

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: SunCap Property Group, LLC

Rezoning Petition No. 2018-163

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 January 28, 2019. 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, February 7th at 6:00 p.m. at the Ascension Lutheran Church Fellowship Hall, 1225 East Morehead Street, Charlotte, NC 28204.

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 by David Lee, Fred Bolt and Sean Murphy as well as by Petitioner's agents Tom Wright of NarmourWright, Nate Doolittle with LandDesign, and Collin Brown and Brittany Lins with K&L Gates.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D.

Mr. Brown explained that this petition involves approximately 1.72 acres of land located on the east side of Waverly Avenue, west side of Kenilworth Avenue, and south of Romany Road, in close proximity to the hospital. Mr. Brown explained the various development considerations that the Petitioner must account for in the rezoning process, including property owner requirements, existing zoning, policy considerations, environmental constraints, transportation requirements, adjacent property owner concerns, broader community concerns, City Staff and City Council priorities, and market realities.

Mr. Brown then gave a brief overview of the rezoning process, generally. The portion of the property fronting Kenilworth Avenue is currently zoned R-22MF, which can typically accommodate multi-family developments up to twenty-two dwelling units per acre (DUA). The portion of the site fronting Waverly Avenue is currently zoned R-8, which typically allows up to 8 DUA. Mr. Brown then demonstrated the current zoning and density at several surrounding properties, including: Parkview on Kenilworth, which is zoned UR-2(CD) and has an approximate density of 32 DUA; Camden Dilworth Apartments, which is currently zoned MUDD-O and has an approximate density of 60 DUA; and 1500 Kenilworth Townhomes

which is currently zoned UR-2(CD) and has an approximate density of 20 DUA. Mr. Brown explained that the Dilworth Land Use and Streetscape Plan recommends a density of 22 DUA and a height limit of forty feet for the site in question.

Mr. Brown explained that, although a rezoning is expensive, time consuming, and stressful, he believes that it often creates a better plan for both the community and the developer. He also stated that the Petitioner's team had been working with the community, especially the Dilworth Community Association, for almost a year and has met on various occasions to discuss preliminary plans before finally filing an initial rezoning petition in December 2018. Mr. Brown showed several early iterations of the rezoning plan, including a proposal for a multi-family development that spanned the entirety of the site. Based on community feedback, the Petitioner's team rearranged the site to provide lower-density townhomes along Waverly Avenue in order to be sensitive to the existing residential neighborhood. Additionally, in response to community feedback, the Petitioner has eliminated the through-access onto Waverly Avenue for the proposed apartment residents.

The initially submitted site plan from December 2018 requested the MUDD-O zoning district to accommodate twelve townhome units along Waverly Avenue and 70 multi-family units along Kenilworth Avenue, with no cross access between Kenilworth Avenue and Waverly Avenue. Based on additional feedback regarding height and density concerns as well as request to maintain the integrity of Waverly Avenue as a residential community, the Petitioner's team has further updated the site plan to reduce the number of townhomes to eight and the number of multi-family units to 55, thereby reducing the site density to 32 DUA. The townhomes would each have four parking spaces available to them to limit the concerns regarding parking along Waverly Avenue. There is also currently no vehicular connection between the proposed townhomes and the multi-family units. Mr. Brown explained that the Petitioner's team believes that the proposed 8 townhomes could be build "by right" (i.e., without requiring a rezoning or public process) under the existing R-8 zoning district, however the requested MUDD-O zoning district allows for design flexibility and smaller townhome footprints to allow for more preservation of greenspace. Mr. Brown also showed an example of a four-story building with a step back, as a possible way to mitigate the 70-foot height request as a response to the Area Plan recommendation and surrounding neighbors' concerns regarding height.

Mr. Brown explained the Petitioner's proposed product is unusual for the market and attracts a different demographic than most multi-family developments. As an example, Mr. Brown explained the Petitioner's development "Draper Place" which is currently under construction along Randolph Road. This development has large floorplans and demands high rent prices.

Mr. Brown stated that the earliest potential public hearing date is March 18th with a final City Council decision as soon as April 15th, but that he strongly suspects that the timeline will be postponed for at least a month or two as the Petitioner's team continues to work with Planning Staff and the community.

The Petitioner's team then broke out into an "open house" format to better answer questions from the community. The following stations were available for attendees to get an overview of the project and ask specific questions of various members of the Petitioner's team:

1. Petitioner's Redevelopment Vision and Company Overview - David Lee, Fred Bolt, and Sean Murphy with SunCap Property Group
2. Architectural Design - Tom Wright with NarmourWright
3. Site Design - Nate Doolittle with LandDesign
4. Rezoning Process Overview - Collin Brown & Brittany Lins, K&L Gates

Additionally, the Petitioner's team provided notecards for attendees to write questions and feedback. The community responses are attached as Exhibit E.

The formal presentation concluded at approximately 6:45 p.m. and the Petitioner's representatives continued to answer individual questions at their designated stations until approximately 7:30 p.m.

Respectfully submitted, this 11th day of February, 2019.

cc: Solomon Fortune, Charlotte-Mecklenburg Planning Department

Exhibit A

2018-163	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-163	12310311	HALL	DENNIS J	JANET S	HALL	1239 BELGRAVE PL		CHARLOTTE	NC	28203
2018-163	12310312	KUCHNECKI-CUSTER	SOPHIE			1235 ROMANY RD		CHARLOTTE	NC	28203
2018-163	12310313	LIVE SIMPLY LLC				1214 ORDERMORE AVE		CHARLOTTE	NC	28203
2018-163	12310314	DILWORTH PROPERTY HOLDINGS LLC				1216 KENILWORTH AVE		CHARLOTTE	NC	28204
2018-163	12310409	NEWMAN	KIMBERLY A			1165 LINGANORE PL		CHARLOTTE	NC	28203
2018-163	12310410	ELDER	LARRY D	JANICE S	ELDER	1238 BELGRAVE PL		CHARLOTTE	NC	28203
2018-163	12310411	THOMANN	MATTHEW FLYNN	CRYSTAL LEIGH	THOMANN	1232 BELGRAVE PLACE		CHARLOTTE	NC	28203
2018-163	12310424	COLLINS	LORI T			1159 LINGANORE PL		CHARLOTTE	NC	28203
2018-163	12310509	YOUNG	STEVEN KEITH	LILLY ANDREWS	YOUNG	1156 LINGANORE PL		CHARLOTTE	NC	28203
2018-163	12312301	CSP COMMUNITY OWNER LLC				PO BOX 27329		HOUSTON	TX	77227
2018-163	12312302	CSP COMMUNITY OWNER LLC				PO BOX 27329		HOUSTON	TX	77227
2018-163	12312303	CSP COMMUNITY OWNER LLC				PO BOX 27329		HOUSTON	TX	77227
2018-163	12312401	CTC KENILWORTH LLC				5126 PARK RD		CHARLOTTE	NC	28209
2018-163	12312402	CHARLOTTE MECKLENBURG HOSPITAL	AUTHORITY			PO BOX 36022		CHARLOTTE	NC	28236
2018-163	12312403	CHARLOTTE MECKLENBURG HOSPITAL	AUTHORITY			PO BOX 36022		CHARLOTTE	NC	28236
2018-163	12312405A	CHARLOTTE MECKLENBURG HOSPITAL	AUTHORITY			PO BOX 36022		CHARLOTTE	NC	28236
2018-163	12312406	MCDONALD	ANNE J			1409 KENILWORTH AVE		CHARLOTTE	NC	28203
2018-163	12312407	JARRELL FAMILY LLC				1409 KENILWORTH AVE		CHARLOTTE	NC	28203
2018-163	12312408	ALATSI	STLIANOS	MELISSA	ALATSI	1417 KENILWORTH AVE		CHARLOTTE	NC	28203
2018-163	12312410	THE CHARLOTTE-MECKLENBURG	HOSPITAL AUTHORITY			PO BOX 32861		CHARLOTTE	NC	28232
2018-163	12312501	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-163	12312502	ST PATRICKS CATHOLIC CHURCH				1621 DILWORTH RD EAST		CHARLOTTE	NC	28203
2018-163	12312507	RUMBLEY	R KEITH	VIRGINIA M	RUMBLEY	1111 PIERCE ST		CHARLOTTE	NC	28203
2018-163	12312508	BEHRENS	NANCY V	SEANL	ALLEN	7503 QUAIL HILL RD		CHARLOTTE	NC	28210
2018-163	12312509	MAGAN	MATTHEW D	ELIZABETH C	MAGAN	1428 WAVERLY AVE		CHARLOTTE	NC	28203
2018-163	12312510	GALEK	JASON C		KRISTEN N ROSS	1424 WAVERLY AVE		CHARLOTTE	NC	28203
2018-163	12312511	FISHER	THOMAS RUSSELL			126 N GREEN ST		STATESVILLE	NC	28677
2018-163	12312512	1417-23 WAVERLY LLC				1355 GREENWOOD CLIFF SUITE 300		CHARLOTTE	NC	28204
2018-163	12312513	1417-23 WAVERLY LLC				1355 GREENWOOD CLIFF SUITE 300		CHARLOTTE	NC	28204
2018-163	12312514	MILBURN CAPITAL LLC				1425 WAVERLY AVE		CHARLOTTE	NC	28203
2018-163	12312515	HOEFLING	MICHAEL JAMES	JOCELYN CERRITO	HOEFLING	1431 WAVERLY AVE		CHARLOTTE	NC	28203
2018-163	12312516	TERRELLI	KRISTEN	STEVEN	TERRELLI	1435 WAVERLY AV		CHARLOTTE	NC	28203
2018-163	12312517	JARRELL	JOHN C		KATHLEEN ROSS	1441 WAVERLY AVE		CHARLOTTE	NC	28203
2018-163	12312519	WANG	CHARLES	MICHELLE	WANG	1412 KENILWORTH AVE		CHARLOTTE	NC	28203
2018-163	12312520	WOODHOUSE	KRISTINE MARIE			1408 KENILWORTH AVE		CHARLOTTE	NC	28203
2018-163	12312521	1300 KENILWORTH LLC				1355 GREENWOOD CLIFF STE 300		CHARLOTTE	NC	28204
2018-163	12312522	1300 KENILWORTH LLC				1355 GREENWOOD CLIFF STE 300		CHARLOTTE	NC	28204
2018-163	12312523	1300 KENILWORTH LLC				1355 GREENWOOD CLIFF SUITE 300		CHARLOTTE	NC	28204
2018-163	12312524	1300 KENILWORTH LLC				1355 GREENWOOD CLIFF STE 300		CHARLOTTE	NC	28204
2018-163	12312525	1300 KENILWORTH LLC				1355 GREENWOOD CLIFF STE 300		CHARLOTTE	NC	28204
2018-163	12312529	SMA INVESTMENT CO LLC				2032 SCOTT AVE		CHARLOTTE	NC	28203
2018-163	12312530	SMA INVESTMENT CO LLC				2032 SCOTT AVE		CHARLOTTE	NC	28203
2018-163	12312531	DILGER	GEORGE ROBERT			1302 KENILWORTH AVE UNIT 110		CHARLOTTE	NC	28203
2018-163	12312532	KEE	JACK H III			1302 KENILWORTH AV #112		CHARLOTTE	NC	28203
2018-163	12312533	GATELY	SEAN R	JAMES W JR	HETHERINGTON	1302 KENILWORTH AVE		CHARLOTTE	NC	28203
2018-163	12312534	FORSTNER	GERHARD			1302 KENILWORTH AVE UNIT 116		CHARLOTTE	NC	28203
2018-163	12312535	DUONG	MINH TUE NGUYEN			1302 KENILWORTH AV UNIT 118		CHARLOTTE	NC	28203
2018-163	12312536	WILLIAMS	CRAIG THOMAS			1302 KENILWORTH AV #120		CHARLOTTE	NC	28203
2018-163	12312537	MAZZULLO	ANDREA			1314 KENILWORTH AVE UNIT 210		CHARLOTTE	NC	28203
2018-163	12312538	HEJAZI	JENNIFER	KAYVON	HEJAZI	1314 KENILWORTH AV UNIT 212		CHARLOTTE	NC	28203
2018-163	12312539	LANE	KELSEY			1314 KENILWORTH AVE UNIT 214		CHARLOTTE	NC	28203
2018-163	12312540	SNOOK	CONNOR G	LINDSAY M	SNOOK	1314 KENILWORTH AV UNIT 216		CHARLOTTE	NC	28203
2018-163	12312541	ROBSON	CHARLES ALISTAIR			1314 KENILWORTH AV UNIT 218		CHARLOTTE	NC	28203
2018-163	12312542	STRICKERT	ELIZABETH A			1314 KENILWORTH AV UNIT 220		CHARLOTTE	NC	28203
2018-163	12312543	STUART	JENNIFER L			1306 KENILWORTH AVE		CHARLOTTE	NC	28203
2018-163	12312544	ELCKENHORST	GLENN E	STEPHANIE E	ELCKENHORST	1306 KENILWORTH AV #312		CHARLOTTE	NC	28203
2018-163	12312545	INTERFINANCE NVSTMENT CO				121 WES TRADE ST STE 2850		CHARLOTTE	NC	28202
2018-163	12312546	PATEL	ANKUR			1306 KENILWORTH AV #322		CHARLOTTE	NC	28203
2018-163	12312547	PUCKETT	AMY			1306 KENILWORTH AVE UNIT 330		CHARLOTTE	NC	28203
2018-163	12312548	BBWB REIT LLC				3825 HUNTCLIFF DR		CHARLOTTE	NC	28226
2018-163	12312549	ALBERTO	NATHALIE			3062 BIRD AVE UNIT C-1		MIAMI	FL	33133
2018-163	12312550	MAY	LAUREN CATHERINE			1308 KENILWORTH AV UNIT 412		CHARLOTTE	NC	28203
2018-163	12312551	TATMAN	GUNHAN H	ZERRIN N	TATMAN	11630 STONEBRIAR DR		CHARLOTTE	NC	28277
2018-163	12312552	LMB HOLDINGS LLC				2101 HASTINGS DR		CHARLOTTE	NC	28207-2425
2018-163	12312553	LOHNEISS	HEATHER A			1308 KENILWORTH AVE UNIT 430		CHARLOTTE	NC	28203
2018-163	12312554	DAY	KRISTEN KARIG			1308 KENILWORTH AV #432		CHARLOTTE	NC	28203
2018-163	12312555	MEHTA	AVANI	MANOJ	DOSHI	4423 BRIDGEWOOD LN		CHARLOTTE	NC	28226
2018-163	12312556	BROWN	MARY CLAIRE			1310 KENILWORTH AV UNIT 512		CHARLOTTE	NC	28203
2018-163	12312557	ARINC	MERT	ZUHRE	ARINC	9206 COVEY HOLLOW CT		CHARLOTTE	NC	28210
2018-163	12312558	BBWB REIT LLC				3825 HUNTCLIFF DR		CHARLOTTE	NC	28226
2018-163	12312559	PENDLETON	KENNETH			1310 KENILWORTH AVE UNIT 530		CHARLOTTE	NC	28203
2018-163	12312560	TOZZI	TROY W	ANNA	TOZZI	2921 HANSON DR		CHARLOTTE	NC	28207
2018-163	12312561	SACKSTEDER	JAMES MARTIN	KYLEE NICOLE	SACKSTEDER	1437 WAVERLY AVE		CHARLOTTE	NC	28203
2018-163	12312562	TAYAL	VIVEK SHANTI			1427 WAVERLY AVE		CHARLOTTE	NC	28203
2018-163	12312563	MATTISON	ALICIA R			1436 WAVERLY AVE		CHARLOTTE	NC	28203
2018-163	12312601	GOLDEN	RYAN	SUSAN	GOLDEN	1501 WAVERLY AV		CHARLOTTE	NC	28203
2018-163	12312602	TAYLOR	LINDA DENISTON			1505 WAVERLY AVE		CHARLOTTE	NC	28203
2018-163	12312603	HOOVER	ANN COTTER			1200 HEATHER LN		CHARLOTTE	NC	28209
2018-163	12312614	LILLE	RODGER E	ROSE	LILLE	6542 OLD REID RD		CHARLOTTE	NC	28210
2018-163	12312615	LILLE	RODGER E	ROSE	LILLE	6542 OLD REID RD		CHARLOTTE	NC	28210
2018-163	12312616	LILLE	RODGER E	ROSE	LILLE	6542 OLD REID RD		CHARLOTTE	NC	28210
2018-163	12312617	LILLE	RODGER E	ROSE	LILLE	6542 OLD REID RD		CHARLOTTE	NC	28210
2018-163	12312618	LILLE	RODGER E	ROSE	LILLE	6542 OLD REID RD		CHARLOTTE	NC	28210
2018-163	12312619	LILLE	RODGER E	ROSE	LILLE	6542 OLD REID RD		CHARLOTTE	NC	28210
2018-163	12312620	LILLE	RODGER E	ROSE	LILLE	6542 OLD REID RD		CHARLOTTE	NC	28210
2018-163	12312621	LILLE	RODGER E	ROSE	LILLE	6542 OLD REID RD		CHARLOTTE	NC	28210
2018-163	12312622	SHARPE	MARY KUKEL			1506 KENILWORTH AV		CHARLOTTE	NC	28203
2018-163	12312623	MUNN	SATIE R			1504 KENILWORTH AVE UNIT 107		CHARLOTTE	NC	28203
2018-163	12312624	SMITH	TIMOTHY J			PO BOX 330		GIDDINGS	TX	78942
2018-163	12312625	PATTON	JOSHUA	NEFER	PATTON	1248 PIERCE ST		CHARLOTTE	NC	28203
2018-163	12312626	CALLIS	PATRICK MARSHALL	PATSY HARWOOD	CALLIS	1244 PIERCE ST		CHARLOTTE	NC	28203
2018-163	12312627	MORALES	TANIA TEJERA			1240 PIERCE ST		CHARLOTTE	NC	28203
2018-163	12312628	FRIEDMAN	STEPHANIE	REID	BAILEY	1236 PIERCE STREET		CHARLOTTE	NC	28203
2018-163	12312629	SMITH	ADAM M	MEREDITH E	SMITH	1232 PIERCE ST		CHARLOTTE	NC	28203
2018-163	15301114	CHARLOTTE MECKLENBURG HOSPITAL	AUTHORITY			PO BOX 36022		CHARLOTTE	NC	28236
2018-163	15301124	CHARLOTTE MECKLENBURG HOSPITAL	AUTHORITY			PO BOX 36022		CHARLOTTE	NC	28236

