

# Rezoning Petition Packet

## **Petitions:**

**2019-154 through 2019-169**

Petitions that were submitted in November 2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-154

Petition #:	_____
Date Filed:	10/10/2019
Received By:	PK

Complete All Fields (Use additional pages if needed)

Property Owner: SLT Commercial Properties LLC

Owner's Address: 516 N Tryon Street City, State, Zip: Charlotte, NC 28202

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

Property Address: 1215 South Blvd

Tax Parcel Number(s): 12302505

Current Land Use: Vacant Fire Station Size (Acres): .495

Existing Zoning: TOD-M(O) Proposed Zoning: TOD-UC

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte Graham, Carlos Alzate, Scott Correll

Date of meeting: October 2, 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): \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

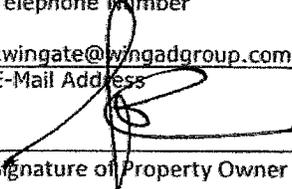
Caren Wingate  
Name of Rezoning Agent

1201 S Graham Street  
Agent's Address

Charlotte, NC 28203  
City, State, Zip

704-641-2154  
Telephone Number Fax Number

cwingate@wingadgroup.com  
E-Mail Address

  
Signature of Property Owner

Stephen L. Thomas  
(Name Typed / Printed)

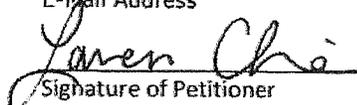
OmShera Hotel Group  
Name of Petitioner(s)

13860 Ballantyne Corporate Place, Suite 240  
Address of Petitioner(s)

Charlotte, NC 28277  
City, State, Zip

704-543-0017  
Telephone Number Fax Number

Lauren@OmShera.com  
E-Mail Address

  
Signature of Petitioner

Lauren Chavis  
(Name Typed / Printed)

2019-155

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	<u>10/14/2019</u>
Received By:	<u>RL</u>

(page 1 of 2)

Property Owners: Plaza Midwood Charlotte 2 LP

Owner's Addresses: 1616 Camden Road, Ste 210, Charlotte, NC 28203

Date Properties Acquired: 07/15/2019

Property Addresses: 1508/1510 Central Avenue

Tax Parcel Numbers: 081-176-48

Current Land Use: retail (Acres): ± .176

Existing Zoning: B-2 PED Proposed Zoning: B-2 PED(O)

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Isaiah Washington, Scott Correll

Date of meeting: 8/21/2019

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

<p><b>For Conditional Rezoning Only:</b></p> <p>Requesting a vesting period exceeding the 2 year minimum? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. Number of years (maximum of 5): <u>N/A</u></p> <p>Purpose/description of Conditional Zoning Plan: <u>To allow re-use of the existing building with commercial and restaurant uses, without requiring additional parking.</u></p>
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Keith MacVean, Dujuana Keys & Jeff Brown  
Name of Rezoning Agent

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

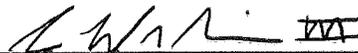
Charlotte, NC 28202

<u>704.331.3531(KM)</u>	<u>704-378-1954(KM)</u>
<u>704.331-2371 (DK)</u>	<u>704-339-5888 (DK)</u>
<u>704-331-1144 (JB)</u>	<u>704-378-1925 (JB)</u>

Telephone Number                      Fax Number

keithmacvean@mvalaw.com;  
dujuanakeys@mvalaw.com;  
jeffbrown@mvalaw.com

E-mail Address



Signature of Property Owner

Plaza Midwood Charlotte 2 LP (Attn: Welch Liles)  
Name of Petitioner

1616 Camden Road, Ste 210  
Address of Petitioner

Charlotte, NC 28203  
City, State, Zip

<u>704.423.1721</u>	<u>    </u>
---------------------	-------------

Telephone Number                      Fax Number

wliles@asanapartners.com

E-mail Address

Signature of Petitioner

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

(page 2 of 2)

Property Owners: Plaza Midwood Charlotte 2 LP

Owner's Addresses: 1616 Camden Road, Ste 210, Charlotte, NC 28203

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Tax Parcel Numbers: 081-176-48

Current Land Use: retail (Acres): ± .176

Existing Zoning: B-2 PED Proposed Zoning: B-2 PED(O)

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Isaiah Washington, Scott Correll

Date of meeting: 8/21/2019

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

<p><b>For Conditional Rezoning Only:</b></p> <p>Requesting a vesting period exceeding the 2 year minimum? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. Number of years (maximum of 5): <u>N/A</u></p> <p>Purpose/description of Conditional Zoning Plan: <u>To allow re-use of the existing building with commercial and restaurant uses, without requiring additional parking.</u></p>
---

Keith MacVean, Dujuana Keys & Jeff Brown  
Name of Rezoning Agent

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

Charlotte, NC 28202

704.331.3531(KM) 704-378-1954(KM)  
704.331-2371 (DK) 704-339-5888 (DK)  
704-331-1144 (JB) 704-378-1925 (JB)  
Telephone Number Fax Number

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

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

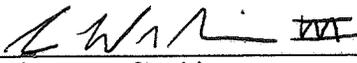
Plaza Midwood Charlotte 2 LP (Attn: Welch Liles)  
Name of Petitioner

1616 Camden Road, Ste 210  
Address of Petitioner

Charlotte, NC 28203  
City, State, Zip

704.423.1721  
Telephone Number Fax Number

wliles@asanapartners.com  
E-mail Address

  
Signature of Petitioner



**Asana Partners LP- 1508 Central Ave.  
Development Standards  
10.10.2019  
Rezoning Petition No. XXXX-XXX**

**Site Development Data:**

- Acreage: ± .176 acres
- Tax Parcel #s: 081-176-48
- Existing Zoning: B-2 PED
- Proposed Zoning: B-2 PED (O)
- Existing Uses: retail
- Proposed Uses: Non-residential uses as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the B-2 PED zoning district (as more specifically described and restricted below in Section 3).
- Maximum Gross Square feet of Development: Up to 6,850 square feet of gross floor area (equal to the existing building square footage of 6,592 square feet of gross floor area and an additional 258 square feet) of non-residential uses as permitted by right and under prescribed conditions in the B-2 PED zoning district subject to the limitations described in Section 3 below.
- Maximum Building Height: Maximum building height will not exceed the height of the existing building, as allowed by the Ordinance. Height to be measured as required by the Ordinance.
- Parking: Parking as required by the Ordinance and the Optional Provision below.

**1. General Provisions:**

- a. **Site Location.** These Development Standards, and the Technical Data Sheet form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Plaza Midwood Charlotte 2 LP ("Petitioner") to accommodate the reuse of the existing building located at 1508 Central Avenue with non-residential uses allowed by the B-2 zoning district and the Optional Provisions below on an approximately .176 acre site (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 B-2 PED (O) zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. **Graphics and Alterations.** The depictions of the building, sidewalks, 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. 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 and stay within the setbacks and yards depicted on the Rezoning Plan;

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

- d. **Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

**2. Optional Provisions.**

**The following optional provisions shall apply to the Site:**

The Site is an existing legally non-conformation building with no on-site parking spaces. The intent of this rezoning petition is to allow change of uses for the existing building to occur without requiring additional parking to be provided as required by the PED overlay zoning regulations.

- a. To allow the existing building to continue to be used with uses allowed in the B-2 PED zoning district without having to provide on-site or off-site parking spaces.
- b. To not require additional parking spaces for change of uses (e.g. change of use from a retail use to EDEE uses).
- c. To not require additional parking spaces when the building is expanded as allowed by this Petition.

- d. To not require the installation of streetscape improvements along Central Avenue when change of uses or building expansions occur.
- e. To allow the addition of outdoor dining areas, including roof top dining areas without requiring any additional parking to be provided.
- f. To allow a major façade renovation whose value exceeds 25% of the currently listed tax value without having to provide the required streetscape improvements along Central Avenue.

**3. Permitted Uses, Development Area Limitations:**

- a. The Site may be developed with up to with up to 6,850 square feet of gross floor area (equal to the existing building square footage of 6,592 square feet of gross floor area and an additional 258 square feet of gross floor area) of non-residential uses permitted by right and under prescribed conditions in the B-2(PED) Zoning district together with accessory uses as allowed in the B-2 PED zoning district.
- b. The allowed uses and the allowed square footage will be utilized within the existing building, that will be reused, located on the Site as generally depicted on the Rezoning Plan (not all portions of the existing building currently located on the Site need be preserved).

**4. Access:**

- a. The Site has an existing access to the rear of the building from an existing alley with access to Gordon Street as generally depicted on the Rezoning Plan.

**5. Architectural Standards.**

- a. Reserved.

**6. Environmental Features:**

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will meet the applicable Tree Ordinance requirements.

**7. Lighting:**

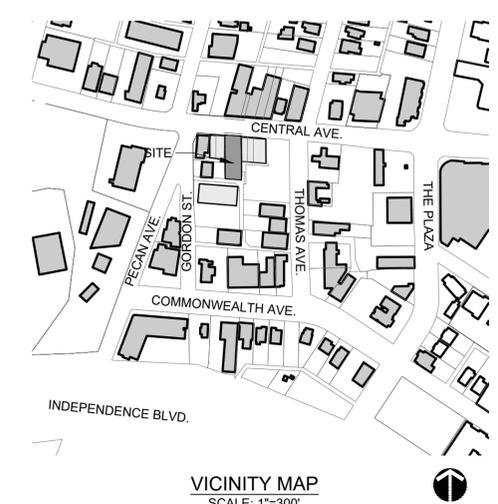
- a. Reserved.

**8. Amendments to the Rezoning Plan:**

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

**9. Binding Effect of the Rezoning Application:**

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



**ASANA  
PARTNERS**

KEY MAP

**REZONING  
PETITION NO.  
XXXX-XXX**

SEAL



PROJECT

**1508 CENTRAL  
AVE.**

ASANA PARTNERS  
1508 CENTRAL AVE.  
CHARLOTTE, NC 28205

LANDDESIGN PROJ.# 1019399

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING	10.10.2019

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE: \_\_\_\_\_ NORTH

VERT: N/A  
HORZ: N/A

SHEET TITLE

**DEVELOPMENT STANDARDS  
NOTES**

SHEET NUMBER

**RZ-2**



ASANA  
PARTNERS

KEY MAP

REZONING  
PETITION NO.  
XXXX-XXX

SEAL



PROJECT

1508 CENTRAL  
AVE.

ASANA PARTNERS  
1508 CENTRAL AVE.  
CHARLOTTE, NC 28205

LANDDESIGN PROJ# 1019399

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	10.10.2019

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE NORTH

VERT: N/A  
HORZ: NTS

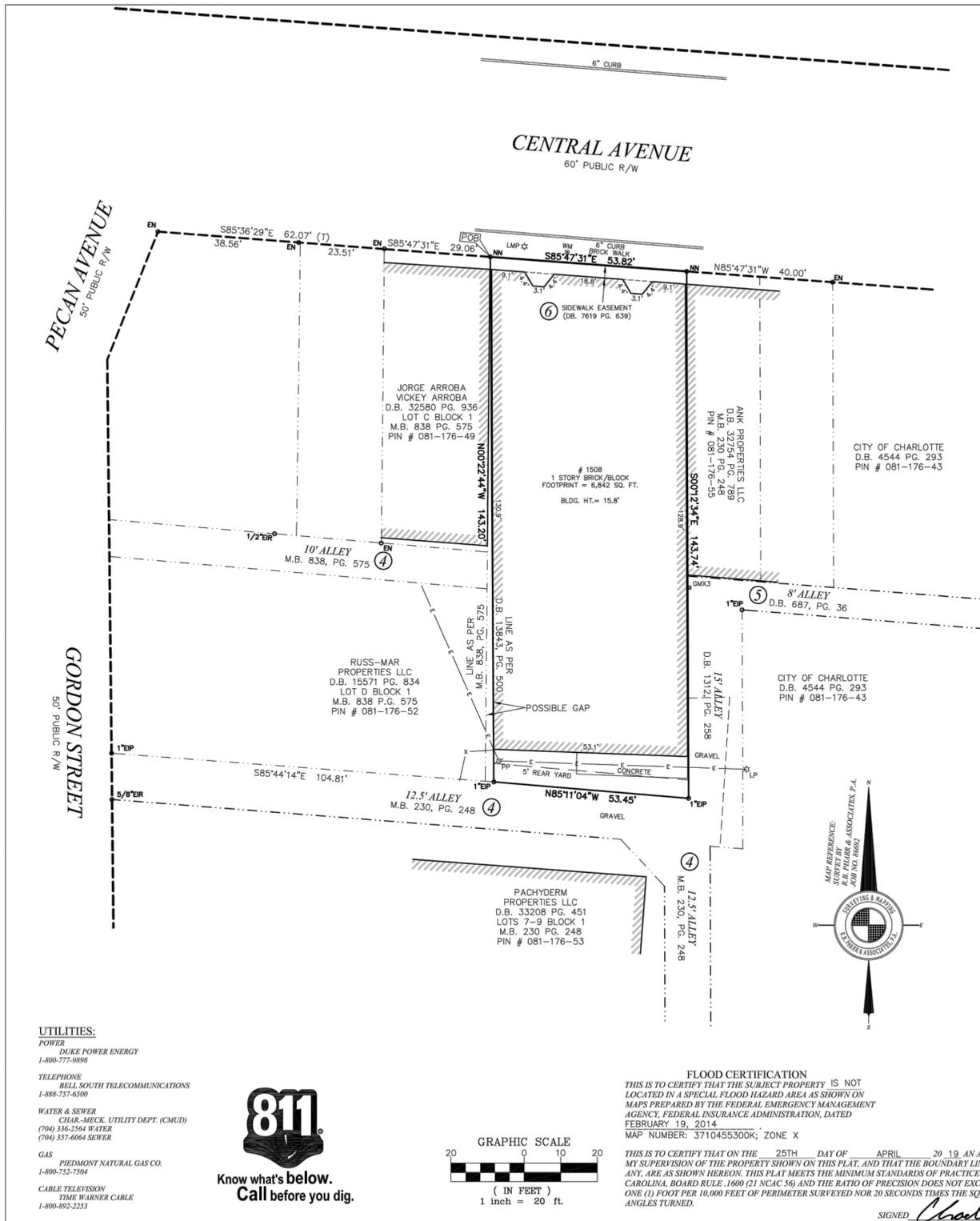
(NOT TO SCALE)

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-3



- NOTES:**
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
  2. ALL CORNERS MONUMENTED AS SHOWN.
  3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
  4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
  5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
  6. CENTRAL AVENUE IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
  7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
  8. (ALTA 19(a)) THE SUBJECT PROPERTY SHARES A COMMON PARTY WALL WITH THE BUILDING LOCATED ON TAX PARCEL 081-176-53. THE PROPERTY LINE IS LOCATED ALONG THE CENTER OF THE COMMON PARTY WALL.
  9. (ALTA 16) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
  10. (ALTA 17) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. SURVEYOR IS UNAWARE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
  11. (ALTA 18) AT THE TIME OF THIS SURVEY NO WETLAND DELINEATION MARKINGS WERE FOUND ON THE SUBJECT PROPERTY.

**ZONING:**  
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: R-2 WITH PEDESTRIAN OVERLAY DISTRICT (PED)

MINIMUM SETBACK: VARIABLE\*  
MINIMUM SIDE YARD: NONE  
MINIMUM REAR YARD: 5'

\*THE MINIMUM BUILDING SETBACK WILL BE SPECIFIED IN A STRESCAPE PLAN APPROVED BY THE CITY COUNCIL. THE MINIMUM SETBACK WILL BE MEASURED FROM THE BACK OF ALL EXISTING OR FUTURE CURBS, WHICHEVER IS GREATER.

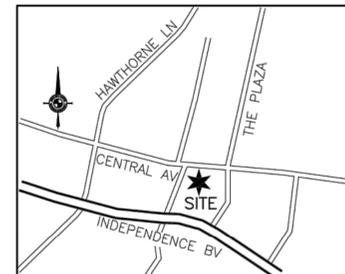
NOTE: REFERENCE IS MADE TO CHARLOTTE PLANNING DESIGN & DEVELOPMENT ZONING VERIFICATION LETTER DATED MAY 6, 2019.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704.336.3569.

**PARKING:**  
NO PARKING OBSERVED ON SUBJECT PROPERTY AT THE TIME OF SURVEY

- LEGEND:**
- CB - CATCH BASIN
  - CP - CALCULATED POINT
  - CO - CLEAN OUT
  - DB - DEED BOOK
  - EIP - EXISTING IRON PIPE
  - EIR - EXISTING IRON ROD
  - EN - EXISTING NAIL
  - GM - GAS METER
  - LMP - LAMP POST
  - MD - MEASURED
  - MR - MAP BOOK
  - N.G.S. - NATIONAL GEODETIC SURVEY
  - NN - NEW NAIL
  - PIN - PARCEL IDENTIFICATION NUMBER
  - POB - POINT OF BEGINNING
  - PP - POWER POLE
  - PG - PAGE
  - (R) - RECORDED
  - ROW - RIGHT-OF-WAY
  - (T) - TOTAL
  - TERR - TERRACOTTA PIPE
  - WM - WATER METER

- LINE LEGEND:**
- EASEMENT
  - FENCE
  - PROPERTY LINE
  - PROPERTY LINE (NOT SURVEYED)
  - RIGHT-OF-WAY
  - RIGHT-OF-WAY (NOT SURVEYED)
  - SETBACK
  - POWER LINE



VICINITY MAP  
NOT TO SCALE

**CHICAGO TITLE INSURANCE COMPANY**

COMMITMENT NO: 19-0555SCH  
COMMITMENT DATE: APRIL 2, 2019  
SCHEDULE B-II (EXCEPTIONS)

ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, FRICTIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLATS RECORDED IN MAP BOOK 230, PAGE 248; MAP BOOK 230, PAGE 249; BOOK 838, PAGE 575 (AS SHOWN HEREON)

RIGHT OF WAYS FOR INGRESS AND EGRESS AS SET FORTH IN DEEDS RECORDED IN BOOK 618, PAGE 162; BOOK 636, PAGE 124; BOOK 687, PAGE 36; BOOK 1158, PAGE 97; AND BOOK 1748, PAGE 129 (AS SHOWN HEREON)

PERMANENT SIDEWALK EASEMENT TO THE CITY OF CHARLOTTE RECORDED IN BOOK 7619, PAGE 639 (AS SHOWN HEREON)

**AS SURVEYED PROPERTY DESCRIPTION:**

Being that certain parcel of land lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

**BEGINNING** at a new nail located on the southern margin of the right-of-way of Central Avenue (a 60 ft public right-of-way), said point being a northeast corner of Lot C, Block 1 as described in Map Book 838, Page 575; thence with the margin of Central Avenue South 85-47-51 East a distance of 53.82 feet to a new nail at the northwest corner of the ANK Properties LLC Property as described in Deed Book 32754, Page 789; thence with the aforesaid ANK Properties LLC division wall South 00-12-34 East a distance of 143.74 feet to a 1" existing iron pipe on the northern margin of a 12.5' Alley; thence with the aforesaid Alley North 83-11-04 West a distance of 53.45 feet to a 1" existing iron pipe; thence with the building line North 00-22-44 West a distance of 143.20 feet to the point and place of beginning. Containing 7,668 square feet (0.1760 acres) according to a survey by R.B. Pharr & Associates, P.A. dated April 25, 2019, Job No. 89915.

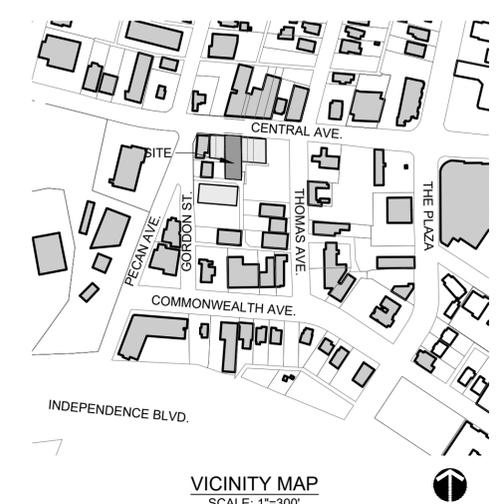
Being the same property shown and described in Chicago Title Insurance Company, Commitment No. 19-0555SCH, dated April 2, 2019.

**ALTA/NSPS CERTIFICATION:**

TO: ASANA PARTNERS FUND II REIT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY; PLAZA MIDWOOD CHARLOTTE 2, LP, A DELAWARE LIMITED PARTNERSHIP; AND CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 25, 2019.

*Charles E. Bell* 7/9/19  
CHARLES E. BELL DATE  
NCPLS, L-4804  
cheb@rpharr.com



VICINITY MAP  
SCALE: 1"=300'

2019-156

# I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>10/15/2019</u>
Received By:	<u>BK</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Belmont CDC, Bruce Wright

Owner's Address: PO BOX 33051 City, State, Zip: Charlotte, NC 28233

Date Property Acquired: 1727 Pegasus St, 04/13/11 / 1118 Parkwood Ave, 1984

Property Address: 1118 Parkwood Avenue

Tax Parcel Number(s): 08114708, 08114709

Current Land Use: Vacant Size (Acres): 0.52

Existing Zoning: R-5 Proposed Zoning: UR-3 (CD)

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

Required Rezoning Pre-Application Meeting\* with: William Linville  
Date of meeting: September 19, 2019

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

<b>For Conditional Rezonings Only:</b>
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): <u>Yes, 5 years</u>
Purpose/description of Conditional Zoning Plan: <u>Development of three-story 17 unit apartment building.</u>

Jason Dolan  
Name of Rezoning Agent

610 East Morehead Street, Suite 250  
Agent's Address

Charlotte, North Carolina 28202  
City, State, Zip

704-900-4945 \_\_\_\_\_  
Telephone Number Fax Number

Jason.dolan@timmons.com  
E-Mail Address

Reginald Jones  
Signature of Property Owner

Reginald Jones  
(Name Typed / Printed)

Parkwood Plaza, LLC  
Name of Petitioner(s)

PO BOX 33051  
Address of Petitioner(s)

Charlotte, NC 28233-3051  
City, State, Zip

704.335.0450 704.332.6929  
Telephone Number Fax Number

rjones\_belmont@bellsouth.net  
E-Mail Address

Reginald Jones  
Signature of Petitioner

Reginald Jones  
(Name Typed / Printed)

**SITE DEVELOPMENT DATA:**

ACREAGE: 0.507 ACRES  
 TAX PARCEL #: 08114709 AND 08114708  
 EXISTING ZONING: R-5  
 PROPOSED ZONING: UR-3 (CD)  
 EXISTING USES: VACANT  
 PROPOSED UNITS: 17

**ZONING CASE 2019-XXX**

1. GENERAL PROVISIONS.

a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

d. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT-OF-WAY SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE OR AT BACK OF SIDEWALK AT A MINIMUM.

2. PURPOSE  
 THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY BUILDING THAT WILL INCLUDE UP TO FOUR (4) AFFORDABLE-RATE UNITS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-3(CD) DISTRICT.

3. PERMITTED USES  
 USES ALLOWED ON THE PROPERTY WILL BE LIMITED TO UP TO 17 MULTI-FAMILY UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-3 ZONING. THE MAXIMUM FLOOR AREA OF THE BUILDING TO BE CONSTRUCTED WILL NOT EXCEED 20,000 SQ. FT.

4. TRANSPORTATION

a. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO PEGRAM STREET AS GENERALLY IDENTIFIED ON THE REZONING PLAN FOR THE SITE.

b. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.

c. THE PETITIONER WILL RELOCATE THE EXISTING BENCH AND PAD PER CATS SPECIFICATIONS ON PEGRAM STREET.

d. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE BUILDING'S CERTIFICATE OF OCCUPANCY IS ISSUED.

5. ARCHITECTURAL STANDARDS

THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, CANOPIES, AND ON HANDRAILS/RAILINGS; CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED ARE PROHIBITED AS A BUILDING MATERIAL. PREFERRED EXTERIOR BUILDING MATERIALS: THE BUILDING SHALL COMPRISE A MINIMUM OF 15% OF THE ENTIRE FAÇADE (EXCLUSIVE OF WINDOWS AND DOORS) FACING PARKWOOD AVENUE AND PEGRAM STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.

