

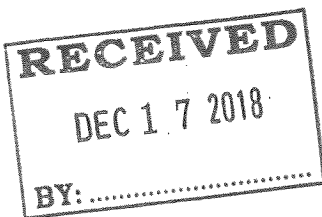
# Rezoning Petition Packet

## **Petitions:**

**2019-001 through 2019-016  
& 2019-001(c)**

Petitions that were submitted in January 2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-001

Petition #:	_____
Date Filed:	<u>12/17/2018</u>
Received By:	<u>[Signature]</u>

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

Property Owner: The 6125 Company, LLC

Owner's Address: PO Box 1017, Davidson, NC 28036 City, State, Zip: \_\_\_\_\_

Date Property Acquired: June 14, 2016

Property Address: 6125 Nations Ford Road, Charlotte, NC

Tax Parcel Number(s): 169-121-12

Current Land Use: Vacant Size (Acres): +/- 1.793 acres

Existing Zoning: MUDD-O Proposed Zoning: MUDD-O, S.P.A.

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham & Carlos Alzate  
Date of meeting: 8/27/18

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a hotel that could contain a maximum of 95 guest rooms and accessories uses relating thereto.

John Carmichael  
Name of Rezoning Agent

101 N. Tryon Street  
Agent's Address

Charlotte, NC 28246  
City, State, Zip

704.377.8341  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

David W Stewart  
Signature of Property Owner

David W. Stewart for the 6125 Company, LLC  
(Name Typed / Printed)

The 6125 Company, LLC  
Name of Petitioner(s)

PO Box 1017  
Address of Petitioner(s)

Davidson, NC 28036  
City, State, Zip

704.634.9989  
Telephone Number Fax Number

david@thestewartgroup.net  
E-Mail Address

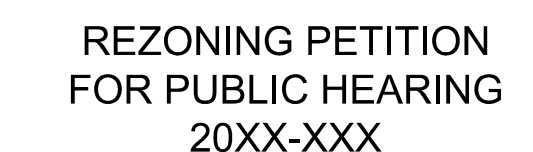
David W Stewart for the 6125 Company, LLC  
Signature of Petitioner

David W. Stewart  
(Name Typed / Printed)





**O** 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
**P** 704.343.0608  
**W** [www.drgrp.com](http://www.drgrp.com)

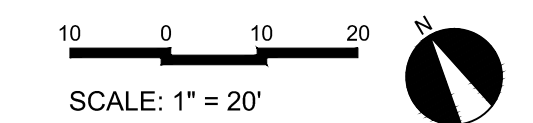


## REZONING PLANS

TYVOLA CROSSING  
CHARLOTTE, NORTH CAROLINA

**HIGH-RISE HOTELS**  
121 DOZIER BOULEVARD  
FLORENCE, SC 29501  
843.667.4630

## SCHEMATIC SITE PLAN

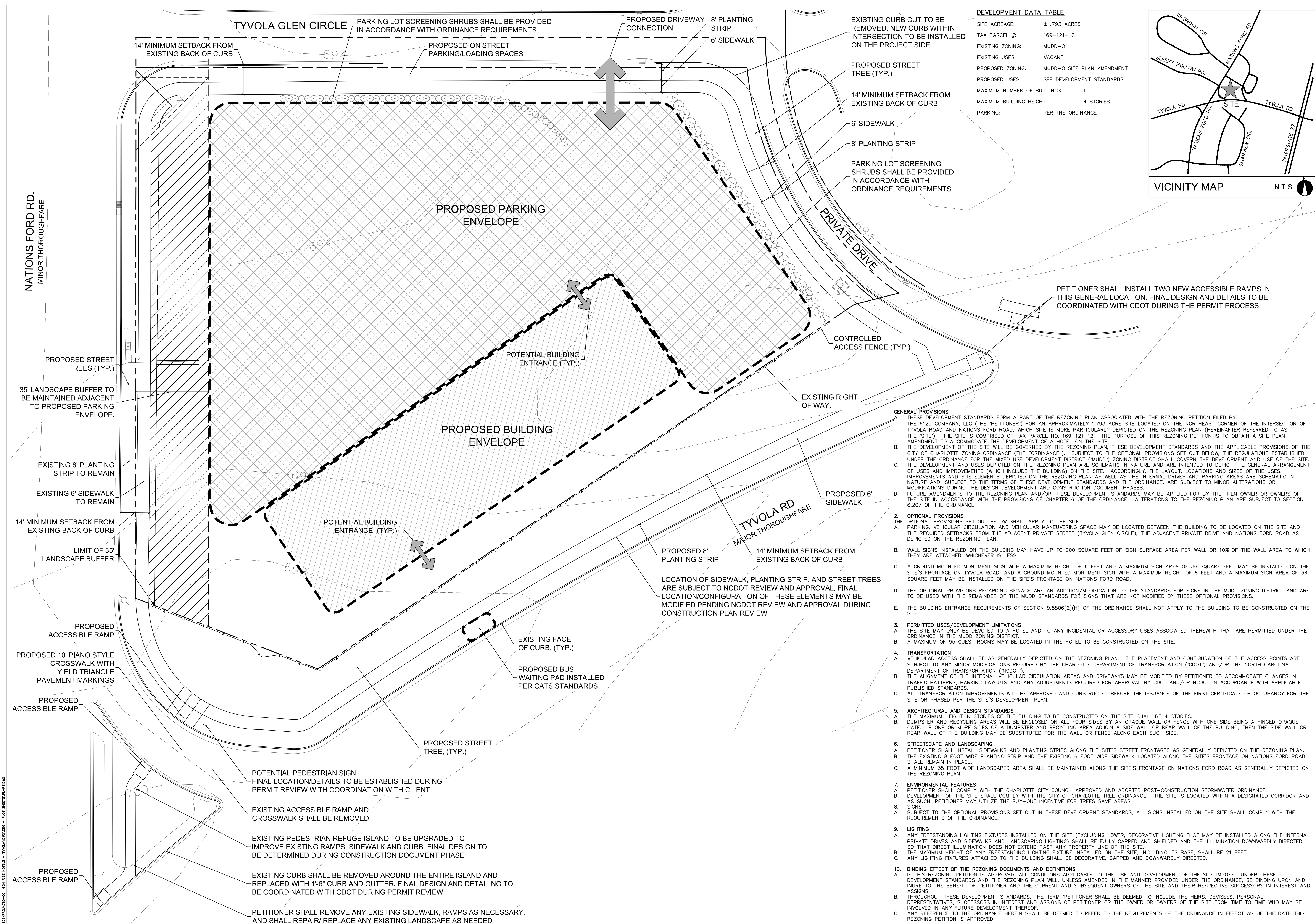


PROJECT #: 785-001  
DRAWN BY: DK  
CHECKED BY: TH

DECEMBER 17, 2018

REVISIONS:

RZ1.0

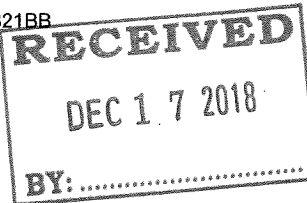


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# REZONING APPLICATION

## MECKLENBURG COUNTY



2019-001(c)

Petition #: \_\_\_\_\_

Date Filed: 12/17/2018

Received By: BH

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

Property Owner: Notion Properties, LLC

Owner's Address: 6049 Bluebird Hill Lane City, State, Zip: Weddington, NC 28104

Date Property Acquired: September 18, 2013

Property Address: 14752 Lancaster Highway

Tax Parcel Number(s): 223-451-81, 223-451-95 and 223-451-96

Current Land Use: Vacant multi-family and commercial Size (Acres): +/- 3.42 acres

Existing Zoning: NS Proposed Zoning: NS Site Plan Amendment

Overlay: N/A

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

Date of meeting: December 4, 2018

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

### For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate a childcare center and office and medical office 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 Agreement  
Signature of Property Owner

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

Ascent Real Estate Capital, LLC (c/o Jon Dixon)  
Name of Petitioner(s)

333 W. Trade Street, Suite 370  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

646-460-1812  
Telephone Number Fax Number

Jon@ascent.re  
E-Mail Address

ASCENT REAL ESTATE CAPITAL, LLC  
By: [Signature]

Signature of Petitioner  
Jon Dixon

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

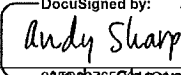


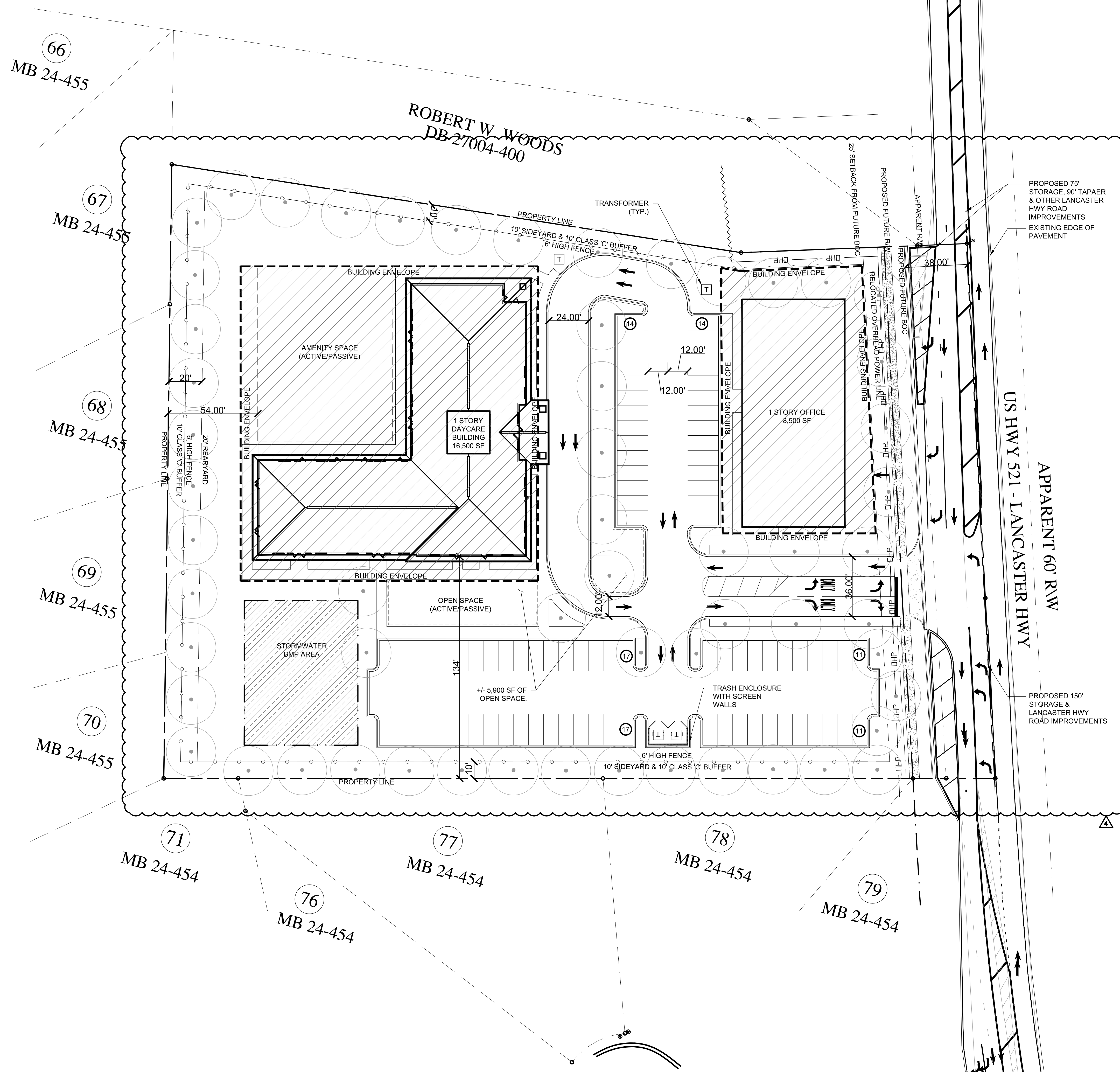
**REZONING APPLICATION  
ASCENT REAL ESTATE CAPITAL, LLC, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Ascent Real Estate Capital, LLC that are designated as Tax Parcel Nos. 223-451-81, 223-451-95 and 223-451-96 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the requested site plan amendment to the approved NS Conditional Rezoning Plan for the Site.

This 17 day of December, 2018.

**NOTION PROPERTIES, LLC**

By:   
Name: Andy Sharp  
Title: Managing Member



**DEVELOPMENT DATA**

Tax parcel id #'s: 223-451-81  
 Zoning jurisdiction: Mecklenburg county  
 Total site acreage: (3.78) 3.62 ac net of existing r/w  
 Required parking: 58 stalls (NS district)  
 Parking provided: 84 stalls provide. A minimum of 1.0 parking spaces per 10 children, 1 space per employee, and minimum of 1.0 parking space for each 350 gross square feet of office use will be provided.

**Zoning:**  
 Existing zoning: R8-MF (CD)  
 Existing use: Single family dwelling unit (structure) & vacant land  
 Proposed zoning: NS (Neighborhood Services)  
 Proposed use: Up to 16,500 square feet of Daycare use and up to 8,500 sq.ft. of gross floor area of general and medical office use together with accessory uses, as allowed in the ns zoning district.

**Neighborhood services data:**

Min. setback : 25' \*\*  
 Min. sideyard: 10'  
 Min. rearyard: 20'  
 Max. bldg height: \*

\*Not to exceed (1) story or 30 feet for Daycare building; and not to exceed One (1) story and 30 feet for the proposed office buildings, building height to be measured as defined by the ordinance.

\*\*25' from back of existing or proposed curb, whichever is greater

- Legend:**
- Existing trees to be saved
  - Proposed street trees
  - Proposed Stormwater BMP
  - Proposed bldg envelope

PETITION #: 2014-001(C)  
 CITY OF CHARLOTTE



Site Development Data:

- Acreage: ± 3.62 acres net of existing right-of-way (± 3.78 acres total)  
--Tax Parcel #: 223-451-81  
--Existing Zoning: R-8MF(CD) (by Rezoning Petition No. 2008-001(c))  
--Proposed Zoning: NS  
--Existing Uses: A single-family dwelling unit.  
--Proposed Uses: Up to 16,500 square feet of gross floor area of Daycare use and up to 11,000 square feet of gross floor area of general and medical office uses together with accessory uses, as allowed in the NS zoning district.  
--Max. Bldg. Height: Not to exceed (1) story or 30 feet for the multi-family residential building; and not to exceed one (1) story and 30 feet for the proposed office buildings, building height to be measured as defined by the Ordinance.  
--Parking: A minimum of 1.5 parking spaces per dwelling unit and a minimum of 1.0 parking space for each 350 gross square feet of office uses will be provided.

