

Rezoning Petition Packet

Petitions:

2019-170 through 2019-185

Petitions that were submitted in December 2019

2019-170

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	11/6/2019
Received By:	BK

Complete All Fields (Use additional pages if needed)

Property Owner: 3100 THE PLAZA, LLC

Owner's Address: 1001 ELIZABETH AVE SU 1d City, State, Zip: CHARLOTTE, NC 28204

Date Property Acquired: AUGUST 2019

Property Address: 3100 THE PLAZA CHARLOTTE, NC 28205

Tax Parcel Number(s): 09309201

Current Land Use: TIRE DEPOT - VACANT Size (Acres): .370

Existing Zoning: B-1 Proposed Zoning: NS

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

Required Rezoning Pre-Application Meeting* with: WILL LINVILLE

Date of meeting: 10-31-19

(*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): _____

Purpose/description of Conditional Zoning Plan: TO DEVELOP A RESTAURANT

GREG Godley
Name of Rezoning Agent

1001 ELIZABETH AVE SU. 1d
Agent's Address

CHARLOTTE, NC 28204
City, State, Zip

704-904-2383 _____
Telephone Number Fax Number

GJGodley@LEGACYCRE.COM
E-Mail Address

GREG Godley
Signature of Property Owner

GREG Godley
(Name Typed / Printed)

James Doyle
Name of Petitioner(s)

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

Charlotte, NC 28204
City, State, Zip

(704) 807-3897 _____
Telephone Number Fax Number

whamestown@gmail.com
E-Mail Address

James Doyle
Signature of Petitioner

JAMES M. DOYLE
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-171
 Date Filed: 11/7/2019
 Received By: By

Complete All Fields (Use additional pages if needed)

Property Owner: ~~(ANTHONY KUHN)~~ FW 02 TRYON LLC

Owner's Address: 427 SHASTA LN City, State, Zip: CHARLOTTE, NC, 28211

Date Property Acquired: 05/30/2019

Property Address: 3000 N TRYON ST, CHARLOTTE, NC

Tax Parcel Number(s): 08303141

Current Land Use: INDUSTRIAL Size (Acres): 2.550

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

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

Required Rezoning Pre-Application Meeting* with: WILL LINVILLE

Date of meeting: OCT 10 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: _____

ANTHONY KUHN
Name of Rezoning Agent

427 SHASTA LANE
Agent's Address

CHARLOTTE, NC 28211
City, State, Zip

901 219 3987 _____
Telephone Number Fax Number

TONY@FLYWHEELGRP.COM
E-Mail Address

[Signature]
Signature of Property Owner

ANTHONY KUHN
(Name Typed / Printed)

ANTHONY KUHN
Name of Petitioner(s)

427 SHASTA LANE
Address of Petitioner(s)

CHARLOTTE, NC 28211
City, State, Zip

901 219 3987 _____
Telephone Number Fax Number

TONY@FLYWHEELGRP.COM
E-Mail Address

[Signature]
Signature of Petitioner

ANTHONY KUHN
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-172

Petition #:	_____
Date Filed:	<u>4/15/2019</u>
Received By:	<u>BK</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Wedgewood Church and Wedgewood Baptist Church

Owner's Address: 4717 Wedgewood Drive City, State, Zip: Charlotte, NC 28210

Date Property Acquired: January 23, 1959

Property Address: 4800 Wedgewood Drive

Tax Parcel Number(s): 171-122-16

Current Land Use: Religious Institution Size (Acres): +/- 4.12 acres

Existing Zoning: R-4 Proposed Zoning: Institutional

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

Required Rezoning Pre-Application Meeting* with: John Kinley, Scott Cornell, Carlos Alzate et al.
Date of meeting: October 29, 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): _____

Purpose/description of Conditional Zoning Plan: _____

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341 _____
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

See Attached Joinder Agreement
Signature of Property Owner

Sharon Academy Properties, LLC (c/o Brian Crutchfield)
Name of Petitioner(s)

5301 Sharon Road
Address of Petitioner(s)

Charlotte, NC 28210
City, State, Zip

704-516-7689 _____
Telephone Number Fax Number

bcrutchfield@sharon-academy.com
E-Mail Address

SHARON ACADEMY PROPERTIES, LLC

By: [Signature]
Signature of Petitioner

Brian A. Crutchfield

**REZONING APPLICATION FILED BY
SHARON ACADEMY PROPERTIES, LLC
JOINDER AGREEMENT**

The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by Sharon Academy Properties, LLC that is designated as Tax Parcel No. 171-122-16 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site to the Institutional zoning district.

This 12th day of November, 2019.

WEDGEWOOD CHURCH, a North Carolina nonprofit corporation

By: Melba Evans, Wedgewood Church Moderator
[Name, Office]

WEDGEWOOD BAPTIST CHURCH,
a North Carolina unincorporated association

By: Melba Evans, Wedgewood Church Moderator
[Name], Trustee

[Name], Trustee

[Name], Trustee

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-173

Petition #:	_____
Date Filed:	<u>11/21/2019</u>
Received By:	<u>Bj</u>

Complete All Fields (Use additional pages if needed)

Property Owner: SEE SCHEDULE 1 ATTACHED

Owner's Address: SEE SCHEDULE 1 ATTACHED

Date Property Acquired: SEE SCHEDULE 1 ATTACHED

Property Address: SEE SCHEDULE 1 ATTACHED

Tax Parcel Number(s): SEE SCHEDULE 1 ATTACHED

Current Land Use: Residential/vacant Size (Acres): 150

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

Overlay: Lower Lake Wylie Watershed - Protected Area Tree Survey Provided: Yes: _____
N/A: _____

Required Rezoning Pre-Application Meeting* with: David Pettine, Ed McKinney, Todd DeLong.

Date of meeting: October 7, 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): <u>NA</u>
Purpose/description of Conditional Zoning Plan: <u>To allow a light industrial development</u>

John Carmichael
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341 Fax Number
Telephone Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

SEE ATTACHMENTS
Signature of Property Owner

McCraney Property Company
Name of Petitioner(s)

2257 Vista Parkway, Suite 15
Address of Petitioner(s)

West Palm Beach, FL 33411
City, State, Zip

704.965.9268 Fax Number
Telephone Number

Dwilliams@mccraneyproperty.com
E-Mail Address

SEE ATTACHED
Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Proposed Zoning
14129102	10731 Garrison Road, Charlotte NC 28278	David & Teresa Burris	10731 Garrison Road, Charlotte NC 28278	I-1(CD)
14129105	NA	Burris Holdings, LLC	10731 Garrison Road, Charlotte NC 28278	I-1(CD)
14118165	NA	TSC Garrison, LLC	1815 Black Creek Drive Charlotte, NC 28212	I-1(CD)
14129101	10813 Garrison Road, Charlotte NC 28278	William Shaw	10813 Garrison Road, Charlotte NC 28278	I-1(CD)
14129103	NA	William Shaw	10813 Garrison Road, Charlotte NC 28278	I-1(CD)
14129107	320 Meadowridge Drive. Maiden NC 28650	Charles Mobley	10515 Garrison Road, Charlotte NC 28278	I-1(CD)
14118119	320 Meadowridge Drive. Maiden NC 28650	Charles Mobley	10515 Garrison Road, Charlotte NC 28278	I-1(CD)

ATTACHMENT A

REZONING PETITION NO.2019-

OWNER JOINDER AGREEMENT

The undersigned, as the owner of the parcels of land located of Garrison Road designates as Tax Parcel Nos. 14129101 and 14129103 on the Mecklenburg County Tax Map and which is subject to the attached rezoning application hereby joins in the Rezoning Application and consents to the change in R-3 zoning district to the I-1 (CD) zoning district as depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

Date: 11-20-2019

Signature: William A. Shaw Jr

Printed Name:
William A. Shaw Jr

ATTACHMENT A

REZONING PETITION NO.2019-

OWNER JOINDER AGREEMENT

The undersigned, as the owner of the parcels of land located of Garrison Road designates as Tax Parcel Nos. 14118119 and 14129107 on the Mecklenburg County Tax Map and which is subject to the attached rezoning application hereby joins in the Rezoning Application and consents to the change in R-3 zoning district to the I-1 (CD) zoning district as depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

Date: 11-20-19

Signature: 

Printed Name: Charles D Mosley

ATTACHMENT A

REZONING PETITION NO.2019-

OWNER JOINDER AGREEMENT

The undersigned, as the owner of the parcel of land located of Garrison Road designates as Tax Parcel Nos. 14129102 on the Mecklenburg County Tax Map ans which is subject to the attached rezoning application hereby joins in the Rezoning Application and consents to the change in R-3 zoning district to the I-1 (CD) zoning district as depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

Date: 11/20/19

Signature: Daryl David Burns

Printed Name: Daryl David Burns
Terry Burns
Terry Burris

ATTACHMENT A

REZONING PETITION NO.2019-

OWNER JOINDER AGREEMENT

The undersigned, as the owner of the parcel of land located of Garrison Road designates as Tax Parcel Nos. 14129105 on the Mecklenburg County Tax Map and which is subject to the attached rezoning application hereby joins in the Rezoning Application and consents to the change in R-3 zoning district to the I-1 (CD) zoning district as depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

Date:

11/20/19

Signature:

Dwight David Burr

Printed Name:

(Burriss Holdings, LLC)

ATTACHMENT A

REZONING PETITION NO.2019-

OWNER JOINDER AGREEMENT

The undersigned, as the owner of the parcel of land located of Garrison Road designates as Tax Parcel Nos. 14118165 on the Mecklenburg County Tax Map and which is subject to the attached rezoning application hereby joins in the Rezoning Application and consents to the change in R-3 zoning district to the I-1 (CD) zoning district as depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

Date: 11.20.19

Signature: 

Printed Name: (TSC Garrison, LLC)
Mohammed Idlibi, Mgr.
TSC Garrison LLC

ATTACHMENT B

REZONING PETITION NO.2019-

McCraney Property Company

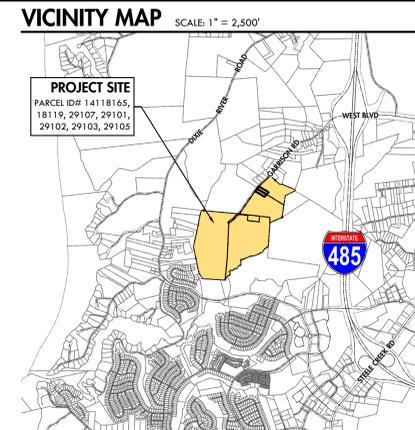
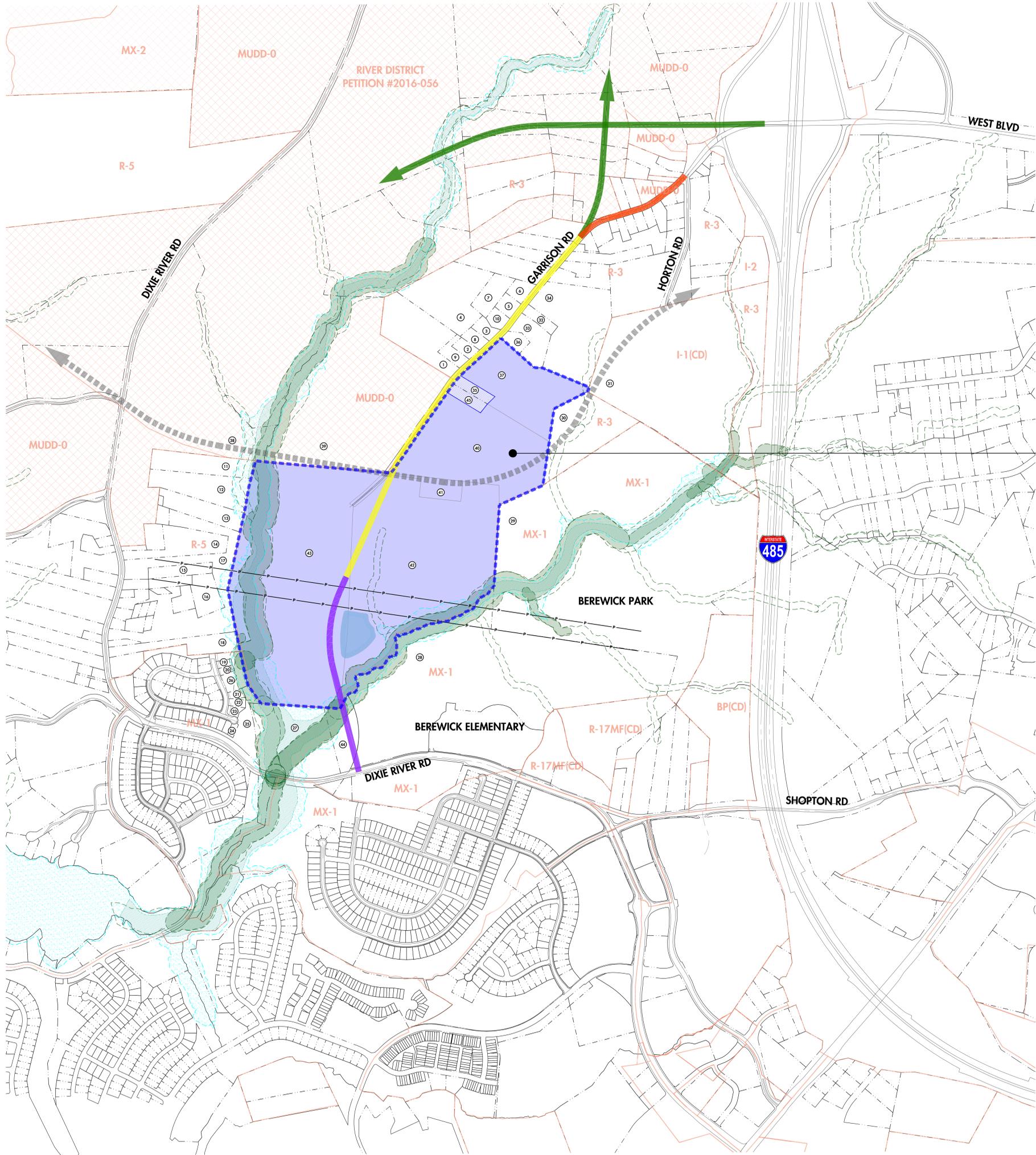
McCraney Property Company

By:

Name:

Title: Authorized Signatory


DAVE WILLIAMS
1/20-19



SITE DEVELOPMENT TABLE

PROJECT NAME:	GARRISON ROAD INDUSTRIAL
PETITION NO.:	# 2019
PETITIONER:	MCCRANEY PROPERTY COMPANY
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±150.0 ACRES
TAX PARCEL NUMBERS:	14118165, 18119, 29107, 29101, 29102, 29103, 29105
CURRENT ZONING:	R-3
PROPOSED ZONING:	I-1 (CD)
OVERLAY DISTRICT:	LOWER LAKE WYLLIE PROTECTED AREA OVERLAY
EXISTING USE:	VACANT / RESIDENTIAL
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS))
MAXIMUM GFA:	1,500,000 SF
MAXIMUM HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
JURISDICTION:	CITY OF CHARLOTTE
PCSO WATERSHED DISTRICT:	WESTERN CATAWBA
FEMA INFORMATION:	MAP NO. 3710450200L MAP DATES: 9/2/2015 FLOOD ZONE: AE / X

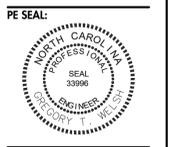
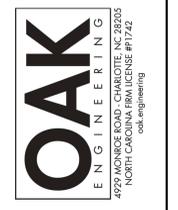
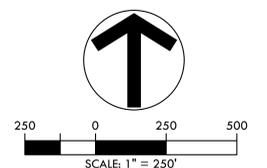
ROAD IMPROVEMENTS

- WEST BOULEVARD IMPROVEMENTS (PUBLIC PRIVATE PARTNERSHIP - BY OTHERS)
- GARRISON ROAD IMPROVEMENTS
- PHASE ONE
- PHASE TWO
- ALTERNATE GARRISON ROAD IMPROVEMENTS (EXTEND IMPROVEMENTS TO HORTON ROAD DEPENDING ON TIMING OF WEST BOULEVARD PROJECT)
- FUTURE CATAWBA CROSSING (RIGHT-OF-WAY RESERVATION)

