

COMMUNITY MEETING REPORT

Petitioner: Mattamy Homes

Rezoning Petition No. 2017-145

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on October 23, 2017. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, November 2, 2017 at 7:00 p.m. at the Piedmont Unitarian Universalist Church, 9704 Mallard Creek Road, Charlotte, North Carolina 28262.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Bob Wiggins, as well as by Petitioner's agents Matt Mandle and Matt Levesque with ESP Associates, and Collin Brown with K&L Gates.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that this petition involves approximately 22 acres of land located on the north side of the intersection of Technology Drive and Research Drive.

The property is currently zoned MUDD-O because it was originally planned as part of a larger mixed-use development with proposed office uses on this portion of the site. Mr. Brown explained that the City has adopted the University Research Park Area Plan, which recognizes the property as part of the Mixed Use Activity Center. The Area Plan showed that the University area is currently comprised of predominantly office, institutional and other commercial uses. Recently, there has been a push to incorporate more housing options into the University area in order to allow for a live-work-play environment. The Area Plan proposed the addition of more "owner-occupied, high density residential" housing options in the area.

The Petitioner is proposing to construct up to 132 owner-occupied residential townhome units on the site. Mr. Brown walked through the rezoning plan, which includes significant tree save and pocket park amenity areas. Each townhome unit would contain its own garage fronting the proposed internal streets.

Mr. Brown explained that the Petitioner's anticipated rezoning timeline includes a "best case scenario" public hearing on December 18, 2017 and City Council Decision on January 16, 2018.

Mr. Wiggins explained that the feedback so far has included requests to make the units have a "contemporary" feel. The Petitioner plans to construct 3-story units with floor plans ranging from approximately 2,000 to 2,400 square feet.

In response to an attendee's inquiry into the vested rights request, Mr. Brown explained that the Petitioner is requesting a 5-year vested rights provision in order to protect against Ordinance changes which may occur before building permits are completed for the site.

Mr. Brown then concluded the formal portion of the presentation and the Petitioner's representatives continued to answer individual questions. The formal meeting concluded at 7:30 p.m.

Respectfully submitted, this 13th day of November, 2017.

cc: Council Member Greg Phipps
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

Exhibit A

Pet_No	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-145	04713105	BUDGET WAREHOUSE WORKSHOPS, IN				1801 N TRYON ST	SUITE B-300	CHARLOTTE	NC	28206
2017-145	04713107	SUMMIT AVENUE URP LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2017-145	04713121	CAROLINAS READY MIXED CONCRETE	ASSOCIATION INC			PO BOX 480310		CHARLOTTE	NC	28269
2017-145	04713123	MICHELIN AMERICAS RESEARCH &	DEVELOPMENT CORP		C/O SILVER OAK ADVISORS LLC	PO BOX 823		POWDER SPRINGS	GA	30127
2017-145	04713137	CHOUDHERY	KHALID	TAHMINA	CHOUDHERY	12509 HEADQUARTERS FARM RD		CHARLOTTE	NC	28262
2017-145	04713139	CAROLINA PRACTITIONER SUITES LLC				1931 J N PEASE PLACE SUITE 204		CHARLOTTE	NC	28262
2017-145	04713140	1913 JN PEASE PLACE LLC				317 MCDONALD AVE		CHARLOTTE	NC	28203
2017-145	04713141	PURI	SATYAPAL	RAJEEV	PURI	1913-204 J.N. PEASE PL		CHARLOTTE	NC	28262
2017-145	04713145	MRFS INVESTMENTS LLC				24976 HOLLYBERRY LN		LAGUNA NIGUEL	CA	92677
2017-145	04713146	CAROLINA PRACTITIONER SUITES LLC				1111 TARANASAY CT		CHARLOTTE	NC	28269
2017-145	04713147	KMB PROPERTIES LLC				8334 GET A LONG RD		CHARLOTTE	NC	28213
2017-145	04713148	MRFS INVESTMENTS LLC				24976 HOLLYBERRY LN		LAGUNA NIGUEL	CA	92677
2017-145	04713149	OVERLEY LLC				1261 TURNING LEAF STREET NW		CONCORD	NC	28027
2017-145	04713151	1913 JN PEASE PLACE LLC				3225 BLUE RIDGE RD STE 117		RALEIGH	NC	27612-8060
2017-145	04713153	FOCUS FORWARD OF NC PLLC				1905 JN PEASE PL UNIT 202		CHARLOTTE	NC	28262
2017-145	04713154	CKH GROUP LLC				3410 LINDEN BERRY LN		CHARLOTTE	NC	28269
2017-145	04713156	NRI COMMUNITIES/HARRIS BLVD LLC				375 NORTH FRONT ST #200		COLUMBUS	OH	43215
2017-145	04713157	SUMMIT AVENUE URP LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2017-145	04713162	CAUNE	THOMAS M	SUZETTE R	CAUNE	1973 J N PEASE PL #103		CHARLOTTE	NC	28262
2017-145	04713164	MRFS INVESTMENTS LLC				24976 HOLLYBERRY LN		LAGUNA NIGUEL	CA	92677
2017-145	04713167	O'CONNOR PROPERTIES LLC				1973 J N PEASE PL #203		Charlotte	NC	2826928202
2017-145	04713169	CAROLINA PRACTITIONER SUITES LLC				1913-104 J N PEASE PL		CHARLOTTE	NC	28262
2017-145	04713170	ABSOLUTE ADVOCACY LLC				1977 J N PEASE PL #104		CHARLOTTE	NC	28262
2017-145	04713173	MCDONALD	CAROL J			11413 DARTINGTON RIDGE LN		CHARLOTTE	NC	28262
2017-145	04713174	JLS PARTNETS	LLP			1981 J N PEASE PL #101		CHARLOTTE	NC	28262
2017-145	04713178	YONKOVIG	MICHAEL J			1981 J N PEASE PLACE SUITE 201		CHARLOTTE	NC	28262
2017-145	04713179	BEASLEY EVENTS LLC				16802 FLYING JIB RD		CORNELIUS	NC	28031
2017-145	04713191	ARIYA PROPERTIES LLC				2288 BARROW CLIFFE DR NW		CONCORD	NC	28027
2017-145	04713192	INNER PEACE COUNSELING SERVICES LLC				1931 J N PEASE PLACE STE 204		CHARLOTTE	NC	28262
2017-145	04713199	SUMMIT AVENUE URP LLC				1440 SOUTH TRYON ST SUITE 104		CHARLOTTE	NC	28203
2017-145	04713201	HARI PROPERTIES LLC				9500 MARSENA CT		CHARLOTTE	NC	28213
2017-145	04713202	ABSOLUTE ADVOCACY LLC				11816 BENDING BRANCH RD		CHARLOTTE	NC	28227
2017-145	04713205	MCG INVESTMENTS LLC				1923-204 J N PEASE PL		CHARLOTTE	NC	28262
2017-145	04713206	SKENDA PROPERTIES LLC				1927-201 J N PEASE PL		CHARLOTTE	NC	28262
2017-145	04713209	CATTEL PROPERTIES II LLC				6624 LONG MEADOW RD		CHARLOTTE	NC	28210
2017-145	04713213	J4BERM LLC				1205 GUILDCREST LN		CHARLOTTE	NC	28213
2017-145	04713214	GARRISON VENTURES LLC				1945-202 J N PEASE PL		CHARLOTTE	NC	28262
2017-145	04713215	GLOBEX PROPERTIES WORLDWIDE LLC				1200 THE PLAZA STE B		CHARLOTTE	NC	28205
2017-145	04735108	DUKE ENERGY CAROLINAS LLC			REAL ESTATE SERVICES ST30C	PO BOX 1007		CHARLOTTE	NC	28201
2017-145	04740109	RACK ROOM SHOES				8310 TECHNOLOGY DR		CHARLOTTE	NC	28262

