

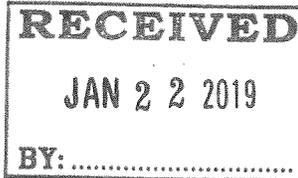
# Rezoning Petition Packet

## **Petitions:**

**2019-017 through 2019-032**

Petitions that were submitted in February 2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-017  
Petition #: \_\_\_\_\_  
Date Filed: 1/22/2019  
Received By: [Signature]

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

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: 3421 McKee Road and 3429 McKee Road

Tax Parcel Number(s): 231-054-01 and 231-054-02

Current Land Use: Residential Size (Acres): +/- 3.31 acres

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

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

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

Date of meeting: December 11, 2018

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

**For Conditional Rezoning Only:**

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

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

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

See Attached Joinder Agreements

Signature of Property Owner

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

Chelsea Building Group, LLC (c/o Joe Fontana)  
Name of Petitioner(s)

131 Matthews Station Street, Suite 2A  
Address of Petitioner(s)

Matthews, NC 28105  
City, State, Zip

980-221-0500  
Telephone Number Fax Number

jfontana@chelseabuildinggroup.com  
E-Mail Address

**CHELSEA BUILDING GROUP, LLC**

By: [Signature]  
Signature of Petitioner

Joe Fontana  
(Name Typed / Printed)

**Exhibit A to Rezoning Application Filed by Chelsea Building Group, LLC**

**Property Owners Information, Acquisition Dates and Site Addresses**

**Tax Parcel No. 231-054-01**

Jennifer Anderson  
2530 Gray Fox Lane  
Matthews, NC 28105

Acquisition Date: April 28, 2010

Site Address: 3421 McKee Road

**Tax Parcel No. 231-054-02**

Victoria A. Soini (Widow)  
3429 McKee Road  
Charlotte, NC 28270

Acquisition Date: February 15, 2005

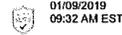
Site Address: 3429 McKee Road

**REZONING APPLICATION FILED BY  
CHELSEA BUILDING GROUP, LLC  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Chelsea Building Group, LLC that is designated as Tax Parcel No. 231-054-02 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the R-6 zoning district.

This 22nd day of January, 2019.

*VASW*



---

Victoria A. Soini (Widow)

**REZONING APPLICATION FILED BY  
CHELSEA BUILDING GROUP, LLC  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Chelsea Building Group, LLC that is designated as Tax Parcel No. 231-054-01 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the R-6 zoning district.

This 22<sup>nd</sup> day of January, 2019.

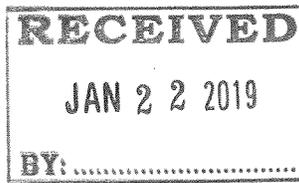
*ja*

 01/08/2019  
09:34 PM EST

---

Jennifer Anderson

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2019-018  
Date Filed: 1/22/2019  
Received By: [Signature]

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

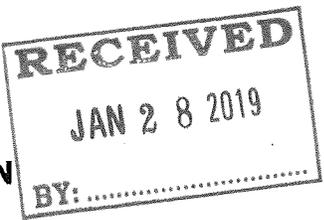
Property Owner: Imprint Properties LLC  
Owner's Address: 401 Hawthorne Ln Ste 110-240 City, State, Zip: Charlotte NC 28204  
Date Property Acquired: 12/12/2018  
Property Address: 4000 Raleigh St. Charlotte NC 28206  
Tax Parcel Number(s): 09107203  
Current Land Use: Industrial Size (Acres): 3.1 AC  
Existing Zoning: I-2 Proposed Zoning: TOD-M  
Overlay: n/a Tree Survey Provided: Yes:  N/A:   
Required Rezoning Pre-Application Meeting\* with: Grant Meacci, Mandy Rosen, and Sonya Sanders  
Date of meeting: 1/10/19

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

**For Conditional Rezonings Only:**  
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): \_\_\_\_\_  
Purpose/description of Conditional Zoning Plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Stewart - Emily Blackwell  
Name of Rezoning Agent  
101 N Tryon St. Suite 1400  
Agent's Address  
Charlotte, NC, 28202  
City, State, Zip  
704.909.3512  
Telephone Number Fax Number  
eblackwell@stewartinc.com  
E-Mail Address  
[Signature]  
Signature of Property Owner  
Panchali Sau  
(Name Typed / Printed)

Canopy CLT - Panchali Sau  
Name of Petitioner(s)  
401 Hawthorne Lane Ste 100-240  
Address of Petitioner(s)  
Charlotte, NC, 28204  
City, State, Zip  
704.649.5628  
Telephone Number Fax Number  
panchali@canopyclt.com  
E-Mail Address  
[Signature]  
Signature of Petitioner  
Panchali Sau  
(Name Typed / Printed)



2019-019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	<u>1/28/2019</u>
Received By:	<u>BH</u>

Property Owners: TDCA resource Square, LLC C/O The Dilweg Companies, LLC

Owner's Addresses: 5310 South Alston Ave, Ste 210, Durham, NC 27713

Date Properties Acquired: 2/26/2016

Property Addresses: 10926 and 10925 David Taylor Drive, Charlotte, NC 28262

Tax Parcel Numbers: portion of 047-162-12 and 047-168-21

Current Land Use: Institutional Size (Acres): ± 4.64 (including David Taylor Drive ROW)

Existing Zoning: RE-2 Proposed Zoning: RE-3- Optional

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

Required Rezoning Pre-Application Meeting\* with Claire Lyte-Graham and Rick Grochoske

Date of meeting: 8/28/18  
*(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)*

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: To allow two buildings with retail, restaurant and other commercial uses, which will be pedestrian friendly and support the objectives of the University City research Park Charlotte Area Plan.

Keith MacVean & Jeff Brown  
Name of Rezoning Agent

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

Charlotte, NC 28202

704.331.3531 (KM)      704-378-1954 (KM)  
704-331-1144 (JB)      704-378-1925 (JB)  
Telephone Number      Fax Number

keithmacvean@mvalaw.com  
jeffbrown@mvalaw.com  
E-mail Address

SEE ATTACHMENT A  
Signature of Property Owner

Stanchion Asset Partners (Attn: Alex Kelly)  
Name of Petitioner

2820 Selwyn Ave, Ste 500  
Address of Petitioner

Charlotte, NC 28209  
City, State, Zip

704.817.3675  
Telephone Number      Fax Number

alex@stanshionap.com  
E-mail Address

SEE ATTACHMENT B  
Signature of Petitioner

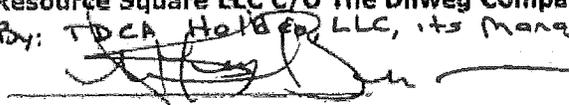
**ATTACHMENT A**

**REZONING PETITION NO. 2019-  
Stanchion Asset Partners**

**OWNER JOINDER AGREEMENT  
TDCA Resource Square LLC C/O The Dilweg Companies, LLC**

The undersigned, as the owners of the parcels of land located at 10926 David Taylor Drive and 10925 David Taylor Drive and that are designated as a portion of Tax Parcel No. 047-162-12 and a portion of Tax Parcel No. 047-168-21 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the RE-2 zoning district to the RE-3-Optional zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 25<sup>th</sup> day of January, 2019.

**TDCA Resource Square LLC C/O The Dilweg Companies,  
LLC, By: TDCA Holdings LLC, its Manager**  
By:   
Name: Stacey A Benson  
Title: President

**ATTACHMENT B**

PETITIONER SIGNATURE  
REZONING PETITION NO. 2019-  
**Stanchion Asset Partners**

**Stanchion Asset Partners**

By:



Name:

Alexander G Kelly

Title:

Member - MANAGER

# RESOURCE I & II

## REZONING PETITION # XXX



VICINITY MAP  
SCALE: 1"=2000'

### SITE DATA TABLE

ADDRESS: 10925 & 10926 DAVID TAYLOR DRIVE CHARLOTTE, NC 28262
REZONING AREA SITE ACREAGE INCLUDING DAVID TAYLOR R.O.W: 4.64± ACRES
REZONING AREA SITE ACREAGE EXCLUDING DAVID TAYLOR R.O.W: 3.83± ACRES
TAX PARCELS INCLUDED IN REZONING: 047-162-12 & 047-168-21
EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): RE-2
PROPOSED ZONING: RE-3 (O)
CURRENT LAND USE: OFFICE
PROPOSED LAND USE: SEE DEVELOPMENT STANDARDS FOR PERMITTED USES
OVERLAY: N/A
SQUARE FOOTAGE PERMITTED : 15,000 SF
MAXIMUM NUMBER OF BUILDINGS: TWO (2)
NUMBER AND/OR RATIO OF PARKING SPACES: PER ORDINANCE
AMOUNT OF OPEN SPACE: N/A

### SHEET INDEX

SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	DEVELOPMENT STANDARDS/GENERAL NOTES
C3	TECHNICAL DATA SHEET
C4	OVERALL SITE LAYOUT

#### REZONING AGENT:

MOORE & VAN ALLEN PLLC  
100 N. Tryon St., Suite 4700  
Charlotte NC 28202  
CONTACT: KEITH MACVEAN  
PHONE: 704.331.3531  
EMAIL: keithmacvean@mvlaw.com

CONTACT: JEFF BROWN  
PHONE: 704.331.1144  
EMAIL: jeffbrown@mvlaw.com

#### PETITIONER:

STANCHION ASSET PARTNERS  
2820 Selwyn Avenue, Suite 500  
Charlotte NC 28209  
CONTACT: ALEX KELLY  
PHONE: 704.817.3675  
EMAIL: alex@stanchionap.com

STANCHION ASSET PARTNERS  
Commercial Real Estate Development & Acquisitions

#### OWNER:

TDCA Resource Square, LLC  
C/O The Dilweg Companies LLC  
5310 South Alston Ave, Ste. 210  
Durham, NC 28262

#### CIVIL ENGINEER:

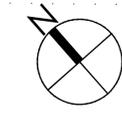
D&A WOLVERINE PLLC (NCBELS #P-1223)  
6120 BROOKSHIRE BLVD UNIT R  
CHARLOTTE, NC 28216  
CONTACT: CHRISTOPHER FLECK, PE  
PHONE: 704.494.9776  
EMAIL: chris@dnawolverine.com  
www.dnawolverine.com



DATE	BY	REVISION
PROJECT #:	DATE:	SHEET:
192005	01/25/2019	C1



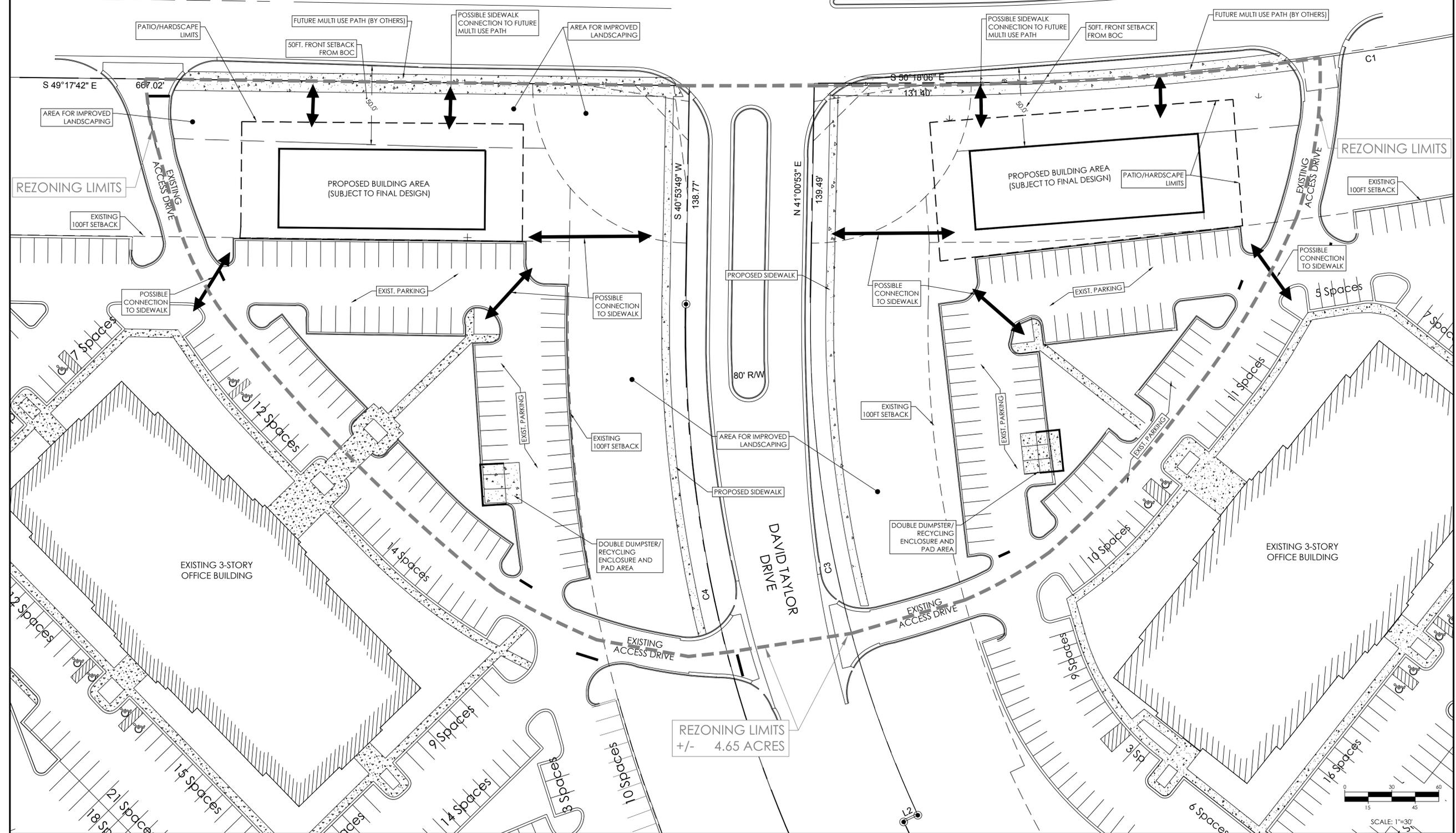
# TECHNICAL DATA SHEET



**D&A WOLVERINE, PLLC**  
**CIVIL ENGINEERING**  
 D&A WOLVERINE, PLLC  
 6120 BROOKSHIRE BLVD UNIT R  
 CHARLOTTE, NC 28216  
 TEL: 704.494.9776  
 WWW.DNAWOLVERINE.COM  
 NCBELS LICENSE NO: P-1223

SEAL:  
  
 01/28/2019

## WEST MALLARD CREEK CHURCH ROAD



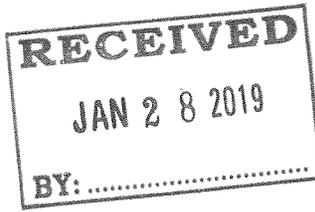
STANCHION ASSET PARTNERS  
 Commercial Real Estate Development & Acquisitions

**RESOURCE I & II**  
**S.E. CORNER WEST MALLARD CREEK RD. & DAVID TAYLOR DR. CHARLOTTE NC 28262**  
**RESOURCE SQUARE I & II**  
**TECHNICAL DATA SHEET**

01/21/19	GTC	FIRST REZONING SUBMITTAL
DATE	BY	REVISION
PROJECT #:	192005	DRAWN BY: GTC
DATE:	01/28/2019	CHECKED BY: PCK
SCALE:	1"=30'	APPROVED BY: CMF
		SHEET:
		<b>C3</b>



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-020

Petition #: \_\_\_\_\_  
Date Filed: 1/28/2019  
Received By: BH

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: residential/vacant (Acres): 4.54

Existing Zoning: R-3 & R-22MF Proposed Zoning: UR-3(CD)

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

Required Rezoning Pre-Application Meeting\* with: Kent Main, Grant Meacci, Jason Prescott, Isaiah Washington

Date of meeting: 10/16/2018

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: To allow redevelopment of the site with a residential community.

Bridget Grant & Jeff Brown  
Name of Rezoning Agent

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

Charlotte, NC 28202

704.331.2379 (BG)      704-378-1973(BG)  
704-331-1144 (JB)      704-378-1925 (JB)  
Telephone Number      Fax Number

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

SEE ATTACHMENTS A-E  
Signature of Property Owner

CapRock, LLC (Attn: Kyle diPretoro)  
Name of Petitioner

2410 Dunavant St  
Address of Petitioner

Charlotte, NC 28203  
City, State, Zip

704.816.2203  
Telephone Number      Fax Number

kdipretoro@caprockinvest.com  
E-mail Address

SEE ATTACHMENT F  
Signature of Petitioner

**SCHEDULE 1**

<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Date Acquired</b>
177-053-01	N/A	SF Group LLC	1235 East Blvd Ste E Unit 131, Charlotte, NC 28203	08/31/2018
177-053-03	N/A			
177-053-02	5509 Fairview Rd, Charlotte, NC 28209	Salim Gur & Hulya Gur	5509 Fairview Rd, Charlotte, NC 28209	11/02/2005
177-053-04	5535 Fairview Rd, Charlotte, NC 28209	5535 Fairview LLC	12124 Farnborough Rd, Huntersville, NC 28078	08/31/2018
177-053-05	5547 Fairview Rd, Charlotte, NC 28209	Dillon Family Properties LLC	6539 Tall Oaks Trail, Charlotte, NC 28210	08/04/2017
177-053-36	N/A			

**ATTACHMENT A**

**REZONING PETITION NO. 2019-\_\_\_\_  
CapRock, LLC**

**OWNER JOINDER AGREEMENT  
SF Group LLC**

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

1. N/A that is designated as Tax Parcel No. 177-053-01
2. N/A that is designated as Tax Parcel No. 177-053-03

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the UR-3(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 14 day of January, 2019.