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 BE COMPOSED OF WOOD OR FIBER CEMENT MATERIALS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.

BUILDING ELEVATIONS SHALL BE DESIGNED WITH 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.

BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.

FAÇADES SHALL INCORPORATE WINDOWS OR OTHER ARCHITECTURAL DETAILS ALONG WITH VARYING BUILDING MATERIALS, OR ROOF LINES OR BUILDING OFFSETS.

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

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. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 3:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.

ALONG THE MAIN PUBLIC ELEVATIONS, PARKWOOD AVENUE AND PEGRAM STREET, THE BUILDING IS 3 LEVELS IN HEIGHT. AS THE TOPOGRAPHY FALLS ALONG PEGRAM STREET, A PORTION OF THE BUILDING BECOMES GREATER THAN 3 STORIES DUE TO THE BUILDING FOUNDATION (STEM WALL). IN THIS AREA THE MAXIMUM BUILDING HEIGHT, AS MEASURED ALONG THE AVERAGE GRADE AT THE BASE OF THE BUILDING, WILL EXCEED 40'-0". A MAXIMUM BUILDING HEIGHT OF 42'-0" IS REQUESTED AND IS ALLOWED ACCORDING TO TABLE 9.406(3)(A) WITH AN INCREASE OF 4' TO THE SIDE AND REAR SETBACKS.

EXPANSES OF BLANK WALL WILL BE NO LONGER THAN 20 FEET.

6. STREETScape AND LANDSCAPING

RESERVED

7. ENVIRONMENTAL FEATURES

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.

8. PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

9. FIRE PROTECTION

RESERVED

10. SIGNAGE

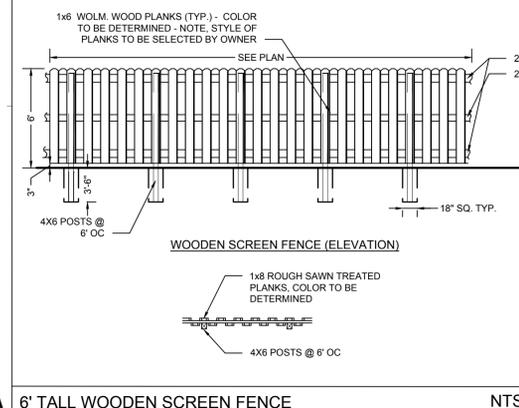
RESERVED

11. LIGHTING

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

12. PHASING

RESERVED



6' TALL WOODEN SCREEN FENCE NTS

**REZONING SUMMARY**

PETITIONER : PARKWOOD PLAZA, LLC  
 PO BOX 33051  
 CHARLOTTE, NC 28233

REZONING SITE AREA: 0.507 ACRES

TAX PARCEL #: 08114709 & 08114708

EXISTING ZONING: R-5

PROPOSED ZONING: UR-3 (CD)

EXISTING USES: VACANT

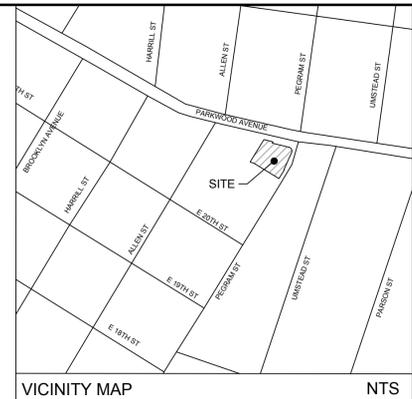
PROPOSED USES: APARTMENTS

MAX. BUILDING HEIGHT: 40' (3 STORIES) INCREASED TO 42' WITH 4' INCREASE TO REAR AND SIDE YARD SETBACKS

PARKING: 1 SPACE PER UNIT X 17 ROOMS = 17 SPACES

REQ. PARKING: STANDARD: 21 SPACES  
 ACCESSIBLE: 1 SPACES  
 TOTAL: 22 SPACES

TREE SAVE: REQUIRED: 0.08 AC (15%)  
 PROVIDED: 0.08 AC MINIMUM

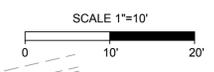
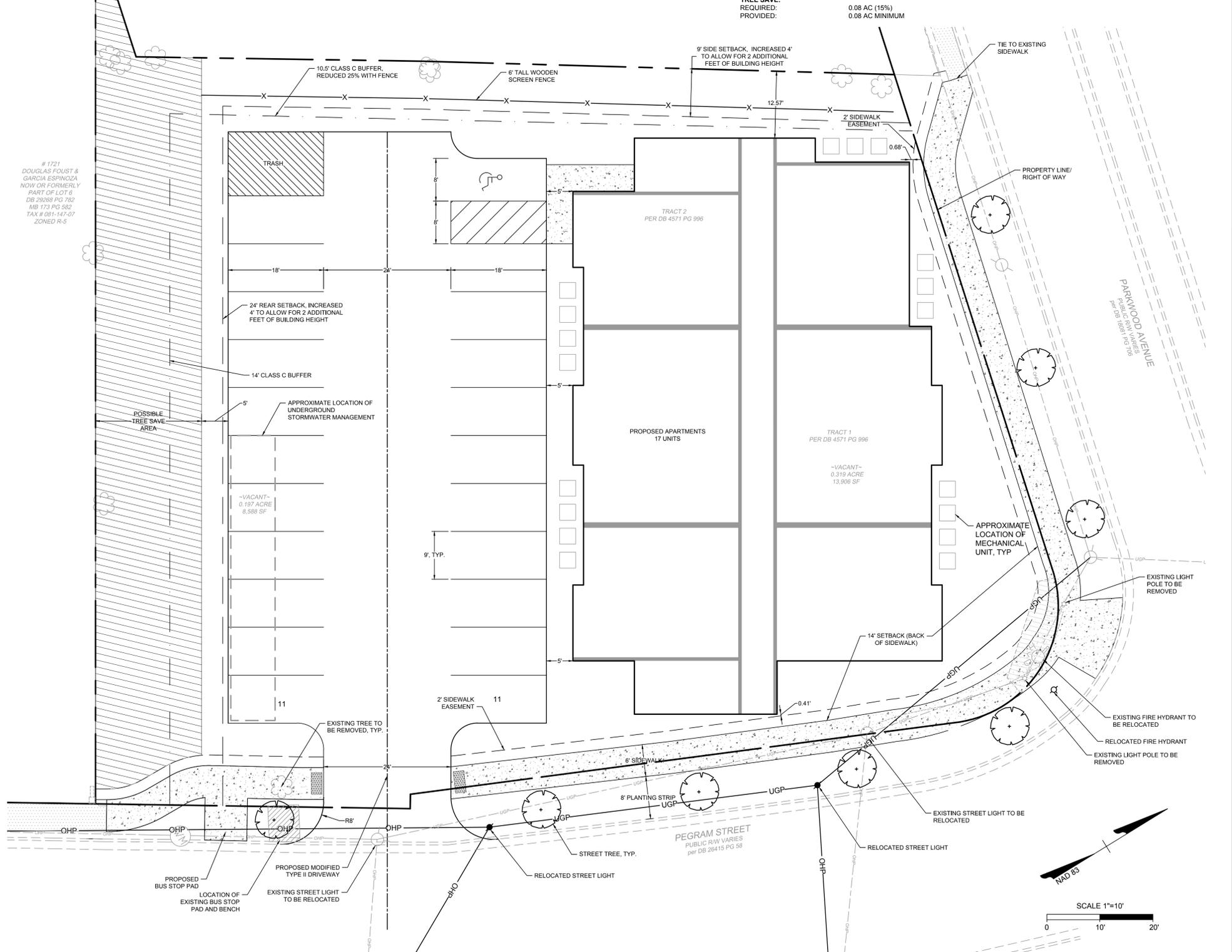


VICINITY MAP NTS

# 1716  
 RUSSELL GIBBS & LAURA GIBBS  
 NOW OR FORMERLY PART OF LOT 12-13  
 DB 25603 PG 528  
 MB 173 PG 583  
 TAX # 081-147-15  
 ZONED R-5

# 1721  
 DOUGLAS FOUST & GARCIA ESPINOZA  
 NOW OR FORMERLY PART OF LOT 6  
 DB 29268 PG 782  
 MB 173 PG 582  
 TAX # 081-147-07  
 ZONED R-5

# 1114  
 CAROLINA CAPITAL RESERVE FUND LLC  
 NOW OR FORMERLY PART OF LOT 7,  
 LOTS 13 & 14  
 DB 32365 PG 707  
 MB 173 PG 682  
 TAX # 081-147-15  
 ZONED R-5



neighboring concepts  
 ARCHITECTURE • PLANNING • INTERIORS

TIMMONS GROUP  
 YOUR VISION ACHIEVED THROUGH OURS.

1118 PARKWOOD AVENUE  
 Charlotte, North Carolina  
 REZONING PLAN

JOB NO. 44497  
 SHEET NO. RZ100

THIS DRAWING PREPARED AT THE  
 CHARLOTTE OFFICE  
 610 E. Morehead  
 TEL 704.602.8800 FAX 704.376.1076  
 North Carolina License No. C-1652

REVISION DESCRIPTION	DATE

DATE 10/2/19  
 DRAWN BY S. ELIASON  
 DESIGNED BY S. ELIASON  
 CHECKED BY J. DOLAN  
 SCALE 1"=10'

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-157

Petition #:	_____
Date Filed:	<u>10/16/2019</u>
Received By:	<u>[Signature]</u>

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

Property Owner: See Exhibit A Attached Hereto

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

Date Property Acquired: See Exhibit A

Property Address: See Exhibit A

Tax Parcel Number(s): 029-341-04 and 029-341-03

Current Land Use: Single family residential Size (Acres): +/- 8.5 acres

Existing Zoning: R-4 Proposed Zoning: R-8 MF (CD)

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

Required Rezoning Pre-Application Meeting\* with: Kent Main, Michael Russell, Grant Meacci and Isaiah Washington  
Date of meeting: July 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 accommodate the development of a residential community on the site.

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341  
Telephone Number                      Fax Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

ABP Development LLC (c/o Patina Durham)  
Name of Petitioner(s)

5136 Berkeley Park Court  
Address of Petitioner(s)

Charlotte, NC 28277  
City, State, Zip

704-618-9284  
Telephone Number                      Fax Number

Psdi2775@gmail.com  
E-Mail Address

**ABP DEVELOPMENT LLC**

By: [Signature]  
Signature of Property Owner

Patina Durham  
(Name Typed / Printed)

**ABP DEVELOPMENT LLC**

By: [Signature]  
Signature of Petitioner

Patina Durham  
(Name Typed / Printed)

**Exhibit A to Rezoning Application Filed by ABP Development LLC**

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

**Tax Parcel Numbers**

**Tax Parcel No. 029-341-04**

ABP Development LLC  
5136 Berkeley Park Court  
Charlotte, NC 28277

Acquisition Date: May 3, 2017

Site Address: 2809 Polk and White Road

**Tax Parcel No. 029-341-03**

ABP Development LLC  
5136 Berkeley Park Court  
Charlotte, NC 28277

Acquisition Date: October 8, 2019

Site Address: 2721 Polk and White Road







**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-158

Petition #:	_____
Date Filed:	<u>10/18/2019</u>
Received By:	<u>BY</u>

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

Property Owner: David E. Beaty & George M. Beaty; Honey Properties, Inc.

Owner's Address: 567 Roundhouse Lane; 6701 Fairview Rd Ste C City, State, Zip: Charlotte, NC 28226; 28210

Date Property Acquired: 1/1/1975; 3/6/2012; 8/16/2007

Property Address: 616, 618 and 620 East Woodlawn Road

Tax Parcel Number(s): 171-011-57, 171-011-56, and 171-011-55

Current Land Use: Residential Size (Acres): +/- 3.6 acres

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

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

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

Date of meeting: 5/28/2019

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

<b>For Conditional Rezonings Only:</b>
Requesting a vesting period exceeding the 2 year minimum? Yes/ <u>No</u> . Number of years (maximum of 5): <u>N/A</u>
Purpose/description of Conditional Zoning Plan: <u>to accommodate a townhome community</u>

Brittany Lins  
 Collin Brown and ~~Danley Patrick, Jr~~  
 Name of Rezoning Agent  
~~214 N. Tryon Street, 17th Floor~~ 1420 E. 7th Street  
 Agent's Address Suite 100  
 Charlotte, NC ~~28202~~ 28204  
 City, State, Zip  
~~704-221-7531~~ 704-200-2637 ~~704-252-2221~~  
 Telephone Number Fax Number  
Collin.Brown@alexanderricks.com  
~~Collin.Brown@kdgates.com / Brittany.Lins@kdgates.com~~  
 E-Mail Address Brittany.Lins@alexanderricks.com

See Attached Joinder Agreement  
 Signature of Property Owner

See Attached Joinder Agreement  
 (Name Typed / Printed)

MPV Properties  
 Name of Petitioner(s)  
 2400 South Blvd #3000  
 Address of Petitioner(s)  
 Charlotte, NC 28203  
 City, State, Zip  
 704-488-2100  
 Telephone Number Fax Number  
bwpatrick@mpyre.com  
 E-Mail Address

Bailey W. Patrick  
 Signature of Petitioner

Bailey W. Patrick  
 (Name Typed / Printed)

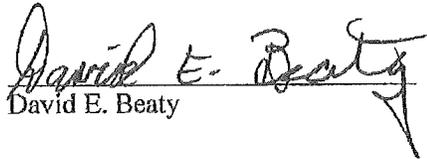
REZONING PETITION NO. 2019-xxx

MPV PROPERTIES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of those parcels of land located at 616 and 618 East Woodlawn Road in the City of Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 171-011-57 and 171-011-56 on the Mecklenburg County Tax Map and which are the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 14<sup>th</sup> day of OCTOBER, 2019

  
David E. Beaty

\_\_\_\_\_  
George M. Beaty

REZONING PETITION NO. 2019-xxx

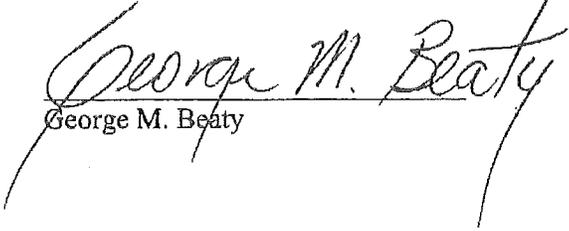
MPV PROPERTIES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of those parcels of land located at 616 and 618 East Woodlawn Road in the City of Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 171-011-57 and 171-011-56 on the Mecklenburg County Tax Map and which are the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 14<sup>th</sup> day of October, 2019

\_\_\_\_\_  
David E. Beaty

  
\_\_\_\_\_  
George M. Beaty

REZONING PETITION NO. 2019-xxx

MPV PROPERTIES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 620 East Woodlawn Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 171-011-55 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 14<sup>th</sup> day of October, 2019

  
\_\_\_\_\_  
Honey Properties Inc.



McADAMS

The John R. McAdams Company, Inc.  
3430 Toringdon Way  
Suite 110  
Charlotte, NC 28277  
phone 704.527.0800  
fax 919.361.2269  
license number: C-0293, C-187

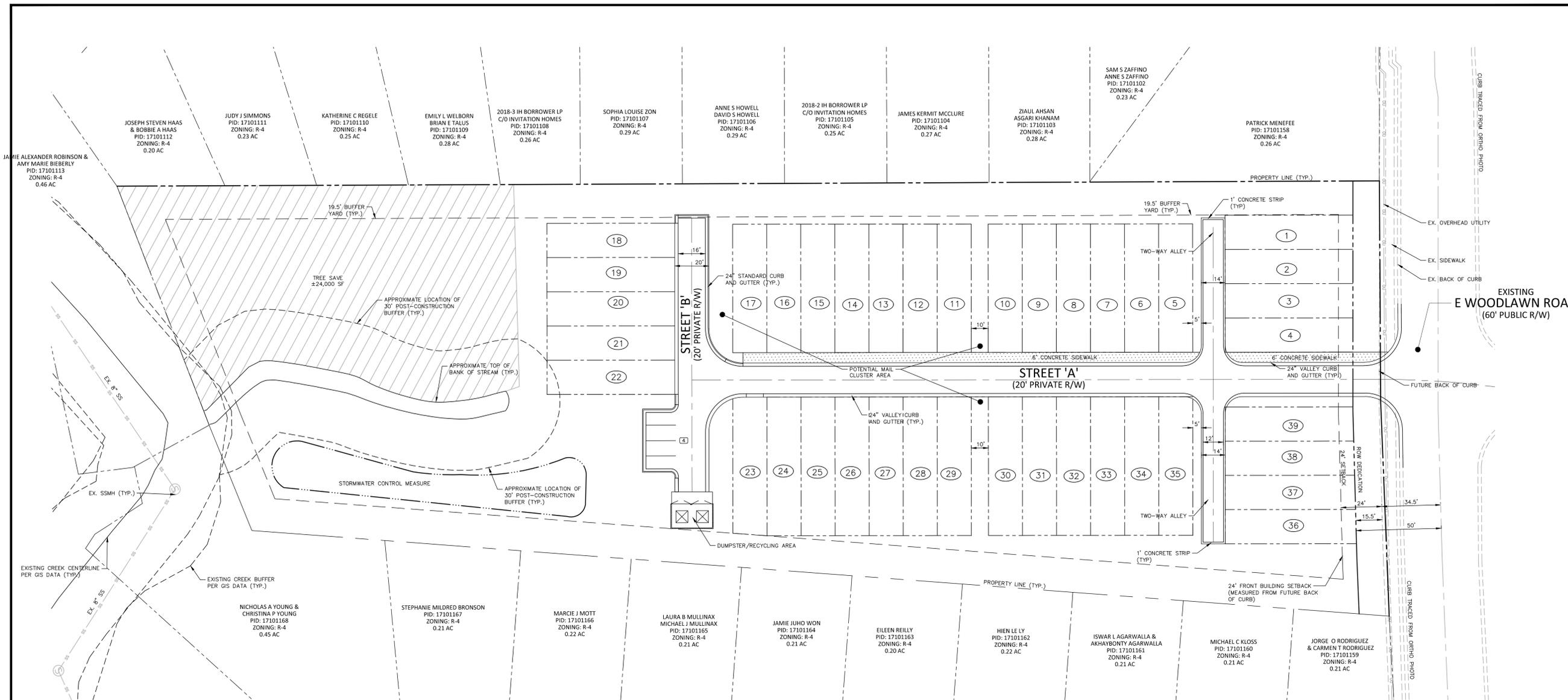
www.mcadamsco.com

CLIENT

JASON MCARTHUR  
MISSION PROPERTIES  
1114 CLEMENT AVENUE, #100  
CHARLOTTE, NORTH CAROLINA 28205



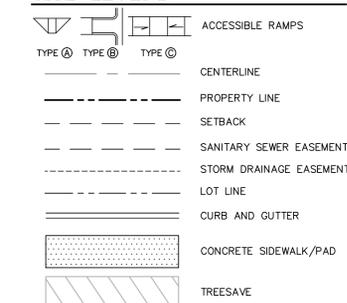
EAST WOODLAWN ROAD  
TOWNHOMES  
PRELIMINARY DRAWINGS  
620 EAST WOODLAWN ROAD  
CHARLOTTE, NORTH CAROLINA 28209



SITE DATA

DEVELOPER	MISSION PROPERTIES 1114 CLEMENT AVENUE, SUITE 100 CHARLOTTE, NORTH CAROLINA 28205
SITE AREA:	SITE ACREAGE: ±3.65 AC
EXISTING ZONING:	R-4 AND UR-2(CD)
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED DENSITY:	± 10.68 DU/AC
PROPOSED NUMBER OF UNITS:	39
MAXIMUM BUILDING HEIGHT:	40 FT (MEASURED AT THE REQUIRED SETBACK, SIDE AND REAR YARD LINES, MAX HEIGHT 45')
FRONT YARD SETBACK:	24 FT FROM FUTURE BACK OF CURB
SIDE YARD SETBACK:	5 FT
REAR YARD SETBACK:	10 FT
BUILDING SEPARATION:	10 FT MIN.
BUFFER YARD WIDTH:	19.5 FT
AUTOMOBILE PARKING PROVIDED:	82 SPACES (2 PER UNIT AND 4 GUEST SPACES)
PROPOSED STREAM IMPACTS:	PERMITTING TO BE COORDINATED WITH ACOE
TREE SAVE REQUIRED:	0.547 AC (15%)
TREE SAVE PROVIDED:	0.55 AC (15%)

SITE LEGEND



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. MSP-19000  
FILENAME MSP19000-R21 (10-17-2019)  
CHECKED BY MDD  
DRAWN BY CEG  
SCALE 1" = 30'  
DATE 10.17.2019

SHEET

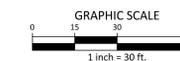
REZONING PLAN

RZ.1



Know what's below.  
Call before you dig.

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.  
3430 Torringdon Way  
Suite 110  
Charlotte, NC 28277  
phone 704. 527. 0800  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

JASON MCARTHUR  
MISSION PROPERTIES  
1114 CLEMENT AVENUE, #100  
CHARLOTTE, NORTH CAROLINA 28205



EAST WOODLAWN ROAD  
TOWNHOMES  
PRELIMINARY DRAWINGS  
620 EAST WOODLAWN ROAD  
CHARLOTTE, NORTH CAROLINA 28209

MPV PROPERTIES  
REZONING PETITION NO. 2019-xxx  
10/9/2019

Development Data Table:

Site Area: +/- 3.65 acres  
Tax Parcels: 171-011-57, 171-011-56, and 171-011-55  
Existing Zoning: R-4 and UR-2(CD)  
Proposed Zoning: UR-2(CD) & UR-2(CD)SPA  
Existing Use: Residential  
Proposed Uses: Up to 39 Single-family Attached (Townhome) Dwelling Units  
Maximum Building Height: Up to Forty-five (45) feet  
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 MPV Properties (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 3.65-acre site located on the southwest side of Woodlawn Road, between Murrayhill Road and Old Woods Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 171-011-57, 171-011-56, and 171-011-55.
- 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 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of thirty-nine (39) single-family attached dwelling units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- 1. As depicted on the Rezoning Plan, the Site will be served by an internal private drive, and minor adjustments to the location of the internal private drive shall be allowed during the construction permitting process.
- 2. A maximum of one (1) access point shall be provided along Woodlawn Road, as generally depicted on the Rezoning Plan.
- 3. Petitioner shall dedicate all rights-of-way along E. Woodlawn Rd in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- 4. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.

IV. Architectural Standards

- 1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
- 2. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl hand rails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
- 3. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- 4. The Petitioner will minimize the visual impact of garage doors visible from network-required streets by adding additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- 5. 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.
- 6. Porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Stoops and entry-level porches may be covered but shall not be enclosed.
- 7. For all corner/end units that face a public street, stoops shall face the public realm and corner units will have enhanced side elevations with a front stoop. Side elevations shall not contain blank wall expanses greater than fifteen (15) feet on all building levels.
- 8. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
- 9. Attached dwelling units shall be limited to a maximum width of one hundred sixty five (165) feet per building along all public and private streets.
- 10. All townhome units shall be provided with a garage for a minimum of one (1) car.

V. Streetscape and Landscaping

- 1. The Petitioner shall provide a minimum nineteen and a half (19.5) foot buffer (Confirm with McAdams.) along the Site's property boundary, in the area 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.
- 2. The Petitioner shall comply with tree save requirements.

VII. Lighting

- 1. All freestanding lighting fixtures installed on the Site greater than twenty one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/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.

VIII. 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.

IX. 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. MSP-19000  
FILENAME MSP19000-RZ1 (10-17-2019)  
CHECKED BY MDD  
DRAWN BY CEG  
SCALE NTS  
DATE 10.17.2019

SHEET

REZONING NOTES

RZ.2

2019-159

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	<u>10/23/2019</u>
Received By:	<u>Bf</u>

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

Property Owner: Zepsa Properties, LLC.