Pet_No	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-145	Colvard Park Homeowners Association	Kevin	Archer	3008 Colvard Park Wy		Charlotte	NC	28269
2017-145	Harrington Woods	Tim	Stokes	8008 Alba Ct		Charlotte	NC	28269
2017-145	Mallard Ridge Homeowners Association	Jose	Chirino	5603 Mallard Grove Rd		Charlotte	NC	28269
2017-145	Mallard Trace At Rossmore Homeowners Association	Pamela	Smith	3103 Summercroft Ln		Charlotte	NC	28269
2017-145	Mallard Trace At Rossmore Homeowners Association	Susan	Donnelly	9146 Exbury Ct		Charlotte	NC	28269
2017-145	Mallard Trace Homeowner's Association	Robert H.	May	9607 Fairmead Drive		Charlotte	NC	28269
2017-145	University City YMCA	Paul	Petr	8100 Old Mallard Creek Rd		Charlotte	NC	28262

Exhibit B

October 23, 2017

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Thursday, November 2nd at 7:00 p.m.
Location: Piedmont Unitarian Universalist Church
9704 Mallard Creek Road
Charlotte, NC 28262
Petitioner: Mattamy Homes, LLC
Petition No.: 2017-145

Dear Charlotte Resident,

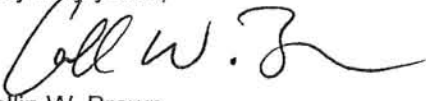
We represent Mattamy Homes (the "Petitioner") in its plans to redevelop an approximately 22.8 acre property located on the north side of the intersection of Technology Drive and Research Drive (the "Property"). The Petitioner requests to rezone the Property from the MUDD-O zoning district to the UR-2(CD) zoning district in order to accommodate the development of a single-family (attached) residential community.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Thursday, November 2nd at 7:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Council Member Greg Phipps
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Staff

Exhibit C

Petition: 2017-145

November 2, 2017 @ 7:00 p.m.

[illegible]

Exhibit D



K&L GATES

Community Meeting

**Rezoning Petition No. 2017-
145**

**Mattamy Homes Harris Blvd.
Rezoning**

November 2, 2017 @

Piedmont Unitarian Universalist Church

AGENDA

- Introductions
- Property Location
- Current Zoning
- Proposed Development
- Timeline
- Discussion



