

Rezoning Petition Packet

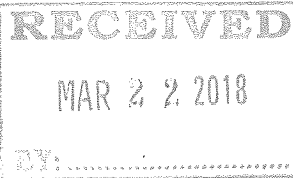
Petitions: 2018-048 through 2018-063

Petitions that were submitted by April 23, 2018

Staff Review Meeting: **May 10, 2018**

City Public Hearing: **To Be Determined**

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-248

Petition #: _____
Date Filed: 3/22/2018
Received By: Bj

Complete All Fields (Use additional pages if needed)

Property Owner: Charlotte-Mecklenburg Housing Partnership, Inc.

Owner's Address: 4601 Charlotte Park Drive Suite 350 City, State, Zip: Charlotte, NC 28217

Date Property Acquired: January 14, 2016

Property Address: 2701 Statesville Avenue, Charlotte, NC 28206

Tax Parcel Number(s): 077-07-901

Current Land Use: Vacant Size (Acres): +/- 1.50

Existing Zoning: R-22MF Proposed Zoning: O-1 (CD)

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: 11.09.17

(*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): No

Purpose/description of Conditional Zoning Plan: Rezone a portion of parcel 077-07-901 to allow for development of a neighborhood clinic and associated infrastructure.

EMH&T
Name of Rezoning Agent

301 McCullough Drive Suite 109
Agent's Address

Charlotte, NC 28262
City, State, Zip

704-548-0333 704-548-0334
Telephone Number Fax Number

jmangas@emht.com
E-Mail Address

[Signature]
Signature of Property Owner

Julie A. Porter
(Name Typed / Printed)

PRESIDENT

Novant Health, Inc.
Name of Petitioner(s)

3600 Country Club Road Suite 201
Address of Petitioner(s)

Winston Salem, NC 27104
City, State, Zip

336-277-8617
Telephone Number Fax Number

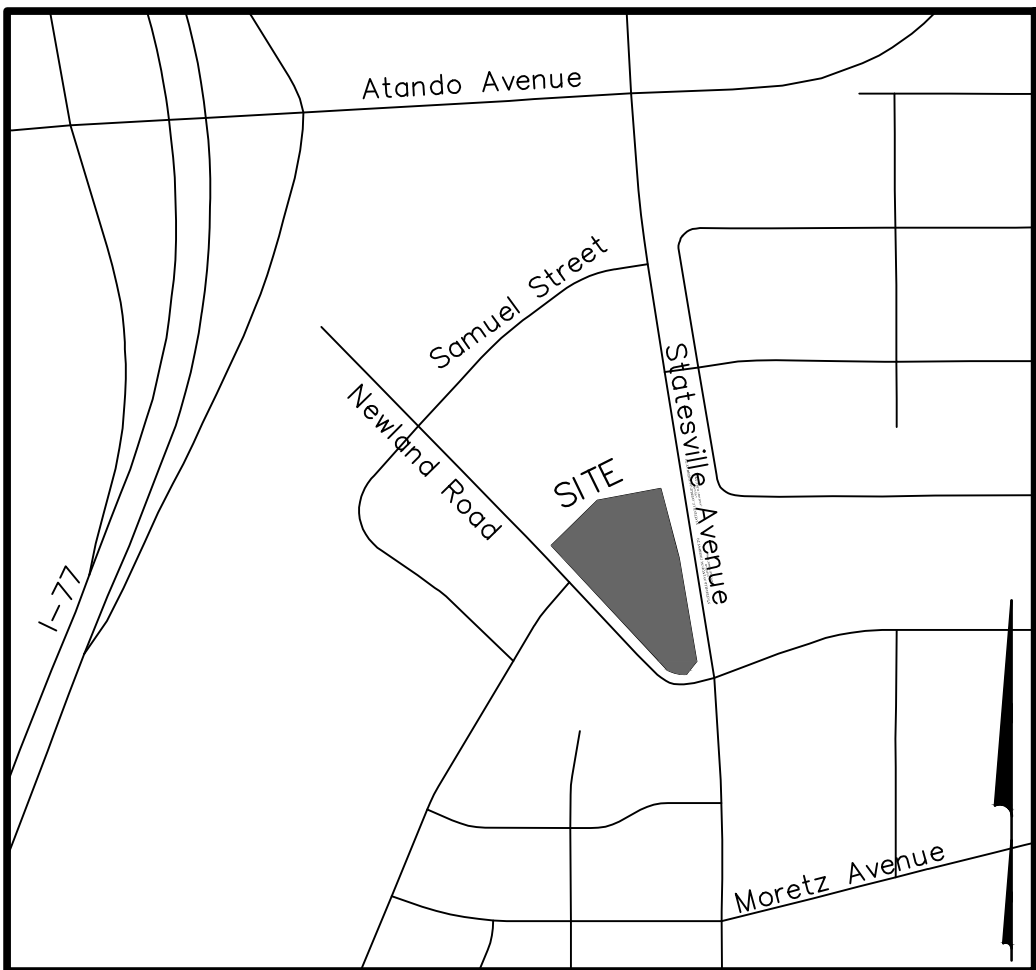
dgpark@novanthealth.org
E-Mail Address

[Signature]
Signature of Petitioner

David Park
(Name Typed / Printed)

CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
REZONING SITE PLAN
FOR
NOVANT HEALTH, INC.
FAMILY MEDICAL CENTER
2701 STATESVILLE ROAD

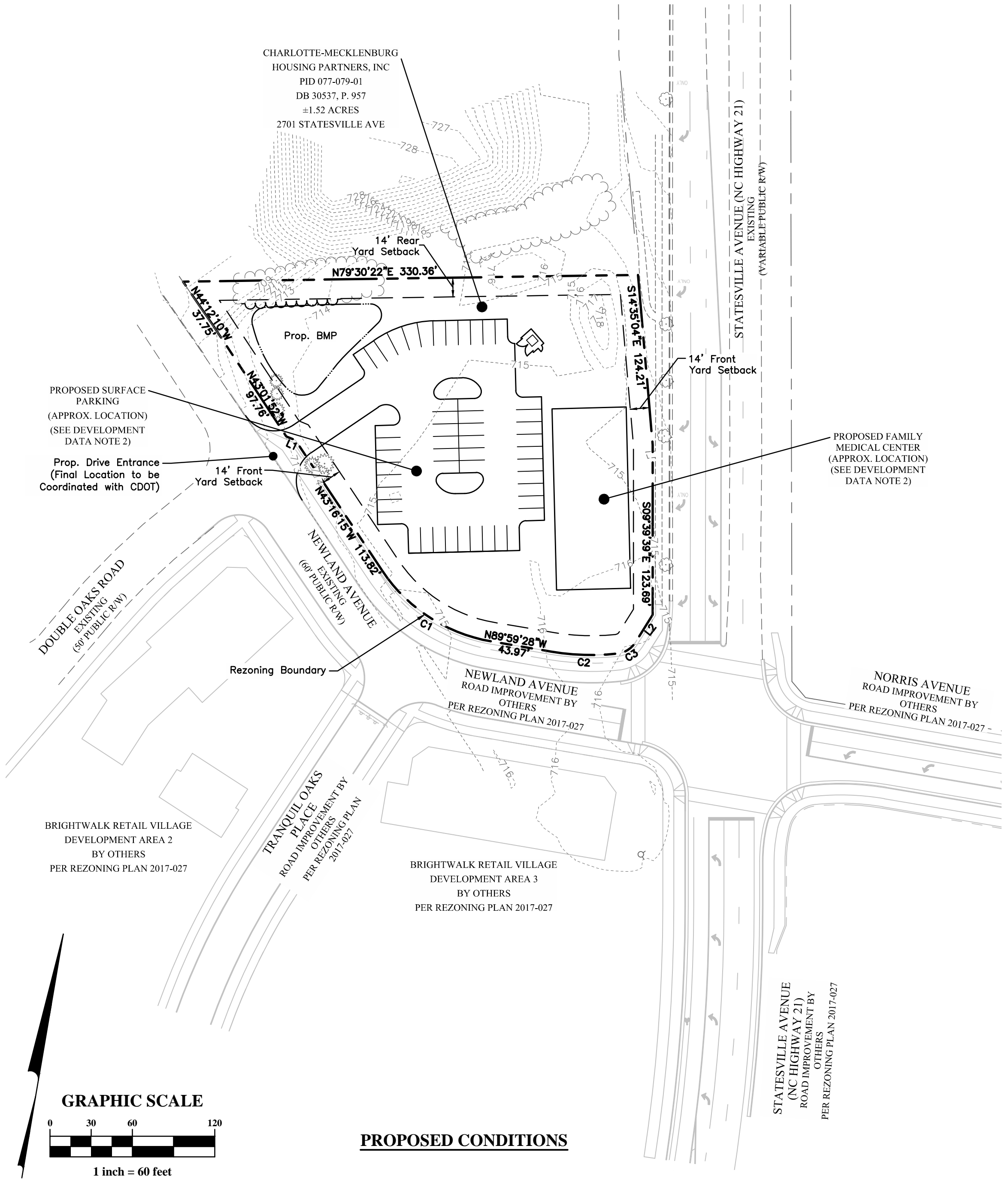
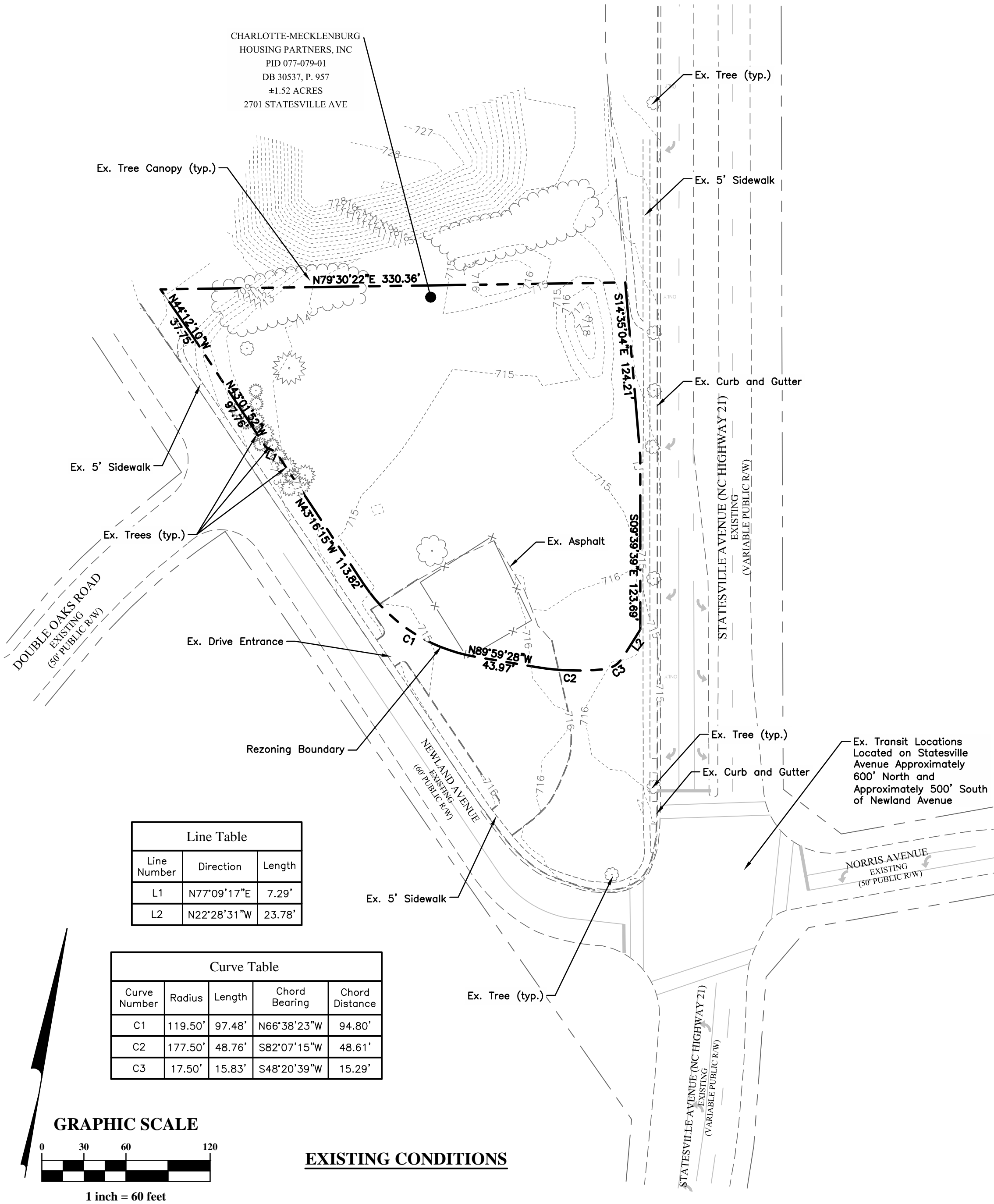
April 2, 2018



LOCATION MAP
Scale: 1"=500'

Development Data

- Development Data Table
 - Rezoning Site Acreage = 1.52 Acres
 - Tax Parcels included in Rezoning 07707901
 - Existing Zoning R-22MF
 - Proposed Zoning O-1 (CD)
 - Square Footage of Buildings 7,500 square feet maximum – Medical Center 4,000 square feet maximum – Community Center
 - Maximum Building Height 40'
 - Maximum Number of Buildings 2
 - Parking Spaces Minimum provided at 1 Space per 200 SF (Medical Center) Minimum provided at 1 Space per 250 SF (Community Center)
- General Provisions
 - The existing conditions represented on this plan are based upon a Field Survey completed by EMH&T on 12/5/2017. Surrounding roadway infrastructure improvements reflected on the proposed conditions as part of Rezoning Plan 2017-027 were provided by others.
 - The schematic depictions of the parking areas, sidewalks, buildings, driveways, layout, locations, and sizes depicted on this Rezoning Plan are graphic representations. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
 - Since the project has not completed Final Construction Plans, 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, minor instances that don't materially change the overall design intent depicted on the Rezoning Plan will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance.
 - 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.
- Permitted Uses
 - Uses permitted under O-1 Zoning as part of the City of Charlotte Zoning Ordinance.
- Transportation
 - Vehicular access to the site will be from Newland Avenue in the manner generally depicted on the Rezoning Plan. The final location and configuration will be coordinated with CDOT.
- Architectural Standards
 - The building materials used on the principle building constructed on site may use a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, EIFS, decorative block, architectural metal panels and/or wood. Vinyl as a building material may only be used on windows, soffits and on handrails/railing.
 - The building walls located on Newland Avenue and Statesville Avenue will be designed to include store fronts with glass facing each street. The building facades fronting these public streets shall include a minimum of 40% transparent glass between 2' and 10' on the first floor. However, the service side of the buildings will be allowed to reduce the amount of transparent glass between 2' and 10' to 20%. Up to 10% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3' clear depth between window and rear wall. Windows within this zone shall not be screened by materials applied directly to the glass, such as, but not limited to, films, decals, and other opaque materials. The maximum sill height for required transparency shall not exceed 4' above adjacent street sidewalk.
 - Building elevations shall not have expanses of blank walls greater than 20', in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank wall treatment.
 - Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades or other architectural elements.
 - The ends of buildings facing public streets will be designed to have architectural features to help avoid a blank street wall.
 - Sidewalks will be provided that connect the principle building entrance (the "front door") to the sidewalk along the public street.
- Streetscape and Landscaping
 - This development is not contingent upon any adjacent offsite roadway improvements as identified as part of Rezoning Plan 2017-027
 - All landscaping and screening requirements shall meet the standards set forth by the City of Charlotte Zoning Ordinance.
 - The petitioner will provide a sidewalk network that links the proposed building on the site to the sidewalk along each of the abutting public streets in the manner generally depicted on the rezoning plan. The minimum width of this internal sidewalk will be five (5) feet.
 - Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
 - Dumpster and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principle building.
 - Community artwork may be incorporated into the design of the site so long as it does not impact the architectural standards set forth in section 5.
 - The site development may include community gardens so long as all landscape standards are met.
- Environmental Features
 - Development on the site shall comply with the City of Charlotte Post Construction Controls Ordinance (PCCO).
 - The location, size, and type of storm water management systems (BMP) 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.
- Parks, Greenways and Open Space
 - Parking will generally conform to the layout shown on the plan. Parking shall meet the requirement set forth by the City of Charlotte Zoning Ordinance.
- Fire Protection
 - Fire protection shall meet the requirements set forth by the City of Charlotte Fire Department.
- Lighting
 - All new detached and attached lighting shall be full cut-off type lighting fixtures with exception of decorative lighting that may be installed along the driveways, sidewalks and parking areas.
 - Detached lighting on the site will be limited to 21 feet in height.



REVISIONS

MARK DATE DESCRIPTION

NOVANT HEALTH

FOR
NOVANT HEALTH, INC.
FAMILY MEDICAL CENTER
2701 STATESVILLE ROAD
REZONING SITE PLAN

EMH&T
E. Carr, Mecklenburg, Hamilton & Miller, Inc.
Engineers - Surveyors - Planners - Scientists
Phone: 919.775.8500 Fax: 919.775.8501
emht.com

DATE

April 2, 2018

SCALE

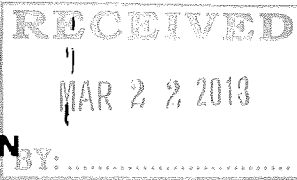
As Noted

JOB NO.

20171316

SHEET

RZ-01



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2018-049

Petition #:	
Date Filed:	3/22/2018
Received By:	Bjt

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/church (Acres): * 2.57

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

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Mandy Rosen, Monica Holmes, and Carlos Alzate
Date of meeting: March 15, 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 development of the Site with residential units in conjunction with preservation of an existing building on the site.

Bridget Grant
Name of Rezoning Agent

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

Charlotte, NC 28202

704.331.2379 (BG) 704-378-1973(BG)

Telephone Number Fax Number

bridgetgrant@mvalaw.com;
E-mail Address

SEE ATTACHMENT A
Signature of Property Owner

Revolve Residential - Tim McCollum
Name of Petitioner

1930 Abbott St Suite 403
Address of Petitioner

Charlotte NC 28203
City, State, Zip

704-965-2535

Telephone Number Fax Number

tim@RevolveResidential.com
E-mail Address

SEE ATTACHMENT B
Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Date Acquired
083-126-20	N/A	New Life Theological Seminary	PO Box 790106 Charlotte, NC 28206	06/28/2002
083-126-19	N/A			
083-126-01	3124 Clemson Avenue Charlotte, NC 28205			
083-126-08	3117 Whiting Avenue Charlotte, NC 28205			

ATTACHMENT A

**REZONING PETITION NO. [2018-____]
Revolve Residential**

**OWNER JOINDER AGREEMENT
*New Life Theological Seminary***

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

1. Tax Parcel No. 083-126-20 on the Mecklenburg County Tax Map
2. Tax Parcel No. 083-126-19 on the Mecklenburg County Tax Map
3. *3124 Clemson Ave, Charlotte, NC* that is designated as Tax Parcel No. 083-126-01 on the Mecklenburg County Tax Map
4. *3117 Whiting Avenue, Charlotte, NC* that is designated as Tax Parcel No. 083-126-08 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 *R-5* zoning district to the *MUDD-O* 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 22 day of March, 2018.

New Life Theological Seminary

By: *Eddie G. Grogg*
Name: *Eddie G. Grogg*
Its: *President*

ATTACHMENT B

**REZONING PETITION NO. [2018-]
Revolve Residential**

Petitioner:

Revolve Residential

By: 

Name: TIMOTHY McELHIN

Title: Manager

Site Development Data:

--Acreage: ± 2.57 acres
--Tax Parcel #: 083-126-20, 083-126-19, 083-126-01, 083-126-08
--Existing Zoning: R-5
--Proposed Zoning: MUDD-O
--Existing Uses: Vacant/Church
--Proposed Uses: Up to 20 attached and/or detached dwelling units and up to 16,000 square feet of all uses as allowed by right and under prescribed conditions in the MUDD zoning district as further described in Section 2 below.
--Maximum Building Height: Not to exceed 40 feet for residential uses and not to exceed 50 feet for the existing building; building height to be measured as required by the Ordinance.
--Parking: Parking as required by Ordinance and as described in Section 2 below.