Owner's Address: 1501 Westinghouse Blvd City, State, Zip: Charlotte, NC 28273

Date Property Acquired: 1992

Property Address: 4516 Nations Crossing Road, Charlotte, NC 28217

Tax Parcel Number(s): 149-034-06

Current Land Use: Industrial Size (Acres): 0.952

Existing Zoning: MUDD-O (CD) Proposed Zoning: TOD-TR

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

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

Date of meeting: 10/16/2019

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

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

\_\_\_\_\_

\_\_\_\_\_

Thomas C. West  
Name of Rezoning Agent

PO Box 470303  
Agent's Address

Charlotte, NC 28247  
City, State, Zip

(704) 583-9378      (704) 583-4118  
Telephone Number      Fax Number

tom.west@west-eng.com  
E-Mail Address

  
Signature of Property Owner

Ed Zepsa  
(Name Typed / Printed)

Ed Zepsa  
Name of Petitioner(s)

1501 Westinghouse Blvd.  
Address of Petitioner(s)

Charlotte, NC 28273  
City, State, Zip

(704) 583-9220      (704) 583-9674  
Telephone Number      Fax Number

ed@zepsa.com  
E-Mail Address

  
Signature of Petitioner

Ed Zepsa  
(Name Typed / Printed)



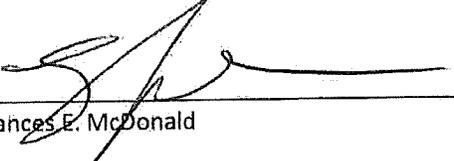
REZONING PETITION NO. 2019-\_\_\_\_\_

MERITAGE HOMES

Joinder Agreement

The undersigned as the owner of that parcel of land located at 2709 Kelly Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-051-15 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

X This 15 day of October, 2019.

X   
\_\_\_\_\_  
Frances E. McDonald

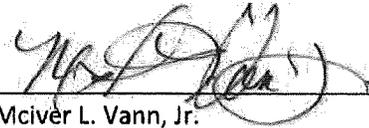
REZONING PETITION NO. 2019-\_\_\_\_\_

MERITAGE HOMES

Joinder Agreement

The undersigned as the owners of those parcels of land located in Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 033-231-01, 033-051-03, 033-051-21, and 033-051-31 on the Mecklenburg County Tax Maps and which are the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 17 day of Oct., 2019.



Mciver L. Vann, Jr.



Barbara M. Vann

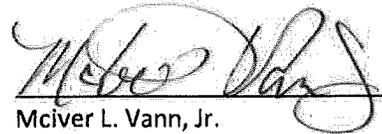
REZONING PETITION NO. 2019-\_\_\_\_\_

MERITAGE HOMES

Joinder Agreement

The undersigned as the owner of those parcels of land located in Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 033-051-16 and 033-051-32 on the Mecklenburg County Tax Maps and which are the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 17 day of Oct, 2019.

  
\_\_\_\_\_  
Mciver L. Vann, Jr.

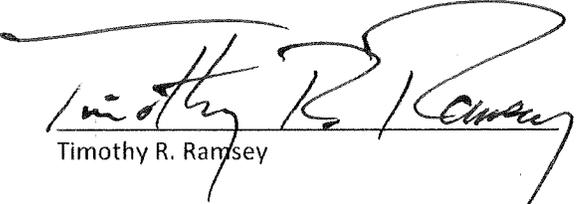
REZONING PETITION NO. 2019- \_\_\_\_\_

MERITAGE HOMES

Joinder Agreement

The undersigned as the owners of that parcel of land located in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-051-41 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 15<sup>th</sup> day of October, 2019.

  
\_\_\_\_\_  
Timothy R. Ramsey

  
\_\_\_\_\_  
Phyllis B. Ramsey

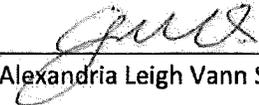
REZONING PETITION NO. 2019-\_\_\_\_\_

MERITAGE HOMES

Joinder Agreement

The undersigned as the owners of that parcel of land located at 9120 Hutchinson Lane in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-051-34 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 14th day of October, 2019.

  
\_\_\_\_\_  
Alexandria Leigh Vann Supino

  
\_\_\_\_\_  
Michael Salvatore Supino

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

MERITAGE HOMES

Joinder Agreement

The undersigned as the owners of that parcel of land located at 2759 Kelly Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-051-10 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 17 day of October, 2019.



Thomas G. Robinson



Tamara C. Robinson

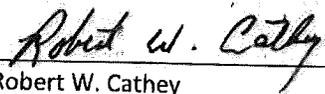
REZONING PETITION NO. 2019-\_\_\_\_\_

MERITAGE HOMES

Joinder Agreement

The undersigned as the owners of that parcel of land located in Mecklenburg County, North Carolina that is designated as Tax Parcel No.033-051-33 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 15 day of Oct, 2019.

  
Robert W. Cathey

X   
Rebecca Auten



CLIENT:



PROJECT:

1213 W. MOREHEAD STREET, SUITE 300  
 CHARLOTTE, NC 28208  
 (704) 334-0078  
 (704) 334-5348  
 # 2019-XXX

SHEET TITLE:

C  
 P

SEAL:

PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	OCTOBER 2019

DRAWING NUMBER: **1.1**

WKD PROJ. NO.:

REVISION:	DATE:	COMMENT:

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**DEVELOPMENT DATA TABLE**

SITE AREA:	7- 80.78 ACRES
TAX PARCELS:	03323101, 03305103, 03305111, 03305121, 03305131, 03305132, 03305133, 03305134, 03305141, 03305110, AND 03305115
EXISTING ZONING:	R-3
PROPOSED ZONING:	MX-2(INNOV)
EXISTING USE:	VACANT
PROPOSED USES:	UP TO 280 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS
MAXIMUM BUILDING HEIGHT:	UP TO FORTY-FIVE (45) FEET
PARKING:	SHALL MEET OR EXCEED ORDINANCE STANDARDS

**I. GENERAL PROVISION**

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MERITAGE HOMES OF THE CAROLINAS, INC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 80.78-ACRE SITE LOCATED ON THE EAST SIDE OF HUTCHINSON LANE AND NORTH OF PLEASANT GROVE ROAD, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 03323101, 03305103, 03305111, 03305121, 03305131, 03305132, 03305133, 03305134, 03305141, 03305110, AND 03305115.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, OR AS OTHERWISE PROVIDED IN THE INNOVATIVE STANDARDS OF SECTION III BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- 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.
- 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 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 207 OF THE ORDINANCE.

**II. PERMITTED USE**

- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF TWO HUNDRED EIGHTY (280) SINGLE-FAMILY ATTACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE MX-2 ZONING DISTRICT.

**III. INNOVATIVE STANDARD**

THE PETITIONER REQUESTS THE FOLLOWING MODIFICATIONS TO THE MX-2 ZONING DISTRICT, AS PERMITTED IN SECTION 11.208 OF THE ORDINANCE:

- MINIMUM LOT (UNIT) WIDTH OF TWENTY (20) FEET AND MINIMUM BUILDING WIDTH OF FORTY (40) FEET
- MINIMUM LOT (UNIT) AREA OF ONE THOUSAND NINE HUNDRED (1,900) SQUARE FEET AND MINIMUM BUILDING AREA OF THREE THOUSAND EIGHT HUNDRED (3,800) SQUARE FEET
- MINIMUM SEPARATION BETWEEN BUILDINGS OF TEN (10) FEET AND
- MINIMUM SIDE SETBACK WIDTH OF TEN (10) FEET ADJACENT TO RIGHTS-OF-WAY.

**IV. TRANSPORTATION**

- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THESE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- A MAXIMUM OF ONE (1) ACCESS POINT SHALL BE PROVIDED ALONG HUTCHINSON LANE AND ONE (1) ACCESS POINT ALONG KELLY ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY ALONG THE SITE'S FRONTAGE OF HUTCHINSON LANE AND KELLY ROAD IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

**V. ARCHITECTURAL STANDARD**

- PREPARED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, VINYL SIDING, VINYL, ALUMINUM WRAPPED WOOD FASCIA, AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
- PROHIBITED EXTERIOR BUILDING MATERIALS: CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
- PITCHED ROOFS: PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS OR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- THE PETITIONER WILL MINIMIZE THE VISUAL IMPACT OF GARAGE DOORS VISIBLE FROM NETWORK-REQUIRED STREETS BY ADDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS, DECORATIVE HANDLES/STRAPS, OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- 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.
- PORCHES OR STOOPS SHALL BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING.
- ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF EIGHT (8) UNITS PER BUILDING OR A MAXIMUM WIDTH OF ONE HUNDRED SEVENTY-FIVE (175) FEET PER BUILDING ALONG ALL PUBLIC AND PRIVATE STREETS.
- ALL TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) CAR.

**VI. ENVIRONMENTAL TREATMENT**

- 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 TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

**VII. LIGHTING**

- ALL REESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/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.

**VIII. AMENDMENT 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 OF THE ORDINANCE.

**IX. VESTING RIGHT**

IF THIS REZONING PETITION IS APPROVED BY THE CHARLOTTE CITY COUNCIL THEN, PURSUANT TO SECTION 1.110 OF THE ORDINANCE, THE PETITIONER HEREBY REQUESTS A FIVE-YEAR VESTED RIGHT TO UNDERTAKE AND COMPLETE THE DEVELOPMENT OF THIS SITE UNDER THE TERMS AND CONDITIONS AS SO APPROVED, COMMENCING UPON APPROVAL OF THIS REZONING PETITION BY THE CHARLOTTE CITY COUNCIL. THE PETITIONER MAKES THIS REQUEST FOR A FIVE-YEAR VESTED RIGHT DUE TO THE SIZE AND PHASING OF THE PROPOSED DEVELOPMENT, MARKET CONDITIONS AND THE LEVEL OF INVESTMENT INVOLVED.

**X. BINDING EFFECT OF THE REZONING DOCUMENT AND DEFINITION**

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.

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-161

Petition #:	_____
Date Filed:	10/25/2019
Received By:	BE

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

Property Owner: 601 S Tryon LLC

Owner's Address: 227 W Trade Street, Suite 10000 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 12/12/2018

Property Address: 600 S College Street

Tax Parcel Number(s): 125-121-06

Current Land Use: Office tower under construction Size (Acres): +/- 2.4 acres

Existing Zoning: UMUD-O Proposed Zoning: UMUD-O SPA

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

Required Rezoning Pre-Application Meeting\* with: \_\_\_\_\_  
Date of meeting: \_\_\_\_\_

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: to update the signage request on approved office tower

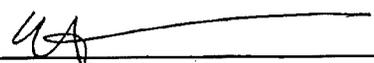
**Collin Brown & Brittany Lins**  
Name of Rezoning Agent

**1420 E. 7<sup>th</sup> Street, Suite 100**  
Agent's Address

**Charlotte, NC 28204**  
City, State, Zip

**704-200-2637**  
Telephone Number Fax Number

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

  
Signature of Property Owner

Elizabeth A McMillan  
(Name Typed / Printed)

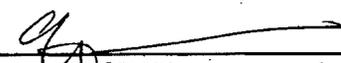
**Crescent Communities, LLC**  
Name of Petitioner(s)

**227 W Trade Street, Suite 10000**  
Address of Petitioner(s)

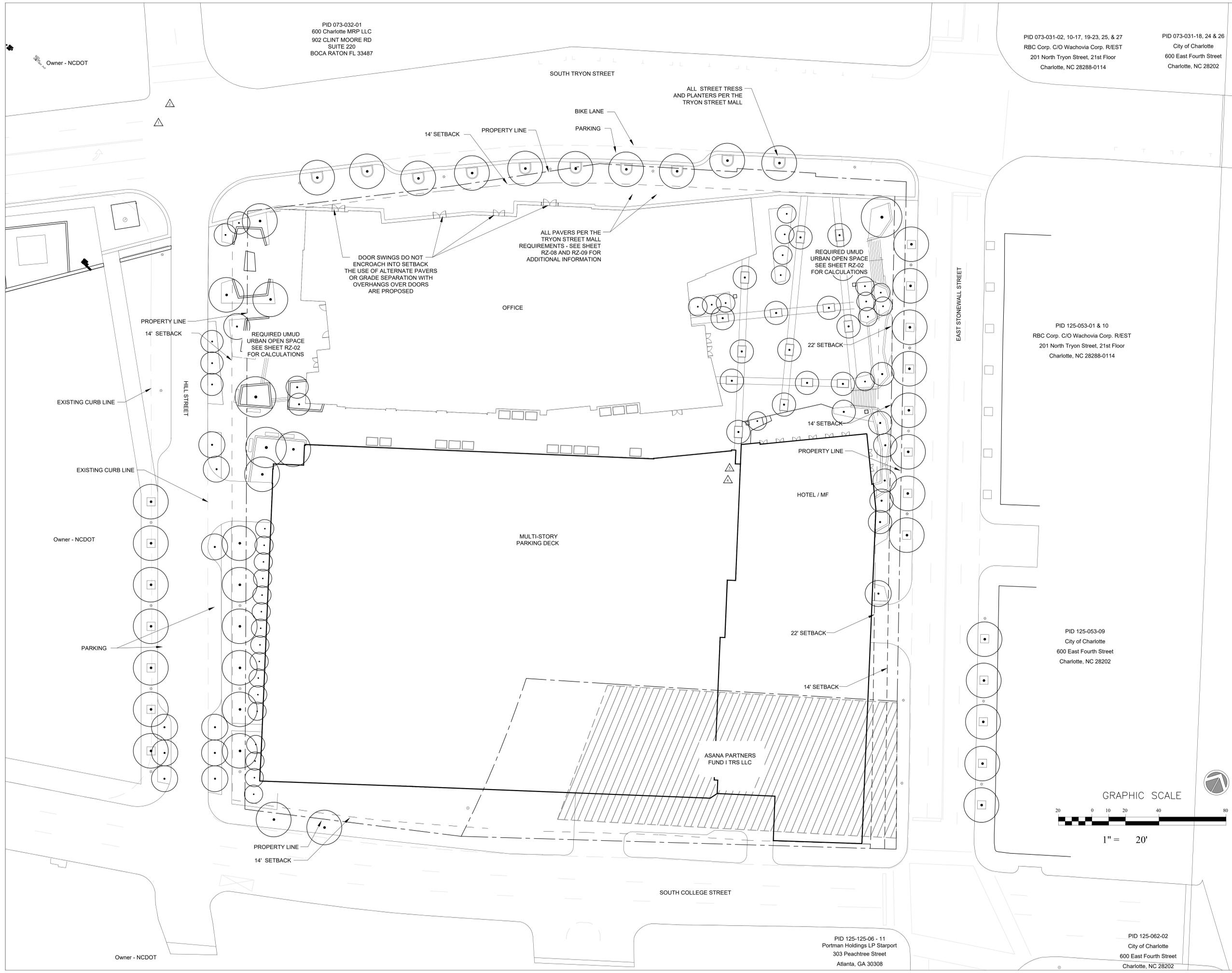
**Charlotte, NC 28202**  
City, State, Zip

**980-321-6161**  
Telephone Number Fax Number

**emcmillan@crescentcommunities.com**  
E-Mail Address

  
Signature of Petitioner

Elizabeth A McMillan  
(Name Typed / Printed)



PID 073-032-01  
600 Charlotte MRP LLC  
902 CLINT MOORE RD  
SUITE 220  
BOCA RATON FL 33487

PID 073-031-02, 10-17, 19-23, 25, & 27  
RBC Corp. C/O Wachovia Corp. R/EST  
201 North Tryon Street, 21st Floor  
Charlotte, NC 28288-0114

PID 073-031-18, 24 & 26  
City of Charlotte  
600 East Fourth Street  
Charlotte, NC 28202

PID 125-053-01 & 10  
RBC Corp. C/O Wachovia Corp. R/EST  
201 North Tryon Street, 21st Floor  
Charlotte, NC 28288-0114

PID 125-053-09  
City of Charlotte  
600 East Fourth Street  
Charlotte, NC 28202

PID 125-125-06 - 11  
Portman Holdings LP Starport  
303 Peachtree Street  
Atlanta, GA 30308

PID 125-062-02  
City of Charlotte  
600 East Fourth Street  
Charlotte, NC 28202

ISSUE FOR  
Rezoning Petition 2017-199

ISSUE DATE  
06/19/14

NO.	REASON	DATE
△	PER REVIEW COMMENTS	10.17.14
△	PER REVIEW COMMENTS	11.21.14
△	SITE PLAN AMENDMENT	12.18.17
△	PER REVIEW COMMENTS	02.12.18

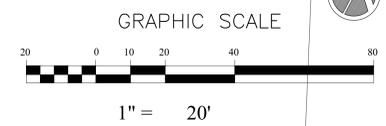
PROJECT TEAM  
PRINCIPAL IN CHARGE  
EDDIE PORTIS, AIA, LEED® AP BD+C  
PROJECT MANAGER  
FRANK DEBOLT, AIA, LEED® AP BD+C  
PROJECT ARCHITECT  
CHRISTOPHER HOYT, AIA  
EDDIE PORTIS

TRYON PLACE  
OFFICE  
601 SOUTH TRYON  
CHARLOTTE, NC

PROJECT NO.  
**132.9153.00**

SHEET TITLE  
TECHNICAL DATA SHEET

SHEET NUMBER  
**RZ-01**



**1. General Provisions**

The following Development Standards are taken from the originally approved Rezoning Petition 2014-079. The minor modification associated with this rezoning are depicted on clouded language below. The purpose of this Site Plan Amendment is to obtain approval of additional "Optional" provisions allowing deviations from certain provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") as allowed by section 9.908 of the Ordinance to provide additional development flexibility which will facilitate the development of a 3.5 +/- acre property bounded by Tryon Street, Stonewall Street, College Street and Hill Street in the City of Charlotte comprised of Mecklenburg County Tax Parcel numbers 125-121-01, 125-121-02, 125-121-03 and 125-121-05 (the "Site"). For the most part, the development standards set forth below are identical to the Development Standards in Rezoning Petition 2014-079. To be clear, provisions of Rezoning Petition 2014-079 are set forth below for ease of recognition. They do not create new entitlements in addition to those in Rezoning Petition 2014-079.

If the Petitioner seeks to take advantage of any of the "Optional" provisions approved as part of the Rezoning Petition, development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards (including any Optional provisions utilized) and the applicable provisions Ordinance. The development depicted on the Technical Data Sheet is intended to reflect in general terms, the arrangement, location and design of the component parts and street improvements for the Site as if the Optional provisions requested in these Development Standards are implemented.

However, any deviations from the UMUD minimum standards are Optional in nature and relate only to the development and street improvements proposed by the accompanying Technical Data Sheet and these Development Standards. The Site may also be developed in accordance with the standard UMUD requirements and other applicable minimum standards established by other City of Charlotte codes, ordinances and policies. Accordingly, the Petitioner expressly reserves the right to develop the Site and/or portions thereof in a manner wholly different from the development depicted on the Technical Data Sheet in any manner permitted by the Ordinance and other City of Charlotte codes, ordinances and policies as if no Optional provision had been applicable.

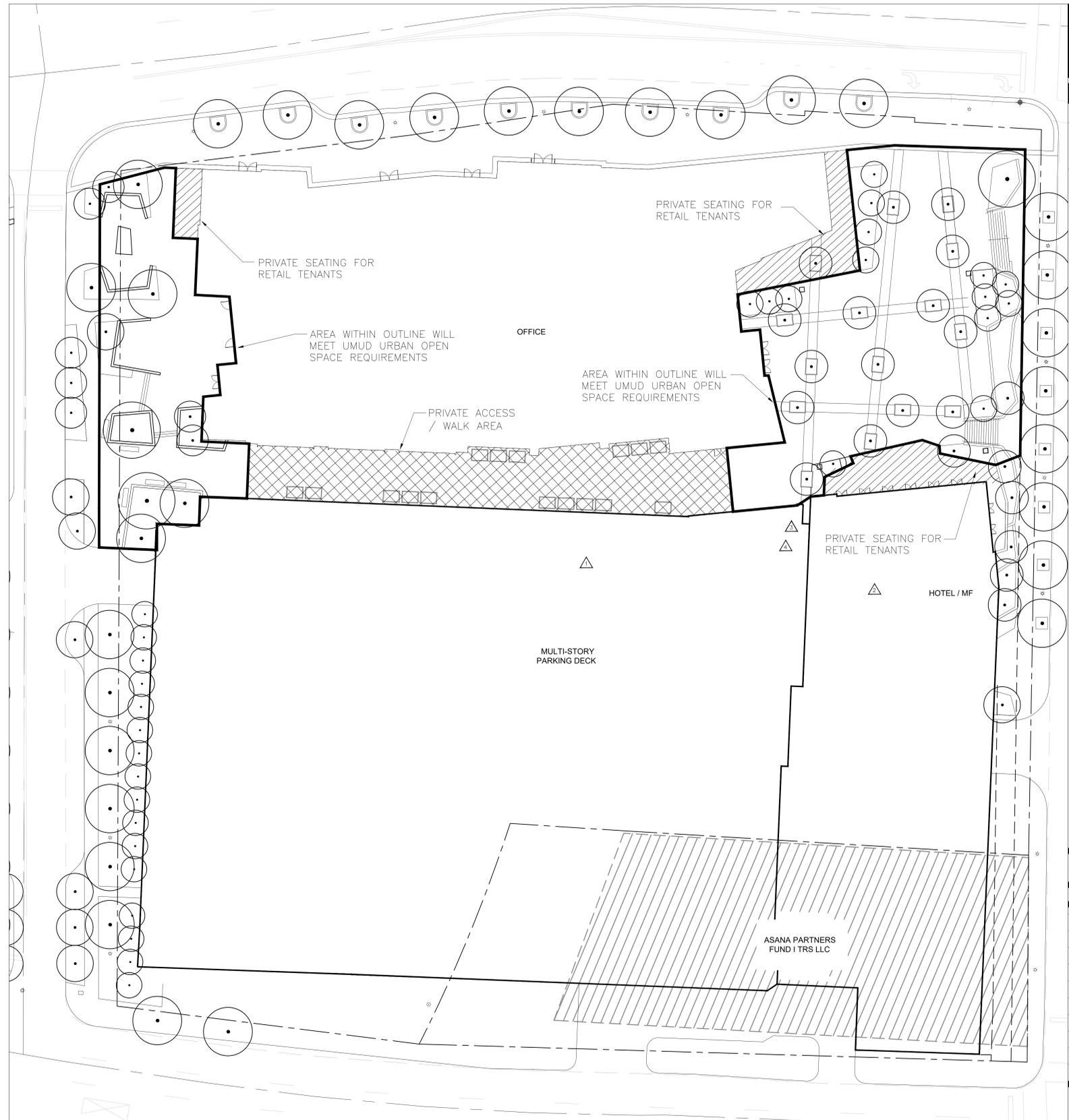
Except as otherwise provided under the UMUD-Optional provisions set forth under Paragraph 2 of these Development Standards and unless the accompanying Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UMUD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the accompanying Technical Data Sheet or its respective conditions shall not be deemed to be minor and may only be made in accordance with the provisions of subsections 6.207(1) or (2) of the Ordinance, as applicable.