ADJACENT PROPERTY OWNERS

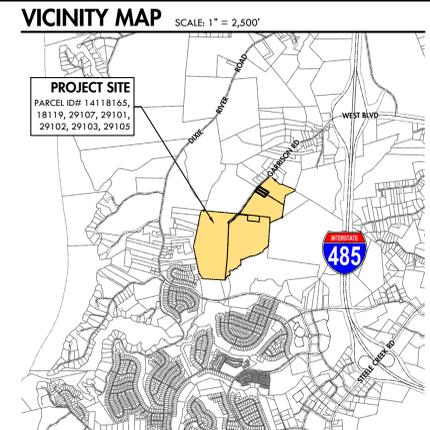
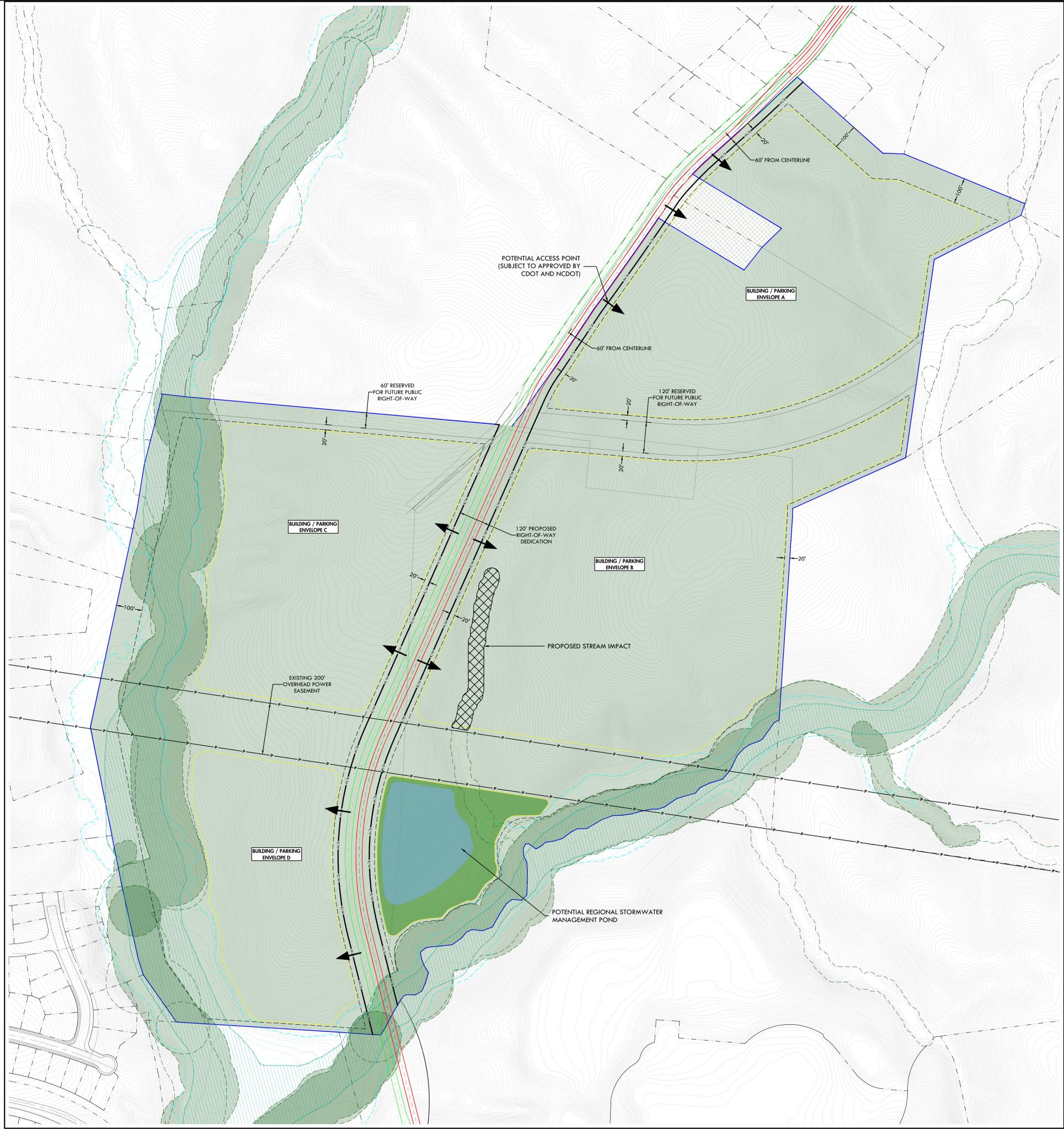
#	PID	LAST NAME	FIRST NAME	DB	DP	SITE ADDRESS
1	14114101	RUSHING	RONNIE DUCE	28678	312	GARRISON RD
2	14114102	RUSHING	JAMES WARREN	18808	943	10438 GARRISON RD
3	14114109	SWANEY	ROBERT LSR	6348	835	10406 GARRISON RD
4	14114104	RUSHING	RONNIE DUCE	28678	312	10408 GARRISON RD
5	14114105	SWANEY	EVA C	29641	693	10308 GARRISON RD
6	14114106	RUSHING	GRADY S L/E	18376	745	10300 GARRISON RD
7	14114110	RUSHING	RONNIE DUCE	28678	312	GARRISON RD
8	14114113	SWANEY	ROBERT LSR	4846	302	10412 GARRISON RD
9	14114114	RUSHING	RONNIE D	5208	798	10502 GARRISON RD
10	14114115	RUSHING	RONNIE DUCE JR	27979	329	10338 GARRISON RD
11	14116102	CROSBY	LACHELLE M	31140	5	7242 DIXIE RIVER RD
12	14116103	SHORT	KYLE	31692	83	7052 DIXIE RIVER RD
13	14116104	WOODARD	HENRIETTA	3504	593	7048 DIXIE RIVER RD
14	14116111	BROWN	CARRIETTA A	31458	779	7006 DIXIE RIVER RD
15	14116114	HALL	LEE	1632	469	DIXIE RIVER RD
16	14116115	POTTS	KERMIT	33946	161	DIXIE RIVER RD
17	14116120	GRIER	BERNIE WALLACE	1154	397	6820 DIXIE RIVER RD
18	14116123	ONSITE HOLDINGS LLC		27099	305	6810 DIXIE RIVER RD
19	14116175	BYRUM JR	ROBERT F	32516	586	7504 CANOVA LN
20	14116176	PETERSON	TAD	32226	384	7428 CANOVA LN
21	14116177	SUMNER	ERIN NICOLE STARNES	31894	350	7412 CANOVA LN
22	14116178	PATIL	SADANAND SANJEEVKUMAR	32659	370	7408 CANOVA LN
23	14116179	BARTLETT	NICOLE L	30828	922	7404 CANOVA LN
24	14116180	FINAN	NICOLE D	30589	465	9238 LOCH GLEN WY
25	14116189	BEREWICK HOMEOWNERS ASSOC. INC	JEFFREY D	33446	264	LOCH GLEN WY
26	14116196	BEREWICK HOMEOWNERS ASSOC. INC		33446	264	CANOVA LN
27	14117101	DIXIE RIVER LAND COMPANY LLC		12722	642	6332 DIXIE RIVER RD
28	14117111	MECKLENBURG COUNTY		14350	402	5930 DIXIE RIVER RD
29	14117112	MECKLENBURG COUNTY		14350	408	DIXIE RIVER RD
30	14118101	MECKLENBURG COUNTY		23229	795	GARRISON RD
31	14118102	SL HORTON ROAD LLC		32765	3	10137 HORTON RD
32	14118116	SWANEY	ROBERT L	3328	259	10301 GARRISON RD
33	14118117	SWANEY	ROBERT L	3620	925	10309 GARRISON RD
34	14118118	HIGGINS	SHERI S	27004	414	GARRISON RD
36	14118128	SWANEY	ROBERT L	5744	479	10315 GARRISON RD
38	14128101	CRESCENT COMMUNITIES II LLC		32809	788	DIXIE RIVER RD
39	14128102	CRESCENT COMMUNITIES II LLC		32809	788	DIXIE RIVER RD
44	14129106	MECKLENBURG COUNTY		24799	269	GARRISON RD

SHADED PARCELS INCLUDED IN REZONING PETITION



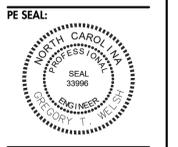
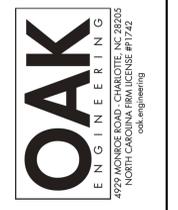
GARRISON ROAD INDUSTRIAL
 REZONING PETITION NUMBER 2019-XXX
 CHARLOTTE, NORTH CAROLINA
 MCCRANEY PROPERTY COMPANY
TECHNICAL DATA SHEET

ENGINEER: GTW
 DRAWN BY: EBT
 CHECKED BY: LJB
 PROJECT #: 019.039
 SHEET
RZ-1
 SHEET 1 OF 4

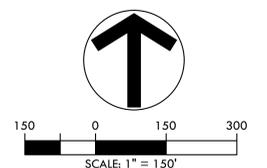


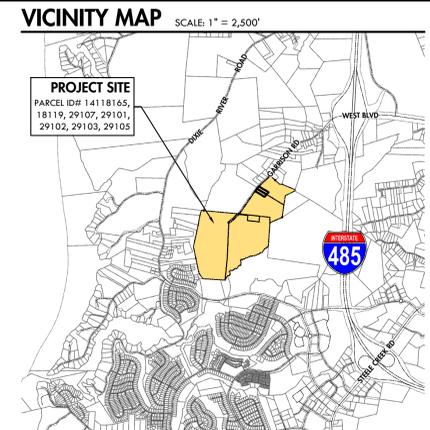
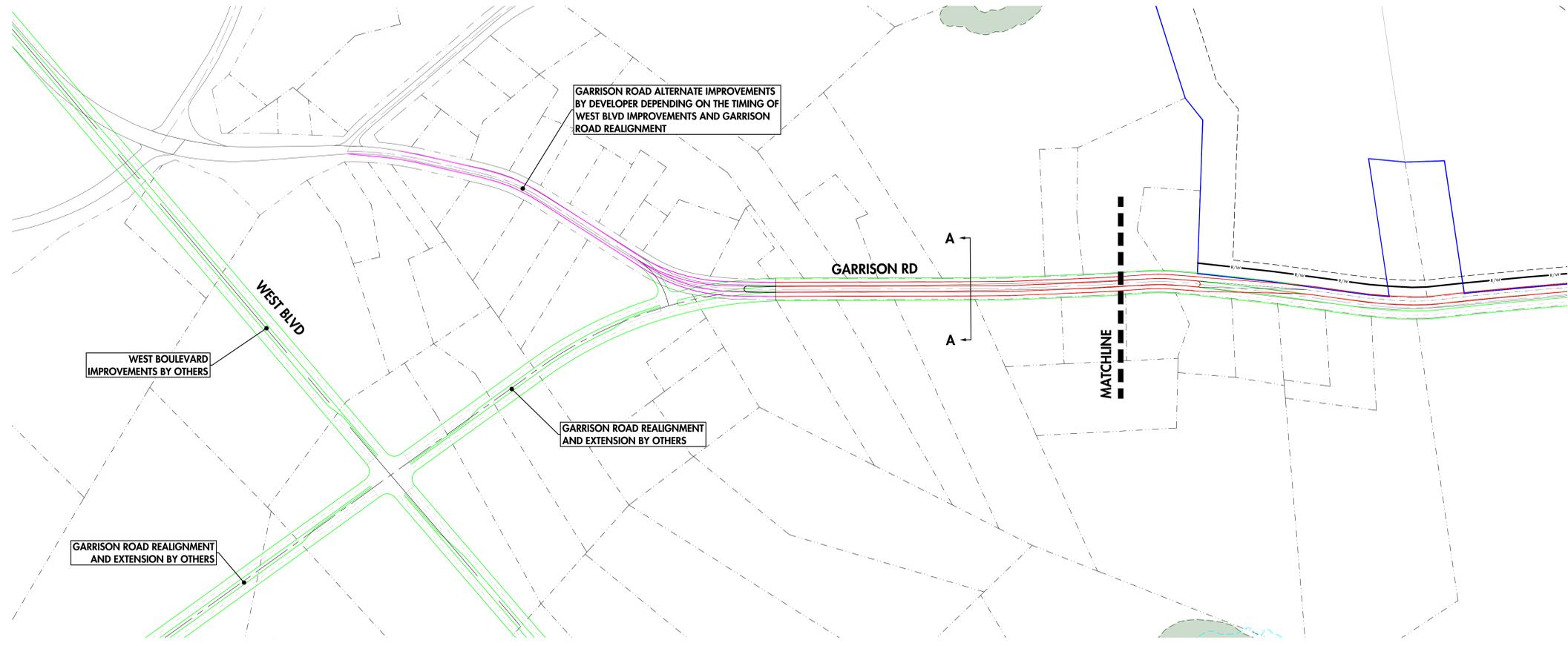
SITE DEVELOPMENT TABLE

PROJECT NAME:	GARRISON ROAD INDUSTRIAL
PETITION NO.:	# 2019-XXX
PETITIONER:	MCCRANEY PROPERTY COMPANY
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±150.0 ACRES
TAX PARCEL NUMBERS:	14118165, 18119, 29107, 29101, 29102, 29103, 29105
CURRENT ZONING:	R-3
PROPOSED ZONING:	I-1 (CD)
OVERLAY DISTRICT:	LOWER LAKE WYULIE PROTECTED AREA OVERLAY
EXISTING USE:	VACANT / RESIDENTIAL
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS))
MAXIMUM GFA:	1,500,000 SF
MAXIMUM HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
JURISDICTION:	CITY OF CHARLOTTE
PCSO WATERSHED DISTRICT:	WESTERN CATAWBA
FEMA INFORMATION:	MAP NO. 3710450200L MAP DATES: 9/2/2015 FLOOD ZONE: AE / X



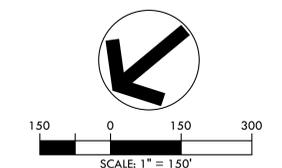
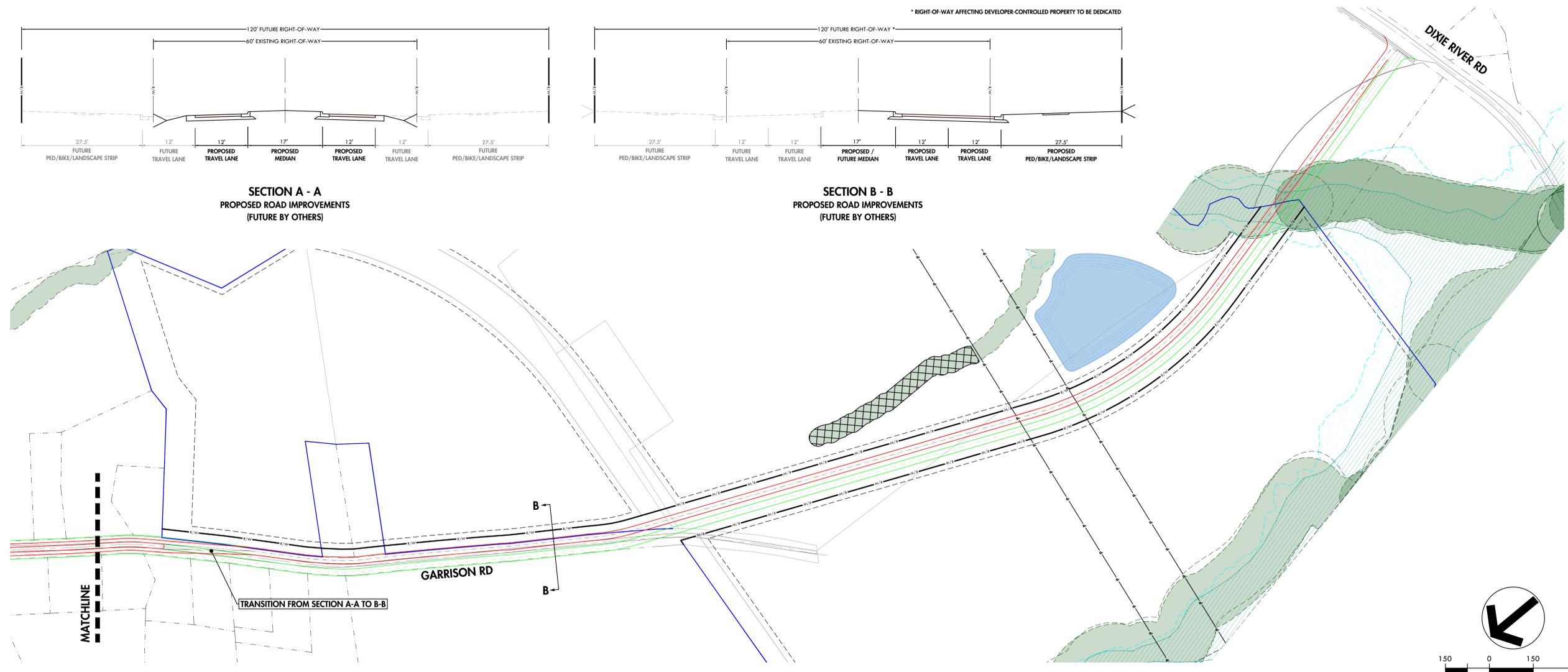
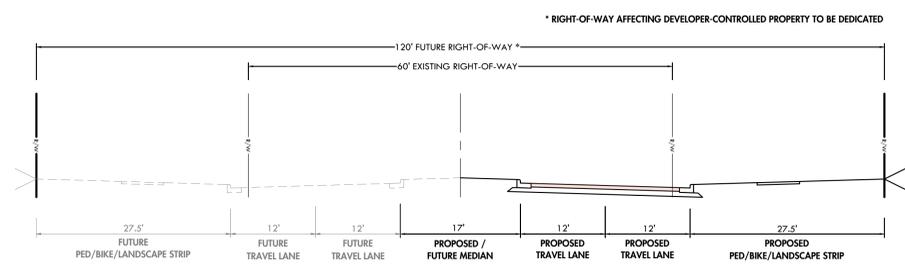
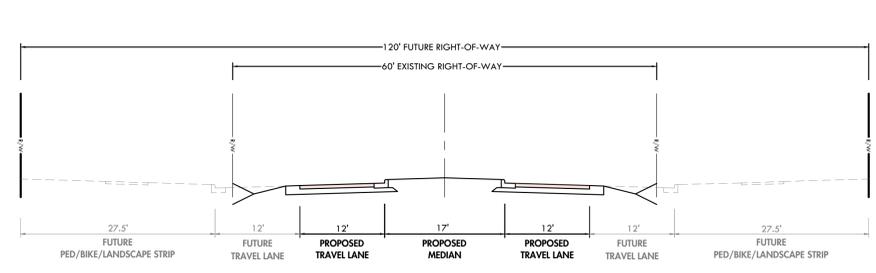
GARRISON ROAD INDUSTRIAL
 REZONING PETITION NUMBER 2019-XXX
 CHARLOTTE, NORTH CAROLINA
 MCCRANEY PROPERTY COMPANY
REZONING PLAN