	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-163	Amherst Place Homeowners Association	June	Watts-Mistri	1730 Amherst Pl		Charlotte	NC	28204
2018-163	Charlotte Regional Realtor Association	Joe	Padilla	1201 Greenwood Cliff		Charlotte	NC	28204
2018-163	Cherry	Maggi	Bixler	1805 Baxter St		Charlotte	NC	28204
2018-163	Cherry Neighborhood Association	Kathryn	Hubicki	325 Baldwin Ave		Charlotte	NC	28204
2018-163	Cherry Neighborhood Association	Kristen Joyce	Moyer	1922 Luther St		Charlotte	NC	28204
2018-163	Cherry Neighborhood Association	Myron	Patton	1623 Luther St		Charlotte	NC	28204
2018-163	Cherry Neighborhood Association	Stephanie	Wick	1712 Amherst Pl		Charlotte	NC	28204
2018-163	Cherry Neighborhood Joint Leadership Team	Sylvia	Bittle- Patton	1623 Luther Street		Charlotte	NC	28204
2018-163	Cherry/ Elizabeth	Rex	Jones	308 Queens Road #22		Charlotte	NC	28204
2018-163	Dilworth	Franklin	Keathley	2144 Park Road		Charlotte	NC	28203
2018-163	Dilworth	Christine	Williamson	705 McDonald Ave		Charlotte	NC	28203
2018-163	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2018-163	Dilworth Community Development Association	Jill K	Walker	1140 Liganore Pl		Charlotte	NC	28203
2018-163	Dilworth Community Development Association	John	Fryday	1119 Belgrave Pl		Charlotte	NC	28203
2018-163	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2018-163	Dilworth Community Development Association	Mathew	Demetriades	1320 Fillmore Avenue #422		Charlotte	NC	28203
2018-163	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2018-163	Dilworth Community Development Association	Sis	Atlass Kaplan	1320 Fillmore Av	318	Charlotte	NC	28203
2018-163	Freedom Park Neighborhood Association	Lesley	Faulkner	1254 Salem Drive		Charlotte	NC	28209
2018-163	Freedom Park Neighborhood Association	Victor	Ahdieh	2724 Dilworth Heights Ln		Charlotte	NC	28209
2018-163	Friends & Residents Of Historic Cherry	Karen	Jensen	311 Baldwin Av		Charlotte	NC	28204
2018-163	Myers Park Manor	Kris	Taylor	430 Queens Road	#521	Charlotte	NC	28207
2018-163	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2018-163	Queens West Homeowners Association	Warren	Linde	2000 Nolen Park Lane		Charlotte	NC	28209
2018-163	Sedgefield And Freedom Park	Terry	Thirion	2808 Park Road		Charlotte	NC	28209
2018-163	The Cherry Community Organization (CCO)	Barbara	Rainey	610 Baldwin Avenue		Charlotte	NC	28204

Exhibit B



January 28, 2019

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, February 7th at 6:00 p.m.
Location: Ascension Lutheran Church - Fellowship Hall
1225 East Morehead Street
Charlotte, NC 28204
Petitioner: Suncap Property Group, LLC
Petition No.: 2018-163

Dear Charlotte Neighbor,

We represent Suncap Property Group, LLC (the "Petitioner") in its request to rezone an approximately 1.75-acre property located on the east side of Waverly Avenue, west side of Kenilworth Avenue, and south of Romany Road (the "Property"). The Petitioner requests a rezoning from the R-8 and R-22MF zoning districts to the MUDD(CD) zoning district in order to accommodate its redevelopment plans.

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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Thursday, February 7th at 6:00 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 Larken Egleston, Charlotte City Council District 1

Exhibit C

Ascension Lutheran Church (LCMS)
1225 E Morehead St, Charlotte, NC 28204
February 7, 2019
6:00 PM

[illegible]

Ascension Lutheran Church (LCMS)
1225 E Morehead St, Charlotte, NC 28204

6:00 PM

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

[illegible]

Exhibit D

The top of the slide features a white square in the upper left corner containing the text 'K&L GATES' in white, sans-serif, all-caps font. The rest of the top half of the slide is a blue background with a bokeh effect of light blue and white circles.

K&L GATES

Official Community Meeting

Suncap Property Group, LLC /
Dilworth Rezoning
Petition No. 2018-163

February 7, 2019

AGENDA

- Introductions
- Property Location
- Development Considerations
- Current Zoning
- Dilworth Land Use
- Proposed Development
- Potential Timeline
- Discussion



