

Rezoning Petition Packet

Petitions:
2018-096 through 2018-112

Petitions that were submitted in August 2018



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2018-096

Petition #:	
Date Filed:	7/19/2018
Received By:	BT

Complete All Fields (Use additional pages if needed)

Property Owner: 1101 Central Group, LLC

Owner's Address: P.O. Box 958 City, State, Zip: Davidson, NC 28036

Date Property Acquired: April 7, 2015

Property Address: 1101 Central Avenue

Tax Parcel Number(s): 081-111-06 and 081-111-13

Current Land Use: Commercial Size (Acres): +/- 1.242 acres

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

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Carlos Alzate, Monica Holmes 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): _____

Purpose/description of Conditional Zoning Plan: _____

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

1101 CENTRAL GROUP, LLC
By: [Signature]
Signature of Property Owner

micah ADAMS
(Name Typed / Printed)

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

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

Charlotte, NC 28202
City, State, Zip

704-604-5357
Telephone Number Fax Number

chris.branch@blvdrea.com
E-Mail Address

BOULEVARD REAL ESTATE ADVISORS LLC
By: [Signature]
Signature of Petitioner

Christopher J. Branch
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2018-097
Date Filed: 7/23/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Jupiter Group, LLC

Owner's Address: 5004 Oxfordshire Road City, State, Zip: Waxhaw, NC 28173

Date Property Acquired: 03/13/2008

Property Address: 2205, 2221 Central Avenue, 1421 Tippah Park Court Charlotte, NC 28205

Tax Parcel Number(s): 095-071-03, 095-071-04, 095-071-05 and 095-071-06

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

Existing Zoning: B-1 Proposed Zoning: MUDD-O(CD)

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

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

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: _____

Paul Pennell, Urban Design Partners, PLLC
Name of Rezoning Agent

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

Charlotte, NC 28205
City, State, Zip

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

paul@urbandesignpartners.com
E-Mail Address

[Signature]
Signature of Property Owner

Stamatis Tsilimos
(Name Typed / Printed)

Stamatis Tsilimos
Name of Petitioner(s)

5004 Oxfordshire Road
Address of Petitioner(s)

Waxhaw, NC 28173
City, State, Zip

704-361-0539
Telephone Number Fax Number

TTSilimos@windstream.net
E-Mail Address

[Signature]
Signature of Petitioner

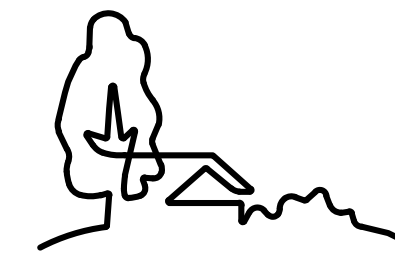
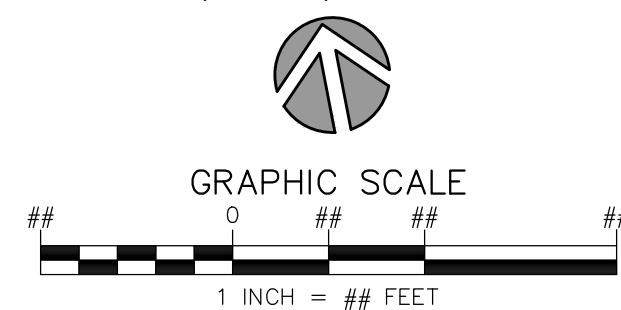
Stamatis Tsilimos
(Name Typed / Printed)



<u>DEVELOPMENT SUMMARY</u>	
TAX PARCEL ID #:	095-071-03, 095-071-04, 095-071-05, 095-071-06
TOTAL SITE AREA:	± 1.04 AC
EXISTING ZONING:	O-2 & B-1
PROPOSED ZONING:	MUDD-O(CD)
FLOOR AREA RATIO:	Max. 1.00
SETBACKS:	
FRONT:	16' FROM BOC (8' PLANTING STRIP, 8' SIDEWALK) 0 OR 5'
SIDE:	0 (10' BUILDING SEPARATION ADJ. TO RES.
REAR:	
MAX. BUILDING HEIGHT	120' FOR NEW BLDGs
REQUIRED VEHICULAR PARKING:	PER ORDINANCE

Development Standards

- 1. General Provisions**
- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Jupiter Group, LLC ("Petitioner") to accommodate a new construction of a single mixed use building and accommodating parking on an approximately 1.04 acre site located on the north side Central Avenue, between Landis Avenue and Tippah Park Court (the "Site").
- b. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- c. Throughout this Rezoning Petition, the terms "Owner" and "Petitioner" shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- 2. Purpose**
- The purpose of this Rezoning application is to provide for a multi-floor commercial building which allows for a mix of residential, retail and office uses.
- 3. Permitted Uses**
- a. Uses allowed on the property included in this Petition will be those uses and related accessory uses as are permitted in the MUDO district unless otherwise restricted by the provisions of this plan. Options for these uses are:
- i. 7,000 square feet of Retail/Office and up to 30 Residential Units
 - ii. Up to 21,000 square feet of Retail/Office
- 4. Transportation and Access**
- a. The Site will have access via driveway connections to Central Avenue, Tippah Park Court, and Landis Avenue as generally indicated on the concept plan for the Site.
- b. The Petitioner will provide an 8' sidewalk and an 8' planting strip along Central Avenue, Tippah Park Court and Landis Avenue as generally depicted on the concept plan for the Site.
- c. The Petitioner intends to abandon existing alley right of way located within the Site.
- d. Parking areas, are as generally indicated on the concept plan for the Site.
- e. The Petitioner shall coordinate with the City of Charlotte to accommodate the pedestrian connection to the mid-block crossing accessing Veteran's Neighborhood Park
- 5. Architectural Standards**
- a. The building materials used on the building constructed on the Site may be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, metal, decorative block and/or wood
- b. Solid waste and recycling facilities shall be provided on site per Section 12.403 of the Zoning Ordinance.
- 6. Streetscape and Landscaping**
- a. A setback of 16', as measured from the existing back of curb, shall be provided along Central Avenue, Tippah Park Court and Landis Avenue as generally depicted on the concept plan for the Site.
- b. Above ground backflow preventers will be screened from public view and will be located behind existing right-of-way and out of the required setbacks along abutting public streets.
- 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 City of Charlotte Tree Ordinance.
- c. Due to the Site being located within a corridor, tree save mitigation/payment-in-lieu options will be available to the Petitioner as described by the City of Charlotte Tree Ordinance.
- 8. Lighting**
- a. All new lighting shall be full cut-off type fixtures; excluding, lower decorative lighting that may be installed along the internal drive aisles, sidewalks, parking areas, courtyards and landscape accent lighting.
- b. Vehicular area lighting on the Site will be limited to 16 feet in height.
- c. Decorative pedestrian scaled lights may be provided within the Site.
- 9. Signage**
- Reserved
- 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 of assigns.



URBAN
DESIGN
PARTNERS

1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

Jupiter Group, LLC
Mr. Stamatīs Tsilimos

5004 Oxfordshire Road
Waxhaw, NC 28173

2221 Central Avenue

Rezoning Site Plan

Charlotte, NC

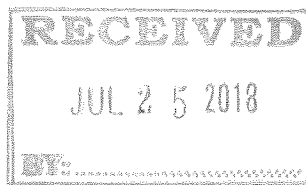
NO. DATE: BY: REVISIONS:

[illegible]

Project No: 18-072
Date: 07/23/2018
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-098

Petition #:	_____
Date Filed:	7/25/2018
Received By:	B H

Complete All Fields (Use additional pages if needed)

Property Owner: Cygnus Construction LLC

Owner's Address: 1646 Hwy 160 W, Suite 8115 City, State, Zip: Fort Mill, SC 29708

Date Property Acquired: March 7, 2014

Property Address: 401 East 15th Street

Tax Parcel Number(s): 08106101

Current Land Use: _____ Size (Acres): 0.204

Existing Zoning: R-8 Proposed Zoning: TOD-M

Overlay: N/A Tree Survey Provided: Yes: ☒ N/A: _____

Required Rezoning Pre-Application Meeting* with: Planning - Sonja Sanders, Mandy Rosen, Carlos Alzate, Shannon Frye

Date of meeting: April 12, 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: _____

Stewart - Emily Blackwell
Name of Rezoning Agent

101 N. Tryon Street, Suite 1400
Agent's Address

Charlotte, NC 28202
City, State, Zip

707-909-3512
Telephone Number Fax Number

eblackwell@stewartinc.com
E-Mail Address


Signature of Property Owner

John Costanzo
(Name Typed / Printed)

Cygnus Construction - John Costanzo
Name of Petitioner(s)

1646 W. Hwy 160, Suite 8115
Address of Petitioner(s)

Fort Mill, SC 29708
City, State, Zip

704-634-0956
Telephone Number Fax Number

cygnushomes@gmail.com
E-Mail Address


Signature of Petitioner

John Costanzo
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-099

Petition #: _____
Date Filed: 8/14/2018
Received By: [signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Methodist Church Spencer Memorial; Victor and Lillian Ibekwere; City of Charlotte

Owner's Address: 1025 E. 36th Street; 413 Campus St.; 600 E 4th Street City, State, Zip: Charlotte, NC 28205; 28216; 28202

Date Property Acquired: 1/01/1975; 7/28/1995; 8/12/2002; 5/28/1978

Property Address: 1025, 965, unnumbered parcel on Spencer Street, and unnumbered parcel on E 36th Street

Tax Parcel Number(s): 09109135, 09109134, 09109104, and portion of 09109105

Current Land Use: Institutional; Vacant Size (Acres): +/- 3.5

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

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

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

Date of meeting: 8/2/2018

(*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: N/A

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

N/A
Signature of Property Owner

N/A
(Name Typed / Printed)

Shea Homes
Name of Petitioner(s)

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

Charlotte, NC 28226
City, State, Zip

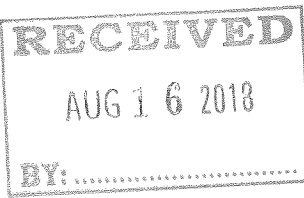
704-319-5000
Telephone Number Fax Number

mike.shea@sheahomes.com
E-Mail Address

[signature]
Signature of Petitioner

Mike Shea
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-100
Petition #: _____
Date Filed: 8/16/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): 181-061-12, 181-061-13, 181-061-14, 181-061-15 and 181-061-16

Current Land Use: Single family residential Size (Acres): +/- 1.77 acres

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

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

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

Date of meeting: July 11, 2018

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a residential community on the site that could contain up to 13 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

See Attached Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

Selwyn Property Group, Inc. (c/o Patrick Pierce)
Name of Petitioner(s)

4310 Park Road, Suite 101
Address of Petitioner(s)

Charlotte, NC 28209
City, State, Zip

704-343-2828
Telephone Number Fax Number

Patrick@selwynpropertygroup.com
E-Mail Address

SELWYN PROPERTY GROUP, INC.

By: [Signature]
Signature of Petitioner

PATRICK PIERCE
(Name Typed / Printed)

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

Property Owners Information, Acquisition Dates and Site Addresses

Tax Parcel No. 181-061-12

Daniel E. Huffstetler
Charlene A. Huffstetler
6817 Louisburg Square Lane
Charlotte, NC 28210

Acquisition Date: May 7, 2002

Site Address: 2127 Providence Road

Tax Parcel No. 181-061-13

Daniel E. Huffstetler
Charlene A. Huffstetler
6817 Louisburg Square Lane
Charlotte, NC 28210

Acquisition Date: December 23, 1997

Site Address: 2135 Providence Road

Tax Parcel No. 181-061-14

Daniel E. Huffstetler
Charlene A. Huffstetler
6817 Louisburg Square Lane
Charlotte, NC 28210

Acquisition Date: December 31, 1998

Site Address: 1662 South Wendover Road

Tax Parcel No. 181-061-15

Brad Huffstetler
6817 Louisburg Square Lane
Charlotte, NC 28210

Acquisition Date: January 28, 2008

Site Address: 1634 South Wendover Road

Tax Parcel No. 181-061-16

Martin W. Machen
Elizabeth H. Machen
1626 South Wendover Road
Charlotte, NC 28211

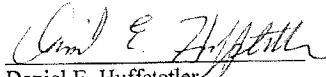
Acquisition Date: October 5, 1984

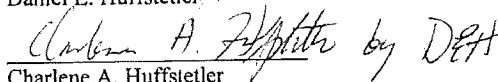
Site Address: 1626 South Wendover Road

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

The undersigned, as the owners of those parcels of land subject to the attached Rezoning Application filed by Selwyn Property Group, Inc. that are designated as Tax Parcel Nos. 181-061-12, 181-061-13 and 181-061-14 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site from the R-3 zoning district to the UR-2 (CD) zoning district.

This 14th day of August, 2018.


Daniel E. Huffstetler


Charlene A. Huffstetler

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

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Selwyn Property Group, Inc. that is designated as Tax Parcel No. 181-061-15 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 R-3 zoning district to the UR-2 (CD) zoning district.

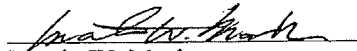
This 14th day of August, 2018.

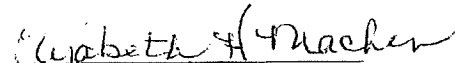
Brad Huffstetler by DCH
Brad Huffstetler

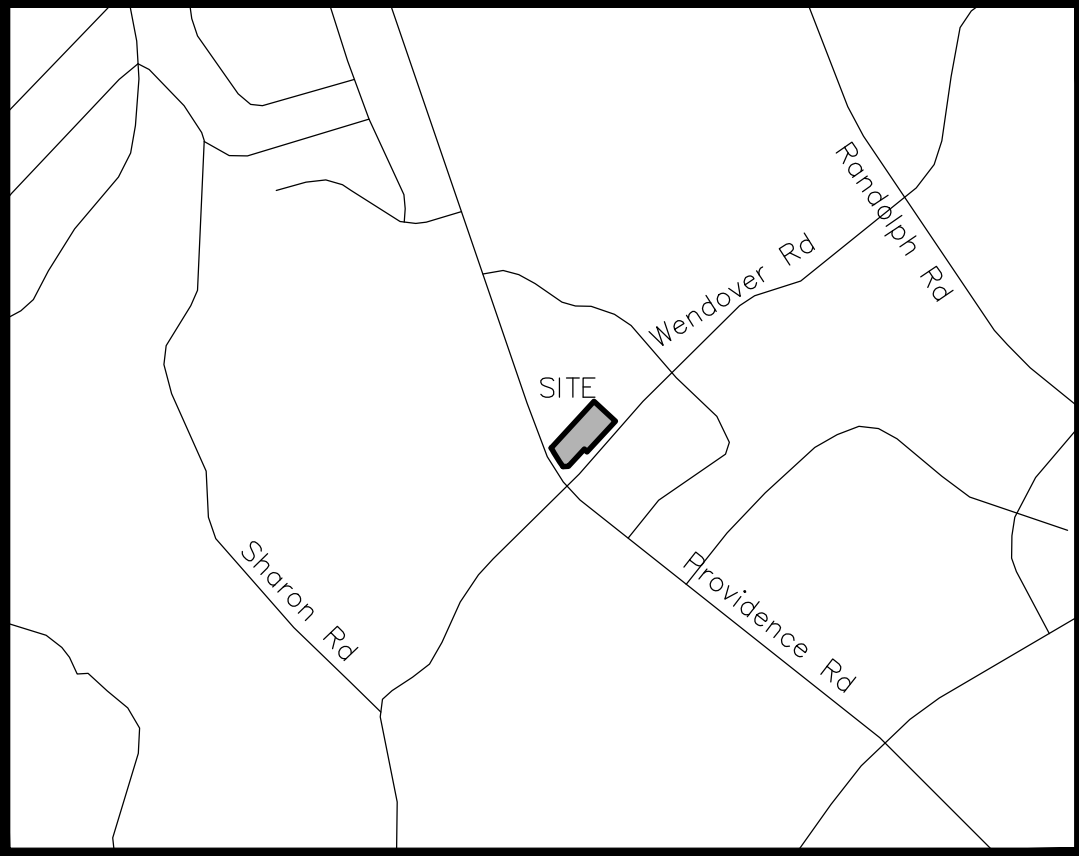
**REZONING APPLICATION FILED BY
SELWYN PROPERTY GROUP, INC.
JOINDER AGREEMENT**

The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by Selwyn Property Group, Inc. that is designated as Tax Parcel No. 181-061-16 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site from the R-3 zoning district to the UR-2 (CD) zoning district.

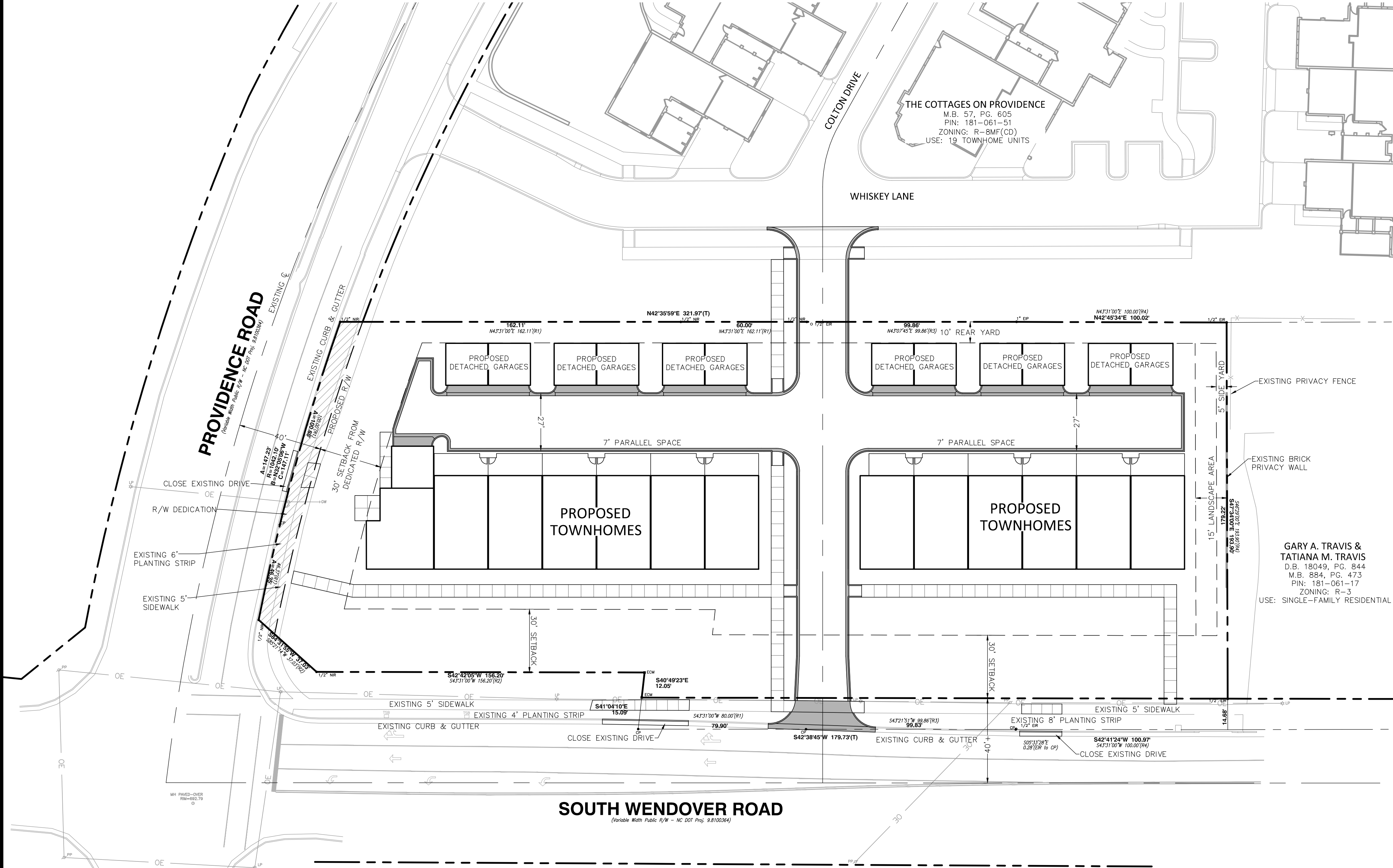
This 9th day of August, 2018.


