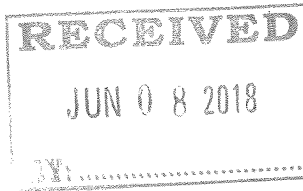


Rezoning Petition Packet

Petitions:
2018-080 through 2018-095

Petitions that were submitted in July 2018

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-080

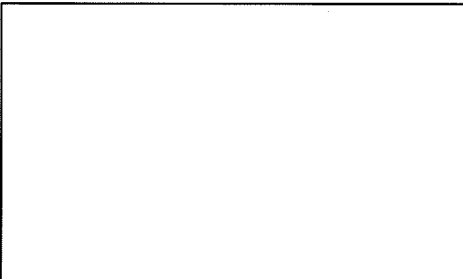
Petition #: _____
Date Filed: 6/8/2018
Received By: P
Hz

Property Owners: Collin Wolff
Owner's Addresses: 9423 Bayview Parkway, Charlotte, NC 28216
Date Properties Acquired: 12/02/2016
Property Addresses: 1010 Mallard Oaks Dr, Charlotte, NC 28262
Tax Parcel Numbers: 029-022-14
Current Land Use: vacant (Acres): ± 3.22
Existing Zoning: O-1(CD) Proposed Zoning: O-1
Overlay: N/A
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Michael Russell

Date of meeting: 4/19/2018

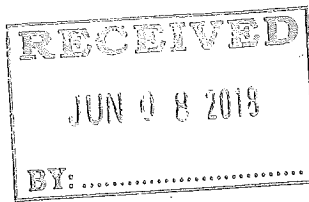
(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)



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
Collin Wolff
Signature of Property Owner

Collin Wolff
Name of Petitioner
9423 Bayview Parkway
Address of Petitioner
Charlotte, NC 28216
City, State, Zip
646-789-8165
Telephone Number Fax Number
Collin.wolff@gmail.com
E-mail Address
Collin Wolff
Signature of Petitioner

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-081

Petition #:	
Date Filed:	6/8/2018
Received By:	hi

Property Owners: Profile Homes – Wright Crossing LLC

Owner's Addresses: 535 Plainfield Rd, Ste. B, Willowbrook, IL 60527

Date Properties Acquired: 10/21/2016
8/4/2017

Property Addresses: 13400 S Tryon Street, Charlotte, NC 28278
15248 Wrights Crossing Dr, Charlotte, NC 28278

Tax Parcel Numbers: 199-551-06
Portion of 199-551-05

Current Land Use: vacant (Acres): ± 4.35

Existing Zoning: R-3 and B-D(CD) Proposed Zoning: R-12MF(CD)

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

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

Date of meeting: 5/22/18

(*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): N/A

Purpose/description of Conditional Zoning Plan: To allow development of the site with a townhome for sale community

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

Profile Homes LLC (Attn: Mark Blythe)

Name of Petitioner

601-B Eagleton Downs Drive

Address of Petitioner

Pineville, NC 28134

City, State, Zip

404.557.5822

Telephone Number

Fax Number

mblythe@myprofilehome.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2018-____
Profile Homes LLC

OWNER JOINDER AGREEMENT
Profile Homes – Wright Crossing LLC

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

1. 13400 S Tryon Street, Charlotte, NC that is designated as Tax Parcel No. 199-551-06
2. 15248 Wrights Crossing Dr, Charlotte, NC that is designated as a portion of Tax Parcel No. 199-551-05

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 and B-D(CD) zoning district to the R-12MF(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 8 day of June, 2018.

Profile Homes – Wright Crossing LLC

By: S Mark Blythe
Name: S Mark Blythe
Its: Company Manager

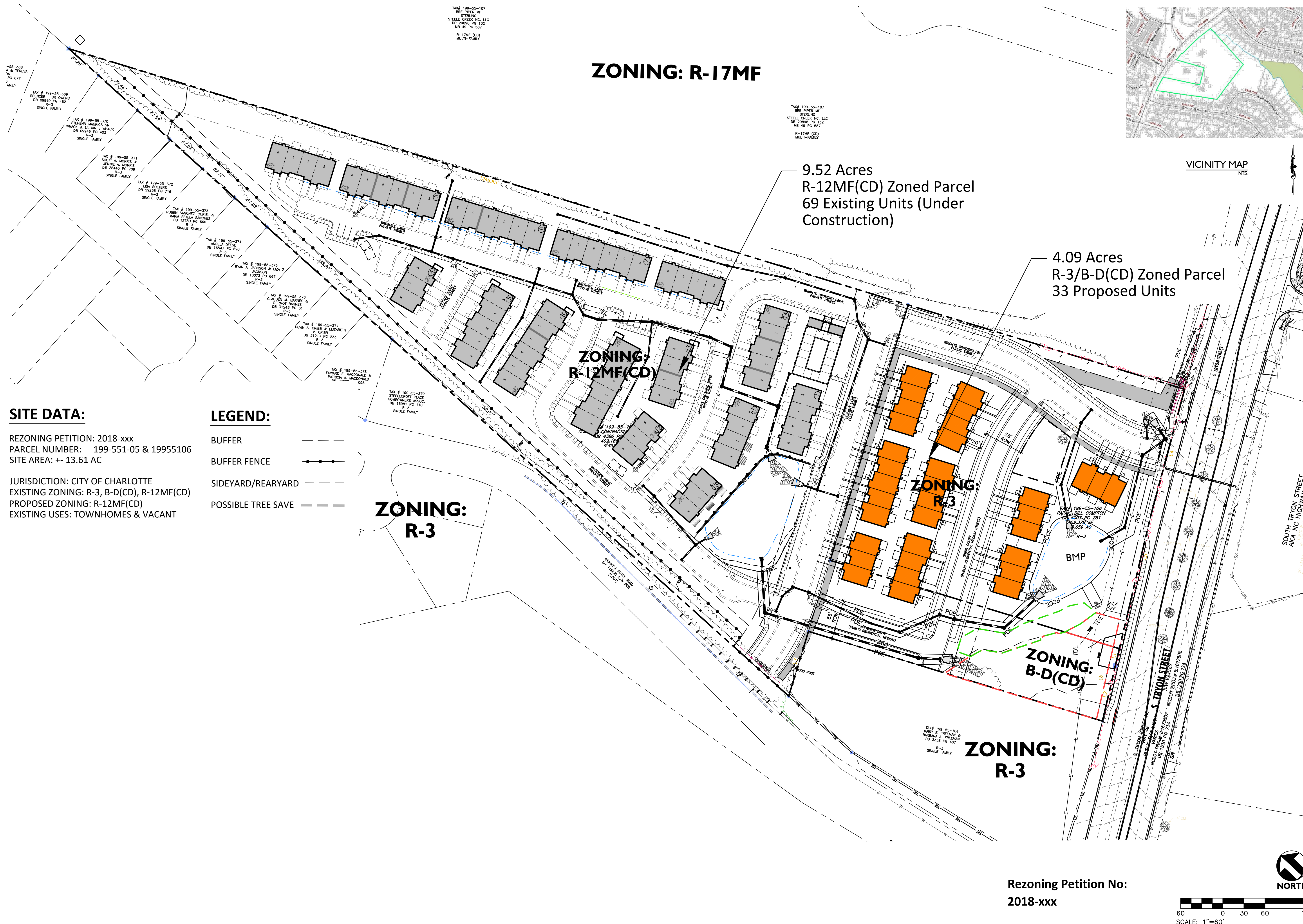
ATTACHMENT B

**REZONING PETITION NO. 2018-
Profile Homes LLC**

Petitioner:

Profile Homes LLC

By: S Mark Blythe
Name: S Mark Blythe
Title: Company Manager



Profile Homes, LLC
Development Standards
06/07/18
Rezoning Petition No. 2018-000

Site Development Data:

- Acreage:** ±4.35
- Tax Parcel #:** 199-551-06 and a portion of 199-551-05
- Existing Zoning:** R-3 and B-D(CD)
- Proposed Zoning:** R-12MF(CD)
- Existing Uses:** Vacant.
- Proposed Uses:** Up to 33 attached dwelling units (town homes for sale) together with accessory uses, as allowed in the R-12MF zoning district.
- Maximum Building Height:** Not to exceed two (2) stories or 38 feet, height will be measured as defined by the Ordinance.

1. General Provisions:

1. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Profile Homes, LLC. (“Petitioner”) to accommodate the development of a 33 unit townhome for sale community (attached dwellings), on the north side of S. Tryon Street between Wright's Ferry Drive and Wright's Crossing Drive (the "Site").

a. **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 and the regulations established under the Ordinance for the R-12MF zoning classification.

b. **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.

c. **Number of Buildings Principal and Accessory.** The total number of principal residential buildings to be developed on the Site shall not exceed 10. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:

1. The Site may be developed with up to 33 attached dwelling units (town homes for sale) together with accessory uses allowed in the R-12MF zoning district as generally depicted on the Rezoning Plan.

3. Access and Transportation:

1. Access to the Site will be from S. Tryon Street via Wright's Crossing Drive and Targert Lane in the manner generally depicted on the Rezoning Plan.

d. The Petitioner will as part of the development of the Site construct an internal public street that as generally depicted on the Rezoning Plan (this street will be constructed to meet the standards for a “Local Residential Medium Street”). The final alignment and configuration of the internal Public Street may change to accommodate changes to the building placement and to accommodate other modifications required due to final site grading, and utility installations.

e. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.

f. The Petitioner will dedicate to the NCDOT a minimum of 67 feet of right-of-way from the existing center line of S. Tryon Street as part of the development of the Site.

g. Minor modifications to the alignment of the internal vehicular circulation and driveways may be made by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

4. Architectural Standards, Court Yards/Amenity Areas:

1. The entrances (front door entrances) for the proposed townhomes located within 15 feet of a sidewalk will be raised 24 inches above the average grade of the sidewalk.

h. 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.

i. Porches shall form a predominate motif of the building design. Each unit will be constructed with a front porch with a minimum depth of six (6) feet as generally indicated on the Rezoning Plan.

j. The proposed units located on the interior of the Site that have end elevations directly across the proposed private street from units that front the same private street will be constructed with corner porches. Corner porches will extend a minimum of six (6) feet from the front elevation and will have a minimum depth of six (6) feet. These units are indicated on the Rezoning Plan with the letters CP (Corner Porch).

k. On the interior of the Site end units that abut the internal private streets will have multiple windows on the end facades to avoid a blank street wall. These units are indicated on the Rezoning Plan with the symbol BW.

l. Garage doors visible from the public or private streets will be

recessed at least one (1) foot behind the front most building face, to minimize the visual impact of the garage doors on the public and private streets.

m. When vinyl siding is used as a building material, on the proposed buildings, the minimum thickness of the proposed vinyl will be .042 inches.

5. Streetscape, Buffers, Yards, Open Space and Landscaping:

1. A 30 foot setback as measured from the right-of-way of S. Tryon Street will be provided as generally depicted on the Rezoning Plan.

n. Along the Site's internal parking areas the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along S. Tryon Street and the internal public streets in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

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

6. Environmental Features:

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

b. The Site will comply with the 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 driveways, sidewalks, parking areas and courtyards.

b. Detached lighting on the Site will be limited to 21 feet in height.

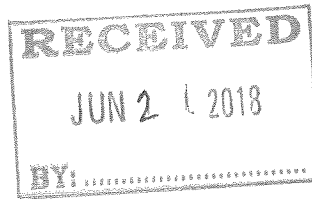
8. Amendments to the Rezoning Plan:

1. 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.

9. Binding Effect of the Rezoning Application:

1. 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**



2018-082

Petition #: _____
Date Filed: 6/11/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: City of Charlotte

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

Date Property Acquired: 01/02/2018

Property Address: 8446 North Tryon Street Charlotte, NC 28262

Tax Parcel Number(s): 04933601, 04933602

Current Land Use: Vacant, Fire Station (#27) Size (Acres): 3.018

Existing Zoning: O-2, INST Proposed Zoning: TOD-MO

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders and Monica Holmes

Date of meeting: 12/07/2017 / 6-21-18

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: FUTURE CMPD STATION

ADW Architects
Name of Rezoning Agent

2815 Coliseum Centre Drive, Suite 500
Agent's Address

Charlotte, NC 28217
City, State, Zip

704-379-1919 704-379-1920
Telephone Number Fax Number

alove@adwarchitects.com
E-Mail Address

[Signature]
Signature of Property Owner

Ahmad Sabha
(Name Typed / Printed)

City of Charlotte
Name of Petitioner(s)

600 East Fourth Street
Address of Petitioner(s)

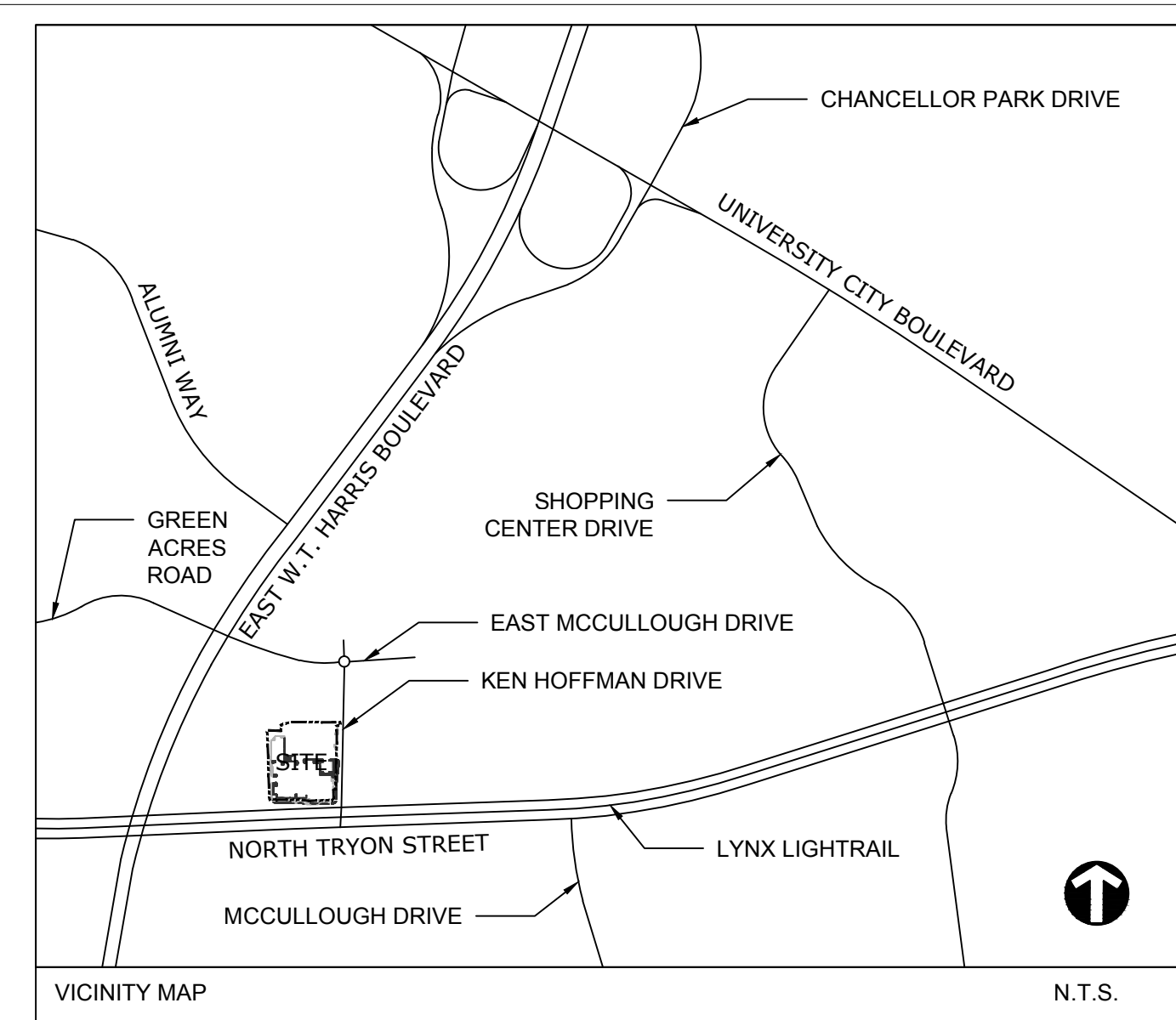
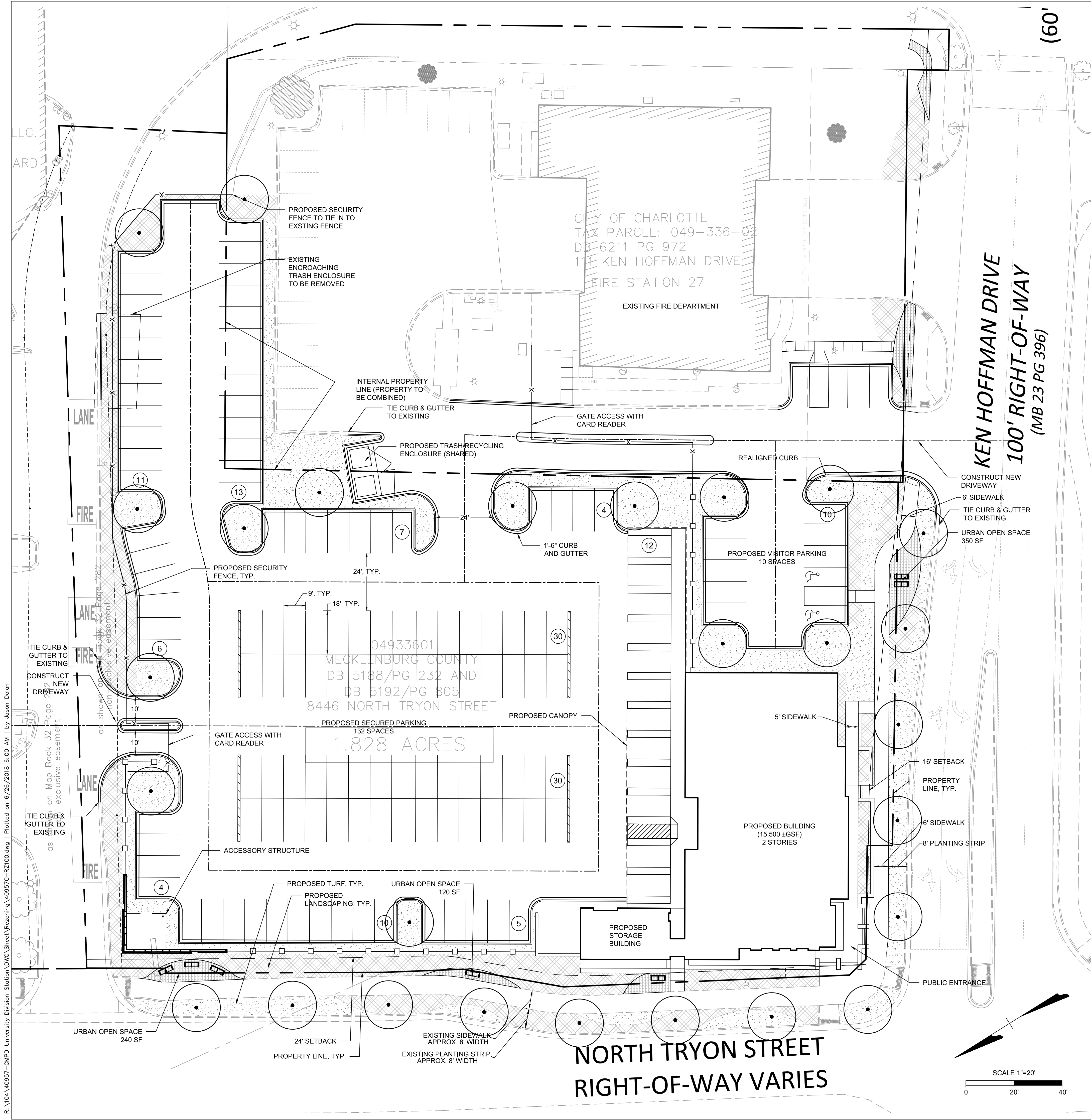
Charlotte, NC 28202
City, State, Zip

704-620-7848
Telephone Number Fax Number

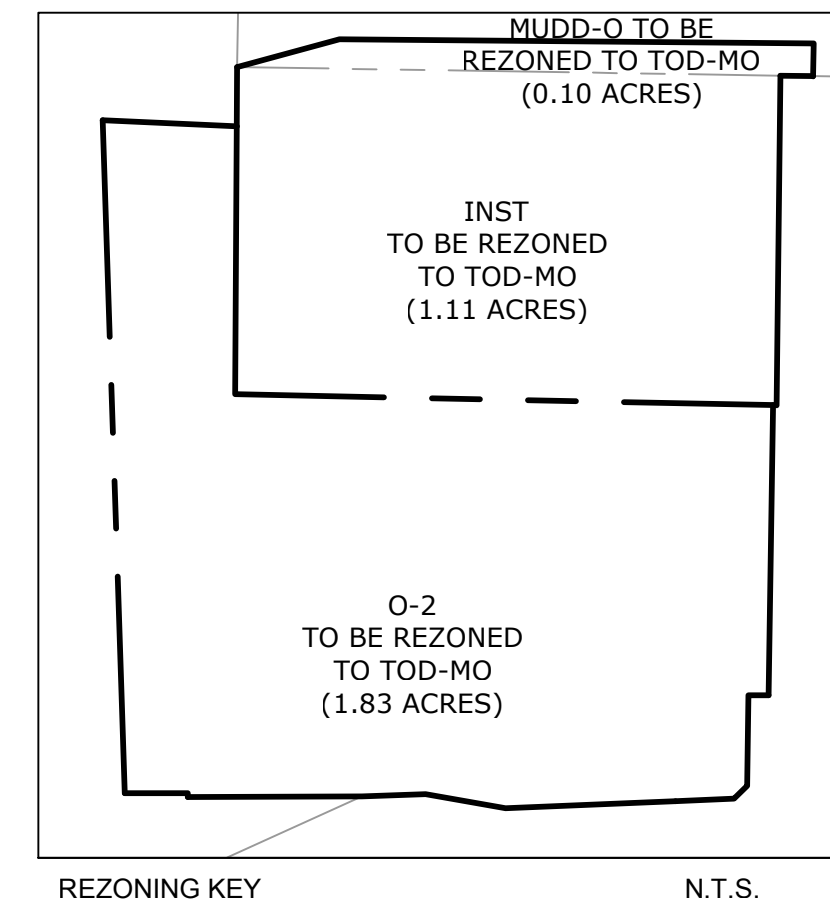
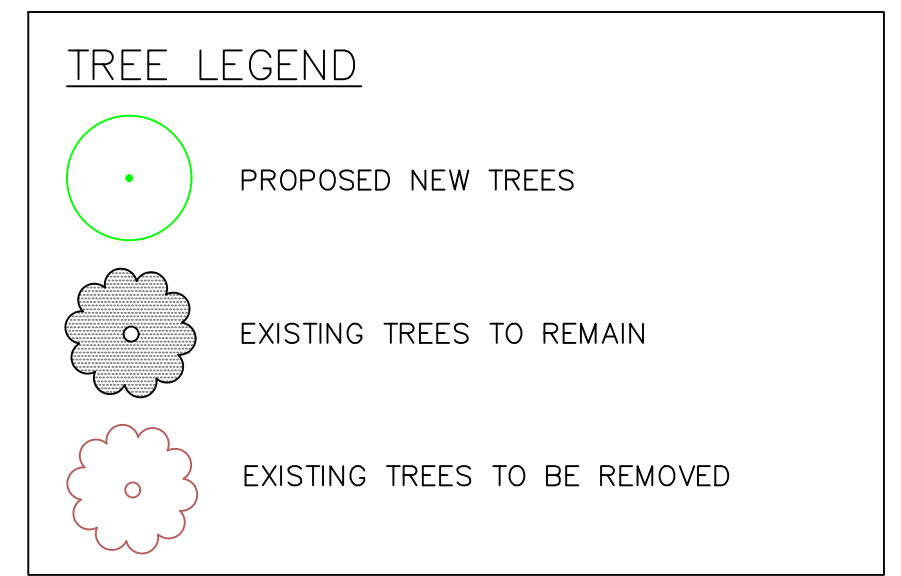
asabha@ci.charlotte.nc.su
E-Mail Address

[Signature]
Signature of Petitioner

Ahmad Sabha
(Name Typed / Printed)



REZONING SUMMARY	
PETITIONER & OWNER:	CITY OF CHARLOTTE 600 E. FOURTH STREET CHARLOTTE, NC 28202
REZONING SITE AREA:	3.018 ACRES
TAX PARCEL #:	04933601, 04933602, 04933608
EXISTING ZONING:	O-2, INST, MUDD-O
PROPOSED ZONING:	TOD-MO
EXISTING USES:	FIRE STATION
PROPOSED USES:	POLICE AND FIRE STATION
MAX. BUILDING HEIGHT:	AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED 60'
MAX. BUILDING AREA:	POLICE STATION 15,500 SF ACCESSORY 2,000 SF CANOPY 5,000 SF FIRE STATION 6,082 SF* *EXCLUDES APPARATUS AREA
MAXIMUM PARKING:	PER SECTION 9.1208 (6) FIRE STATION: 20 POLICE STATION: 75
PROPOSED PARKING:	FIRE STATION: 25 POLICE STATION: 142
REQUIRED BIKE PARKING:	FIRE STATION: 4 POLICE STATION: 10
PROPOSED BIKE PARKING:	FIRE STATION: 4 POLICE STATION: 10
OPEN SPACE:	PER SECTION 9.1208 (12) (E) 660 SF
TREE SAVE:	NONE REQUIRED, REDEVELOPED SITE



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charlotte, north carolina 28217

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CHARLOTTE.

POLICE

CHARLOTTE-MECKLENBURG

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

DIVISION OFFICE

CMPD

UNIVERSITY CITY

CHARLOTTE, NC

REZONING PLAN

DATE 06.25.2018

PROJECT NO 40957

REVISIONS

NUM. DATE DESCRIPTION:

SEAL

SHEET NUMBER RZ-100

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R:\104\40957--CMPD University Division Station\DWG\Sheet\Rezoning\40957C--RZ100.dwg | Plotted on 6/25/2018 2:58 PM | by Jason Dolan

SITE DEVELOPMENT DATA:

- ACREAGE: ± 3.018 GROSS ACRES
--TAX PARCEL #: 04933601, 04933602, 04933608
--EXISTING ZONING: O-2, INST, MUDD-O
--PROPOSED ZONING: TOD-MO (TOD MIXED-USE ORIENTED - OPTIONAL)
--EXISTING USE: VACANT, FIRE STATION
--PROPOSED USE: POLICE STATION, FIRE STATION
--PROPOSED FLOOR AREA RATIO: NO MINIMUM REQUIRED.
--MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF 60 FEET.
--PARKING: NO MAXIMUM PARKING.

1. GENERAL PROVISIONS:

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE CITY OF CHARLOTTE ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A NEW CHARLOTTE MECKLENBURG POLICE STATION AND EXISTING FIRE STATION ON APPROXIMATELY 3.018 ACRE SITE LOCATED ALONG NORTH TRYON STREET AND KEN HOFFMAN DRIVE (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 TOD-M ZONING CLASSIFICATION AND OPTIONAL PROVISIONS BELOW SHALL GOVERN.

c. GRAPHICS AND ALTERATIONS. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE, AND EXCEPT AS OTHERWISE SPECIFIED IN THESE DEVELOPMENT STANDARDS, IS INTENDED TO DESCRIBE THE POSSIBLE ARRANGEMENTS OF USES AND SITE ELEMENTS. THE BUILDING WILL GENERALLY BE LOCATED AT THE CORNER OF NORTH TRYON STREET AND KEN HOFFMAN DRIVE AND PARKING/MAVEUVERING WILL NOT BE ALLOWED BETWEEN THE BUILDING AND THE STREET. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. CONSEQUENTLY, EXCEPT AS OTHERWISE EXPRESSLY SPECIFIED ON THIS REZONING PLAN, THE ULTIMATE LAYOUT OF THE DEVELOPMENT PROPOSED; THE EXACT ALIGNMENTS OF STREETS AND POINTS OF ACCESS; THE NUMBERS, THE SIZE, CONFIGURATION AND PLACEMENTS OF BUILDINGS AND PARKING AREAS; AND THE DEPICTIONS OTHER SITE ELEMENTS ON THE REZONING PLAN ARE PRELIMINARY GRAPHIC REPRESENTATIONS OF THE TYPES AND QUALITY OF DEVELOPMENT PROPOSED. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207.(2)

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. PARKING LAYOUTS FOR SURFACE PARKING MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND PARKING SPACES MAY BE LOCATED WITHIN THE DEVELOPMENT AREA BOUNDARIES TO THE EXTENT PERMITTED BY THE ORDINANCE. SIDEWALKS GENERALLY DEPICTED ON THE REZONING PLAN ARE INTENDED TO REFLECT THE GENERAL PEDESTRIAN CIRCULATION FOR DEVELOPMENT ON THE SITE BUT THE SPECIFIC LOCATIONS OF SUCH SIDEWALKS MAY BE SUBJECT TO VARIATIONS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT GENERALLY DEPICTED ON THE REZONING PLAN.

e. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF NEW PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED ONE (1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE. ACCESSORY STRUCTURES AND BUILDINGS INCLUDE STRUCTURES AND BUILDINGS SUCH AS BUT NOT LIMITED TO; COVERED PARKING, STORAGE BUILDING, LOGGIA, AND OTHER STRUCTURES.