David Lee, Fred Bolt & Sean Murphy



Tom Wright



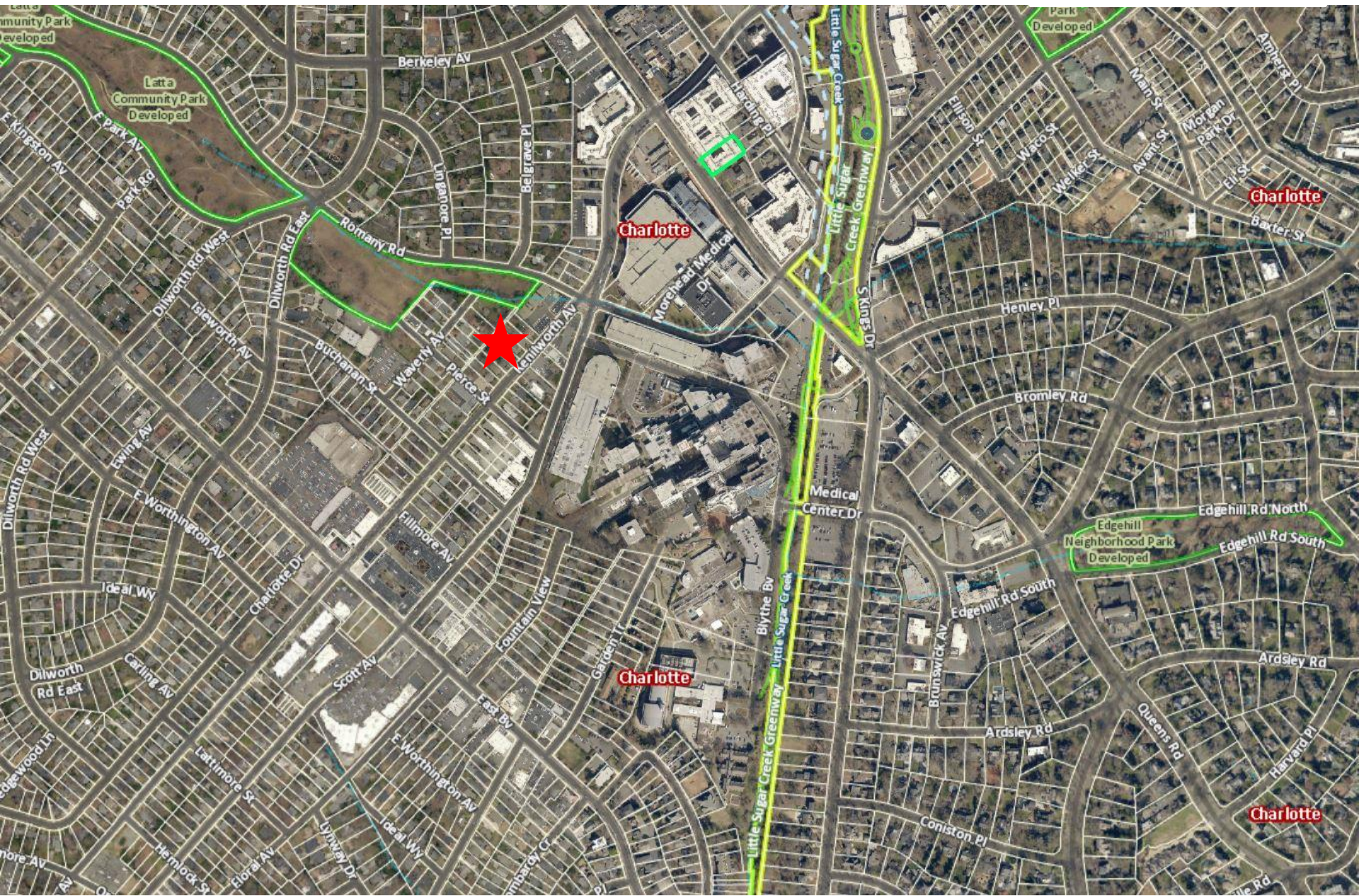
Nate Doolittle

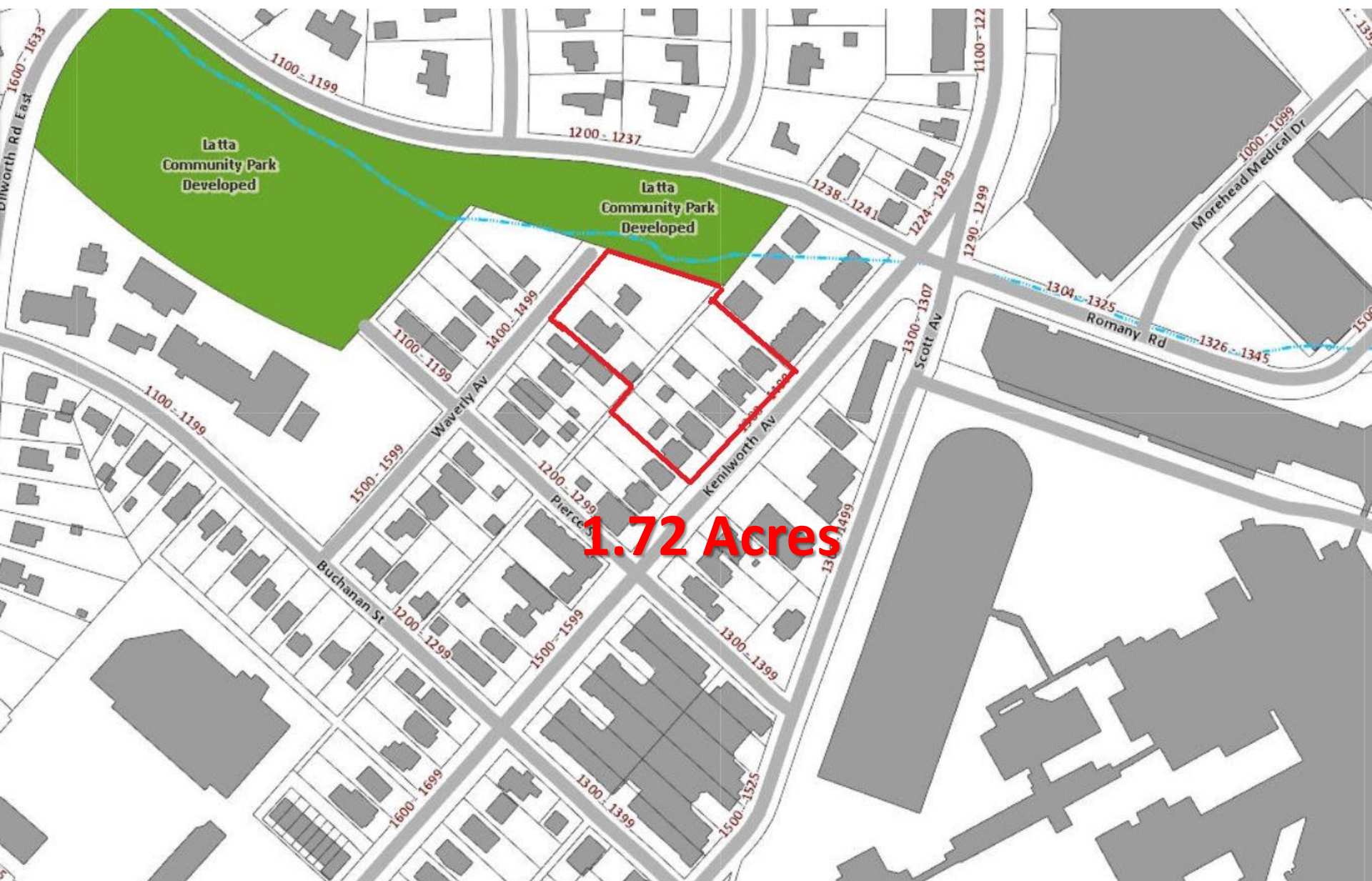


Collin Brown & Brittany Lins

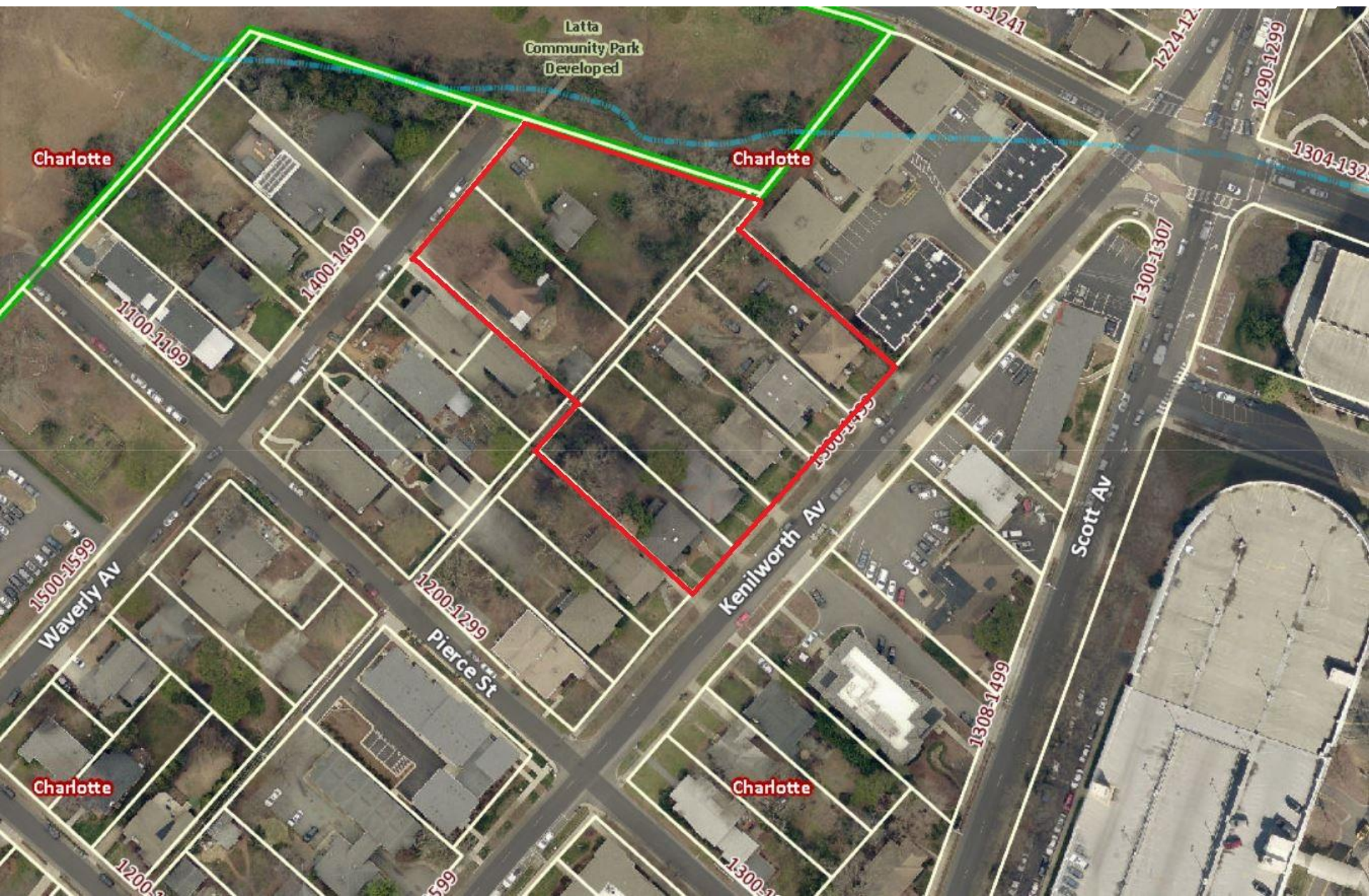
The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band runs across the middle of the slide, serving as a backdrop for the title text.

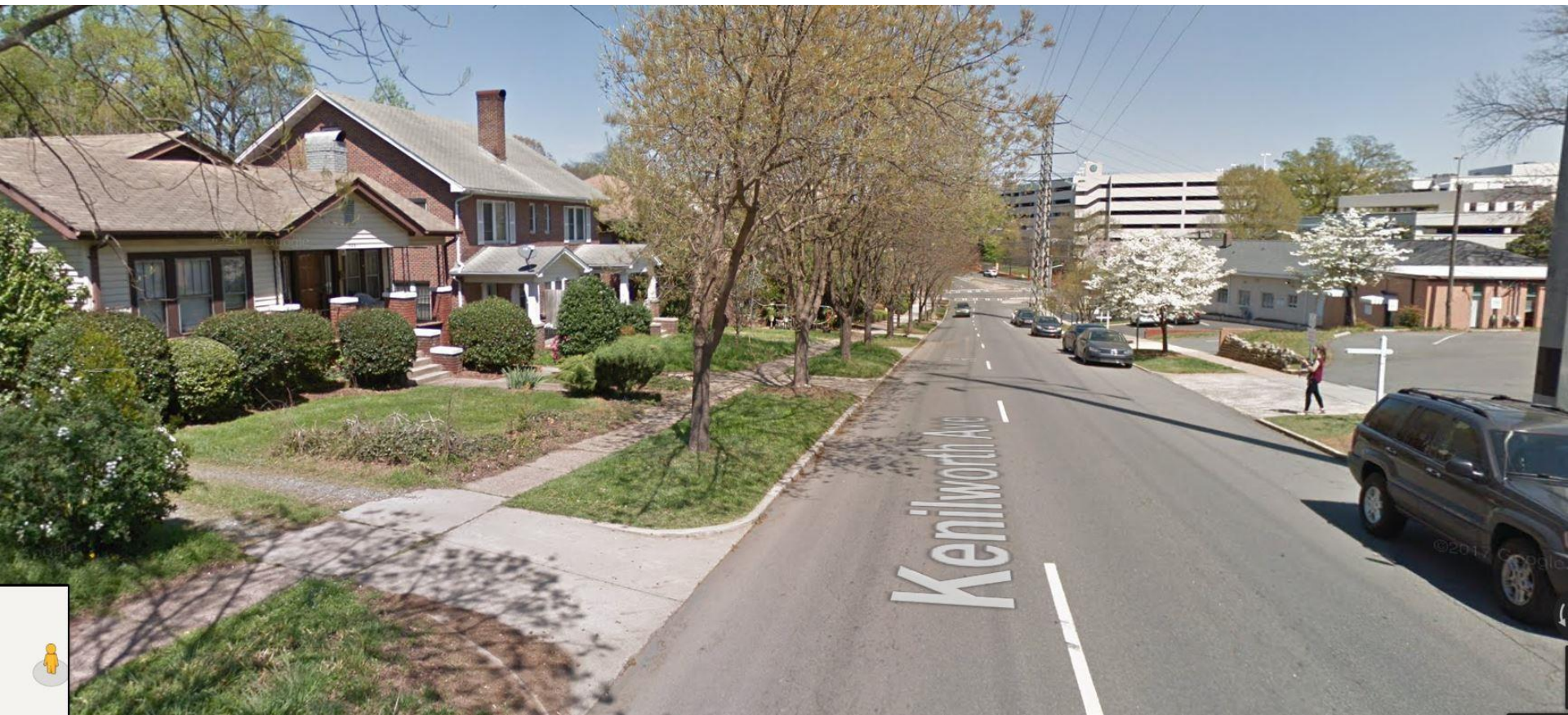
Property Location

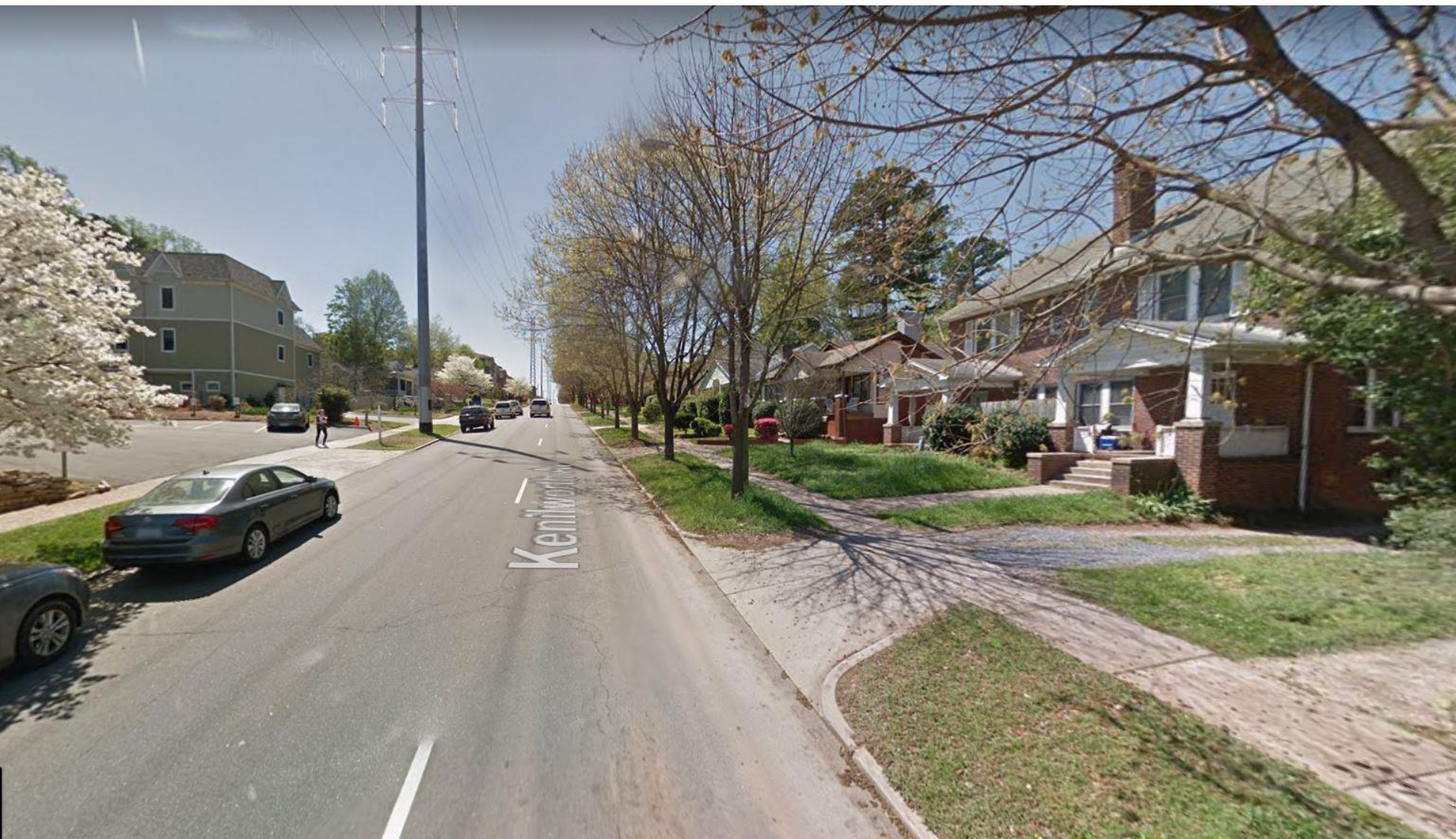




1.72 Acres





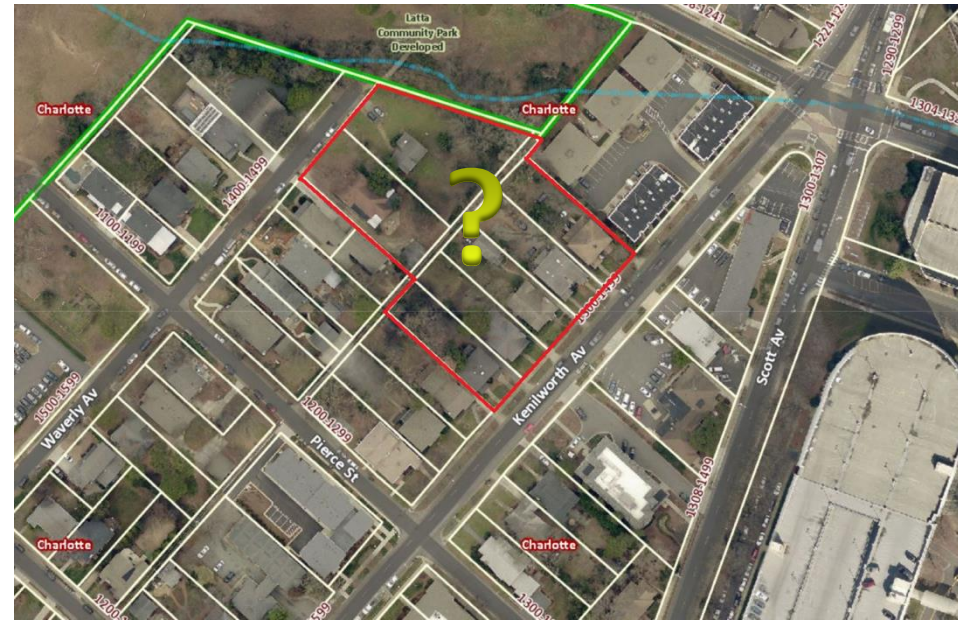


The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the middle of the slide, serving as a background for the title.

Development Considerations

DEVELOPMENT CONSIDERATIONS

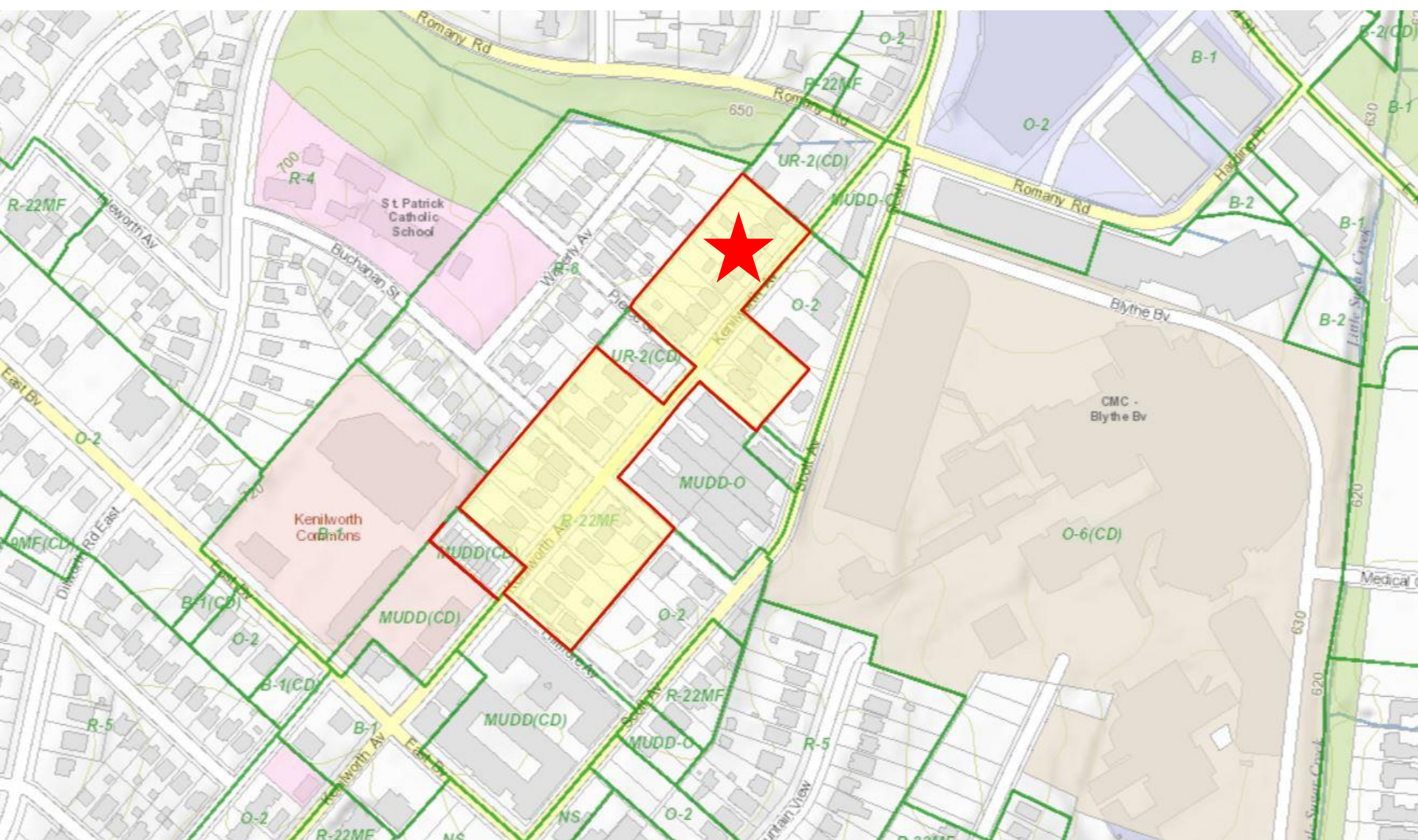
- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation
- Adjacent Owner Concerns
- Ordinance/Policy Requirement (non-zoning)
- Adopted Area Plans
- Community Concerns
- Market Realities