DEVELOPMENT STANDARDS

December 17, 2018

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Ascent Real Estate Capital, LLC (the “Petitioner”) to request an amendment to the approved Conditional Rezoning Plan relating to Rezoning Petition No. 2014-001(c) (the “Approved Plan”). The Approved Plan currently governs the development and use of the site subject to this site plan amendment request, which is an approximately 3.42 acre site located on the west side of Lancaster Highway, north of the intersection of Lancaster Highway and Winghurst Drive (the “Site”). The Site is more particularly depicted on the Rezoning Plan and is comprised of Tax Parcel Nos. 223-451-81, 223-451-95 and 223-451-96.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Mecklenburg County Zoning Ordinance (the “Ordinance”).
- C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the NS (Neighborhood Services) zoning district shall govern the use and development of the Site.
- D. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal private drives and parking and circulation areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of the Ordinance.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. Subject to the limitations set out below in paragraphs B, C, D and E, the Site may be devoted only to the uses set out below, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the NS zoning district.
- (1) Professional business, general and medical office uses.
- (2) A childcare center, subject to the regulations of Section 12.502 of the Ordinance.
- B. The total maximum gross floor area that may be devoted to professional business, general and medical office uses shall be 8,500 square feet.
- C. The childcare center may accommodate a maximum of 190 children.
- D. The maximum gross floor area of the building that will contain a childcare center shall be 16,50 square feet.
- E. A maximum of 2 principal buildings may be located on the Site. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of principal buildings located on the Site.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation (“CDOT”) and/or the North Carolina Department of Transportation (“NCDOT”).
- B. The alignments of the internal private drives and the parking and vehicular circulation areas may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- C. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- D. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Lancaster Highway as required to provide right of way measuring 50 feet from the existing center line of Lancaster Highway to the extent that such right of way does not exist.
- E. Petitioner shall install curb, gutter and sidewalk along the Site's frontage on Lancaster Highway as generally depicted on the Rezoning Plan.

4. ARCHITECTURAL STANDARDS

- A. The maximum height in stories of any building located on the Site shall be 1 story.
- B. The maximum height in feet of any building located on the Site shall be 30 feet as measured under the Ordinance.
- C. HVAC and related mechanical equipment will be screened from public view and from the view of adjacent properties at grade.
- D. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate.

5. STREETScape/LANDSCAPING

- A. A minimum 10 foot wide landscape area that is planted to the standards of a Class C buffer shall be established along the northern, southern and western boundary lines of the Site as more particularly depicted on the Rezoning Plan. The trees planted within this landscape area will be evergreen trees with a minimum height of 8 feet at the time of installation.
- B. A minimum 6 foot tall wooden screen fence shall be installed along the northern, southern and western boundary lines of the Site as more particularly depicted on the Rezoning Plan.
- C. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Lancaster Highway as generally depicted on the Rezoning Plan.

6. ENVIRONMENTAL FEATURES

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

7. LIGHTING

- A. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and 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.
- B. The maximum height of any freestanding lighting fixture installed on the Site shall be 15 feet.

8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

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

DATE: 06/23/14  
DESIGNED BY: LDB  
DRAWN BY: LDB  
CHECKED BY: NLD  
SCALE: PER SHEET  
PROJECT #: 1018447

REVISIONS:  
09/12/14 - REZONING COMMENTS  
11/20/14 - COMMUNITY COMMENTS  
10-12-15 - ADMINISTRATIVE AMENDMENT  
03-06-17 - ADMINISTRATIVE AMENDMENT  
06-17-18 - ADMINISTRATIVE AMENDMENT  
06-17-18 - ADMINISTRATIVE AMENDMENT

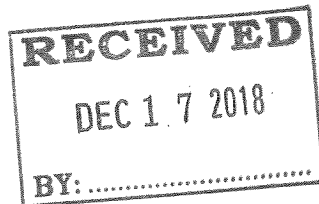
LANCASTER HWY  
TECHNICAL DATA SHEET  
SOUTHERN APARTMENT GROUP, MECKLENBURG COUNTY  
CITY OF CHARLOTTE REZONING 2014-001(C)

LandDesign  
223 N Graham Street Charlotte, NC 28202  
V: 704.333.0325 F: 704.332.3246  
www.LandDesign.com

PETITION #: 2014-001(C)  
CITY OF CHARLOTTE

SHEET #:  
RZ-3

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-002

Petition #:	
Date Filed:	12/17/2018
Received By:	12/17/2018

Complete All Fields (Use additional pages if needed)

Property Owner: City of Charlotte AND Little Rock AME Zion Church

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

Date Property Acquired: 1/1/1975 AND 11/19/2009

Property Address: 705 E. 7<sup>th</sup> Street, Charlotte NC 28202

Tax Parcel Number(s): 08010402 AND 08010408

Current Land Use: Vacant Land and Civic/Institutional Size (Acres): 1.496

Existing Zoning: UR-2 Proposed Zoning: TOD-R

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

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

Date of meeting: 12/12/2018

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan:     

N/A Lee Cochran

Name of Rezoning Agent

N/A

Agent's Address

N/A

City, State, Zip

N/A

Telephone Number

Fax Number

N/A

E-Mail Address

[Signature]  
Signature of Property Owner

Lee Cochran - REZoning Division  
(Name Typed / Printed)

Laurel Street Residential, LLC

Name of Petitioner(s)

511 East Blvd

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

704-561-5230

Telephone Number

Fax Number

lcochran@laurelstreetres.com

E-Mail Address

[Signature]  
Signature of Petitioner

Lee M. Cochran  
(Name Typed / Printed)



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Received By: \_\_\_\_\_

Complete All Fields (Use additional pages if needed)

2 of 2

Property Owner: City of Charlotte AND Little Rock AME Zion Church

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

Date Property Acquired: 1/1/1975 AND 11/19/2009

Property Address: 705 E. 7th Street, Charlotte, NC 28202

Tax Parcel Number(s): 08010402 AND 08010408

Current Land Use: Vacant Land and Civic/Institutional Size (Acres): 1.496

Existing Zoning: UR-2 Proposed Zoning: TOD-R

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

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

Date of meeting: 12/12/2018

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

**For Conditional Rezoning Only:**

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

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

N/A  
Name of Rezoning Agent

N/A  
Agent's Address

N/A  
City, State, Zip

N/A  
Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

N/A  
E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

Laurel Street Residential, LLC  
Name of Petitioner(s)

511 East Blvd  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

704-561-5230  
Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

lcochran@laurelstreetres.com...  
E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

Owner's Addresses

City of Charlotte  
c/o Real Estate Division  
600 E. 4<sup>th</sup> Street  
Charlotte, NC 28202

Little Rock AME Zion Church  
401 North McDowell Street  
Charlotte, NC 28204



**RECEIVED**  
DEC 17 2018  
BY: .....

Petition #: \_\_\_\_\_  
Date Filed: 12/17/2018  
Received By: B.

2019-003

Property Owner: City of Charlotte

Owner's Address: c/o City Real Estate, 600 East 4<sup>th</sup> Street      City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 12/29/2003

Property Address: 7619-7631 North Tryon Street, Charlotte NC 28262

Tax Parcel Number(s): 04722122 AND 04722123

Current Land Use: Utility Size (Acres): 4.034

Existing Zoning: I-1 and I-2 (CD) Proposed Zoning: TOD-R

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders

Date of meeting: 12/13/2018

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

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

Purpose/description of Conditional Zoning Plan:

Laurel Street Residential, LLC  
Name of Petitioner(s)

511 East Blvd  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

704-561-5230	
Telephone Number	Fax Number

lcochran@laurelstreetres.com  
E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Received By: \_\_\_\_\_

Property Owners: Central Piedmont Community College Foundation Inc.

Owner's Addresses: PO Box 35009, Charlotte, NC 28235

Date Properties  
Acquired: 04/04/2016

Property Addresses: N/A

Tax Parcel Numbers: 203-189-01

Current Land Use: vacant (Acres): ± 10.543

Existing Zoning: INST Proposed Zoning: R-22MF

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Kent Main, Jason Prescott, and Isaiah Washington

Date of meeting: 12/18/18

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

**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) 7004-339-5888 (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

**C4 Investments, LLC (Attn: Barry James)**

Name of Petitioner

**121 West Trade Street, Ste. 2550**

Address of Petitioner

**Charlotte, NC 28202**

City, State, Zip

**704.414.7477**

Telephone Number Fax Number

**bjames@csere.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2019-\_\_\_\_\_  
C4 Investments, LLC

**OWNER JOINDER AGREEMENT**  
Central Piedmont Community College Foundation Inc.

The undersigned, as the owner of the parcel of land located at the intersection of Arrowood Road and Hebron Street that is designated as Tax Parcel No. 203-189-01 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from INST zoning district to the R-22MF zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 11 day of JANUARY, 2018.

Central Piedmont Community College Foundation Inc.

By: [Signature]

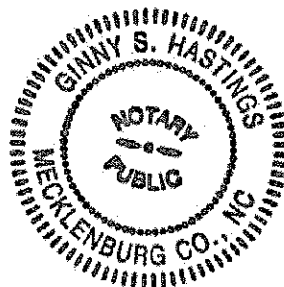
Name: KEVIN B. MCCARTHY

Its: VICE PRESIDENT

Ginny S. Hastings

My commission expires:

April 3, 2020





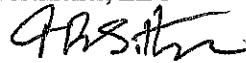
ATTACHMENT B

REZONING PETITION NO. 2019-  
C4 Investments, LLC

Petitioner:

C4 Investments, LLC

By:



Name:

Timothy B. Sittler

Title:

Manager

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-005

Petition #:	
Date Filed:	12/26/2018
Received By:	Bf

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

Property Owner: Gene & Greg, LLC

Owner's Address: 511 West Tremont Avenue City, State, Zip: Charlotte, NC 28203

Date Property Acquired: December 29, 2005

Property Address: 527 West Tremont Avenue

Tax Parcel Number(s): 119-061-01

Current Land Use: Industrial Size (Acres): +/- 5.58 acres

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

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

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune, Grant Meacci, Carlos Alzate et al.

Date of meeting: October 3, 2018

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

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a residential community on the site that could contain up to 100 single family attached dwelling units.

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

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

Ardent Acquisitions LLC (c/o Tyson Reilly)  
Name of Petitioner(s)

2100 Powers Ferry Road SE, Suite 350  
Address of Petitioner(s)

Atlanta, GA 30339  
City, State, Zip

248-361-8842  
Telephone Number Fax Number

treilly@theardentcompanies.com  
E-Mail Address

**ARDENT ACQUISITIONS LLC**

By: [Signature]  
Signature of Petitioner

TODD M. TERWILLIGER  
(Name Typed / Printed)

**REZONING APPLICATION  
ARDENT ACQUISITIONS LLC, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Ardent Acquisitions LLC that is designated as Tax Parcel No. 119-061-01 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 21 day of December, 2018.

**GENE & GREG, LLC**

By: Eugene A. Corey  
Name: EUGENE A. COREY  
Title: AUTHORIZED SIGNATORY

By: Greg E. Corey  
Name: GREGORY E. COREY  
Title: AUTHORIZED SIGNATORY





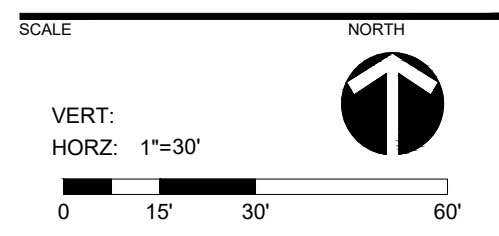
ACREAGE:	± 5.58 ACRES
TAX PARCEL:	319-061-01
EXISTING ZONING:	I-2(CD)
PROPOSED ZONING:	UR-2(CD)
EXISTING USES:	COMMERCIAL/INDUSTRIAL
PROPOSED USES:	SINGLE FAMILY ATTACHED
SETBACKS:	14' FROM BACK OF FUTURE CURB
SIDEYARDS:	5'
REARYARDS:	10'
MAX BLDG. HEIGHT:	AS REQUIRED BY THE ORDINANCE FOR THE ZONING DISTRICT.
F.A.R REQ:	0.79 (1.0 MAX)
REQ. PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE ZONING DISTRICT.
MAX. UNITS:	100
PROPOSED DENSITY:	18 UNITS/ACRE
REQ. OPEN SPACE:	THE SITE SHALL MEET OR EXCEED THE URBAN OPEN SPACE REQUIREMENTS OF THE ZONING DISTRICT.

## 527 TREMONT

THE ARDENT COMPANIES  
527 TREMONT AVE  
CHARLOTTE, NC, 28203

[illegible]

DESIGNED BY: LDB  
DRAWN BY: LDB  
CHECKED BY: LDB



## REZONING PLAN

SHEET NUMBER

# RZ-1.0



## December 21, 2018

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Ardent Acquisitions LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 5.58 acre site located on the south side of West Tremont Avenue between Village Court and South Tryon Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 119-061-01.
2. 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").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 (CD) zoning district shall govern the development and use of the Site.
4. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal public street, internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
5. 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.

1. The Site may be devoted only to a residential community containing a maximum of 100 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 (CD) zoning district.

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.

11508596v1 99000.00105

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

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.
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

11508596v1 99000.00105

3

2. As depicted on the Rezoning Plan, the Site will be served by an internal public street and internal private drives/ alleys, and minor adjustments to the locations of the internal public street and the internal private drives/alleys shall be allowed during the construction permitting process.

3. 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.

1. The single family attached dwelling units adjacent to West Tremont Avenue shall front West Tremont Avenue.
2. The actual widths of the single family attached dwelling units constructed on the Site may vary from the widths depicted on the Rezoning Plan.
3. The primary exterior building materials for the single family attached dwelling units to be constructed 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.

1. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on West Tremont Avenue. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into an existing sidewalk located on the Site's western and eastern boundary lines.
2. Portions of the minimum 8 foot wide sidewalk to be installed along the Site's frontage on West Tremont Avenue may be located in a sidewalk utility easement.
3. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along both sides of the internal public street to be located on the Site.
4. A minimum 10 foot wide landscape area that is planted to the standards of a Class C buffer shall be established along the eastern boundary line of the Site as more particularly depicted on the Rezoning Plan.
5. A minimum 6 foot tall wooden screen fence shall be installed along the eastern boundary line of the Site as more particularly depicted on the Rezoning Plan.

11508596v1 99000.00105

**KEY MAP**

SEAL

**PETITION  
NO. 2018-0xx**

THE ARDENT COMPANIES  
527 TREMONT AVE  
CHARLOTTE, NC, 28203

LANDDESIGN PROJ.# 1018435

## REVISION / ISSUANCE

[illegible]

DESIGNED BY: LDB  
DRAWN BY: LDB  
CHECKED BY: LDB

SCAL

VERT:  
HORZ: NTS

(NOT TO SCALE)

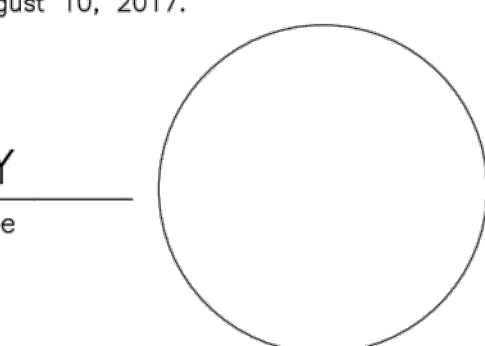
SHEET TITLE

REZONING NOTES

SHEET NUMBER

# RZ-2.0





The undersigned, being a registered surveyor of the State of North Carolina, certifies to only: Broome Development, LLC and First American Title Insurance Company. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 16, and 17 of Table A thereof. Contour lines shown hereon are within one-half contour interval of actual ground elevation across ninety percent of the subject parcel area. The field work was completed on August 10, 2017.