Martin W. Machen


Elizabeth H. Machen



VICINITY MAP
NOT TO SCALE



Development Standards

1. Development Data Table
- | | |
|----|---|
| a. | Site Area: 1.874 acres |
| b. | Tax Parcels: 18106112, 18106113, 18106114, 18106115, & 18106116 |
| c. | Existing Zoning: R-3 |
| d. | Proposed Zoning: UR-2 (CD) |
| e. | Existing Use: Residential |
| f. | Proposed Use: Single family attached for-sale |
| g. | Proposed Number of Units: 13 |
| h. | Proposed Density: 6.9 units/acre |
| i. | Maximum Building Height: As allowed by the ordinance |

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Selwyn Property Group, Inc. (the "Petitioner") to accommodate the development of a residential community on that approximately 1.77 acre site located on the northeast corner of the intersection of Providence Road and South Wendover Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 181-061-12, 181-061-13, 181-061-14, 181-061-15 and 181-061-16.
2. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 (CD) zoning district shall govern the development and use of the Site.
4. 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 drives and parking 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.
5. 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

1. The Site may be devoted only to a residential community containing a maximum of 13 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

1. 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.
2. As depicted on the Rezoning Plan, the Site will be served by internal private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.
3. Each single family attached dwelling unit shall have a minimum 2 car garage that is accessed from an internal private drive.
4. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

D. Architectural Standards

1. The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories.
2. The maximum height in feet of the single family attached dwelling units to be located on the Site shall be governed by the Ordinance.
3. The actual widths of the single family attached dwelling units may vary from the widths depicted on the Rezoning Plan.

E. Streetscape and Landscaping

1. A minimum 15 foot wide landscape area that meets the tree and shrub requirements of a Class B buffer shall be established along the eastern boundary line of the Site as depicted on the Rezoning Plan.

F. Lighting

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

G. Environmental Features

1. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
2. Development of the Site shall comply with the Tree Ordinance.

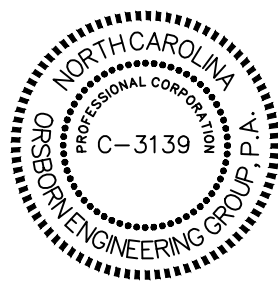
H. Binding Effect of the Rezoning Documents and Definitions

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



SCHEMATIC SITE PLAN
PETITION #2018-000
FOR
WENDOVER TOWNHOMES
CHARLOTTE, NORTH CAROLINA

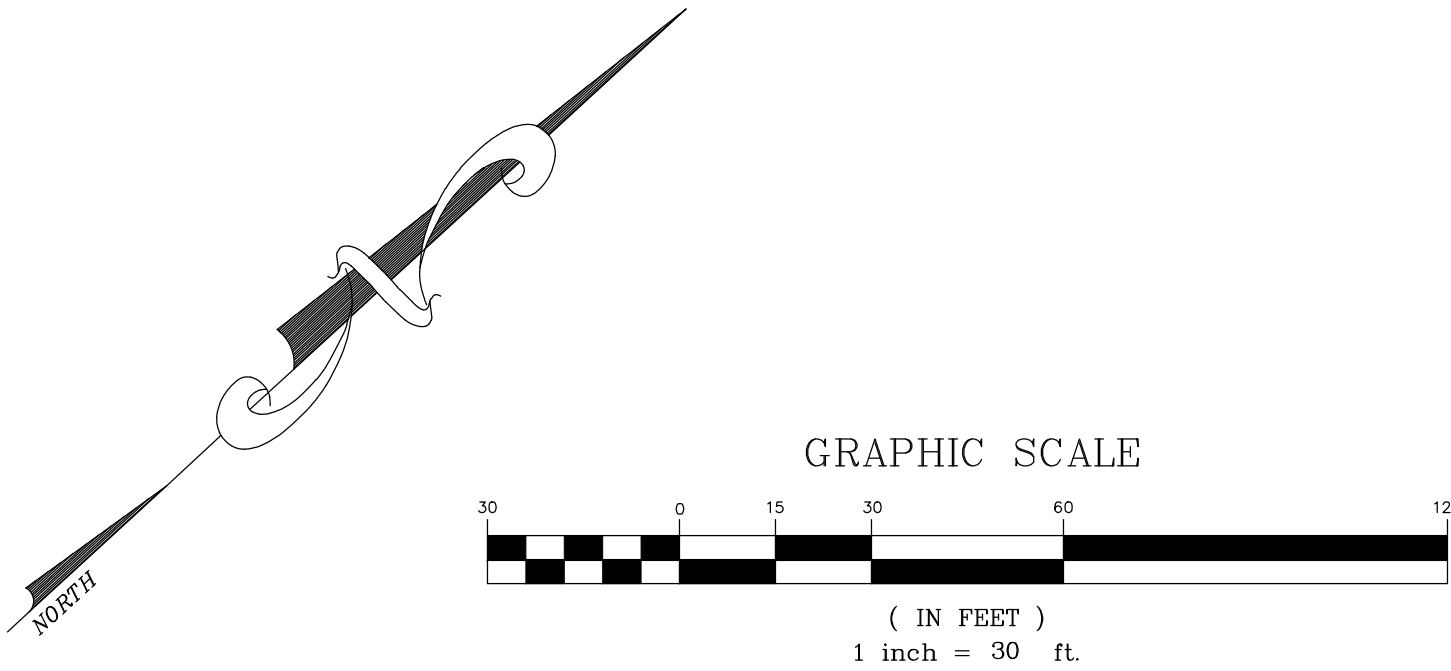
SELWYN PROPERTY
GROUP, INC.
4310 PARK ROAD
SUITE 101
CHARLOTTE, NC 28209



NO.	REVISIONS	DATE
00000000000000		

JOB #	18026
DATE:	08/17/18
SCALE:	1" = 30'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2018-101
Petition #: _____
Date Filed: 8/17/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Robert Hartis

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

Date Property Acquired: 1992

Property Address: 3511 McKee Rd.

Tax Parcel Number(s): 23105405

Current Land Use: single family home Size (Acres): Approx. 2.7 ac.

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

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

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

Date of meeting: August 14, 2018

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: _____

Walter Fields

Name of Rezoning Agent

1919 South Blvd., suite 101

Agent's Address

Charlotte, NC 28203

City, State, Zip

704-372-7855

Telephone Number

704-372-7856

Fax Number

waltr@walterfieldsgroup.com

E-Mail Address

See attached sheet

Signature of Property Owner

(Name Typed / Printed)

Llewellyn Development, LLC

Name of Petitioner(s)

PO Box 473023

Address of Petitioner(s)

Charlotte, NC 28247

City, State, Zip

704-408-4830

Telephone Number

Fax Number

Terrence@LlewellynDevelopment.com

E-Mail Address

Terrence Llewellyn

Signature of Petitioner

Terrence Llewellyn, Managing Member

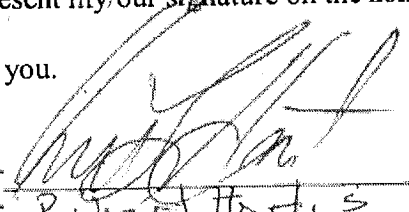
(Name Typed / Printed)

August 13 2018

Mr. Terrence Llewellyn
Llewellyn Development, LLC
PO Box 473023
Charlotte, NC 28247

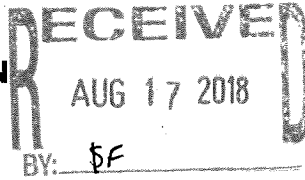
This letter serves to notify all interested parties that I/we consent to Llewellyn Development, LLC petitioning for the rezoning of property known as Tax Parcel 23105405 located at ~~35~~ 3511 McKee Road. in Charlotte, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner  Date 15 Aug 2018
Owner Robert Hartis Date _____
Address 3511 NE-Kee Rd Charlotte, NC 28270
Phone Number 704 846 4286

Robert Lane Hartis
3511 McKee Rd.
Charlotte, NC 28270

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-102
Petition #: _____
Date Filed: 8/17/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Audies Moore

Owner's Address: 9932 Bradley Russell Ct. City, State, Zip: Charlotte NC 28214

Date Property Acquired: 9.23.2011

Property Address: 3524 Odum Ave

Tax Parcel Number(s): 06512515

Current Land Use: Commercial Truck Parking Size (Acres): .24

Existing Zoning: B-2 Proposed Zoning: 1-2

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham and Alberto Gonzalez
Date of meeting: May 1, 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: _____

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

Audies Moore
Name of Petitioner(s)

9932 Bradley Russell Ct.
Address of Petitioner(s)

Charlotte NC 28214
City, State, Zip

704 287 1933 704 392 6813
Telephone Number Fax Number

audies69@yahoo.com
E-Mail Address

[Signature]
Signature of Petitioner

Audies Moore
(Name Typed / Printed)

RECEIVED

AUG 17 2018

BY:

2018-163

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	8/17/2018
Received By:	<i>PJ</i>

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: vacant/residential (Acres): *35.91

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

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, Rick Grohoske, Joshua Weaver, Grant Meacci, Alyson Craig

Date of meeting: 7.24.18

(*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 industrial uses

Bridget Grant & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704.331.2379 (BG)

704-378-1973(BG)

704-331-1144 (JB)

704-378-1925 (JB)

Telephone Number

Fax Number

bridgetgrant@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENTS A-F

Signature of Property Owner

Griffin Industrial Realty (Attn: Scott Bosco)

Name of Petitioner

204 West Newbury Road

Address of Petitioner

Bloomfield, CT 06002

City, State, Zip

860.286.7660

Telephone Number

Fax Number

sbosco@griffinindustrial.com

E-mail Address

SEE ATTACHMENT G

Signature of Petitioner

CHAR2\2047411v1

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Acreage	Date Acquired
025-271-09	N/A	Shelby West Taylor Kathy Darlene Gray Sandra West Leary	9917 Old Statesville, Rd, Charlotte, NC 28269	20.831	08/13/1997
025-271-08	9917 Old Statesville Rd, Charlotte, NC 28269	Clarence Nathaniel Taylor, Jr Shelby West	9917 Old Statesville Rd, Charlotte, NC 28269	5.115	08/15/1997
025-271-07	9843 Old Statesville Rd, Charlotte, NC 28269	Shelby West Taylor	9917 Old Statesville Rd, Charlotte, NC 28269	1.44	04/15/1985
025-271-06	9825 Old Statesville Rd, Charlotte, NC 28269	Kathy Darlene Gray	9825 Old Statesville Rd, Charlotte, NC 28269	3.989	08/13/1997
025-271-05	9817 Old Statesville Rd, Charlotte, NC 28269	Chad Michael Leblanc Noelle Cerise Leblanc	9817 Old Statesville Rd, Charlotte, NC 28269	3.771	08/13/1997
025-271-04	9735 Old Statesville Rd, Charlotte, NC 28269	Sandra West Leary	601 Hillside Dr N Unit 2334, North Myrtle Beach, SC 29582	.768	01/01/1975

ATTACHMENT A

REZONING PETITION NO. 2018- _____
Griffin Industrial Realty

OWNER JOINDER AGREEMENT

Shelby West Taylor
Kathy Darlene Gray
Sandra West Leary

The undersigned, as the owner of the parcel of land located at N/A that is designated as Tax Parcel No. 025-271-09 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-4 zoning district to the I-2 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 6 day of August 2018.

Shelby West Taylor

Shelby West Taylor

Kathy Darlene Gray

Kathy Darlene Gray

Sandra West Leary

ATTACHMENT A Cont.

REZONING PETITION NO. 2018-____
Griffin Industrial Realty

OWNER JOINDER AGREEMENT

Shelby West Taylor
Kathy Darlene Gray
Sandra West Leary

The undersigned, as the owner of the parcel of land located at N/A that is designated as Tax Parcel No. 025-271-09 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-4 zoning district to the I-2 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 7th day of August, 2018 ____

Shelby West Taylor

Kathy Darlene Gray

Sandra West Leary

Sandra West Leary

ATTACHMENT B

REZONING PETITION NO. 2018-____
Griffin Industrial Realty

OWNER JOINDER AGREEMENT
Clarence Nathaniel Taylor, Jr.
Shelby West

The undersigned, as the owner of the parcel of land located at 9917 Old Statesville Rd, Charlotte, NC that is designated as Tax Parcel No. 025-271-08 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-4 zoning district to the I-2 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 6 day of August, 2018.

Clarence Nathaniel Taylor, Jr.

Clarence Nathaniel Taylor, Jr.

Shelby West

Shelby West Taylor

ATTACHMENT C

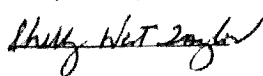
REZONING PETITION NO. 2018-____
Griffin Industrial Realty

OWNER JOINDER AGREEMENT
Shelby West Taylor

The undersigned, as the owner of the parcel of land located at 9843 Old Statesville Rd, Charlotte, NC that is designated as Tax Parcel No. 025-271-07 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-4 zoning district to the I-2 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 6 day of August, 2018.

Shelby West Taylor



ATTACHMENT D

REZONING PETITION NO. 2018-____
Griffin Industrial Realty

OWNER JOINDER AGREEMENT
Kathy Darlene Gray

The undersigned, as the owner of the parcel of land located at 9825 Old Statesville Rd, Charlotte, NC that is designated as Tax Parcel No. 025-271-06 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-4 zoning district to the I-2 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 6 day of August, 2018.

Kathy Darlene Gray

Kathy Darlene Gray

ATTACHMENT E

REZONING PETITION NO. 2018-____
Griffin Industrial Realty

OWNER JOINDER AGREEMENT

Chad Michael LeBlanc
Noelle Cerise LeBlanc

The undersigned, as the owner of the parcel of land located at 9817 Old Statesville Rd, Charlotte, NC that is designated as Tax Parcel No. 625-271-05 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-4 zoning district to the I-2 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 6th day of August, 2018.

Chad Michael LeBlanc



Noelle Cerise LeBlanc



ATTACHMENT F

REZONING PETITION NO. 2018-____
Griffin Industrial Realty

OWNER JOINDER AGREEMENT
Sandra West Leary

The undersigned, as the owner of the parcel of land located at 9735 Old Statesville Rd, Charlotte, NC that is designated as Tax Parcel No. 025-271-04 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-4 zoning district to the I-2 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 7th day of August, 2018.

Sandra West Leary

Sandra West Leary

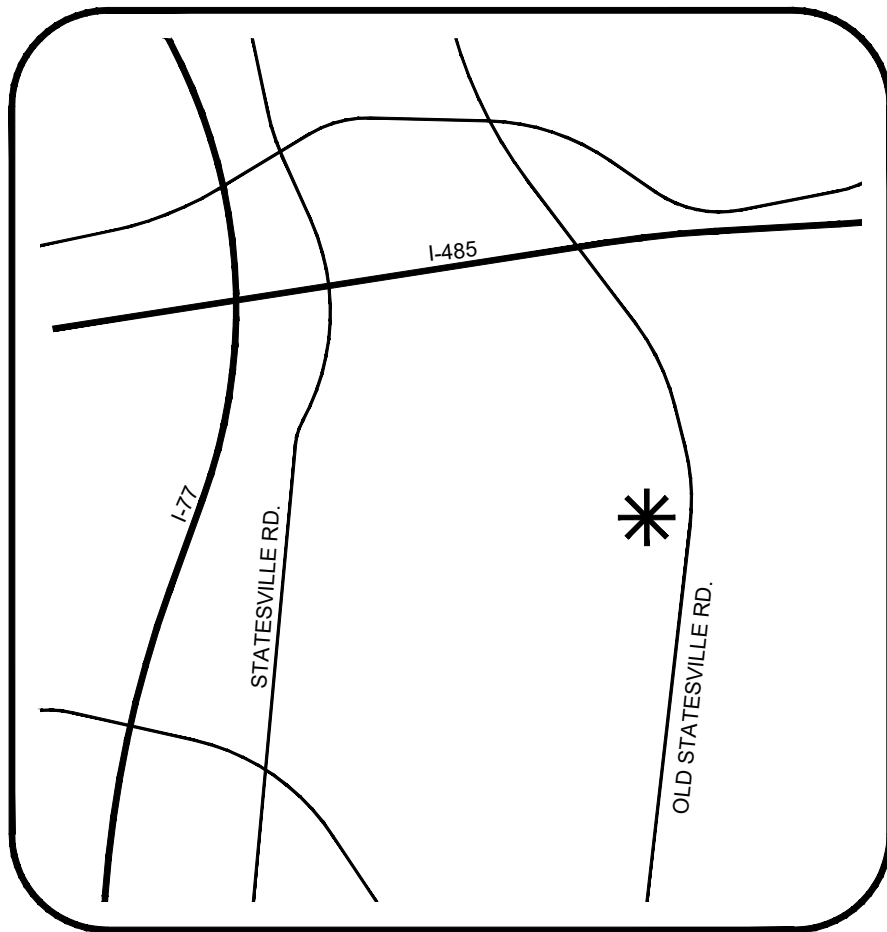
ATTACHMENT G

REZONING PETITION NO. 2018-
Griffin Industrial Realty

Petitioner:

Griffin Industrial Realty

By: SB 8/3/18
Name: Scott Bosco
Title: Vice President



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

PARCEL ACREAGE: ± 35.91 AC TOTAL

TAX PARCEL #: 025-27-109, 025-27-108, 025-27-107,
025-27-106, 025-27-105, 025-27-104

EXISTING ZONING: R-4

PROPOSED ZONING: I-2

EXISTING USES: VACANT/ RESIDENTIAL

PROPOSED USES: WAREHOUSING, WAREHOUSE
DISTRIBUTION, MANUFACTURING, OFFICE, AND
INDUSTRIAL USES AS PERMITTED BY RIGHT AND
UNDER PRESCRIBED CONDITIONS TOGETHER WITH
ACCESSORY USES, ALL AS ALLOWED IN THE I-2
ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED
AND RESTRICTED IN THE DEVELOPMENT STANDARDS
BELOW)

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP
TO 550,000 SQUARE FEET OF GROSS FLOOR AREA

MAXIMUM BUILDING HEIGHT: HEIGHT AS PERMITTED BY
ORDINANCE AND WILL BE MEASURED AS DEFINED BY
THE ORDINANCE

PARKING: AS REQUIRED BY THE ORDINANCE FOR THE
PROPOSED USES

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

OLD STATESVILLE
INDUSTRIAL

CHARLOTTE, NC
REZONING PETITION 2018-XXX

LANDDESIGN PROJ.# 1018332

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

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

SCALE

VERT: 1"=100'
HORZ: 1"=100'

SHEET TITLE

TECHNICAL DATA

SHEET NUMBER

RZ-1

SITE LEGEND

PROPERTY LINE	
PROPOSED SETBACK	
PROPOSED BUFFER	
PROPOSED PUBLIC STREET	
DEVELOPMENT AREAS	

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

OLD STATESVILLE
INDUSTRIAL

CHARLOTTE, NC
REZONING PETITION 2018-XXX

LANDDESIGN PROJ.# 1018332

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

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

SCALE

VERT: 1"=100'
HORZ: 1"=100'



SHEET TITLE

SCHEMATIC SITE DATA

SHEET NUMBER

RZ-2

Griffin Industrial Realty
Development Standards
08/16/2018
Rezoning Petition No. 2018-

Site Development Data:

- Acreage: ± 35.91 acres
--Tax Parcel #: 025-27-109, 025-27-108, 025-27-107, 025-27-106, 025-27-105, 025-27-104
--Existing Zoning: R-4
--Proposed Zoning: I-2
--Existing Uses: Vacant/Residential
--Proposed Uses: Warehousing, warehouse distribution, manufacturing, office, and industrial uses as permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-2 zoning district (as more specifically described and restricted in the Development Standards below).
--Maximum Gross Square feet of Development: Up to 550,000 square feet of gross floor area
--Maximum Building Height: Height as permitted by Ordinance and will be measured as defined by the Ordinance.
--Parking: As required by the Ordinance for the proposed uses.