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Revolve Residential, LLC ("Petitioner") to accommodate the development of up to twenty (20) detached and/or attached dwelling units in conjunction with the preservation of the existing church for adaptive reuse as generally depicted on the Rezoning Plan. The proposed development will be on an approximately 2.57 acre site located at the intersection of Clemson Avenue and Whiting Avenue (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 MUDD-O zoning classification shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, development areas, lots, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. 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; or
- ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks or rear yards) indicated on Sheet RZ-1.

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. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed nineteen (19). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

- e. **Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other Development/Site Elements located within the Site. Furthermore, the Petitioner and/or owner of the portion of the Site reserve the right to subdivide the portions or all of the Site within the Development Areas and create lots within the interior of the portion of the Site within such Development Areas without regard to any such internal separation standards than those expressly set forth and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site and those expressly described in the Rezoning Plan shall be adhered to. In addition, all FAR requirements will be regulated by any development limitations set forth in this Rezoning Plan as to the Site as a whole and not individual portions or lots located therein.

2. Permitted Uses & Development Limitation:

- a. Development Area A may be developed with up to 16 attached and/or detached dwelling units.
- b. Development Area B includes adaptive reuse of the existing building on the site with up to 16,000 square feet of all uses as allowed by right and under prescribed conditions in the MUDD zoning district including but not limited to institutional, educational, cultural, recreation, galleries, artist studios, personal services, retail, EDEE, and/or office as subject to the provisions below:
- i. The total amount of EDEE uses shall not exceed 5,000 square feet.
- ii. The total amount of retail uses shall not exceed 8,000 square feet.
- iii. Event space as a principal use is permitted subject to the ability to provide parking at a rate of 1 space per 4 seats. Meeting this provision may require an off-site parking agreement.
- iv. The following uses are not permitted:
- a. Residential
- b. Breweries
- c. Auto-oriented uses including accessory drive throughs

This includes additions to the existing structure and/or replacements of the existing structure or additions resulting from casualty events or structural issues.

- c. Development Area C may be developed with up to four (4) attached units.

3. Optional Provisions:

- a. To allow stoops to encroach up to four (4) feet into the setback on Charles Avenue.
- b. To keep and expand the existing parking area and allow encroachment in the setback on Whiting Avenue as generally depicted on the Rezoning Plan.

4. Access and Transportation & Sidewalks Along & Within Site:

- a. Access to the Site will be from Whiting Avenue, Clemson Avenue, and Spencer Street in the manner generally depicted on the Rezoning Plan.
- b. 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 the CDOT in accordance with applicable published standards.

5. Architectural Standards:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural shingles, wood shake, slate, tile and/or metal.
- b. It is understood that the residential units will be developed with up to twenty (20) principal detached and/or attached residential units

as generally depicted on Sheet RZ-1.

- c. The side elevations of the buildings along Whiting Avenue will contain windows and other architectural elements so that blank walls will not occur.
- d. Usable porches and stoops shall form a predominate feature of the building design and be located on the front of the buildings oriented toward Charles Avenue. Stoops and entry-level porches may be covered, but not be enclosed. All residences fronting Charles Avenue will have a direct connection to the sidewalk on Charles Avenue.
- e. Meter banks will be screened from adjoining properties and from Whiting Avenue and Charles Avenue.
- f. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- g. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

6. Streetscape, Buffers, Yards, and Landscaping:

- a. A twenty (20) foot building setback from back of curb will be provided along Whiting Avenue and Spencer Street. A private drive/street, sidewalks, landscaping and related features will be allowed in the 20 foot building setback as generally depicted on the Rezoning Plan.
- b. A twenty-five (25) foot building setback from back of curb will be provided along Charles Avenue. A private drive/street, sidewalks, landscaping and related features will be allowed in the 20 foot building setback as generally depicted on the Rezoning Plan.
- c. The existing seven (7) foot planting strip along Whiting Avenue will remain. The Petitioner will provide a six (6) foot sidewalk along Whiting Avenue.
- d. The Petitioner will provide an eight (8) foot planting strip, a six (6) foot sidewalk, and a four (4) foot transition zone along Clemson Avenue, and Spencer Street as generally depicted on the Rezoning Petition.
- e. The Petitioner will provide a five (5) foot side yard between Development Area C and the existing single-family residential as generally depicted.
- f. The Petitioner will add a twenty (20) foot landscape buffer in Development Areas A and B adjacent to existing single-family residential as generally depicted.
- g. The Petitioner will provide open space in Development Area A as generally depicted.

7. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. Water quality features may be provided within any of the Development Areas to serve the project.
- b. The Site will comply with the Tree Ordinance. Tree save for the Site may be provided within Development Areas A, B, and C.

8. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- b. Detached lighting on the Site will be limited to 15 feet in height.

9. Amendments to the Rezoning Plan:

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

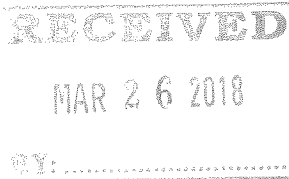
10. Binding Effect of the Rezoning Application:

- 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 under the Ordinance, be binding upon and insure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

REVISIONS:

DATE: 04/16/2018
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: NTS
PROJECT #: 1018122
SHEET #:

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-050
Petition #: _____
Date Filed: 3/26/2018
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: Somera Lancaster Retail, Inc.

Owner's Address: 130 W 42nd Street, 10th Floor City, State, Zip: New York, NY 10036

Date Property Acquired: 3/2/2018

Property Address: 11930 Providence Road

Tax Parcel Number(s): 22313557/22313558/22313559/22313560

Current Land Use: Commercial Shopping Center Size (Acres): +/- 10.63 ac

Existing Zoning: NS Proposed Zoning: NS SPA

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

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

Date of meeting: 3/22/18

(*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 update permitted uses in existing conditional site plan for approved Rezoning Petition 2005-156.

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

Telephone Number

704-353-3231

Fax Number

Collin.Brown@kligates.com

E-Mail Address

Fergus Campbell
Signature of Property Owner

Fergus Campbell

(Name Typed / Printed)

WMRQDogs, LLC

Name of Petitioner(s)

176 Mine Lake Ct #100

Address of Petitioner(s)

Raleigh, NC 27615

City, State, Zip

314-817-2194

Telephone Number

Fax Number

wayne.miller@dogtopia.com

E-Mail Address

Joseph Wayne Miller
Signature of Petitioner

Joseph Wayne Miller

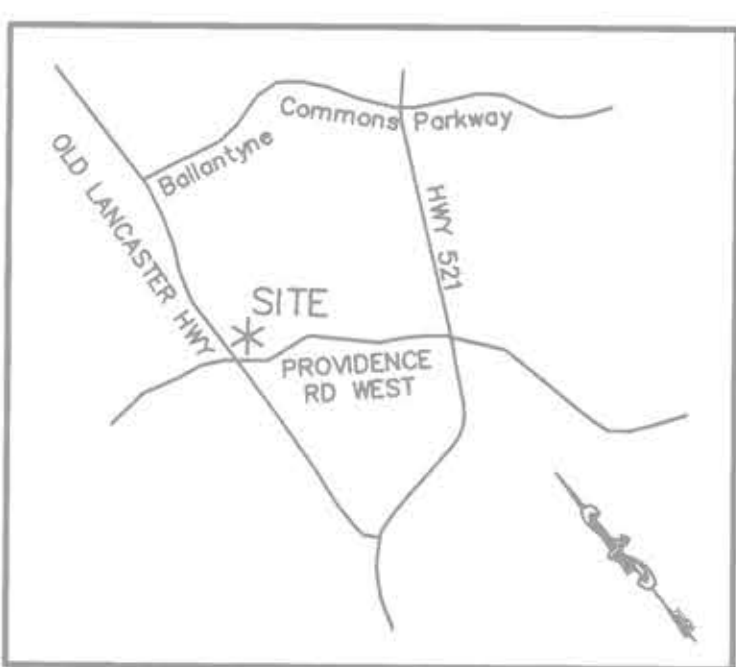
(Name Typed / Printed)

DEVELOPMENT STANDARDS:

1. THE DEVELOPMENT FOR THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL BUILDINGS AND OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.026(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
3. THE PROPOSED DEVELOPMENT SHALL CONSIST OF A NEIGHBORHOOD SERVICES MIXED USE DEVELOPMENT. THE MAXIMUM ALLOWABLE SQUARE FOOTAGE SHALL BE 54,000 SQFT OF 1 STORY OFFICE AND 23,000 SQFT OF RETAIL. FOR A COMBINED TOTAL SQFT OF 77,000 SQFT.
4. AS SHOWN ON THE SITE PLAN, TREE SAVE AREAS SHALL BE ESTABLISHED. TREE SAVE AREAS SHALL REMAIN SUBSTANTIALLY UNDISTURBED AREAS EXCEPT THAT ANY NECESSARY CLEARING AND GRADING NEEDED TO PLANT NEW PLANT MATERIAL AS REQUIRED SHALL BE ALLOWED AS WELL AS ANY GRADING NEEDED TO INSTALL UTILITIES, PEDESTRIAN PATHS, AND/OR FENCING, AND STORM WATER OUTLET PIPE. FIELD DESIGN / ROUTING WILL BE USED TO MINIMIZE DISTURBANCE FOR THE ABOVE MENTIONED ITEMS POSSIBLE IN TREE SAVE AREA. A SOLID WOODEN FENCE DESIGNED AND PLACED IN ACCORDANCE WITH ORDINANCE STANDARDS SHALL BE USED AS THE MEANS TO PRESERVE THE TREE SAVE AREA AND PROVIDE ADDITIONAL SCREENING.
5. STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN FRONT SETBACK OR BUFFER AREAS.
6. DUMPSTER AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.
7. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED WITH CAPPED AND FULLY SHIELDED LIGHTING. LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF 25'.
8. WALL PACK LIGHTING SHALL BE PROHIBITED.
9. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

10. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO 1 STORY OR 30 FEET.
11. ALL USES PERMITTED SHALL BE: BEAUTY SHOPS, BARBERS, LAUNDRIES, DRY CLEANING, RESTAURANTS, RETAIL SALES, GROCERY, DRUG STORE, CAFETERIA, BAKERY, FLORIST SHOPS, OPTICIAN, THEATERS, BANK, SIGNAGE, DAY CARE FACILITIES, OFFICE, OFFICE CONDOS, AND PET SERVICES (INDOOR).
12. ALL BUILDING ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STUCCO, STONE, AND OR A COMBINATION OF THOSE OR OTHER MASONRY FINISHING MATERIALS. ALTHOUGH SOME INDIVIDUAL TENANTS BRANDING AND OR THE ARCHITECTURAL / DETAIL DIVERSITY IS ALLOWED, THERE WILL BE AN OVERALL ARCHITECTURAL THEME AND COMPATIBILITY OF BUILDINGS DESIGNED FOR THE SITE. STAFF TO REVIEW ELEVATIONS PRIOR TO BUILDING PERMIT SUBMITTAL. THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION STAFF SHALL REVIEW THE ARCHITECTURAL/BUILDING MATERIALS REQUIREMENTS.
13. THE MINIMUM PARKING AND BUILDING SETBACK LINES SHALL CONFORM TO THE NS ZONING. THE SETBACK LINES SHALL BE MEASURED FROM THE RIGHT-OF-WAY AS SHOWN IN ASSOCIATION WITH NCDOT & CDOT ROW ALONG OLD LANCASTER HWY AND PROVIDENCE RD WEST.
14. PUBLIC SIDEWALKS WILL BE BUILT AROUND THE PERIMETER AND INTERIOR OF THE SITE AS OUTLINED ON THE PLAN. THE DEVELOPER SHALL CONNECT TO THE EXISTING SIDEWALK SYSTEM AS IT RELATES TO ADJACENT PROPERTIES.
15. THE SETBACK AREA ALONG THE SITE'S OLD LANCASTER HWY & PROVIDENCE RD WEST FRONTAGE SHALL BE LANDSCAPED WITH LARGE, MATURING TYPE TREES PLANTED IN ACCORDANCE WITH THE STANDARDS OF THE TREE ORDINANCE. THIS AREA SHALL BE AUGMENTED WITH A MANICURED LAWN (SEE INSET DETAIL). ALSO, AS REQUIRED, PARKING AREAS ADJACENT TO S. TRYON STREET SHALL BE SCREENED PER REQUIREMENTS BY WAY OF NATURAL SCREEN PLANTINGS.
16. CLEARING AND GRADING IS NOT ALLOWED THE TREE SAVE AREAS.
17. THE TREE SAVE AREA MAY BE DISTURBED TO INSTALL STORM DRAINAGE PIPE AND RIP RAP APRONS REQUIRED BY THE CITY OF CHARLOTTE - ENGINEERING DEPARTMENT. NEW LANDSCAPE MATERIAL SHALL BE REPLANTED IN DISTURBED AREAS AS CLOSE AS POSSIBLE TO THE RIP RAP APRON IN ORDER TO SCREEN THE SITE.
18. WHEN THE FUTURE BRYANT FARMS ROAD EXTENSION IS CONSTRUCTED, AND PROVIDENCE ROAD WEST IS WIDENED, THE DRIVEWAY AT PROVIDENCE ROAD WEST SHALL BE MODIFIED TO ALLOW RIGHT IN - RIGHT OUT MOVEMENTS ONLY.
19. IF THE ADJACENT ROADWAYS DO NOT HAVE A 50' RIGHT OF WAY, THE DEVELOPER / PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE TITLE, A 50' RIGHT OF WAY MEASURED FROM THE ROAD CENTERLINE.

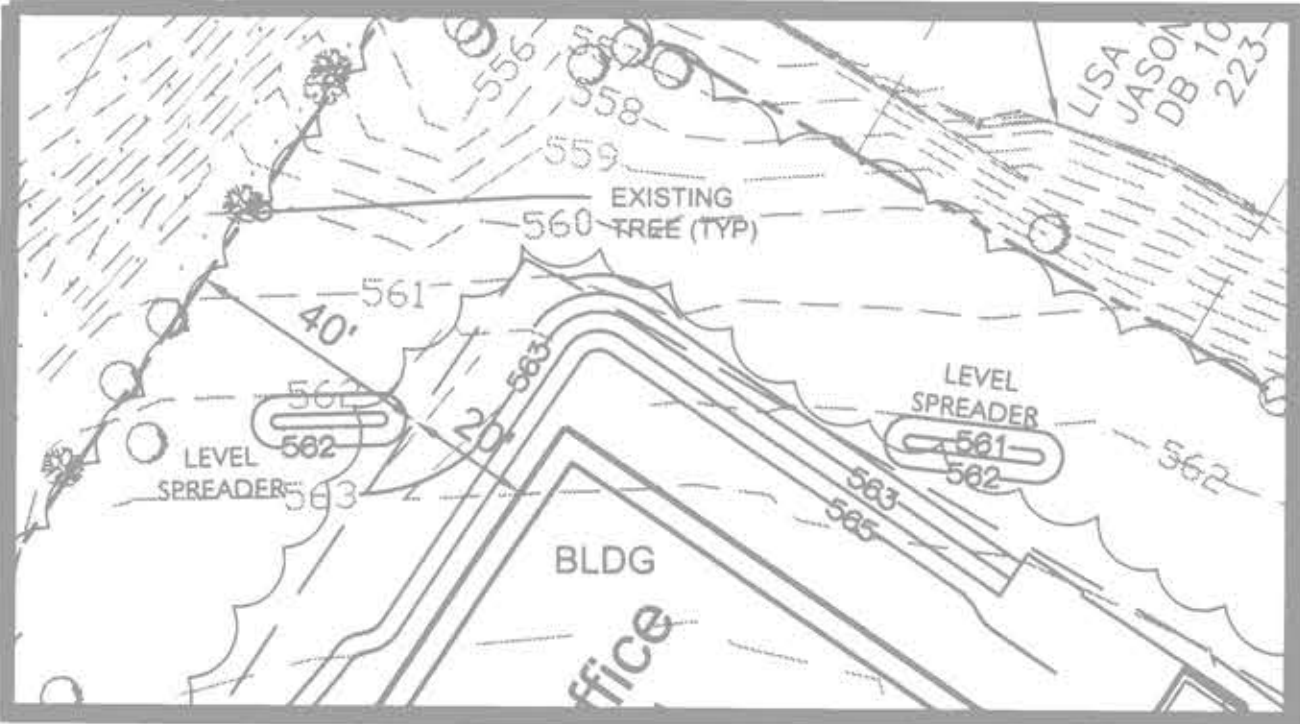
20. THE PROPOSED STORM WATER SYSTEMS SHALL BE DESIGNED WITH THE SITE'S "STORM WATER MANAGEMENT PLAN" APPROVED BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES.
21. THE USE OF DRIVE - THRU WINDOWS IS PROHIBITED.
22. NO PARKING IS ALLOWED BETWEEN THE FRONTAGE STREETS AND THE FRONT BUILDINGS.
23. PEDESTRIAN SCALE LIGHTING SHALL BE PROVIDED THROUGHOUT THE SITE.
24. THE DETENTION POND IN THE REAR OF THE SITE WILL BE SIZED TO MAXIMIZE THE TREE SAVE AREA.
25. METER BOXES AND UTILITY TROUGHES SHALL BE SCREENED WHEREVER POSSIBLE WITH SCREEN WALLS.
26. THE DEVELOPER SHALL TREAT THE 42" DIA. WATER OAK WITH CAMBISTAT. THE TREE WILL BE PRUNED TO LIFT THE CANOPY TO 12' AND STRUCTURALLY WEAK BRANCHES AND DEADWOOD WILL BE REMOVED. "TREE PRESERVATION AREA" SIGNS WILL BE HUNG ON THE TREE PROTECTION FENCE SURROUNDING THE TREE. TREE ROOTS WILL BE PRUNED ALONG THE PERIMETER OF THE TREE PROTECTION FENCE. DEEP ROOT INOCULATE WILL BE APPLIED IN THE SPRING OF 2006. LIGHTING ROD PROTECTION SHALL BE INSTALLED AT THE TREE.
27. TREE PROTECTION FENCE WILL BE INSTALLED PER THE LAND DEVELOPMENT ORDINANCE AROUND TREES IN THE SETBACKS AND ROAD RIGHT OF WAYS.
28. THERE WILL BE NO DUMPSTER COLLECTION BEFORE 6 AM AND AFTER 11 PM.
29. LIMIT THE HEIGHT OF THE BERM AS IT RELATES TO THE DETENTION IN THE NORTH EAST CORNER OF THE SITE AS NOT TO IMPDE INTO THE DETENTION POND.
30. CLASS B BUFFER ON THE NORTH EAST PROPERTY LINE TO BE 58.25' AND THE OUTER 40' WILL BE UNDISTURBED WHERE THERE ARE EXISTING TREES AND VEGETATION. STORMWATER MANAGEMENT MEASURES REQUIRED BY THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT CAN BE CONSTRUCTED IN THE INTERIOR 18.25' OF THE BUFFER.
31. IN ORDER TO FUNCTION PROPERLY, LEVEL SPREADERS MUST BE CONSTRUCTED PARALLEL TO THE EXISTING GROUND. AS A RESULT, LEVEL SPREADERS MAY BE CONSTRUCTED IN THE BUFFER ADJACENT TO BUILDING "F". THE LEVEL SPREADERS SHALL BE CONSTRUCTED WITHOUT CUTTING ANY EXISTING TREES.



Vicinity Map - NTS

REZONING SITE PLAN AMENDMENT
FOR NOTE #11 AND SITE DATA TABLE. SEE
REVISION #7 DATED MARCH 26, 2018

Note: Approved zoning plan for petition # 2005-156 obtained from City of Charlotte as prepared by Site Solutions as part of initial zoning approval.



SITE DATA:

EXISTING ZONING: O-I (CD) & B-1(CD)

PROPOSED ZONING: NS(CD)

SITE ACREAGE: ±11.7 AC.

