

# Rezoning Petition Packet

## **Petitions:**

**2019-001 through 2019-016  
& 2019-001(c)**

Petitions that were submitted in January 2019

2019-001

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: \_\_\_\_\_  
Date Filed: 12/17/2018  
Received By: [Signature]

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

Property Owner: The 6125 Company, LLC

Owner's Address: PO Box 1017, Davidson, NC 28036 City, State, Zip: \_\_\_\_\_

Date Property Acquired: June 14, 2016

Property Address: 6125 Nations Ford Road, Charlotte, NC

Tax Parcel Number(s): 169-121-12

Current Land Use: Vacant Size (Acres): +/- 1.793 acres

Existing Zoning: MUDD-O Proposed Zoning: MUDD-O, S.P.A.

Overlay: N/A Tree Survey Provided: Yes: X N/A: \_\_\_\_\_

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham & Carlos Alzate  
Date of meeting: 8/27/18

(\*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? Yes/No. Number of years (maximum of 5): N/A  
Purpose/description of Conditional Zoning Plan: To accommodate the development of a hotel that could contain a maximum of 95 guest rooms and accessories uses relating thereto.

John Carmichael  
Name of Rezoning Agent

101 N. Tryon Street  
Agent's Address

Charlotte, NC 28246  
City, State, Zip

704.377.8341  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

David W Stewart  
Signature of Property Owner

David W. Stewart for the 6125 Company, LLC  
(Name Typed / Printed)

The 6125 Company, LLC  
Name of Petitioner(s)

PO Box 1017  
Address of Petitioner(s)

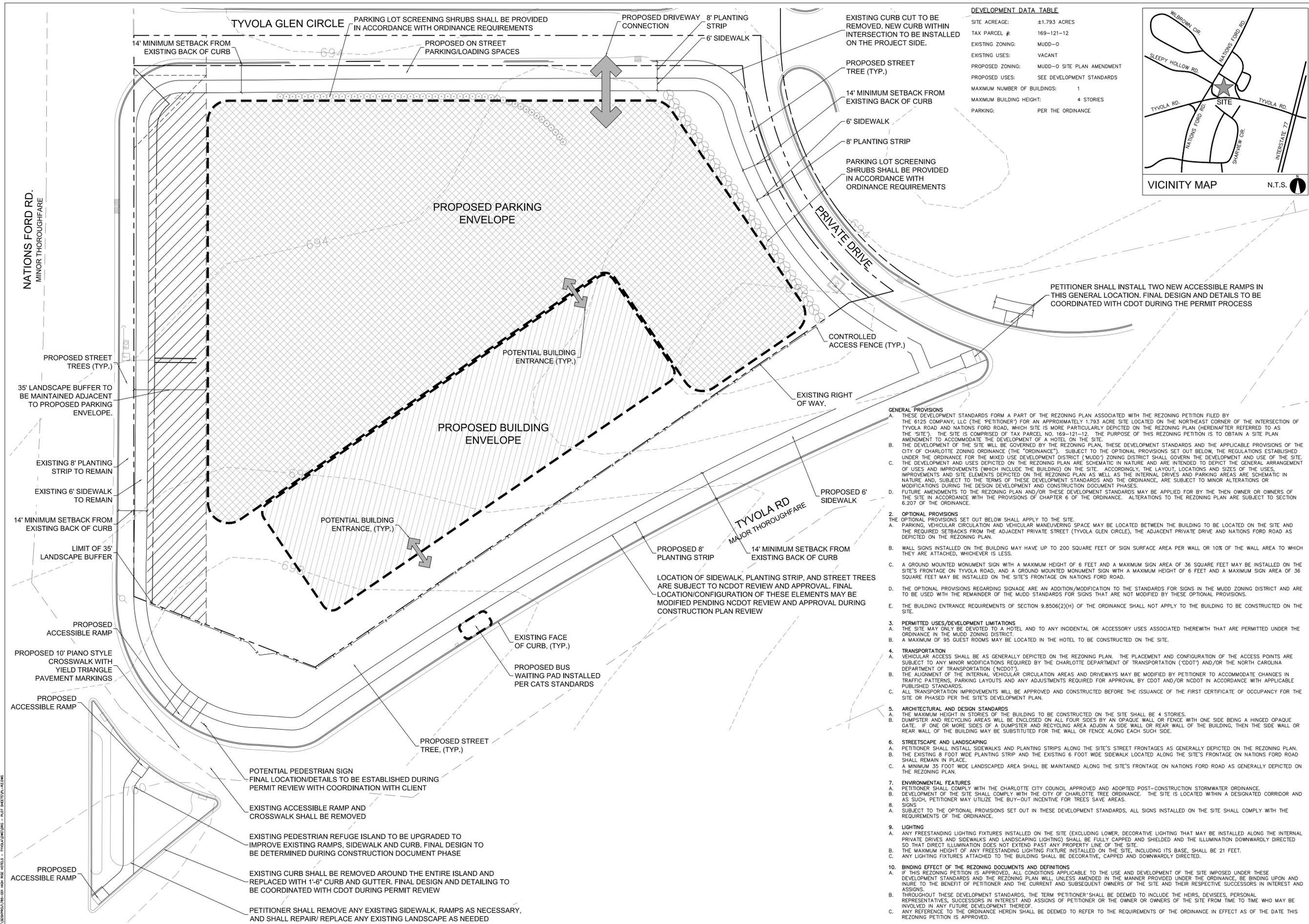
Davidson, NC 28036  
City, State, Zip

704.634.9989  
Telephone Number Fax Number

david@thestewartgroup.net  
E-Mail Address

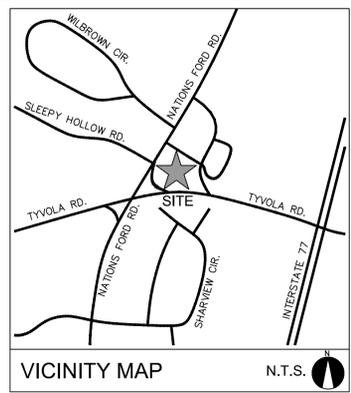
David W Stewart for the 6125 Company, LLC  
Signature of Petitioner

David W. Stewart  
(Name Typed / Printed)



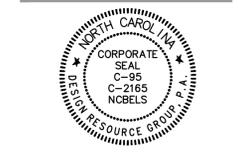
**DEVELOPMENT DATA TABLE**

SITE ACREAGE:	±1.793 ACRES
TAX PARCEL #:	169-121-12
EXISTING ZONING:	MUDD-0
EXISTING USES:	VACANT
PROPOSED ZONING:	MUDD-0 SITE PLAN AMENDMENT
PROPOSED USES:	SEE DEVELOPMENT STANDARDS
MAXIMUM NUMBER OF BUILDINGS:	1
MAXIMUM BUILDING HEIGHT:	4 STORIES
PARKING:	PER THE ORDINANCE



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

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



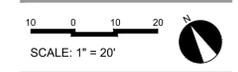
REZONING PETITION  
FOR PUBLIC HEARING  
20XX-XXX

REZONING PLANS

**TYVOLA CROSSING**  
CHARLOTTE, NORTH CAROLINA

**HIGH-RISE HOTELS**  
121 DOZIER BOULEVARD  
FLORENCE, SC 29501  
843.667.4630

**SCHEMATIC  
SITE PLAN**



PROJECT #: 785-001  
DRAWN BY: DK  
CHECKED BY: TH

DECEMBER 17, 2018

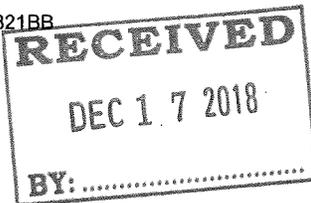
REVISIONS:

- GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE 6125 COMPANY, LLC (THE "PETITIONER") FOR AN APPROXIMATELY 1.793 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF TYVOLA ROAD AND NATIONS FORD ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 169-121-12. THE PURPOSE OF THIS REZONING PETITION IS TO OBTAIN A SITE PLAN AMENDMENT TO ACCOMMODATE THE DEVELOPMENT OF A HOTEL ON THE SITE.
  - THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS (WHICH INCLUDE THE BUILDING) ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATIONS AND SIZES OF THE USES, IMPROVEMENTS AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS ARE SCHEMATIC IN NATURE AND SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
  - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- 2. OPTIONAL PROVISIONS**
- THE SITE MAY ONLY BE DEVOTED TO A HOTEL.
  - PARKING, VEHICULAR CIRCULATION AND VEHICULAR MANEUVERING SPACE MAY BE LOCATED BETWEEN THE BUILDING TO BE LOCATED ON THE SITE AND THE REQUIRED SETBACKS FROM THE ADJACENT PRIVATE STREET (TYVOLA GLEN CIRCLE), THE ADJACENT PRIVATE DRIVE AND NATIONS FORD ROAD AS DEPICTED ON THE REZONING PLAN.
  - WALL SIGNS INSTALLED ON THE BUILDING MAY HAVE 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.
  - A GROUND MOUNTED MONUMENT SIGN WITH A MAXIMUM HEIGHT OF 6 FEET AND A MAXIMUM SIGN AREA OF 36 SQUARE FEET MAY BE INSTALLED ON THE SITE'S FRONTAGE ON TYVOLA ROAD, AND A GROUND MOUNTED MONUMENT SIGN WITH A MAXIMUM HEIGHT OF 6 FEET AND A MAXIMUM SIGN AREA OF 36 SQUARE FEET MAY BE INSTALLED ON THE SITE'S FRONTAGE ON NATIONS FORD ROAD.
  - THE OPTIONAL PROVISIONS REGARDING SIGNAGE ARE AN ADDITION/MODIFICATION TO THE STANDARDS FOR SIGNS IN THE MUDD ZONING DISTRICT AND ARE TO BE USED WITH THE REMAINDER OF THE MUDD STANDARDS FOR SIGNS THAT ARE NOT MODIFIED BY THESE OPTIONAL PROVISIONS.
- 3. PERMITTED USES/DEVELOPMENT LIMITATIONS**
- THE SITE MAY ONLY BE DEVOTED TO A HOTEL AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT.
  - A MAXIMUM OF 95 GUEST ROOMS MAY BE LOCATED IN THE HOTEL TO BE CONSTRUCTED ON THE SITE.
- 4. TRANSPORTATION**
- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
  - THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
  - ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE OR PHASED PER THE SITE'S DEVELOPMENT PLAN.
- 5. ARCHITECTURAL AND DESIGN STANDARDS**
- THE MAXIMUM HEIGHT IN STORES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 4 STORIES.
  - DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF THE BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG EACH SUCH SIDE.
- 6. STREETScape AND LANDSCAPING**
- PETITIONER SHALL INSTALL SIDEWALKS AND PLANTING STRIPS ALONG THE SITE'S STREET FRONTAGES AS GENERALLY DEPICTED ON THE REZONING PLAN.
  - THE EXISTING 8 FOOT WIDE PLANTING STRIP AND THE EXISTING 6 FOOT WIDE SIDEWALK LOCATED ALONG THE SITE'S FRONTAGE ON NATIONS FORD ROAD SHALL REMAIN IN PLACE.
  - A MINIMUM 35 FOOT WIDE LANDSCAPED AREA SHALL BE MAINTAINED ALONG THE SITE'S FRONTAGE ON NATIONS FORD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- 7. ENVIRONMENTAL FEATURES**
- PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.
  - DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE. THE SITE IS LOCATED WITHIN A DESIGNATED CORRIDOR AND AS SUCH, PETITIONER MAY UTILIZE THE BUY-OUT INCENTIVE FOR TREES SAVE AREAS.
- 8. SIGNS**
- SUBJECT TO THE OPTIONAL PROVISIONS SET OUT IN THESE DEVELOPMENT STANDARDS, ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- 9. LIGHTING**
- ANY FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE INTERNAL PRIVATE DRIVES AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
  - THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL BE 21 FEET.
  - ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.
- 10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
  - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
  - ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

C:\WORK\168-001 HIGH-RISE HOTELS - TYVOLA CROSSING - NOT SHEET/PLAN - REVISED

2019-001(c)

**REZONING APPLICATION**  
**MECKLENBURG COUNTY**



Petition #: \_\_\_\_\_  
Date Filed: 12/17/2018  
Received By: [Signature]

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

Property Owner: Notion Properties, LLC

Owner's Address: 6049 Bluebird Hill Lane City, State, Zip: Weddington, NC 28104

Date Property Acquired: September 18, 2013

Property Address: 14752 Lancaster Highway

Tax Parcel Number(s): 223-451-81, 223-451-95 and 223-451-96

Current Land Use: Vacant multi-family and commercial Size (Acres): +/- 3.42 acres

Existing Zoning: NS Proposed Zoning: NS Site Plan Amendment

Overlay: N/A

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

Date of meeting: December 4, 2018

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

**For Conditional Rezoning Only:**  
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): N/A  
Purpose/description of Conditional Zoning Plan: To accommodate a childcare center and office and medical office uses on the site.

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341 \_\_\_\_\_  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

See Attached Joinder Agreement  
Signature of Property Owner

\_\_\_\_\_  
(Name Typed / Printed)

Ascent Real Estate Capital, LLC (c/o Jon Dixon)  
Name of Petitioner(s)

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

Charlotte, NC 28202  
City, State, Zip

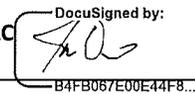
646-460-1812 \_\_\_\_\_  
Telephone Number Fax Number

Jon@ascent.re  
E-Mail Address

ASCENT REAL ESTATE CAPITAL, LLC  
By: [Signature]

Signature of Petitioner  
Jon Dixon

\_\_\_\_\_  
(Name Typed / Printed)

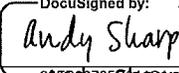


**REZONING APPLICATION  
ASCENT REAL ESTATE CAPITAL, LLC, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Ascent Real Estate Capital, LLC that are designated as Tax Parcel Nos. 223-451-81, 223-451-95 and 223-451-96 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the requested site plan amendment to the approved NS Conditional Rezoning Plan for the Site.

This 17 day of December, 2018.

**NOTION PROPERTIES, LLC**

By:   
Name: Andy Sharp  
Title: Managing Member

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MB 24-455

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MB 24-455

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MB 24-455

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MB 24-454

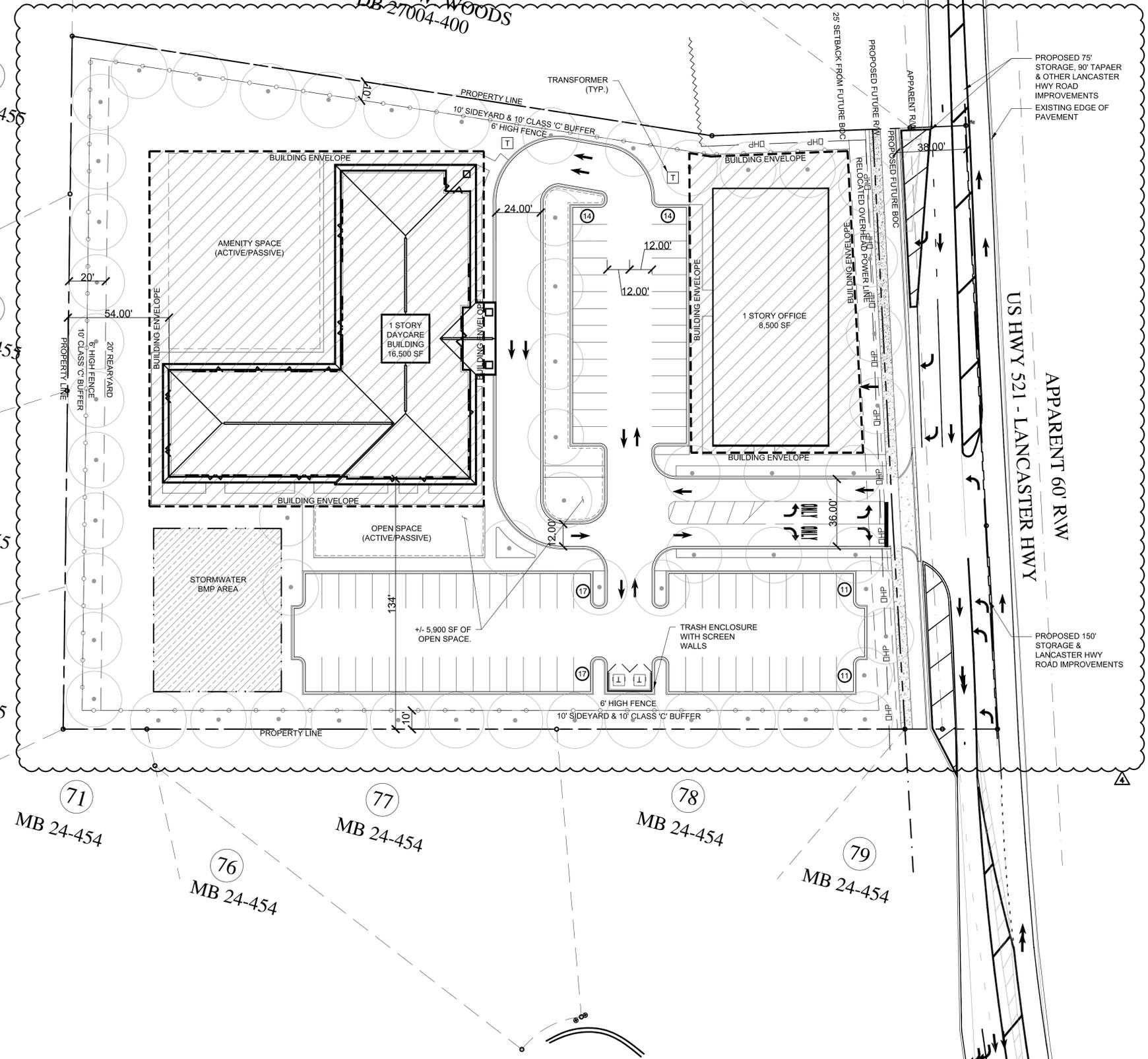
76  
MB 24-454

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MB 24-454

78  
MB 24-454

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MB 24-454

ROBERT W. WOODS  
DB-27004-400



**DEVELOPMENT DATA**  
 Tax parcel id #'s: 223-451-81  
 Zoning jurisdiction: Mecklenburg county  
 Total site acreage: (3.78) 3.62 ac net of existing r/w  
 Required parking: 58 stalls (NS district)  
 Parking provided: 84 stalls provide. A minimum of 1.0 parking spaces per 10 children, 1 space per employee, and minimum of 1.0 parking space for each 350 gross square feet of office use will be provided.

**Zoning:**  
 Existing zoning: R8-MF (CD)  
 Existing use: Single family dwelling unit (structure) & vacant land  
 Proposed zoning: NS (Neighborhood Services)  
 Proposed use: Up to 16,500 square feet of Daycare use and up to 8,500 sq.ft. of gross floor area of general and medical office use together with accessory uses, as allowed in the ns zoning district.

**Neighborhood services data:**  
 Min. setback : 25' \*\*  
 Min. sideyard: 10'  
 Min. rearyard: 20'  
 Max. bldg height: \*  
 \*Not to exceed (1) story or 30 feet for Daycare building; and not to exceed One (1) story and 30 feet for the proposed office buildings, building height to be measured as defined by the ordinance.

▲ \*\*25' from back of existing or proposed curb, whichever is greater

- Legend:**
- Existing trees to be saved
  - Proposed street trees
  - Proposed Stormwater BMP
  - Proposed bldg envelope

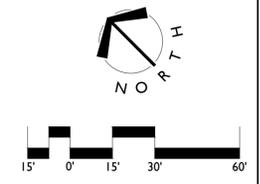
**LandDesign**  
 223 N Graham Street Charlotte, NC 28202  
 T: 704.333.0325 F: 704.332.3246  
 www.LandDesign.com

**LANCASTER HWY  
 CONCEPTUAL SITE PLAN**  
 SOUTHERN APARTMENT GROUP, MECKLENBURG COUNTY  
 CITY OF CHARLOTTE REZONING 2014-001(C)

**REVISIONS:**  
 09/17/14 - REZONING COMMENTS  
 11/20/14 - COMMUNITY COMMENTS  
 10-12-15 - ADMINISTRATIVE AMENDMENT  
 03-06-17 - ADMINISTRATIVE AMENDMENT  
 02-27-18 - ADMINISTRATIVE AMENDMENT REV. 1

DATE: 06/23/14  
 DESIGNED BY: LDB  
 DRAWN BY: LDB  
 CHECKED BY: NLD  
 SCALE: PER SHEET  
 PROJECT #: 1013226  
 SHEET #: **RZ-2**

PETITION #: 2014-001(C)  
 CITY OF CHARLOTTE



**Site Development Data:**

- Acreage: ± 3.62 acres net of existing right-of-way (± 3.78 acres total)
- Tax Parcel #: 223-451-81
- Existing Zoning: R-8MF(CD) (by Rezoning Petition No. 2008-001(c))
- Proposed Zoning: NS
- Existing Uses: A single-family dwelling unit.
- Proposed Uses: Up to 16,500 square feet of gross floor area of Daycare use and up to 11,000 square feet of gross floor area of general and medical office uses together with accessory uses, as allowed in the NS zoning district.
- Max. Bldg. Height: Not to exceed (1) story or 30 feet for the multi-family residential building; and not to exceed one (1) story and 30 feet for the proposed office buildings, building height to be measured as defined by the Ordinance.
- Parking: A minimum of 1.5 parking spaces per dwelling unit and a minimum of 1.0 parking space for each 350 gross square feet of office uses will be provided.