1. General Provisions:

- a. **Site Location.** These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Griffin Industrial Realty ("Petitioner") to accommodate the development of industrial uses on an approximately 35.91 acre site located along Old Statesville Road (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the I-2 zoning classification shall govern all development taking place on the Site.
- c. **Graphics and Alterations.** Any schematic depictions of the building envelopes, parking areas, sidewalks, 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. Any layouts, 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; such as minor modifications to the configurations of any building envelope, driveways and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally 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. **Planned/Unified Development.** The Site shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. The Petitioner and/or owner(s) of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all square footage maximum requirements will be regulated by any development limitations set forth in Section 2 below as to the Site taken as a whole and not individual portions or lots located therein.
- e. **Number of Buildings Principal and Accessory.** Notwithstanding the number of building(s) shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to five (5). 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). In the event more than one principal building is developed on the Site, the Site shall adhere to the Subdivision Ordinance.
2. **Permitted Uses, Development Area Limitations:**

- a. The Site may be developed with all uses allowed in the I-1 zoning district that are also allowed in the I-2 zoning district, in addition to the following uses allowed in the I-2 zoning district, subject to the limitations described above:
- Government buildings, up to 100,000 square feet and Recreation Centers up to 30,000 square feet
 - Utility operations centers
 - Warehousing (subject to the standards of the I-2 zoning district)
 - Contractor offices and accessory storage
 - Childcare centers, as an accessory use of structure
 - Large childcare centers, as an accessory use of structure
 - Manufacturing (heavy uses) of: Aircraft and parts, alcoholic beverages, concrete, gypsum and plaster products, construction and related machinery, electrical industrial apparatus, electrical distribution equipment, engines and turbines, fabricated metal products, farm and garden machinery, furniture and fixtures, glass and glassware, industrial machinery, motor vehicles and equipment, motorcycles and parts, refrigerator and service machinery, textile mill products, wire products, and other similar uses.

In the event that additional adjacent parcels are included in the future development of the site, the development that occurs on the adjacent parcels shall not reduce the development levels established herein.

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

3. Transportation Improvements and Access:

- a. Access to the Site will be from Old Statesville Road as generally depicted on the Rezoning Plan, subject to adjustments as set forth below. The exact alignment, dimensions and location of the access point to the Site and the driveway on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered and requirements described in this Section 3 are met.
- b. The Petitioner will provide Public Street A and Public Street B as generally depicted on RZ-01.

The above-referenced improvements in this subsection 3.b. shall be substantially completed prior to the issuance of the first certificate of occupancy for the first upfit within a building shell on the Site.

- c. The foregoing public roadway improvements described in subsection 3.b.will be subject to the standards and criteria of CDOT as applicable. Reference to "substantial completion" or "substantially completed" for improvements as set forth in the provisions above shall mean completion of the roadway improvements in accordance with the above standards provided, however, in the event all such roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

- d. **Alternative Improvements.** Changes to the above referenced roadway improvements in subsection 3.b. can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

4. Setbacks, Buffers and Screening.

- a. A twenty (20) foot setback shall be provided as defined by Ordinance from public streets.
- b. A seventy-five (75) foot Class B Buffer, that can be reduced per Ordinance, and a five (5) foot side yard will be provided along the Site's northern property line as generally depicted on the Rezoning Plan.
- c. A five (5) foot side yard and ten (10) foot rear yard shall be provided along the Site's southern property line.
- d. A ten (10) foot rear yard shall be provide along the Site's western property line.

5. Architectural Standards Design Guidelines.

- a. The principal building(s) constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (on north and west elevations only), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.
- b. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties and proposed public streets at grade.
- c. Dumpster areas and recycling areas will be enclosed by a solid wall or fence.

6. 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 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, and parking areas.

8. 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 or applicable parcels within the Site in accordance with the provisions herein and of Chapter 6 of the Ordinance.

9. 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.

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

OLD STATESVILLE
INDUSTRIAL

CHARLOTTE, NC
REZONING PETITION 2018-XXX

LANDDESIGN PROJ.# 1018332

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT: NTS
HORZ: NTS

(NOT TO SCALE)

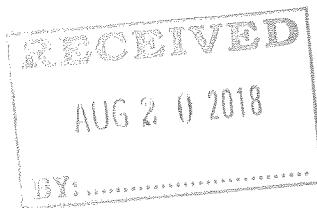
SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3

I. REZONING APPLICATION
CITY OF CHARLOTTE



2018-104

Petition #:	_____
Date Filed:	8/20/2018
Received By:	RH

Complete All Fields (Use additional pages if needed)

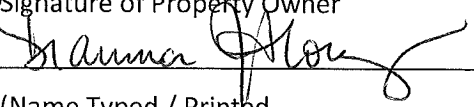
Property Owner: Pal -A-Roos Properties, LLC, suite # 103-313 _____
Owner's Address: 19701 Bethel Church_Road _____ City, State, Zip: Cornelius, NC 28031 _____
Date Property Acquired: March 6, 1995 & May 3, 1999 _____
Property Address: 9215 Mallard Creek Road, Charlotte, NC 28262 _____
Tax Parcel Number(s): 027-251-57 & 027-251-58 _____
Current Land Use: Large Child Day Care _____ Size (Acres): 3.25 _____
Existing Zoning: INST (CD) _____ Proposed Zoning: INST (CD)SPA((_____
Overlay: ___(none)_____ Tree Survey Provided: Yes: ___ N/A: ___X___
Required Rezoning Pre-Application Meeting* with: _Senior Planner Clara Lite Graham _____
Date of Meeting: April 17, 2018 _____
(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held)

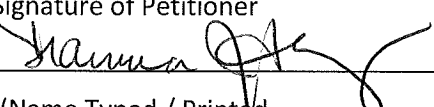
For Conditional Rezonings Only:

Requesting a vesting period exceeding the 2 year minimum? ☒ Yes/No. Number of years (maximum of 5) : 5 _____
Purpose/ description of Conditional Zoning Plan: Amend the existing conditional single permitted Day Care use and add additional permitted institutional uses that are subject to compliance with Chapter 4 (Development Approval).

Name of Rezoning Agent
Robert L. Brandon, CZO _____
Agent's Address
9355 Bonnie Briar Cir _____
City, State, Zip
Charlotte, NC 28277 _____
Telephone Number _____ Fax Number _____
(704) 759-0969 _____ (same) _____
E-Mail Address
rbrandon57@aol.com _____

Name of Petitioner(s)
Pal-A-Roos Properties, LLC _____
Address of Petitioner(s)
19701 Bethel Church Road, suite# 103-313 _____
City, State, Zip
Cornelius, NC 28031 _____
Telephone Number _____
(704) 577-6741 _____
E-Mail Address
diannah1226@gmail.com _____

Signature of Property Owner

(Name Typed / Printed
Dianna J. Horney

Signature of Petitioner

(Name Typed / Printed
Dianna J. Horney

NOTES:

1. IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. TAX PARCEL: 027-251-57 & 58
3. ZONING: INSTITUTIONAL (CD) PET # 99-28
FRONT SETBACK: 40'
SIDE YARD: 20'
REAR YARD: 20'
4. CONDITIONAL PETITION NUMBER: 89-37(C)
THIS PROPERTY DOES NOT LIE WITHIN IN ANY FLOOD-PRONE HAZARD AREA.
5. WATER AND SEWER LATERALS ARE EXISTING AND NOT TO BE UPGRADED.

MALLARD TRACE AT ROSSMORE
(NOW OR FORMERLY)
DEED: 8/11/87
TAX LOT 027-255-97

MALLARD TRACE AT ROSSMORE
(NOW OR FORMERLY)
DEED: 8/11/87
TAX LOT 027-255-97

10' PRIVATE SEWER
LATERAL EASEMENT

N 01°00'29" E 148.00

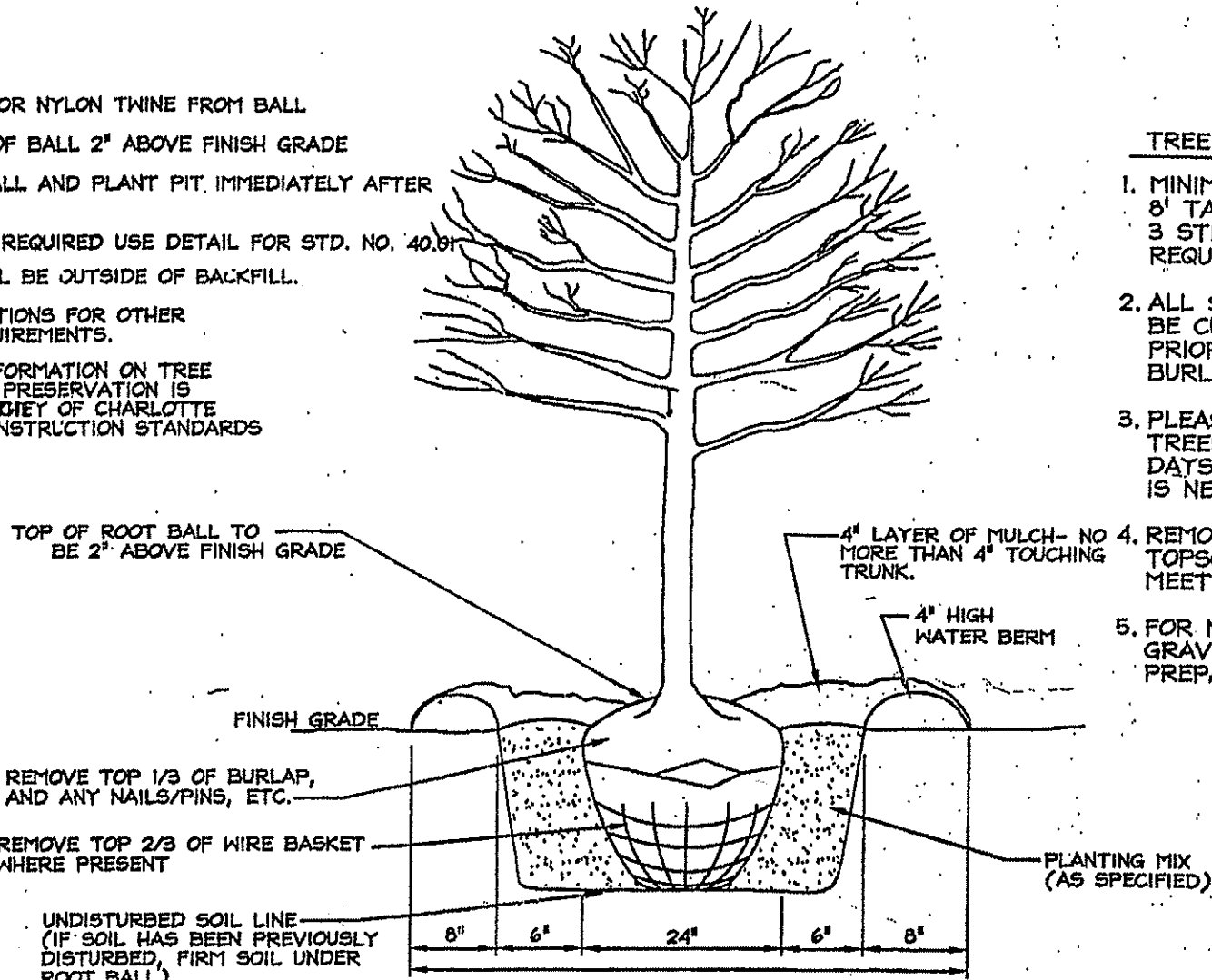
N 12°51'31" W 38.05

10' PRIVATE SEWER
LATERAL EASEMENT
(NOW OR FORMERLY)
DEED: 8/11/87
TAX LOT 027-255-97

10' PRIVATE SEWER
LATERAL EASEMENT
(NOW OR FORMERLY)
DEED: 8/11/87
TAX LOT 027-255-97

NOTES:

1. REMOVE WIRE OR NYLON TWINE FROM BALL.
2. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE.
3. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
4. IF STAKING IS REQUIRED USE DETAIL FOR STD. NO. 401H.
5. 4" GAUGER WILL BE OUTSIDE OF BACKFILL.
6. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.
7. ADDITIONAL INFORMATION ON TREE PLANTING AND PRESERVATION IS AVAILABLE IN THE CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS MANUAL.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI, 1990, PART 1, "Shade and Flowering Trees")

For Example	Caliper	Height (range)	Max. height	Min. root ball dia.	Min. root ball depth
2"	12-14'	16'	24'	16"	24"
3"	14-16'	18'	32'	24"	36"

PLANTING DETAIL-SINGLE STEM TREE

ZONING CODE SUMMARY

PROJECT NAME: PAL-A-ROO'S DAYCARE

OWNER: PAL-A-ROO'S DAYCARE PHONE #

PLANS PREPARED BY: CIVILTEK ASSOCIATES PHONE # (704) 344-1966

ZONING: R-1EMF/R-3 JURISDICTION: CHARLOTTE

PROPOSED USE: DAYCARE

BUILDING HEIGHT: 40' Feet, Stories: 1

BUILDING COVERAGE: 10,525 sq.ft. GROSS FLOOR AREA: 10,525 sq.ft.

LOT SIZE: 3,219 sq.ft. NUMBER OF UNITS/SUITES: N/A

YARD REQUIREMENTS:

Setback (Front): 40' ft. from R/W 140' ft. from C/L of R/W

Side Yard (L): 20' ft. Side Yard (R): 20' ft.

Rear Yard: 20' ft.

REQUIRED BUFFERS:

Front: (No) / Yes ft. Rear: No / (Yes) 25 ft.

Side (L): No / (Yes) 25 ft. Side (R): No / (Yes) 25 ft.

REQUIRED SCREENING:

Front: (No) / Yes Rear: (No) / Yes

Side (L): No / (Yes) Side (R): No / (Yes)

Parking Only: (No) / Yes

PAVEMENT COVERAGE: 0.620 sq.ft. / 62%

PARKING DATA (specify requirement, zoning ordinance and section number)

PERIMETER TREE REQUIREMENTS:

LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED RIGHT OF WAY INCLUDING DRIVEWAYS

IF OVERHEAD DISTRIBUTION POWER LINES EXIST, ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25' OF LINES. OTHERWISE 50% OF NEW TREES MUST BE LARGE MATURING.

INTERNAL TREE REQUIREMENTS:

ONE TREE PER 10,000 SQ.FT. OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60' OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 5% FOR RENOVATED SITES AND 10% FOR NEW SITES.

CALCULATIONS: IMPERVIOUS AREA= 23,923.99 SQ.FT. (ENTIRE SITE) LANDSCAPE AREA= 71,565.09 SQ.FT. TOTAL AREA= 95,508.99 SQ.FT.

* INTERNAL TREE REQUIREMENT: IMPERVIOUS AREA/10,000=3 TREES.

ATTENTION CONTRACTOR/LANDSCAPER
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT EFFECT TREES SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 556-5541 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.

TREE PLANTING NOTES:

1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER 8' TALL IF SINGLE STEM; MINIMUM 8' TALL AND 3 STEMS MAXIMUM IF MULTISTEM. MULCH IS REQUIRED; STAKING/GUYING IS OPTIONAL.
2. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILL PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
3. PLEASE CALL 336-3660 FOR FINAL INSPECTION OF TREES AND/OR TREE PLANTING AREAS. 7 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.
4. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX -OR- EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
5. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.