SITE DEVELOPMENT TABLE

PROJECT NAME:	GARRISON ROAD INDUSTRIAL
PETITION NO.:	# 2019-
PETITIONER:	MCCRANEY PROPERTY COMPANY
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±150.0 ACRES
TAX PARCEL NUMBERS:	14118165, 18119, 29107, 29101, 29102, 29103, 29105
CURRENT ZONING:	R-3
PROPOSED ZONING:	I-1 (CD)
OVERLAY DISTRICT:	LOWER LAKE WYLYE PROTECTED AREA OVERLAY
EXISTING USE:	VACANT / RESIDENTIAL
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS))
MAXIMUM GFA:	1,500,000 SF
MAXIMUM HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
JURISDICTION:	CITY OF CHARLOTTE
PCSO WATERSHED DISTRICT:	WESTERN CATAWBA
FEMA INFORMATION:	MAP NO. 37104S0200L MAP DATES: 9/2/2015 FLOOD ZONE: AE / X



OAK ENGINEERING
4929 MONROE ROAD, CHARLOTTE, NC 28205
NORTH CAROLINA LICENSE #17142

PE SEAL:
NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL 33996
EXPIRES 12/31/2020

GARRISON ROAD INDUSTRIAL
REZONING PETITION NUMBER 2019-XXX
CHARLOTTE, NORTH CAROLINA
MCCRANEY PROPERTY COMPANY

TRANSPORTATION IMPROVEMENT PLAN

ENGINEER: GTW
DRAWN BY: ERT
CHECKED BY: LB
PROJECT #: 019.039
SHEET **RZ-3**
SHEET 3 OF 4

**McCraney Property Company
Development Standards
December 23, 2019
Rezoning Petition No. 2019-XXX**

Site Development Data:

- Acreage: ± 153 acres
- Tax Parcel #: 14129102, 14129105, 14118165, 14129101, 14129107, 14118119 and 14129103
- Existing Zoning: R-3
- Proposed Zoning: I-1(CD)
- Existing Uses: Vacant/Residential
- Permitted Uses: Warehousing, warehouse distribution, manufacturing, office, and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district (as more specifically described in the Development Standards below).
- Maximum Gross Square Feet of Development: Up to 1,450,000 square feet of gross floor area.
- Maximum Building Height: Height as permitted by Ordinance and will be measured as defined by the Ordinance.
- Parking: As required by the Ordinance for the permitted uses.

1. General Provisions:

- a. **Site Location.** These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-1 and any other Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by McCraney Property Company ("Petitioner") to accommodate the development of the requested permitted uses on the approximately 150 acre site located on Garrison Road (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the I-1 zoning classification shall govern all development taking place on the Site.
- c. **Graphics and Alterations.** Any schematic depictions of the building envelopes, parking areas, sidewalks, driveways, streets, open space, buffers and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Any layouts, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site Elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, and the final roadway alignment for the future Garrison Road Extension and Catawba connector have not been finalized, 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.

CHAR2197012v1

Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of any building envelope, driveways and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan.

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

- d. **Planned/Unified Development.** The Site shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. The Petitioner and/or owner(s) of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all square footage maximum requirements will be regulated by any development limitations set forth in Section 2 below as to the Site taken as a whole and not individual portions or lots located therein.

- e. **Number of Buildings Principal and Accessory.** Notwithstanding the number of building(s) shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to seven (7). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s). In the event more than one principal building is developed on the Site, the Site shall adhere to the Subdivision Ordinance.

2. Permitted Uses, Development Area Limitations:

- a. The Site may be developed with up to **1,450,000** square feet gross floor area of warehousing, warehouse distribution, manufacturing, office, and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the I-1 zoning district.

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

3. Transportation Improvements and Access:

- a. The Petitioner will provide access to the Site as generally depicted on the Rezoning Plan, via extending Garrison and subject to the provisions below; provided that the exact alignment, dimensions and location of the access point to the Site and the driveway on the Site may be modified from the elements shown on the Rezoning Plan as long as the overall design intent is not materially altered and requirements described in this Section 3 are met.

- b. Planting strips and sidewalks shall be constructed in accordance with the final construction plans associated with the Extension of Garrison Road. Sidewalks or planting strips associated with the future Catawba Connector will be constructed by others.

- c. The Petitioner shall install the following transportation improvements as generally depicted on the rezoning plan:

- i. Petitioner shall grant the CDOT a 120-foot road right, generally as shown on the attached rezoning plan.
- ii. Petitioner shall design and construct a 2 lane section, expandable to 4 lanes, in the current Garrison Road right of way connecting to West Boulevard as shown on the attached Rezoning Plan
- iii. Petitioner shall have the option to design and construct a temporary connection to West Boulevard if the Garrison Road improvements that are to be constructed by the developer of the River District are not completed as needed for Petitioner to provide access to the Site prior to issuance of a Certificate of Occupancy
- iv. Petitioner shall design a 4 lane and construct a 2 lane section of Garrison Road connecting Garrison Road to Dixie River.
- v. Transportation improvements will be phased by the Petitioner to support the build out of the Site.

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

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

- f. Changes to the above referenced roadway improvements in this Section 3 can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the

proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

4. Setbacks, Buffers and Screening.

- a. A twenty (20) foot setback shall be provided as defined by Ordinance from public streets.
- b. A one hundred (100) foot Class A Buffer that can be reduced per Ordinance will be provided adjacent to the single-family homes as generally depicted on the Rezoning Plan.
- c. A one hundred (100) foot Class A Buffer will be provided adjacent to Beaver Dam Creek

5. Architectural Standards and Design Guidelines.

- a. **Building Materials.** The principal building(s) constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (on north and west elevations only), EIFS, cast on site concrete panel or wood. Vinyl as a building material will not be allowed except on windows and soffits.

- b. **Mechanical Equipment Screening.** HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties and proposed public streets at grade.

- c. **Dumpster Screening.** Dumpster areas and recycling areas will be enclosed by a solid wall or fence.

- d. **Pedestrian Entrances.** There shall be a minimum of one street facing entrance to each public street. Corner entrances shall meet this requirement for both streets. All pedestrian entrances, excluding emergency exits, will be architecturally defined with glazing, awnings, canopies and/or other architectural element, and have a connection to adjacent Public Streets.

6. Environmental Features:

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

- b. The Site will comply with Tree Ordinance.

7. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

8. Amendments to the Rezoning Plan:

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

9. Binding Effect of the Rezoning Application:

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



GARRISON ROAD INDUSTRIAL
 REZONING PETITION NUMBER 2019-XXX
 CHARLOTTE, NORTH CAROLINA
 MCCRANEY PROPERTY COMPANY
DEVELOPMENT STANDARDS

ENGINEER: GTW
 DRAWN BY: ERT
 CHECKED BY: LB
 PROJECT #: 019.039
 SHEET
RZ-4
 SHEET 4 OF 4

2019-174

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	11/22/2019
Received By:	BA

Complete All Fields (Use additional pages if needed)

Property Owner: 2901 LLC

Owner's Address: 3426 Toringdon Way City, State, Zip: Charlotte, NC 28277

Date Property Acquired: October 25, 2012

Property Address: 2901 Coltsgate Road

Tax Parcel Number(s): 18313210

Current Land Use: Office Size (Acres): 1.124 acres

Existing Zoning: O-6 (CD) Proposed Zoning: MUDD-O

Overlay: _____ 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.)

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

Caren Wingate
Name of Rezoning Agent

1201 S Graham Street
Agent's Address

Charlotte, NC 28219
City, State, Zip

704-641-2154
Telephone Number Fax Number

cwingate@wingadgroup.com
E-Mail Address


Signature of Property Owner

Hadi Atri
(Name Typed / Printed)

2901 LLC
Name of Petitioner(s)

3426 Toringdon Way
Address of Petitioner(s)

Charlotte, NC 28277
City, State, Zip

704-405-8800
Telephone Number Fax Number

hadi.atri@executiveclt.com
E-Mail Address


Signature of Petitioner

Hadi Atri
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-175

Petition #:	_____
Date Filed:	11/25/2019
Received By:	BK

Complete All Fields (Use additional pages if needed)

Property Owner: See attached sheet

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

Date Property Acquired: _____

Property Address: 9119 Blakeney Heath Rd.

Tax Parcel Number(s): 22905699

Current Land Use: undeveloped Size (Acres): approx.. 37.165 acres

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

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

Required Rezoning Pre-Application Meeting* with: John Kinley, et al
Date of meeting: 10/29/19

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: Construct new residential community

Walter Fields
Name of Rezoning Agent

1919 South Blvd., Suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

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

walter@walterfieldsgroup.com
E-Mail Address

See attached sheet
Signature of Property Owner

(Name Typed / Printed)

Weekley Homes LLC c/o Shannon Boling
Name of Petitioner(s)

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

Charlotte, NC 28277
City, State, Zip

704-972-4200 _____
Telephone Number Fax Number

sboling@dwhomes.com
E-Mail Address


Signature of Petitioner

Shannon Boling
(Name Typed / Printed)

November 14, 2019

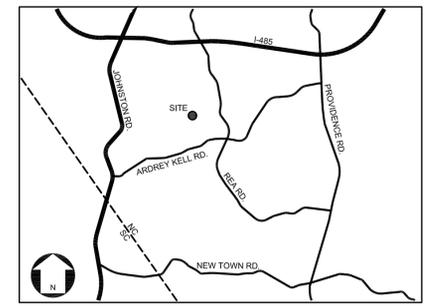
Shannon Boling
David Weekley Homes-Charlotte Division
11430 North Community House Road, Suite 275
Charlotte, NC 28277

This letter serves to notify all interested parties that I/we consent to David Weekley Homes petitioning for the rezoning of property known as Tax Parcel 22905699. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner Margaret Blakeney Bullock
Date Nov 18, 2019
Owner William W. Bullock November 18, 2019
Date _____
Address 314 WINDSOR MANOR WAY, KERNERSVILLE NC 27284
919-208-1337
Phone Number _____

Margaret Blakeney L/R/T Bullock



LEGEND:

PROPERTY LINE	PROPOSED BUFFER
POSSIBLE STREAM	PROPOSED SITE ACCESS
EXISTING LOT LINE	EXISTING 200' P.C.O. BUFFER
PROPOSED RIGHT OF WAY	EXISTING S.W.I.M. BUFFER
PROPOSED TREE SAVE / OPEN SPACE	
PROPOSED DEVELOPMENT AREA	

Blakeney Heath Road 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 city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development of a single family attached community. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be residential single family attached dwelling units and related accessory uses as are permitted in the UR-2 district.

Transportation

a. The site will have access via a driveway connection to Blakeney Heath Road at a location prescribed by CDOT as generally identified on the concept plan for the site.

b. Parking areas, including parking spaces in garages and on street parking, are generally indicated on the concept plan for the site.

Architectural Standards

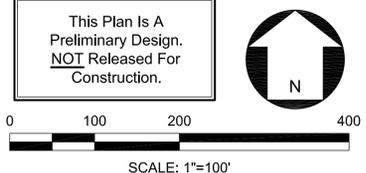
The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and by the provisions of the site plan.

- Streetscape and Landscaping**
- Reserved
- Environmental Features**
- Reserved
- Parks, Greenways, and Open Space**
- Reserved
- Fire Protection**
- Reserved
- Signage**
- Reserved
- Lighting**
- a. Freestanding lighting on the site will utilize full cut-off luminaires.

Phasing

- Reserved

Initial Submission: 11-25-19, 1.0



REVISIONS:

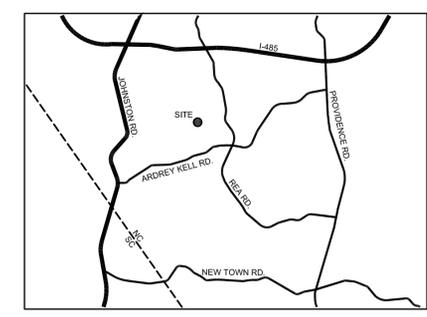
No.	Date	By	Description

BLAKENEY HEATH SITE
CHARLOTTE, NC
DAVID WEEKLEY HOMES

TECHNICAL DATA SHEET

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

Project Manager: MDL
 Drawn By: DRW
 Checked By: MDL
 Date: 11/22/19
 Project Number: 19048
 Sheet Number:



VICINITY MAP
NTS

SITE DATA:

Site Area:	+/- 37.24 acres
Tax Parcels:	22905699
Existing Zoning:	R-3
Proposed Zoning:	UR2 (CD)
Proposed Uses:	Single-Family Attached
Proposed Unit Footprint:	25' X 70'
Units Proposed:	164
Proposed Units/ Acre:	+/- 4.40
Front Setback:	14' from BOC
Side Yard:	5'
Rear Yard:	10'
Maximum Building Height:	Per Ordinance
Parking Required:	1.5 Spaces per unit
Parking Provided:	1.5 Spaces per unit
Min Building Separation:	10'
Open Space Required:	Min. 400 SF of P.O.S./ Unit
Tree Save Required:	15% Min.
PCCO:	Per Ordinance
Waste Management:	Rollout Containers

LEGEND:

PROPERTY LINE	---	PROPOSED BUFFER	---
POSSIBLE STREAM	---	PROPOSED SITE ACCESS	↕
EXISTING LOT LINE	---	EXISTING 200' P.C.O. BUFFER	---
PROPOSED RIGHT OF WAY	---	EXISTING S.W.I.M. BUFFER	---
PROPOSED TREE SAVE/ OPEN SPACE	---	PROPOSED TOWN HOME	---
PROPOSED CENTERLINE	---	EXISTING BUILDING	---
PROPOSED ROAD	---		
EXISTING CONTOUR	---		

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



SCALE: 1"=100'

REVISIONS:

No.	Date	By	Description

BLAKENEY HEATH SITE
CHARLOTTE, NC
DAVID WEEKLEY HOMES

TECHNICAL DATA SHEET

CORPORATE CERTIFICATIONS
NC PE: C-2630 NC LA: C-263
SC ENG: NO. 3599 SS LA: NO. 211

Project Manager: MDL

Drawn By: DRW

Checked By: MDL

Date: 11/22/19

Project Number: 19048

Sheet Number:

RZ-2

2019-176

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>11/25/2019</u>
Received By:	<u>BK</u>

Complete All Fields (Use additional pages if needed)

Property Owner: City of Charlotte

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

Date Property Acquired: 3/6/2019; 5/17/2019; 11/21/2008; and prior to 1975

Property Address: 7407 Steele Creek Road, 7601 Steele Creek Road, 7611 Steel Creek Road

Tax Parcel Number(s): 14121111; 14121101; 14121102; 14121103; 14104123; 14121120;

Current Land Use: Institutional/Vacant Size (Acres): +/- 78.678

Existing Zoning: R-3 Proposed Zoning: I-2

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

Required Rezoning Pre-Application Meeting* with: David Pettine, Alberto Gonzalez, Carlos Alzate and Lisa Arnold
Date of meeting: August 27, 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: _____

Stuart Hair
Name of Rezoning Agent

5601 Wilkinson Blvd
Agent's Address

Charlotte, NC 28208
City, State, Zip

704-359-4895
Telephone Number Fax Number

sphair@cltairport.com
E-Mail Address


Signature of Property Owner

Stuart Hair
(Name Typed / Printed)

Charlotte Douglas International Airport
Name of Petitioner(s)

5601 Wilkinson Blvd
Address of Petitioner(s)

Charlotte, NC 28208
City, State, Zip

704-359-4895
Telephone Number Fax Number

sphair@cltairport.com
E-Mail Address


Signature of Petitioner

Brent Cagle
(Name Typed / Printed)

2019-177

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>11/27/2019</u>
Received By:	<u>BJ</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Barbara Ann Hampton Reitzel