MAX BUILDING SQFT: OFFICE: 54,000 SQFT

OFFICE/PET SERVICES (INDOOR) 23,000 SQFT

TOTAL: 77,000 SQFT

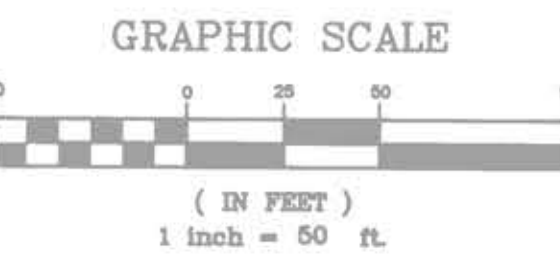
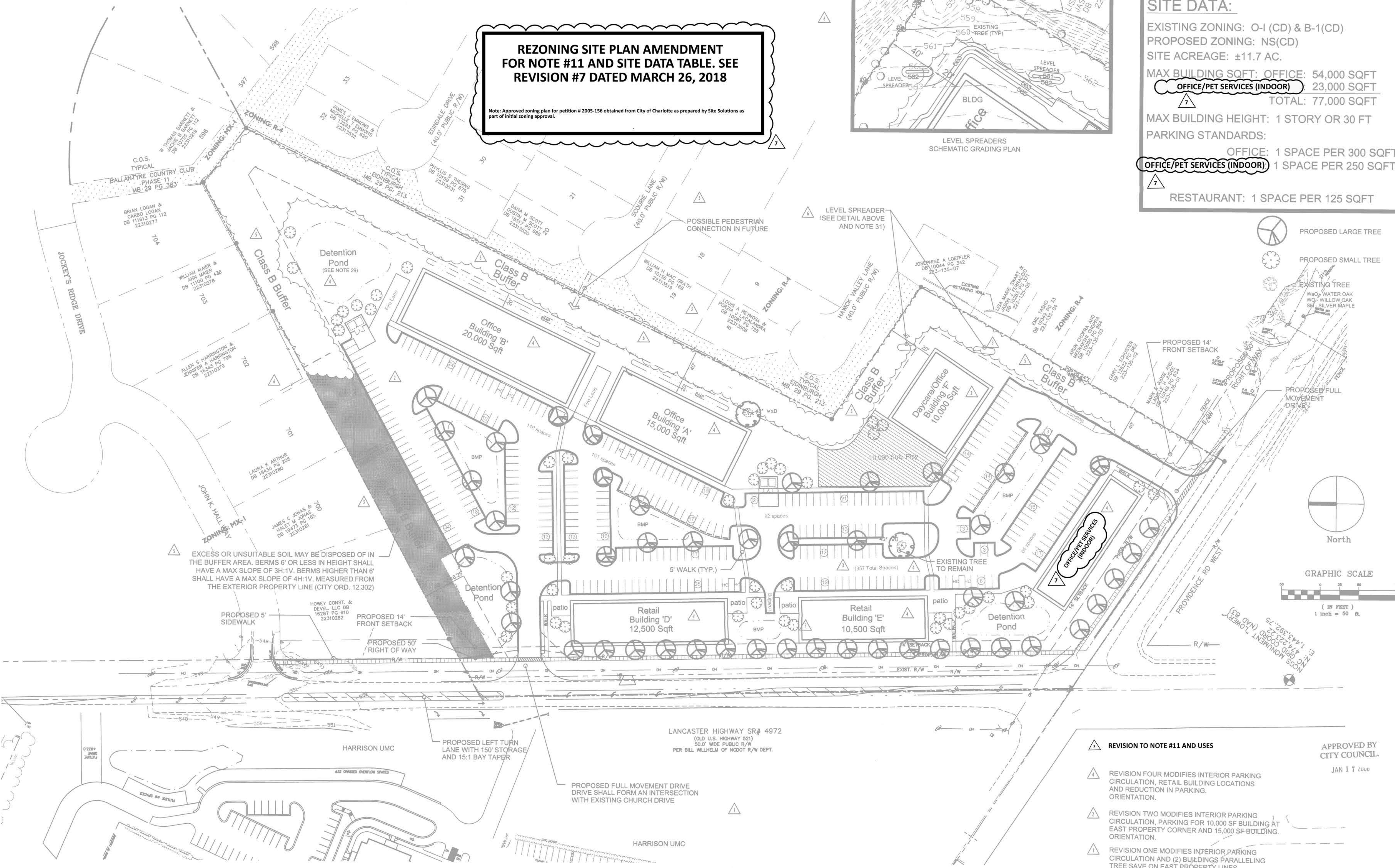
MAX BUILDING HEIGHT: 1 STORY OR 30 FT

PARKING STANDARDS:

OFFICE: 1 SPACE PER 300 SQFT

OFFICE/PET SERVICES (INDOOR) 1 SPACE PER 250 SQFT

RESTAURANT: 1 SPACE PER 125 SQFT



REVISION TO NOTE #11 AND USES

REVISION FOUR MODIFIES INTERIOR PARKING CIRCULATION, RETAIL BUILDING LOCATIONS AND REDUCTION IN PARKING. ORIENTATION.

REVISION TWO MODIFIES INTERIOR PARKING CIRCULATION, PARKING FOR 10,000 SF BUILDING AT EAST PROPERTY CORNER AND 15,000 SF BUILDING. ORIENTATION.

REVISION ONE MODIFIES INTERIOR PARKING CIRCULATION AND (2) BUILDINGS PARALLELING TREE SAVE ON EAST PROPERTY LINES.

APPROVED BY CITY COUNCIL.

JAN 17 2010

Olde Lancaster Town Center
Mixed Use Development
Charlotte
North Carolina

Project No: 2777
Drawn By: B Camella
Designed By: B Camella
Checked By: B Haller
Date: 8.19.05

Revisions:

Per Planning Review	11.21.05
Per Planning Review	12.12.05
Per Planning Review	12.19.05
Per Owner Review	01.11.06
Per Planning Review	04.20.06
Per Planning Review	05.05.06
Revised Notes	03.26.2018

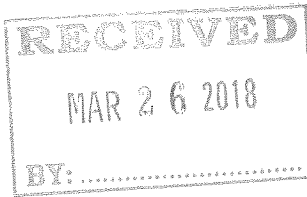
Sheet Title:

REZONING SITE PLAN APPROVAL
TO PETITION
#2005-156

Sheet No:

R.1

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-051
Petition #: _____
Date Filed: 3/26/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Odell School Highway Investment Traders, LLC

Owner's Address: 1355 Greenwood Cliff, Suite 150 City, State, Zip: Charlotte, NC 28201

Date Property Acquired: 03/03/1998

Property Address: 3101 Odell School Road

Tax Parcel Number(s): 02919108

Current Land Use: Vacant - Raw Land Size (Acres): ±2.85

Existing Zoning: CC Proposed Zoning: B-2(CD)

Overlay: Not applicable (ETJ) (Specify PED, Watershed, Historic District, etc.)

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

Date of meeting: 03/20/2018

(*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): 5 yrs

Purpose/description of Conditional Zoning Plan: To allow certain uses permitted within the B-2 zoning district, including a car wash with a fuel canopy, together with the current uses allowed within the existing CC zoning district.

Anthony Fox / Parker Poe Adams & Bernstein, LLP

Name of Rezoning Agent

401 South Tryon Street, Suite 3000

Agent's Address

Charlotte, NC 28202

City, State, Zip

704.372.9000 704.334.4706

Telephone Number Fax Number

anthonyfox@parkerpoe.com

E-Mail Address

[Signature]
Signature of Property Owner

J. Bart Hopper, Odell School Highway Investment Traders, LLC

(Name Typed / Printed)

SXCW Properties, LLC

Name of Petitioner(s)

7935 Council Place, Suite 200

Address of Petitioner(s)

Matthews, NC 28105-1007

City, State, Zip

704.504.7667 704.405.8633

Telephone Number Fax Number

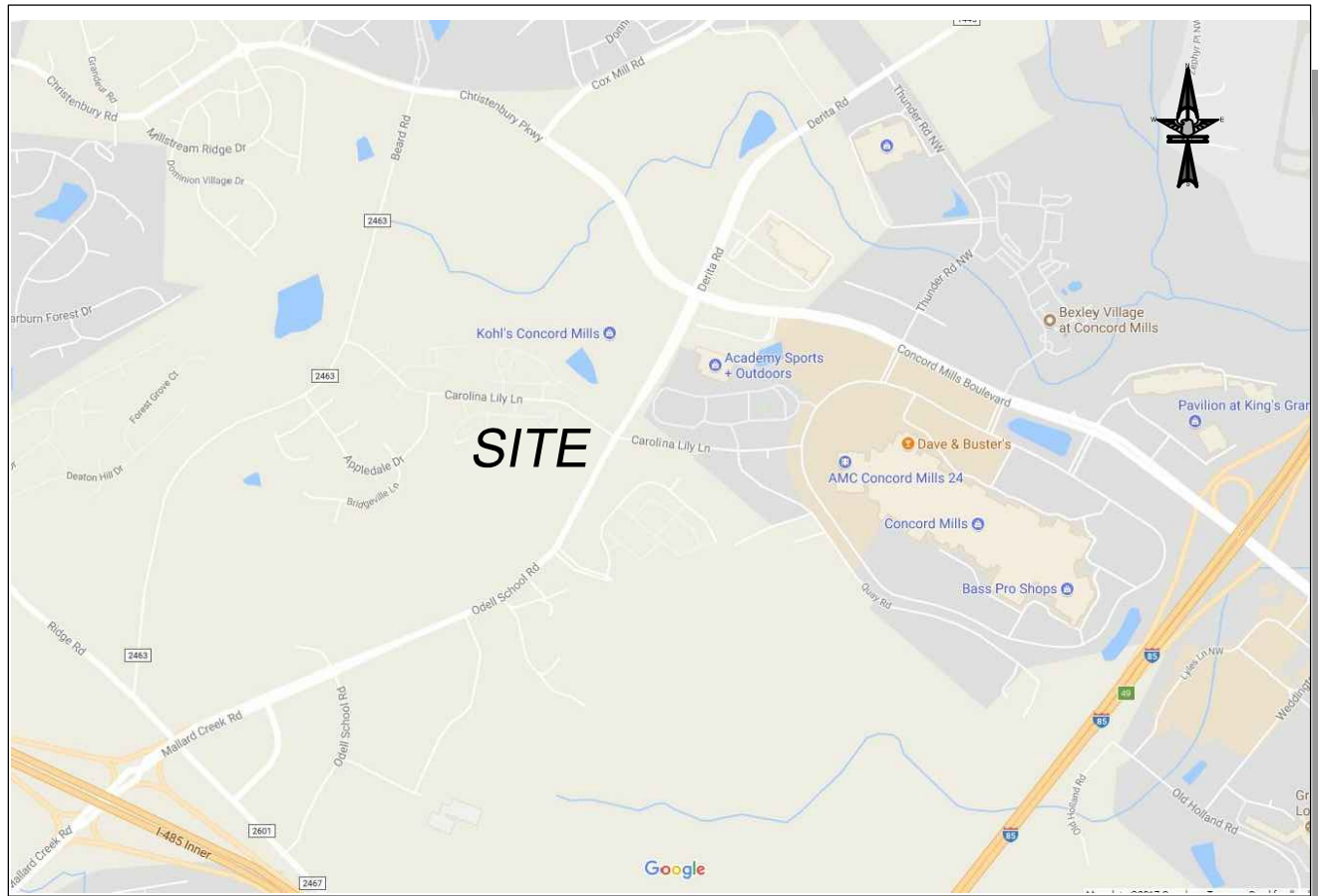
jhahl@samsholdings.com

E-Mail Address

[Signature]
Signature of Petitioner

Sami I. Nafisi, Manager of SXCW Properties, LLC

(Name Typed / Printed)



VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA TABLE	
A. SITE ACREAGE	2.85 ACRES +/-
B. TAX PARCEL(S) INCLUDED IN REZONING:	02919108
C. EXISTING ZONING	CC
D. PROPOSED ZONING	B-2 (CD)
E. NUMBER OF RESIDENTIAL UNITS	N/A
F. RESIDENTIAL DENSITY	N/A
G. AREA OF NON-RESIDENTIAL USES	4,200 SQ. FT. (CAR WASH)
H. FLOOR AREA RATIO	0.03 FAR (CAR WASH)
I. MAXIMUM BUILDING HEIGHT	40 FEET
J. MAXIMUM NUMBER OF BUILDINGS	1 + FUEL CANOPY PARCEL 02919108
K. NUMBER / RATIO OF PARKING SPACES	1 SPACE / 250 SQ. FT. 4,200 SQ. FT. / 250 SQ. FT. 17 SPACES REQUIRED (CAR WASH) 22 VACUUM SPACES & 12 STANDARD SPACE = 34 SPACES PROVIDED
L. AMOUNT OF OPEN SPACE	N/A

N/F
PARCEL ID: 02919112
JAMES ODELL MASSEY, JR.
M. ELIZABETH CRAIG MASSEY
DB 5727 PG. 116
REF. MB 22 PG. 483
ZONED: R-3

R-3

N/F
PARCEL ID: 02919113
PHYLLIS STEWART
DB 9789 PG. 794
REF. MB 23 PG. 140
ZONED: R-3

R-3

N/F
PARCEL ID: 02919103
WAYPOINT STONE HOLLOW
OWNER, LLC
c/o WAYPOINT RESIDENTIAL, LLC
DB 29004 PG. 656
MB 46 PG. 145
ZONED: CC (MULTI-FAMILY)

CC

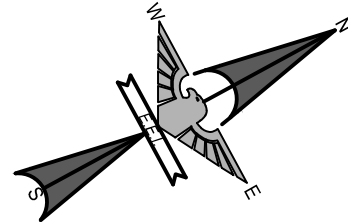
N/F
PARCEL ID: 02919106
ODELL SCHOOL HIGHWAY
INVESTMENT TRADERS, LLC
DB 8533 PG. 376
ZONED: CC

CC

CC

NS

NS



DEVELOPMENT STANDARDS

GENERAL PROVISIONS.

- a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
- b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- d. ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL OF THE ZONING ORDINANCE.

PERMITTED USES

- a. THE SITE MAY BE DEVOTED TO THE CERTAIN USE OR USES IN THE B-2 ZONING DISTRICT PERMITTED UNDER THE CHARLOTTE ZONING ORDINANCE AND SHOWN ON THE ATTACHED SITE PLAN, INCLUDING WITHOUT LIMITATION, A CAR WASH WITH A FUEL CANOPY, TOGETHER WITH THE CURRENT USES ALLOWED WITHIN THE EXISTING CC ZONING DISTRICT.

TRANSPORTATION

- a. THE SITE WILL HAVE A FULL ACCESS DRIVEWAY ON ODELL SCHOOL ROAD AS GENERALLY DEPICTED ON THE SITE PLAN. UPON THE COMPLETION OF THE ODELL SCHOOL ROAD IMPROVEMENTS (NCDOT U-6032) A RAISED MEDIAN WILL BE CONSTRUCTED AND THE DRIVEWAY WILL BE CONVERTED TO A RIGHT-IN / RIGHT OUT ONLY DRIVEWAY.

ARCHITECTURAL STANDARDS

RESERVED

STREETSCAPE AND LANDSCAPING

- a. EXISTING PLANTING STRIPS AND SIDEWALKS ALONG ODELL SCHOOL ROAD SHALL REMAIN.
- b. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ENVIRONMENTAL FEATURES

- a. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
- b. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE POST CONSTRUCTION STORMWATER ORDINANCE (PSCO) SHALL BE MET WITH THIS DEVELOPMENT.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

- a. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

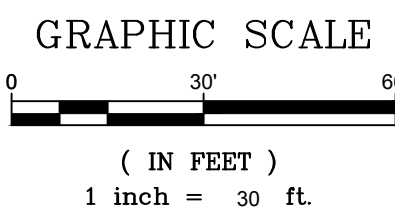
LIGHTING

- FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

PHASING

RESERVED

INITIAL SUBMISSION- 03-26-2018



3101 ODELL SCHOOL ROAD
CHARLOTTE, NC

SAM'S REAL ESTATE
7935 COUNCIL PLACE, SUITE 102
MATTHEWS, NC 28105

REZONING
SITE PLAN

DESIGNED BY	JAR	CHECKED BY	JLR
DRAWN BY	JAR	JOB NUMBER	6086
DATE	03/26/18		
SCALE	AS SHOWN		

Sheet
RZ-1.0

PRELIMINARY
NOT FOR
CONSTRUCTION

**EAGLE
ENGINEERING**

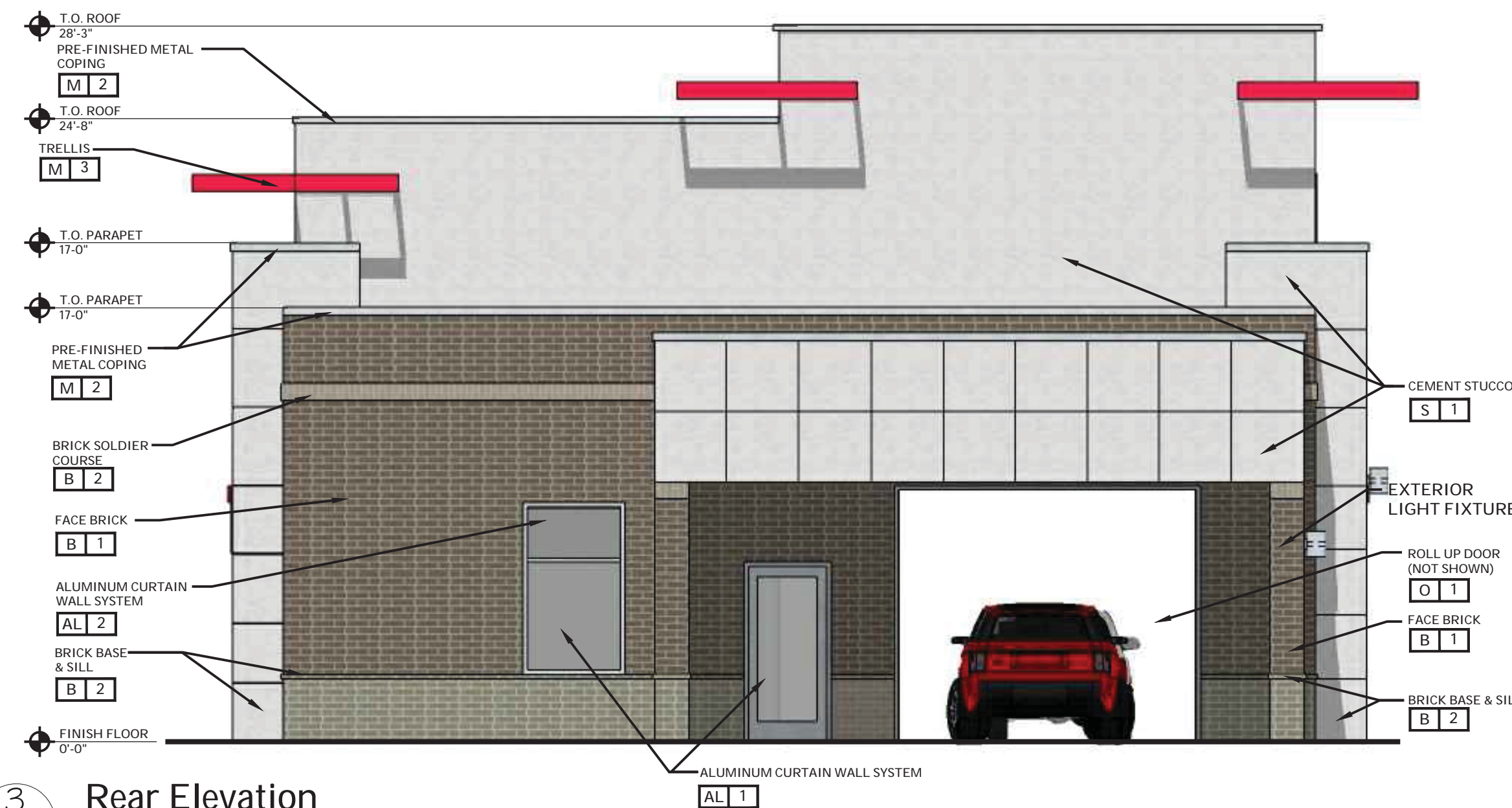
FIRM LICENSE # C-0873
P.O. BOX 551
Alpharetta, GA 30009
(704) 862-4222
www.eagleonline.net