2. OPTIONAL PROVISIONS:

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT OF THE SITE:

- a. STREET WALLS SECTION 9.8506 (2) (A). ON BOTH TYRON STREET AND KEN HOFFMAN DRIVE, THE 50% REQUIREMENT IS NOT MET WITH WINDOWS AND DOORS ALONE (SEE CALCULATIONS BELOW). BOTH FACADES, IN ADDITION TO TRANSPARENCY, ARE SUPPLEMENTED WITH HEAVY LANDSCAPING ALONG WALKS AND IN PLANTERS, PEDESTRIAN WALKS, BENCHES, AND ARTICULATED FACADES TO ENGAGE THE PEDESTRIAN. THIS BUILDING IS A POLICE STATION AND WITH SECURITY A FOCUS AND CONCERN, THERE ARE NOT WIDE EXPANSES OF GLAZING ALONG THE FAÇADE. THE USE OF GLAZING IS FOCUSED ON THE CORNER ENTRANCE WHERE THE BUILDING MAKES CONNECTION WITH THE PUBLIC AND IS USED IN OCCUPIED AREAS TO CREATE THE CONNECTION FROM INTERIOR TO EXTERIOR AND VICE VERSA.
- TRYON STREET LENGTH OF BUILDING FAÇADE (DOES NOT INCLUDE SCREENING WALLS): 111'-4". 50% (111'-4") = 55'-8" REQUIRED. ACTUAL FRONTAGE OF WINDOWS AND DOORS: 34'-0".
 - KEN HOFFMAN DRIVE LENGTH OF BUILDING FAÇADE (DOES NOT INCLUDE SCREENING WALLS): 119'-4". 50% (119'-4") = 59'-8" REQUIRED. ACTUAL FRONTAGE OF WINDOWS AND DOORS: 52'-0".
- b. TRANSITIONAL SETBACK SECTION 9.1208(1)(a)(2)
- TO ALLOW FOR THE REDUCTION OF THE TRANSITIONAL SETBACK ALONG NORTH TRYON STREET FROM 40' TO 24' AS MEASURED FROM THE BACK OF CURB.

- c. FLOOR AREA RATIO SECTION 9.1208 (5)
- TO ALLOW NO MINIMUM REQUIREMENT FOR FLOOR AREA RATIO WITHIN ¼ MILE OF A TRANSIT STATION.
- c. PARKING STANDARDS SECTION 9.1208 (6)
- TO PERMIT PARKING ABOVE THE MAXIMUM PARKING REQUIREMENT.
- d. URBAN OPEN SPACE SECTION 9.1208 (12)
- TO ALLOW URBAN OPEN SPACE TO BE LOCATED ON EITHER SIDE OF THE PUBLIC SIDEWALK AND INSIDE THE PUBLIC RIGHT OF WAY.
- e. TREE PLANTING REQUIREMENTS - PARKING AREAS TREE ORDINANCE SECTION 21-96 (f)(2).
- TO ALLOW ALL PARKING SPACES TO BE WITHIN EIGHTY (80) FEET OF A TREE TRUNK WITHOUT THE REQUIREMENT OF A CONTINUOUS EIGHT (8) FOOT ISLAND.
 - TO ALLOW SITE TO UTILIZE "URBAN ZONES" CLASSIFICATION FOR REDUCED PLANTING SURFACE AREA.

NOTE: THE OPTIONAL PROVISION REGARDING SIGNS IS AN ADDITION/MODIFICATION TO THE STANDARDS FOR SIGNS IN THE TOD DISTRICT AND IS TO BE USED WITH THE REMAINDER OF TOD STANDARDS FOR SIGNS NOT MODIFIED BY THESE OPTIONAL PROVISIONS.

3. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH POLICE AND FIRE SERVICE OFFICES WITH ACCESSORY USES AS ALLOWED IN THE TOD ZONING DISTRICT.

4. ACCESS AND TRANSPORTATION:

- a. ACCESS TO THE SITE WILL BE FROM DRIVEWAYS WITHIN ACCESS EASEMENTS IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A EIGHT (8) FOOT SIDEWALK ALONG NORTH TRYON STREET AND AN EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK ALONG KEN HOFFMAN DRIVE AS GENERALLY DEPICTED ON THE REZONING PETITION.
- c. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

1. ARCHITECTURAL STANDARDS, COURT YARDS/AMENITY AREAS:

a. DUMPSTER AND/OR RECYCLING AREAS ARE PROVIDED AND 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 BUILDING.

6. STREETScape, BUFFERS, YARDS, AND LANDSCAPING:

- a. A SETBACK OF NO LESS THAN 24 FEET AS MEASURED FROM THE EXISTING BACK CURB WILL BE PROVIDED ALONG NORTH TRYON STREET AND A SETBACK OF NO LESS THAN 16 FEET WILL BE PROVIDED ALONG KEN HOFFMAN DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. A DECORATIVE METAL FENCE UP TO EIGHT (8) FEET IN HEIGHT MAY BE INSTALLED WITHIN THE SETBACK AND BEHIND THE PROPOSED SIDEWALK ALONG NORTH TRYON STREET AND KEN HOFFMAN DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- c. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND THE SETBACK OF NORTH TRYON STREET OR KEN HOFFMAN DRIVE.
- d. PORTIONS OF THE STREET FRONTAGE ALONG NORTH TRYON STREET AND KEN HOFFMAN DRIVE MAY BE UTILIZED FOR UTILITY STRUCTURES FOR ASSOCIATED TRANSIT RELATED SYSTEMS. ALL ABOVE GROUND UTILITY STRUCTURES SHALL BE SCREENED.

7. ENVIRONMENTAL FEATURES:

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE, WHEN APPLICABLE.

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 25 FEET IN HEIGHT.
- c. ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS BUT NOT LIMITED TO SCONES, WILL BE PERMITTED. NO 'WALL PAK' LIGHTING WILL BE ALLOWED.

9. SIGNAGE:

a. AS ALLOWED BY THE ORDINANCE.

10. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

11. 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.



DIVISION OFFICE
CMPD
UNIVERSITY
CITY

CHARLOTTE, NC

REZONING PLAN

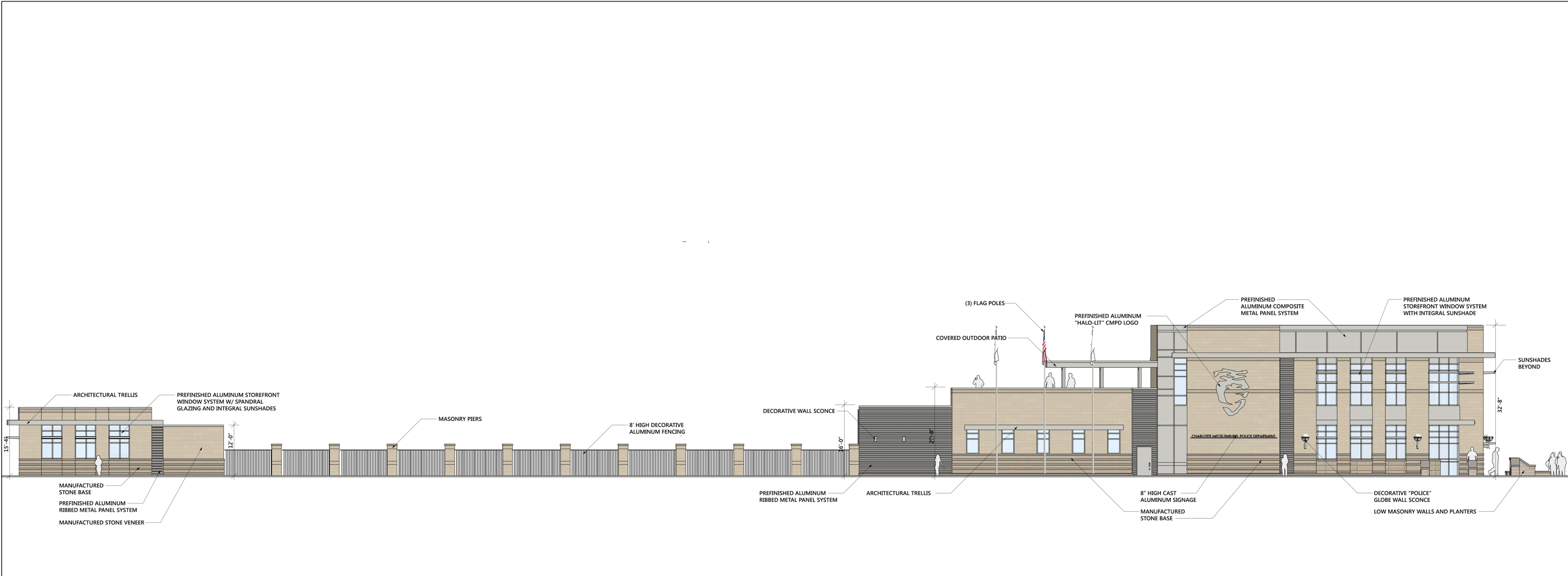
DATE 06.25.2018
PROJECT NO 40957

REVISIONS
NUM. DATE DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, PA AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, PA.

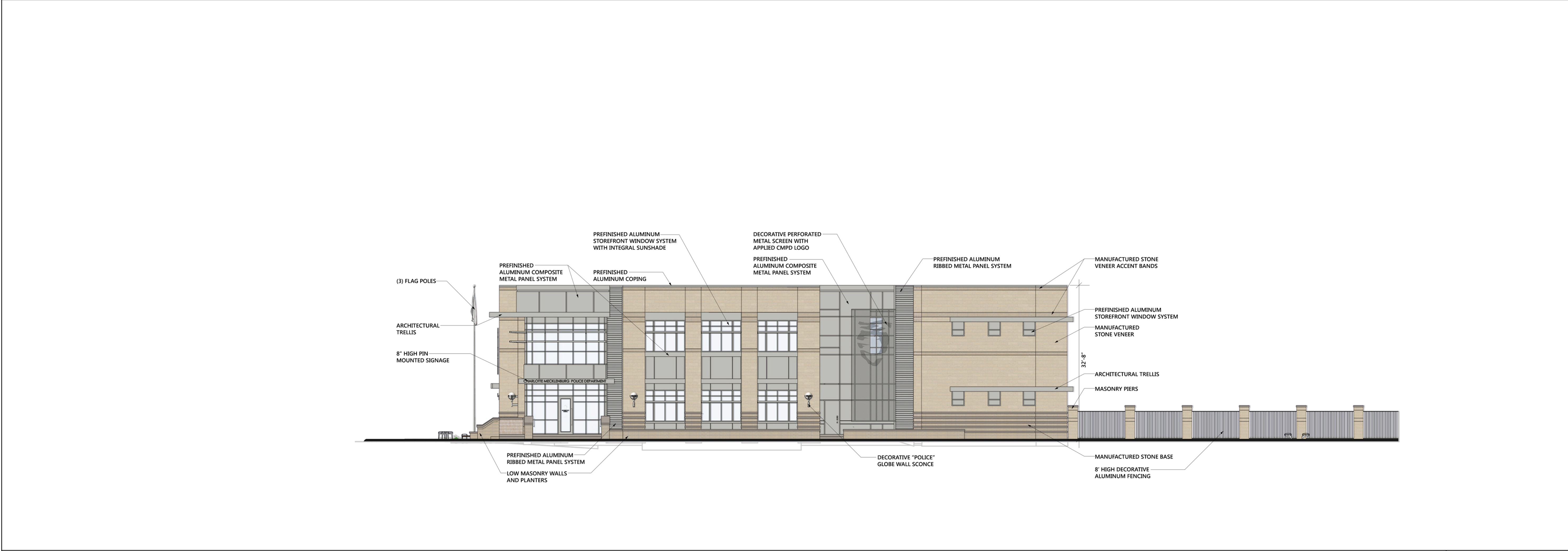
SEAL

SHEET NUMBER RZ-101



N. TRYON ELEVATION

SCALE: 3/32" = 1'-0" 02



KEN HOFFMAN ELEVATION

SCALE: 3/32" = 1'-0" 01



DIVISION OFFICE

CMPD
UNIVERSITY
CITY

CHARLOTTE, NC

BUILDING ELEVATIONS

DATE 06.25.2018

PROJECT NO 16049

REVISIONS
NO DATE DESCRIPTION:

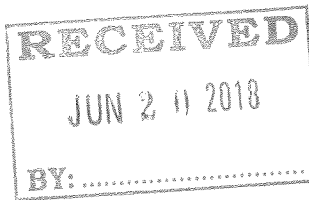
THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, PA AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, PA.

SEAL

SHEET NUMBER

A200

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-683

Petition #:	
Date Filed:	6/20/2018
Received By:	Bj

Complete All Fields (Use additional pages if needed)

Property Owner: Charter Venture, LLC c/o Charter Realty

Owner's Address: 411 West Putnam Ave, Suite 111 City, State, Zip: Greenwich, CT 06830

Date Property Acquired: July 20, 2001

Property Address: 1540 E Woodlawn, Charlotte, NC 28209

Tax Parcel Number(s): 175-141-15

Current Land Use: Restaurant (EDEE) Size (Acres): 0.877

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

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

Required Rezoning Pre-Application Meeting* with: John Kinley, Isaiah Washington et al.
Date of meeting: June 12, 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): N/A

Purpose/description of Conditional Zoning Plan: To accommodate an eating, drinking and entertainment establishment with drive-through service lanes/windows and without indoor seating on the site.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

101 N. Tyron St. 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 Agreement

Signature of Property Owner

(Name Typed / Printed)

Chick-fil-A, Corporation, c/o Chad Ross
Name of Petitioner(s)

5200 Buffington Road
Address of Petitioner(s)

Atlanta, GA 30349-2998
City, State, Zip

770-842-9758
Telephone Number Fax Number

chad.ross@cfacorp.com
E-Mail Address

Chad Ross
Signature of Petitioner

Chad Ross

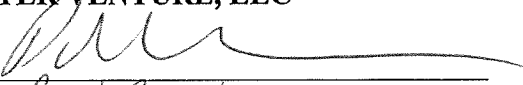
(Name Typed / Printed)

**REZONING APPLICATION FILED BY CHICK-FIL-A, INC.
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Chick-fil-A, Inc. that is designated as Tax Parcel No. 175-141-15 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 B-1 zoning district to the B-2 (CD) zoning district as more particularly depicted on the related conditional rezoning plan.

This 27th day of June, 2018.

CHARTER VENTURE, LLC

By: 
Name: Paul Brandon
Title: MANAGER

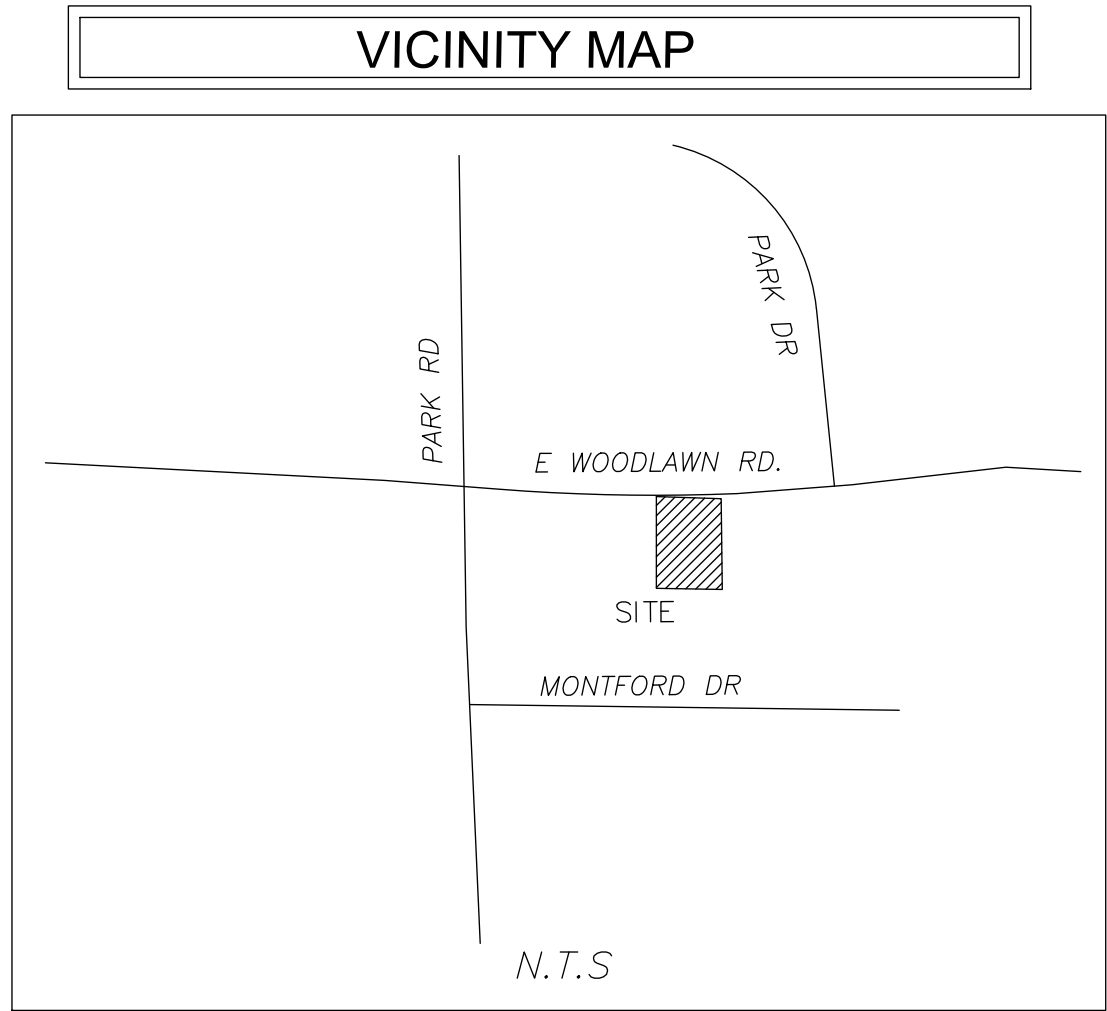
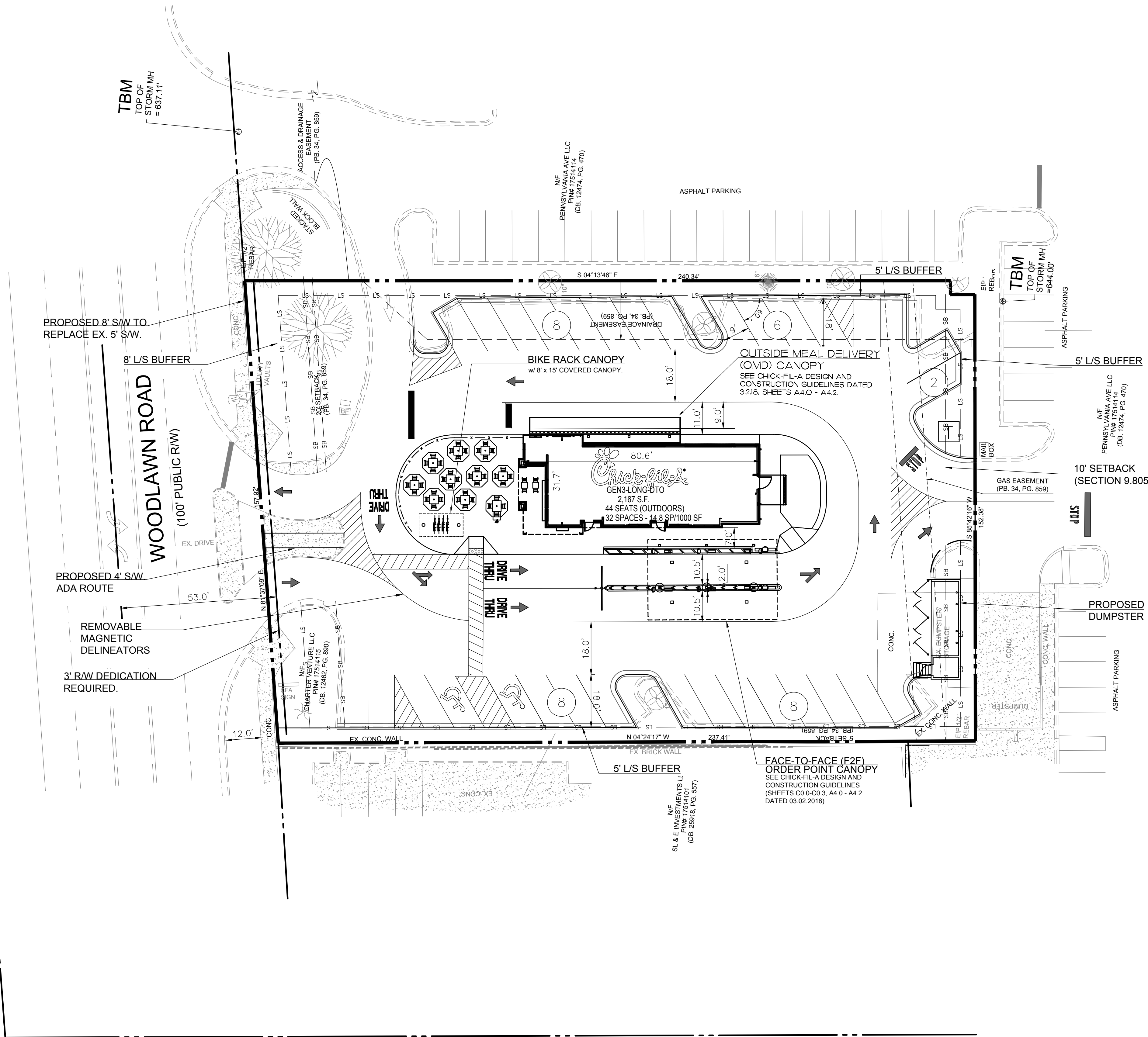
H:\Cadd_Civil\18-40018-410 CFA 0552 East Woodlawn Rd. - Charlotte, NC\10 Drawings\12 preliminary\18-410 woodlawn cfa.dwg, 5/18/2018 11:27:35 AM, cfa.dwg

4

3

2

1



DEVELOPMENT DATA TABLE

SITE AREA = 0.877 ACRES
TAX PARCEL PIN# 17514115
EXISTING ZONING - B-1
RE-ZONING TO B-2 REQUIRED IF 50 OR MORE INDOOR SEATS ARE NOT PROVIDED.
EXISTING 3,167 SF RESTAURANT
PROPOSED 2,167 SF RESTAURANT - DRIVE THRU ONLY
PROPOSED BUILDING HEIGHT=25'
PARKING REQUIRED (TABLE 12.202)
SHOPPING CENTER
1 SP/250 SF (GROSS)
38 SPACES EXISTING
32 SPACES PROPOSED
9 SPACES REQUIRED

FLOODPLAIN NOTE

THIS PROPERTY IS IN ZONE X BASED ON FLOOD INSURANCE RATE MAP 3710454200K DATED 2/19/2014. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF SAID SITE ON SAID FIRM MAP. THE PROVIDED INFORMATION FROM SURVEY PROVIDED BY MSP ON 3-25-2018. NO KNOWN WETLANDS EXIST WITHIN THE SUBJECT PARCEL.

SETBACK TABLE (B-2 ZONING)

FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	5 FEET
REAR YARD	10 FEET
FRONT YARD LANDSCAPE SETBACK	8 FEET
SIDE YARD LANDSCAPE SETBACKS	5 FEET
REAR YARD LANDSCAPE SETBACK	5 FEET

SURVEY STATEMENT

INFORMATION SHOWN HAS BEEN BASED ON A SURVEY BY MSP DATED 3-25-2018.

GENERAL PROVISIONS

- A. THE 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 REVISIONS 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 THE 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 PLAN AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- C. THROUGHOUT THE REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER", "PETITIONERS", SHALL WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE

THE PURPOSE OF THE REZONING APPLICATION IS TO PROVIDE FOR THE CONTINUED USE OF A RESTAURANT TRACT OF LAND FRONTING ON EAST WOODLAWN IN THE B-1 DISTRICT TO HAVE NO INDOOR SEATING (DRIVE-THRU ONLY). TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEK THE REZONING OF THE SITE TO THE B-2 DISTRICT WITH CONDITIONS.

PERMITTED USES

THE SITE MAY BE USED FOR A RESTAURANT WITHOUT INDOOR SEATING. THE FOLLOWING USES WILL NOT BE ALLOWED ON THE SITE. AUTOMOTIVE, ADULT ESTABLISHMENTS, ANY BUSINESS THAT SERVES, SELLS, DISTRIBUTES, OR GIVES AWAY ANY ALCOHOLIC BEVERAGES.

TRANSPORTATION

THE SITE CURRENTLY HAS FULL ACCESS CONNECTION TO EAST WOODLAWN ROAD. THIS CONNECTION IS GENERALLY DEPICTED ON THE SITE PLAN. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ARCHITECTURAL

RESERVED

STREETSCAPE AND LANDSCAPING

THE PETITIONER WILL INSTALL LANDSCAPE SCREENING THAT WILL COMPLY WITH THE ORDINANCE FOR OUTDOOR STORAGE ALONG THE PERIMETER AND REAR OF THE SITE. THIS LANDSCAPED AREA MAY INCLUDE EXISTING TREES AND VEGETATION AS WELL AS NEW TREES AND EVERGREEN SHRUBBERY.