STEPHEN W. MONRY, JR.
(NOW OR FORMERLY)
DEED: 2166/3
TAX LOT 027-251-03

ELIZABETH T. MONRY
(NOW OR FORMERLY)
DEED: 1668/540
TAX LOT 027-251-04

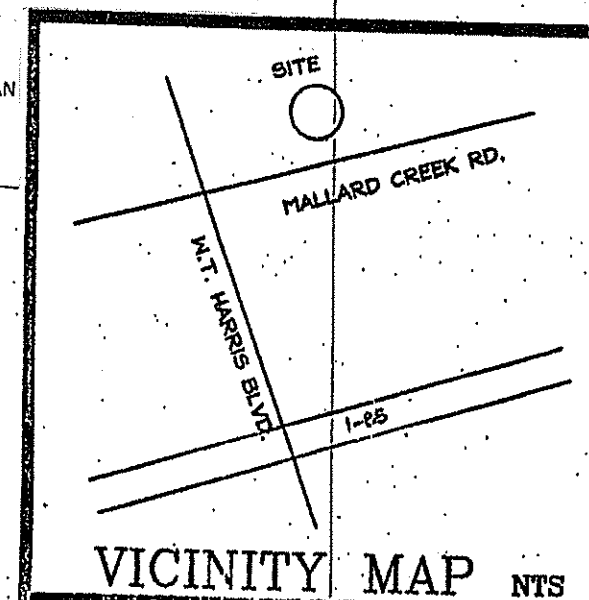
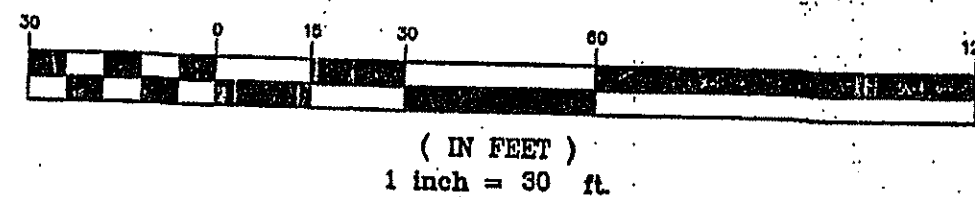
ELIZABETH T. MONRY
(NOW OR FORMERLY)
DEED: 2917/258
TAX LOT 027-251-05

STATEMENT OF RESTRICTIVE CONDITIONS
(AS APPROVED BY REZONING PETITION #2018-)

1. THE TAX PARCELS 027-251-57 AND 027-251-58 CONTAINING 3.25 ACRES ARE ZONED INST(CD) AND ARE OWNED BY DIANNA HORNEY AND CURRENTLY OCCUPIED BY PAL-A-ROO'S CHILD DEVELOPMENT CENTER.
2. THE ADDRESS IS 9215 MALLARD CREEK ROAD, CHARLOTTE, NC 28262
3. THE REZONING PETITION IS FOR A SITE PLAN AMENDMENT (SPA) FOR THE EXISTING INST (CD) SITE PLAN. THE PETITION WILL INCLUDE ADDITIONAL PERMITTED USES THAT ARE ALLOWED IN THE INSTITUTIONAL ZONING DISTRICT.
4. THE BUILDING SETBACKS WOULD BE: FRONT 40' SIDE 20' REAR 20'. THE MAXIMUM SQUARE FOOTAGE OF ALL BUILDINGS WILL NOT EXCEED 25,500 MAXIMUM SQUARE FEET. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40 FEET.
5. THE PARCEL ADJUTS R-3 RESIDENTIAL ALONG THE SIDE YARD, AND A PORTION OF THE REAR YARD AND A PORTION ALONG THE REAR YARD AND IS ALSO R-15 MF (CD) ALONG THE REAR YARD. A 23' CLASS "C" BUFFER HAS BEEN INSTALLED ON THE LEFT SIDE REAR, AND RIGHT SIDE. THE BUFFER HAS BEEN PLANTED PER SECTION 12.302 OF THE ZONING REGULATIONS.
6. ADDITIONAL LANDSCAPING AND "TREE SAVE" AREAS WILL BE IDENTIFIED AND MAINTAINED PER CITY REQUIREMENTS. THESE INCLUDE SCREENING REQUIREMENTS FOR PARKING LOTS, AND OWNERS LANDSCAPING AROUND BUILDINGS.
7. THERE WILL BE NO TRASH PICKUP BY THE CITY AT CURBSIDE. THERE ARE TRASH DUMPSTERS ON SITE WITH ENCLOSED WALLS SCREENING THE TRASH AND THE DUMPSTERS. THESE ENCLOSURES HAVE HINGED GATES.
8. THERE IS DETACHED POLE-LIGHTING ON THE SITE (SEE LOCATION ON THE SITE PLAN) THE DETACHED POLE-LIGHTING DOES NOT EXCEED 20'.
9. THE PHYSICAL USE OF THIS SITE WILL CONSIST OF THE FOLLOWING:
 - A. THE EXISTING PAL-A-ROO DAYCARE CENTER IS LICENSED FOR 205 TOTAL CHILDREN MAXIMUM, PLUS 45 TEACHERS MAXIMUM.
 - B. 1. THE MULTI-PURPOSE FACILITY IS FOR THE USE OF AN EDUCATIONAL BUILDING. IT IS A PRE-ENGINEERED METAL STRUCTURE ATTACHED TO A CLASSROOM BUILDING. IT WILL CONTAIN A BASKETBALL COURT WITH A STAGE, TOILETS, AND A MEZANINE FLOOR TO BE USED AS A TEACHER'S CONFERENCE AREA. THIS MULTI-PURPOSE FACILITY WILL BE USED ON RAINY DAYS WHEN CHILDREN CANNOT GO OUTSIDE TO PLAY. GROUP ACTIVITIES CAN ALSO USE THIS BUILDING WHEN A LARGER AREA IS NEEDED FOR SCHOOL-AGE PROGRAMS.
 - C. THIS MULTI-PURPOSE FACILITY MAY BE LEASED FOR THE USE OF SMALL CHURCH ASSEMBLY SERVICES ON SUNDAY MORNINGS ONLY FOR 3 HOURS MAXIMUM. THIS IS BASED ON PARKING REQUIREMENTS OF 1 CAR PER 4 MOVEABLE SEATS, 67 SPACES X 4 = 268 MAXIMUM PEOPLE ALLOWED FOR CHURCH WORSHIP.
 - D. THE NEW MULTI-PURPOSE FACILITY MAY BE LEASED OCCASIONALLY DURING AFTER SCHOOL HOURS FOR CHURCH LEAGUE ACTIVITIES. THE TIME OF USE FOR THESE ACTIVITIES WILL BE AFTER REGULAR HOURS AND TO TERMINATE NO LATER THAN MIDNIGHT.
 - E. A FENCED-IN OUTDOOR PHYSICAL PLAY AREA WILL BE REQUIRED BASED ON 100 SQUARE FEET OF LAND PER CHILD. THEREFORE, BASED ON 205 CHILDREN THE MAXIMUM 205 X 100 = 20,500 SQUARE FEET IS REQUIRED. THIS IS INDICATED ON THE SITE PLAN IN SEVERAL DIFFERENT AREAS. ANY OUTDOOR PLAY AREA CANNOT BE LOCATED WITHIN THE BUFFERS OR SIDE YARD.
 - F. ELEMENTARY SCHOOL AND SECONDARY SCHOOL.
10. THE AMENDED ADDITIONAL PRINCIPAL USES SUBJECT TO COMPLIANCE WITH CHAPTER 4 (DEVELOPMENT APPROVAL) SHALL INCLUDE THE FOLLOWING:
 - A. ADULT DAYCARE CENTERS SUBJECT TO THE REGULATIONS OF SECTION 12.502
 - B. VOCATIONAL SCHOOL
 - C. RELIGIOUS INSTITUTIONS
 - D. HEALTH INSTITUTIONS, PROVIDED WITHIN THE COMPLIANCE OF:
 - MAXIMUM FLOOR RATIO 3.0
 - NO PRIMARY VEHICULAR ACCESS FROM CLASS V1
 - LOW INTENSITY INSTITUTIONAL USE
 - E. CULTURAL FACILITIES
 - F. ELEMENTARY SCHOOL AND SECONDARY SCHOOL
11. COMPLIANCE OF CHAPTER 4 MAY BE REQUIRED WITH A CHANGE OF USE FROM THE EXISTING INSTITUTIONAL USE AS A DAYCARE CENTER TO ANOTHER LISTED APPROVED USE ON THIS SITE PLAN.
12. PARKING IS INDICATED ON THE SITE PLAN.
 - 1 SPACE PER 30 CHILDREN IS REQUIRED
 - 1 SPACE PER EACH STAFF MEMBER IS REQUIRED
 - 2 CENTER VAN SPACES 45 SPACES

- NOTE: FOR THE TOTAL SPACES SHOWN, 2 ARE FOR HANDICAPPED.
- 20 SPACES
45 SPACES
2 SPACES
67 TOTAL SPACES
68 TOTAL SPACES SHOWN ON THIS PLAN

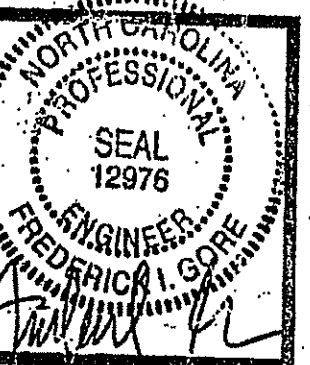
GRAPHIC SCALE



Civiltek Associates
Engineering Planning Surveying
1318 E8 Central Ave.
Charlotte, NC 28205
(704) 344-1966

Site Plan
PAL-A-ROO'S DAYCARE
9215 Mallard Creek Road
City of Charlotte,
Mecklenburg County, North Carolina

Revisions:
REV. AS PER COMMENTS 6-27-99
REV. AS PER COMMENTS 7-02-99
REV. AS PER COMMENTS 8-13-99
REV. AS PER COMMENTS 9-10-99

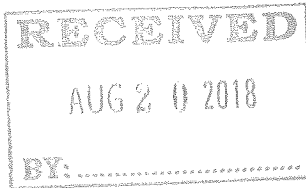


Drawn by:
Approved by:
F.I.G.
Date:
DATE
Job name:
NAME

Scale:
1"=30' (H)
(V)

Sheet No.
1 of 3

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-165

Petition #:	
Date Filed:	8/20/2018
Received By:	g H

Complete All Fields (Use additional pages if needed)

Property Owner: NoDa Ventures, LLC

Owner's Address: 1001 Elizabeth Ave. Suite 1-D City, State, Zip: Charlotte, NC 28204

Date Property Acquired: January 20, 2016

Property Address: 1210-1218 E. 36th St. Charlotte, NC 28205

Tax Parcel Number(s): 08316314

Current Land Use: Retail Center Size (Acres): 0.905

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

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders,
Date of meeting: June 21, 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? **No.** Number of years (maximum of 5): **No**

Purpose/description of Conditional Zoning Plan: **Lock in Parking Requirement at 1 space/300SF**

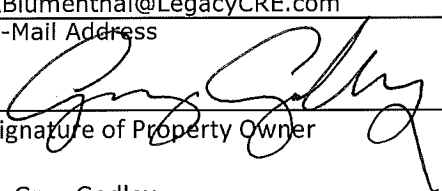
Andrew Blumenthal
Name of Rezoning Agent

1001 Elizabeth Ave. Suite 1-D
Agent's Address

Charlotte, NC 28204
City, State, Zip

(704) 618-1802
Telephone Number Fax Number

ABlumenthal@LegacyCRE.com
E-Mail Address


Signature of Property Owner

Greg Godley
(Name Typed / Printed)

Greg Godley
Name of Petitioner(s)

1001 Elizabeth Ave. Suite 1-D
Address of Petitioner(s)

Charlotte, NC 28204
City, State, Zip

(704) 904-2383
Telephone Number Fax Number

GJGodley@LegacyCRE.com
E-Mail Address


Signature of Petitioner

Greg Godley
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: _____

Received By: _____

Complete All Fields (Use additional pages if needed)

Property Owner: _____

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

Date Property Acquired: _____

Property Address: _____

Tax Parcel Number(s): _____

Current Land Use: _____ Size (Acres): _____

Existing Zoning: _____ Proposed Zoning: _____

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

Required Rezoning Pre-Application Meeting* with: _____

Date of meeting: _____

(*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

Signature of Property Owner

Stan Gregor
(Name Typed / Printed)

Name of Petitioner(s)

Address of Petitioner(s)

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

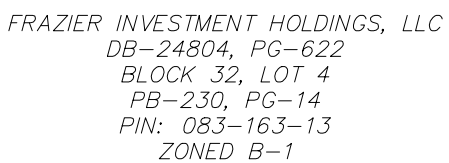
Signature of Petitioner

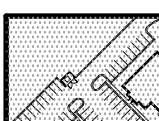

(Name Typed / Printed)

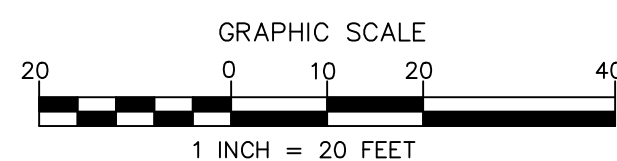


SITE AREA: 0.905 ACRES
TAX PARCELS: 08316314
EXISTING ZONING: B-1
PROPOSED ZONING: MUDD-O
EXISTING USE: RETAIL
PROPOSED USE: RETAIL/RESTAURANT
PROPOSED PARKING : ±11,000/300 S.F.=37 SPACES
LOT SETBACK:
FRONT: 14' FROM BACK OF CURB
REAR: 10' (ADJACENT TO RESIDENTIAL)
SIDE: 0'

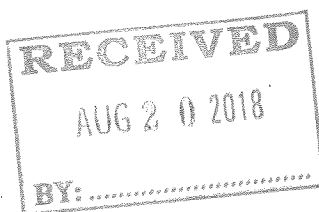
FRASING
RESERVED



	Project: 1210 E 36TH STREET E 36TH ST. AND HOLT STREET CHARLOTTE, NORTH CAROLINA		
	Title: SITE PLAN		
File #	17017-PB.DWG	Date:	08/15/18
	Project Egr:		BTU
	Design By:		BTU
CIVIL ENGINEERING DESIGN AND SURVEYING		Drawn By:	CBH
		Scale:	1"=20'
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, NC 28217 PHONE (704) 527-5440 FAX (704) 527-8335			
			RZ1.0

[illegible]

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-106

Petition #:	
Date Filed:	8/20/2018
Received By:	BH

Complete All Fields (Use additional pages if needed)

Property Owner: JLB Carnegie Land II LLC

Owner's Address: 3890 WNW Hwy 7th Floor City, State, Zip: Dallas, TX 75220

Date Property Acquired: 12/10/2013

Property Address: Unnumbered parcel on Carnegie Blvd

Tax Parcel Number(s): 17706305

Current Land Use: Vacant Size (Acres): +/- 2.58 acres

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

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

Required Rezoning Pre-Application Meeting* with: John Kinley

Date of meeting: 6/19/18

(*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 revise the conditional site plan to allow for an office development with innovative architectural elements.

Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

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

Charlotte, NC 28202
City, State, Zip

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

Collin.Brown@kigates.com
E-Mail Address

Paul R. Johnston
Signature of Property Owner

PAUL R. JOHNSTON
(Name Typed / Printed)

Lincoln Harris, LLC
Name of Petitioner(s)

4725 Piedmont Row Drive, Suite 800
Address of Petitioner(s)

Charlotte, NC 28210
City, State, Zip

704-621-6220
Telephone Number Fax Number

brett.phillips@lincolnharris.com
E-Mail Address

Brett Phillips
Signature of Petitioner

Brett Phillips, Executive Vice President
(Name Typed / Printed)



LINCOLN HARRIS
5954 CARNEGIE
CHARLOTTE, NC



[illegible]

SCALE

NORTH

VERT: N/A

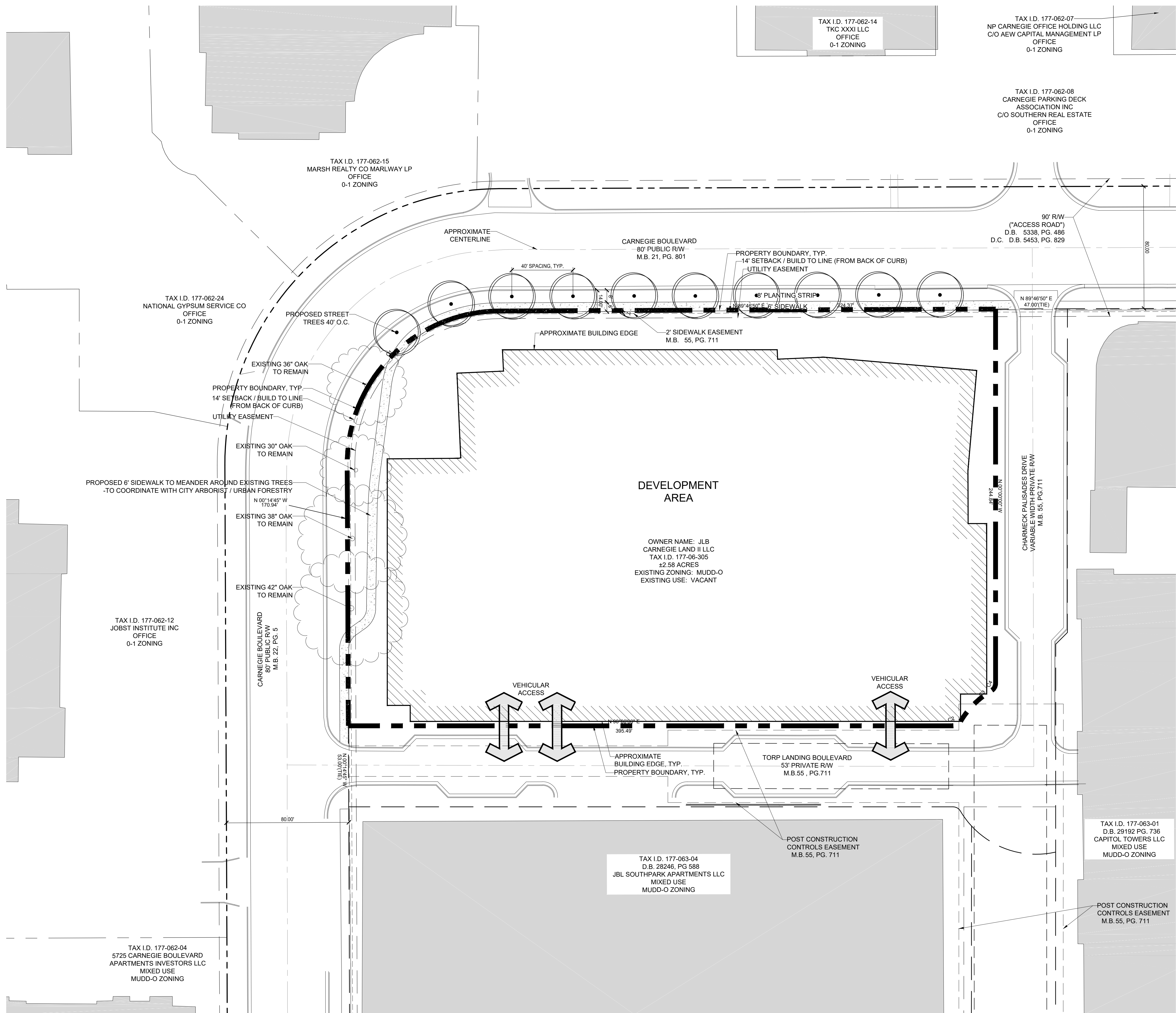
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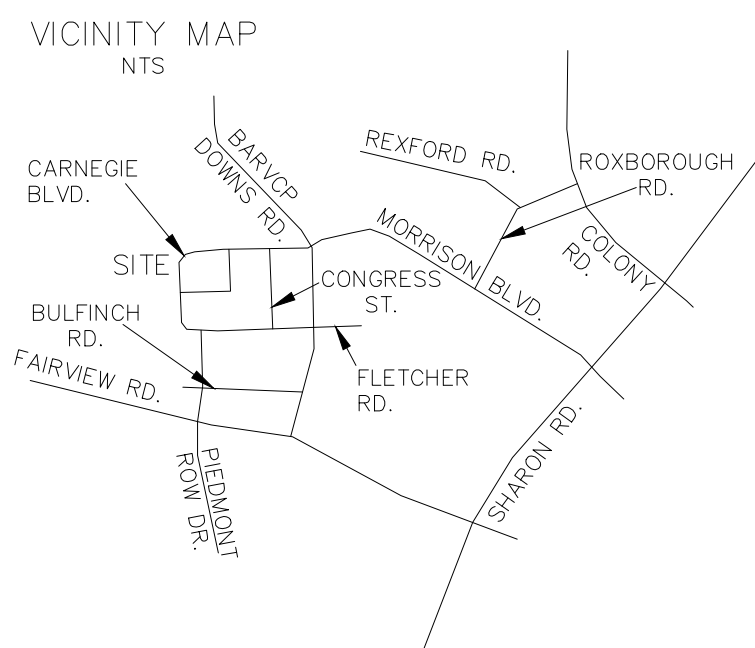


TECHNICAL DATA SHEET -
DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-1





GENERAL NOTES

- 1.) THIS IS A SURVEY OF EXISTING PARCELS OF LAND. THIS IS A RECOMBINATION AND EASEMENT DEDICATION PLAT. ALL CORNERS MARKED WITH IRON PIPES, OR AS NOTED.
- 2.) THE STATE PLANE COORDINATES (SPC) FOR THIS PROJECT WERE PRODUCED WITH STATIC DIFFERENTIAL GPS OBSERVATIONS USING TWO ASHMARK PRO 2 RECEIVERS AND PROCESSED USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) LISTED BELOW. EACH AXIS OF THE 95% CONFIDENCE LEVEL ERROR ELLIPSE FOR GPS CONTROL POINTS IS LESS THAN 0.05 FEET (CLASS AA.) THE VECTORS WERE ADJUSTED BY WEIGHTED LEAST SQUARES USING ASHTECH SOLUTIONS 2.70. GPS DATA WAS COLLECTED ON SEPTEMBER 26, 2011.

