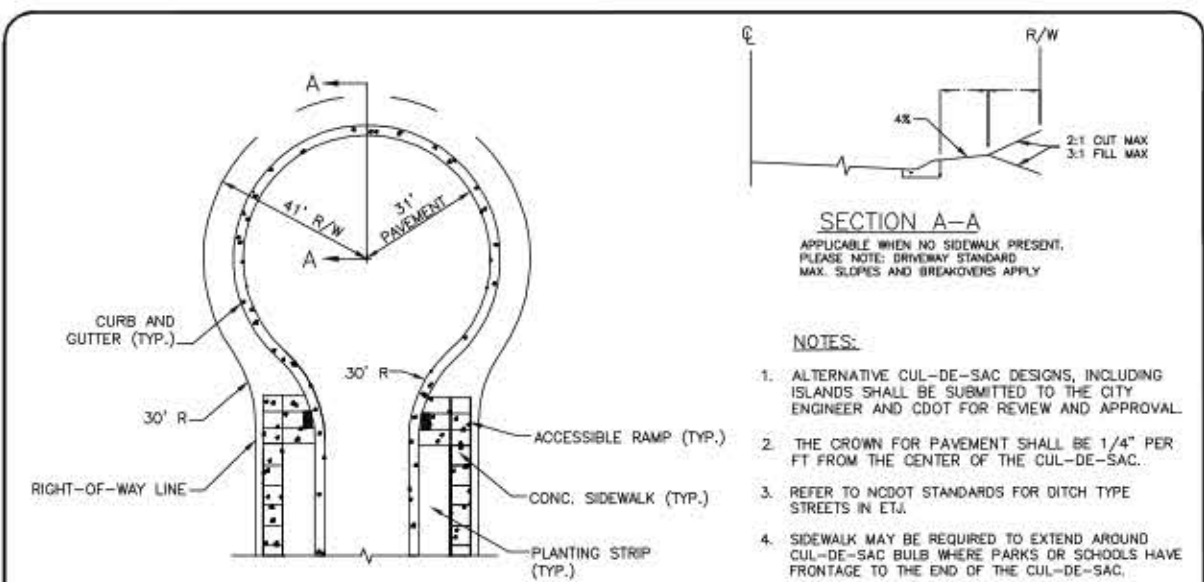
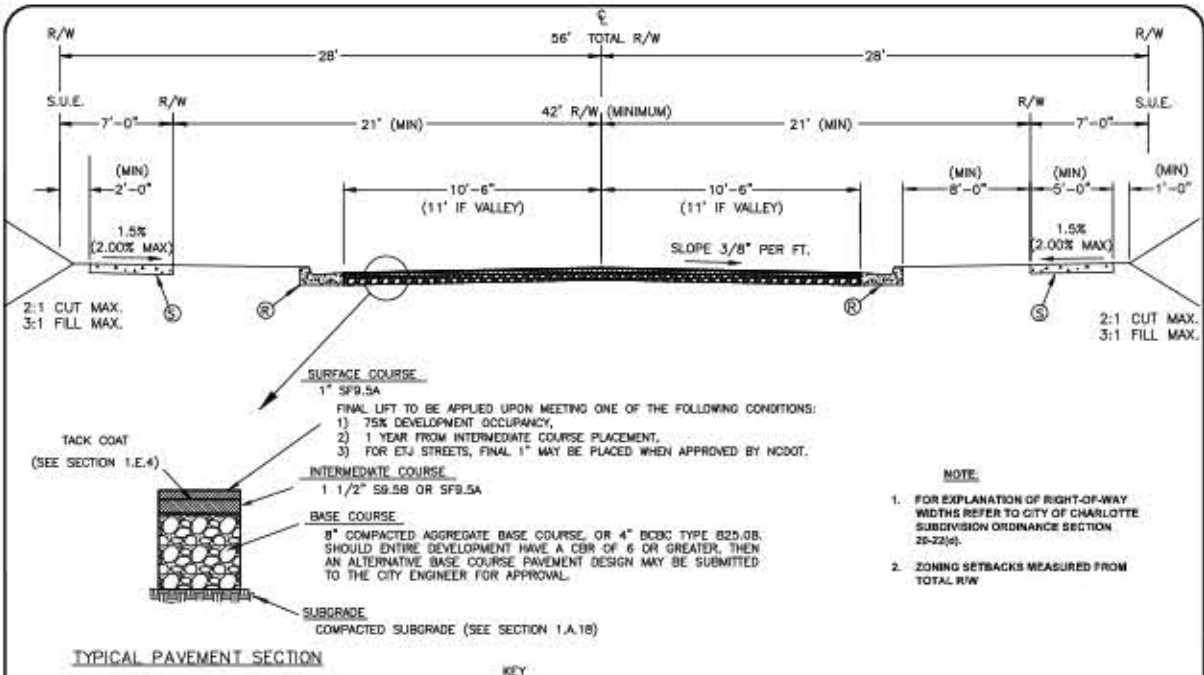
PROJECT MANAGER:	MM
DESIGNED BY:	ZW
DRAWN BY:	MW
PROJECT NUMBER:	FQ05.100
ORIGINAL DATE:	01/19/18

SHEET:

2 OF 3

Typical Street Sections & Land Development Standards

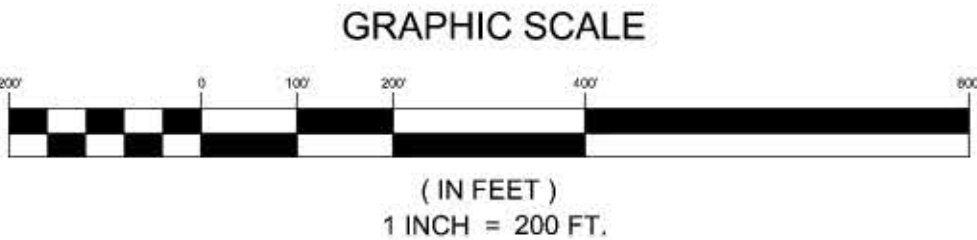
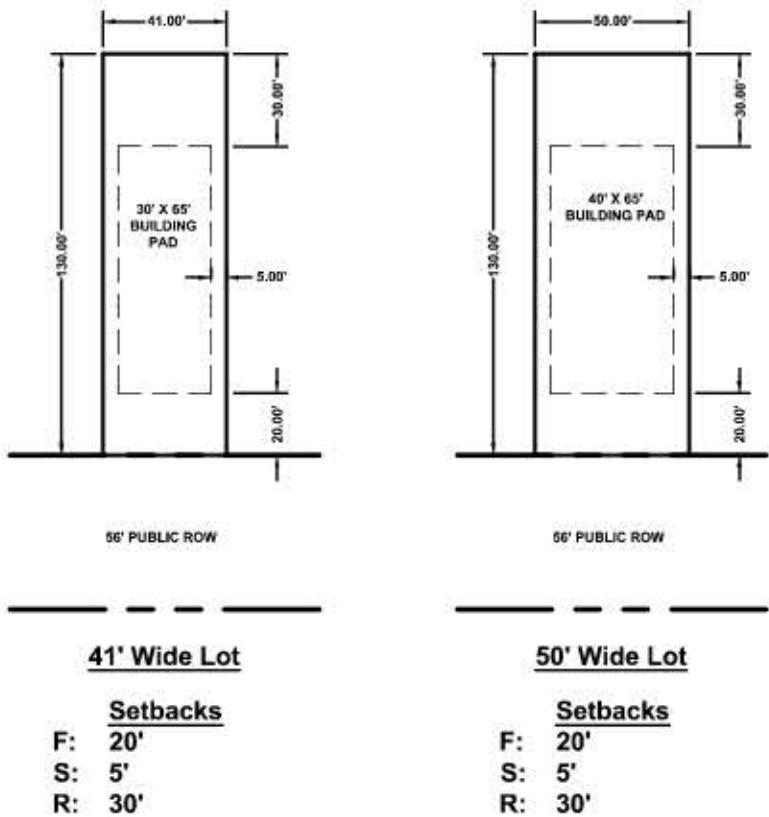
Not to Scale



Vicinity Map
Not to Scale

Site Data	
Tax Parcels:	11121112 & 11121108
Total Acreage:	+/- 138.772 Acres (Per Survey)
Location:	Mecklenburg County, NC
Zoning:	
Existing:	R-3
Proposed:	R-5 Cluster (CD), 5-Year Vested Rights
Use:	
Existing:	Golf Course & Single Family Detached
Proposed:	Single Family Residential (Detached)
Permitted # of Units:	Up to 350 Units
Proposed Density:	Not to Exceed +/- 2.52 DU/AC
Maximum Building Height:	Maximum two (2) stories and not to exceed 40 feet. Building height will be measured as defined by the ordinance.
Open Space:	
Required:	+/- 13.87 Acres (10%)
Provided:	+/- 55.51 Acres (40%)
Tree Save:	
Required:	+/- 13.87 Acres (Greater Than 10%)
Provided:	+/- 13.87 Acres (Greater Than 10%)
General Notes	
1. Base information obtained from Mecklenburg County GIS.	
2. Additional base information provided by ESP Associates titled "ALTA/NSPS Land Title Survey of: Larkhaven, Inc. Property" dated January 8, 2018.	

Typical Unit Details
Not to Scale



ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakewood Blvd.
Fort Mill, SC 29708
704-583-9446 (NC)
803-802-2440 (SC)
www.espaceassociates.com

ESP

DRAFT
Do Not Rely on this Document

BY	
REVISION	
DATE	
NO.	

Conditional District Rezoning - R-5 Cluster
Master Plan - Petition # 2018-xxx

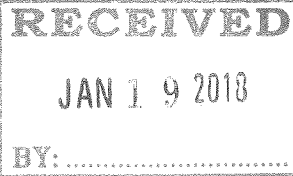
LARKHAVEN SITE

CHARLOTTE, NC
MERITAGE HOMES CORPORATION

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	ZW
DRAWN BY:	MW
PROJECT NUMBER:	FQ05.100
ORIGINAL DATE:	01/19/18
SHEET:	

3 OF 3

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-006

Petition #: _____
Date Filed: 1/19/2018
Received By: PH

Complete All Fields (Use additional pages if needed)

Property Owner: WP 2301 Southend LLC
Owner's Address: 6530 Rogers Circle Site 33 City, State, Zip: Boca Raton FL 33487
Date Property Acquired: 8/29/17
Property Address: 2301 Distribution Street Charlotte NC 28203
Tax Parcel Number(s): 12104201
Current Land Use: Industrial Size (Acres): .891
Existing Zoning: I-2 Proposed Zoning: TOD-M
Overlay: New Bern Station Area Plan (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: Alan Goodwin, Solomon Fortune
Date of meeting: 10/11/2017

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

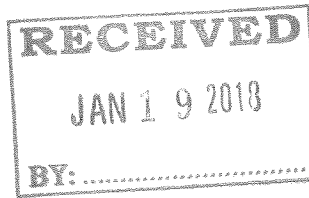
For Conditional Rezoning Only:

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 Parkway, Suite 220
Agent's Address
Charlotte, NC 28269-3797
City, State, Zip
704-264-1252
Telephone Number Fax Number
bdey@dewberry.com
E-Mail Address
[Signature]
Signature of Property Owner
ROBERT FESSLER
(Name Typed / Printed)

Rob Fessler
Name of Petitioner(s)
2345 B Township Road
Address of Petitioner(s)
Charlotte, NC 28105
City, State, Zip
704-504-9204
Telephone Number Fax Number
rob.fessler@magellangroup.net
E-Mail Address
[Signature]
Signature of Petitioner
ROBERT FESSLER
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-007

Petition #:	
Date Filed:	1/19/2018
Received By:	HS

Complete All Fields (Use additional pages if needed)

Property Owner: City of Charlotte

Owner's Address: 600 East 4th Street City, State, Zip: Charlotte, N.C. 28202

Date Property Acquired: 10.1.1975

Property Address: 2801 Beam Road, Charlotte, N.C.

Tax Parcel Number(s): 141-24-103

Current Land Use: Government Training Facility Size (Acres): 24.34

Existing Zoning: B-2(CD) Proposed Zoning: B-2(CD)(Site Plan Amendment)

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

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

Date of meeting: 1.2.18

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? **Yes/No.** Number of years (maximum of 5): 3

Purpose/description of Conditional Zoning Plan: Site plan amendment to Petition 1999-79 to for additional improvements to Vehicle Training Facility.

Geoscience Group, Inc. (Kevin Caldwell)
Name of Rezoning Agent

500 K Clanton Road
Agent's Address

Charlotte, North Carolina
City, State, Zip

704-941-2252 704-525-2003
Telephone Number Fax Number

kcaldwell@geosciencegroup.com
E-Mail Address

A. Sabha
Signature of Property Owner

Ahmad Sabha
(Name Typed / Printed)

City of Charlotte - Engineering & Property Management
Name of Petitioner(s)

600 East 4th Street
Address of Petitioner(s)

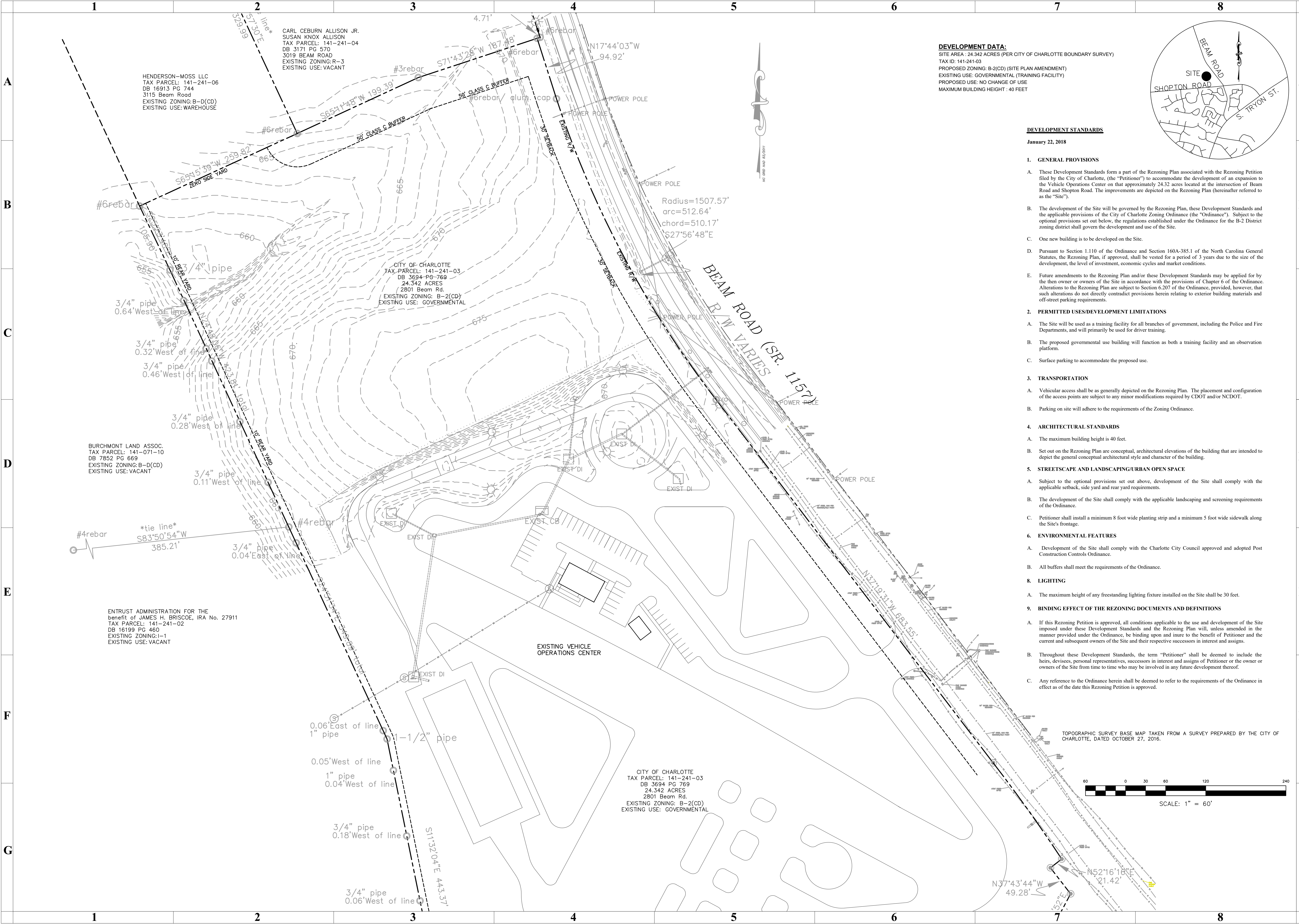
Charlotte, North Carolina 28202
City, State, Zip