ENVIRONMENTAL FEATURES

RESERVED

PARKS, GREENWAYS, AND OPEN SPACES

RESERVED

FIRE PROTECTION

RESERVED



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



HILL FOLEY ROSSI & ASSOCIATES
ARCHITECTURE
ENGINEERING
Suite 208
3680 Pleasant Hill Road
Duluth, Georgia 30096
p 770.622.9858
f 770.622.9835
www.hillfoleyrossi.com

HILL FOLEY ROSSI AND ASSOCIATES, PLLC
REG. NO. P-4227, EXP. 6/30/2018

CHICK-FIL-A
SAR E. WOODLAWN RD FSR
1540 EAST WOODLAWN ROAD
CHARLOTTE, NC 28209

FSR# 592

REVISION	SCHEDULE	DESCRIPTION
NO.	DATE	

Project Status - REVIEW

CURRENT DESIGN	2017-03
NOTE APPLIED	
ARCHITECT'S PROJECT #	18.410.00.CIV
PRINTED FOR	REVIEW
DATE	06/18/2018
DRAWN BY	CP

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SHEET
REZONING
SITE PLAN

SHEET NUMBER

CP.4



2018-084

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____
Date Filed: 6/25/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: RODNEY L. PURSER AND CAROLE F. PURSER / FLOYD SISTRUNK
Owner's Address: 8215 HOOD ROAD / N/A City, State, Zip: CHARLOTTE, NC 28215
Date Property Acquired: 06/12/1978 / N/A
Property Address: 8236 HOOD ROAD; CHARLOTTE, NC 28215
Tax Parcel Number(s): 11101110 / 11101109
Current Land Use: VACANT Size (Acres): 42.05
Existing Zoning: R-3 Proposed Zoning: R-6
Overlay: NONE (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: SONJA SANDRES + SONDA KENNEDY
Date of meeting: 04-24-2018

(*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: _____

NICHOLAS PARKER
Name of Rezoning Agent
7140 WEDDINGTON RD; SUITE 140
Agent's Address
CONCORD NC 28027
City, State, Zip
704-573-1621
Telephone Number Fax Number
NRPARKER@AMICUSENG.COM
E-Mail Address
See Attached
Signature of Property Owner
RODNEY L. PURSER, CAROL F. PURSER /
(Name Typed / Printed) FLOYD SISTRUNK

AMICUS PARTNERS, PLLC
Name of Petitioner(s)
7140 WEDDINGTON RD; SUITE 140
Address of Petitioner(s)
CONCORD, NC 28027
City, State, Zip
704-573-1621
Telephone Number Fax Number
NRPARKER@AMICUSENG.COM
E-Mail Address
[Signature]
Signature of Petitioner
NICHOLAS R. PARKER
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: _____

Received By: _____

Complete All Fields (Use additional pages if needed)

Property Owner: Rodney L. Purser and Carole F. Purser

Owner's Address: 8215 Hood Road City, State, Zip: Charlotte, NC 28215

Date Property Acquired: 06/12/1979

Property Address: 8236 Hood Road; Charlotte, NC 28215

Tax Parcel Number(s): 11101110

Current Land Use: Vacant Size (Acres): 37.46

Existing Zoning: R-3 Proposed Zoning: R-6

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

Required Rezoning Pre-Application Meeting* with: Sonda Kennedy

Date of meeting: 04-24-2018

(*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: _____

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Rodney L Purser Carol F. Purser
Signature of Property Owner

Rodney L Purser Carol F. Purser
(Name Typed / Printed)

Amicus Partners, PLLC
Name of Petitioner(s)

7140 Weddington Road; Suite 140
Address of Petitioner(s)

Concord, NC 28027
City, State, Zip

704-573-1621
Telephone Number

Fax Number

nrparker@amicuseng.com
E-Mail Address

Signature of Petitioner

Nicholas R. Parker, PE
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

**Complete All Fields (Use
additional pages if needed)**

Received By: _____

Owner: Floyd Oliver Sistrunk

Property _____

Owner's Address: 5430 Cedar Mint Drive City, State, Zip: Charlotte, NC 28227

Date Property Acquired: Unknown

Property Address: Unknown

Tax Parcel Number(s): 11101110

Current Land Use: Vacant Size (Acres): 4.59

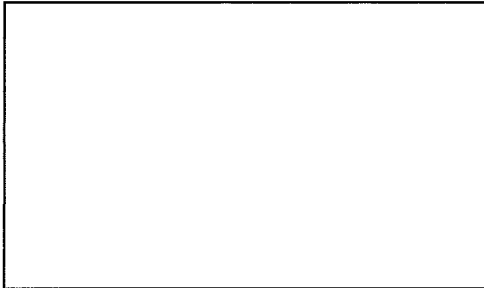
Existing Zoning: R-3 Proposed Zoning: R-6

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

Required Rezoning Pre-Application Meeting* with: Sonda Kennedy

Date of meeting: 04-24-2018

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



Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number Fax Number

E-Mail Address

Floyd Oliver Sistrunk
Signature of Property Owner

(Name Typed / Printed)

Amicus Partners, PLLC

Name of Petitioner(s)

7140 Weddington Road; Suite 140

Address of Petitioner(s)

Concord, NC 28027

City, State, Zip

704-573-1621

Telephone Number Fax Number

nrparker@amicuseng.com

E-Mail Address

Signature of Petitioner

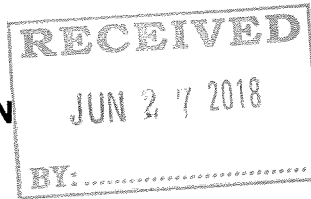
Nicholas R. Parker, PE

(Name Typed / Printed)

II. Rezoning Application Checklist

PRE-SUBMITTAL REQUIREMENTS:

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-085

Petition #:	
Date Filed:	6/27/2018
Received By:	BK

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: office/parking (Acres): ± 4.89

Existing Zoning: TOD-M and I-2 Proposed Zoning: TOD-M(O)

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Julia Lund, Carlos Alzate, and Grant Meacci

Date of meeting: 4/4/2018

(*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? ☐ Yes ☒ No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: To allow the development of the Site with transit supportive uses.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

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

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

Telephone Number

Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENTS A-B

Signature of Property Owner

The Spectrum Companies. (Attn: Jason Fish)

Name of Petitioner

300 S. Tryon Street, Suite 2010010

Address of Petitioner

Charlotte, NC 28202

City, State, Zip

704.338.3212

Telephone Number

Fax Number

jfish@spectrumcos.com

E-mail Address

SEE ATTACHMENT C

Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Acreage	Date Acquired
073-073-01	1225 Winnifred St, Charlotte, NC 28203	LG Seven Investments LLC	4517 Randolph Road, Charlotte, NC 28211	.679	03/01/2018
073-073-07	1216 S Tryon St, Charlotte, NC 28203			1.194	03/01/2018
073-073-08	N/A			.099	03/01/2018
073-073-09	1100 S Tryon St, Charlotte, NC 28203	1100 South Tryon Associates LLC c/o The Spectrum Companies	300 S Tryon St, Charlotte, NC 28202	2.324	10/13/2017
073-073-10	1208 S Tryon St, Charlotte, NC 28203			.264	10/13/2017
073-073-11	N/A			.329	10/13/2017

ATTACHMENT A

REZONING PETITION NO. 2018-____
The Spectrum Companies

OWNER JOINDER AGREEMENT
LG Seven Investments LLC

The undersigned, as the owner of the parcels of land located at:

1. 1225 Winnifred Street, Charlotte, NC that is designated as Tax Parcel No. 073-073-01
2. 1216 S Tryon Street, Charlotte, NC that is designated as Tax Parcel No. 073-073-07
3. N/A that is designated as Tax Parcel No. 073-073-08

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 TOD-M zoning district to the TOD-M(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 ____ day of _____, 2018.

LG Seven Investments LLC

By:

Name: Isaac Luski

Its: Manager

ATTACHMENT B

**REZONING PETITION NO. 2018-____
The Spectrum Companies**

**OWNER JOINDER AGREEMENT
1100 South Tryon Associates LLC c/o The Spectrum Companies**

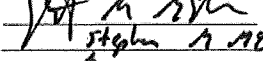
The undersigned, as the owner of the parcels of land located at:

1. 1110 S Tryon Street, Charlotte, NC that is designated as Tax Parcel No. 073-073-09
2. 1208 S Tryon Street, Charlotte, NC that is designated as Tax Parcel No. 073-073-10
3. N/A that is designated as Tax Parcel No. 073-073-11

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 TOD-M and I-2 zoning district to the TOD-M(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 ____ day of _____, 2018.

1100 South Tryon Associates LLC c/o The Spectrum Companies

By: 
Name: Stephen A. Arch
Its: Manager

ATTACHMENT C

REZONING PETITION NO. 2018-00000
The Spectrum Companies

Petitioner:

The Spectrum Companies

By: 

Name: Stephen A. Kella

Title: COO

THE SPECTRUM COMPANIES
300 SOUTH TRYON STREET
CHARLOTTE, NC 28202

[illegible]

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

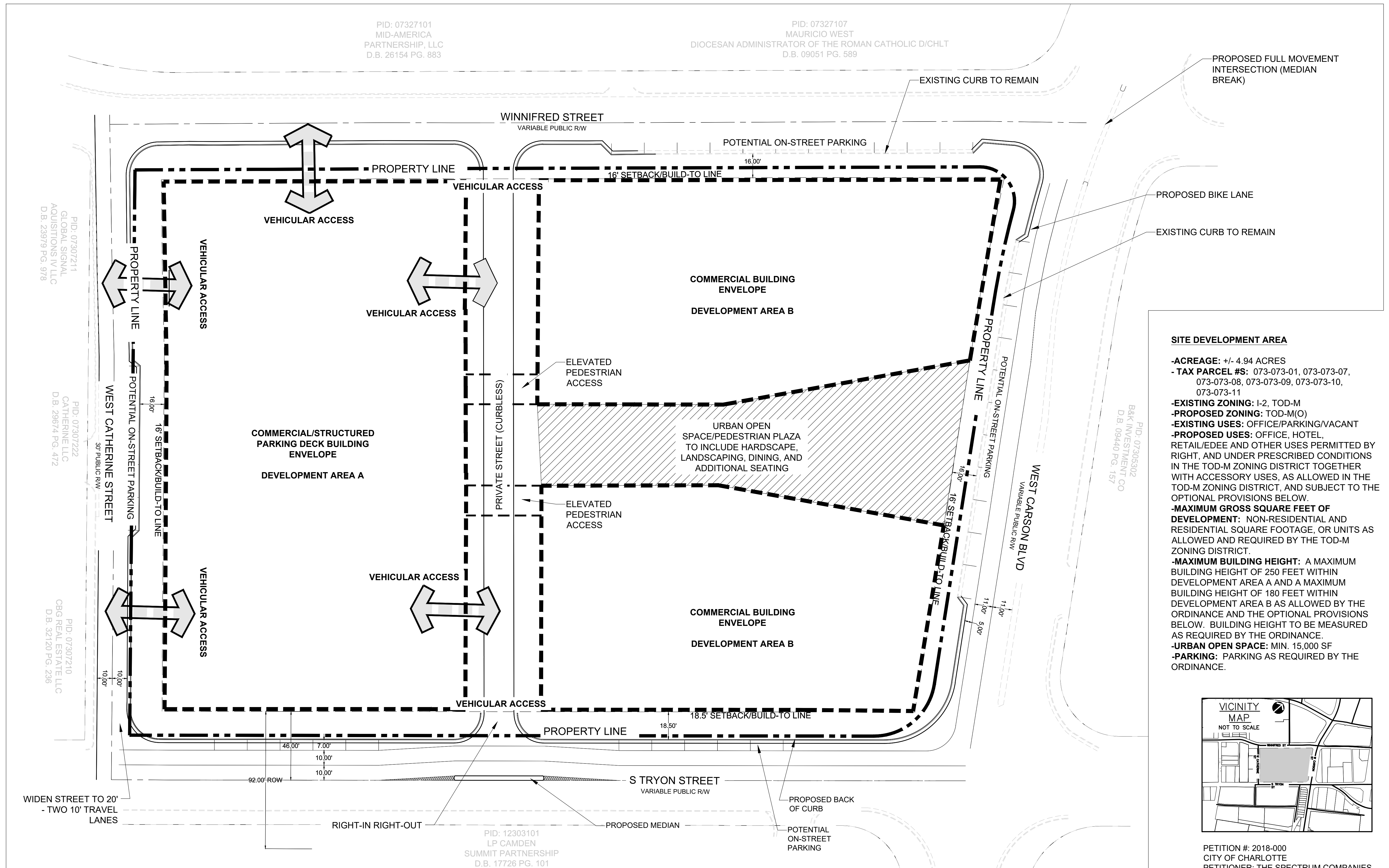
RT: 15.001

SHEET TITLE

TECHNICAL DATA SHEET - DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-1



The Spectrum Companies
Development Standards
06/21/18
Rezoning Petition No. 2018-000

Site Development Data:

- Acreage: ± 4.94 acres
--Tax Parcel #s: 073-073-01, 073-073-07, 08, 09, 10, and 11
--Existing Zoning: I-2 and TOD-M
--Proposed Zoning: TOD-M(O)
--Existing Uses: Office/Parking/Vacant
--Proposed Uses: Office, Hotel, Retail, EDEE and other uses permitted by right, and under prescribed conditions in the TOD-M zoning district together with accessory uses, as allowed in the TOD-M zoning district, and subject to the Optional Provisions below.
--Maximum Gross Square feet of Development: Non-residential and residential square footage, or units as allowed and required by the TOD-M zoning district.
--Maximum Building Height: A maximum building height of 250 feet within Development Area A and a maximum building height of 180 feet within Development Area B as allowed by the Ordinance and the Optional provisions below. Building height to be measured as required by the Ordinance.
--Parking: Parking as required by the Ordinance.

1. General Provisions:

a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by The Spectrum Companies ("Petitioner") to accommodate the development of transit supportive uses on an approximately 4.94 acre site located between W. Catherine Street, and W. Carson Boulevard, and between S Tryon Street and Winnifred 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 TOD-MO zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.

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

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

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

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

d. **Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site within Development Area A & B will be limited to six (6). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

2. Optional Provisions:

- a. To allow a proposed building height of 250 feet within Development Area A and maximum building height of 180 feet within Development Area B as generally depicted on the Rezoning Plan. This optional provision will allow an increase in the allowed building height in TOD of 120 by 130 feet for Development Area A, and 60 feet for Development Area B.
- b. To allow the building base of high rise to be measured/created 30 to 40 feet above first level finished floor elevation of buildings with more than five stories rather than at the third floor.

3. Permitted Uses, Development Area Limitations:

- a. The Site may be developed with office, hotel, retail, EDEE, and other uses permitted by right and under prescribed conditions in the TOD-M Zoning district together with accessory uses as allowed in the TOD-M zoning district.

4. Access:

- a. Vehicular access to the Site will be from S. Tryon Street, Winnifred Street, and W. Catherine Street as generally depicted on the Rezoning Plan.
- b. The Petitioner will construct a private street from S. Tryon Street to Winnifred Street as generally depicted on the Rezoning Plan. This private street will be designed as a curb-less two lane street (a "Festival Street"). A 10 foot wide pedestrian zone will be established on either side of the private street, street trees may be provided along the interior private street. A public access easement will be recorded over the private street.

5. Streetscape, Landscaping Open Space and Screening:

- a. The Petitioner will improve each of the Site's public street frontages as generally depicted on the Rezoning Plan.
- b. Setbacks will be established along each of the Site's public street frontages as generally depicted on the Rezoning Plan.
- c. Streetscape improvements will be provided along the Site's public street frontages as generally depicted on the Rezoning Plan.
- d. An improved open space area will be provided on the Site as generally depicted on the Rezoning Plan. The proposed open space area will be improved with landscaping, lighting, seating and hardscape elements. Buildings with up to 3,000 square feet of gross floor area may be placed within the open space area.
- e. Meter banks will be screened where visible from public view at grade level.

6. Architectural Standards:

- a. BUILDING LENGTH AND PROPORTION.

1. Maximum Building Face Length: No building shall exceed 250 feet in block face without a break in or variation of the facade. Covered driveway accesses to garages are not considered acceptable breaks.
2. Vertical Proportions: Buildings should be vertically proportioned so that the height of each pedestrian level bay should be taller than it is wide.
3. Long Facades: When buildings are longer than 150 feet, the pedestrian level of the building base should be architecturally divided into smaller architectural increments. The use of window arrangement and size variation, vertical pilasters or other architectural elements should help create this effect.

- b. FACADE & MATERIAL DETAILING.

1. Delineation Between Building Base Floor and Upper Floors: The area where the first floor commercial base meets the second floor should be clearly defined with visual delineation.

2. Wall Depth / Material Detailing: The overall quality of facade is impacted by the perceived "depth" of the façade; therefore, walls that have different materials and elements that occur in the same plane will appear flat and lifeless and should be avoided.

- a. Larger facades: Facades over 50 feet in length shall be divided into shorter segments by means of facade modulation, repeating window patterns, changes in materials, canopies or awnings, varying roof lines and/or other architectural treatments.

- b. Facade Articulation: Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: (i) exterior wall offsets; (ii) columns; (iii) pilasters; (iv) change in materials or colors; (v) awnings; (vi) arcades; and (vii) other architectural elements.

- c. Blank Wall Detailing: Building elevations and site walls greater than 5 feet in height shall not have blank wall expanses greater than 20 feet in any horizontal or vertical direction. For blank walls greater than 10 feet, architectural features such as, but not limited to, banding, medallions or similar design features, or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

3. First Floor Building Facade Materials: High quality, durable finish materials should be used on the first floor street facade of buildings. This may include materials such as face brick, stone, precast, metal panels, etc. Utility, decorative scored or split-faced block are not appropriate, but split face block may be considered at the base up to no more than 2' feet above the sidewalk. Simulated stucco/EIFS is not durable enough for use on the first floor, and shall not be allowed.

4. Storefront Window Proportions: Windows should be large glazed panels with smaller transom units above, if possible. Windows should fill most of the height of the first or base floor, to at least 10 feet above sidewalk grade. Long groupings of storefront windows should typically have intermediate piers that help incorporate the commercial base with the massing above, ensuring the building does not appear "top-heavy or unsupported."

c. STREET FRONTAGES

1. The buildings constructed on the Site will have active ground floor uses (defined as active, occupiable/usable space including: residential, commercial, and office uses);

- A minimum of 70% of the Site's ground floor building frontage on the public streets, when taken as a whole, will be occupied with active ground floor uses. No single street frontage will have less than 50% active ground floor uses.

2. Along S. Tryon Street the first floor of each building will have a minimum building Transparency (as defined below) of 75%.

3. Along W. Catherine Street, Winnifred Street and W. Carson Boulevard the first floor of each building will have a minimum Transparency of 60%, with the exception that the building located within Development Area A with frontage on Winnifred Street will only be required to provide 30% building Transparency.

Minimum Ground Floor "Transparency": The first floor of all buildings must include transparent windows and/or doors (not screened by any opaque material) arranged so that the uses are visible to a depth of 20 feet along the street frontage between 2 feet and 10 feet measured from the sidewalk grade, as indicated below.

4. The minimum ground floor height for active ground floor uses with frontage on the existing public streets will be a minimum of seventeen (17) feet. Floor Height shall be measured from finished floor to finished floor.

5. The minimum active ground floor use space depth shall be twenty (20) feet along S. Tryon St, W. Catherine Street, Winnifred Street, and W. Carson Boulevard.

6. The maximum entrance/operable door spacing for active ground floor uses along S. Tryon Street shall be sixty (60) feet.

7. The maximum entrance/operable door spacing for active ground floor uses along W. Catherine St., Winnifred Street, and W. Carson Boulevard shall be one-hundred (100) feet, except that that the building within Development Area A with frontage on Winnifred Street may have a greater building entrance spacing.

7. Environmental Features:

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

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

8. Lighting:

- a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding; low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.

- b. The Petitioner will provide pedestrian scale lighting along the existing public streets and along the internal private street.

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 herein and of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application:

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

SPECTRUM SITE
REZONING

THE SPECTRUM COMPANIES
300 SOUTH TRYON STREET
CHARLOTTE, NC 28202

LANDDESIGN PROJ.# 1018203

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH
VERT: NTS
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE

DEVELOPMENT STANDARDS
NOTES

SHEET NUMBER

RZ-2

PETITION
NO. 2018-000

PROJECT

SPECTRUM SITE
REZONING

THE SPECTRUM COMPANIES
300 SOUTH TRYON STREET
CHARLOTTE, NC 28202

LANDDESIGN PROJ.# 1018203

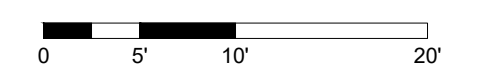
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: 1"=10'
HORZ: 1"=10'

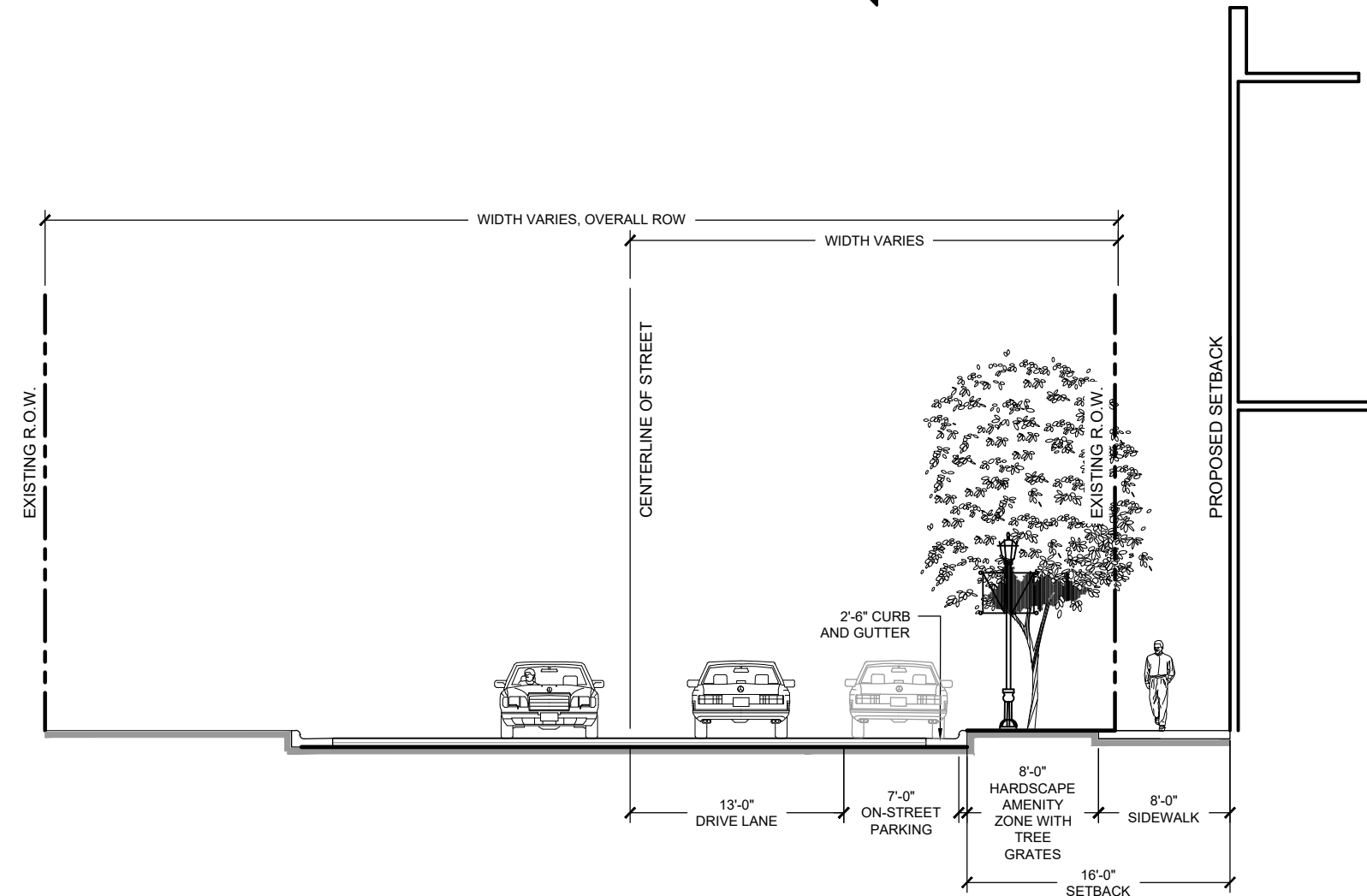
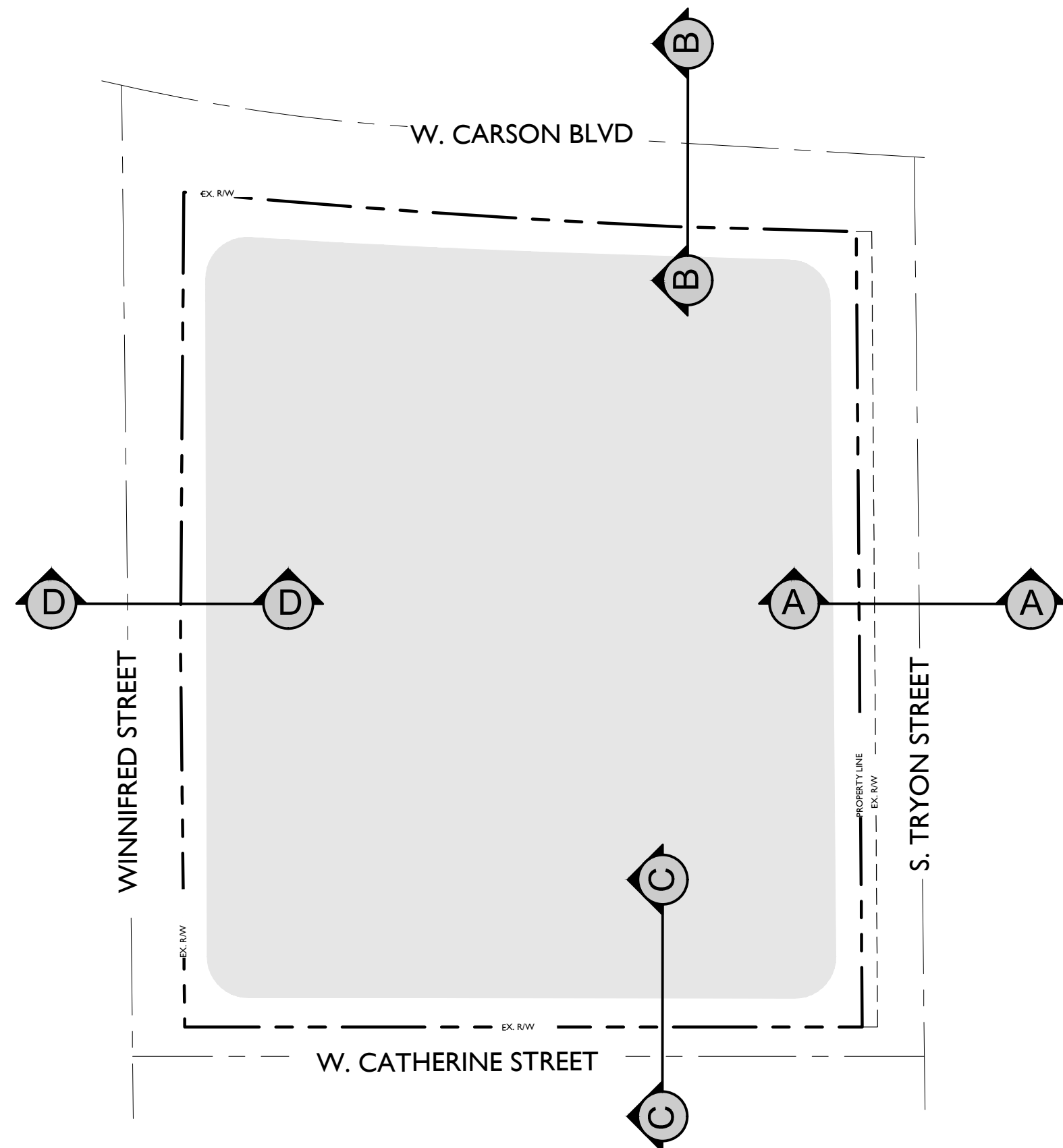


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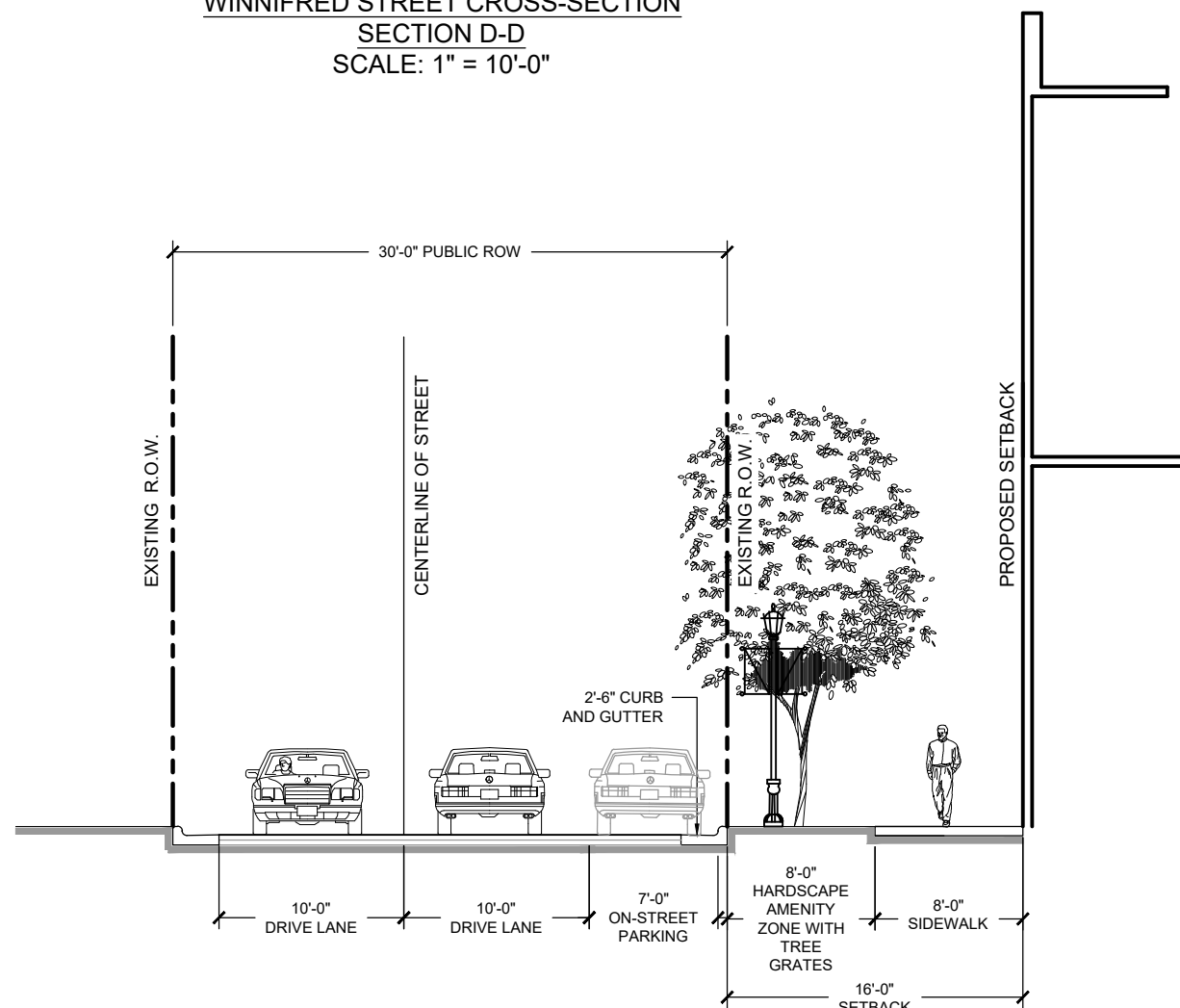
STREET CROSS-SECTIONS