THE FOLLOWING CORS WERE USED:























<u>PID</u>	<u>DESIGNATION</u>
AJ8051	CHARLOTTE CORS ARP (CHME)
DF6318	177 WELCOME CENTER CORS ARP (NC77)

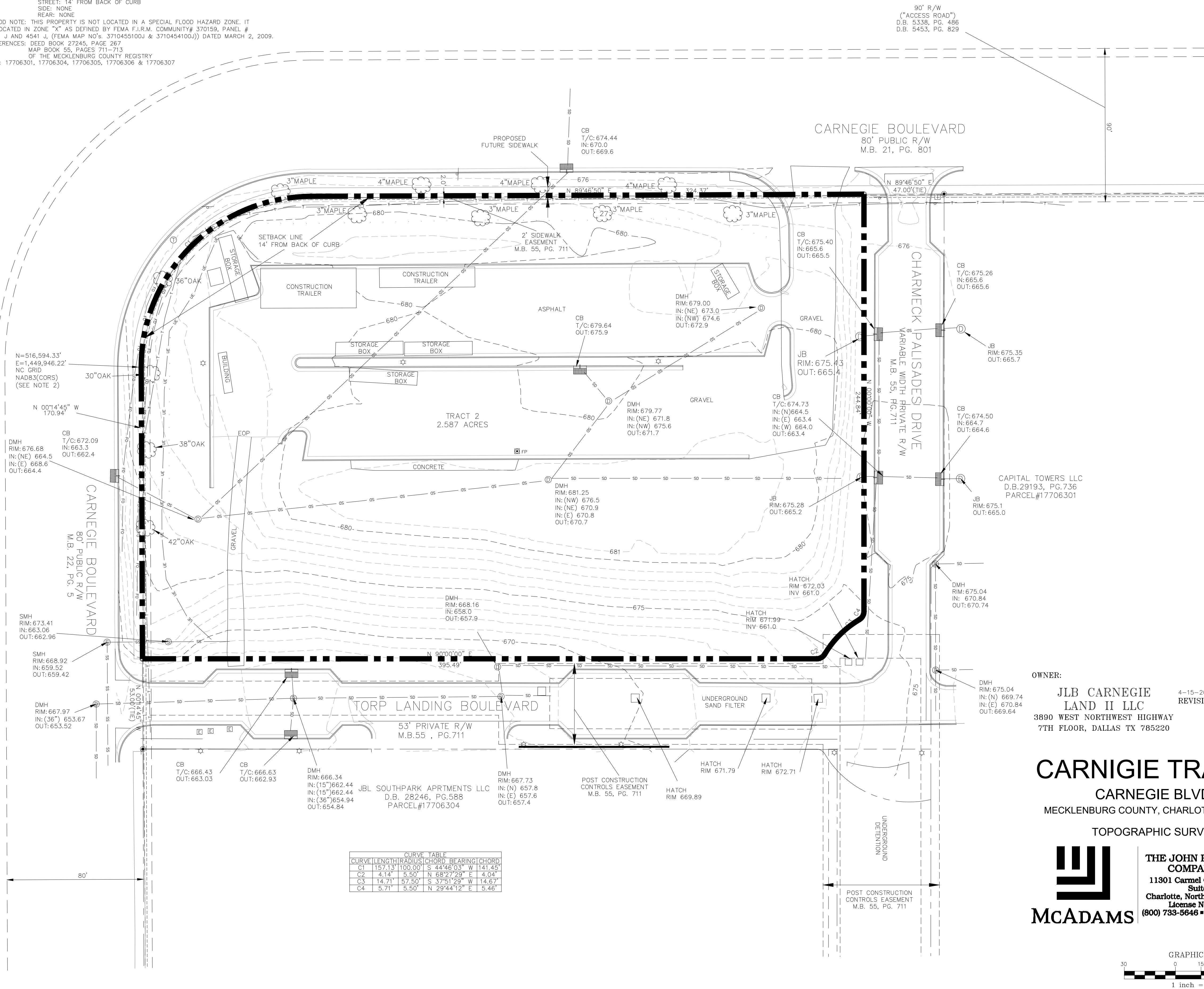
HORIZONTAL POSITIONS ARE REFERENCED TO NAD83(CORS).
GEOID MODEL USED: GEOID09.

THE COMBINED SCALE FACTOR IS 0.99984640.
ZONING: MUDD (O) PER REZONING PETITION #2010-56

- BUILDING SET BACKS: STREET: 14' FROM BACK OF CURB
SIDE: NONE
REAR: NONE
- 4.) FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE UNDEVELOPED DEFINED BY FEMA F.I.R.M. COMMUNITY # 370159, PANEL # 2551 J AND 4541 J. (FEMA MAP NO. 170455100J & 37104514100J) DATED MARCH 2, 2009.
- 5.) REFERENCES: DEED MAP 27245, PAGE 2627
MAP BOOK 55, PAGES 711-713
OF THE NECKLANDS COUNTY REGISTRY
- PIN#s: 17706301, 17706304, 17706305, 17706306 & 17706307

LEGEND

- | | |
|---|---------------------------------|
|  | EXISTING AS NOTED |
|  | IRON PIPE SET |
|  | STORM DRAINAGE MANHOLE |
|  | CURB INLET |
|  | SANITARY SEWER MANHOLE |
|  | SANITARY SEWER CLEANOUT |
|  | WATER MANHOLE |
|  | WATER VALVE |
|  | WATER METER |
|  | LIGHT POLE |
|  | TELEPHONE PEDESTAL |
|  | TELEPHONE MANHOLE |
|  | ELECTRIC MANHOLE |
|  | ELECTRIC BOX |
|  | SIGN |
|  | SURVEYED LINE |
|  | LINE NOT SURVEYED |
|  | STORM DRAIN |
|  | UNDERGROUND ELECTRIC |
|  | UNDERGROUND COMMUNICATIONS LINE |
|  | UNDERGROUND FIBER OPTIC |
|  | LINE OF BUSHES |



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES AS NOTED); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK AND PAGE SHOWN; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). DATE OF LAST FIELD WORK: JUNE 17, 2015.

KEVIN S. BAUCOM, PLS L-4275

06-15-2015

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

SEAL



LINCOLN HARRIS
5954 CARNEGIE
CHARLOTTE, NC

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: NTS

(NOT TO SCALE)

SHEET TITLE

DEVELOPMENT STANDARD
NOTES

SHEET NUMBER

Site Development Data:

I. General Provisions

- Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Optional Provisions provided below.

- ## **II. Optional Provisions for the MUDD-O Zoning District**

- a. To allow up to 180 feet of building height within the Site, including architectural features.
- b. To allow wall signs having up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less.
- c. To allow one (1) detached, ground mounted sign per street front. The detached signs may be up to five (5) feet in height and contain up to 60 square feet of sign area.
- d. To allow the “base” of building requirements of Section 9.8506(2)(i) to be satisfied by providing taller and architecturally differentiated ground floors that distinguish ground floor levels from upper stories, as generally depicted in the conceptual elevations provided as part of the Rezoning Plan.

- ### III. Permitted Uses

- #### IV. Maximum Development

- ## V. Transportation

- d. **Access:**

- ## VI. Design Guidelines

- a. **General Design Guidelines.**

1. Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 20% of that building's entire façade facing such network street using brick, glass, natural stone (or its synthetic equivalent), stucco, fiber cement, corrugated metal, steel accents, architectural shingles or other material approved by the Planning Director.
2. Prohibited Exterior Building Materials: The Petitioner will not utilize (1) vinyl siding (but not vinyl hand rails, windows or door trim) or (2) concrete masonry units not architecturally finished.
3. Activated ground floor area shall be provided along a minimum of 60% of each building façade along Carnegie Boulevard.
4. Meter banks will be screened where visible from public view at grade from public or private streets and shall be located outside of the setback.
5. Rooftop HVAC and related mechanical equipment will be screened from public view at grade from public or private streets.
6. Dumpsters, loading and services areas shall be screened from streets, common open spaces and any adjacent residential uses with materials complimentary to the principal structure. Dumpster enclosures will not directly abut the back of a sidewalk.
7. Backflow preventers and transformers shall be screened and located outside the setback, but can be located in a four (4) foot transition zone. Backflow prevention devices may also be located inside buildings, as permitted in the optional provisions above.
8. With the exception of structured parking facilities, multi-story buildings shall have a minimum of 20% percent transparency on all upper stories.

VII. Parking & Pedestrian Areas

- a. The Petitioner shall provide a minimum eight (8) foot wide planting strip and six (6) foot wide sidewalk along all Site frontages.
- b. Structured parking facilities shall be designed to encourage and complement pedestrian-scale interest and activity on the ground floor and be architecturally compatible with primary buildings on all levels.
- c. Openings at the street level are limited to vehicular entrances, pedestrian access to the structure, and ventilation openings. All such openings shall be decorative and be an integral part of the overall building design.
- d. On-site loading docks and waste areas shall be separated and/or screened from view at ground level from primary building entrances.

VIII. Environmental Features

The Petitioner shall comply with the Post Construction Stormwater Ordinance and Tree Ordinance.

IX. Signage

Signage as allowed by the Ordinance and by the Optional Provisions set forth under Section II above may be provided.

X. Lighting:

- a. Detached lighting on the Site, except street lights located along public streets, will be limited to 30 feet in height.
- b. Attached and detached lighting shall be downwardly directed. However, upward facing accent lighting shall be permitted.

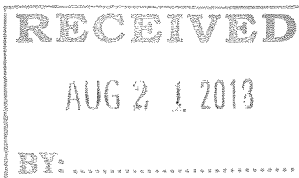
XI. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan 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.

XII. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon 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.

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-107

Petition #: _____
Date Filed: 082118
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: James Plumbing Co
Owner's Address: 2872 UNIONVILLE INDIAN TRAIL RD W City, State, Zip: INDIAN TRAIL NC 28079
Date Property Acquired: 10/19/1979
Property Address: 6127 Hickory Grove Rd
Tax Parcel Number(s): 10731204
Current Land Use: Vacant single family Size (Acres): 6.29
Existing Zoning: R-3 Proposed Zoning: R-8
Overlay: N/A (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: East Planning Team
Date of meeting: 08/21/2018

(*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

Signature of Property Owner

Steve James, President
(Name Typed / Printed)

JDSI, LLC

Name of Petitioner(s)

3515 Dovewood Dr
Address of Petitioner(s)

Charlotte, NC 28226
City, State, Zip

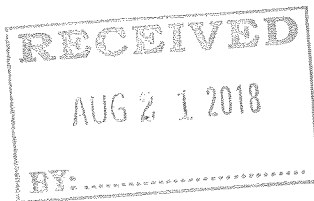
704-361-7777
Telephone Number Fax Number

judsonstringfellow@gmail.com
E-Mail Address

Signature of Petitioner

Judson Stringfellow, Manager Member
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-108

Petition #:	
Date Filed:	8/21/2018
Received By:	Pf

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties
Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: vacant (Acres): ± 10.538

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

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

Required Rezoning Pre-Application Meeting* with: Alberto Gozalez, Claire Lyte Graham, Carlos Alzate, Josh Weaver

Date of meeting: 7/19/18

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To allow the development of the site with a high-quality and diverse price point multi-family 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 ATTACHMENTS A-B

Signature of Property Owner

Elmington Capital Group (Attn: Joseph Horowitz)

Name of Petitioner

118 16th Ave South, Ste 200

Address of Petitioner

Nashville, TN 37203

City, State, Zip

615.490.6709

Telephone Number

Fax Number

jhorowitz@elmingtoncapital.com

E-mail Address

SEE ATTACHMENT C

Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Acreage	Date Acquired
201-181-02	N/A	Pettus Properties Inc.	PO Box 5274, Lake Wylie, SC 29710	10.169	01/16/2014
201-181-44	2632 S Tryon Street, Charlotte, NC	Wingfoot Land Management LLC	PO Box 5274, Lake Wylie, SC 29710	.369	04/21/2010

ATTACHMENT A

**REZONING PETITION NO. 2018-____
Elmington Capital Group**

**OWNER JOINDER AGREEMENT
Pettus Properties Inc.**

The undersigned, as the owner of the parcel of land located in the area bound by John Price Road and S Tryon Street that is designated as Tax Parcel No. 201-181-02 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 I-1 zoning district to the R-22MF(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 20 day of August, 2018.

Pettus Properties Inc.

By: *Jerry Pettus II*
Name: Jerrold Pettus II
Its: VP

ATTACHMENT B

REZONING PETITION NO. 2018-____
Elmington Capital Group

OWNER JOINDER AGREEMENT
Wingfoot Land Management LLC

The undersigned, as the owner of the parcel of land located at 2632 S Tryon Street that is designated as Tax Parcel No. 201-181-44 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 I-1 zoning district to the R-22MF(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 20 day of August, 2018.

Wingfoot Land Management LLC

By: *Jerry Pettus II*
Name: Jerrold Pettus II
Its: Manager

ATTACHMENT C

**REZONING PETITION NO. 2018-
Elmington Capital Group**

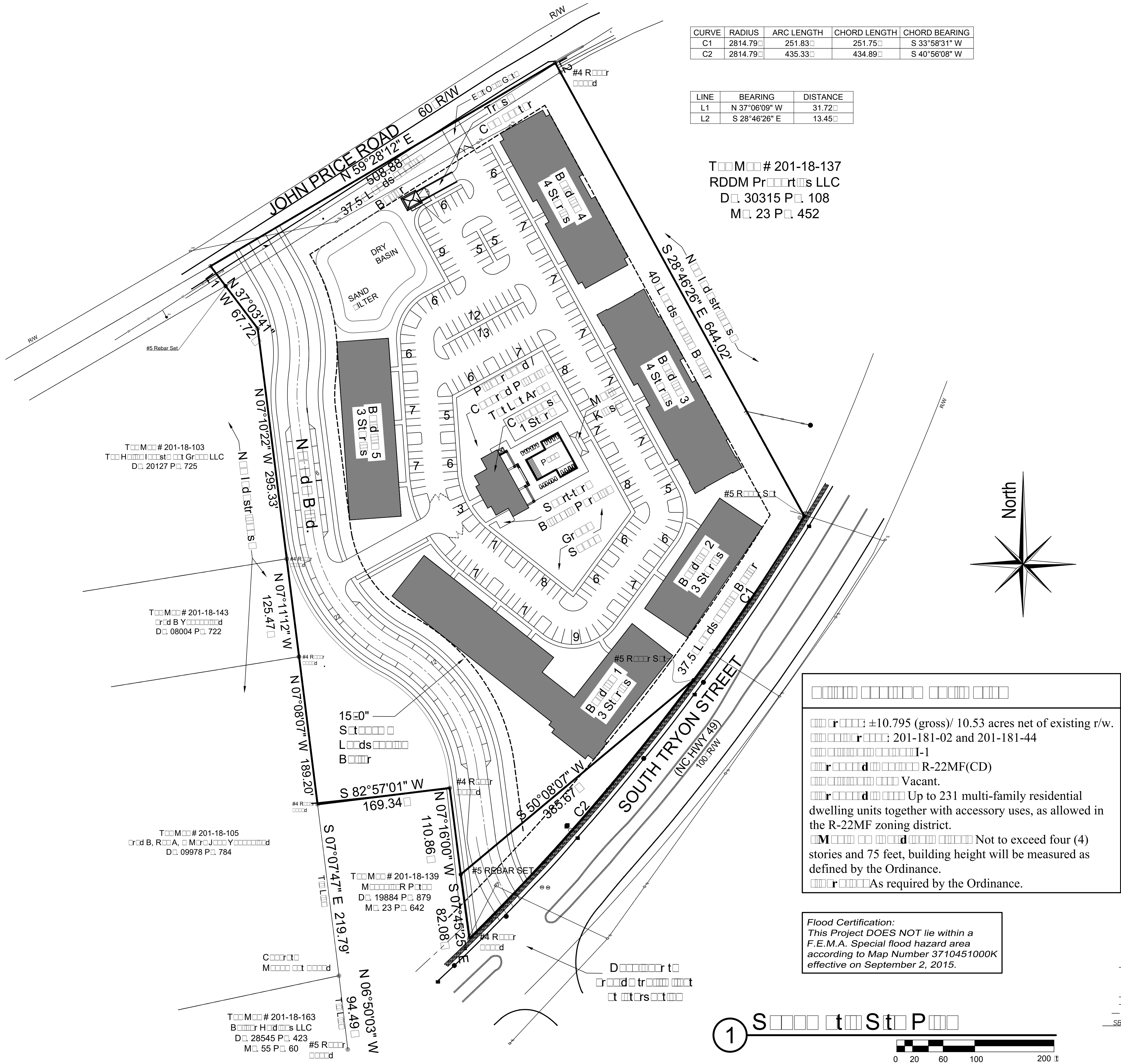
Petitioner:

Elmington Capital Group

By: 

Name: Chunghwa Nagan

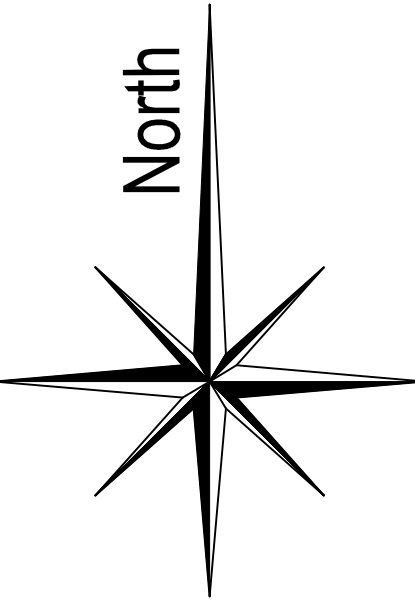
Title: Secretary



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2814.79'	251.83'	251.75'	S 33°58'31" W
C2	2814.79'	435.33'	434.89'	S 40°56'08" W

LINE	BEARING	DISTANCE
L1	N 37°06'09" W	31.72'
L2	S 28°46'26" E	13.45'

Tax Map # 201-18-137
RDDM Projects LLC
D 30315 P 108
M 23 P 452



±10.795 (gross)/ 10.53 acres net of existing r/w.
201-181-02 and 201-181-44
I-1
R-22MF(CD)
Vacant.
Up to 231 multi-family residential dwelling units together with accessory uses, as allowed in the R-22MF zoning district.
Not to exceed four (4) stories and 75 feet, building height will be measured as defined by the Ordinance.
As required by the Ordinance.