**SF Group LLC**

By: 

Name: EVAN MILLER

Its: MANAGER

**ATTACHMENT B**

**REZONING PETITION NO. 2019-\_\_\_\_**  
**CapRock, LLC**

**OWNER JOINDER AGREEMENT**  
**Salim Gur**  
**Hulya Gur**

The undersigned, as the owner of the parcel of land located at 5509 Fairview Rd that is designated as Tax Parcel No. 177-053-02 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 R-3 zoning district to the UR-3(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 15 day of JANUARY, 2019.

  
Salim Gur

  
Hulya Gur

**ATTACHMENT C**

**REZONING PETITION NO. 2019-\_\_\_\_**  
**CapRock, LLC**

**OWNER JOINDER AGREEMENT**  
**5535 Fairview LLC**

The undersigned, as the owner of the parcel of land located at 5535 Fairview Rd that is designated as Tax Parcel No. 177-053-04 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the UR-3(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 15 day of January, 2019.

5535 Fairview LLC

By:

Name: Cousins J. Pajala

Its: member

ATTACHMENT D

REZONING PETITION NO. 2019-\_\_\_\_  
CapRock, LLC

**OWNER JOINDER AGREEMENT**  
Dillon Family Properties LLC

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

1. 5547 Fairview Rd that is designated as Tax Parcel No. 177-053-05
2. N/A that is designated as Tax Parcel No. 177-053-36

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the UR-3(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 16<sup>th</sup> day of January, 2019.

Dillon Family Properties LLC

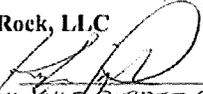
By: J. Scott Dillon  
Name: J. Scott Dillon  
Its: Manager

ATTACHMENT 1E

REZONING PETITION NO. 2019-  
CapRock, LLC

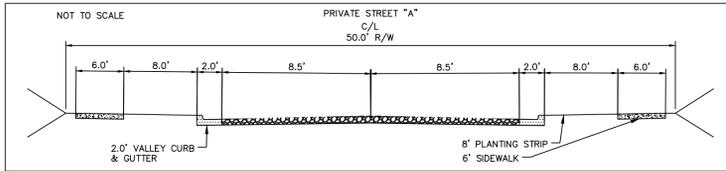
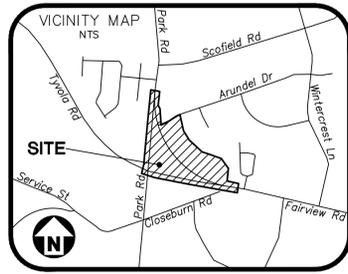
Petitioner:

CapRock, LLC

By: 

Name: KYLE DIPRETO

Title: VICE PRESIDENT OF DEVELOPMENT



SITE DATA	
DEVELOPER	CAPROCK 2410 DUNAVANT STREET CHARLOTTE, NORTH CAROLINA 28203
SITE AREA:	GROSS SITE ACREAGE: ±4.51 AC
PID:	17705301, 17705302, 17705303, 17705304, 17705305, 17705336
EXISTING ZONING:	R-3, R-22MF
PROPOSED ZONING:	UR-3 (CD)
EXISTING USE:	SINGLE FAMILY/VACANT
PROPOSED USE:	TOWNHOME/MULTI-FAMILY
PROPOSED NUMBER OF UNITS:	115
MAXIMUM BUILDING HEIGHT ALLOWED:	PER UR-3 ZONING CODE*
BUILDING SEPARATION:	10 FT MIN.
RESIDENTIAL AUTOMOBILE PARKING REQUIRED:	11.0 SPACES/UNIT (115 SPACES)
TREE SAVE AREA REQUIRED:	0.68 AC (4.51 AC x 15%)
PROPOSED TREE SAVE AREA PROVIDED:	0.70 AC (15.6% OF SITE AREA)

REZONING CASE NUMBER: XXXX-XXX

**McADAMS**  
The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0293  
www.mcadamsco.com

**CLIENT**  
CAPROCK  
2410 DUNAVANT STREET  
CHARLOTTE, NORTH CAROLINA 28203  
PHONE: 704.816.2203

**PARK & FAIRVIEW RESIDENTIAL**  
CONSTRUCTION DRAWINGS  
INTERSECTION OF PARK RD AND FAIRVIEW RD  
CHARLOTTE, NORTH CAROLINA

**REVISIONS**  
NO. DATE

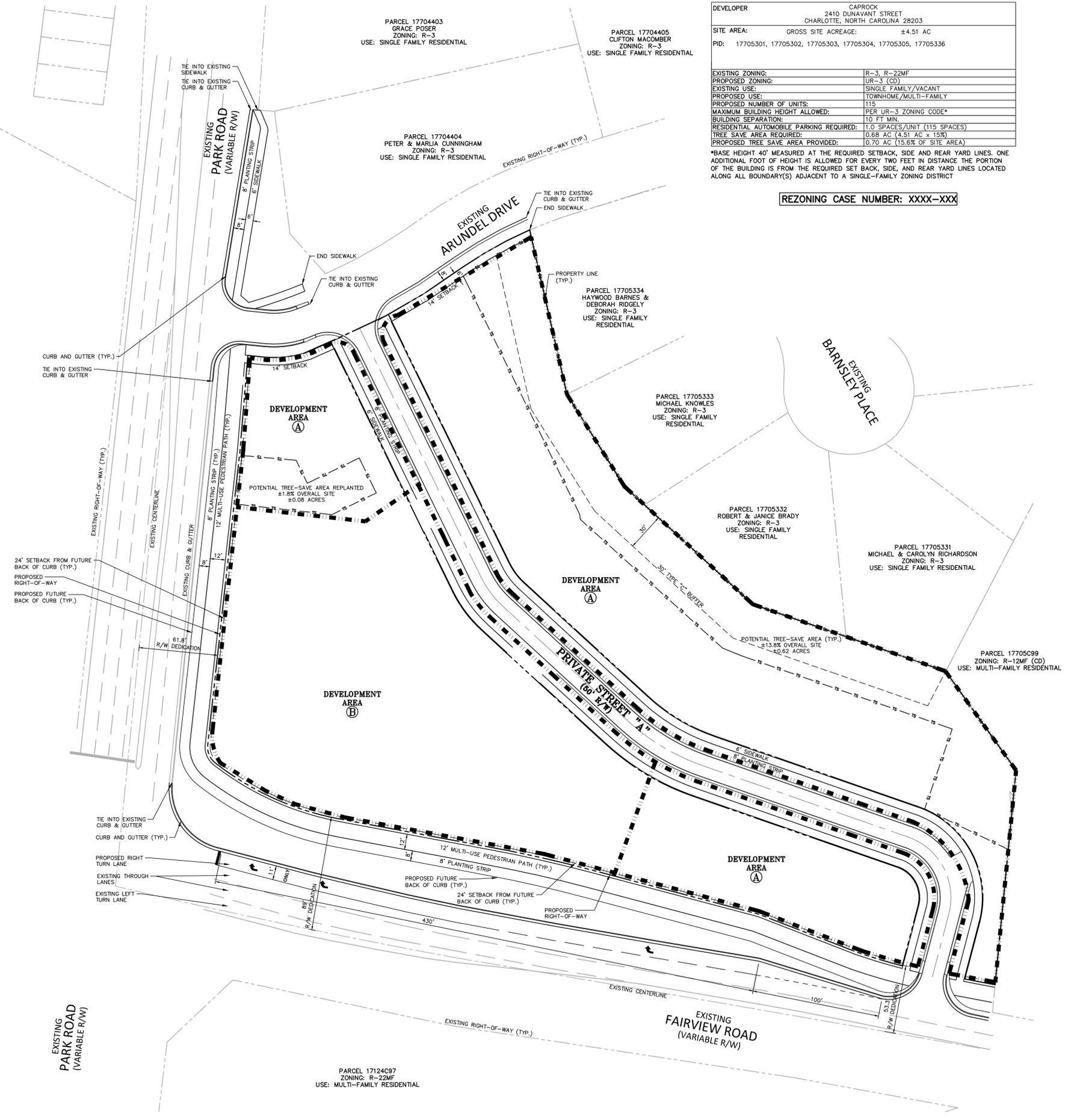
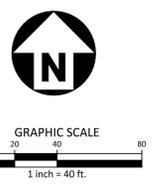
**PLAN INFORMATION**  
PROJECT NO. CPK-18000  
FILENAME CPK18000-R21  
CHECKED BY BGP  
DRAWN BY JBW/AJD/DMD  
SCALE 1"=40'  
DATE 01.31.2019

**REZONING TECHNICAL DATA PLAN**  
**RZ-1**

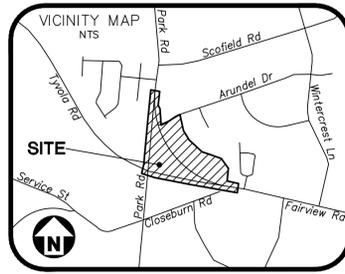
V:\Projects\CPK\CPK18000\Land\Resoning\CPK18000-R21.dwg, 1/31/2019 12:33:34 PM, Donn, Dana

**SITE LEGEND**

	SIGNAGE	
	TRAFFIC DIRECTIONAL ARROW	
	ACCESSIBLE RAMPS	
TYPE A	TYPE B	TYPE C
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	EASEMENT LINE	
	CENTERLINE	
	TREE SAVE	
	SETBACK	
	BUFFER YARD	



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**McADAMS**

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293

www.mcadamsco.com

**CLIENT**

CAPROCK  
2410 DUNAVANT STREET  
CHARLOTTE, NORTH CAROLINA 28203  
PHONE: 704. 816. 2203

**PARK & FAIRVIEW RESIDENTIAL**  
CONSTRUCTION DRAWINGS  
INTERSECTION OF PARK RD AND FAIRVIEW RD  
CHARLOTTE, NORTH CAROLINA

**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. CPK-18000  
FILENAME CPK18000-R21  
CHECKED BY BGP  
DRAWN BY JBW/AJD/DMD  
SCALE 1"=40'  
DATE 01. 31. 2019

**SHEET**

**REZONING CONCEPTUAL  
SITE PLAN**

**RZ-2**

PARCEL 17124C98  
ZONING: R-22MF  
USE: MULTI-FAMILY RESIDENTIAL

PARCEL 17704403  
GRACE POSER  
ZONING: R-3  
USE: SINGLE FAMILY RESIDENTIAL

PARCEL 17704405  
CLIFTON MACOMBER  
ZONING: R-3  
USE: SINGLE FAMILY RESIDENTIAL

PARCEL 17704404  
PETER & MARLIA CUNNINGHAM  
ZONING: R-3  
USE: SINGLE FAMILY RESIDENTIAL

PARCEL 17705334  
HAYWOOD BARNES &  
DEBORAH RIDGELY  
ZONING: R-3  
USE: SINGLE FAMILY  
RESIDENTIAL

PARCEL 17705333  
MICHAEL KNOWLES  
ZONING: R-3  
USE: SINGLE FAMILY  
RESIDENTIAL

PARCEL 17705332  
ROBERT & JANICE BRADY  
ZONING: R-3  
USE: SINGLE FAMILY  
RESIDENTIAL

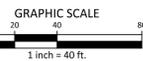
PARCEL 17705331  
MICHAEL & CAROLYN RICHARDSON  
ZONING: R-3  
USE: SINGLE FAMILY  
RESIDENTIAL

PARCEL 17705C99  
ZONING: R-12MF (CD)  
USE: MULTI-FAMILY RESIDENTIAL

PARCEL 17124C97  
ZONING: R-22MF  
USE: MULTI-FAMILY RESIDENTIAL

**SITE LEGEND**

- SIGNAGE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS
- TYPE A TYPE B TYPE C
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TREE SAVE
- SETBACK
- BUFFER YARD



V:\Projects\CPK\CPK18000\Land\Resoning\CPK18000-R21.dwg, 1/31/2019 12:53:41 PM, Donn, Dana



McADAMS

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293

www.mcadamsco.com

CLIENT

CAPROCK  
2410 DUNAVANT STREET  
CHARLOTTE, NORTH CAROLINA 28203  
PHONE: 704. 816. 2203

PARK & FAIRVIEW RESIDENTIAL  
CONSTRUCTION DRAWINGS  
INTERSECTION OF PARK RD AND FAIRVIEW RD  
CHARLOTTE, NORTH CAROLINA

CapRock, LLC  
1/29/2019  
Rezoning Petition No. 2019-

Site Development Data:

- Acreage: ± 4.51 acres
--Tax Parcel #'s: 177-053-01, 177-053-02, 177-053-03, 177-053-04, 177-053-05 and 177-053-36
--Existing Zoning: R-3 and R-22MF
--Proposed Zoning: UR-3(CD)
--Existing Uses: Vacant/Residential
--Proposed Uses: Up to 115 residential dwelling units together with accessory uses, as allowed in the UR-3 zoning district.
--Proposed Floor Area Ratio: As allowed by the UR-3 Zoning District.
--Maximum Building Height: A maximum building height of five (5) stories not to exceed 75 feet. Height to be measured as required by the Ordinance.
--Parking: Parking as required by the Ordinance will be provided.

1. General Provisions:

- a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by CapRock, LLC ("Petitioner") to accommodate the development of a residential community on an approximately 4.51 acre site located at the northeast intersection of Fairview Road and Park Road (the "Site").
b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-3 zoning classification shall govern.
c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

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

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1.

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

- d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site shall not exceed 13. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

- e. Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks maybe subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 115 (a combination of single family attached and multi-family units that are for rent and/or for sale), together with accessory uses allowed in the UR-3 zoning district.

3. Access and Transportation:

- a. Access to the Site will be from Fairview Road and Arundel Drive as generally depicted on the Rezoning Plan.
b. The Petitioner, as part of the development of the Site, shall construct one (1) new private street as generally depicted on the Rezoning Plan (Private Street A). Proposed Private Street A will be designed to meet a local residential narrow cross-section.

c. RESERVED

4. Architectural Standards, Court Yards/Amenity Areas:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Aluminum and vinyl as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural asphalt shingles, metal type roofing materials may also be used.

- b. Development Area A. The following provisions shall apply only to Development Area A.

- (i) Units will have a one or two (2) car garage.

- (ii) The residential dwelling units with frontage on Fairview Road and Park Road will be treated with a combination of landscaping and architectural features to provide visual interest at the pedestrian level.

- (iii) Townhome unit entrances, on the interior of the Site as well as along Fairview Road and Park Road, shall be at or slightly above grade and shall be highly visible and architecturally treated as a prominent pedestrian entrance through a combination of at least four (4) of the following features: decorative pedestrian lighting/scones; architectural details carried through to upper stories; covered porches, canopies, awnings or sunshades; archways; transom windows; terraced or raised planters that can be utilized as seat walls; double doors; stoops or stairs; and/or contrasting pavement from primary sidewalk.

- (iv) Townhome usable porches or stoops shall form an element of the building design and be located on the front and/or side of the building. Stoops and entry level porches oriented to Private Street A may be covered but not be enclosed. The building/architectural treatment over the porches will vary to help emphasize the entries into each unit.

- (v) Building heights will be limited to three (3) stories.

- (vi) All end unit facades that face public streets will not have a blank wall greater than twenty (20) feet.

c. Development Area B. The following provisions shall only apply to Development Area B.

- (i) The building shall be placed so as to present a front façade to Private Street A.

- (ii) The building shall be designed to create an architectural focal point on the corner at the intersection of Park Road and Fairview Road.

- (iii) The principal entrance of a building shall be articulated and expressed in greater architectural detail than other building entrances.

- (iv) Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, change in materials, building step backs, art work and landscaping. Blank walls cannot be addressed with landscape elements only.

- (v) The facades of first/ground floor of the building along Park Road and Fairview Road shall incorporate a minimum of 25% masonry materials such as brick, stucco or stone.

- (vi) 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, pilasters, banding and change in materials or colors.

- (vii) Building elevations facing Fairview Road and Park Road shall not have expanses of blank walls greater than 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.

- (viii) 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.

- d. Meter banks will be screened from adjoining properties and from Fairview Road and Park Road.