SHEET NUMBER

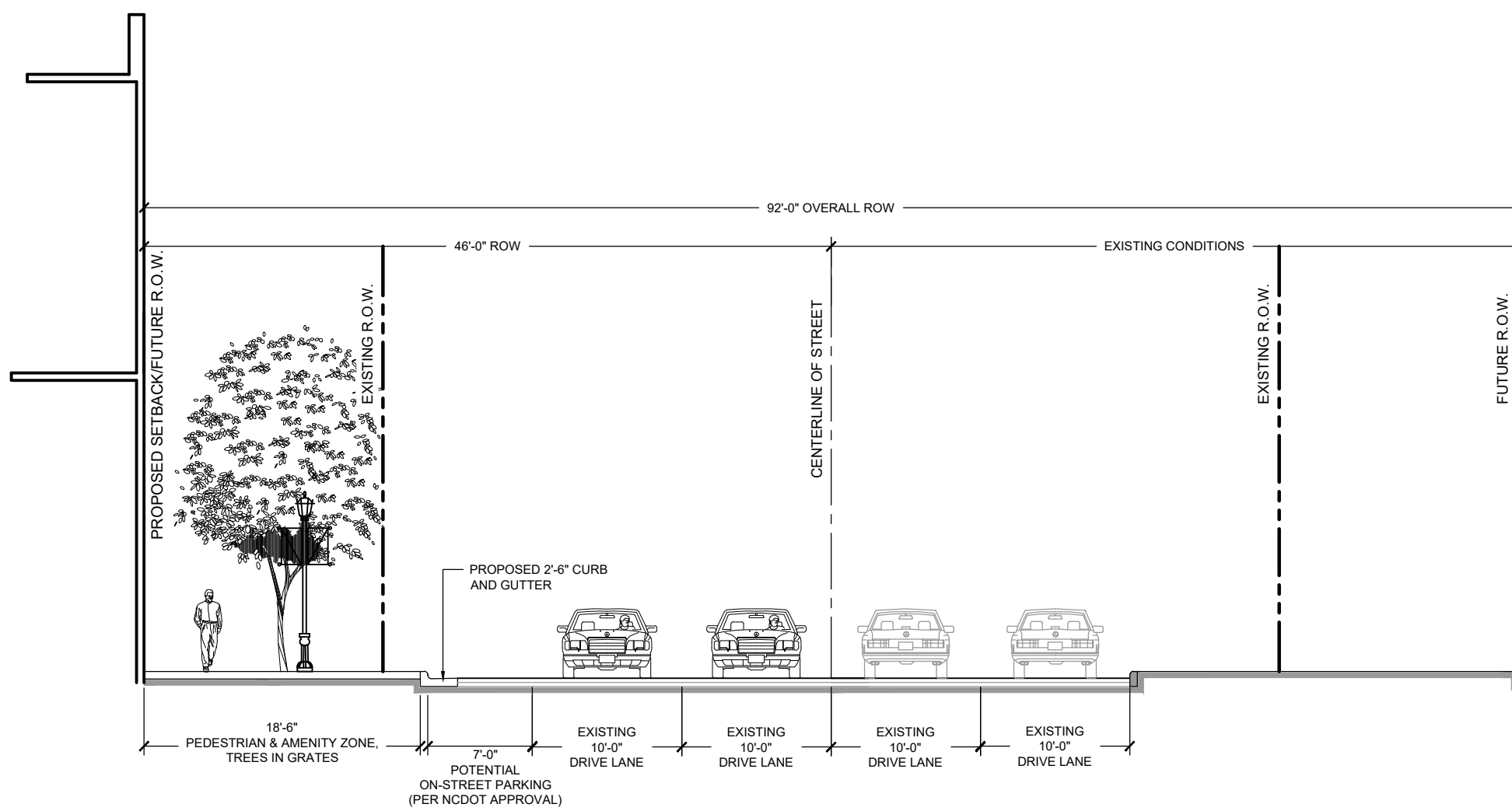
RZ-3



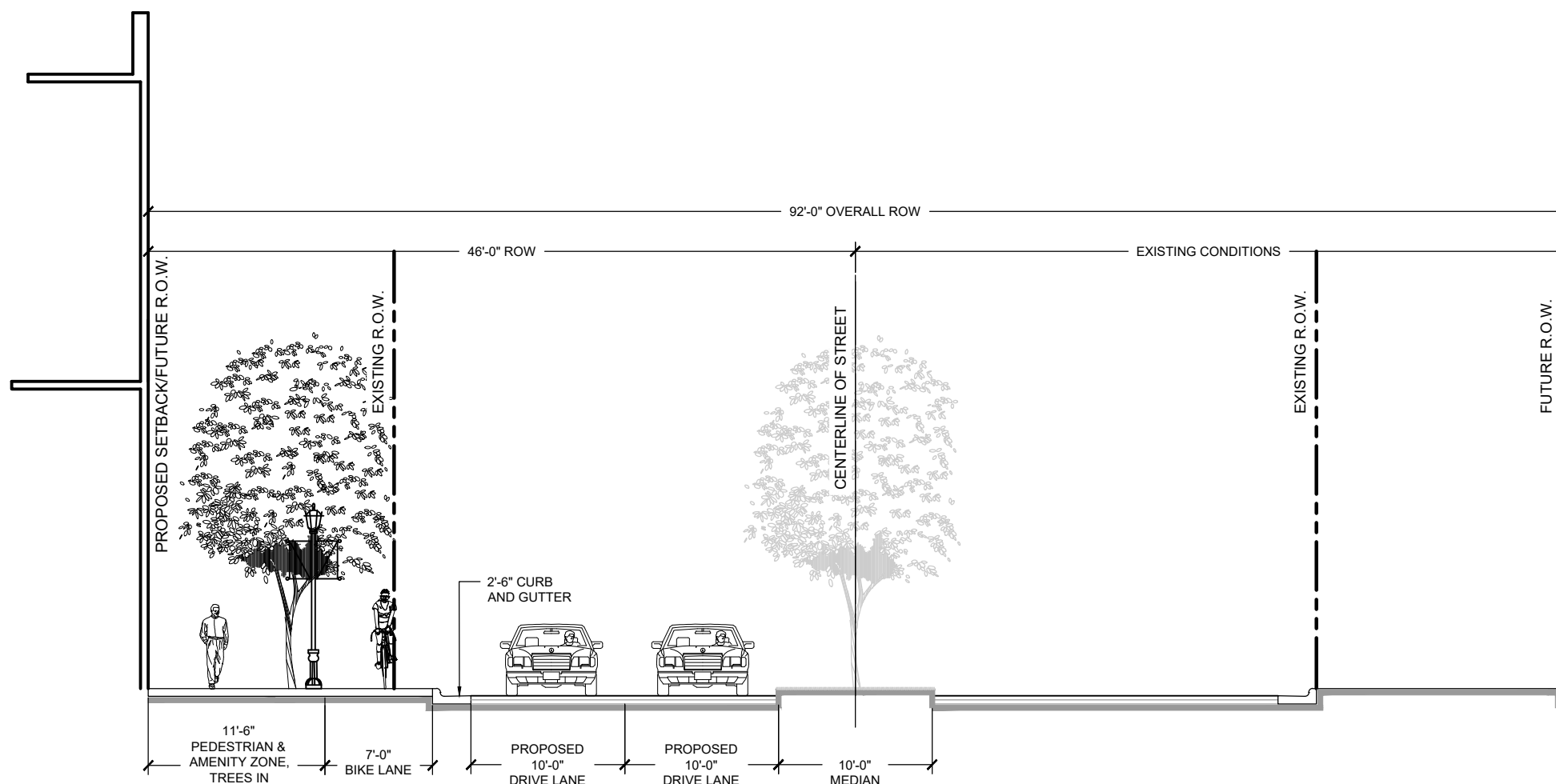
WINNIFRED STREET CROSS-SECTION
SECTION D-D
SCALE: 1" = 10'-0"



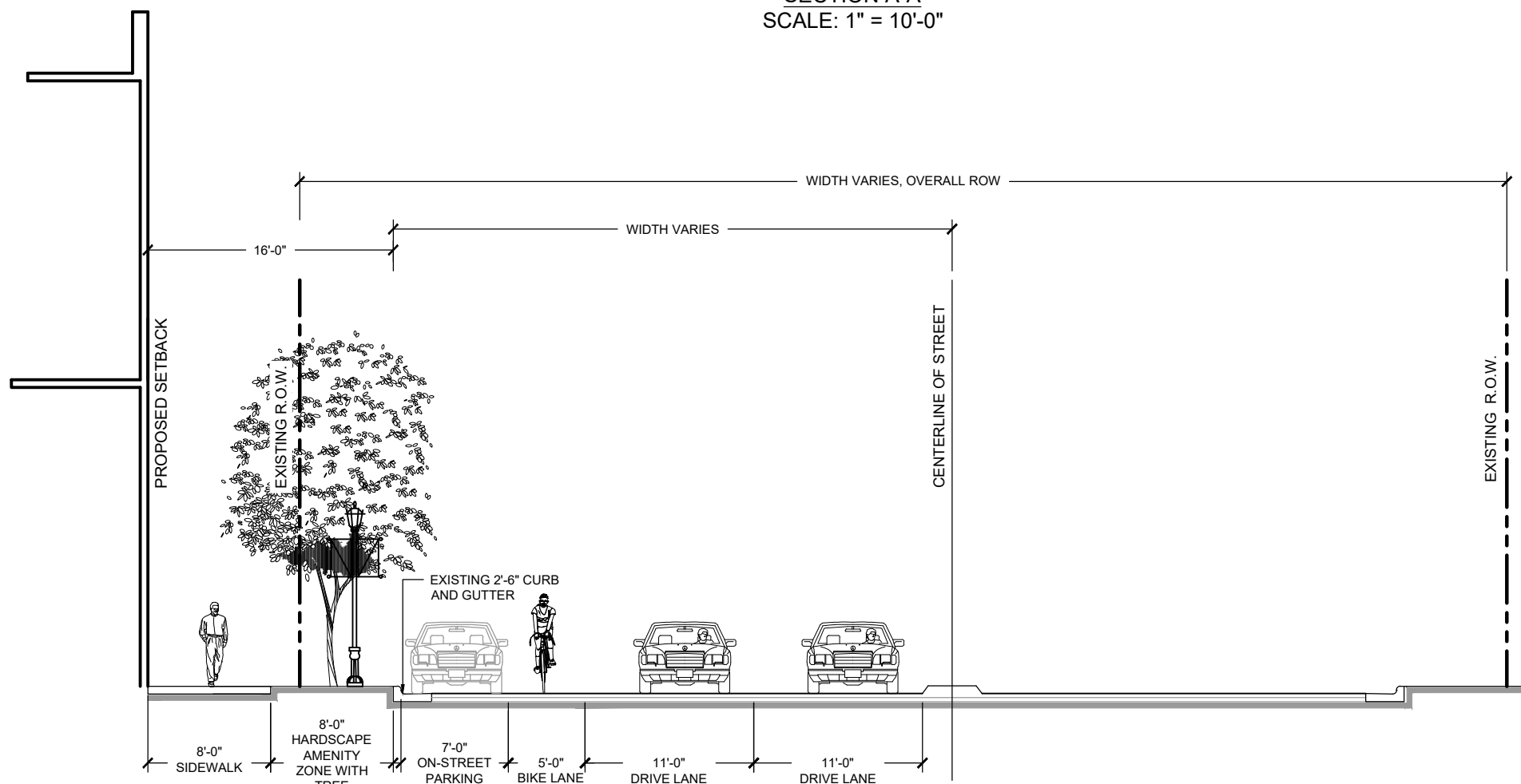
W. CATHERINE STREET CROSS-SECTION
SECTION C-C
SCALE: 1" = 10'-0"



SOUTH TRYON STREET CROSS-SECTION
PROPOSED INTERIM CONDITION
SECTION A-A
SCALE: 1" = 10'-0"



SOUTH TRYON STREET CROSS-SECTION
PROPOSED FUTURE CONDITION
SECTION A-A
SCALE: 1" = 10'-0"



W. CARSON BOULEVARD CROSS-SECTION
SECTION B-B
SCALE: 1" = 10'-0"

PROJECT

THE SPECTRUM COMPANIES
300 SOUTH TRYON STREET
CHARLOTTE, NC 28202

LANDDESIGN PROJ.# 1018203

REVISION / ISSUANCE

[illegible]

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

VERT:
HORZ: 1"=30'

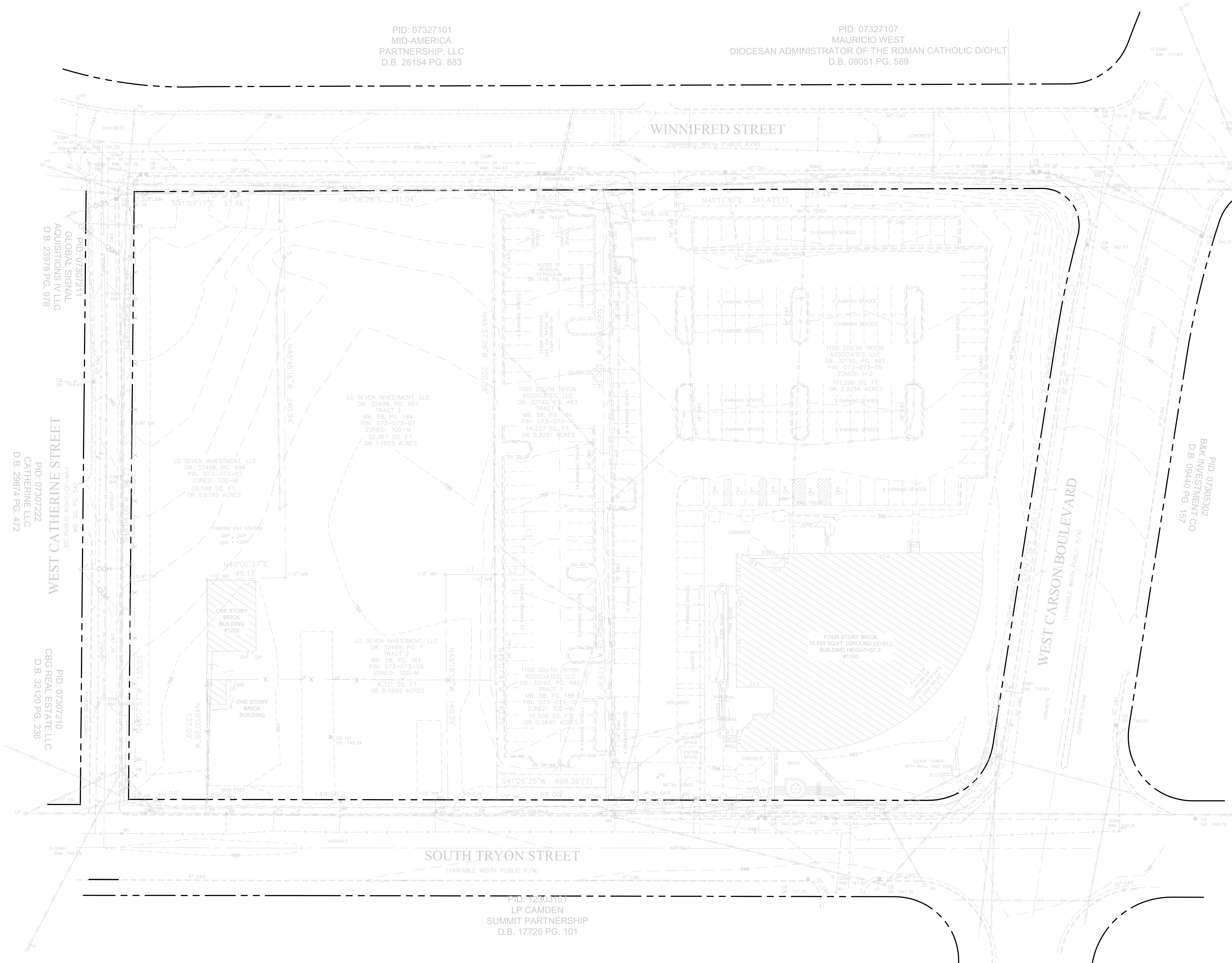
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SHEET TITLE

SURVEY

SHEET NUMBER

RZ-4

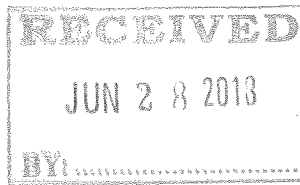


VICINITY
MAP
NOT TO SCALE

15th St
Union St
S. 15th St
S. Union St

PETITION #: 2018-000
CITY OF CHARLOTTE
PETITIONER: THE SPECTRUM COMPANIES

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-086

Petition #: _____
Date Filed: 6/18/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: The 1212 Plaza Properties LLC

Owner's Address: 1355 Greenwood Cliff Suite 300 City, State, Zip: Charlotte, NC 28204

Date Property Acquired: 5/27/2016

Property Address: 1212 The Plaza

Tax Parcel Number(s): 129-012-01

Current Land Use: Commercial, Retail Size (Acres): +/- 0.225 acres

Existing Zoning: B-2 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: 4/12/18

(*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: Preserve Existing Buildings and reduce parking requirements for proposed Type 2 Eating, Drinking and Entertainment uses.

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 / brittany.lins@klgates.com
E-Mail Address

[Signature]
Signature of Property Owner

PAUL E. NORRIS
(Name Typed / Printed)

Jacob Norris
Name of Petitioner(s)

1355 Greenwood Cliff Ste 300
Address of Petitioner(s)

Charlotte, NC 28204
City, State, Zip

704.731.0118 704.554.4800
~~704.731.0118~~ Telephone Number Fax Number

jnorris@consortiumsi.com
E-Mail Address

[Signature]
Signature of Petitioner

JACOB NORRIS
(Name Typed / Printed)

SECTION 1 - DEVELOPMENT DATA TABLE:

SITE ANALYSIS	
SITE AREA	13,107 SF (0.3009 ACRES)
TAX PARCEL NUMBER	12901201
EXISTING ZONING	B-2 & PED OVERLAY
PROPOSED ZONING	MUDD-O
EXISTING USE	COMMERCIAL RETAIL
PROPOSED USE	RESTAURANT (TYPE 2)
EXISTING BUILDING #1 AREA	1,981 SF
EXISTING BUILDING #2 AREA	5,500 SF
TOTAL EXISTING BUILDING AREA	7,481 SF
FLOOR AREA RATIO (FAR)	0.57
PARKING (SEE PARKING CALCULATIONS TABLE)	
PROPOSED OPEN SPACE	75 SF

SECTION 2 - GENERAL PROVISIONS

- A. THE PURPOSE OF THIS REZONING REQUEST IS TO PROVIDE FOR THE ADAPTIVE RE-USE AND TO PRESERVE THE EXISTING BUILDINGS AND TO ACCOMMODATE THE REDEVELOPMENT OF AN APPROXIMATELY 0.30 ACRE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE PLAZA AND McCLINTOCK ROAD ALSO IDENTIFIED AS MECKLENBURG COUNTY TAX PARCEL 12901201 (THE "SITE").
- B. DEVELOPMENT OF THE SITE IS GOVERNED BY THE CONDITIONAL REZONING PLAN. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED IN THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD-O") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE.
- C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH IN THE SETBACK AND YARD REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- 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.

SECTION 3 - OPTIONAL PROVISIONS

PETITIONER REQUEST THE APPROVAL OF THE FOLLOWING OPTIONAL PROVISIONS:

- A. THE EXISTING SIDEWALK AND PLANTER STRIP AND ON-STREET PARKING LOCATED ALONG THE PLAZA AND McCLINTOCK PUBLIC STREET FRONTAGES SHALL REMAIN IN PLACE.
- SECTION 4 - PERMITTED USES**
- A. A MAXIMUM OF 7,481 SQUARE FEET (SF) OF EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2) AND ANY OTHER USES THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD-O ZONING DISTRICT.

SECTION 5 - 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.
- B. THE SITE SHALL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE AND AS DEPICTED ON THIS PLAN.
- C. IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE, A PORTION OF THE SITE'S MINIMUM PARKING REQUIREMENT MAY BE MET OFF-SITE.

SECTION 6 - ARCHITECTURAL STANDARDS

- A. EXTERIOR BUILDING MATERIALS MAY INCLUDE BRICK, STONE, CAST STONE, PRECAST CONCRETE, CEMENTITIOUS SIDING, STUCCO, EIFS AND METAL PANEL.
- B. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHT-OF-WAYS AND ABUTTING PROPERTIES AS VIEWED FROM FROM GRADE.
- C. DUMPSTER/REFUSE/RECYCLING AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. THE DUMPSTER/REFUSE/RECYCLING AREAS MAY BE LOCATED IN THE SETBACKS AND BUFFER YARDS SO LONG AS THEY ARE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHT-OF-WAYS AND ABUTTING PROPERTIES AS VIEWED FROM FROM GRADE.

SECTION 7 - SETBACKS & STREETScape & LANDSCAPING

- A. SUBJECT TO ANY OPTIONAL PROVISIONS, DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS OF THE MUDD-O ZONING DISTRICT.
- B. THE EXISTING SIDEWALK AND PLANTER STRIP AND ON-STREET PARKING LOCATED ALONG THE SITE'S THE PLAZA AND McCLINTOCK ROAD FRONTAGE SHALL REMAIN IN PLACE.

SECTION 8 - ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE SITE SHALL BE IN COMPLIANCE WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

SECTION 9 - PARKS, GREENWAYS AND OPEN SPACE

- A. THIS SITE DOES NOT MEET THE MINIMUM THRESHOLD OF 50,000 SF FOR URBAN OPEN SPACE, HOWEVER THE PETITIONER HAS ELECTED TO PROVIDE A MINIMUM OF 75 SF OF OPEN SPACE.

SECTION 10 - FIRE PROTECTION

- A. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS, PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION.
- B. FIRE HYDRANTS SHALL BE INSTALLED SO THAT A FIRE TRUCK DOES NOT HAVE TO TRAVEL MORE THAN 750 FEET TO THE MOST REMOTELY ACCESSIBLE POINT OF ALL BUILDINGS.

SECTION 11 - SIGNAGE

- A. SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

SECTION 12 - LIGHTING

- A. ALL NEW FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG DRIVEWAYS, SIDEWALKS AND PARKING AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

- B. ANY NEW LIGHTING FIXTURES ATTACHED TO THE STRUCTURES ON THE SITE SHALL BE CAPPED AND DOWNWARDLY DIRECTED.

SECTION 13 - PHASING - N/A

SECTION 14 - BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. IF THE REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THE 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 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 TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE 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.

LINE LEGEND:

- EASEMENT
FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
POWER LINE
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
WATER LINE
WOOD FENCE

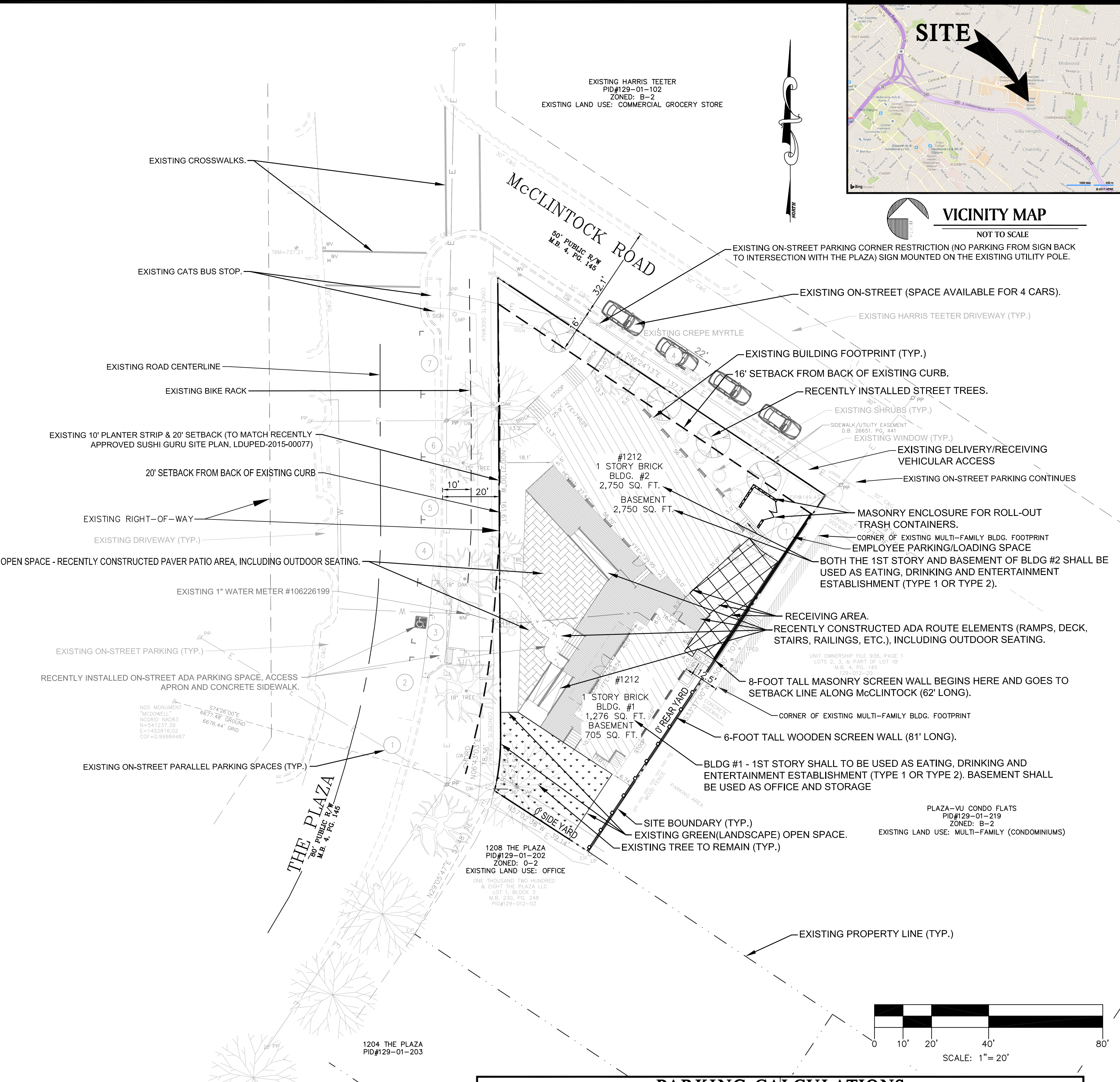
LEGEND:

- BFP - BACK FLOW PRESENTER
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CWP - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FP - FLAG POLE
FV - FIRE VALVE
GDP - GUARD POST
GLT - GROUND LIGHT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
ND - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
OHANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
R - RECORDED
RW - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SBB - BILLBOARD
SDMH - STORM DRAIN MANHOLE
SMP - MULTI-POST SIGN
SSMH - SANITARY SEWER MANHOLE
T - TOTAL
TB - TELEPHONE BOX
TERR - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPOUT
WV - WATER VALVE

COMMONWEALTH AVE



Know what's below.
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PARKING CALCULATIONS

LISTED BY BUILDING AND/OR USE	USE. SIZE	# OF SPACES REQUIRED	# OF SPACES PROVIDED
PARKING FOR BLDG #1 RESTAURANT (1/600)	1,981 SF	3.3 SPACES	
PARKING FOR BLDG #2 RESTAURANT (1/600)	5,500 SF	9.2 SPACES	
PARKING FOR OUTDOOR SEATING (1/600)	1,550 SF	2.6 SPACES	
TOTALS =	9,031 SF	16 SPACES	
25% PARKING REDUCTION*		4 SPACE	
	9,031 SF	12 SPACES	12 SPACES

* 25% PARKING REDUCTION APPLIED DUE TO PROXIMITY OF PUBLIC PARKING ON THOMAS AVE.



REZONING PETITION
#2018-?