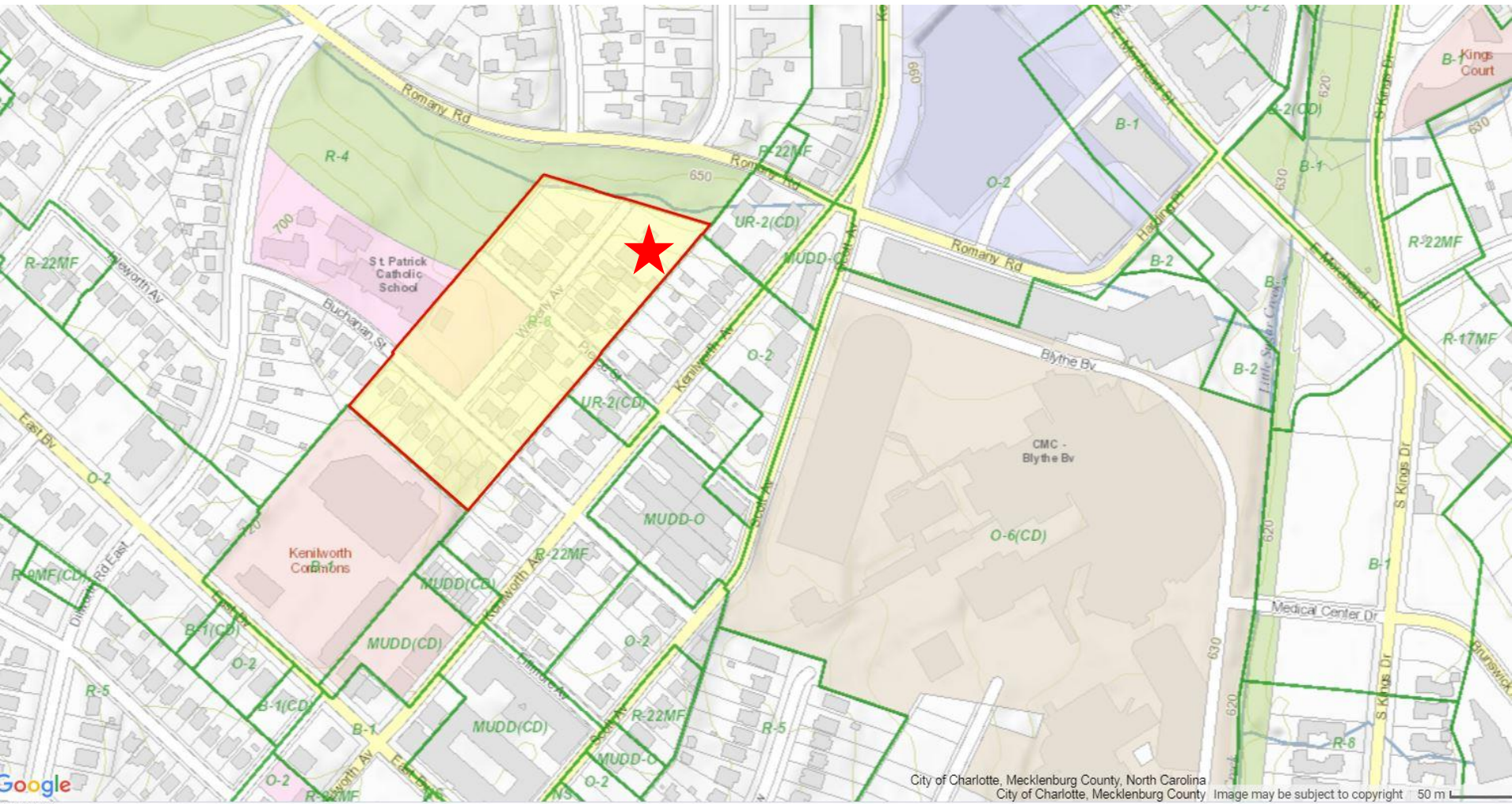
The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of blue and white. A solid orange horizontal band runs across the middle of the slide, serving as a backdrop for the title text.

Current Zoning

R-22MF



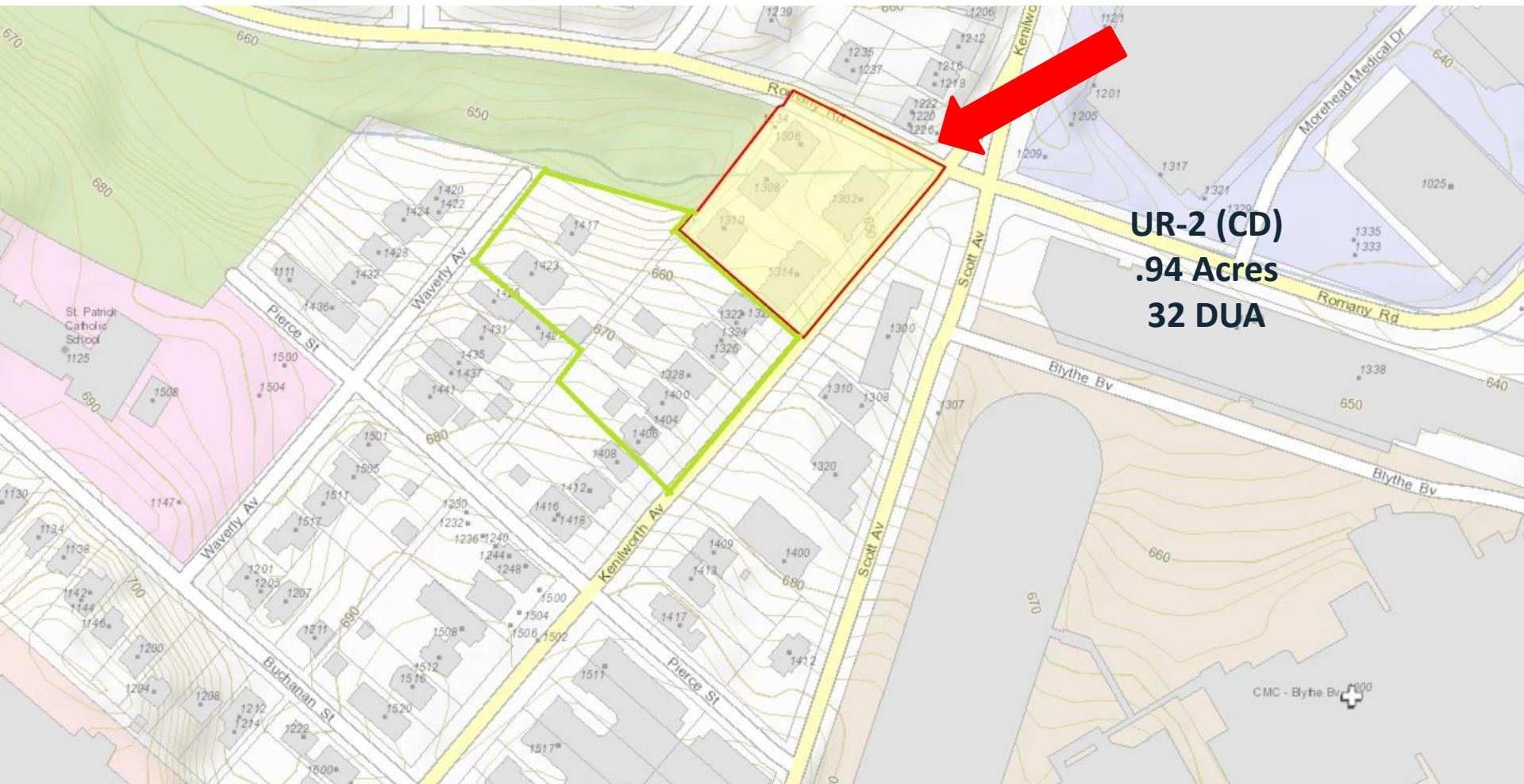
R-8



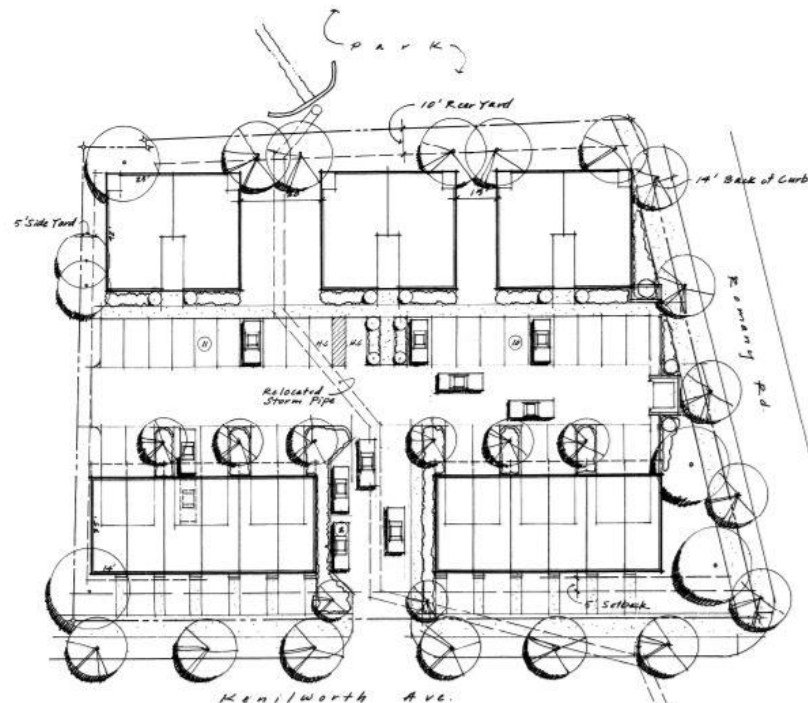
The image features a blue background with a bokeh effect of light spots. A solid orange horizontal band is positioned in the middle, containing the text 'Adjacent Sites'.

Adjacent Sites

Parkview on Kenilworth



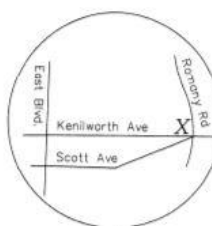
UR-2 (CD)
.94 Acres
32 DUA



Scale: 1" = 20'

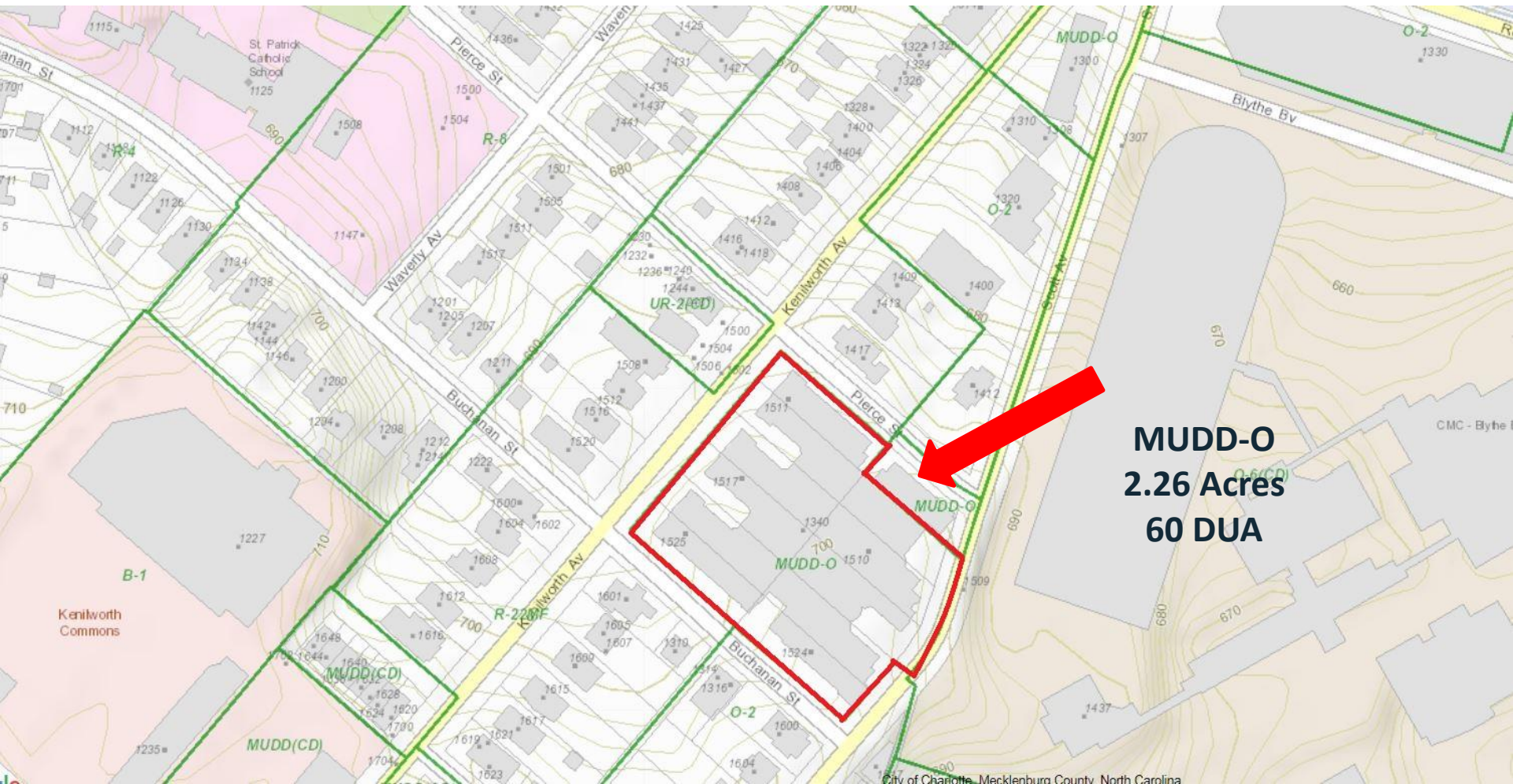
¹⁰This conceptual site plan is intended to depict the general conceptual layout of the building(s) on the site. Changes and alterations which do not materially affect the overall conceptual layout shall be permitted based upon final design and construction drawings. These building(s) may change in size, location and orientation so long as they are consistent with overall concept shown above and meet the specific requirements of the technical data sheet submitted as part of this rezoning process.¹¹

DATE 11/02/02



Revised Technical Data Sheet

Camden Dilworth Apartments



MUDD-O
2.26 Acres
60 DUA

SITE DATA

Site Area: 2.26 Acres
 Existing Zoning: R-22 MF and O-2
 Proposed Zoning: MUDD-O
 Proposed Use: 135 Residential Units
 Proposed Sq. Ft.: 150,000 SF
 Required Parking: 1 Space/Unit or 160 Spaces
 Proposed Parking: 1,300 Spaces/Unit or 160 Spaces on site
 Required Open Space: 1,500 SF
 Streetscape: 1 large maturing tree/40 LF or 1 small maturing tree/30 LF of frontage

DEVELOPMENT STANDARDS

Development of the Site will be controlled by the standards depicted on this Site Plan and by the standards of the Mixed-Use Development Ordinance, as stated herein. The development scenario depicted on the 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 so long as the overall requirements are met.

Permitted Uses

- Development of the Site shall be for a maximum of 135 residential units, as well as any accessory uses for the residential units permitted by the Zoning Ordinance for the MUDD district.