PRELIMINARY  
FOR REVIEW PURPOSES ONLY

Andrew G. Zoutewelle,  
N.C. PLS L-3098

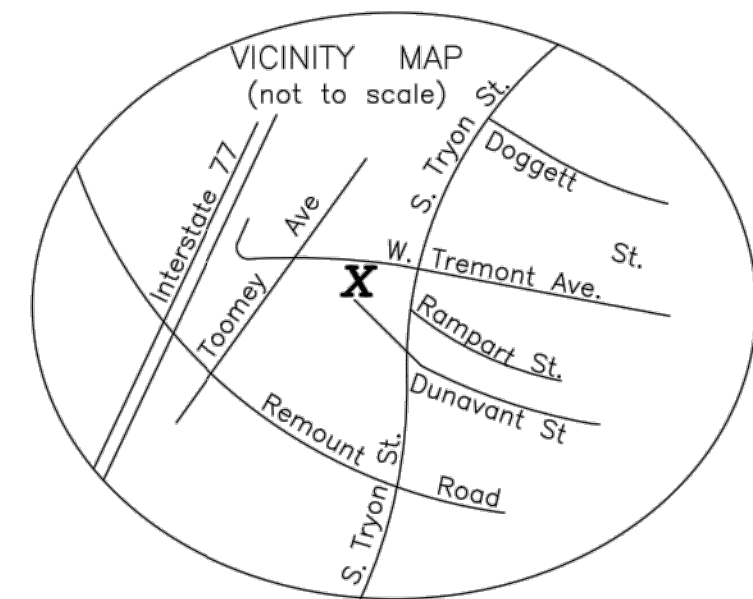
Date \_\_\_\_\_

Tax # 119-061-02  
Brookhill Land LLC  
DB 14802 Pg 637  
MB 6 Pg 403  
Zoning: R-22MF

Notes:

1. Tax Parcel Identification Number: 119-061-01.
2. GPS Point: Parcel: 243,234 Square feet (5.5839 acres), as computed by coordinates.
3. Source of title: Deed Book 19822, Page 532.
4. This survey is based on First American Title Insurance Company Title Commitment #NC8-860648-ATL bearing an effective date of July 24, 2017 at 8:00 a.m., Schuette, et al. as Grantor and Charlotte, North Carolina as Grantee.
5. Easement to City of Charlotte recorded in Book 9343, Page 677, (Mechanics County Registry, (affects property, shown hereon).
6. Right of way of Tremont Avenue to its full legal width, (as shown).
7. City of Charlotte, North Carolina, 2018, 2019, 2020, 2021, 2022, Mecklenburg County Registry, (affects subject property but cannot be accurately shown because the document lacks sufficient information to retrace it. The apparent vicinity of the easement is shown hereon).
8. Current zoning of this property, per GIS and Petition Number 00-15 is I-2 (CD) [Industrial, Commercial].
9. The Technical Data sheet associated with Petition Number 00-15 lists the following standards:  
Rearyards: 10' / Class A Buffer:  
10' / Class B Buffer:  
10' / Class C Buffer:  
Note that the underlying zoning side yard requirement for the I-2 designation has changed to 0'/5' by a text amendment adopted after petition 00-15.
10. This survey does not reflect a complete zoning analysis.
11. Development of this property is subject to the approval of the City of Charlotte.
12. This survey reflects utilities as per (1) observed surface indications; (2) Charlotte Water customer service maps; and (3) surface point markers provided by the Charlotte ONEncore Utility Information (4949). If additional utility information is required, the owner should contact a private utility locator to investigate specific areas of concern.
13. Per FEMA Flood Insurance Rate Map (FIRM) 371044530A, dated 9-2-2015, this property is situated entirely within Zone X (areas outside of the 1% Annual Flood Hazard).
14. Vertical datum shown hereon is NAVD83/1988. See benchmarks (TBM) shown hereon.
15. Addresses shown hereon are based on Mecklenburg County GIS and on-site signage.
16. The survey is not a full set of all un-recovered (lost) corners unless otherwise stated (4949).
17. No observed evidence of site use as a small waste dump, pump or sanitary landfill. Site site is a transmission receptor business and has old and new buildings and parking areas on the former site.
18. No observed evidence of recent building additions or earth-moving work.
19. There are no known proposed changes to street rights-of-way to the knowledge of the undersigned.
20. The data collection and control established multiple sessions RTK observations (Minimum 180 Epochs of RTK readings per session, PDB2 values of less than 2 for all sessions). The RTK observations utilized both the GPS & GLONASS constellations, Geoid model used: 128. The vertical datum is NAVD 1985. See the temporary bench marks provided hereon.
21. There are no staked corners shown hereon.

Tax # 119-061-02  
Brookhill Land LLC  
DB 14802 Pg 637  
MB 6 Pg 403  
Zoning: R-22MF



**A.G. ZOUTEWELLE**  
**SURVEYORS**  
1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-9444 Fax: 704-372-9555  
Firm Licensure Number C-1054

Copyright 2017  
ALTA/NSPS SURVEY of  
**511 & 527 WEST TREMONT AVENUE**  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for BROOME DEVELOPMENT, LLC  
August 10, 2017

Scale 1" = 30'

A horizontal scale bar with tick marks at 0, 30, 60, 90, and 120 feet. The segments between 0-30, 30-60, and 60-90 are shaded with diagonal lines. The segment between 90-120 is unshaded.

Z:\2017DWGS\ZAC\WEST TREMONT AVENUE 511\TREM511W

**KEY MAP**

SEAI

**PETITION  
NO. 2018-0xx**

**527 TREMONT**

THE ARDENT COMPANIES

527 TREMONT AVE

CHARLOTTE, NC, 28203

LANDDESIGN PROJ.# 1018435

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SUBMITTAL	12.21.2018

DESIGNED BY: LDB  
DRAWN BY: LDB  
CHECKED BY: LDB

SCALE NORTH

VERT: \_\_\_\_\_  
HORZ: AS NOTED

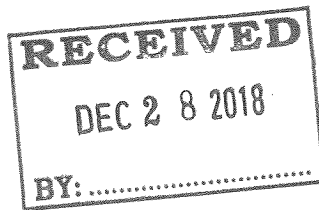
SHEET TITLE

## EXISTING SITE AND TREE SURVEY

SHEET NUMBER

# RZ-3.0

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-006

Petition #: \_\_\_\_\_  
Date Filed: 12/28/2018  
Received By: PH

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

Property Owner: Amerco Real Estate Company

Owner's Address: 2727 N Central Ave, 5N City, State, Zip: Phoenix, AZ 85004

Date Property Acquired: 12/20/18

Property Address: 3200 Freedom Dr

Tax Parcel Number(s): Portion of 06503640 20

Current Land Use: Vacant Size (Acres): 6.19

Existing Zoning: B1 SCD Proposed Zoning: BD (CD) & B-2 (CD)

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

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

Date of meeting: June 28th

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: Our request for a Conditional Zoning Plan is for the purpose of allowing self-storage and U-Haul truck and trailer share at this property.

Stephany Sheekey  
Name of Rezoning Agent

2727 N Central Ave, 5N  
Agent's Address

Phoenix, AZ 85004  
City, State, Zip

(602)263-6555  
Telephone Number Fax Number

stephany\_sheekey@uhaul.com  
E-Mail Address

Signature of Property Owner

Matthew F. Braccia  
(Name Typed / Printed)

Amerco Real Estate Company  
Name of Petitioner(s)

2727 N Central Ave, 5N  
Address of Petitioner(s)

Phoenix, AZ, 85004  
City, State, Zip

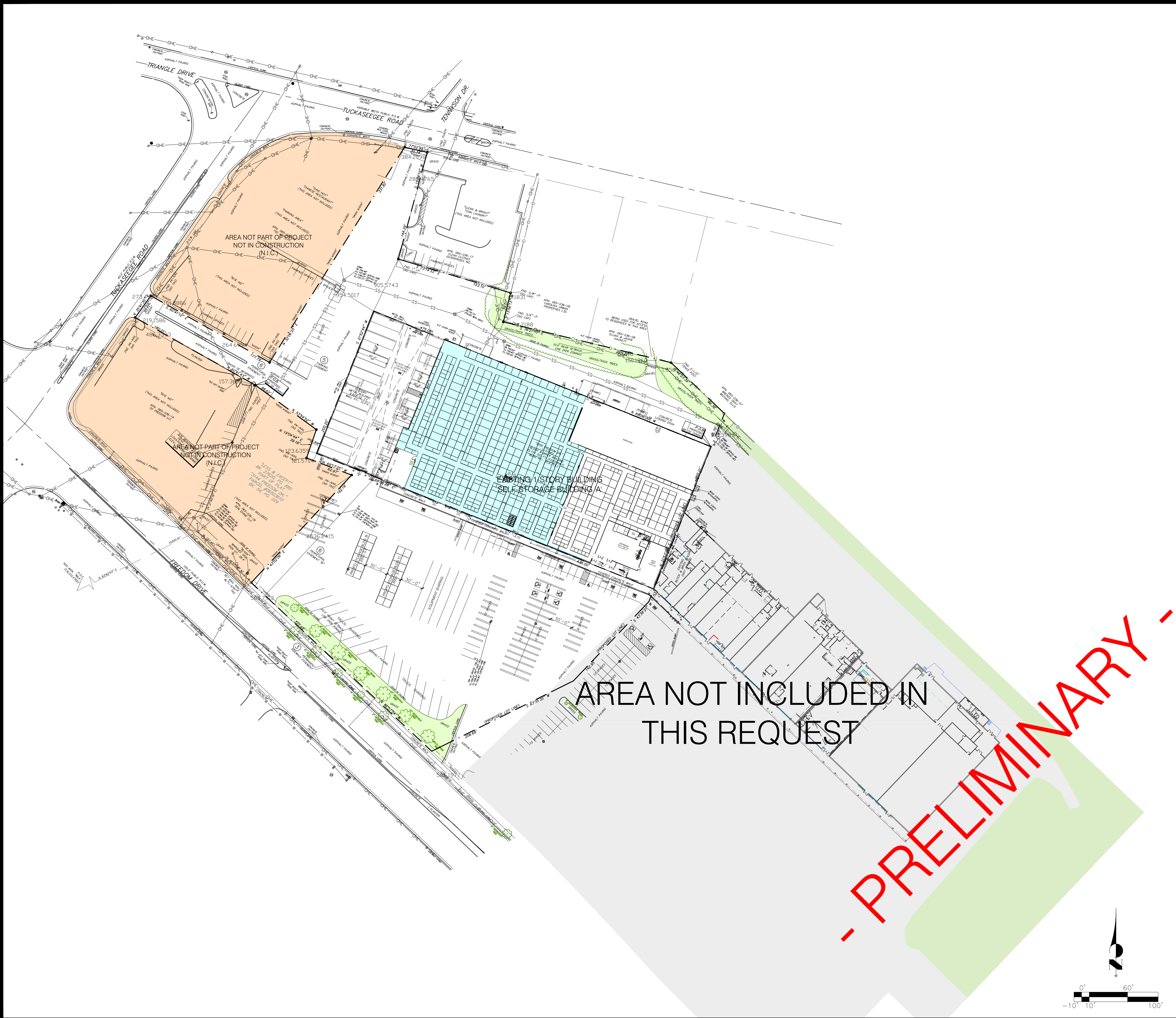
(602)263-6555  
Telephone Number Fax Number

stephany\_sheekey@uhaul.com  
E-Mail Address

Signature of Petitioner

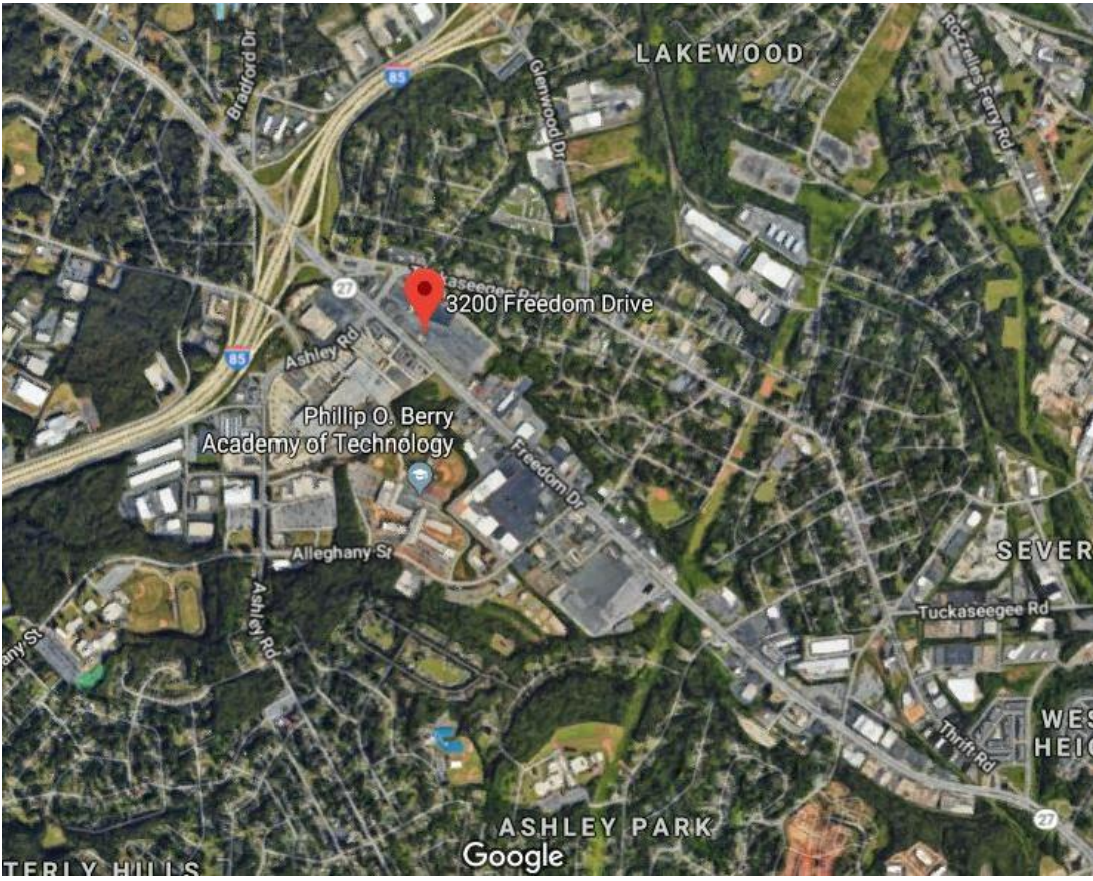
Stephany Sheekey  
(Name Typed / Printed)





SITE PLAN

SCALE: 1" = 60' - 0"



SITE AERIAL SCALE: N.T.S.

Zoning Information:  
U-Haul Moving & Storage at Freedom Mall

Municipality: City of Charlotte

Project Address: 3200 Freedom Dr., Charlotte, NC 28208

Acre / Area: 6.19 acres/ 270,042 sf.