704-620-7848
Telephone Number Fax Number

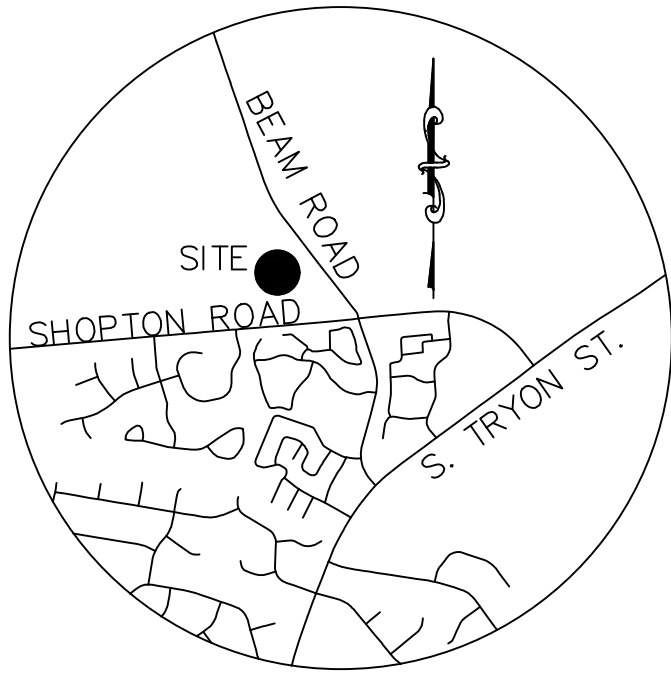
asabha@ci.charlotte.nc.us
E-Mail Address

A. Sabha
Signature of Petitioner

Ahmad Sabha
(Name Typed / Printed)



DEVELOPMENT DATA:
SITE AREA : 24.342 ACRES (PER CITY OF CHARLOTTE BOUNDARY SURVEY)
TAX ID: 141-241-03
PROPOSED ZONING: B-2(CD) (SITE PLAN AMENDMENT)
EXISTING USE: GOVERNMENTAL (TRAINING FACILITY)
PROPOSED USE: NO CHANGE OF USE
MAXIMUM BUILDING HEIGHT : 40 FEET



DEVELOPMENT STANDARDS

January 22, 2018

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by the City of Charlotte, (the "Petitioner") to accommodate the development of an expansion to the Vehicle Operations Center on that approximately 24.32 acres located at the intersection of Beam Road and Shopton Road. The improvements are depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The 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 optional provisions set out below, the regulations established under the Ordinance for the B-2 District zoning district shall govern the development and use of the Site.
- C. One new building is to be developed on the Site.
- D. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 3 years due to the size of the development, the level of investment, economic cycles and market conditions.
- E. 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, provided, however, that such alterations do not directly contradict provisions herein relating to exterior building materials and off-street parking requirements.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Site will be used as a training facility for all branches of government, including the Police and Fire Departments, and will primarily be used for driver training.
- B. The proposed governmental use building will function as both a training facility and an observation platform.
- C. Surface parking to accommodate the proposed use.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT.
- B. Parking on site will adhere to the requirements of the Zoning Ordinance.

4. ARCHITECTURAL STANDARDS

- A. The maximum building height is 40 feet.
- B. Set out on the Rezoning Plan are conceptual, architectural elevations of the building that are intended to depict the general conceptual architectural style and character of the building.

5. STREETScape AND LANDSCAPING/URBAN OPEN SPACE

- A. Subject to the optional provisions set out above, development of the Site shall comply with the applicable setback, side yard and rear yard requirements.
- B. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
- C. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 5 foot wide sidewalk along the Site's frontage.

6. ENVIRONMENTAL FEATURES

- A. Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- B. All buffers shall meet the requirements of the Ordinance.

8. LIGHTING

- A. The maximum height of any freestanding lighting fixture installed on the Site shall be 30 feet.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. 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.
- 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 who may 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.

1. THIS DRAWING IS THE PROPERTY OF A.L.R. ARCHITECTURE, P.A. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

2. MATERIALS, DIMENSIONS AND ALL OTHER CONDITIONS WHICH ARE NOT OTHERWISE DEFINED ON THIS DRAWING SHALL BE CONSTRUED AS HAVING THE SAME MEANING AS SIMILARLY INDICATED CONDITIONS WHICH ARE MORE FULLY DEFINED ELSEWHERE ON THIS PROJECT OR OTHER DRAWINGS FOR THIS PROJECT.

Revisions		
No.	Date	Descrip.

City of Charlotte
Engineering & Property
Management
**VEHICLE
OPERATIONS
CENTER**
2725 BEAM ROAD
CHARLOTTE, NC 28217

**GEOSCIENCE
GROUP**
500-K Glanton Road
Charlotte, NC 28217
Phone: 704.525.2003
Fax: 704.525.2051
www.geosciencegroup.com
NC Firm License: F-0585(PE)
NC Firm License: C-279(LA)

ALR
architecture
www.alr-arch.com
517 East Blvd., Suite 100
Charlotte, NC 28203

Phone: 704.348.2699
Fax: 704.348.9399

**TECHNICAL DATA
SHEET**

SHEET TITLE:

RZ-1
SHEET NUMBER:
PROJECT# **1009.04**
DATE: 01/22/2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2018-008

Petition #:	_____
Date Filed:	1/19/2018
Received By:	<i>[Signature]</i>

Complete All Fields (Use additional pages if needed)

Property Owner: Kelly United Properties, LLC; 1826 Dallas Ave, LLC (c/o Patrick O'Boyle)

Owner's Address: 326 Lansdowne Rd City, State, Zip: Charlotte, NC 28270

Date Property Acquired: 11/16/2009; 2/20/2013

Property Address: 5250 Kelly Street and 1826 Dallas Avenue

Tax Parcel Number(s): 161-101-08 and 161-101-09

Current Land Use: Single-Family Residential Size (Acres): +/- 0.72 acres

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

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders and Mandy Rosen

Date of meeting: 12/14/17

(*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 accommodate the development of up to six (6) "for sale" single-family detached residential units.

Collin W. Brown & Bailey Patrick, Jr.
Name of Rezoning Agent

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

Charlotte, NC 28202
City, State, Zip

704-331-7531 704-353-7598
Telephone Number Fax Number

Collin.Brown@klgates.com / Brittany.Lins@klgates.com
E-Mail Address

[Signature]
Signature of Property Owner

Patrick J. O'Boyle
(Name Typed / Printed)

The Drakeford Company; Saussy Burbank, LLC
Name of Petitioner(s)

1914 Brunswick Ave, Ste. 1A; 2550 West Tyvola Rd, Ste. 100
Address of Petitioner(s)

Charlotte, NC 28207; 28217
City, State, Zip

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

bobby@tdcrealestate.com; peter.harakas@saussyburbank.com
E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

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

Complete All Fields (Use additional pages if needed)

Property Owner: Kelly United Properties, LLC; 1826 Dallas Ave, LLC (c/o Patrick O'Boyle)

Owner's Address: 326 Lansdowne Rd City, State, Zip: Charlotte, NC 28270

Date Property Acquired: 11/16/2009; 2/20/2013

Property Address: 5250 Kelly Street and 1826 Dallas Avenue

Tax Parcel Number(s): 161-101-08 and 161-101-09

Current Land Use: Single-Family Residential Size (Acres): +/- 0.72 acres

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

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders and Mandy Rosen

Date of meeting: 12/14/17

(*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 accommodate the development of up to six (6) "for sale" single-family detached residential units.

Collin W. Brown & Bailey Patrick, Jr.

Name of Rezoning Agent

214 N. Tryon Street, 47th Floor

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-7531

Telephone Number

704-353-7598

Fax Number

Collin.Brown@kigates.com / Brittany.Lins@kigates.com

E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

The Drakeford Company; Saussy Burbank, LLC

Name of Petitioner(s)

1914 Brunswick Ave, Ste. 1A; 2550 West Tyvola Rd, Ste. 100

Address of Petitioner(s)

Charlotte, NC 28207; 28217

City, State, Zip

704-344-0332

Telephone Number

704-344-9992

Fax Number

bobby@tdcrealestate.com; peter.harakas@saussyburbank.com

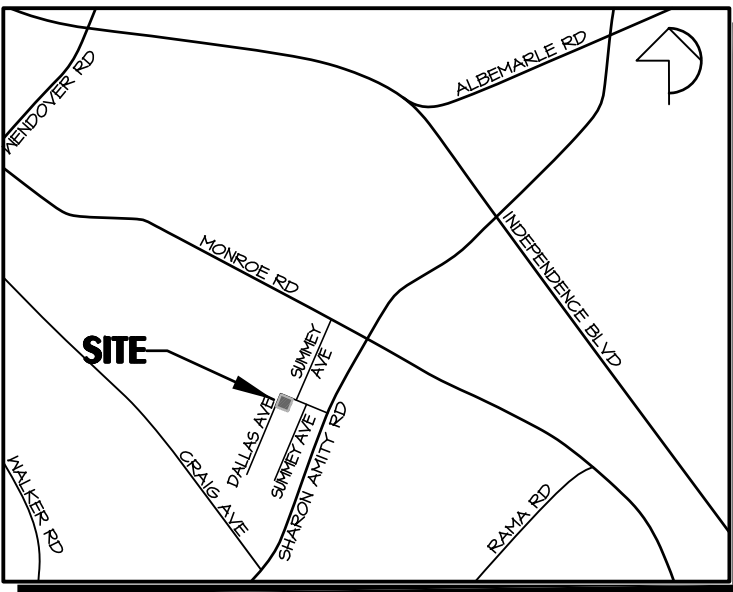
E-Mail Address

Signature of Petitioner

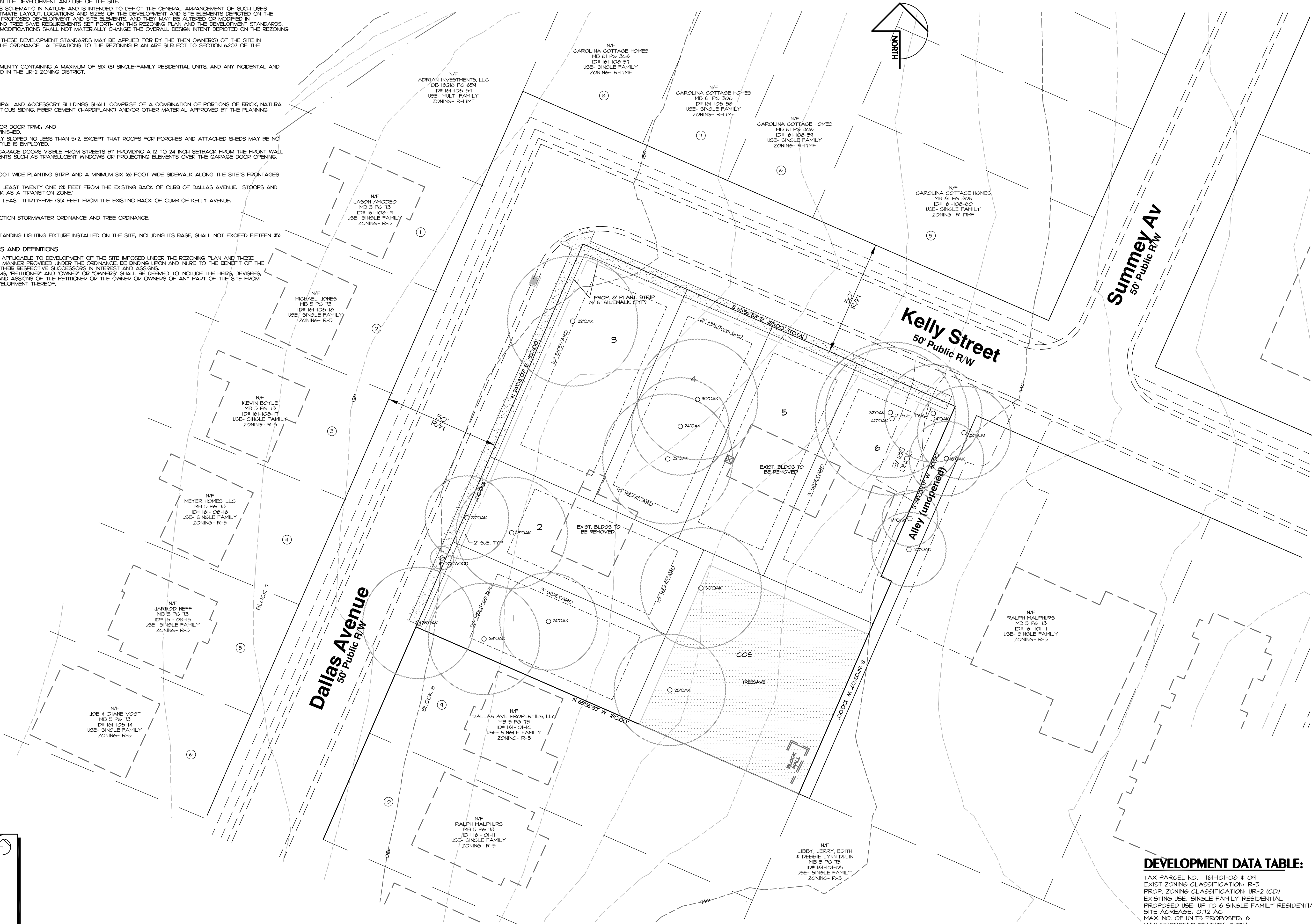
(Name Typed / Printed)