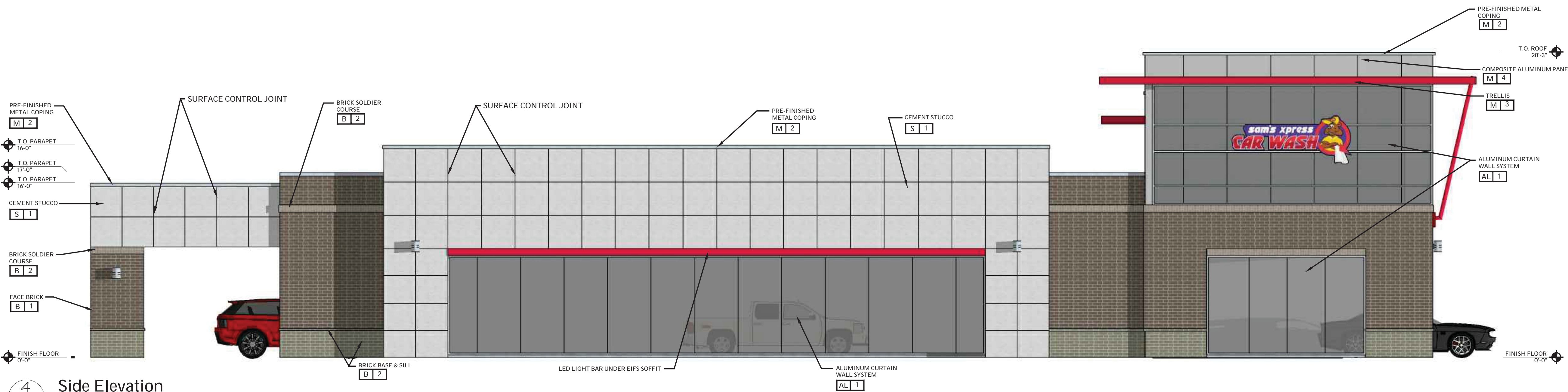
1 Side Elevation
3/16" = 1'-0"



2 Front Elevation
3/16" = 1'-0"



3 Rear Elevation
3/16" = 1'-0"



4 Side Elevation
3/16" = 1'-0"

MATERIAL SCHEDULE - EXTERIOR					
KEY		MANUFACTURER	MATERIAL	COLOR	LOCATION
M	1	CONSTRUCTION METAL PRODUCTS	STANDING SEAM METAL ROOF	REGAL RED (SEE AWNEX RED)	VACUUM CANOPY
M	2	CARLISLE SYNTEC SYSTEMS	PARAPET WALL COPING	DOVE GRAY A09	MAIN BUILDING
M	3	AWNEX	TRELLIS	RED (PMS 185C)	MAIN BUILDING
M	4	CITADEL	INSULATED GLAZING INSERT	DOVE GRAY	MAIN BUILDING
S	1	SENERGY	PORTLAND CEMENT STUCCO ULTRA	DOVE GREY	MAIN BUILDING
B	1	TAYLOR CLAY PRODUCTS	FACE BRICK	322 GRAY	MAIN BUILDING
B	2	TAYLOR CLAY PRODUCTS	FACE BRICK	320 GRAY	MAIN BUILDING
O	1	ROLLING SERVICE DOOR	ROLL UP DOOR	CLEAR ANODIZED	MAIN BUILDING
AL	1	KAWNEER	ALUM. CURTAIN WALL SYSTEM	CLEAR ANODIZED & 1" CLEAR INSUL GLASS	MAIN BUILDING
AL	2	KAWNEER	ALUM. CURTAIN WALL SYSTEM	CLEAR ANODIZED & 1" SPANDREL GLASS	MAIN BUILDING
PLEASE NOTE THAT THESE COLORS MAY NOT PRECISELY MATCH ACTUAL COLORS BUT ARE A BASIC RESPRESTATION OF THE ACTUAL MATERIAL AND COLORS.					



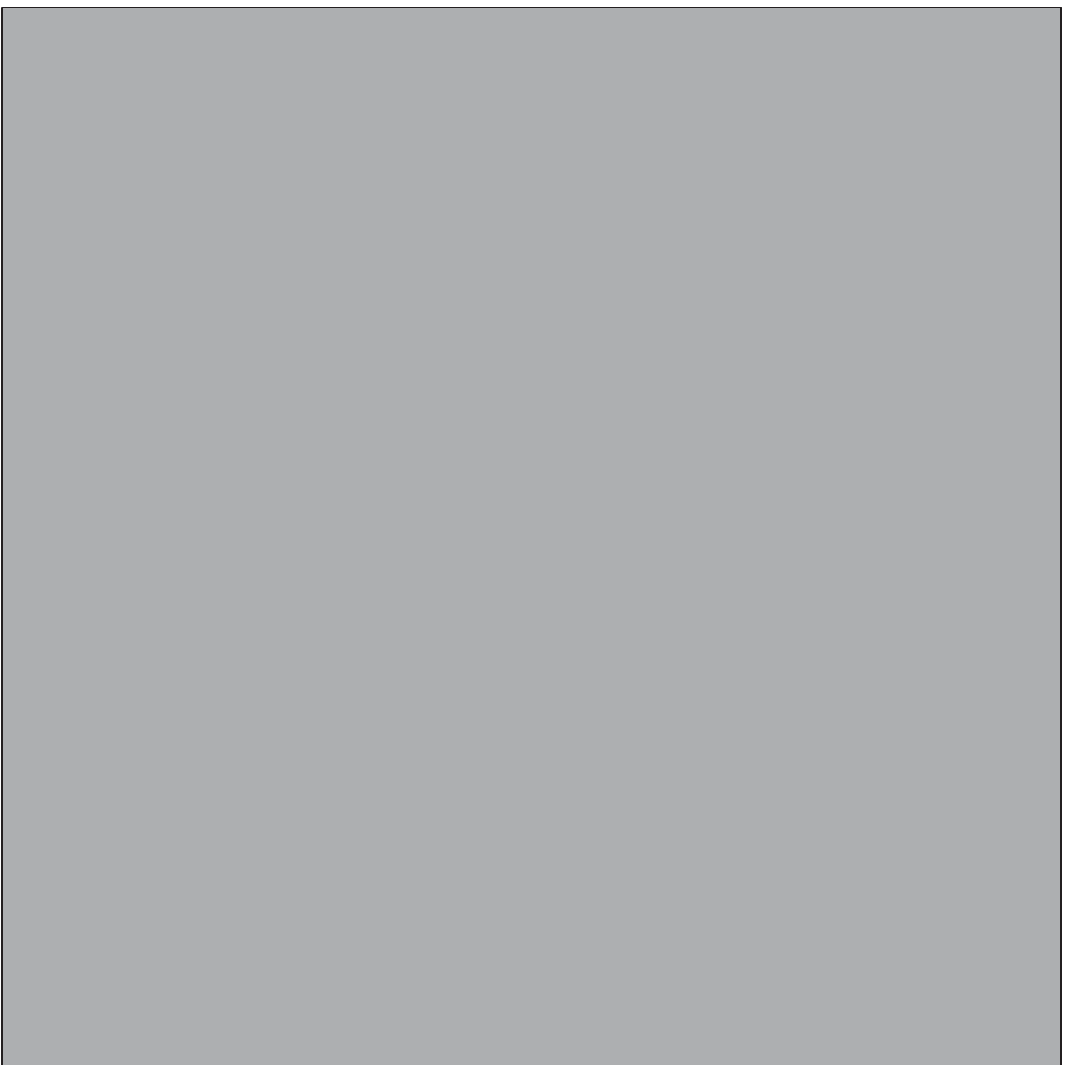
M 1 CONSTRUCTION METAL PRODUCTS
SERIES 2000 STANDING SEAM METAL ROOF
COLOR: REGAL RED



M 2 CARLISLE SYNTEC SYSTEMS METAL
SECURE EDGE 300 METAL COPING
COLOR: DOVE GRAY A-09



M 3 AWNEX TRELLIS: PMS 185C RED



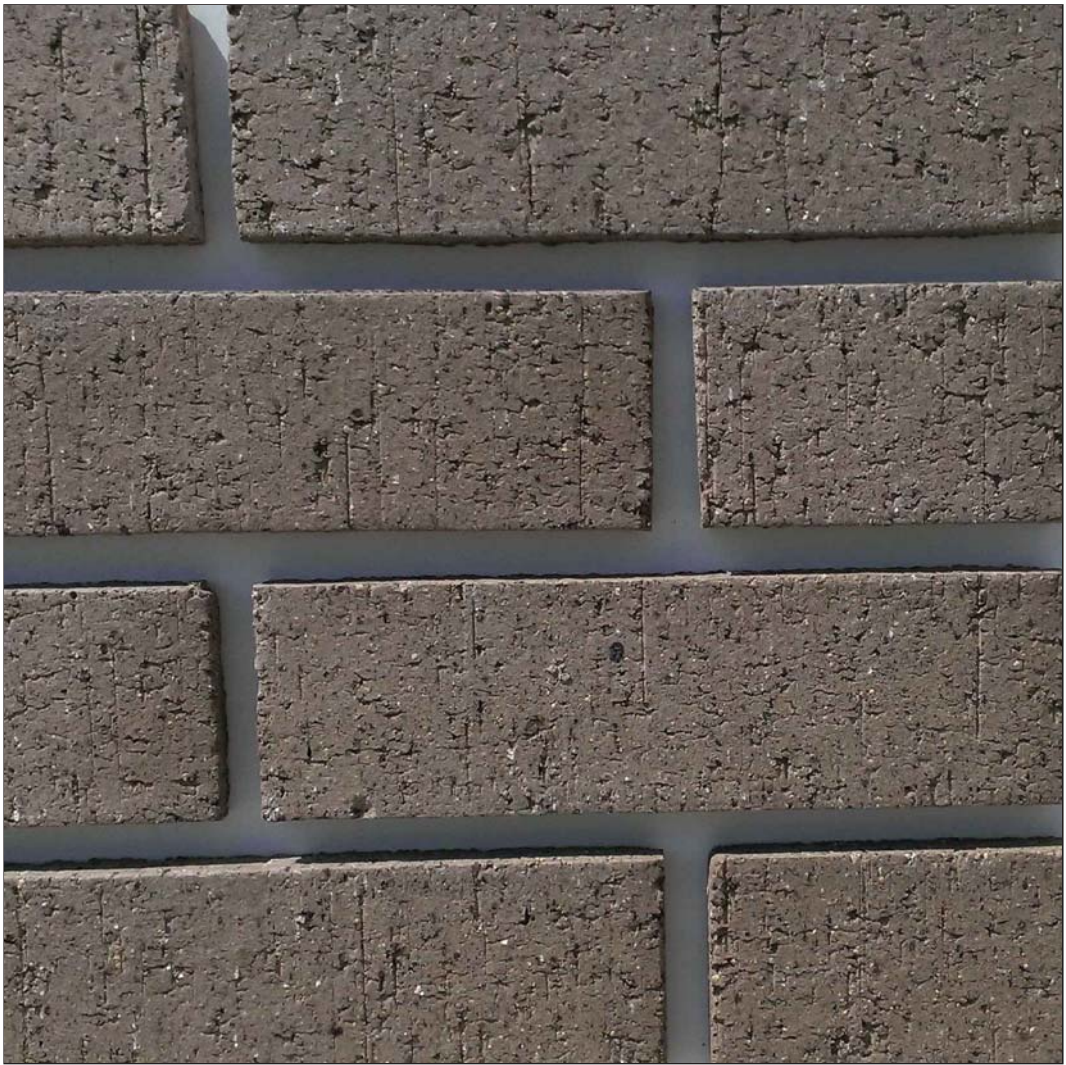
M 4 CITADEL
INSULATED GLAZING INSERT
COLOR: DOVE GRAY



S 1 SENERGY PLATINUM CI CEMENT STUCCO ULTRA
COLOR: DOVE GREY
FINISH: FINE

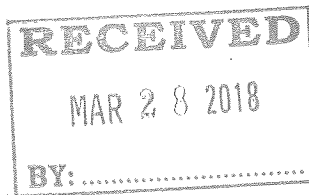


B 1 FACE BRICK
TAYLOR BRICK
COLOR: 322 GRAY



B 2 SOLDIER COURSE & SILL BRICK
TAYLOR BRICK
COLOR: 320 GRAY

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-052

Petition #:	_____
Date Filed:	3/28/2018
Received By:	RK

Complete All Fields (Use additional pages if needed)

Property Owner: Pasta & Provisions (Tommy George)

Owner's Address: 1528 Providence Rd City, State, Zip: Charlotte, NC 28207

Date Property Acquired: 8/23/2017

Property Address: 1600 S MINT ST CHARLOTTE, NC 28203

Tax Parcel Number(s): 119-07-137

Current Land Use: Retail Size (Acres): 0.22

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

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune

Date of meeting: 21 Feb 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: Addition of exterior deck to existing non-conforming use of contributing structure in Wilmore historic district.

Debra Glennon
Name of Rezoning Agent

610 E. Morehead Street, Suite 106
Agent's Address

Charlotte, NC 28203
City, State, Zip

704.749.1432
Telephone Number Fax Number

dglennon@orsborn-eng.com
E-Mail Address

[Signature]
Signature of Property Owner

Tommy George
(Name Typed / Printed)

Pasta & Provisions (Tommy George)
Name of Petitioner(s)

1528 Providence Road
Address of Petitioner(s)

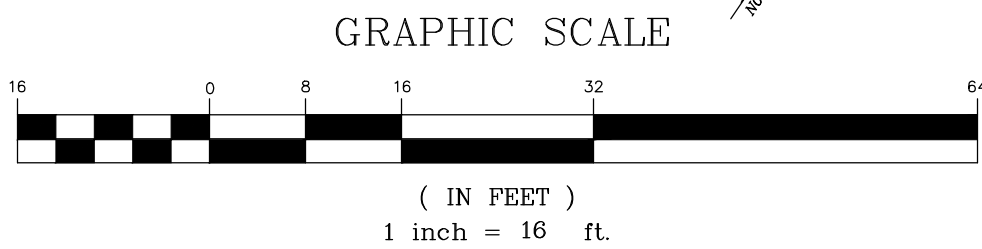
Charlotte, NC 28207
City, State, Zip

704.231.3742
Telephone Number Fax Number

pastapro@pastaprovisions.com
E-Mail Address

[Signature]
Signature of Petitioner

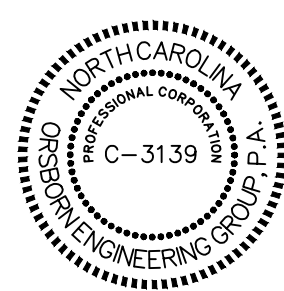
Tommy George
(Name Typed / Printed)



SCHEMATIC SITE PLAN
PETITION # 2018-XXX
FOR
1600 SOUTH MINT STREET
CHARLOTTE, NORTH CAROLINA

1600 SOUTH MINT, LLC.

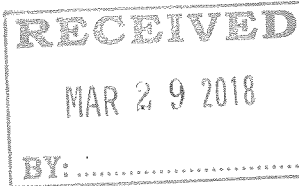
1528 PROVIDENCE ROAD
CHARLOTTE, NC 28207



JOB #	18004
DATE:	03/23/18
SCALE:	1" = 16'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-053
Petition #: _____
Date Filed: 3/29/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Presson Properties, LLC

Owner's Address: 102 Farm Knoll Way City, State, Zip: Mooreville, NC 28117

Date Property Acquired: August 10, 2017

Property Address: See Exhibit A attached hereto

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

Current Land Use: Industrial, Commercial and Residential Size (Acres): +/- 3.169 acres

Existing Zoning: I-2, I-1, B-1 and R-5 Proposed Zoning: TOD-M

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune 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 Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: 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)

Exhibit A to Rezoning Application Filed by Boulevard Real Estate Advisors, LLC

Tax Parcel Numbers, Property Owners Information and Site Addresses

Tax Parcel No. 149-012-11

Presson Properties, LLC
102 Farm Knoll Way
Mooresville, NC 28117

Site Address: 3605 South Tryon Street

Tax Parcel No. 149-012-41

Presson Properties, LLC
102 Farm Knoll Way
Mooresville, NC 28117

Site Address: 324 Yorkshire Drive

Tax Parcel No. 149-012-12

Presson Properties, LLC
102 Farm Knoll Way
Mooresville, NC 28117

Site Address: 3603 South Tryon Street

Tax Parcel No. 149-012-15

Presson Properties, LLC
102 Farm Knoll Way
Mooresville, NC 28117

Site Address: 330 Yorkshire Drive

Tax Parcel No. 149-012-13

Presson Properties, LLC
102 Farm Knoll Way
Mooresville, NC 28117

Site Address: 3707 South Tryon Street

Tax Parcel No. 149-012-14

Presson Properties, LLC
102 Farm Knoll Way
Mooresville, NC 28117

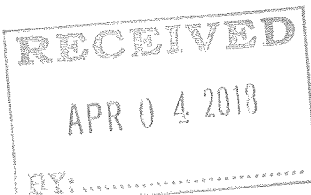
Site Address: 336 Yorkshire Drive

Tax Parcel No. 149-012-16

Presson Properties, LLC
102 Farm Knoll Way
Mooresville, NC 28117

Site Address: Yorkshire Drive

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2018-054
Date Filed: 4/4/2018
Received By: AK

Complete All Fields (Use additional pages if needed)

Property Owner: THE ESTATE OF DORIS McALISTER

Owner's Address: 2541 S. SANDY PORTER RD City, State, Zip: CHARLOTTE, NC 28273

Date Property Acquired: 01/01/1975

Property Address: 4842 PRICE LN CHARLOTTE NC 28217

Tax Parcel Number(s): 14314102, 14314103

Current Land Use: Residential Size (Acres): 9.8 ac

Existing Zoning: R3 Proposed Zoning: UR-2(c0)

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte Graham, Alberto Gonzalez and others.

Date of meeting: 1/30/2018

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team 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 create a new for sale Townhome neighborhood with direct pedestrian access to public open space, parks and trails.

Matt Gallagher
Name of Rezoning Agent

442 S. Main St. Suite 100
Agent's Address

Davidson, NC 28036
City, State, Zip

704-634-7740
Telephone Number

Matthew@blueheldevelopment.com
E-Mail Address

Todd McAlister
Signature of Property Owner

TODD McALISTER
(Name Typed / Printed)

Blue Hel Development
Name of Petitioner(s)

442 S. Main St. Suite 100
Address of Petitioner(s)

Davidson, NC 28036
City, State, Zip

704-634-5140
Telephone Number

Matthew@blueheldevelopment.com
E-Mail Address

Matt Gallagher
Signature of Petitioner

Matthew Gallagher
(Name Typed / Printed)



Vicinity Map
not to scale

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Blue Heel Development ("Applicant") for an approximately 9.8 acre site located along Price Lane, south of the Billy Graham Parkway. This site is depicted on the Rezoning Plan (hereinafter referred to as the "Rezoning Site"). The Rezoning Site is comprised of Tax Parcel No. 14314102 and 14314103.
- B. The development and use of the Rezoning Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Rezoning 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, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Rezoning Site may only be devoted to a residential community containing a maximum of 90 dwelling units and to any incidental or accessory uses relating thereto that are permitted in the UR-2 zoning district.
- B. Development of the Rezoning Site shall generally comply with the dimensional standards of the UR-2 zoning district set out in the Ordinance and the dimensional standards set out in the Site Data table.
- C. The residential community to be located on the Rezoning Site shall be subject to a Declaration of Covenants,

Conditions and Restrictions that will be recorded in the Mecklenburg County Registry (the "Covenants"). The Covenants shall, among other things, require the establishment of a mandatory homeowner's association for the residential community.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the City of Charlotte.

4. ARCHITECTURAL STANDARDS

- A. The maximum height of any one-family attached dwelling unit constructed on the Rezoning Site shall be 35 feet.
- B. The primary exterior building materials for the one-family attached dwelling units to be constructed on the Rezoning Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, cementitious siding, and vinyl.
- C. EIFS or masonite may not be used as an exterior building material on the one-family attached dwelling units to be constructed on the Rezoning Site.

5. Streetscape and Landscaping

- A. A 10' buffer as measured from the northern property line will be provided as generally depicted on the Rezoning Plan.
- B. A 10' buffer as measured from the eastern property line will be provided as generally depicted on the Rezoning Plan.

6. Environmental Features

- A. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls 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. This site will comply with the Tree Ordinance.

- D. The existing trees located within those portions of the Rezoning Site that are designated as Tree Preservation Areas on the Rezoning Plan shall be preserved. Notwithstanding the foregoing, dead and diseased trees may be removed from these Tree Preservation Areas. Supplemental trees and shrubs may be planted in these tree preservation areas.

E. The Tree Preservation Areas shall be designated as such on the plat(s) to be recorded for this residential community.

7. SIGNS

- A. All signs installed on the Rezoning Site shall comply with the requirements of the Ordinance.