Setbacks and Streetscape Treatment

- All buildings constructed on the Site will maintain a minimum 14' setback from existing or proposed edge of pavement along Kenilworth Avenue, Pierce Street, and Buchanan Street.
- All buildings constructed on the Site along Scott Avenue will maintain a 14' setback as measured from the future proposed outline of Scott Avenue based on a 60' radius.
- The Petitioner shall provide a minimum 6' sidewalk with a maximum 6' planting strip along Scott Avenue, Pierce Street and Buchanan Street.
- For the MUDD-Option, the Petitioner shall maintain the 5' sidewalk and +/- 6' planting strip along Kenilworth Avenue.
- The Plan shall comply with the Urban Streetscape Guidelines or Tree Ordinance as applicable. The required streetscape improvements will be determined by the MUDD review team and the Urban Forestry Department.

Architectural Controls

- An Architectural Exterior Elevation is attached as a part of this submittal. The rendering is intended to be schematic and representational in nature. Final elevations will be submitted to the Planning Commission for administrative approval as long as the overall design intent is the same.
- Building height along Kenilworth Avenue shall be a maximum of 3 story (43 ft. maximum).
- Building height along So D Avenue shall be a maximum of 4 story (54' ft. maximum).
- Building height along Buchanan Street shall be a combination of 3 and 4 story (43' ft. and 54' ft. maximum respectively).
- Building height along Pierce Street shall be a maximum of 3 story (43' ft. maximum).
- The building elevations on the street side shall have a minimum of 40% brick or masonry. EPS material to be used as a major part of the facade.
- Additional building materials shall be limited to wood, cementitious siding or EPS material. Vinyl or Metal materials may be used for architectural details including but not limited to doors, windows and trim details.

Pedestrian Connectivity

- The Petitioner will provide internal sidewalks to connect all units to the public sidewalk system substantially in a manner depicted on the Schematic Plan and, as required by Section 12.508.
- Ground floor units along the public right of way shall front the street with doorways/porches providing access to the public sidewalk except where grade changes may be prohibitive.

Site Design/Open Space

- Open space provided shall meet or exceed the requirements of the Ordinance.
- The outdoors depicted on the Schematic Plan shall be on grade and open to the street with coordinated pedestrian access from the building to the public street.
- The Petitioner reserves the right to provide the open space in a manner other than that depicted on the Schematic Site Plan so long as the overall open space requirement is provided in the area between the building and the public right of way and so long as the location and character of the open space is administratively approved by the Planning Commission.

Public Streets and Easements

- The Petitioner reserves the right to provide on street parking on Pierce Street and Buchanan Street subject to CDOT approval. A minimum driving lane width of 10' per lane (6' of pavement to 3' of pavement) with a 7' recessed parking area and a 2'-0" standard curb and gutter shall be provided as measured from the centerline of either street.
- The Petitioner reserves the right to work with CDOT in order to remove the barricade at the intersection of Buchanan Street and Scott Avenue to allow full traffic movement.
- The Petitioner shall dedicate and convey the additional right of way along Scott Avenue necessary to provide for a future 600' radius in Scott Avenue prior to the issuance of Certificates of Occupancy.
- The Petitioner shall abandon the 10' wide alley on the site prior to the issuance of Building Permits.
- The Petitioner shall work with CDOT to provide appropriate site drainage triangles at intersections.

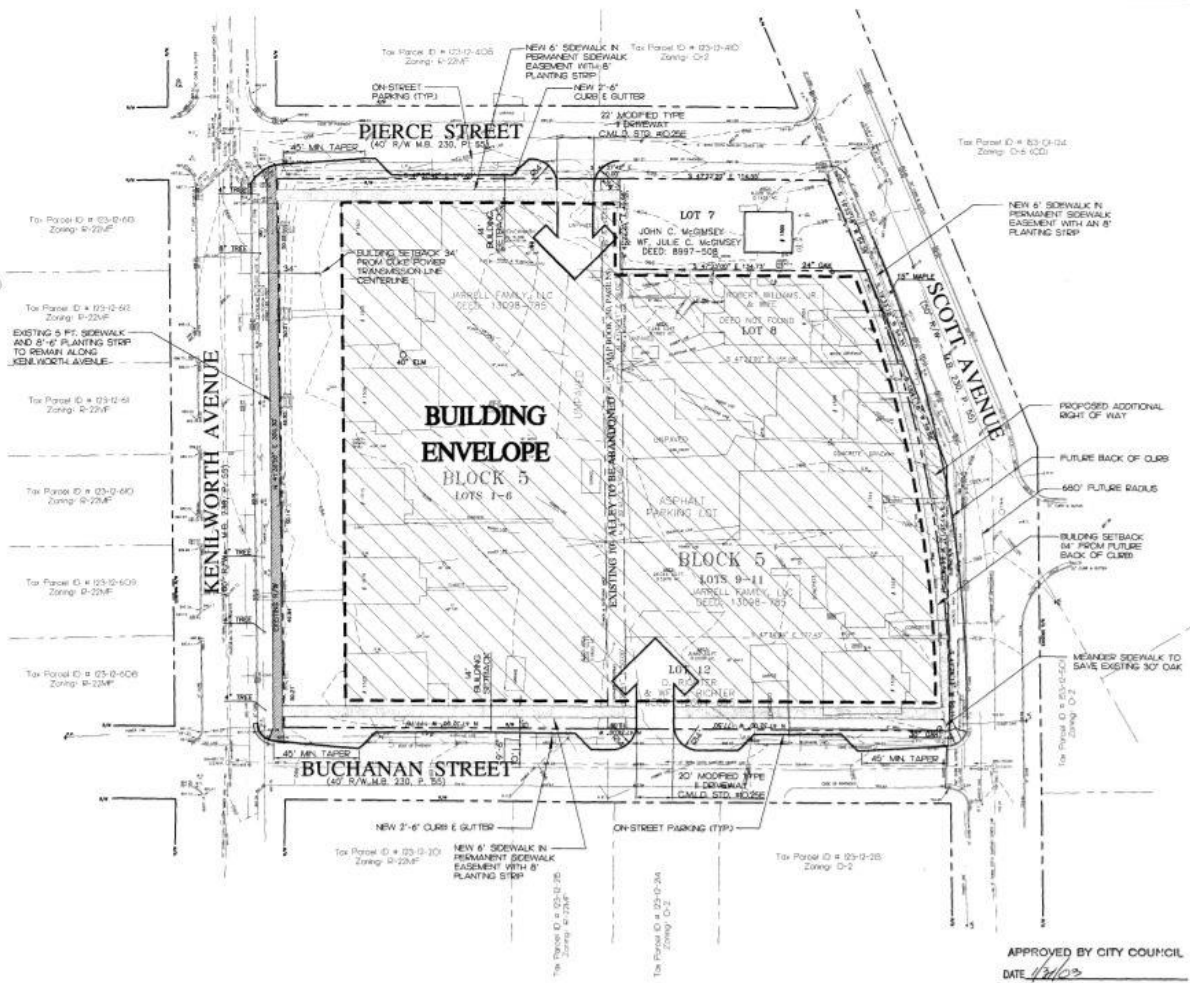
Abandonment of the MUDD-Option: The Petitioner shall be required to provide the minimum 6' sidewalk and 6' planting strip along Pierce Street and Buchanan Street and the minimum 6' sidewalk and 6' planting strip along Scott Avenue and Buchanan Street.

Tree Preservation

- The Petitioner shall make every reasonable effort to save the trees indicated within the site subject to final design plans and grade elevations.

Vehicular Access Points

- The number of access points shall be limited to those shown on the Technical Data Sheet.
- Access points shall be located in the general areas depicted on the Technical Data Sheet subject to modifications necessary for final site construction plan.
- All parking spaces within the parking deck shall be equally accessible from both Buchanan Street and Pierce Street.
- Pursuant to Public Streets and Easements (S.E. 7), the Petitioner will coordinate with CDOT and interested neighbors to review the opportunity to open Buchanan Street to Scott Avenue and to discuss possible traffic issues on Buchanan Street.



Parking

- Parking provided shall be a combination of deck parking and on street parking. On Street Parking shall be provided at a ratio of 1:38 spaces/unit.
- Parking Deck will be designed per the requirements of Section 12.212 of the Ordinance.

Screening/Trash Collection

- Screening shall conform to the standards and treatments specified in Section 12.303 of the Ordinance.
- Parking Deck will be screened per the requirements of Section 12.212 of the Ordinance.
- Roof top mechanical equipment shall be screened from public view.
- Trash collection equipment will be located behind Buchanan Street. Trash collection and recycling shall be accomplished through the use of roll-out front dumpsters and recycling carts for private carrier pick-up. The location shall be in the basement and access to the area shall be from the side or rear of the units and not directly from Pierce Street.

Lighting

- Detached pole lighting, except City of Charlotte streetlights shall be of a uniform design and shall be limited to 20' height maximum.

Signage

Signage will be provided in accordance with the applicable standards of the Ordinance.

Stormwater

- The Petitioner shall meet all requirements of the Stormwater Ordinance as required by the City of Charlotte engineering Department Stormwater detention facilities. If required, will be designed to meet the applicable standards of the City of Charlotte Engineering Department.
- Stormwater detention facilities shall not be located within the setbacks.
- No detention outlet structure shall be allowed to surface drain, detention outlet structures shall connect directly to the public stormwater system.

Fire Protection

Adequate protection shall be provided in accordance with Section 503 of the North Carolina State Fire Protection.

APPROVED BY CITY COUNCIL

DATE 1/10/03

VICINITY MAP



KENILWORTH/SCOTT REZONING
 CHARLOTTE, NORTH CAROLINA

RICHTER & ASSOCIATES, INC.
 104 EAST BOULEVARD
 CHARLOTTE, NORTH CAROLINA 28203
 (704) 332-2362 FAX: (704) 333-4999

DRG Resource Group

1231 West Moreland Street, Suite 214
 Charlotte, NC 28208
 704.343.8628 fax 704.358.3003
 www.drg.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

DRG

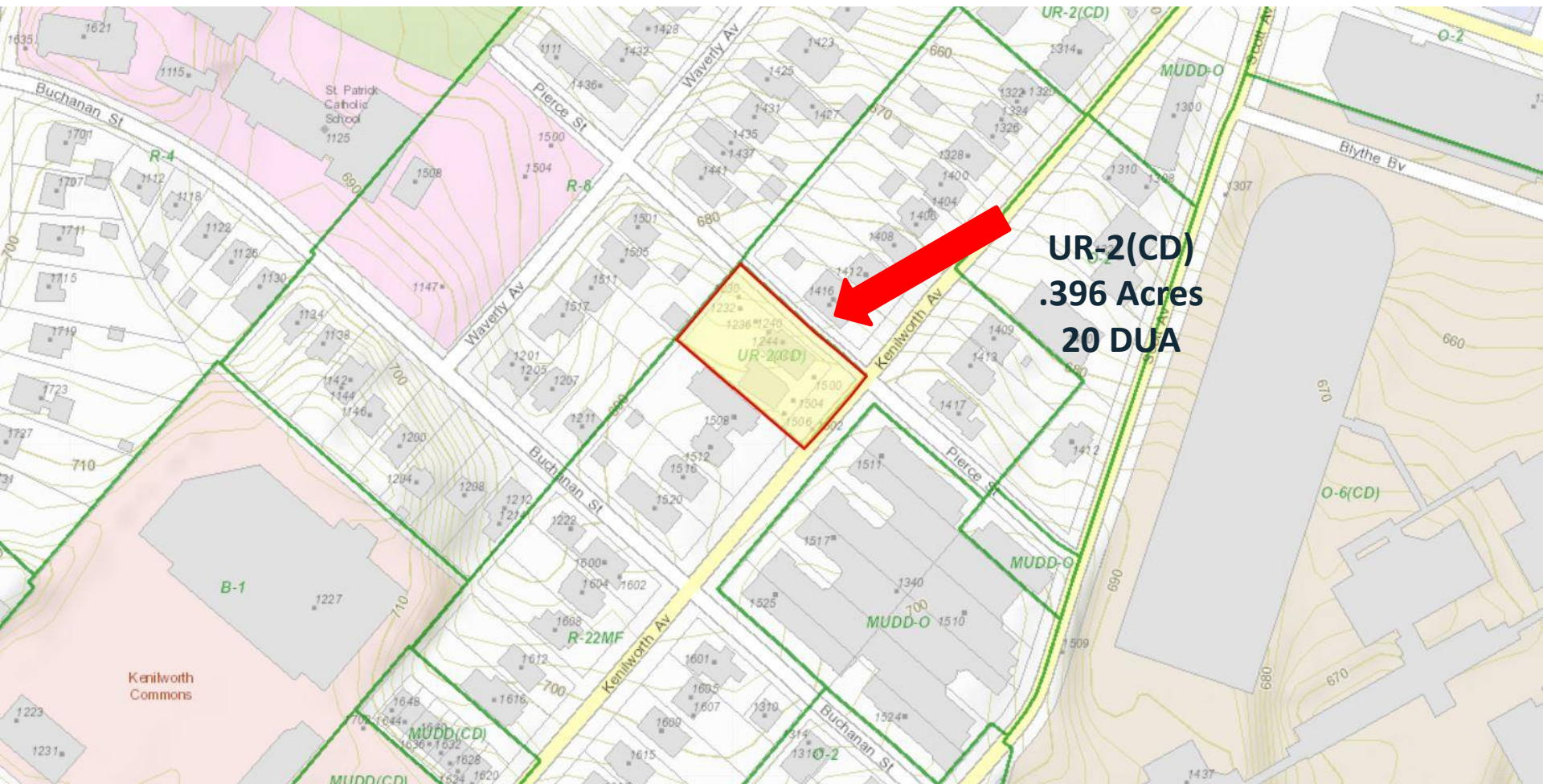
REZONING
 PETITION
 FOR PUBLIC HEARING
 PETITION # 02-130

TECHNICAL
 DATA PLAN



Scale: 1" = 30'
 Date: 23 AUG. 2002
 Project No.: 140-001
 Revisions:
 1) 1/15/02 REVISED NOTES AND PLANS PER CMP/C REVIEW
 2) 2/14/02 REVISED NOTES AND PLANS PER CMP/C REVIEW
 3) 01/03/03 REVISED PER NEGOTIATIONS W/ NEIGHBORS
 4) 02/03/03 FINAL PETITION CHANGES