Zone: B1-SCD – Business Shopping Center District (Uses Not Allowed)

Rezone: BD (CD)+B-2(CD)

Adjacent Zoning:  
North = R-22MF / R5  
East = B2  
South = B1-CD / B2  
West = I1

Permitted Uses:  
BD: Warehousing, within enclosed building

Bulk Requirements  
Setbacks:  
BD Front yard: 20 ft.  
Side yard both districts = 10 ft.  
Rear yard both districts = 10 ft.

BD  
FAR: 0.70 N/A

Height Limit:  
BD = 40 ft. - Existing to remain

Parking:  
Retail = 1 sp./ 250 sf - 12 Spaces Req'd / 12 Provided

Landscaping: TBD at Site Plan review

PROPOSED MIX												
LOCKER SIZE	BUILDING A NON CLIMATE - 30%			BUILDING A CLIMATE - 70%			BUILDING A TOTAL			EXTERIOR B - G		
	QTY.	SQ. FT.	%	QTY.	SQ. FT.	%	QTY.	SQ. FT.	%	QTY.	SQ. FT.	%
5 x 5	15	375	4%	49	1,225	4%	64	1,600	4%	0	0	0%
5 x 8	1	0	0%	23	920	3%	24	960	3%	0	0	0%
5 x 10	54	2,700	27%	146	7,300	25%	200	10,000	26%	0	0	0%
7 x 10	1	70	1%	0	0	0%	1	70	0%	0	0	0%
7 x 12	0	0	0%	1	84	0%	1	84	0%	0	0	0%
8 x 10	0	0	0%	18	1,440	5%	18	1,440	5%	0	0	0%
10 x 10	49	4,900	50%	130	13,000	45%	179	17,900	47%	28	2,800	100%
10 x 12	0	0	0%	2	240	1%	2	240	0%	0	0	0%
10 x 15	12	1,800	18%	32	4,800	17%	44	6,600	15%	0	0	0%
TOTAL	132	9,885	100%	401	29,000	100%	533	38,894	100%	28	2,800	100%

34 TOTAL COVERED RV SPACES

SITE DATA

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	1	1	1
2	1	1	1
3	1	1	1
4	1	1	1
5	1	1	1
6	1	1	1
7	1	1	1
8	1	1	1

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;  
NOT FOR CONSTRUCTION;  
FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO  
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul of Freedom Mall  
3200 Freedom Drive  
Charlotte, N.C. 28208

SHEET CONTENTS:

Site Plan

780076

DRAWN: JRW/MAE  
CHECKED: NH  
DATE: 12/06/2018

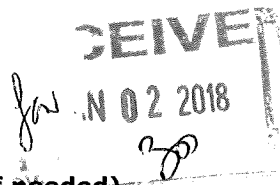
SP1

780076A1C.DWG

© 2018 AMERCO REAL ESTATE COMPANY



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2619-007

Petition #: \_\_\_\_\_  
Date Filed: 1/2/2019  
Received By: BF

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

Property Owner: Emerson Real Estate Advisors LLC and  
TPM Properties Limited Partnership

Owner's Address: 1991 Elizabeth Avenue, Suite 1D City, State, Zip: Charlotte, NC 28204

Date Property Acquired: March 3, 2014

Property Address: 2506 Beatties Ford Road, Charlotte, NC

Tax Parcel Number(s): 07501106

Current Land Use: Vacant Size (Acres): 0.512 acres

Existing Zoning: B-1 Proposed Zoning: NS

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

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune, Carlos Alzate

Date of meeting: Done (numerous - last meeting 12/3/18)

(\*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: Petitioner's proposed use of the property (fast food restaurant), including provided parking, can only be consistent with a Neighborhood Services District designation.

Adam Essink, P.E.  
Name of Rezoning Agent

Kimley-Horn, 200 S. Tryon Street  
Agent's Address

Charlotte, NC 28202  
City, State, Zip

704-409-1803  
Telephone Number Fax Number

adam.essink@kimley-horn.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Rodney Faulkner, Authorized Agent  
(Name Typed / Printed)

Leblon Franchising Holdings, LLC  
Name of Petitioner(s)

222 S. Church Street, Suite 100  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

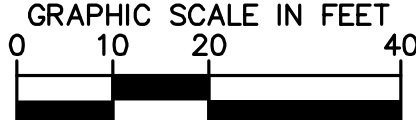
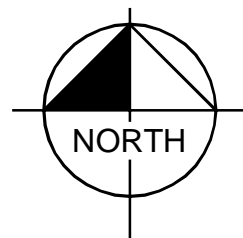
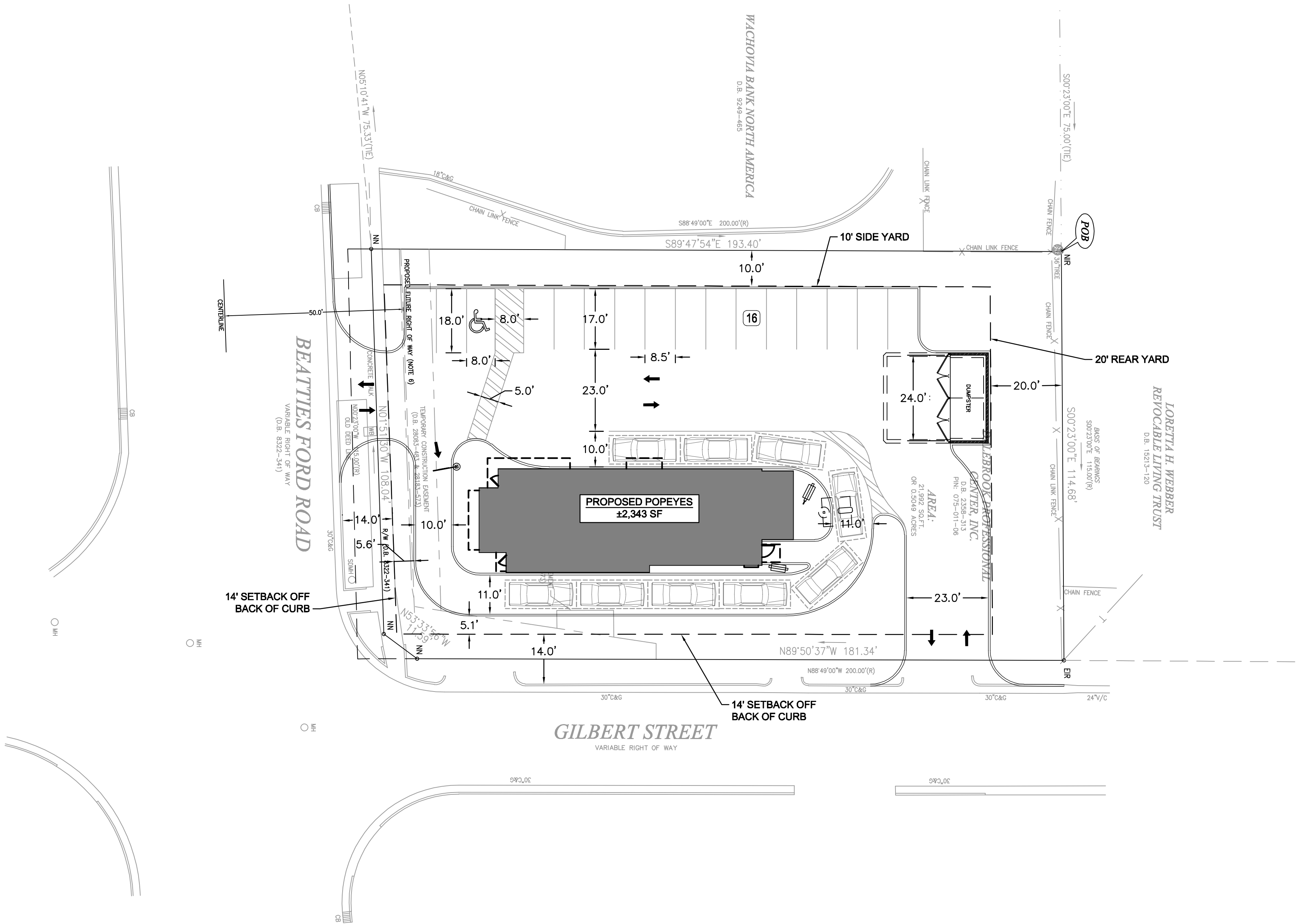
786-853-9950  
Telephone Number Fax Number

joseph.marin@leblon-us.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Joseph Marin, Authorized Agent  
(Name Typed / Printed)

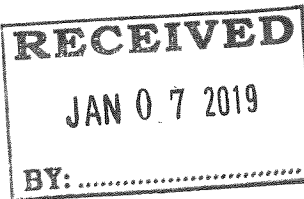




VICINITY MAP  
SCALE: NTS

DEVELOPMENT DATA TABLE	
SITE ACREAGE	0.50 ACRES
TAX PARCELS INCLUDED IN REZONING	075-011-06
EXISTING ZONING	B-1
PROPOSED ZONING	B-1 (NS)
NUMBER OF RESIDENTIAL UNITS	N/A
RESIDENTIAL DENSITY	N/A
SQUARE FOOTAGE OF NON-RESIDENTIAL USES	2,343 SF
FLOOR AREA RATIO	0.11
MAXIMUM BUILDING HEIGHT	21' - 10"
MAXIMUM NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	16 (1 H/C)
AMOUNT OF OPEN SPACE	0.16 AC (7,015 SF)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-208

Petition #: \_\_\_\_\_  
Date Filed: 1/7/2019  
Received By: B+

**Complete All Fields (Use additional pages if needed)** Property Owner: Alltime Factors INC and John Edward Amon  
SR. \_\_\_\_\_

Owner's Address: PO Box 11254 City, State, Zip: Charlotte, NC 28220

Date Property Acquired: Unknown

Property Address: 1121 Seigle, 1113 Seigle, 820 E 15th

Tax Parcel Number(s): 08109921, 08109914, 08109913

Current Land Use: Church and (3) Single Family homes Size (Acres): .5177

Existing Zoning: R-5 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders; Mandy Rosen  
Date of meeting: 10/18/18

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: Mixed used development including 35 residential units + ground floor commercial

Russell Fergusson

Name of Rezoning Agent

PO Box 5645

Agent's Address

Charlotte, NC 28299

City, State, Zip

704-234-7488

Telephone Number Fax Number

russell.fergusson@russellwfergusson.com

E-Mail Address ALLTIME FACTORS, INC BY:

John Amon Sr. Pres  
Signature of Property Owner

JOHN AMON, SR.  
(Name Typed / Printed)

CoHab LLC

Name of Petitioner(s)

1918 Beverly Drive

Address of Petitioner(s)

Charlotte, NC 28207

City, State, Zip

704-995-2254

Telephone Number Fax Number

htucker@cohabdev.com

E-Mail Address

Harrison Tucker  
Signature of Petitioner

Harrison Tucker  
(Name Typed / Printed)



1. GENERAL PROVISIONS

- a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION, FILED BY CoHab LLC (THE PETITIONER), TO ACCOMMODATE THE DEVELOPMENT OF 35 RESIDENTIAL DWELLING UNITS ON AN APPROXIMATELY 0.5177 ACRE SITE LOCATED ON THE SOUTHWEST CORNER OF SEIGLE AVENUE & 15TH STREET. MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"), THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 08109921, 08109914 & 08107205.
- b. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- c. UNLESS THE ZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARD, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD-O ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- d. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENT 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. THE SETBACKS, AS SHOWN ON THE SITE PLAN, ARE: 16' FRONT SETBACK FROM SEIGLE AVENUE ; 16' SIDE SETBACK FROM 15TH STREET; 10' SIDE SETBACK ON THE SOUTHWEST PROPERTY LINE SHARED WITH THE ADJACENT COMMERCIAL AND A 20'REARYARD SETBACK AGAINST THE ADJACENT RESIDENTIAL FACING 15TH.
- e. FUTURE AMENDMENTS TO REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISION OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES

- a. THE SITE MAY BE UTILIZED FOR ANY USES AVAILABLE IN THE MUDD ZONING DISTRICT, INCLUDING MIX OF COMMERCIAL SPACE FRONTING SEIGLE AND A RESIDENTIAL COMMUNITY CONTAINING 35 RESIDENTIAL DWELLING UNITS, AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE MUDD ZONING DISTRICT.
- b. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. TRANSPORTATION

- a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT 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. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY A PRIVATE DRIVEWAY, AND MINOR ADJUSTMENT TO THE LOCATION OF THE DRIVEWAY SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- c. SUBTERRANEAN PARKING WILL BE PROVIDED TO MEET THE MUDD ZONING ORDINANCE REQUIREMENTS, INCLUDING ONE STALL PER RESIDENTIAL UNIT, PLUS ONE STALL PER 600 SF OF COMMERCIAL SPACE.
- d. SITE SHALL NOT BE REQUIRED TO PROVIDE A 35' by 35' SIGHT TRIANGLE AT THE CORNER OF Seigle and 15<sup>th</sup> SL

4. ARCHITECTURAL STANDARDS

- a. PERMITTED EXTERIOR BUILDING MATERIALS SHALL COMPRISE OF BRICK, CEDAR SHAKE, WOOD SIDING, FIBER CEMENT SIDING, STUCCO, MASONRY AND/OR OTHER MATERIAL APPROVED BY THE CITY PLANNING DIRECTOR.
- b. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- c. PERMITTED SLOPED ROOF MATERIALS ARE ASPHALT SHINGLES, COMPOSITION SHINGLES, WOOD SHINGLES, TIN, STANDING SEAM METAL, AND WOOD SHAKES.
- d. THE SCHEMATIC DEPICTION OF SIDEWALKS, DRIVEWAY, 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 PROVISION OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENT DEPICTED BY THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/ SITE ELEMENT 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.

5. OPEN SPACE

THE PROJECT WILL MEET OPEN SPACE REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT AS THOSE STANDARDS EXIST AT THE TIME OF THE REZONING APPROVAL OR AT THE TIME OF PERMITTING IN THE SOLE DISCRETION OF PETITIONER.