I. GENERAL PROVISIONS
1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SAUSSY BURBANK, LLC (THE PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 0.12 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF KELLY STREET AND DALLAS AVENUE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRSED OF TAX PARCEL NUMBERS 161-101-08 AND 161-101-09.
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
4. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.007 OF THE ORDINANCE.
II. PERMITTED USES
THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF SIX (6) SINGLE-FAMILY RESIDENTIAL UNITS, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.
III. TRANSPORTATION
1. (RESERVED)
IV. ARCHITECTURAL STANDARDS
A. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL COMPRISE OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT (HARDPLANK) AND/OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
B. PROHIBITED EXTERIOR BUILDING MATERIALS:
1. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM), AND
2. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
C. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
D. THE PETITIONER WILL MINIMIZE THE VISUAL IMPACT OF GARAGE DOORS VISIBLE FROM STREETS BY PROVIDING A 12 TO 24 INCH SETBACK FROM THE FRONT WALL PLANE AND ADDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
V. STREETScape AND LANDSCAPING
1. THE PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND A MINIMUM SIX (6) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGES ON DALLAS AVENUE AND KELLY STREET.
2. PETITIONER SHALL PROVIDE A MINIMUM SETBACK OF AT LEAST TWENTY ONE (21) FEET FROM THE EXISTING BACK OF CURB OF DALLAS AVENUE. STOOPS AND STAIRS MAY ENCRoACH FOUR (4) FEET INTO THE SETBACK AS A "TRANSITION ZONE".
3. PETITIONER SHALL PROVIDE A MINIMUM SETBACK OF AT LEAST THIRTY-FIVE (35) FEET FROM THE EXISTING BACK OF CURB OF KELLY AVENUE.
VI. ENVIRONMENT
THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION STORMWATER ORDINANCE AND TREE ORDINANCE.
VII. LIGHTING
THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED FIFTEEN (15) FEET.
VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

'TECHNICAL DATA SHEET'
REZONING PETITION # 2018-



VICINITY MAP NTS



DEVELOPMENT DATA TABLE:

TAX PARCEL NO.: 161-101-08 & 09
EXIST ZONING CLASSIFICATION: R-5
PROP. ZONING CLASSIFICATION: UR-2 (CD)
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: UP TO 6 SINGLE FAMILY RESIDENTIAL
SITE ACREAGE: 0.12 AC
MAX. NO. OF UNITS PROPOSED: 6
MAX PROPOSED DENSITY: 4 DUA
UR-2 (CD) LOT DATA:
MIN. LOT SIZE = 3,000 SF
MIN. LOT WIDTH = 40'
MIN. SETBACK = SEE SEC V STREETScape AND LANDSCAPING
MIN. SIDE YARD = 5'
MIN. REAR YARD = 10'
MAX. BUILDING HEIGHT = FORTY (40) FEET; 2 STORIES
PARKING: SHALL SATISFY OR EXCEED UR-2 MINIMUM REQUIREMENTS

Public Hearing Map for Rezoning Petition #2018-

COTTAGES AT OAKHURST

City of Charlotte, Mecklenburg County, North Carolina
Saussey Burbank, LLC

Sheet No.

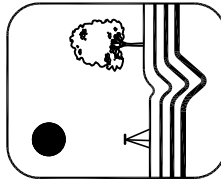
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of 1

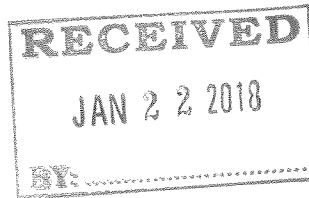
Revisions:

Scale:	1"=20'
Date:	1/2/18
Drawn By:	MIK
Designed By:	MIK
Job No.:	0118

KENNEY DESIGN
GROUP, PA



1216 PARSONS TRAIL
DENVER, NORTH CAROLINA 28037
PH: 704/377-6099
EMAIL: KENNEY@KENNEYDESIGN.COM



208-009

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____
Date Filed: 1/22/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Syd Howell, HOWELL FAMILY PROPERTIES, LLC
Owner's Address: 9233 Magnolia Est Dr City, State, Zip: Cornelius, NC 28031
Date Property Acquired: Nov. 27, 2001
Property Address: 8821 JW Clay Blvd
Tax Parcel Number(s): 04720148
Current Land Use: COMMERCIAL Size (Acres): 2.19
Existing Zoning: CC Proposed Zoning: BI TS
Overlay: BI TS (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: Sonja Sanders
Date of meeting: 11/11/2018

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team 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: _____

Andrew Kalinoski

Name of Rezoning Agent

7750 Orchard Park Cir.

Agent's Address

Harrisburg, NC 28075

City, State, Zip

704.615.9990

Telephone Number

Fax Number

andy.kalinoski@gmail.com

E-Mail Address

[Signature]

Signature of Property Owner

Syd B. Howell

(Name Typed / Printed)

Andrew J. Kalinoski

Name of Petitioner(s)

7750 Orchard Park Circle

Address of Petitioner(s)

Harrisburg, NC 28075

City, State, Zip

704.615.9990

Telephone Number

Fax Number

andy.kalinoski@gmail.com

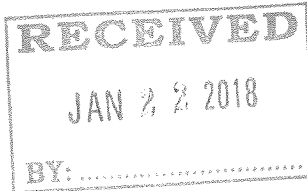
E-Mail Address

[Signature]

Signature of Petitioner

Andrew J. Kalinoski

(Name Typed / Printed)



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2018-010

Petition #:	_____
Date Filed:	1/22/2018
Received By:	Bt

Complete All Fields (Use additional pages if needed)

Property Owner: Callon Gillespie

Owner's Address: 415 E 21st City, State, Zip: Charlotte, NC 28206

Date Property Acquired: Under Contract 11/14/17 With Harrison Tucker

Property Address: 415 E 21st St, Charlotte, NC 28206

Tax Parcel Number(s): 08304403

Current Land Use: Residential Size (Acres): 0.251 Acres

Existing Zoning: Industrial I - 2 Proposed Zoning: TOD - Mixed

Overlay: Parkwood Transit Station Plan (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with:
Sonja Sanders and Mandy Rosen

Date of meeting: 12/21/18

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team 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: _____

Russell Fergusson
Name of Rezoning Agent

PO Box 5646
Agent's Address

Charlotte, NC 28299
City, State, Zip

704-234-7488
Telephone Number Fax Number

russellfergusson@russellwfergusson.com
E-Mail Address

Harrison Tucker and John Perovich
Name of Petitioner(s)

364 Page St. Apt 9
Address of Petitioner(s)

San Francisco, CA 94102
City, State, Zip

704-995-2254
Telephone Number Fax Number

harrison.s.tucker@gmail.com
E-Mail Address

Calton D. Gillespie
Signature of Property Owner

CALTON D. GILLESPIE
(Name Typed / Printed)

Harrison Tucker
Signature of Petitioner

Harrison Tucker
(Name Typed / Printed)

II. Rezoning Application Checklist

Any Petitioner filing for rezoning is required to discuss the proposal with a Charlotte Mecklenburg Planning Department "CMPD" Rezoning Team member prior to the filing of the petition. Upon submittal of the petition, all required items must be verified by the rezoning gatekeeper before an application is considered completed and filed for processing. Incomplete applications can be returned to the petitioner (see Section 6.202). No applications will be accepted after the closing deadline for each month's cases. There is a limit of 16 cases per month.

SUBMITTAL REQUIREMENTS:

All petitions:

1. Two signed official applications;
2. If only a portion of a lot is being rezoned, and/or if the rezoning boundaries do not follow property lines, and/or if there is more than one requested zoning classification that does not follow a property line; submit a survey map delineating the property or area in question;
3. Filing Fee.

Conditional Petitions Only:

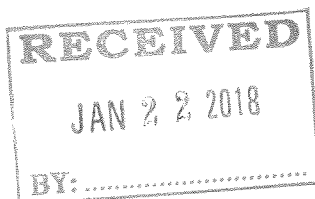
- A. Items 1-3 above
- B. All property owners must sign the conditional rezoning application.
- C. A tree survey of all trees within the street rights-of-way.
- D. A site plan must accompany each conditional rezoning application and be submitted as follows (If you are not able to provide this information, please contact the CMPD at 704-336-2205):
 - drawn to scale
 - a maximum size of 24" x 36"
 - two (2) copies, folded to 8½" x 11"
 - a digital version on R-CD (PDF format) of a site plan with an 8 ½ x 11 copy included
 - a "Word" version of the site plan notes on the CD
- E. A "determination" letter as to the presence of jurisdictional Wetlands on the site may be needed. If one is required, it will be listed in the "site plan comments" and sent to the petitioner from a rezoning team member. The petitioner will be notified if one is required. If not provided by the date of the Public Hearing, the Public Hearing will be automatically deferred to the next Council-zoning meeting.

For Staff Use:

(Circle One) **Complete** **Incomplete** _____
Staff signature and date

If deemed incomplete, agent or petitioner will be contacted with a deadline to provide the required information. If the information is not submitted as requested, the petition will not be processed.

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-011

Petition #:	_____
Date Filed:	1/22/2018
Received By:	[Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: David Signorello

Owner's Address: 59 Northam Ave City, State, Zip: San Carlos, CA 94070

Date Property Acquired: 6/2/2017

Property Address: 801 E 17th St Charlotte, NC 28205

Tax Parcel Number(s): 08110601

Current Land Use: Vacant Lot Size (Acres): .17

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

Overlay: Belmont Area Rev. Plan & Center City 2020 Vision Plan (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Mandy Rosen Date of meeting: 6/15/17

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

For Conditional Rezoning Only:

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

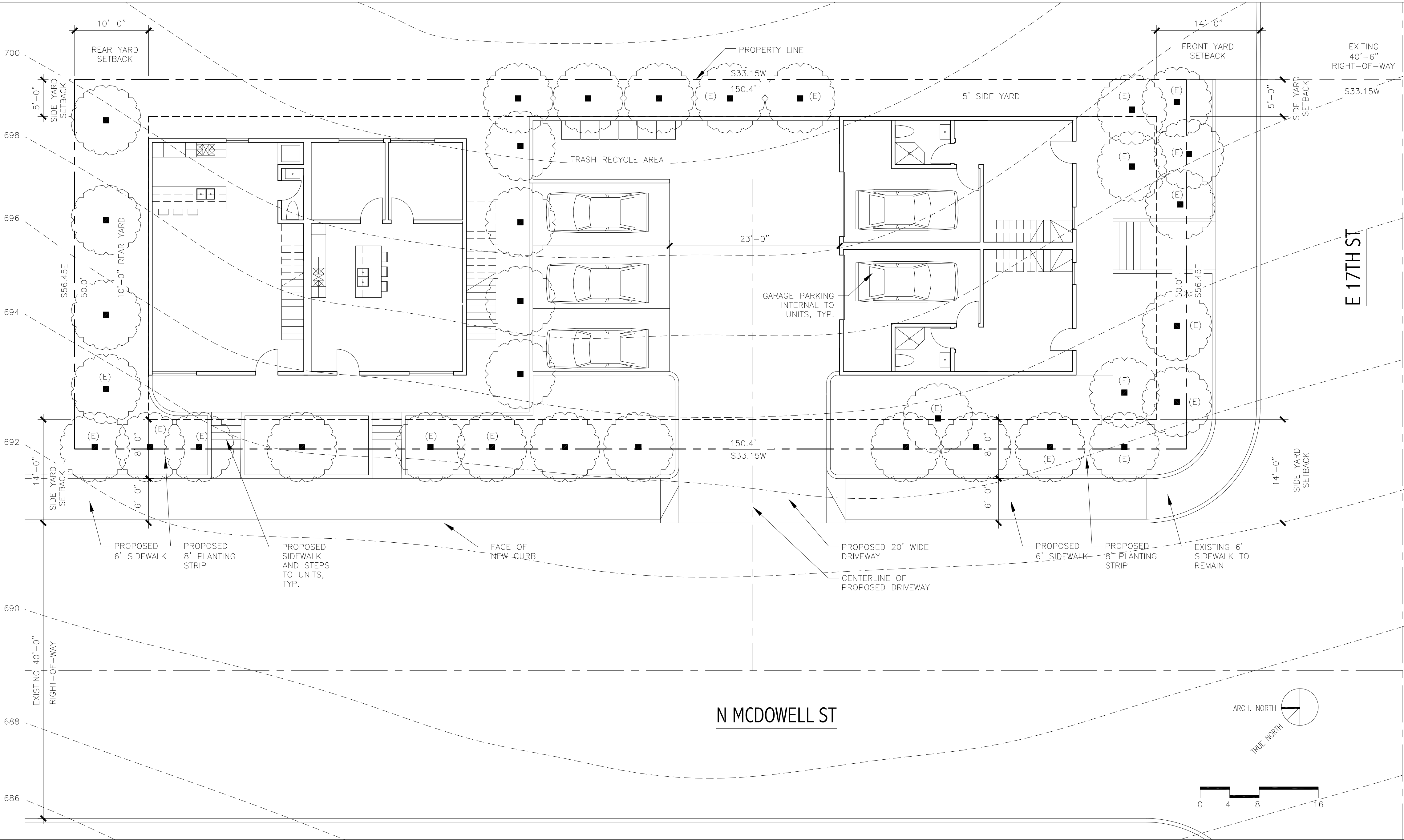
Purpose/description of Conditional Zoning Plan: Develop 5 residential units

Russell Fergusson
Name of Rezoning Agent: _____
PO Box 5646
Agent's Address: _____
Charlotte, NC 28299
City, State, Zip: _____
704-234-7488
Telephone Number: _____ Fax Number: _____
russellfergusson@russellwfergusson.com
E-Mail Address: _____
[Signature]
Signature of Property Owner
David Signorello

(Name Typed / Printed): David Signorello

Harrison Tucker and John Perovich
Name of Petitioner(s): _____
364 Page St Apt 9
Address of Petitioner(s): _____
San Francisco, CA 94102
City, State, Zip: _____
704-995-2254
Telephone Number: _____ Fax Number: _____
harrison.s.tucker@gmail.com
E-Mail Address: _____
[Signature]
Signature of Petitioner
Harrison Tucker