**DEVELOPMENT STANDARDS**

**December 17, 2018**

**1. GENERAL PROVISIONS**

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Ascent Real Estate Capital, LLC (the "Petitioner") to request an amendment to the approved Conditional Rezoning Plan relating to Rezoning Petition No. 2014-001(c) (the "Approved Plan"). The Approved Plan currently governs the development and use of the site subject to this site plan amendment request, which is an approximately 3.42 acre site located on the west side of Lancaster Highway, north of the intersection of Lancaster Highway and Winghurst Drive (the "Site"). The Site is more particularly depicted on the Rezoning Plan and is comprised of Tax Parcel Nos. 223-451-81, 223-451-95 and 223-451-96.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Mecklenburg County Zoning Ordinance (the "Ordinance").
- C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the NS (Neighborhood Services) zoning district shall govern the use and development of the Site.
- D. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal private drives and parking and circulation areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of the Ordinance.

**2. PERMITTED USES/DEVELOPMENT LIMITATIONS**

- A. Subject to the limitations set out below in paragraphs B, C, D and E, the Site may be devoted only to the uses set out below, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the NS zoning district.
  - (1) Professional business, general and medical office uses.
  - (2) A childcare center, subject to the regulations of Section 12.502 of the Ordinance.
- B. The total maximum gross floor area that may be devoted to professional business, general and medical office uses shall be 8,500 square feet.
- C. The childcare center may accommodate a maximum of 190 children.
- D. The maximum gross floor area of the building that will contain a childcare center shall be 16,50 square feet.
- E. A maximum of 2 principal buildings may be located on the Site. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of principal buildings located on the Site.

**3. TRANSPORTATION**

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The alignments of the internal private drives and the parking and vehicular circulation areas may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- C. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- D. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Lancaster Highway as required to provide right of way measuring 50 feet from the existing center line of Lancaster Highway to the extent that such right of way does not exist.
- E. Petitioner shall install curb, gutter and sidewalk along the Site's frontage on Lancaster Highway as generally depicted on the Rezoning Plan.

**4. ARCHITECTURAL STANDARDS**

- A. The maximum height in stories of any building located on the Site shall be 1 story.
- B. The maximum height in feet of any building located on the Site shall be 30 feet as measured under the Ordinance.
- C. HVAC and related mechanical equipment will be screened from public view and from the view of adjacent properties at grade.
- D. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate.

**5. STREETScape/LANDSCAPING**

- A. A minimum 10 foot wide landscape area that is planted to the standards of a Class C buffer shall be established along the northern, southern and western boundary lines of the Site as more particularly depicted on the Rezoning Plan. The trees planted within this landscape area will be evergreen trees with a minimum height of 8 feet at the time of installation.
- B. A minimum 6 foot tall wooden screen fence shall be installed along the northern, southern and western boundary lines of the Site as more particularly depicted on the Rezoning Plan.
- C. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Lancaster Highway as generally depicted on the Rezoning Plan.

**6. ENVIRONMENTAL FEATURES**

- A. Petitioner shall comply with the Mecklenburg County approved and adopted Post Construction Stormwater Ordinance.
- B. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

**7. LIGHTING**

- A. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any freestanding lighting fixture installed on the Site shall be 15 feet.

**8. 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.

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

**RECEIVED**  
DEC 17 2018  
BY: .....

2019-002  
Petition #: \_\_\_\_\_  
Date Filed: 12/17/2018  
Received By: 12/17/2018  
1 of 2

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

Property Owner: City of Charlotte AND Little Rock AME Zion Church

Owner's Address: See attached City, State, Zip: see attached

Date Property Acquired: 1/1/1975 AND 11/19/2009

Property Address: 705 E. 7th Street, Charlotte NC 28202

Tax Parcel Number(s): 08010402 AND 08010408

Current Land Use: Vacant Land and Civic/Institutional Size (Acres): 1.496

Existing Zoning: UR-2 Proposed Zoning: TOD-R

Overlay: None Tree Survey Provided: Yes:     N/A: X

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune

Date of meeting: 12/12/2018

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

N/A Lee Cochran  
Name of Rezoning Agent

N/A  
Agent's Address

N/A  
City, State, Zip

N/A Telephone Number      Fax Number

N/A  
E-Mail Address

[Signature]  
Signature of Property Owner

Tom Cochran - REZoning Division  
(Name Typed / Printed)

Laurel Street Residential, LLC  
Name of Petitioner(s)

511 East Blvd  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

704-561-5230 }  
Telephone Number      Fax Number

lcochran@laurelstreetres.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Lee M. Cochran  
(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

2 of 2

Complete All Fields (Use additional pages if needed)

Property Owner: City of Charlotte AND Little Rock AME Zion Church

Owner's Address: See attached City, State, Zip: see attached

Date Property Acquired: 1/1/1975 AND 11/19/2009

Property Address: 705 E. 7th Street, Charlotte, NC 28202

Tax Parcel Number(s): 08010402 AND 08010408

Current Land Use: Vacant Land and Civic/Institutional Size (Acres): 1.496

Existing Zoning: UR-2 Proposed Zoning: TOD-R

Overlay: None Tree Survey Provided: Yes: \_\_\_\_\_ N/A: X

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune

Date of meeting: 12/12/2018

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

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

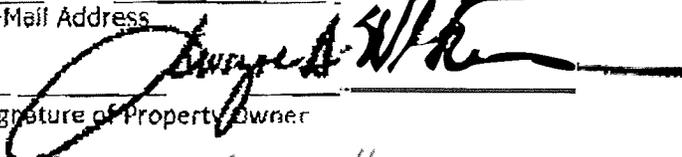
N/A  
Name of Rezoning Agent

N/A  
Agent's Address

N/A  
City, State, Zip

N/A  
Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

N/A  
E-Mail Address

  
Signature of Property Owner  
Dwayne A. Walker  
(Name Typed / Printed)

Laurel Street Residential, LLC  
Name of Petitioner(s)

511 East Blvd  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

704-561-5230  
Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

lcochran@laurelstreetres.com...  
E-Mail Address

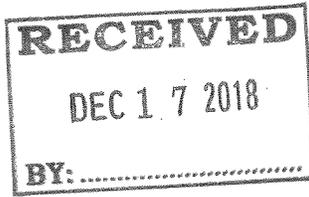
  
Signature of Petitioner  
Lee M. Cochran  
(Name Typed / Printed)

Owner's Addresses

City of Charlotte  
c/o Real Estate Division  
600 E. 4<sup>th</sup> Street  
Charlotte, NC 28202

Little Rock AME Zion Church  
401 North McDowell Street  
Charlotte, NC 28204

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



3019-003

Petition #: \_\_\_\_\_  
 Date Filed: 12/17/2018  
 Received By: [Signature]

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

Property Owner: City of Charlotte

Owner's Address: c/o City Real Estate, 600 East 4<sup>th</sup> Street City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 12/29/2003

Property Address: 7619-7631 North Tryon Street, Charlotte NC 28262

Tax Parcel Number(s): 04722122 AND 04722123

Current Land Use: Utility Size (Acres): 4.034

Existing Zoning: I-1 and I-2 (CD) Proposed Zoning: TOD-R

Overlay: None Tree Survey Provided: Yes:  N/A:

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders  
 Date of meeting: 12/13/2018

(\*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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

N/A  
Name of Rezoning Agent

N/A  
Agent's Address

N/A  
City, State, Zip

N/A  
Telephone Number                      Fax Number

N/A  
E-Mail Address

Laurel Street Residential, LLC  
Name of Petitioner(s)

511 East Blvd  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

704-561-5230  
Telephone Number                      Fax Number

lcochran@laurelstreetres.com  
E-Mail Address

[Signature]  
Signature of Property Owner

[Signature]  
Signature of Petitioner

Tom Korulas - Red Estate  
(Name Typed / Printed)      *Division change*

Lee M. Cochran  
(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

Property Owners: Central Piedmont Community College Foundation Inc.  
Owner's Addresses: PO Box 35009, Charlotte, NC 28235  
Date Properties Acquired: 04/04/2016  
Property Addresses: N/A  
Tax Parcel Numbers: 203-189-01  
Current Land Use: vacant (Acres): ± 10.543  
Existing Zoning: INST Proposed Zoning: R-22MF  
Overlay: N/A Tree Survey Provided: Yes: \_\_\_\_\_ N/A: \_\_\_\_\_  
Required Rezoning Pre-Application Meeting\* with: John Kinley, Kent Main, Jason Prescott, and Isaiah Washington  
Date of meeting: 12/18/18

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

<b>For Conditional Rezoning Only:</b> Requesting a vesting period exceeding the 2 year minimum? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. Number of years (maximum of 5): <u>N/A</u> Purpose/description of Conditional Zoning Plan: _____
---

**Keith MacVean, Dujuana Keys & 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)**  
**704.331-2371 (DK) 7004-339-5888 (DK)**  
**704-331-1144 (JB) 704-378-1925 (JB)**  
Telephone Number Fax Number

**keithmacvean@mvalaw.com;**  
**dujuanakeys@mvalaw.com; jeffbrown@mvalaw.com**  
E-mail Address

**SEE ATTACHMENT A**  
Signature of Property Owner

**C4 Investments, LLC (Attn: Barry James)**  
Name of Petitioner

**121 West Trade Street, Ste. 2550**  
Address of Petitioner

**Charlotte, NC 28202**  
City, State, Zip

**704.414.7477**  
Telephone Number Fax Number

**bjames@csere.com**  
E-mail Address

**SEE ATTACHMENT B**  
Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2019-\_\_\_\_  
C4 Investments, LLC

**OWNER JOINDER AGREEMENT**  
**Central Piedmont Community College Foundation Inc.**

The undersigned, as the owner of the parcel of land located at the intersection of Arrowood Road and Hebron Street that is designated as Tax Parcel No. 203-189-01 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from INST zoning district to the R-22MF 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 11 day of JANUARY, 2018.

Central Piedmont Community College Foundation Inc.

By: [Signature]  
Name: KEVIN B. MCCARTHY  
Its: VILL PRESIDENT

Ginny S. Hastings

My commission expires:  
April 3, 2020



ATTACHMENT B

REZONING PETITION NO. 2019-  
C4 Investments, LLC

Petitioner:

C4 Investments, LLC

By:

Name:

Title:

Timothy B. Sittler

Timothy B. Sittler

Manager

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-005  
Petition #: \_\_\_\_\_  
Date Filed: 12/26/2018  
Received By: Bf

Complete All Fields (Use additional pages if needed)

Property Owner: Gene & Greg, LLC

Owner's Address: 511 West Tremont Avenue City, State, Zip: Charlotte, NC 28203

Date Property Acquired: December 29, 2005

Property Address: 527 West Tremont Avenue

Tax Parcel Number(s): 119-061-01

Current Land Use: Industrial Size (Acres): +/- 5.58 acres

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

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

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

Date of meeting: October 3, 2018

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

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a residential community on the site that could contain up to 100 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 Agreement  
Signature of Property Owner

\_\_\_\_\_  
(Name Typed / Printed)

Ardent Acquisitions LLC (c/o Tyson Reilly)  
Name of Petitioner(s)

2100 Powers Ferry Road SE, Suite 350  
Address of Petitioner(s)

Atlanta, GA 30339  
City, State, Zip

248-361-8842  
Telephone Number Fax Number

treilly@theardentcompanies.com  
E-Mail Address

**ARDENT ACQUISITIONS LLC**

By: [Signature]  
Signature of Petitioner

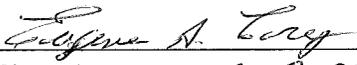
TODD M TERWILLIGER  
(Name Typed / Printed)

**REZONING APPLICATION  
ARDENT ACQUISITIONS LLC, PETITIONER  
JOINDER AGREEMENT**

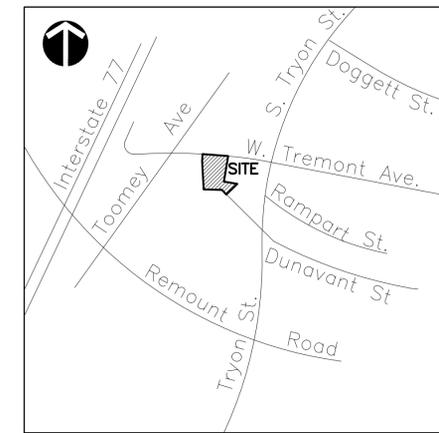
The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Ardent Acquisitions LLC that is designated as Tax Parcel No. 119-061-01 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 21 day of December, 2018.

**GENE & GREG, LLC**

By:   
Name: EUGENE A. COREY  
Title: AUTHORIZED SIGNATORY

By:   
Name: GREGORY E. COREY  
Title: AUTHORIZED SIGNATORY



VICINITY MAP  
 NOT TO SCALE



**SITE DEVELOPMENT DATA:**

ACREAGE:	± 5.58 ACRES
TAX PARCEL:	319-061-01
EXISTING ZONING:	I-2(CD)
PROPOSED ZONING:	UR-2(CD)
EXISTING USES:	COMMERCIAL/INDUSTRIAL
PROPOSED USES:	SINGLE FAMILY ATTACHED
SETBACKS:	14' FROM BACK OF FUTURE CURB
SIDEYARDS:	5'
REARYARDS:	10'
MAX BLDG. HEIGHT:	AS REQUIRED BY THE ORDINANCE FOR THE ZONING DISTRICT.
F.A.R REQ:	0.79 (1.0 MAX)
REQ. PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE ZONING DISTRICT.
MAX. UNITS:	100
PROPOSED DENSITY:	18 UNITS/ACRE
REQ. OPEN SPACE:	THE SITE SHALL MEET OR EXCEED THE URBAN OPEN SPACE REQUIREMENTS OF THE ZONING DISTRICT.

KEY MAP

SCALE

PROJECT

**PETITION NO. 2018-0xx**

**527 TREMONT**

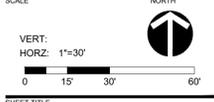
THE ARDENT COMPANIES  
 527 TREMONT AVE  
 CHARLOTTE, NC, 28203

LANDDESIGN PROJ# 1018435

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
	REZONING SUBMITTAL	12.21.2018

DESIGNED BY: LDB  
 DRAWN BY: LDB  
 CHECKED BY: LDB

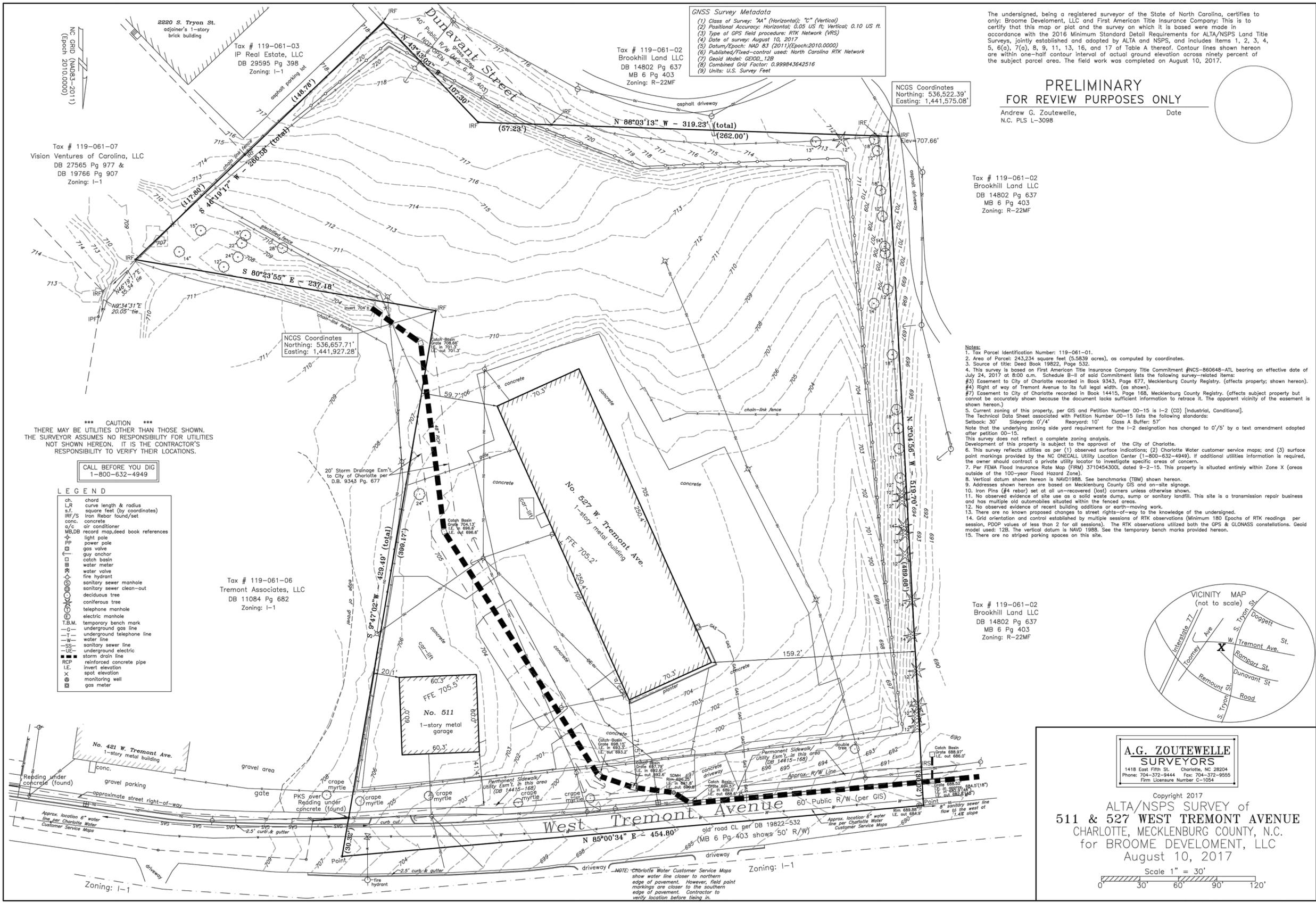


**REZONING PLAN**

SHEET NUMBER

**RZ-1.0**





**GNSS Survey Metadata**  
(1) Class of Survey: "A" (Horizontal); "C" (Vertical)  
(2) Positional Accuracy: Horizontal: 0.05 US Ft; Vertical: 0.10 US Ft  
(3) Type of GPS Field Procedure: RTK Network (NRS)  
(4) Date of Survey: August 10, 2017  
(5) Datum/Epoch: NAD 83 (2011)/(Epoch:2010.0000)  
(6) Published/Fixed-control used: North Carolina RTK Network  
(7) Geoid Model: GEOID\_12B  
(8) Combined Grid Factor: 0.999843642516  
(9) Units: U.S. Survey Feet

**NCGS Coordinates**  
Northing: 536,522.39'  
Easting: 1,441,575.08'

The undersigned, being a registered surveyor of the State of North Carolina, certifies to only: Broome Development, LLC and First American Title Insurance Company: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 16, and 17 of Table A thereof. Contour lines shown hereon are within one-half contour interval of actual ground elevation across ninety percent of the subject parcel area. The field work was completed on August 10, 2017.

**PRELIMINARY  
FOR REVIEW PURPOSES ONLY**

Andrew G. Zoutewelle,  
N.C. PLS L-3098

Tax # 119-061-02  
Brookhill Land LLC  
DB 14802 Pg 637  
MB 6 Pg 403  
Zoning: R-22MF

- Notes:**
1. Tax Parcel Identification Number: 119-061-01.
  2. Area of Parcel: 243,234 square feet (5.5839 acres), as computed by coordinates.
  3. Source of title: Deed Book 19822, Page 532.
  4. This survey is based on First American Title Insurance Company Title Commitment #NCS-860648-ATL bearing an effective date of July 24, 2017 at 8:00 a.m. Schedule B-II of said Commitment lists the following survey-related items:
    - (#5) Easement to City of Charlotte recorded in Book 9343, Page 677, Mecklenburg County Registry, (affects property; shown hereon).
    - (#4) Right of way of Tremont Avenue to its full legal width, (as shown).
    - (#7) Easement to City of Charlotte recorded in Book 14415, Page 165, Mecklenburg County Registry, (affects subject property but cannot be accurately shown because the document lacks sufficient information to retrace it. The apparent vicinity of the easement is shown hereon).
  5. Current zoning of this property, per GIS and Petition Number 00-15 is I-2 (CD) [Industrial, Conditional]. The Technical Data Sheet associated with Petition Number 00-15 lists the following standards:  
Setback: 30' Sideloads: 0'/4' Rearyard: 10' Class A Buffer: 57'  
Note that the underlying zoning side yard requirement for the I-2 designation has changed to 0'/5' by a text amendment adopted after petition 00-15.
  6. This survey does not reflect a complete zoning analysis.
  7. Development of this property is subject to the approval of the City of Charlotte.
  8. This survey reflects utilities as per (1) observed surface indications; (2) Charlotte Water customer service maps; and (3) surface point markings provided by the NC ONECALL Utility Location Center (1-800-632-4949). If additional utilities information is required, the owner should contract a private utility locator to investigate specific areas of concern.
  9. Per FEMA Flood Insurance Rate Map (FIRM) 3710454300L dated 9-2-15. This property is situated entirely within Zone X (areas outside of the 100-year Flood Hazard Zone).
  10. Iron Pins (#4 rebar) set at all un-recovered (lost) corners unless otherwise shown.
  11. No observed evidence of site use as a solid waste dump, sump or sanitary landfill. This site is a transmission repair business and has multiple old automobiles situated within the fenced areas.
  12. No observed evidence of recent building additions or earth-moving work.
  13. There are no known proposed changes to street rights-of-way to the knowledge of the undersigned.
  14. Grid orientation and control established by multiple sessions of RTK observations (Minimum 180 Epochs of RTK readings per session, PDOP values of less than 2 for all sessions). The RTK observations utilized both the GPS & GLONASS constellations. Geoid model used: 12B. The vertical datum is NAVD 1988. See the temporary bench marks provided hereon.
  15. There are no striped parking spaces on this site.