- e. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

5. Streetscape, Buffers, Yards, and Landscaping:

- a. A setback of twenty-four (24) feet as measured from the future back curb will be provided along Fairview Road and Park Road as generally depicted on the Rezoning Plan.

- b. A setback of fourteen (14) feet as measured from the future back curb will be provided along Arundel Drive as generally depicted on the Rezoning Plan.

- c. A twenty (20) foot rear yard will provided along the Site's northern property boundary as generally depicted on the Rezoning Plan.

- d. A five (5) foot side yard will be provided along the Site's eastern property boundary as generally depicted on the Rezoning Plan.

- e. A thirty (30) foot Class C Buffer will be provided along the Site's perimeter as generally depicted on the Rezoning Plan.

- f. A twelve (12) foot multi-use path and an eight (8) foot planting strip shall be provided along Fairview Road and Park Road as generally depicted on the rezoning plan.

- g. A six (6) foot sidewalk and an eight (8) foot planting strip shall be provided along Arundel Drive and Private Street A as generally depicted on the rezoning plan.

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. Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 26' in height within parking areas and to 21' in height along public and private streets.

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 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 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.

V:\Projects\CPK\CPK18000\Land\Resoning\CPK18000-R21.dwg, 1/31/2019 12:53:51 PM, Don, Dana

REZONING CASE NUMBER: XXXX-XXX

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. CPK-18000
FILENAME CPK18000-R21
CHECKED BY BGP
DRAWN BY JBW/AJD/DMD
SCALE N/A
DATE 01. 31. 2019

SHEET

REZONING NOTES

RZ-3



**McADAMS**

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

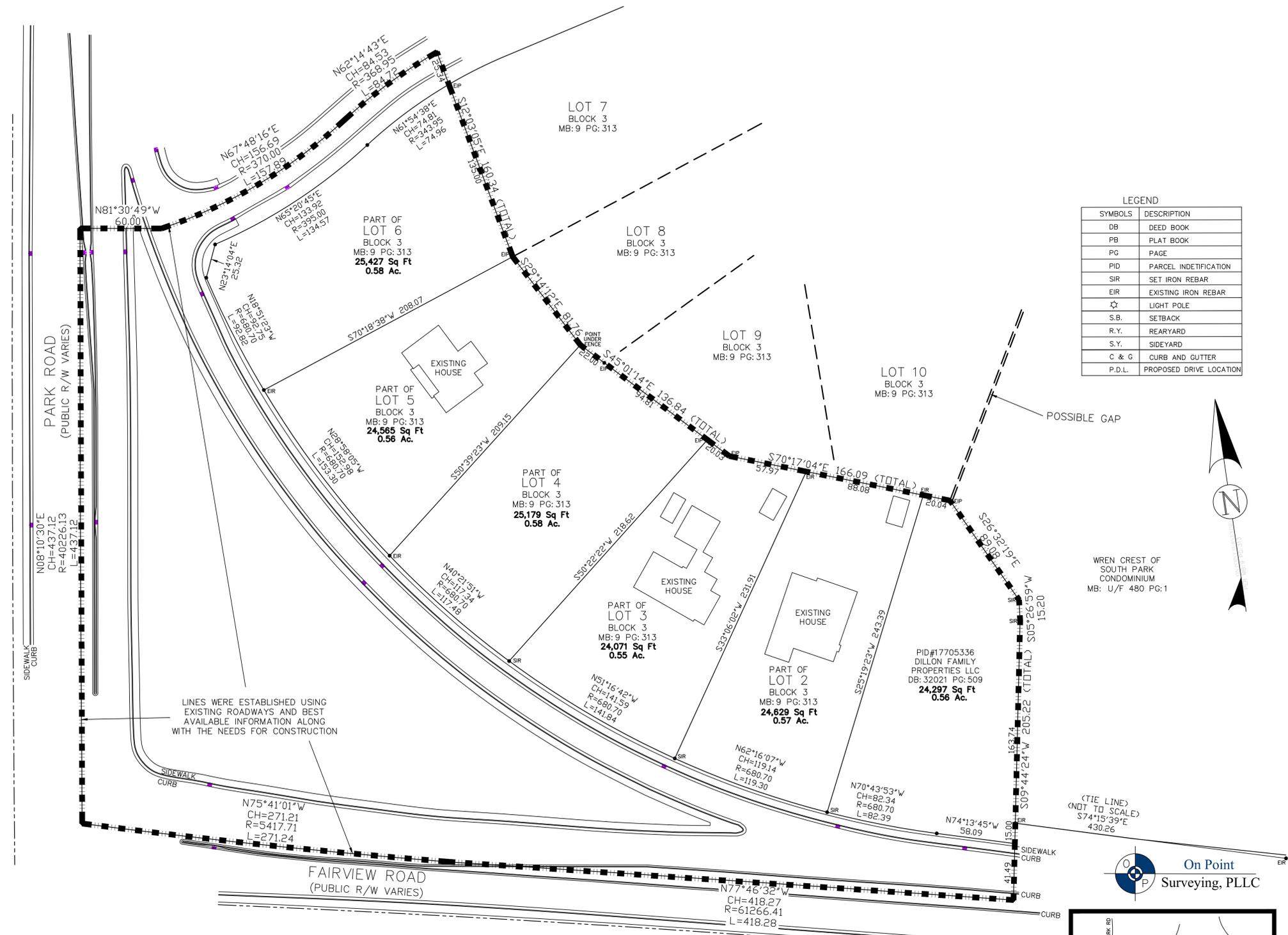
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293

www.mcadamsco.com

**CLIENT**

CAPROCK  
2410 DUNAVANT STREET  
CHARLOTTE, NORTH CAROLINA 28203  
PHONE: 704. 816. 2203

**PARK & FAIRVIEW RESIDENTIAL**  
CONSTRUCTION DRAWINGS  
INTERSECTION OF PARK RD AND FAIRVIEW RD  
CHARLOTTE, NORTH CAROLINA



**LEGEND**

SYMBOLS	DESCRIPTION
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
PID	PARCEL IDENTIFICATION
SIR	SET IRON REBAR
EIR	EXISTING IRON REBAR
☆	LIGHT POLE
S.B.	SETBACK
R.Y.	REARYARD
S.Y.	SIDEYARD
C & G	CURB AND GUTTER
P.D.L.	PROPOSED DRIVE LOCATION

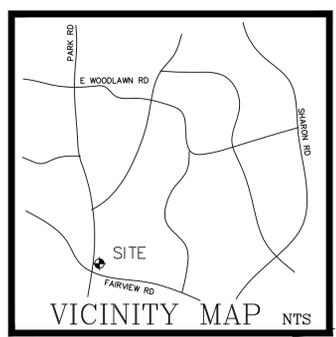
LINES WERE ESTABLISHED USING EXISTING ROADWAYS AND BEST AVAILABLE INFORMATION ALONG WITH THE NEEDS FOR CONSTRUCTION

AREA IN R/W  
132,239 Sq Ft  
3.04 Ac.

TOTAL AREA  
280,407 Sq Ft  
6.44 Ac.



**On Point**  
Surveying, PLLC



- NOTES:**
- PID#S 17705301, 17705302, 17705303, 17705304, 17705305 & 17705336
  - IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - PROPERTY ZONED: R-3
  - DEED REFERENCES AS SHOWN
  - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
  - THIS PROPERTY IS LOCATED IN ZONE X, PER FIRM COMMUNITY PANEL 3710454100K, EFFECTIVE 2/19/2014
  - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
  - AREA COMPUTED BY COORDINATED METHOD.
  - NO NCGS MONUMENT FOUND WITHIN 2000'.
  - THE PURPOSE OF THIS MAP IS TO SHOW EXISTING BOUNDARIES AND ROADWAYS, ALONG WITH ESTABLISHING NEW BOUNDARIES THAT EXTEND TO THE CENTER OF FAIRVIEW ROAD & PARK ROAD IN ORDER TO RECLAIM PART OF THE RIGHT OF WAYS FOR SAID ROADS ALONG WITH THE FAIRVIEW ROAD RAMP. NOT ALL UTILITIES, IMPROVEMENTS AND STRUCTURES ARE NOT SHOWN.

**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. CPK-18000  
FILENAME CPK18000-R21  
CHECKED BY BGP  
DRAWN BY JBW/AJD/DMD  
SCALE 1"=40'  
DATE 01.31.2019

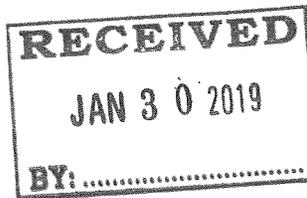
**SHEET**

**REZONING SURVEY**

**RZ-4**

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**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #:	<u>2019-021</u>
Date Filed:	<u>1/30/2019</u>
Received By:	<u>B H</u>

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

Property Owner: McKinney Holdings NC II, LLC  
Owner's Address: 4574 Calhoun Memorial Hwy PO Box 1701 City, State, Zip: Easley, SC 29605-2816  
Date Property Acquired: 12/17/2013  
Property Address: 7140 N. Tryon Street, Charlotte, NC, 28262  
Tax Parcel Number(s): 04914119, 04914120, and 04918104  
Current Land Use: Vacant Size (Acres): 23.1  
Existing Zoning: B-2(CD) Proposed Zoning: TOD-M(CD)  
Overlay: n/a Tree Survey Provided: Yes:      N/A: X  
Required Rezoning Pre-Application Meeting\* with: Sanders, Rosen, Washington, Wilkinson, et al  
Date of meeting: 12/18/2018

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

**For Conditional Rezoning Only:**

Requesting a vesting period exceeding the 2 year minimum?  Yes/No. Number of years (maximum of 5): 5 years  
Purpose/description of Conditional Zoning Plan: To modify zoning from B2(CD) to TOD-M(CD); conditions to ensure the completion of the roadway network through the property.

Joel L. Madden, PE (Merrick & Company)  
Name of Rezoning Agent

1001 Morehead Square Drive, Suite 530  
Agent's Address

Charlotte, NC 28203  
City, State, Zip

(704) 529-6500 (704) 522-0882  
Telephone Number Fax Number

joel.madden@merrick.com  
E-Mail Address

*David J. McKinney*  
Signature of Property Owner

David J. McKinney  
(Name Typed / Printed)

McKinney Holdings NC II, LLC  
Name of Petitioner(s)

4574 Calhoun Memorial Hwy PO Box 1701  
Address of Petitioner(s)

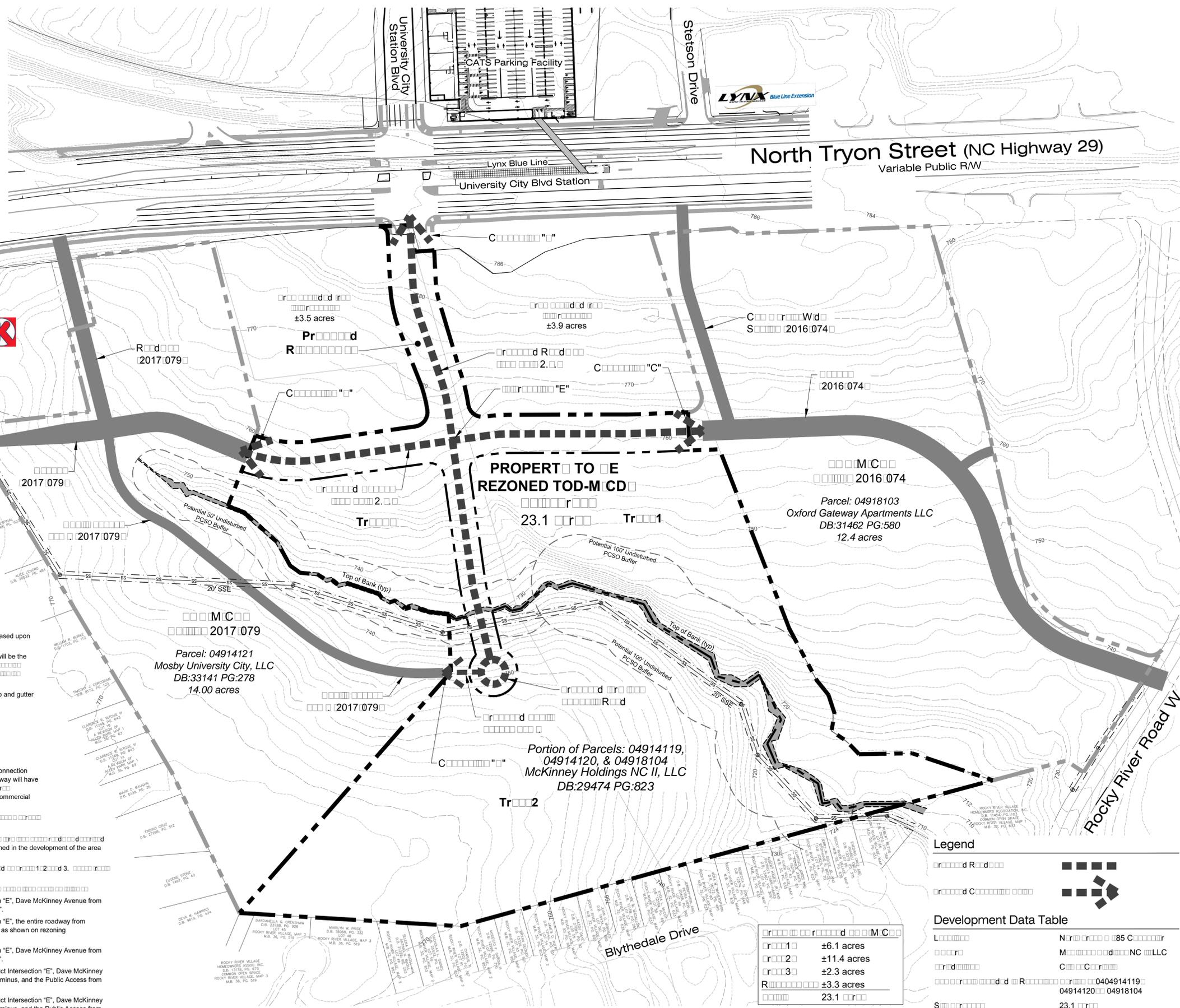
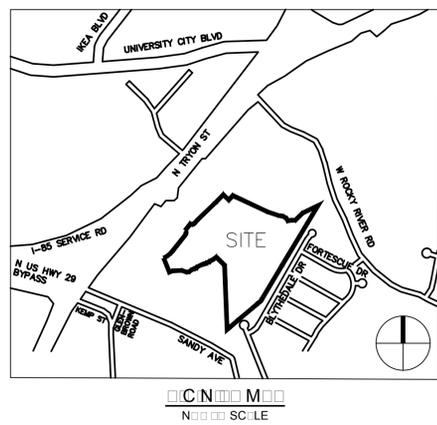
Easley, SC 29605-2816  
City, State, Zip

(864) 303-9696 n/a  
Telephone Number Fax Number

n595tm@gmail.com  
E-Mail Address

*David J. McKinney*  
Signature of Petitioner

David J. McKinney  
(Name Typed / Printed)



**General Provisions**

The development and use of the site labeled "PROPERTY TO BE REZONED TOD-M(CD)" will be governed by the plan ("Technical Data Sheet 2019-0xx") on which these C... R... N... S... M... C... are shown. The development and use of the site shall be in accordance with the provisions of the City of Charlotte Zoning Ordinance, as amended, and the provisions of this plan. The developer shall be responsible for obtaining all necessary permits and approvals from the City of Charlotte and the State of North Carolina. The developer shall be responsible for the construction and maintenance of all infrastructure and utilities shown on this plan. The developer shall be responsible for the construction and maintenance of all public access easements shown on this plan. The developer shall be responsible for the construction and maintenance of all public access easements shown on this plan.

**Development Notes**

- The proposed roadway layout within the "PROPERTY TO BE REZONED TOD-M(CD)" will be configured based upon:
  - A continuous roadway will be created between Connection Point "A" and Connection Point "C". This will be the same as the roadway shown on the site plan (Connection Point "A").
  - From Connection Point "B", a public roadway will be constructed to intersect with the Avenue at Intersection "E", and to then continue through the site, across the creek, with terminus at or near the connection with the Public Access Easement (per zoning petition 2017-079) at Connection Point "D". This roadway will have a total right-of-way of 80' (full distance from Connection Point "A" to Connection Point "C").
  - From Connection Point "B", a public roadway will be constructed to intersect with the Avenue at Intersection "E", and to then continue through the site, across the creek, with terminus at or near the connection with the Public Access Easement (per zoning petition 2017-079) at Connection Point "D". This roadway will have a total right-of-way of 80' (full distance from Connection Point "A" to Connection Point "C").
  - From Connection Point "B", a public roadway will be constructed to intersect with the Avenue at Intersection "E", and to then continue through the site, across the creek, with terminus at or near the connection with the Public Access Easement (per zoning petition 2017-079) at Connection Point "D". This roadway will have a total right-of-way of 80' (full distance from Connection Point "A" to Connection Point "C").
- If Tract 1 is developed first, and on its own, the developer will be required to fully construct Intersection "E", Dave McKinney Avenue from Intersection "E" to Connection Point "C", and the roadway from Connection Point "B" to Intersection "E".
- If Tract 2 is developed first, and on its own, the developer will be required to fully construct Intersection "E", the entire roadway from Connection "B" to its terminus, and the Public Access from the roadway terminus to the Public Access as shown on zoning petition 2017-079.
- If Tract 3 is developed first, and on its own, the developer will be required to fully construct Intersection "E", Dave McKinney Avenue from Intersection "E" to Connection Point "A", and the roadway from Connection Point "B" to Intersection "E".
- If Tracts 1 and 2 are developed first, and simultaneously, the developer will be required to fully construct Intersection "E", Dave McKinney Avenue from Intersection "E" to Connection Point "C", the roadway from Connection Point "B" to its terminus, and the Public Access from the roadway terminus to the Public Access as shown on zoning petition 2017-079.
- If Tracts 2 and 3 are developed first, and simultaneously, the developer will be required to fully construct Intersection "E", Dave McKinney Avenue from Intersection "E" to Connection Point "A", the roadway from Connection Point "B" to its terminus, and the Public Access from the roadway terminus to the Public Access as shown on zoning petition 2017-079.