1500 Kenilworth Townhomes

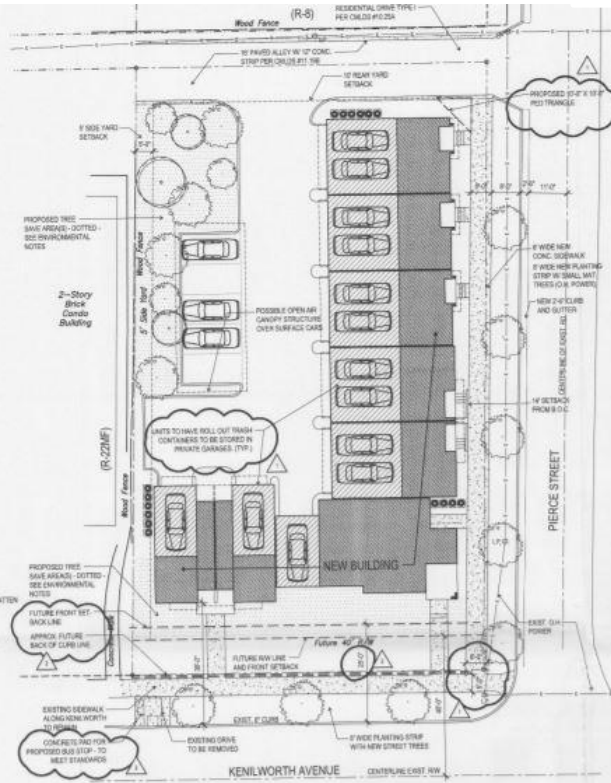




2 KENILWORTH AVENUE ELEVATION
1/8" = 1'-0"



3 PIERCE STREET ELEVATION
1/8" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

- GENERAL PROVISIONS
- THE CONFIGURATION, PLACEMENT, SIZE AND NUMBER OF INDIVIDUAL BUILDING/USE UNITS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE AS SPECIFIED IN SECTION 8.02.
 - ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 8.02 - ALTERATIONS TO APPROVAL.
- OPTIONAL PROVISIONS (N/A)
- PERMITTED USES
- ALLOWED USES - MULTIFAMILY RESIDENTIAL
 - PROHIBITED USES - NON-RESIDENTIAL
 - OTHER RESTRICTIONS (N/A)
- TRANSFORMATION
- 25 FEET FROM CENTERLINE OF KENILWORTH AVENUE WILL BE DEDICATED AND CONVEYED TO THE CITY OF CHARLOTTE. (SEE PLAN)
 - TRANSFORMATION IMPROVEMENTS (N/A)
 - PUBLIC/PRIVATE STREETS, PRIVATE DRIVE AND IMPROVEMENTS TO EXISTING ALLEY WILL CONNECT PROJECT TO PIERCE STREET
 - PARKING TO BE ALL SURFACE - BEHIND NEW STRUCTURE
 - TRANSIT FACILITIES (N/A)
 - RIGHT-OF-WAY ABANDONMENT (N/A)
 - SEE SITE PLAN FOR EXISTING THROUGHWAYS AND PROPOSED DRIVEWAY
 - SEE SITE PLAN FOR EXISTING THROUGHWAYS AND PROPOSED DRIVEWAY
- ARCHITECTURAL STANDARDS
- SEE BUILDING ELEVATIONS FOR ADDITIONAL NOTES
 - ONE NEW THREE-STORY BUILDING WILL BE ON THE SITE
 - URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE: GROUND LEVEL MASONRY PATIO WALLS WITH CONNECTIVITY TO PUBLIC WALKWAYS/STREETS; THERMALLY-BREAKING WALLS; BACK GRATES; TRAILER-USE BUILDINGS; FRONT PORCHES/STAIRS AT ALL UNITS - ADDRESSING PUBLIC STREETS; OTHER ARCHITECTURAL MATERIALS SHALL INCLUDE MASONRY VENEER, WOOD AND FIBER-CEMENT TRIM, PANELS AND SIDING, ARCHITECTURAL, RAISED-UP SALOONS, AND LARGE WINDOWS. VINYL MAY ALSO BE USED FOR WINDOWS, SCHOOLS, ATTIC VENTS, HANDRAILS AND BALUSTES
 - TRADELINE - BEYOND CITY PICK-UP AT STREET
- STREETSCAPE AND LANDSCAPING
- SEE PLANS FOR STREETSCAPE (SIGN/LANDSCAPING STRIP) DIMENSIONS PER CITY OF CHARLOTTE ORDINANCES
 - SEE PLANS FOR NOTES ON SPECIAL BUFFERENCE SCREENING
- ENVIRONMENTAL FEATURES
- TRAIL SAVING WILL BE PROVIDED (2.28 AC (17,248 SF) + 1.18 AC (8,288 SF) = 3.46 AC (25,536 SF) - TRAIL SAVING WILL BE DEDICATED TO HOMEOWNERS ASSOCIATION AS COMMON OPEN SPACE
 - SITE DEVELOPMENT WILL COMPLY WITH CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE
 - NO WATER SURFACE WELLS INCLUDING IRRIGATION WELLS AND OPEN LOOP GEOTHERMAL WELLS WILL BE CONSTRUCTED ON THE PROPERTIES
 - PARKS GREENWAYS AND OPEN SPACE (N/A)
- FIRE PROTECTION
- FIRE PROTECTION - ACCESS REQUIREMENTS TO BUILDINGS WILL BE MET PER ORDINANCE AND MANAGED FROM PUBLIC STREETS
- SIGNAGE
- SIGN LIMITATIONS (N/A)
- LIGHTING
- ALL PRESTANDING AND ATTACHED LIGHTING WILL HAVE FULL CUT-OFF TYPE LIGHTING FIXTURES. IF PROVIDED, THEN FREESTANDING LIGHTING WILL BE LIMITED TO 25 FEET IN HEIGHT. ATTACHED AND DETACHED LIGHTING WILL BE FULLY SHIELDED AND DOWNWARD DIRECTED.
- AMENDMENTS TO THE REZONING PETITION
- UPON APPROVAL OF THIS REZONING PETITION, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PETITION, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, SHALL BE BINDING UPON AND ENJOINING TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTERESTS AND ASSIGNS
- THROUGHOUT THESE DEVELOPMENT CONDITIONS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNER" SHALL BE DEEMED TO INCLUDE THE HEIR, DEVISEE, PERSONAL REPRESENTATIVE, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNER OF THE SITE FROM TIME TO TIME AND MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREON
- VESTING

AXIOM
ARCHITECTURE
333 WEST PEARL ST.
SUITE 200
CHARLOTTE, NC 28202
704.387.8888
704.343.0888
www.axiomarchitects.com

APPROVED BY CITY COUNCIL
SEP 21 2025

KENILWORTH CONDOMINIUMS
CHARLOTTE, NORTH CAROLINA
A BELWYN PROPERTIES DEVELOPMENT

RZ PETITION # 2025-081
PROJECT # 6055
ARCHITECTURAL SITE PLAN AND DEVELOPMENT NOTES
APRIL 23 2025
REVISION 1 - 10.10.2024 - PLANNING
COMMITTEE
REVISION 2 - 07.23.2025 - FINAL
HEARING COMMENTS
REVISION 3 -
REVISION 4 -

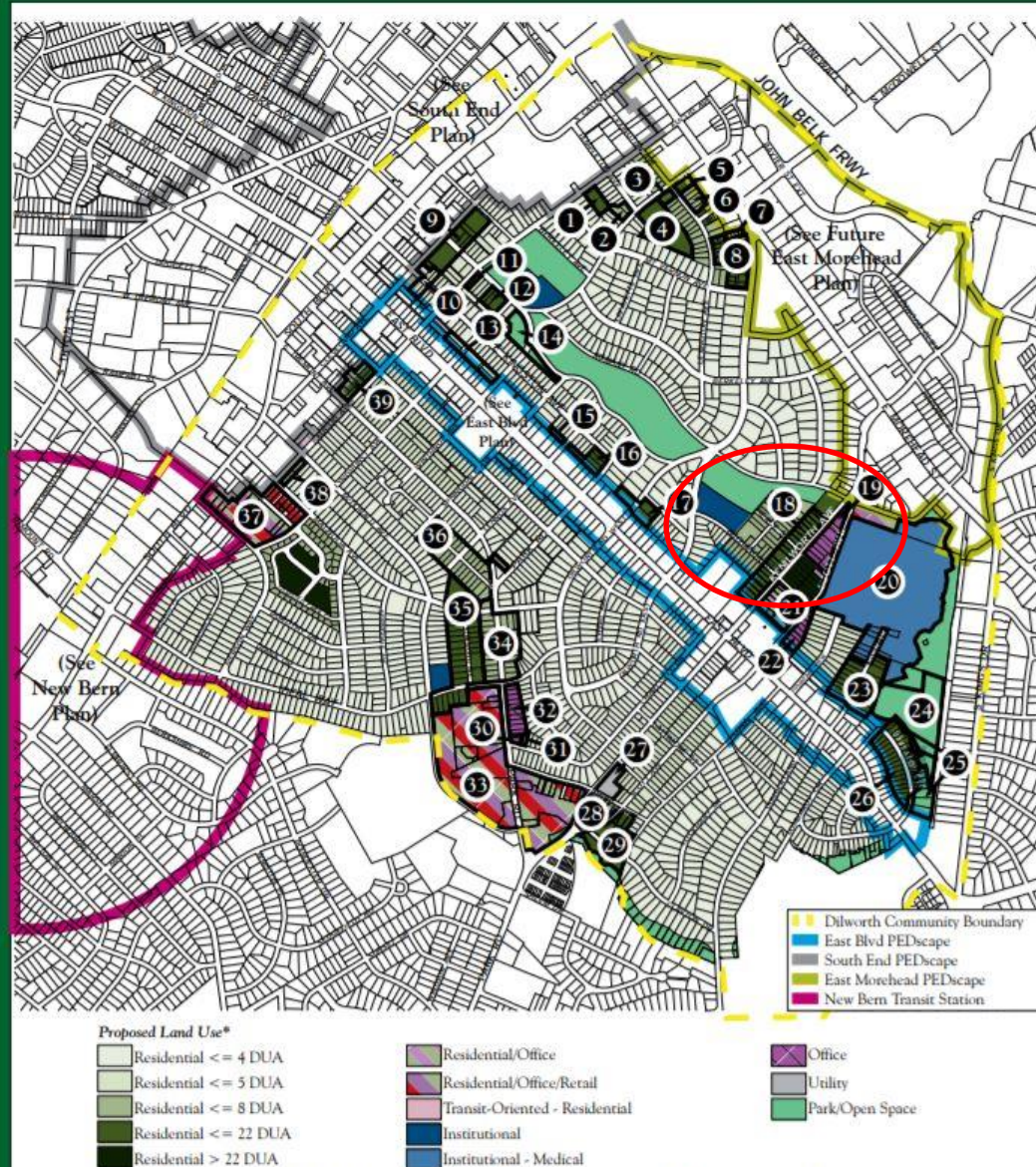
RZ.02

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Dilworth Land Use & Streetscape Plan

Dilworth Land Use & Streetscape Plan

Map 12: Changes to 1993 Central District Plan



*Please see Table 1 for more detail on these general recommendations.

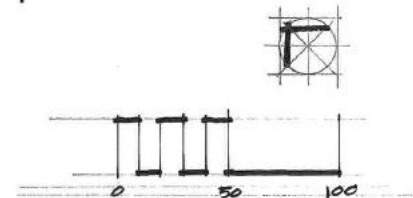
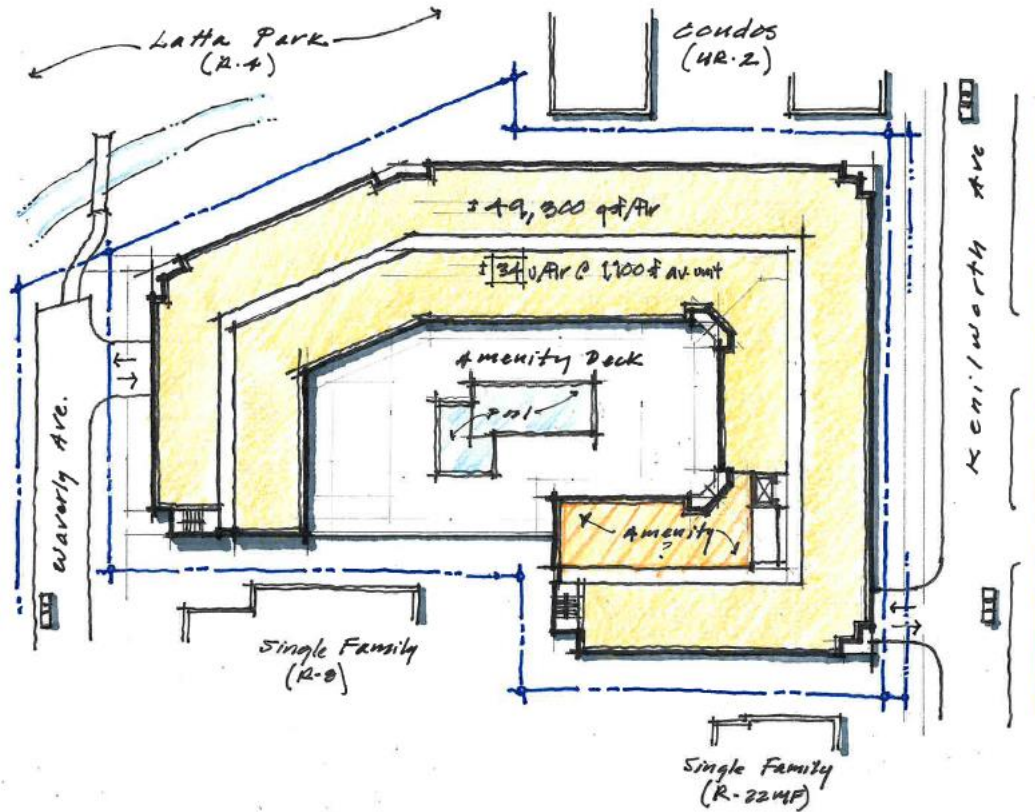


AREA	LAND USE RECOMMENDATIONS		PURPOSE OF RECOMMENDATION	EXISTING LAND USE	EXISTING ZONING	URBAN DESIGN DEVELOPMENT CONCEPT **	STREETSCAPE CROSS SECTIONS ***
	Dilworth Land Use and Streetscape Plan *	1993 Central District Plan					
1	Residential up to 22 dua	Single Family Residential up to 4 dua	Align future land use with existing, appropriate land use and zoning	Apartment	R-22 MF	-	-
2	Residential up to 8 dua	Single Family Residential up to 4 dua	Align future land use with existing, appropriate land use and zoning	Duplex, Vacant	R-22 MF, R-6	-	-
3	Residential up to 22 dua	Single Family Residential up to 4 dua, Single Family Residential up to 8 dua	Align future land use with existing, appropriate land use and zoning	Apartment	R-22 MF	-	-
4	Residential up to 22 dua	Multi-family Residential	Clarify 1993 Central District Plan Recommendation	Condominium	R-22 MF	-	-
5	Residential up to 22 dua	Single Family Residential up to 4 dua	Align future land use with existing, appropriate land use	Condominium	O-2	-	-
6	Residential up to 8 dua	Mixed Residential	No change	Single Family Residential, Condominium	O-2	-	-
7	Residential up to 22 dua	Office and Commercial and Mid-high Rise Residential	Align future land use with existing, appropriate land use	Attached Single Family Residential	B-1	-	-
8	Residential up to 22 dua	Multi-family Residential	Clarify 1993 Central District Plan Recommendation	Attached Single Family Residential	R-22 MF	-	-
9	Residential up to 22 dua	Multi-family Residential	Clarify 1993 Central District Plan Recommendation	Single Family Residential, Duplex, Quadraplex, Condominium	R-22 MF	-	-
10	Residential up to 5 dua	Multi-family Residential	Align future land use with existing, appropriate land use and zoning	Single Family Residential, Duplex, Triplex	R-5	-	-
11	Residential up to 22 dua	Single Family Residential up to 4 dua	Align future land use with existing, appropriate zoning	Single Family Residential	R-22 MF	-	-
12	Residential up to 22 dua	Single Family Residential up to 4 dua	Align future land use with existing, appropriate zoning	Single Family Residential, Condominium, Vacant	R-22 MF	-	-
13	Residential up to 5 dua	Office	Align future land use with existing, appropriate land use and zoning	Single Family Residential, Duplex	R-5	-	-
14	Park/Open Space	Single Family Residential up to 4 dua	Better reflect existing land use	Park	R-5	-	-
15	Residential up to 5 dua	Office	Align future land use with existing, appropriate land use and zoning	Single Family Residential	R-5	-	-
16	Residential up to 22 dua	Single Family Residential up to 4 dua	Align future land use with existing, appropriate land use and zoning	Single Family Residential, Duplex, Quadraplex, Condominium	R-22 MF	-	-
17	Residential up to 22 dua	Multi-family Residential	Clarify 1993 Central District Plan Recommendation	Apartment, Condominium, Duplex	R-22 MF	-	-
18	Residential up to 22 dua with height limit of 40 feet (see Note 1)	Mid-high Rise Residential	To focus moderate intensity development where it can be best supported by existing and future infrastructure and to create attractive gateways into Dilworth	Single Family Residential, Duplex, Triplex, Quadraplex, Condominium	R-22 MF	-	12,14

18	Residential up to 22 dua with height limit of 40 feet (see Note 1)	Mid-high Rise Residential	To focus moderate intensity development where it can be best supported by existing and future infrastructure and to create attractive gateways into Dilworth	Single Family Residential, Duplex, Triplex, Quadraplex, Condominium	R-22 MF	-	12,14
----	--	---------------------------	--	---	---------	---	-------

The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The text "Concept Plans" is centered within this orange band.