- a. ENVIRONMENTAL FEATURES

DEVELOPMENT OF THE SITE SHALL COMPLY WITH CHARLOTTE TREE ORDINANCE. TREE SAVE WILL BE SATISFIED ACCORDING THE AREA LABELED TREEA SAVE ON THE NORTHWEST SIDE OF THE PROPERTY. TREES LABELED "EXISTING" HAVE BEEN SURVEYED

6. LIGHTING

- a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECTED ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- b. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED FIFTEEN (15) FEET.
- c. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

7. STREETScape AND LANDSCAPING

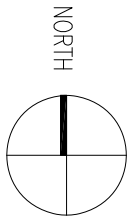
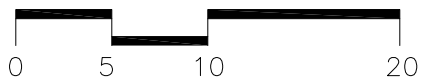
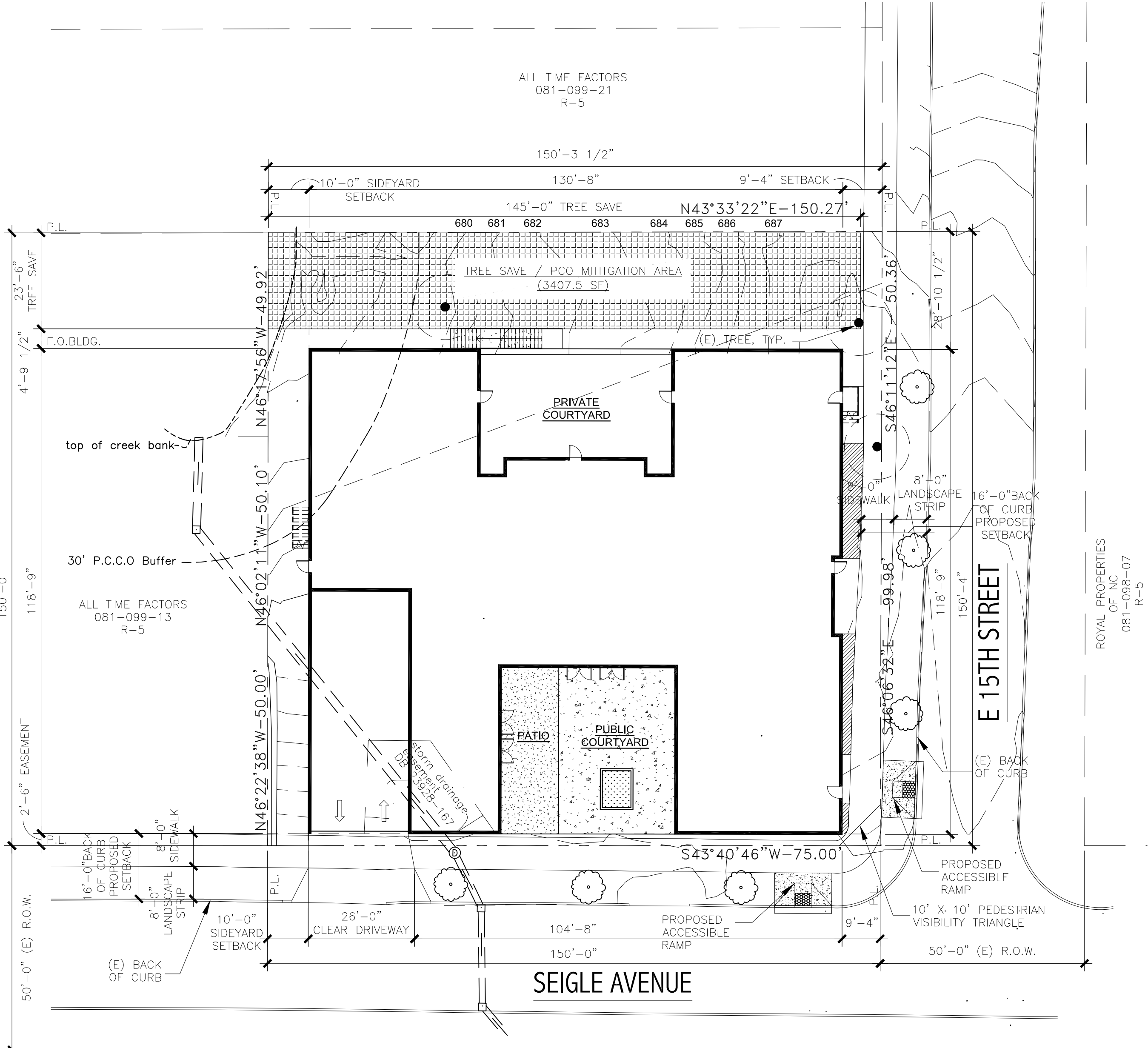
- a. PETITIONER SHALL PROVIDE A MINIMUM 8 FEET WIDE SIDEWALK AND A MINIMUM 8 FEET WIDE PLANTING STRIP IN THE SETBACK AS GENERALLY SHOWN ON THE SITE PLAN ON BOTH SEIGLE AVENUE AND 15TH STREET.

8. AFFORDABLE DWELLING UNIT

ONE OF THE RESIDENTIAL UNITS WILL BE FOR-SALE AFFORDABLE AT 80% AREA MEDIAN INCOME WITH A 10 YEAR RESTRICTION ON THE RESALE OF THE PROPERTY, OR SHALL BE ELIGIBLE FOR THE CITY OF CHARLOTTE'S HOUSE CHARLOTTE PROGRAM.

9. BINDING EFFECT OF THE REZONING APPLICATION

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON REPRESENTATIVE, SUCCESSORS IN INTEREST OR ASSIGNS.



NOTES

SCALE:  
N.T.S

20

SITE PLAN

SCALE:  
1" = 20'-0"

8

VICINITY MAP

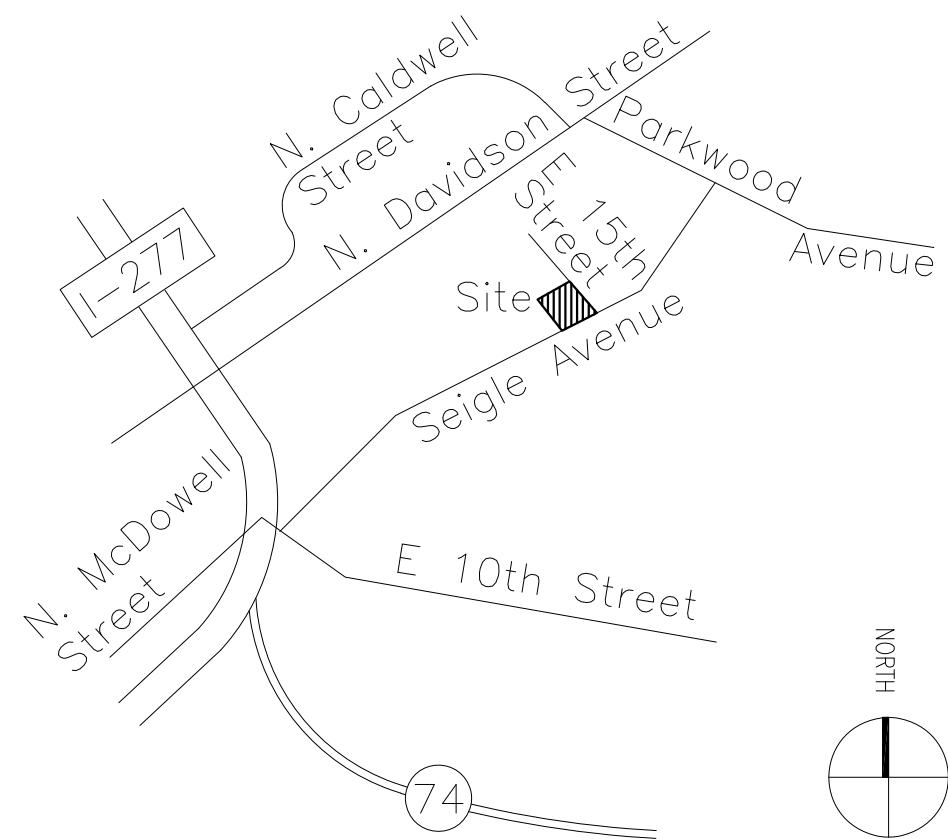
SCALE:  
N.T.S

4

SITE DATA

SCALE:  
N.T.S

3



SHEET TITLE:

REZONING  
PLAN

PROJ. NO: 2018-17  
SHEET NO:

A1.1  
© 2018 SWIFTLLEE OFFICE

ARCHITECT:

CONSULTANT:

PROJECT NAME:

REVISED:

REZONING SUBMITTAL

APPROVAL:

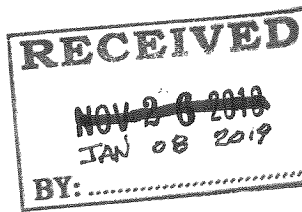
STAMP/SEAL:



SWIFTLLEE OFFICE

SWIFTLLEE OFFICE  
543A S. Raymond Ave.  
Pasadena, CA 91105  
T: 323.257.8200 F: 323.257.8276  
www.swiftleeeoffice.com

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-009

Petition #: \_\_\_\_\_  
Date Filed: 11/20/18  
Received By: BH

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

Property Owner: see attached applications for Owner information

Owner's Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

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

Property Address: 6324, 6328, 6500, 6508, 6428 Beatties Ford Road

Tax Parcel Number(s): 03714104, 03714103, 03714102, 03714101

Current Land Use: \_\_\_\_\_ Size (Acres): 16.0 ac.

Existing Zoning: R-3 and B-2 Proposed Zoning: R-8MF (CD)

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

Required Rezoning Pre-Application Meeting\* with: Alberto, Grant, Rick

Date of meeting: 11/13/2018

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: to create a townhome development

Sara Shirley - American Eng.  
Name of Rezoning Agent

8008 Corporate Center Dr. Suite 110  
Agent's Address

Charlotte, NC 28226  
City, State, Zip

704-749-1021  
Telephone Number

sshirley@american-ea.com  
E-Mail Address

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

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

Joseph Rhodes  
Name of Petitioner(s)

235 Apollo Beach Boulevard, Suite 307  
Address of Petitioner(s)

Apollo Beach, FL 33572  
City, State, Zip

770-713-7622  
Telephone Number

jw@yourlandpartner.com  
E-Mail Address

Joseph Rhodes  
Signature of Petitioner

JOSEPH RHODES  
(Name Typed / Printed)

## I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Received By: \_\_\_\_\_

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

Property Owner: Elliott Scott Climer

Owner's Address: 6500 Beatties Ford Road City, State, Zip: Charlotte, NC 28216

Date Property Acquired: 2004

Property Address: 6500 and 6508 Beatties Ford Road

Tax Parcel Number(s): 037-141-01 and 037-141-02

Current Land Use: Residential Size (Acres): 2.87 acres combined

Existing Zoning: R-3 Proposed Zoning: \_\_\_\_\_

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

Required Rezoning Pre-Application Meeting\* with: \_\_\_\_\_

Date of meeting: \_\_\_\_\_

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

### For Conditional Rezoning Only:

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

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

\_\_\_\_\_  
Name of Rezoning Agent

\_\_\_\_\_  
Agent's Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
E-Mail Address

Elliott Scott Climer  
Signature of Property Owner

Elliott Scott Climer

(Name Typed / Printed)

\_\_\_\_\_  
Name of Petitioner(s)

\_\_\_\_\_  
Address of Petitioner(s)

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
Signature of Petitioner

(Name Typed / Printed)

## I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Received By: \_\_\_\_\_

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

Property Owner: Donna Caldwell Kerns

Owner's Address: 107 Lismark Drive City, State, Zip: Mooresville, NC

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

Property Address: 6428 Beatties Ford Road, Charlotte, NC 28216

Tax Parcel Number(s): 037-141-03

Current Land Use: Residential Size (Acres): 2.02 acres

Existing Zoning: R-3 Proposed Zoning: \_\_\_\_\_

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

Required Rezoning Pre-Application Meeting\* with: \_\_\_\_\_

Date of meeting: \_\_\_\_\_

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

### For Conditional Rezonings Only:

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

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

\_\_\_\_\_  
Name of Rezoning Agent

\_\_\_\_\_  
Agent's Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
E-Mail Address

Donna Caldwell Kerns  
Signature of Property Owner

Donna Caldwell Kerns  
(Name Typed / Printed)

\_\_\_\_\_  
Name of Petitioner(s)

\_\_\_\_\_  
Address of Petitioner(s)

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
Signature of Petitioner

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



# I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Received By: \_\_\_\_\_

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

Property Owner: Roy L Parker and Margaret J ParkerOwner's Address: 2400 Oakdale RoadCity, State, Zip: Charlotte, NC 28216Date Property Acquired: 11-02-15Property Address: 6324 and 6328 Beatties Ford Road, Charlotte, NC 28216Tax Parcel Number(s): 037-141-04 2 address, 1 PID #Current Land Use: Residential, Vacant structuresSize (Acres): 11.5Existing Zoning: R-3 and B-1

Proposed Zoning: \_\_\_\_\_

Overlay: \_\_\_\_\_

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

Required Rezoning Pre-Application Meeting\* with: \_\_\_\_\_

Date of meeting: \_\_\_\_\_

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

## For Conditional Rezoning Only:

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

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

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Roy L. Parker Margaret J. Parker  
Signature of Property Owner

Roy L. PARKER Margaret J. Parker  
(Name Typed / Printed)

Name of Petitioner(s)

Address of Petitioner(s)

City, State, Zip

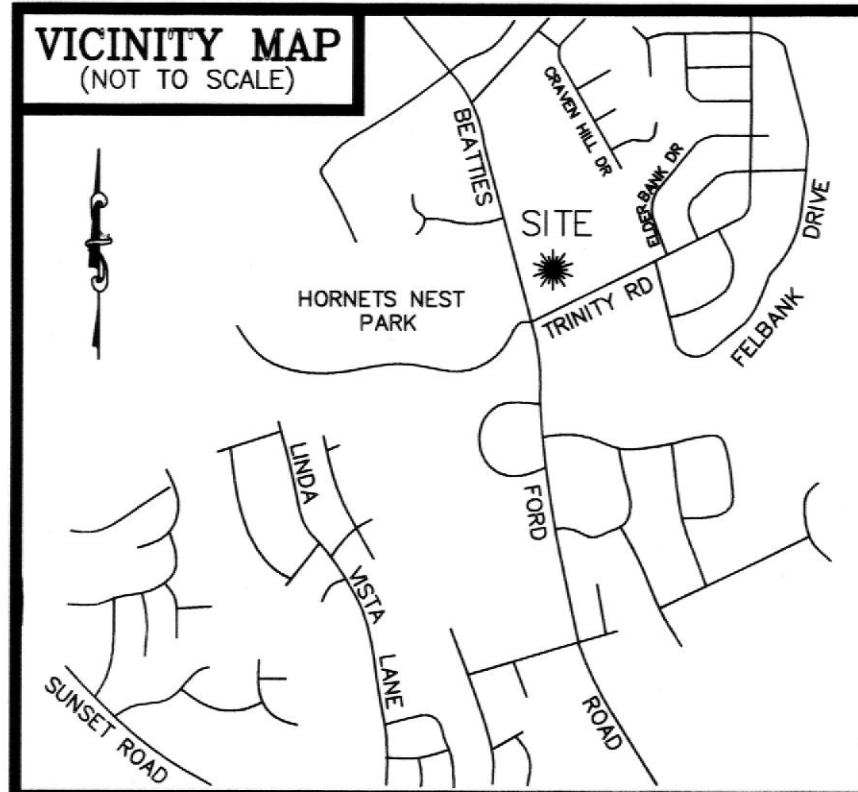
Telephone Number

Fax Number

E-Mail Address

Signature of Petitioner

(Name Typed / Printed)