**North Tryon Street (NC Highway 29)**  
Variable Public R/W

**PROPERTY TO BE REZONED TOD-M(CD)**  
23.1 acres

Parcel: 04918103  
Oxford Gateway Apartments LLC  
DB:31462 PG:580  
12.4 acres

Parcel: 04914121  
Mosby University City, LLC  
DB:33141 PG:278  
14.00 acres

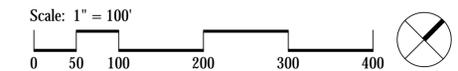
Portion of Parcels: 04914119,  
04914120, & 04918104  
McKinney Holdings NC II, LLC  
DB:29474 PG:823

**Legend**

Proposed Roadway	85' Centerline
Proposed Connection	McKinney Holdings NC II, LLC
Proposed Right-of-Way	0404914119, 04914120, 04918104
Proposed Right-of-Way	23.1 acres
Proposed Right-of-Way	2.0 acres
Proposed Right-of-Way	TOD-M(CD)

**Development Data Table**

Proposed Right-of-Way	±6.1 acres
Proposed Right-of-Way	±11.4 acres
Proposed Right-of-Way	±2.3 acres
Proposed Right-of-Way	±3.3 acres
Proposed Right-of-Way	23.1 acres



**MERRICK**  
1001 MOREHEAD SQUARE DRIVE, SUITE 530  
CHARLOTTE, NC 28203  
PHONE: 704.520.8500  
FAX: 704.520.8501  
THIS AND ALL OTHER TELEPHONE NUMBERS CONSTITUTE AN INSTRUMENT.  
IT IS HEREBY AGREED AND REPRESENTED TO BE VALID AND EFFECTIVE AS SUCH.  
THE SIGNATURE OF ANY PERSON OR ENTITY IS HEREBY AUTHORIZED BY THE INSTRUMENT.  
THE SIGNATURE OF ANY PERSON OR ENTITY IS HEREBY AUTHORIZED BY THE INSTRUMENT.  
THE SIGNATURE OF ANY PERSON OR ENTITY IS HEREBY AUTHORIZED BY THE INSTRUMENT.

**McKINNEY HOLDINGS NC II, LLC**  
8411 N Tryon Street  
Charlotte, NC 28213

REVISIONS	DATE	BY	DESCRIPTION

DESIGN BY	DATE	DESIGNED BY	DATE

**UNIVERSITY CITY GATEWAY**  
City of Charlotte, North Carolina  
**Technical Data Sheet 2019-0XX**

JOB NO:	65118785
DATE:	01/28/2019
SHEET:	1

1292019.7.31.34.M

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

**RECEIVED**  
JAN 31 2019  
BY: .....

2019-022

Petition #: \_\_\_\_\_  
Date Filed: 1/31/2019  
Received By: BH

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

Property Owner: Mallard Creek Polymers, Inc.

Owner's Address: 8901 Research Dr. City, State, Zip: Charlotte, NC 28262

Date Property Acquired: February 1, 1995

Property Address: 2450 Morehead Rd

Tax Parcel Number(s): 02955101

Current Land Use: Industrial Size (Acres): 44.0 acres

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

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

Required Rezoning Pre-Application Meeting\* with: Kent Main, Rich Groehoski, Grant Meachi, Dennis Norwood, Stephen Overcash

Date of meeting: January 23, 2019

(\*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 build a building on the site

Caren Wingate  
Name of Rezoning Agent

1201 S Graham Street, Suite 221  
Agent's Address

Charlotte, NC 28203  
City, State, Zip

704-641-2154 Fax Number  
Telephone Number

cwingate@wingadgroup.com  
E-Mail Address



Thayne R. Hansen  
(Name Typed / Printed)

Metrolina Builders Inc.  
Name of Petitioner(s)

425 E Hebron Street  
Address of Petitioner(s)

Charlotte, NC 28273  
City, State, Zip

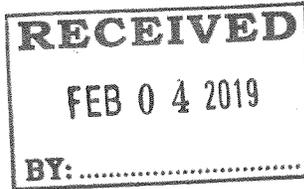
704-350-2270 Fax Number  
Telephone Number

DNorwood@metrolinabuilders.com  
E-Mail Address



DENNIS E. NORWOOD  
(Name Typed / Printed)





2019-023

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	<u>2/4/2019</u>
Received By:	<u>R</u>

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

Property Owner: McMahon Investment Group INC

Owner's Address: 11709 Fruehaul Drive, Suite 232 City, State, Zip: Charlotte, NC 28273

Date Property Acquired: May 21, 2008

Property Address: 5401 Carmel Road, 5405 Carmel Road

Tax Parcel Number(s): 21118405, 21118499

Current Land Use: Single Family Detached, Vacant Size (Acres): 1.0 acres, 0.7 acres (Total = 5.12 ac.)

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

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

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

Date of meeting: January 29, 2019

(\*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 develop the properties as a townhome and single-family neighborhood

American Engineering  
Name of Rezoning Agent

8008 Corporate Center Drive, 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

Sam McMahon, Jr  
Signature of Property Owner

Sam McMahon, Jr  
(Name Typed / Printed)

Sinacori Builders  
Name of Petitioner(s)

P.O. Box 471785  
Address of Petitioner(s)

Charlotte, NC 28247

City, State, Zip

704-543-7474

Telephone Number Fax Number

russ@sinacoribuilders.com; ed@sinacoribuilders.com

E-Mail Address

Ed Estridge  
Signature of Petitioner

Ed Estridge  
(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

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

Property Owner: Southeast Commercial Corporation

Owner's Address: 7215 Pineville-Matthews Road, Suite 300 City, State, Zip: Charlotte, NC 28226

Date Property Acquired: December 19, 2007

Property Address: 5335 Carmel Road

Tax Parcel Number(s): 21118404

Current Land Use: Single Family Detached Size (Acres): 1.8 acres

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

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

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

Date of meeting: January 29, 2019

(\*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): <u>No</u>
Purpose/description of Conditional Zoning Plan: <u>to develop the properties as a townhome and single-family neighborhood</u>

American Engineering

Name of Rezoning Agent

8008 Corporate Center Drive, 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

*Sam Mc Mahon Jr*  
Signature of Property Owner

SAM Mc MAHON JR

(Name Typed / Printed)

Sinacori Builders

Name of Petitioner(s)

P.O. Box 471785

Address of Petitioner(s)

Charlotte, NC 28247

City, State, Zip

704-543-7474

Telephone Number

Fax Number

russ@sinacoribuilders.com; ed@sinacoribuilders.com

E-Mail Address

*Ed Estridge*  
Signature of Petitioner

ED ESTRIDGE

(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

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

Property Owner: Orion Properties LLC

Owner's Address: 6924 Chatford Lane City, State, Zip: Charlotte, NC 28210

Date Property Acquired: December 15, 1999

Property Address: 5315 Carmel Road

Tax Parcel Number(s): 21118403

Current Land Use: Single Family Detached Size (Acres): 1.6 acres

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

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

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

Date of meeting: January 29, 2019

(\*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 develop the properties as a townhome and single-family neighborhood

American Engineering

Name of Rezoning Agent

8008 Corporate Center Drive, 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]*

Signature of Property Owner

Stephen D. Harcus

(Name Typed / Printed)

Sinacori Builders

Name of Petitioner(s)

P.O. Box 471785

Address of Petitioner(s)

Charlotte, NC 28247

City, State, Zip

704-543-7474

Telephone Number

Fax Number

ed@sinacoribuilders.com; russ@sinacoribuilders.com

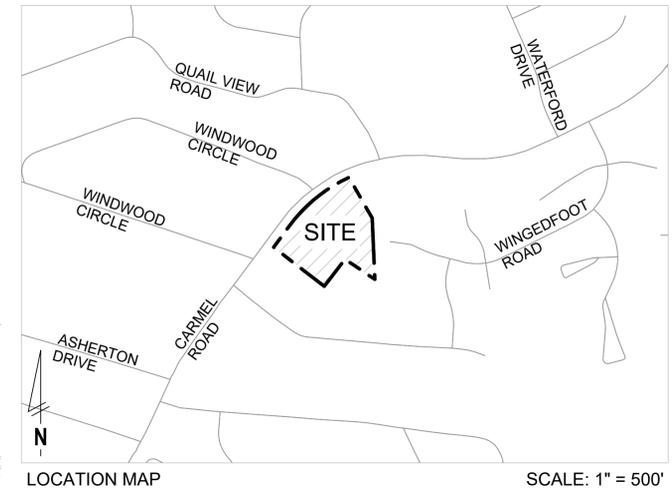
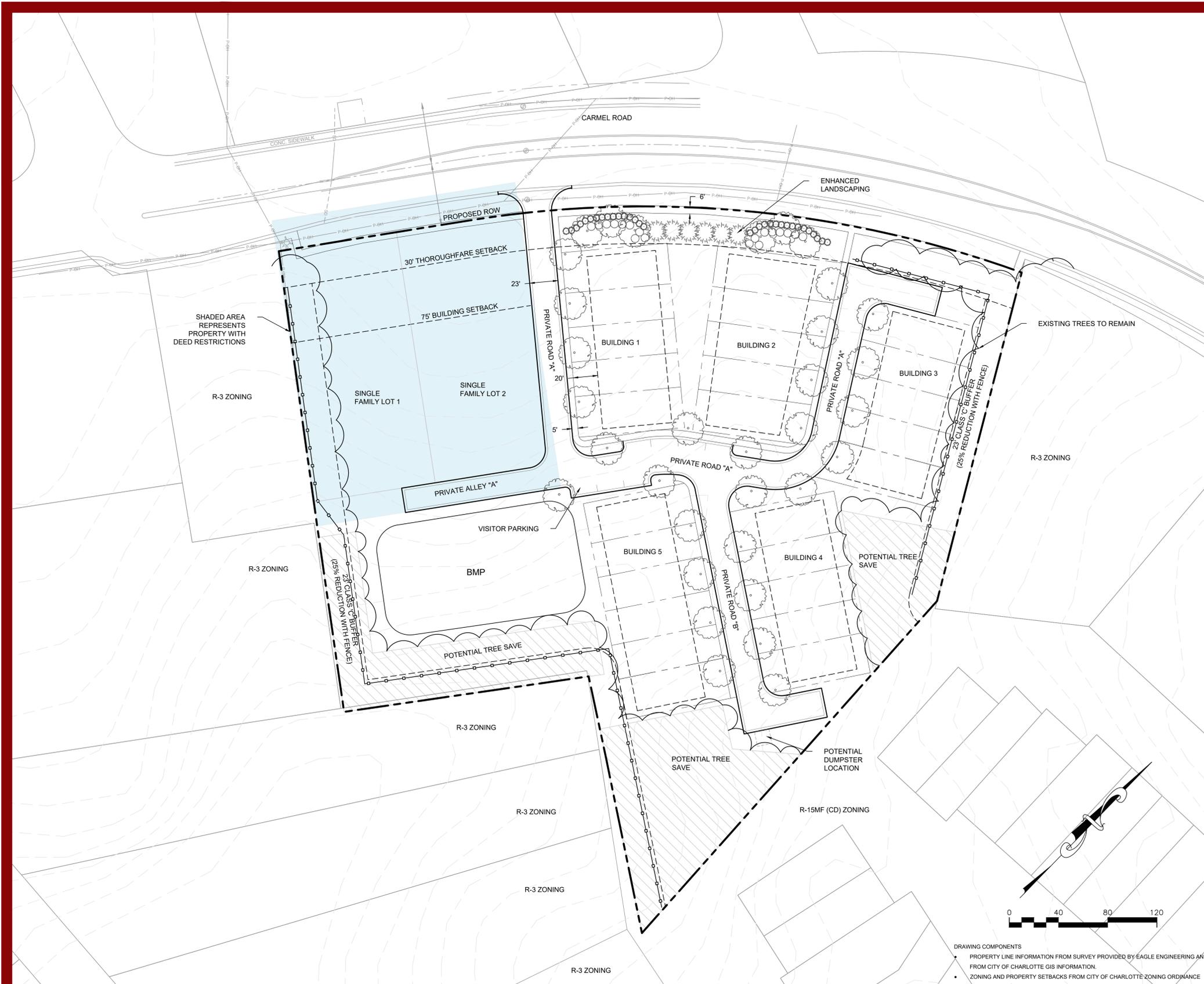
E-Mail Address

*[Signature]*

Signature of Petitioner

Ed ESTRIDGE

(Name Typed / Printed)



**DEVELOPMENT STANDARDS:**

SITE ACREAGE:	5.12 ACRES
TAX PARCEL NUMBERS:	21118403, 21118404, 21118405, AND 21118499
PROPERTY DESCRIPTION:	5315, 5335, 5401 AND 5405 CARMEL ROAD
CURRENT ZONING:	R-3 SINGLE FAMILY
PROPOSED ZONING:	UR-2
EXISTING USES:	SINGLE FAMILY DETACHED, VACANT
PROPOSED USES:	SINGLE FAMILY DETACHED HOMES; SINGLE FAMILY ATTACHED HOMES (TOWNHOMES) WITH ACCESSORY USES AS ALLOWED IN THE UR-2 DISTRICT
NUMBER OF LOTS:	26 TOWNHOMES (3-STORY) FRONT-LOADED 2 SINGLE-FAMILY DETACHED FRONT-LOADED
TOTAL LOTS:	28
PROPOSED DENSITY:	5.5 UNITS/ACRE
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED FLOOR AREA RATIO:	AS ALLOWED IN THE UR-2 DISTRICT
REQUIRED PARKING SPACES:	AS REQUIRED BY ORDINANCE; NO LESS THAN 5 VISITOR PARKING SPACES WILL BE PROVIDED ON-SITE.
OPEN SPACE:	A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS A TREE SAVE/OPEN SPACE AREA (TO INCLUDE THE ON-SITE OPEN STORM WATER RETENTION AREA) AS DEFINED BY THE ORDINANCE.

**GENERAL PROVISIONS:**

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Sinaconi Builders to accommodate the development of a townhome and single family detached community on approximately 5.12 acres located on the southeast side of Carmel Road north of Carmel Vista Lane and south of Quail View Road (the "Site").
- 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 (the "Plan") establishes more stringent standards than the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
- The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other site elements (collectively the "Development/Site Elements") set forth on the 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 Plan are graphic representations of the Development/Site elements proposed. Changes to the Plan not anticipated by the Ordinance will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- Since the project has not undergone design development, it is intended that this Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
  - minor and don't materially change the overall design intent depicted on the Plan; or
  - modifications to move structures graphically depicted on the Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the external setbacks, rear yards or buffer areas indicated on the Plan.

**PERMITTED USES:**

- The Site may be developed with up to twenty-eight (28) single-family attached homes and two (2) single-family detached homes, together with accessory uses allowed in the UR-2 zoning district. The total number of principal buildings to be developed on the Site shall not exceed seven (7). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
- Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks may be subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

**ETHICAL ACCESS:**

- Access to the Site will be from Carmel Road in the manner generally depicted on the Rezoning Plan.
- Petitioner will dedicate right-of-way fifty (50) feet from centerline along the southeastern side of Carmel Road. As per CDOT requirements, a sixteen (16) foot planting strip and six (6) foot sidewalk will be provided along Carmel as generally shown on the Plan. The sidewalk may be located in a sidewalk easement with the approval of Planning and CDOT if the proposed sidewalk extends beyond the proposed right-of-way.
- All streets located within the development will be private and meet the standards of the City of Charlotte Land Development Standards "Private Street Typical Sections - Standard number 11.13".
- The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
- The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
- External connection to Carmel Road into Site shall meet internal/external connectivity requirements as specified by the Subdivision and Zoning Ordinances.

**ARCHITECTURAL STANDARDS:**

- The side elevations of the buildings along Carmel Road will contain architectural end-unit treatments to prevent blank walls facing the public road.
- All buildings may have either a one (1) car or two (2) car garage and a 20' minimum parking pad to comply with the Ordinance.
- Attached dwelling units shall be limited to a maximum of six (6) units or less.