8. LIGHTING

- A. Outdoor lighting fixtures installed on the Rezoning Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

9. BINDING EFFECT OF THE REZONING APPLICATION

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Rezoning Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Rezoning Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Rezoning Site from time to time who may be involved in any future development thereof.

Development Data

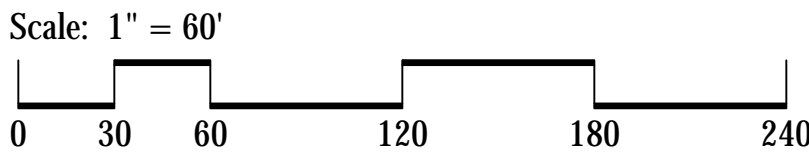
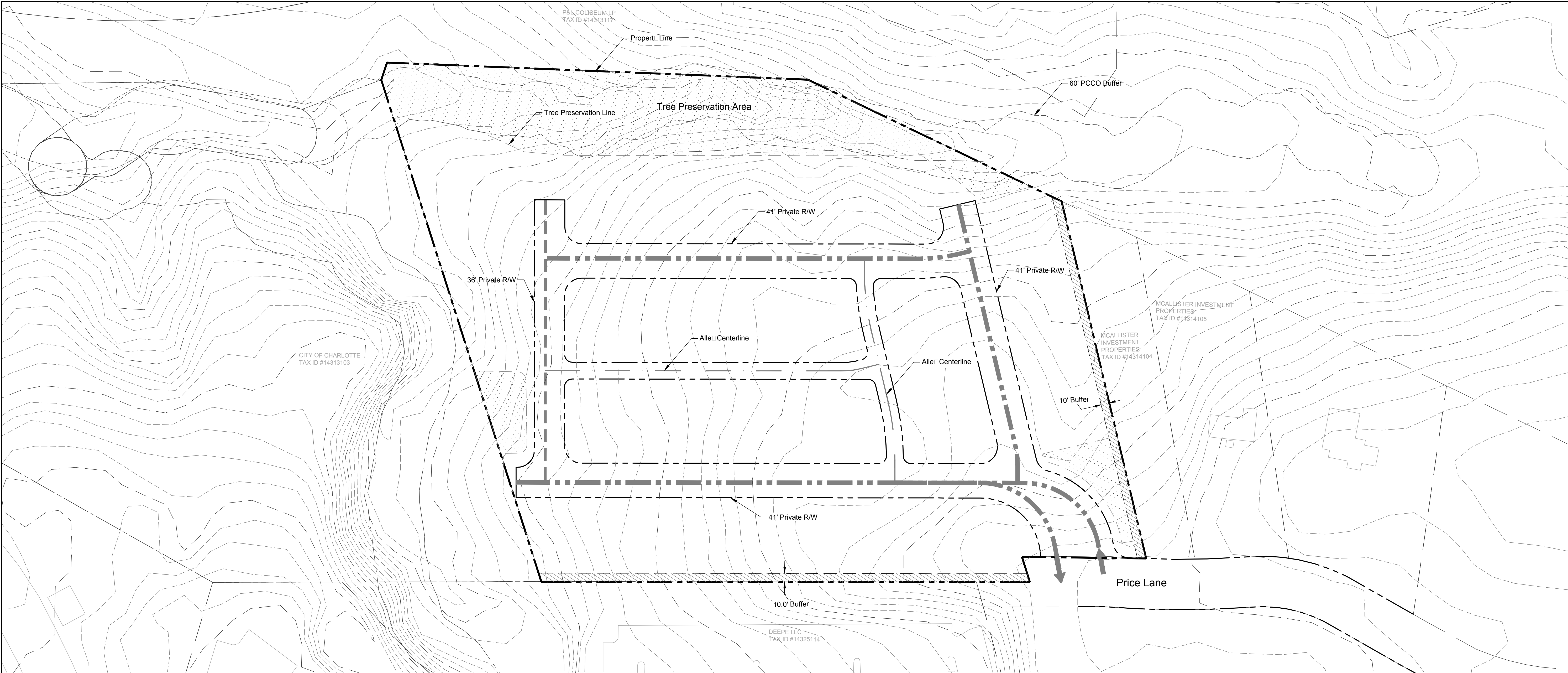
Address 4842 Price Lane
Charlotte, NC 28278

Tax Parcel No. 14314102 & 14314103
City of Charlotte
Project Name R-4
Project Address UR-2 (CD)
Project Size +/- 9.8 acres

Estimated Units Vacant
Proposed Units Townhomes
Proposed Units +/- 85
Proposed Density 8.5 DUA
PCSO Overall Slope Record 17.5%
PCSO Overall Slope Proposed 17.5%
Proposed Floor Area R 17.5% As allowed in the UR-2 zoning district
Maximum Building Height As allowed in the UR-2 zoning district

Legend

41' R/W
36' R/W
A Centerline
Proposed R/W



MERRICK

1001 MOREHEAD SQUARE DRIVE, SUITE 150
CHARLOTTE, NC 28203
PHONE: 704.520.8500
FAX: 704.520.8501
WWW.MERRICKCORP.COM
THIS AND ANY OTHER ELECTRONIC MEDIA TRANSMISSIONS ARE NOT A SUBSTITUTE FOR A HARD COPY OF THE ORIGINAL DOCUMENT. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION.

Blue Heel Development

ClientAddress1
ClientAddress2
ClientAddress3

REVISIONS	REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY

DESIGN BY	DATE
Design	MM/DD/YY
DRAWN BY	DATE
Draw	MM/DD/YY
CHECKED BY	DATE
Check	MM/DD/YY
APPROVED BY	DATE
Appr	MM/DD/YY

Price Lane

City of Charlotte, North Carolina

Technical Data Sheet

Petition #2018-

JOB NO: 65119776

DATE: 04/04/18

RZ-1

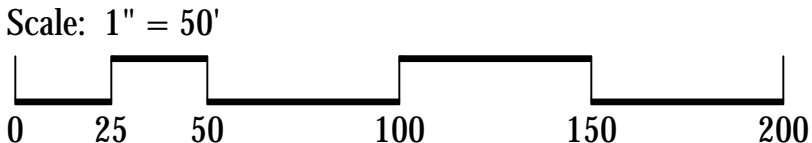
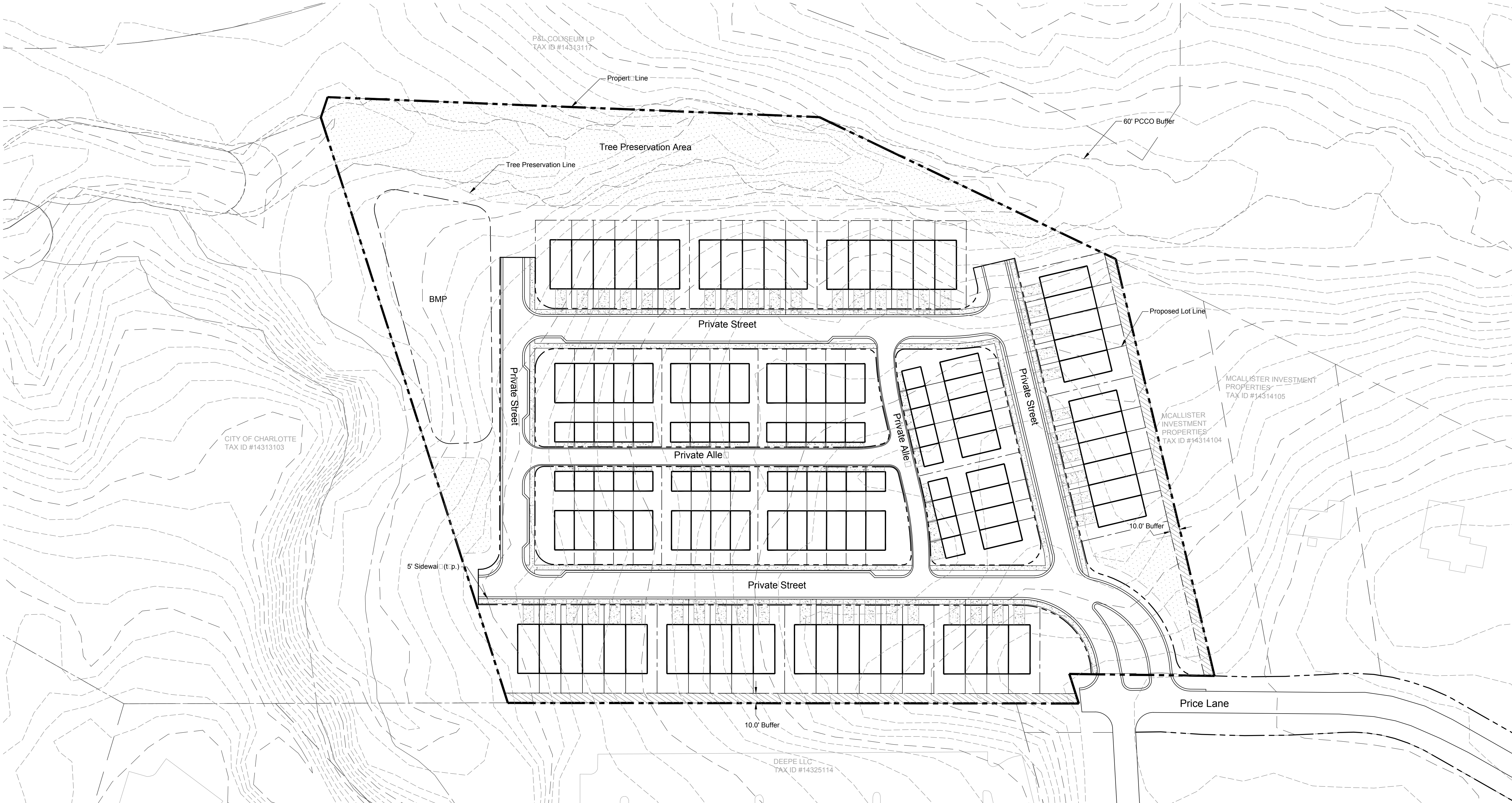
SHEET



Vicinity Map
not to scale

Legend

- 20' - 40' Townhome
- 22' - 50' Townhome



JOB NO: 65119776
DATE: 04/04/18
SHEET
RZ-2

Price Lane
City of Charlotte, North Carolina
Rezoning Site Plan
Petition #2018-

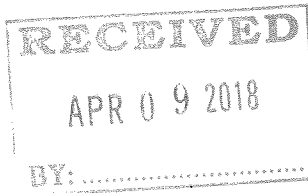
DESIGN BY:	DATE:
Design	MM/DD/YY
DRAWN BY:	DATE:
Draw	MM/DD/YY
CHECKED BY:	DATE:
Check	MM/DD/YY
APPROVED BY:	DATE:
Appr	MM/DD/YY

REV	REVISION	DATE	BY	CHKD	APPROVED

Blue Heel
Development
ClientAddress1
ClientAddress2

MERRICK®
1001 MOREHEAD SQUARE DRIVE, SUITE 530
CHARLOTTE, NC 28203
PHONE: 704.520.6500
FAX: 704.520.6501
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**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-055

Petition #:	_____
Date Filed:	4/9/2018
Received By:	

Complete All Fields (Use additional pages if needed)

Property Owner: Riverbend Charlotte LLC

Owner's Address: 1450 Environ Way City, State, Zip: Chapel Hill, NC 27517

Date Property Acquired: 12/08/17

Property Address: 10607 Rozzelles Ferry Road, Charlotte NC

Tax Parcel Number(s): 03119115

Current Land Use: Vacant Size (Acres): 3.185

Existing Zoning: R-8MF (CD) Petition Proposed Zoning: R-5

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

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

Date of meeting: 2/13/18

(*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: _____

Marc A Houle
Name of Rezoning Agent

PO Box 1198
Agent's Address

Pineville, NC 28134
City, State, Zip

704-556-1990 704-556-0505
Telephone Number Fax Number

march@y-wh.com
E-Mail Address

Signature of Property Owner

Dennis E. Rochelle III
(Name Typed / Printed)

Riverbend Charlotte LLC
Name of Petitioner(s)

1450 Environ Way
Address of Petitioner(s)

Chapel Hill, NC 27517
City, State, Zip

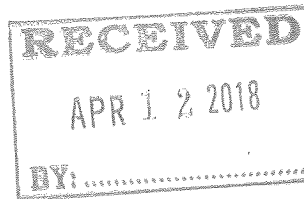
919-929-0660 704-556-1990
Telephone Number Fax Number

drochelle@ewp-nc.com
E-Mail Address

Signature of Petitioner

Dennis E. Rochelle III
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-056

Petition #:

Complete All Fields (Use additional pages if needed)

Received By:

Owner: Wallace Lane, LLC

4/12/2018

Property

Owner's Address: 7305 Wallace Lane; 1009 Leigh Ave City, State, Zip: Charlotte, NC 28212; 28205

Date Property Acquired: 10/05/2017; 10/23/2017

Property Address: 7305, 7309, 7315, 7319, 7321, 7325, 7331, 7333, and 7401 Wallace Lane

Tax Parcel Number(s): 16507103, 16507104, 16507128, 16507105, 16507130, and 16507106

Current Land Use: Residential Size (Acres): +/- 9.3 acres

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

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

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

Date of meeting: 1/11/2018

(*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? No.

Purpose/description of Conditional Zoning Plan: To accommodate the development of up to 165 "for-sale" townhome units.

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@kigates.com / Brittany.Lins@kigates.com
E-Mail Address

Signature of Property Owner

JOHN JAEKOVICH
(Name Typed / Printed)

Wallace Lane, LLC
Name of Petitioner(s)

7305 Wallace Lane
Address of Petitioner(s)

Charlotte, NC 28212

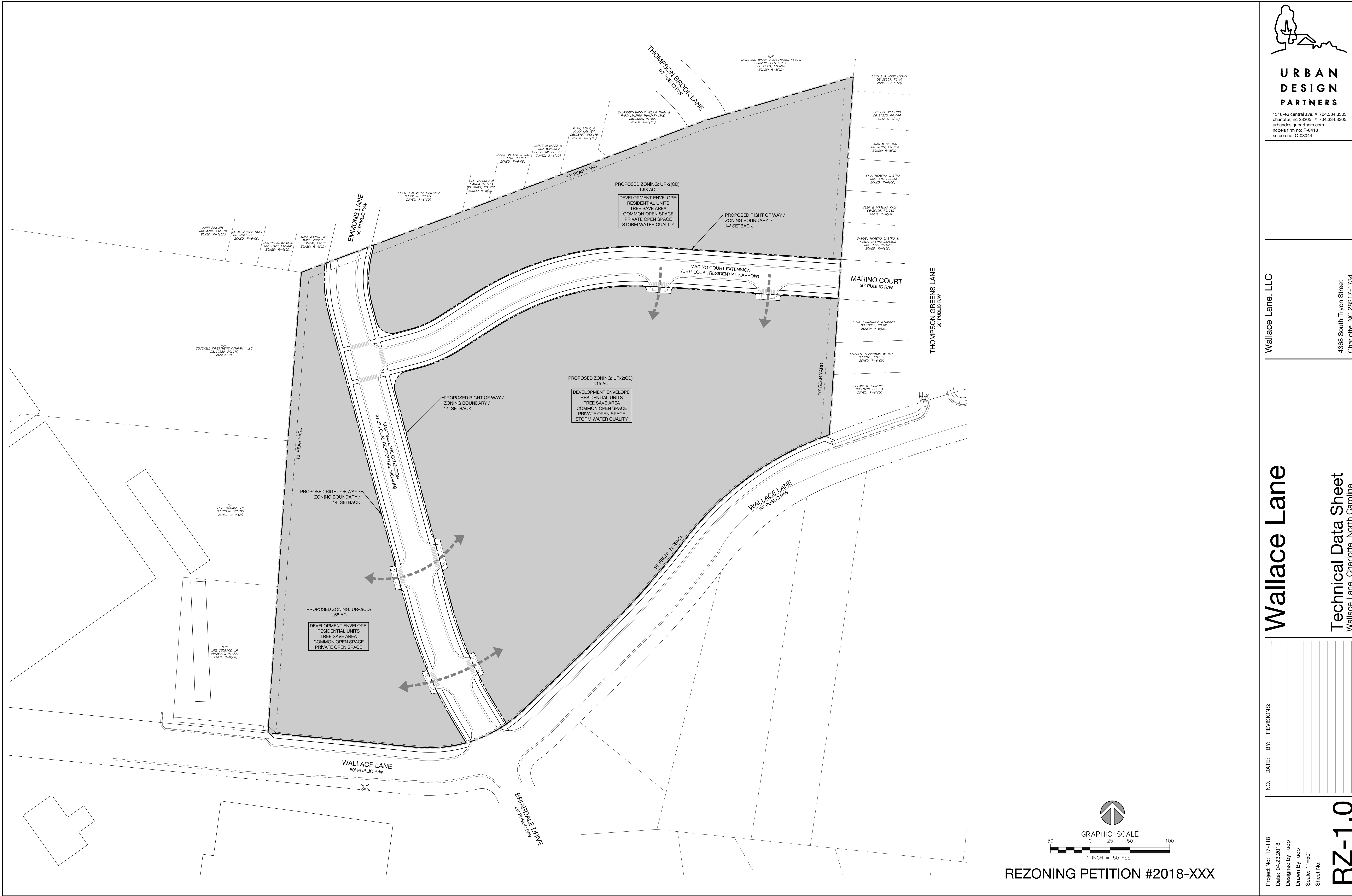
City, State, Zip

800-746-3175 800-746-3175
Telephone Number Fax Number

andrew@capstoneapts.com
E-Mail Address

Signature of Petitioner

JOHN JAEKOVICH
(Name Typed / Printed)



TAX PARCEL ID #/S:	16507103, 16507104 16507128, 16507105, 16507130, 16507106
TOTAL SITE AREA:	±9.3 AC
ZONING:	
EXISTING:	R-4
PROPOSED:	UR-2(CD)
EXISTING USE:	SINGLE FAMILY DET.
PROPOSED USE:	SINGLE FAMILY ATT TOWNHOME UNITS
MAX BUILDING HEIGHT:	50'

This is a detailed site plan for a residential development. The plan shows a grid of lots, some of which are labeled with owner names and addresses. Key features include:

- Streets:** EMMONS LANE (50' PUBLIC RW), MARINO COURT (50' PUBLIC RW), WALLACE LANE (60' PUBLIC RW), and BRIDLE DRIVE (50' PUBLIC RW).
- Proposed Roads:** PROP. PRIVATE ROAD #1, PROP. PRIVATE ROAD #2, and MARINO COURT EXTENSION (U-01 LOCAL RESIDENTIAL NARROW).
- Green Spaces:** Several areas are designated as "POTENTIAL TREE SAVE AREA/ COMMUNITY GREEN SPACE" and "GREEN SPACE (COMMON / PRIVATE OPEN SPACE)".
- Other Features:** The plan includes labels for "5' SIDEWALK 8' PLANTING STRIP", "10' REAR YARD", "10' FRONT SETBACK", and "EXISTING ROW".

The plan is oriented with North at the top. The overall layout shows a mix of lot sizes and green spaces, with a focus on providing a high-quality residential environment.

1. General Provisions

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Wallace Lane, LLC (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 9.3 acre site located on Wallace Lane, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 16507103, 16507104, 16507128, 16507105, 16507130, and 16507106.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 Zoning District shall govern all development taking place on the Site.

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 the Rezoning Plan 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 Rezoning Plan 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 UR-2 District.

The Site may be developed with up to 165 single-family attached dwelling units (townhomes), together with incidental and accessory uses related thereto that are allowed in the UR-2 zoning district. While the total number of townhome lots shall not exceed 165 units, the Petitioner may convert townhome unit lots into single family detached lots, with lot sizes not to be smaller than 40', with 5' side yards.

3. Transportation

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 is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

b) As depicted on the Rezoning Plan, the Site will be served by public and/or private streets.

c) Internal sidewalks and pedestrian connections shall be provided along all public and private streets throughout the Site. The internal sidewalks may meander to save existing trees.

d) Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.

4. Architectural Standards

a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), vinyl, EIFS or wood.

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.

c) Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.

d) Walkways will be provided to connect all residential entrances to sidewalks along public and private streets, as generally depicted on the Rezoning Plan.

e) Townhouse buildings will be limited to ten (10) individual units at fewer.

- a) The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.
- b) The Petitioner shall comply with the Tree Ordinance and Post Construction Stormwater Ordinance.

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.