PROJECT:
1212 THE PLAZA
HISTORIC PRESERVATION & REHABILITATION PLAN

1212 THE PLAZA
CHARLOTTE, NC 28208
MECKLENBURG COUNTY

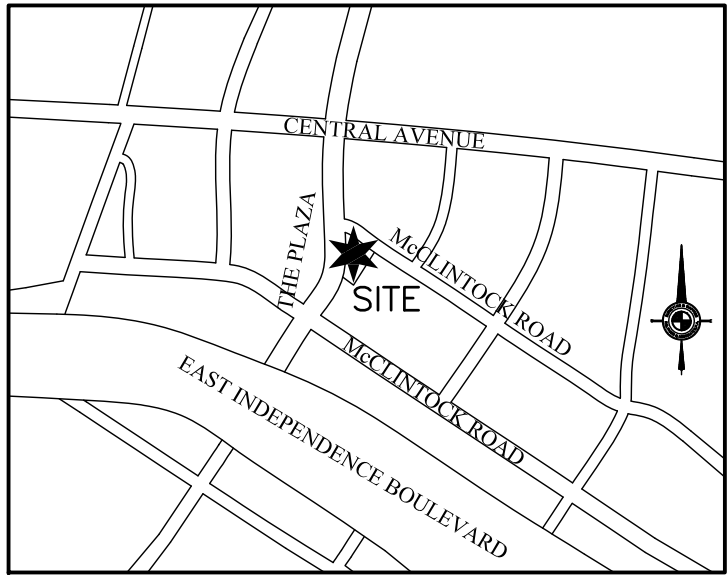
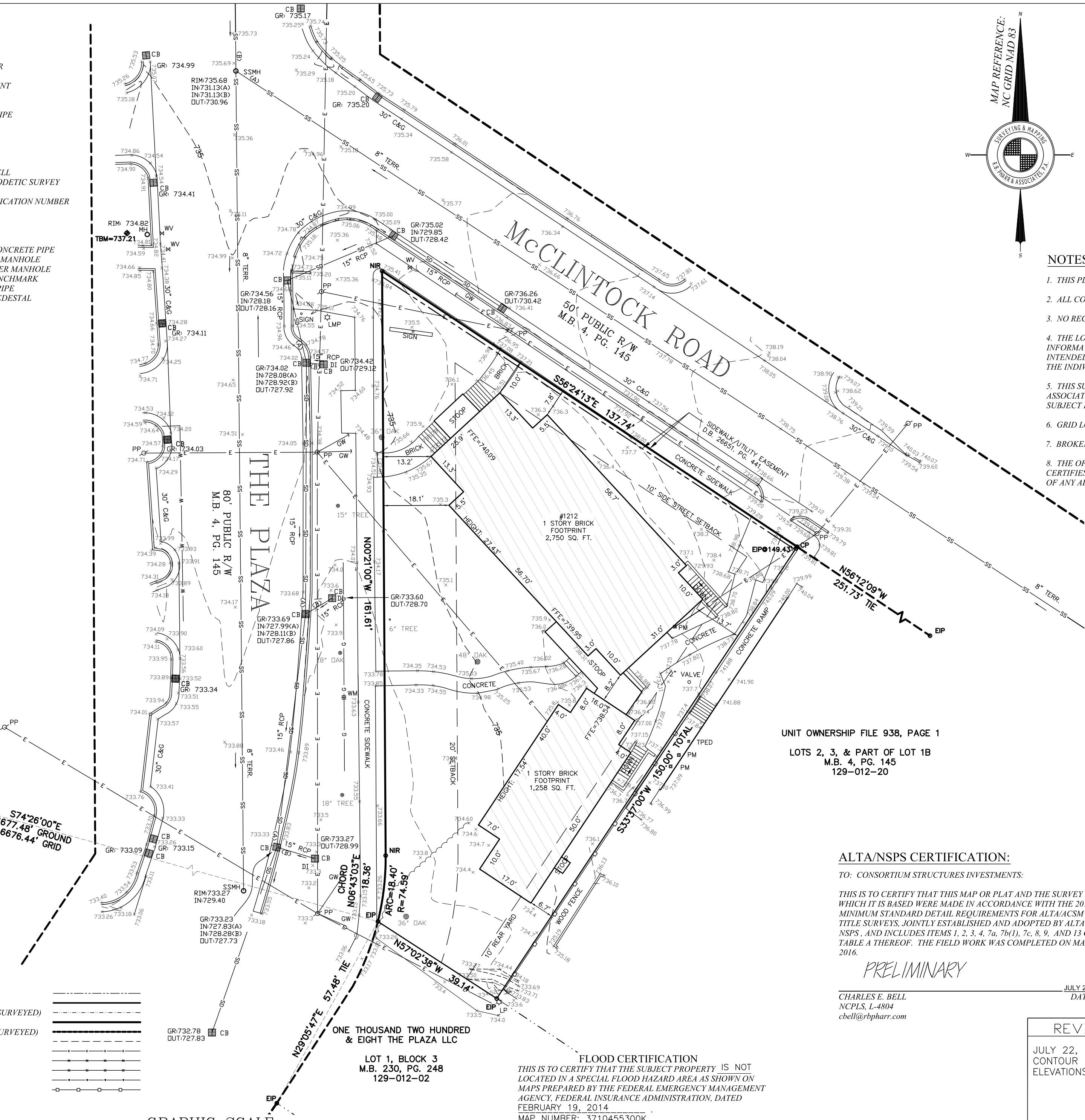
REVISIONS

JOB NO.: 2018-107
DRAWN BY : MDN
DATE : 6.25.18
SCALE: 1"=20'

SCHEMATIC
SITE
PLAN

RZ.1

LEGEND:
C&G - CURB & GUTTER
CB - CATCH BASIN
CP - CALCULATED POINT
DB - DEED BOOK
DI - DROP INLET
EIP - EXISTING IRON PIPE
EU - END UNKNOWN
GW - GUY WIRE
LMP - LAMP POST
LP - LIGHT POLE
MB - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG - PAGE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
TBM - TEMPORARY BENCHMARK
TERR - TERRACOTTA PIPE
TPED - TELEPHONE PEDESTAL
TVB - CABLE TV BOX
WM - WATER METER



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

ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-2

MINIMUM SETBACK: 20'
(SIDE STREET SETBACK: 10')
MINIMUM SIDE YARD: 0' *
MINIMUM REAR YARD: 10'
MAXIMUM BUILDING HEIGHT: 40'

* - IN THIS DISTRICT, NO SIDE YARD IS REQUIRED, BUT IF THEY ARE PROVIDED, THE FIRST ONE MUST BE A MINIMUM OF 8 FEET, AND IF A SECOND ONE IS PROVIDED, IT MUST BE A MINIMUM OF 4 FEET. HOWEVER, IN ANY COMBINATION, THERE SHALL BE A MINIMUM OF 8 FEET BUILDING SEPARATION AT THE SIDE YARDS.

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

GPS CERTIFICATION:
I, CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A(1:10,000)
(2) POSITIONAL ACCURACY: HORZ: NORTH=0.0177, EAST=0.0293, VERT=0.0261
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: MARCH 26, 2014
(5) DATUM/EPOCH: NAD83, NAVD88
(6) PUBLISHED/FIXED-CONTROL USE: NGS "MCDOWELL"
(7) GEOID MODEL: GEOID03
(8) COMBINED GRID FACTOR(S): 0.99984487
(9) UNITS: US SURVEY FEET

ALTA/NSPS CERTIFICATION:
TO: CONSORTIUM STRUCTURES INVESTMENTS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b(1), 7c, 8, 9, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 31, 2016.

PRELIMINARY

CHARLES E. BELL
NCPLS, L-4804
cbell@rbpharr.com

JULY 22, 2016
DATE

TOTAL AREA
13,107 SQ. FT.
0.3009 ACRES

LINE LEGEND:
EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
POWER LINE
SANITARY SEWER PIPE
STORM DRAIN PIPE
WATER LINE
WOOD FENCE

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014.
MAP NUMBER: 3710455300K

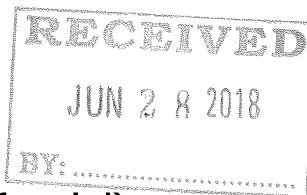
THIS IS TO CERTIFY THAT ON THE 31 DAY OF MARCH 2016 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

REVISIONS			SURVEY PREPARED FOR: CONSORTIUM STRUCTURED INVESTMENTS OF: LOT 1A, AND PART OF LOT 1B MAP BOOK 4, PAGE 145, J.H. MCCLINTOCK PROPERTY 1212 THE PLAZA CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DEED REFERENCE: 4479-572 TAX PARCEL NO: 129-012-01		
JULY 22, 2016 ADDED CONTOUR LINES AND ELEVATIONS.			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSURE NO: C-1471 420 HAWTHORNE LANE CHARLOTTE, NC. 28204 TEL: (704) 376-2186		
CREW: TR/PH	DRAWN: BZM	REVISED: DJ	SCALE: 1" = 20'	DATE: MARCH 31, 2016	FILE NO. XX-4269 JOB NO. 85356

PLOTTED: 7/25/2016
G:\85\3\85356\DWG\DWG\85356.DWG

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2018-087
Date Filed: 6/28/2018
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: MIDWOOD-OVERLOOK, LLC Sydney Stimpson

Owner's Address: 4100 Carmel Rd. #136 City, State, Zip: CHARLOTTE, NC 28226
2616 COUNTRY CLUB LANE 28205

Date Property Acquired: TO BE ACQUIRED

Property Address: 2308 CENTRAL AVENUE, CHARLOTTE, NC 28205

Tax Parcel Number(s): 129-02-108

Current Land Use: USED CAR DEALERSHIP (RETAIL) Size (Acres): 0.22

Existing Zoning: B-1 Proposed Zoning: MUDD-O

Overlay: EAST DISTRICT Tree Survey Provided: Yes: N/A: X

Required Rezoning Pre-Application Meeting* with: Amanda Rosen, Isaiah Washington

Date of meeting: JUNE 7, 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: Develop site using MUDD-O requirements

RUSSELL FERGUSON
Name of Rezoning Agent

1208 THE PLAZA
Agent's Address

CHARLOTTE, NC 28205
City, State, Zip

704-234-7488 NONE
Telephone Number Fax Number

russell.fergusson@russellwfergusson.com
E-Mail Address

Signature of Property Owner

SYDNEY STIMPSON
(Name Typed / Printed)

MIDWOOD-OVERLOOK, LLC
Name of Petitioner(s)

2616 COUNTRY CLUB LANE
Address of Petitioner(s)

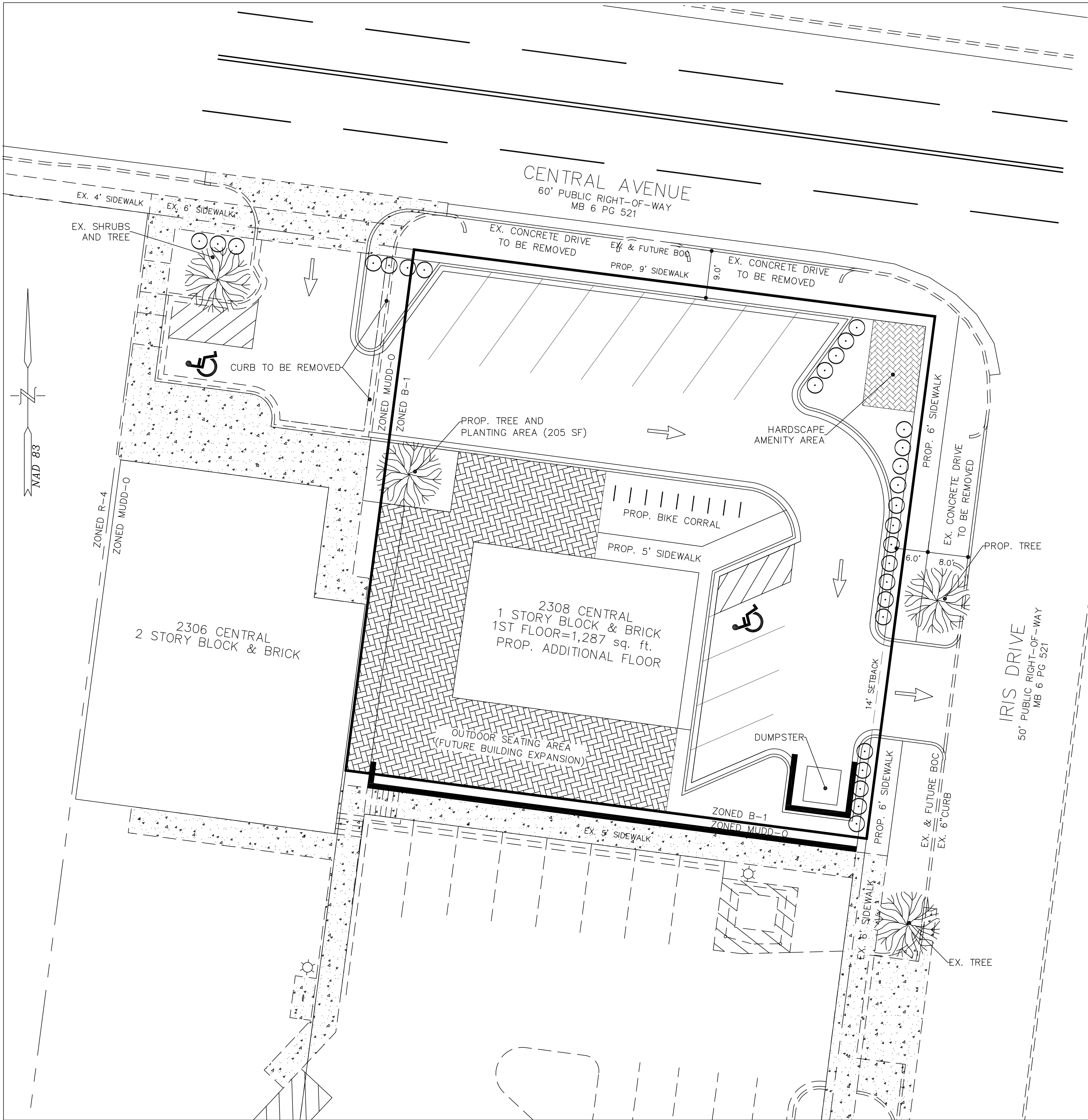
CHARLOTTE, NC 28205
City, State, Zip

704-719-6993 NONE
Telephone Number Fax Number

RANDY@RKMRESOURCES.COM
E-Mail Address

Signature of Petitioner

RANDALL K. MARTIN
(Name Typed / Printed)



Notes for rezoning of 2306 Central Ave., Parcel #12902108 Petition # 2018	
1. Development Data Table	
Tax Parcels:	12902108
Total Site Area:	0.22 Acres
Existing Zoning:	B-1
Proposed Zoning:	MUDD-O
Existing Use:	Retail (Used Car Dealership)
Proposed Use:	Any use or combination of non-residential uses and accessory uses as permitted in sections 9.8502 and 9.8503 of the City of Charlotte Zoning Ordinance.

Residential Density:	
Square Footage (Retail):	
Floor Area:	1,287 SF
Outdoor Seating & Building Expansion:	Per Ordinance req. up to 5,500 SF
Floor Area Ratio:	1,287 SF / 9,941 SF = 0.13
Maximum Building Height:	50'
Maximum No. of Stories:	2
Maximum No. of Buildings:	1
Parking Spaces:	
Required:	Parking as required per Section 9.8507
Proposed:	13
Open Space:	N/A

- 2. General Provisions**
- a. The development of the Site will be governed by this Rezoning Plan and the standards/ applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district, shall govern the development of this Site, subject to the optional provisions herein.
- b. The development depicted on the Rezoning Plan is schematic and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of the stairs, sidewalks, trees, ramps, patio, parking areas and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance, subject to the Optional Provisions provided below.
- c. Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.

- 3. Optional Provisions**
- a. Parking requirements shall be reduced by 25%, to facilitate preservation of the existing buildings.
- b. To retain parking for the site, parking shall be permitted between the existing building/permitted uses and the sidewalk in the manner generally shown on the Rezoning Plan.
- c. The parking lot as generally depicted on the Site Plan, shall be exempt from screening requirements.
- d. The streetscape along Central Ave. shall be modified to include a 9' sidewalk with no planting strip as generally depicted on the Site Plan.
- e. In order to facilitate the rehabilitation of the existing building, the existing building shall not be required to comply with the fenestration requirements of Section 12.544(1)(c) of the Zoning Ordinance, provided that any new buildings or additions shall meet the fenestration requirements and in no event shall the existing fenestration be reduced.

- 4. Permitted uses**
- a. Allowed uses: Any use or combination of non-residential uses and accessory uses as permitted in sections 9.8502 and 9.8503 of the City of Charlotte Zoning Ordinance, including but not limited to retail, office and eating and drinking entertainment uses.

- 5. Transportation**
- a. Petitioner to construct a new 6' sidewalk and 8' planting strip along Iris Dr. as generally depicted on the Site Plan.
- b. Petitioner to improve the existing sidewalk on Central Ave. to a 9' sidewalk as depicted on the Site Plan.
- c. The two existing Central Avenue driveways shall be removed.
- d. The existing driveway on Iris Dr. shall be relocated further from the intersection and installed as generally depicted on the Site Plan.
- e. Cross-access shall be granted between the subject parcel and the adjacent property to facilitate reductions of curb cuts on Central Ave.
- f. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

- 6. Architectural Standards**
- a. Area marked as Outdoor Seating Area and Future Building Expansion may be any combination of multi-story or single story patio and building provided that overall height shall not exceed 50' including any rooftop patio structures.
- b. Petitioner may increase the size of the existing building or add additional floors or square footage to building so long as the building does not exceed 50' in height.
- c. Urban Design elements to included new pedestrian-oriented entrances, covered and uncovered patios and improved fenestration of existing building by replacement of windows previously covered and/or removed.

- 7. Streetscape and Landscaping**
- a. A fourteen (14) foot setback as measured from the back of the existing curb along Iris Dr. will be provided. The setback shall include a six (6) foot sidewalk and an eight (8) foot planting strip as generally depicted on the Site Plan.
- b. In order to maintain alignment with the existing sidewalks, Petitioner shall increase the existing sidewalk along Central Ave. to a 9' sidewalk from the back of curb as generally depicted on the Site Plan.
- c. Petitioner shall not be required to make any tree plantings on Central Ave.
- d. Petitioner shall provide a Hardscape Amenity Area at the corner of Central Ave. and Iris Dr. to create additional pedestrian areas as generally depicted on the Site Plan.
- d. Addition of street trees and interior trees as generally shown on the site plan shall be planted.

- 8. Environmental Features**
- a. Tree save areas - N/A

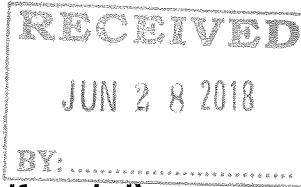
- 9. Parks, Greenways and Open Space**
- a. Reservation/Dedication of park and/or greenway: N/A
- b. Park and/or greenway improvements: N/A
- c. Privately constructed open space as shown on patio areas and planting areas.

- 10. Fire Protection**
- a. Per applicable Ordinance.

- 11. Signage**
- a. Sign limitations - Per Ordinance requirements.

- 12. Lighting**
- a. All new outdoor lighting to be screened and shielded lighting per 12.402 of the Ordinance.

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-088

Petition #:	_____
Date Filed:	6/28/2018
Received By:	BK

Complete All Fields (Use additional pages if needed)

Property Owner: OMS BCP LLC

Owner's Address: 13860 Ballantyne Corp Pl, Suite 240 City, State, Zip: Charlotte, NC 28277

Date Property Acquired: 4/08/2018

Property Address: 7612 Ballantyne Commons Parkway

Tax Parcel Number(s): 22504508

Current Land Use: Single Family Residential Size (Acres): 1.27 ac (per survey)

Existing Zoning: O1-CD Proposed Zoning: M-1 (CD) SEA

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

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

Date of meeting: April 30, 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? Yes/No: No Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: Construct New Office Building

Caren Wingate
Name of Rezoning Agent

1030 Edgehill Rd S, Unit 103
Agent's Address

Charlotte, NC 28207
City, State, Zip

704-641-2154
Telephone Number

_____ Fax Number

cwingate@wingadgroup.com
E-Mail Address

Lisa Hoover-Khojasteh
Signature of Property Owner

Lisa Hoover-Khojasteh
(Name Typed / Printed)

OMS BCP LLC
Name of Petitioner(s)

13860 Ballantyne Corp Pl, Suite 240
Address of Petitioner(s)

Charlotte, NC 28277
City, State, Zip

704-651-7856
Telephone Number

_____ Fax Number

kush@omshera.com
E-Mail Address

Kush Anandani
Signature of Petitioner

Kush Anandani
(Name Typed / Printed)

[illegible]

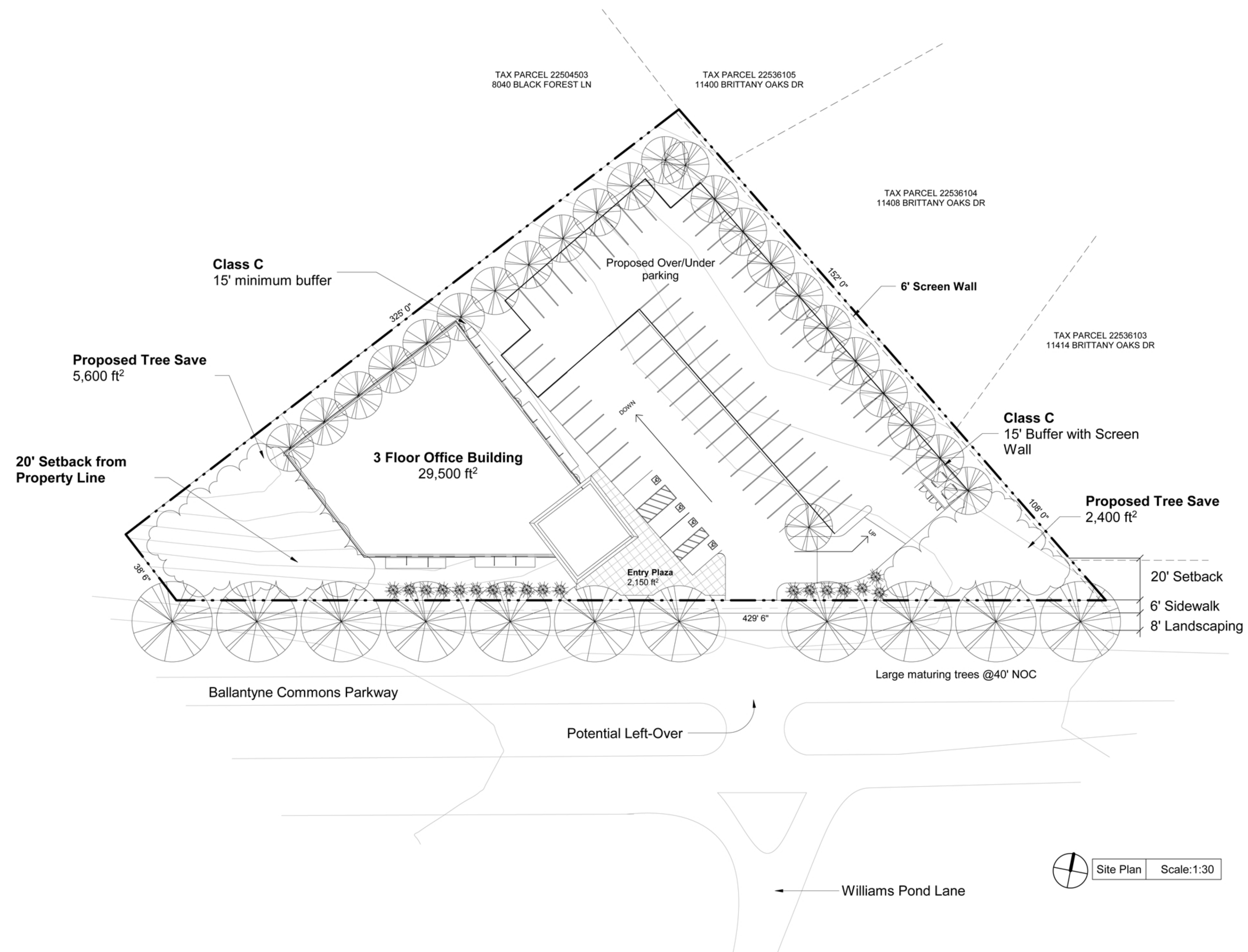
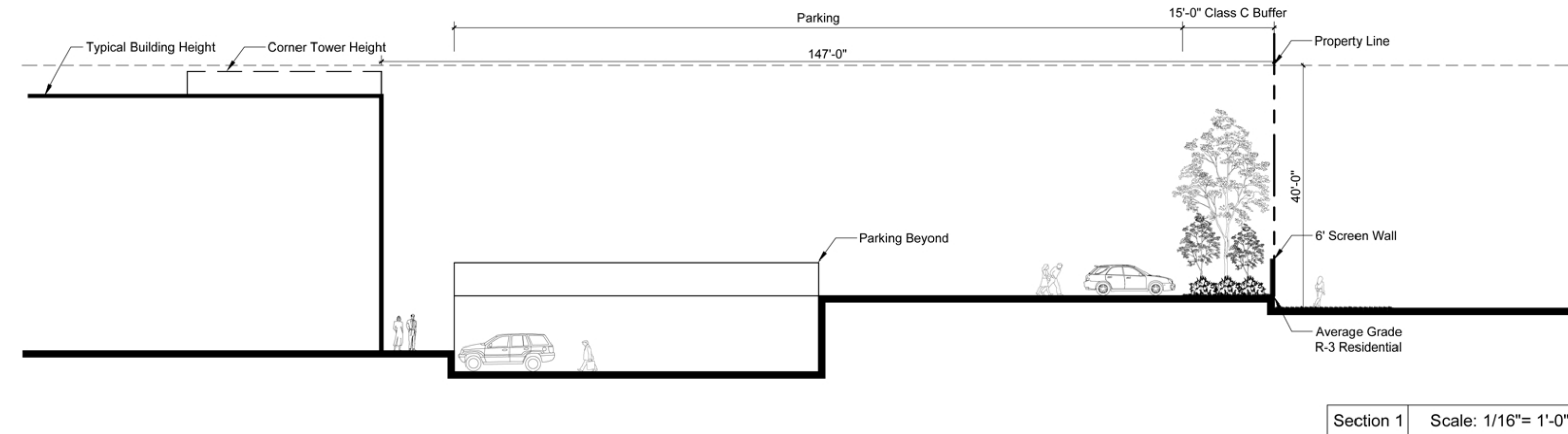
Tax Parcel ID#:	22504508
Total Site Acreage:	1.11 AC
Existing Zoning:	0-1 (CD)
Proposed Zoning:	NS
Total Building Area (proposed):	33,500 ft ²
FAR:	.65
Proposed Height:	48' (measured at entrance)
Proposed Tree Save:	8,000 ft ² (16% of site)

1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will exist. Those criteria (for example) those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes Chapter 6, 9, 12, 20, 21, of the City Code Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
2. The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of the building, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207. All parking requirements will be met for specific tenants.

-
-
3. The petitioner proposes to restrict the uses on this site to Office Uses, including General Office, Medical Office or Financial.

4. The maximum height of any freestanding fixture shall not exceed 20' including its bases.
5. All lighting will contain shut-off shields so that no exterior lighting will shine onto adjacent properties.

6. Petitioner will provide 8' landscaping strip from the back of all future urb lines.
7. Petitioner agrees to provide an 8' sidewalk along the entire frontage long Ballantyne Commons Parkway.