Owner's Address: 1970 Odell School Road City, State, Zip: Concord, NC 28207

Date Property Acquired: 4/21/2008

Property Address: 5150 Old Ridge Road

Tax Parcel Number(s): 029-411-09

Current Land Use: vacant, commercial Size (Acres): +/- 7 acres

Existing Zoning: UR-2(CD) & NS Proposed Zoning: MUDD-O

Overlay: none Tree Survey Provided: Yes: _____ N/A: _____

Required Rezoning Pre-Application Meeting* with: Michael Russell, Kent Main, Dave Pettine, Isaiah Washington
Date of meeting: 9/4/2019

(*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): <u>No</u>
Purpose/description of Conditional Zoning Plan: <u>to accommodate a mixed use plan that includes multi-family, single-family attached residential and commercial uses</u>

Collin Brown & Brittany Lins
Name of Rezoning Agent

1420 E. 7th 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

Barbara Ann Hampton Reitzel
Signature of Property Owner

Barbara Ann Hampton Reitzel
(Name Typed / Printed)

Encore Real Estate
Name of Petitioner(s)

2113 Middle Street, Suite 310
Address of Petitioner(s)

Sullivan's Island, SC 29482
City, State, Zip

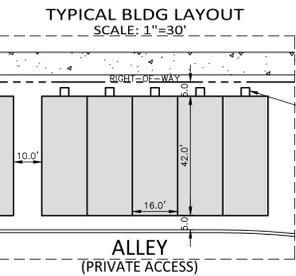
727-510-6786
Telephone Number Fax Number

chawkins@encore-re.com
E-Mail Address

Cullen Hawkins
Signature of Petitioner

Cullen Hawkins
(Name Typed / Printed)

SITE LEGEND	
	SIGNAGE
	POWER POLE
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE



REZONING CASE NUMBER: 2019-XXX	
DENSITY CALCULATION:	TOTAL AREA: 7.00 AC
NUMBER OF DWELLING UNITS: 79	
DWELLING UNITS/AC: 11.30	

ACREAGE SUMMARY:	
NORTHWEST PARCEL:	±1.95 AC
NORTHEAST PARCEL:	±1.17 AC
SOUTHERN PARCEL:	±2.05 AC

PARKING BREAKDOWN:	
NORTHWEST PARCEL:	0
ON-STREET PARKING:	0
INTERNAL PARKING:	97
TOTAL:	97
NORTHEAST PARCEL (26 UNITS):	18
ON-STREET PARKING:	8
INTERNAL PARKING:	26
GARAGE PARKING:	26
TOTAL:	52
SPACES/UNIT:	2.00
SOUTH PARCEL (53 UNITS):	28
ON-STREET PARKING:	15
INTERNAL PARKING:	53
GARAGE PARKING:	53
TOTAL:	96
SPACES/UNIT:	1.81
TOTAL PARKING:	245

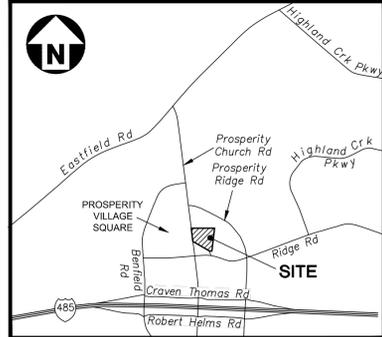
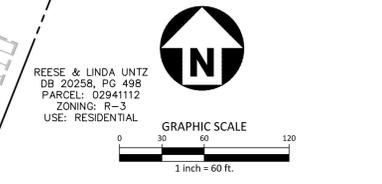
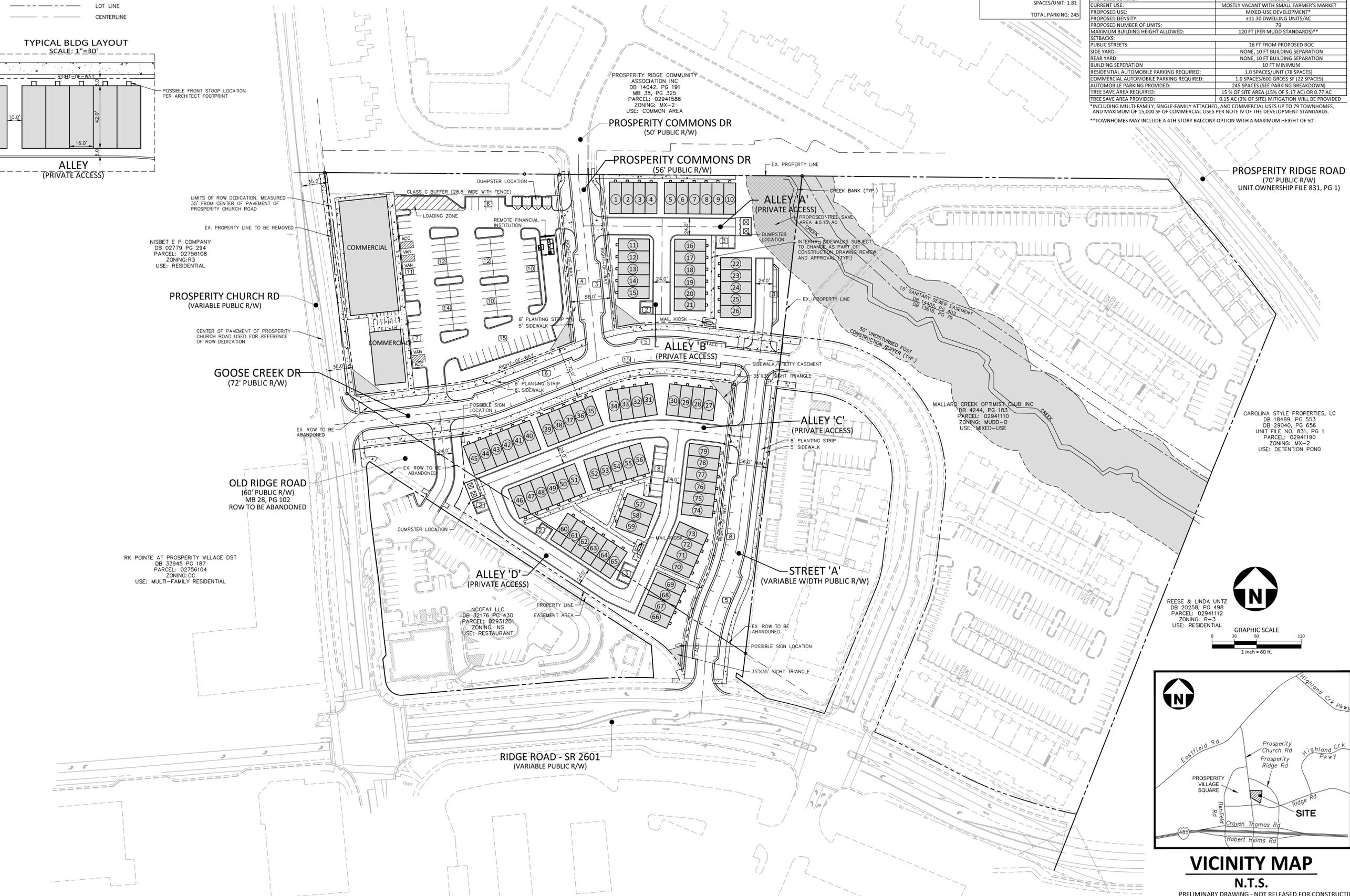
SITE DATA	
DEVELOPER:	ENCORE REAL ESTATE (PATRICK BUDRONIS) 100 MAIN STREET - SUITE 302 SAFETY HARBOR, FL 34695 813.495.6236
PREPARED BY:	MCADAMS COMPANY (JONATHAN WOODARD) 3430 TORINGDON WAY, SUITE 110 CHARLOTTE, NC 28277 704.527.0800 JWOODARD@MCADAMSCO.COM
TAX ID NUMBERS:	02941109
GROSS SITE ACREAGE:	±7.00AC
RIGHT-OF-WAY DEDICATION:	±1.83 AC
NET SITE ACREAGE:	±5.17 AC (SEE ACREAGE SUMMARY)
EXISTING ZONING:	UR-(C)2 & NS
PROPOSED ZONING:	MUDD-O
CURRENT USE:	MOSTLY VACANT WITH SMALL FARMER'S MARKET
PROPOSED USE:	MIXED-USE DEVELOPMENT*
AUTOMOBILE PARKING PROVIDED:	±11.30 DWELLING UNITS/AC
PROPOSED NUMBER OF UNITS:	79
MAXIMUM BUILDING HEIGHT ALLOWED:	120 FT (PER MUDD STANDARDS)**
SETBACKS:	16 FT FROM PROPOSED BOC
PUBLIC STREETS:	NONE, 10 FT BUILDING SEPARATION
SIDE YARD:	NONE, 10 FT BUILDING SEPARATION
REAR YARD:	NONE, 10 FT BUILDING SEPARATION
BUILDING SEPARATION:	10 FT MINIMUM
RESIDENTIAL AUTOMOBILE PARKING REQUIRED:	1.0 SPACES/UNIT (78 SPACES)
COMMERCIAL AUTOMOBILE PARKING REQUIRED:	1.0 SPACES/600 GROSS SF (23 SPACES)
COMMERCIAL AUTOMOBILE PARKING PROVIDED:	245 SPACES (SEE PARKING BREAKDOWN)
TREE SAVE AREA REQUIRED:	15 % OF SITE AREA (15% OF 5.17 AC OR 0.77 AC)
TREE SAVE AREA PROVIDED:	0.15 AC (3% OF SITE) MITIGATION WILL BE PROVIDED
*INCLUDING MULTI-FAMILY, SINGLE-FAMILY ATTACHED, AND COMMERCIAL USES UP TO 79 TOWNHOMES, AND MAXIMUM OF 15,000 SF OF COMMERCIAL USES PER NOTE IV OF THE DEVELOPMENT STANDARDS.	
**TOWNHOMES MAY INCLUDE A 4TH STORY BALCONY OPTION WITH A MAXIMUM HEIGHT OF 50'.	

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
ENCORE REAL ESTATE
CONTACT: PATRICK BUDRONIS
100 MAIN STREET - SUITE 302
SAFETY HARBOR, FL 34695
PHONE: 813.495.6236



PROSPERITY CHURCH ROAD
REZONING CONCEPT PLAN
PROSPERITY CHURCH ROAD
AND RIDGE ROAD
CHARLOTTE, NORTH CAROLINA 28269



VICINITY MAP
N.T.S.
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

PLAN INFORMATION

PROJECT NO.	ERE-19000
FILENAME	ERE19000-R21
CHECKED BY	EM
DRAWN BY	JBW
SCALE	1"=60'
DATE	11.11.2019

SHEET

REZONING PLAN

RZ-1

V:\Projects\ERE\19000\Land\Rezone\Construction Drawing\ERE19000-R21.dwg, 11/11/2019 6:27:11 AM, Woodard, Jonathan



McADAMS

The John R. McAdams Company, Inc.
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Charlotte, NC 28277
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CLIENT

ENCORE REAL ESTATE
CONTACT: PATRICK BUDRONIS
100 MAIN STREET - SUITE 302
SAFETY HARBOR, FL 34695
PHONE: 813.495.6236



PROSPERITY CHURCH ROAD
REZONING CONCEPT PLAN
PROSPERITY CHURCH ROAD
AND RIDGE ROAD
CHARLOTTE, NORTH CAROLINA 28269

REVISIONS

PLAN INFORMATION

PROJECT NO. ERE-19000
FILENAME ERE19000-RZ1
CHECKED BY EM
DRAWN BY JBW
SCALE NA
DATE 11. 11. 2019

SHEET

REZONING NOTES

RZ-2

- c. All transportation improvements shall be substantially completed before the Site's first building certificate of occupancy is issued.
1. Reference to "substantially complete" shall mean completion of the roadway improvements in accordance with the Technical Data Sheet provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or bond for any improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.

VI. Architectural Standards

- a. Preferred Exterior Building Materials: all principal and accessory buildings abutting a network-required public or private street shall comprise a minimum of 20% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco, cementous products (such as HardiPlank, panel, shingles, or similar products), or other material approved by the Planning Director.
b. Prohibited Exterior Building Materials:
1. Vinyl siding (but not vinyl handrails, windows or door trim); and
2. Concrete masonry units not architecturally finished.
c. Building placement and site design shall focus on and enhance the pedestrian environment through the following:
1. Buildings shall be placed so as to present a front or side facade along all network-required streets.
2. Buildings shall front a minimum of 50% of the street frontage on Prosperity Church Road (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
d. Building massing and height shall be designed to break up long monolithic building forms as follows:
1. Buildings exceeding 120 feet in length shall include modulations of the building massing/face plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 2 feet extending through at least a full floor.
e. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development 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.

II. MUDD-Optional Provisions

The Petitioner proposes utilization of the MUDD-O provisions to allow for the following optional deviations:

[Reserved]

III. Permitted Uses

Subject to the maximum development provisions set forth under Section III, below, the Site may be devoted to any residential or commercial uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.

IV. Maximum Development

The Site may be devoted to a maximum of (i) seventy-nine (79) single-family attached (townhome) residential units and (ii) 15,000 square feet of commercial uses, including retail, office, financial institutions with drive-thru service, and Eating, Drinking, and Entertainment (EDEE) uses associated therewith as permitted in the MUDD Zoning District.

Conversion Rights.

- a. Unused residential units may be converted to additional commercial square footage at a rate of one (1) residential unit to 1,000 square feet of commercial use so converted.
b. Unused commercial square footage may be converted to additional residential units at a rate of 1,000 square feet of commercial use to one (1) residential unit so converted. However, at no point shall the total number of residential units exceed one hundred (100) units, including conversions.

V. Transportation

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
b. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.

- b. The location, size, and type of storm water management systems 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.

IX. Lighting

- a. All parking area lighting fixtures will be shielded with full cut-off fixtures.
b. Pedestrian scale lighting will be provided within the Site. Ground-mounted lighting fixtures will not exceed twenty-one (21) feet in height. Freestanding lighting will not exceed twenty-six (26) feet.

X. 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 the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

XI. Binding Effect of the Rezoning Documents and Definitions

- a. 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.
b. 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(s) of any part of the Site from time to time who may be involved in any future development thereof.

PETITION NO. 2019-xxx
DEVELOPMENT STANDARDS

Encore Real Estate

11/11/2019

Site Development Data:

Tax Parcel Number: 029-411-09
Acreage: ± 7 acres
Existing Zoning: UR-2(CD) & NS
Proposed Zoning: MUDD-O
Existing Use: Vacant, commercial
Proposed Use: Mixed-Use Development including single-family attached residential and commercial uses
Proposed Development: Up to 79 multi-family attached (townhome) residential units and 15,000 square feet of commercial uses as permitted in the MUDD zoning district and further described in Section III and IV of the attached development standards and subject to the conversion rights, below.
Maximum Building Height: per MUDD Ordinance Standards

I. General Provisions

- a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Encore Real Estate (the "Petitioner") to accommodate a mixed use development, including single-family attached (townhome) residential units and commercial uses on that approximately 7-acre site located near the intersection of Ridge Road and Prosperity Church Road, more particularly described as Tax Parcel Number 029-411-09 (the "Site").
b. Development of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended reflect maximum development rights, building envelopes, the arrangements and locations of access points.
c. 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 all development taking place on the Site, subject to the Optional Provisions in Section II below.
d. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the

- 1. Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
2. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Building Materials or articulated architectural facade features and color changes.
3. Building elevations facing network required public or private streets 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. Roof Form and Articulation - Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
1. 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.
2. For pitched roofs, the minimum pitch shall be 4:12 excluding buildings with a flat roof, features that break up a pitched roof, and parapet walls.
3. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
g. Service Area Screening - Service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20% Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.

- h. Townhome buildings shall contain a maximum of six (6) units per building.

VII. Internal Side Yards and Rear Yards

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.

VIII. Environmental Features

- a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.