GRAPHIC SCALE



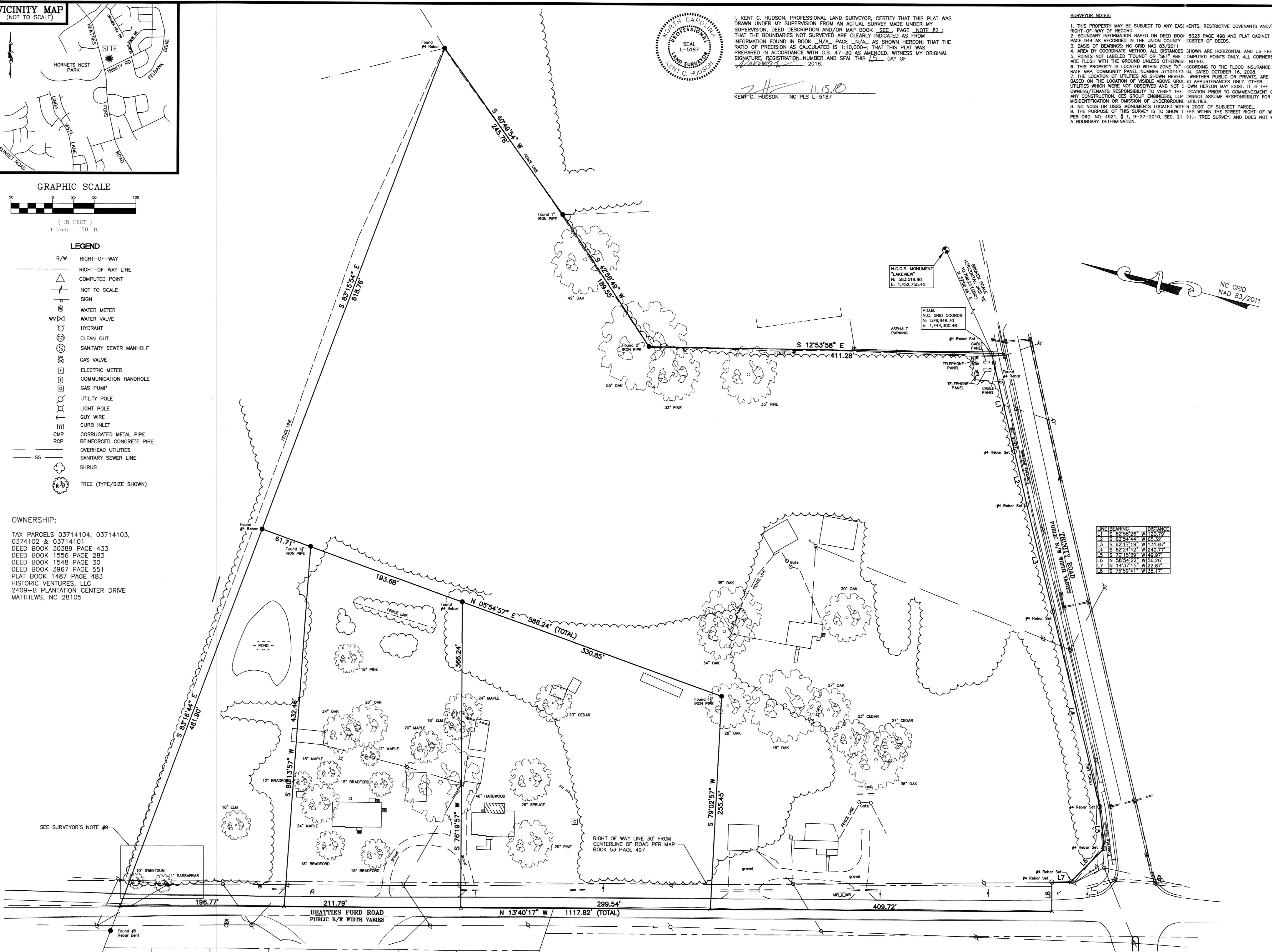
( IN FEET )  
1 inch = 50 ft.

## LEGEND

R/W	RIGHT-OF-WAY
---	RIGHT-OF-WAY LINE
△	COMPUTED POINT
+	NOT TO SCALE
⊕	SIGN
⊗	WATER METER
⊗	WATER VALVE
⊗	HYDRANT
⊗	CLEAN OUT
⊗	SANITARY SEWER MANHOLE
⊗	GAS VALVE
⊗	ELECTRIC METER
⊗	COMMUNICATION HANDHOLE
⊗	GAS PUMP
⊗	UTILITY POLE
⊗	LIGHT POLE
⊗	GUY WIRE
⊗	CURB INLET
⊗	CMP
⊗	RCP
⊗	CORRUGATED METAL PIPE
⊗	REINFORCED CONCRETE PIPE
⊗	OVERHEAD UTILITIES
⊗	SANITARY SEWER LINE
⊗	SHRUB
⊗	TREE (TYPE/SIZE SHOWN)

## OWNERSHIP:

TAX PARCELS 03714104, 03714103,  
0374102 & 03714101  
DEED BOOK 30389 PAGE 433  
DEED BOOK 1556 PAGE 283  
DEED BOOK 1548 PAGE 30  
DEED BOOK 3967 PAGE 551  
PLAT BOOK 1487 PAGE 483  
HISTORIC VENTURES, LLC  
2409-B PLANTATION CENTER DRIVE  
MATTHEWS, NC 28105



I, KENT C. HUDSON, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION AND/OR MAP BOOK SEE PAGE NOTE #2. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15 DAY OF November, 2018.

KENT C. HUDSON - NC PLS L-5187

## SURVEYOR NOTES:

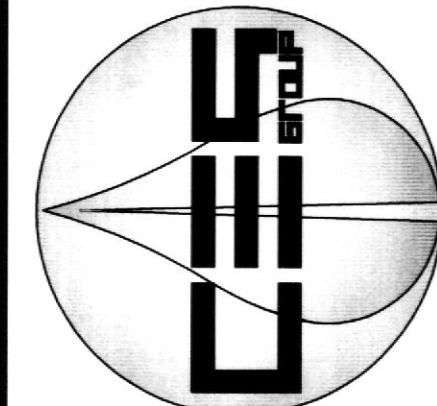
1. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD.
2. BOUNDARY INFORMATION BASED ON DEED BOOK 5023 PAGE 498 AND PLAT CABINET M PAGE 844 AS RECORDED IN THE UNION COUNTY REGISTER OF DEEDS.
3. BASIS OF BEARINGS: NC GRID NAD 83/2011
4. AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL AND US FEET.
5. POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY. ALL CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 37104473, DATED OCTOBER 16, 2008.
7. THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CES GROUP ENGINEERS, LLP CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
8. NO NCOS OR USGS MONUMENTS LOCATED WITHIN 2000' OF SUBJECT PARCEL.
9. THE PURPOSE OF THIS SURVEY IS TO SHOW TREES WITHIN THE STREET RIGHT-OF-WAYS PER ORD. NO. 4521, § 1, 9-27-2010, SEC. 21-91.- TREE SURVEY, AND DOES NOT MAKE A BOUNDARY DETERMINATION.

SEAL:

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

REVISIONS		
NO.	ISSUE	DATE

**CES GROUP ENGINEERS, LLP**  
NC FIRM LICENSE# F-1240  
274 N. HWY. 16, SUITE 300  
DENVER, NC 28037  
T 704. 489.1500  
www.ces-group.net

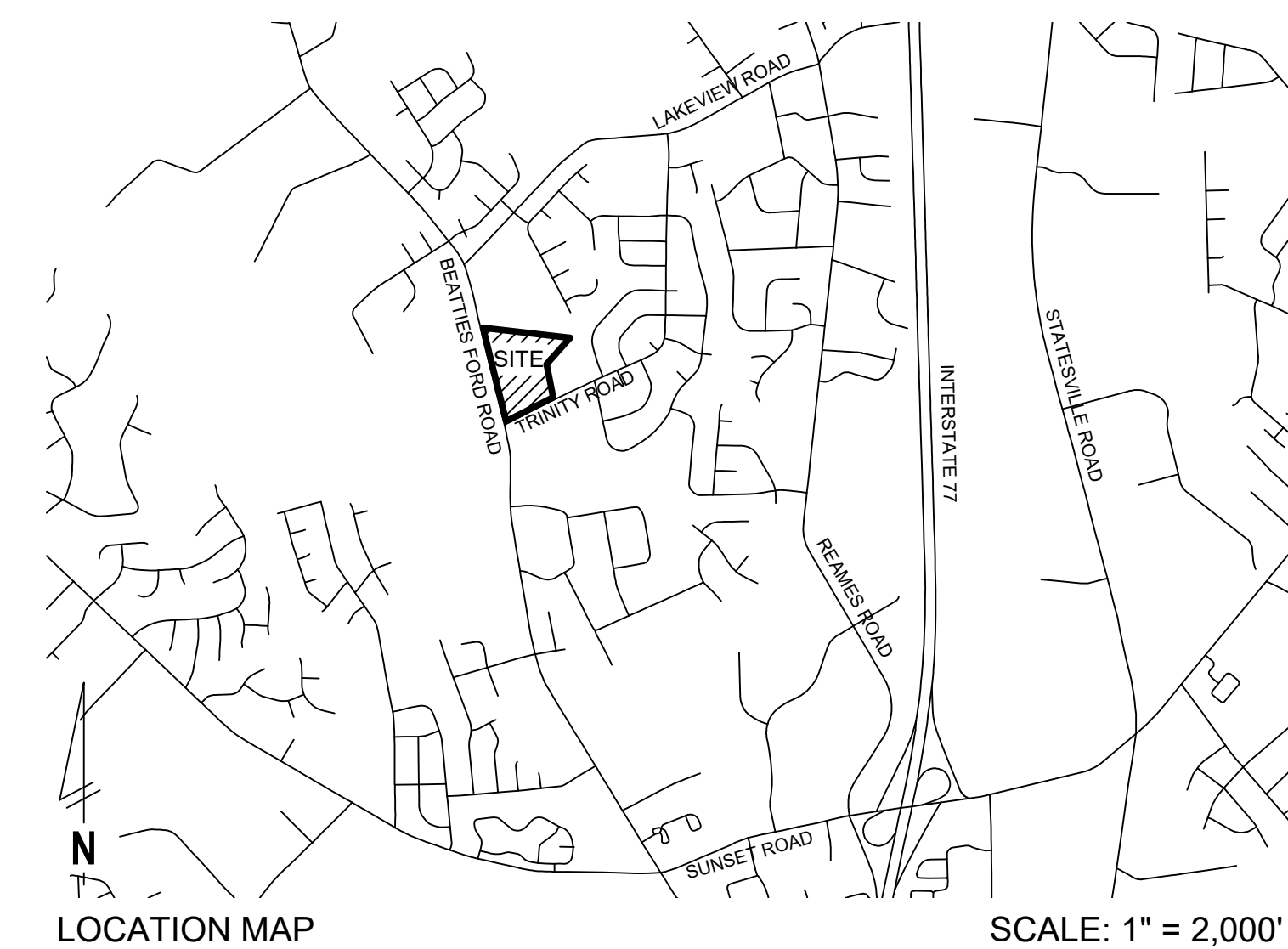


**TREE LOCATION SURVEY**  
**TRINITY RD & BEATTIES FORD RD**  
6328, 6428, 6500 & 6508 BEATTIES FORD RD  
CHARLOTTE, MECKLENBURG COUNTY, NC  
TAX PARCELS 03714104, 03714103,  
03714102 & 03714101

DRAWN BY: MGL  
CHECKED BY: KCH  
PROJECT NO: 7059  
DATE: 11/15/2018  
SCALE: 1" = 50'  
DRAWING TITLE:  
7059 - TRINITY AND BEATTIES FORD RD - TREE SURVEY

DRAWING NUMBER:  
**1**



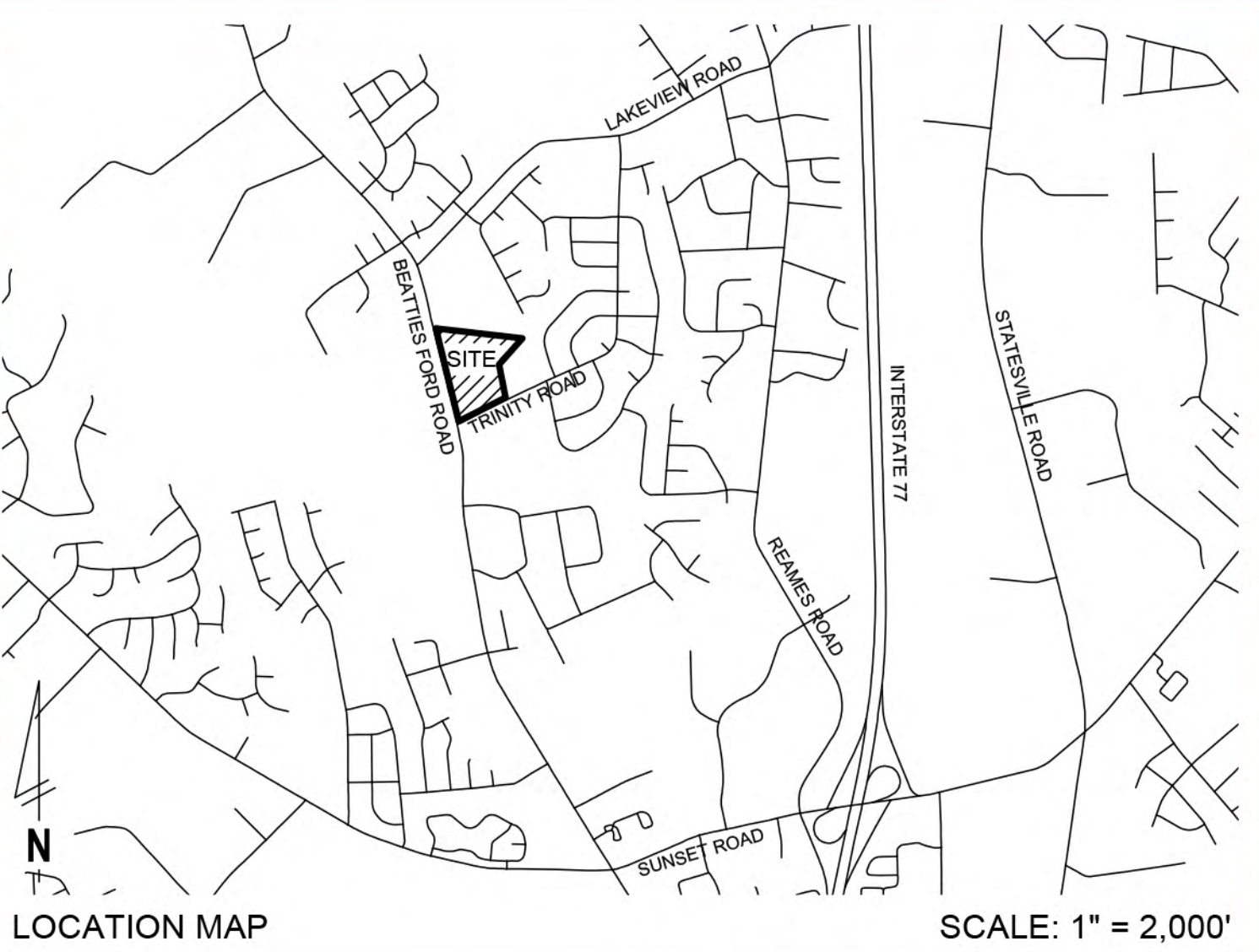


SITE ACREAGE:	16.0 ACRES
TAX PARCELS INCLUDED IN REZONING:	03714104, 03714103, 03714102, 03714101
EXISTING ZONING:	B-2 & R-3
PROPOSED ZONING:	R-8 MF (CD)
EXISTING USES:	SINGLE-FAMILY DETACHED AND HORIZONTAL MIXED-USE
PROPOSED USES:	TOWNHOMES
NUMBER OF UNITS:	128 TOWNHOMES
PROPOSED DENSITY:	8.0 UNITS/ACRE
REQUIRED TREE SAVE:	2.4 ACRES (15%)
PROPOSED TREE SAVE:	2.4 ACRES (15%)

- PROPERTY LINE AND ZONING INFORMATION FROM VC.CHARMECK.ORG
- PROPERTY SETBACKS FROM CITY OF CHARLOTTE ZONING ORDINANCE







# Rezoning Conceptual Landscape Plan

# Beatties Ford and Trinity Road Properties

City of Charlotte, North Carolina

November 26, 2018

Page 2 of 3





**BEATTIES FORD AND TRINITY ROAD TOWNHOMES - PETITION #2018-XXX  
CONDITIONAL DISTRICT REZONING - DEVELOPMENT STANDARDS**

## GENERAL PROVISIONS

- a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LAND PARTNERS OF AMERICA (THE "PETITIONER"), TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 16-ACRE SITE LOCATED NORTHEAST OF THE CORNER OF BEATTIES FORD AND TRINITY ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 03714104, 03714103, 03714102, 03714101
- b. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- c. UNDER THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-BMF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- d. 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 CONFIGURATION, PLACEMENT AND SIZE OF THE PRINCIPAL BUILDING FOOTPRINT AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

### PERMITTED USES

- a. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 128 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.