Bob Wiggins

K&L | GATES

Collin Brown



Matt Levesque & Matt Mandle

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Property Location

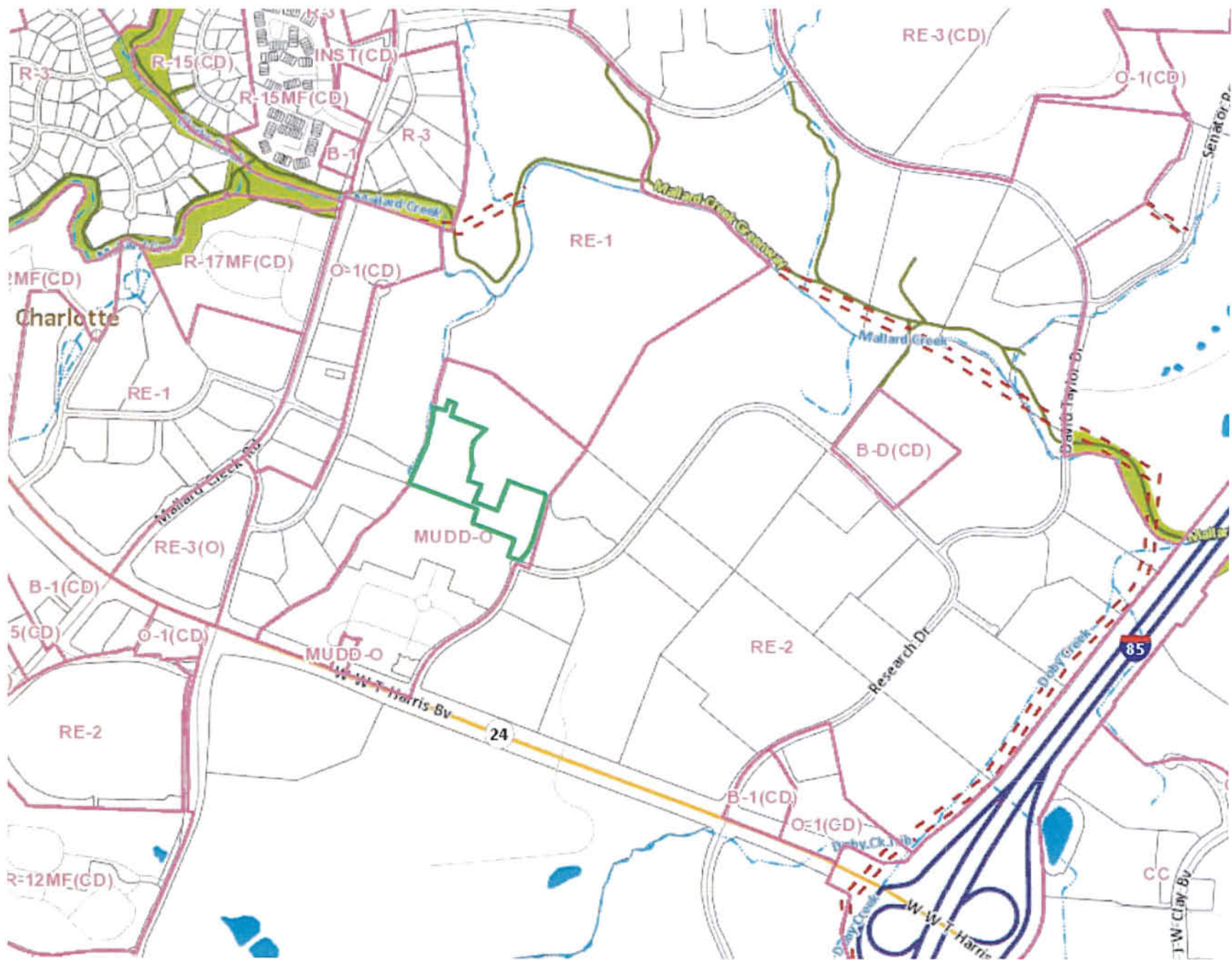




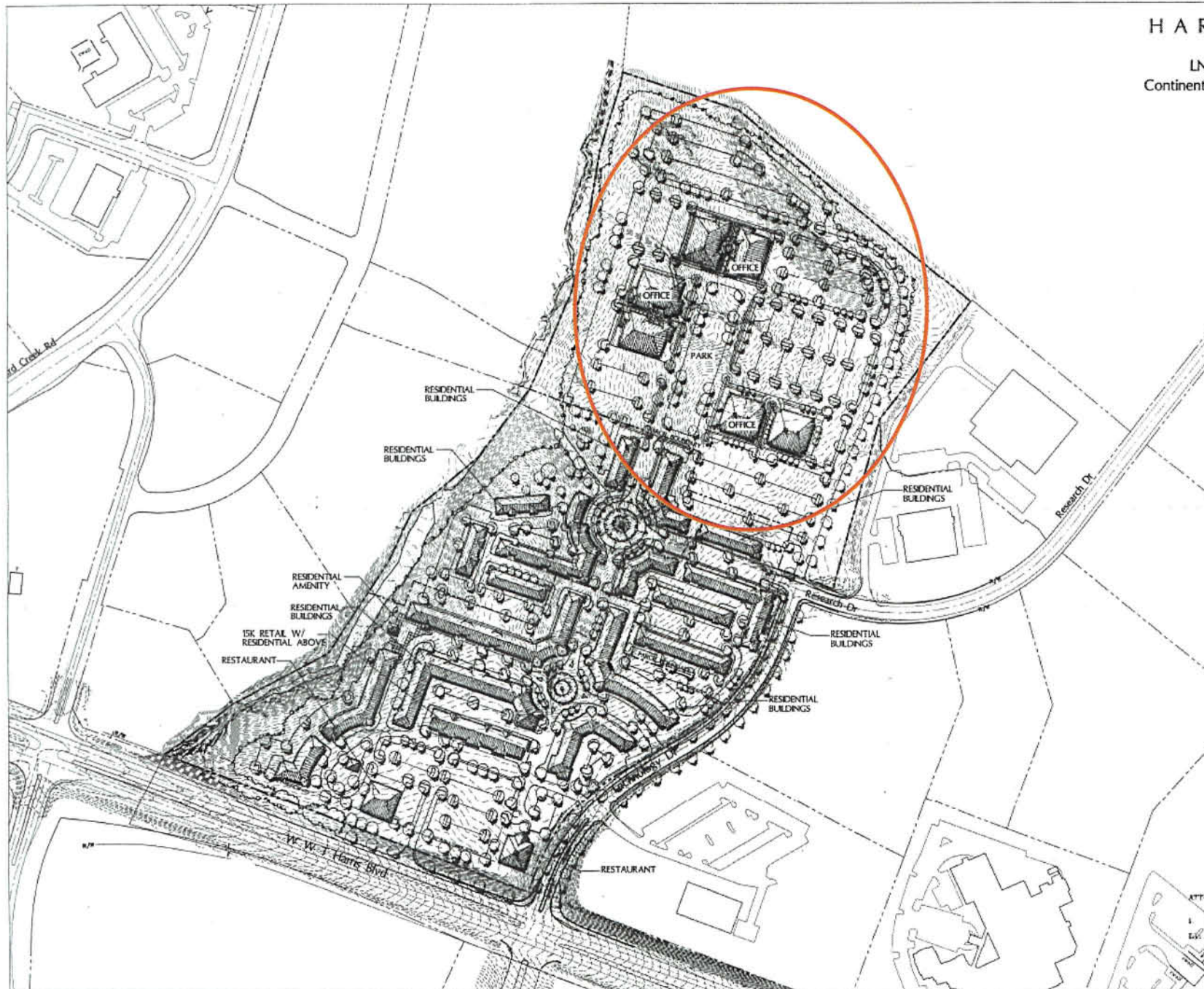


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Current Zoning



HARRIS BLVD.
Charlotte, N.C.
LNR Worthington Inc.
Continental Real Estate Companies



PRELIMINARY
CONCEPT PLAN
SHEET 2 OF 3

LandDesign


601 North Graham Street
Charlotte, NC 28204
Phone: 704.253.1143
Fax: 704.253.1144
E-mail: info@landdesign.com

ATTACHED TO ADMINISTRATIVE

[Signature]
L.V. CAMPBELL



Date: December 15, 2005
Project Number: 050505
Revision: 01/01/06
Revision: 02/01/06