2019-178

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>11/27/2019</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 attached hereto City, State, Zip: See Exhibit A attached hereto

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): 069-041-34, 069-041-44, 069-041-35, 069-041-28, 069-041-33, 069-041-32, 069-041-37 & 069-041-36

Current Land Use: Vacant industrial Size (Acres): +/- 11.476 acres

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

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

Required Rezoning Pre-Application Meeting* with: Lisa Arnold, Alberto Gonzalez, and Jason Prescott
Date of meeting: September 24, 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 single family attached (townhome) dwelling units and potential non-residential uses on the site.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

See Attached Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

DRB Group (c/o James Martin)
Name of Petitioner(s)

227 West Trade Street, Suite 1000
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704-378-8498 Ext. 5502
Telephone Number Fax Number

jmartin@drbgroup.com
E-Mail Address

DRB GROUP
By: [Signature]
Signature of Petitioner

Scott Widener
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by DRB Group

Property Owner Information, Acquisition Dates and Site Addresses

Tax Parcel No. 069-041-34

Hemingway Joan, LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28208

Acquisition Date: June 27, 2014

Site Address: 152 Judson Avenue

Tax Parcel No. 069-041-44

Hemingway Joan, LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28208

Acquisition Date: June 27, 2014

Site Address: 2919 West Trade Street

Tax Parcel No. 069-041-35

Hemingway Joan, LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28208

Acquisition Date: June 27, 2014

Site Address: Judson Avenue

Tax Parcel No. 069-041-28

Regal Joan, LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28208

Acquisition Date: May 9, 2013

Site Address: Rozzelles Ferry Road

PK

Tax Parcel No. 069-041-33

Regal Joan, LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28217

Acquisition Date: October 17, 2016

Site Address: Zebulon Avenue

Tax Parcel No. 069-041-32

Regal Joan, LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28217

Acquisition Date: October 17, 2016

Site Address: Zebulon Avenue

Tax Parcel No. 069-041-37

TRSTE III Kannapolis LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28217

Acquisition Date: October 4, 2017

Site Address: Zebulon Avenue

Tax Parcel No. 069-041-36

TRSTE III Kannapolis LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28217

Acquisition Date: October 4, 2017

Site Address: 2659 West Trade Street



**REZONING APPLICATION FILED BY
DRB GROUP
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by DRB Group that are designated as Tax Parcel Nos. 069-041-34, 069-041-44 and 069-041-35 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 21st day of October, 2019.

HEMINGWAY JOAN, LLC

By: RJS Properties, Inc., its Manager

By: 

Name: Robert J. Sweeney, III

Title: Vice President

**REZONING APPLICATION FILED BY
DRB GROUP
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by DRB Group that are designated as Tax Parcel Nos. 069-041-28, 069-041-33 and 069-041-32 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 21st day of October, 2019.

REGAL JOAN, LLC

By: RJS Properties, Inc., its Manager

By: 

Name: Robert J. Sweeney, III

Title: Vice President

**REZONING APPLICATION FILED BY
DRB GROUP
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by DRB Group that are designated as Tax Parcel Nos. 069-041-37 and 069-041-36 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 21st day of October, 2019.

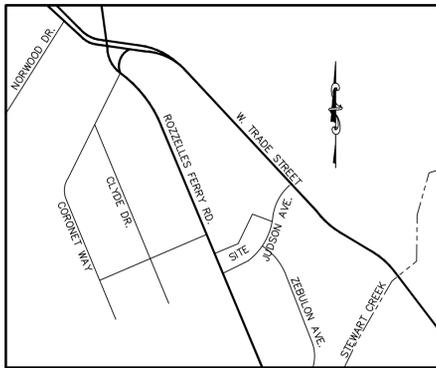
TRSTE III KANNAPOLIS LLC

By: RJS Properties, Inc.

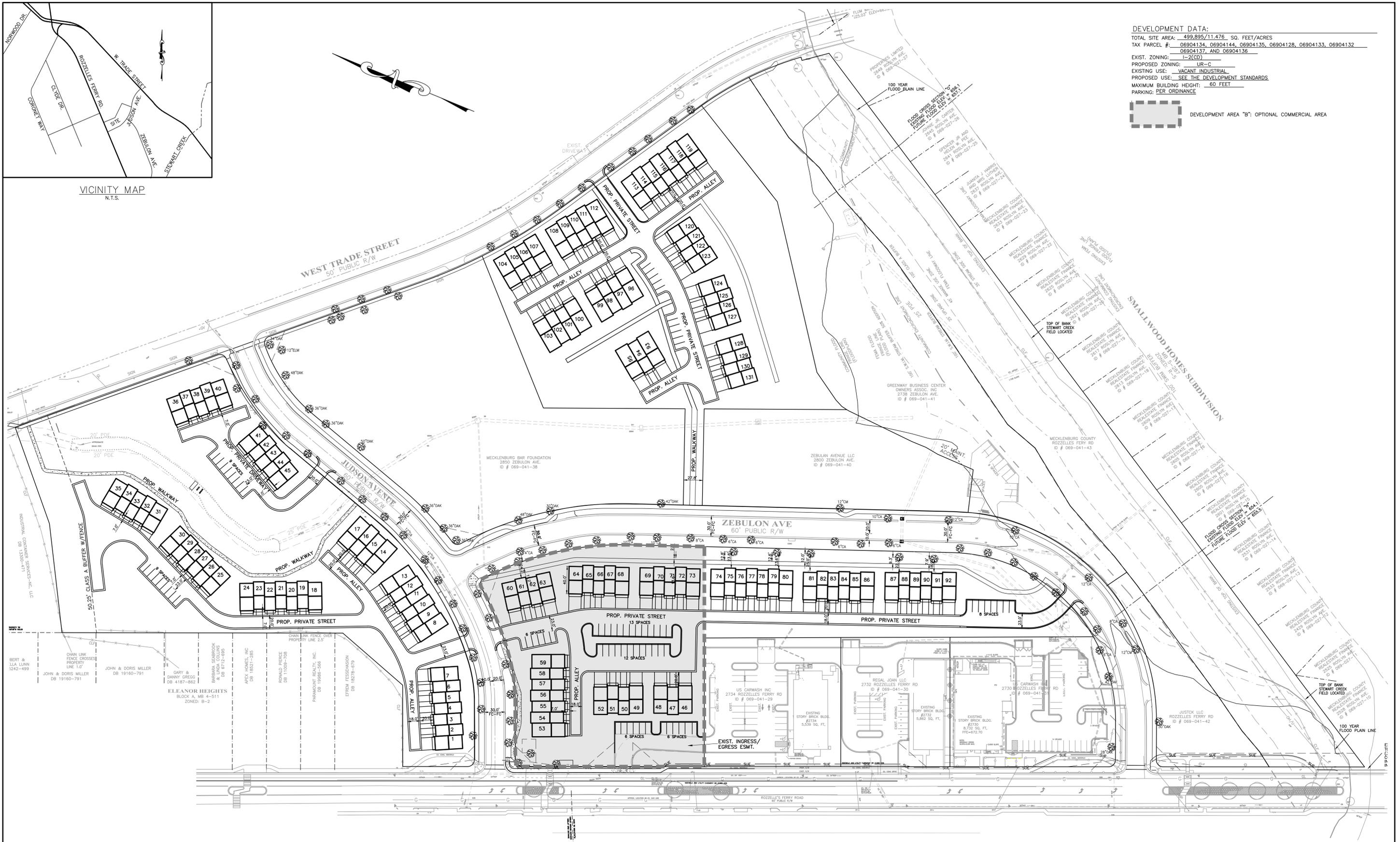
By: 

Name: Robert J. Sweeney, III

Title: Vice President



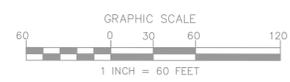
VICINITY MAP
N.T.S.



DEVELOPMENT DATA:
 TOTAL SITE AREA: 499,895/11.476 SQ. FEET/ACRES
 TAX PARCEL #: 06904134, 06904144, 06904135, 06904128, 06904133, 06904132, 06904137, AND 06904136
 EXIST. ZONING: I-2(CD)
 PROPOSED ZONING: UR-C
 EXISTING USE: VACANT INDUSTRIAL
 PROPOSED USE: SEE THE DEVELOPMENT STANDARDS
 MAXIMUM BUILDING HEIGHT: 60 FEET
 PARKING: PER ORDINANCE



COMBINED GRID FACTOR
 IS 0.99984496
 NCGS MONUMENT "M 110"
 NC GRID COORDINATES
 N: 550,473.25 USFT - SPC 83
 E: 1,439,939.25 USFT - SPC 83



PRELIMINARY
 FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION

Project: **GREENWAY BUSINESS CENTER TOWNHOMES**
 CHARLOTTE, NORTH CAROLINA
 Title: **REZONING PLAN**

File #: 19200-RZ.DWG Date: 11/26/19 Project Egr: FBL
 Design By: FBL
 Drawn By: FBL
 Scale: 1"=60'

ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND SURVEYING
 8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0

A. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY DRB GROUP (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THAT APPROXIMATELY 11.476 ACRE SITE LOCATED BETWEEN WEST TRADE STREET AND ROZZELLES FERRY ROAD AND GENERALLY AT THE INTERSECTION OF JUDSON AVENUE AND ROZZELLES FERRY ROAD AND ON THE EAST SIDE OF ZEBULON AVENUE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 069-041-34, 069-041-44, 069-041-35, 069-041-28, 069-041-33, 069-041-32, 069-041-37 AND 069-041-36.
2. FOR ENTITLEMENT PURPOSES, THE SITE IS DIVIDED INTO TWO SEPARATE DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS DEVELOPMENT AREA A AND DEVELOPMENT AREA B.
3. 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").
4. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-C ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
5. 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 AND PARKING ENVELOPES AS WELL AS THE INTERNAL PRIVATE STREETS/DRIVES/ALLEYS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
6. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

1. DEVELOPMENT AREA A

- (a) DEVELOPMENT AREA A MAY BE DEVOTED ONLY TO A MAXIMUM OF 105 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-C ZONING DISTRICT.

2. DEVELOPMENT AREA B

- (a) DEVELOPMENT AREA B MAY BE DEVOTED TO A MAXIMUM OF 28 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-C ZONING DISTRICT.
- (b) ALTERNATIVELY, IN LIEU OF SINGLE FAMILY ATTACHED DWELLING UNITS AND SUBJECT TO THE LIMITATIONS SET OUT BELOW IN SUBPARAGRAPHS (1) - (3), DEVELOPMENT AREA B MAY BE DEVOTED TO COMMERCIAL AND OFFICE USES THAT ARE PERMITTED IN THE B-1 ZONING DISTRICT. THESE COMMERCIAL AND OFFICE USES SHALL BE LOCATED IN FREESTANDING BUILDINGS.
 - (1) DRIVE-IN WINDOWS AND AUTOMOTIVE SALES, SERVICE, OR REPAIR SHALL NOT BE PERMITTED ON DEVELOPMENT AREA B.
 - (2) THE MAXIMUM GROSS FLOOR AREA THAT MAY LOCATED ON DEVELOPMENT AREA B THAT IS DEVOTED TO THE PERMITTED COMMERCIAL AND OFFICE USES SHALL BE 12,000 SQUARE FEET.
 - (3) A MAXIMUM OF TWO FREESTANDING NON-RESIDENTIAL BUILDINGS MAY BE LOCATED ON DEVELOPMENT AREA B, AND ANY BUILDINGS MUST BE LOCATED IN THE BUILDING AND PARKING ENVELOPED DEPICTED ON THE REZONING PLAN.

C. TRANSPORTATION

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY EXISTING PUBLIC STREETS AND INTERNAL PRIVATE STREETS/DRIVES/ALLEYS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS/DRIVES/ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
3. THE EXISTING PUBLIC STREETS SHALL BE UTILIZED WITHOUT WIDENING THE SAME.
4. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.

D. ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 60 FEET AS MEASURED UNDER THE ORDINANCE.
2. ROOFTOP TERRACES MAY BE INSTALLED ON THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE AT THE OPTION OF PETITIONER.
3. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE LOCATED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.
4. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY BUILDING TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS. ADDITIONALLY, ALUMINUM MAY BE USED ON TRIM AND GARAGE DOORS.
5. THE ACTUAL SIZES OF THE SINGLE FAMILY ATTACHED DWELLING UNITS/LOTS MAY VARY FROM THE SIZES DEPICTED ON THE REZONING PLAN.
6. THE FRONT ELEVATION OF EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 15 FEET ON EACH LEVEL OF THE SINGLE FAMILY ATTACHED DWELLING UNIT.
7. EACH SINGLE FAMILY ATTACHED DWELLING UNIT TO BE CONSTRUCTED ON THE SITE SHALL HAVE A GARAGE.
8. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS.

E. STREETScape AND LANDSCAPING

1. EXISTING SIDEWALKS AND PLANTING STRIPS LOCATED ALONG THE SITE'S FRONTAGES ON EXISTING PUBLIC STREETS MAY REMAIN IN PLACE.

F. LIGHTING

1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE BY PETITIONER (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, PRIVATE ALLEYS, SIDEWALKS AND WALKWAYS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. THIS REQUIREMENT SHALL NOT APPLY TO EXISTING FREESTANDING LIGHTING FIXTURES ON THE SITE.
2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE BY PETITIONER, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET. THIS REQUIREMENT SHALL NOT APPLY TO EXISTING FREESTANDING LIGHTING FIXTURES ON THE SITE.

G. ENVIRONMENTAL FEATURES

1. THE SITE IS A PORTION OF A PLANNED/UNIFIED DEVELOPMENT APPROVED PURSUANT TO REZONING PETITION NO. 2007-106. THE TREE SAVE REQUIREMENTS FOR THE PLANNED/UNIFIED DEVELOPMENT, WHICH INCLUDES THE SITE, HAVE BEEN SATISFIED IN THE APPROXIMATELY 3.271 ACRE SWIM BUFFER LOCATED NEXT TO STEWART CREEK (TAX PARCEL NO. 069-041-43). THEREFORE, ADDITIONAL TREE SAVE AREAS LOCATED WITHIN THE SITE SHALL NOT BE REQUIRED.
2. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE SITE SHALL UTILIZE THE EXISTING STORM WATER POND LOCATED ON TAX PARCEL NO. 069-041-41.

H. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

PRELIMINARY
FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION

	Project:	GREENWAY BUSINESS CENTER TOWNHOMES CHARLOTTE, NORTH CAROLINA			
	Title:	REZONING NOTES			
File #:	19200-R2.DWG	Date:	11/26/19	Project Egr:	FBL
Design By:	FBL	Drawn By:	FBL	Scale:	1"=N.T.S.
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335					
R22.0					

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-179

Petition #:	_____
Date Filed:	<u>12/5/2019</u>
Received By:	<u>B+</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Miles Boyd and Dorthy F Barnes

Owner's Address: 1420 Parkwood Avenue City, State, Zip: Charlotte, NC 20205

Date Property Acquired: 02/10/1995

Property Address: 1428 Parkwood Avenue, Charlotte, NC 20205

Tax Parcel Number(s): 081-191-59

Current Land Use: Vacant Size (Acres): 1.0 AC

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

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

Required Rezoning Pre-Application Meeting* with: William 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 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 establish a residential development that provides a mix of single-family detached units and a multi-family residential building.

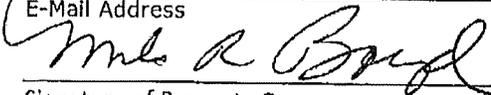
Paul Pennell - Urban Design Partners PLLC
Name of Rezoning Agent

1318 Central Ave, Suite E6
Agent's Address

Charlotte, NC 28205
City, State, Zip

704-334-3303 _____
Telephone Number Fax Number

paul@urbandesignpartners.com
E-Mail Address


Signature of Property Owner

Miles Boyd
(Name Typed / Printed)

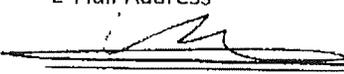
Ronald Staley, Jr. - Verde Homes, LLC
Name of Petitioner(s)

7427 Matthews Mint Hill, Suite 105-215
Address of Petitioner(s)

Mint Hill, NC 28227
City, State, Zip

980-272-2015 _____
Telephone Number Fax Number

Staleyr@verdemfs.com
E-Mail Address


Signature of Petitioner

Ronald Staley, Jr.
(Name Typed / Printed)

Attachment A
Rezoning Petition Joinder Agreement

Verde Homes LLC

The undersigned, as the owner of the parcel of land that is designated as Tax Parcel #: 081-191-59 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.

Dorothy F Barnes:

Signature: _____



Name (Printed): _____

Dorothy F. Barnes

Title: _____

owner

Date: _____

12/4/19



Site Development Data:
 Acreage: +/- 1.00 AC
 Tax Parcel: 081-191-59
 Existing Zoning: R-22MF & R-5
 Proposed Zoning: UR-2(CD)
 Existing Uses: Vacant
 Proposed Uses: Residential uses allowable within the UR-2 district
 Max Density: Up to (20) Residential Units (Approximately 20.0 DUA)
 -(12) Multi-family residential units
 -(8) Single-family detached residential units

General Provisions:
 These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Verde Homes, LLC (the "Petitioner") to accommodate the development of a residential community on an approximate 1.00 acre site located at 1428 Parkwood Avenue, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a single tax parcel number, 081-191-59.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 Zoning District shall govern all development taking place on the Site. The configurations, placements and sizes of the buildings, parking areas, tree save area, common open space, private roads and ancillary site elements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

Permitted Uses:
 1) Uses allowed within the rezoning area shall be limited to residential uses allowable within the UR-2 zoning district. Allowable residential uses shall be limited on site as described within the following descriptions and as generally illustrated within the Site plan.