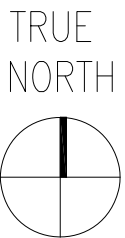
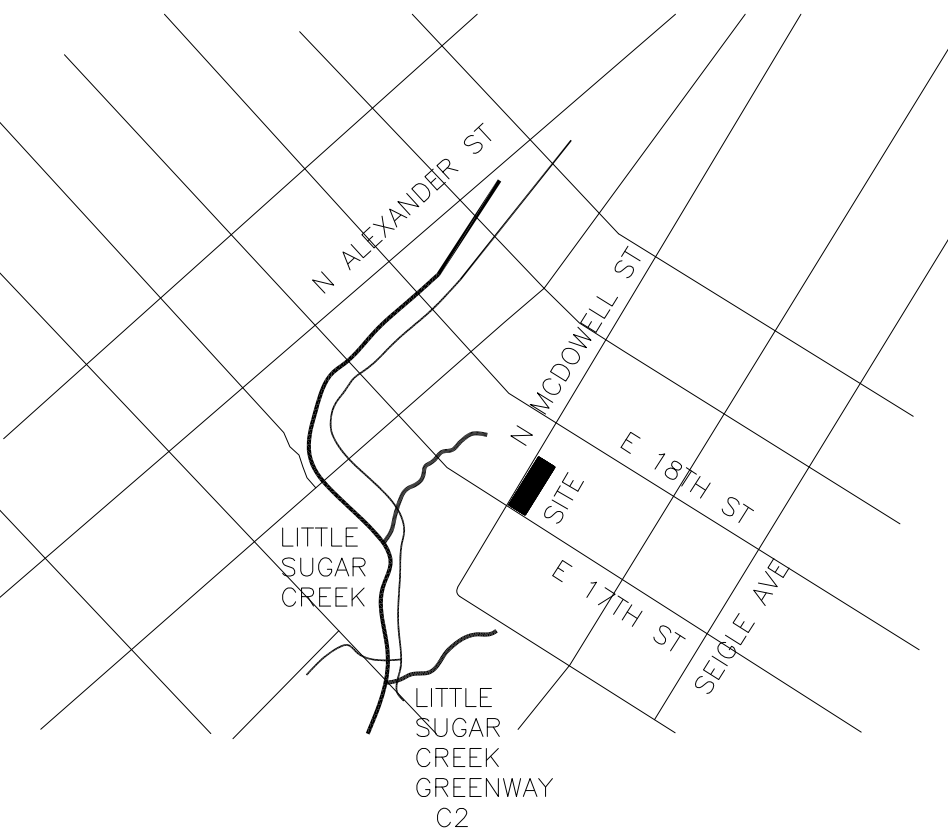
(Name Typed / Printed): _____



SITE DEVELOPMENT DATA	
SITE ACREAGE:	0.17 ACRES
TAX PARCEL #:	08110601
EXISTING ZONING:	R-5
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	SINGLE FAMILY DWELLING
PROPOSED USE:	5 RESIDENTIAL UNITS
LOT AREA:	7,520 SF
BUILDING HEIGHT:	40'-0" MAXIMUM
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
MAX FLOOR AREA RATIO:	1.0
PARKING RATIO:	1/UNIT

NOTE:
(E) EXISTING

SITE DATA	SCALE:	1
	N.T.S	



SITE PLAN	SCALE:	6	VICINITY MAP	SCALE:	2
	1/8" = 1'- 0"			N.T.S	

GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION, FILED BY HARRISON TUCKER (THE PETITIONER), TO ACCOMMODATE THE DEVELOPMENT OF 5 RESIDENTIAL DWELLING UNITS ON AN APPROXIMATELY 0.17 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF 17TH STREET & MCDOWELL STREET, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 08110601.
- 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 ZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARD, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENT DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE

OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

- FUTURE AMENDMENTS TO REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISION OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

PERMITTED USES

- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 5 RESIDENTIAL DWELLING UNITS, AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.
- INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

TRANSPORTATION

- VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS, AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY A PRIVATE DRIVEWAY, AND MINOR ADJUSTMENT TO THE LOCATION OF THE DRIVEWAY SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING

PROCESS.

ARCHITECTURAL STANDARDS

- PREFERRED EXTERIOR BUILDING MATERIALS SHALL COMPRISE OF BRICK, CEDAR SHAKE, WOOD SIDING, FIBER CEMENT SIDING, STUCCO, MASONRY AND/OR OTHER MATERIAL APPROVED BY THE CITY PLANNING DIRECTOR.
- PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- PERMITTED SLOPED ROOF MATERIALS ARE ASPHALT SHINGLES, COMPOSITION SHINGLES, WOOD SHINGLES, TIN, STANDING SEAM METAL, AND WOOD SHAKES.
- THE SCHEMATIC DEPICTION OF SIDEWALKS, DRIVEWAY, 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 PROVISION OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENT DEPICTED BY THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/ SITE ELEMENT 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.

OPEN SPACE

- SUBLOTS SHALL INCLUDE A MINIMUM OF 400 SQUARE FEET OF PRIVATE OPEN SPACE.

ENVIRONMENTAL FEATURES

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

LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECTED ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED FIFTEEN (15) FEET.
- ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE. CAPPED AND DOWNWARDLY DIRECTED.

STREETSCAPE AND LANDSCAPING

- PETITIONER SHALL WORK WITH THE CITY OF CHARLOTTE TO PROVIDE A MINIMUM 6 FEET WIDE SIDEWALK ALONG THE CURBSIDE AND A PLANTING STRIP IN THE REMAINING AREA BETWEEN THE SIDEWALK AND THE PROPERTY BOUNDARY.

AFFORDABLE DWELLING UNIT

- ONE OF THE HOUSING UNITS WILL BE CONSIDERED AFFORDABLE.

BINDING EFFECT OF THE REZONING APPLICATION

- 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 REPRESENTATIVE, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE NOTES	SCALE:	4
	N.T.S	



SWIFTLLEE OFFICE

SWIFTLLEE OFFICE
543A S. Raymond Ave.
Pasadena, CA 91105
T: 323.257.8200 F: 323.257.8276
www.swiftleefoffice.com

ARCHITECT:

CONSULTANT:

PROJECT NAME:

801 E 17TH ST
Charlotte, NC 28205

REVISED:

REZONING SUBMITTAL

01.22.18

APPROVAL:

STAMP/SEAL:

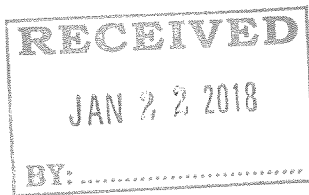
SHEET TITLE:

REZONING PLAN

PROJ. NO: 2017-20
SHEET NO:

A1.1
© 2018 SWIFTLLEE OFFICE

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-012

Petition #:	_____
Date Filed:	1/22/2018
Received By:	[Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Harrison Tucker and David Signorello

Owner's Address: 364 Page St. Apt 9 City, State, Zip: San Francisco, CA 94102

Date Property Acquired: 7/18/2017

Property Address: 1401 North Davidson

Tax Parcel Number(s): 08107205 and 08107204

Current Land Use: Single Family Home Size (Acres): .1124 + .0522 = .1646

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

Overlay: Optimist Park Neighborhood Plan, Parkwood Station, Center City 2020 Vision Plan (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Sonja Sanders and Mandy Rosen, et al

Date of meeting: 11/9/17

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: Develop 5 residential units

Same as petitioner
Name of Rezoning Agent

Same as petitioner
Agent's Address

Same as petitioner
City, State, Zip

Same as petitioner
Telephone Number Fax Number

Same as petitioner
E-Mail Address

[Signature]
Signature of Property Owner

Harrison Tucker and David Signorello
(Name Typed / Printed)

Harrison Tucker and John Perovich
Name of Petitioner(s)

364 Page St Apt 9
Address of Petitioner(s)

San Francisco, CA 94102
City, State, Zip

704-995-2254
Telephone Number Fax Number

harrison.s.tucker@gmail.com
E-Mail Address

[Signature]
Signature of Petitioner

Harrison Tucker
(Name Typed / Printed)

W. STUART TUCKER, JR.
JULIE G. TUCKER
1918 BEVERLY DR. PH 704-332-8353
CHARLOTTE, NC 28207

9617

66-21/530 10109
1060442639230

1-22-18

Date

Pay to the Order of City of Charlotte \$ 4535.00
Four thousand five hundred and thirty five and 00/100 Dollars

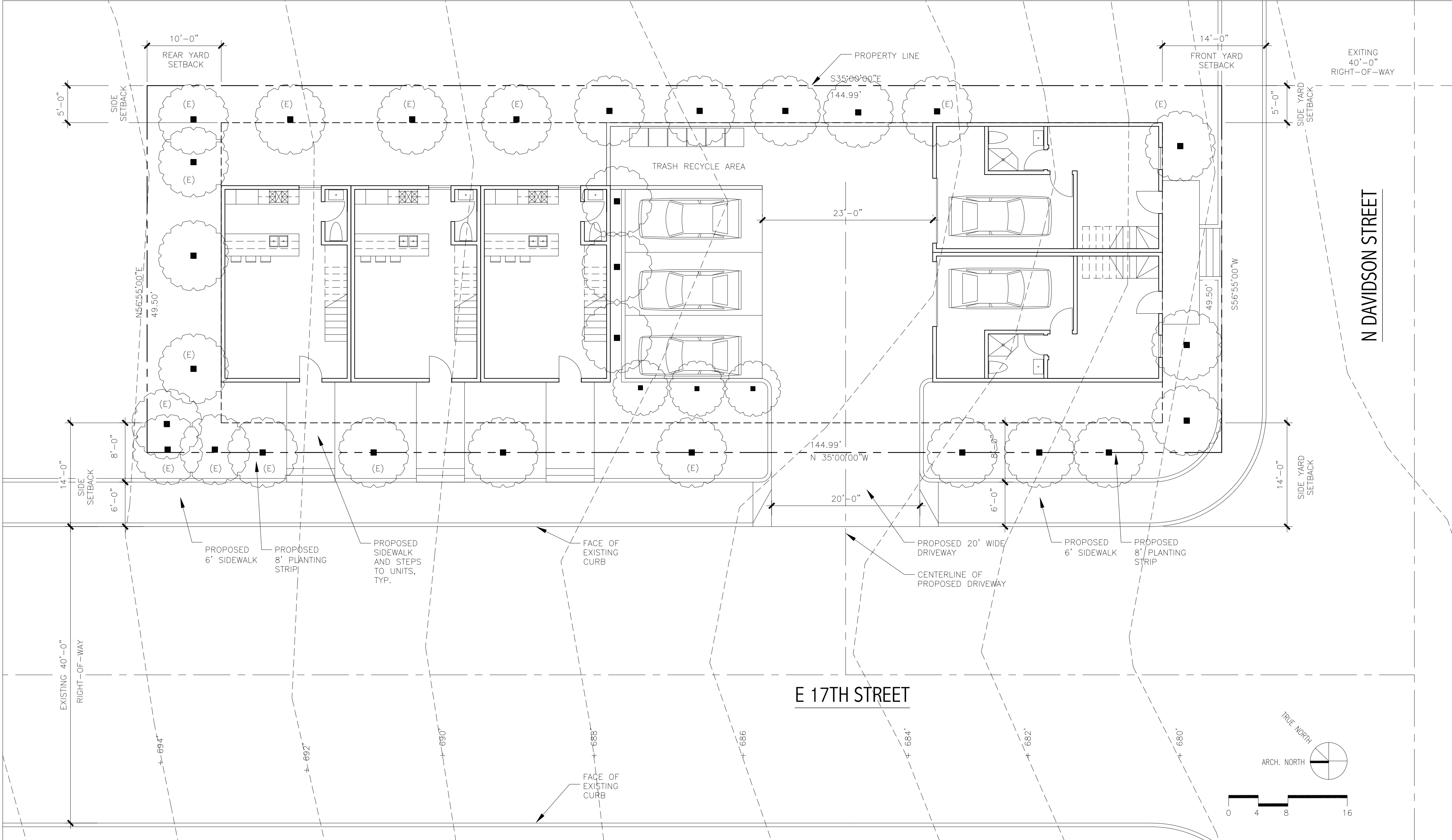
WELLS FARGO Wells Fargo Bank, N.A.
North Carolina
wellsfargo.com

For 1401 N Davidson St.

Julie G. Tucker MP

ELOQUENT®

2018-012
Harrison Tucker & John Perovich
UP-2(00)



SITE PLAN	SCALE:	6
	1/8" = 1'- 0"	