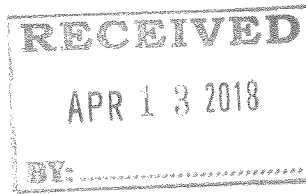
7. Binding Effect of the Rezoning Documents and Definitions

(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.



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-057

Petition #: _____
Date Filed: 4/13/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Neighbors Restorations LLC; Tetrad Development LLC

Owner's Address: 6000 Monroe Road, Suite 350 City, State, Zip: Charlotte NC 28212

Date Property Acquired: 7/13/2007, 9/13/2005

Property Address: 403, 401, 341, 337, 333, 543, 223, unnumbered parcels South Bruns Ave.

Tax Parcel Number(s): 07107451, 07107456, 07107450, 07107449, 07107454, 07107455, 07107460, 07107459, 07107448, 07107461, 07107445

Current Land Use: Vacant Size (Acres): +/- 3.51 ac

Existing Zoning: UR-2(CD) Proposed Zoning: UR-2(CD) SPA

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

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

Date of meeting: 3/13/2018

(*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): No.

Purpose/description of Conditional Zoning Plan: to accommodate the development of up to 50 for-sale single-family attached (townhome) dwelling units [[with enhanced pedestrian experience and tree save commitments]]

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

[Signature]
Signature of Property Owner

Brian H. Nolan, as a manager
(Name Typed / Printed)

Shea Homes
Name of Petitioner(s)

8008 Corporate Center Drive, Suite 300
Address of Petitioner(s)

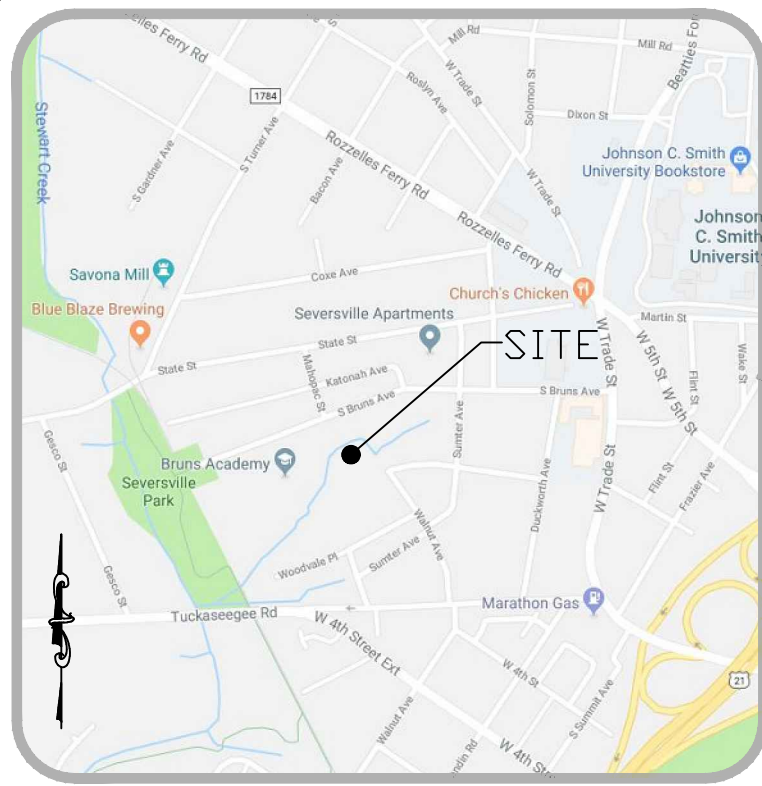
Charlotte, NC 28226
City, State, Zip

704-319-5000
Telephone Number Fax Number

mike.shea@sheahomes.com
E-Mail Address

[Signature]
Signature of Petitioner

Michael Shea
(Name Typed / Printed)



VICINITY MAP
NTS

SITE LEGEND

			ACCESSIBLE RAMPS
			CURB AND GUTTER
			PROPERTY LINE
			EXISTING EDGE OF PAVEMENT
			LOT LINE
			CENTERLINE
			CONCRETE SIDEWALK
			HEAVY DUTY CONCRETE PAVEMENT
			TREE SAVE
			PRIVATE OPEN SPACE

SITE DATA

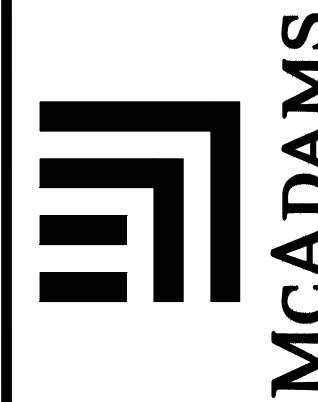
DEVELOPER	SHEA HOMES
	8008 CORPORATE CENTER DRIVE, SUITE 300 CHARLOTTE, NORTH CAROLINA 28226
SITE AREA:	GROSS SITE ACREAGE: ±3.51 AC (±153,047 SF) PROPOSED ROW DEDICATION: ±18,303 SF NET SITE ACREAGE: ±3.09 AC (±134,744 SF)
PID:	07107451, 07107456, 07107450, 07107449, 07107454, 07107455, 07107460, 07107459, 07107448, 07107461, 07107445
EXISTING ZONING:	UR-2 (CD) 2006-107 & 2008-026
PROPOSED ZONING:	UR-2(CD)(SPA)
EXISTING USE:	VACANT
PROPOSED USE:	UP TO 50 FOR-SALE SINGLE FAMILY ATTACHED (TOWNHOME) UNITS
FLOOR AREA RATIO ALLOWED:	1 : 1
FLOOR AREA RATIO PROPOSED:	0.85 : 1 (115,129 SF : 134,744 SF)
PROPOSED NUMBER OF UNITS:	50
GROSS BUILDING AREA:	115,129 SF
MAXIMUM BUILDING HEIGHT:	100 FT (PER ORDINANCE)
FRONT YARD SETBACK:	14 FT
SIDE YARD SETBACK:	5 FT
REAR YARD SETBACK:	10 FT
BUILDING SEPARATION:	10 FT MIN.
AUTOMOBILE PARKING REQUIRED:	15 SPACES/UNIT (75 SPACES)
AUTOMOBILE PARKING PROVIDED:	PER ORDINANCE
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	73,250 SF
REQUIRED PRIVATE OPEN SPACE:	400 SF/LOT
PROVIDED PRIVATE OPEN SPACE:	400 SF OR MORE PROVIDED FOR EACH UNIT
TREE SAVE REQUIRED:	20,212 SF (15% OF SITE AREA)
TREE SAVE PROVIDED:	21,600 SF



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Y:\Projects\SHH-18010\Land Construction Drawings\SHH18010-S1.dwg, 4/12/2018 4:02:38 PM, Lewis, Dylan

THE JOHN R. MCADAMS
COMPANY, INC.
3436 Poston Road
Suite 110
Charlotte, North Carolina 28277
License No.: C-0283
(800) 733-5646 • McAdamsCo.com



REVISIONS:	

OWNER:
SHEA HOMES
8008 CORPORATE CENTER DRIVE
SUITE 300
CHARLOTTE, NORTH CAROLINA
28226

BRUNS AVENUE TOWNHOMES
PRELIMINARY DRAWINGS
SOUTH-WEST CORNER OF THE INTERSECTION OF
S BRUNS AVENUE AND SUMTER AVENUE
CHARLOTTE, NORTH CAROLINA
REZONING PLAN

PROJECT NO.	SHH-18010
FILENAME:	SHH18010-S1
CHECKED BY:	RMR
DRAWN BY:	JDL
SCALE:	1"=30'
DATE:	04-16-18
SHEET NO.	RZ-1



Y:\Projects\SHH-18010\Land\Construction Drawings\Current Drawings\SHH18010-S1.dwg, 4/12/2018 3:53:27 PM, Lewis, Dylan



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

1. General Provisions

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Shea Homes (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 3.51 acre site located at the southwest intersection of South Bruns Avenue and Sumter Avenue, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 07107451, 07107456, 07107450, 07107449, 07107454, 07107455, 07107460, 07107459, 07107448, 07107461, and 07107445.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 Zoning District shall govern all development taking place on the Site.

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 the Rezoning Plan 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 Rezoning Plan 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 UR-2 District.

2. Permitted Uses and Maximum Development

The Site may be developed with up to 50 for-sale single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the UR-2 zoning district. While the total number of townhome lots shall not exceed 50, the Petitioner may convert townhome unit lots into single family detached lots.

3. Transportation

- 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 is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b) As depicted on the Rezoning Plan, the Site will be served by public and/or private streets.
- c) Internal sidewalks and pedestrian connections shall be provided along all public and private streets throughout the Site. The internal sidewalks may meander to save existing trees.

301751915 v1

- d) Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.

4. Architectural Standards

- a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementatious siding (such as Hardi-plank), vinyl, EIFS or wood.
- b) Each attached and detached single-family residential dwelling unit shall be provided with a minimum of either a one or two-car garage. Parking for the overall site will meet the Ordinance.
- 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.
- d) Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 15 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
- e) Walkways will be provided to connect all residential entrances to sidewalks along public and private streets, as generally depicted on the Rezoning Plan.
- f) Townhouse buildings will be limited to eight (8) individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in the front walls of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim, or materials).

5. Streetscape and Landscaping

- a) The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.
- b) The Petitioner shall comply with the Tree Ordinance and Post Construction Stormwater Ordinance.

6. Lighting

- a) Pedestrian scale lighting will be provided within the Site along public and private streets.

301751915 v1

7. 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 this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet 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.

8. 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.

301751915 v1

PROJECT NO. SHH-18010
FILENAME: SHH18010-S1
CHECKED BY: RMR
DRAWN BY: JDL
SCALE: 1"=30'
DATE: 04-16-18
SHEET NO. RZ-2



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

BRUNS AVENUE TOWNHOMES
PRELIMINARY DRAWINGS
SOUTH-WEST CORNER OF THE INTERSECTION OF
S BRUNS AVENUE AND SUMTER AVENUE
CHARLOTTE, NORTH CAROLINA

REZONING NOTES

OWNER:

SHEA HOMES
8008 CORPORATE CENTER DRIVE
SUITE 300
CHARLOTTE, NORTH CAROLINA
28226

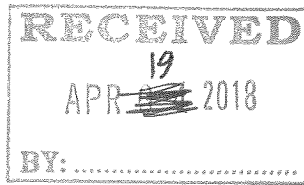
REVISIONS:



MCADAMS

THE JOHN R. MCADAMS
COMPANY, INC.
3436 Tontinegon Way
Suite 110
Charlotte, North Carolina 28277
License No.: C-0283
(800) 733-5646 • McAdamsCo.com

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-058

Petition #:	
Date Filed:	4/19/2018
Received By:	[Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: White Oak Manor - Charlotte, Inc. and White Oak Manor, Inc.

Owner's Address: P.O. Box 3347 City, State, Zip: Spartanburg, SC 29304

Date Property Acquired: February 13, 2006, August 2, 2011, August 16, 2011 and June 24, 2016

Property Address: 4101 Craig Avenue, 4105 Craig Avenue, 4109 Craig Avenue and 4113 Craig Avenue

Tax Parcel Number(s): Portions of 157-162-01, 157-162-02, 157-162-03 and 157-162-04

Current Land Use: Single family residential Size (Acres): +/- .764 acres

Existing Zoning: R-17 MF Proposed Zoning: O-1 (CD)

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

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

Date of meeting: August 22, 2017 / April 19, 2018 Isiah Washington

(*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 a surface parking lot that will serve White Oak of Charlotte, which is a skilled nursing and independent living facility located on Tax Parcel No. 157-166-15.

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

See Attached Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

White Oak Management, Inc. (c/o Robert Painter)
Name of Petitioner(s)

130 East Main Street
Address of Petitioner(s)

Spartanburg, SC 29303
City, State, Zip

828-817-7476 864-573-9107
Telephone Number Fax Number

rpainter@whiteoakmanor.com
E-Mail Address

WHITE OAK MANAGEMENT, INC.
By: [Signature]
Signature of Petitioner

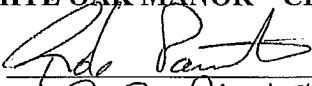
Robert PAINTER
(Name Typed / Printed)

**REZONING APPLICATION FILED BY WHITE OAK MANAGEMENT, INC.
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by White Oak Management, Inc. that are designated as Tax Parcel Nos. 157-162-01, 157-162-02 and 157-162-03 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portions of the Site from the R-17 MF zoning district to the O-1 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan.

This 3rd day of April, 2018.

WHITE OAK MANOR - CHARLOTTE, INC.

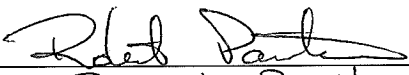
By: 
Name: ROB PAINTER
Title: Project Manager

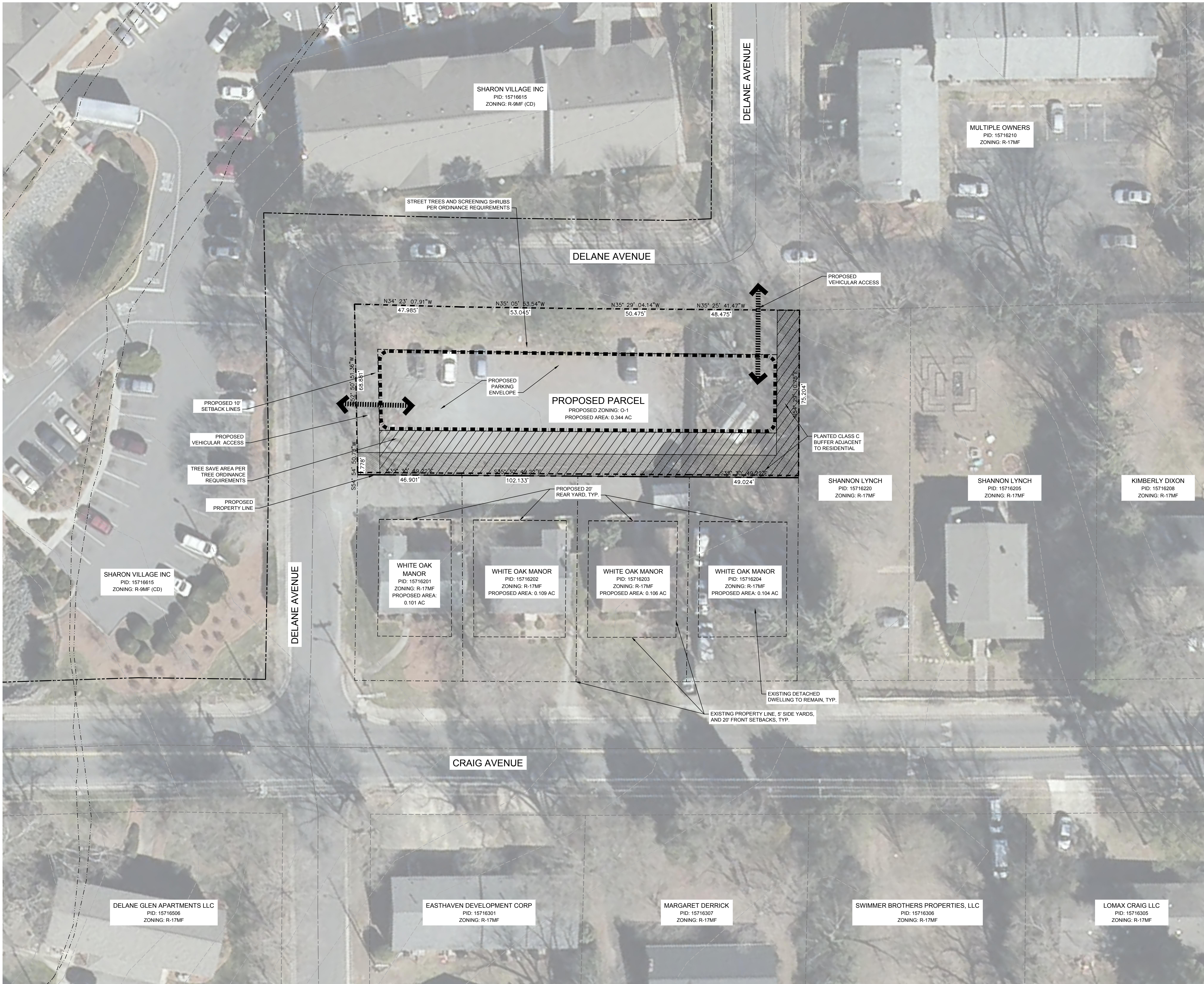
**REZONING APPLICATION FILED BY WHITE OAK MANAGEMENT, INC.
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by White Oak Management, Inc. that is designated as Tax Parcel No. 157-162-04 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portion of the Site from the R-17 MF zoning district to the O-1 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan.

This 19 day of March, 2018.

WHITE OAK MANOR, INC.

By: 
Name: ROBERT PAINTER
Title: PROJECT MANAGER



DEVELOPMENT STANDARDS:

MARCH 26, 2018

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY WHITE OAK MANAGEMENT, INC. (HEREINAFTER REFERRED TO AS THE "PETITIONER") FOR AN APPROXIMATELY .764 ACRE SITE LOCATED ON THE WEST SIDE OF DELANE AVENUE, EAST OF THE INTERSECTION OF CRAIG AVENUE AND DELANE AVENUE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF PORTIONS OF TAX PARCEL NOS. 157-162-01, 157-162-02, 157-162-03 AND 157-162-04.
- 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").
- C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE O-1 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- D. 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. THE SITE MAY BE DEVOTED ONLY TO OFF-STREET SURFACE PARKING THAT WILL SERVE THE USES LOCATED ON TAX PARCEL NO. 157-166-15.

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 THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").
- B. THE ALIGNMENTS OF THE INTERNAL VEHICULAR CIRCULATION AREA AND THE DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

4. 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 25% IF A WALL, FENCE OR BERM IS PROVIDED THAT MEETS THE REQUIREMENTS OF SECTION 12.302(8) 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.

5. ENVIRONMENTAL

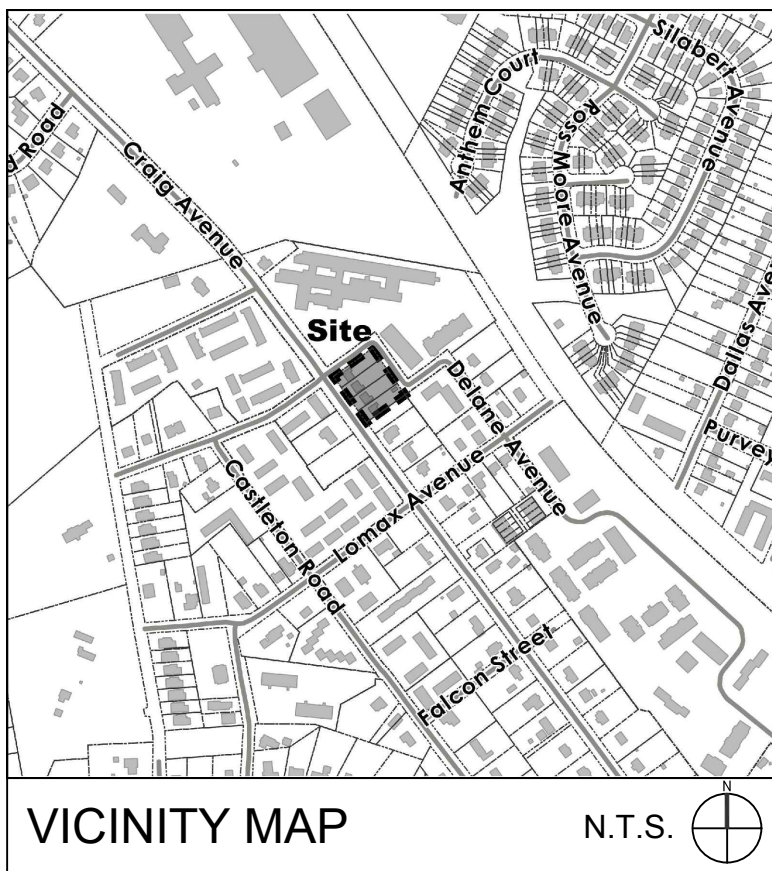
- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

6. LIGHTING

- A. ANY FREESTANDING LIGHTING FIXTURES INSTALLED ON SITE SHALL HAVE A MAXIMUM HEIGHT OF 21 FEET, AND ALL SUCH FREESTANDING LIGHTING FIXTURES 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.