Flood Certification:
This Project DOES NOT lie within a F.E.M.A. Special flood hazard area according to Map Number 3710451000K effective on September 2, 2015.

- LEGEND
- WELL
 - WATER VALVE
 - WATER METER
 - CABLE BOX
 - FIRE HYDRANT
 - YARD LIGHT
 - UTILITY POLE
 - TELEPHONE PEDESTAL
 - POWER TRANSFORMER
 - SPRINKLER CONTROL VALVE
 - CLEAN OUT
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER LINE
 - STORM DRAIN MANHOLE
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN LINE
 - FENCE LINE
 - OVER HEAD UTILITY
 - SETBACK LINE
 - FOUND PROPERTY CORNER
 - SET PROPERTY CORNER
 - CALCULATED POINT

Shapiro & Company
Architect P.C.
4646 Poplar Ave., Suite 517
Memphis, TN 38117
Ph: 901.685.9001
www.shapiroandco.com

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Pittman Professional
Land Surveying
P.O. Box 1512, Fort Mill
SC 29716
Ph: 803.547.7369
www.PPLSSURVEY.COM

DEVELOPERS NAME:
Elmington Capital Group
118 16th Ave South,
Suite 200
Nashville, TN 37203

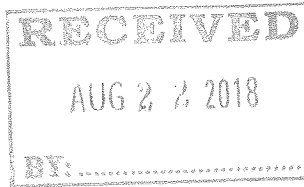
PROJECT NAME:
Steele Creek Flats
Apartments
Charlotte, North Carolina

PROJECT NUMBER: 18030
DATE: 08/20/2018

SHEET TITLE:
Site Plan

SHEET NUMBER:
A001

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #:	<u>2018-109</u>
Date Filed:	<u>8/22/2018</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Eastgroup Properties, L.P.

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): 201-071-10, 201-082-02 and 201-082-01

Current Land Use: Vacant Industrial Size (Acres): +/- 24.23 acres

Existing Zoning: I-1 (CD) Proposed Zoning: I-1 (CD) S.P.A.

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Grant Meacci, Josh Weaver

Date of meeting: August 21, 2017

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a maximum of 255,750 square feet of gross floor area on the site that would be devoted to office, warehouse and distribution uses and other uses allowed in the I-1 zoning district.

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

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

Charlotte, NC 28246
City, State, Zip

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

jcarmichael@robinsonbradshaw.com
tshaffer@robinsonbradshaw.com
E-Mail Address

See attached
Signature of Property Owner

(Name Typed / Printed)

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

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

Orlando, FL 32819
City, State, Zip

407-251-7075
Telephone Number Fax Number

John.Coleman@eastgroup.net
E-Mail Address

See attached
Signature of Petitioner

(Name Typed / Printed)

Signature page of Property Owner and Petitioner to Rezoning Application

EASTGROUP PROPERTIES, L.P.



By: John Coleman, Executive Vice President

Exhibit A to Rezoning Application Filed by Eastgroup Properties, L.P.

Property Owner Information, Acquisition Dates and Site Addresses

Tax Parcel No. 201-071-10

Eastgroup Properties, L.P.
2966 Commerce Park Drive
Suite 450
Orlando, FL 32819

Site Address: Sandy Porter Road

Date Property Acquired: March 23, 2016

Tax Parcel No. 201-082-02

Eastgroup Properties, L.P.
2966 Commerce Park Drive
Suite 450
Orlando, FL 32819

Site Address: Sandy Porter Road

Date Property Acquired: March 30, 2017

Tax Parcel No. 201-082-01

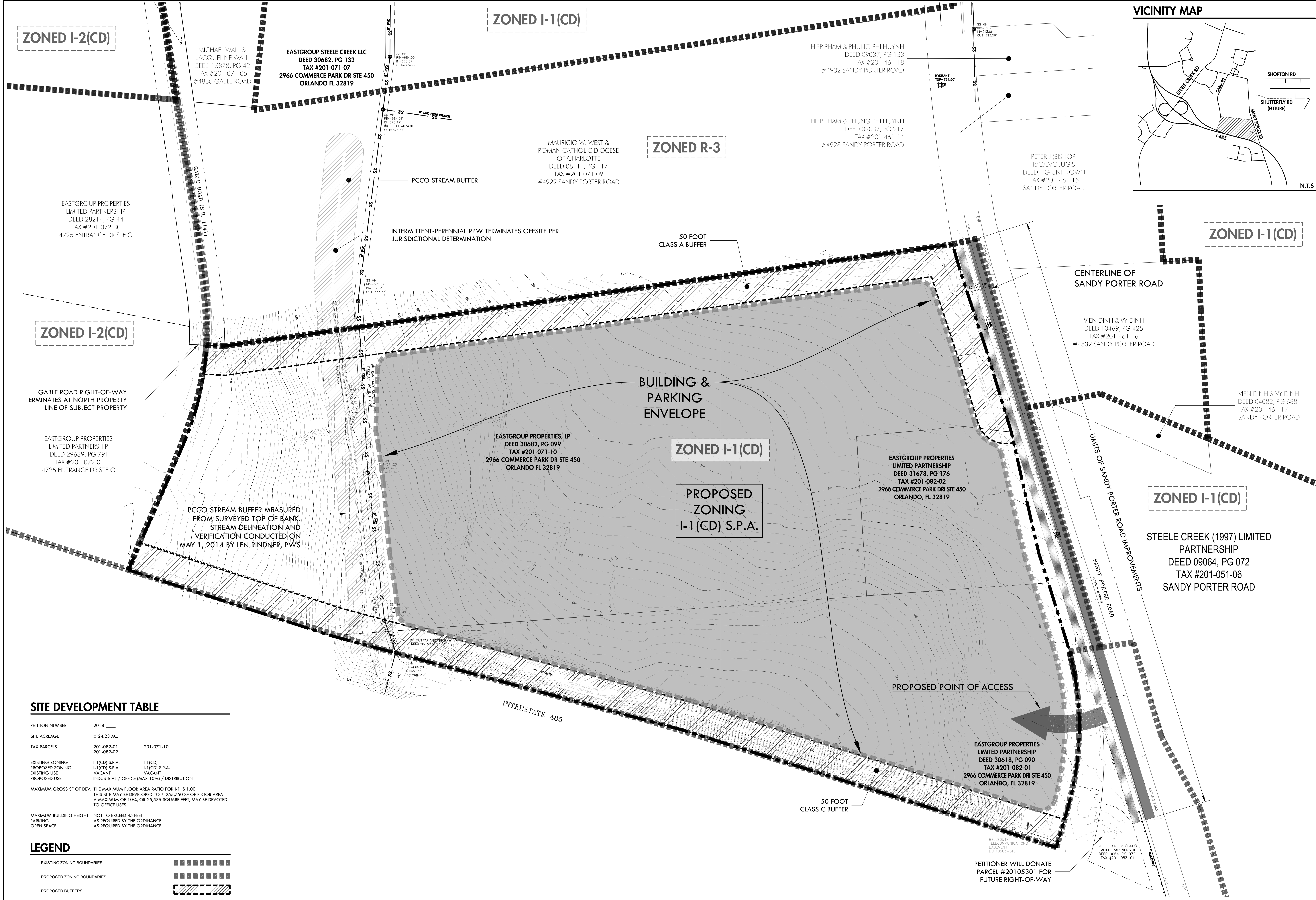
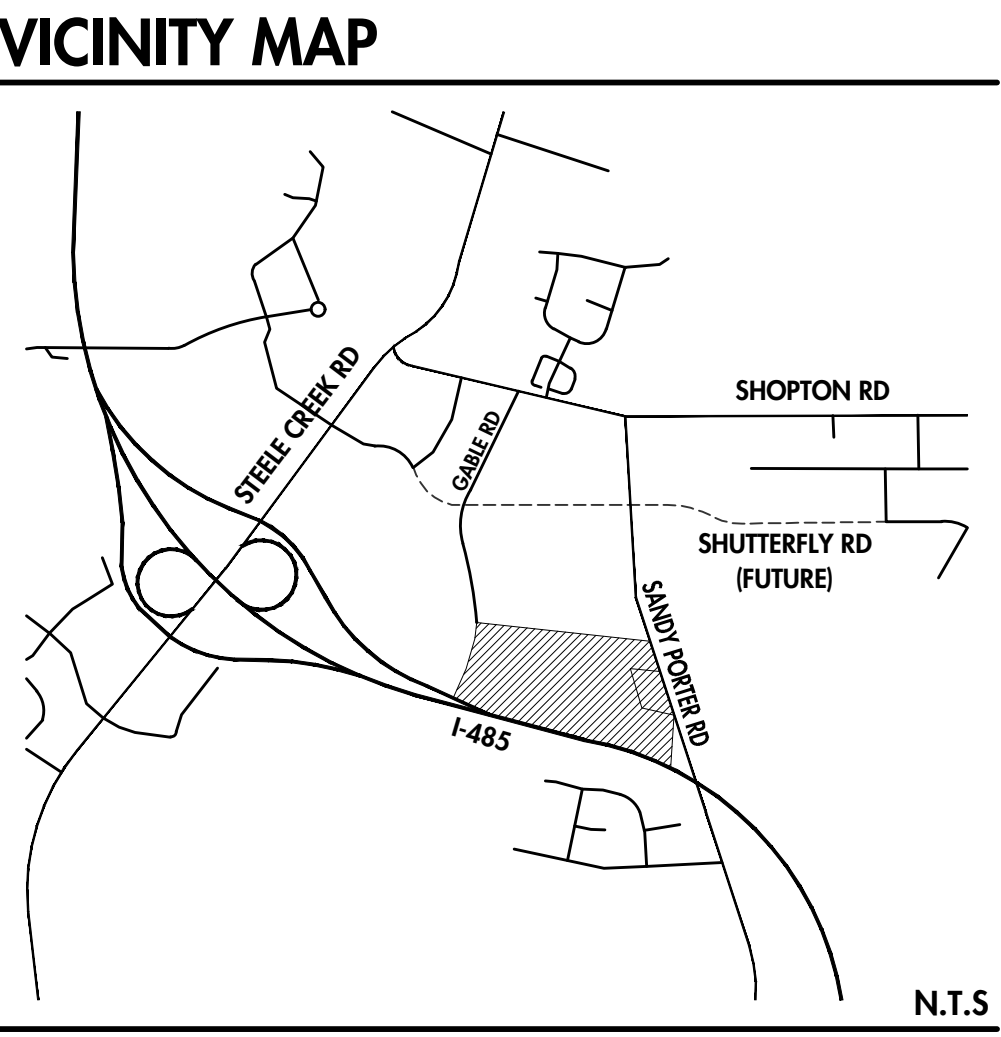
Eastgroup Properties, L.P.
2966 Commerce Park Drive
Suite 450
Orlando, FL 32819

Site Address: Sandy Porter Road

Date Property Acquired: February 25, 2016





SANDY PORTER ROAD
CHARLOTTE, NORTH CAROLINA
EASTGROUP PROPERTIES, LLP

REZONING PLAN (PETITION #2018-



SITE DEVELOPMENT TABLE		
PETITION NUMBER	2018-_____	
SITE ACREAGE	± 24.23 AC.	
TAX PARCELS	201-082-01	201-071-10
	201-082-02	
EXISTING ZONING	I-1(CD) S.P.A.	I-1(CD)
PROPOSED ZONING	I-1(CD) S.P.A.	I-1(CD) S.P.A.
EXISTING USE	VACANT	VACANT
PROPOSED USE	INDUSTRIAL / OFFICE (MAX 10%) / DISTRIBUTION	
MAXIMUM GROSS SF OF DEV.	MAXIMUM FLOOR AREA RATIO FOR I-1 IS 1.00.	
	THIS SITE MAY BE DEVELOPED TO ± 255,750 SF OF FLOOR AREA	
	A MAXIMUM OF 10%, OR 25,755 SQUARE FEET, MAY BE DEVOTED TO OFFICE USES.	
MAXIMUM BUILDING HEIGHT	NOT TO EXCEED 45 FEET	
PARKING	AS REQUIRED BY THE ORDINANCE	
OPEN SPACE	AS REQUIRED BY THE ORDINANCE	

LEGEND

EXISTING ZONING BOUNDARIES	
PROPOSED ZONING BOUNDARIES	
PROPOSED BUFFERS	
POTENTIAL BUILDING ENTRANCE LOCATION	

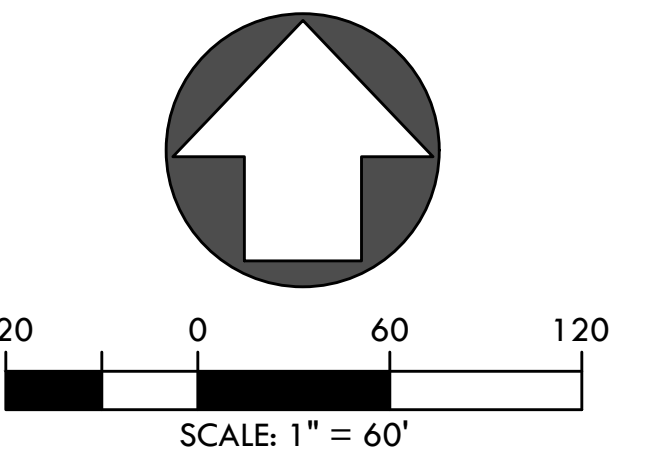
PETITIONER

EASTGROUP

PROPERTIES

4725 ENTRANCE DRIVE, SUITE G
CHARLOTTE, NORTH CAROLINA 28273
(704) 625-4030

DRAWING INFORMATION



DEVELOPMENT STANDARDS

AUGUST 27, 2018

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Eastgroup Properties, L.P. (the "Petitioner") for an approximately 24.23 acre site located on the west side of Sandy Porter Road, south of Shopton Road and immediately north of Interstate 485, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The Site is comprised of Tax Parcel Nos. 201-071-10, 201-082-01 and 201-082-02.
- C. 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").
- D. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-1 zoning district shall govern all development taking place on the Site.
- E. The development of the Site proposed under this Rezoning Plan shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and to create lots within the interior of the Site without regard to any such internal separation standards and public/private street frontage requirements, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard, rear yard and buffer requirements with respect to the exterior boundaries of the Site.
- 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, any buildings to be located on the Site may be devoted to any use or uses allowed by right or under prescribed conditions in the I-1 zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the I-1 zoning district.
- B. Notwithstanding the terms of paragraph A above, the following uses shall be prohibited on the Site:
- (1) Automobiles, truck and utility trailer rental.
- (2) Automotive repair garages.
- (3) Automotive service stations.
- (4) Barber and beauty shops.
- (5) Financial institutions.
- (6) Eating, Drinking and Entertainment Establishments (Type 1 and Type 2).
- (7) Retail establishments, shopping centers and business, personal and recreational services.
- (8) Adult establishments.
- C. A maximum of two principal buildings may be constructed on the Site.
- D. A total maximum of 255,750 square feet of gross floor area may be developed on the Site.
- E. Notwithstanding the foregoing, of the allowed 255,750 square feet of gross floor area that may be developed on the Site, a maximum of ten percent of such allowable gross floor area, or 25,575 square feet, may be devoted to office uses.
- F. All buildings and parking on the Site shall be located in the Building and Parking Envelope more particularly depicted on the Rezoning Plan.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation.
- B. As the Site is developed, Petitioner shall install curb and gutter along the Site's frontage on Sandy Porter Road. The back of the curb and gutter shall be located 19 feet from the existing centerline of Sandy Porter Road, and Petitioner shall pave the area located between the lip of the newly installed gutter and the existing pavement on Sandy Porter Road.
- C. In lieu of a bike lane and a concrete sidewalk, Petitioner install an 8 foot planting strip and a 12 foot wide asphalt multi-use path along the Site's frontage on Sandy Porter Road behind the back of curb described above in paragraph D.
- D. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall pay the sum of \$25,000 (the "Funds") to CDOT, which Funds shall be used by CDOT to pay for future planned improvements to Sandy Porter Road.
- E. Any right of way required to be dedicated and conveyed by Petitioner to the City and/or NCDOT shall be dedicated and conveyed prior to the issuance of a certificate of occupancy for the first new building constructed on the Site. Notwithstanding the foregoing, a sidewalk utility easement may be provided in lieu of right of way to accommodate the planting strip and the 12 foot wide multi-use path at the option of Petitioner, and any sidewalk utility easement shall be provided prior to the issuance of a certificate of occupancy for the first new building constructed on the Site. The terminus of the right of way or sidewalk utility easement shall be located 2 feet behind the back of the 12 foot wide multi-use path.
- F. All transportation improvements set out in this Section 3 of the Development Standards shall be approved and constructed prior to the issuance of a certificate of occupancy for the first new building constructed on the Site or phased per the Site's development plan.

4. ARCHITECTURAL STANDARDS

- A. The maximum height of any building constructed on the Site shall be 45 feet.

5. STREETScape/LANDSCAPING/BUFFERS

- A. Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to the Ordinance, Petitioner may reduce the required width of any buffer by 25% by installing a berm that meets the standards of Section 12.302(8A) 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. As noted above, an 8 foot planting strip and a 12 foot wide asphalt multi-use path shall be installed along the Site's frontage on Sandy Porter Road as depicted on the Rezoning Plan.

6. ENVIRONMENTAL FEATURES

- A. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
7. LIGHTING

- A. All 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 freestanding lighting fixture installed on the Site shall be 31 feet.
- C. Any lighting fixtures attached to any building to be constructed on the Site shall be decorative, capped and downwardly directed.

8. CONSTRUCTION ACTIVITIES

- A. Petitioner shall prohibit construction vehicles serving the Site from utilizing Gable Road for ingress to and egress from the Site.
- B. Construction activities may only be conducted on the Site daily from 7 AM to 7 PM. Notwithstanding the foregoing, the slabs for the building(s) proposed to be constructed under this Rezoning Plan may be poured prior to 7 AM or after 7 PM as a result of the need to pour the slabs in cooler temperatures.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

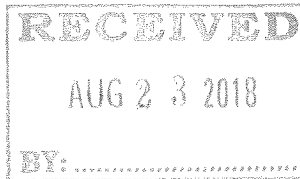
- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the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

REVISIONS:

ENGINEER: GTW
DRAWN BY: GTW
CHECKED BY: LB
PROJECT #: 017.006

SHEET
RZ.02
SHEET 2 OF 2

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2018-140
Date Filed: 8/23/2018
Received By: gk

Complete All Fields (Use additional pages if needed)

Property Owner: Steele Creek (1997), LLC

Owner's Address: 5625 Fairview Rd City, State, Zip: Charlotte, NC 28209

Date Property Acquired: 5/19/1997

Property Address: 4040 Shopton Road

Tax Parcel Number(s): 199-011-02

Current Land Use: Vacant Size (Acres): +/- 38.4 acres

Existing Zoning: R-3 Proposed Zoning: R-8(CD)

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

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

Date of meeting: 6/26/18

(*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): yes, 5 yrs.