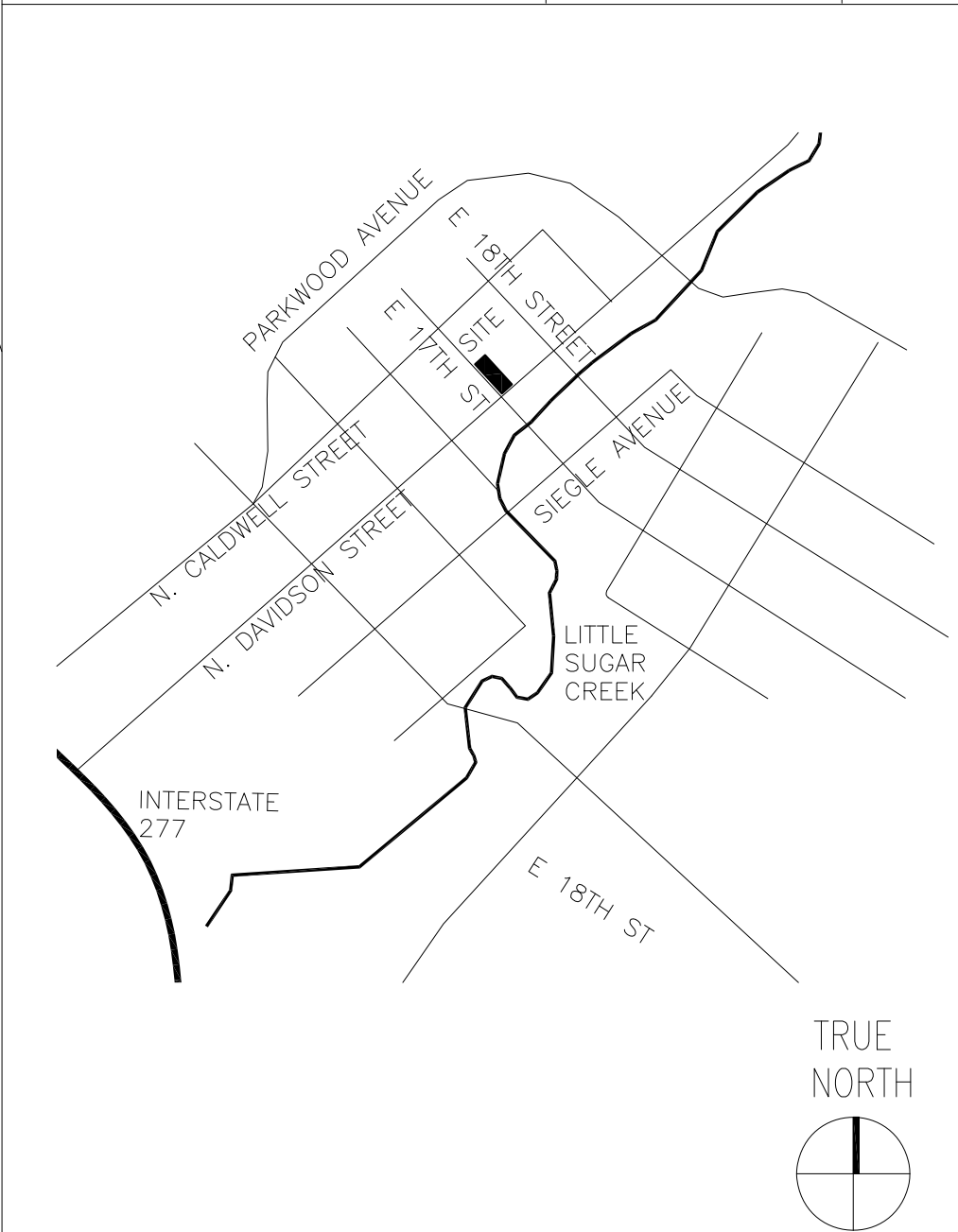
<p>GENERAL PROVISIONS</p> <p>a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION, FILED BY HARRISON TUCKER (THE PETITIONER), TO ACCOMMODATE THE DEVELOPMENT OF 5 RESIDENTIAL DWELLING UNITS ON AN APPROXIMATELY 0.1646 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF NORTH DAVIDSON STREET & 17TH STREET, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 08107204 & 08107205.</p> <p>b. 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").</p> <p>c. UNLESS THE ZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARD, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.</p> <p>d. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENT DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND</p>	<p>MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.</p> <p>e. FUTURE AMENDMENTS TO REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISION OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.</p> <p>PERMITTED USES</p> <p>a. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 5 RESIDENTIAL DWELLING UNITS, AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.</p> <p>b. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.</p> <p>TRANSPORTATION</p> <p>a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS, AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.</p> <p>b. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY A PRIVATE DRIVEWAY, AND MINOR ADJUSTMENT TO THE LOCATION OF THE DRIVEWAY SHALL</p>	<p>BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.</p> <p>ARCHITECTURAL STANDARDS</p> <p>a. PREFERRED EXTERIOR BUILDING MATERIALS SHALL COMPRISE OF BRICK, CEDAR SHAKE, WOOD SIDING, FIBER CEMENT SIDING, STUCCO, MASONRY AND/OR OTHER MATERIAL APPROVED BY THE CITY PLANNING DIRECTOR.</p> <p>b. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.</p> <p>c. PERMITTED SLOPED ROOF MATERIALS ARE ASPHALT SHINGLES, COMPOSITION SHINGLES, WOOD SHINGLES, TIN, STANDING SEAM METAL, AND WOOD SHAKES.</p> <p>d. THE SCHEMATIC DEPICTION OF SIDEWALKS, DRIVEWAY, 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 PROVISION OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENT DEPICTED BY THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/ SITE ELEMENT 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</p>	<p>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.</p> <p>OPEN SPACE</p> <p>a. SUELOTS SHALL INCLUDE A MINIMUM OF 400 SQUARE FEET OF PRIVATE OPEN SPACE.</p> <p>ENVIRONMENTAL FEATURES</p> <p>a. DEVELOPMENT OF THE SITE SHALL COMPLY WITH CHARLOTTE TREE ORDINANCE.</p> <p>LIGHTING</p> <p>a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECTED ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.</p> <p>b. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED FIFTEEN (15) FEET.</p> <p>c. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE.</p>	<p>CAPPED AND DOWNWARDLY DIRECTED.</p> <p>STREETSCAPE AND LANDSCAPING</p> <p>a. PETITIONER SHALL WORK WITH THE CITY OF CHARLOTTE TO PROVIDE A MINIMUM 6 FEET WIDE SIDEWALK ALONG THE CURBSIDE AND A PLANTING STRIP IN THE REMAINING AREA BETWEEN THE SIDEWALK AND THE PROPERTY BOUNDARY.</p> <p>AFFORDABLE DWELLING UNIT</p> <p>a. ONE OF THE HOUSING UNITS WILL BE CONSIDERED AFFORDABLE.</p> <p>BINDING EFFECT OF THE REZONING APPLICATION</p> <p>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 REPRESENTATIVE, SUCCESSORS IN INTEREST OR ASSIGNS.</p>
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SITE NOTES	SCALE:	4
	N.T.S	


SITE DEVELOPMENT DATA	
SITE ACREAGE:	0.1646 ACRES
TAX PARCEL #:	08107204 & 08107205
EXISTING ZONING:	R-8
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	SINGLE FAMILY DWELLING
PROPOSED USE:	5 RESIDENTIAL UNITS
LOT AREA:	7,177 SF
BUILDING HEIGHT:	40'-0" MAXIMUM
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
MAX FLOOR AREA RATIO:	1.0
PARKING RATIO:	1/UNIT

NOTE:
(E) EXISTING

SITE DATA	SCALE:	1
	N.T.S	



VICINITY MAP	SCALE:	2
	N.T.S	



SWIFTLLEE OFFICE

543A S. Raymond Ave.
Pasadena, CA 91105
T. 323.257.8200 F. 323.257.8276

ARCHITECT:

CONSULTANT:

PROJECT NAME:

1401 N DAVIDSON STREET

Charlotte, NC 28205

REVISED:

REZONING SUBMITTAL

01.22.18

APPROVAL:

STAMP/SEAL:

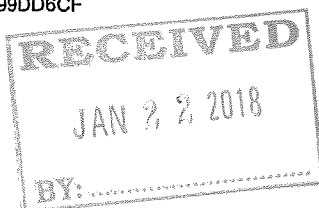
SHEET TITLE:

REZONING PLAN

PROJ. NO: 2017-19
SHEET NO:

A1.1
© 2018 SWIFTLLEE OFFICE

I. REZONING APPLICATION CITY OF CHARLOTTE



2018-063

Petition #: _____

Date Filed: 1/22/2018

Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: Strawberry Corvette, LLC

Owner's Address: 2533 Penninger Circle City, State, Zip: Charlotte, NC 28262

Date Property Acquired: June 6, 2002

Property Address: 2609 Penninger Circle and 2533 Penninger Circle

Tax Parcel Number(s): 047-331-06 and 047-331-07

Current Land Use: Single Family Residential Size (Acres): +/- 6.275 acres

Existing Zoning: Institutional (CD) Proposed Zoning: RE-1 (CD)

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Josh Weaver et al.

Date of meeting: January 9, 2018

(*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: To accommodate the development of a surface parking lot on the site that will be utilized as accessory parking for the uses located on Tax Parcel No. 047-112-03. and Tax

Parcel No. 047-112-04.

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@robinsonbradshaw.com

E-Mail Address

STRAWBERRY CORVETTE, LLC

By: Lisa Padgett

Signature of Property Owner

Lisa Padgett

(Name Typed / Printed)

Westcore Properties AC, LLC (c/o Nick Markos)

Name of Petitioner(s)

4350 La Jolla Drive, Suite 900

Address of Petitioner(s)

San Diego, CA 92122

City, State, Zip

858-367-7173

Telephone Number

Fax Number

nmarkos@westcore.net

E-Mail Address

WESTCORE PROPERTIES AC, LLC

By: Robert S. Bjek

Signature of Petitioner

ROBERT S. BJEK

(Name Typed / Printed)

Westcore Properties LLC

c/o Westcore Properties
4350 La Jolla Village Drive
Suite 900
San Diego, CA 92122

Bank of America
450 B Street
Suite 620
San Diego, CA 92101-8006
16-66/1220

835

**** FOUR THOUSAND FIVE HUNDRED THIRTY FIVE AND 00/100 DOLLARS

TO THE
ORDER OF

01/18/2018

\$4,535.00***

City of Charlotte
600 E. Fourth Street
Charlotte, NC 28202

MEMO: Charlotte Rezoning Application Filing Fee

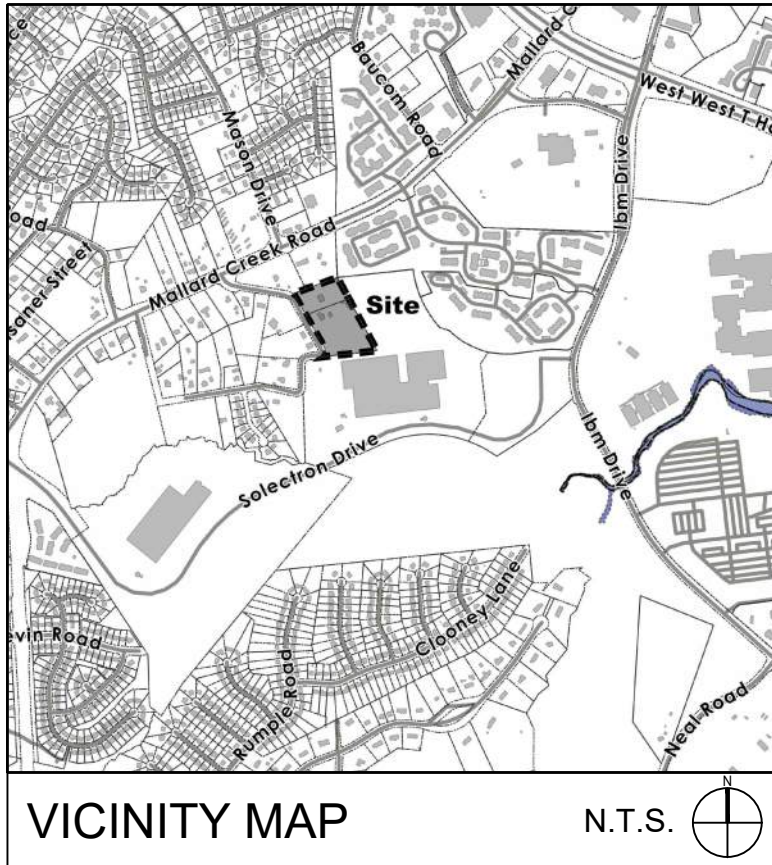
THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

⑈000835⑈ ⑈122000888⑈ ⑈153400115⑈

DATE:01/18/2018 CK#:835 TOTAL:\$4,535.00*** BANK:BofA Ckg(59990ckg)
PAYEE:City of Charlotte(v0003173) MEMO: Charlotte Rezoning Application Filing Fee

Property	Account	Invoice - Date	Description	Amount
50000	6901-7000	CR011818 - 01/18/2018	Charlotte Rezoning Application Filing	4,535.00
				<u>4,535.00</u>

2018-013
Westcore Properties AC, LLC
RE-1(CD)



SURVEY DISCLAIMER
BAC: GROUND INFORMATION PROVIDED BY ME: LENBURG COUNTY GIS AND PLANIMETRICS.

LEGEND

SYMBOL

- PROPOSED DEVELOPMENT AREA
- EXISTING PROPERTY LINE (REZONING BOUNDARY)
- PROPOSED LANDSCAPE BUFFER
- APPROXIMATE VEHICULAR CONNECTIONS

SITE DATA:

SITE ACREAGE: 12.00 AC
TAX PARCELS: 04-3310-01, 04-3310-02
PROPOSED ZONING: RE-1 (CD)
EXISTING ZONING: INST (CD)
EXISTING USES: SINGLE FAMILY
REFER TO DEVELOPMENT STANDARD NOTES ON THIS SHEET FOR FURTHER INFORMATION.

DEVELOPMENT STANDARDS:

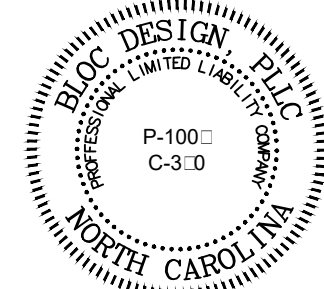
- GENERAL PROVISIONS**
- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE PETITIONER. THESE THREE PARCELS OF LAND WILL BE PLANNED AND DEVELOPED AS A WHOLE AS A SINGLE DEVELOPMENT PROJECT OR A DEFINITELY PROGRAMMED SERIES OF DEVELOPMENT OPERATIONS OR PHASES AND ALL OF THE IMPROVEMENTS AND USES ON THE SITE WILL BE RELATED TO THE CHARACTER AND PURPOSE OF THE USES AND IMPROVEMENTS LOCATED ON TAX PARCEL NOS. 04-112-03 AND 04-112-04. ACCORDINGLY, THE SITE AND TAX PARCEL NOS. 04-112-03 AND 04-112-04 SHALL BE CONSIDERED TO BE A PLANNED DEVELOPMENT UNDER THE ORDINANCE. THE SITE AND TAX PARCEL NOS. 04-112-03 AND 04-112-04 MAY BE COMBINED INTO A SINGLE PARCEL AT THE OPTION OF PETITIONER.
- B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE, OPENING ORDINANCE THE ORDINANCE.
- C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RE-1 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- D. THE SITE AND THOSE PARCELS OF LAND DESIGNATED AS TAX PARCEL NOS. 04-112-03 AND 04-112-04 ARE OR WILL BE OWNED AND/OR CONTROLLED BY PETITIONER. THESE THREE PARCELS OF LAND WILL BE PLANNED AND DEVELOPED AS A WHOLE AS A SINGLE DEVELOPMENT PROJECT OR A DEFINITELY PROGRAMMED SERIES OF DEVELOPMENT OPERATIONS OR PHASES AND ALL OF THE IMPROVEMENTS AND USES ON THE SITE WILL BE RELATED TO THE CHARACTER AND PURPOSE OF THE USES AND IMPROVEMENTS LOCATED ON TAX PARCEL NOS. 04-112-03 AND 04-112-04. ACCORDINGLY, THE SITE AND TAX PARCEL NOS. 04-112-03 AND 04-112-04 SHALL BE CONSIDERED TO BE A PLANNED DEVELOPMENT UNDER THE ORDINANCE. THE SITE AND TAX PARCEL NOS. 04-112-03 AND 04-112-04 MAY BE COMBINED INTO A SINGLE PARCEL AT THE OPTION OF PETITIONER.
- E. 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 12 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 12.02 OF THE ORDINANCE.
- PERMITTED USES DEVELOPMENT LIMITATIONS**
- A. THE SITE MAY BE DEVOTED ONLY TO A SURFACE PARKING LOT THAT WILL BE UTILIZED AS ACCESSORY TO STREET PARKING FOR THE IMPROVEMENTS AND USES LOCATED ON TAX PARCEL NOS. 04-112-03 AND 04-112-04.