- a) A single multi-family residential structure, as depicted on the Site plan, shall be located directly adjacent Parkwood Avenue.
 - i) The structure may include up to twelve (12) residential units.
 - ii) A minimum of two (2) residential units located within the proposed multi-family structure shall be restricted for a period of 15 years for sale to buyers earning at or below 80% the Charlotte Area Median Income (AMI). Terms of this restrictive covenant shall be incorporated into the deed of sale for each affordable unit.
 - iii) Allowable maximum height shall not exceed four (4) stories and fifty (50') feet and is further described within the Zoning Ordinance.
 - iv) The ground floor shall be dedicated to vehicular parking, long term bicycle parking, storage, mechanical and ancillary uses. Floors 2-4 shall be limited to residential and ancillary uses.
- b) Up to eight (8) single family detached structures shall be allowable on site.
 - i) Allowable maximum height shall not exceed two (2) stories and thirty (30') feet and is further described within the Zoning Ordinance.

Transportation:
 1) Vehicular access to the site from the Parkwood Avenue public right of way will be as generally depicted on the Rezoning Plan.
 2) The placement and configuration of the vehicular access points shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval in accordance with applicable published standards.

- 3) Internal vehicular access to the site shall be provided by a private drive as generally depicted on the Site Plan.
- 4) A 5' internal sidewalk providing internal residential pedestrian connections shall be provided along the private drive as illustrated on the Site plan.
- 5) Public sidewalk improvements shall include 8' landscape strip and 8' sidewalk along Parkwood Avenue right of way as generally depicted on the Site plan.
- 6) Relocation of existing bus route stop on site shall be coordinated with CATS. Petitioner agrees to provide park bench and bench pad at final location.
- 7) The Petitioner shall coordinate proposed Parkwood Avenue Street improvements with the City of Charlotte and the Charlotte Department of Transportation to ensure accurate placement of streetscape improvement elements listed above in Transportation note 5 above.
- 8) All transportation improvements within the public right of way shall be approved and constructed before the site's first building certificate of occupancy is issued.

Architectural and Design Standards:
 1) In addition to design provisions contained within the district regulations of the Zoning Ordinance, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.

- 2) It is understood that the residential units on site will be developed with up to eight (8) single family detached units and up to twelve (12) multi-family units as generally depicted on the site plan.
- 3) The proposed residential multi-family building shall be developed to provide architectural treatments and elements that present a front towards Parkwood Avenue. The proposed ground floor parking within the multi-family building shall be enclosed on all building sides, with the exception of pedestrian and vehicular access points. Architectural elevations fronting a public right of way shall provide architectural treatments that limit the maximum blank wall exposure to 10 on all building levels.
- 4) Each of the proposed single family detached residential units on site shall be designed to provide architectural elements that present a front towards the proposed private drive on site.
 - a) Buildings shall be placed so as to present a front or side facade to all streets (public or private).
 - b) Residential structures constructed on the site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast concrete, synthetic stone, cementitious siding (such as Hardi-plank), EIFS, or wood. Proposed roofing materials allowable shall include architectural shingles, wood shake, slate, tile and/or metal.
 - c) Vinyl will not be used as a primary exterior building material, but may be utilized for trim, soffits, architectural detailing and railings.
 - d) Petitioner shall provide blank wall provisions that limit the maximum blank wall exposure to 20 feet on all building levels not fronting a public right of way, including but not limited to doors, windows, awnings, and/or architectural design elements.
 - e) Walkways will be provided to connect all residential entrances to sidewalks directly located along private streets, as generally depicted on the Site plan.
 - f) Balconies may project up to 2' into the minimum setback but shall be subject to an approved sidewalk encroachment agreement with CDOT. All balconies shall have a minimum clearance of 10' from finished grade.
 - g) Meter banks will be screened from adjoining properties and from Parkwood Avenue.

Streetscape and Landscaping:
 1) The Petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.
 2) The site is located within a planning "wedge". Tree save shall be provided on site, as generally depicted on the site plan, per the City of Charlotte Tree Ordinance.

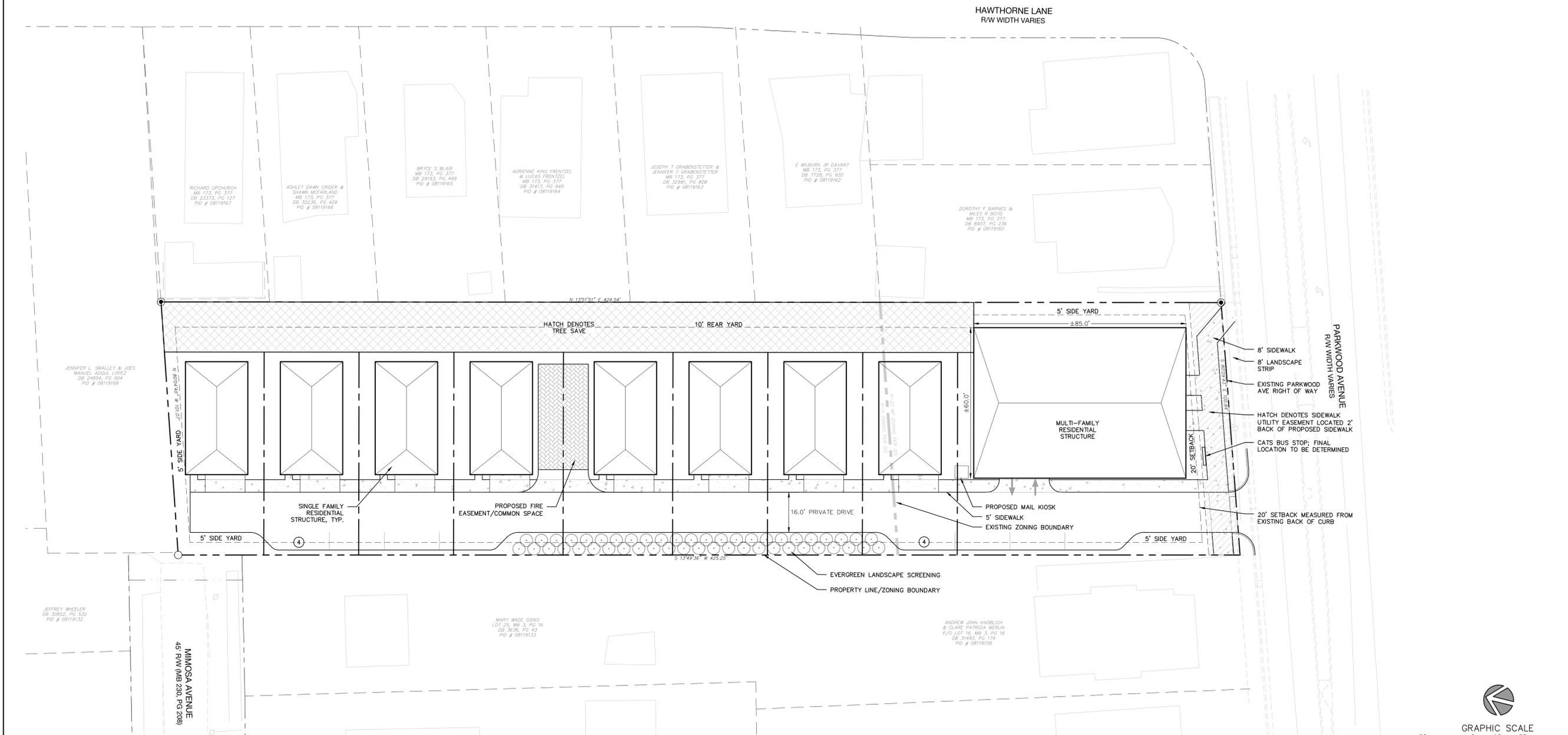
Environmental Features:
 1) The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.

- Signage:**
 1) The design and implementation of site signage shall comply per ordinance standards.
- Lighting:**
 1) All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
 2) Detached pole lighting on the site, except street lights located along public streets, will be limited to 15' in height.

Amendments to Rezoning Plan:
 Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development 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.

- Binding Effect of the Rezoning Documents and Definitions:**
 1) If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 2) Throughout these Development Standards, the terms "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



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

Verde Homes LLC
Ron Staley, Jr
 7427 Matthews Mint Hill, Suite 105-215
 Mint Hill, NC 28227

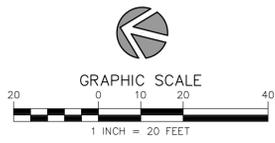
1428 Parkwood
Rezoning Site Plan
 Charlotte, NC

NO.	DATE	BY	REVISIONS:

Project No: 19-017
 Date: 11.26.2019
 Designed by: UDP
 Drawn By: UDP
 Sheet No:

RZ-1.0

REZONING PETITION #2019-???



2019-180

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>12/5/2019</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Rosegate Holdings LLC

Owner's Address: 9424 Whitehorn Dr. City, State, Zip: Charlotte, NC 28277

Date Property Acquired: 10/30/2019

Property Address: 7406 Wallace Road Charlotte, NC 28212

Tax Parcel Number(s): 191-051-06 & 191-051-07

Current Land Use: Vacant / Residential Size (Acres): 5.2ac +/-

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

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

Required Rezoning Pre-Application Meeting* with: John Kinley & Scott Correll

Date of meeting: 11/12/2019

(*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): <u>No</u>
Purpose/description of Conditional Zoning Plan: <u>To allow for the development of a residential multi-family project.</u>

Paul Pennell - Urban Design Partners PLLC
Name of Rezoning Agent

1318 Central Ave, Suite e6
Agent's Address

Charlotte, NC 28205
City, State, Zip

704-334-3303 _____
Telephone Number Fax Number

paul@urbandesignpartners.com
E-Mail Address

[Signature]
Signature of Property Owner

Josh Jolley
(Name Typed / Printed)

Josh Jolley - Rosegate Holdings LLC
Name of Petitioner(s)

9424 Whitehorn Dr.
Address of Petitioner(s)

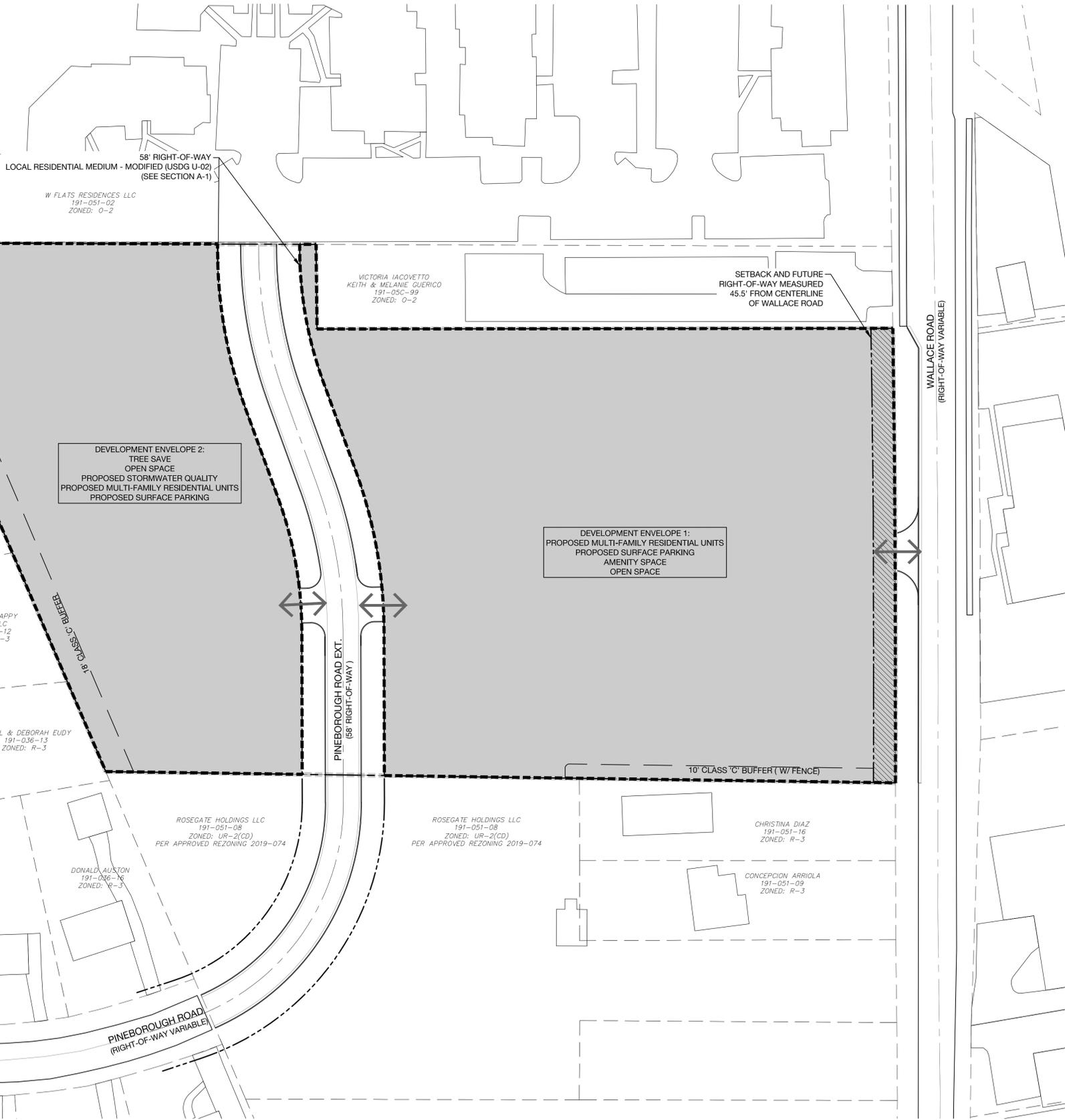
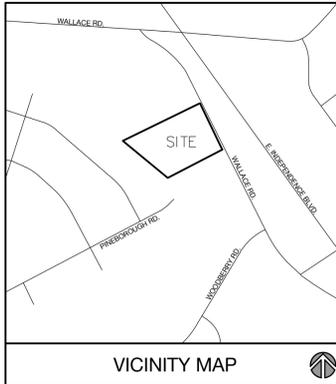
Charlotte, NC 28277
City, State, Zip

828-319-7206 _____
Telephone Number Fax Number

joshjolley11@gmail.com
E-Mail Address

[Signature]
Signature of Petitioner

Josh Jolley
(Name Typed / Printed)



Site Development Data:

Acreage: +/- 5.2 AC

Tax Parcel: 191-051-06 & 191-051-07

Existing Zoning: R-3

Proposed Zoning: UR-2(CD)

Existing Uses: Single Family Detached

Proposed Uses: Residential Multi-family

Max Density: Up to (114) Dwelling Units (Approximately 22.0 DUA)



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

Rosegate Holdings, LLC
Josh Jolley
9424 Whitethorn Drive
Charlotte, NC 28277

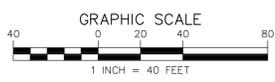
Wallace Road Multi-Family

Technical Data Sheet

7406 Wallace Road, Charlotte, NC 28212

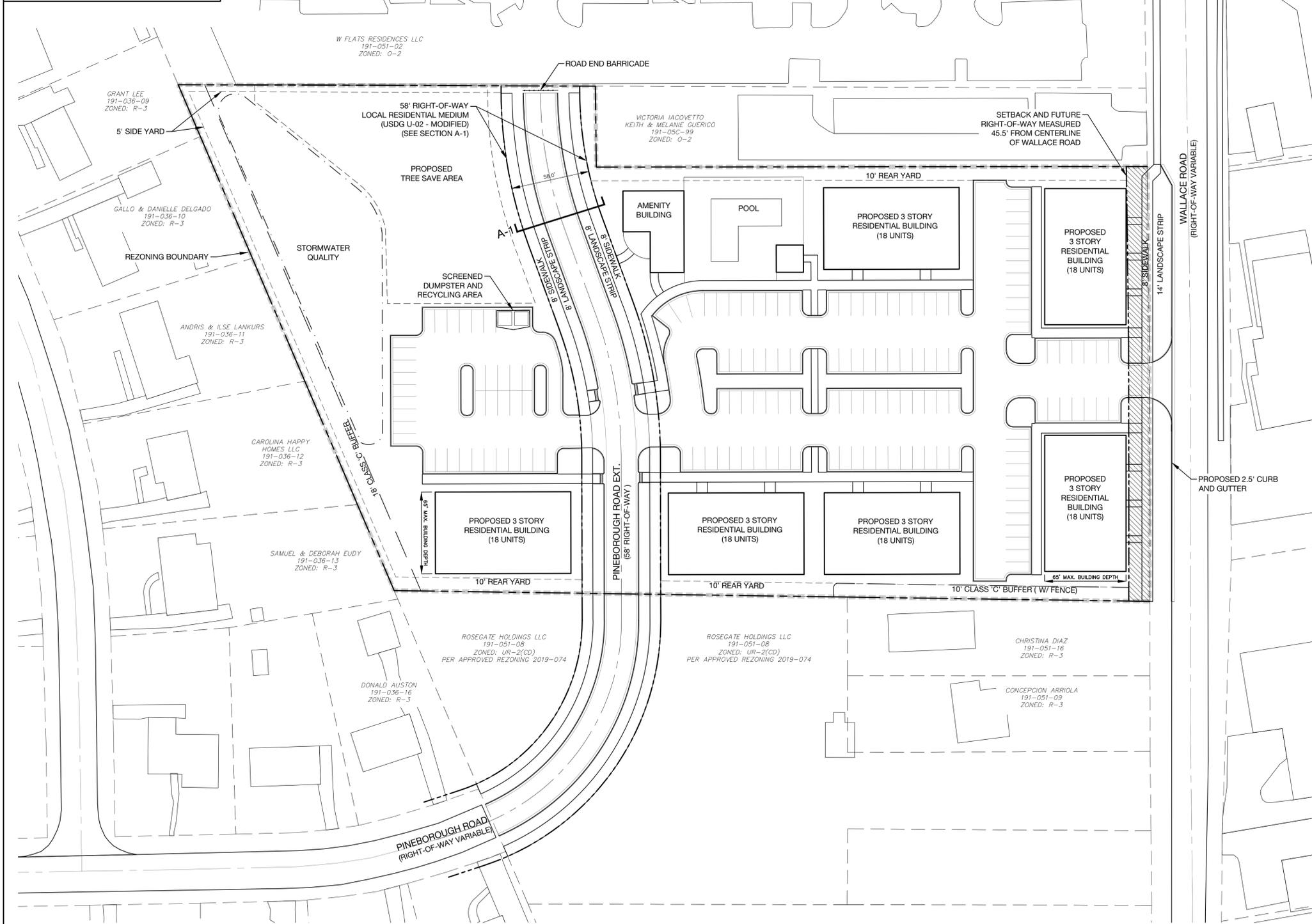
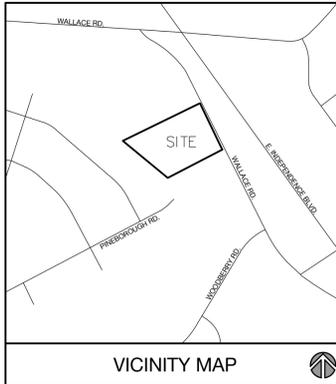
NO.	DATE	BY	REVISIONS

Project No: 19-132
Date: 11.12.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

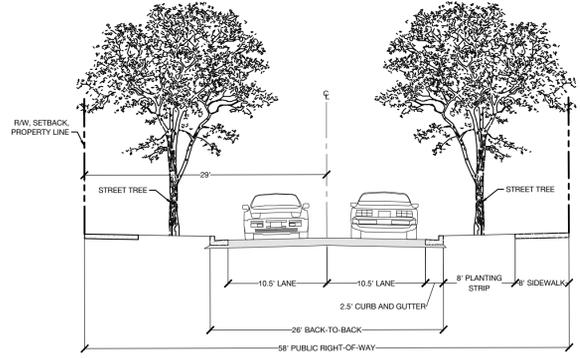


REZONING PETITION # 2019-???