Purpose/description of Conditional Zoning Plan: To accommodate a master planned community with "for sale" single family attached dwelling units.

Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

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

Charlotte, NC 28202
City, State, Zip

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

Collin.Brown@kligates.com
E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

Mattamy Homes
Name of Petitioner(s)

2025 Ayrsley Town Blvd, Suite 1104
Address of Petitioner(s)

Charlotte, NC 28273
City, State, Zip

704-375-9373
Telephone Number Fax Number

Bob.Wiggins@mattamycorp.com
E-Mail Address


Signature of Petitioner

BOB WIGGINS
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: _____

Received By: _____

Complete All Fields (Use additional pages if needed)

Property Owner: Steele Creek (1997), LLC

Owner's Address: 5625 Fairview Rd City, State, Zip: Charlotte, NC 28209

Date Property Acquired: 5/19/1997

Property Address: 4040 Shopton Road

Tax Parcel Number(s): 199-011-02

Current Land Use: Vacant Size (Acres): +/- 38.4 acres

Existing Zoning: R-3 Proposed Zoning: R-8(CD)

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

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

Date of meeting: 6/26/18

(*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): yes, 5 yrs.

Purpose/description of Conditional Zoning Plan: To accommodate a master planned community with "for sale" single family attached dwelling units.

Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

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

Charlotte, NC 28202
City, State, Zip

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

Collin.Brown@klgates.com
E-Mail Address

Sarah "Sally" Bulk Gambrell
Signature of Property Owner

Sarah "Sally" Bulk Gambrell
(Name Typed / Printed)

Mattamy Homes
Name of Petitioner(s)

2025 Ayrsley Town Blvd, Suite 1104
Address of Petitioner(s)

Charlotte, NC 28273
City, State, Zip

704-375-9373
Telephone Number Fax Number

Bob.Wiggins@mattamycorp.com
E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

Shopton Road West Townhomes - Petition #2018-xxx Conditional District Rezoning - Development Standards

I **rPr**

- [illegible]

Il Pr

The State of Colorado is divided into 240 school districts (the units of local government) and 17 counties. The R-8M is located in the R-8M district.

III Tr r

1. Whenever access to the Site is required, the CDOT or contractor shall obtain the necessary permits and approvals from the appropriate regulatory agencies and the relevant public entities. The CDOT or contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate regulatory agencies and the relevant public entities. The CDOT or contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate regulatory agencies and the relevant public entities.
 2. As directed by the relevant public entity, the CDOT or contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate regulatory agencies and the relevant public entities. The CDOT or contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate regulatory agencies and the relevant public entities.
 3. The CDOT or contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate regulatory agencies and the relevant public entities. The CDOT or contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate regulatory agencies and the relevant public entities.
 4. The CDOT or contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate regulatory agencies and the relevant public entities. The CDOT or contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate regulatory agencies and the relevant public entities.
- ☐ The CDOT or contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate regulatory agencies and the relevant public entities. The CDOT or contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate regulatory agencies and the relevant public entities.

IV Ar S d rd

1. **Planned routes, one-way, or one-way street** means the use of directional signs and other devices to control the flow of traffic on a street, or a portion of a street, in one direction only.
2. **Use of one-way or two-way streets** means the use of one-way or two-way signs and other devices to control the flow of traffic on a street, or a portion of a street, in one direction only.
3. **One-way street** means a street or portion of a street that is used for traffic in only one direction.
4. **Two-way street** means a street or portion of a street that is used for traffic in both directions.
5. **One-way street** means a street or portion of a street that is used for traffic in only one direction.
6. **One-way street** means a street or portion of a street that is used for traffic in only one direction.
7. **One-way street** means a street or portion of a street that is used for traffic in only one direction.

V[Sr] and Ld

- [illegible]

VI. Error Rate Form

1. The Publisher shall make the the Creative Commons Attribution and related Past Contributions Store Order Orderr. The ordering, sale, and the distribution of products at sister's demand at the Revenue Publisher's request to receive and distribute the order and products at the same time and the at the publisher's order and the revenue. Adjust its to the business in order to ensure a better order store order track and revenue and the order's sales and profits.

VII □ O □ □ S □ □ □

- [illegible]

VIII L

1. A firm's stock price is determined by the firm's earnings, which are determined by the firm's sales, which are determined by the firm's market share, which is determined by the firm's competitive advantage, which is determined by the firm's innovation, which is determined by the firm's management, which is determined by the firm's culture, which is determined by the firm's history, which is determined by the firm's location, which is determined by the firm's industry, which is determined by the firm's economy, which is determined by the firm's government, which is determined by the firm's society, which is determined by the firm's family, which is determined by the firm's individual, which is determined by the firm's atom.
2. The firm's stock price is determined by the firm's earnings, which are determined by the firm's sales, which are determined by the firm's market share, which is determined by the firm's competitive advantage, which is determined by the firm's innovation, which is determined by the firm's management, which is determined by the firm's culture, which is determined by the firm's history, which is determined by the firm's location, which is determined by the firm's industry, which is determined by the firm's economy, which is determined by the firm's government, which is determined by the firm's society, which is determined by the firm's family, which is determined by the firm's individual, which is determined by the firm's atom.
3. A firm's stock price is determined by the firm's earnings, which are determined by the firm's sales, which are determined by the firm's market share, which is determined by the firm's competitive advantage, which is determined by the firm's innovation, which is determined by the firm's management, which is determined by the firm's culture, which is determined by the firm's history, which is determined by the firm's location, which is determined by the firm's industry, which is determined by the firm's economy, which is determined by the firm's government, which is determined by the firm's society, which is determined by the firm's family, which is determined by the firm's individual, which is determined by the firm's atom.

Andromeda Ransomware

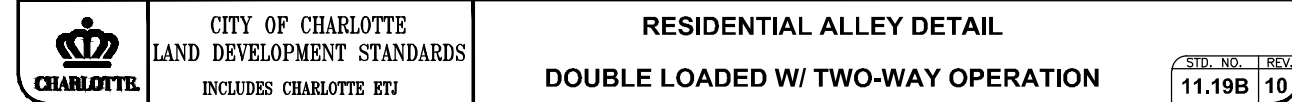
The Board sets the Regulatory Plan and the Domestic Standards that are applied or adopted by the International Trust either directly or indirectly through its subsidiaries.

B **E** **R** **D** **d** **D**

It is Recommended that the following standards be added to the Standard and the Recommended Practice and the Department of Standards of the Commission and the Order, to add the same and more to the content of the Practice and the standards of the Standard and the Commission's interest and issues.

For purposes of the Standards, the terms, "Petitioner" and "Owner" or "Owners" shall mean and be deemed to mean the persons, firms, corporations, partnerships, associations or trust and assigns of the Petitioner or the owner or owners of the part of the Site that the title of the proposed improvement is being dedicated to the public.

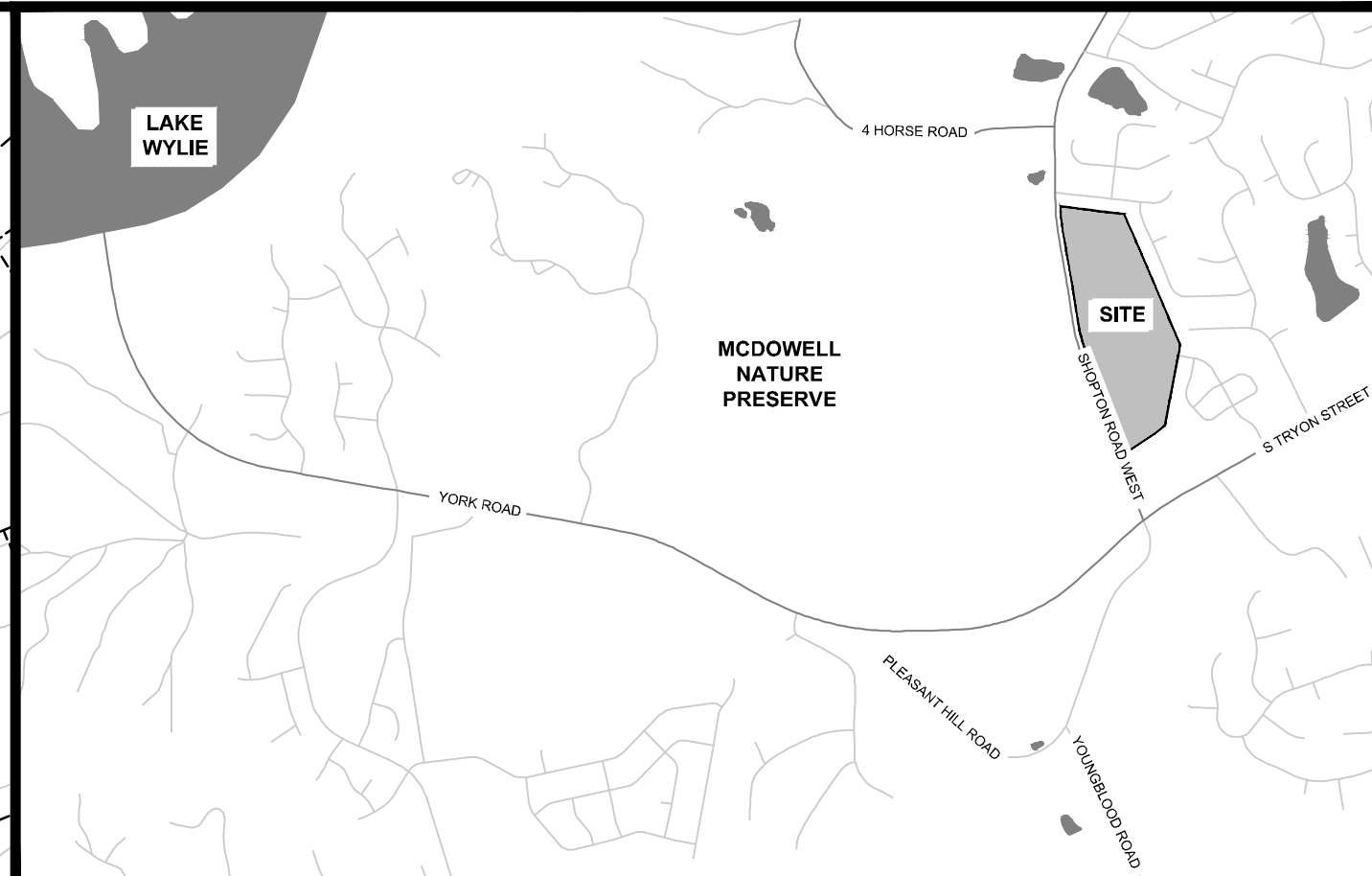
Not to Scale



Not to Scale



Townhomes- Alley Load



Vicinity Map
Not to Scale



Development Data:

Tax Parcels:	19901102
Total Acreage:	+/- 38.4 Acres (per GIS)
Existing Location:	Mecklenburg County, North Carolina
Proposed Location:	City of Charlotte, NC
Existing Zoning:	R-3 (Mecklenburg County)
Proposed Zoning:	R-8MF (CD) (City of Charlotte)
Existing Use:	Vacant
Permitted # of Units:	Up to 240 For-Sale Townhome Units
Proposed Density:	6.25 DU/AC
Maximum Building Height:	Forty (40) Feet
Parking:	Shall Satisfy or Exceed R-8MF Minimum Requirements
Private Open Space:	Minimum of 400 SF per unit x 240 Units
Floor Area Ratio:	1.0
Tree Save:	
Required:	+/- 5.53 Acres (15%)*
Provided:	+/- 5.53 Acres (15%) Minimum

* Note: Tree Save Calculation based on overall acreage minus acreage of Future Dedicated ROW:
38.4 Acres - 1.51 Acres (Future Dedicated ROW) = 36.89 Acres (Acreage to Calculate Tree Save)

General Notes

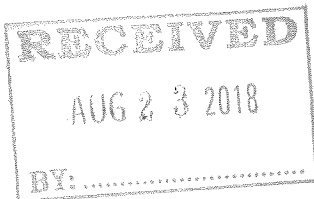
1. Base information provided by Mecklenburg County GIS Data and should be verified for accuracy.

Stream/Wetland Information

Stream/Wetland information is based on preliminary information provided to ESP by Mecklenburg County GIS, data & wetlands report titled "Flag Map" prepared by Carolina Wetland Services, dated 06/25/2018. For purposes of preparation of this Master Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Master Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy- unit loss may occur.

[illegible]

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2018-111
Date Filed: 8/23/2018
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: See attached sheets

Owner's Address: See attached sheets City, State, Zip: _____

Date Property Acquired: various times

Property Address: various addresses

Tax Parcel Number(s): 08314210, 11, 12, 13, 14, 15, 16 and 08314401, 02, 03, 04, 05, 06, 07, and 08

Current Land Use: vacant Size (Acres): Approx. 5.7 ac.

Existing Zoning: R-22MF and R-5 Proposed Zoning: UR-2 (CD)

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

Required Rezoning Pre-Application Meeting* with: Catherine Mahoney, Brent Wilkinson, et al

Date of meeting: August 9, 2018

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: develop an infill community of single family attached and detached homes

Walter Fields
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

waltf@walterfieldsgroup.com
E-Mail Address

See attached sheets
Signature of Property Owner

(Name Typed / Printed)

David Weekley Homes
Name of Petitioner(s)

11430 N. Community House Rd., Suite 275
Address of Petitioner(s)

Charlotte, NC 28277
City, State, Zip

704-972-4205
Telephone Number Fax Number

sboling@DWHOMES.com
E-Mail Address

[Signature]
Signature of Petitioner

Mark O. Gibbs
(Name Typed / Printed)

August 10, 2018

Shannon Boling
David Weekley Homes-Charlotte Division
11430 North Community House Road, Suite 275
Charlotte, NC 28277

This letter serves to notify all interested parties that I/we consent to David Weekley Homes petitioning for the rezoning of property known as Tax Parcels 08314210, 11, 12, 13, 14, 15, and 16. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner Jimmy M. Dyer Date 8-14-18
Owner _____ Date _____
Address 21370 Queens Rd E Charlotte NC 28207
Phone Number 704 807 3897

Big 8, LLC
PO Box 32666
Charlotte, NC 28232

August 10, 2018

Shannon Boling
David Weekley Homes-Charlotte Division
11430 North Community House Road, Suite 275
Charlotte, NC 28277

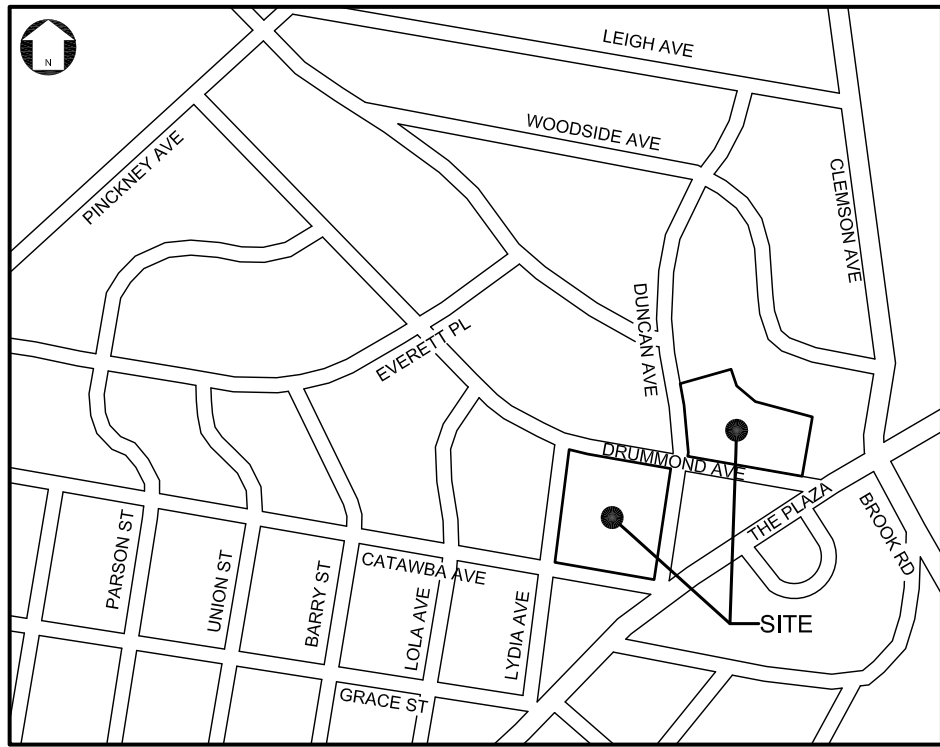
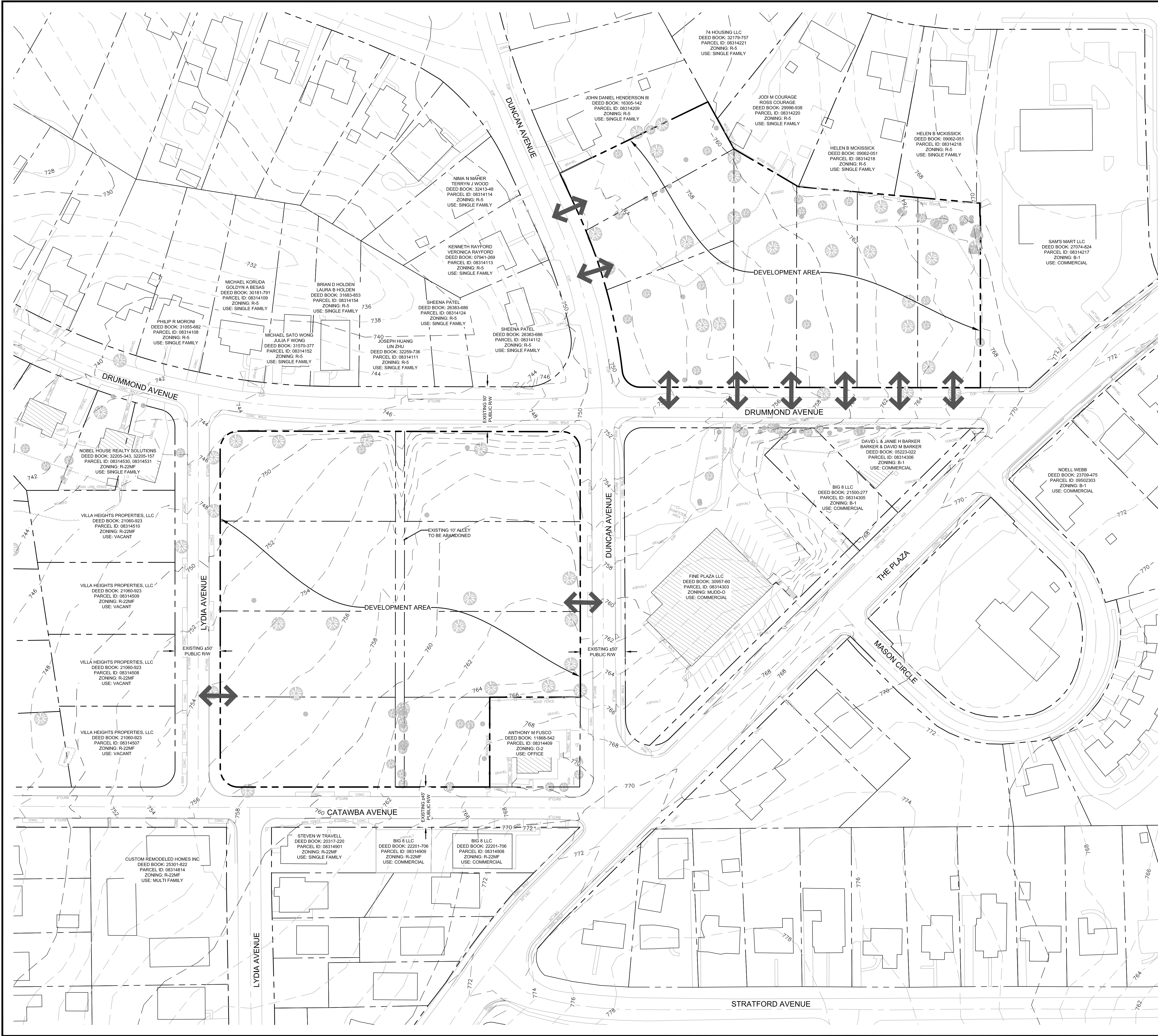
This letter serves to notify all interested parties that I/we consent to David Weekley Homes petitioning for the rezoning of property known as Tax Parcels 08314401, 02, 03, 04, 05, 06, 07, and 08 This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner James M. Day Date 8/14/18
Owner _____ Date _____
Address 2137 Queens Rd E Charlotte NC 28207
Phone Number 704 807 3897

Villa Heights Properties, LLC
PO Box 32666
Charlotte, NC 28232

P:\2018 Jobs\18021 - Villa Heights Redux - Weekley\CAD\Sketch Planning\18021 SK Base.dwg



VICINITY MAP
NOT TO SCALE

DEVELOPMENT STANDARDS:
GENERAL PROVISIONS.