**STREETScape AND LANDSCAPING:**

- Internal sidewalk will be provided along one side of the street throughout the development and provide two connection points as shown on the Plan to Carmel Road's existing sidewalk.
- Petitioner will provide enhanced landscaping along Carmel Road as generally depicted on the Plan.
- A decorative fence (material choices may include: wood, vinyl, metal or a combination of stone or brick columns and fencing material) will be provided along the internal hammerhead turnaround as shown along Carmel Road and landscaped as generally depicted on the Plan. This proposed fence may be located within the 30' Thoroughfare Buffer.
- Petitioner will provide a Class C Buffer along the property boundaries adjacent to single family districts or uses as generally depicted on the Plan which may be reduced with a boundary fence as per ordinance provisions.
- Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap may also cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow storm water.
- The development of this site will comply with the City of Charlotte Tree Save Ordinance.
- 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:**

- Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- All utilities within the Site will be placed underground.

**LIGHTING:**

- All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- The maximum height of any pedestrian scale, free-standing lighting fixture installed on the site, including its base, shall not exceed 20 feet.
- No exterior lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be permitted.

**SIGNAGE:**

- Signage as allowed by Ordinance. Entry signage, if provided, will be composed of individual, opaque letters that will be either back lit or illuminated with up lighting. Letters shall not be internally illuminated.

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

- DRAWING COMPONENTS**
- PROPERTY LINE INFORMATION FROM SURVEY PROVIDED BY EAGLE ENGINEERING AND FROM CITY OF CHARLOTTE GIS INFORMATION.
  - ZONING AND PROPERTY SETBACKS FROM CITY OF CHARLOTTE ZONING ORDINANCE

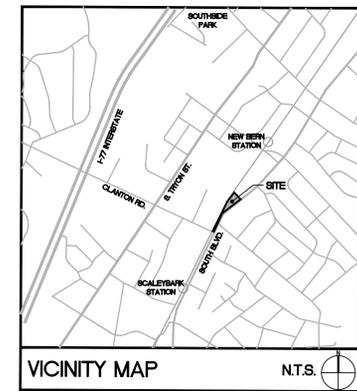
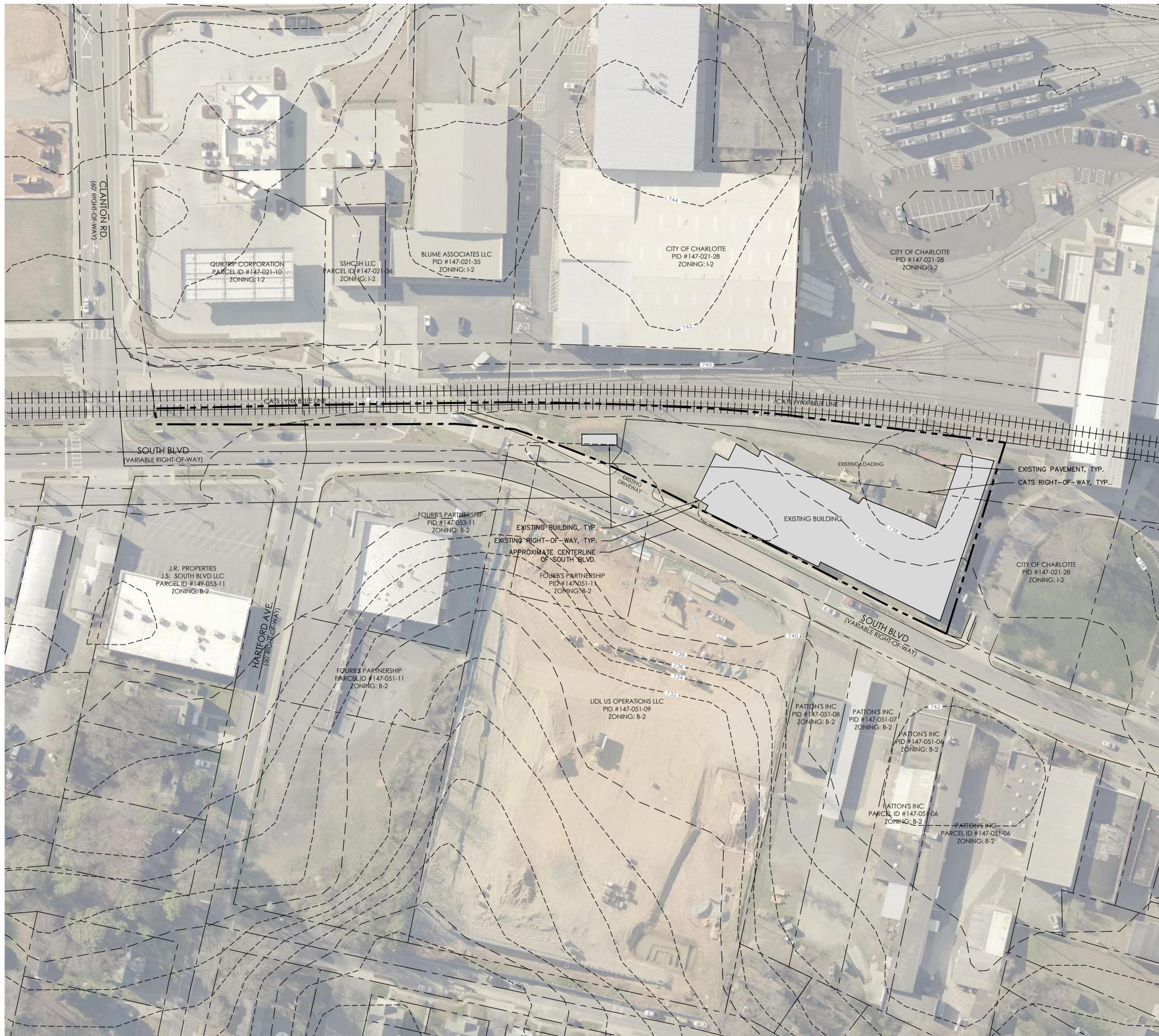


# Conceptual Rezoning Plan Carmel Road Properties

City of Charlotte, North Carolina







**LEGEND**

SYMBOL	DESCRIPTION
	PROPERTY LINE/RIGHT-OF-WAY
	CATS RAIL LINE
	EXISTING BUILDING
	CONTOUR (2' INTERVAL)

**GENERAL REZONING NOTES:**

1. SEE SHEET RZ-2 FOR TECHNICAL DATA PLAN
2. SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS



**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
p 704.376.1555 f 704.376.7851  
url www.colejeneststone.com

**INVESTICORE HOLDINGS LLC.**  
7804 FAIRVIEW RD.  
CHARLOTTE, NC 28226

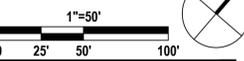
**SOUTH BOULEVARD REZONING**  
3232 SOUTH BLVD.  
CHARLOTTE, NC 28209

**EXISTING CONDITIONS**

Project No.  
32242

Issued  
01/28/19

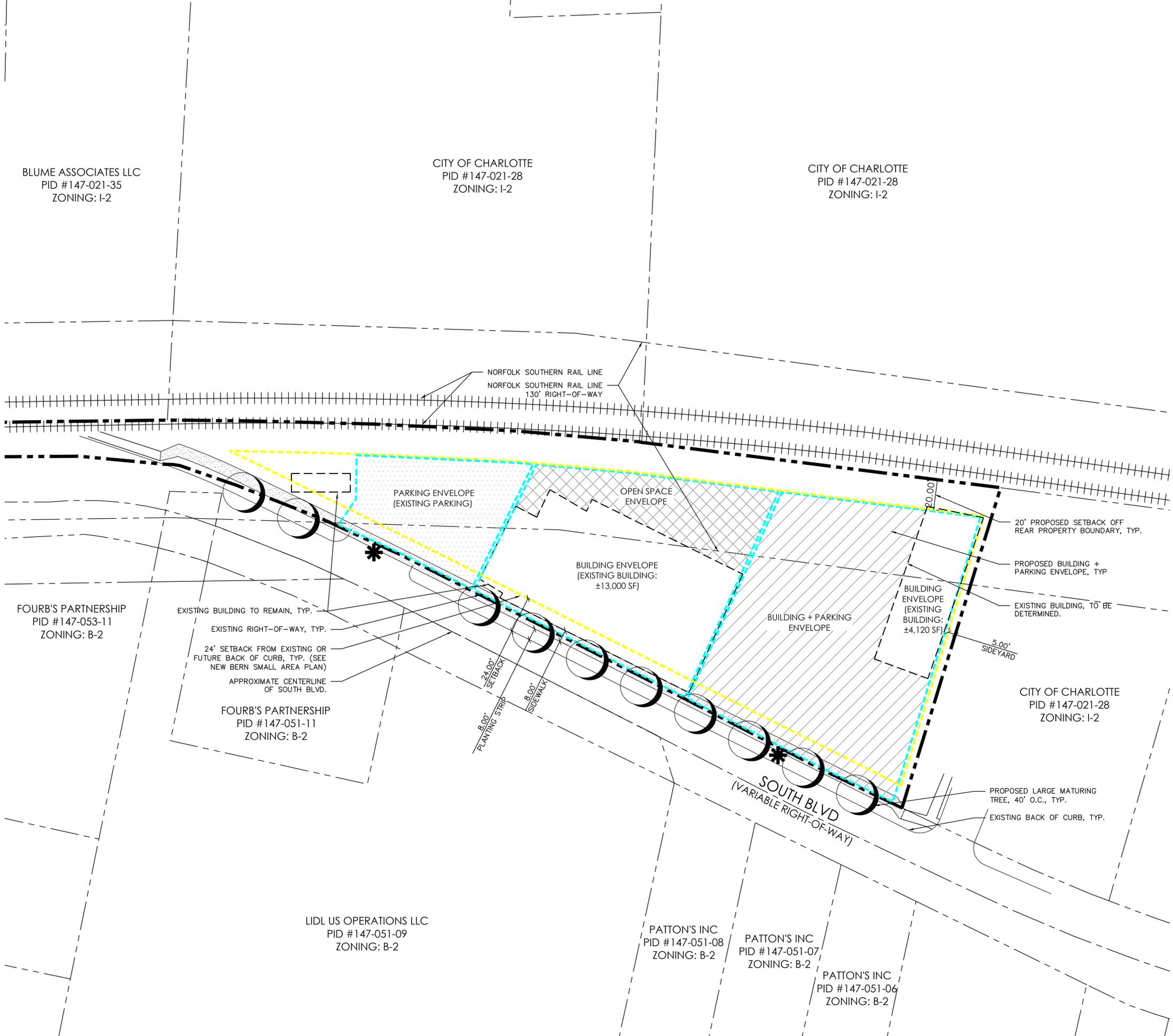
Revised



**RZ-1**

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BLUME ASSOCIATES LLC  
PID #147-021-35  
ZONING: I-2

CITY OF CHARLOTTE  
PID #147-021-28  
ZONING: I-2

CITY OF CHARLOTTE  
PID #147-021-28  
ZONING: I-2

FOURB'S PARTNERSHIP  
PID #147-053-11  
ZONING: B-2

EXISTING BUILDING TO REMAIN, TYP.  
EXISTING RIGHT-OF-WAY, TYP.  
24' SETBACK FROM EXISTING OR FUTURE BACK OF CURB, TYP. (SEE NEW BERN SMALL AREA PLAN)  
APPROXIMATE CENTERLINE OF SOUTH BLVD.  
FOURB'S PARTNERSHIP  
PID #147-051-11  
ZONING: B-2

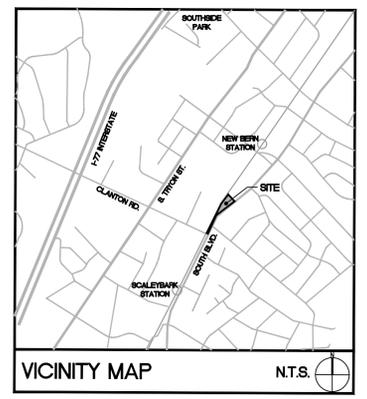
LIDL US OPERATIONS LLC  
PID #147-051-09  
ZONING: B-2

PATTON'S INC  
PID #147-051-08  
ZONING: B-2

PATTON'S INC  
PID #147-051-07  
ZONING: B-2

PATTON'S INC  
PID #147-051-06  
ZONING: B-2

CITY OF CHARLOTTE  
PID #147-021-28  
ZONING: I-2



Shaping the Environment  
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Urban Design

200 South Tryon Street, Suite 1400  
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7804 FAIRVIEW RD.  
CHARLOTTE, NC 28226

**SOUTH BOULEVARD REZONING**  
3232 SOUTH BLVD.  
CHARLOTTE, NC 28209

**TECHNICAL DATA SHEET**

Project No.  
**32242**  
Issued  
01/28/19

Revised

**LEGEND**

- SYMBOL
- PROPERTY LINE/RIGHT-OF-WAY
- CATS RAIL LINE
- VEHICULAR ACCESS
- BUILDING SETBACK
- BUILDING/OPEN SPACE/PARKING ENVELOPE
- EXISTING BUILDING

**REZONING SUMMARY:**

PETITIONER:	INVESTICORE HOLDINGS, LLC
PROPERTY OWNER:	THE SHUMAN COMPANY
REZONING SITE AREA:	1.738± AC
TAX PARCEL#:	147-021-11
EXISTING ZONING:	I-1 & I-2
PROPOSED ZONING:	TOD-M
PREVIOUS PETITION NO.:	N/A
EXISTING USE:	INDUSTRIAL (METAL FABRICATION)
PROPOSED USE:	NON-RESIDENTIAL USES ALLOWED IN TOD-M DISTRICT
BUILDING SETBACK:	24' FROM BACK-OF-CURB (PER NEW BERN TRANSIT STATION AREA PLAN)
MIN. SIDE YARD:	5'
MIN. REAR YARD:	20'
MAX. HEIGHT:	40'
NO. OF RESIDENTIAL UNITS:	N/A
RESIDENTIAL DENSITY:	N/A
AREA OF NON-RESIDENTIAL USES:	MAX 30,000 SQ. FT.
MAX. NO. OF BUILDINGS:	3
MIN. FLOOR AREA RATIO (F.A.R.):	0.50
REQUIRED PARKING:	PER ORDINANCE
REQUIRED OPEN SPACE:	PER ORDINANCE

**GENERAL REZONING NOTES:**

- SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS
- SEE SHEET RZ-2 FOR ZONING EXHIBIT



**RZ-2**

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**DEVELOPMENT STANDARDS**

**GENERAL PROVISIONS**

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

**PERMITTED USES**

THE SITE MAY BE DEVOTED TO ALL NON-RESIDENTIAL USES IN THE TOD-MO ZONING DISTRICT PERMITTED UNDER THE CHARLOTTE ZONING ORDINANCE.

**TRANSPORTATION**

THE SITE WILL HAVE A TWO FULL ACCESS DRIVEWAY ON SOUTH BOULEVARD AS GENERALLY DEPICTED ON THE SITE PLAN. FINAL DRIVEWAY LOCATION AND TYPE WILL BE DETERMINED DURING SITE PERMITTING.

**ARCHITECTURAL STANDARDS**

RESERVED

**PARKING, STREETScape AND LANDSCAPING**

1. PLANTING STRIPS AND SIDEWALKS ALONG SOUTH BOULEVARD ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE. PETITIONER MAY PROVIDE TREE GRATES OR RAISED PLANTERS IN LIEU OF PLANTING STRIPS.
2. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

**ENVIRONMENTAL FEATURES**

1. ALL REQUIREMENTS OF THE ITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
2. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
3. NO TREES WILL BE PLANTED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AUTHORIZATION FROM THE CITY ARBORIST'S OFFICE.