L. WORTHINGTON INC. (LWI) 10000 University Blvd. Suite 1000

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Adopted Land Use Plans



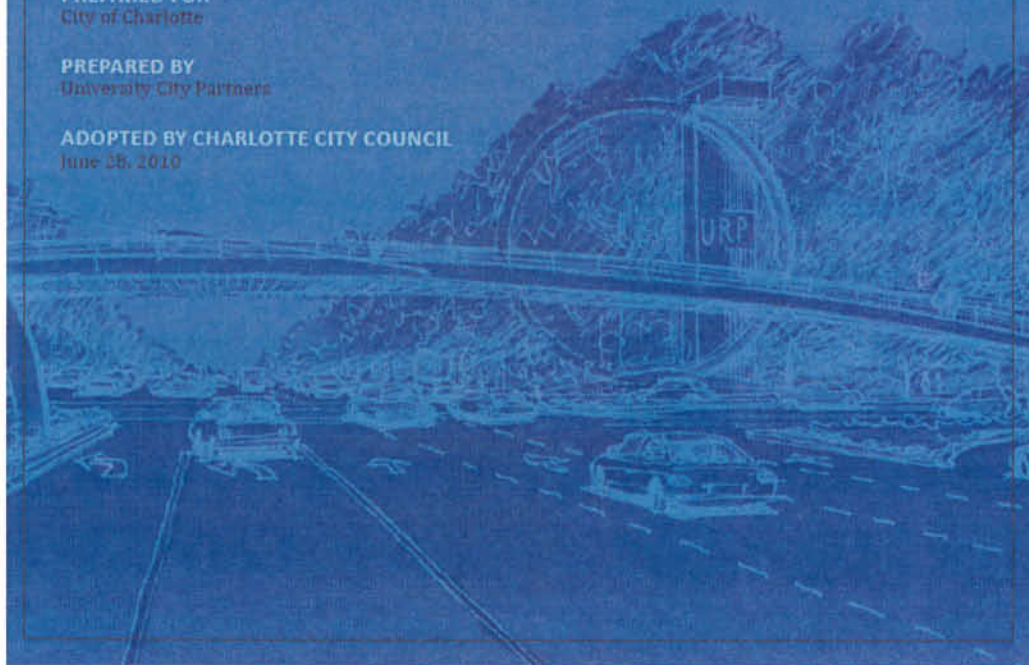
UNIVERSITY RESEARCH PARK CHARLOTTE

Area Plan

PREPARED FOR
City of Charlotte

PREPARED BY
University City Partners

ADOPTED BY CHARLOTTE CITY COUNCIL
June 28, 2010



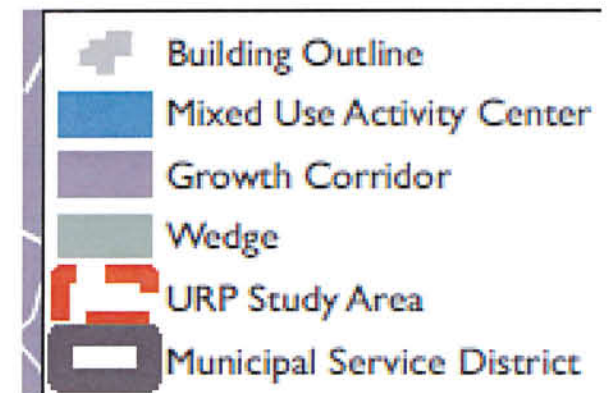
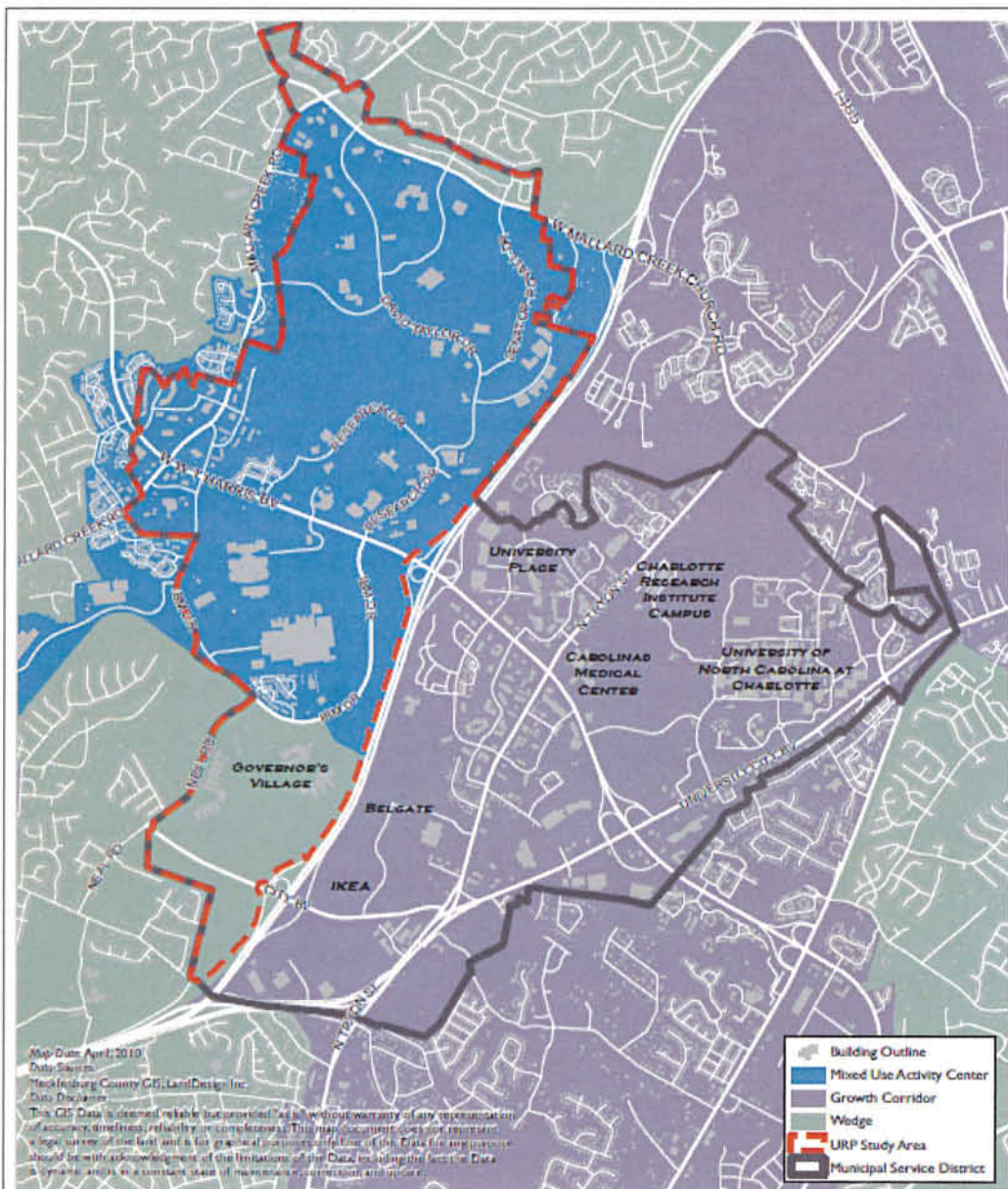


TABLE 1: Existing vs Recommended Land Use (Mecklenburg County GIS, 2010)
 Note: When combined, the total uses do not add up to the 2,300 acres due to the exclusion of transportation right-of-ways. (Map 5)

LAND USE	EXISTING TOTAL AREA	EXISTING % OF URPAP	RECOMMENDED TOTAL AREA	RECOMMENDED % OF URPAP
Single Family	2.7 AC	0.1%	—	—
Multi-Family	41.0 AC	1.8%	—	—
Retail	117.8 AC	5.1%	12.7 AC	.01%
Institutional	221.6 AC	9.6%	219.2 AC	9.5%
Office	984.2 AC	42.8%	763.8 AC	33%
Parks / Open Space	5.6 AC	0.2%	(241 AC Overlay)	Overlay
Parking	44.8 AC	1.9%	—	—
Vacant	745.5 AC	32.4%	—	—
Residential / Office Mix	—	—	482.6 AC	21.0%
Residential / Retail / Office Mix	—	—	578.78 AC	25.2%
Office / Retail Mix	—	—	114.1 AC	5.0%

The proposed LYNX Blue Line Extension would benefit from additional development in the URP, especially if such development is linked to the proposed light rail station by improved pedestrian, bicycle and bus routes. The Development Concept (Map 4) illustrates such connections, which are further depicted in the future transportation network (Map 8).

5. **Expand housing choices.** The range of housing choices within and around the plan area could be enhanced by new options, especially those that increase the attractiveness of the area for potential

employers seeking locations where employees can enjoy a live-work-play environment if they choose. Currently, single family housing and student housing are the predominant types in the area, and those options do not meet the expectations of many who work in the area. Cabarrus County has been the recipient of a lot of residential growth in response to demand for more choices that could not be found in the plan area or its immediate surroundings. Owner-occupied, high density residential is needed to help accommodate these needs.

The background of the slide features a bokeh effect with out-of-focus light spots in shades of blue and white. Two solid horizontal bands, one orange at the top and one orange at the bottom, frame the central text.