**2. UMUD Optional Provisions**

Pursuant to the Optional provisions of Section 9.908 of the Ordinance, the Petitioner seeks approval of the following UMUD Optional provisions to allow deviations from specific provisions of the Ordinance in order to accommodate the development depicted on the Technical Data Sheet:

- (a) Deviations from the signage standards established under Section 9.906(e) of the Ordinance to allow up to two attached electronic signs (video or LED screen) with a maximum size of 450 square feet each. Design and location of these signs shall be reviewed and approved by the Planning Department prior to application for sign permits. This signage shall be limited to building identification, tenant identification, and artistic/civic/cultural displays or messages. Off-premises Signs and Outdoor Advertising Signage shall not be permitted.
- (b) Deviations from the signage standards established under Section 9.906(e) of the Ordinance to allow up to 3,000 square feet of wall signage per street frontage (in addition to any approved electronic signs (video or LED)). Signage shall be located with the sign zones shown on RZ-06 and RZ-07. Design and location of a master sign plan shall be reviewed and approved by the Planning Department prior to application for sign permits. This signage shall be limited to building identification, tenant identification, and artistic/civic/cultural displays or messages. Off-premises Signs and Outdoor Advertising Signage shall not be permitted.
- (c) Deviations from the street right-of-way and streetscape requirements established under 9.906(i2)(f) of the Ordinance in order to accommodate temporary retail vendor zones, within the right-of-way or setback, subject to the approval of any necessary Encroachment Agreements. The temporary retail vendor zones shall be allowed only in the location specified on the Technical Data Sheet. Any vendors within the retail vendor zone must comply with any applicable street vendor ordinances or policies.
- (e) Deviations from the street right-of-way and streetscape requirements established under Section 9.906(i2)(f) of the Ordinance to remove the requirement to provide furniture or benches within the right-of-way along the Site's Tryon Street frontage.
- (f) Deviations from setback requirements established under Section 9.905(2) of the Ordinance, and any applicable streetscape plans in order to allow a reduced setback of fourteen (14) feet measured from the back of curb along Stonewall Street. Portions of the Site's frontages on S. College Street, E. Hill Street and S. Tryon Street must comply with standard Ordinance provisions. Structures within the reduced setback area shall be limited to retaining walls and other features necessary to accommodate the publicly accessible plaza on-grade with Tryon Street, no buildings shall be permitted in the reduced setback area. Walls within the reduced setback area shall incorporate plantings, integrated seating, or other features to stimulate pedestrian interest; all as generally depicted on RZ-03, RZ-04, RZ-05 and RZ-09. Additionally, such walls shall be made of decorative architectural precast or stone or other natural materials, or a combination thereof.
- (g) Deviations from the urban open space seating and tree requirements established under Sections 9.906(4)(d) and (e) of the Ordinance to remove prescribed seating and tree requirements within any non-required, non-public open spaces areas. Standard seating and tree requirements shall be met within portions of the urban open space areas required to meet the minimum UMUD urban open space requirement. Areas not subject to seating and tree requirements are generally identified on RZ-02.
- (h) Deviations from the loading standards established under Section 9.907(2)(c) of the Ordinance to allow a 50% reduction in the number required of loading spaces.
- (i) To allow for a ten (10) foot overhead encroachment into the twenty-two (22) foot streetscape area along Stonewall Street, as recommended by the Center City Transportation Plan, in order to accommodate a cantilevered building design starting at a minimum of twenty-one (21) feet above the sidewalk, as generally depicted on Sheets RZ-01, RZ-04, and RZ-11 of the Rezoning Plan. To be clear, this encroachment area shall not be permitted at the building's base level.



**DEVELOPMENT DATA TABLE**

Site Area:	3.5 acres +/-
Tax Parcels:	125-121-01, 125-121-02, 125-121-03, 125-121-05
Existing Zoning:	UMUD and UMUD-O
Proposed Zoning:	UMUD-O and UMUD-O (SPA)
Existing Uses:	Office, Vacant Buildings and Surface Parking Lots
Proposed Use:	All Uses Permitted in UMUD District
Maximum Development:	N/A
Maximum Square Footage:	N/A
Maximum FAR:	N/A
Maximum Building Height:	N/A
Parking:	Must satisfy or exceed UMUD minimum requirements

**LITTLE**  
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5855 Westpark Drive Charlotte, NC 28217  
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**TRYON PLACE**

**ISSUE FOR**  
Rezoning Petition 2017-199

**ISSUE DATE**  
06/19/14

NO.	REASON	DATE
1	PER REVIEW COMMENTS	10.17.14
2	PER REVIEW COMMENTS	11.21.14
3	SITE PLAN AMENDMENT	12.18.17
4	PER REVIEW COMMENTS	02.12.18
5	SITE PLAN AMENDMENT	10.23.19

**PROJECT TEAM**

PRINCIPAL IN CHARGE  
EDDIE PORTIS, AIA, LEED® AP BD+C

PROJECT MANAGER  
FRANK DEBOLT, AIA, LEED® AP BD+C

PROJECT ARCHITECT  
CHRISTOPHER HOYT, AIA

**TRYON PLACE OFFICE**

601 SOUTH TRYON CHARLOTTE, NC

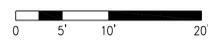
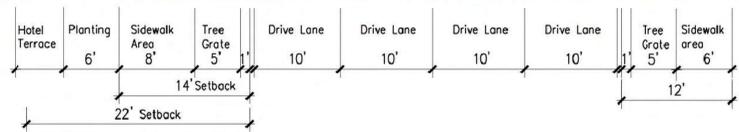
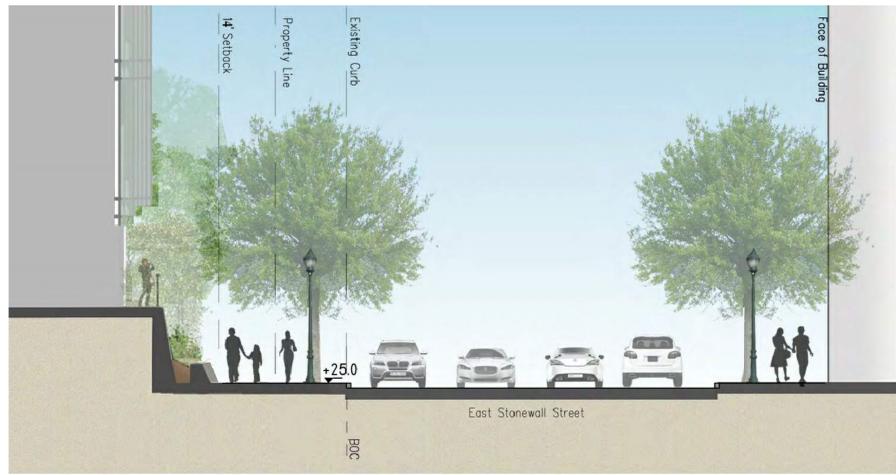
**PROJECT NO.**  
132.9153.00

**DATE**  
10/23/19

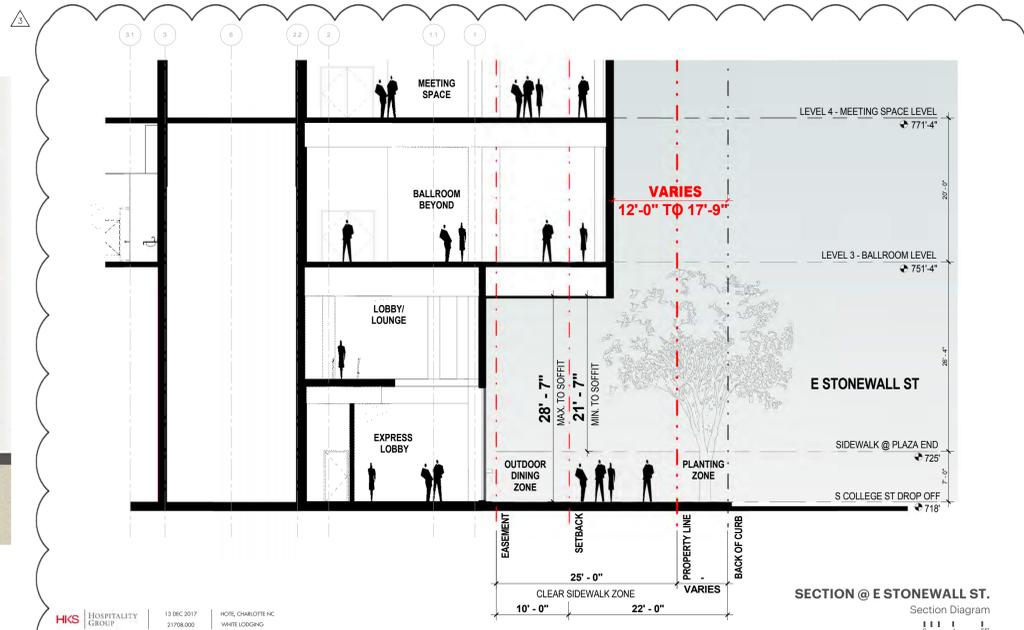
**DEVELOPMENT STANDARDS AND REQUIRED UMUD URBAN OPEN SPACE CALCULATIONS**

**SHEET NUMBER**  
RZ-02

# STREET CROSS SECTIONS



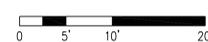
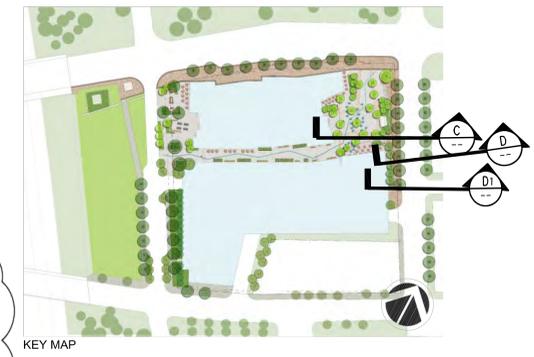
**D** STONEWALL @ TRYON PLAZA



HKS HOSPITALITY GROUP 13 DEC 2017 21708.000 NOTE: OVERLOOKING WARE LOGGING

**SECTION @ E. STONEWALL ST.**  
Section Diagram

**D1** SECTION @ E. STONEWALL ST.



**C** STONEWALL @ TRYON PLAZA

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**TRYON PLACE**

ISSUE FOR:  
Rezoning Petition 2017-199

ISSUE DATE:  
06/15/14

NO.	REASON	DATE
△	PER REVIEW COMMENTS	10.17.14
△	PER REVIEW COMMENTS	11.21.14
△	SITE PLAN AMENDMENT	12.18.17

PROJECT TEAM  
PRINCIPAL IN CHARGE  
EDDIE PORTIS, AIA, LEED<sup>®</sup> AP BD+C  
PROJECT MANAGER  
FRANK DEBOLT, AIA, LEED<sup>®</sup> AP BD+C  
PROJECT ARCHITECT  
CHRISTOPHER HOYT, AIA

PROJECT NAME  
TRYON PLACE OFFICE

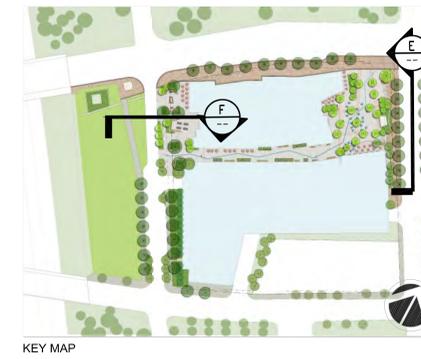
601 SOUTH TRYON CHARLOTTE, NC

PROJECT NO.  
132.9153.00

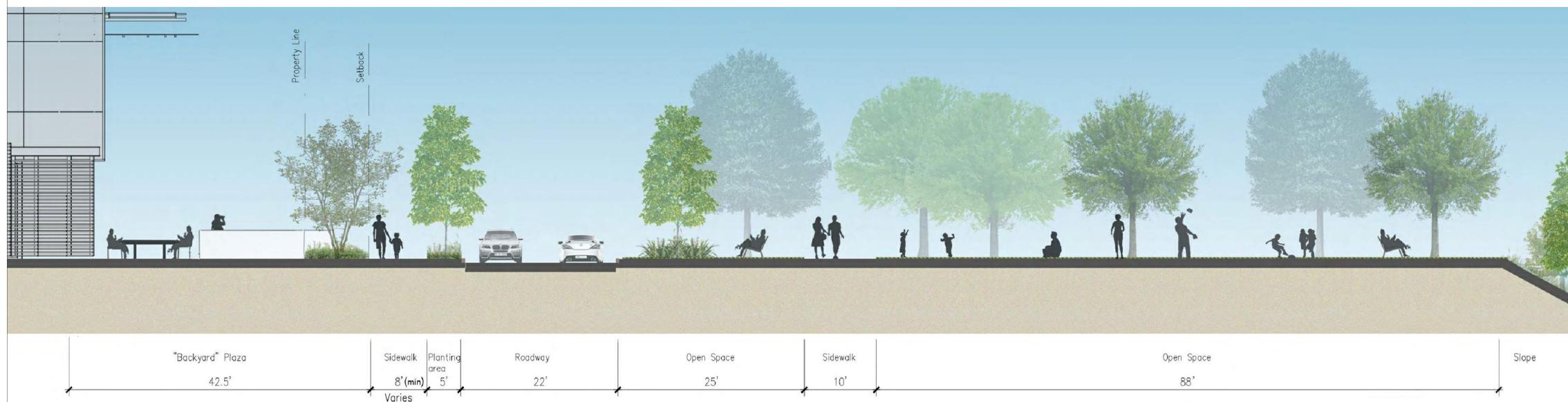
SHEET TITLE  
STREET CROSS SECTION

SHEET NUMBER  
RZ-04

# STREET CROSS SECTIONS



**E** EAST STONEWALL STREET



**F** HILL STREET @ "BACKYARD" AND PUBLIC PARK



NO CHANGES TO THIS SHEET.

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PROJECT TEAM  
PRINCIPAL IN CHARGE  
EDDIE PORTIS, AIA, LEED AP BD+C  
PROJECT MANAGER  
FRANK DEBOLT, AIA, LEED AP BD+C  
PROJECT ARCHITECT  
CHRISTOPHER HOYT, AIA

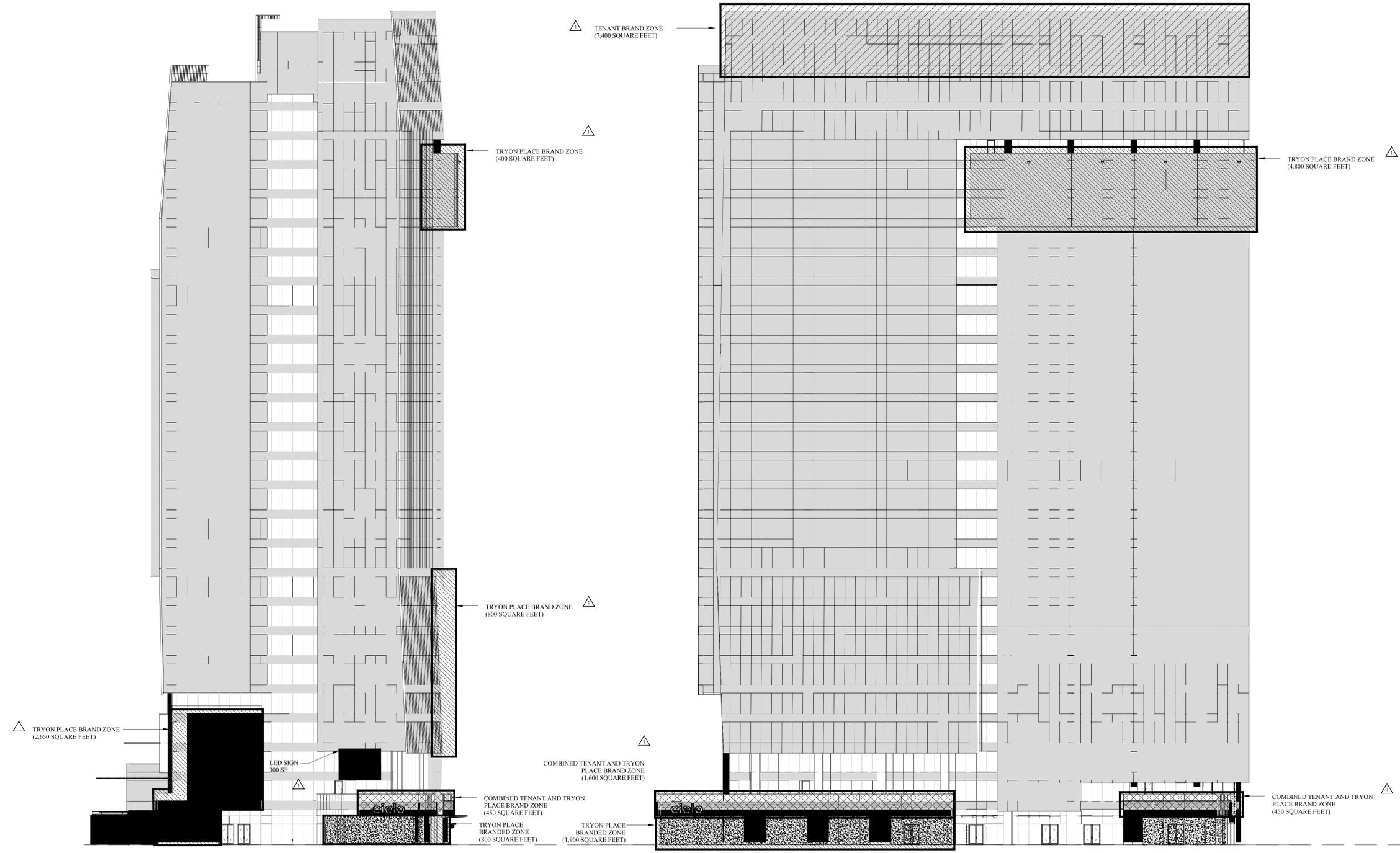
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TRYON PLACE OFFICE

601 SOUTH TRYON CHARLOTTE, NC

PROJECT NO.  
132.9153.00

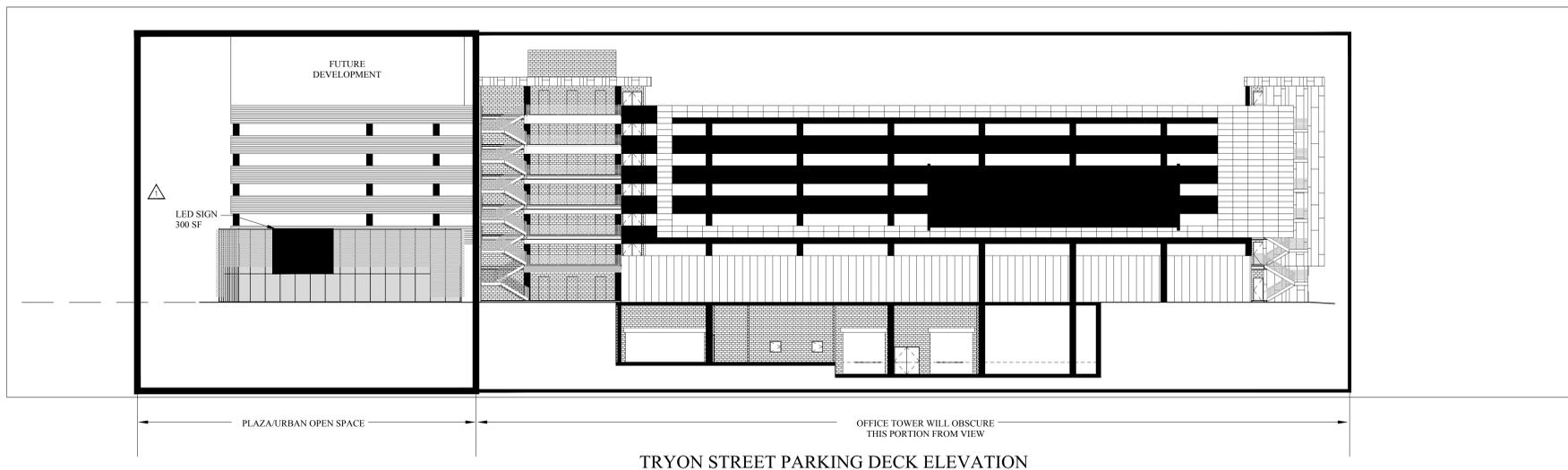
SHEET TITLE  
STREET CROSS SECTION

SHEET NUMBER  
RZ-05



STONEWALL STREET ELEVATION

TRYON STREET ELEVATION



TRYON STREET PARKING DECK ELEVATION

NOTE: ELEVATIONS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE WHEN PRESENTED FOR CONSTRUCTION DOCUMENT REVIEW

NO CHANGES TO THIS SHEET.

ISSUE FOR  
Rezoning Petition 2017-199

ISSUE DATE  
06/19/14

NO.	REASON	DATE
△	PER REVIEW COMMENTS	10.17.14
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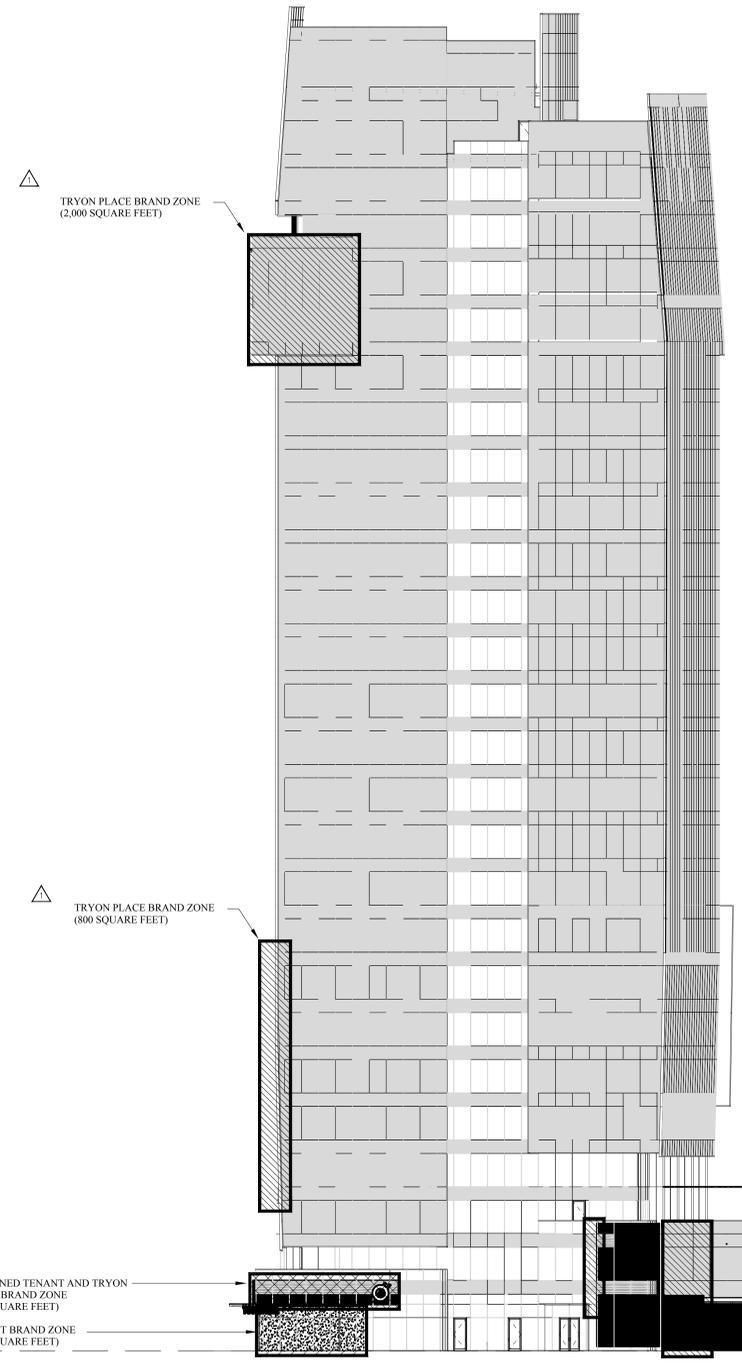
PROJECT TEAM  
PRINCIPAL IN CHARGE  
EDDIE PORTIS, AIA, LEED<sup>®</sup> AP BD+C  
PROJECT MANAGER  
FRANK DEBOLT, AIA, LEED<sup>®</sup> AP BD+C  
PROJECT ARCHITECT  
CHRISTOPHER HOYT, AIA