**PARKS, GREENWAYS, AND OPEN SPACE**

RESERVED

**FIRE PROTECTION**

RESERVED

**LIGHTING**

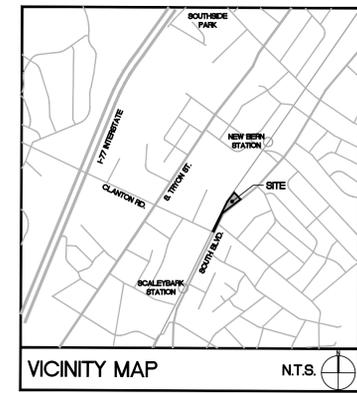
FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

**PHASING**

RESERVED

**OPTIONAL PROVISIONS**

RESERVED



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url+ www.colejeneststone.com

**INVESTICORE HOLDINGS LLC.**  
7804 FAIRVIEW RD.  
CHARLOTTE, NC 28226

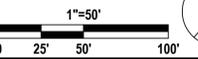
**SOUTH BOULEVARD REZONING**  
3232 SOUTH BLVD.  
CHARLOTTE, NC 28209

**DEVELOPMENT STANDARDS**

Project No.  
32242

Issued  
01/28/19

Revised

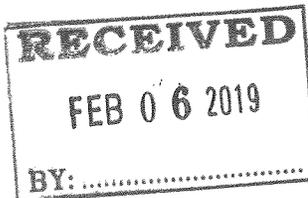


**RZ-3**

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**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-025

Petition #: \_\_\_\_\_  
Date Filed: 2/6/2019  
Received By: RH

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

Property Owner: Dilworth Artisan Station LLC

Owner's Address: 121 W Trade Street, Suite 2600 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 12/22/2017

Property Address: 118 East Kingston Ave

Tax Parcel Number(s): 123-064-09

Current Land Use: Retail/Office Size (Acres): +/- 1.2 acres

Existing Zoning: B-1 Proposed Zoning: TOD-M

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

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

Date of meeting: 1/30/19

(\*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: N/A

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

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

Charlotte, NC 28202  
City, State, Zip

704-331-7531 Fax Number  
Telephone Number

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

Signature of Property Owner

Robert S. Keller  
(Name Typed / Printed)

White Point Partners, LLC  
Name of Petitioner(s)

Two Morrocroft Centre, 4064 Colony Road, Suite 310  
Address of Petitioner(s)

Charlotte, NC 28211  
City, State, Zip

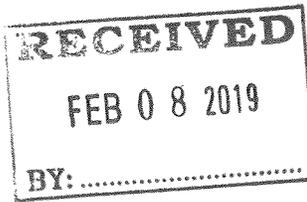
704-761-6448 Fax Number  
Telephone Number

jay@whitepointpartners.com  
E-Mail Address

Signature of Petitioner

JAY LEVELL  
(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-026

Petition #:	_____
Date Filed:	2/8/2019
Received By:	[Signature]

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

Property Owner: BIN-Scaleybark LLC

Owner's Address: 500 East Morehead St, Suite 200 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 1/14/2019

Property Address: 3500, 3530, 3521, 3531, and 3539 Dewitt Lane; 3621 Tryclan Dr

Tax Parcel Number(s): 14901308; 14901305; 14901208; 14901203; 14901204; and 14901205

Current Land Use: warehouse, distribution, retail, office Size (Acres): .49 .58 .67 .42 .4 .4 = +/- 3 acres

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

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

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune, Grant Meacci, Carlos Alzate, Brent Wilkinson, Jennifer Frixen, Catherine Mahoney

Date of meeting: 1/23/19

(\*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: N/A

\_\_\_\_\_

\_\_\_\_\_

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

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

Charlotte, NC 28202  
City, State, Zip

704-331-7531 \_\_\_\_\_  
Telephone Number Fax Number

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

[Signature]  
Signature of Property Owner

Mike Harrall  
(Name Typed / Printed)

Beacon Partners  
Name of Petitioner(s)

500 E Morehead St, Suite 200  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

704-597-7757 \_\_\_\_\_  
Telephone Number Fax Number

kidwell@beacondevelopment.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Mike Harrall  
(Name Typed / Printed)



**Exhibit A to Rezoning Application Filed by Liberty Property Trust**

**Property Owners Information, Acquisition Dates and Site Addresses**

**Tax Parcel No. 055-391-07**

Coralstone Properties, Inc.  
231 Coralstone Drive  
Fort Mill, SC 29708

Acquisition Date: August 19, 2014

Site Address: 3011 Sam Wilson Road

**Tax Parcel No. 055-391-10**

HOPE Community Church of Metrolina  
3205 Sam Wilson Road  
Charlotte, NC 28214

Acquisition Date: November 3, 1983

Site Address: 8340 Laine Road

**REZONING APPLICATION FILED BY  
LIBERTY PROPERTY TRUST  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Liberty Property Trust that is designated as Tax Parcel No. 055-391-07 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the I-2 (CD) zoning district.

This 8<sup>th</sup> day of January, 2019.

CORALSTONE PROPERTIES, INC.

By: Teri C Cremp  
Name: Teri C Cremp  
Title: President

**REZONING APPLICATION FILED BY  
LIBERTY PROPERTY TRUST  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Liberty Property Trust that is designated as Tax Parcel No. 055-391-10 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the I-2 (CD) zoning district.

This 7<sup>th</sup> day of January, 2019.

HOPE COMMUNITY CHURCH OF METROLINA

By: [Signature]  
Name: Jeffrey A. Hopkins  
Title: President



**DEVELOPMENT STANDARDS**

FEBRUARY 25, 2019

**1. GENERAL PROVISIONS**

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LIBERTY PROPERTY TRUST FOR AN APPROXIMATELY 20.5 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SAM WILSON ROAD AND SOUTH I-85 SERVICE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 055-391-07 AND 055-391-10.
- 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 I-2 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON 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 USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER 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. ALTERATIONS AND MODIFICATIONS SHALL BE IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.
- E. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

**2. PERMITTED USES/DEVELOPMENT LIMITATIONS**

- A. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE I-2 ZONING DISTRICT.
- B. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE FOLLOWING USES SHALL BE PROHIBITED ON THE SITE:
  - (1) PETROLEUM STORAGE FACILITIES.
  - (2) JUNK YARDS.
  - (3) MEDICAL WASTE DISPOSAL FACILITIES.
  - (4) ADULT ESTABLISHMENTS.
  - (5) RAILROAD FREIGHT YARDS.
  - (6) ABATTOIR.
  - (7) CONSTRUCTION AND DEMOLITION LANDFILLS AS A PRINCIPAL USE.
  - (8) DEMOLITION LANDFILLS.
  - (9) FOUNDRIES.
  - (10) QUARRIES.
  - (11) RACEWAYS OR DRAGSTRIPS.
  - (12) WASTE INCINERATORS.
  - (13) ANIMAL CREMATORIALS.
  - (14) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2).
  - (15) RETAIL SALES ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESS, PERSONAL AND RECREATION SERVICES.
  - (16) BREWERIES.
  - (17) CREMATORY FACILITIES.
  - (18) SANITARY LANDFILLS.
  - (19) INDOOR TRAINING AND SHOOTING FACILITIES.
- C. A TOTAL MAXIMUM OF 250,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE SITE.
- D. NOTWITHSTANDING THE FOREGOING, OF THE ALLOWED 250,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE DEVELOPED ON THE SITE, A MAXIMUM OF 20% PERCENT OF SUCH ALLOWABLE GROSS FLOOR AREA, OR 50,000 SQUARE FEET, MAY BE DEVOTED TO OFFICE USES.

**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 DRIVEWAYS AND THE 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. PETITIONER SHALL RESERVE FOR FUTURE RIGHT OF WAY FOR A NEW PUBLIC STREET TO BE CONSTRUCTED BY OTHERS (AND NOT PETITIONER) THAT PORTION OF THE SITE LOCATED ALONG THE EASTERN BOUNDARY LINE OF THE SITE AND MEASURING 32.5 FEET FROM THE EASTERN BOUNDARY LINE OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN (THE "FUTURE RIGHT OF WAY"). THE FUTURE RIGHT OF WAY SHALL BE DEDICATED AND CONVEYED TO THE CITY OR TO NCDOT BY PETITIONER UPON THE REQUEST OF THE CITY OR NCDOT WHEN THE NEW PUBLIC STREET IS TO BE CONSTRUCTED BY OTHERS. THE FUTURE RIGHT OF WAY SHALL BE A PORTION OF THE 75 FOOT WIDE CLASS B BUFFER UNTIL SUCH TIME THAT IT IS DEDICATED AND CONVEYED TO THE CITY OR NCDOT.
- E. THE RIGHT OF WAY FOR LAINE ROAD THAT IS DEPICTED ON THE REZONING PLAN WAS GRANTED TO NCDOT BY THE PREDECESSOR IN INTEREST OF HOPE COMMUNITY CHURCH OF METROLINA. AND LAINE ROAD HAS NOT BEEN IMPROVED TO NCDOT STANDARDS AND IT HAS NOT BEEN ACCEPTED FOR MAINTENANCE BY NCDOT. HOPE COMMUNITY CHURCH OF METROLINA IS THE OWNER OF THE UNDERLYING FEE SIMPLE TITLE TO THE LAINE ROAD RIGHT OF WAY, AND THE LAINE ROAD RIGHT OF WAY IS A PORTION OF THE SITE SUBJECT TO THIS REZONING PETITION. HOPE COMMUNITY CHURCH OF METROLINA HAS SUBMITTED A PETITION TO NCDOT REQUESTING THE ABANDONMENT OR RELEASE OF THE LAINE ROAD RIGHT OF WAY.

**4. ARCHITECTURAL STANDARDS**

- A. THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 50 FEET AS MEASURED UNDER THE ORDINANCE.

**5. STREETScape, LANDSCAPING AND BUFFERS**

- A. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF ANY BUFFER BY 25% BY INSTALLING A BERM THAT MEETS THE STANDARDS OF SECTION 12.302(8A) OF THE ORDINANCE.
- B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, OR IN THE EVENT THAT A FUTURE STREET IS CONSTRUCTED BY OTHERS ALONG THE EASTERN BOUNDARY LINE OF THE SITE OR PORTIONS THEREOF, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
- C. A MINIMUM 8 FOOT WIDE PLANTING STRIP, A MINIMUM 6 FOOT WIDE SIDEWALK AND A MINIMUM 6 FOOT WIDE BIKE LANE SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON SAM WILSON ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

**6. ENVIRONMENTAL FEATURES**

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.
- B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.

**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.



**BURTON**  
ENGINEERING

5950 FAIRVIEW RD STE 100  
CHARLOTTE NC 28210  
(T) 704.553.8861  
www.burtoneng.com  
FIRM #C-1137



**LIBERTY LOGISTICS CENTER**  
8340 LAINE ROAD  
CITY OF CHARLOTTE E.T.J., NORTH CAROLINA

**TECHNICAL DATA SHEET**

PT	GDM
ENG	CTB
DRAWN BY	GDM
DATE	02/11/2019

REVISIONS	

THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER  
**018.536.003**

**RZ-2**  
Sheet 2 of 2

P:\DWG\PLANS\1917\018.536.003\1917018.536.003\1917018.536.003.dwg 02/11/2019 14:05:44 AM T.BURTON

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

**RECEIVED**  
FEB 15 2019  
BY: .....

2019-028  
Petition #: \_\_\_\_\_  
Date Filed: 2/15/2019  
Received By: [Signature]

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO  
Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO  
Date Properties Acquired: SEE SCHEDULE 1 ATTACHED HERETO  
Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO  
Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO  
Current Land Use: residential/vacant (Acres): ± 26.71  
Existing Zoning: R-3 and O-15(CD) Proposed Zoning: R-12MF(CD) & R-12MF(for tax parcel 111-063-04)  
Overlay: N/A Tree Survey Provided: Yes: \_\_\_\_\_ N/A: \_\_\_\_\_  
Required Rezoning Pre-Application Meeting\* with: Mandy Rosen, Sonja Sanders, Grant Meacci, Isaiah Washington, Jennifer Frixen, Brent Wilkinson  
Date of meeting: 1/10/2019

(\*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 a multi-family residential community

Keith MacVean & Jeff Brown  
Name of Rezoning Agent  
Moore & Van Allen, PLLC  
100 N. Tryon Street, Suite 4700  
Agent's Address  
Charlotte, NC 28202  
704.331.3531 (KM) 704-378-1954(KM)  
704-331-1144 (JB) 704-378-1925 (JB)  
Telephone Number Fax Number  
keithmacvean@mvalaw.com; jeffbrown@mvalaw.com  
E-mail Address  
SEE ATTACHMENTS A-D  
Signature of Property Owner

HHHunt (Attn: Elam Hall)  
Name of Petitioner  
1401 Sunday Drive, Ste 109  
Address of Petitioner  
Raleigh, NC 27607  
City, State, Zip  
919.461.0587  
Telephone Number Fax Number  
rehall@hhhunt.com  
E-mail Address  
SEE ATTACHMENT E  
Signature of Petitioner

**SCHEDULE 1**

<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Proposed Zoning</b>
111-063-01	N/A	Byron T Goode	9737 Brawley Lane, Charlotte, NC 28215	R-12MF(CD)
111-063-98	N/A	Cambridge Office, LLC c/o Lat Purser & Assoc. Inc.	4530 Park Road, Ste 300, Charlotte, NC 28209	R-12MF(CD)
111-063-02	N/A	Presley Alexander Lee Robert Bradley Lee Frances Rivers Lee	5806 Aqua Court, Charlotte, NC 28215	R-12MF(CD)
111-063-52	N/A	Annie C Lee Perry Eugene Sullivan		R-12MF(CD)
111-063-04	10623 Harrisburg Road, Charlotte, NC 28215	Joyce Lee Little	10623 Harrisburg Road, Charlotte, NC 28215	R-12MF

**ATTACHMENT A**

**REZONING PETITION NO. 2019-\_\_\_\_  
HHHunt**

**OWNER JOINDER AGREEMENT  
Byron T Goode**

The undersigned, as the owner of the parcel of land located at the northwest intersection of Harrisburg and Sam Dee Roads that is designated as Tax Parcel No. 111-063-01 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the R-12MF(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 2/9/2019  
day of \_\_\_\_\_, 2019.

**Byron T Goode**

DocuSigned by:  
  
7731A21DD566458...

**ATTACHMENT B**

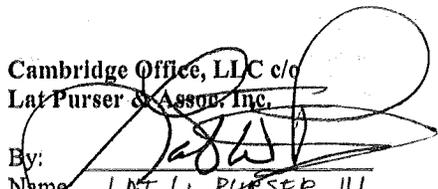
**REZONING PETITION NO. 2019-\_\_\_\_  
IIIIHunt**

**OWNER JOINDER AGREEMENT  
Cambridge Office, LLC c/o  
Lat Purser & Assoc. Inc.**

The undersigned, as the owner of the parcel of land located along Cambridge Commons Drive that is designated as Tax Parcel No. 111-063-98 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-15(CD) zoning district to the R-12MF(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 11<sup>th</sup> day of FEBRUARY, 2019.

Cambridge Office, LLC c/o  
Lat Purser & Assoc. Inc.

By: 

Name: LAT W. PURSER, III

Its: AUTHORIZED MEMBER

**ATTACHMENT C**

**REZONING PETITION NO. 2019-\_\_\_\_\_  
HHHunt**

**OWNER JOINDER AGREEMENT**

**Presley Alexander Lee  
Robert Bradley Lee  
Frances Rivers Lee  
Annie C Lee  
Perry Eugene Sullivan**

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

- 1. N/A that is designated as Tax Parcel No. 111-063-02
- 2. N/A that is designated as Tax Parcel No. 111-063-52

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the R-12MF(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 2/8/2019  
day of \_\_\_\_\_, 2019.

**Robert B Lee**  
On behalf of  
**Presley Alexander Lee**  
**Robert Bradley Lee**  
**Frances Rivers Lee**  
**Annie C Lee**  
**Perry Eugene Sullivan**

DocuSigned by:  
*Robert Lee*  
By: \_\_\_\_\_  
Name: **Robert Lee**  
Its: \_\_\_\_\_

**ATTACHMENT D**

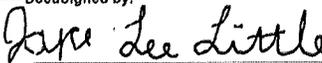
**REZONING PETITION NO. 2019-\_\_\_\_  
HHHunt**

**OWNER JOINDER AGREEMENT  
Joyce Lee Little**

The undersigned, as the owner of the parcel of land located at 10623 Harrisburg Road that is designated as Tax Parcel No. 111-063-04 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the R-12MF 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 2/12/2019  
day of \_\_\_\_\_, 2019.

**Joyce Lee Little**

DocuSigned by:  
  
3D46A43DC0244FB...