ODa
overcash demmitt architects

SEAL: _____

CONSULTANT: _____

For Public Hearing

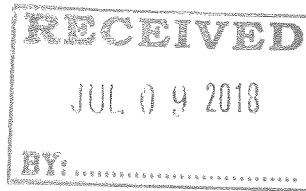
7612 Ballantyne Commons Pkwy,
Charlotte, NC 28277
ODA Project No. Project Number

[illegible]

RZ-1

Copyright 2017 Overcash Demmitt Architects

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-089

Petition #: _____
Date Filed: 7/9/2018
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: Andres Mera-Borja

Owner's Address: 612 E. 15th street City, State, Zip: Charlotte, NC, 28206

Date Property Acquired: 05/24/2017

Property Address: 612 E. 15th street, Charlotte, NC, 28206

Tax Parcel Number(s): 08109317

Current Land Use: Residential Size (Acres): 0.227

Existing Zoning: I2 Proposed Zoning: UR-C

Overlay: Parkwood Transit Station (2013), Belmont Revitalization

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Mandy Rosen, Land Use, Land Development, Subdivision, Urban Design, CDOT, and Arborist

Date of meeting: 06/20/2018

(*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): _____

Purpose/description of Conditional Zoning Plan: _____

Andres Mera-Borja
Name of Rezoning Agent

612 E. 15th street
Agent's Address

Charlotte, NC, 28206
City, State, Zip

704-441-7687
Telephone Number Fax Number

Andres-mb@att.net
E-Mail Address

[Signature]
Signature of Property Owner

ANDRES MERA-BORJA
(Name Typed / Printed)

Andres Mera-Borja
Name of Petitioner(s)

612 E. 15th street
Address of Petitioner(s)

Charlotte, NC, 28206
City, State, Zip

704-441-7687
Telephone Number Fax Number

Andres-mb@att.net
E-Mail Address

[Signature]
Signature of Petitioner

ANDRES MERA-BORJA
(Name Typed / Printed)

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-1/1140

Date 07/09/18 12:42:33 PM

NTX

SOUTH TRYON

0007

0004100

0082

Pay

BANK OF AMERICA
THREE FOUR THREE FIVE CTSCTS

\$3,435.00

Three Thousand Four Hundred Thirty Five and 00/100 Dollars

To The
Order Of CITY OF CHARLOTTE

Remitter (Purchased By): ANDRES E MERA-BORJA

Bank of America, N.A.
SAN ANTONIO TX
AUTHORIZED SIGNATURE

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-1/1140

Date 07/13/18 03:14:12 PM

NTX

NORTHEAST

0051

0000300

0078

Pay

BANK OF AMERICA
TWO NINE ZERO CTSCTS

\$290.00

Two Hundred Ninety and 00/100 Dollars

To The
Order Of CITY OF CHARLOTTE

Remitter (Purchased By): ANDRES E MERA-BORJA

Bank of America, N.A.
SAN ANTONIO
AUTHORIZED SIGNATURE

THE ORIGINAL DO

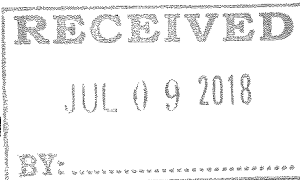
EN CHECKING THE ENDORSEMENTS.

2018-089

Andres Mera-Borja

UR-C

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-090
Petition #: _____
Date Filed: 7/9/2018
Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: 1) State Employees Credit Union; and 2) Allison Woods LLC

Owner's Address: 1) P.O. Box 26055; and 2) P.O. Box 12497 City, State, Zip: 1) Raleigh, NC 27611; 2) Charlotte NC 28220

Date Property Acquired: 1) 2/2/2010; and 2) 8/15/2017

Property Address: 1) Unnumbered parcel on Providence Rd (west side, north of Allison Woods Drive); and 2) 11116 Providence Rd.

Tax Parcel Number(s): 1) 22915307; and 2) 22915308 See attached legal description.

Current Land Use: Residential; vacant Size (Acres): +/- 1.1 acre

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

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

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

Date of meeting: 5/15/18

(*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 accommodate a self-storage development with significant undisturbed areas.

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

 for SECU
Signature of Property Owner

Jamie Anderson - EVP
(Name Typed / Printed)

Fourstore, LLC
Name of Petitioner(s)

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

Clemmons, NC 27012-9998
City, State, Zip

813-310-8520 813-436-5466
Telephone Number Fax Number

jon.dorman@hotmail.com
E-Mail Address


Signature of Petitioner

Jonathan Dorman
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2018-090

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

Complete All Fields (Use additional pages if needed)

Property Owner: 1) State Employees Credit Union; and 2) Allison Woods LLC

Owner's Address: 1) P.O. Box 26055; and 2) P.O. Box 12497 City, State, Zip: 1) Raleigh, NC 27611; 2) Charlotte NC 28220

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

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

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

Date of meeting: 5/15/18

(*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 accommodate a self-storage development with significant undisturbed areas.

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

Allison Woods LLC by [Signature]
Signature of Property Owner

RYAN IVOSON
(Name Typed / Printed)

Fourstore, LLC
Name of Petitioner(s)

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

Clemmons, NC 27012-9998
City, State, Zip

813-310-8520 813-436-5466
Telephone Number Fax Number

jon.dorman@hotmail.com
E-Mail Address

Signature of Petitioner

Jonathan Dorman
(Name Typed / Printed)

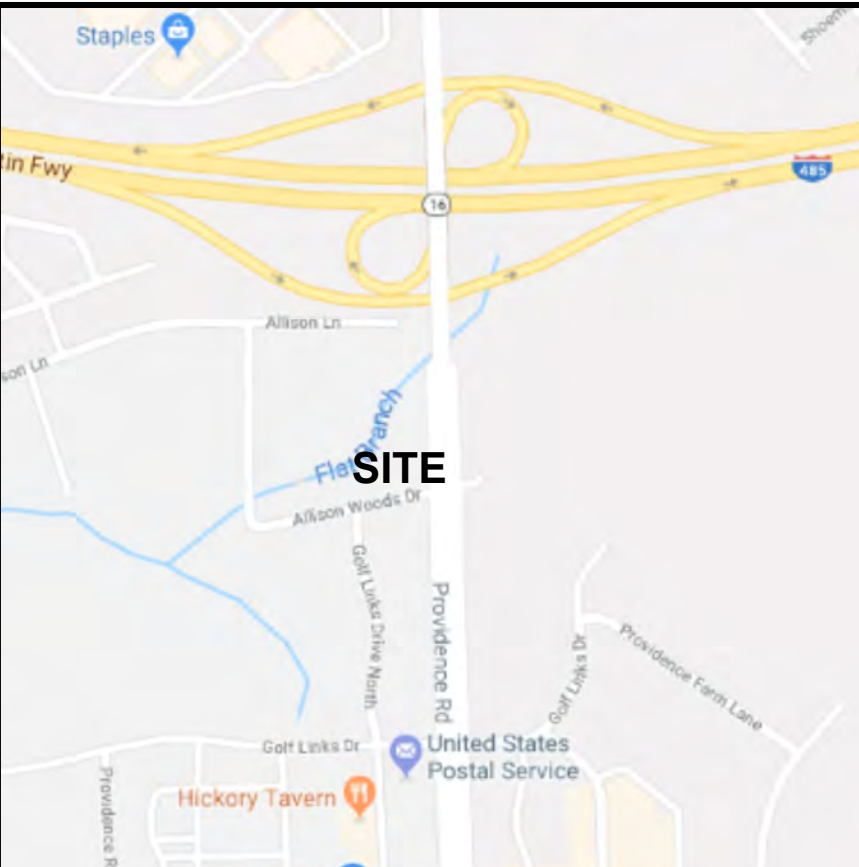


DEVELOPMENT DATA TABLE:

SITE ACREAGE:	1.151 AC
TAX PARCELS IN REZONING:	229-15-307, 229-15-308
EXISTING ZONING:	R-3
PROPOSED ZONING:	MUDD-O (CD)
ZONING OVERLAY:	NONE
EXISTING USES:	VACANT
PROPOSED USES:	ALL USES IN MUDD-O
NUMBER OF RESIDENTIAL UNITS:	N/A
RESIDENTIAL DENSITY:	N/A
NON-RESIDENTIAL SQ. FOOTAGE:	120,000 SF
FLOOR AREA RATIO:	2.39
MAXIMUM BUILDING HEIGHT:	80 FEET
MAXIMUM NUMBER OF BUILDINGS:	1
NUMBER OF PARKING SPACES:	30 PARKING PLUS 1 LOADING BERTH
PARKING RATIO:	0.25/1,000 SF MINI-WAREHOUSE PLUS 1/600 SF STREET-LEVEL SPACE PLUS 1 LOADING BERTH
OPEN SPACE:	1,000 SF URBAN OPEN SPACE

DEVELOPMENT STANDARDS:

- A. GENERAL PROVISIONS
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY FOURSTORE, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A CLIMATE CONTROLLED, SELF-STORAGE FACILITY ON THAT SITE DEPICTED ON THE REZONING PLAN (THE "SITE").
 - DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
 - UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD-O ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
 - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- B. OPTIONAL PROVISIONS
- [RESERVED]
- C. DEVELOPMENT LIMITATIONS
- DIRECT ACCESS TO THE INDIVIDUAL SELF-STORAGE UNITS LOCATED IN THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL NOT BE PROVIDED FROM THE EXTERIOR OF THE BUILDINGS. AS ACCESS TO THE INDIVIDUAL SELF-STORAGE UNITS WILL BE PROVIDED BY INTERNAL HALLWAYS.
 - THE STORAGE OF HAZARDOUS MATERIALS IS PROHIBITED.
- D. TRANSPORTATION
- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, SUBJECT TO CHAPTER 6 OF THE ORDINANCE. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
 - THE ALIGNMENTS OF THE INTERNAL DRIVES TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE CONSTRUCTION PERMITTING PROCESS.
 - ALL PARKING AREAS SHALL BE SCREENED AS REQUIRED UNDER THE ORDINANCE.
- E. ARCHITECTURAL STANDARDS
- TO PROMOTE VISUAL COMPATIBILITY WITH SURROUNDING COMMERCIAL AND RESIDENTIAL DEVELOPMENTS, THE BUILDING SHALL INCORPORATE CONTEXTUAL ARCHITECTURAL AND DESIGN FEATURES COMMON TO THE SURROUNDING STRUCTURES. EXAMPLES OF SUCH ARCHITECTURAL AND DESIGN FEATURES THAT MAY BE UTILIZED INCLUDE: MASSING, PROPORTION, FAÇADE MODULATION, EXTERIOR BUILDING MATERIALS AND DETAILING, VARIED ROOF-LINE, PEDESTRIAN SCALE AND FENESTRATION.
 - THE PROPOSED 7 STORY BUILDING WILL HAVE ARCHITECTURAL ARTICULATION AND DETAILING FOR THE FAÇADES TO APPEAR AS A 4 STORY BUILDING. THE BUILDING SHALL NOT EXCEED 80' IN HEIGHT, MEASURED FROM THE AVERAGE GRADE ON ANY STREET-FACING FAÇADE. AS THE BUILDING WILL APPEAR AS A 4 STORY BUILDING, EACH OF THE "VISUAL FLOORS" 2, 3 AND 4 SHALL HAVE WINDOWS THAT COVER 25% OF THE LENGTH OF ANY STREET-FACING FAÇADE. ANY ALLOWABLE SPRANDREL GLASS MUST NOT EXCEED 36% REFLECTIVITY. SPRANDREL GLASS IS NOT ALLOWED ON THE FIRST FLOOR.



VICINITY MAP

- THE BUILDING WILL BE CONSTRUCTED OF BRICK, STONE, STUCCO, OR SYNTHETIC STUCCO OR SMOOTH METAL PANELS. MINIMUM MASONRY REQUIREMENT WILL BE 30% CUMULATIVE OF ALL SIDES. ANY SLOPING METAL ROOFS TO BE STANDING SEAM METAL.
 - NO SOLID WALLS WILL BE LONGER THAN 20' IN LENGTH WITHOUT AN OFFSET IN THE BUILDING OR ARTICULATION, EITHER HORIZONTAL OR VERTICAL.
- F. STREETSCAPE AND LANDSCAPING
- INTERNAL SIDEWALKS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- G. ENVIRONMENTAL FEATURES
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE. THE TREE SAVE AREAS DESIGNATED ON THE REZONING PLAN ARE POTENTIAL TREE SAVE AREAS, AND THE LOCATION OF THE ACTUAL TREE SAVE AREAS SHALL BE DETERMINED DURING THE DEVELOPMENT REVIEW AND PERMITTING PROCESS.
- H. LIGHTING
- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 - THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 20 FEET.
 - ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.
- I. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INJURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
 - ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

SHEET INDEX:

- SURVEY PLAN
- RZ-1: CONDITIONAL REZONING SITE PLAN

REZONING PETITION #2018-_____

ALLISON WOODS STORAGE
ALLISON WOODS DRIVE
CHARLOTTE, NORTH CAROLINA

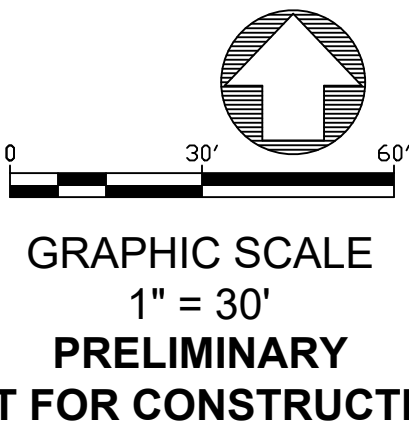
CONDITIONAL REZONING SITE PLAN



3630 CLEMMONS RD., #1761
CLEMMONS, NC 27012
(813) 310-8520 (PH)
(813) 746-4663 (FAX)

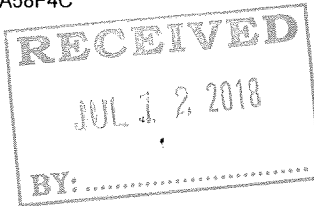
DATE:
07/09/2018

SHEET
RZ-1



GRAPHIC SCALE
1" = 30'
PRELIMINARY
NOT FOR CONSTRUCTION

I. REZONING APPLICATION CITY OF CHARLOTTE



2018-091
Petition #: _____
Date Filed: 7/12/2018
Received By: B1

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): 201-231-22, 201-231-23, 201-231-24, 201-231-25 and 201-231-26

Current Land Use: Office Size (Acres): +/- 8.645 acres

Existing Zoning: O-1 (CD) Proposed Zoning: O-1 (CD) Site Plan Amendment

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, Carlos Alzate et al.

Date of meeting: May 22, 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: The primary purpose of this site plan amendment is to change the 75 foot undisturbed Class B buffer located along the northern boundary line of the site to a 33 foot wide Class C buffer with a fence as a result of the parcel located to the north of the site now being zoned Institutional rather than R-3.

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)

SCBP Developer, LLC (c/o Aaron Ligon)
Name of Petitioner(s)

333 West Trade Street, Suite 370
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

980-254-2747
Telephone Number Fax Number

aaron.ligon@lcrepartners.com
E-Mail Address

SCBP DEVELOPER, LLC

DocuSigned by:

By: [Signature]
Signature of Petitioner
Aaron Ligon

(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by SCBP Developer, LLC

Property Owners Information, Acquisition Dates and Site Addresses

Tax Parcel No. 201-231-22

SCBP Developer, LLC
333 West Trade Street, Suite 370
Charlotte, NC 28202

Acquisition Date: June 30, 2017

Site Address: Steele Creek Road

Tax Parcel No. 201-231-23

SCBP Developer, LLC
333 West Trade Street, Suite 370
Charlotte, NC 28202

Acquisition Date: June 30, 2017

Site Address: Steele Creek Road

Tax Parcel No. 201-231-24

TFW Enterprises, LLC
11320 Jack James Lane
Charlotte, NC 28277

Acquisition Date: April 23, 2018

Site Address: None

Tax Parcel No. 201-231-25

SCBP Developer, LLC
333 West Trade Street, Suite 370
Charlotte, NC 28202

Acquisition Date: June 30, 2017

Site Address: Steele Creek Road

Tax Parcel No. 201-231-26

SCCA Landlord, LLC
333 West Trade Street, Suite 580
Charlotte, NC 28202

Acquisition Date: April 23, 2018


Site Address: Steele Creek Road

**REZONING APPLICATION FILED BY
SCBP DEVELOPER, LLC
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by SCBP Developer, LLC that are designated as Tax Parcel Nos. 201-231-22, 201-231-23 and 201-231-25 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 O-1 (CD) zoning district to the O-1 (CD) Site Plan Amendment zoning district.

This 5th day of July, 2018.

SCBP DEVELOPER, LLC

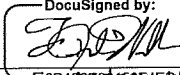
DocuSigned by:
By: 
Name: Aaron F. Figg
Title: Manager

**REZONING APPLICATION FILED BY
SCBP DEVELOPER, LLC
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by SCBP Developer, LLC that is designated as Tax Parcel No. 201-231-24 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 O-1 (CD) zoning district to the O-1 (CD) Site Plan Amendment zoning district.

This 5th day of July, 2018.

TFW ENTERPRISES, LLC

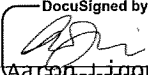
DocuSigned by:

By: _____
Name: Andrew Welch
Title: Mgr member

**REZONING APPLICATION FILED BY
SCBP DEVELOPER, LLC
JOINDER AGREEMENT**

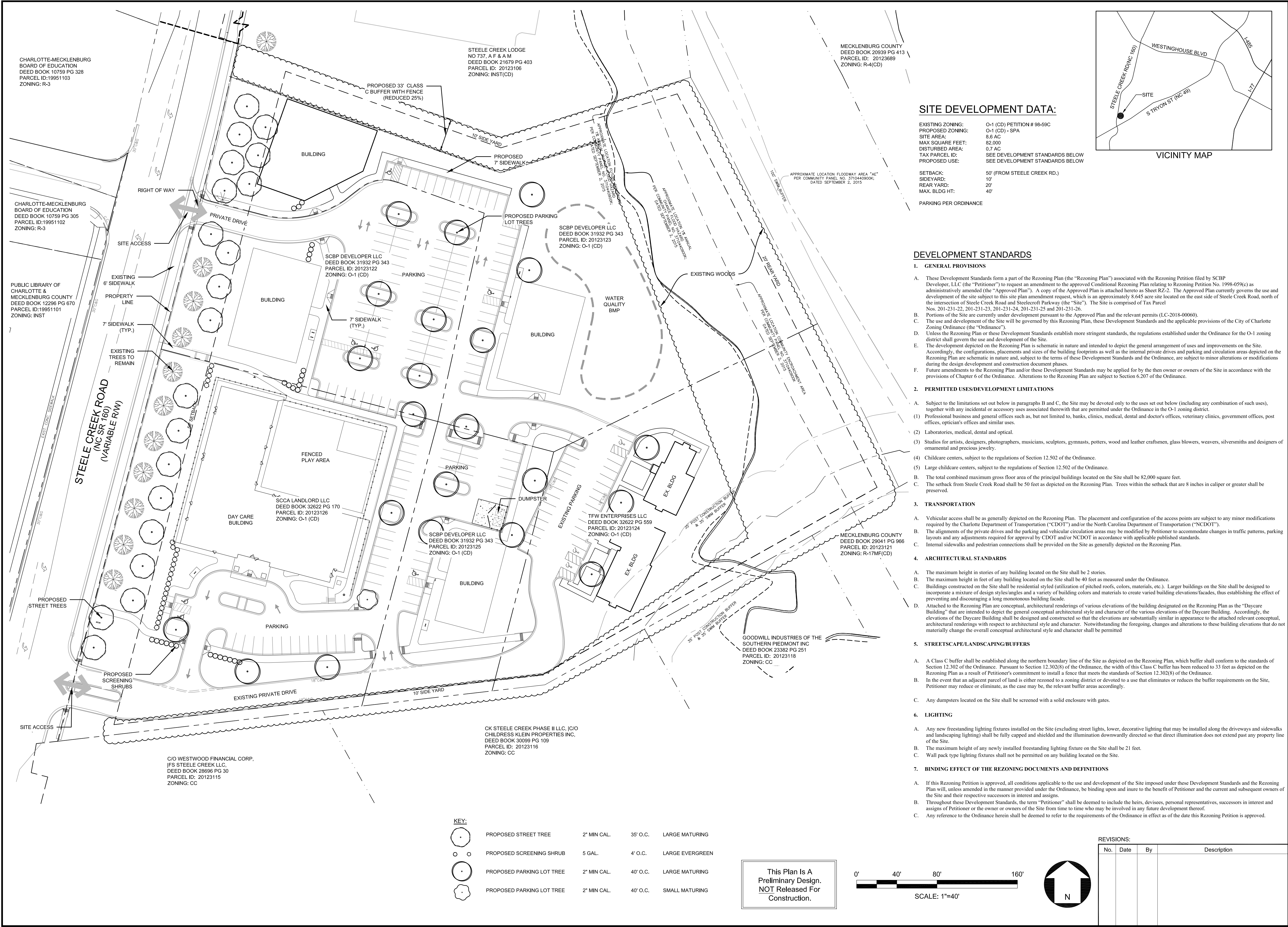
The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by SCBP Developer, LLC that is designated as Tax Parcel No. 201-231-26 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the O-1 (CD) zoning district to the O-1 (CD) Site Plan Amendment zoning district.

This 5th day of July, 2018.

SCCA LANDLORD, LLC

DocuSigned by:

By: _____
Name: Aaron L. Ligon
Title: Manager

P:\2016 Jobs\16081 - Steele Creek Offices-Daycare - Ligon\CAD\CADPHASE 5\16081_RZ Plan.dwg

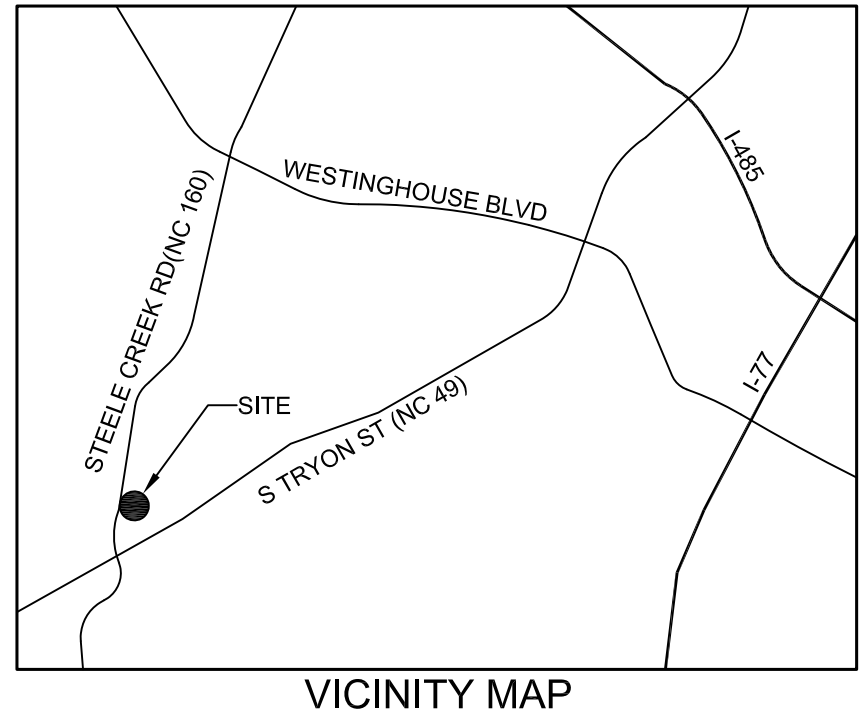


SITE DEVELOPMENT DATA:

EXISTING ZONING: O-1 (CD) PETITION # 98-59C
PROPOSED ZONING: O-1 (CD) - SPA
SITE AREA: 8.6 AC
MAX SQUARE FEET: 82,000
DISTURBED AREA: 0.7 AC
TAX PARCEL ID: SEE DEVELOPMENT STANDARDS BELOW
PROPOSED USE: SEE DEVELOPMENT STANDARDS BELOW

SETBACK: 50' (FROM STEELE CREEK RD.)
SIDEYARD: 10'
REAR YARD: 20'
MAX. BLDG HT: 40'

PARKING PER ORDINANCE

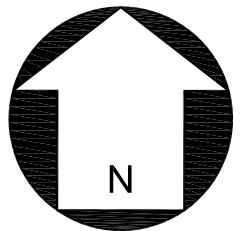
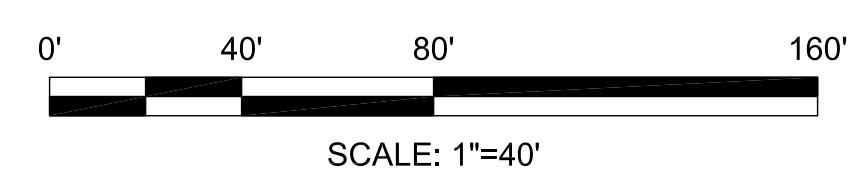


DEVELOPMENT STANDARDS

- 1. GENERAL PROVISIONS**
- A. These Development Standards form a part of the Rezoning Plan (the "Rezoning Plan") associated with the Rezoning Petition filed by SCBP Developer, LLC (the "Petitioner") to request an amendment to the approved Conditional Rezoning Plan relating to Rezoning Petition No. 1998-059(c) as administratively amended (the "Approved Plan"). A copy of the Approved Plan is attached hereto as Sheet 102. The Approved Plan currently governs the use and development of the site subject to this site plan amendment request, which is an approximately 8.645 acre site located on the east side of Steele Creek Road, north of the intersection of Steele Creek Road and Steelecroft Parkway (the "Site"). The Site is comprised of Tax Parcel Nos. 201-231-22, 201-231-23, 201-231-24, 201-231-25 and 201-231-26.
- B. Portions of the Site are currently under development pursuant to the Approved Plan and the relevant permits (LC-2018-00060).
- C. The use and development of the Site will be governed by this Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- D. 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 the use and development of the Site.
- E. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal private drives and parking and circulation areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- F. 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. Subject to the limitations set out below in paragraphs B and C, the Site may be devoted only to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the O-1 zoning district.
- (1) Professional business and general offices such as, but not limited to, banks, clinics, medical, dental and doctor's offices, veterinary clinics, government offices, post offices, optician's offices and similar uses.
- (2) Laboratories, medical, dental and optical.
- (3) Studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths and designers of ornamental and precious jewelry.
- (4) Childcare centers, subject to the regulations of Section 12.502 of the Ordinance.
- (5) Large childcare centers, subject to the regulations of Section 12.502 of the Ordinance.
- B. The total combined maximum gross floor area of the principal buildings located on the Site shall be 82,000 square feet.
- C. The setback from Steele Creek Road shall be 50 feet as depicted on the Rezoning Plan. Trees within the setback that are 8 inches in caliper or greater shall be preserved.
- 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") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The alignments of the private drives and the parking and vehicular circulation areas may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- C. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- 4. ARCHITECTURAL STANDARDS**
- A. The maximum height in stories of any building located on the Site shall be 2 stories.
- B. The maximum height in feet of any building located on the Site shall be 40 feet as measured under the Ordinance.
- C. Buildings constructed on the Site shall be residential styled (utilization of pitched roofs, colors, materials, etc.). Larger buildings on the Site shall be designed to incorporate a mixture of design styles/angles and a variety of building colors and materials to create varied building elevations/facades, thus establishing the effect of preventing and discouraging a long monotonous building facade.
- D. Attached to the Rezoning Plan are conceptual, architectural renderings of various elevations of the building designated on the Rezoning Plan as the "Daycare Building" that are intended to depict the general conceptual architectural style and character of the various elevations of the Daycare Building. Accordingly, the elevations of the Daycare Building shall be designed and constructed so that the elevations are substantially similar in appearance to the attached relevant conceptual, architectural renderings with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations to these building elevations that do not materially change the overall conceptual architectural style and character shall be permitted.
- 5. STREETScape/LANDSCAPING/BUFFERS**
- A. A Class C buffer shall be established along the northern boundary line of the Site as depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to Section 12.302(8) of the Ordinance, the width of this Class C buffer has been reduced to 33 feet as depicted on the Rezoning Plan as a result of Petitioner's commitment to install a fence that meets the standards 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.
- C. Any dumpsters located on the Site shall be screened with a solid enclosure with gates.
- 6. LIGHTING**
- A. Any new freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any newly installed freestanding lighting fixture on the Site shall be 21 feet.
- C. Wall pack type lighting fixtures shall not be permitted on any building located on 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.