## TRANSPORTATION

- a. VEHICULAR ACCESS TO THE SITE WILL BE AS GENERALLY DEPICTED ON REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- b. PETITIONER SHALL INSTALL THE PUBLIC DRIVES IN THE LOCATIONS GENERALLY DEPICTED ON REZONING PLAN. PUBLIC STREETS CONSTRUCTED ON SITE WILL CONFORM TO THE LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION AS DEPICTED ON REZONING PLAN.
- c. PETITIONER SHALL CONVEY TO THE CITY OF CHARLOTTE BY A 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.
- d. THE PETITIONER SHALL PROVIDE A LEFT-TURN LANE INTO THE SITE FROM BEATTIES FORD ROAD AS GENERALLY SHOWN ON THE REZONING PLAN.
- e. PETITIONER SHALL PROVIDE A SIDEWALK PLANTING STRIP ALONG THE EXISTING EDGE OF BEATTIES FORD ROAD, IN THE LOCATION AS GENERALLY DEPICTED ON THE REZONING PLAN.
- f. PARKING FOR EACH INDIVIDUAL UNIT IS PROVIDED IN A TWO CAR GARAGE WITH ONE ADDITIONAL SPACE WITHIN THE DRIVEWAY AREA.
- g. THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES FOR THE FINAL LAYOUT, TRAFFIC PATTERNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS. MODIFICATIONS SHALL BE MINOR.
- h. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

## ARCHITECTURAL STANDARDS

- a. ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF SIX (6) TOWNHOME UNITS PER BUILDING.
- b. WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENT ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS.
- c. IT IS ANTICIPATED THAT SOLID WASTE AND RECYCLING COLLECTION SERVICES ARE TO BE PROVIDED BY A PRIVATE COLLECTION SERVICE AND IN THIS EVENT, ROLL-OUT BINS WILL BE PROVIDED FOR EACH DWELLING UNIT.

## STREETSCAPE AND LANDSCAPING

- a. THE PETITIONER WILL PROVIDE AN 8' PLANTING STRIP AND A 5' SIDEWALK FOR ALL INTERNAL PUBLIC DRIVES AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE DEVELOPMENT OF THIS SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- c. THE PETITIONER SHALL PROVIDE A 50 FOOT CLASS C BUFFER IN THE AREA AS INDICATED ON THE REZONING PLAN WHICH MAY BE REDUCED TO A MINIMUM OF 37.5 FEET WITH A BOUNDARY FENCE, PER ORDINANCE PROVISIONS.
- d. PETITIONER HAS PROVIDED A CONCEPTUAL LANDSCAPE PLAN FOR THE OVERALL SITE TO DEMONSTRATE DESIGN INTENT FOR STREETSCAPES AS WELL AS OPEN SPACE AND PERIMETER BUFFER AREAS.

## ENVIRONMENTAL FEATURES

- a. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND ACTUAL SITE DISCHARGE POINTS.

## LIGHTING

- a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND 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.
- b. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.
- c. ANY LIGHTING FIXTURES ATTACHED TO PRINCIPAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

### 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 SUCCESSORS IN INTEREST AND ASSIGNS.
- b. 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.

# Rezoning Notes



## Beatties Ford and Trinity Road Properties

## City of Charlotte, North Carolina

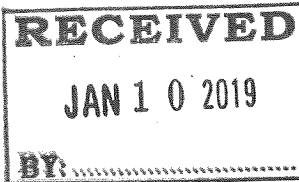
**November 26, 2018**

Page 3 of 3

8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704.375.2438

*Note: Conceptual Plans Only, layout subject to change based on final design and approvals.*

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-010

Petition #:	
Date Filed:	1/10/2019
Received By:	BH

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

Property Owner: Grace Andrews, et al

Owner's Address: 46875 Tall Rd City, State, Zip: New London, NC 28127

Date Property Acquired: 1975 / 2001

Property Address: XXXX Old Plank Rd

Tax Parcel Number(s): 03515701, 03515778

Current Land Use: Vacant Land Size (Acres): 33.4848

Existing Zoning: R-3 & I-1 Proposed Zoning: R-6 (19.3251 ac) & R-8 (14.1597 ac)

Overlay: \_\_\_\_\_ (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Alberto Gonzalez, Claire Lyte-Graham, Kent Main (2nd meeting), et al

Date of meeting: 10/23/18 & 11/21/18

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

Name of Rezoning Agent: \_\_\_\_\_

Agent's Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Signature of Property Owner: Grace H. Andrews

GRACE H. ANDREWS  
(Name Typed / Printed)

JDSI, LLC

Name of Petitioner(s): \_\_\_\_\_

3515 Dovewood Dr

Address of Petitioner(s): \_\_\_\_\_

Charlotte NC 28226

City, State, Zip: \_\_\_\_\_

704-361-7777

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

judsonstringfellow@gmail.com

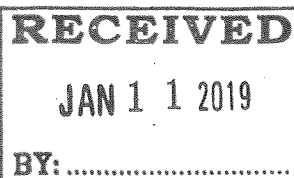
E-Mail Address: \_\_\_\_\_

Signature of Petitioner: Judson Stringfellow

Judson Stringfellow  
(Name Typed / Printed)



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-011

Petition #:	_____
Date Filed:	1/11/2018
Received By:	BK

Property Owners: MREI IV Courtney Land LLC

Owner's Addresses: 8333 Douglas Avenue, Ste 1600, Dallas, TX 75225

Date Properties  
Acquired: 11/08/18

Property Addresses: N/A

Tax Parcel Numbers: 143-151-02

Current Land Use: vacant (Acres): ± 13.196

Existing Zoning: O-1(CD) Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Carlos Alzate, Joshua Weaver, Grant Meacci

Date of meeting: 10/25/18

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: To allow development of the site with a multi-family community.

**Bridget Grant, Dujuana Keys, & Jeff Brown**

Name of Rezoning Agent

**Moore & Van Allen, PLLC**

**100 N. Tryon Street, Suite 4700**

Agent's Address

**Charlotte, NC 28202**

City, State, Zip

**704.331.2379 (BG) 704-378-1973(BG)**

**704-331-2371 (DK) 704-339-5888 (DK)**

**704-331-1144 (JB) 704-378-1925 (JB)**

Telephone Number Fax Number

**bridgetgrant@mvalaw.com;**

**dujuanakeys@mvalaw.com; jeffbrown@mvalaw.com**

E-mail Address

**SEE ATTACHMENT A**

Signature of Property Owner

**Milestone Investments, LLC (Attn: Michael Sauer)**

Name of Petitioner

**8333 Douglas Avenue, Ste 1600**

Address of Petitioner

**Dallas, TX 75225**

City, State, Zip

**214.442.8166**

Telephone Number

**214.442.8199**

Fax Number

**msauer@milestonegp.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

**ATTACHMENT A**

**REZONING PETITION NO. 2019-\_\_\_\_**  
**The Milestone Group**

**OWNER JOINDER AGREEMENT**  
**MREI IV Courtney Land, LLC**

The undersigned, as the owner of the parcel of land located at the eastern intersection of Yorkmont Road and Parkway Place Boulevard that is designated as Tax Parcel No. 143-151-02 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from O-1(CD) zoning district to the UR-2(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 9<sup>th</sup> day of January, 2019.

**MREI IV Courtney Land, LLC**

By:   
Name: \_\_\_\_\_  
Its: John Ascenzo  
Vice President

**ATTACHMENT B**

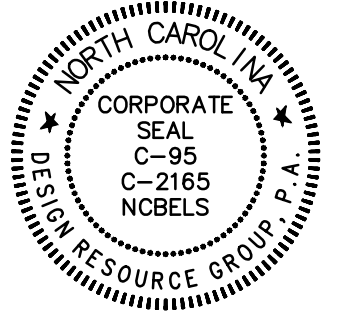
**REZONING PETITION NO. 2019-  
Milestone Investments, LLC**