Tax # 119-061-07  
Vision Ventures of Carolina, LLC  
DB 27565 Pg 977 &  
DB 19766 Pg 907  
Zoning: I-1

Tax # 119-061-03  
IP Real Estate, LLC  
DB 29595 Pg 398  
Zoning: I-1

Tax # 119-061-02  
Brookhill Land LLC  
DB 14802 Pg 637  
MB 6 Pg 403  
Zoning: R-22MF

**NCGS Coordinates**  
Northing: 536,657.71'  
Easting: 1,441,927.28'

Tax # 119-061-06  
Tremont Associates, LLC  
DB 11084 Pg 682  
Zoning: I-1

Tax # 119-061-02  
Brookhill Land LLC  
DB 14802 Pg 637  
MB 6 Pg 403  
Zoning: R-22MF

\*\*\* CAUTION \*\*\*  
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN.  
THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES  
NOT SHOWN HEREON. IT IS THE CONTRACTOR'S  
RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG  
1-800-632-4949

- LEGEND**
- ch. chord
  - L.R. curve length & radius
  - s.f. square feet (by coordinates)
  - IRF/S Iron Rebar found/set
  - conc. concrete
  - air conditioner
  - MB,DB record map, deed book references
  - light pole
  - power pole
  - gas valve
  - guy anchor
  - catch basin
  - water meter
  - water valve
  - fire hydrant
  - sanitary sewer manhole
  - sanitary sewer clean-out
  - deciduous tree
  - coniferous tree
  - telephone manhole
  - electric manhole
  - T.B.M. temporary bench mark
  - G- underground gas line
  - T- underground telephone line
  - W- water line
  - SS- sanitary sewer line
  - UE- underground electric
  - SD- storm drain line
  - RCP reinforced concrete pipe
  - I.E. invert elevation
  - spot elevation
  - monitoring well
  - gas meter

**A.G. ZOUTEWELLE  
SURVEYORS**  
1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-9444 Fax: 704-372-9555  
Firm License Number C-1054

Copyright 2017  
**ALTA/NSPS SURVEY of  
511 & 527 WEST TREMONT AVENUE  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for BROOME DEVELOPMENT, LLC  
August 10, 2017**

Scale 1" = 30'  
0 30 60 90 120'

KEY MAP

REAL

PROJECT

**PETITION  
NO. 2018-0xx**

**527 TREMONT**

THE ARDENT COMPANIES  
527 TREMONT AVE  
CHARLOTTE, NC, 28203

LANDDESIGN PROJ# 1018435

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
	REZONING SUBMITTAL	12.21.2018

DESIGNED BY: LDB  
DRAWN BY: LDB  
CHECKED BY: LDB

SCALE: NORTH

VERT: AS NOTED

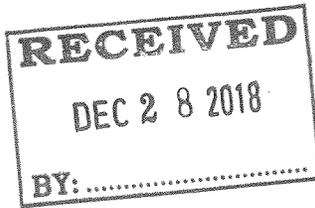
SHEET TITLE

EXISTING SITE AND TREE  
SURVEY

SHEET NUMBER

**RZ-3.0**

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-006

Petition #: \_\_\_\_\_  
Date Filed: 12/28/2018  
Received By: PH

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

Property Owner: Amerco Real Estate Company

Owner's Address: 2727 N Central Ave, 5N City, State, Zip: Phoenix, AZ 85004

Date Property Acquired: 12/20/18

Property Address: 3200 Freedom Dr

Tax Parcel Number(s): Portion of 06503640 20

Current Land Use: Vacant Size (Acres): 6.19

Existing Zoning: B1 SCD Proposed Zoning: BD (CD) & B-2 (CD)

Overlay: Airport Noise Overlay Tree Survey Provided: Yes: \_\_\_\_\_ N/A: X

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

Date of meeting: June 28th

(\*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: No Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: Our request for a Conditional Zoning Plan is for the purpose of allowing self-storage and U-Haul truck and trailer share at this property.

Stephany Sheekey  
Name of Rezoning Agent

2727 N Central Ave, 5N  
Agent's Address

Phoenix, AZ 85004  
City, State, Zip

(602)263-6555  
Telephone Number Fax Number

stephany\_sheekey@uhaul.com  
E-Mail Address

Signature of Property Owner

Matthew F. Braccia  
(Name Typed / Printed)

Amerco Real Estate Company  
Name of Petitioner(s)

2727 N Central Ave, 5N  
Address of Petitioner(s)

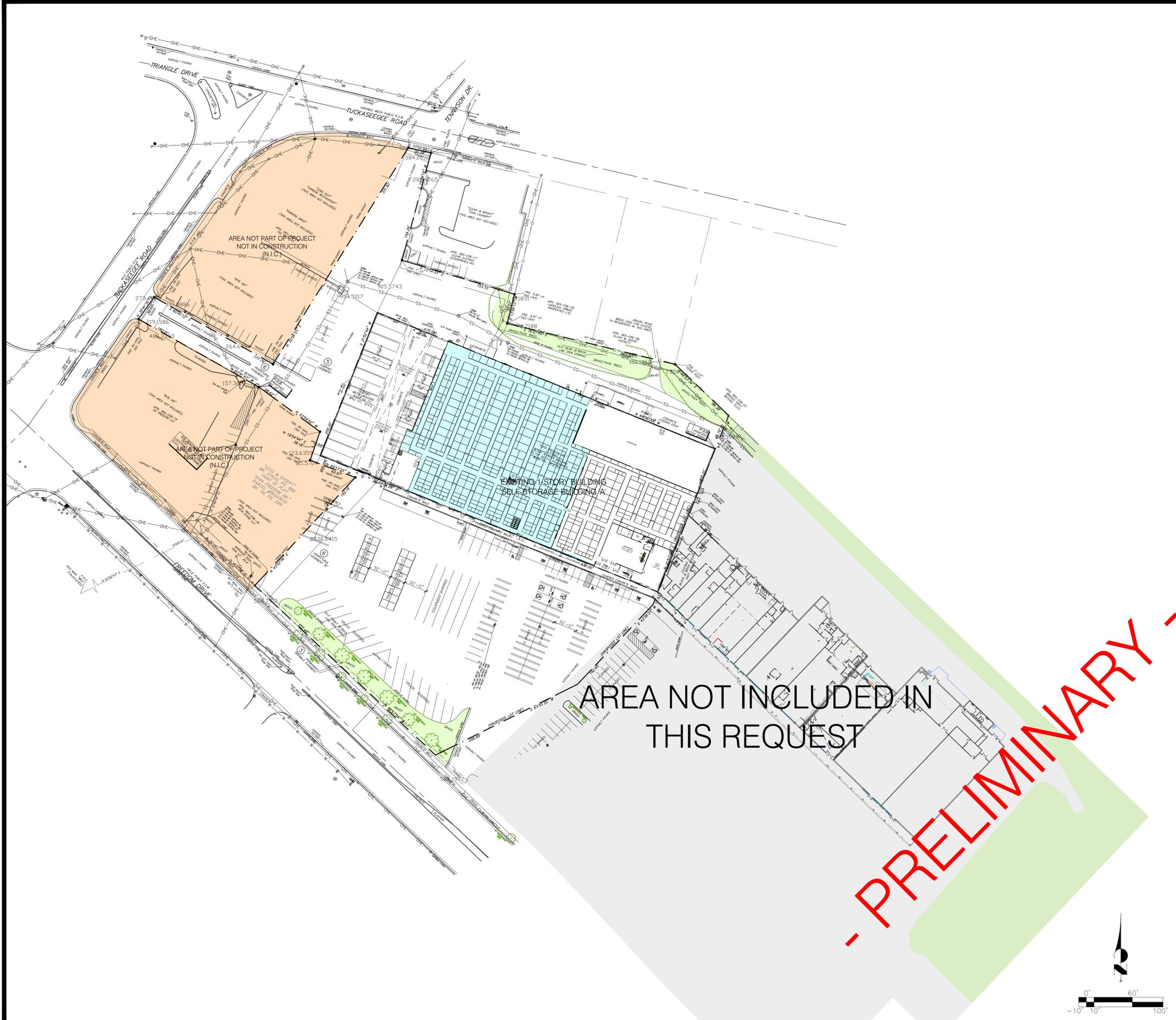
Phoenix, AZ, 85004  
City, State, Zip

(602)263-6555  
Telephone Number Fax Number

stephany\_sheekey@uhaul.com  
E-Mail Address

Signature of Petitioner

Stephany Sheekey  
(Name Typed / Printed)



**SITE AERIAL** SCALE: N.T.S.

**Zoning Information:**  
 U-Haul Moving & Storage at Freedom Mall

**Municipality:** City of Charlotte

**Project Address:** 3200 Freedom Dr., Charlotte, NC 28208

**Acre / Area:** 6.19 acres/ 270,042 sf.

**Zone:** B1-SCD – Business Shopping Center District (Uses Not Allowed)

**Rezoned:** BD (CD)+B-2(CD)

**Adjacent Zoning:**  
 North = R-22MF / R5  
 East = B2  
 South = B1-CD / B2  
 West = I1

**Permitted Uses:**  
 BD: Warehousing, within enclosed building

**Bulk Requirements**  
 Setbacks:  
 BD Front yard: 20 ft.  
 Side yard both districts = 10 ft.  
 Rear yard both districts = 10 ft.

**BD**  
 FAR: 0.70 N/A

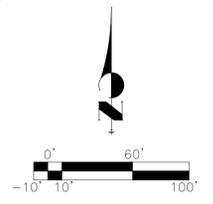
**Height Limit:**  
 BD = 40 ft. - Existing to remain

**Parking:**  
 Retail = 1 sp./250 sf - 12 Spaces Req'd / 12 Provided

**Landscaping:** TBD at Site Plan review

AREA NOT INCLUDED IN THIS REQUEST

PRELIMINARY



LOCKER SIZE	BUILDING A NON CLIMATE - 30%			BUILDING A CLIMATE - 70%			BUILDINGS A TOTAL			EXTERIOR B'-G'			TOTAL SQ FT. %		
	QTY.	SQ. FT.	%	QTY.	SQ. FT.	%	QTY.	SQ. FT.	%	QTY.	SQ. FT.	%	QTY.	SQ. FT.	%
5 x 5	15	375	4%	49	1,225	4%	64	1,600	4%	0	0	0%	64	1,600	3%
5 x 8	1	0	0%	23	920	3%	24	960	3%	0	0	0%	24	960	2%
5 x 10	54	2,700	27%	146	7,300	25%	200	10,000	26%	0	0	0%	200	10,000	26%
7 x 10	1	70	1%	0	0	0%	1	70	0%	0	0	0%	1	70	0%
7 x 12	0	0	0%	1	84	0%	1	84	0%	0	0	0%	1	84	0%
8 x 10	0	0	0%	18	1,440	5%	18	1,440	5%	0	0	0%	18	1,440	3%
10 x 10	49	4,900	50%	130	13,000	45%	179	17,900	47%	28	2,800	100%	207	28,700	58%
10 x 12	0	0	0%	2	240	1%	2	240	1%	0	0	0%	2	240	0%
10 x 15	12	1,800	18%	32	4,800	17%	44	6,600	15%	0	0	0%	44	6,600	13%
<b>TOTAL</b>	<b>132</b>	<b>9,885</b>	<b>100%</b>	<b>401</b>	<b>29,000</b>	<b>100%</b>	<b>533</b>	<b>38,884</b>	<b>100%</b>	<b>28</b>	<b>2,800</b>	<b>100%</b>	<b>561</b>	<b>41,684</b>	<b>100%</b>

34 TOTAL COVERED BY SPACES

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION. FOR INFORMATION ONLY

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

RECEIVED  
for N 02 2018  
30

2019-007

Petition #: \_\_\_\_\_  
Date Filed: 1/2/2019  
Received By: RF

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

Property Owner: Emerson Real Estate Advisors LLC and TPM Properties Limited Partnership

Owner's Address: 1991 Elizabeth Avenue, Suite 1D City, State, Zip: Charlotte, NC 28204

Date Property Acquired: March 3, 2014

Property Address: 2506 Beatties Ford Road, Charlotte, NC

Tax Parcel Number(s): 07501106

Current Land Use: Vacant Size (Acres): 0.512 acres

Existing Zoning: B-1 Proposed Zoning: NS

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

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune, Carlos Alzate

Date of meeting: Done (numerous - last meeting 12/3/18)

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: Petitioner's proposed use of the property (fast food restaurant), including provided parking, can only be consistent with a Neighborhood Services District designation.

Adam Essink, P.E.  
Name of Rezoning Agent

Kimley-Horn, 200 S. Tryon Street  
Agent's Address

Charlotte, NC 28202  
City, State, Zip

704-409-1803  
Telephone Number                      Fax Number

adam.essink@kimley-horn.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Rodney Faulkner, Authorized Agent  
(Name Typed / Printed)

Leblon Franchising Holdings, LLC  
Name of Petitioner(s)

222 S. Church Street, Suite 100  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

786-853-9950  
Telephone Number                      Fax Number

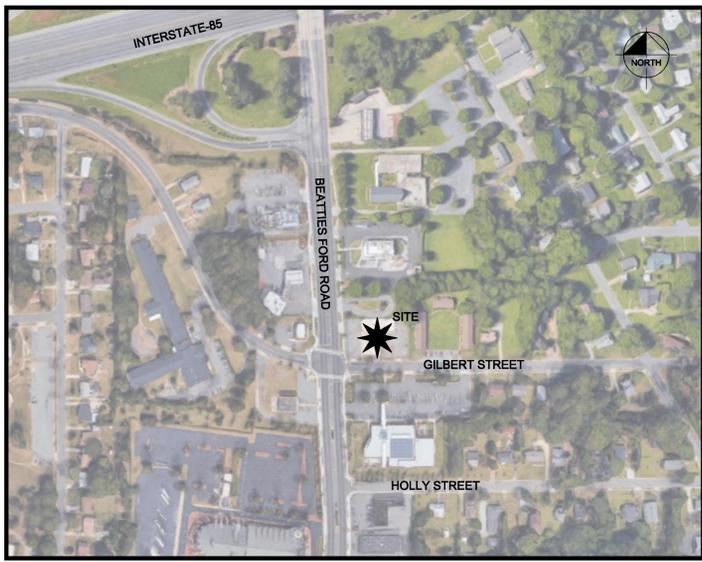
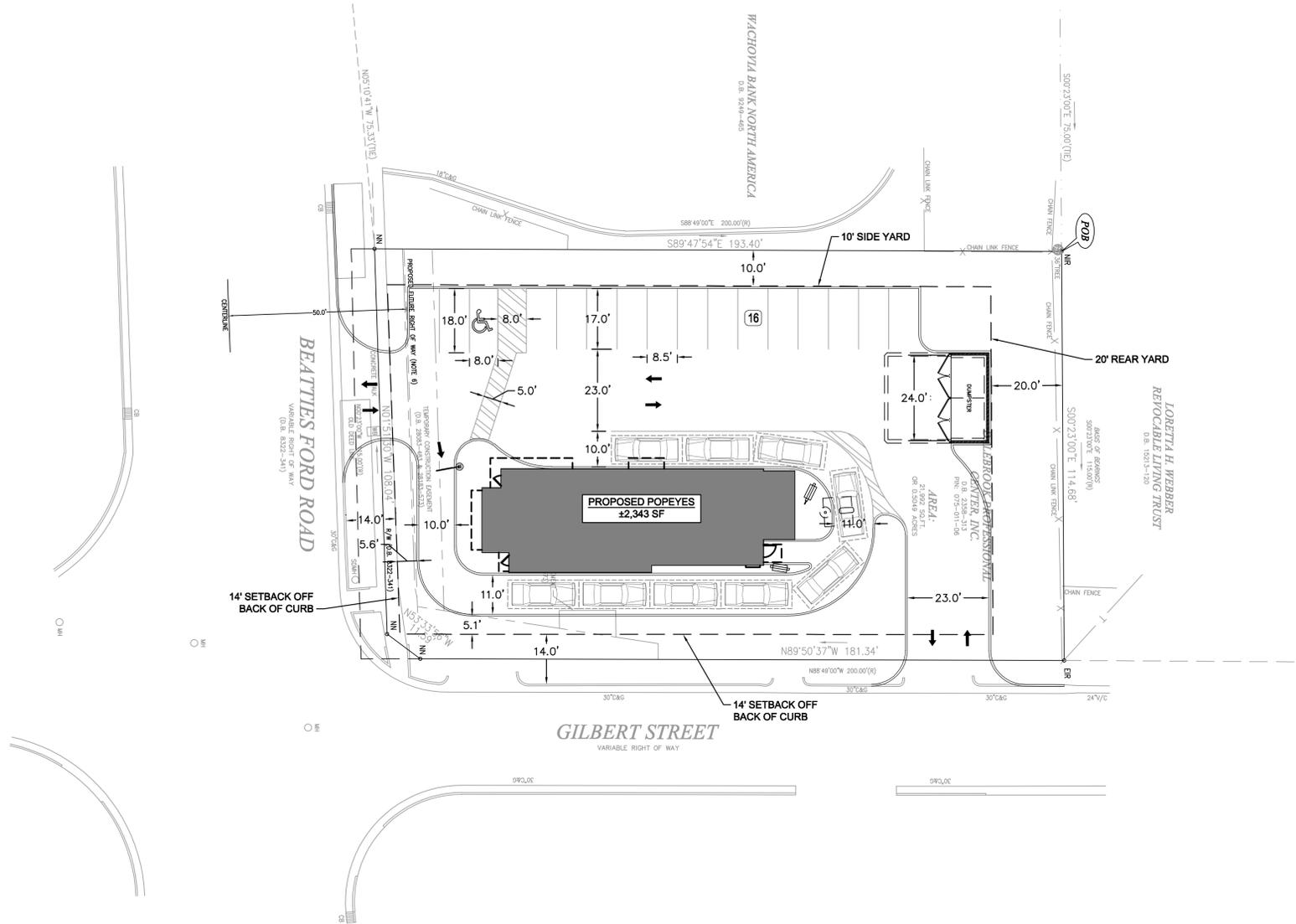
joseph.marin@leblon-us.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Joseph Marin, Authorized Agent  
(Name Typed / Printed)

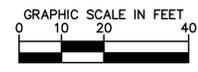
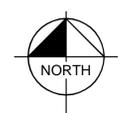
Plotted By: Broughs, Cole Sheet Set: K1a Layout: REZONING PLAN December 21, 2018 01:16:05pm K:\CHL\_PROJ\013973 Leblon\_Develop\008 Beatties\_Ford\02 - DWG\Rezoning\Rezoning\_Plan-000.dwg

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VICINITY MAP  
SCALE: NTS

DEVELOPMENT DATA TABLE	
SITE ACREAGE	0.50 ACRES
TAX PARCELS INCLUDED IN REZONING	075-011-06
EXISTING ZONING	B-1
PROPOSED ZONING	B-1 (NS)
NUMBER OF RESIDENTIAL UNITS	N/A
RESIDENTIAL DENSITY	N/A
SQUARE FOOTAGE OF NON-RESIDENTIAL USES	2,343 SF
FLOOR AREA RATIO	0.11
MAXIMUM BUILDING HEIGHT	21' - 10"
MAXIMUM NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	16 (1 H/C)
AMOUNT OF OPEN SPACE	0.16 AC (7,015 SF)



POPEYES (BEATTIES FORD)  
PREPARED FOR  
LEBLON

SHEET NUMBER  
1

REZONING PLAN

LICENSED PROFESSIONAL

K1A PROJECT  
013973000  
DATE  
12/21/2018  
SCALE AS SHOWN  
DESIGNED BY  
DRAWN BY  
CHECKED BY

**Kimley»Horn**

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202  
WWW.KIMLEY-HORN.COM  
INC LICENSE #=0102

No.	REVISIONS	DATE	BY

CITY OF CHARLOTTE NC

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

**RECEIVED**  
JAN 07 2019  
BY: .....

2019-208

Petition #: \_\_\_\_\_  
Date Filed: 1/7/2019  
Received By: B+

**Complete All Fields (Use additional pages if needed)** Property Owner: Alltime Factors INC and John Edward Amon SR.

Owner's Address: PO Box 11254 City, State, Zip: Charlotte, NC 28220

Date Property Acquired: Unknown

Property Address: 1121 Seigle, 1113 Seigle, 820 E 15th

Tax Parcel Number(s): 08109921, 08109914, 08109913

Current Land Use: Church and (3) Single Family homes Size (Acres): .5177

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

Overlay: \_\_\_\_\_ Tree Survey Provided: Yes:  N/A: \_\_\_\_\_

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders; Mandy Rosen  
Date of meeting: 10/18/18

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: Mixed used development including 35 residential units + ground floor commercial

Russell Fergusson  
Name of Rezoning Agent  
PO Box 5645  
Agent's Address  
Charlotte, NC 28299  
City, State, Zip  
704-234-7488  
Telephone Number  
Fax Number  
russell.fergusson@russellwfergusson.com  
E-Mail Address

ALLTIME FACTORS, INC BY:  
John Amon Sr. Pres  
Signature of Property Owner

JOHN AMON, SR.  
(Name Typed / Printed)

CoHab LLC  
Name of Petitioner(s)  
1918 Beverly Drive  
Address of Petitioner(s)  
Charlotte, NC 28207  
City, State, Zip  
704-995-2254  
Telephone Number  
Fax Number  
htucker@cohabdev.com  
E-Mail Address

Harrison Tucker  
Signature of Petitioner

Harrison Tucker  
(Name Typed / Printed)

1. GENERAL PROVISIONS

- a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION, FILED BY CoHa LLC (THE PETITIONER), TO ACCOMMODATE THE DEVELOPMENT OF 35 RESIDENTIAL DWELLING UNITS ON AN APPROXIMATELY 0.5177 ACRE SITE LOCATED ON THE SOUTHWEST CORNER OF SEIGLE AVENUE & 15TH STREET, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 08109921, 08109914 & 08107205.
- b. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- c. UNLESS THE ZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARD, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD-ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- d. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENT DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE SETBACKS, AS SHOWN ON THE SITE PLAN, ARE: 16' FRONT SETBACK FROM SEIGLE AVENUE ; 16' SIDE SETBACK FROM 15TH STREET; 10' SIDE SETBACK ON THE SOUTHWEST PROPERTY LINE SHARED WITH THE ADJACENT COMMERCIAL AND A 20'REARYARD SETBACK AGAINST THE ADJACENT RESIDENTIAL FACING 15TH.
- e. FUTURE AMENDMENTS TO REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISION OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES

- a. THE SITE MAY BE UTILIZED FOR ANY USES AVAILABLE IN THE MUDD ZONING DISTRICT, INCLUDING MIX OF COMMERCIAL SPACE FRONTING SEIGLE AND A RESIDENTIAL COMMUNITY CONTAINING 35 RESIDENTIAL DWELLING UNITS, AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE MUDD ZONING DISTRICT.
- b. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. TRANSPORTATION

- a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS, AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.
- b. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY A PRIVATE DRIVEWAY, AND MINOR ADJUSTMENT TO THE LOCATION OF THE DRIVEWAY SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- c. SUBTERRANEAN PARKING WILL BE PROVIDED TO MEET THE MUDD ZONING ORDINANCE REQUIREMENTS, INCLUDING ONE STALL PER RESIDENTIAL UNIT, PLUS ONE STALL PER 600 SF OF COMMERCIAL SPACE.
- d. SITE SHALL NOT BE REQUIRED TO PROVIDE A 35' by 35' SIGHT TRIANGLE AT THE CORNER OF Seigle and 15<sup>th</sup> St.