KEY:				
	PROPOSED STREET TREE	2" MIN CAL.	35' O.C.	LARGE MATURING
	PROPOSED SCREENING SHRUB	5 GAL.	4' O.C.	LARGE EVERGREEN
	PROPOSED PARKING LOT TREE	2" MIN CAL.	40' O.C.	LARGE MATURING
	PROPOSED PARKING LOT TREE	2" MIN CAL.	40' O.C.	SMALL MATURING

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



REVISIONS:				
No.	Date	By	Description	

Landworks

Design Group, PA

CREATING SPACES TO LIVE, WORK AND PLAY

7621 Little Avenue, Suite 111
Charlotte, NC 28226

tel: 704-941-1604
fax: 704-941-1604

MCALISTER COURT

STEELE CREEK ROAD, CHARLOTTE, NC

SCBP DEVELOPER LLC

CHARLOTTE, NC

REZONING

SITE PLAN

REZONING PETITION:

2018-XXX

CORPORATE CERTIFICATIONS

NC PE : C-2930 NC LA : C-253

SC ENG : NO.3599 SC LA : NO.211

Project Manager:

MDL

Drawn By:

KKF

Checked By:

LHC

Date:

07/10/2018

Project Number:

16081

Sheet Number:

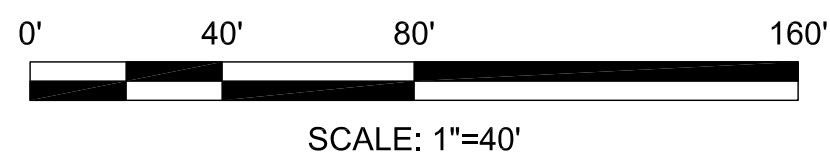
RZ-1

SHEET # 1 OF 4



NOTE:
CURRENT PLAN APPROVED - MCALISTER COURT 98-59C
ADMINISTRATIVE AMENDMENT APRIL 20,2017.
EXISTING SITE PLAN SHOWN IS PERMITTED AND UNDER
CONSTRUCTION (LDC-2018-00060)

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



REVISIONS:			
No.	Date	By	Description

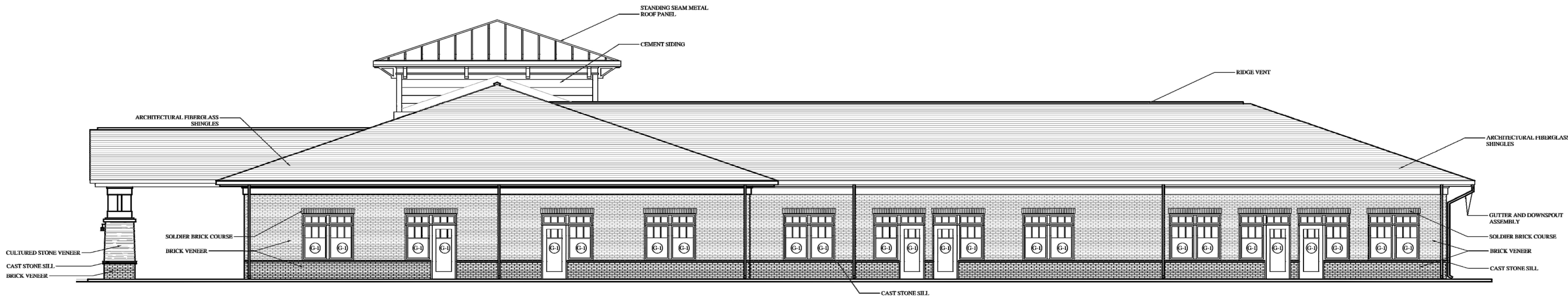
Attached to Administrative

Approval

Solomon A. Fortune
Solomon A. Fortune

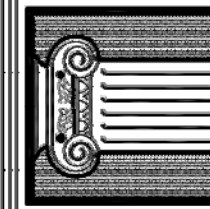


1 SOUTH (MAIN ENTRANCE) DAYCARE ELEVATION
A-1 3/16" = 1'-0" 6-1 = CLEAR, INSULATED GLAZING



2 WEST (STEELE CREEK ROAD) DAYCARE ELEVATION
A-1 3/16" = 1'-0" 6-1 = CLEAR, INSULATED GLAZING

PRIEST
ARCHITECTURE



13739 STEELE CREEK ROAD
LIGON COMMERCIAL REAL ESTATE
CHARLOTTE NORTH CAROLINA 28205
PHONE: 704-579-1810 FAX: 704-579-1910 MOBILE: 980-253-6600
EMAIL: PRIESTARCHITECT@BELL.SOUTH.NET

REVISIONS

NO.	DATE

13739 STEELE CREEK ROAD SITE
LIGON COMMERCIAL REAL ESTATE
CHARLOTTE NORTH CAROLINA

Project No:

Scale:

Date Drawn: 3/20/17

Sheet Title

DAYCARE
ELEVATIONS

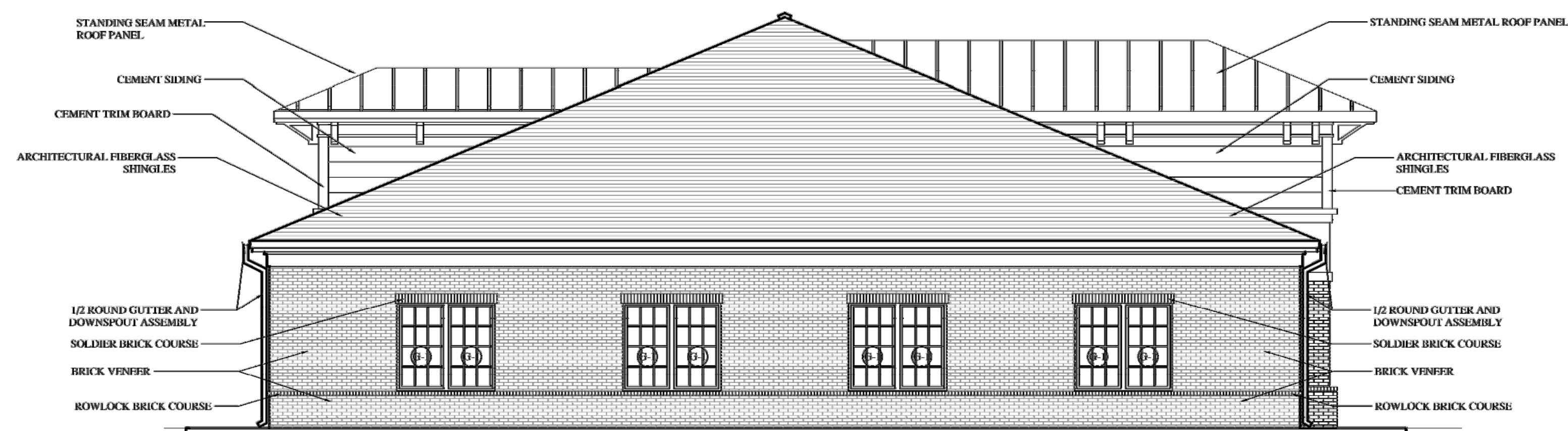
A-1

SHEET # 3 OF 4



1 WEST (STEELE CREEK ROAD) OFFICE ELEVATION
A-2 3/16" = 1'-0"

G-1 = CLEAR, INSULATED GLAZING



2 NORTH (SIDE) OFFICE ELEVATION
A-2 3/16" = 1'-0"

G-1 = CLEAR, INSULATED GLAZING

Attached to Administrative
Approval

Solomon A. Fortune \$F
Solomon A. Fortune

REVISIONS

NO.	DATE

13739 STEELE CREEK ROAD SITE
LIGON COMMERCIAL REAL ESTATE
CHARLOTTE NORTH CAROLINA

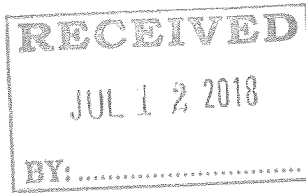
Project No:

Scale:

Date Drawn: 3/20/17

Sheet Title
OFFICE
ELEVATIONS

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2018-092
Date Filed: 7/12/2018
Received By: Be

Complete All Fields (Use additional pages if needed)

Property Owner: DHALIWAL MAC, LLC

Owner's Address: PO BOX 1230 City, State, Zip: Albemarle, NC 27002

Date Property Acquired: 2000, 2007

Property Address: Corner of NC 115 and Harris Blvd

Tax Parcel Number(s): 03725205, 03725298

Current Land Use: vacant Size (Acres): Approx. 23.05 acres

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

Overlay: NA Tree Survey Provided: Yes: N/A:

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

Date of meeting: 4/17/18

(*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): 5

Purpose/description of Conditional Zoning Plan: Multifamily community of up to 330 units and associated accessory uses

Walter Fields, III
Name of Rezoning Agent

1919 South Blvd., suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

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

walter@walterfieldsgroup.com
E-Mail Address

SEE ATTACHED LETTER
Signature of Property Owner

Baldeep Mac
(Name Typed / Printed)

Contravest Development Partners, LLC
Name of Petitioner(s)

237 S. Westmonte Drive, Suite 140
Address of Petitioner(s)

Altamonte Springs, FL 32714
City, State, Zip

407-333-0066
Telephone Number Fax Number

arembowski@contravest.com
E-Mail Address


Signature of Petitioner

Alfred Rembowski
(Name Typed / Printed)

July 10, 2018

Alfred Rembowski
ContraVest Development Partners| Acquisitions Director
237 S. Westmonte Drive, Suite 140
Altamonte Springs, FL 32714

This letter serves to notify all interested parties that I/we consent to Contravest Development Partners petitioning for the rezoning of two parcels located on West W. T. Harris Boulevard in Mecklenburg County, North Carolina containing approximately 23.05 acres and further identified as Tax Parcels 03725205 and 03725298. This letter serves to represent my/our signature on the rezoning application.

Thank you.

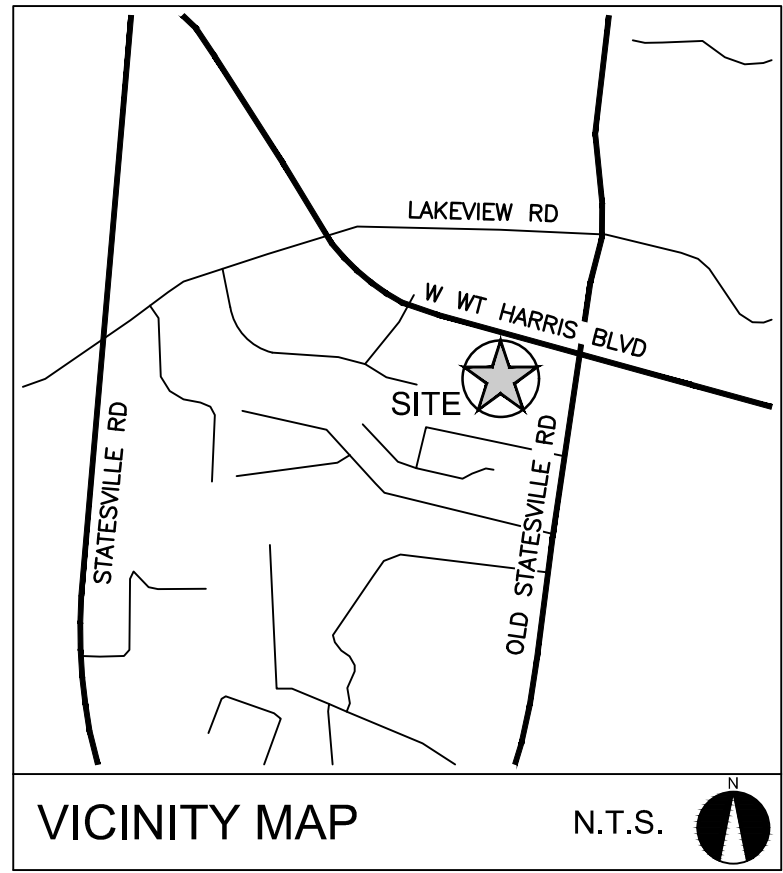
Dhaliwal Mac, LLC
P.O. Box 1230
Albemarle, NC 28002

Owner/Authorized Agent



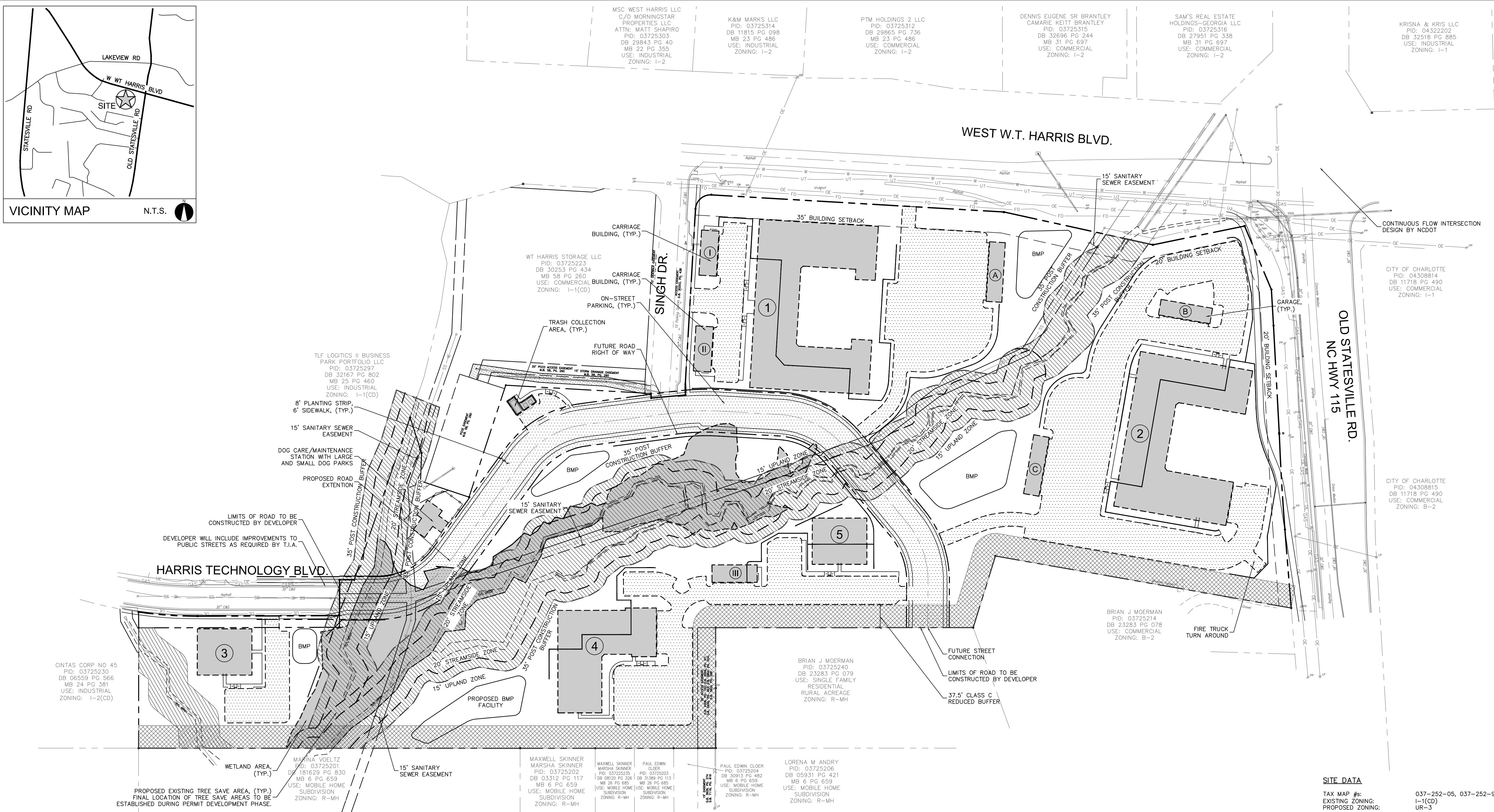
Date

7/10/18



VICINITY MAP

N.T.S.



HARRIS BOULEVARD DEVELOPMENT STANDARDS

GENERAL PROVISIONS:

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

PURPOSE:

THE PURPOSE OF THIS PETITION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY COMMUNITY TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS TO REZONE THE SITE TO THE UR-3(CD) CLASSIFICATION.

PERMITTED USES:

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE MULTIFAMILY DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-3 DISTRICT.

TRANSPORTATION:

- A. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO HARRIS BOULEVARD, A DRIVEWAY TO SINGH DRIVE, AND TO HARRIS TECHNOLOGY BLVD. AND POSSIBLE FUTURE CONNECTIONS TO ADJOINING PROPERTIES AS GENERALLY IDENTIFIED ON THE SITE PLAN.
- B. PARKING AREAS ARE GENERALLY INDICATED ON THE SITE PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS:

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-3 DISTRICT.

STREETSCAPE AND LANDSCAPING:

RESERVED

ENVIRONMENTAL FEATURES:

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE:

RESERVED

FIRE PROTECTION:

RESERVED

SIGNAGE:

RESERVED

LIGHTING:

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

PHASING:

RESERVED

INITIAL SUBMISSION- 7-10-18, 1.0

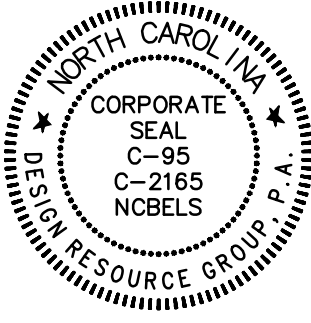
SITE DATA

TAX MAP #:	037-252-05, 037-252-98
EXISTING ZONING:	I-1(CD)
PROPOSED ZONING:	UR-3
TOTAL SITE AREA:	1,010,996 SF (23.21 AC)
EXISTING USE:	MOBILE HOME SUBDIVISION
PROPOSED USE:	UP TO 350 MULTI-FAMILY UNITS
PARKING PROVIDED:	PER ORDINANCE REQUIREMENTS
BICYCLE PARKING PROVIDED:	PER ORDINANCE REQUIREMENTS
SETBACKS:	PER ORDINANCE REQUIREMENTS



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgroup.com



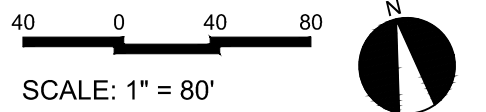
REZONING PETITION
FOR PUBLIC HEARING
2018-xxx

REZONING DOCUMENTS

W. T. HARRIS
CHARLOTTE, NORTH CAROLINA

CONTRAVEST, INC.
237 S. WESTMONTE DR. #140
ALTA MONTA SPRINGS, FL 32714
407.333.0066

SCHEMATIC
SITE PLAN



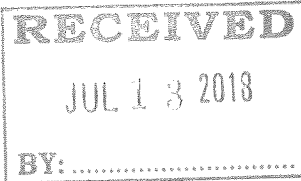
PROJECT #: 036-021
DRAWN BY: DK
CHECKED BY: TH

JULY 12, 2018

REVISIONS:

RZ1.00

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-093

Petition #: _____
Date Filed: 7/13/2018
Received By: PK

Complete All Fields (Use additional pages if needed)

Property Owner: US DEVELOPMENT
Owner's Address: PO BOX 41 City, State, Zip: MOORESVILLE, NC 28115
Date Property Acquired: _____
Property Address: 6008 NATIONS FORD ROAD, CHARLOTTE, NC 28217
Tax Parcel Number(s): 16703401
Current Land Use: R-4 SINGLE FAMILY Size (Acres): 1.43 ACRES
Existing Zoning: R-4 SINGLE FAMILY Proposed Zoning: R-17MF (CD)
Overlay: _____ Tree Survey Provided: Yes: X N/A: _____
Required Rezoning Pre-Application Meeting* with: ALBERTO GONZALEZ, CARLOS ALZATE, JOSH WEAVER,
Date of meeting: 11/21/17 & 04/24/18 CLAIRE LYTE-GRAHAM

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

For Conditional Rezoning Only:

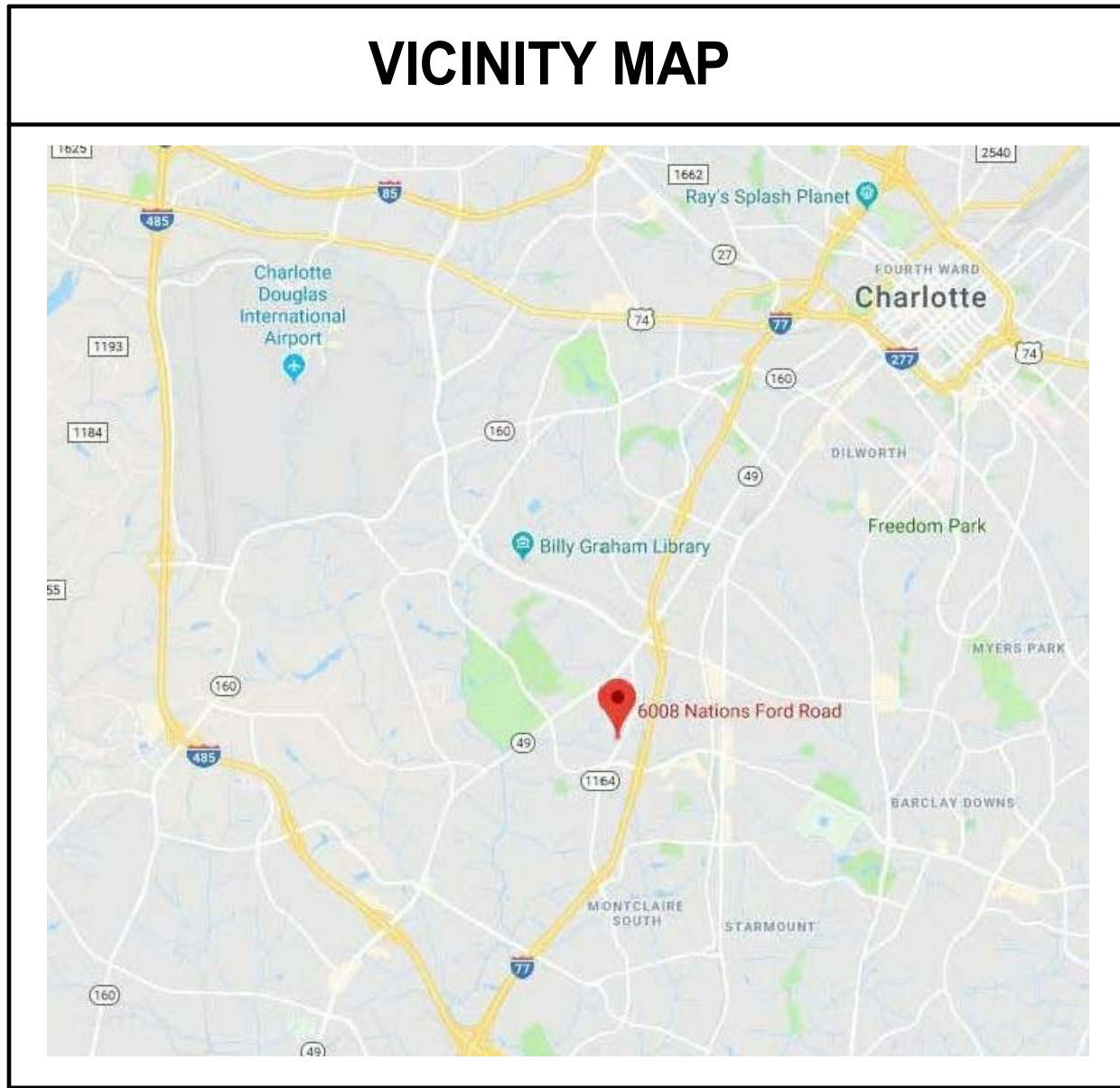
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): 5
Purpose/description of Conditional Zoning Plan: REDEVELOPMENT

RAGONA ARCHITECTURE & DESIGN
Name of Rezoning Agent
145 SCALEYBARK ROAD
Agent's Address
CHARLOTTE, NC 28209
City, State, Zip
704-943-9089 N/A
Telephone Number Fax Number
MGALLO@RAD-ARCH.COM
E-Mail Address

Signature of Property Owner
THOMAS THON
(Name Typed / Printed)

US DEVELOPMENT, INC.
Name of Petitioner(s)
PO BOX 41
Address of Petitioner(s)
MOORESVILLE, NC 28115
City, State, Zip
516-815-2800 N/A
Telephone Number Fax Number
THOMAS6633636@YAHOO.COM
E-Mail Address

Signature of Petitioner
THOMAS THON
(Name Typed / Printed)



DEVELOPMENT DATA TABLE			
SITE DATA			
ADDRESS:	6008 NATIONS FORD ROAD CHARLOTTE, NORTH CAROLINA 28217	ZONING	
JURISDICTION:	CITY OF CHARLOTTE	CURRENT ZONING:	R-4 RESIDENTIAL SINGLE FAMILY
TAX PARCEL ID(S):	167-03-401 DB 29863 - PG 828	PROPOSED ZONING:	R-17 MF (CD) RESIDENTIAL MULTI-FAMILY
OWNER:	US DEVELOPMENT, INC.	PROPOSED USE:	17 PER ACRE X 1.43 ACRES = 24.31 = 24 UNITS MAX.
TOTAL SITE AREA:	1.43 ACRES (62,290 SF)	R-17 MAX. UNITS:	22 UNITS
SETBACKS/ BUFFERS/ EASEMENTS/ RIGHT-OF-WAYS			
REQUIRED SETBACKS:	40' REAR YARD SETBACK 45' FRONT YARD SETBACK 10' SIDE YARD SETBACK(S)	PROPOSED UNITS:	22 UNITS
REQUIRED BUFFERS:	16' SIDE YARD CLASS C BUFFER BETWEEN PROPOSED R-17 & ADJACENT R-4	PARKING/ SITE	
EASEMENTS:	20' FRONT UTILITY EASEMENT	PARKING REQUIRED:	1.5 PER RESIDENTIAL UNIT 33 REQUIRED
RIGHT-OF-WAYS:	80' RIGHT-OF-WAY FROM CENTERLINE OF NATIONS FORD ROAD	PARKING PROVIDED:	4 PER RESIDENTIAL UNIT 2 DRIVEWAY + 2 CAR GARAGE 88 PROVIDED
		IMPERVIOUS AREA:	0.61 ACRES (37,990 SF)
		BUILDING	
		MAXIMUM GROSS BUILDING FOOTPRINT:	NOT TO EXCEED 20,000 SF
		OCCUPANCY TYPE:	R-2 RESIDENTIAL, MULTI-FAMILY APARTMENTS/ TOWNHOMES 2 OR 3 STORY WOOD FRAMED

GENERAL NOTES

- TOPOGRAPHICAL, PARCEL AND RIGHT-OF-WAY INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS DATABASE
- REFER TO BOUNDARY AND PHYSICAL SURVEY CREATED BY METROLINA ENGINEERING AND SURVEYING ASSOCIATES DATED MARCH 30, 2016 FOR BOUNDARY AND EASEMENT INFORMATION
- ALL PLAN AND ELEVATION INFORMATION SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE
- DRAWINGS INCLUDED IN THIS SUBMITTAL:
RZ101 REZONING PLAN

DEVELOPMENT STANDARDS	
1.	GENERAL PROVISIONS: <ul style="list-style-type: none">a) These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by US Development Inc. (Petitioner) to accommodate the development of a Residential Apartment/ Townhome Community on an approximately 1.43 acre site located at 6008 Nations Ford Road.b) Unless more stringent standards are established herein, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the R-17MF (CD) zoning district classification shall be followed in connection with development proposed on the Site.c) The schematic depictions of the structures, sidewalks, landscaping, driveways, internal streets and other development/ site elements indicated in 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.d) Since the project has not undergone the Design Development phase, 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 minor and don't materially change the overall design intent depicted on the Rezoning Plan.
2.	PERMITTED USES: <ul style="list-style-type: none">a) Permitted uses shall be those allowed in the R-17MF (CD) zoning classification.b) The gross floor area (footprints) of all buildings constructed on the Site may not exceed, in the aggregate, twenty thousand (20,000) square feet.c) The total number of Residential Buildings shall not exceed four (4) buildings.d) There will be no parking provided outside that of the primary residence(s).
3.	TRANSPORTATION: <ul style="list-style-type: none">a) There shall be an eighty (80) foot right of way reservation or dedication required for the Site measured from the centerline of Nations Ford Road.b) The placement and configuration of the access point from Nations Ford Road to the site is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the NC Department of Transportation.c) Four (4) Parking spaces provided for each Private Residence, no additional parking required/ provided
6.	ARCHITECTURAL STANDARDS: <ul style="list-style-type: none">a) The exterior elevations of each of the buildings to be constructed on the Site shall be designed and constructed of materials that may include a combination of but are not limited to the following materials; fiber cement panel, fiber cement siding, brick, stucco, wood, EIFS, vinyl siding, synthetic stone.b) Building elevations shall be designed with vertical bays or articulated architectural features that 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.c) Buildings to be a minimum of two stories and a maximum of three stories.d) Building placement on site shall focus on minimizing the impervious pavement.e) Driveways and internal roads shall be constructed between the residential building in such a way as to be minimize the visibility of such elements from Nations Ford Roadf) Meters, HVAC units and other utility type elements will be screened from adjacent properties.
7.	STREETSCAPE, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING: <ul style="list-style-type: none">a) Building Front Yard setbacks shall be forty-five (45) feet measured from the R/W line of Nations Ford Road.b) Building Rear Yard setbacks shall be forty (40) feet measured from the rear property line.c) Building Side Yard setback shall be ten (10) feet measured from the side property lines.d) Screening shall conform with the standards and treatments specified in the Ordinance.e) The Site shall comply with the City of Charlotte Tree Ordinance.f) A sidewalk shall be provided along Nations Ford Road, which shall be at least eight (8) feet in width and have a planting strip between the sidewalk and the street curb or edge of pavement which is at least six (6) feet in width.g) Planting strips and sidewalks may be located within the setback and/or the rights-of-way subject to any necessary government approval.h) An existing twenty (20) foot utility easement along Nations Ford Road shall remain.i) A sixteen (16) foot Class C Buffer is required between the Site and the adjacent R-4 Property
8.	ENVIRONMENTAL FEATURES: <ul style="list-style-type: none">a) Site shall comply with the City of Charlotte Tree Ordinance.b) Existing trees along the Rear Yard Setback shall remain as depicted on the planc) The location, size and type of Storm Management Systems will be determined during the Design Development phase
9.	PARKS, GREENWAYS AND OPEN SPACE: <ul style="list-style-type: none">a) Open Areas will be provided as generally depicted on the Rezoning Plan
10.	FIRE PROTECTION: <ul style="list-style-type: none">a) In accordance with the Ordinance.
11.	SIGNAGE: <ul style="list-style-type: none">a) No more than one (1) detached monumental project identification sign shall be permitted. This sign may not exceed seven (7) feet in height and the actual sign area may not exceed sixty-four (64) square feet on either side.
12.	LIGHTING: <ul style="list-style-type: none">a) All freestanding lighting fixtures shall be uniform in design, boxed and fully shielded and not exceed twenty-two (22) feet in height, including any structural base.b) Parking lot light poles shall not be placed in the tree islands, but decorative, pedestrian-oriented lighting may be in tree islands.c) All lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along driveways, sidewalks, parking areas and open green space areas.
13.	PHASING: <ul style="list-style-type: none">a) Buildings on the Site may be built in sequences, but the sidewalk and required street trees along Nations Ford Road shall be installed with the initial building on the Site.
14.	AMENDMENTS TO THE REZONING PLAN <ul style="list-style-type: none">a) Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner of the the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
15.	OTHER: <ul style="list-style-type: none">a) Not Applicable



1

REZONING PLAN
SCALE: 1" = 20'-0"

NATIONS FORD MULTIFAMILY

FOR US DEVELOPMENT INC.