University City Partners



CHARLOTTE KID'S FEST

Discover, Create, Learn and Play a day for kids and kids at heart

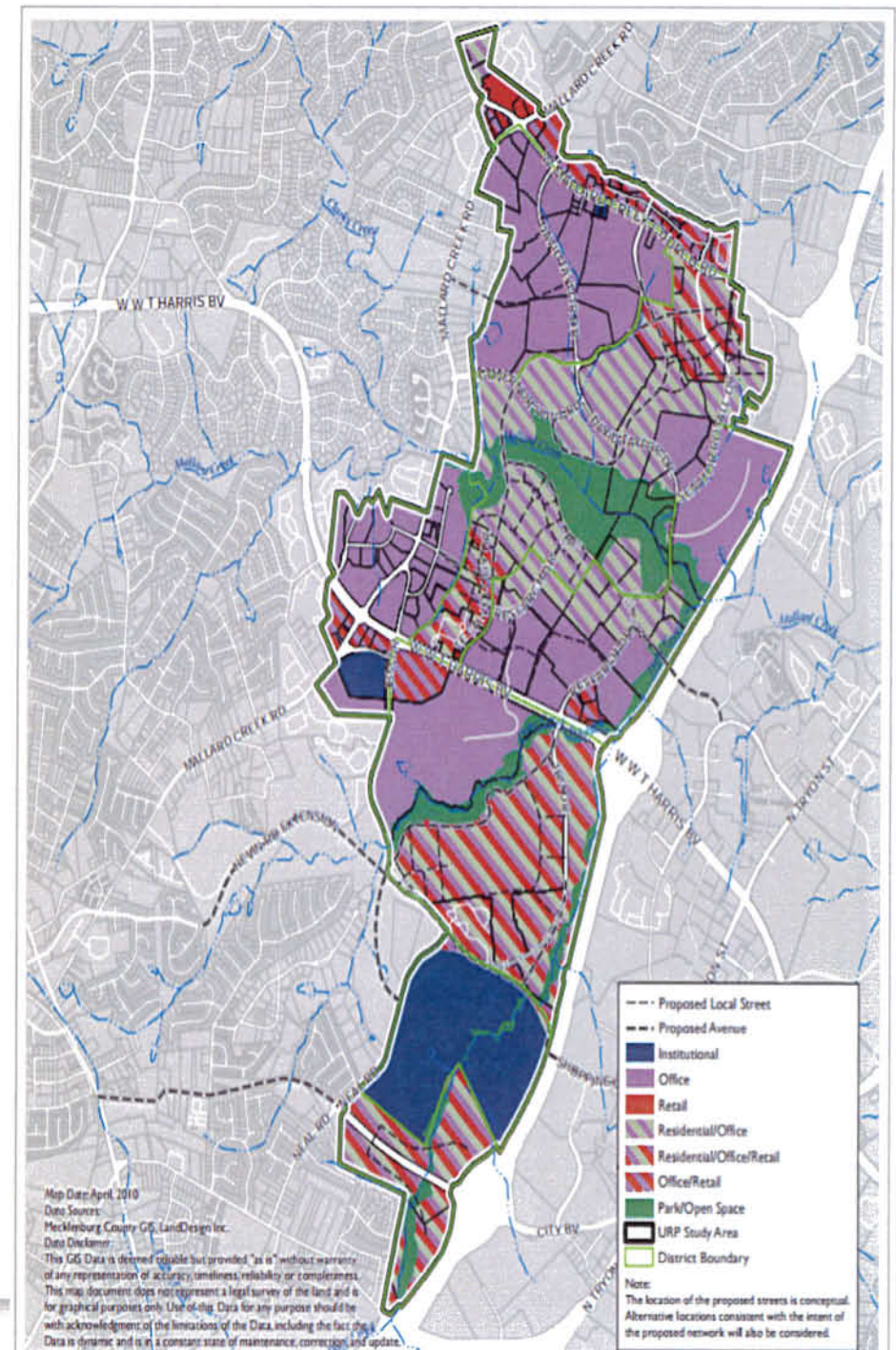
Welcome to University City: Charlotte, North Carolina

Every day we have an opportunity to make University City, Charlotte North Carolina a little better. We invest resources in shaping public spaces and planning for a better-built environment because we know that the University City landscape influences the way we live, work, play and learn. We also put resources into inviting others to invest in this place, whether it's a headquarters or home. But building University City hasn't only been about new development, new businesses, and new road & transit infrastructure. It's about building relationships and building a community.

URP Plan

“Expand housing choices within and around the plan area could be enhanced by new options, especially those that increase the attractiveness of the area for potential employers seeking locations where employees can enjoy a live-work-play environment if they choose...

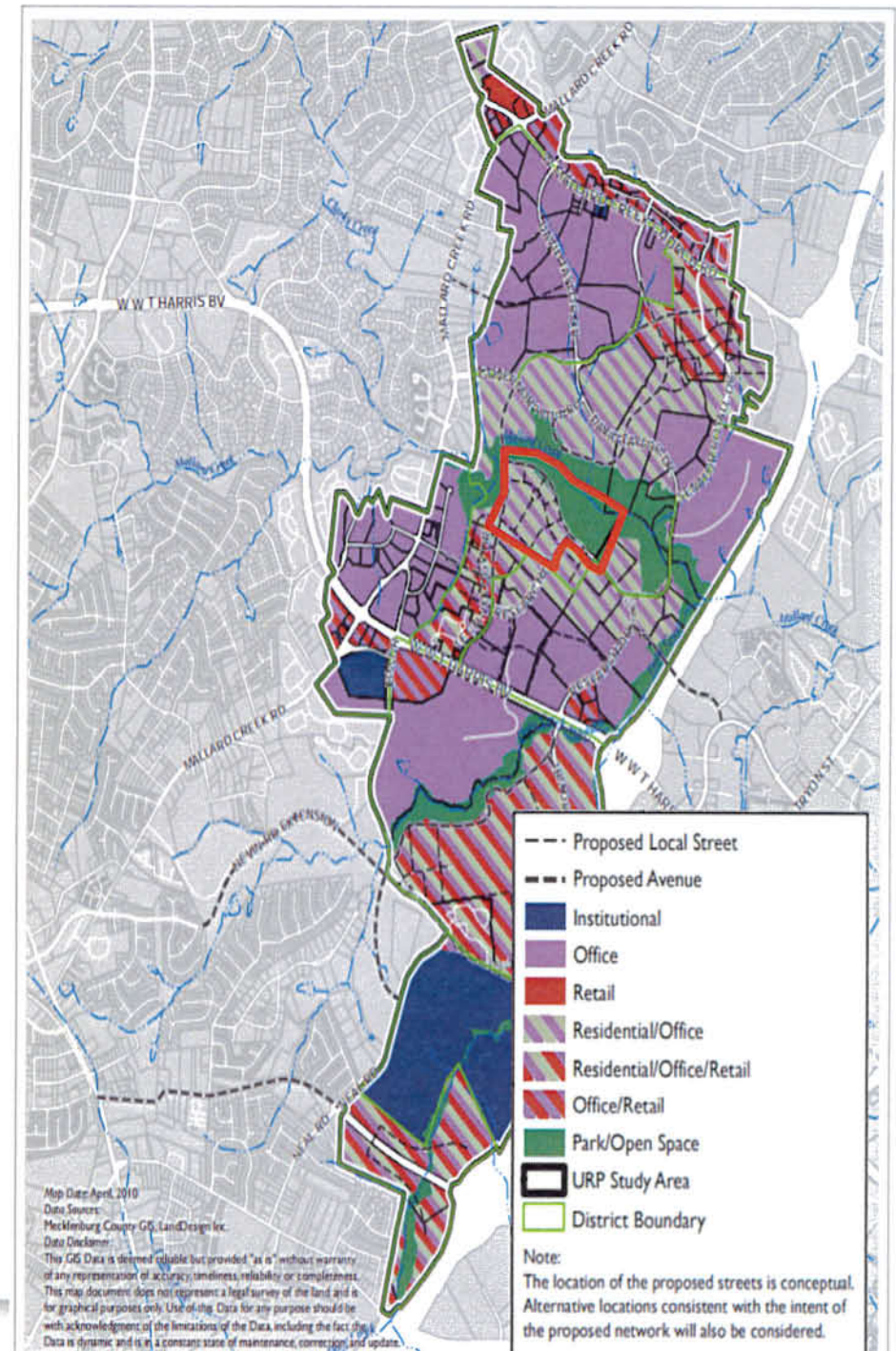
Owner occupied high density residential is needed to help accommodate these needs”