4. ARCHITECTURAL STANDARDS

- a. PERMITTED EXTERIOR BUILDING MATERIALS SHALL COMPRISE OF BRICK, CEDAR SHAKE, WOOD SIDING, FIBER CEMENT SIDING, STUCCO, MASONRY AND/OR OTHER MATERIAL APPROVED BY THE CITY PLANNING DIRECTOR.
- b. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- c. PERMITTED SLOPED ROOF MATERIALS ARE ASPHALT SHINGLES, COMPOSITION SHINGLES, WOOD SHINGLES, TIN, STANDING SEAM METAL, AND WOOD SHAKES.
- d. THE SCHEMATIC DEPICTION OF SIDEWALKS, DRIVEWAY, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY "THE DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISION OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENT DEPICTED BY THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/ SITE ELEMENT PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING 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.

5. OPEN SPACE

THE PROJECT WILL MEET OPEN SPACE REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT AS THOSE STANDARDS EXIST AT THE TIME OF THE REZONING APPROVAL OR AT THE TIME OF PERMITTING IN THE SOLE DISCRETION OF PETITIONER.

- a. ENVIRONMENTAL FEATURES

DEVELOPMENT OF THE SITE SHALL COMPLY WITH CHARLOTTE TREE ORDINANCE. TREE SAVE WILL BE SATISFIED ACCORDING THE AREA LABELED TREA SAVE ON THE NORTHWEST SIDE OF THE PROPERTY. TREES LABELED "EXISTING" HAVE BEEN SURVEYED

6. LIGHTING

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

7. STREETScape AND LANDSCAPING

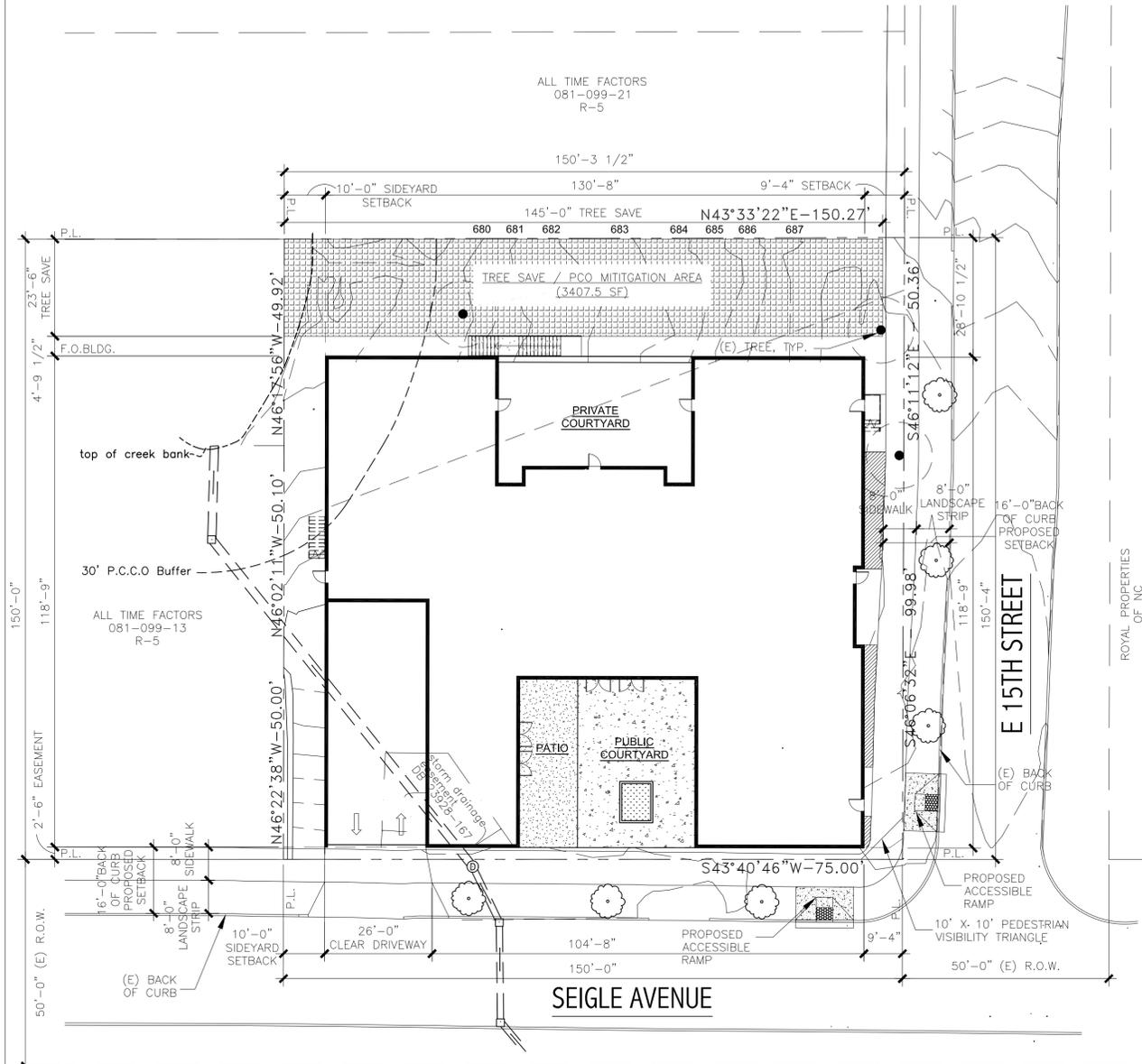
- a. PETITIONER SHALL PROVIDE A MINIMUM 8 FEET WIDE SIDEWALK AND A MINIMUM 8 FEET WIDE PLANTING STRIP IN THE SETBACK AS GENERALLY SHOWN ON THE SITE PLAN ON BOTH SEIGLE AVENUE AND 15TH STREET.

8. AFFORDABLE DWELLING UNIT

ONE OF THE RESIDENTIAL UNITS WILL BE FOR-SALE AFFORDABLE AT 80% AREA MEDIAN INCOME WITH A 10 YEAR RESTRICTION ON THE RESALE OF THE PROPERTY, OR SHALL BE ELIGIBLE FOR THE CITY OF CHARLOTTE'S HOUSE CHARLOTTE PROGRAM.

9. BINDING EFFECT OF THE REZONING APPLICATION

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON REPRESENTATIVE, SUCCESSORS IN INTEREST OR ASSIGNS.

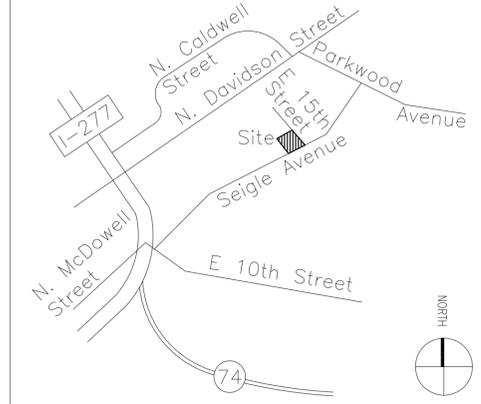


SITE DEVELOPMENT DATA:	
SITE ACREAGE	0.51 ACRES
LOT AREA:	22,533' SF
TAX PARCEL #	081-099-14 (TRACT 1) 081-099-13 (TRACT 2) 081-099-21 (TRACT 3)
EXISTING ZONING:	R-5
PROPOSED ZONING:	MUDD-0
EXISTING USE:	SINGLE FAMILY DWELLING
PROPOSED USE:	COMMERCIAL, MULTIFAMILY DWELLING
BUILDING HEIGHT:	120'-0" MAX (PER MUDD)
BUILDING AREA (GROSS):	44,344 SF
PROP. FLOOR AREA RATIO:	1.96
DENSITY	68 D.U.A.
TOTAL UNITS:	35 RESIDENTIAL UNITS 1 COMMERCIAL UNIT (1500 SF)
PARKING PROVIDED:	38
PARKING RATIO:	1 SPACE PER RESIDENTIAL UNIT 1 SPACE PER 600 SF COMMERCIAL

LEGEND:

- PROPERTY LINE
- - - - - TOP OF CREEK BANK
- - - - - 30' P.C.C.O. BUFFER ENCROACHMENT. AREA TO BE MITIGATED ON SITE WITH PROPOSED TREE SAVE AREA.
- == (E) STORMWATER PIPE AND STRUCTURES TO BE RELOCATED.
- [Pattern] PUBLIC COURTYARD/OPEN SPACE
- [Pattern] LANDSCAPE STRIP
- [Pattern] TREE SAVE (TOTAL: 3,407 SF)
- [Symbol] EXISTING TREE TO BE SAVED
- [Symbol] PROPOSED TREE

SITE DATA	SCALE:	3
	N.T.S	



VICINITY MAP	SCALE:	4
	N.T.S	

NOTES	SCALE:	20
	N.T.S	

SITE PLAN	SCALE:	8
	1" = 20'-0"	

VICINITY MAP	SCALE:	4
	N.T.S	

**SLO**  
SWIFTFLEEOFFICE  
543A S. Raymond Ave.  
Pasadena, CA 91105  
T. 323.257.8200 F. 323.257.8276  
www.swifteeoffice.com

CONSULTANT:  
**SEIGLE & 15TH**  
Charlotte, NC 28205

REVISED:  
REZONING SUBMITTAL

APPROVAL:

STAMP/SEAL:

SHEET TITLE:

REZONING PLAN

PROJ. NO: 2018-17  
SHEET NO:

**A1.1**  
© 2018 SWIFTFLEEOFFICE

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

**RECEIVED**  
~~NOV 20 2018~~  
 JAN 08 2019  
 BY: .....

2019-009

Petition #: \_\_\_\_\_  
 Date Filed: 1/25/19  
 Received By: BH

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

Property Owner: see \_\_\_\_\_ attached applications for Owner information

Owner's Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Date Property Acquired: \_\_\_\_\_

Property Address: 6324, 6328, 6500, 6508, 6428 Beatties Ford Road

Tax Parcel Number(s): 03714104, 03714103, 03714102, 03714101

Current Land Use: \_\_\_\_\_ Size (Acres): 16.0 ac.

Existing Zoning: R-3 and B-2 Proposed Zoning: R-8MF (CD)

Overlay: \_\_\_\_\_ Tree Survey Provided: Yes: X N/A: \_\_\_\_\_

Required Rezoning Pre-Application Meeting\* with: Alberto, Grant, Rick

Date of meeting: 11/13/2018

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: to create a townhome development

Sara Shirley - American Eng.  
 Name of Rezoning Agent  
8008 Corporate Center Dr. Suite 110  
 Agent's Address  
Charlotte, NC 28226  
 City, State, Zip  
704-749-1021  
 Telephone Number Fax Number  
sshirley@american-ea.com  
 E-Mail Address  
 \_\_\_\_\_  
 Signature of Property Owner  
 \_\_\_\_\_  
 (Name Typed / Printed)

Joseph Rhodes  
 Name of Petitioner(s)  
235 Apollo Beach Boulevard, Suite 307  
 Address of Petitioner(s)  
Apollo Beach, FL 33572  
 City, State, Zip  
770-713-7622  
 Telephone Number Fax Number  
jw@yourlandpartner.com  
 E-Mail Address  
Joseph Rhodes  
 Signature of Petitioner  
JOSEPH RHODES  
 (Name Typed / Printed)

# I. REZONING APPLICATION CITY OF CHARLOTTE

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

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

Property Owner: Elliott Scott Climer

Owner's Address: 6500 Beatties Ford Road City, State, Zip: Charlotte, NC 28216

Date Property Acquired: 2004

Property Address: 6500 and 6508 Beatties Ford Road

Tax Parcel Number(s): 037-141-01 and 037-141-02

Current Land Use: Residential Size (Acres): 2.87 acres combined

Existing Zoning: R-3 Proposed Zoning: \_\_\_\_\_

Overlay: \_\_\_\_\_ Tree Survey Provided: Yes: \_\_\_\_\_ N/A: \_\_\_\_\_

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.)

<b>For Conditional Rezoning Only:</b>
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

\_\_\_\_\_  
Name of Petitioner(s)

\_\_\_\_\_  
Agent's Address

\_\_\_\_\_  
Address of Petitioner(s)

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
E-Mail Address

<i>Elliott Scott Climer</i>	dotloop verified 10/18/18 8:09 PM EDT ZW53-F7QE-HLOY-QPCS
-----------------------------	---

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Signature of Petitioner

Elliott Scott Climer  
\_\_\_\_\_  
(Name Typed / Printed)

\_\_\_\_\_  
(Name Typed / Printed)

# I. REZONING APPLICATION CITY OF CHARLOTTE

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

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

Property Owner: Donna Caldwell Kerns

Owner's Address: 107 Lismark Drive City, State, Zip:  Mooresville, NC

Date Property Acquired: \_\_\_\_\_

Property Address: 6428 Beatties Ford Road, Charlotte, NC 28216

Tax Parcel Number(s): 037-141-03

Current Land Use: Residential Size (Acres): 2.02 acres

Existing Zoning: R-3 Proposed Zoning: \_\_\_\_\_

Overlay: \_\_\_\_\_ Tree Survey Provided: Yes: \_\_\_\_\_ N/A: \_\_\_\_\_

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.)

<b>For Conditional Rezoning Only:</b>
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

\_\_\_\_\_  
Name of Petitioner(s)

\_\_\_\_\_  
Agent's Address

\_\_\_\_\_  
Address of Petitioner(s)

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number                      Fax Number

\_\_\_\_\_  
Telephone Number                      Fax Number

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
E-Mail Address

Donna Caldwell Kerns  
dotloop verified  
10/16/18 9:01 PM EDT  
L83P-WXR4-KNTU-G15X

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Signature of Petitioner

Donna Caldwell Kerns

\_\_\_\_\_  
(Name Typed / Printed)

\_\_\_\_\_

\_\_\_\_\_  
(Name Typed / Printed)

# I. REZONING APPLICATION CITY OF CHARLOTTE

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

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

Property Owner: Roy L Parker and Margaret J Parker

Owner's Address: 2400 Oakdale Road City, State, Zip: Charlotte, NC 28216

Date Property Acquired: 11-02-15

Property Address: 6324 and 6328 Beatties Ford Road, Charlotte, NC 28216

Tax Parcel Number(s): 037-141-04 2 address, 1 PID #

Current Land Use: Residential, Vacant structures Size (Acres): 11.5

Existing Zoning: R-3 and B-1 Proposed Zoning: \_\_\_\_\_

Overlay: \_\_\_\_\_ Tree Survey Provided: Yes: \_\_\_\_\_ N/A: \_\_\_\_\_

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.)

<b>For Conditional Rezoning Only:</b>
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

\_\_\_\_\_  
Name of Petitioner(s)

\_\_\_\_\_  
Agent's Address

\_\_\_\_\_  
Address of Petitioner(s)

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number                      Fax Number

\_\_\_\_\_  
Telephone Number                      Fax Number

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
E-Mail Address

Roy L. Parker Margaret J. Parker  
Signature of Property Owner

\_\_\_\_\_  
Signature of Petitioner

Roy L. PARKER Margaret J. Parker  
(Name Typed / Printed)

\_\_\_\_\_  
(Name Typed / Printed)