- TRANSPORTATION**
- A. VEHICULAR ACCESS TO THE SITE SHALL BE PROVIDED BY ANY OF DRIVEWAY CONNECTIONS FROM TAX PARCEL NO. 04-112-03 AS GENERALLY DEPICTED ON THE REZONING PLAN.
- B. VEHICULAR ACCESS TO AND FROM THE SITE FROM AND TO PENNINGER CIRCLE SHALL BE PROHIBITED.
- C. THE ALIGNMENTS OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NC DOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- STREETSCAPE LANDSCAPING BUFFERS**
- A. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THE WIDTH OF ANY REQUIRED BUFFER MAY BE REDUCED BY 2' IF A FULL FENCE OR BERM IS PROVIDED THAT MEETS THE REQUIREMENTS OF SECTION 12.302.1 OF THE ORDINANCE.
- B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE AS THE CASE MAY BE THE RELEVANT BUFFER AREAS ACCORDINGLY.
- C. PETITIONER SHALL INSTALL A MINIMUM 1' WIDE PLANTING STRIP AND A MINIMUM 1' WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON PENNINGER CIRCLE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- ENVIRONMENTAL FEATURES**
- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- LIGHTING**
- A. THE MAXIMUM HEIGHT OF A LIGHT SOURCE (LIGHT BULB) DETACHED FROM A BUILDING SHALL BE 20 FEET.
- B. ALL OUTDOOR LIGHTING SHALL BE SCREENED IN SUCH A MANNER THAT THE LIGHT SOURCE CANNOT BE SEEN FROM ANY ADJUTING RESIDENTIALLY ZONED OR USED PROPERTY.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
- A. 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 SUCCESSOR 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 WHO MAY 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	DESCRIPTION

DATE: 01/22/2021
PLG: 100%
SCALE: 1" = 100'
SHEET: 1 OF 1

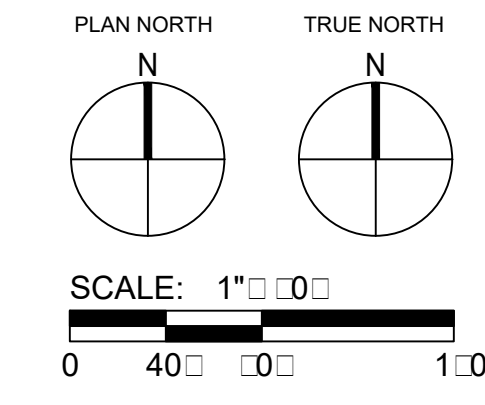


ISSUED FOR CONSTRUCTION

MANUAL PARTNER (PE): _____ DATE: _____
MANUAL PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER (SE): _____ DATE: _____
LAND ARCHITECT (SE): _____ DATE: _____

Scale
2:33 = 2:00 P.M. Cr.
C-3-D NC

Scale
1" = 100'

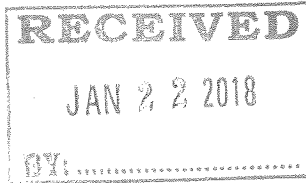


DATE: 01/22/21
MPIC: 111
DRAWN BY: ASP/ESB
CHECKED BY: CCB
PROJECT NUMBER: 004-100

SCALE: 1" = 100'
TITLE:
DEVELOPMENT PLAN
DEVELOPMENT STANDARD NOTES

SHEET NO:
RZ-1.0

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-014

Petition #:	_____
Date Filed:	<u>1/22/2018</u>
Received By:	<u>[Signature]</u>

Property Owners: Grace Christian Center

Owner's Addresses: PO Box 49208, Charlotte, NC 28277

Date Properties
Acquired: 01/08/1997

Property Addresses: 15825 Marvin Road, Charlotte, NC 28227

Tax Parcel Numbers: portion of 223-132-17

Current Land Use: Religious Institution (Acres): ± 18.95

Existing Zoning: INST and INST(CD) Proposed Zoning: Institutional (CD) & Inst.(CD)SPA

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

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

Date of meeting: 1/9/2018

(*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 the development of the Site with a medical office complex with a variety of medical related uses.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704.331.3531(KM) 704-378-1954(KM)

704-331-1144 (JB) 704-378-1925 (JB)

Telephone Number Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

Novant Health, Inc. (Attn: Matthew Stiene)

Name of Petitioner

PO Box 33549

Address of Petitioner

Charlotte, NC 28233

City, State, Zip

704.316.4351

Telephone Number Fax Number

mhstiene@novanthealth.org

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

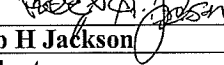
REZONING PETITION NO. 2018-_____
Novant Health, Inc.

OWNER JOINDER AGREEMENT
Grace Christian Center

The undersigned, as the owner of the parcel of land located at 15825 Marvin Road, Charlotte, NC 28227 that is designated as a portion of Tax Parcel No. 223-132-17 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from INST and INST(CD) zoning district to the INST (CD) zoning zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 18 day of January, 2018.

Grace Christian Center

By: 
Name: Phillip H Jackson
Its: President

ATTACHMENT B

**REZONING PETITION NO. 2018-
Novant Health, Inc.**

Petitioner:

Novant Health, Inc.

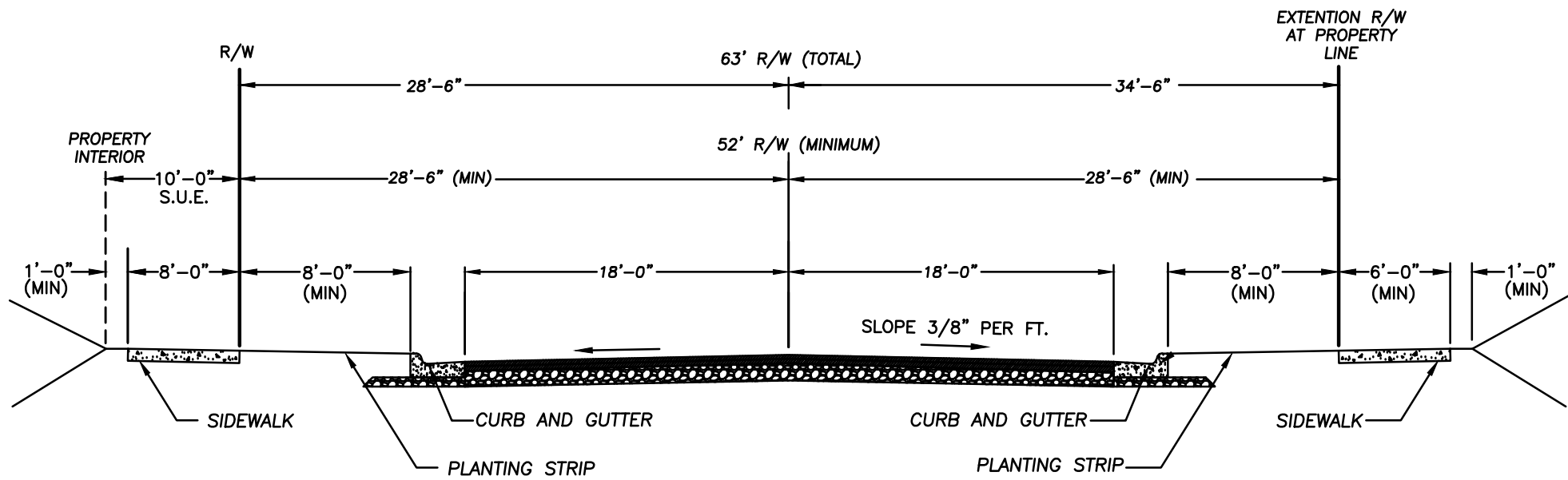
By: 

Name: MATTHEW STIENE

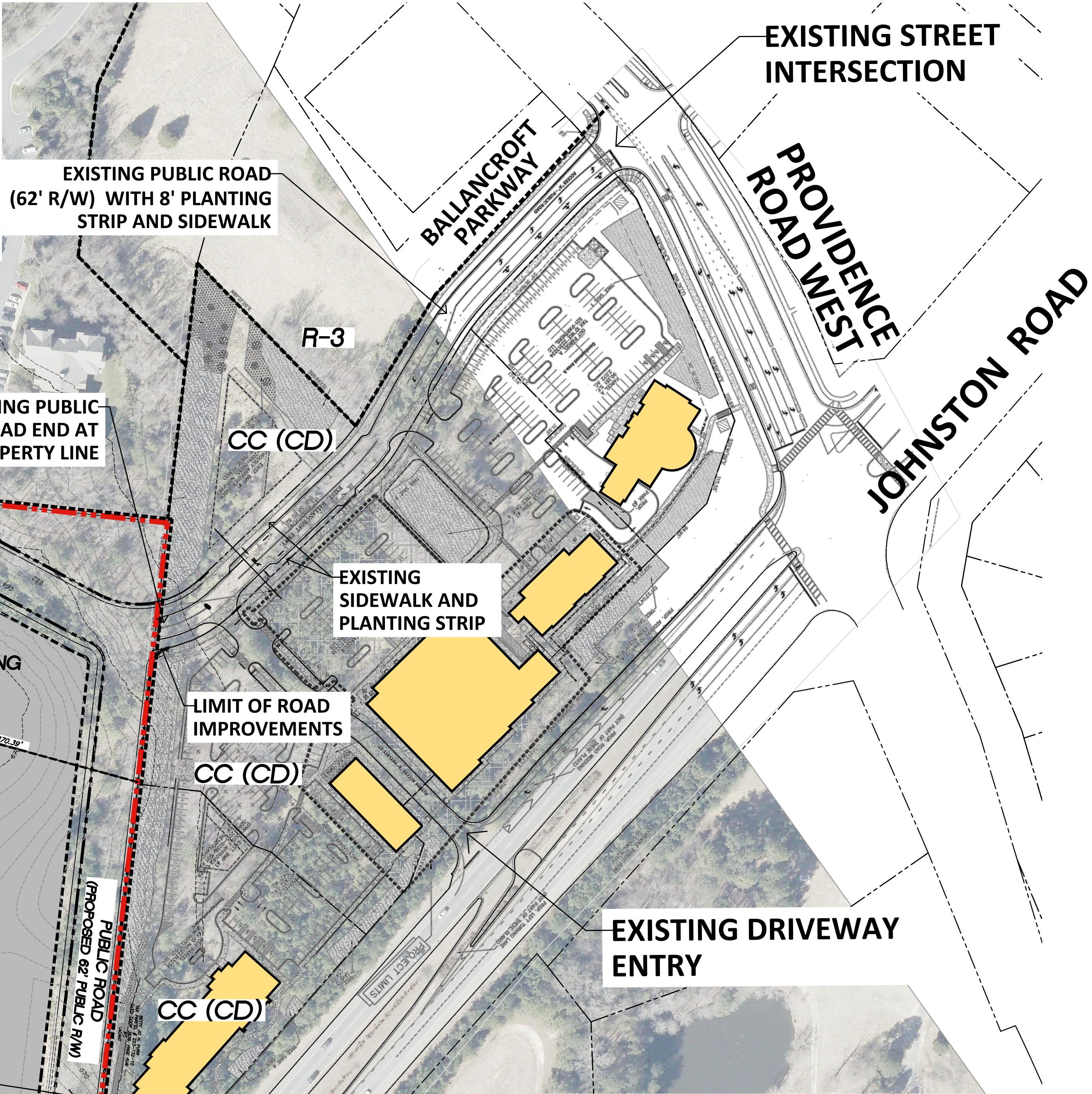
Title: VICE PRESIDENT



VICINITY MAP

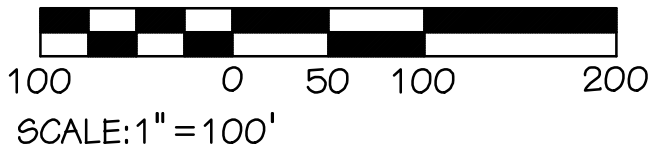


PUBLIC ROAD SECTION



SITE DATA:

Rezoning Petition:	2018-000
Parcel Numbers:	223-132-17
Acreage:	+ 18.95 AC
Jurisdiction:	CITY OF CHARLOTTE
Existing Zoning:	INST (CD) INST
Proposed Zoning:	INST (CD) & INST(CD) SPA
Existing Uses:	RELIGIOUS INSTITUTION
Proposed Uses:	Clinics and offices, medical, dental, and optical, and a health institution as permitted by right and under prescribed conditions together with accessory uses, as allowed in the Institutional zoning district (as more specifically described and restricted below, Rezoning Development Standards, See RZ-2, Section 2).
Tree Save:	15% REQUIRED 15% PROVIDED



Site Development Data:

- Acreage: ± 18.95 acres
- Tax Parcel #: portion of 223-132-17
- Existing Zoning: Inst. & Inst.(CD)
- Proposed Zoning: Inst.(CD) & Inst.(CD) SPA
- Existing Uses: Religious Institution
- Proposed Uses: Clinics and offices, medical, dental, and optical, and a health institution as permitted by right and under prescribed conditions together with accessory uses, as allowed in the Institutional zoning district (as more specifically described and restricted below in Section 2).
- Maximum Gross Square feet of Development: Up to 100,000 square feet of gross floor area of clinics and offices, medical, dental, and optical. As well as a health institution with up to 50 beds.
- Maximum Building Height: As allowed by the Ordinance.
- Parking: Parking will be provided as required by the Ordinance.

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Novant Health, Inc. ("Petitioner") to accommodate the development of a medical office complex with a variety of medical uses as allowed in the Institutional zoning district on approximately 18.95 acre site located on the west side of Hwy. 521 between Providence Road West and Marvin Road (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the Inst. zoning classification shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, 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 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. **Parcel Subdivision:** The Petitioner may subdivide the Site. If the Site is subdivided yards, and other separation standards will not be required between the internal property lines and the Site will be treated as a unified development.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 100,000 square feet of gross floor area of clinics and offices, medical, dental, and optical. As well as a health institution with up to 50 beds, together with accessory uses as allowed in the Inst. zoning district.

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).

- b. The setback along Hwy. 521 and Marvin Road will be 40 feet as measured from the existing right-of-way lines, and a 20 foot setback will be provided along the two (2) proposed interior public streets as generally depicted on the Rezoning Plan.

3. Access and Transportation:

- a. Access to the Site will be from Marvin Road, Hwy. 521, and the extension of Ballancroft Parkway in the manner generally depicted on the Rezoning Plan.
- b. The Petitioner will construct the extension of Ballancroft Parkway through the Site as a new public street, and will also construct a new public street extending from Hwy. 521 to Ballancroft Parkway extension in the manner generally depicted on the Rezoning Plan. These two (2) public streets will be extended as local office commercial wide streets with 63 feet of right-of-way as indicated on the cross-section on the Rezoning Plan. Instances where the sidewalk falls outside of the proposed right-of-way a sidewalk and utility easement located two (2) feet behind the right-of-way will be provided.