URP Plan

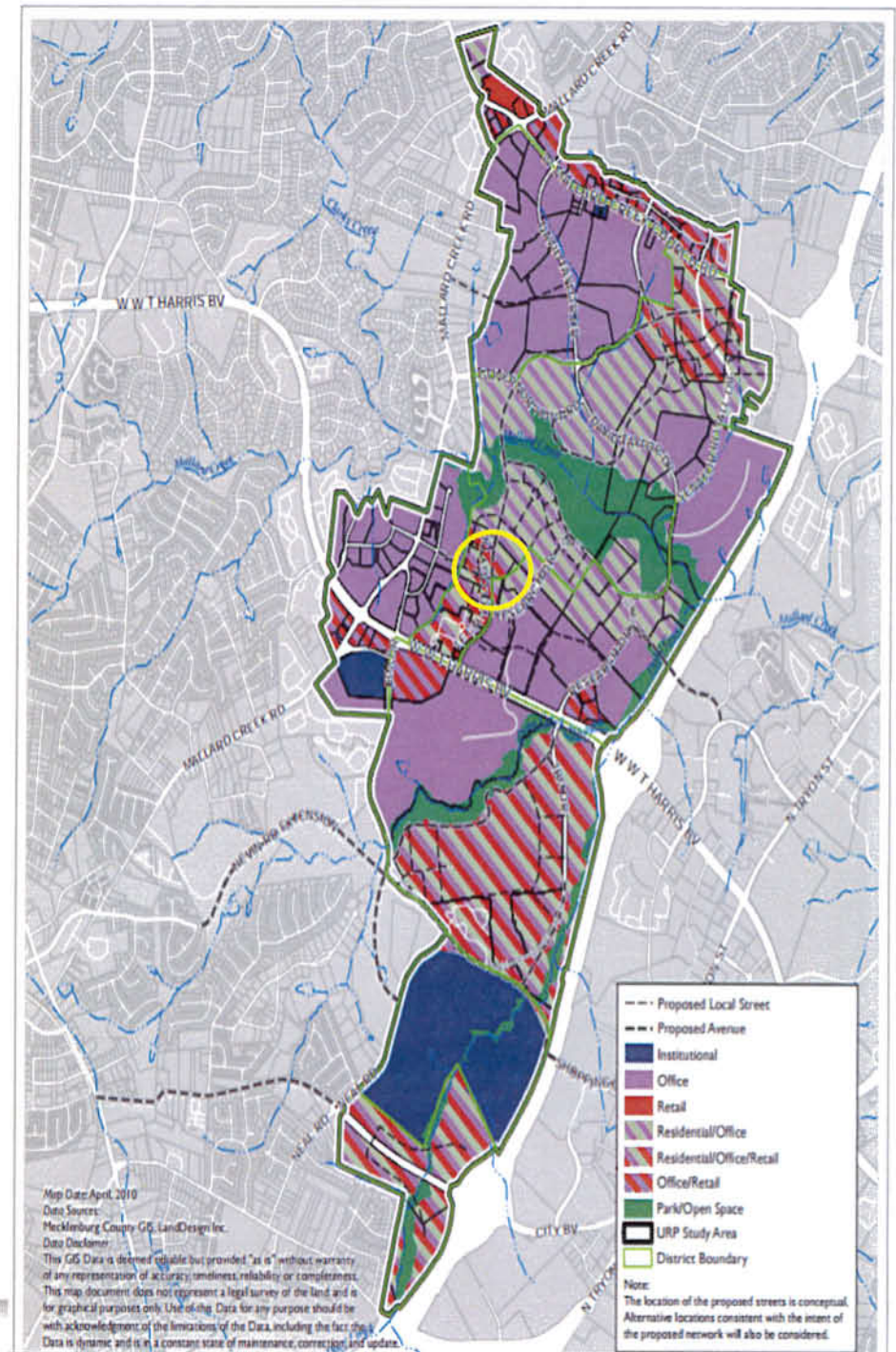
Originally had this type of residential located at Duke's Project Gator Site.

Need to define new area for owner-occupied residential uses



URP Plan

Mattamy's proposed sites for owner-occupied residential



The background of the slide features a dark blue field with numerous out-of-focus light spots, creating a bokeh effect. A solid orange horizontal band is positioned across the middle of the slide, serving as a backdrop for the title text.

Proposed Development

Proposed Rezoning District UR-2 (CD)

Technology Site Conditional District Rezoning - Petition # 2017-145

Located In:
City of Charlotte / Mecklenburg County, North Carolina



Vicinity Map

Not to Scale



Site Data

Site Parcel: 04713199 & 04713197
Total Acreage: +/- 21.8 Acres (Per GIS)
Location: City of Charlotte
Existing Zoning: S-1 (S2), RE-1 & MUDD-O
Proposed Zoning: UR-2 (C2)
Existing Use: Vacant
Proposed Use: Single Family Residential (Detached)
Permitted # of Units: Up to 132 For-Sale Townhome Units
Proposed Density: Not to Exceed +/- 5.78 DU/AC
Maximum Building Height: Maximum three (3) stories and not to exceed 42' feet. Building height will be measured as defined by the ordinance.
Parking: Minimum of 5.0 parking spaces per unit.
Private Open Space: Minimum of 5.0 parking spaces per unit.
Floor Area Ratio: Minimum of 400 SF per Unit x 1.00 Ratio.
Time Base: 1.0
Provision: +/- 5.42 Acres (13%)
Provision: +/- 5.42 Acres (13%) Minimum

General Notes

1. Base information obtained from Mecklenburg County GIS.

Legend

- Residential Development Area - Building & Parking Envelope
- 71' Public Street (Local Residential ROW)
- 50' Public Street (Local Residential ROW)
- Private Street (30' Clear Zone)
- Proposed Access Location
- Proposed Stub Location
- Proposed Buffer



SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 5	CONCEPTUAL SITE PLAN	09/21/2017	
2 of 5	TECHNICAL DATA SHEET & OPEN SPACE CONCEPTS	09/21/2017	
3 of 5	MASTER PLAN	09/21/2017	
4 of 5	CONCEPTUAL MASTER PLAN	09/21/2017	
5 of 5	ARCHITECTURAL ELEVATIONS	09/21/2017	

Property Owners	Owner	Zoning
PID:		
04713197	SUMMIT AVENUE URP LLC	MUDD-O
04713199	SUMMIT AVENUE URP LLC	MUDD-O

Adjacent Property Owners	Owner	Zoning
PID:		
1 04713198	DARE ENERGY CAROLINA LLC REAL ESTATE SERVICES, INC.	RE-1
2 04713129	DEVELOPMENT CORP MICHELIN AMERICA'S RESEARCH & C/O SILVER OAK ADWARDS	RE-2
3 04713105	BUDGET WAREHOUSE WORKSHOPS, IN	RE-2
4 04713156	NRI COMMUNITIES-HARRIS BLVD LLC	MUDD-O
5 04713187	KHALID CHOUDHRY TAMARA CHOUDHRY N. CRESCENT TELECOM INC	RE-1
6 04713123	ASSOCIATION INC CAROLINA'S READY MIXED CONCRETE	RE-1
7 04713197	SUMMIT AVENUE URP LLC	RE-1

Conditional District Rezoning - UR-2 (C2)
 Conceptual Site Plan - Petition # 2017-145

TECHNOLOGY SITE

City of Charlotte

Mecklenburg County

PROJECT INFORMATION	DATE
PROJECT NUMBER	04713199
DESIGNER	ESP
CLIENT	URP
PROJECT NUMBER	04713199
DATE	09/21/2017

1 of 5

Technology Site - Petition #2017-145 Conditional District Rezoning - Development Standards

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Matthew Homes (the "Petitioner") to accommodate the development of a residential community on that approximately 22.8 acre site located on the north-east corner of Technology Drive and Research Drive, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 047-121-09 and 047-121-57.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 5.207 of the Ordinance.

II. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of 122 townhome units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- Vehicle 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.
- As depicted on the Rezoning Plan, the Site will be served by internal public and private drives, and minor adjustments to the locations of the internal public and private drives shall be allowed during the construction permitting process.
- Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
- Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.

- Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

IV. Architectural Standards

- Exterior Building Materials: All principal and accessory buildings abutting a public or private street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, continuous siding, fiber cement ("HardiPlank") and/or other material approved by the Planning Director.
- Prohibited Exterior Building Materials:
 - Vinyl siding (but not vinyl hard rails, windows or door trim); and
 - Concrete Masonry Units not architecturally finished.

V. Streetscape and Landscaping

- The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum five (5) foot wide sidewalk along both sides of all proposed public streets. A minimum five (5) foot wide planting strip and a minimum five (5) foot wide sidewalk shall be provided along both sides of all proposed private streets.
- 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.
- Petitioner shall provide a minimum setback of at least twenty (20) feet from the proposed back of curb for front-loaded units fronting public and private streets. Stoops and stairs may encroach three (3) feet into the setback as a "transition zone."
- For front loaded units, driveway lengths shall be a minimum of 20' measured from the back of sidewalk to face of garage.

VI. Open Space

- The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.
- The Petitioner shall provide unimproved open space areas, as generally depicted on the Rezoning Plan.

VII. Lighting

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

VIII. Amendments to Rezoning Plan

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

IX. Binding Effect of the Rezoning Documents and Definitions

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

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

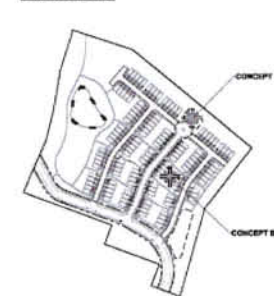
Open Space Locations and Concepts

Not to Scale

Concept A Pocket Park Concept



Location Map

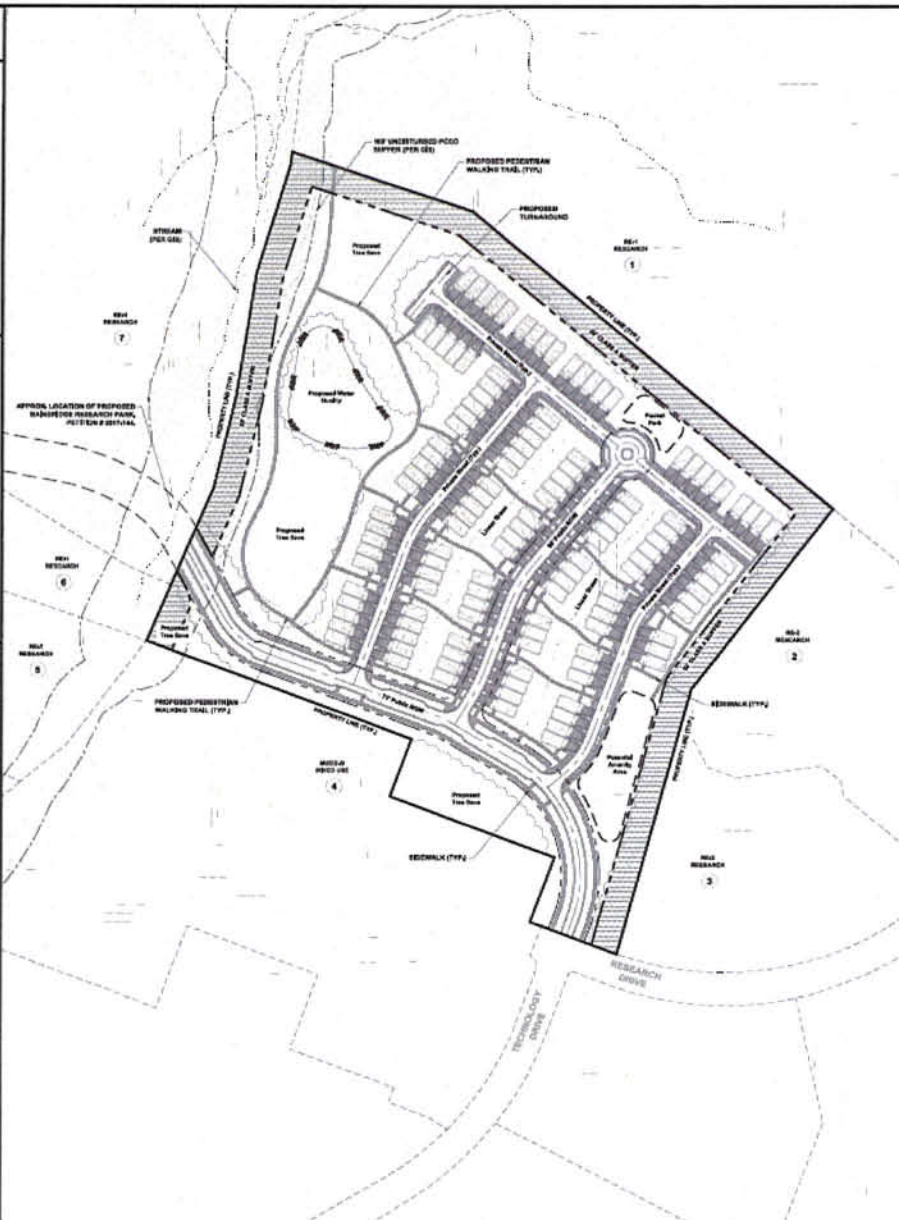
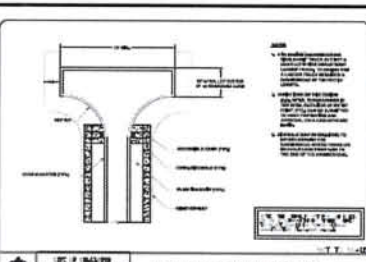
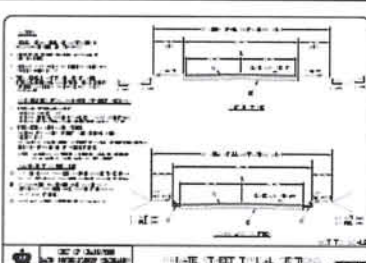
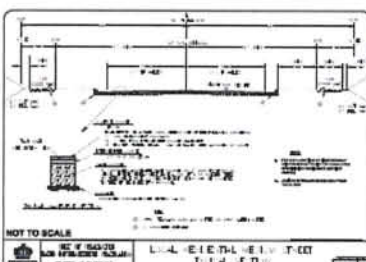
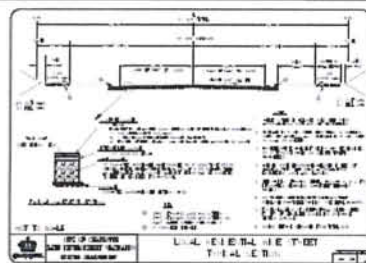