7. 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.



VICINITY MAP N.T.S.

SURVEY DISCLAIMER
BACKGROUND INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS AND PLANNIMETRICS.

LEGEND

- SYMBOL
- PROPOSED REZONING BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- APPROXIMATE VEHICULAR CONNECTIONS
- PROPOSED LANDSCAPE BUFFER
- PROPOSED TREE SAVE AREA

SITE DATA:

TOTAL SITE ACREAGE: +/- 0.764 AC

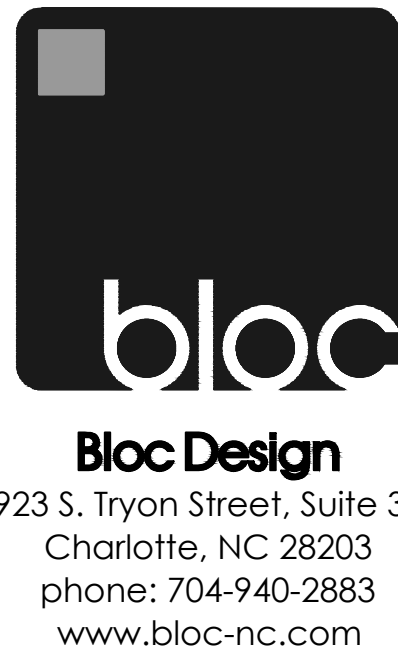
TAX PARCELS: 15716201
15716202
15716203
15716204

PROPOSED ZONING: O-1

EXISTING ZONING: R-17MF

EXISTING USES: SINGLE FAMILY

*REFER TO DEVELOPMENT STANDARD NOTES ON THIS SHEET FOR FURTHER INFORMATION.



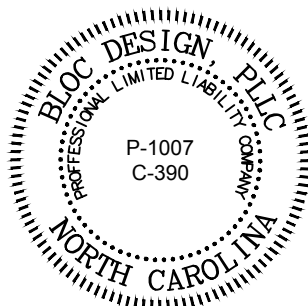
landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

Disclaimer 6/2017:
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stamp / seal:



ISSUED FOR CONSTRUCTION

MANAGING PARTNER (PE): _____ DATE: _____
MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS, ARCHITECT/DESIGNER: _____ DATE: _____

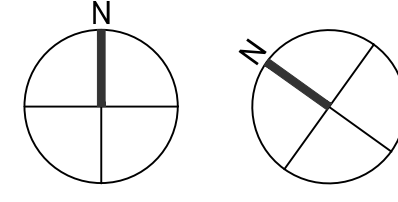
Craig Ave Rezoning

4101-4113 Craig Ave
Charlotte, NC 28211

REZONING PETITION #:

2018-058

PLAN NORTH TRUE NORTH



SCALE: 1"= 20'
0 10' 20' 40'

DATE: 04/20/18 MPIC: WILL
DRAWN BY: ESB CHECKED BY: CCB/HKG

PROJECT NUMBER: 00433.00

SCALE: 1"=20'

TITLE:
DEVELOPMENT PLAN &
DEVELOPMENT STANDARD NOTES

SHEET NO:

RZ-1.0



1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018 - 059

Petition #:	_____
Date Filed:	4/19/2018
Received By:	Be

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): 073-267-06, 073-267-15 and 073-267-17

Current Land Use: Industrial Size (Acres): +/- 1.013 acres

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

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Carlos Alzate et al.

Date of meeting: March 14, 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: _____

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

See Attached Jointer Agreements
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 of Petitioner

Christopher I. Branch
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Boulevard Real Estate Advisors, LLC

Property Owners Information, Acquisition Dates and Site Addresses

Tax Parcel No. 073-267-06

Jim Griffin Roofing Company, Inc.
P.O. Box 288
Huntersville, NC 28070

Acquisition Date: March 27, 1981

Site Address: 1120 South Mint Street

Tax Parcel No. 073-267-15

Jim Griffin Roofing Company, Inc.
P.O. Box 288
Huntersville, NC 28070

Acquisition Date: July 2, 1984

Site Address: South Mint Street

Tax Parcel No. 073-267-17

Lillian W. Griffin, Trustee of the Lillian W. Griffin Revocable Trust U/A
dated May 30, 2017
P.O. Box 288
Huntersville, NC 28070

Acquisition Date: June 9, 2017

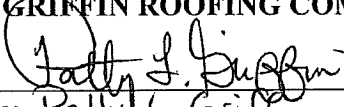
Site Address: South Mint Street

**REZONING APPLICATION FILED BY
BOULEVARD REAL ESTATE ADVISORS LLC
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Boulevard Real Estate Advisors LLC that are designated as Tax Parcel Nos. 073-267-06 and 073-267-15 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the I-2 zoning district to the TOD-M zoning district.

This 14th day of April, 2018.

JIM GRIFFIN ROOFING COMPANY, INC.

By: 
Name: Patsy L. Griffin
Title: VP

**REZONING APPLICATION FILED BY
BOULEVARD REAL ESTATE ADVISORS LLC
JOINDER AGREEMENT**

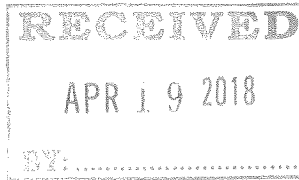
The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Boulevard Real Estate Advisors LLC that is designated as Tax Parcel No. 073-267-17 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the I-2 zoning district to the TOD-M zoning district.

This 19th day of April, 2018.

**LILLIAN W. GRIFFIN, TRUSTEE OF THE LILLIAN W.
GRIFFIN REVOCABLE TRUST U/A DATED MAY 30, 2017**

By: Dath L. Griffin POA
Name: Dath L. Griffin
Title: Power of Attorney

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-060
Petition #: _____
Date Filed: 4/19/2018
Received By: Bj

Complete All Fields (Use additional pages if needed)

Property Owner: Eid Refaey, A and E Rental Homes, LLC

Owner's Address: 3426 Spencer Street City, State, Zip: Charlotte, NC 28205

Date Property Acquired: 10/19/2017

Property Address: 1007, 1009 & 1017 Parkwood Avenue, Charlotte, NC 28205

Tax Parcel Number(s): 083-093-07, 083-093-08, 083-093-09

Current Land Use: Vacant Size (Acres): +/- 1.04

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

Overlay: Belmont Area Revitalization Plan (Specify PED, Watershed, Historic District, etc.)
Blue Line Extension-Parkwood Station

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: March 27, 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): No

Purpose/description of Conditional Zoning Plan: To allow the site to be developed with a combination duplex and condo community

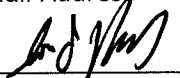
Brian D. Smith, Urban Design Partners, PLLC
Name of Rezoning Agent

1318 Central Avenue, Suite E-6
Agent's Address

Charlotte, NC 28205
City, State, Zip

704-334-3303 704-334-3305
Telephone Number Fax Number

brian@urbandesignpartners.com
E-Mail Address


Signature of Property Owner

Eid Refaey
(Name Typed / Printed)

Eid Refaey
Name of Petitioner(s)

3426 Spencer Street
Address of Petitioner(s)

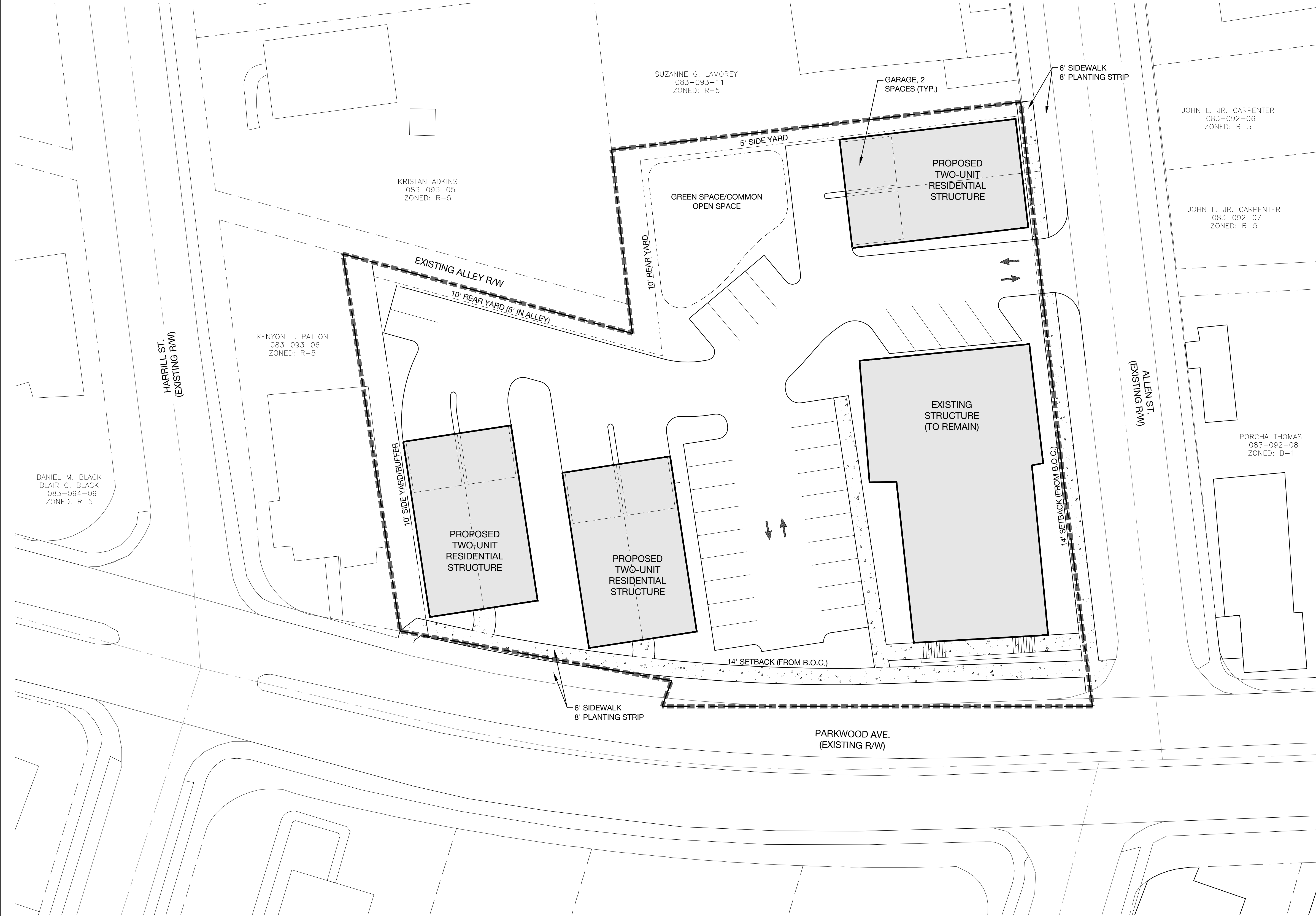
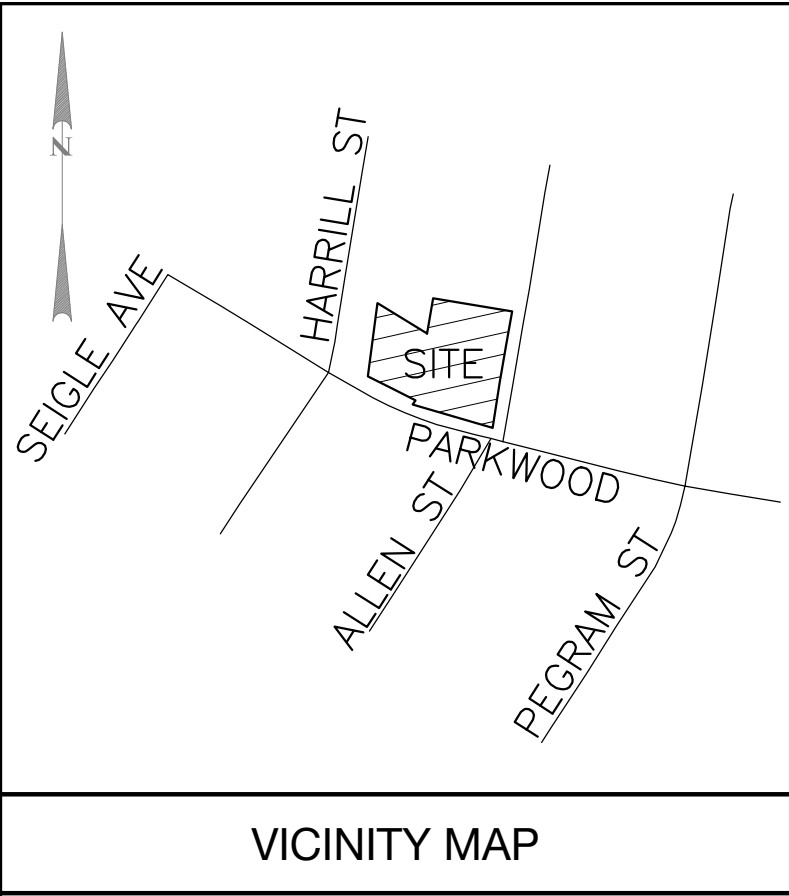
Charlotte, NC 28205
City, State, Zip

704-930-5633
Telephone Number Fax Number

Eid.Refaey@hotmail.com
E-Mail Address


Signature of Petitioner

Eid Refaey
(Name Typed / Printed)



Site Development Data:

- Acreage: ± 1.04 acres
- Tax Parcel #: 083-093-09, 083-093-08, and 083-093-07
- Existing Zoning: R-5
- Proposed Zoning: UR-2(CD)
- Existing Use: vacant lots & Institutional (vacant)
- Proposed Uses: Up to 24 residential dwelling units with accessory uses, as allowed in the UR-2 zoning district.
- Proposed Floor Area Ratio: As allowed by the UR-2 zoning district.
- Maximum Building Height: A maximum building height of three (3) stories and up to 40 feet.
- Parking: Parking as required by the Ordinance will be provided.

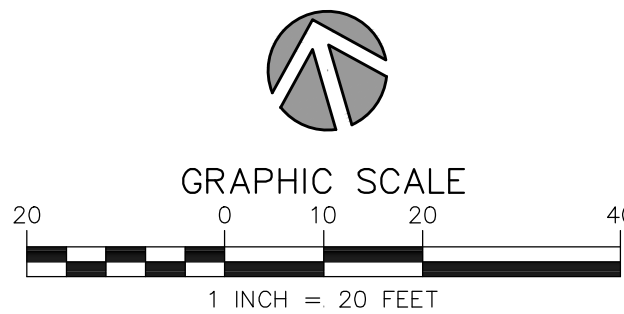
1. General Provisions:
- a. Site Location: These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Eid Refaey ("Petitioner") to accommodate an adaptive re-use of an existing structure and new construction of additional structures for a residential community on approximately 1.04 acre site located at the intersection of Parkwood Avenue and Allen Street (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.
 - c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

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

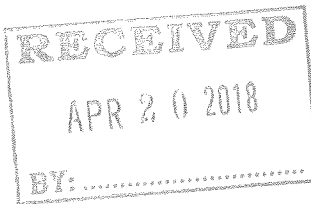
- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

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. Number of Buildings Principal and Accessory. The total number of principal buildings to on the Site shall not exceed four (4). Accessory structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings located on the Site. Accessory structures include but are not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
2. Permitted Uses & Development Area Limitation:
- a. The Site may be developed with up to 24 residential dwelling units, together with accessory uses allowed in the UR-2 zoning district.
3. Access and Transportation:
- a. Access to the Site will potentially be from Allen Street, Parkwood Avenue and an existing alley right of way extending from Harrill Street in the manner generally depicted on the Rezoning Plan.
 - b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontage on Parkwood Avenue and Allen Street as generally depicted on the Rezoning Petition.
 - c. Pedestrian connections shall be provided to public sidewalks within public rights of way as generally depicted on the Rezoning Plan. Final placement and quantity of connection points are subject to modifications during the Land Development review process.
 - d. The placement and configuration of the vehicular access point is subject to modifications as required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
 - e. Roadway improvements in addition to 6' sidewalk, accessible directional ramps, 8' landscape strip and street tree plantings along Parkwood Avenue and Allen Street are excluded from this Rezoning Petition.
4. Architectural Standards, Court Yards/Amenity Areas:
- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, metal, decorative block and/or wood. Vinyl or Aluminum as a building material may only be used on windows, soffits and on handrails/railings.
 - b. The exterior of the existing institutional building on site shall be preserved in a manner that generally maintains the look and character of the structures design. Exterior façade modifications shall be allowable and not limited to accommodate internal residential unit upfit and renovations, compliance with jurisdictional building code guidelines and requirements and to improve the safety and welfare of the future residential tenants.
 - c. Each residential unit within new construction structures on The Site will have a one or two car garage. Garage doors will be generally oriented in a manner to minimize visibility from Parkwood Avenue and Allen Street.
 - d. Usable porches or stoops may form an element of the building design and be located on the front and/or side of the building. Stoops, entry level porches or entry wells may be covered but not be enclosed. Existing stoops and stairs associated with the existing structure on site may be renovated, redesigned and reconstructed to improve pedestrian travel circulation on site and to accommodate building renovations or site improvements.
5. Streetscape, Buffers, Yards, and Landscaping:
- a. A setback of 14 feet as measured from the existing back curb will be provided along Parkwood Avenue and Allen Street as generally depicted on the Rezoning Plan.
 - b. Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way and out of the required UR-2 zoning district required setback along the abutting public streets.
6. Environmental Features:
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - b. The Site will comply with the City of Charlotte Tree Ordinance.
 - c. Due to the Site being located within a Transit Station Area, tree save mitigation options will be available to The Petitioner as described by the City of Charlotte Tree Ordinance.
7. Lighting:
- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the internal drive aisles, sidewalks, parking areas, courtyards and landscape accent lighting.
 - b. Vehicular area lighting on the Site will be limited to 16 feet in height.
 - c. Decorative pedestrian scale lights may be provided within the Site.
8. Signage:
- a. Reserved.
9. Amendments to the Rezoning Plan:
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-061

Petition #:	_____
Date Filed:	<u>4/20/2018</u>
Received By:	<u>Bt</u>

Property Owners: GRE Charlotte Inc

Owner's Addresses: 4601 Sheridan St, Ste. 600, Hollywood, FL 33021

Date Properties
Acquired: 01/26/2007

Property Addresses: 4801 Randolph Road, Charlotte, NC 28211

Tax Parcel Numbers: a portion of 185-033-01

Current Land Use: vacant (Acres): ± 2.192

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

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

Required Rezoning Pre-Application Meeting* with: Michael Russell, Shannon Frye, Mandy Rosen, Isaiah Washington, Monica Holmes

Date of meeting: 4/17/18

(*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 building.

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

MPV Properties (Attn: George Macon)

Name of Petitioner

2400 South Boulevard, #300

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.561.5308

Telephone Number

Fax Number

gmacon@mpvre.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

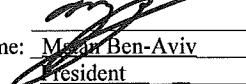
**REZONING PETITION NO. 2018-____
MPV Properties**

**OWNER JOINDER AGREEMENT
GRE Charlotte Inc**

The undersigned, as the owner of the parcel of land located at 4801 Randolph Road that is designated as a portion of Tax Parcel No. 185-033-01 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 R-3 zoning district to the O-1(CD) 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 April, 2018.

GRE Charlotte Inc

By: 
Name: Meir Ben-Aviv
Its: President

ATTACHMENT B

**REZONING PETITION NO. 2018-
MPV Properties**

Petitioner:

MPV Properties

By: 

Name: James E. Martfield

Title: Manager

STATE OF NORTH CAROLINA MECKLENBURG COUNTY
I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 21692, PAGE 537 OR OTHER REFERENCE SOURCE). I, THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 21692, PAGE 537 OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56-1600), THIS 30th DAY OF MARCH, 2018.

Mark C. Carter
PROFESSIONAL LAND SURVEYOR



I, Mark C. Carter, Registered Land Surveyor No. L-5102, certify to use or more of the following as indicated thus, (X) or ():

(X) That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land that this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

() That this plat is of a survey of an existing parcel or parcels of land.

() That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (A) through (D) above.