OWNER: TRIMURTI TEMPLE  
DEVASTHANAM  
PID: 03710148  
ZONING: R-3  
CURRENT USE: SINGLE-FAMILY DETACHED

OWNER: TRIMURTI TEMPLE  
DEVASTHANAM  
PID: 03710147  
ZONING: R-3  
CURRENT USE: SINGLE-FAMILY DETACHED

OWNER: TRIMURTI TEMPLE  
DEVASTHANAM  
PID: 03710146  
ZONING: R-3  
CURRENT USE: VACANT

OWNER: TRIMURTI TEMPLE  
DEVASTHANAM  
PID: 03710103  
ZONING: R-3  
CURRENT USE: VACANT

OWNER: TRIMURTI TEMPLE  
DEVASTHANAM  
PID: 03710145  
ZONING: R-3  
CURRENT USE: VACANT

OWNER: TRIMURTI TEMPLE  
DEVASTHANAM  
PID: 03710144  
ZONING: R-3  
CURRENT USE: VACANT

HORNET'S NEST PARK  
OWNER: MECKLENBURG COUNTY  
PID: 03710101  
ZONING: R-3  
CURRENT USE: OPEN SPACE / RECREATION

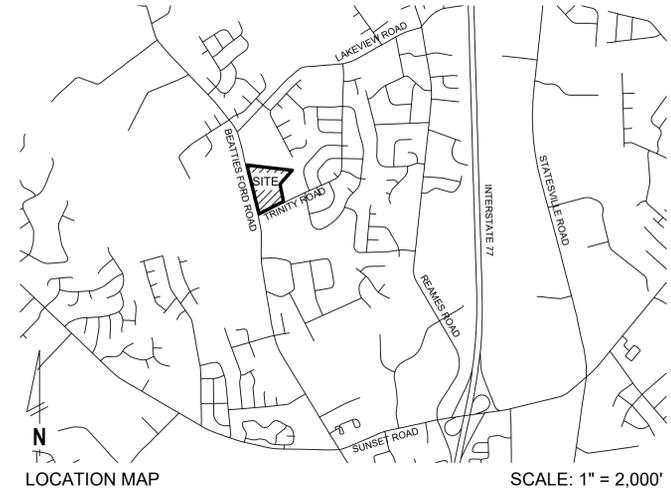
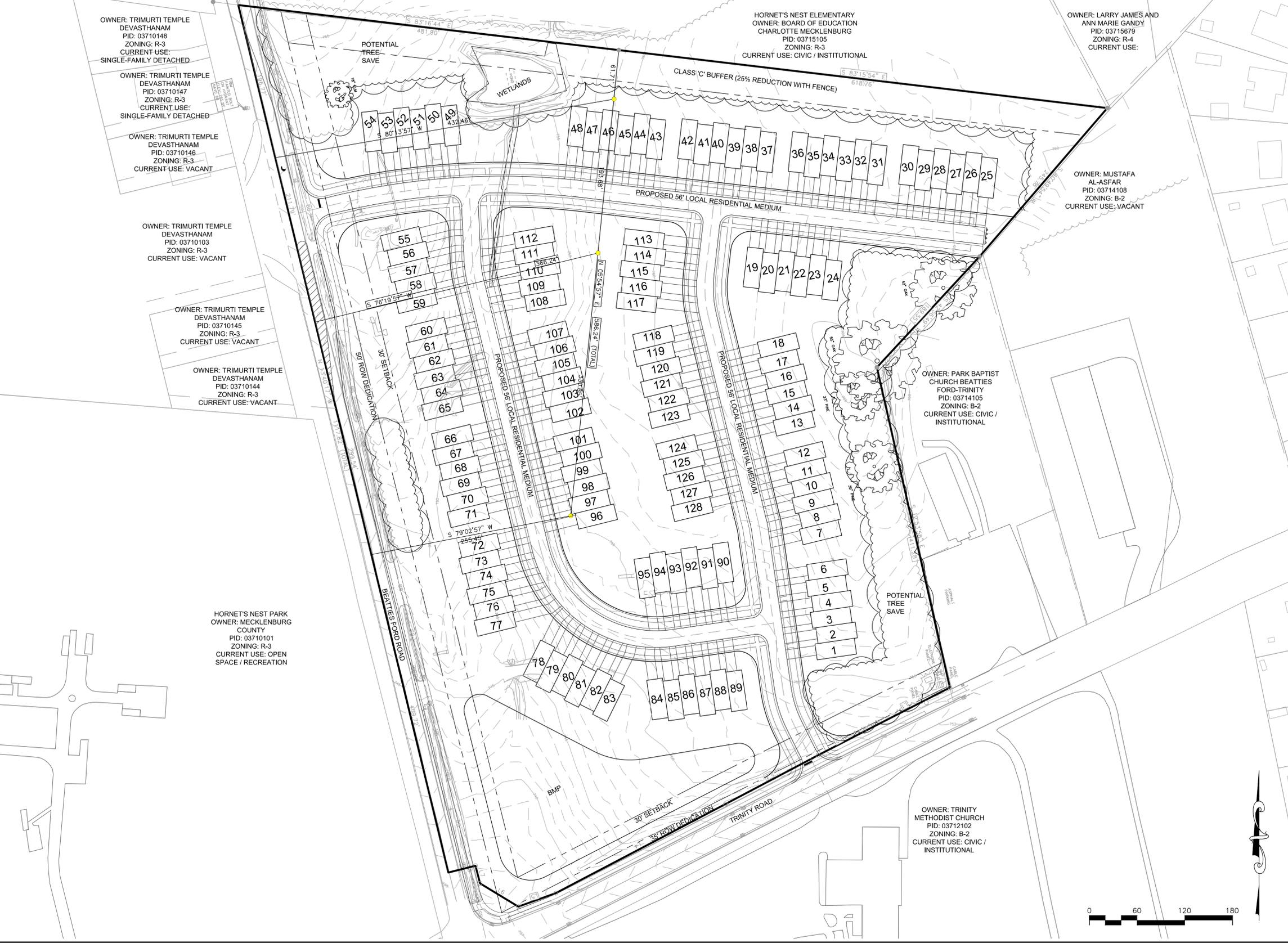
HORNET'S NEST ELEMENTARY  
OWNER: BOARD OF EDUCATION  
CHARLOTTE MECKLENBURG  
PID: 03715105  
ZONING: R-3  
CURRENT USE: CIVIC / INSTITUTIONAL

OWNER: LARRY JAMES AND ANN MARIE GANDY  
PID: 03715679  
ZONING: R-4  
CURRENT USE:

OWNER: MUSTAFA AL-ASFAR  
PID: 03714108  
ZONING: B-2  
CURRENT USE: VACANT

OWNER: PARK BAPTIST CHURCH BEATTIES FORD-TRINITY  
PID: 03714105  
ZONING: B-2  
CURRENT USE: CIVIC / INSTITUTIONAL

OWNER: TRINITY METHODIST CHURCH  
PID: 03712102  
ZONING: B-2  
CURRENT USE: CIVIC / INSTITUTIONAL



**DATA DEVELOPMENT TABLE:**

SITE ACREAGE:	16.0 ACRES
TAX PARCELS INCLUDED IN REZONING:	03714104, 03714103, 03714102, 03714101
EXISTING ZONING:	B-2 & R-3
PROPOSED ZONING:	R-8 MF (CD)
EXISTING USES:	SINGLE-FAMILY DETACHED AND HORIZONTAL MIXED-USE
PROPOSED USES:	TOWNHOMES
NUMBER OF UNITS:	128 TOWNHOMES
PROPOSED DENSITY:	8.0 UNITS/ACRE
REQUIRED TREE SAVE:	2.4 ACRES (15%)
PROPOSED TREE SAVE:	2.4 ACRES (15%)

**DRAWING COMPONENTS**

- PROPERTY LINE AND ZONING INFORMATION FROM VC.CHARMECK.ORG
- PROPERTY SETBACKS FROM CITY OF CHARLOTTE ZONING ORDINANCE



**Rezoning Conceptual Plan**

**Beatties Ford and Trinity Road Properties**

**City of Charlotte, North Carolina**

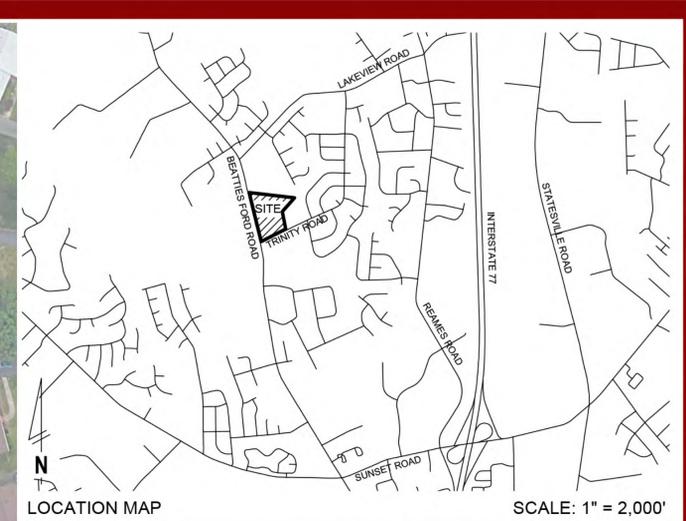
**November 26, 2018**

**Page 1 of 3**



8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704.375.2438

*Note: Conceptual Plans Only, layout subject to change based on final design and approvals.*



# Rezoning Conceptual Landscape Plan

# Beatties Ford and Trinity Road Properties

City of Charlotte, North Carolina

November 26, 2018

Page 2 of 3



**BEATTIES FORD AND TRINITY ROAD TOWNHOMES - PETITION #2018-XXX  
CONDITIONAL DISTRICT REZONING - DEVELOPMENT STANDARDS**

**GENERAL PROVISIONS**

- a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LAND PARTNERS OF AMERICA (THE "PETITIONER"), TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 16-ACRE SITE LOCATED NORTHEAST OF THE CORNER OF BEATTIES FORD AND TRINITY ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 03714104, 03714103, 03714102, 03714101
- b. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- c. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- d. 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 CONFIGURATION, PLACEMENT AND SIZE OF THE PRINCIPAL BUILDING FOOTPRINT 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.

**PERMITTED USES**

- a. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 128 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.

**TRANSPORTATION**

- a. VEHICULAR ACCESS TO THE SITE WILL BE AS GENERALLY DEPICTED ON 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 (CDOT) AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- b. PETITIONER SHALL INSTALL THE PUBLIC DRIVES IN THE LOCATIONS GENERALLY DEPICTED ON REZONING PLAN. PUBLIC STREETS CONSTRUCTED ON SITE WILL CONFORM TO THE LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION AS DEPICTED ON REZONING PLAN.
- c. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.
- d. THE PETITIONER SHALL PROVIDE A LEFT-TURN LANE INTO THE SITE FROM BEATTIES FORD ROAD AS GENERALLY SHOWN ON THE REZONING PLAN.
- e. PETITIONER SHALL PROVIDE A SIDEWALK AND PLANTING STRIP ALONG THE EXISTING EDGE OF BEATTIES FORD ROAD, IN THE LOCATION AS GENERALLY DEPICTED ON THE REZONING PLAN.
- f. PARKING FOR EACH INDIVIDUAL UNIT IS PROVIDED IN A TWO CAR GARAGE WITH ONE ADDITIONAL SPACE WITHIN THE DRIVEWAY AREA.
- g. THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES FOR THE FINAL LAYOUT, TRAFFIC PATTERNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS, MODIFICATIONS SHALL BE MINOR.
- h. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

**ARCHITECTURAL STANDARDS**

- a. ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF SIX (6) TOWNHOME UNITS PER BUILDING.
- b. WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENT ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS.
- c. IT IS ANTICIPATED THAT SOLID WASTE AND RECYCLING COLLECTION SERVICES ARE TO BE PROVIDED BY A PRIVATE COLLECTION SERVICE AND IN THIS EVENT, ROLL-OUT BINS WILL BE PROVIDED FOR EACH DWELLING UNIT.

**STREETSCAPE AND LANDSCAPING**

- a. THE PETITIONER WILL PROVIDE AN 8' PLANTING STRIP AND A 5' SIDEWALK FOR ALL INTERNAL PUBLIC DRIVES AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE DEVELOPMENT OF THIS SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- c. THE PETITIONER SHALL PROVIDE A 50 FOOT CLASS C BUFFER IN THE AREA AS INDICATED ON THE REZONING PLAN WHICH MAY BE REDUCED TO A MINIMUM OF 37.5 FEET WITH A BOUNDARY FENCE, PER ORDINANCE PROVISIONS.
- d. PETITIONER HAS PROVIDED A CONCEPTUAL LANDSCAPE PLAN FOR THE OVERALL SITE TO DEMONSTRATE DESIGN INTENT FOR STREETSCAPES AS WELL AS OPEN SPACE AND PERIMETER BUFFER AREAS.

**ENVIRONMENTAL FEATURES**

- a. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND ACTUAL SITE DISCHARGE POINTS.

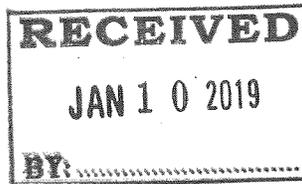
**LIGHTING**

- a. 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 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 PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.
- c. ANY LIGHTING FIXTURES ATTACHED TO PRINCIPAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

**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 SUCCESSORS IN INTEREST AND ASSIGNS.
- b. 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.

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-010  
Petition #: \_\_\_\_\_  
Date Filed: 1/10/2019  
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Grace Andrews, et al  
Owner's Address: 46875 Tall Rd City, State, Zip: New London, NC 28127  
Date Property Acquired: 1975 / 2001  
Property Address: XXXX Old Plank Rd  
Tax Parcel Number(s): 03515701, 03515778  
Current Land Use: Vacant Land Size (Acres): 33.4848  
Existing Zoning: R-3 & I-1 Proposed Zoning: R-6 (19.3251 ac) & R-8 (14.1597 ac)  
Overlay: \_\_\_\_\_ (Specify PED, Watershed, Historic District, etc.)  
Required Rezoning Pre-Application Meeting\* with: Alberto Gonzalez, Claire Lyte-Graham, Kent Main (2nd meeting), et al  
Date of meeting: 10/23/18 & 11/21/18

(\*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): \_\_\_\_\_  
Purpose/description of Conditional Zoning Plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name of Rezoning Agent \_\_\_\_\_  
Agent's Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_  
E-Mail Address \_\_\_\_\_  
Grace H. Andrews  
Signature of Property Owner

GRACE H. ANDREWS  
(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]  
Signature of Petitioner

Judson Stringfellow  
(Name Typed / Printed)

RECEIVED

JAN 1 1 2019

BY: .....

I. REZONING APPLICATION  
CITY OF CHARLOTTE

2019-011

Petition #: \_\_\_\_\_

Date Filed: 1/11/2018

Received By: BK

Property Owners: MREI IV Courtney Land LLC

Owner's Addresses: 8333 Douglas Avenue, Ste 1600, Dallas, TX 75225

Date Properties  
Acquired: 11/08/18

Property Addresses: N/A

Tax Parcel Numbers: 143-151-02

Current Land Use: vacant (Acres): ± 13.196

Existing Zoning: O-1(CD) Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Carlos Alzate, Joshua Weaver, Grant Meacci

Date of meeting: 10/25/18

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To allow development of the site with a multi-family community.

Bridget Grant, Dujuana Keys, & Jeff Brown  
Name of Rezoning Agent

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

Charlotte, NC 28202  
City, State, Zip

704.331.2379 (BG) 704-378-1973 (BG)  
704-331-2371 (DK) 704-339-5888 (DK)  
704-331-1144 (JB) 704-378-1925 (JB)  
Telephone Number Fax Number

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

SEE ATTACHMENT A  
Signature of Property Owner

Milestone Investments, LLC (Attn: Michael Sauer)  
Name of Petitioner

8333 Douglas Avenue, Ste 1600  
Address of Petitioner

Dallas, TX 75225  
City, State, Zip

214.442.8166 214.442.8199  
Telephone Number Fax Number

msauer@milestonegp.com  
E-mail Address

SEE ATTACHMENT B  
Signature of Petitioner

**ATTACHMENT A**

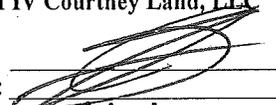
**REZONING PETITION NO. 2019-\_\_\_\_**  
**The Milestone Group**

**OWNER JOINDER AGREEMENT**  
**MREI IV Courtney Land, LLC**

The undersigned, as the owner of the parcel of land located at the eastern intersection of Yorkmont Road and Parkway Place Boulevard that is designated as Tax Parcel No. 143-151-02 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 O-1(CD) zoning district to the UR-2(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 9<sup>th</sup> day of January, 2019.

**MREI IV Courtney Land, LLC**

By:   
Name: \_\_\_\_\_  
Its: John Ascenzo  
**Vice President**

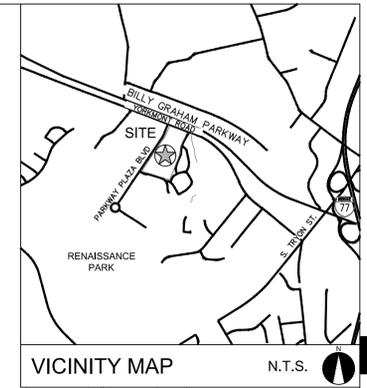
**ATTACHMENT B**

**REZONING PETITION NO. 2019-  
Milestone Investments, LLC**

**Petitioner:**

**Milestone Investments, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: John Ascenzo  
**Vice President**



REZONING PET  
 NO. 2019-

**COURTNEY RIDGE PHASE II**  
 CHARLOTTE, NORTH CAROLINA

MREI IV COURTNEY LAND, LLC  
 8333 DOUGLAS AVENUE, SUITE 1600  
 DALLAS, TX 75225  
 214.442.8166

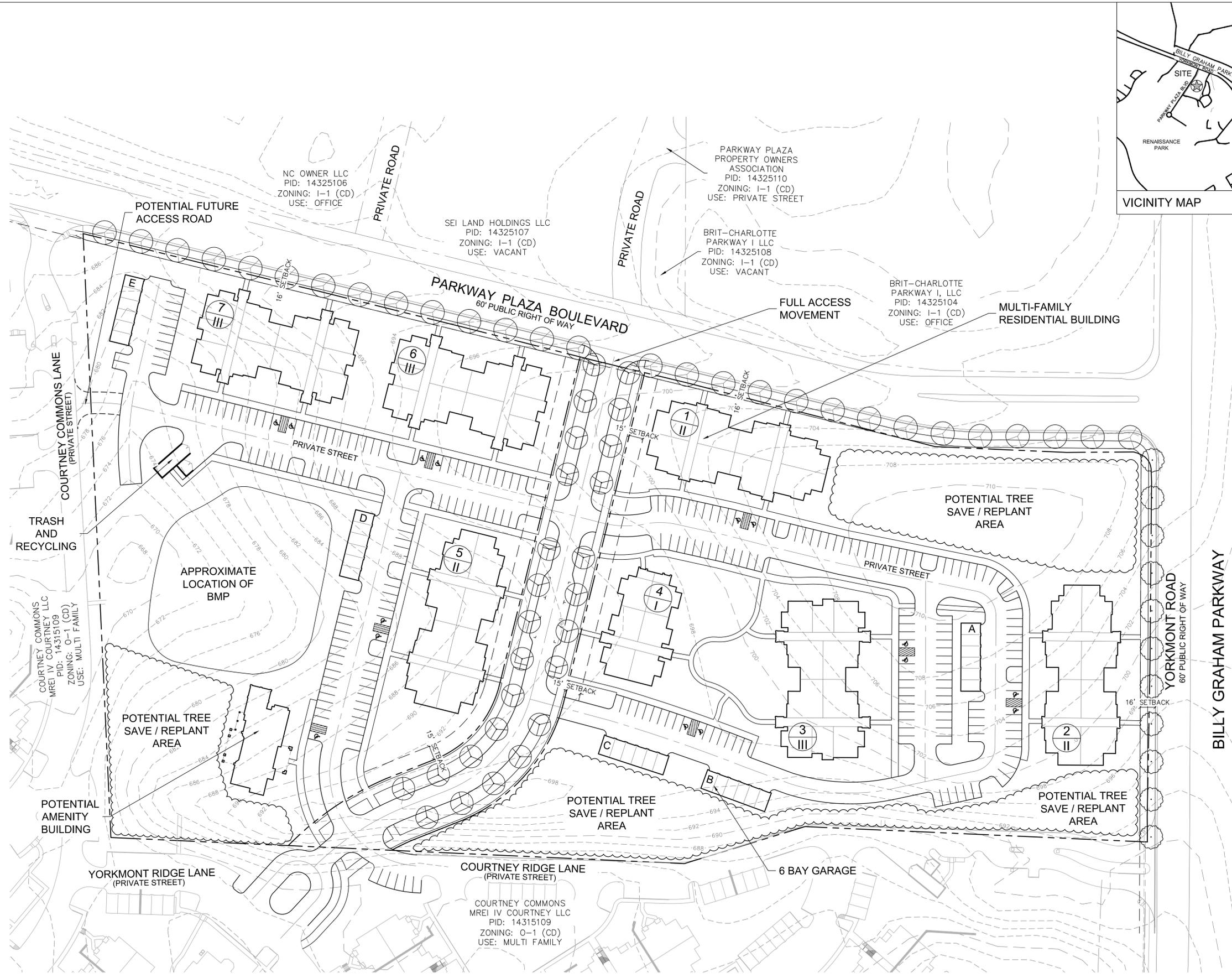
**SCHEMATIC**  
**SITE PLAN**

SCALE: 1" = 50'  
 25 0 25 50 N

PROJECT #: 809-001  
 DRAWN BY: LD  
 CHECKED BY: SK

JANUARY 11, 2019

REVISIONS:



**SITE DEVELOPMENT DATA:**

- ACREAGE ± 13.16 ACRES
- TAX PARCEL #S: 143-151-02
- EXISTING ZONING: O-1(CD)
- PROPOSED ZONING: UR-2(CD)
- EXISTING USES: VACANT
- PROPOSED USES: RESIDENTIAL DWELLING UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

**1. GENERAL PROVISIONS:**

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY MILESTONE ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 13.16 ACRE SITE GENERALLY LOCATED ALONG YORKMONT ROAD BETWEEN PARKWAY PLAZA BLVD AND COURTNEY RIDGE LANE (THE "SITE").

b. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF 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. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i.a. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO 9. 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).

e. **UNIFIED DEVELOPMENT WITH ADJACENT SITE.** THE SITE TOGETHER WITH THAT CERTAIN SITE LOCATED ADJACENT TO THE SITE AND BEING THE EXISTING COURTNEY RIDGE APARTMENTS AS GENERALLY DEPICTED ON THE REZONING PLAN (THE "ADJACENT SITE") SHALL BE VIEWED IN THE AGGREGATE AS A PLANNED/UNIFIED DEVELOPMENT AS TO THE ELEMENTS AND PORTION OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN AND THOSE EXISTING IMPROVEMENTS ON THE ADJACENT SITE. AS SUCH, WITH RESPECT TO INTERNAL ORIENTATION AND RELATIONSHIP BETWEEN THE SITE AND THE ADJACENT SITE AND WITHIN THE SITE, SIDE AND REAR YARDS, BUFFERS, BUILDING SEPARATION STANDARDS, SETBACK REQUIREMENTS, AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS, BUT ALL SUCH STANDARDS SHALL APPLY ALONG THE EXTERIOR BOUNDARY OF THE SITE AND THE ADJACENT SITE. THE PETITIONER AND/OR OWNER(S) OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE PORTIONS OR ALL OF THE SITE TO CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS, PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS AND FAR REQUIREMENTS. PROVIDED, HOWEVER, ALL SUCH STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE SHALL BE ADHERED TO AND ALL FAR REQUIREMENTS WILL BE REGULATED BY ANY DEVELOPMENT LIMITATIONS SET FORTH HEREIN AS TO THE SITE.

**2. PERMITTED USES:**

a. UP TO 180 RESIDENTIAL DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT.