PROJECT NAME  
TRYON PLACE  
OFFICE  
601 SOUTH TRYON  
CHARLOTTE, NC

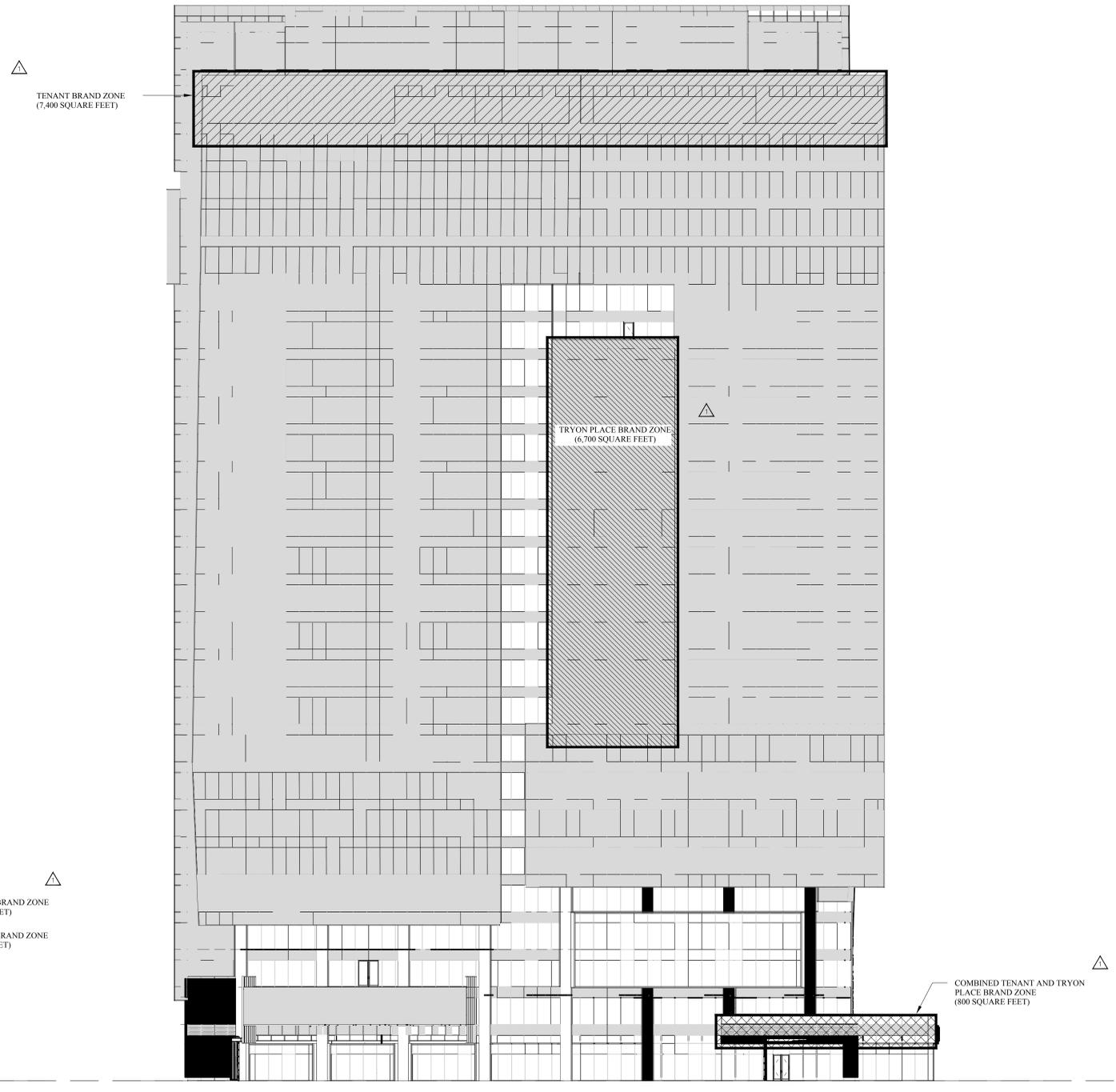
PROJECT NO.  
132.9153.00

SHEET TITLE  
SIGN ZONES

SHEET NUMBER  
RZ-06



HILL STREET ELEVATION



COLLEGE STREET ELEVATION

NOTE: ELEVATIONS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE WHEN PRESENTED FOR CONSTRUCTION DOCUMENT REVIEW

NO CHANGES TO THIS SHEET.

ISSUE FOR  
Rezoning Petition 2017-199

ISSUE DATE  
06/19/14

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△	SITE PLAN AMENDMENT	12.18.17

PROJECT TEAM  
PRINCIPAL IN CHARGE  
EDDIE PORTIS, AIA, LEED<sup>®</sup> AP BD+C  
PROJECT MANAGER  
FRANK DEBOLT, AIA, LEED<sup>®</sup> AP BD+C  
PROJECT ARCHITECT  
CHRISTOPHER HOYT, AIA

PROJECT NAME  
TRYON PLACE  
OFFICE  
601 SOUTH TRYON  
CHARLOTTE, NC

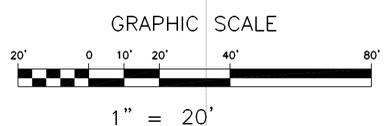
PROJECT NO.  
132.9153.00

SHEET TITLE  
SIGN ZONES

SHEET NUMBER  
RZ-07



- Legend**
- ① Building entry
  - ② Tryon Mall standard pavers
  - ③ Urban Lounge (see RZ-14)
  - ④ Tryon Plaza monument signage
  - ⑤ "Movable" trees (see sheet RZ-09)
  - ⑥ Outdoor dining
  - ⑦ Fireplace (see sheet RZ-09)
  - ⑧ Bike rack
  - ⑨ Wayfinding signage
  - ⑩ Media towers (4)
  - ⑪ Retaining wall (see RZ-13)
  - ⑫ Seat walls
  - ⑬ Tryon Plaza paver (see RZ-09)
  - ⑭ Benches
  - ⑮ Site Furnishings
  - ⑯ Planters



NO CHANGES TO THIS SHEET.

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**TRYON PLACE**

ISSUE FOR  
Rezoning Petition 2017-199

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△	SITE PLAN AMENDMENT	12.18.17

**PROJECT TEAM**

PRINCIPAL DESIGNER  
EDDIE PORTIS, AIA, LEED® AP BD+C

PROJECT MANAGER  
FRANK DEBOLT, AIA, LEED® AP BD+C

PROJECT ARCHITECT  
CHRISTOPHER HOYT, AIA

**PROJECT NAME**  
TRYON PLACE  
OFFICE

601 SOUTH TRYON  
CHARLOTTE, NC

**PROJECT NO.**  
132.9153.00

**SHEET TITLE**  
CONCEPTUAL SITE PLAN

**SHEET NUMBER**  
RZ-08

# IMAGERY



1 "Backyard" + Public Park rendering



2 Promenade building entry pavers  
• Match Tryon Mall standards



3 Urban Lounge  
• Materials to be determined



5 "Movable" Trees  
• 4' x 6' planter boxes  
• Materials to be determined



7 Back Porch Fireplace  
• Metal finish  
• Open on both sides



13 Tryon Plaza pavers  
• Pattern and materials to be determined

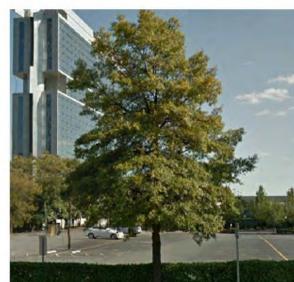
3 Inspiration images



South Tryon Street tree pit  
• Match Tryon Mall standards



E Stonewall Street trees and materials  
• Match Tryon Mall standards



South Tryon Street trees  
• Quercus phellos - Willow oak  
• Match Tryon Mall standards

2 Existing conditions

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**TRYON PLACE**

ISSUE FOR  
Rezoning Petition 2014-079

ISSUE DATE  
06/19/14

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△	SITE PLAN AMENDMENT	12.18.17

PROJECT TEAM  
PRINCIPAL IN CHARGE  
EDDIE PORTIS, AIA, LEED AP BD+C  
PROJECT MANAGER  
FRANK DEBOLT, AIA, LEED AP BD+C  
PROJECT ARCHITECT  
CHRISTOPHER HOYT, AIA

PROJECT NAME  
TRYON PLACE OFFICE  
601 SOUTH TRYON CHARLOTTE, NC

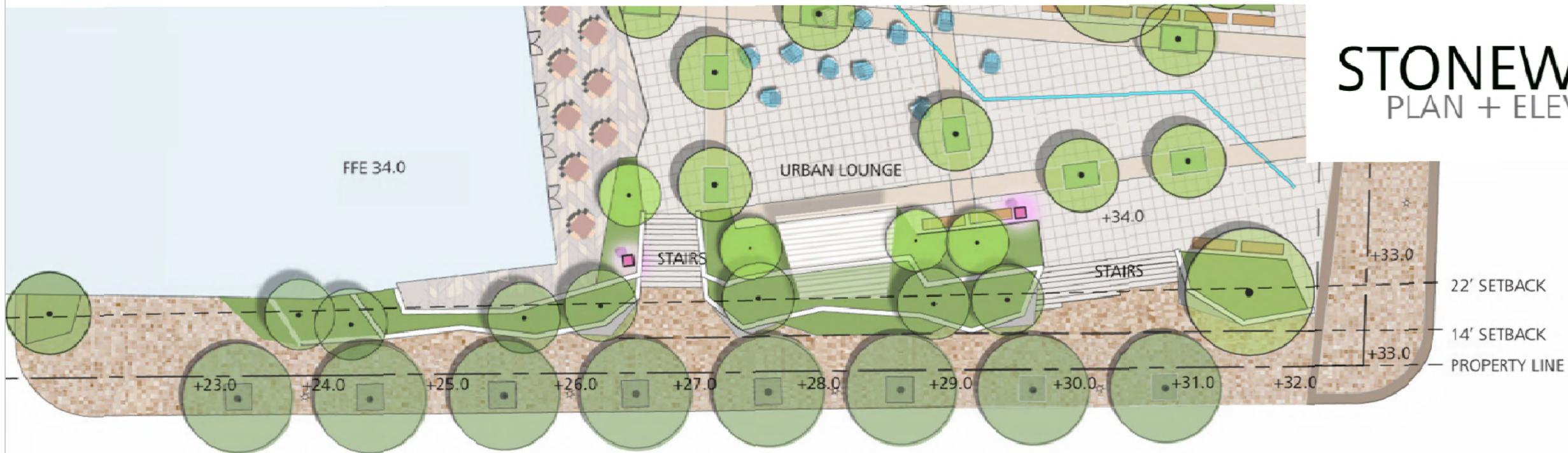
PROJECT NO.  
132.9153.00

SHEET TITLE  
Imagery

SHEET NUMBER  
RZ-09

NO CHANGES TO THIS SHEET.

# STONEWALL PLAN AND ELEVATION



## STONEWALL PLAN + ELEVATION



ISSUE FOR  
Rezoning Petition 2017-199

ISSUE DATE  
06/19/14

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△	PER REVIEW COMMENTS	11.21.14
△	SITE PLAN AMENDMENT	12.18.17

PRINCIPAL IN CHARGE  
EDDIE PORTIS, AIA, LEED AP BD+C

PROJECT MANAGER  
FRANK DEBOLT, AIA, LEED AP BD+C

PROJECT ARCHITECT  
CHRISTOPHER HOYT, AIA

PROJECT NAME  
TRYON PLACE  
OFFICE

601 SOUTH TRYON  
CHARLOTTE, NC

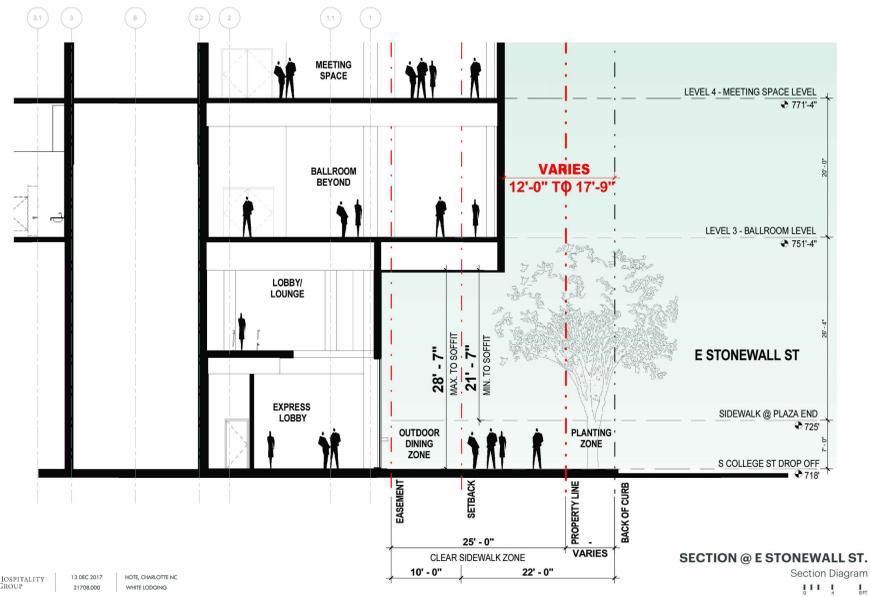
PROJECT NO.  
132.9153.00

SHEET TITLE  
Stonewall Plan and Elevation

SHEET NUMBER

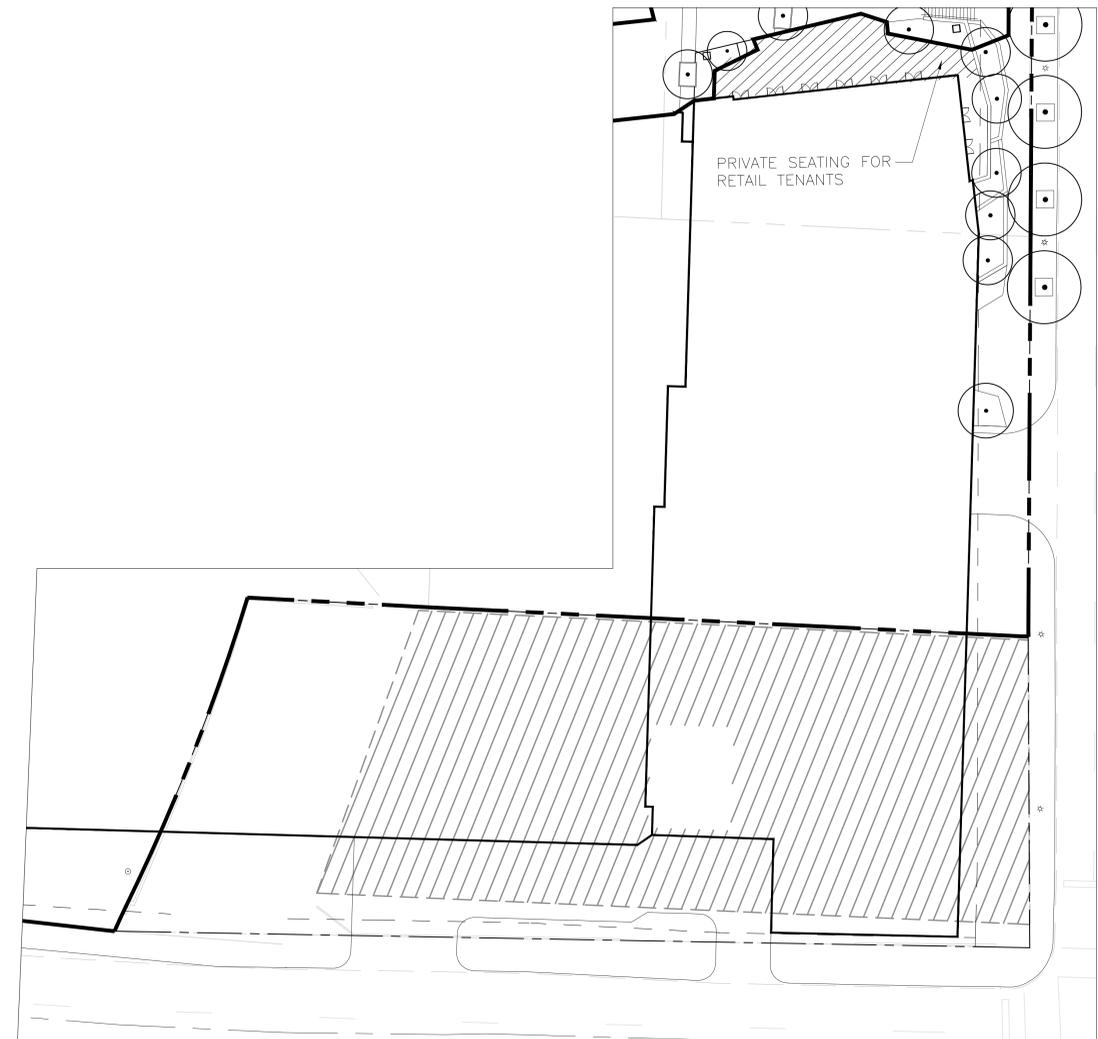
RZ-10

NO CHANGES TO THIS SHEET.



HKS | SUSTAINABILITY GROUP | 13 DEC 2017 | HOTEL CHARLOTTE NC | WHITE LOGGING | 21708000

(i) To allow for a ten (10) foot overhead encroachment into the twenty-two (22) foot streetscape area along Stonewall Street, as recommended by the Center City Transportation Plan, in order to accommodate a cantilevered building design starting at a minimum of twenty-one (21) feet above the sidewalk, as generally depicted on Sheet RZ-01 and RZ-04 of the Rezoning Plan. To be clear, this encroachment area shall not be permitted at the building's base level.



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△	SITE PLAN AMENDMENT	12.18.17
△	PER REVIEW COMMENTS	02.12.18

PROJECT TEAM  
PRINCIPAL IN CHARGE  
EDDIE PORTIS, AIA, LEED<sup>®</sup> AP BD+C  
PROJECT MANAGER  
FRANK DEBOLT, AIA, LEED<sup>®</sup> AP BD+C  
PROJECT ARCHITECT  
CHRISTOPHER HOYT, AIA

PROJECT NAME  
TRYON PLACE  
OFFICE  
601 SOUTH TRYON  
CHARLOTTE, NC

PROJECT NO.  
132.9153.00

SHEET TITLE  
SITE PLAN AMENDMENT  
SUMMARY

SHEET NUMBER  
RZ-11

2019-162

# I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	10/25/2019
Received By:	By _____

Complete All Fields (Use additional pages if needed)

Property Owner: Harbor Baptist Church

Owner's Address: 5801 Old Concord Road City, State, Zip: Charlotte NC 28213

Date Property Acquired: 1975  
5801 Old Concord Road

Property Address: \_\_\_\_\_

Tax Parcel Number(s): 04901115 and 04901123

Current Land Use: Church Size (Acres): 2.887

Existing Zoning: 1-2 Proposed Zoning: TOD - TR

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

Required Rezoning Pre-Application Meeting\* with: Charlotte Lamb and Will Linville  
Date of meeting: 10/24/2019

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

**For Conditional Rezonings Only:**

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

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

\_\_\_\_\_

\_\_\_\_\_

Kenneth Simmons  
Name of Rezoning Agent

5801 Old Concord Road  
Agent's Address

Charlotte NC 28213  
City, State, Zip

704 596-2992 704 597 5882  
Telephone Number Fax Number

pastorsimmons@hbc@gmail.com  
E-Mail Address

Signature of Property Owner

Kenneth Simmons  
(Name Typed / Printed)

Kenneth Simmons  
Name of Petitioner(s)

5801 Old Concord Road  
Address of Petitioner(s)

Charlotte, NC 28213  
City, State, Zip

704 596-2992 704 597-5882  
Telephone Number Fax Number

pastorsimmons@hbc@gmail.com  
E-Mail Address

Signature of Petitioner

Kenneth Simmons  
(Name Typed / Printed)

2019-163

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	<u>10/28/2019</u>
Received By:	<u>JK</u>

Property Owners: University Investors LLC

Owner's Addresses: c/o Lincoln Harris LLC, 4725 Piedmont Row Drive, Ste. 800, Charlotte, NC 28210

Date Properties Acquired: 10/22/2013

Property Addresses: 9831 N Tryon Street, Charlotte, NC 28262

Tax Parcel Numbers: 047-441-02

Current Land Use: vacant (Acres): \* 23.75

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

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

Required Rezoning Pre-Application Meeting\* with: Michael Russell, Solomon Fortune, Charlotte Lamb, Kent Main, Isaiah Washington, and Joshua Weaver

Date of meeting: 10/09/19

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: To allow the development of the site with hospital, medical office uses, other medical related uses, and other uses as allowed by the MUDD zoning district.

Keith MacVean, Dujuana Keys & Jeff Brown  
Name of Rezoning Agent

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

Charlotte, NC 28202

<u>704.331.3531(KM)</u>	<u>704-378-1954(KM)</u>
<u>704.331-2371 (DK)</u>	<u>7004-339-5888 (DK)</u>
<u>704-331-1144 (JB)</u>	<u>704-378-1925 (JB)</u>
Telephone Number	Fax Number

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

**SEE ATTACHMENT A**

Signature of Property Owner

Novant Health (Attn: Matthew Stiene)  
Name of Petitioner

1900 Randolph Road, Ste. 500  
Address of Petitioner

Charlotte, NC 28207  
City, State, Zip

<u>704.316.4351</u>
Telephone Number
Fax Number

mhstiene@novanthealth.org  
E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

**ATTACHMENT A**

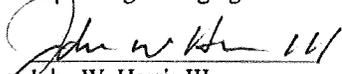
**REZONING PETITION NO. 2019-\_\_\_\_  
Novant Health**

**OWNER JOINDER AGREEMENT  
University Investors LLC**

The undersigned, as the owner of the parcel of land located at 9831 N Tryon Street, Charlotte, NC that is designated as Tax Parcel No. 047-441-02 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 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 \_\_\_\_ day of \_\_\_\_\_, 2019.

**University Investors LLC**  
By: Lincoln Harris LLC, its Manager  
By: The Harris Group of Carolinas, Inc.,  
its Operating Managing Member

By:   
Name: John W. Harris III  
Its: President

**ATTACHMENT B**

**REZONING PETITION NO. 2019-  
Novant Health**

**Petitioner:**

**Novant Health**

**By:**

**Name:**

**Title:**



**MATTHEW STIENE**

**VP CONSTRUCTION AND  
ENGINEERING**





stimmel

LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
LAND PLANNING

619 S. CEDAR STREET, SUITE L  
CHARLOTTE, NC 28202  
P: 336.723.1067 F: 336.723.1069

www.stimmelpa.com

SEALS:

PROJECT:

**N. TRYON & MALLARD CREEK  
REZONING**  
NORTH TRYON STREET  
CHARLOTTE, NC  
PETITION #: 2019-XXX

CLIENT:

NOVANT HEALTH  
1900 RANDOLPH ROAD  
SUITE 500  
CHARLOTTE, NC 28207  
(704) 316-4351

DRAWN: ESB

DATE: 10/28/19

REVISIONS:

JOB. NO: 19-305

SHEET TITLE:

**DEVELOPMENT  
STANDARDS**

SCALE: NTS

SHEET NO.:

**R- 102**

© STIMMEL ASSOCIATES, P.A.

N  
D rd  
10 8 01  
P N 01

**D**

- A r 23.75 acres
- E Z MUDD-O
- Pr d Z MUDD-O SPA
- E Vacant
- Pr d General and medical office uses, health institutions, emergency rooms, surgery centers, clinics, and related uses as permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
- M Gr D Up to 144,000 square feet of gross floor area of permitted uses as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
- M Buildings will be limited to a maximum building height of four (4) stories and sixty-five (65) feet as measured by Ordinance and as further described in Section 5 below.
- P r As required and allowed by the Ordinance.
- r O Will be provided as required by the Ordinance and as indicated below.

**1. G r Pr**

- a. Site Location. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Novant Health to accommodate development of a medical campus composed of medical and general office uses, clinics, health institutions, surgery centers, emergency rooms, and related uses as allowed in the MUDD zoning district on an approximately ± 23.75 acre site located at 9831 N Tryon Street (the "Site").
- b. Zoning District/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site Elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction documentation 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. Gross Floor Area. When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities) and enclosed loading dock/service areas.

**1. O r Pr**

- 1. Within Development Area A to allow surface parking areas and maneuvering for parking areas to be located between the proposed building and W. Mallard Creek Church Road, public street B and private street A.
- 2. Within Development Area B to allow parking areas and maneuvering for parking areas to be located between W. Mallard Creek Church Road, North Tryon Street, and private street A.
- 3. To not require doorways to be recessed into the face of the building(s).