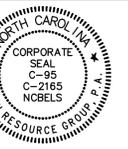
ATTACHMENT E

REZONING PETITION NO. 2019-  
HHHunt

Petitioner:

HHHunt

By: MSL Hall  
Name: R. E. Hall  
Title: Director of Acquisitions + Development



REZONING PETITION

2019 -

REZONING DOCUMENT

**HARRISBURG ROAD**  
 CHARLOTTE, NORTH CAROLINA

**HH HUNT**  
 1401 SUNDAY DRIVE, SUITE 109  
 RALEIGH, NORTH CAROLINA 27607  
 CLIENT PHONE

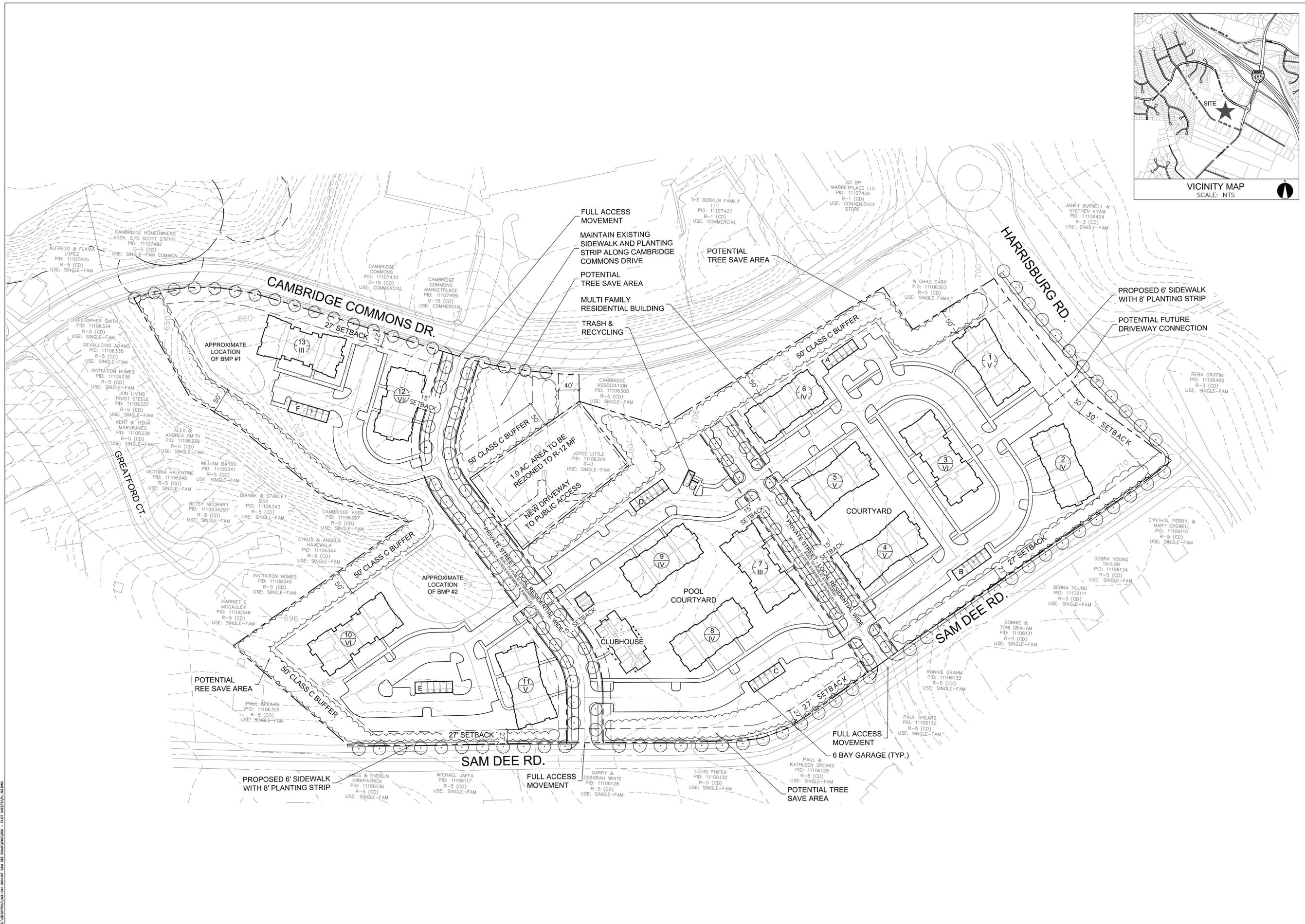
**SCHEMATIC**  
**SITE PLAN**

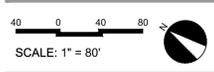
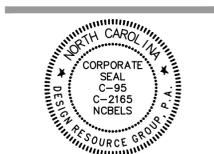
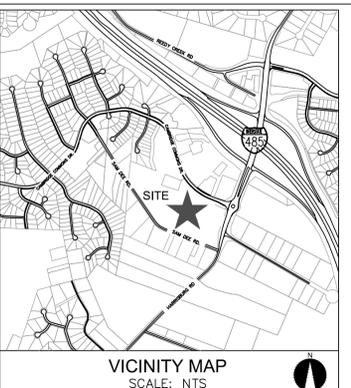
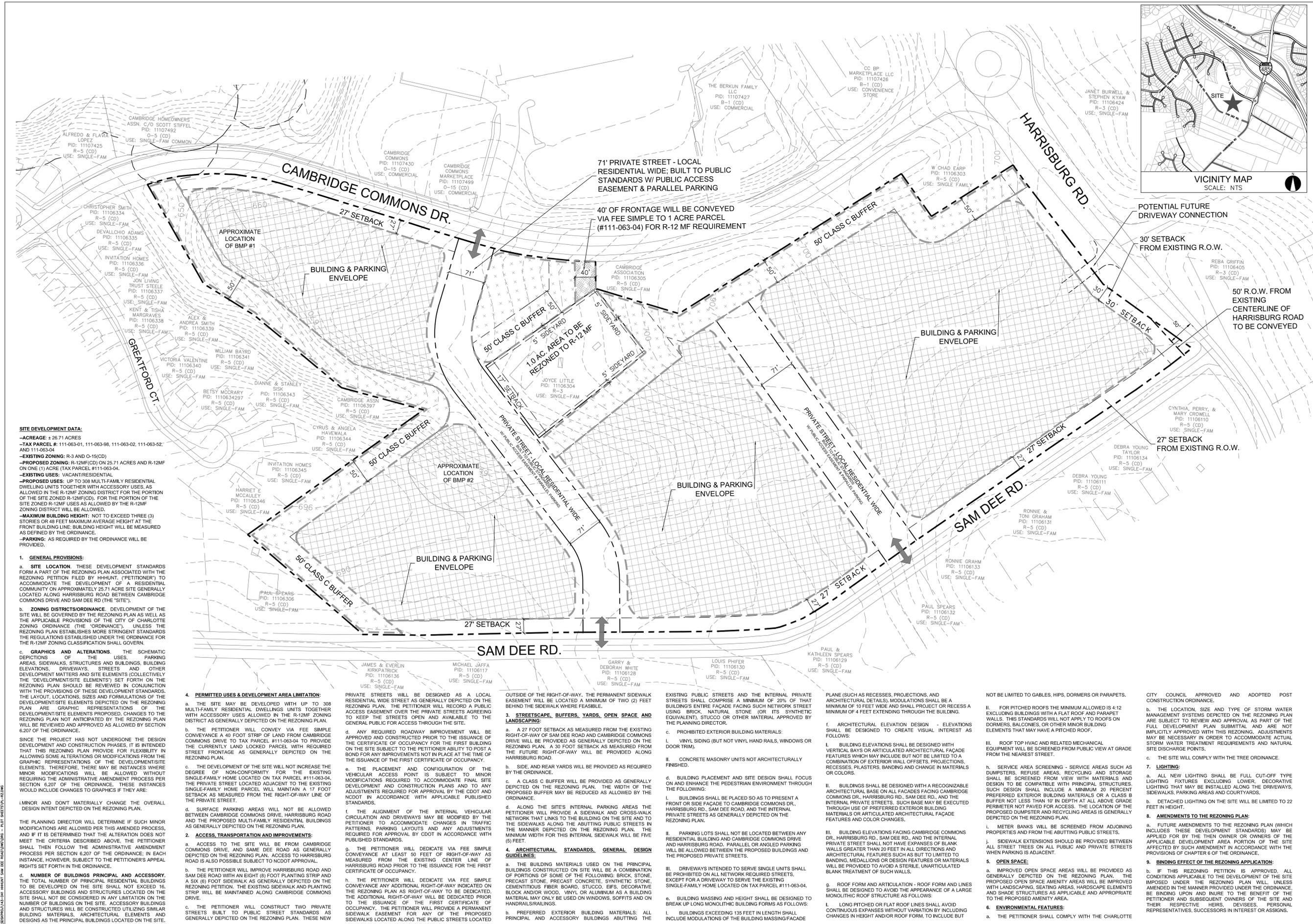
SCALE: 1" = 80'

PROJECT #: 143-041  
 DRAWN BY: LD  
 CHECKED BY: SK

FEBRUARY 14, 2019

REVISIONS:





**SITE DEVELOPMENT DATA:**  
 -ACREAGE: ± 26.71 ACRES  
 -TAX PARCEL #: 111-063-01, 111-063-98, 111-063-02, 111-063-62, AND 111-063-04  
 -EXISTING ZONING: R-3 AND O-15(CD)  
 -PROPOSED ZONING: R-12MF(CD) ON 25.71 ACRES AND R-12MF ON ONE (1) ACRE (TAX PARCEL #111-063-04)  
 -EXISTING USES: VACANT RESIDENTIAL  
 -PROPOSED USES: UP TO 308 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-12MF ZONING DISTRICT FOR THE PORTION OF THE SITE ZONED R-12MF(CD), FOR THE PORTION OF THE SITE ZONED R-12MF USES AS ALLOWED BY THE R-12MF ZONING DISTRICT WILL BE ALLOWED.  
 -MAXIMUM BUILDING HEIGHT: NOT TO EXCEED THREE (3) STOREYS OR 48 FEET MAXIMUM AVERAGE HEIGHT AT THE FRONT BUILDING LINE. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.  
 -PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

**1. GENERAL PROVISIONS:**  
 a. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HH HUNT, ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 25.71 ACRE SITE GENERALLY LOCATED ALONG HARRISBURG ROAD BETWEEN CAMBRIDGE COMMONS DRIVE AND SAM DEE RD (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 R-12MF ZONING CLASSIFICATION SHALL GOVERN.  
 c. **GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.  
 SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:  
 I. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.  
 THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.  
 d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 16. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS DEVELOPED ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

**4. PERMITTED USES & DEVELOPMENT AREA LIMITATION:**  
 a. THE SITE MAY BE DEVELOPED WITH UP TO 308 MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-12MF ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.  
 b. THE PETITIONER WILL CONVEY VIA FEE SIMPLE CONVEYANCE A 40 FOOT STRIP OF LAND FROM CAMBRIDGE COMMONS DRIVE TO TAX PARCEL #111-063-04 TO PROVIDE THE CURRENTLY LAND LOCKED PARCEL WITH REQUIRED STREET FRONTAGE AS GENERALLY DEPICTED ON THE REZONING PLAN.  
 c. THE DEVELOPMENT OF THE SITE WILL NOT INCREASE THE DEGREE OF NON-COMFORMITY FOR THE EXISTING SINGLE-FAMILY HOME LOCATED ON TAX PARCEL #111-063-04. THE PRIVATE STREET LOCATED ADJACENT TO THE EXISTING SINGLE-FAMILY HOME PARCEL WILL MAINTAIN A 17 FOOT SETBACK AS MEASURED FROM THE RIGHT-OF-WAY LINE OF THE PRIVATE STREET.  
 d. SURFACE PARKING AREAS WILL NOT BE ALLOWED BETWEEN CAMBRIDGE COMMONS DRIVE, HARRISBURG ROAD AND THE PROPOSED MULTI-FAMILY RESIDENTIAL BUILDINGS AS GENERALLY DEPICTED ON THE REZONING PLAN.  
**2. ACCESS, TRANSPORTATION AND IMPROVEMENTS:**  
 a. ACCESS TO THE SITE WILL BE FROM CAMBRIDGE COMMONS DRIVE, AND SAME DEE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. ACCESS TO HARRISBURG ROAD IS ALSO POSSIBLE SUBJECT TO NCDOT APPROVAL.  
 b. THE PETITIONER WILL IMPROVE HARRISBURG ROAD AND SAM DEE ROAD WITH AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN. THE EXISTING SIDEWALK AND PLANTING STRIP WILL BE MAINTAINED ALONG CAMBRIDGE COMMONS DRIVE.  
 c. THE PETITIONER WILL CONSTRUCT TWO PRIVATE STREETS BUILT TO PUBLIC STREET STANDARDS AS GENERALLY DEPICTED ON THE REZONING PLAN. THESE NEW

PRIVATE STREETS WILL BE DESIGNED AS A LOCAL RESIDENTIAL WIDE STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL RECORD A PUBLIC ACCESS EASEMENT OVER THE PRIVATE STREETS AGREEING TO KEEP THE STREETS OPEN AND AVAILABLE TO THE GENERAL PUBLIC FOR ACCESS THROUGH THE SITE.  
 d. ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.  
 e. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT AND NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.  
 f. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.  
 g. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE AT LEAST 50 FEET OF RIGHT-OF-WAY AS MEASURED FROM THE EXISTING CENTER LINE OF HARRISBURG ROAD PRIOR TO THE ISSUANCE FOR THE FIRST CERTIFICATE OF OCCUPANCY.  
 h. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED

OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BETWEEN THE SIDEWALK WHERE FEASIBLE.  
**3. STREETScape, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:**  
 a. A 27 FOOT SETBACK AS MEASURED FROM THE EXISTING RIGHT-OF-WAY OF SAM DEE ROAD AND CAMBRIDGE COMMONS DRIVE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. A 30 FOOT SETBACK AS MEASURED FROM THE FUTURE RIGHT-OF-WAY WILL BE PROVIDED ALONG HARRISBURG ROAD.  
 b. SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.  
 c. A CLASS C BUFFER WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE PROPOSED BUFFER MAY BE REDUCED AS ALLOWED BY THE ORDINANCE.  
 d. ALONG THE SITE'S INTERNAL PARKING AREAS THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS TO THE BUILDING ON THE SITE AND TO THE SIDEWALKS ALONG THE ADJUTING PUBLIC STREETS IN THE MANNER DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.  
**4. ARCHITECTURAL STANDARDS, GENERAL DESIGN GUIDELINES:**  
 a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF SOME OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD, VINYL, OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.  
 b. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING THE

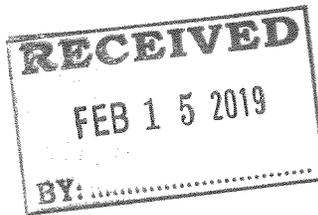
EXISTING PUBLIC STREETS AND THE INTERNAL PRIVATE STREETS SHALL COMPRISE A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FACADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.  
 c. PROHIBITED EXTERIOR BUILDING MATERIALS:  
 I. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM).  
 II. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.  
 d. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:  
 I. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO CAMBRIDGE COMMONS DR., HARRISBURG RD., SAM DEE ROAD, AND THE INTERNAL PRIVATE STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.  
 II. PARKING LOTS SHALL NOT BE LOCATED BETWEEN RESIDENTIAL BUILDING AND CAMBRIDGE COMMONS DRIVE AND HARRISBURG ROAD, PARALLEL OR ANGLED PARKING WILL BE ALLOWED BETWEEN THE PROPOSED BUILDINGS AND THE PROPOSED PRIVATE STREETS.  
 III. DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS, EXCEPT FOR A DRIVEWAY TO SERVE THE EXISTING SINGLE-FAMILY HOME LOCATED ON TAX PARCEL #111-063-04.  
 e. 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 MODULATIONS OF THE BUILDING MASSING/FACADE

PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 4 FEET EXTENDING THROUGH THE BUILDING.  
 f. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:  
 I. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.  
 II. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING CAMBRIDGE COMMONS DR., HARRISBURG RD., SAM DEE RD., AND THE INTERNAL PRIVATE STREETS. SUCH BASES MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FACADE FEATURES AND COLOR CHANGES.  
 III. BUILDING ELEVATIONS FACING CAMBRIDGE COMMONS DR., HARRISBURG RD., SAM DEE RD., AND THE INTERNAL PRIVATE STREET SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO 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. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSIONS WITH VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT

NOT BE LIMITED TO GABLES, HIPS, DORMERS OR PARAPETS.  
 II. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS. THIS STANDARDS WILL NOT APPLY TO ROOFS ON DORMERS, BALCONIES, OR OTHER MINOR BUILDING ELEMENTS THAT MAY HAVE A PITCHED ROOF.  
 III. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.  
 h. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN 10' IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.  
 I. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ADJUTING PUBLIC STREETS.  
 J. SIDEWALK EXTENSIONS SHOULD BE PROVIDED BETWEEN ALL STREET TREES ON ALL PUBLIC AND PRIVATE STREETS WHEN PARKING IS ADJACENT.  
**5. OPEN SPACE:**  
 a. IMPROVED OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED OPEN SPACE AMENITY AREAS WILL BE IMPROVED WITH LANDSCAPING, SEATING AREAS, HARDCAPE ELEMENTS AND SHADE STRUCTURES AS APPLICABLE AND APPROPRIATE TO THE PROPOSED AMENITY AREA.  
**6. ENVIRONMENTAL FEATURES:**  
 a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE

CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.  
 b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.  
 c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.  
**7. LIGHTING:**  
 a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.  
 b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 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 OF CHAPTER 6 OF THE ORDINANCE.  
**9. BINDING EFFECT OF THE REZONING APPLICATION:**  
 b. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-029

Petition #:	
Date Filed:	2/15/2019
Received By:	[Signature]

Property Owners: Faison – Seventh Street LLC  
Owner's Addresses: 121 West Trade St. 28<sup>th</sup> floor  
Date Properties Acquired: 11/28/2016  
Property Addresses: 1940 E 7<sup>th</sup> Street, Charlotte, NC 28204  
Tax Parcel Numbers: 127-035-09  
Current Land Use: vacant (Acres): ± 1.680  
Existing Zoning: MUDD-O Proposed Zoning: MUDD-O SPA  
Overlay: N/A Tree Survey Provided: Yes N/A  
Required Rezoning Pre-Application Meeting\* with: Catherine Mahoney, David Pettine, Solomon Fortune, Josh Weaver, and Isaiah Washington  
Date of meeting: 1/30, 2019

(\*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 office and commercial 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

Crescent Communities (Attn: Elizabeth McMillan)  
Name of Petitioner  
227 W Trade St, Suite 1000  
Address of Petitioner  
Charlotte, NC 28202  
City, State, Zip  
980.321.6161  
Telephone Number Fax Number  
EMcMillan@crescentcommunities.com  
E-mail Address  
**SEE ATTACHMENT B**  
Signature of Petitioner

**ATTACHMENT A**

**REZONING PETITION NO. 2019-\_\_\_\_\_  
Crescent Communities**

**OWNER JOINDER AGREEMENT  
Falson – Seventh Street LLC**

The undersigned, as the owner of the parcel of land located at 1940 E 7<sup>th</sup> Street, Charlotte, NC that is designated as Tax Parcel No. 127-035-09 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from MUDD-O zoning district to the MUDD-O 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 14th day of February, 2019.