**3. ACCESS, BUFFERS, SCREENING, OPEN SPACE AND PEDESTRIAN CIRCULATION:**

a. ACCESS TO THE SITE WILL BE FROM PARKWAY PLAZA BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. ALONG YORKMONT ROAD AND PARKWAY PLAZA BOULEVARD, A SIXTEEN (16) FOOT SETBACK AS MEASURED FROM THE BACK OF EXISTING CURB WILL BE PROVIDED.

c. AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK SHALL BE PROVIDED ON PLAZA PARKWAY BOULEVARD AND YORKMONT ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

d. THE BUILDINGS ON THE SITE WILL BE CONNECTED TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS VIA A NETWORK OF INTERNAL SIDEWALKS AND CROSSWALKS. THE MINIMUM WIDTH OF THE INTERNAL SIDEWALKS WILL BE FIVE (5) FEET. THE BUILDINGS ON THE SITE WILL ALSO BE CONNECTED TO THE INTERNAL SIDEWALK SYSTEM VIA SIDEWALKS WITH A MINIMUM WIDTH OF FIVE (5) FEET.

**4. TRANSPORTATION:**

**a. RESERVED**

b. ALL TRANSPORTATION IMPROVEMENTS, IF ANY, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

**5. ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:**

a. **BUILDING MATERIALS GENERALLY.** THE PRINCIPAL BUILDINGS USED FOR MULTI-FAMILY RESIDENTIAL USES CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARDY PANK), EIFS OR WOOD. VINYL AS A BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.

b. **PREFERRED EXTERIOR BUILDING MATERIALS PARKWAY PLAZA BOULEVARD AND YORKMONT ROAD.** ALL PRINCIPAL AND ACCESSORY BUILDINGS DIRECTLY ABUTTING PARKWAY PLAZA BOULEVARD AND YORKMONT ROAD SHALL COMPRISE A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, HARDI, OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.

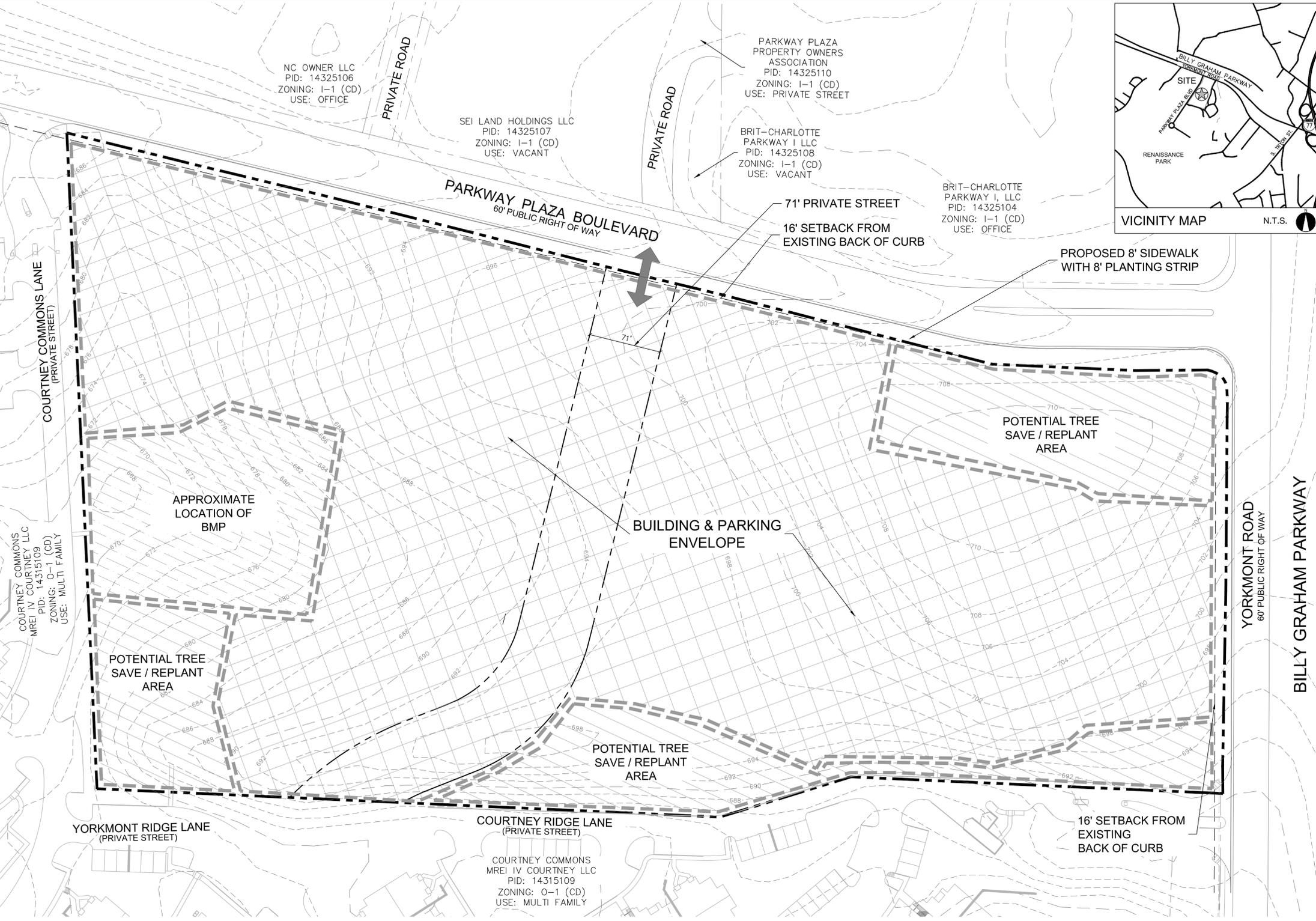
c. **PROHIBITED EXTERIOR BUILDING MATERIALS.** THE FOLLOWING EXTERIOR BUILDING MATERIALS ARE PROHIBITED:

- i.a. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM).
- i.b. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

ii. **BUILDING PLACEMENT AND SITE DESIGN** SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:

i.a. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO PARKWAY PLAZA BOULEVARD AND YORKMONT BOULEVARD.

j. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND PARKWAY PLAZA BOULEVARD AND YORKMONT BOULEVARD.



a. **BUILDING MASSING AND HEIGHT** SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:

- i. BUILDINGS EXCEEDING 135 FEET IN LENGTH SHALL INCLUDE MODIFICATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODIFICATIONS SHALL BE A MINIMUM OF TEN (10) FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF FOUR (4) FEET EXTENDING THROUGH THE BUILDING.

f. **ARCHITECTURAL ELEVATION DESIGN** SHALL INCLUDE ELEVATIONS DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:

- i. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PLASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.
- ii. BUILDING ELEVATIONS FACING PARKWAY PLAZA BOULEVARD AND YORKMONT BOULEVARD SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN TWENTY (20) FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

g. **ROOF FORM AND ARTICULATION:** ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:

i.a. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPs, DORMERS OR PARAPETS.

- ii.b. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS. THIS STANDARD WILL NOT APPLY TO ROOFS ON DORMERS, BALCONIES, OR OTHER MINOR BUILDING ELEMENTS THAT MAY HAVE A PITCHED ROOF.
- iii.c. GROUND MOUNTED HVAC WILL SCREENED FROM PUBLIC STREETS PER THE REQUIREMENTS. IF ROOFTOP HVAC UNITS ARE USED THEY WILL BE SCREENED FROM THE PUBLIC STREETS PER THE REQUIREMENTS.

h. **SERVICE AREA SCREENING:** SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW AT GRADE WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM TWENTY (20) PERCENT PREFERRED EXTERIOR BUILDING MATERIALS AS DESCRIBED IN SECTION 5.B. ABOVE OR A CLASS B BUFFER NOT LESS THAN TEN (10) FEET IN DEPTH.

6. **ENVIRONMENTAL FEATURES:**

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

7. **LIGHTING:**

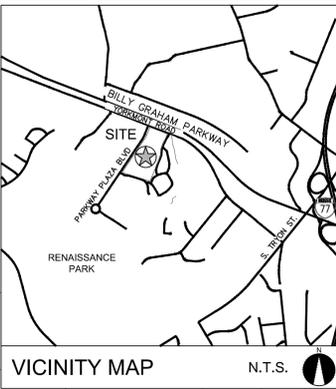
a. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 22 FEET IN HEIGHT.

**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 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.

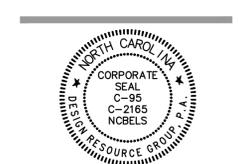
**9. BINDING EFFECT OF THE REZONING APPLICATION:**

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 AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

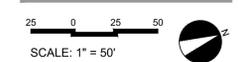
2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
704.343.0608  
www.drgpr.com



REZONING PET  
NO. 2019-

**COURTNEY RIDGE PHASE II**  
CHARLOTTE, NORTH CAROLINA  
MREI IV COURTNEY LAND, LLC  
8333 DOUGLAS AVENUE, SUITE 1600  
DALLAS, TX 75225  
214.442.8166

**TECHNICAL DATA SHEET**

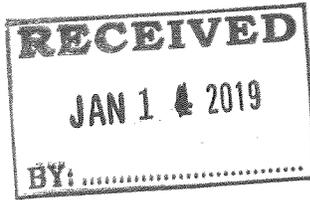


PROJECT #: 809-001  
DRAWN BY: LD  
CHECKED BY: SK

JANUARY 11, 2019

REVISIONS:

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-012

Petition #: \_\_\_\_\_  
Date Filed: 1/11/2019  
Received By: P

Property Owners: YDG Moss Road, LLC  
Owner's Addresses: 14021 Colan Circle Ste B-10  
Date Properties Acquired: 03/29/2018  
Property Addresses: 11225 S Tryon St, Charlotte, NC 28273  
Tax Parcel Numbers: 219-011-05  
Current Land Use: vacant (Acres): ± 2.841  
Existing Zoning: NS Proposed Zoning: NS(SPA)  
Overlay: N/A Tree Survey Provided: Yes:     N/A: X  
Required Rezoning Pre-Application Meeting\* with: Alberto Gonzalez, Carlos Alzate, and Grant Meacci  
Date of meeting: 8/7/2018

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

**For Conditional Rezonings Only:**  
Requesting a vesting period exceeding the 2 year minimum?  Yes  No. Number of years (maximum of 5): N/A  
Purpose/description of Conditional Zoning Plan: To redevelop the parcels with retail uses.

**Bridget Grant, Dujuana Keys, & Jeff Brown**  
Name of Rezoning Agent  
**Moore & Van Allen, PLLC**  
**100 N. Tryon Street, Suite 4700**  
Agent's Address  
**Charlotte, NC 28202**  
City, State, Zip  
**704.331.2379 (BG) 704-378-1973 (BG)**  
**704-331-2371 (DK) 704-339-5888 (DK)**  
**704-331-1144 (JB) 704-378-1925 (JB)**  
Telephone Number Fax Number  
**bridgetgrant@mvalaw.com;**  
**dujuanakeys@mvalaw.com; jeffbrown@mvalaw.com**  
E-mail Address  
**SEE ATTACHMENT A**  
Signature of Property Owner

**LIDL US Operations LLC(Attn: Don Keum & Michael Slavotinek)**  
Name of Petitioner  
**3500 S Clark St**  
Address of Petitioner  
**Arlington, VA 22202**  
City, State, Zip  
**703.486.6314 (DK)**  
**571.867.0341 (MS)**  
Telephone Number Fax Number  
**Don.keum@lidl.us; Michael.slavotinek@lidl.us**  
E-mail Address  
**SEE ATTACHMENT B**  
Signature of Petitioner

**ATTACHMENT A**

**REZONING PETITION NO. 2018-\_\_\_\_  
LIDL US Operations LLC**

**OWNER JOINDER AGREEMENT  
YDG Moss Road, LLC**

The undersigned, as the owner of the parcel of land located at 11225 S Tryon St, Charlotte, NC that is designated as Tax Parcel No. 219-011-05 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 NS zoning district to the NS(SPA) 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 26th day of December, 2018.

**YDG Moss Road, LLC**   
By: \_\_\_\_\_  
Name: Doug Baumgartner  
Its: Member/Manager

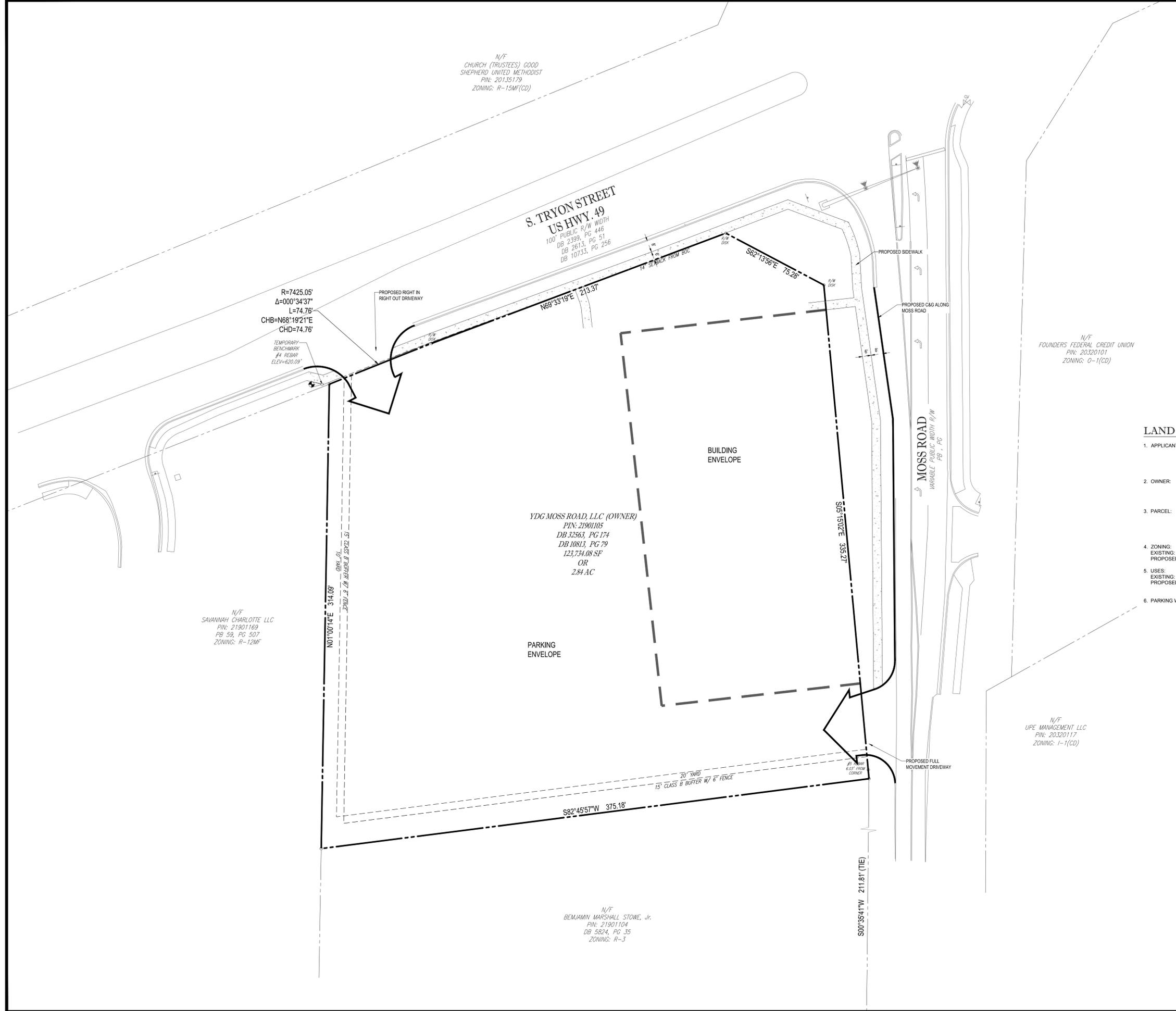
**ATTACHMENT B**

**REZONING PETITION NO. 2018-  
LIDL US Operations LLC**

**Petitioner:**

**LIDL US Operations LLC**

By:   
Name: Don Keum  
Title: Director of Real Estate



LOCATION MAP

LEGEND



LAND USE AND ZONING INFORMATION

1. APPLICANT: LIDL US OPERATIONS, LLC  
3500 S CLARK STREET  
ARLINGTON, VA 22202  
CONTACT: DON KEUM  
PHONE: (703) 486-6314
2. OWNER: 21801105  
YDG SOUTHPOINTE LLC  
14021 COLAN CIRCLE, STE B-10  
CHARLOTTE, NC 28277
3. PARCEL: 2.84 AC  
21801105  
11225 S. TRYON ST.  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NC
4. ZONING:  
EXISTING: NS (NEIGHBORHOOD SERVICES)  
PROPOSED: NS (SPA) (NEIGHBORHOOD SERVICES)
5. USES:  
EXISTING: VACANT  
PROPOSED: RETAIL USES, GROCERY STORE, AS ALLOWED IN THE NS (CD) ZONING DISTRICT
6. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

**BOHLER**  
ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PLANNING  
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

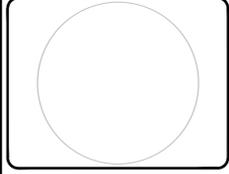
PROJECT No.:	NCC182009
DRAWN BY:	RCB
CHECKED BY:	RDH
DATE:	01/11/2019
SCALE:	1" = 30'
CAD I.D.:	R20

PROJECT: **PROP. REZONING DOCUMENTS**  
FOR  
**LIDL US OPERATIONS, LLC**

LOCATION OF SITE  
S. TRYON STREET &  
MOSS ROAD  
CHARLOTTE, NC

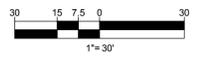
**BOHLER**  
ENGINEERING NC, PLLC  
NCBELS P-1132

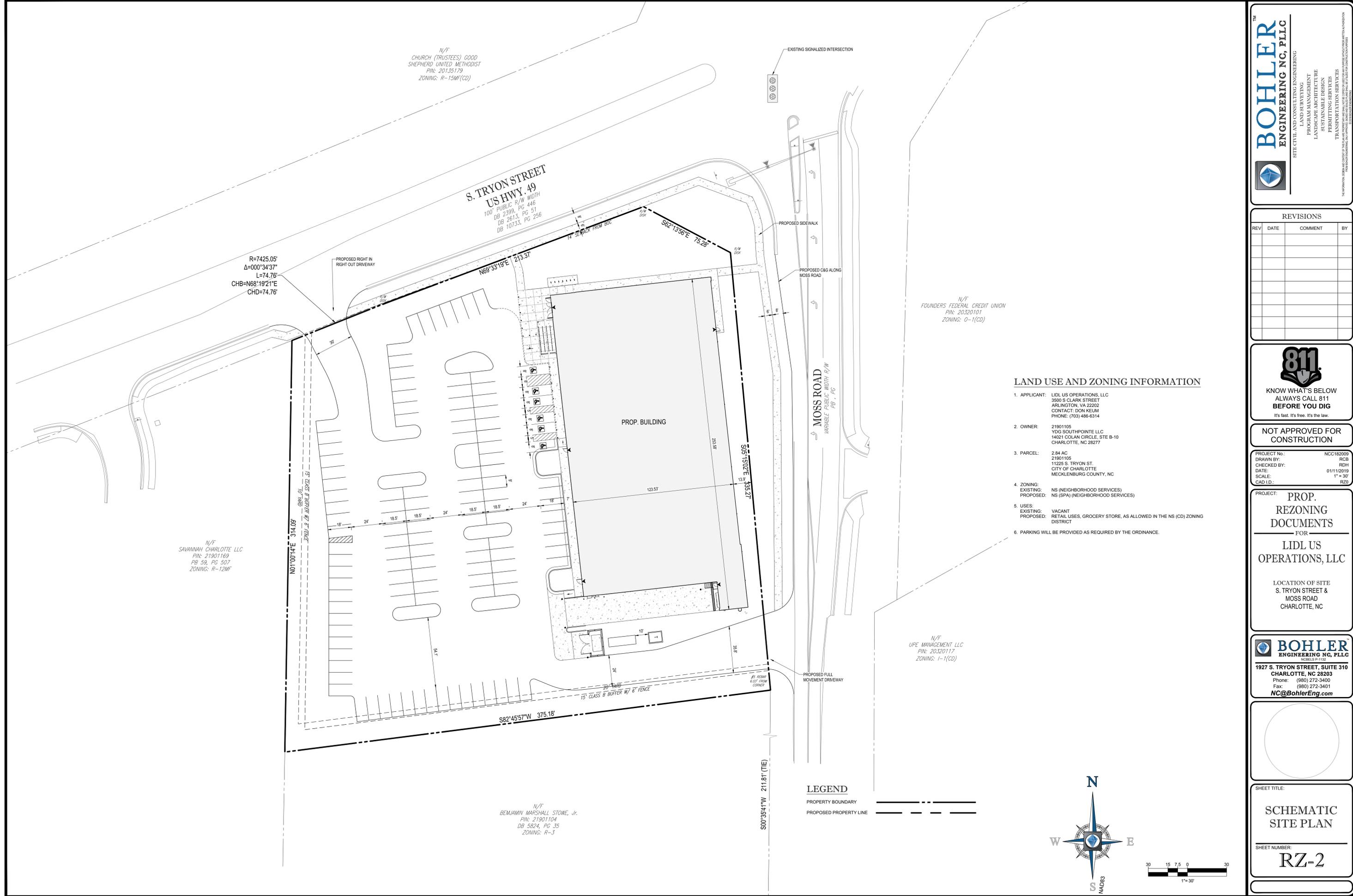
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com