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

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A COMMUNITY OF TOWNHOMES, TWO FAMILY DWELLINGS (DUPLICES), AND SINGLE FAMILY DWELLINGS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-2 (CD) DISTRICT.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY DETACHED AND ATTACHED DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 DISTRICT.

TRANSPORTATION

- THE SITE WILL HAVE ACCESS VIA DRIVEWAYS TO DUNCAN AVENUE, DRUMMOND AVENUE AND LYDIA AVENUE AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
- PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-2 DISTRICT.

STREETSCAPE AND LANDSCAPING

RESERVED

ENVIRONMENTAL FEATURES

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

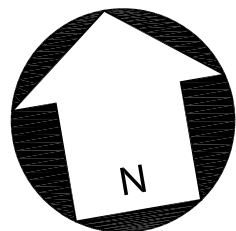
LIGHTING

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

PHASING

RESERVED

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



SCALE: 1"=50'

REVISIONS:

No.	Date	By	Description

CENTRAL LIVING AT VILLA HEIGHTS
CHARLOTTE, NC
DAVID WEEKLEY HOMES
CHARLOTTE, NC

**TECHNICAL
DATA SHEET**

REZONING PETITION:
2018-XXX

seals

Project Manager: MDL

Drawn By: DRW

Checked By: MDL

Date: 8/23/18

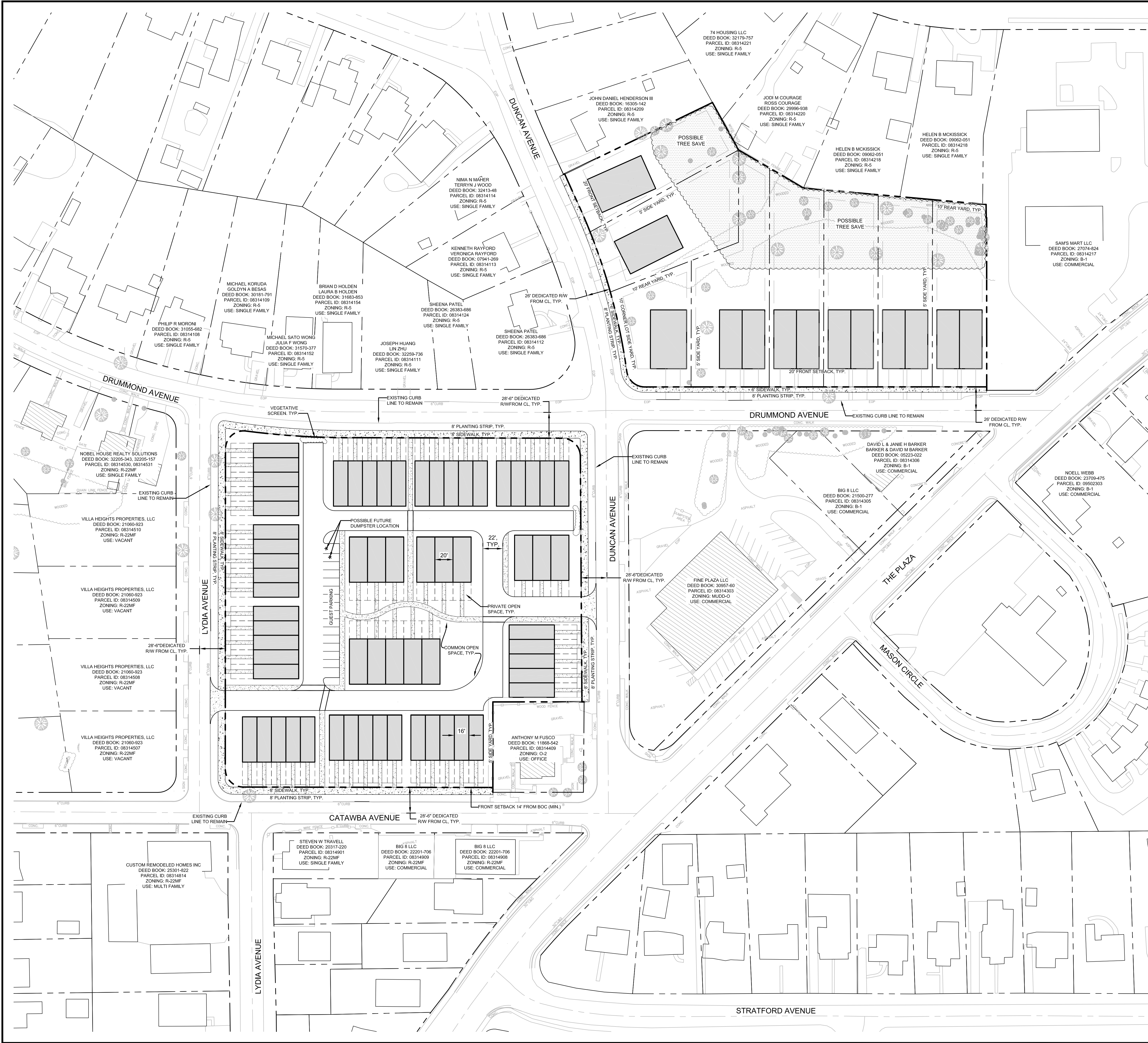
Project Number: 18021

Sheet Number:

RZ-1

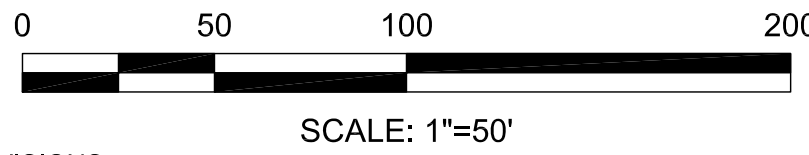
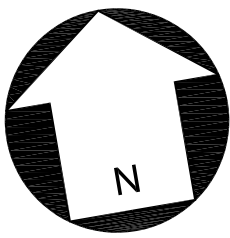
SHEET # 1 OF 2

P:\2018 Jobs\18021 - Villa Heights Redux - Weekley\CAD\Sketch Planning\18021 SK Base.dwg



DEVELOPMENT DATA:	
TAX PARCEL ID:	08314401, 08314402, 08314403, 08314404, 08314405, 08314406, 08314407, 08314408, 08314210, 08314211, 08314212, 08314213, 08314214, 08314215, 08314216
EXISTING SITE AREA:	± 5.79 AC (252,198 SF) TOTAL SITE ACREAGE
EXISTING ZONING:	± 3.39 AC (147,870 SF) SINGLE-FAMILY ATTACHED
EXISTING USE:	± 2.40 AC (104,328 SF) DUPLEX AND SINGLE-FAMILY DETACHED
PROPOSED ZONING:	UR-2(CD)
PROPOSED USE:	SINGLE-FAMILY ATTACHED AND DETACHED
UNITS PROPOSED:	64 TOWNHOMES; 10 DUPLEXES; 3 SINGLE-FAMILY DETACHED
DENSITY PROPOSED:	13.3 UNITS PER AC
MIN. FRONT SETBACK:	14' FROM BOC MIN.; 20' FROM BACK OF SIDEWALK (DUPLEX AND SINGLE-FAMILY DETACHED)
MIN. SIDE YARD:	5'; 10' CORNER LOT
MIN. REAR YARD:	10'
PROPOSED BUILDING HEIGHT:	40' MAX. BASE (PER ADJACENT RESIDENTIAL USE); 100' MAX.
PARKING REQUIRED:	1.5 SPACES PER UNIT (TOWNHOME); 2.0 SPACES PER UNIT (DUPLEX AND SINGLE-FAMILY DETACHED)
MAX. FLOOR AREA RATIO:	1.0
OPEN SPACE REQUIRED:	MIN. 400SF P.O.S. PER UNIT
OPEN SPACE PROVIDED:	40% MIN. (DUPLEX AND SINGLE-FAMILY DETACHED) PER ORDINANCE
WASTE MANAGEMENT:	ROLLOUT CONTAINERS (PUBLIC FOR SINGLE-FAMILY DETACHED AND DUPLEXES) (PRIVATE HAULER FOR TOWNHOMES)
BUILDING SEPARATION:	10' MIN. (TOWNHOME)
TREE SAVE REQUIRED:	32,614 SF (AVG. TREE SAVE PER LAND USE/ TOTAL SITE ACREAGE)
TREE SAVE PROVIDED:	33,413 SF

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



REVISIONS:			
No.	Date	By	Description

CENTRAL LIVING AT VILLA HEIGHTS
CHARLOTTE, NC
DAVID WEEKLEY HOMES
CHARLOTTE, NC

SCHEMATIC
SITE PLAN

REZONING PETITION:
2018-XXX
seals

Project Manager: MDL

Drawn By: DRW

Checked By: MDL

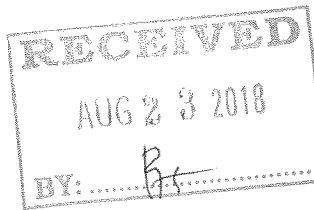
Date: 8/23/18

Project Number: 18021

Sheet Number:

RZ-2

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2018-112

Date Filed: ²³8-20-18

Received By: [signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Michael Loeb

Owner's Address: 615 N Center Street

City, State, Zip: Hickory NC 28601

Date Property Acquired: _____

Property Address: 1300 E. Sugar Creek Rd

Tax Parcel Number(s): 09302201

Current Land Use: Vacant

Size (Acres): .33 acres

Existing Zoning: R-5

Proposed Zoning: R-8(CD)

Overlay: NA

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: 1-23-18

(*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? No. Number of years (maximum of 5): NA

Purpose/description of Conditional Zoning Plan: To allow the property to be developed with two single family detached dwelling units.

NA

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

Michael Loeb

Name of Petitioner(s)

615 N. Center Street

Address of Petitioner(s)

Hickory, NC 28601

City, State, Zip

828-999-2033

Telephone Number

Fax Number

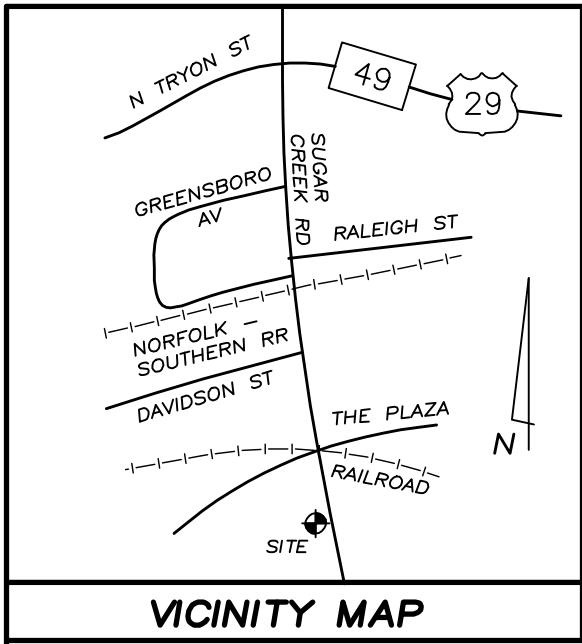
Michael.loeb22@gmail.com

E-Mail Address

[signature]
Signature of Petitioner

Michael Loeb

(Name Typed / Printed)



Rezoning Petition 2018-112

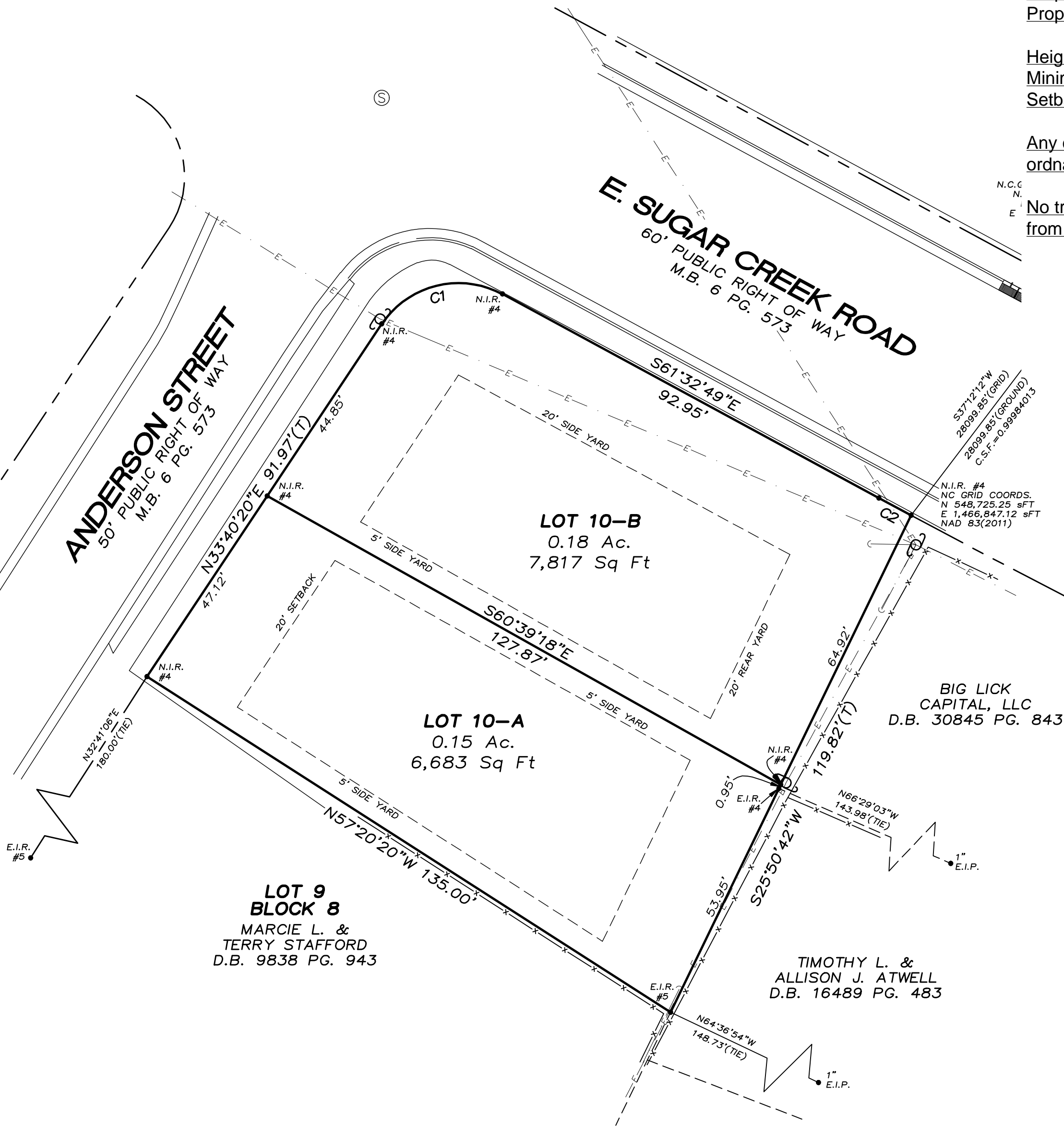
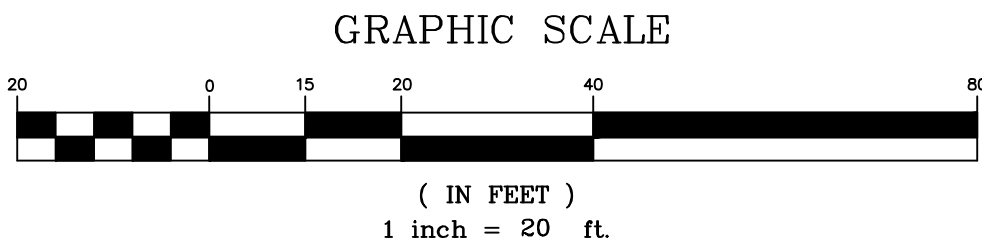
Site Development Date
Existing Zoning: R-5
Proposed Zoning: R-8(CD)

Proposed use: Detached single family residential and accessory structures as allowed per the ordinance
Proposed number of lots: Two
Proposed density: 6.0 units per acre

Height: As allowed by ordinance.
Minimum lot width at setback: 40 feet
Setbacks and yard requirements are as shown.

Any changes to the approved site plan will comply with Section 6.207 of the ordinance.

No trees shall be removed from the public right-of-way without explicit authorization from the City Arborist.



SYMBOL LEGEND

	POWER POLE (P.P.)
	SEWER MAN HOLE
	ELECTRIC LINE
	FENCE LINE
	NEW IRON REBAR
	EXISTING IRON PIPE
	EXISTING IRON REBAR

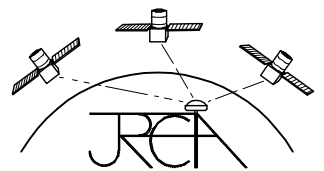
SITE PLAN OF LOT 10, BLOCK 8, A PORTION OF EASTWOOD PARK

OWNERS: MICHAEL LOEB, EDWARD LOEB, & DIANE LOEB
M.B. 6 PG. 573; D.B. 29751 PG. 741

CITY OF CHARLOTTE
MECKLENBURG COUNTY NORTH CAROLINA

JACK R. CHRISTIAN + ASSOCIATES
-SURVEYING-

PHONE (704) 596-2214 FAX (704) 596-2338
7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213



DWN:	CHECKED BY:	DATE:
TAC	JA	JUNE 18th, 2018
FB:	FILE NAME:	SCALE:
EDC	ANDERS1920	1"=20'
		FILE:
		18-06-12