6008 NATIONS FORD ROAD
CHARLOTTE, NORTH CAROLINA 28217
MECKLENBURG COUNTY, N. CAROLINA

Revisions		
#	Date	Description

REZONING PETITION #2018-000

Project Number: 17040
Issued for: REZONING
Issue Date: 07/12/2018

DRAWING TITLE
REZONING PLAN

SHEET NUMBER
RZ101

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2018-094
Date Filed: 7/17/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Walter Douglas Robinson

Owner's Address: 11831 Elm Lane City, State, Zip: Charlotte, NC 28277

Date Property Acquired: _____

Property Address: 11831 Elm Lane

Tax Parcel Number(s): 229-101-04

Current Land Use: Single family residential Size (Acres): +/- 2.03 acres

Existing Zoning: R-12 MF (CD) Proposed Zoning: UR-2 (CD)

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

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

Date of meeting: May 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 accommodate the development of a residential community on the site that could contain up to 20 for sale single family attached dwelling units.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

WALTER DOUGLAS ROBINSON

Walter Douglas Robinson
Signature of Property Owner

Walter Douglas Robinson
(Name Typed / Printed)

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

1814 Euclid Avenue
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704-805-4801
Telephone Number Fax Number

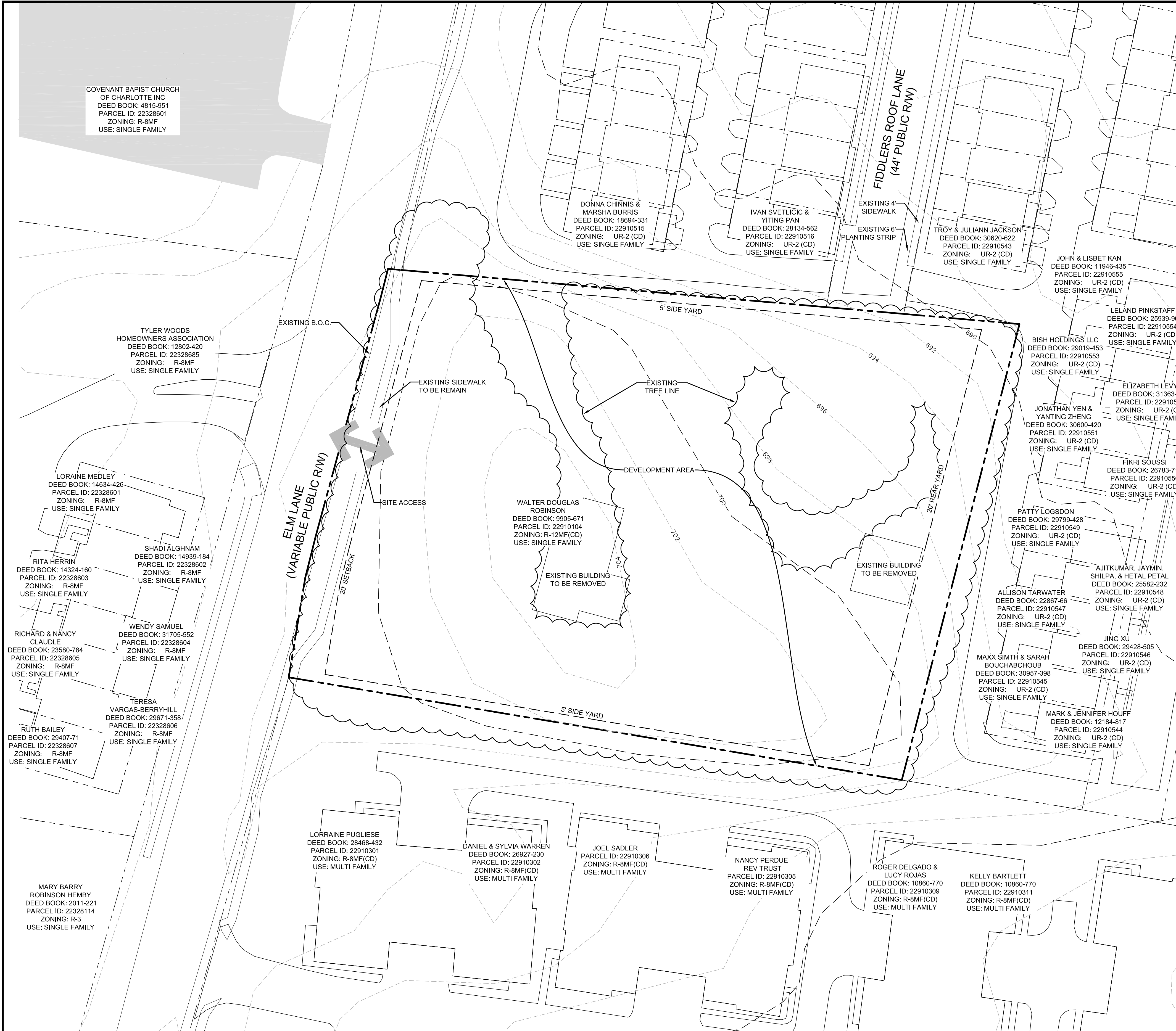
bhopper@hoppercommunities.com
E-Mail Address

HOPPER COMMUNITIES, INC.

By: [Signature]
Signature of Petitioner

J. Bart Hopper
(Name Typed / Printed)

P:\2018 Jobs\18009 - Elm Lane Site - Hopper\CAD\Sketch Planning\18009 Sketch Plan.dwg
P:\2018 Jobs\18009 - Elm Lane Site - Hopper\CAD\Sketch Planning\18009 Sketch Plan.dwg



COVENANT BAPTIST CHURCH
OF CHARLOTTE INC
DEED BOOK: 4815-861
PARCEL ID: 22328601
ZONING: R-8MF
USE: SINGLE FAMILY

DONNA CHINNIS &
MARSHA BURRIS
DEED BOOK: 18694-331
PARCEL ID: 22910515
ZONING: UR-2 (CD)
USE: SINGLE FAMILY

IVAN SVETLICIC &
YITING PAN
DEED BOOK: 28134-562
PARCEL ID: 22910516
ZONING: UR-2 (CD)
USE: SINGLE FAMILY

TROY & JULIANN JACKSON
DEED BOOK: 30620-622
PARCEL ID: 22910543
ZONING: UR-2 (CD)
USE: SINGLE FAMILY

JOHN & LISBET KAN
DEED BOOK: 11946-435
PARCEL ID: 22910555
ZONING: UR-2 (CD)
USE: SINGLE FAMILY

LELAND PINKSTAFF
DEED BOOK: 25939-90
PARCEL ID: 22910554
ZONING: UR-2 (CD)
USE: SINGLE FAMILY

BISH HOLDINGS LLC
DEED BOOK: 29019-453
PARCEL ID: 22910553
ZONING: UR-2 (CD)
USE: SINGLE FAMILY

ELIZABETH LEVY
DEED BOOK: 31363-662
PARCEL ID: 22910552
ZONING: UR-2 (CD)
USE: SINGLE FAMILY

JONATHAN YEN &
YANTING ZHENG
DEED BOOK: 30600-420
PARCEL ID: 22910551
ZONING: UR-2 (CD)
USE: SINGLE FAMILY

FIKRI SOUSSI
DEED BOOK: 26783-718
PARCEL ID: 22910550
ZONING: UR-2 (CD)
USE: SINGLE FAMILY

PATTY LOGSDON
DEED BOOK: 29799-428
PARCEL ID: 22910549
ZONING: UR-2 (CD)
USE: SINGLE FAMILY

ALLISON FARWATER
DEED BOOK: 22887-66
PARCEL ID: 22910547
ZONING: UR-2 (CD)
USE: SINGLE FAMILY

MAXX SMITH & SARAH
BOUCHABCHOUB
DEED BOOK: 30957-398
PARCEL ID: 22910545
ZONING: UR-2 (CD)
USE: SINGLE FAMILY

JING XU
DEED BOOK: 29428-505
PARCEL ID: 22910546
ZONING: UR-2 (CD)
USE: SINGLE FAMILY

MARK & JENNIFER HOUFF
DEED BOOK: 12184-817
PARCEL ID: 22910544
ZONING: UR-2 (CD)
USE: SINGLE FAMILY

LORRAINE PUGLIESE
DEED BOOK: 28488-432
PARCEL ID: 22910301
ZONING: R-8MF(CD)
USE: MULTI FAMILY

DANIEL & SYLVIA WARREN
DEED BOOK: 26927-230
PARCEL ID: 22910302
ZONING: R-8MF(CD)
USE: MULTI FAMILY

JOEL SADLER
PARCEL ID: 22910306
ZONING: R-8MF(CD)
USE: MULTI FAMILY

NANCY PERDUE
REV TRUST
PARCEL ID: 22910305
ZONING: R-8MF(CD)
USE: MULTI FAMILY

ROGER DELGADO &
LUCY ROJAS
DEED BOOK: 10860-770
PARCEL ID: 22910309
ZONING: R-8MF(CD)
USE: MULTI FAMILY

KELLY BARTLETT
DEED BOOK: 10860-770
PARCEL ID: 22910311
ZONING: R-8MF(CD)
USE: MULTI FAMILY

MARY BARRY
ROBINSON HEMBY
DEED BOOK: 2011-221
PARCEL ID: 22328114
ZONING: R-3
USE: SINGLE FAMILY

RICHARD & NANCY
CLAUDIE
DEED BOOK: 23580-784
PARCEL ID: 22328605
ZONING: R-8MF
USE: SINGLE FAMILY

WENDY SAMUEL
DEED BOOK: 31705-552
PARCEL ID: 22328604
ZONING: R-8MF
USE: SINGLE FAMILY

RITA HERRIN
DEED BOOK: 14324-160
PARCEL ID: 22328603
ZONING: R-8MF
USE: SINGLE FAMILY

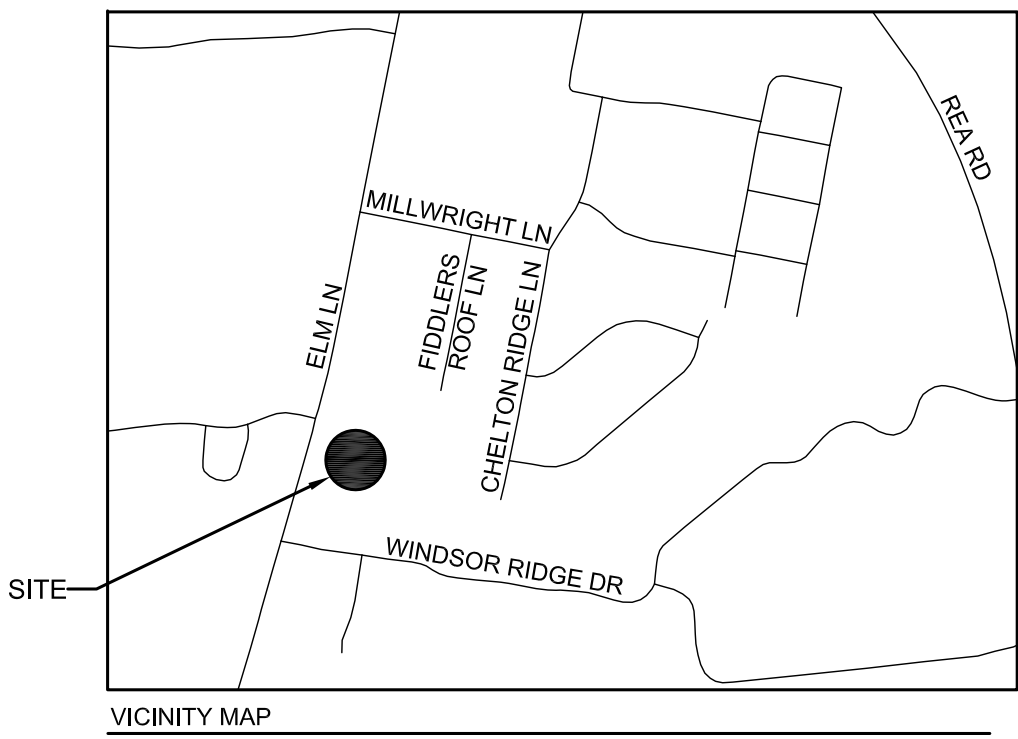
SHADI ALGHNAM
DEED BOOK: 14939-184
PARCEL ID: 22328602
ZONING: R-8MF
USE: SINGLE FAMILY

LORRAINE MEDLEY
DEED BOOK: 14634-426
PARCEL ID: 22328601
ZONING: R-8MF
USE: SINGLE FAMILY

TYLER WOODS
HOMEOWNERS ASSOCIATION
DEED BOOK: 12802-420
PARCEL ID: 22328685
ZONING: R-8MF
USE: SINGLE FAMILY

ELM LANE
(VARIABLE PUBLIC RW)

FIDDLERS ROOF LANE
(44' PUBLIC RW)



DEVELOPMENT STANDARDS

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hopper Communities (the "Petitioner") to accommodate the development of a residential community on that approximately 2.03 acre site located on the east side of Elm Lane, north of the intersection of Elm Lane and Windsor Ridge Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 229-101-04.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 (CD) zoning district shall govern the development and use of the Site.
- The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal public streets and private alleys depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

- The Site may be devoted only to a residential community containing a maximum of 20 for sale single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 (CD) zoning district.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- As depicted on the Rezoning Plan, the Site will be served by a local residential medium public street, a local residential narrow public street and private alleys. Minor adjustments to the locations of the internal public streets and private alleys shall be allowed during the construction permitting process.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

D. Architectural Standards

- The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories with optional rooftop terraces.
- The maximum height in feet of the single family attached dwelling units to be located on the Site shall be 45 feet.
- The primary exterior building materials for the single family attached dwelling units to be located on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
- Vinyl, EIFS or masonry may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- The actual widths of the single family attached dwelling units may vary from the widths depicted on the Rezoning Plan.
- Each single family attached dwelling unit to be located on the Site shall have a minimum 2 car garage.

E. Streetscape and Landscaping

- A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed on both sides of the new local residential medium public street to be located on the Site as generally depicted on the Rezoning Plan. A planting strip shall not be required in those locations on which on-street parking will be located.
- A minimum 4 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed on both sides of the new local residential narrow public street to be located on the Site as generally depicted on the Rezoning Plan.
- A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Elm Lane as generally depicted on the Rezoning Plan. The width of the planting strip and/or the sidewalk may be reduced as necessary to tie into any existing sidewalks located to the north and south of the Site on Elm Lane. The sidewalk, or portions thereof, may be located in a sidewalk utility easement.

F. Open Space

- Each individual sub-lot on which a single family attached dwelling unit is located must include a minimum of 400 square feet of private open space.
- Notwithstanding the terms of paragraph 1 above, private open space shall not be required if private open space is not required by the Ordinance in effect on the date on which permit applications are submitted.

G. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, alleys, sidewalks and community green and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.

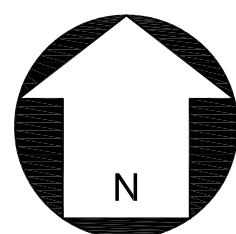
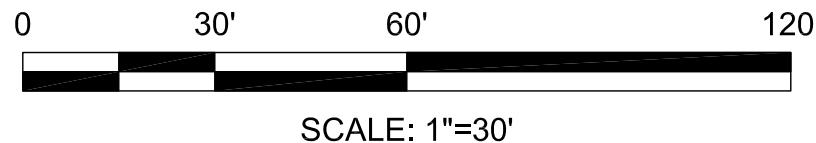
H. Environmental Features

- Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- The tree save areas depicted on the Rezoning Plan are conceptual, and the actual locations of the tree save areas on the Site may vary from what is depicted on the Rezoning Plan. The actual locations of the tree save areas shall be determined during the site plan approval and permitting process.

I. Binding Effect of the Rezoning Documents and Definitions

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

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



REVISIONS:

No.	Date	By	Description

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

Project Manager: MDL

Drawn By: KKF

Checked By: LHC

Date: 07/10/2018

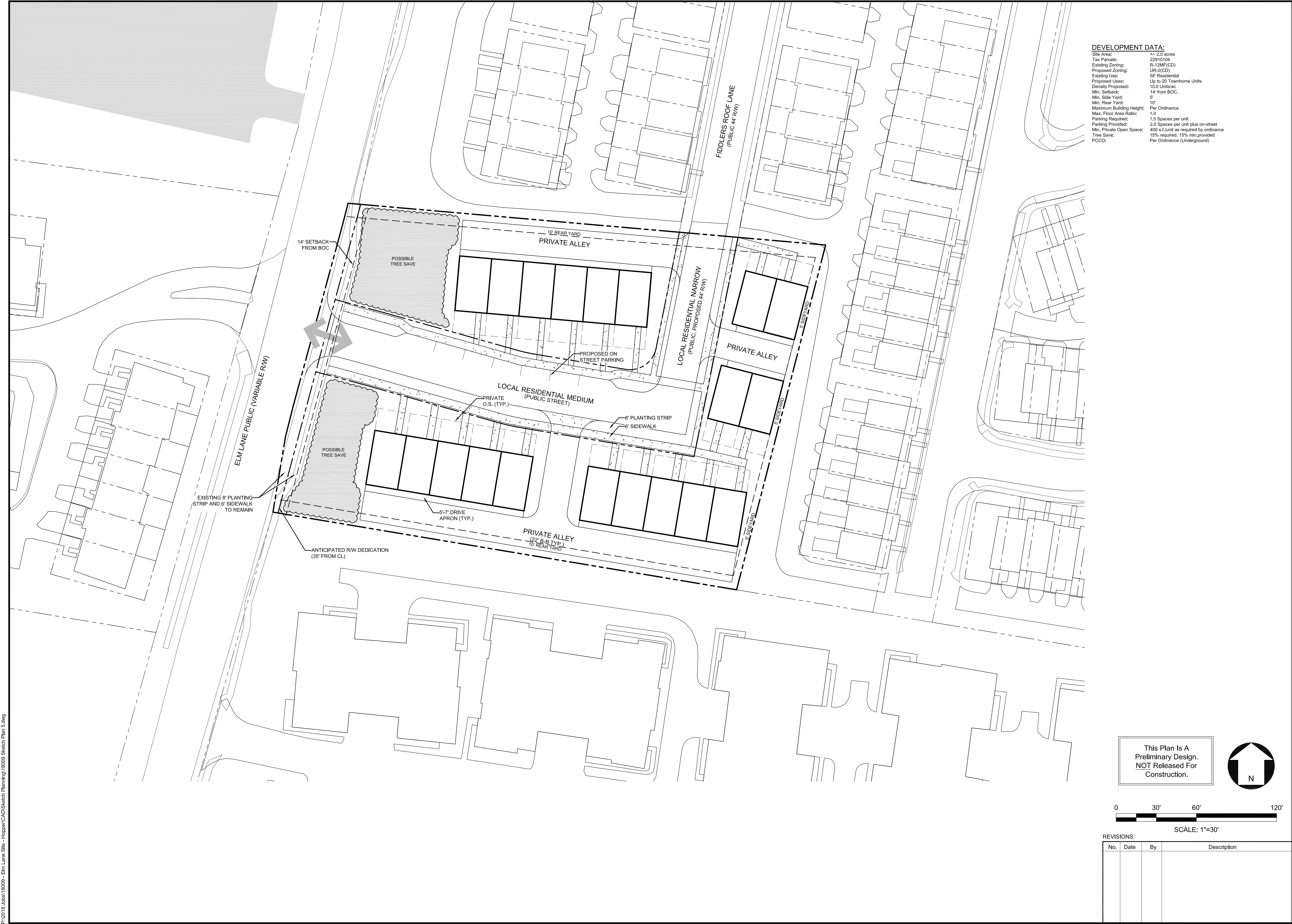
Project Number: 18009

Sheet Number:

RZ-1

SHEET # 1 OF 2

P:\2018 Jobs\18009 - Elm Lane Site - Hopper\CAD\Sketch Planning\18009 Sketch Plan Edwg



DEVELOPMENT DATA:
Site Area: +/- 2.0 acres
Tax Parcels: 22910104
Existing Zoning: R-12(MF)(CD)
Proposed Zoning: UR-2(CD)
Existing Use: SF Residential
Proposed Uses: Up to 20 Townhome Units
Density Proposed: 10.0 Units/ac.
Min. Setback: 14' from BOC.
Min. Side Yard: 5'
Min. Rear Yard: 10'
Maximum Building Height: Per Ordinance
Max. Floor Area Ratio: 1.0
Parking Required: 1.5 Spaces per unit
Parking Provided: 2.0 Spaces per unit plus on-street
Min. Private Open Space: 400 s.f./unit as required by ordinance
Tree Save: 15% required, 15% min.provided
PCCO: Per Ordinance (Underground)

11831 ELM LANE SITE
JBH DEVELOPMENT, LLC
CHARLOTTE, NC

**REZONING
SITE PLAN**
REZONING PETITION:
2018-XXX

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

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Checked By: LHC

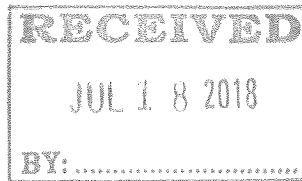
Date: 07/10/2018

Project Number: 18009

Sheet Number:

RZ-2

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #:	<u>2018-095</u>
Date Filed:	<u>7/18/2018</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: First-Citizens Bank & TR CO

Owner's Address: P.O. Box 56607 City, State, Zip: Atlanta, GA 30343

Date Property Acquired: 12/23/1988

Property Address: 128 South Tryon Street

Tax Parcel Number(s): 07301103

Current Land Use: Office Tower Size (Acres): +/- 0.82 acres

Existing Zoning: UMUD Proposed Zoning: UMUD-O

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune

Date of meeting: 7/18/18

(*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 accommodate signage plans

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 of Property Owner

(Name Typed / Printed)

WeWork Companies Inc.
Name of Petitioner(s)

115 W 18th Street
Address of Petitioner(s)

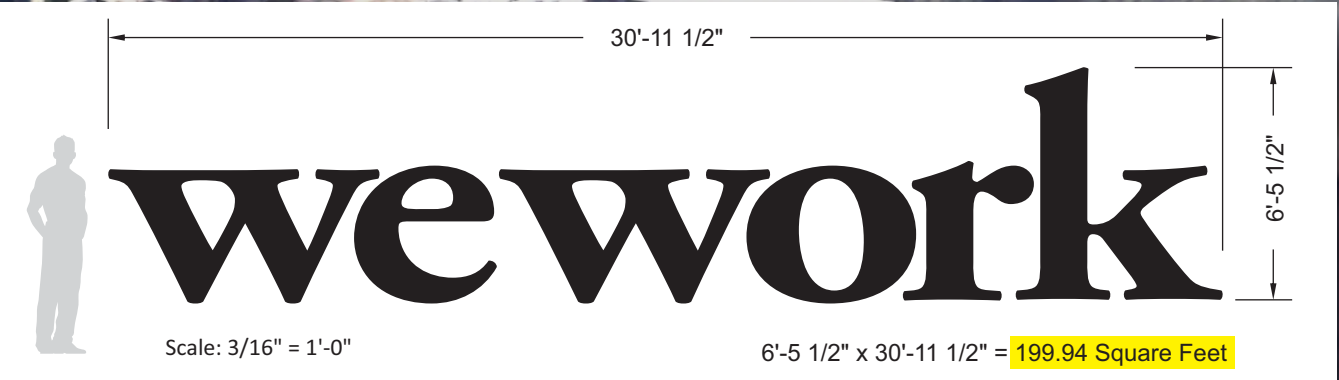
New York, NY 10011
City, State, Zip

877-695-0845
Telephone Number Fax Number

Angela.q@Atlasignindustries.us
E-Mail Address

[Signature]
Signature of Petitioner

James Palmieri
(Name Typed / Printed)



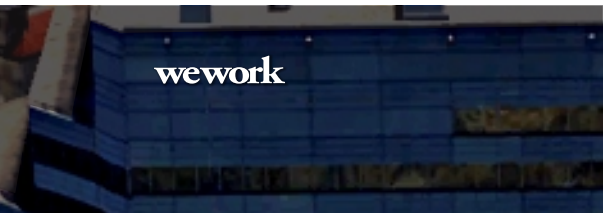
Internally lighted letters constructed of aluminum. Exposed metal finished in black enamel.

All faces of white polycarbonate with first surface application of perforated black vinyl so that the letters appear black during the day and white at night when the internal lighting is burning.

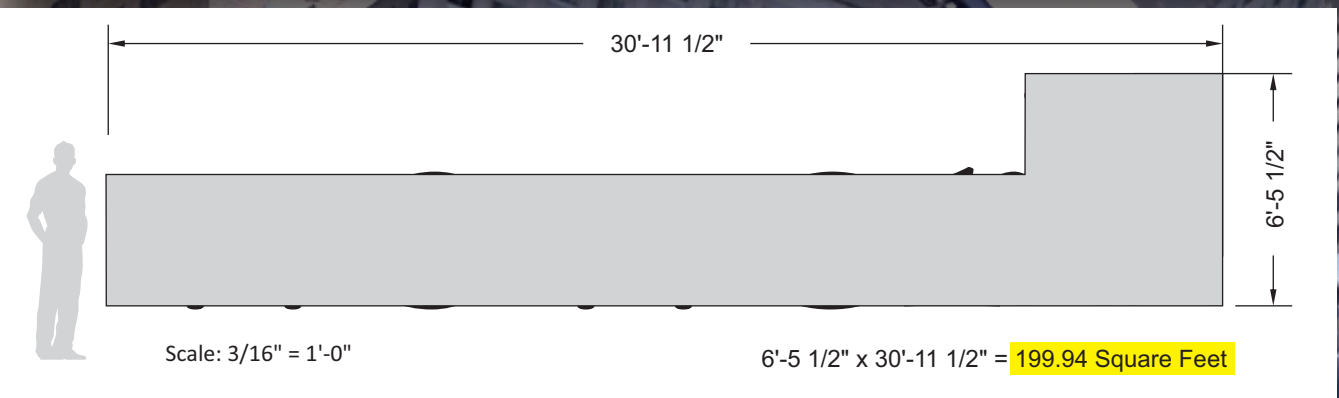
Letters installed onto exterior high-rise building with non-corrosive fasteners.



Daytime - Black Faces



Nighttime - White Faces



Headquarters: 1077 West Blue Heron Blvd., West Palm Beach, FL 33404
Northeast Division: 707 Commerce Dr., Concord, NC 28025
Phone | FL: 561-863-6659 | NC: 704-788-3733 | Toll Free: 800-772-7932
Web: www.atlassignindustries.us

wework
@ Charlotte, North Carolina

Revisions:		PM:	AQ	Address:	128 S. Tryon Street		
	...	Designer:	MB	City:	Charlotte	State:	NC
	...	Date:	6/1/2018	SO:	88435	Drawing Number:	003
	...						