RZ-1.0



Site Development Data:
 Acreage: +/- 5.2 AC
 Tax Parcel: 191-051-06 & 191-051-07
 Existing Zoning: R-3
 Proposed Zoning: UR-2(CD)
 Existing Uses: Single Family Detached
 Proposed Uses: Residential Multi-family
 Max Density: Up to (114) Dwelling Units (Approximately 22.0 DUA)



SECTION A-1
(USDG U-02 LOCAL RESIDENTIAL MEDIUM - MODIFIED)



1318-e6 central ave. p 704.334.3303
 charlotte, nc 28205 f 704.334.3305
 urbanpartners.com
 nc firm no: P-0418
 sc cda no: C-03044

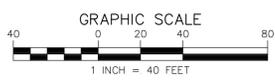
Rosegate Holdings, LLC
 Josh Jolley
 9424 Whitethorn Drive
 Charlotte, NC 28277

**Wallace Road
 Multi-Family
 Rezoning Plan**
 7406 Wallace Road, Charlotte, NC 28212

NO.	DATE	BY	REVISIONS:

Project No: 19-132
 Date: 11.12.2019
 Designed by: UDP
 Drawn By: UDP
 Sheet No:

REZONING PETITION # 2019-???



RZ-2.0

Site Development Data:

Acreage: +/- 5.2 AC
Tax Parcel: 191-051-06 & 191-051-07
Existing Zoning: R-3
Proposed Zoning: UR-2(CD)
Existing Uses: Single Family Detached
Proposed Uses: Residential Multi-family
Max Density: Up to (114) Dwelling Units (Approximately 22.0 DU/A)

General Provisions:

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Rosegate Holdings, LLC (the "Petitioner") to accommodate the development of a residential multi-family community on an approximate 4.00 acre site located on Wallace Road, which is more particularly depicted on the Rezoning Plan (the "Site").

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "UR-2" Zoning District shall govern all development taking place on the Site.

Permitted Uses:

- 1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the UR-2 zoning district. However, those uses shall be limited as described within the following development envelopes and as generally indicated within the petition technical data sheet.
a. Development Envelope 1: Multi-family residential structures, surface parking, amenity space, and accessory uses.
b. Development Envelope 2: Multi-family residential structure, surface parking, tree save, stormwater detention/quality facilities and open space.
2. The overall design and layout of the Site shall be designed to encourage pedestrian walkability between freestanding buildings and the adjacent Wallace Road and Pineborough public right of way.
3. Building area on site shall only be utilized for residential purposes. Non-residential uses shall not be permitted, leased or sold on site with the exception of community leasing offices, community indoor gathering area, clubhouse space or ancillary accessory support uses such as storage or operational/ maintenance facilities.
4. A minimum of six (6) multi-family dwelling units constructed on the site shall maintain monthly rents at or below 80% average monthly income (AMI) levels for a period of not less than 15 years from the date of issuance of the certificate of occupancy of the unit's associated building.

Transportation:

- 1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
2. The petitioner/developer shall be responsible for the extension of Pineborough Road as depicted on the Site plan. The proposed right of way extension shall be a residential medium cross section as described within the City of Charlotte Standards for Urban Street Design and shall provide for a 58' total right of way width.
3. Vehicular and Pedestrian cross access shall be permitted from the development envelopes and the access road as depicted on the site plan. The final location and alignment of the access points are subject to minor modifications as required during site permitting to accommodate the final site layout.
4. Where necessary, Petitioner shall dedicate and convey fee simple all rights-of-way including 45.5' measured from the centerline of Wallace Road and a total width of 58' as associated with the Pineborough Road extension to the City of Charlotte before the Site's first building certificate of occupancy is issued.
5. The petitioner agrees to provide four (4) accessible sidewalk ramps at the intersection of the access points of Development Envelope 1 & 2 and Pineborough Road as illustrated on the Site plan.
6. The petitioner commits to providing 2.5' curb and gutter within public rights of way along the west side of Wallace Road as depicted on the Site plan.
7. All transportation improvements (sidewalk and accessible ramps) within the public right of way shall be approved and constructed before the site's first building certificate of occupancy is issued.

Architectural and Design Standards:

- 1. In addition to design provisions contained within the district regulations of the Zoning Ordinance, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.
2. The maximum building height on site shall be 40' and shall be measured as defined within the zoning ordinance.
3. The following provisions and standards shall apply regarding design guidelines and the architectural design of structures proposed on site. It is the intent of these standards to provide design flexibility in design while achieving architectural continuity and visual harmony through out the proposed development.
a. Buildings shall be placed so as to present a front or side facade to all network required streets (public or private).
b. All buildings on site shall be designed to have "4-sided architecture".
c. Principal residential structures constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, cementitious siding (such as Hardi-plank), EIFS, or wood.
d. Vinyl will not be used as a primary exterior building material, but may be utilized for trim, soffits, architectural detailing, insulation
e. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
f. Walkways will be provided to connect all residential entrances to sidewalks directly located along public streets, as generally depicted on the Site plan.
g. Façade articulation or variation will be utilized to differentiate vertically between residential unit blocks within each building.
h. Balconies may project up to 2' into the minimum setback but shall be subject to an approved sidewalk encroachment agreement with CDOT. All balconies shall have a minimum clearance of 10' from finished grade.
i. Patios and entrances associated with individual units shall be elevated above adjacent public sidewalks.
4. Vehicular parking areas adjacent public rights of way shall be screened with evergreen plant material as described within the zoning ordinance. The petitioner may utilize additional screening options in place of evergreen plant material to screen vehicular parking areas including masonry walls, brick walls and planted green-screen fencing.

Streetscape and Landscaping:

- 1. The Petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.
2. The site is located within a planning "Corridor". Tree save on site can be satisfied per City of Charlotte Ordinance Section 21.94 via providing tree save on site, providing payment in lieu or combination of both.

Environmental Features:

- 1. The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
2. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.
3. An investigation of potential stream and wetlands shall be conducted on site prior to submittal of land development documents to the City of Charlotte Land Development Office.
4. The Petitioner shall analyze the adequacy of the existing stormwater conveyance across parcels receiving stormwater discharge from the site. Specifically, the limits of analysis shall extend from the site discharge point(s) to the nearest storm drain located within a publicly maintained street or to the drainage feature within the 35' PCSO stream buffer located on tax parcel 191-039-02. If the existing stormwater conveyance(s) within the specified limits is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance(s) or otherwise mitigate the stormwater discharge onto the parcel(s).

Signage:

- 1. The design and implementation of site signage shall comply per ordinance standards.

Lighting:

- 1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
2. Detached lighting on the site, except street lights located along public streets, will be limited to 20' in height.

Amendments to Rezoning Plan:

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development 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.

Binding Effect of the Rezoning Documents and Definitions:

- 1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



URBAN DESIGN PARTNERS

1318-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urbanpartners.com
nc firm no: P-0418
sc cda no: C-03044

Rosegate Holdings, LLC
Josh Jolley

9424 Whitethorn Drive
Charlotte, NC 28277

Wallace Road
Multi-Family

Development Notes
7406 Wallace Road, Charlotte, NC 28212

NO. DATE: BY: REVISIONS:

Project No: 19-132
Date: 11.12.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-3.0

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-181

Petition #:	_____
Date Filed:	<u>12/6/2019</u>
Received By:	<u>Be</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Daniel J. and Barbara McAulay Charitable R/T

Owner's Address: 220 Craigwood Drive Blythewood, South Carolina, Zip: 29016

Date Property Acquired: 01/08/2009

Property Address: N/A - no address assigned

Tax Parcel Number(s): Parcel ID: 02510304 GIS ID: 02510304

Current Land Use: Single Family Size (Acres): 6.540

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

Overlay: North customer service area Tree Survey Provided: Yes: YES N/A: _____

Required Rezoning Pre-Application Meeting* with: Michael Russell

Date of meeting: 11/20/2019

(*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 allow development of the site with a multi-family residential community

~~Keith H. MacVean~~ Keith H. MacVean
Name of Rezoning Agent
100 North Tryon Street
Suite 4700
Agent's Address
Charlotte, North Carolina 28202
City, State, Zip
704.331.1000 N/A
Telephone Number Fax Number
keithmacvean@mvalaw.com
E-Mail Address

Barbara McAulay
Signature of Property Owner
Barbara McAulay
(Name Typed / Printed)

Clay Cooper - Woda Cooper Development, Inc.
Name of Petitioner(s)
500 S. Front Street 10th Floor
Address of Petitioner(s)
Columbus, OH 43215
City, State, Zip
614.396.0051 N/A
Telephone Number Fax Number
ccooper@wodagroup.com
E-Mail Address

[Signature]
Signature of Petitioner
Clay Cooper
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-182

Petition #:	_____
Date Filed:	12/9/2019
Received By:	JS

Complete All Fields (Use additional pages if needed)

Property Owner: 7135 Statesville Rd LLC

Owner's Address: 20940 Bethelwood Lane City, State, Zip: Cornelius, NC 28031

Date Property Acquired: February 27, 2018

Property Address: 7349 Statesville Rd. Charlotte NC 28269

Tax Parcel Number(s): 037-192-19

Current Land Use: Industrial/Vacant Size (Acres): 23.602

Existing Zoning: I-1 Proposed Zoning: Institutional

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

Required Rezoning Pre-Application Meeting* with: Michael Russell, Kent Main, Isaiah Washington, Erin Chantry, Charlotte Lamb Date of meeting: November 13, 2019

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

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

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

7135 STATESVILLE ROAD LLC
Fred D. Godley, Manager
Signature of Property Owner

Fred D. Godley, Manager
(Name Typed / Printed)

Carolina Center For Recovery LLC
Name of Petitioner(s)

1320 Matthews-Mint Hill Rd
Address of Petitioner(s)

Matthews, NC 28105
City, State, Zip

888-200-0376 _____
Telephone Number Fax Number

cdfocusten@gmail.com
E-Mail Address

Chris Doyle
Signature of Petitioner

Christopher Doyle
(Name Typed / Printed)

2019-183

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>12/10/2019</u>
Received By:	<u>B+</u>

Property Owners: Rhyno Partners Coffee LLC

Owner's Addresses: 8424 Eagle Glen, Charlotte, NC 28210

Date Properties Acquired: 11/18/2019

Property Addresses: 1217 The Plaza, Charlotte, NC 28205

Tax Parcel Numbers: 081-176-28

Current Land Use: EDEE (Acres): ±.241

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

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, David Pettine, Grant Meacci, Erik Lemieux, and Scott Correll

Date of meeting: 10/30/2019

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

<p>For Conditional Rezoning Only:</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 development of the site with EDEE uses and a reduction in the required 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

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

Ellis Rhyno Davis
Signature of Property Owner

Rhyno Partners Coffee LLC (Attn: Rhyne Davis)
Name of Petitioner

8424 Eagle Glen
Address of Petitioner

Charlotte, NC 28210
City, State, Zip

704-219-9962
Telephone Number Fax Number

rhyne@rhynopartners.com
E-mail Address

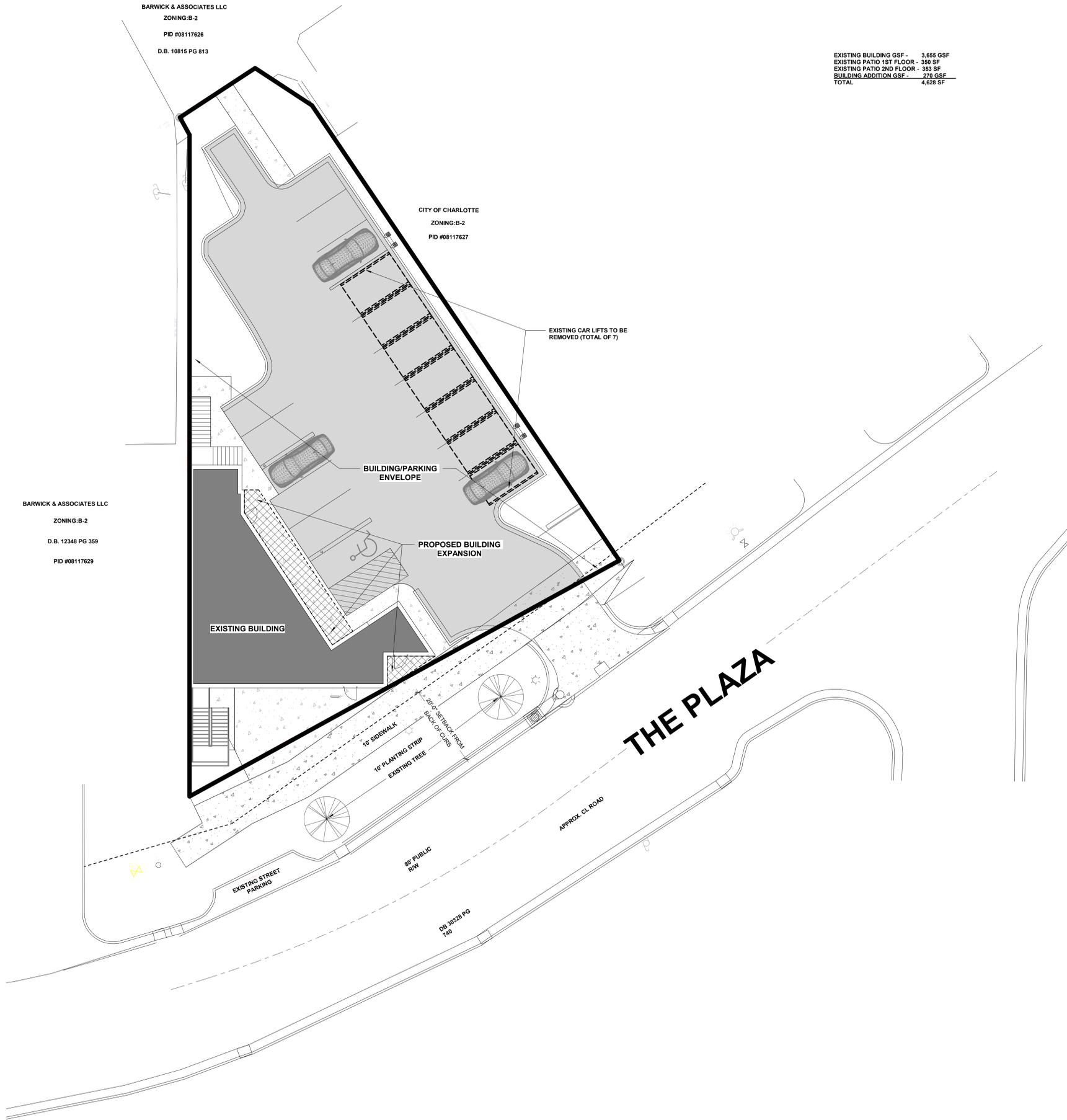
Ellis Rhyno Davis
Signature of Petitioner

BARWICK & ASSOCIATES LLC
 ZONING: B-2
 PID #08117626
 D.B. 10815 PG 813

EXISTING BUILDING GSF - 3,655 GSF
 EXISTING PATIO 1ST FLOOR - 350 SF
 EXISTING PATIO 2ND FLOOR - 353 SF
 BUILDING ADDITION GSF - 270 GSF
 TOTAL - 4,628 SF

CITY OF CHARLOTTE
 ZONING: B-2
 PID #08117627

BARWICK & ASSOCIATES LLC
 ZONING: B-2
 D.B. 12348 PG 359
 PID #08117629



Rhyno Partners Coffee LLC – 1217 The Plaza
Development Standards
 12/04/19
 Rezoning Petition No. 2019-

Site Development Data:
 --Acreage: ± .241 acres
 --Tax Parcel #: 081-176-28
 --Existing Zoning: B-2 PED
 --Proposed Zoning: B-2 PED (O)
 --Existing Uses: EDEE
 --Proposed Uses: All 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: As permitted by right and under prescribed conditions in the B-2 PED zoning district.
 --Maximum Building Height: Maximum building height as allowed by the B-2 PED zoning district. 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 Rhyno Partners Coffee LLC ("Petitioner") to accommodate a reduction in required parking for EDEE uses as allowed by the B-2 PED zoning district and per the Optional Provisions below on an approximately .241 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:

- 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.

a. To allow a reduction in parking requirements for EDEE uses located on the Site and within a building with less than 4,750 square feet of gross floor area including outdoor seating areas from 29 spaces (parking required after applying a 25% reduction for Sites within 400 feet of a parking facility available to the general public) to a minimum of 15 parking spaces. If the Site is redeveloped parking as required by the B-2 PED zoning district will be provided for any additional square footage over 4,750 square feet used for EDEE uses.