**Falson – Seventh Street LLC**

By:   
Name: Chris M. Poplin  
Its: Vice President

**ATTACHMENT B**

**REZONING PETITION NO. 2019-  
Crescent Communities**

**Petitioner:**

Crescent Communities

By: 

Name: RYAN LEAHY

Title: PRESIDENT

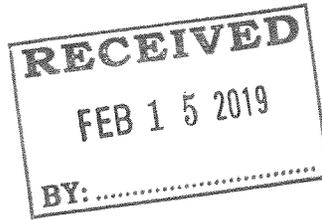








**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-030

Petition #: \_\_\_\_\_  
Date Filed: 2/15/2019  
Received By: [Signature]

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

Property Owner: Sellprops Carolina Corp, LLC; William S Gordon, Jr. and Alice B. Gordon Family Trust

Owner's Address: 111 N. Pompano Beach Blvd Unit 1712; 9928 Hatfield Road  
City, State, Zip: Pompano Beach, FL 33062; Charlotte NC 28278

Date Property Acquired: 12/1/2010; 1/21/2015

Property Address: 13925 Erwin Road and 12100 South Tryon Street

Tax Parcel Number(s): 201-221-17 and 201-221-03

Current Land Use: Vacant Size (Acres): +/- 30.73 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, Dave Pettine, Josh Weaver, Carlos Alzate

Date of meeting: 2/4/2019

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a two-story multi-family residential community with significant natural preservation area and infrastructure improvements

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

See attached Agent Authorization forms  
Signature of Property Owner

Attached  
(Name Typed / Printed)

Continental 475 Fund, LLC  
Name of Petitioner(s)

W 134 N8675 Executive Parkway  
Address of Petitioner(s)

Menomonee Falls, WI 53051  
City, State, Zip

262-532-9404  
Telephone Number Fax Number

rmccaigue@cproperties.com  
E-Mail Address

[Signature] Robert McCaigue, Development Director  
Signature of Petitioner

Continental 475 Fund, LLC by Continental Properties Company, Inc. its manager  
(Name Typed / Printed)

EXHIBIT C

AGENT AUTHORIZATION

Continental Properties Company, Inc., and any of its affiliates, as agent for the property owner listed below, has approval to submit applications to the City of Charlotte, Mecklenburg County, North Carolina and any governmental or quasi-governmental department, commission, board, committee, division or similar entity for rezoning, site plan, subdivision plat, and other necessary development related approvals and permits.

William S. Gordon, Jr. TTE  
Signature of Property Owner

William S. Gordon, Jr., Trustee of the  
Family Trust Under Will of Alice B. Gordon

Printed Name of Property Owner

12100 S. Tryon Road  
Charlotte, NC

Address of Property

20122103

Tax Identification #

6 Dec 2018  
Date

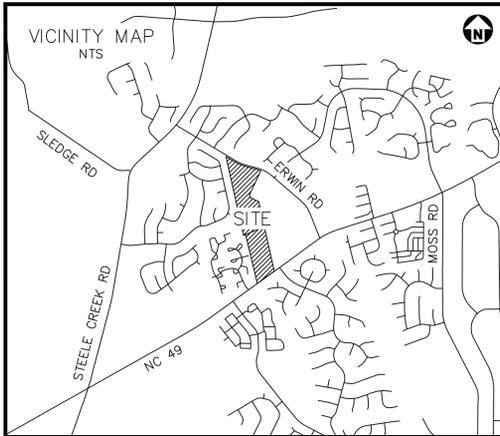
STATE OF Mecklenburg )  
Mecklenburg COUNTY ) SS.

Personally came before me this 6 day of December, 2018, the above named William S. Gordon, Jr., Trustee of the Family Trust Under Will of Alice B. Gordon to me known to be such person and acknowledge that he executed the foregoing instrument as such Trustee as the deed of said Trust by its authority.

Dennis L. Johnson Jr.  
Notary Public, State of North Carolina  
My Commission Expires: December 6, 2020



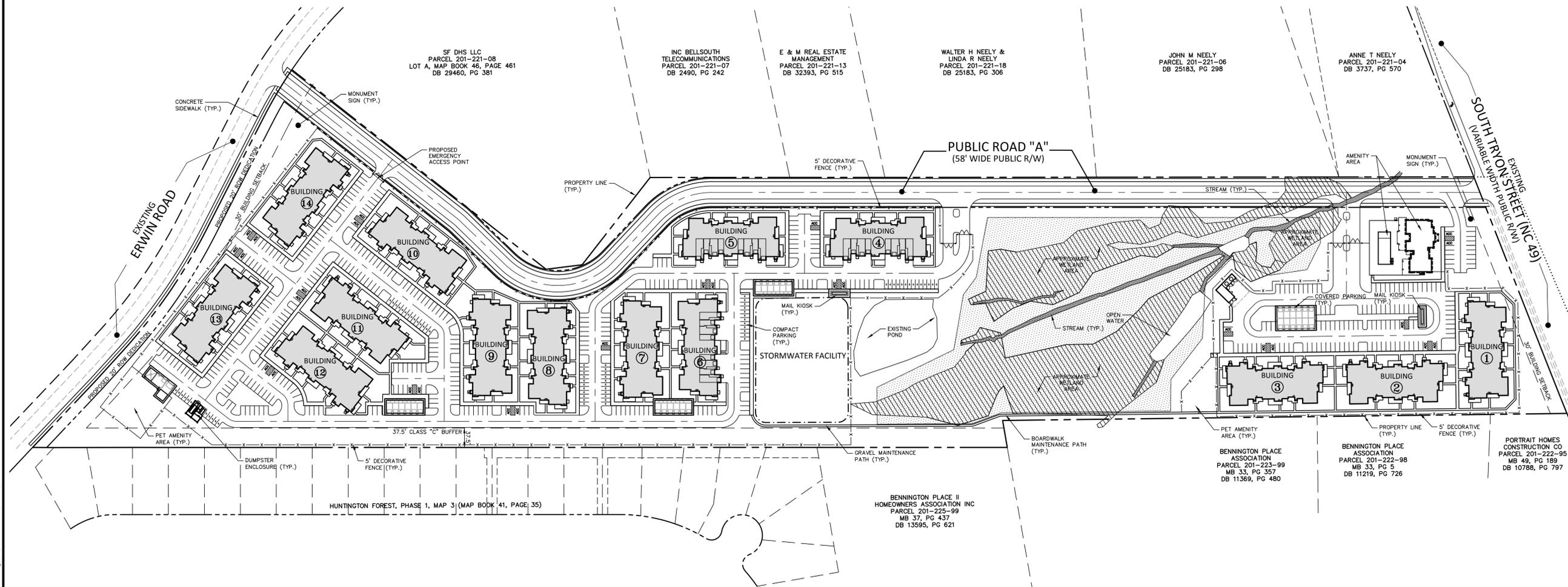




SITE DATA	
DEVELOPER	CONTINENTAL PROPERTIES COMPANY, INC. 1134 N8675 EXECUTIVE PARKWAY MENDONNEE FALLS, WISCONSIN 53051
SITE AREA:	GROSS SITE ACREAGE: ±30.73 AC RIGHT-OF-WAY DEDICATION: ±3.61 AC NET SITE ACREAGE: ±27.12 AC
PID:	201-221-03, 201-221-17
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	VACANT
PROPOSED USE:	UP TO 324 MULTI-FAMILY DWELLING UNITS
PROPOSED DENSITY:	± 10.54 DU/AC
MAXIMUM BUILDING HEIGHT:	UP TO FORTY(40) FEET AND TWO(2) STORIES
FRONT YARD SETBACK:	15' FROM BACK OF CURB
BUILDING SEPARATION:	30'(PROVIDED BUT MAY BE REDUCED TO 10 FEET)
AUTOMOBILE PARKING REQUIRED:	486 (1.5 SPACES/UNIT)
APPROXIMATE AUTOMOBILE PARKING PROVIDED:	567
TREE SAVE AREA REQUIRED:	4.61 AC (30.73 AC x 15%)
TREE SAVE AREA PROVIDED:	4.61 AC (15% OF SITE AREA)
DENSITY CALCULATION:	TOTAL AREA=30.73 AC NUMBER OF DWELLING UNITS: 324 DWELLING UNITS/AC = 324/30.73 = 10.54 DU/AC

REZONING CASE NUMBER: 2018-XXX

SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TREE-SAVE AREA



**McADAMS**  
The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713  
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293  
www.mcadamsco.com

**CLIENT**  
CONTINENTAL 475 FUND, LLC

**SPRINGS AT STEELE CREEK**  
REZONING CONCEPT PLAN  
12100 S TRYON ST. & 13295 ERWIN RD.  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

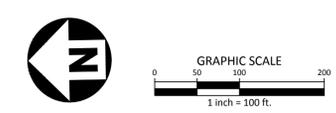
**REVISIONS**

NO.	DATE

**PLAN INFORMATION**

PROJECT NO.	CTP-18000
FILENAME	
CHECKED BY	BGP
DRAWN BY	AJB
SCALE	1"=100'
DATE	02.14.2019

**REZONING CONCEPT PLAN**  
**RZ-1**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

V:\Projects\CTP\CTP-18000\Land\Re zoning\Current Drawings\CTP18000-RZ1.dwg, 2/14/2019 4:24:36 PM, Bernard, Andrew



McADAMS

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293

www.mcadamsco.com

CLIENT

CONTINENTAL 475 FUND, LLC

SPRINGS AT STEELE CREEK  
REZONING CONCEPT PLAN  
12100 S TRYON ST. & 13295 ERWIN RD.  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

CONTINENTAL 475 FUND, LLC  
REZONING PETITION NO. 2019-xxx  
2/14/2019

Development Data Table:

Site Area: +/- 30.73 acres  
Tax Parcels: 201-221-03 and 201-221-17  
Existing Zoning: R-3  
Proposed Zoning: UR-2(CD)  
Existing Use: Vacant  
Proposed Use: Up to 324 Multi-family Dwelling Units  
Maximum Building Height: Up to forty (40) feet and two (2) stories  
Parking: Shall meet or exceed Ordinance standards

I. General Provisions

- 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Continental 475 Fund, LLC (the "Petitioner") to accommodate the development of a multi-family residential community on that approximately 30.73-acre site located on the northwest side of South Tryon Street and southeast side of Erwin Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 0201-221-03 and 201221-17.
- 2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- 3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- 4. The development and street layout 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 elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- 5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.007 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 324 multi-family dwelling units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- 1. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval. The total number of access points from South Tryon Street shall be limited to one (1).
- 2. As depicted on the Rezoning Plan, the Site will be served by internal public and private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.
- 3. 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.
- 4. Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued.
  - a. Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

IV. Architectural Standards

- 1. Building Height shall be limited to two (2) stories for all buildings.
- 2. Buildings shall not be more than four hundred (400) feet in length along a right-of-way.
- 3. For multi-family buildings of 150 feet in length or longer, facades shall be divided into shorter segments by means of facade modulation or mass separation. Such modulation or mass separation shall occur at intervals of no more than sixty (60) feet.
- 4. All ground floor entrances shall include a direct pedestrian connection between street facing doors to adjacent on-site sidewalks.
- 5. Vinyl shall be a prohibited building material, except for windows, trim, and soffits.
- 6. Band or strip-window fenestration design shall be prohibited.
- 7. Multi-family buildings shall contain a minimum transparency of 25% for all upper-level floors, per building elevation.
- 8. Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.
- 9. Dumpsters shall be screened from view from all network required streets.

V. Streetscape and Landscaping

- 1. The existing planting strip and sidewalk shall remain along the Site's frontage of South Tryon Street. A minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk shall be provided along the Site's frontage of Erwin Road and a minimum five (5) foot wide sidewalk shall be provided along the Site's proposed internal public road connection, as generally depicted on the Rezoning Plan.
- 2. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

VI. Environmental Features

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

VII. Open Space & Amenities

- 1. The Petitioner shall comply with tree save requirements.
- 2. The Petitioner shall provide a minimum of six (6) acres of Preservation Areas, in locations as generally depicted on the Rezoning Plan.
- 3. The Petitioner shall install and maintain a minimum 37.5-foot Class C buffer adjacent to existing single-family homes, in the area as generally depicted on the Rezoning Plan, to include an opaque fence or wall.
- 4. The Petitioner shall provide a minimum of 20,000 square feet of common open space and amenity areas within the Site, as generally depicted on the Rezoning Plan, to include, but not be limited to, landscaping, hardcaping, benches, garden artwork, pools, clubhouses, pet parks, washing stations, and/or walking paths.

VIII. Lighting

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

IX. Amendments to Rezoning Plan

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

X. Binding Effect of the Rezoning Documents and Definitions

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

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. CTP-18000  
FILENAME  
CHECKED BY BGP  
DRAWN BY AJB  
SCALE 1"=100'  
DATE 02.14.2019

SHEET

REZONING  
CONCEPT PLAN NOTES

RZ-2

**RECEIVED**  
FEB 15 2019  
BY: .....

2019-031

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: \_\_\_\_\_  
Date Filed: 2/15/2019  
Received By: BT

Complete All Fields (Use additional pages if needed)

Property Owner: TRIC Investments, LLC

Owner: TRIC INVESTMENTS, LLC

Owner's Address: 2315 N Davidson St City, State, Zip: Charlotte, NC 28205

Date Property Acquired: 5/4/2001; 6/15/2004

Property Address: 2315 N Davidson St & 421 E. 26th St

Tax Parcel Number(s): 083-052-06 and 083-052-04

Current Land Use: Industrial Size (Acres): +/- 3.8 acres

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

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

Required Rezoning Pre-Application Meeting\* with: Sonia Sanders, Grant Meaccl, Jason Prescott, Isalah Washington  
Date of meeting: 2/14/19

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

N/A

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

White Point Partners, LLC  
Name of Petitioner(s)

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

Two Morrocroft Centre, 4064 Colony Road, Suite 310  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

Charlotte, NC 28211  
City, State, Zip

704-331-7531  
Telephone Number Fax Number

704-761-6448  
Telephone Number Fax Number

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

Jay@whitepointpartners.com  
E-Mail Address

*Clark Allen*  
Signature of Property Owner

*Jay Level*  
Signature of Petitioner

Clark Allen  
(Name Typed / Printed)

Jay Level  
(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

**RECEIVED**  
FEB 18 2019  
BY: \_\_\_\_\_

2019-032  
Petition #: \_\_\_\_\_  
Date Filed: 2/18/2019  
Received By: RH

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

Property Owner: CHRISTENBURY FAMILY LLC

Owner's Address: 673 GRANDVIEW DR NE City, State, Zip: CONCORD, NC 28025

Date Property Acquired: 10/13/2014

Property Address: 12601 US HIGHWAY 29 CHARLOTTE, NC 28262

Tax Parcel Number(s): 02906175

Current Land Use: VACANT Size (Acres): 14.72

Existing Zoning: R-3 Proposed Zoning: R-17MF

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

Required Rezoning Pre-Application Meeting\* with: Shannon Frye, Jennifer Frixen, Josh Weaver, Mandy Rosen  
Date of meeting: 9/12/2018

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

W.K. Dickson & Co., Inc. (Weston Boles)

Name of Rezoning Agent

616 Colonnade Dr

Agent's Address

Charlotte, NC 28205

City, State, Zip

704-334-5348

Telephone Number

Fax Number

wboles@wkdickson.com

E-Mail Address

By: Max Christenbury **MANAGING**  
Signature of Property Owner **MEMBER**

MAX CHRISTENBURY

(Name Typed / Printed)

US Developments, Inc.

Name of Petitioner(s)

5925 Carnegie Blvd Suite 200

Address of Petitioner(s)

Charlotte, NC 28209

City, State, Zip

704-576-0022

Telephone Number

Fax Number

srosenburgh@usdevelopments.com

E-Mail Address

Stephen Rosenburgh  
Signature of Petitioner

Stephen Rosenburgh

(Name Typed / Printed)