Concept Plans



CLINE
DESIGN

KENILWORTH AVE.
Charlotte, NC.

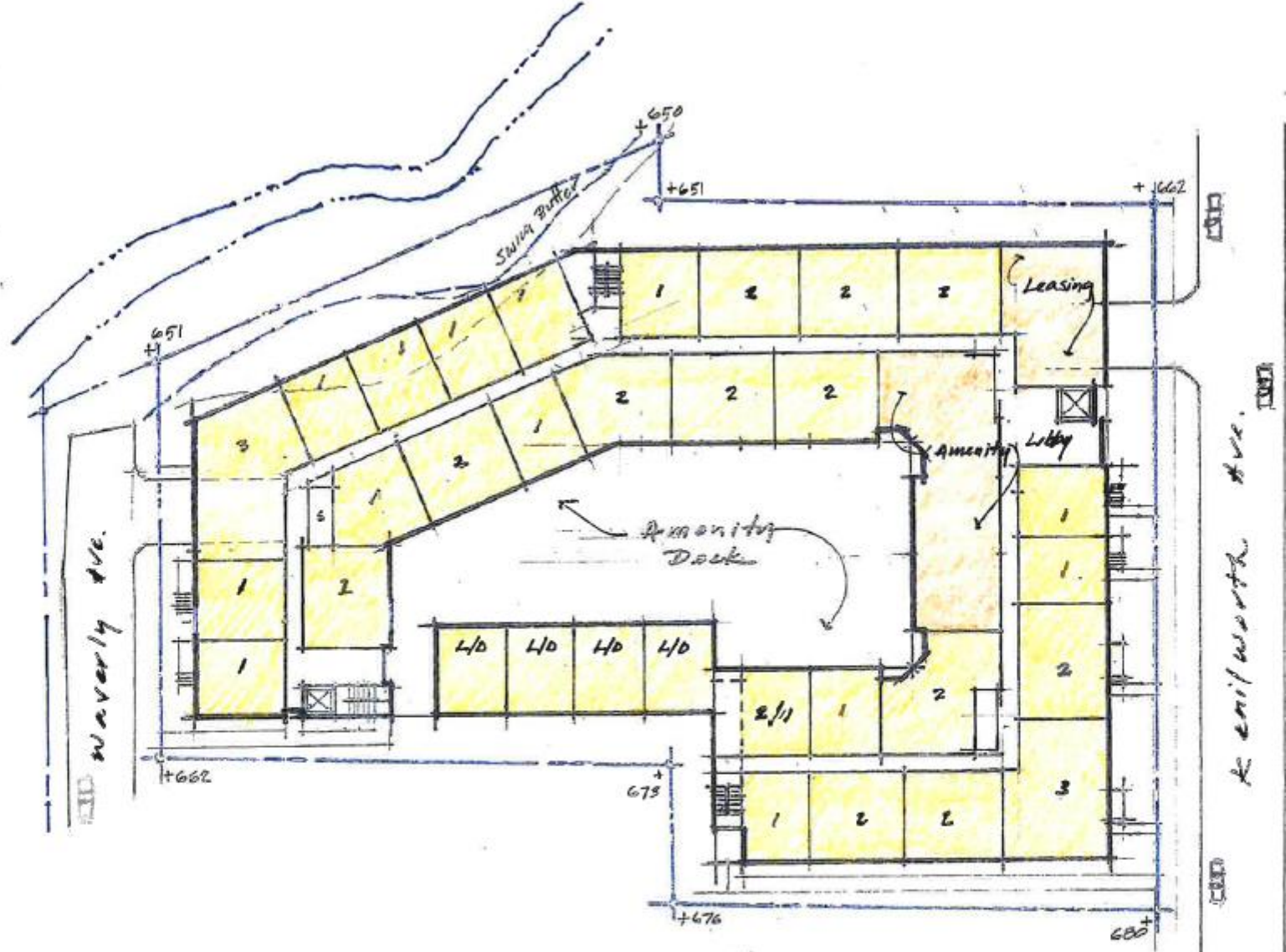
01.12.2016

CONCEPTUAL DESIGN

TYP. UPPER FLOOR PLAN

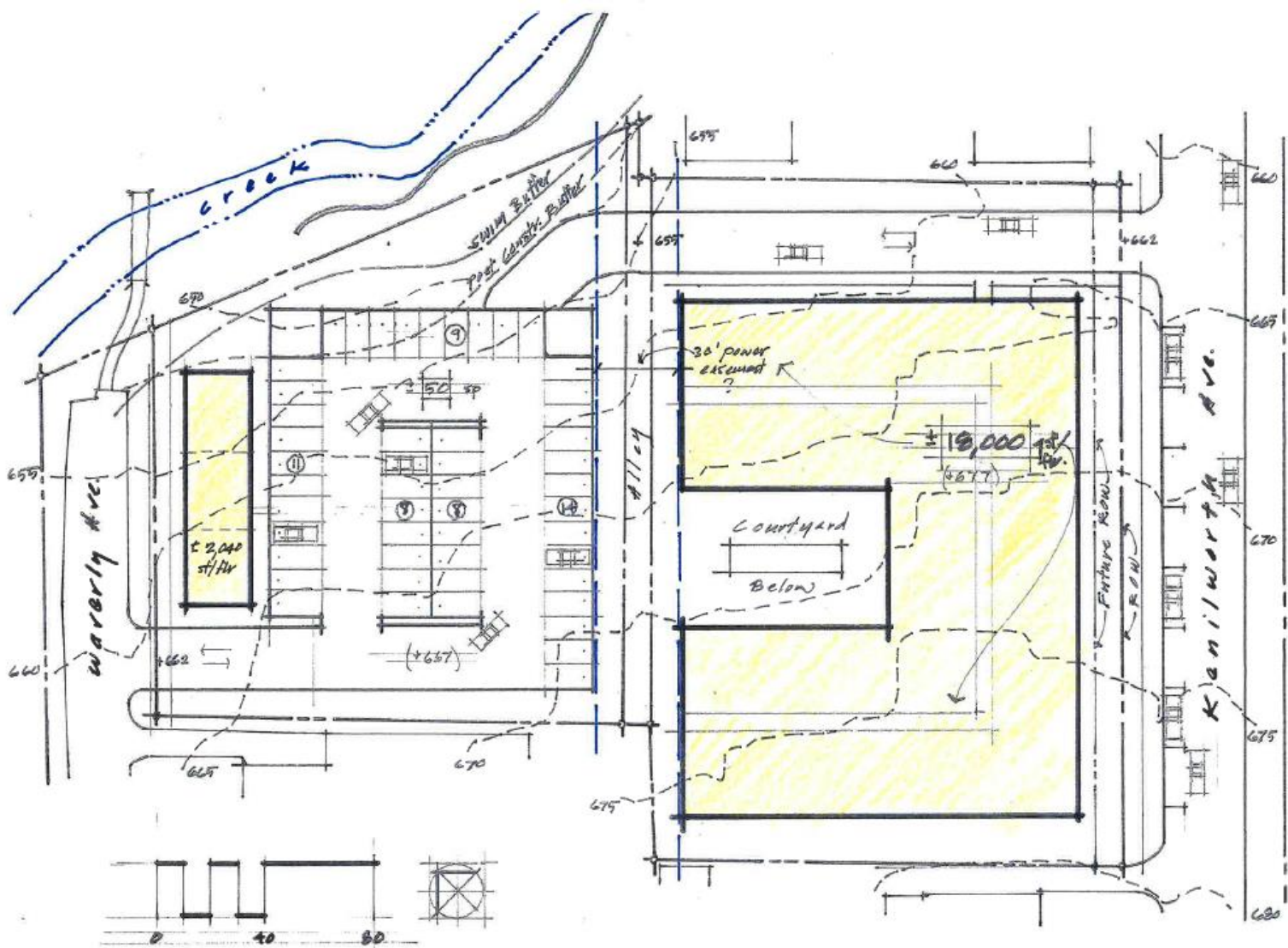
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A.00



1st FLOOR (+677)





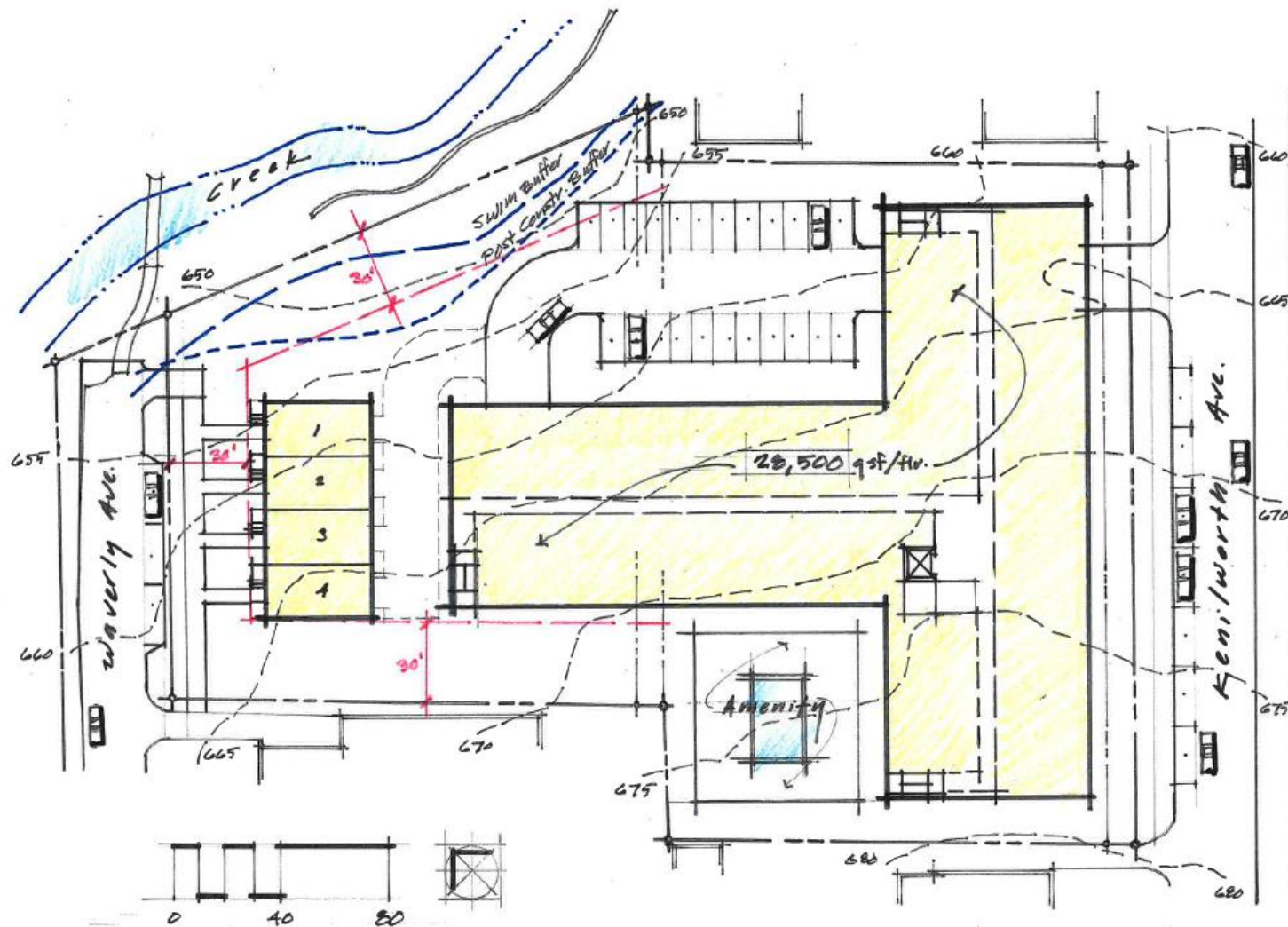
SunCap Property Group

KENILWORTH AVE. MF

Charlotte, NC

7.26.2018

1st Floor/Typ.



P A T A :

Building Area/Units	
28,500	gsf/Flr
114,000	gsf @ (4 Floors)
- 4,000	Amenity
<u>110,000</u>	gsf
82,500	net (75% dl.)
8700	970 sf
6600	1,250 sf
Parking	
On-site	
Surface	30
Below grade	49
On-streets	10
	89 sp

SunCap Property Group

KENILWORTH AVE. MF

Charlotte, NC

7.30.2013

Concept **C**
Typ Upper Floor

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the image, serving as a background for the text.

Similar Development by SunCap









All Beds

2

3 +

All Baths

2

2.5

Min Rent

Max Rent

10/01/2018



Advanced Search

Clear Filters

12 Available Floor plans meet your search criteria

Already registered? [Click here](#) to continue leasing online.



B1

BD: 2, BA: 2.5, SQFT: 1,569

\$3,459

Contact Us



B2

BD: 2, BA: 2.5, SQFT: 1,630

\$3,599 - \$3,644

Contact Us



B8

BD: 2, BA: 2, SQFT: 1,878 - 1,956

\$3,779 - \$4,319

Contact Us



C1

BD: 3, BA: 2, SQFT: 1,974 - 1,978

\$4,849 - \$4,894

[Contact Us](#)



C2

BD: 3, BA: 2, SQFT: 2,155 - 2,195

\$4,944

[Contact Us](#)



C3

BD: 3, BA: 2, SQFT: 2,289 - 2,372

\$5,069 - \$5,264

[Contact Us](#)



The background of the slide features a blue bokeh effect with out-of-focus light spots in shades of blue and white. A solid orange horizontal band runs across the middle of the image, serving as a backdrop for the title text.