**1. P r d at D L**

- 1. The Site may be developed with up to 144,000 square feet of gross floor area devoted to medical and general office uses, clinics, health institutions, surgery centers, emergency rooms, and related uses as permitted by right, under prescribed conditions and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district.

**1. Tr r d A**

- a. Access to the Site will be from W. Mallard Creek Church Road, and N. Tryon Street as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT.
- b. The Petitioner will construct a new public street (public street B) extending from W. Mallard Creek Church Road to northwestern property line as generally depicted on the rezoning plan. Public street B will be constructed per USDG standards.
- c. The Petitioner will construct a private street (private street A) extending from N. Tryon Street to the public street B as generally depicted on the Rezoning Plan. Private street A will be constructed per USDG standards, and will be open to the public. A public access easement will be provided for private street A.
- d. The alignment of the internal vehicular circulation areas and driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with applicable published standards.
- e. The Petitioner will provide a permanent sidewalk easement for any of the proposed primary 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 behind the primary sidewalk where feasible.
- f. All transportation improvements that are the responsibility of the Petitioner, shall be approved and constructed prior to the release of the last certificate of occupancy for the Site subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

**5. Ar r G d**

- 1. Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and proposed Public network required streets, through the following:
  - a. The proposed buildings shall be placed so as to present an interesting and well-articulated façade to N. Tryon Street and public street B described below.
  - b. The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of the N. Tryon Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20% of this requirements may be comprised of display windows. These display windows must maintain a minimum of 3'-0" foot clear depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and other opaque material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0" feet above adjacent street sidewalk.
  - c. The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a minimum of 30% masonry material such as brick or stone.
  - d. Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, and W. Mallard Creek Church Road, to the sidewalks along each respective street.
  - e. Building elevations 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.
  - f. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall off-sets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
  - g. Buildings should be a minimum height of 22 feet.
  - h. Multi-story buildings should have a minimum of 20% transparency on upper stories.
- 2. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

**1. L d**

- a. The Site shall comply with the applicable setback, side yard and rear yard requirements. As depicted on the Rezoning Plan, the setbacks along N. Tryon Street, and W. Mallard Creek Church Road shall be 20 feet as measured from the existing right-of-way line for each street.
- b. Along public street B and private street A, a 16 foot setback as measured from the back of curb will be provided.
- c. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
- d. Urban open space will be provided on the Site as required by the Ordinance. The Petitioner will provide an improved urban open space area at the intersection of N. Tryon Street and W. Mallard Creek Church Road. This urban open space area will be improved with landscaping, walking paths and other hardscape elements, seating areas, pedestrian scale lighting and other amenities as appropriate for the urban open space.
- e. Petitioner shall install a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along the Site's frontage on N. Tryon Street, and W. Mallard Creek Church Road as generally depicted on the Rezoning Plan. Sidewalks and planting strips as required by the USDG standards will be provided for public street B and private street A.

**1. E r**

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

**8. S**

- a. Signage as allowed by the Ordinance will be allowed.

**1. L**

- a. All freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscaping lighting and building accent lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- b. The maximum height of any freestanding lighting fixture installed on the Site shall be 31 feet.
- c. Any lighting fixtures attached to a building to be constructed on the Site shall be decorative, capped and downwardly directed.

**10. CAT**

- a. Reserved.

**11. A d R P**

- 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.

**1. d E R A**

- 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 sure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: 2019-164  
Date Filed: 6/29/2019  
Received By: By

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

Property Owner: PDAN Holdings, LLC

Owner's Address: 13016 Eastfield Rd., Ste. 200-263 City, State, Zip: Huntersville, NC 28078

Date Property Acquired: 07/18/2019

Property Address: 3900 Johnston Oehler Rd. Charlotte, NC 28269

Tax Parcel Number(s): 02930131

Current Land Use: Single Family- Detached Size (Acres): ±1.100 AC

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

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

Required Rezoning Pre-Application Meeting\* with: Michael Russell, Kent Main, and Charlotte Lamb

Date of meeting: 9/25/2019

(\*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? No Number of years (maximum of 5): N/A  
Purpose/description of Conditional Zoning Plan: To allow for the development of up to eight (8) attached single family residential dwelling units.

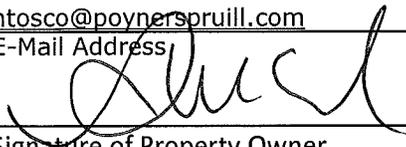
Nick Tosco  
Name of Rezoning Agent

301 S. College St., Suite 2900  
Agent's Address

Charlotte, NC, 28202-6021  
City, State, Zip

704-342-5275 704-342-5264  
Telephone Number Fax Number

ntosco@poynerspruill.com  
E-Mail Address

  
Signature of Property Owner

PDAN Holdings, LLC by Daniel L. McCahan, Manager  
(Name Typed / Printed)

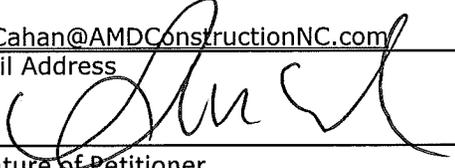
PDAN Holdings, LLC  
Name of Petitioner(s)

13016 Eastfield Rd., Ste. 200-263  
Address of Petitioner(s)

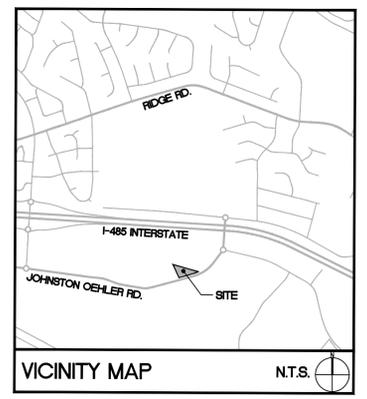
Huntersville, NC 28078  
City, State, Zip

704-309-6467  
Telephone Number Fax Number

DMcCahan@AMDCConstructionNC.com  
E-Mail Address

  
Signature of Petitioner

PDAN Holdings, LLC by Daniel L. McCahan, Manager  
(Name Typed / Printed)



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Charlotte, North Carolina 28202  
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url+ www.colejeneststone.com

**LEGEND**

SYMBOL	DESCRIPTION
	PROPERTY LINE/RIGHT-OF-WAY
	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

**PDAN HOLDINGS LLC.**  
13016 EASTFIELD RD STE 200-263  
HUNTERVILLE, NC 28078

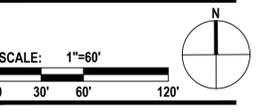
**3900 JOHNSTON OEHLER REZONING**  
3900 JOHNSTON OEHLER RD  
CHARLOTTE, NC 28269

**EXISTING CONDITIONS**

Project No.

Issued  
10/22/19

Revised



**RZ-1**

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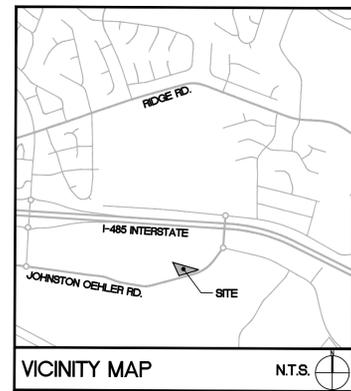


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VICINITY MAP

N.T.S.

**PDAN HOLDINGS LLC.**  
13016 EASTFIELD RD STE 200-263  
HUNTERVILLE, NC 28078

**3900 JOHNSTON OEHLER REZONING**  
3900 JOHNSTON OEHLER RD  
CHARLOTTE, NC 28269

**TECHNICAL DATA SHEET**

Project No.

Issued  
10/22/19

Revised

**LEGEND**

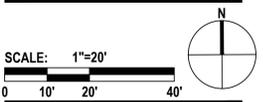
SYMBOL	DESCRIPTION
	PROPERTY LINE/RIGHT-OF-WAY
	BUILDING SETBACK

**REZONING SUMMARY:**

PETITIONER:	PDAN HOLDINGS LLC.
PROPERTY OWNER:	PDAN HOLDINGS LLC.
REZONING SITE AREA:	1.100± AC
TAX PARCEL#:	029-301-31
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-BMF CD
PREVIOUS PETITION NO.:	N/A
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	UP TO EIGHT (8) ATTACHED SINGLE FAMILY RESIDENTIAL DWELLING UNITS
BUILDING SETBACK:	20' FROM THE RIGHT-OF-WAY ALONG A PUBLIC STREET
MIN. SIDE YARD:	5'
MIN. REAR YARD:	20'
MAX. HEIGHT:	40'
NO. OF RESIDENTIAL UNITS:	UP TO 8
RESIDENTIAL DENSITY:	8 DWELLING UNITS/ACRE
MAX. NO. OF BUILDINGS:	UP TO 3
REQUIRED PARKING:	PER ORDINANCE
OPEN SPACE PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
POTENTIAL TREE SAVE AREA (TYP.) 15% MIN (±0.17 ACRES) OF 1.10 ACRE SITE TO BE PRESERVE. FINAL LIMITS OF 15% MAY VARY FROM WHAT IS DEPICTED ON REZONING PLAN. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING.	

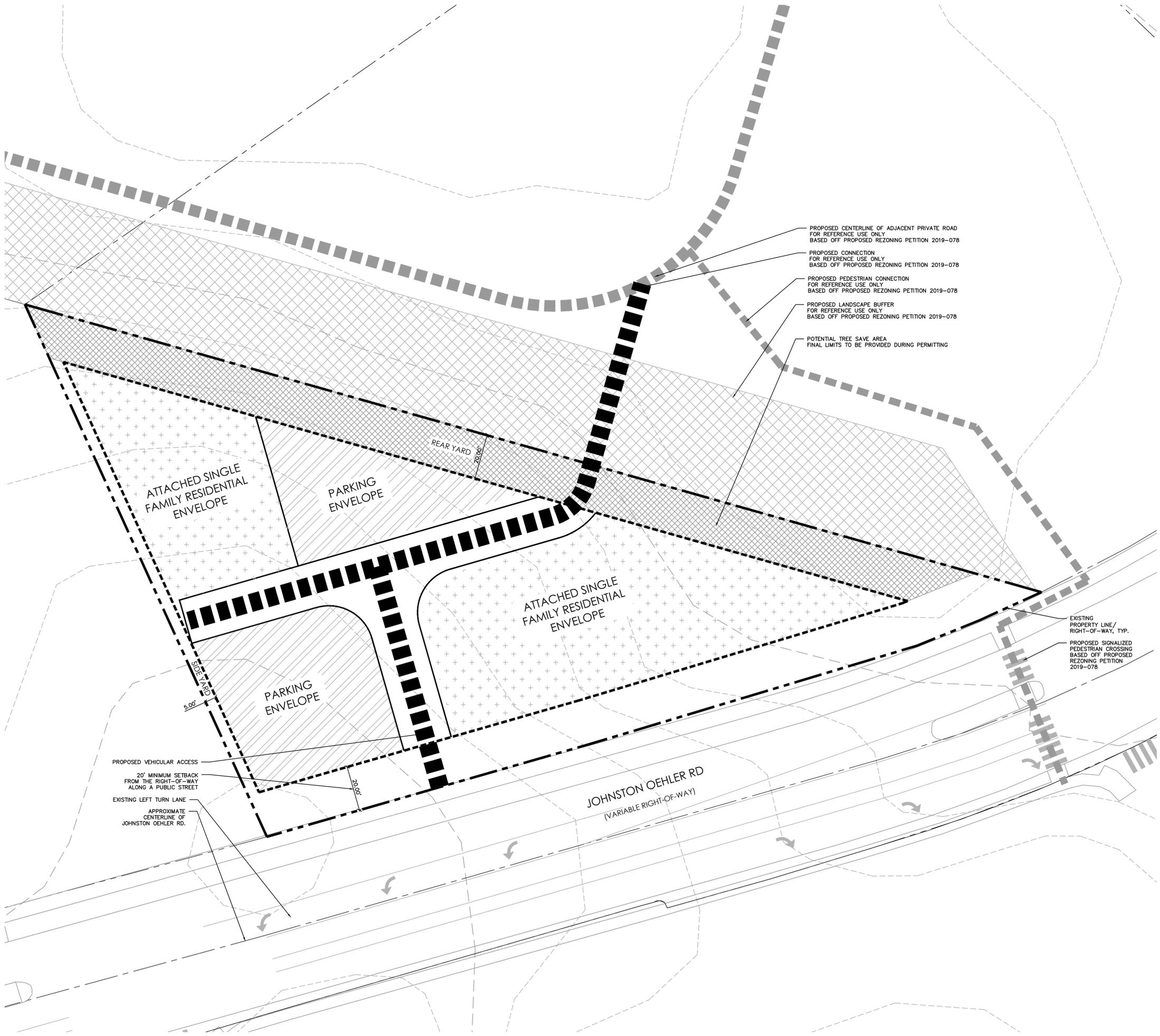
**GENERAL REZONING NOTES:**

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



**RZ-2**

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- PROPOSED CENTERLINE OF ADJACENT PRIVATE ROAD FOR REFERENCE USE ONLY BASED OFF PROPOSED REZONING PETITION 2019-078
- PROPOSED CONNECTION FOR REFERENCE USE ONLY BASED OFF PROPOSED REZONING PETITION 2019-078
- PROPOSED PEDESTRIAN CONNECTION FOR REFERENCE USE ONLY BASED OFF PROPOSED REZONING PETITION 2019-078
- PROPOSED LANDSCAPE BUFFER FOR REFERENCE USE ONLY BASED OFF PROPOSED REZONING PETITION 2019-078
- POTENTIAL TREE SAVE AREA FINAL LIMITS TO BE PROVIDED DURING PERMITTING

- EXISTING PROPERTY LINE/RIGHT-OF-WAY, TYP.
- PROPOSED SIGNALIZED PEDESTRIAN CROSSING BASED OFF PROPOSED REZONING PETITION 2019-078

- PROPOSED VEHICULAR ACCESS
- 20' MINIMUM SETBACK FROM THE RIGHT-OF-WAY ALONG A PUBLIC STREET
- EXISTING LEFT TURN LANE
- APPROXIMATE CENTERLINE OF JOHNSTON OEHLER RD.

# DEVELOPMENT STANDARDS

## GENERAL PROVISIONS

- A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
- B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER 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.
- C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER" OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- D. ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

## PERMITTED USES

- A. THE DEVELOPMENT OF UP TO EIGHT (8) ATTACHED SINGLE FAMILY RESIDENTIAL DWELLING UNITS.

## TRANSPORTATION

- A. THE SITE WILL HAVE A FULL ACCESS DRIVEWAY ON JOHNSTON OEHLER ROAD AS GENERALLY DEPICTED ON THE SITE PLAN. FINAL DRIVEWAY LOCATION AND TYPE WILL BE DETERMINED DURING SITE PERMITTING.
- B. IF PERMITTED BY THE OWNER OF ADJACENT PARCEL (PARCEL # 02930132) AND THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION, THE PETITIONER WILL ATTEMPT TO CONSTRUCT AN INTERNAL CONNECTION TO THE SITE FROM THE SECTION OF THE PRIVATE ROAD DEPICTED ON PROPOSED REZONING PETITION 2019-078 AND LOCATED ON PARCEL # 02930132.

## ARCHITECTURAL STANDARDS

RESERVED

## PARKING

- A. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

## ENVIRONMENTAL FEATURES

- A. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
- B. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE POST CONSTRUCTION STORMWATER ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.

## PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

## FIRE PROTECTION

RESERVED

## LIGHTING

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

## SIGNAGE

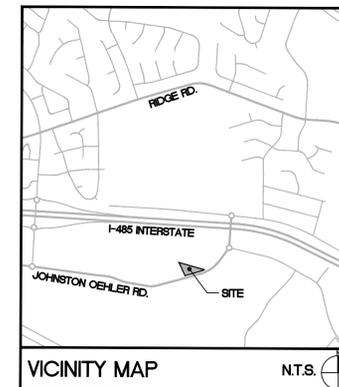
RESERVED

## PHASING

RESERVED

## DESIGN GUIDELINES

- A. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
- B. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- C. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES SHOULD BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.
- D. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHOULD HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
- E. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- F. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- G. TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHOULD BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 5 UNIT BUILDS ARE ADJACENT.



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**3900 JOHNSTON OEHLER REZONING**  
3900 JOHNSTON OEHLER RD  
CHARLOTTE, NC 28269

## DEVELOPMENT STANDARDS

Project No.

Issued

10/22/19

Revised

## RZ-3

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**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-165

Petition #:	_____
Date Filed:	<u>11/1/2019</u>
Received By:	<u>[Signature]</u>

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

Property Owner: TWRC LLC; 2022 W Morehead St LLC; Toll LLC; GMHP LLC;  
Donald & Brittany Platt

Owner's Address: 2016 W Morehead St; 2071 Millerton Ave City, State, Zip: Charlotte, NC 28208

Date Property Acquired: 1/22/08; 6/26/07; 8/07/07; 8/31/07; 6/03/19; 10/09/17

Property Address: 2016, 2116, 2124 W Morehead St; 2310, 2053 Morton St; 2041, 2063, 2071 Millerton Ave

Tax Parcel Number(s): 06704515, 06704517, 06704514, 06704513, 06704511, 06704518, 06704519, 06704520,  
06704501,  
06704502

Current Land Use: Commercial, Vacant, Residential Size (Acres): +/- 5.2 acres

Existing Zoning: I-1, R-5, R-22MF & O-2 Proposed Zoning: TOD-CC

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

Required Rezoning Pre-Application Meeting\* with: Lisa Arnold, Jason Prescott, Dave Pettine, and Carlos Alzate  
Date of meeting: 10/22/19

(\*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): NA

Purpose/description of Conditional Zoning Plan: N/A

Collin Brown & Brittany Lins  
Name of Rezoning Agent

1420 E. 7<sup>th</sup> Street, Suite 100  
Agent's Address

Charlotte, NC 28204  
City, State, Zip

704-200-2637  
Telephone Number Fax Number

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

See Attached Joinder Agreements  
Signature of Property Owner

See Attached Joinder Agreements  
(Name Typed / Printed)

Wood Partners  
Name of Petitioner(s)

521 E. Morehead Street, Suite 350  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

704-688-6560  
Telephone Number Fax Number

tom.burkert@woodpartners.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Tom Burkert  
(Name Typed / Printed)

REZONING PETITION NO. 2019-\_\_\_\_\_  
WOOD PARTNERS  
Joinder Agreement

The undersigned as the owner of that parcel of land located at 2063 Millerton Avenue in Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 067-045-01 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment.

This 1<sup>st</sup> day of November, 2019.

  
\_\_\_\_\_  
GMHP LLC

REZONING PETITION NO. 2019-\_\_\_\_\_  
WOOD PARTNERS  
Joinder Agreement

The undersigned as the owners of that parcel of land located at 2071 Millerton Avenue in Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 067-045-02 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment.

This \_\_\_\_\_ day of \_\_\_\_\_, 2019.

---

Donald Richard Platt, Jr.

---

Brittany Platt

REZONING PETITION NO. 2019-\_\_\_\_\_  
WOOD PARTNERS  
Joinder Agreement

The undersigned as the owner of those parcels of land located at 2016 West Morehead Street, 2041 and 2053 Millerton Avenue, and unnumbered parcel in Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 067-045-15, 067-045-18, 067-045-19, and 067-045-20 on the Mecklenburg County Tax Maps and which are the subjects of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment.

This 1<sup>st</sup> day of November, 2019.

  
\_\_\_\_\_  
TWRRC LLC

REZONING PETITION NO. 2019-\_\_\_\_\_  
WOOD PARTNERS  
Joinder Agreement

The undersigned as the owner of that parcel of land located on West Morehead Street in Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 067-045-17 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment.

This 1<sup>st</sup> day of November, 2019.



\_\_\_\_\_  
2022 W Morehead St LLC

REZONING PETITION NO. 2019-\_\_\_\_\_  
WOOD PARTNERS  
Joinder Agreement

The undersigned as the owner of those parcels of land located at 2116 and 2124 West Morehead Street and 2310 Morton Street in Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 067-045-14, 067-045-13, and 067-05-11 on the Mecklenburg County Tax Maps and which are the subjects of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment.

This 1<sup>st</sup> day of November, 2019.

  
\_\_\_\_\_  
TOLL LLC

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: 2019-166  
Date Filed: 11/2/2019  
Received By: Rt

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

Property Owner: See Exhibit A Attached

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

Date Property Acquired: See Exhibit A Attached

Property Address: See Exhibit A Attached

Tax Parcel Number(s): 187-071-19 and 187-071-16

Current Land Use: Single Family and Duplex Size (Acres): 1.6-acres

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

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Molly Haynes and Scott Corell

Date of meeting: 10.15.2019

(\*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): \_\_\_\_\_  
Purpose/description of Conditional Zoning Plan: \_\_\_\_\_  
To accommodate the proposed development of multi-family townhomes.

Urban Design Partners  
Name of Rezoning Agent

1318 Central Avenue, Suite E6  
Agent's Address

Charlotte, NC 28205  
City, State, Zip

704-334-3303 N/A  
Telephone Number Fax Number

brian@urbandesignpartners.com  
E-Mail Address

See attached documents.  
Signature of Property Owner

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

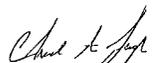
Canopy CLT  
Name of Petitioner(s)

401 Hawthorne Lane Suite 110  
Address of Petitioner(s)

Charlotte, NC 28204  
City, State, Zip

704-968-1427 \_\_\_\_\_  
Telephone Number Fax Number

chad@canopyclt.com  
E-Mail Address

  
Signature of Petitioner

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

## Exhibit A to Rezone Application Filed by Canopy CLT

### Property Owner Information, Acquisition Dates and Property Addresses

#### I. Property Owner Information and Acquisition Dates

##### Tax Parcel No. 187-071-19

Bryant P. Marks  
4725 Providence Road  
Charlotte, NC 28226

Date Property Acquired: 02/15/2002

##### Tax Parcel No. 187-071-16

Brenda and James Rorie  
10630 Newberry Park Lane  
Charlotte, NC 28277

Date Property Acquired: 05/06/2004

#### II. Addresses of Parcels

4725 and 4701 Providence Road

Rezoning Application  
Canopy CLT, Petitioner  
Joiner Agreement

The undersigned, as the owner of the parcel of land that is designated as Tax Parcel #: 187-071-19 in Mecklenburg County, North Carolina and which is subject of the attached Rezoning Application, hereby joins in this Rezoning Application as more particularly depicted on the related Rezoning Site Plan and to subsequent changes to the rezoning plan as part of this Rezoning Application.

187-071-19

Bryant P. Marks:

Signature: Bryant Marks

Name (Printed): Bryant Marks

Title: \_\_\_\_\_

Date: 10-30-2019

187-071-16

Brenda Rorie:

Signature: Brenda Rorie

Name (Printed): Brenda Rorie

Title: \_\_\_\_\_

Date: 10-31-2019

187-071-16

James Rorie:

Signature: James Rorie

Name (Printed): James Rorie

Title: \_\_\_\_\_

Date: 10-31-2019



2019-167

# I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>11/1/2019</u>
Received By:	<u>BA</u>

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

Property Owner: Community Building Investments LLC; Michael T. Whitehead

Owner's Address: 5901 Sardis Rd; 222 S Caldwell St Unit 1509 City, State, Zip: Charlotte, NC 28270, 28202

Date Property Acquired: 10/22/2008; 4/30/2014

Property Address: 539 State Street and 532 Katonah Avenue

Tax Parcel Number(s): 07107214 and 07107215

Current Land Use: Industrial; Residential; Vacant Size (Acres): +/- 0.7 acres

Existing Zoning: I-2, R-8 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting\* with: Lisa Arnold, Dave Pettine, Alberto Gonzalez, Rick Grochoske  
Date of meeting: 10/15/19

(\*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/ <b>No</b> . Number of years (maximum of 5): <u>No</u>
Purpose/description of Conditional Zoning Plan: <u>To accommodate an affordable housing multi-family residential development</u>

**Collin Brown & Brittany Lins**  
Name of Rezoning Agent

**1420 E. 7<sup>th</sup> Street, Suite 100**  
Agent's Address

**Charlotte, NC 28204**  
City, State, Zip

**704-200-2637**  
Telephone Number Fax Number

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

**See Attached Joinder Agreements**  
Signature of Property Owner

**See Attached Joinder Agreements**  
(Name Typed / Printed)

**Grubb Management, LLC**  
Name of Petitioner(s)

**4601 Park Road, Suite 450**  
Address of Petitioner(s)

**Charlotte, NC 28209**  
City, State, Zip

**704-372-5616**  
Telephone Number Fax Number

**EApplefield@grubbproperties.com**  
E-Mail Address

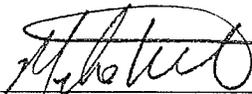
  
Signature of Petitioner

**Eric Applefield**  
(Name Typed / Printed)

REZONING PETITION NO. 2019-\_\_\_\_\_  
Grubb Properties  
Joinder Agreement

The undersigned as the owner of that parcel of land located at 539 State Street in Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 071-072-14 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

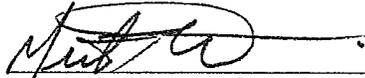
This 31<sup>st</sup> day of October, 2019.