SHEET TITLE:  
**TECHNICAL DATA SHEET**

SHEET NUMBER:  
**RZ-1**





**LAND USE AND ZONING INFORMATION**

1. APPLICANT: LIDL US OPERATIONS, LLC  
 3500 S CLARK STREET  
 ARLINGTON, VA 22202  
 CONTACT: DON KEUM  
 PHONE: (703) 486-6314
2. OWNER: 21801105  
 YDG SOUTHPOINTE LLC  
 14021 COLAN CIRCLE, STE B-10  
 CHARLOTTE, NC 28277
3. PARCEL: 2.84 AC  
 21801105  
 11225 S. TRYON ST.  
 CITY OF CHARLOTTE  
 MECKLENBURG COUNTY, NC
4. ZONING:  
 EXISTING: NS (NEIGHBORHOOD SERVICES)  
 PROPOSED: NS (SPA) (NEIGHBORHOOD SERVICES)
5. USES:  
 EXISTING: VACANT  
 PROPOSED: RETAIL USES, GROCERY STORE, AS ALLOWED IN THE NS (CD) ZONING DISTRICT
6. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

**BOHLER ENGINEERING NC, PLLC**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	BY

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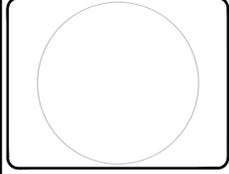
**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.:	NCC182009
DRAWN BY:	RCB
CHECKED BY:	RDH
DATE:	01/11/2019
SCALE:	1" = 30'
CAD I.D.:	R20

**PROJECT: PROP. REZONING DOCUMENTS FOR LIDL US OPERATIONS, LLC**

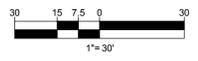
LOCATION OF SITE  
 S. TRYON STREET & MOSS ROAD  
 CHARLOTTE, NC

**BOHLER ENGINEERING NC, PLLC**  
 1927 S. TRYON STREET, SUITE 310  
 CHARLOTTE, NC 28203  
 Phone: (980) 272-3400  
 Fax: (980) 272-3401  
 NC@BohlerEng.com

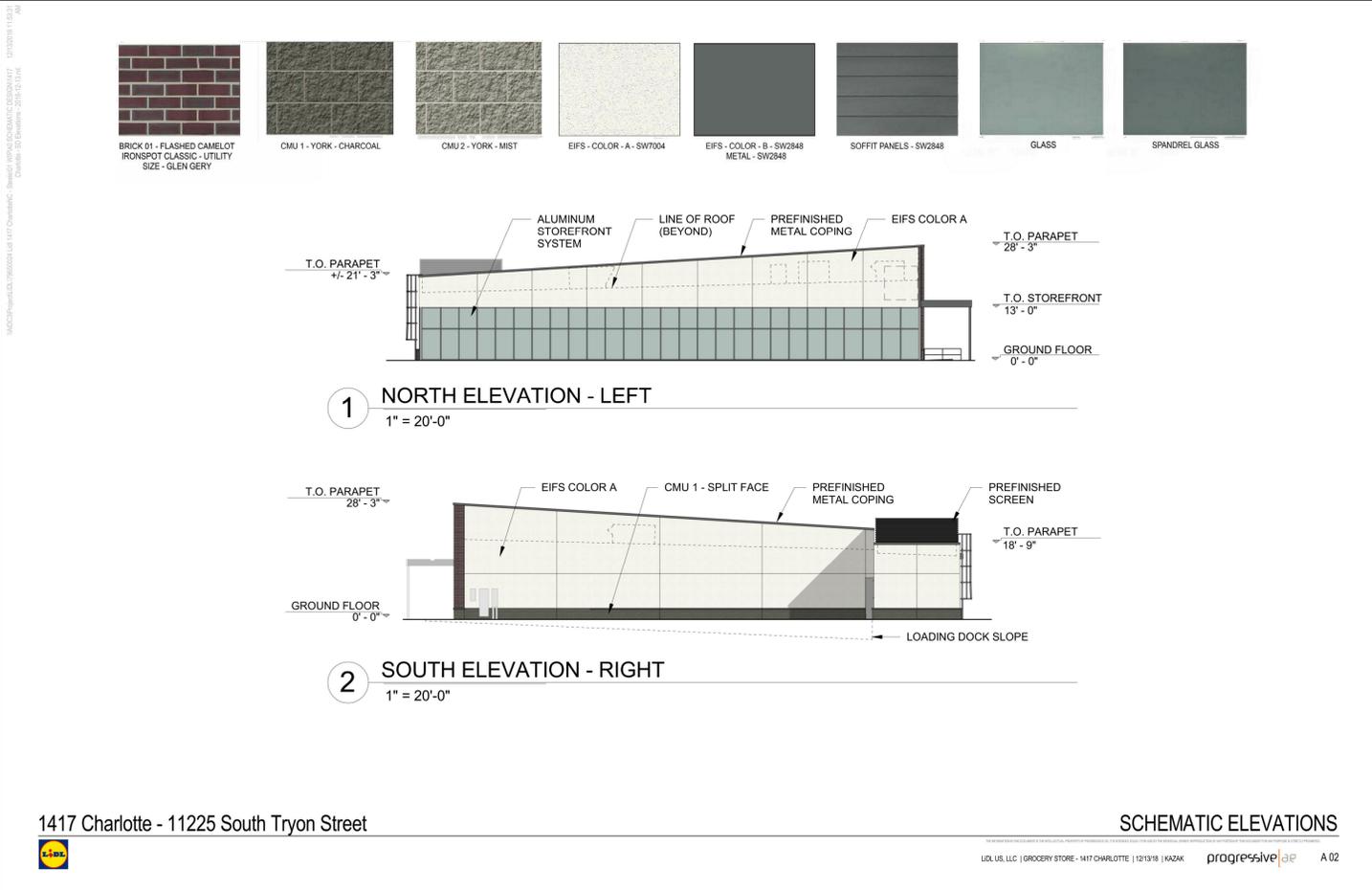
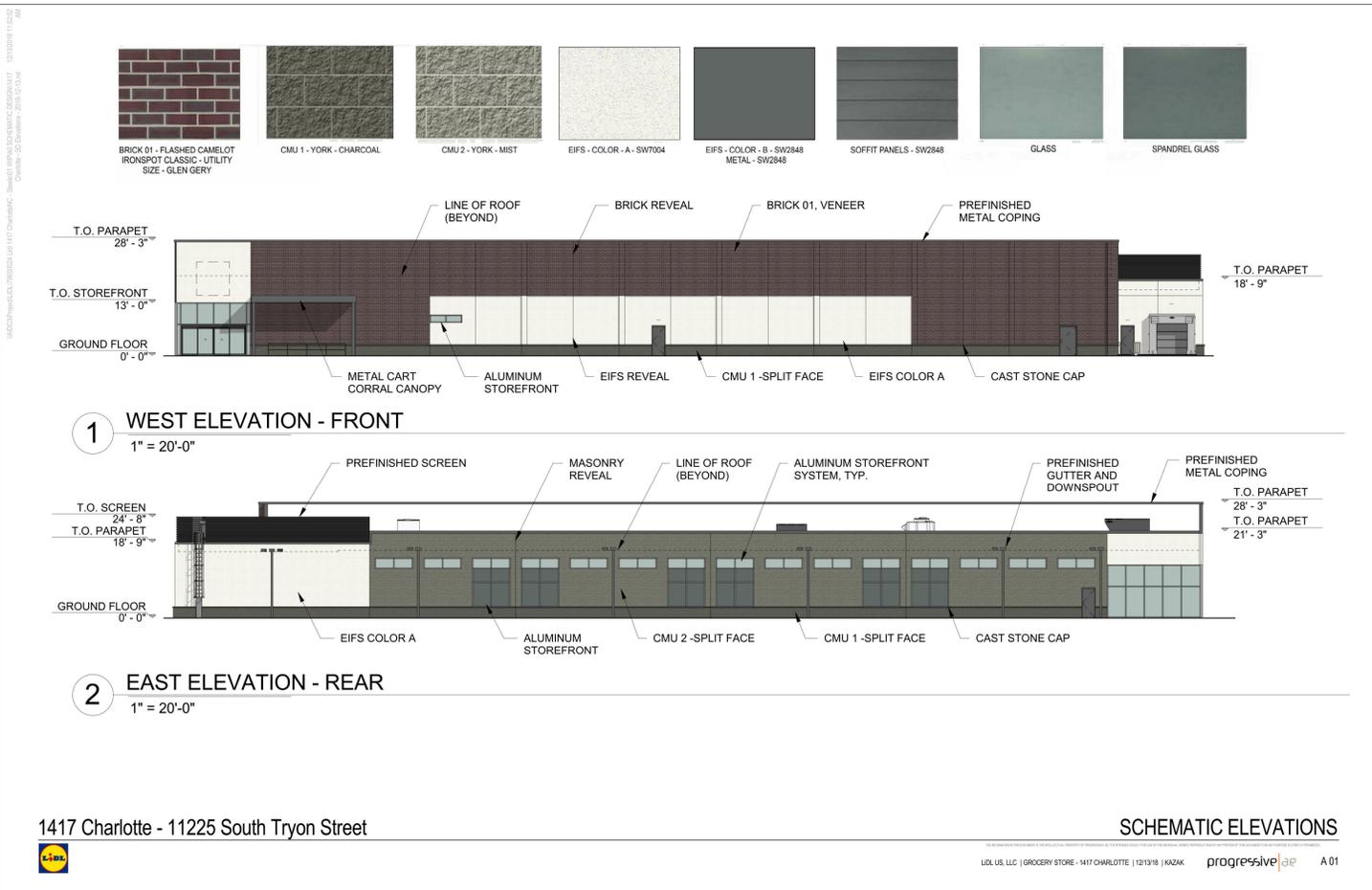


SHEET TITLE:  
**SCHEMATIC SITE PLAN**

SHEET NUMBER:  
**RZ-2**







**BOHLER**  
ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING  
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PROGRAM MANAGEMENT  
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PLANNING  
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REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NCC182009
DRAWN BY:	RCB
CHECKED BY:	RDH
DATE:	01/11/2019
SCALE:	AS NOTED
CAD I.D.:	R20

PROJECT: **PROP. REZONING DOCUMENTS**

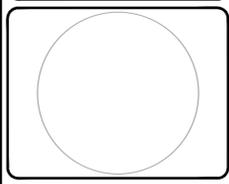
FOR

**LIDL US OPERATIONS, LLC**

LOCATION OF SITE  
S. TRYON STREET & MOSS ROAD  
CHARLOTTE, NC

**BOHLER**  
ENGINEERING NC, PLLC  
NCBELS P-1132

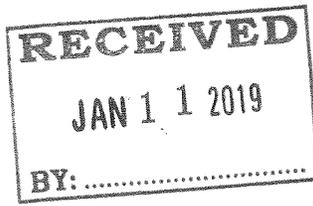
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com



SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**RZ-4**

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-013

Petition #: \_\_\_\_\_  
Date Filed: 1/11/2019  
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: Phylliss H. Leonard

Owner's Address: PO Box 5035 City, State, Zip: Lake Wylie, SC 29710

Date Property Acquired: 10/26/2001

Property Address: 3040 North Davidson Street Charlotte, North Carolina

Tax Parcel Number(s): 083-071-11

Current Land Use: Residential (Vacant) Size (Acres): 0.22ac

Existing Zoning: R-5 Proposed Zoning: TOD-M(O)

Overlay: N/A Tree Survey Provided: Yes: \_\_\_\_\_ No: N/A

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Carlos Alzante, Grant Meacci, Mandy Rosen  
Date of meeting: 12/13/2018

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

**For Conditional Rezoning Only:**  
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): No  
Purpose/description of Conditional Zoning Plan: Alterations to required streetscape due to retaining existing structure on site.

Paul Pennell  
Name of Rezoning Agent

1318-e6 Central Ave  
Agent's Address

Charlotte, NC 28205  
City, State, Zip

704-334-3303 Fax Number  
Telephone Number

Paul@urbandesignpartners.com  
E-Mail Address

*Anthony L. Giordano*  
Signature of Property Owner

Anthony L. Giordano, Guardian of  
(Name Typed / Printed) Estate of Phyllis H. Leonard

Andrew Klenk  
Name of Petitioner(s)

1009 Leigh Ave.  
Address of Petitioner(s)

Charlotte, NC 28205  
City, State, Zip

704-231-4882 Fax Number  
Telephone Number

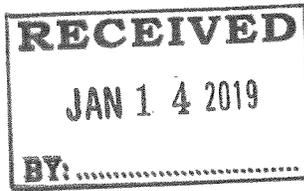
Andrew@capstoneapts.com  
E-Mail Address

*Andrew Klenk*  
Signature of Petitioner

Andrew Klenk  
(Name Typed / Printed)



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-014

Petition #: \_\_\_\_\_  
Date Filed: 1/14/2019  
Received By: [Signature]

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

Property Owner: John J. Huson and Maria M. Huson

Owner's Address: 4013 Columbine Circle City, State, Zip: Charlotte, NC 28211

Date Property Acquired: February 8, 2005

Property Address: 850 Griffith Road

Tax Parcel Number(s): 169-091-09

Current Land Use: Industrial Size (Acres): +/- 1.06 acres

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

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

Required Rezoning Pre-Application Meeting\* with: Kent Main, Carlos Alzate et al.

Date of meeting: November 20, 2018

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

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of up to 50 multi-family dwelling units on the site.

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341 Fax Number  
Telephone Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

See Attached Joinder Agreement  
Signature of Property Owner

\_\_\_\_\_  
(Name Typed / Printed)

Mission Properties (c/o Jason McArthur)  
Name of Petitioner(s)

338 South Sharon Amity Road, PMB 510  
Address of Petitioner(s)

Charlotte, NC 28211  
City, State, Zip

704-307-8265 Fax Number  
Telephone Number

jason@missionprop.com  
E-Mail Address

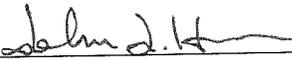
**MISSION PROPERTIES**  
By: [Signature]  
Signature of Petitioner

C. Jason McArthur  
(Name Typed / Printed)

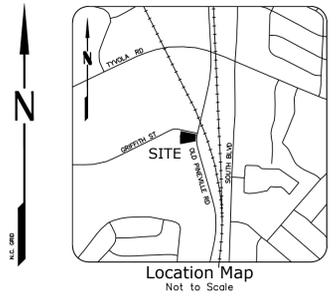
**REZONING APPLICATION  
MISSION PROPERTIES, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by Mission Properties that is designated as Tax Parcel No. 169-091-09 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site to the TOD-R (CD) zoning district.

This 19 day of November, 2018.

  
\_\_\_\_\_  
John J. Huson

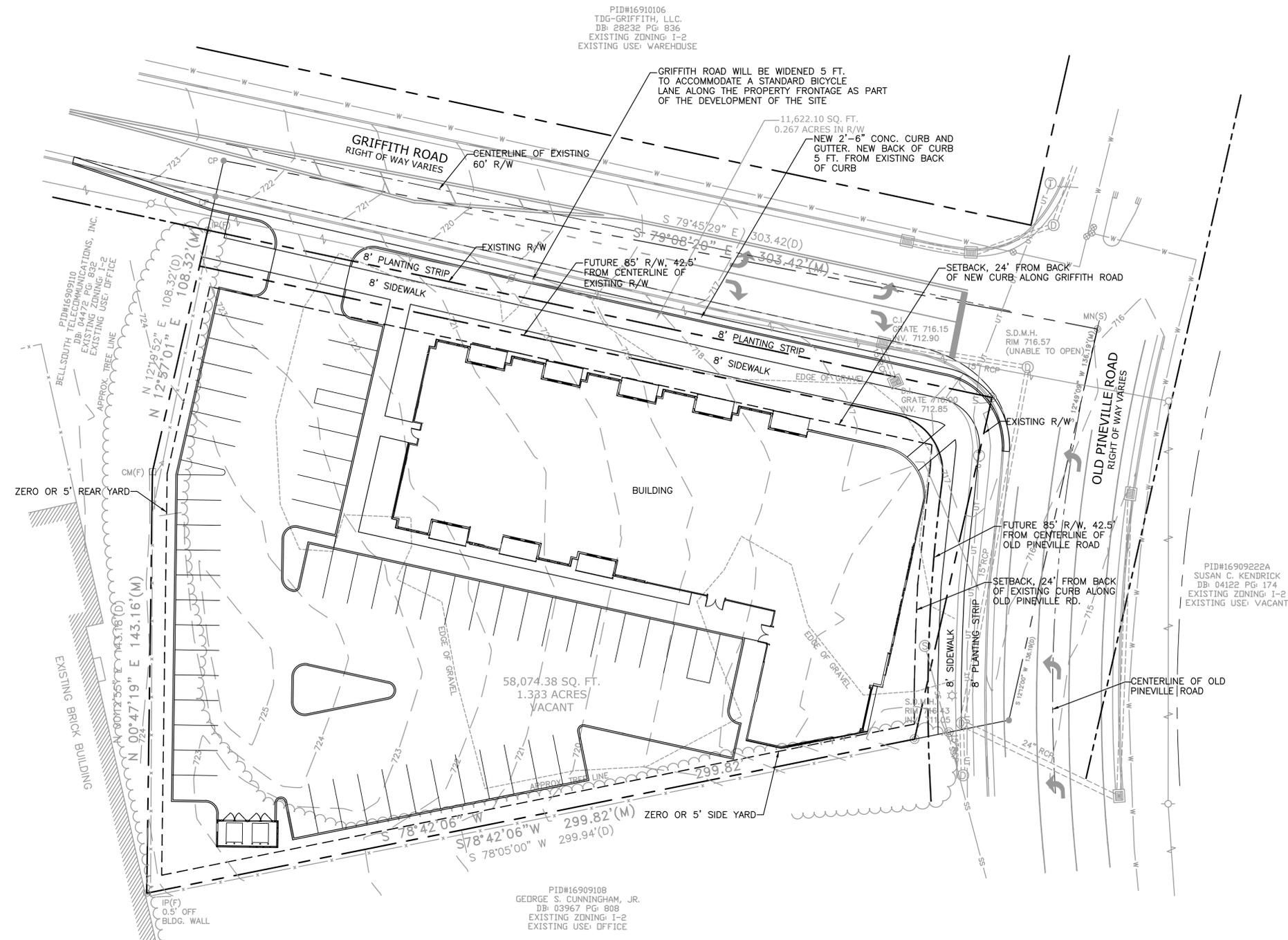
  
\_\_\_\_\_  
Maria M. Huson



**DEVELOPMENT DATA:**  
 SITE AREA : 1.33 ACRES (1.06 ACRES LESS R/W)  
 SITE ADDRESS: 5800 OLD PINEVILLE ROAD  
 TAX ID: 16909109  
 CURRENT ZONING: I-2  
 PROPOSED ZONING: TOD-R  
 EXISTING USE: VACANT  
 PROPOSED USE: SEE PERMITTED USES IN DEVELOPMENT STANDARDS NOTES  
 NUMBER OF RESIDENTIAL UNITS: SEE DEVELOPMENT STANDARDS NOTES  
 MAXIMUM BUILDING HEIGHT : SEE DEVELOPMENT STANDARDS NOTES  
 MIN. PARKING REQUIRED: SEE DEVELOPMENT STANDARDS NOTES  
 MIN. OPEN SPACE REQUIRED: PER THE ORDINANCE

**DEVELOPMENT STANDARDS**  
 January 28, 2019

- 1. GENERAL PROVISIONS**
  - A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Mission Properties (the "Petitioner") for an approximately 1.06 acre site located on the southwest corner of the intersection of Old Pineville Road and Griffith Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of that parcel of land designated as Tax Parcel No. 169-091-09.
  - B. 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"). The regulations established under the Ordinance for the TOD-R zoning district shall govern the development and use of the Site.
  - C. 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 configuration, placement and size of the building footprint as well as the location of the internal drive 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.
  - D. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- 2. PERMITTED USES**
  - A. The Site may only be devoted to a residential community containing a maximum of 60 multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the TOD-R zoning district.
- 3. TRANSPORTATION**
  - A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT").
  - B. The alignments of the internal private drive and vehicular circulation areas may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns and building and parking layouts, and to accommodate any adjustments required for approval by CDOT in accordance with applicable published standards.
  - C. Petitioner shall install a 5 foot wide bike lane along the Site's frontage on Griffith Road as generally depicted on the Rezoning Plan.
  - D. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
  - E. Handicap parking spaces depicted on the Rezoning Plan are illustrative and the exact location and number of handicap parking spaces to be located on the Site shall be determined during the permitting process.
- 4. ARCHITECTURAL STANDARDS**
  - A. The maximum height in stories of a new building constructed on the Site shall be 5 stories.
  - B. In addition to any other encroachments permitted under the Ordinance, steps may encroach into the setback provided that the steps are located behind the required sidewalk pursuant to Section 9.1208(1)(g) of the Ordinance.
  - C. Vinyl, EIFS or masonite may not be used as an exterior building material on any buildings to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- 5. STREETScape/SCREENING**
  - A. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the Site's frontages on Old Pineville Road and Griffith Road as generally depicted on the Rezoning Plan.
- 6. ENVIRONMENTAL**
  - A. Space for recycling stations may be located in various locations on the Site.
  - B. The actual location of the solid waste enclosure may be modified during the construction permitting process and it may vary from what is depicted on the Rezoning Plan.
- 7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
  - A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
  - B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
  - C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