- c. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

- d. The Petitioner will dedicate and convey via a fee simple deed any additional right-of-way indicated on the proposed site plan prior to the issuance of the first certificate of occupancy. Right-of-way conveyance to be located two feet behind the sidewalk or a two (2) utility easement to be provided behind the sidewalk if two (2) feet right-of-way cannot be conveyed behind the sidewalk.

- e. Any required roadway improvement will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.
- f. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with published standards.

4. Streetscape, Buffers, Yards and Landscaping:

- a. Along the Site's frontage on Marvin Road the Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk as generally depicted on the Rezoning Plan. Along the Site's frontage on Hwy. 521 the Petitioner will install an eight (8) foot sidewalk outside of the right-of-way and within the 40 foot setback. The Petitioner will connect this proposed sidewalk with the sidewalk on the adjoining development to the north if possible.

- b. Along the new internal public streets an eight (8) foot planting strip and a six (6) foot sidewalks will be provided.

- c. The Petitioner will provide a sidewalk network that links each building on the Site to the sidewalks along Marvin Road and Hwy. 521 in the manner generally depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

- d. Above-ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

- e. Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

5. Environmental Features:

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

- b. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

- c. The Site will comply with the Tree Ordinance.

6. Lighting:

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

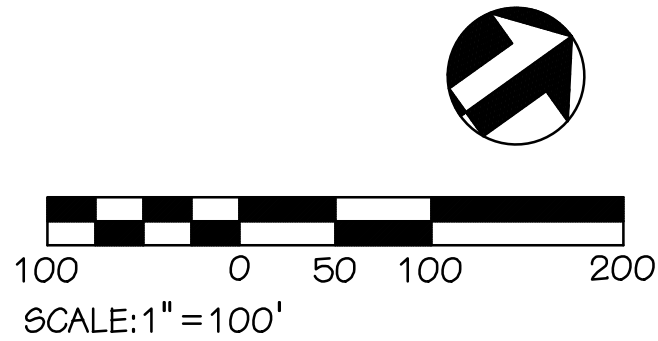
- b. Detached lighting on the Site will be limited to 31 feet in height.

7. 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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

8. Binding Effect of the Rezoning Application:

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



NOTES:

1. SITE IS SUBJECT TO ALL EASEMENTS, R/W AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THE SURVEY.
2. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED
3. ALL BEARINGS ARE GRID BEARINGS.
4. AREA COMPUTED BY COORDINATE GEOMETRY.
5. PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS BY NC FLOOD MAP 3710771800, EFFECTIVE DATE 1/2/2008.
6. CLEM WATER SHED
7. ZONED INST AND INST (CD)

NC GRID TIE

I, David J. Sgroi, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey

Class of survey: Class A
Positional accuracy: 0.09
Type of GPS (or GNSS) field procedure: NC VRS
Date(s) of survey: FEB 5, 17
Datum/EPOCH: NAD 83 (2011)
Published/field control: VRS
Geoid model: (12A)
Combined grid factor: 0.99984894
Units: U.S. Feet

SURVEYOR CERTIFICATION

To: Novant Health, Inc. and to Commonwealth Land Title Insurance Company.

Date of Plot or Map:

This is to certify that this map or plot and the survey on which it is based was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1 through 4, 6(c), 6(d), 7(a)-(7)(d)(1), 7(c), 8, 9.10(a), 10(b), 11, 13, 14, and 16-20 of Table A thereof. The fieldwork was completed on May 1, 2017.

Boundary
I certify that this map was drawn under my supervision from an actual survey made under supervision (see description recorded in Book _____, page _____, or other reference information in Book _____, page _____, or other reference source _____) that the ratio of precision or positional accuracy is 1/5,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)."

Signed and Sealed:



SCHEDULE B-2 EXCEPTIONS

Commonwealth Land Title Insurance Company Title Company
Commitment Number: 17-0345
SCHEDULE B - SECTION II
EXCEPTIONS

3. Building restriction lines, easements and other matters shown on plot recorded in Map Book 23, Page 496, Mecklenburg County Registry, and shown on PRELIMINARY Survey by Sgroi Land Surveying, PLLC, dated March 15, 2017, last revised _____

PLOTTED AND SHOWN HEREON

4. Intentionally deleted

5. Title to any portion of Land lying within the right of way of U.S. 521 Relocation (a 200 foot right-of-way) and Marvin Road..

GAP IN DEED BOOK 8888 PAGE 371 AND
NCDOT DEDICATED RIGHT OF WAY PROJECT
NUMBER # 8.1672402, D.B. 7812 PG. 634

6. Intentionally deleted

7. Intentionally deleted

8. Easements recorded in Book 5857, Page 545 and Book 7605, Page 933, Mecklenburg County Registry.

D.B. 5857 PG 545 DRIVEWAY NO LONGER EXISTING, D.B. 7605 D.B. 933, DOES NOT AFFECT PROPOSED LOT

9. Memorandum of Action recorded in Book 7651, Page(s) 698, and Consent Judgment recorded in Book 7812, Page 634, Mecklenburg County Registry.

GAP IN DEED BOOK 8888 PAGE 371 AND
NCDOT DEDICATED RIGHT OF WAY PROJECT
NUMBER # 8.1672402, D.B. 7812 PG. 634

10. Easements recorded in Book 928, Page 512 and Book 938, Page(s) 496, Mecklenburg County Registry.

HAS NO BEGINNING POINT AND CANNOT BE PLOTTED

PROPERTY DESCRIPTION

Being an 18,933 Acres Tract of Land, Lying in the City of Charlotte, Providence Township, Mecklenburg County, N.C., and being part of Grace Christian Center, Inc. (D.B. 8888 P.G.371, D.B. 9804 PG. 95) and being more particularly described as follows:

Beginning at a point in the western Right of Way of US 521 (Johnston Road); thence with new line along the northern line off Grace Christian Center, Inc. (D.B. 8888 PG. 371), the following 8 colls:

1. N 48°27'06" W a distance of 278.03', to a new iron pipe;
2. N 48°26'54" W a distance of 267.31', to a new iron pipe;
3. S 42°54'26" W a distance of 183.40', to a new iron pipe;
4. S 56°58'58" W a distance of 291.19', to a new iron pipe;
5. S 67°05'35" W a distance of 233.81', to a new iron pipe;
6. S 77°27'59" W a distance of 209.78', to a new iron pipe;
7. N 35°30'41" W a distance of 115.07', to a new iron pipe;
8. S 185°7'37" W a distance of 254.27', to a new iron pipe in the northern Right of Way of Marvin Road; thence with said Right of Way, N 57°00'59" W a distance of 53.37', to a new iron pipe; thence N 56°35'26" W a distance of 127.20', to a 1/2" rebar in the western line of, Trustee of the Howard Young and Marietta Young Irrevocable Trust, (D.B.31256, PG. 428); thence N 20°08'42" E a distance of 278.06', to 1/2" rebar; thence N 12°16'32" W a distance of 25.05', to a 1/2" rebar, in the western line of WMG Charlotte IV, LLC, (D.B. 16776 PG. 705); thence with said line, N 41°10'55" E a distance of 1127.49', to a concrete monument with cap, in the southern line of 521 Partners LLC., (P.B.58 PG.82); thence S 47°59'24" E a distance of 847.31', thence with said line and the southern line of OHM Hotels 521 LLC., (P.B.58 PG. 82); thence S 46°49'38" E a distance of 107.21', to 1/2" rebar, in the western margin of western Right of Way of US 521 (Johnston Road); thence with a curve turning to the right with an arc length of 382.47', with a radius of 1106.23', with a chord bearing of S 06°28'21" W, with a chord length of 380.57', which is the point of beginning, and containing 824707.4 S.F., 18.933 acres.

WMG CHARLOTTE IV LLC
P.B. 41 PG. 119
D.B. 16776 PG. 705

GRACE CHRISTIAN CENTER, INC.
D.B. 9804 PG. 95

TRACT 1
824707.4 S.F.
18.933 Acres
Total includes gap

GRACE CHRISTIAN CENTER, INC.
D.B. 8888 PG. 371

REMAINING ACREAGE BY DED CALCULATION
773774.3 Sq. Feet
17.76 Acres

GAP IN DEED BOOK 8888
PAGE 371 AND NCDOT DEDICATED RIGHT OF WAY
PROJECT NUMBER # 8.1672402, D.B. 7812 PG. 634

CURVE
A=428.80'
R=1106.23'
D=22°08'20"
B-S 27°25'48" W
C=424.16'

GAP IN DEED BOOK 8888
PAGE 371 AND NCDOT DEDICATED RIGHT OF WAY
PROJECT NUMBER # 8.1672402, D.B. 7812 PG. 634
3541.9 Sq. Feet
0.08 Acres

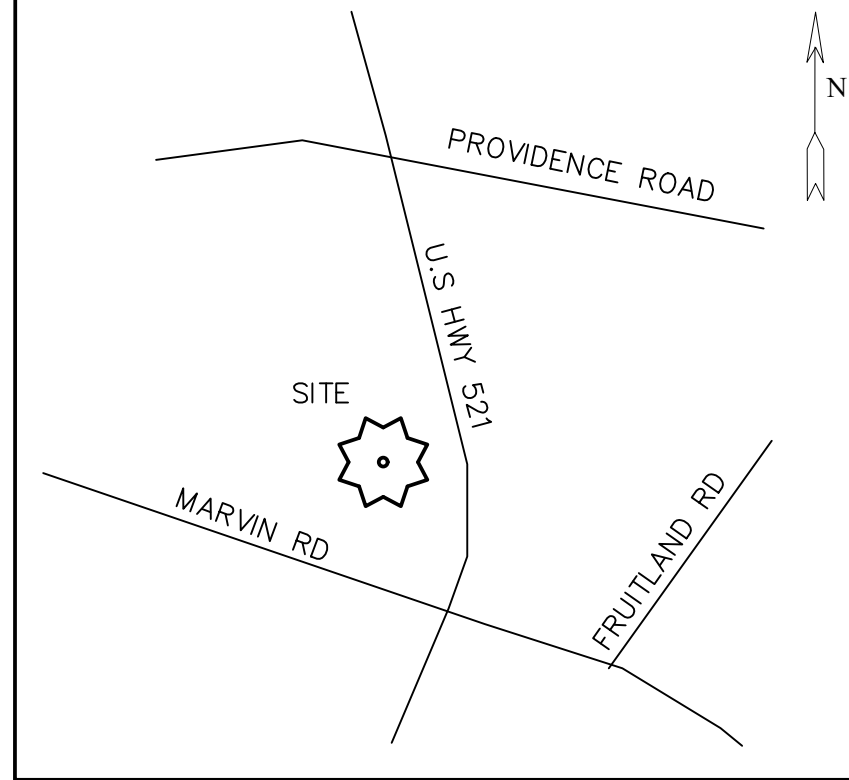
CURVE
A=383.15'
R=1106.23'
D=19°50'42"
B-S 06°28'21" W
C=381.24'

CURVE
A=382.47'
R=1106.23'
D=19°48'34"
B-S 06°28'21" W
C=380.57'

P.O.B.
N:473544.90
E:1447483.54

N 48°27'06" W
112.1'

U.S. 521 (JOHNSTON ROAD)
(LEFT RIGHT OF WAY) NCDOT PROJECT # 81970402



VICINITY MAP

BASIS OF BEARING
GRID NORTH - NAD NC 83(2011)
CSF - 0.99984894

Symbol Legend

Symbol	Name
	TELEPHONE
	PEDESTAL
	DROP INLET
	MANHOLE
	CATCH BASIN
	POWER POLE
	WATER METER
	P.K. NAIL
	NEW IRON PIPE
	EXISTING IRON PIPE
	WATER METER
	REBAR
	GUY
	CONCRETE MONUMENT
	WATER VALVE
	FIRE HYDRANT

OVERHEAD WIRE
FENCE
STORM
EASEMENT



CONTROLLED ACCESS

1" = 60'
60 0 30 60 120 240

ALTA/NSPS SURVEY FOR:

NOVANT HEALTH
MARVIN ROAD & US 15501

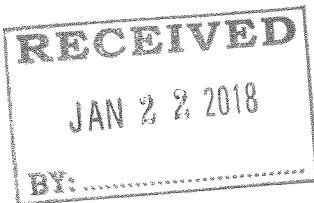
CITY OF CHARLOTTE
PROVIDENCE TOWNSHIP
MECKLENBURG COUNTY, NC

PROJECT NO.2017-32
DRAWN BY: DJS
DATE: July 23, 2017

SSGROI LAND SURVEYING, PLLC.
145 W. PARRIS AVE., SUITE 101
HIGH POINT N.C. 27262
336-885-1366

COMPANY REGISTRATION P-0136

PROPERTY REFERENCES:
PARCEL ID 22313217
GRACE CHRISTIAN CENTER, INC.
D.B. 9804 PG. 95
D.B. 8888 PG. 371

**I. REZONING APPLICATION
CITY OF CHARLOTTE**


Petition #: _____
 Date Filed: 1/22/2018
 Received By: RH

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties
 Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: vacant/residential (Acres): ± 66.50

Existing Zoning: UR-2(CD) & R-4 Proposed Zoning: UR-2(CD) SPA & UR-2(CD)

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, Rick Grochoske, Joshua Weaver, Grant Meacci, and Julia Lund

Date of meeting: 12/19/2017

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

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 amend the previously approved rezoning site plan to change the unit mix, decrease the number of allowed units, and revise the site Plan.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704.331.3531 (KM) 704-378-1954(KM)

704-331-1144 (JB) 704-378-1925 (JB)

Telephone Number

Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

NVR Inc.(Attn: Mallie Colavita)

Name of Petitioner

10710 Sikes Place, Ste. 200

Address of Petitioner

Charlotte, NC 28277

City, State, Zip

704.815.3519

Telephone Number

Fax Number

mcolavit@nvrinc.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Date Acquired
041-131-93	2601 Cindy Ln, Charlotte, NC 28269	Cindy Lane Development, LLC	4601 Charlotte Park Dr, Charlotte, NC 28217	10/19/2016
041-141-01	2701 Cindy Ln, Charlotte, NC 28269			11/19/2015
041-153-01	2837 Cindy Ln, Charlotte, NC 28269			08/01/2017
P.O. 041- 156-02	4927 Statesville Rd, Charlotte, NC 28269			11/19/2015
041-156-04	3100 Cochrane Dr, Charlotte, NC 28269			11/19/2015

ATTACHMENT A

**REZONING PETITION NO. 2018-_____
NVR Inc.**

**OWNER JOINDER AGREEMENT
Cindy Lane Development, LLC**

The undersigned, as the owner of the parcel of land located at

1. 2601 Cindy Ln, Charlotte, NC 28269 that is designated as Tax Parcel No. 041-131-93
2. 2701 Cindy Ln, Charlotte, NC 28269 that is designated as Tax Parcel No. 041-141-01
3. 2837 Cindy Ln, Charlotte, NC 28269 that is designated as Tax Parcel No. 041-153-01
4. 4927 Statesville Rd, Charlotte, NC 28269 that is designated as a portion of Tax Parcel No. 041-156-02
5. 3100 Cochrane Dr, Charlotte, NC 28269 that is designated as Tax Parcel No. 041-156-04

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from UR-2(CD) and R-4 zoning districts to the UR-2(CD)SPA and UR-2(CD) zoning districts as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 19th day of January, 2018.