Initial Rezoning Plan

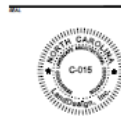


VICINITY MAP
NTS

DEVELOPMENT DATA TABLE

SITE AREA: 1.752 ACRES
TAX PARCEL: 12312512, 12312513, 12312526,
12312524, 12312523, 12312522, 12312521
EXISTING ZONING: R-2MP AND R-8
PROPOSED ZONING: MUOD (C2)
EXISTING USE: RESIDENTIAL
PROPOSED USES:
UP TO 12 SINGLE-FAMILY ATTACHED
(TOWNHOME) UNITS AND 70 MULTI-FAMILY
RESIDENTIAL UNITS
MAX. BUILDING HEIGHT: 70 FEET (8 STORES) IN DEVELOPMENT AREA
A AND 45 FEET (3 STORES) IN DEVELOPMENT
AREA B
PARKING: SHALL SATISFY OR EXCEED ORDINANCE
REQUIREMENTS

REZONING
PETITION NUMBER:
2018-XXX



KENILWORTH
MULTI-FAMILY

SUNCAP PROPERTY GROUP
CHARLOTTE, NC
REZONING PETITION NUMBER:
2018-XXX

1015252

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REV. A: RECORDING SUBMITTAL	12.14.2018

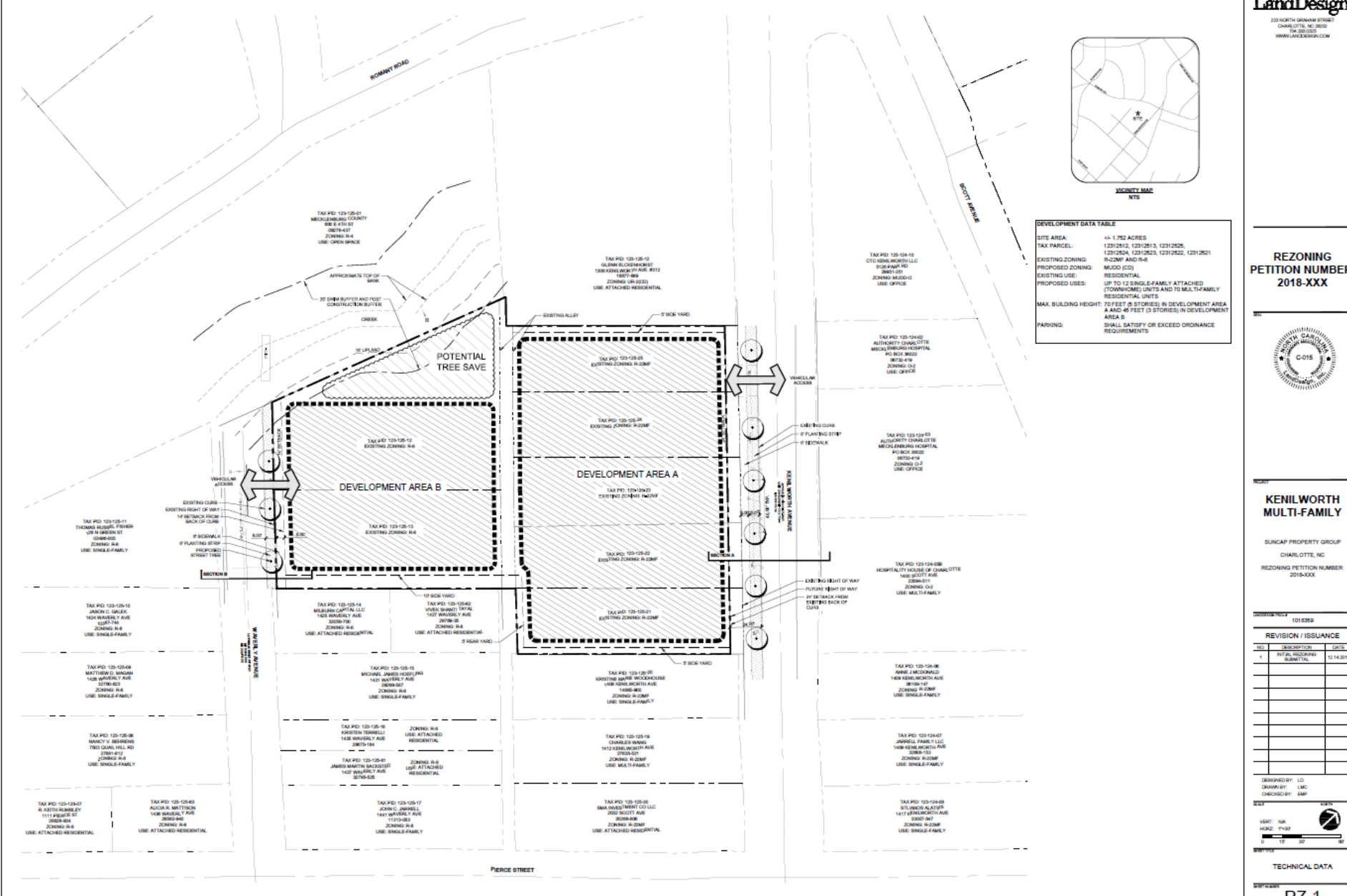
DESIGNED BY: LDC
DRAWN BY: LMC
CHECKED BY: DMF



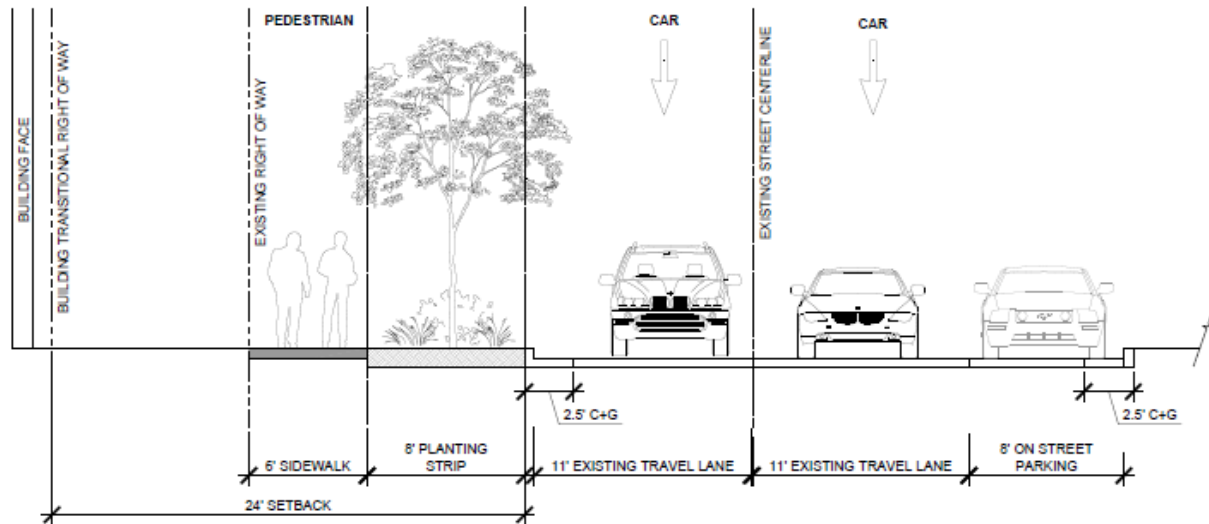
TECHNICAL DATA

REVISION

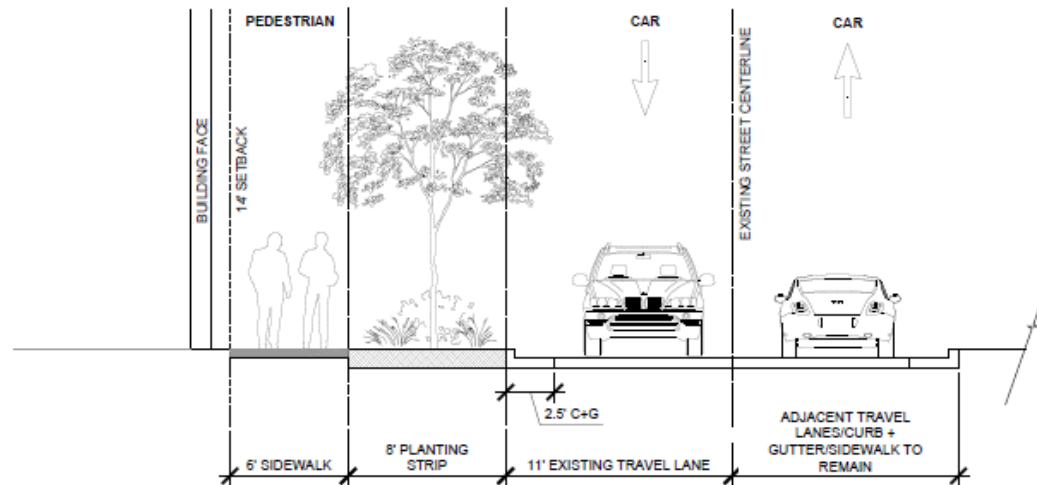
RZ-1







SECTION A - KENILWORTH AVE
SCALE: $\frac{1}{4}" = 1'-0"$



SECTION B - WAVERLY AVE
SCALE: $\frac{1}{4}" = 1'-0"$

Development Data Table:

Site Area:	± 1.752 acres
Tax Parcel:	1231251, 1231252, 1231253, 1231254, 1231255, 12312512, 12312513
Existing Zoning:	R-12M(1) and R-8
Proposed Zoning:	MTOO(CD)
Existing Use:	Residential
Proposed Use:	Up to 12 single-family attached (townhouse) units and 70 multi-family residential units
Maximum Building Height:	70 feet (5 stories) in Development Area A and 65 feet (3 stories) in Development Area B
Parking:	Shall satisfy or exceed Ordinance requirements

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Senay Property Group, LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 1.752-acre site located on the north-west side of Eastworth Avenue, north of the intersection with Feris Street, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 1231251, 1231252, 1231253, 1231254, 1231255, 12312512, and 12312513.
- 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 MTOO zoning district shall govern the development and use of the Site.
- The development and 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, location and class 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 care requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Use

The Site may be devoted only to a residential community containing a maximum of seventy (70) multi-family residential units in Development Area A, twelve (12) single-family attached (townhouse) units in Development Area B, and any incidental and accessory uses relating thereto that are allowed in the MTOO zoning district.

III. Transportation

- 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 design and/or any adjustments required by CDOT for approval.
- 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 buildings on the Site in connection with related development planning described above, then CDOT will retain applicable authority 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

- Preferred Exterior Building Materials: All principal and accessory buildings fronting a public street shall be comprised of a minimum of 50% of the following materials on flat building's walls facing each public street (excluding window and door ways): brick, natural stone (or its synthetic equivalent), stone or other material approved by the Planning Director.
- Prohibited Exterior Building Materials:
 - Vinyl Siding (but not vinyl hard hats, windows, soffits, gables, or door trim); and
 - Concrete masonry units not substantially finished.
- Driveways intended to serve single units shall be prohibited on Eastworth Avenue.
- Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.
- 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 II buffer not less than 10' in depth at all above grade perimeter not paved for access.
- Within Development Area A (multi-family residential), the following additional standards shall apply:
 - Multi-Family buildings shall contain a minimum transparency of 25% for all floors.
 - Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - Buildings exceeding 120 feet in height shall include modulation of the building massing/roofs/places (such as recesses, projections, and architectural details). Modulation shall be a minimum of 10 feet wide and shall project or recess a minimum of one (1) foot extending through at least a full floor.
 - Architectural Elevations Design: elevations shall be designed to create visual interest as follows:
 - Building elevations shall be designed with articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and changes in materials or colors; and
 - Building elevations facing network required public or private streets shall not have exposure of blank walls greater than 20' in all directions and architectural features such as but not limited to banding, modillions or design features or materials will be provided to avoid a sterile, unarticulated facade treatment of each wall.
 - Roof Form and Articulation: roof forms and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - Long pitched or flat roof lines shall avoid continuous exposure without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
- Within Development Area B (single-family attached residential/townhouse), the following additional standards shall apply:
 - Pitched roofs, if provided, may be of a contemporary style with asymmetrical low roof slopes of no less than 4:12, with the exception of the roof eaves or parapets, which may be provided in straight lines.
 - Usable porches or steps shall form a predominant feature of the building design and be located on the front and/or side of the building, where feasible based on site grading. Sloops and entry-level porches may be covered but shall not be enclosed.
 - For all connected units that face a public or private street, steps shall face the public realm and corner units will have enhanced side elevations with a front stoop where feasible. Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.
 - Side elevations shall not contain blank wall exposure greater than ten (10) feet on all building levels.
 - Taken into account to side elevations may include, but shall not be limited to, usable doors, decorative lighting/ornaments, architectural details or ornaments, transoms, windows, eaves, and/or eaves.
 - Attached dwelling units shall be limited to a maximum of eight (8) townhouse units per building.

V. Environmental Features & Landscaping

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

VI. Lighting

- All freestanding lighting fixtures installed on the Site (excluding tower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any pedestrian scale, freestanding lighting fixtures 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.

VII. Shielding 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.

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Potential Timeline

Potential Timeline

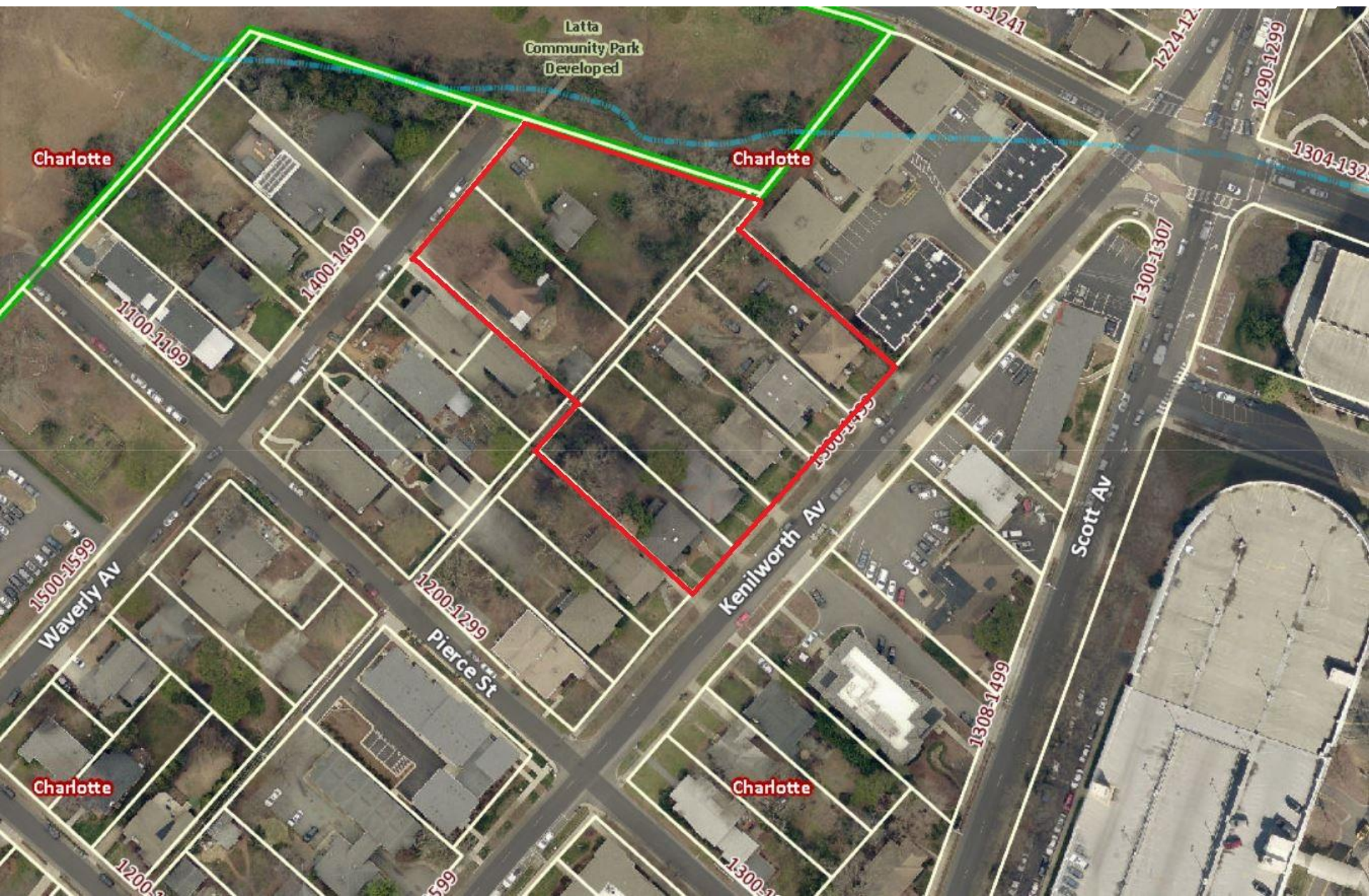
Public Hearing: March 18, 2019

Zoning Committee: April 2, 2019

City Council Decision: April 15, 2019

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Discussion



K&L GATES

Exhibit E

How do you reconcile
the discrepancy between
the density of the small
area plan and the proposed
overall density and height?
i.e. R8 and R22 40 feet
32 DUA 70 feet

The small area plan
is not being followed
at all - Height &
density should be
followed -

Don't like internal Rezoning
~~of map~~ on waverly Above R8.

Why?

Why not MF-22 like in the Area
plan?

Why 70' when plan calls for 40'

Will you close Public Alley.

Where will Utilities be Put/run.

Why is it necessary to rezone the
R8 along Waverly at all?