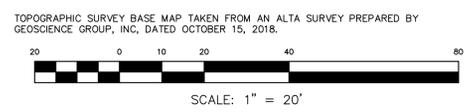


PID#16910106  
 TDG-GRIFFITH, LLC.  
 DB: 28232 PG 836  
 EXISTING ZONING: I-2  
 EXISTING USE: WAREHOUSE

PID#16909222A  
 SUSAN C. KENDRICK  
 DB: 04122 PG 174  
 EXISTING ZONING: I-2  
 EXISTING USE: VACANT

PID#16909108  
 GEORGE S. CUNNINGHAM, JR.  
 DB: 03967 PG 509  
 EXISTING ZONING: I-2  
 EXISTING USE: OFFICE

PETITION # 2018-XXX  
 1ST SUBMITTAL, JANUARY 28, 2019

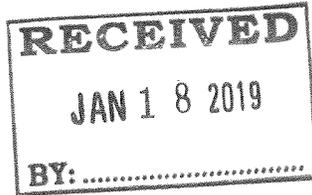


DATE	
REV	
PROJECT NUMBER	
PROJECT NAME	
PROJECT LOCATION	
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PROJECT NAME	
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PROJECT NUMBER	
PROJECT NAME	
PROJECT LOCATION	

**5800 OLD PINEVILLE ROAD**  
**CHARLOTTE, NORTH CAROLINA**

**SITE PLAN**  
**RZ-1**

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-045

Petition #: \_\_\_\_\_  
Date Filed: 1/13/2019  
Received By: DH

Complete All Fields (Use additional pages if needed)

Property Owner: Sugar Creek Ventures, LLC

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

Date Property Acquired: July 30, 2018

Property Address: 4101 Greensboro Street, Charlotte, NC 28206

Tax Parcel Number(s): 091-081-06

Current Land Use: Commercial / Industrial Size (Acres): 18.5 Acres

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

Overlay: ----- Tree Survey Provided: Yes: \_\_\_ N/A: X

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders

Date of meeting: January 17, 2019

(\*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: \_\_\_\_\_

Daniel L. Wendover / CapRock  
Name of Rezoning Agent

2410 Dunavant Street  
Agent's Address

Charlotte, NC 28203  
City, State, Zip

704-905-6844 Fax Number  
Telephone Number

dwendover@caprockinvest.com  
E-Mail Address

Daniel L. Wendover  
Signature of Property Owner

Daniel L. Wendover  
(Name Typed / Printed)

Greg Godley / Sugar Creek Ventures  
Name of Petitioner(s)

Legacy Commercial Real Estate 1001 Elizabeth Ave / 1D  
Address of Petitioner(s) Suite

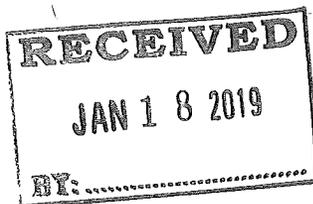
Charlotte, NC 28204  
City, State, Zip

704-904-2383 Fax Number  
Telephone Number

gfgodley@legacycre.com  
E-Mail Address

Greg Godley  
Signature of Petitioner

GREG Godley  
(Name Typed / Printed)



2019-016

# I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>1/18/2019</u>
Received By:	<u>BK</u>

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

Property Owner: Lennar Carolinas, LLC

Owner's Address: 6701 Carmel Road, Suite 425 City, State, Zip: Charlotte, NC 28226

Date Property Acquired: 9/29/2014

Property Address: 12701 Hamilton Road

Tax Parcel Number(s): 219-261-12

Current Land Use: Vacant Size (Acres): +/- 42.13 acres

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

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Alberto Gonzalez, Carlos Alzate, Josh Weaver  
Date of meeting: 9/18/2018

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

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a townhome community with greenspace commitments, such as linear greens and pocket parks.

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

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

Charlotte, NC 28202  
City, State, Zip

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

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

Signature of Property Owner

Melvin D. Branson  
(Name Typed / Printed)

Lennar Carolinas, LLC  
Name of Petitioner(s)

6701 Carmel Road, Suite 425  
Address of Petitioner(s)

Charlotte, NC 28226  
City, State, Zip

704-309-3288 \_\_\_\_\_  
Telephone Number Fax Number

David.Nelson@Lennar.com  
E-Mail Address

Signature of Petitioner

Melvin D. Branson  
(Name Typed / Printed)

# Hamilton Road Townhomes

## Condition District Rezoning Petition 201

Located In  
City of Charlotte, Mecklenburg County, North Carolina

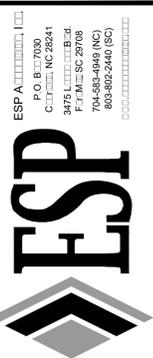
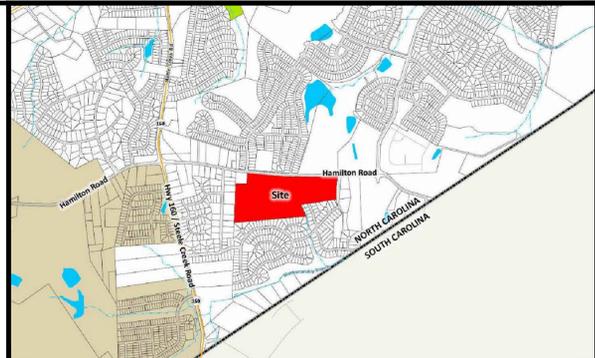
Property Owner			
PID	Owner	Zoning	
21026112	Lennar Carolinas, LLC	R-3	

Adjacent Property Owners			
PID	Owner	Zoning	
21032380	AMILTON LARES OMEGAS ASSOC.	R-3	1
21032370	ASUS & MARIM	R-3	2
21032370	AMILTON LARES OMEGAS ASSOC.	R-3	
21032317	AMILTON LARES OMEGAS ASSOC.	R-3	
21032316	AMILTON LARES OMEGAS ASSOC.	R-3	
21032304	LENNAR CAROLINAS, LLC	R-3	

21032303	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION	R-3	
21027105	COSMO & EVELYN DECARLO	R-3	8
21027117	ADVANN & LORMICK ELE DECARLO	R-3	
21027106	NICOLE M. ARMSTRONG	R-3	10
21026173	AMILTON REEN OMEGAS INC.	R-3	11
21026172	SEAN L. REDFERN	R-3	12
21026171	AUSTIN F. RODRIGUEZ & LUZMER CARDENAS	R-3	13
21026170	LINDA & DONALD STEIN	R-3	14
21026169	ROBERT OLF & BOUN	R-3	15
21026168	ROBERT & SUZANNE Z. TREVILLAN	R-3	16
21026160	ANA VILMA OMEZ	R-3	17
21026186	JUAN A. & MARIA E. CORDOVA	R-3	18
21026185	AINE FURE & THOMAS CALMERS	R-3	19

21026184	LENN F. ALLETTE	R-3	20
21026183	DEBORA C. DEBATTRE & SPALLA A. REEN	R-3	21
21026177	AMILTON LARES OMEGAS ASSOC.	R-3	22
21026143	SELMA A. COLON	R-3	23
21026142	PROGRESS RESIDENTIAL 2015-2 BORRORER, LLC.	R-3	24
21026141	CARLOS A. & CELENA A. CORDONA	R-3	25
21026140	SEBASTIANO TOBIAS ARIZA	R-3	26
21026137	ROSE & VIOLETA BERNANDEZ	R-3	27
21026138	SANDRA PINO	R-3	28
21026137	LAURA CHRISTENSEN	R-3	29
21026134	ELIZABETH FRAMPTON & JUSTUS CLAUDE BULLILLAN	R-3	30
21026133	BORIS D. & ANDREA L. DIAZ	R-3	31
21026132	JEFFERY A. BILSON & DONATIAN D. PALUMBO	R-3	32
21026131	ROBERT E. CARDONA-NEVES & ANA MULATO	R-3	33
21026130	TIMOTHY L. BARNES	R-3	34
21026129	SHED Z. & ANNE M. DEB	R-3	35
21026174	SALIM RASOOL	R-3	36
21026128	JEFFREY & PATRICIA L. BORN	R-3	37
21026127	DEVIN & BUROVAC & BRISTE M. LESLIE	R-3	38
21026126	LEONERS SPENCER	R-3	39
21026122	PROGRESS RESIDENTIAL BORRORER 5, LLC.	R-3	40

21026121	NATALIE N. PAM	R-3	1
21026120	MICHAEL & MARCO (B) ELD	R-3	2
2108245	LILLIE MAE COCHRAN & EILA R. PHELEMON	R-3	
2108205	DANETTE A. & ALPINE D. SIMPSON	R-3	
2108204	RACE M. BILSON	R-3	
2108204	RACE M. BILSON	R-3	
2108203	ADAM R. & ASHLEY E. FARMER	R-3	
2108202	CONNOR T. & DONATIAN SELA	R-3	8
21028284	SCOTT A. RECIBER & PAULA M. RECIBER	R-3	
21026111	NINA DANIEL & DANIEL NUBEN	R-3	0



### Vicinity Map

Not to Scale



### Site Data

Tax Parcel:	21926112
Total Acreage:	+/- 42.13 Acres
Location:	City of Charlotte
Existing Zoning:	R-3
Proposed Zoning:	UR-2 (CD) with 5 year vested rights
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 206 Single Family Attached (Townhome) Units
Proposed Density:	4.9 Dwelling Units Per Acre (DUA)
Maximum Building Height:	Forty (40) feet
Parking:	1 Parking Space Per Unit per UR-2 Minimum Requirements
Private Open Space:	Minimum of 400 SF per Unit
Amenitized Open Space:	+/- 1.2 Acres (Minimum)
Tree Save:	
Required:	+/- 6.32 Acres (15%)
Provided:	+/- 6.32 Acres (15%) Minimum

### General Notes

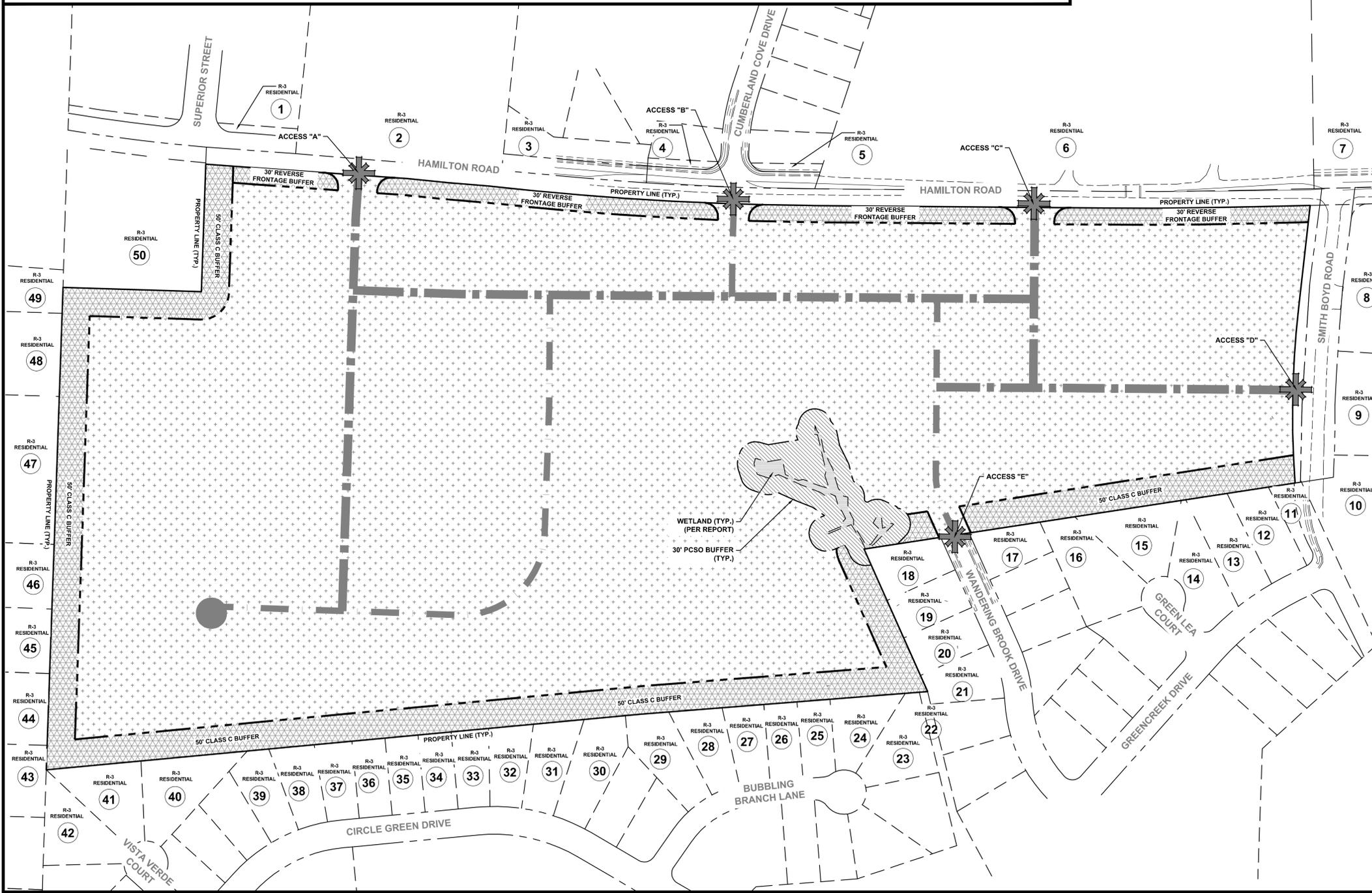
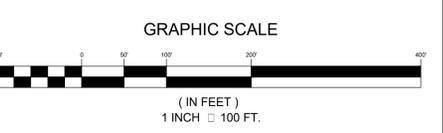
- Base information obtained from Mecklenburg County GIS and "Topographic Survey of Parcels 21932392, 21904113, 21904102, 21926112" provided by ESP Associates Inc., dated April-July 2014 for Lennar Carolinas, LLC, and should be verified for accuracy.
- Stream / Wetland Information is based on "Topographic Survey of Parcels 21932392, 21904113, 21904102, 21926112" provided by ESP Associates Inc., dated April-July 2014 for Lennar Carolinas, LLC.

### Legend

	Residential Development Area - Building & Parking Envelope
	71' Public ROW
	56' Public ROW
	Proposed Access Location
	Proposed Buffer

### INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 4	CONCEPTUAL SITE PLAN	1/18/2019	
2 of 4	TECHNICAL DATA & OPEN SPACE CONCEPTS	1/18/2019	
3 of 4	MASTER PLAN	1/18/2019	
4 of 4	CONCEPTUAL MASTER PLAN	1/18/2019	



NO.	DATE	REVISION	BY

CONCEPTUAL SITE PLAN  
REZONING PETITION # 2019 -  
**HAMILTON ROAD TOWNHOMES**  
LENNAR CAROLINAS, LLC  
CITY OF CHARLOTTE

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	ZW
DRAWN BY:	ZW
PROJECT NUMBER:	GT39.101
ORIGINAL DATE:	1/18/2019
SHEET:	<b>10</b>

**Hamilton Road Townhomes - Petition # 2019-XXX**  
**Conditional District Rezoning - Development Standards**

**I. General Provisions**

1. The District Development Standards are hereby amended to read as follows: The Petitioner shall be Lennar Carolina, LLC (the "Petitioner") who is the developer of the project located at 4200 Hamilton Road, Charlotte, NC 28217, and the subject of the rezoning petition (the "Site"). The Site is located at the intersection of Hamilton Road and [redacted].
2. The District Development Standards are hereby amended to read as follows: The District Development Standards shall be subject to the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. The District Development Standards are hereby amended to read as follows: The District Development Standards shall be subject to the Ordinance of the UR-2 zoning district.
4. The District Development Standards are hereby amended to read as follows: The District Development Standards shall be subject to the Ordinance of the City of Charlotte.
5. The District Development Standards are hereby amended to read as follows: The District Development Standards shall be subject to the Ordinance of the City of Charlotte.

**II. Permitted Uses**

The Site is permitted to be used for the following purposes: [redacted] and [redacted] as shown on the site plan.

**III. Transportation**

1. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
2. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
3. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
4. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.

**IV. Architectural Standards**

1. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
2. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
3. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
4. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
5. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
6. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.

**V. Streetscape and Landscaping**

1. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
2. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
3. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
4. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
5. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.

**VI. Open Space**

1. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
2. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.

**Lighting**

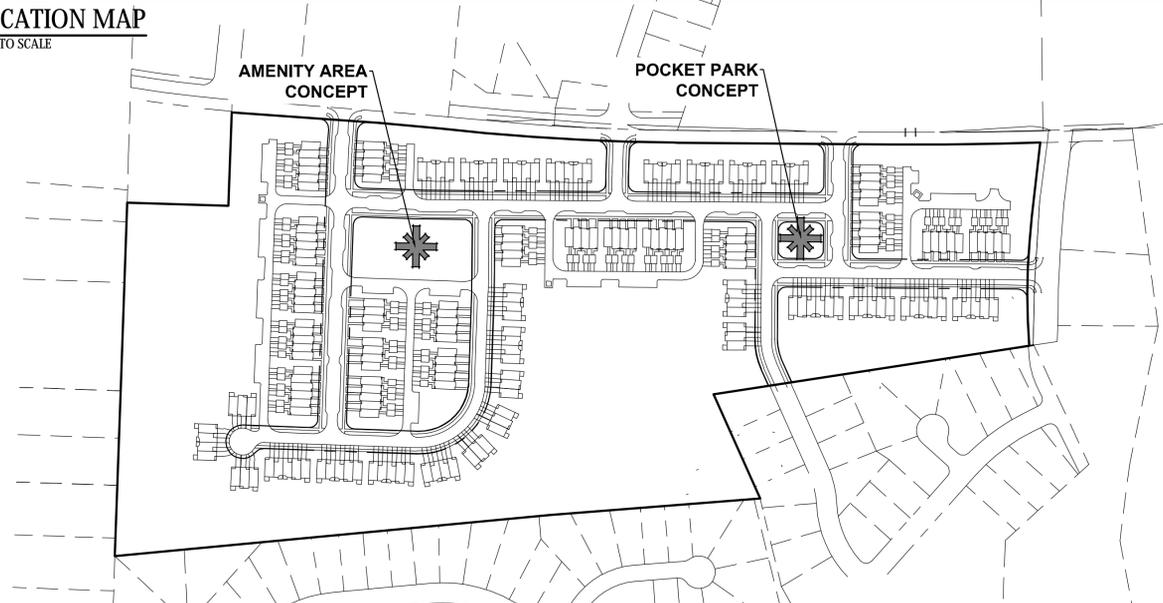
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2. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
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**Binding Effect and Definitions**

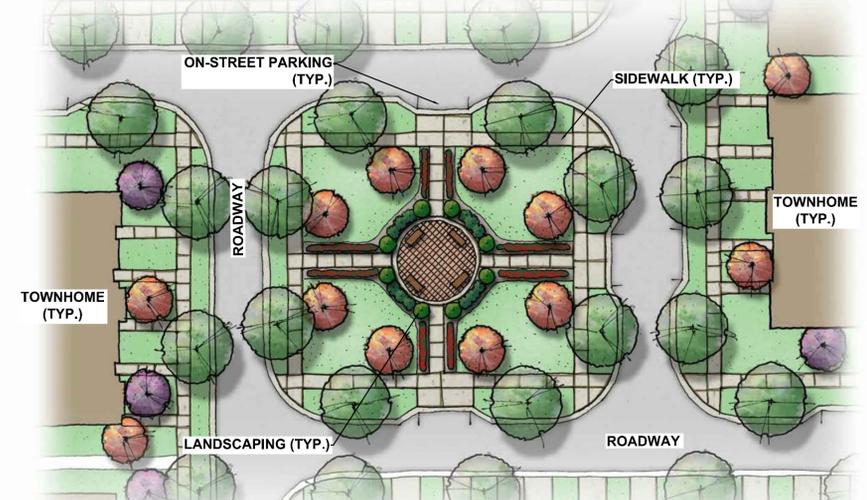
1. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.
2. The Petitioner shall provide a site plan showing the location of the proposed driveway and the proposed driveway width.

**Open Space Locations and Concepts**  
 Not to Scale

**LOCATION MAP**  
 NOT TO SCALE



**POCKET PARK CONCEPT**  
 NOT TO SCALE

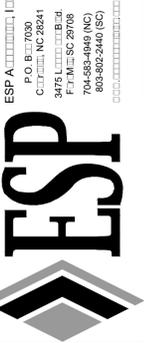


OPEN SPACE CONCEPTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

**AMENITY AREA CONCEPT**  
 NOT TO SCALE



OPEN SPACE CONCEPTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



NO.	DATE	REVISION	BY

TECHNICAL DATA & OPEN SPACE  
 REZONING PETITION # 2019 -

**HAMILTON ROAD TOWNHOMES**

LENNAR CAROLINAS, LLC

CITY OF CHARLOTTE

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	ZW
DRAWN BY:	ZW
PROJECT NUMBER:	GT39.101
ORIGINAL DATE:	1/18/2019

SHEET: **20**

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