Cindy Lane Development, LLC

By: 

Name: JULIE A. FORTNER

Its: PRESIDENT

ATTACHMENT B

**REZONING PETITION NO. 2018-
NVR Inc.**

Petitioner:

NVR Inc.

By: 

Name: Mark A. Charvat

Title: Raw Lands Manager

THE FRONT OF THIS CHECK CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT.

Bank of America, N.A.
Atlanta, DeKalb County, Georgia



RYAN HOMES
NVHOMES
HEARTLAND HOMES
NVR BUILDING PRODUCTS

FIELD ACCOUNT

64-127
01-1

158946

DATE 01/19/18
VENDOR # 43163
CHECK # 158946

PAY

*****10,535.00

EXACTLY:

TEN THOUSAND FIVE HUNDRED THIRTY FIVE DOLLARS AND 00 CENTS

PAY TO THE ORDER OF:

VOID AFTER 90 DAYS

NVR, INC.

CHECK NOT VALID OVER \$25,000.00

CITY OF CHARLOTTE

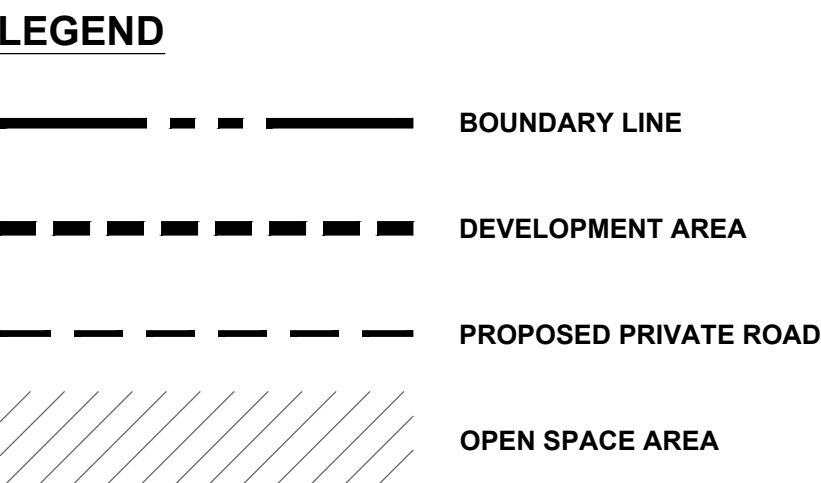

AUTHORIZED SIGNATURE

2018-01-15

NVR, Inc.

UR-2(00) & UR-2(00) SPA





1

**NOT FOR
CONSTRUCTION**

INDEX

DILLON LAKE REZONING

EDITION No. 2018-XXX
CHARLOTTE, NC


DDesign Proj.# 1017368

REVISION / ISSUANCE

[illegible]

DESIGNED BY: KST
DRAWN BY: JRY
CHECKED BY: KST

VERT: NA
HORZ: 1"=100'



0 50' 100' 200'

SCHEMATIC SITE PLAN

RZ-2

Site Development Data:

--**Maximum Building Height:** Building height on the Site will be limited to three (3) stories. Building height will be measured as defined by the Ordinance
 --**Parking:** As required by the Ordinance for the UR-2 zoning district.

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet and Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by NVR, Inc. ("Petitioner") to accommodate development of residential community (e.g. a mix of single-family detached units, and attached dwelling units) on an approximately 65.30 acre site located off Cindy Lane and Statesville Road in Charlotte (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning classification shall govern all development taking place on the Site.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the Development/Site Elements depicted on the Rezoning Plan. 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 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.

2. Permitted Uses, Development Area Limitations, and Transfer & Conversion Rights:

- a. The Rezoning Plan sets forth six (6) development areas as generally depicted on the Technical Data Sheet as Development Areas A, A-1, A-2, B, C and D (each a "Development Area" and collectively the "Development Areas"). The Development Areas may be developed with a variety of residential dwelling types, and a cell tower as allowed within the UR-2 zoning district and further restricted below in Section b.
- b. Up to 348 residential dwelling units may be constructed on the Site, as well as a cell tower. The following restrictions will apply to the allowed residential dwelling units:
- i. Development Areas A, A-1 and A-2 may be developed with up to 168 detached dwelling units (single family detached units/lots).
- ii. Development Areas B and C may be developed with up to 180 one-family attached dwelling units (townhomes for sale) or single-family detached dwelling units.
- c. The Petitioner may transfer up to 25 dwelling units between the development areas as long as the total number of dwelling units does not exceed 348 residential dwelling units in the aggregate, and any units transferred to Development Area A, A-1 and A-2 must be developed as single-family detached dwelling units.
- d. Development Area D shall be devoted to park areas, recreation areas, tree save, natural areas, lakes, open space, water quality and detention, a cell tower, amenity buildings/structures and similar uses.

3. 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:

The following Transportation Improvements are also illustrated on Figure INT#1&2 on Sheet RZ-02 of the Rezoning Plan. The figure on Sheet RZ-02 is to be used in conjunction with the following notes to determine the extent of the proposed improvements (reference to a number or letter when describing an improvement corresponds to the number or letter found on figure INT#1&2 for the proposed improvement).

- i. Statesville Road & Cochrane Drive/Drvin Drive.
- ii. Install a crosswalk on the Cochrane Drive leg of the intersection.
- b. Cindy Lane & Hutchinson McDonald Road/Proposed Access "A".
- i. Construct an eastbound left turn lane on Cindy Lane with 150 feet of storage and appropriate bay and thru lane tapers.
- ii. Construct a westbound left turn lane on Cindy Lane with 100 feet of storage and appropriate bay and thru lane tapers (do-facto left turn lane for the eastbound left turn lane).
- iii. Construct a westbound right turn lane on Cindy Lane with 100 feet of storage and an appropriate bay taper.
- iv. Install a five-foot wide bike lane along the property frontage on the north side of Cindy Lane.
- v. Construct proposed Access "A" with one entering lane and two exiting lanes (one lane that terminates as a left turn lane and a combined thru-right lane with 100 feet of storage and appropriate bay taper).
- vi. Modify (pave over) remaining leg of Hutchinson McDonald Road to include a northbound left turn lane with 100 feet of storage and appropriate bay taper and a combined thru-right turn lane (to mirror the southbound left turn lane on Proposed Access "A"). This improvement should not require any roadway widening (wide pavement throat at Cindy Lane), however, the existing median on Hutchinson McDonald Road at Cindy Lane may need to be removed.
- vii. Install a crosswalk on the proposed Access "A" leg of the intersection.
- c. Heatties Ford Road & Cindy Lane/Griners Grove Road (signalized).
- i. Install a cross walk with pedestrian signal heads and pushbuttons on the north side of the intersection.
- d. Cochrane Drive & Proposed Access "B" & B.1.
- i. Install a pedestrian crosswalks on the Proposed Access "B" & "B.1" leg of the intersections.

II. Standards, Phasing and Other Provisions.

- a. **CDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT and/or NCDOT, as applicable (as it relates to the roadway improvements within their applicable road system authority). 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 broad north Charlotte area, by way of a private/public partnership effort or other public sector project support.
- b. **Substantial Completion.** Reference to improvements as set forth in the provisions of Section 3.1 above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 3.11.a above, provided; however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) 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, then CDOT will instruct applicable authorities 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 the public road 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 effort 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 an event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition including, but not limited to, acquisition, appraisal, department or governmental body for any such land and expenses in such purchases. Furthermore, the event such acquisition is required, the Petitioner shall be responsible for the cost of any such acquisition. In the event of a delay in the acquisition of the right-of-way beyond the time that the Petitioner has been notified by the applicable agency, department or governmental body that the right-of-way is needed for the improvements described above, then CDOT will instruct applicable authorities 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 of 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/or NCDOT, as applicable, and the Planning Director; 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 Pedestrian Circulation.

- a. Access to the Site will be from Cindy Lane, Cochrane Drive, Oakwood Drive, Meadow Knoll Drive, Grasset Avenue, and Statesville Road via a future public street to be constructed by others.
- b. Individual driveway connections to Cindy Lane will not be allowed.
- c. The number and location of access points to the internal public streets, other than the access locations indicated above, will be determined during the building permit process and thereafter additional or fewer driveways may be installed or removed with approval from appropriate governmental authorities subject to applicable statutes, ordinances and regulations.
- e. The public streets generally depicted on the Technical Data Sheet will be designed to meet a public street cross-section as defined in City of Charlotte Subdivision Ordinance. The determination of which street cross-section will be used will be determined during the subdivision review process.
- f. The new streets constructed on the Site will be Public Streets.
- g. Due to the limited area of the Site that provides the Site access to Meadow Knoll Drive, the connection to Meadow Knoll Drive will be designed per the cross-section shown on Sheet RZ-02.
- h. The alignment of the proposed internal roadway network may be modified to accommodate wetland areas or other environmentally sensitive areas, and to consolidate Development Areas. The changes to the internal roadway network must comply with the requirements of Subdivision regulations. The alignment of driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
- i. The Petitioner will extend a sidewalk along Cindy Lane from the Site to the west to tie into the existing sidewalk located along the frontage of Tax Parcel # 041-131-05 as part of the construction along the Site's frontage as generally depicted on the Rezoning Plan.

4. Architectural Standards and Parking Location Restrictions:

- The principal buildings used for multi-family residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings (other than structured parking facilities, if any) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows, soffits and on handrails/railings.
- b. Buildings along Cindy Lane will be designed to have the front, side or the rear of the buildings oriented toward Cindy Lane. If a rear of the units/lots are oriented toward Cindy Lane a 15 foot Class C Buffer will be provided between the back of the sidewalk and the rear property line (the buffer will be located in a common open space area). The required rear yard will be measured from the buffer.
 - c. A 22 foot setback as measured from the future back of curb will be provided along Cindy Lane, for units/lots that front on Cindy Lane or have side lot orientation.
 - d. A 20 foot side/rear yard will be provided adjacent to tax parcel #'s 141-131-61, 62, and 64 as generally depicted on the Rezoning Plan.
 - e. A 20 foot Class C Buffer will be provided where the Site abuts tax parcel # 041-156-03 as generally depicted on the Rezoning Plan. This buffer may be eliminated if the adjoining parcel is developed with residential uses.
 - f. A 34 foot setback as measured from the future back of curb will be provided along Cochrane Drive.
 - g. Where the Site abuts existing single-family homes a minimum of a 20 foot rear yard will be provided as generally depicted on the rezoning plan.
 - h. A 20 foot Class C Buffer will be provided between Development Area C and tax parcel # 041-156-11 as generally depicted on the Rezoning Plan.
5. **Attached Dwelling Unit (Townhome) Design Guidelines.**
- a. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 12 to 24 inches.
 - b. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 - c. Usable porches or stoops shall form a predominant feature of the building design and be located on the front or side of the building. Usable front porches should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
 - d. All corner/unit units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.

- a. Garage doors visible from public streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- f. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.
- g. Townhouse buildings should be limited to 5 individual units or fewer. The number of individual units per building should be varied in adjacent buildings.
- 6. Sidewalks, Streetscape & Buffers:**
- a. Along Cindy Lane, and Cochrane Drive an eight (8) foot planting strip and a six (6) foot sidewalk will be provided. The streetscape treatments along the Site's interior streets will be in accordance with the Subdivision Regulations.
- 7. Environmental Features:**
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- b. Trees located in the City of Charlotte public street right-of-way are protected by the Tree Ordinance; Landscape Management must be contacted before any disturbance or removal of trees in the public street right-of-way occurs.

8. Lighting:

- a. Detached lighting on the Site, except street lights located along public streets, will be limited to 21 feet in height.

9. Amendments to the Rezoning Plan:

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

10. 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 and their respective heirs, devisees, personal representatives, successors in interest or assigns.
- b.



CROSS SECTION NOTES

1. SIDEWALK TO BE CONSTRUCTED ON ONLY ONE SIDE OF THE STREET. THE SIDE AS TO WHICH THE SIDEWALK IS TO BE CONSTRUCTED WILL BE DETERMINED DURING FINAL DESIGN.
2. THE PROPOSED PLANTING STRIPS WILL BE VARIABLE IN WIDTH.
3. THE PROPOSED SIDEWALK WILL BE ALLOWED TO BE CONSTRUCTED AT BACK OF CURB IF AND/OR WHEN TOPOGRAPHY DOES NOT ALLOW FOR GRADING TO TIE OFF PRIOR TO THE PROPOSED RIGHT OF WAY LINE(S) EXISTING PROPERTY LINES.
4. THE REFERENCED CROSS SECTION IN THIS REZONING WILL TRANSITION TO A STANDARD CROSS SECTION IF AND/OR WHEN HORIZONTAL DIMENSION WILL ALLOW.

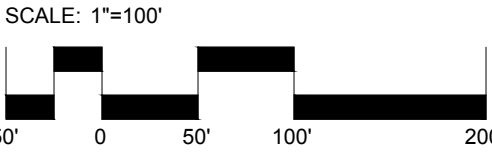
INT 2 - CONCEPT UR-2 (CD) STREET CONNECTION SECTION





LINE	BEARING	DISTANCE
L1	N 85°57'05" W	40.97'
L2	S 86°28'41" E	16.90'
L3	N 04°32'35" E	20.00'
L4	N 82°57'29" E	9.52'
L5	S 08°43'38" W	22.13'
L6	S 08°43'38" W	20.07'
L7	N 86°14'04" W	1.83'
L8	N 36°37'16" W	3.16'
L9	N 31°44'35" E	30.00'
L10	S 21°44'03" W	29.26'
L11	N 58°21'09" W	50.06'
L12	N 81°30'21" E	70.00'
L13	N 08°29'39" W	70.00'
L14	N 81°30'21" E	70.00'
L15	S 08°29'39" E	70.00'
L16	S 85°24'35" E	2.64'
L17	N 54°16'08" E	38.68'
L18	N 46°39'08" E	67.18'
L19	N 63°40'08" W	20.68'
L20	S 76°28'42" E	64.36'
L21	N 86°02'25" E	43.03'
L22	S 19°14'46" W	41.89'
L23	S 87°02'46" E	3.14'
L24	N 02°26'29" E	39.95'
L25	S 02°35'00" W	40.06'
L26	N 02°34'16" E	39.27'
L27	N 69°19'07" W	2.10'

Tie Only



DILLON LAKE ■ ACREAGE EXHIBIT

PN1017368 | 01.18.2018

LandDesign.