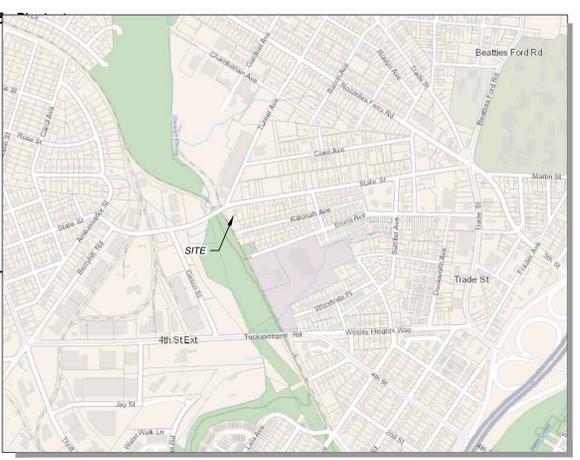
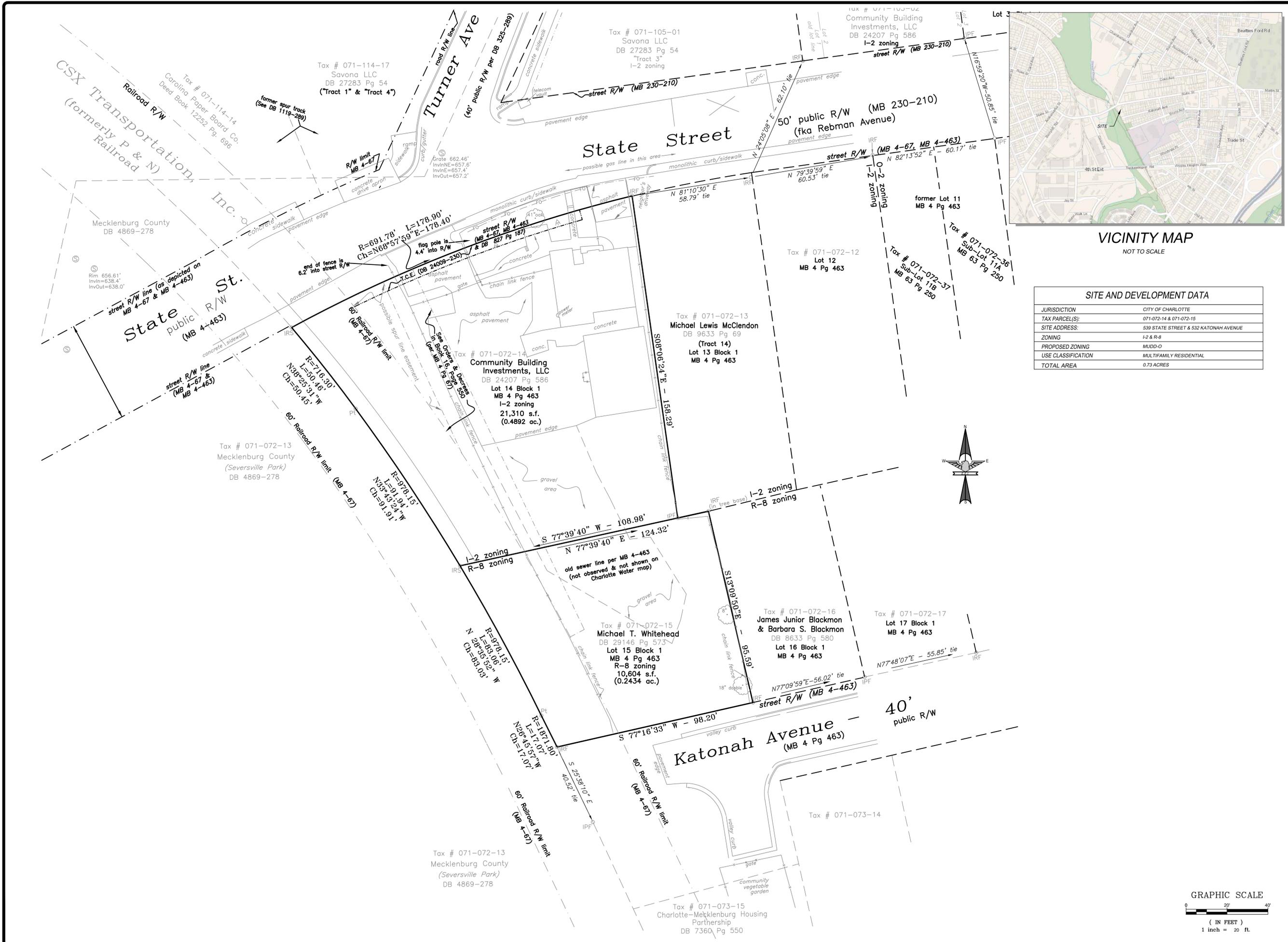
  
\_\_\_\_\_  
Community Building Investments LLC

REZONING PETITION NO. 2019-\_\_\_\_\_  
Grubb Properties  
Joinder Agreement

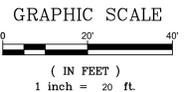
The undersigned as the owner of that parcel of land located at 532 Katonah Avenue Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 071-072-15 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 31 day of October, 2019.

  
\_\_\_\_\_  
Michael T. Whitehead



SITE AND DEVELOPMENT DATA	
JURISDICTION	CITY OF CHARLOTTE
TAX PARCELS(S)	071-072-14 & 071-072-15
SITE ADDRESS	539 STATE STREET & 532 KATONAH AVENUE
ZONING	I-2 & R-8
PROPOSED ZONING	MUDD-O
USE CLASSIFICATION	MULTIFAMILY RESIDENTIAL
TOTAL AREA	0.73 ACRES



**ENGINEERING**

FIRM LICENSE # C-0873  
 P.O. BOX 351  
 Indian Trail, NC 28079  
 (704) 982-4222  
 www.egsnc.com

NO.	DATE	BY	ISSUE

STATE STREET APARTMENTS  
 539 STATE STREET, CHARLOTTE, NC

GRUBB PROPERTIES, INC.  
 4601 Park Road, Suite 450  
 CHARLOTTE, NC 28209

EXISTING SITE	
DESIGNED BY	N/A
DRAWN BY	JLR
CHECKED BY	JLR
DATE	11/01/2019
AS SHOWN	AS SHOWN
JOB NUMBER	8978

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

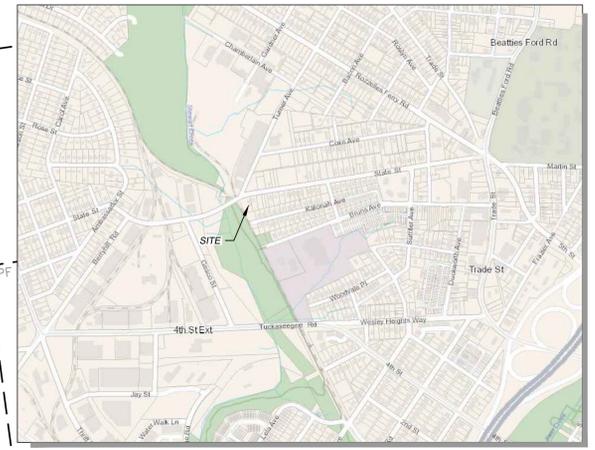
EXHIBIT-1

CSX Transportation, Inc.  
(formerly P & N)  
Railroad

Tax # 071-114-17  
Savona LLC  
DB 27283 Pg 54

Tax # 071-105-01  
Savona LLC  
DB 27283 Pg 54  
Tract 3"  
I-2 zoning

Tax # 071-100-02  
Community Building  
Investments, LLC  
DB 24207 Pg 586



VICINITY MAP  
NOT TO SCALE

SITE AND DEVELOPMENT DATA	
JURISDICTION	CITY OF CHARLOTTE
TAX PARCEL(S)	071-072-14 & 071-072-15
SITE ADDRESS	539 STATE STREET & 532 KATONAH AVENUE
ZONING	I-2 & R-8
PROPOSED ZONING	MUDD-O
USE CLASSIFICATION	MULTIFAMILY RESIDENTIAL
TOTAL AREA	0.73 ACRES

Mecklenburg County  
DB 4869-278

public R/W

Tax # 071-072-13  
Mecklenburg County  
(Seversville Park)  
DB 4869-278

$R=691.78'$   $L=178.90'$   
 $Ch=N68^{\circ}57'59''E-178.40'$

$R=716.30'$   
 $L=50.46'$   
 $N38^{\circ}25'31''W$   
 $Ch=50.45'$

$R=978.15'$   
 $L=91.94'$   
 $N35^{\circ}43'24''W$   
 $Ch=91.91'$

$R=978.15'$   
 $L=83.06'$   
 $N28^{\circ}35'52''W$   
 $Ch=83.03'$

$R=1871.80'$   
 $L=17.07'$   
 $N26^{\circ}45'27''W$   
 $Ch=17.07'$

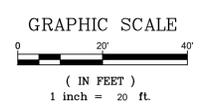
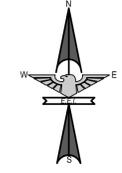
Tax # 071-072-13  
Mecklenburg County  
(Seversville Park)  
DB 4869-278

Tax # 071-072-15  
DB 29146 Pg 573

Tax # 071-072-16  
DB 8633 Pg 580

Tax # 071-072-17

Tax # 071-073-15  
Charlotte-Mecklenburg Housing  
Partnership  
DB 7360 Pg 550



**ENGINEERING**

FIRM LICENSE # C-0873  
P.O. BOX 351  
2013A Van Buren Avenue  
Indian Trail, NC 28079  
(704) 982-4222  
www.egsnc.com

NO.	DATE	BY	ISSUE

STATE STREET APARTMENTS  
539 STATE STREET, CHARLOTTE, NC

GRUBB PROPERTIES, INC.  
4601 Park Road, Suite 450  
CHARLOTTE, NC 28209

SCHMATIC SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUMBER
AS-SHOWN	JLR	JLR	8978
DATE	DATE	DATE	DATE
11/01/2019	11/01/2019	11/01/2019	11/01/2019

PRELIMINARY  
NOT FOR  
CONSTRUCTION

EXHIBIT-2

**GRUBB MANAGEMENT, LLC  
REZONING PETITION NO. 2019-xxx  
10/31/2019**

**Development Data Table:**

Site Area: +/- 0.7 acres  
 Tax Parcels: 07107214 and 07107215  
 Existing Zoning: I-2, R-8  
 Proposed Zoning: MUDD-O  
 Existing Uses: Industrial, residential and vacant  
 Proposed Uses: Up to 140 Multifamily Residential Units  
 Maximum Building Height: Up to 75 feet, as measured per MUDD Ordinance standards  
 Parking: Per the Optional Provision below in Section II.

**I. General Provisions**

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Grubb Management, LLC (the "Petitioner") to accommodate the development of a privately-funded workforce housing community on that approximately 0.7-acre site located on the south side of State Street and north side of Katonah Avenue, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 071-072-14 and 071-072-15.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD zoning district shall govern the development and use of the Site.
- The development 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.
- 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 6.207 of the Ordinance.

**II. Optional Provisions**

The Petitioner requests an optional provision to allow a variation from the typical MUDD parking standards for a total of 20 parking spaces on Site.

**III. Permitted Uses**

The Site may be devoted only to a residential community containing a maximum of one hundred forty (140) multi-family dwelling units and any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district.

**IV. Transportations**

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- Where applicable, the 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.
- All transportation improvements shall be completed prior to the issuance of the Site's first building certificate of occupancy unless otherwise stated herein.

**V. Architectural Standards**

- The principal building(s) on the Site may use a variety of building materials. The building materials will be a combination of the following: brick, glass, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl hand rails, windows, soffits or door trim, and (ii) concrete masonry units not architecturally finished.
- Building massing shall be designed to break up long monolithic building forms as follows: Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, wall offsets, pilasters, and other architectural details). Modulations shall be a minimum of ten (10) feet wide and shall project or recess a minimum of one (1) foot extending through at least a full floor.
- Architectural elevations shall be designed to create visual interest as follows:
  - Buildings shall be designed with a recognizable architectural base on all facades facing network required streets and the greenway. Such base may be executed through the use of articulated architectural facade features, changes in building materials, or color changes; and
  - Building elevations facing network required streets or the greenway shall not have expanses of blank walls greater than twenty (20) feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- Roof form and articulation -- roof form lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
  - 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.
  - Roof top HVAC and related mechanical equipment will be screened from public view at grade from network required streets and the greenway.

**VI. Workforce Housing**

The Petitioner intends to voluntarily provide a workforce housing program to ensure that the proposed residential units are reasonably priced for persons earning less than the average median income for the area. Petitioner shall ensure that 50% of the residential units, for a period not less than fifteen (15) years, maintains monthly rents that are, on average, affordable for persons earning not more than 80% of the area median income.

**VII. Environmental Features**

The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance and tree save requirements.

**VIII. 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.

**IX. 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.



NO.	DATE	BY	ISSUE

**STATE STREET APARTMENTS**  
539 STATE STREET, CHARLOTTE, NC

**GRUBB PROPERTIES, INC.**  
4601 Park Road, Suite 450  
CHARLOTTE, NC 28209

DESIGNED BY		DRAWN BY		CHECKED BY	
AS-SHOWN	N/A	JLR	JLR	JLR	JLR
Scale		DATE	11/01/2019	JOB NUMBER	8978

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

11/01/19

Sheet  
**EXHIBIT-3**

2019-168

# I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>11/1/2019</u>
Received By:	<u>BE</u>

**DECEASED**

Complete All Fields (Use additional pages if needed)

Property Owner: 1) GILBERT & SUE PICKLESIMER      2) OAK HILLS, INC.

Owner's Address: 1) 3940 Oakdale Road      1) Charlotte, NC 28216  
2) PO BOX 680008      2) Charlotte, NC 28216  
City, State, Zip: \_\_\_\_\_

Date Property Acquired: 1975, 1975, 2005, and 2005

Property Address: 3418 Oakdale Road, Charlotte, NC 28216

Tax Parcel Number(s): 03325102, 03325104, 03325118, 03325103

Current Land Use: Single Family Residential      Size (Acres): +/-22.87 acres

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

Overlay: Lake Wylie PA      Tree Survey Provided: Yes: \_\_\_\_\_ N/A: \_\_\_\_\_

Required Rezoning Pre-Application Meeting\* with: North Planning Area (Michael Russell)

Date of meeting: 10/2/2019

(\*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 accommodate a residential community on the site compromised of duplex dwelling units

ColeJenest & Stone

Name of Rezoning Agent

200 S. Tyron Street, Suite 1400

Agent's Address

Charlotte, NC 28202

City, State, Zip

704.971.4538

Telephone Number      Fax Number

spaone@colejeneststone.com

E-Mail Address

1.      2.

Suncrest Real Estate and Land

Name of Petitioner(s)

2701 East Camelback Rd #180

Address of Petitioner(s)

Biltmore Park, Phoenix, Arizona 85016

City, State, Zip

630.363.6401

Telephone Number      Fax Number

CWerner@suncrestreal.com

E-Mail Address

Signature of Property Owner

Gilbert Picklesimer      Gilbert Picklesimer

1. GILBERT PICKLESIMER      GILBERT PICKLESIMER

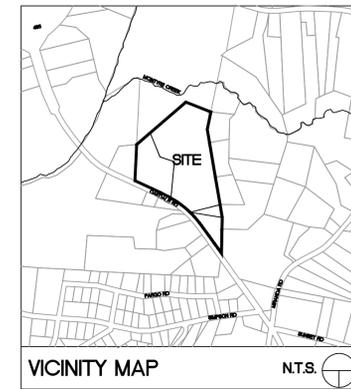
(Name Typed / Printed)      OWNER AND MANAGER OF OAK HILLS, INC.

Signature of Petitioner

Casey Werner

Casey Werner, PE

(Name Typed / Printed)




**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

**REZONING SUMMARY**

**PETITIONER:** SUNCREST REAL ESTATE & LAND  
2701 EAST CAMELBACK ROAD #180  
BILTMORE PARK, PHOENIX, AZ 85016

**PROPERTY OWNER(S):** GILBERT PICKLESIMER  
3940 OAKDALE ROAD  
CHARLOTTE, NC 28216

**TAX PARCEL(S):** 03325102, 03325104, 03325118,  
& 03325103

**EX. ZONING:** R-3

**GIS ACREAGE:** 22.87 ACRES

**NOTE:**  
ALL STREAM CENTERLINES AND BUFFERS SHOWN AND  
LABELED AS PROVIDED BY MECKLENBURG COUNTY GIS DATA

**SUNCREST REAL ESTATE AND LAND**  
2701 EAST CAMELBACK ROAD, #180  
BILTMORE PARK  
PHOENIX, AZ

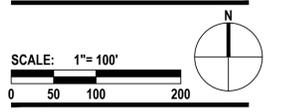
**OAKDALE ROAD RESIDENTIAL**  
4008 OAKDALE ROAD  
CHARLOTTE, NC 28216

**EXISTING CONDITIONS PLAN**

**Project No.**  
32410.19

**Issued**  
11/01/19

Revised

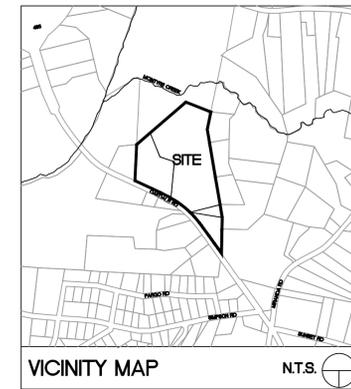
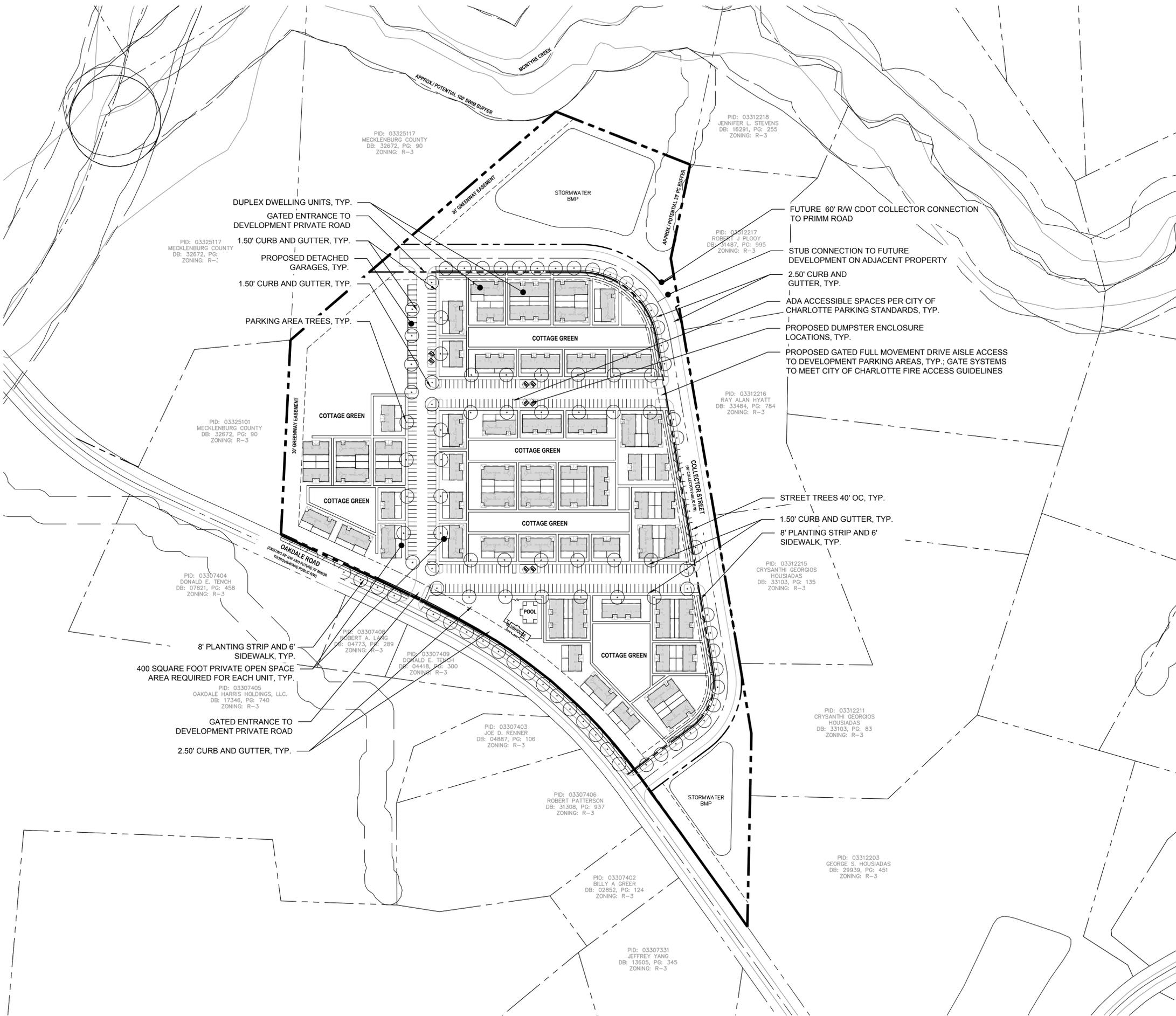


**RZ-1.0**

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2018 ©

P:\Projects\32410.19 - Oakdale Road Residential\32410.19 - Oakdale Road Residential.dwg, 11/01/2019 10:30:00 AM, User: JLS



**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

**SUNCREST REAL ESTATE AND LAND**  
 2701 EAST CAMELBACK ROAD, #180  
 BILTMORE PARK  
 PHOENIX, AZ

**OAKDALE ROAD RESIDENTIAL**  
 4008 OAKDALE ROAD  
 CHARLOTTE, NC 28216

**REZONING PLAN**

**REZONING SUMMARY**  
 PETITIONER: SUNCREST REAL ESTATE AND LAND  
 2701 EAST CAMELBACK ROAD #180  
 BILTMORE PARK, PHOENIX, AZ 85016

PROPERTY OWNER(S): GILBERT PICKLESIMER  
 3940 OAKDALE ROAD  
 CHARLOTTE, NC 28216

TAX PARCEL(S): 03325102, 03325104, 03325118, 03325103

EX. ZONING: R-3

PROPOSED ZONING: MX-2  
 MIXED USE

GIS ACREAGE: 22.87 AC  
 EXISTING USE: SINGLE FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL: UP TO 138 UNITS (6 UNITS/AC MAX)

ZONING SETBACKS:  
 LOCAL/COLLECTOR: 17' MEASURED FROM ROW  
 MINOR THOROUGHFARE: 30' MEASURED FROM ROW

MIN. BLDG. SEPARATION: 16'

PARKING REQUIRED: PER ORDINANCE REQUIREMENT  
 PARKING PROVIDED: PER ORDINANCE REQUIREMENT

AMENITY AREA: 0.25 AC

REQUIRE OPEN SPACE: 2.30 AC (10%)  
 OPEN SPACE PROVIDED: PER ORDINANCE REQUIREMENT

STORMWATER: PROPOSED STORMWATER POND  
 AND/OR UNDERGROUND SYSTEMS

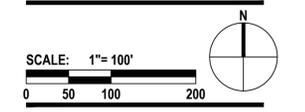
\*SEE SHEET RZ-3.0 FOR REZONING DEVELOPMENT STANDARDS

NOTE:  
 ALL STREAM CENTERLINES AND BUFFERS SHOWN AND LABELED AS  
 PROVIDED BY MECKLENBURG COUNTY GIS DATA

Project No.  
**32410.19**

Issued  
 11/01/19

Revised



**RZ-2.0**

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**DEVELOPMENT STANDARDS**

November 1, 2019

**A. General Provisions**

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Suncrest Real Estate and Land (the "Petitioner") to accommodate the development of a residential community on that approximately 22.87 acre site located on the north side of Oakdale Road between Hwy 485 and Miranda Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 03325102, 03325104, 03325118 and 03325103.
- The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MX-2 zoning district shall govern the development and use of the Site.
- The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal public street, internal private streets, internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

**B. Permitted Uses/Development Limitations**

- The Site may be devoted only to a residential community containing a maximum of 138 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the MX-2 zoning district. Incidental and accessory uses and structures may include, without limitation, a leasing and management office, detached garages and amenities such as a clubhouse, swimming pool and tot lot or playground.
- The dwelling units shall be comprised of duplex-style attached dwelling units.