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CH 50 (SUBDIVISION ORDINANCE) OF THE CITY CODE OF THE CITY OF CHARLOTTE, NORTH CAROLINA
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

PLANNING DEPARTMENT STAFF
04/02/2018
DATE

STATE OF NORTH CAROLINA MECKLENBURG COUNTY
I, JENNIFER PAXEN, REVIEW OFFICER OF MECKLENBURG COUNTY, N.C., CERTIFY THAT THIS MAP IS A PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

JENNIFER PAXEN
REVIEW OFFICER
04/02/2018
DATE

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, ETC. OF RECORD.
4. THERE WILL BE NO STUMP HOLES ON SITE AND NO STUMP HOLES WILL BE LOCATED ON THIS SITE.
5. ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/DOWNER MUST VERIFY THAT LOT IS COMPLIANT WITH ALL CITY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. SEE RESTRICTIVE COVENANTS FOR AMBERLEIGH SUBDIVISION DB 21638 PG 515-548.
8. THERE WILL BE NO STUMP HOLES ON SITE AND NO STUMP HOLES WILL BE LOCATED ON THIS SITE.
9. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPED STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
10. TREE SAVE AREA per CITY TREE ORDINANCE.
11. LARGE MATURING TREES PLANTED NO MORE THAN EVERY 50' PER THE CITY TREE ORDINANCE.
12. NO BUILDING WITHIN 10' OF TREE SAVE.
13. NO BUILDING WITHIN 10' OF TREE SAVE.
14. IMPROVEMENTS EXIST ON SITE THAT ARE NOT SHOWN.

OWNER NAME	LOT SIZE (SQ)	MAP AREA
LOT 1	0.339	0.339
LOT 2	0.339	0.339
LOT 3	0.339	0.339
LOT 4	0.339	0.339
LOT 5	0.339	0.339
LOT 6	0.339	0.339
LOT 7	0.339	0.339
LOT 8	0.339	0.339
LOT 9	0.339	0.339
LOT 10	0.339	0.339

DEVELOPMENT DATA

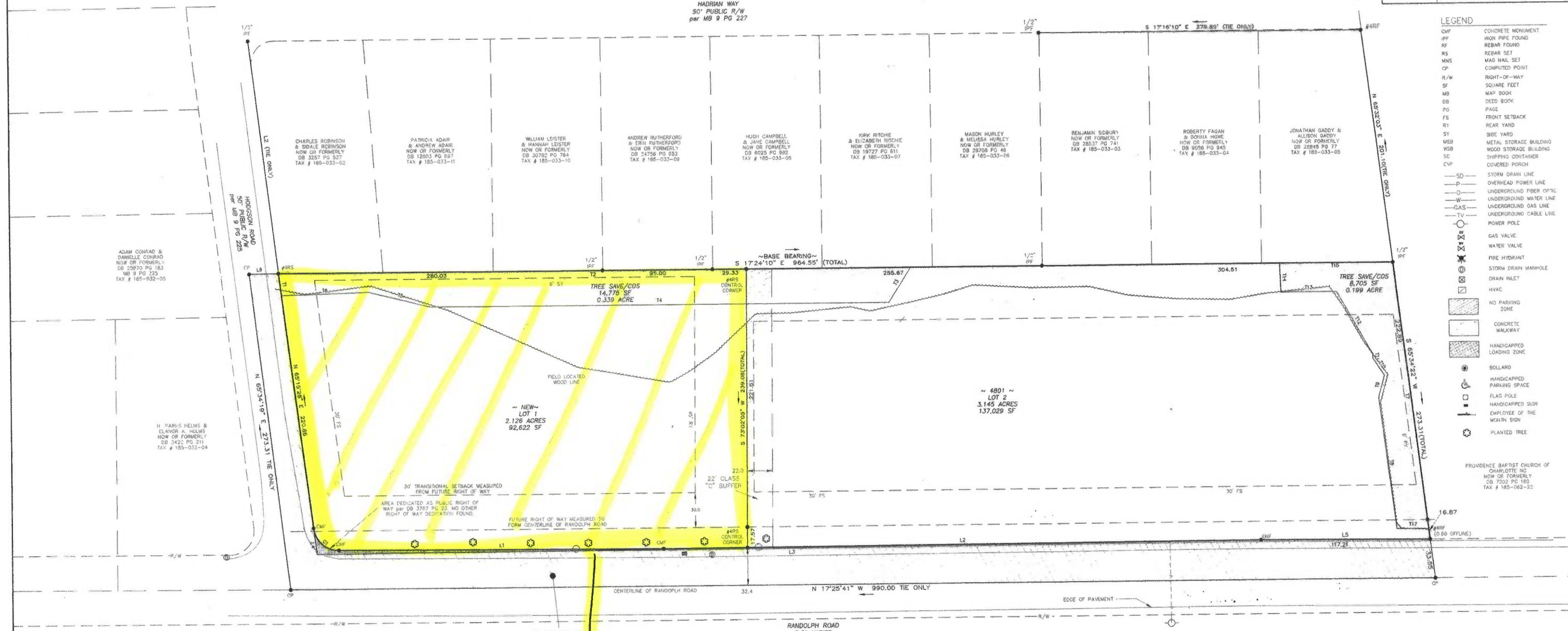
TAX PARCEL NO. 185-033-01
ZONING CLASSIFICATION: R-3
ZONING JURISDICTION: CITY OF CHARLOTTE
PLAT AREA 0.165 AC
AREA IN EASEMENTS/R/W: 0.875 AC
NET TOTAL SITE AREA: 0.27 AC
TREE SAVE REQUIRED: 105' x 0.27 AC = 0.53 AC
TREESAVE PROVIDED: 0.54 AC



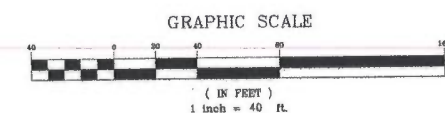
VICINITY MAP
(Not to Scale)

LEGEND

- CONCRETE MONUMENT
- IRON PIPE FOUND
- REBAR FOUND
- MAG NAIL SET
- COMPUTED POINT
- RIGHT-OF-WAY
- SQUARE FEET
- MAP BOOK
- DEED BOOK
- FRONT SETBACK
- REAR YARD
- SIDE YARD
- METAL STORAGE BUILDING
- WOOD STORAGE BUILDING
- SHIPPING CONTAINER
- COVERED PORCH
- STORM DRAIN LINE
- OVERHEAD POWER LINE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND CABLE LINE
- POWER POLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- DRAIN INLET
- HVAC
- NO PARKING ZONE
- CONCRETE WALKWAY
- HANDICAPPED LOADING ZONE
- BOLLARD
- HANDICAPPED PARKING SPACE
- FLAG POLE
- HANDICAPPED SIGN
- EMPLOYEE OF THE MONTH SIGN
- PLANTED TREE



Area to be Zoned O-1(CD)



CERTIFIED TO BE TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK 21692, PAGE 537
DATE: APR 2, 2018
FREDERICK SMITH, REGISTER OF DEEDS
By: Jane Jantony, DEPUTY

MAP BOOK 02 PAGE 320
#2018038117

SURVEY READING: N 17°25'41" E 990.00' TIE ONLY
CT 12.00' 15.07' 12.01' N 24°5'04" E 88.28' 48'



FILED FOR REGISTRATION
APR 02 2018
AT 10:18 AM
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

LINE	BEARING	DISTANCE	POINT
1	N 17°25'41" E	990.00'	1
2	S 17°24'10" E	964.55'	2
3	S 17°24'10" E	964.55'	3
4	N 17°25'41" W	990.00'	4
5	N 17°25'41" W	990.00'	5
6	N 17°25'41" W	990.00'	6
7	N 17°25'41" W	990.00'	7
8	N 17°25'41" W	990.00'	8
9	N 17°25'41" W	990.00'	9
10	N 17°25'41" W	990.00'	10

SITE NOTES:
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-3
FRONT: 30 FEET
SIDE YARD: 6 FEET
REAR YARD: 15 FEET
MINIMUM LOT WIDTH: 70 FEET
MINIMUM LOT AREA: 10,000 SF

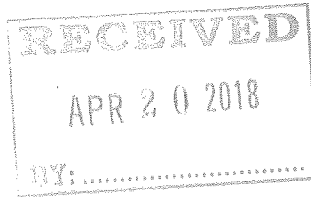
FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710456100K, DATED FEBRUARY 19, 2014.

FINAL PLAT
AT PROPERTY KNOWN AS
4801 RANDOLPH ROAD
TAX # 185-033-01
DB 21692 PG 537
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
CREATOR: GRE PROPERTIES CHARLOTTE LLC
DATE: MARCH 28, 2018

PHOENIX LAND SURVEYING, INC.
3316 OLD MONROE ROAD
STALLINS, NORTH CAROLINA 28104
PH: (704)-335-1650
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912

Land Surveying Field Work # - MAPPING AT, F, DZ
Land Planning PROJ # 731-848-01 4801 RANDOLPH ROAD

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-062
Petition #: _____
Date Filed: 4/20/2018
Received By: Bh

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): 125-023-05, 125-023-04 and 125-023-03

Current Land Use: Commercial Size (Acres): +/- .358 acres

Existing Zoning: UMUD Proposed Zoning: UMUD-O

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Carlos Alzate, Grant Meacci, et al.

Date of meeting: April 11, 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 accommodate the development of a hotel on the site utilizing certain optional provisions that are more particularly described on the related conditional rezoning plan.

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

See Attached Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

BPR Properties, LLC (c/o Bhupen Patel)
Name of Petitioner(s)

2485 Penny Road, Suite 140
Address of Petitioner(s)

High Point, NC 27265
City, State, Zip

336-294-2353
Telephone Number Fax Number

Bhupen.Patel@bpr-properties.com
E-Mail Address

BPR PROPERTIES, LLC
By: Bhupen Patel
Signature of Petitioner

04/16/18
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by BPR Properties, LLC

Property Owners Information, Acquisition Dates and Site Addresses

Tax Parcel No. 125-023-05

Roy T Number Thirteen, LLC
132 Brevard Court
Charlotte, NC 28202

Acquisition Date: September 3, 2015

Site Address: 125 South Brevard Street

Tax Parcel Nos. 125-023-04 & 125-023-03

Roy T Number Three, LLC
132 Brevard Court
Charlotte, NC 28202

Acquisition Date: September 3, 2015

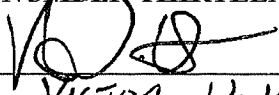
Site Addresses: 119 South Brevard Street and 115 South Brevard Street

**REZONING APPLICATION FILED BY BPR PROPERTIES, LLC
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by BPR Properties, LLC that is designated as Tax Parcel No. 125-023-05 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the UMUD zoning district to the UMUD-O zoning district.

This 16TH day of April, 2018.

ROY T NUMBER THIRTEEN, LLC

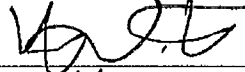
By: 
Name: VICTOR D. WELLS
Title: MANAGER

**REZONING APPLICATION FILED BY BPR PROPERTIES, LLC
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by BPR Properties, LLC that are designated as Tax Parcel Nos. 125-023-04 and 125-023-03 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the UMUD zoning district to the UMUD-O zoning district.

This 16TH day of April, 2018.

ROY T NUMBER THREE, LLC

By: 
Name: VICTOR W. WELLS
Title: MANAGER

VICINITY MAP

The map displays the Project Site in New Orleans, Louisiana, situated in the Fourth Ward. The site is marked with a black dot and a red location pin. The map shows the surrounding area, including the Mississippi River Gulf Outlet (MOBILE) and the Lake of America Stadium. Key landmarks and locations include:

- Ernest Museum of the New South
- Spectrum Center
- Harney & Grant Center for African-American
- National Hall of Fame
- Mississippi River Gulf Outlet (MOBILE)
- Lake of America Stadium
- Ernest Museum of the New South
- Spectrum Center
- Harney & Grant Center for African-American
- National Hall of Fame
- Mississippi River Gulf Outlet (MOBILE)
- Lake of America Stadium

The map also shows major roads and highways, including I-10, I-55, and N. Canal Street. The map is labeled with "FOURTH WARD", "FIRST WARD", "SECOND WARD", and "THIRD WARD". The map is credited to Google.

<u>DEVELOPMENT SUMMARY</u>	
Tax Parcel ID #:	125-023-03 125-023-04 125-023-05
Total Site Acreage:	0.359 Acre
Existing Zoning:	UMUD (Brevard Street Land Use and Urban Design Plan)
Required Setback:	22' Setback
Required Side Yard:	0' Side Yard
Required Rear Yard:	0' Rear Yard
Required Building Step Back:	20' above 60' in height
Proposed Zoning:	UMUD-O
Proposed Setback:	26' Setback
	16' Setback for all floors above ground floor and up to 60' in height
Proposed Building Step Back:	10' above 60' in height

APRIL 23, 2018

THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BPR PROPERTIES, LLC (HEREINAFTER REFERRED TO AS THE "OWNER") AND THE CITY OF CHARLOTTE (HEREINAFTER REFERRED TO AS THE "CITY"). THE REZONING PETITION IS FILED IN THE CITY OF CHARLOTTE, NORTH CAROLINA, AT THE INTERSECTION OF EAST 41ST STREET AND SOUTH BREVARD STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPOSED OF PARCELS 122S-0225-06, 122S-0225-04 AND 122S-0223-03.

B. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE CITY OF CHARLOTTE'S ZONING ORDINANCE (THE "ORDINANCE"), SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UPTOWN MIXED USE ZONING DISTRICT SHALL APPLY TO THE SITE, SUBJECT TO THE FOLLOWING:

C. THE PURPOSE OF THIS REZONING REQUEST IS TO ALLOW THE SITE TO BE DEVELOPED UTILIZING THE OPTIONAL PROVISIONS SET OUT BELOW IN SECTION 2 OF THESE DEVELOPMENT STANDARDS. THE CITY OF CHARLOTTE'S ZONING ORDINANCE SETS FORTH THE RULES AND SPECIFICATIONS SET OUT ON THE REZONING PLAN. IN THE EVENT THAT THE OWNER(S) OF THE SITE DO NOT DESIRE TO UTILIZE THE OPTIONAL PROVISIONS SET OUT BELOW IN SECTION 2 OF THESE DEVELOPMENT STANDARDS, THE CITY OF CHARLOTTE'S ZONING ORDINANCE SHALL APPLY TO THE SITE. WHEN THE DEVELOPMENT AND USE OF THE SITE SHALL NOT BE REQUIRED TO MEET THE STANDARDS AND SPECIFICATIONS SET OUT ON THE REZONING PLAN, THE CITY OF CHARLOTTE'S ZONING ORDINANCE SHALL BE GOVERNED ONLY BY THE APPLICABLE PROVISIONS OF THE ORDINANCE.

D. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND INTENDED TO DEFINE THE GENERAL CHARACTER OF THE DEVELOPMENT 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 IN NATURE AND NOT TO BE CONSIDERED A GUARANTEE OF THE DEVELOPMENT OR THE RESULTS OF THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION OF THE PROJECT.

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 CITY OF CHARLOTTE'S ZONING ORDINANCE. ANY ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE SITE PROVIDED THAT THE SITE IS DEVELOPED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS SET OUT ON THE REZONING PLAN.

A. THE PROVISIONS OF SECTION 9.906(2)(D)(2)(D) OF THE ORDINANCE ARE VARIED TO ALLOW A MINIMUM 26 FOOT SETBACK FROM SOUTH BREVARD STREET FOR THE GROUND FLOOR OF THE BUILDING, AND A MINIMUM 16 FOOT SETBACK FROM SOUTH BREVARD STREET FOR ALL FLOORS OF SUCH BUILDING LOCATED ABOVE THE GROUND FLOOR AND UP TO 60 FEET IN HEIGHT AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. THE STRUCTURAL SUPPORT COLUMNS FOR THE FLOORS OF THE BUILDING LOCATED ABOVE THE GROUND FLOOR MAY BE LOCATED WITHIN THE SETBACK FROM SOUTH BREVARD STREET.

C. THE REQUIREMENTS OF SECTION 9.906(2)(D)(2)(C) OF THE ORDINANCE ARE VARIED TO ALLOW THE HEIGHT OF THE BUILDING TO EXCEED 60 FEET AND THOSE PORTIONS OF THE BUILDING LOCATED ABOVE 60 FEET IN HEIGHT TO BE STEPPED BACK A MINIMUM OF 10 FEET FROM THE MINIMUM 16 FOOT BUILDING SETBACK DESCRIBED ABOVE IN PARAGRAPH A AS DEPICTED ON THE REZONING PLAN.

A. THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE UMUD ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE UMUD ZONING DISTRICT.

A. IN THE EVENT THAT THE SITE IS DEVELOPED IN ACCORDANCE WITH THE REZONING PLAN, VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").

B. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAY MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT.

5. STREETSCAPE

A. IN THE EVENT THAT THE SITE IS DEVELOPED IN ACCORDANCE WITH THE REZONING PLAN, STREETSCAPE IMPROVEMENTS SHALL BE INSTALLED ALONG THE SITE'S FRONTAGES ON SOUTH BREVARD STREET AND EAST 4TH STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.

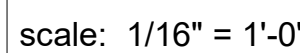
DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE PROPERTY, AND SHALL BE ENFORCEABLE BY ANY OF THEM AND THEIR HEIRS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS OR INTERESTS OF THE PETITIONER, AND ANY OTHER PERSONS WHOSE INTERESTS IN THE PROPERTY MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THE REZONING PETITION IS APPROVED.



scale: 1" = 20'-0"



SEAL

CONSULTANT:

S BREVARD STREET
CHARLOTTE, NORTH CAROLINA

ODA Project No. 173263

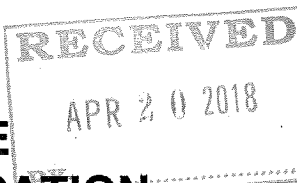
04.23.2018

SITE PLAN

Copyright 2017 Overcash Demmitt Architects

**ZONING ORDINANCE
TEXT AMENDMENT APPLICATION**

CITY OF CHARLOTTE



Petition #:	<u>2018-063</u>
Date Filed:	<u>4/20/2018</u>
Received By:	<u>[Signature]</u>
Office Use Only	

Section #: 9.406. Urban Residential Districts; area, yard and height regulations

(Title)

Purpose of Change:

To remove the 400 square foot private open space requirement for Urban Residential districts.

More specifically, the Petitioner proposes to eliminate the following language in Section 9.406(2) and 9.406(3):

2

Where the sale of individual dwelling units within a single family attached structure is to include a certain amount of land directly associated with the unit, a subplot having less than 3,000 square feet may be created. In such cases, all land associated with the overall development must be either divided into the individual sublots or held in common ownership by an association of homeowners. For purposes of this Section a "subplot" is a platted parcel of land which is a divided unit of a lot for which zoning approval has been granted for the development of a single family attached structure with the intention of sale of individual units and associated land. ~~Sublots must include a minimum of 400 square feet of private open space.~~ Sublots do not have to meet the minimum lot width requirement.

Collin W. Brown & Bailey Patrick, Jr.

Name of Agent

214 N Tryon Street, 47th Floor

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-7531

Telephone Number

Fax Number

Collin.brown@klgates.com

E-Mail Address

Collin Brown /BNL

Signature of Agent

LandDesign, Inc.

Name of Petitioner(s)

223 N Graham Street

Address of Petitioner(s)

Charlotte, NC 28202

City, State, Zip

704-333-0325

Telephone Number

Fax Number

stooley@landdesign.com

E-Mail Address

[Signature]

Signature

Petitioner: LandDesign, Inc.

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

- A. CHAPTER 9: GENERAL DISTRICTS
1. PART 4: URBAN RESIDENTIAL DISTRICTS

9.406. Urban Residential Districts; area, yard and height regulations.

Amend Sections 9.406(2) and 9.406(3) to delete the sentence “Sublots must include a minimum of 400 square feet of private open space.”

The new subparagraph shall read as follows:

Where the sale of individual dwelling units within a single family attached structure is to include a certain amount of land directly associated with the unit, a subplot having less than 3,000 square feet may be created. In such cases, all land associated with the overall development must be either divided into the individual sublots or held in common ownership by an association of homeowners. For purposes of this Section a "subplot" is a platted parcel of land which is a divided unit of a lot for which zoning approval has been granted for the development of a single family attached structure with the intention of sale of individual units and associated land. Sublots do not have to meet the minimum lot width requirement.

Section 2. That this ordinance shall become effective upon its adoption.

Approved as to form:

City Attorney

I, _____ City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____ day of _____, 20____, the reference having been made in Minute Book _____, and recorded in full in Ordinance Book _____, Page(s)_____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the _____ day of _____, 20____.