(The existing building on the Site including outdoor seating areas contains ±4,672 gross square feet).

3. Permitted Uses, Development Area Limitations:

a. To allow all uses as permitted by right, under prescribed conditions together with accessory uses, as allowed in the B-2 PED zoning district per the optional provisions above.

4. Access:

a. The Site has an existing access to the rear of the building from The Plaza as generally depicted on the Rezoning Plan.

5. 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.

6. Lighting:

a. Reserved.

7. 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.

8. 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.

CHAR212183672v2

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-184

Petition #:	_____
Date Filed:	<u>12/11/2019</u>
Received By:	<u>Bk</u>

Property Owners: June M. Greene, Robert P. Greene, Haywood Smith & Sylvia M. Smith

Owner's Addresses: PO BOX 220924, Charlotte, NC 28222

Date Properties Acquired: N/A

Property Addresses: N/A

Tax Parcel Numbers: 025-291-22

Current Land Use: vacant (Acres): * 4.20

Existing Zoning: R-3 Proposed Zoning: R-17MF(CD)

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

Required Rezoning Pre-Application Meeting* with: Michael Russell, Rick Grochoske, Kent Main, and Erin Brooks

Date of meeting: 11/20/2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To allow development of the Site with an age-restricted residential community.

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
City, State, Zip

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

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

SEE ATTACHMENT A
Signature of Property Owner

Taft Mills Group (Attn: CJ Tyree)
Name of Petitioner

PO BOX 566
Address of Petitioner

Greenville, NC 27835
City, State, Zip

216-659-8178
Telephone Number Fax Number

ej@taftmillsgroup.com
E-mail Address

SEE ATTACHMENT B
Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2019-____
Taft-Mills Group

OWNER JOINDER AGREEMENT

June M. Greene, Robert P. Greene, Haywood Smith, and Sylvia M. Smith

The undersigned, as the owner of the parcel of land located at the northeast east intersection of W. WT Harris Blvd and the I-485 exit ramp that is designated as Tax Parcel No. 025-291-22 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to the change in zoning for the parcels from the R-3 zoning district to the R-17MF(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 10th day of December, 2019.

June M. Greene
June M. Greene

Robert P. Greene
Robert P. Greene

Haywood Smith
Haywood Smith

Sylvia M. Smith
Sylvia M. Smith

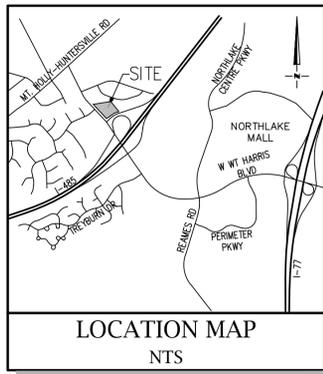
ATTACHMENT B

**REZONING PETITION NO. 2019-
Taft-Mills Group**

Petitioner:

Taft-Mills Group

By: *C.D. Tyson*
Name: *C.D. Tyson*
Title: *Partner*



1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Taft-Mills Group. ("Petitioner") to accommodate the development of an age restricted residential community on approximately 4.20 acre site generally located at the northeast intersection of West W.T. Harris Boulevard and the I-485 exit ramp (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the R-17MF zoning classification shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

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

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

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

- d. **Number of Buildings Principal and Accessory.** The total number of principal residential buildings to be developed on the Site shall 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. Accessory buildings and structures will be constructed utilizing similar building materials, architectural elements and designs as the principal buildings located on the Site.
- 2. **Permitted Uses & Development Area Limitation:**
 - a. The Site may be developed with up to 72 age restricted multi-family residential dwellings units together with accessory uses allowed in the R-17MF zoning district as generally depicted on the Rezoning Plan.
 - b. Surface parking areas will not be allowed between West W.T. Harris Boulevard and the proposed multi-family residential building as generally depicted on the Rezoning Plan.

3. Access, Transportation and Improvements:

- a. Access to the Site will be from West W.T. Harris Boulevard as generally depicted on the Rezoning Plan.
- b. The Petitioner will improve West W.T. Harris Boulevard with an eight (8) foot planting strip and a six (6) foot sidewalk as generally depicted on the Rezoning Petition.
- c. Any required roadway improvement will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.
- d. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.
- e. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

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

- a. A 30-foot setback as measured from the future right-of-way will be provided along West W.T. Harris Boulevard as generally depicted on the Rezoning Plan
- b. Side and rear yards will be provided as required by the Ordinance and as generally depicted on the Rezoning Plan.
- c. The Petitioner will provide a 28 foot Class C buffer where the Site abuts existing single-family uses as generally depicted on the Rezoning Plan.
- d. Along the Site's internal parking areas the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along the abutting public streets in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.
- 2. **Architectural Standards, General Design Guidelines:**
 - a. The building materials used on the principal buildings constructed on Site will be a combination of portions of some of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
 - b. Preferred Exterior Building Materials: All principal and accessory buildings abutting West W. T. Harris, and the internal public street shall comprise a minimum of 20% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
 - c. Prohibited Exterior Building Materials:
 - i. Vinyl siding (but not vinyl hand rails, windows or door trim).
 - ii. Concrete Masonry Units not architecturally finished.

d. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

- i. Buildings shall be placed so as to present a front or side facade to West W. T. Harris Boulevard as generally depicted on the Rezoning Plan.
- ii. Parking lots shall not be located between any residential building and West W. T. Harris.
- iii. Driveways intended to serve single units shall be prohibited on all network required streets.
- e. **Building Massing and Height** shall be designed to break up long monolithic building forms as follows:
 - i. Buildings exceeding 135 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 4 feet extending through the building.
 - f. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - i. Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
 - ii. Buildings shall be designed with a recognizable architectural base on all facades facing West W. T. Harris and the internal public street. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.
 - iii. Building elevation facing West W. T. Harris shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - g. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - i. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
 - ii. For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls. This standards will not apply to roofs on dormers, balconies, or other minor building elements that may have a pitched roof.
 - iii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
 - h. Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.
 - i. Meter banks will be screened from adjoining properties and from the abutting public streets.
 - j. Sidewalk extensions should be provided between all street trees on all public and private streets when parking is adjacent.

6. Open Space:

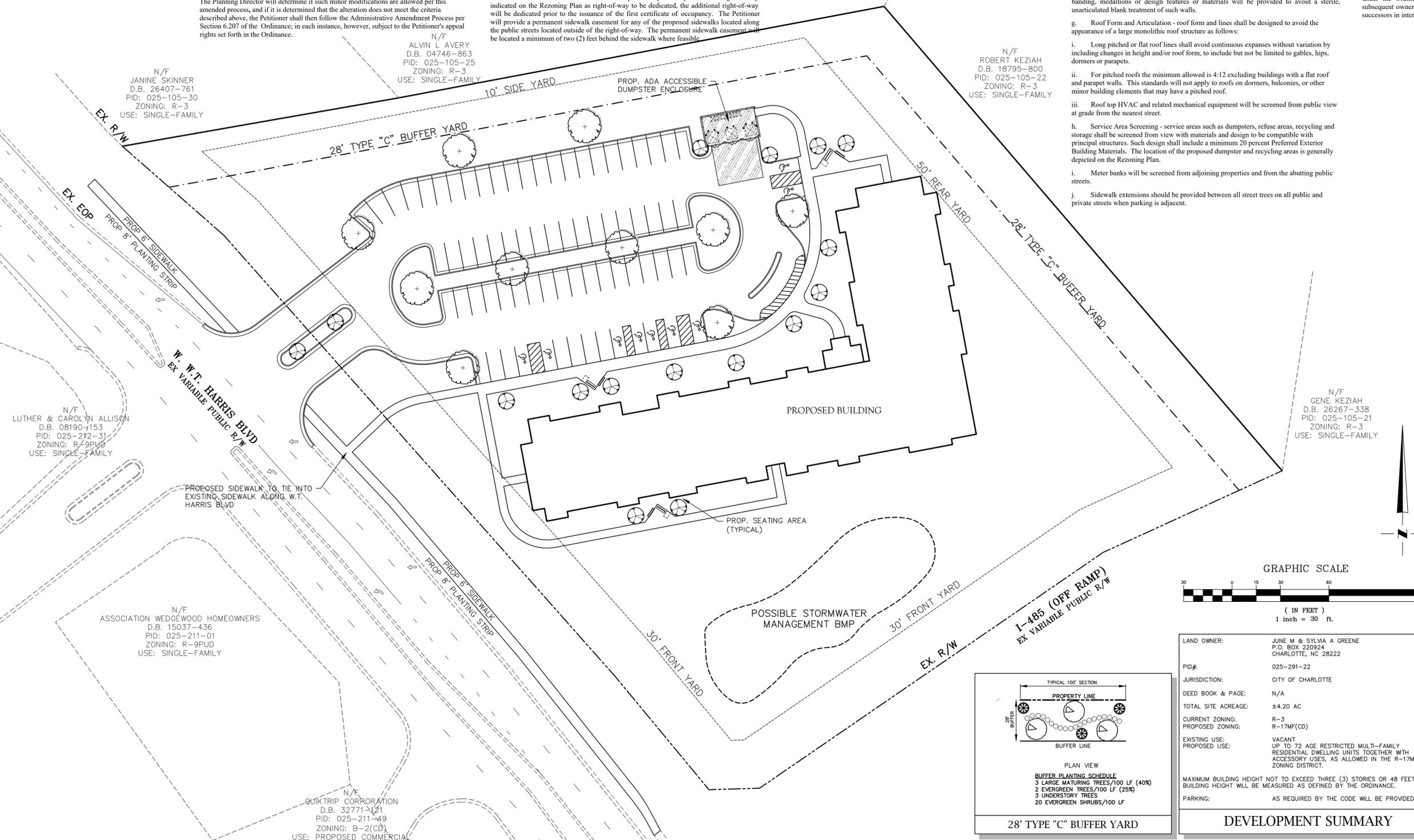
- a. Improved open space areas will be provided as generally depicted on the Rezoning Plan. The proposed open space amenity areas will be improved with landscaping, seating areas, hardscape elements and shade structures as applicable and appropriate to the proposed amenity area.
- 7. **Environmental Features:**
 - a. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
 - b. The Site will comply with the Tree Ordinance.
- 8. **Lighting:**
 - a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
 - b. Detached lighting on the Site will be limited to 22 feet in height.

9. Amendments to the Rezoning Plan:

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

10. Binding Effect of the Rezoning Application:

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

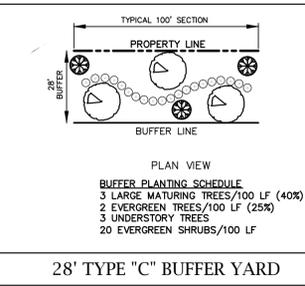
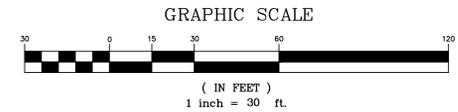


PROPOSED DEVELOPMENT:
CROSSWINDS TRACE APARTMENTS

DEVELOPED BY:
TAFT-MILLS GROUP
 PO BOX 566
 GREENVILLE, NC 27835
 P: 216.659.8178

SCHEMATIC SITE PLAN

REVISIONS	



LAND OWNER:	JUNE M & SYLVIA A GREENE P.O. BOX 220924 CHARLOTTE, NC 28222
PID#:	025-291-22
JURISDICTION:	CITY OF CHARLOTTE
DEED BOOK & PAGE:	N/A
TOTAL SITE ACREAGE:	±4.20 AC
CURRENT ZONING:	R-3
PROPOSED ZONING:	R-17MF(CD)
EXISTING USE:	VACANT
PROPOSED USE:	UP TO 72 AGE RESTRICTED MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-17MF ZONING DISTRICT.
MAXIMUM BUILDING HEIGHT NOT TO EXCEED THREE (3) STORIES OR 48 FEET BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.	
PARKING:	AS REQUIRED BY THE CODE WILL BE PROVIDED

CAD FILE: 19-043 REZN.DWG
 PROJECT NO.: 19-043
 DESIGNED BY: JDM
 DATE: NOVEMBER 19, 2019

RZ1.0

FOR PUBLIC HEARING

REZONING PETITION 2019-

DEVELOPMENT SUMMARY

2019-185

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	_____
Date Filed:	<u>12/11/2019</u>
Received By:	<u>BT</u>

Complete All Fields (Use additional pages if needed)

Property Owner: ONEWAY BAPTIST CHURCH OF CHARLOTTE, NORTH CAROLINA, INC.

Owner's Address: 3501 TUCKASEEGEE ROAD City, State, Zip: CHARLOTTE, NC 28208

Date Property Acquired: AUGUST 29, 2013

Property Address: 3501 TUCKASEEGEE ROAD, CHARLOTTE NC 28208

Tax Parcel Number(s): 065-055-11

Current Land Use: CHURCH Size (Acres): 1.6666 ACRES

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

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

Required Rezoning Pre-Application Meeting* with: LISA ARNOLD, ALBERTO GONZALES, ERIN CHANTRY, RICK GROCHOSKE

Date of meeting: NOVEMBER 19, 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/ <u>No</u> . Number of years (maximum of 5): <u>N/A</u>
Purpose/description of Conditional Zoning Plan: <u>TO ALLOW USE AND EXPANSION OF ONE OF THE EXISTING BUILDINGS FOR A DAYCARE FACILITY</u>

SUSANNE TODD/JOHNSTON ALLISON & HORD, PA
Name of Rezoning Agent

1065 EAST MOREHEAD STREET

Agent's Address

CHARLOTTE NC 29204
City, State, Zip

704.998.2306
Telephone Number
STODD@JAHLOW.COM
E-Mail Address

SEE ATTACHED
Signature of Property Owner

(Name Typed / Printed)

FREEDOM COMMUNITIES
Name of Petitioner(s)

2225 FREEDOM DRIVE, SUITE 5

Address of Petitioner(s)

CHARLOTTE, NC 28208
City, State, Zip

843.902.7910
Telephone Number
mark.talbot@freedomcommunities.com
E-Mail Address


Signature of Petitioner

Mark Talbot / Director of Economic Impact
(Name Typed / Printed)

ATTACHMENT A
REZONING APPLICATION No. 2019-_____
OWNER ONEWAY BAPTIST CHURCH OF CHARLOTTE, NORTH CAROLINA, INC.
JOINDER AGREEMENT

The undersigned, as the fee simple owner of that parcel of land/improvements located at 3501 Tuckaseegee Road, Charlotte, NC that is designated as Tax Parcel No. 065-055-11 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Site"), hereby joins in the Rezoning Application and names Freedom Communities as its agent for the purposes of said Rezoning Application, and hereby consents to the change in zoning classification and/or change in conditions of the existing zoning classification for the Site, and to subsequent changes to the rezoning plan as part of this Rezoning Application.

This 27 day of November, 2019.

**ONEWAY BAPTIST CHURCH OF
CHARLOTTE, NORTH CAROLINA, INC.**

By: Kenneth E Davis

Name: Kenneth E. Davis

Title: Deacon Chairman