Concept B Linear Park Concept

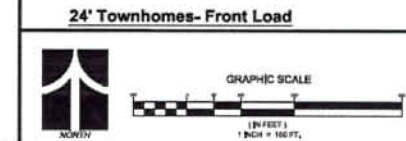
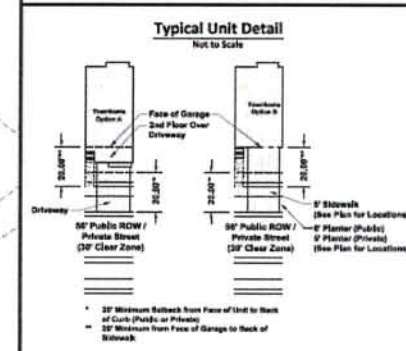


<p>ESP Associates, LLC 10000 N. 10th St., Suite 100 Charlotte, NC 28215 Tel: 704.366.1111 Fax: 704.366.1112 www.esp-nc.com</p>	
<p>ESP</p>	
<p>Project Name: Technology Site</p>	<p>Project Number: 2017-145</p>
<p>Project Location: Charlotte, NC</p>	<p>Project Status: In Progress</p>
<p>Project Date: 10/1/2017</p>	<p>Project Version: 1.0</p>
<p>2 of 5</p>	

Typical Street Sections & Land Development Standards Not to Scale



Site Data	
Tax Parcel:	0471318 & 0471317
Total Acreage:	~12.8 Acres (Per GIS)
Location:	City of Charlotte
Existing Zoning:	5-1 (R) RD-1 & MUD-D
Proposed Zoning:	UP-2 (C)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 132 For-Sale Townhome Units
Proposed Density:	Not to Exceed ~1.378 DU/AC
Maximum Building Height:	Maximum (Three) stories and not to exceed 42' feet. Building height will be measured as defined by the ordinance.
Parking:	Minimum of 1.0 parking spaces per unit. Maximum of 1.0 parking spaces per unit.
Private Open Space:	Minimum of 400 SF per lot x 132 Units.
Power Area Ratio:	1.0
Tree Size:	~1.42 Acres (28%)
Required:	~1.42 Acres (28%)
Provided:	~1.42 Acres (28%)
General Notes	
1. Base information obtained from Mecklenburg County GIS.	



Conceptual Master Plan



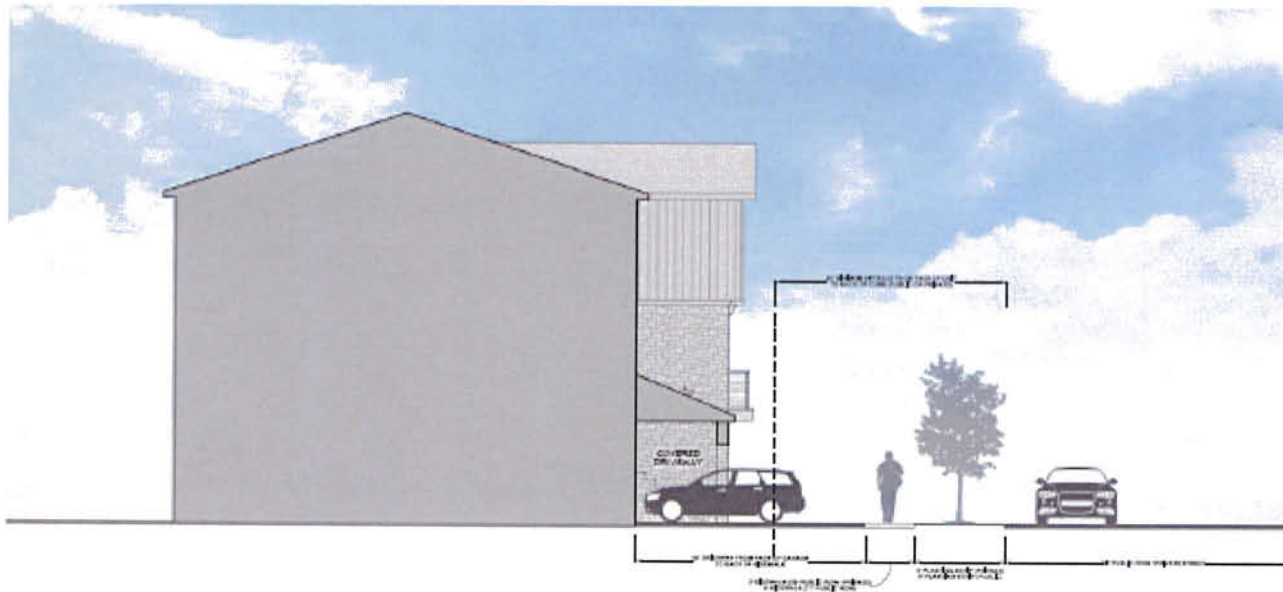
Architectural Standards

1. **Exterior Building Materials:** All principal and accessory buildings abutting a public or private street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ["Hardiplank"] and/or other material approved by the Planning Director.

2. **Prohibited Exterior Building Materials:**

- I. Vinyl siding (but not vinyl hand rails, windows or door trim); and
- II. Concrete Masonry Units not architecturally finished.

Front Loaded Cross Section



Front Loaded Cross Section - NTS

The background of the slide features a dark blue field with numerous out-of-focus light spots, creating a bokeh effect. A solid orange horizontal band spans the middle of the image, serving as a backdrop for the title.

Timeline

ANTICIPATED REZONING SCHEDULE

Application Deadline (4th Mon except holidays) - Sep. 25, 2017	1st full review complete, comments sent to petitioner	Petitioner/ staff comment review meetings	Petitioner's community meeting held by this date (include report in your next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, comments sent to petitioner	Submittal deadline requesting next PH (5 weeks prior to PH)	Determination on cases cleared for next PH (11 days after submittal)	1st Legal ad submittal date (last day to defer prior to advertising)	Public Hearing (3rd Mon except holidays)	Submittal deadline for revised site plans for Z.C. (1 week after hearing)	Zoning Committee Meeting (15 days after PH, always a Tue, except holidays)	City Council Decision (3rd Mon except holidays)
One Full Review Cycle	10/30/17	Nov 2 - Nov 8	11/10/17	NA	NA	NA	NA	11/13/17	11/22/17	11/27/17	12/18/17	12/21/17	1/4/18	1/16/18
Two Full Review Cycles	10/30/17	Nov 2 - Nov 8	11/10/17	11/13/17	11/27/17	NA	NA	12/11/17	12/19/17	12/20/17	1/16/18	1/22/18	1/30/18	2/19/18
Three Full Review Cycles	10/30/17	Nov 2 - Nov 8	11/10/17	11/13/17	11/27/17	12/11/17	1/2/18	1/16/18	1/26/18	1/29/18	2/19/18	2/26/18	3/6/18	3/19/18

Best Case Scenario:

- Public Hearing December 18, 2017
- City Council Decision January 16, 2018

The background of the slide features a dark blue field with numerous out-of-focus light spots, creating a bokeh effect. A solid orange horizontal band is positioned in the center of the slide.

Discussion

K&L GATES