**C. Transportation**

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- As depicted on the Rezoning Plan, the Site will be served by a perimeter public street (designated as Collector Road on the Rezoning Plan) and internal private drives, and minor adjustments to the locations of the internal public street, the internal private streets and the internal private drives shall be allowed during the construction permitting process.
- The width of the right of way for the Collector Road located on the Site shall be 60 feet and in the event that on-street parking is provided on the Collector Road it shall be located outside of the required 36 feet edge of pavement to edge of pavement.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
- The Collector Road located on the Site and depicted on the Rezoning Plan will be approved and constructed prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site.
- The internal private drives may, at the option of Petitioner, be gated.
- On-street parking may be constructed at the option of Petitioner provided that such on-street parking is approved by CDOT and/or NCDOT and any other applicable governmental agencies. If Petitioner elects not to construct such on-street parking or if such on-street parking is not approved by CDOT and/or NCDOT or any other applicable governmental agencies, Petitioner shall not be required to construct the on-street parking.
- One or more of the private drives that provide vehicular connectivity to the Collector Road and Oakdale Road may, at the option of Petitioner, be restricted to exiting vehicular traffic only.
- Petitioner shall dedicate and convey all relevant right of way to the City of Charlotte and/or to NCDOT as applicable prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site. The right of way shall be setback 2 feet behind the back of sidewalk where feasible. If it is not feasible, the sidewalks, or portions thereof, may be located in a sidewalk utility easement.
- All transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site.

**D. Architectural Standards**

- The maximum height in stories of the dwelling units constructed on the Site shall be 1.5 stories. The maximum height in feet of the dwelling units constructed on the Site shall be 30 feet as measured under the Ordinance.
- The actual widths and depths of the dwelling units constructed on the Site may vary from the widths and depths depicted on the Rezoning Plan.
- The primary exterior building materials for the buildings constructed on the Site shall be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
- Vinyl, EIFS or masonite may not be used as an exterior building material on any building constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- To provide privacy, all residential entrances located within 15 feet of a sidewalk located adjacent to a public street shall be raised from the average grade of such sidewalk a minimum of 12 inches.

- Usable porches and stoops shall from a predominant feature of the building design and be located on the front of the building facing a public street, a private street or open space. Usable front porches shall be covered and be at least 6 feet deep. Usable front porches shall not be enclosed.
- All corner/end units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.

**E. Streetscape and Landscaping**

- A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontages on Oakdale Road and the Collector Road. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into an existing sidewalk located on the Site's frontage on Oakdale Road.
- Portions of the minimum 6 foot wide sidewalk to be installed along the Site's frontage on Oakdale Road may be located in a sidewalk utility easement.

**F. Environmental Features**

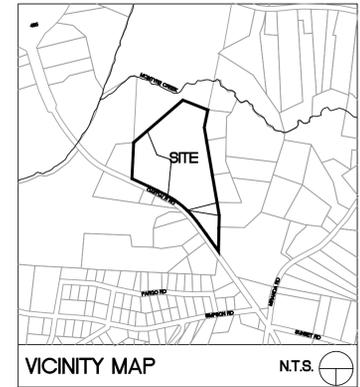
- Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City Ordinance.
- Any increase of impervious area within SWIM/PCSO Buffers may not be allowed and is not approved with the rezoning process. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services (CMSWS) and mitigated if required by City ordinance. Stream Delineation Reports and SWIM/PCSO Buffer location delineations are subject to review and approval by CMSWS.
- 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.

**G. Amenities and Greenway**

- An amenity area shall be provided on the Site and at a minimum, the amenity area shall contain a swimming pool and a clubhouse.
- Prior to the issuance of the 80<sup>th</sup> certificate of occupancy for a new dwelling unit constructed on the Site, Petitioner shall dedicate and convey the 30' greenway area easement located on the Site (the "Greenway Area") to Mecklenburg County for future greenway purposes. Prior to the dedication and conveyance of the Greenway Area to Mecklenburg County and subject to any restrictions imposed by stream buffer regulations, Petitioner shall have the right to install and locate utility lines through the Greenway Area and to reserve such easements over the Greenway Area that are necessary to maintain, repair and replace such utility lines, and to reserve such other easements as may be reasonably necessary in connection with the development of the Site as long as these easements and utility lines do not interfere with the construction and maintenance of the greenway. Any easements must be reviewed prior to the dedication of the Greenway Area to Mecklenburg County.
- The trees located within the Greenway Area shall count towards the Site's minimum tree save requirements.
- A minimum 30-foot wide greenway easement shall be established along that portion of the Site's western boundary line that is more particularly depicted on the Rezoning Plan.
- The Greenway Area shall count towards the Site's required open space.

**H. Binding Effect of the Rezoning Documents and Definitions**

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



**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
+ Landscape Architecture  
+ Civil Engineering  
+ Urban Design

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Charlotte, North Carolina 28202  
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**SUNCREST REAL ESTATE AND LAND**  
2701 EAST CAMELBACK ROAD, #180  
BILTMORE PARK  
PHOENIX, AZ

**OAKDALE ROAD RESIDENTIAL**

4008 OAKDALE ROAD  
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**REZONING DEVELOPMENT STANDARDS**

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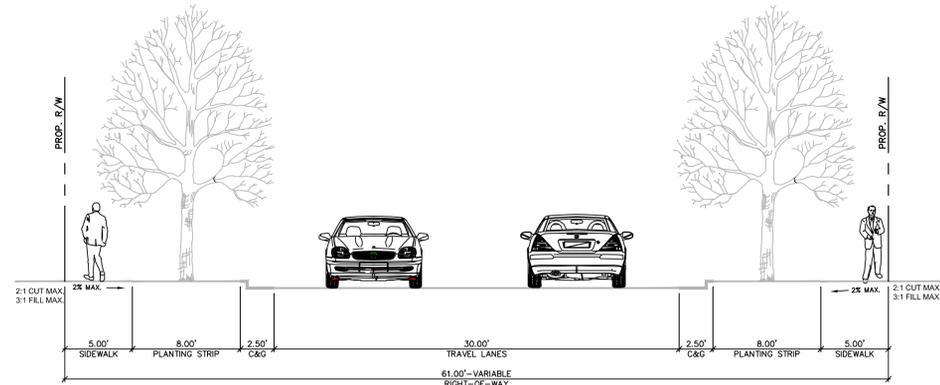
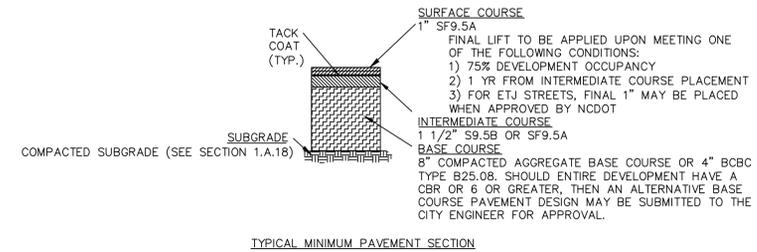
Revised



**RZ-3.0**

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**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-169

Petition #:	_____
Date Filed:	<u>11/5/2019</u>
Received By:	<u>BT</u>

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

Property Owner: Donna & Brenda Garrison; Mary T. Garrison, REV/TST;  
Mallard Creek Charlotte NC; Roger & Vickey Benfield

Owner's Address: 6215 North Rd; 901 Wabash Ave, Ste 300; 2200 Odell School Rd  
City, State, Zip: York, SC 29745; Terre Haute, IN 47807; Charlotte, NC 28262

Date Property Acquired: 10/10/1991; 10/15/1992; 1/21/1976

Property Address: unnumbered, 2301, 2401, 2200 Odell School Rd

Tax Parcel Number(s): 029-201-24; 029-664-05; 029-664-06; 029-664-04; 029-171-03; and 029-171-21

Current Land Use: vacant, agriculture, single-family residential Size (Acres): 15.9 acres

Existing Zoning: CC Proposed Zoning: CC(SPA)

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

Required Rezoning Pre-Application Meeting: Solomon Fortune, Michael Russell, Isaiah Washington, Kent Main, Josh Weaver  
Date of meeting: 10/9/19

(\*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): yes, 5 years

Purpose/description of Conditional Zoning Plan: to accommodate an integrated multi-family residential development within the broader mixed use center, with flexibility for additional commercial uses

Collin Brown & Brittany Lins

Name of Rezoning Agent

1420 E. 7<sup>th</sup> Street, Suite 100

Agent's Address

Charlotte, NC 28204

City, State, Zip

704-200-2637

Telephone Number

Fax Number

Collin.Brown@alexanderricks.com /

Brittany.Lins@alexanderricks.com

E-Mail Address

See Attached Joinder Agreements

Signature of Property Owner

See Attached Joinder Agreements

(Name Typed / Printed)

Thompson Thrift Development Inc.

Name of Petitioner(s)

111 Monument Circle, Suite 1600

Address of Petitioner(s)

Indianapolis, IN 46204

City, State, Zip

317-671-7223

Telephone Number

317-454-8026

Fax Number

bwilliams@thompsonthrift.com

E-Mail Address

Brad Williams

Signature of Petitioner

Brad Williams

(Name Typed / Printed)

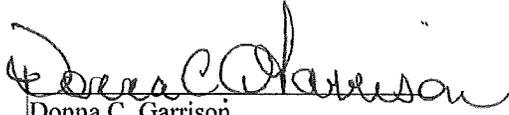
REZONING PETITION NO. 2019-xxx

THOMPSON THRIFT DEVELOPMENT INC., PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located on Odell School Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 029-664-04 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7<sup>TH</sup> day of AUGUST, 2019

  
Donna C. Garrison

  
Brenda P. Garrison

REZONING PETITION NO. 2019-xxx

THOMPSON THRIFT DEVELOPMENT INC., PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of those parcels of land located on Odell School Road in Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 029-201-24, 029-664-05, and 029-664-06 on the Mecklenburg County Tax Map and which are the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7<sup>TH</sup> day of AUGUST, 2019

*J. E. Garrison, Trustee*  
J Rev/Trust Garrison

*J. E. Garrison, Trustee*  
Marry T Garrison Rev/Trust

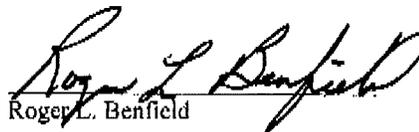
## REZONING PETITION NO. 2019-xxx

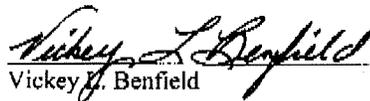
## THOMPSON THRIFT DEVELOPMENT INC., PETITIONER

## JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 2200 Odell School Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 029-171-21 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7<sup>th</sup> day of August, 2019

  
Roger L. Benfield

  
Vickey L. Benfield

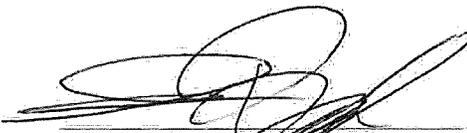
REZONING PETITION NO. 2019-xxx

THOMPSON THRIFT DEVELOPMENT INC., PETITIONER

JOINDER AGREEMENT

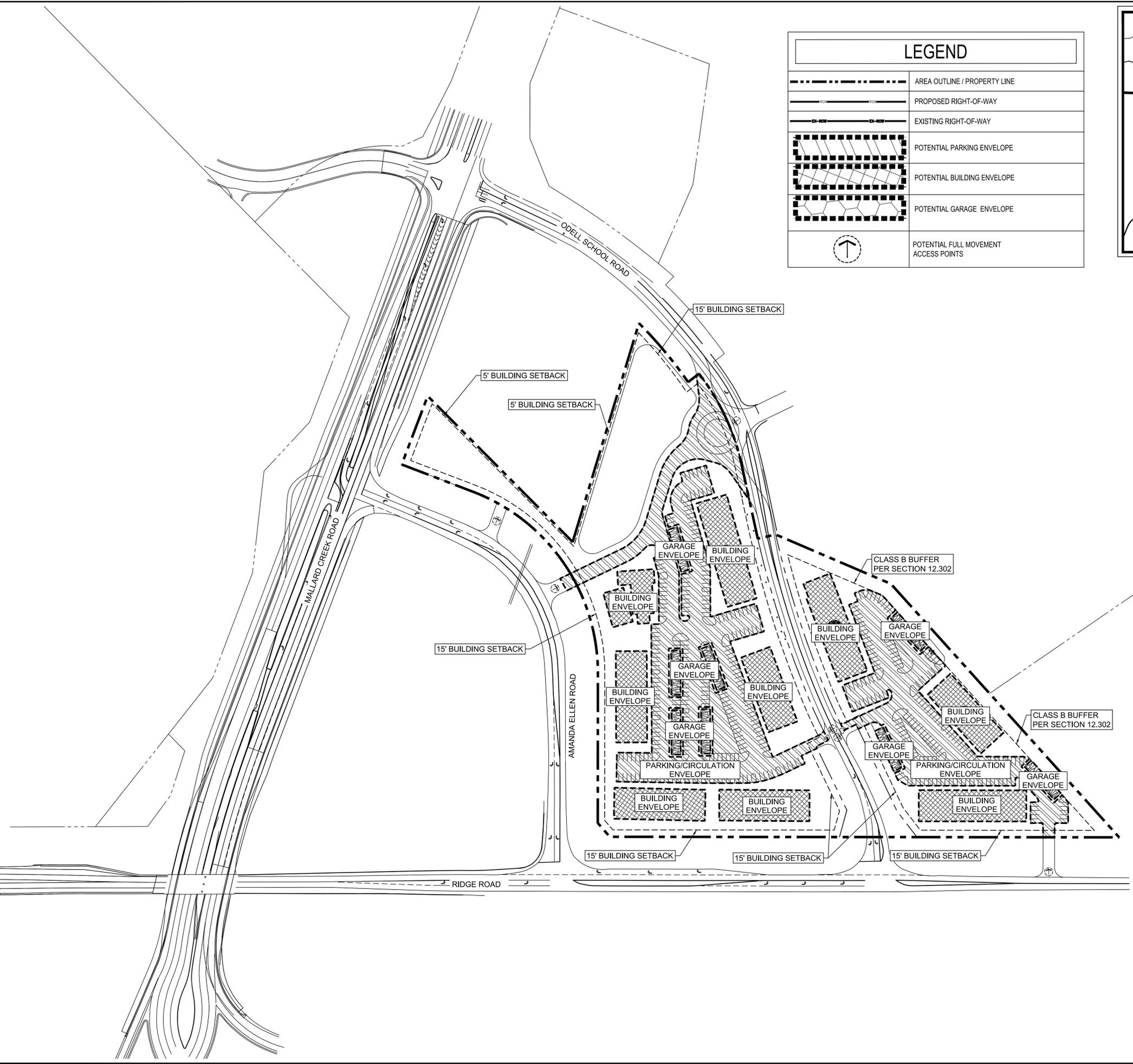
The undersigned, as the owner of that parcel of land located on Mallard Creek Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 029-171-03 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 15<sup>th</sup> day of AUGUST, 2019

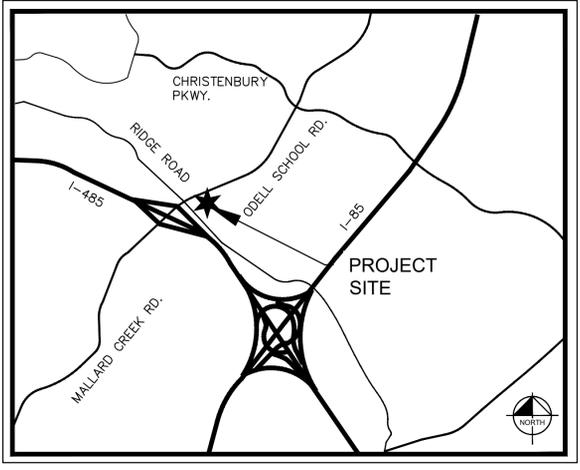


Mallard Creek Charlotte NC

Plotted By: Streibridge, Kelsey - Sheet Set: Mallard Creek Development - Rezoning - Layout: RZ-1 - TECHNICAL DATA SHEET - November 05, 2019 - 01:00:35pm - K:\CHL\PRJ\13205000 - thompson thirt\13205000 - mallard creek development\02 - DWG\Resoning\plan\sheet\02 - TECHNICAL DATA SHEET.dwg  
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LEGEND	
	AREA OUTLINE / PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	POTENTIAL PARKING ENVELOPE
	POTENTIAL BUILDING ENVELOPE
	POTENTIAL GARAGE ENVELOPE
	POTENTIAL FULL MOVEMENT ACCESS POINTS

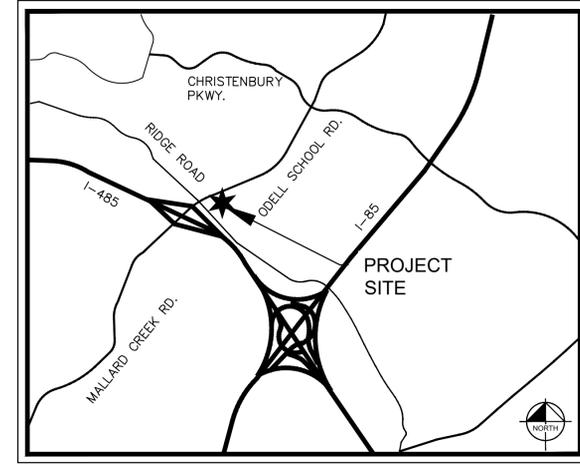
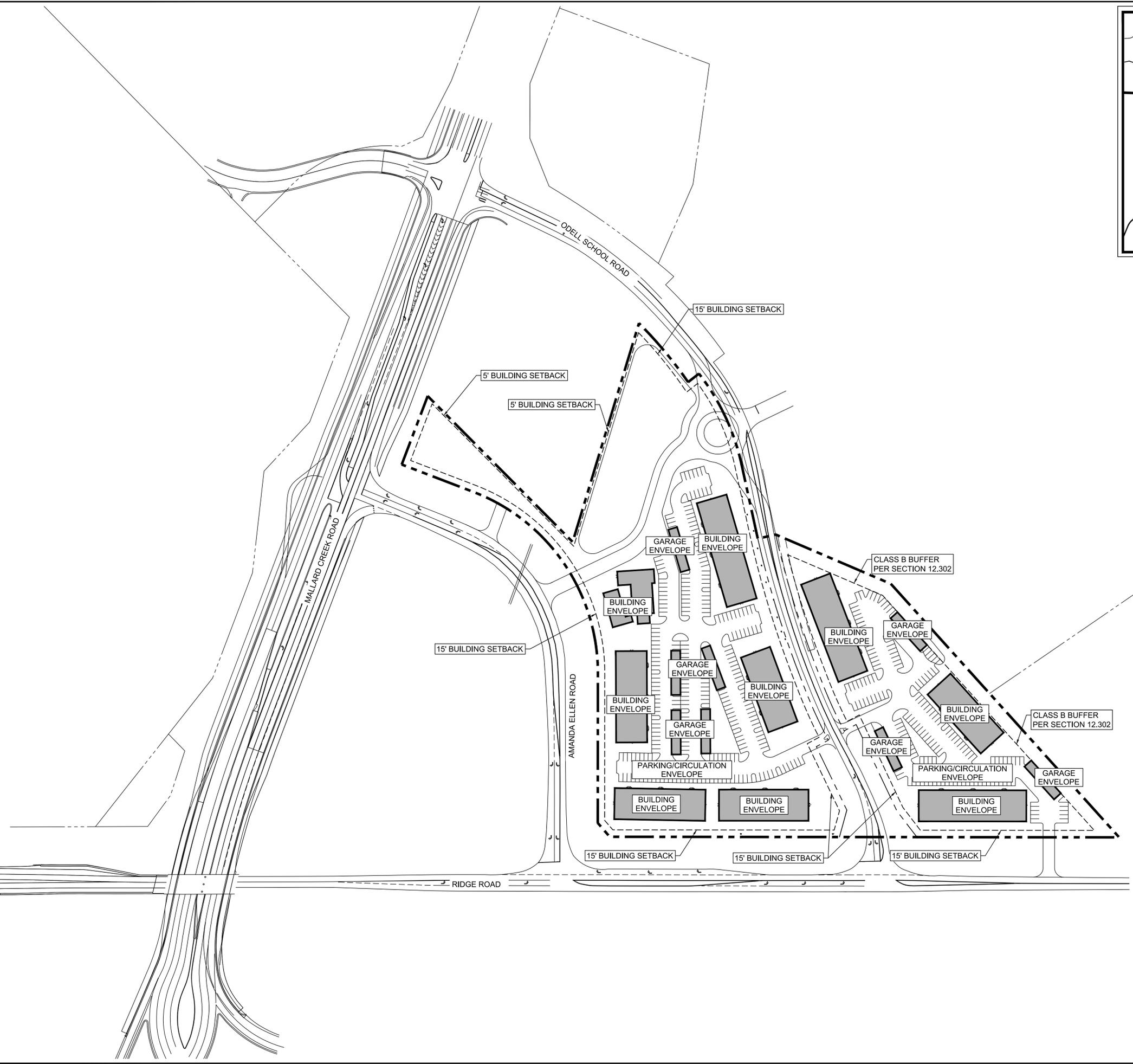


VICINITY MAP  
NOT TO SCALE



<b>MALLARD CREEK DEVELOPMENT</b> PREPARED FOR <b>THOMPSON THRIFT</b> <small>CITY OF CHARLOTTE</small>	<b>TECHNICAL DATA SHEET</b>	REZONING PETITION NO. 2019-_____ <small>NC</small>																																	
	<b>Kimley»Horn</b> <small>© 2019 KIMLEY-HORN AND ASSOCIATES, INC.          200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202          PHONE: 704-333-5131          WWW.KIMLEY-HORN.COM</small>	KHA PROJECT 013205000 DATE 11/5/19 SCALE AS SHOWN DESIGNED BY KMS DRAWN BY KMS CHECKED BY JMH	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	DATE	BY																													
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Plotted By: Streibridge, Kelsey - Sheet Set: Mallard Creek Development - Rezoning - Layout: RZ-2 ILLUSTRATIVE SITE PLAN - November 05, 2019 - 01:00:47pm - K:\CHL\_PRA\13205000 thompson\_thrift\000 mallard creek development\02 - DWG\Rezoning\plan sheets\RZ-2 ILLUSTRATIVE SITE PLAN.dwg  
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VICINITY MAP  
NOT TO SCALE



<b>MALLARD CREEK DEVELOPMENT</b> PREPARED FOR <b>THOMPSON THRIFT</b> <small>CITY OF CHARLOTTE NC</small>	<b>ILLUSTRATIVE SITE PLAN</b>	REZONING PETITION NO. 2019-____ <small>NC</small>
		© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM
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SHEET NUMBER <b>RZ-2</b>		
		REVISIONS No. _____ BY _____ DATE _____