**Petitioner:**

**Milestone Investments, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: John Ascenzo  
Vice President





REZONING PET  
NO. 2019-

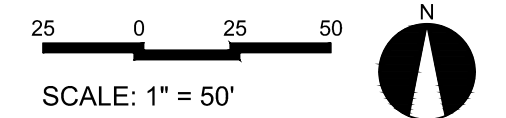
## COURTNEY RIDGE PHASE II

CHARLOTTE, NORTH CAROLINA

MREI IV COURTNEY LAND, LLC

8333 DOUGLAS AVENUE, SUITE 1600  
DALLAS, TX 75225  
214.442.8166

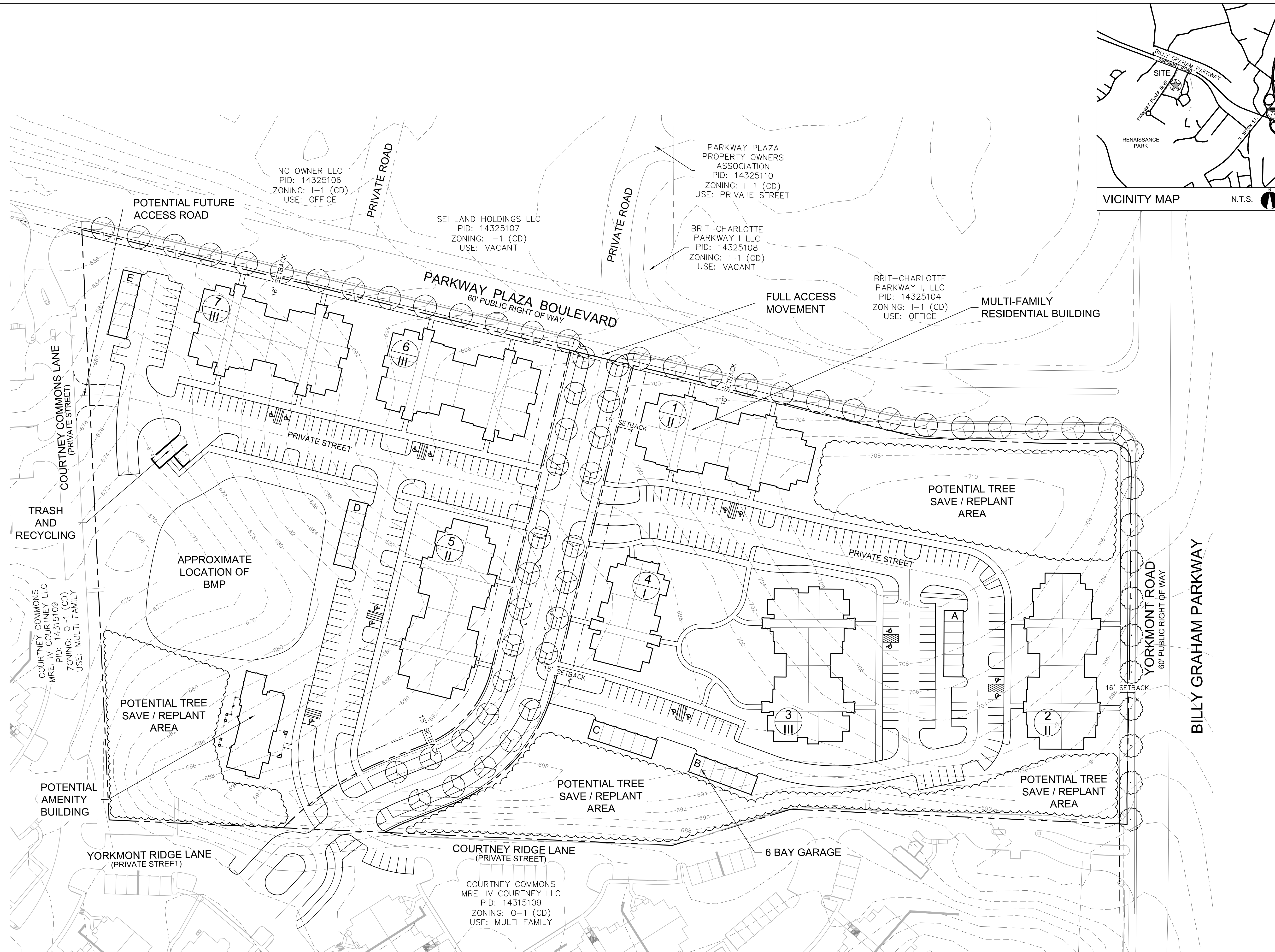
## SCHEMATIC SITE PLAN



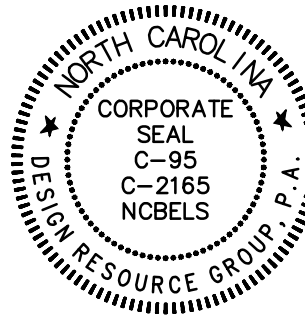
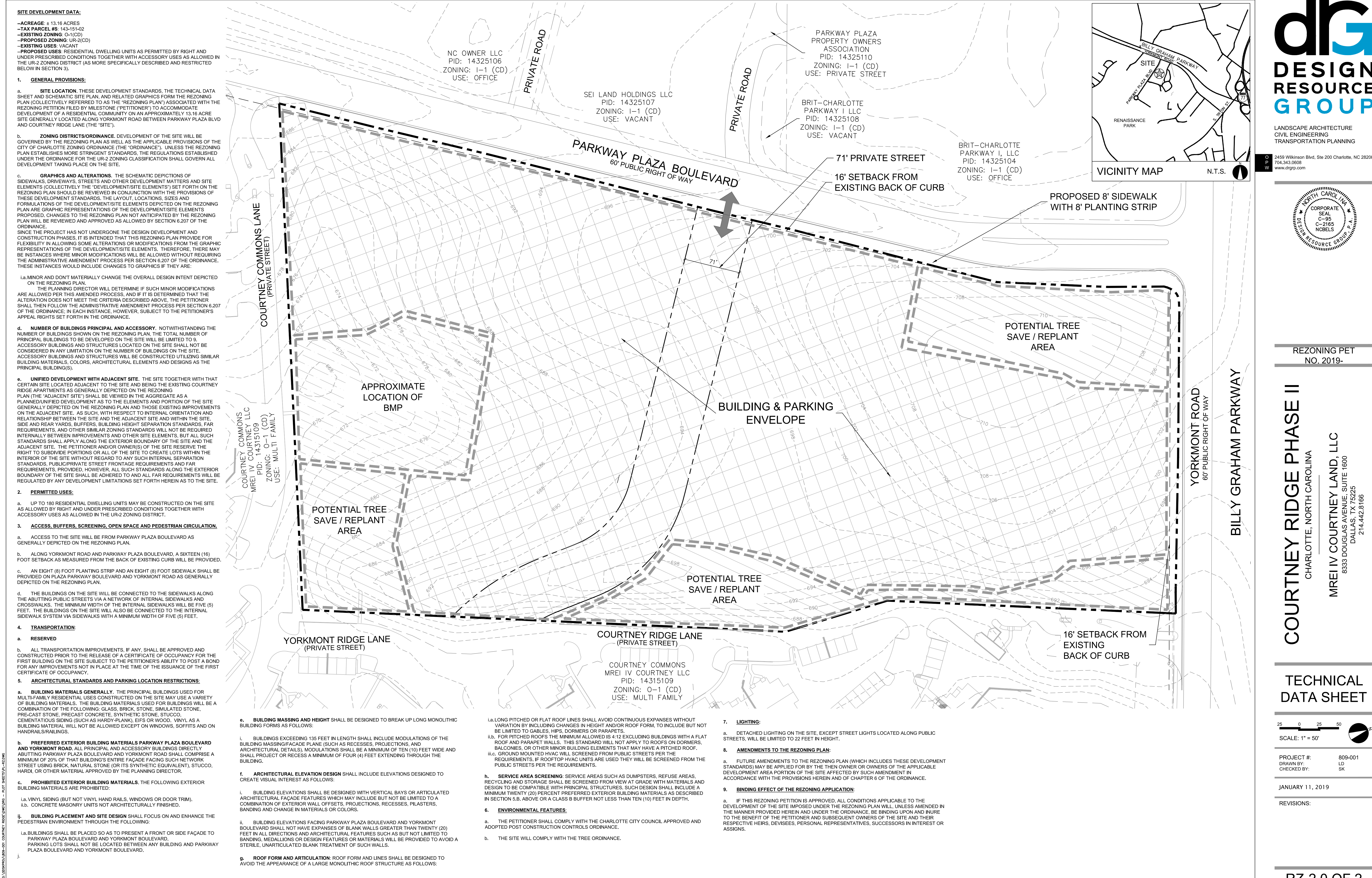
PROJECT #: 809-001  
DRAWN BY: LD  
CHECKED BY: SK

JANUARY 11, 2019

REVISIONS:





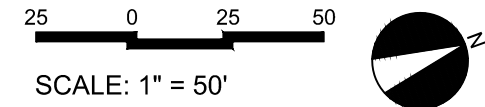


**COURTNEY RIDGE PHASE II**

**MREI IV COURTNEY LAND, LLC**  
8333 DOUGLAS AVENUE, SUITE 1600  
DALLAS, TX 75225  
214.442.8166

CHARLOTTE, NORTH CAROLINA

**TECHNICAL**  
**DATA SHEET**



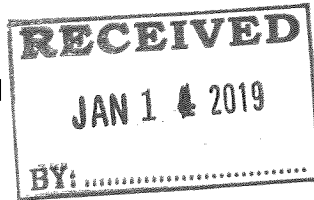
**PROJECT #:** 809-001  
**DRAWN BY:** LD  
**CHECKED BY:** SK

**JANUARY 11, 2019**

**REVISIONS:**



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-012

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

Property Owners: YDG Moss Road, LLC

Owner's Addresses: 14021 Colan Circle Ste B-10

Date Properties Acquired: 03/29/2018

Property Addresses: 11225 S Tryon St, Charlotte, NC 28273

Tax Parcel Numbers: 219-011-05

Current Land Use: vacant (Acres): ± 2.841

Existing Zoning: NS Proposed Zoning: NS(SPA)

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

Required Rezoning Pre-Application Meeting\* with: Alberto Gonzalez, Carlos Alzate, and Grant Meacci

Date of meeting: 8/7/2018

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

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: To redevelop the parcels with retail uses.

**Bridget Grant, Dujuana Keys, & Jeff Brown**

Name of Rezoning Agent

**Moore & Van Allen, PLLC**

**100 N. Tryon Street, Suite 4700**

Agent's Address

**Charlotte, NC 28202**

City, State, Zip

**704.331.2379 (BG) 704-378-1973(BG)**

**704-331-2371 (DK) 704-339-5888 (DK)**

**704-331-1144 (JB) 704-378-1925 (JB)**

Telephone Number Fax Number

**bridgetgrant@mvalaw.com;**

**dujuanakeys@mvalaw.com; jeffbrown@mvalaw.com**

E-mail Address

**SEE ATTACHMENT A**

Signature of Property Owner

**LIDL US Operations LLC(Attn: Don Keum & Michael Slavotinek)**

Name of Petitioner

**3500 S Clark St**

Address of Petitioner

**Arlington, VA 22202**

City, State, Zip

**703.486.6314 (DK)**

**571.867.0341 (MS)**

Telephone Number Fax Number

**Don.keum@lidl.us; Michael.slavotinek@lidl.us**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner




**ATTACHMENT A**

**REZONING PETITION NO. 2018-\_\_\_\_**  
**LIDL US Operations LLC**

**OWNER JOINDER AGREEMENT**  
**YDG Moss Road, LLC**

The undersigned, as the owner of the parcel of land located at 11225 S Tryon St, Charlotte, NC that is designated as Tax Parcel No. 219-011-05 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from NS zoning district to the NS(SPA) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 26th day of December, 2018.

**YDG Moss Road, LLC**   
By: \_\_\_\_\_  
Name: Doug Baumgartner  
Its: Member/Manager

**ATTACHMENT B**

**REZONING PETITION NO. 2018-  
LIDL US Operations LLC**

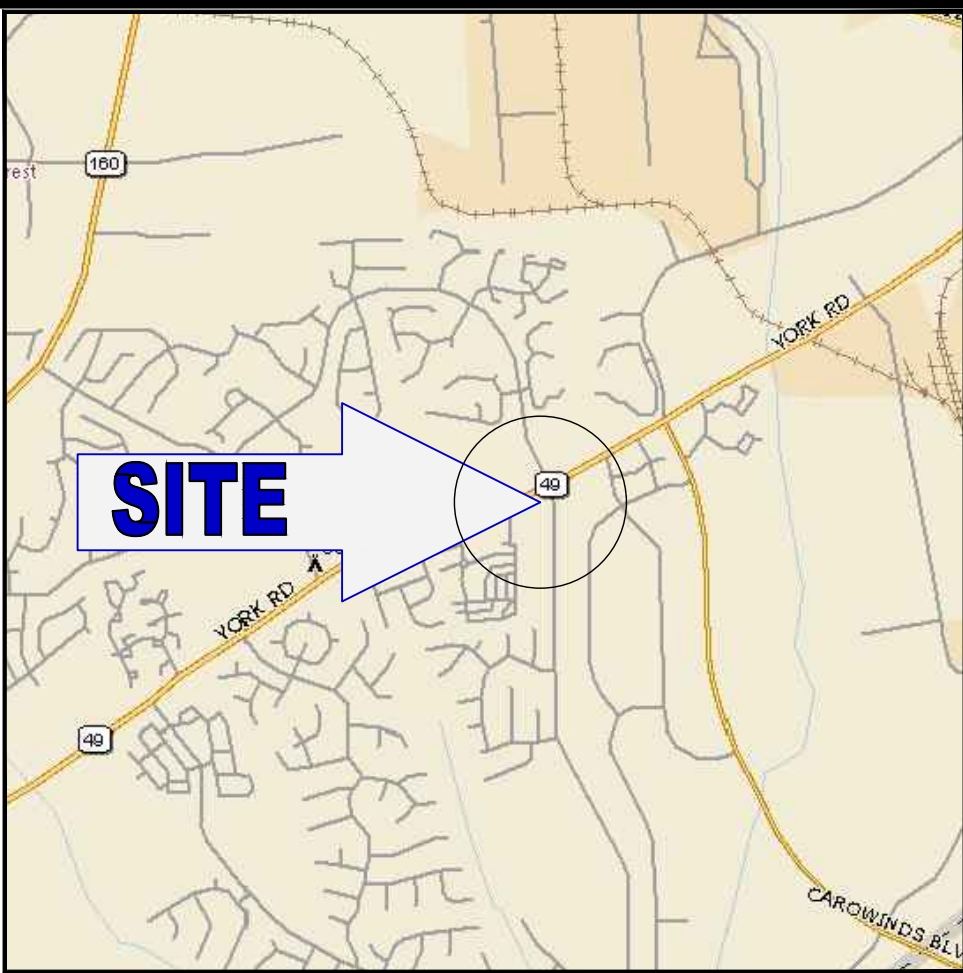
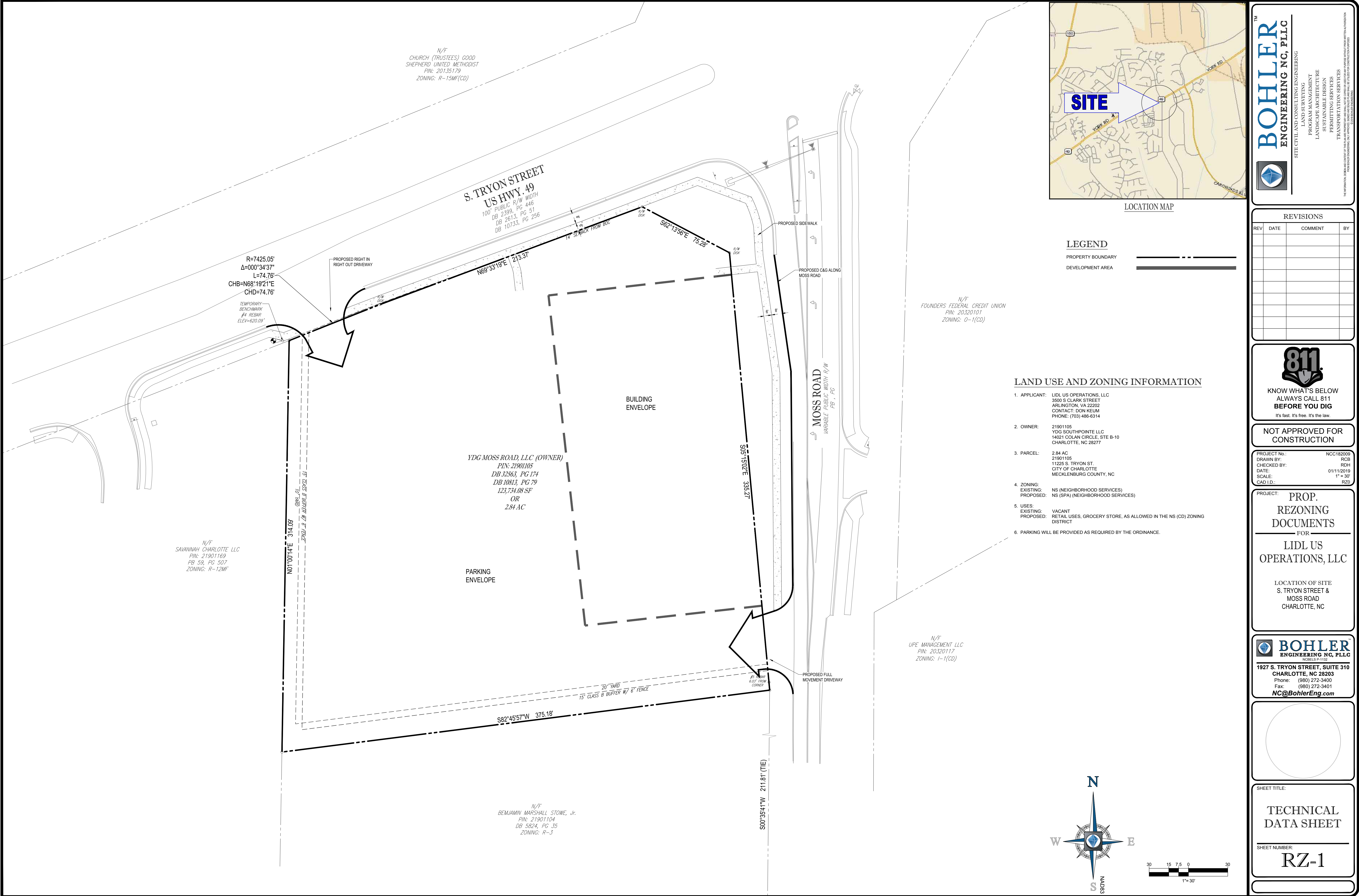
**Petitioner:**

**LIDL US Operations LLC**

By: 

Name: Don Keum

Title: Director of Real Estate



LOCATION MAP

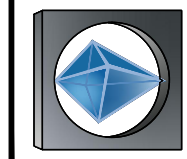
LEGEND

PROPERTY BOUNDARY  
DEVELOPMENT AREA

LAND USE AND ZONING INFORMATION

1. APPLICANT: LIDL US OPERATIONS, LLC  
3500 S CLARK STREET  
ARLINGTON, VA 22202  
CONTACT: DON KEUM  
PHONE: (703) 486-6314
2. OWNER: 21901105  
YDG SOUTHPONTE LLC  
14021 COLAN CIRCLE, STE B-10  
CHARLOTTE, NC 28277
3. PARCEL: 2.84 AC  
21901105  
11225 S. TRYON ST.  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NC
4. ZONING:  
EXISTING: NS (NEIGHBORHOOD SERVICES)  
PROPOSED: NS (SPA) (NEIGHBORHOOD SERVICES)
5. USES:  
EXISTING: VACANT  
PROPOSED: RETAIL USES, GROCERY STORE, AS ALLOWED IN THE NS (CD) ZONING DISTRICT
6. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

BOHLER  
ENGINEERING NC, PLLC



SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PLANNING  
TRANSPORTATION SERVICES

THE INFORMATION, CALCULATIONS AND CONTENT OF THIS PLAN ARE FOR THE USE OF THE CLIENT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER ENGINEERING NC, PLLC. THE CLIENT AGREES TO HOLD BOHLER ENGINEERING NC, PLLC HARMLESS FROM ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE CLIENT OR ANY OTHER PARTY AS A RESULT OF THE USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY BOHLER ENGINEERING NC, PLLC.

REVISIONS

REV	DATE	COMMENT	BY



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NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.:	NCC182009
DRAWN BY:	RCB
CHECKED BY:	RDH
DATE:	01/11/2019
SCALE:	1" = 30'
CAD I.D.:	R20

PROJECT: **PROP.**  
**REZONING**  
**DOCUMENTS**  
FOR  
**LIDL US**  
**OPERATIONS, LLC**

LOCATION OF SITE  
S. TRYON STREET &  
MOSS ROAD  
CHARLOTTE, NC

BOHLER  
ENGINEERING NC, PLLC  
NCBELS P-1132

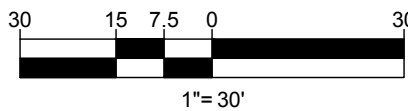
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com

SHEET TITLE:

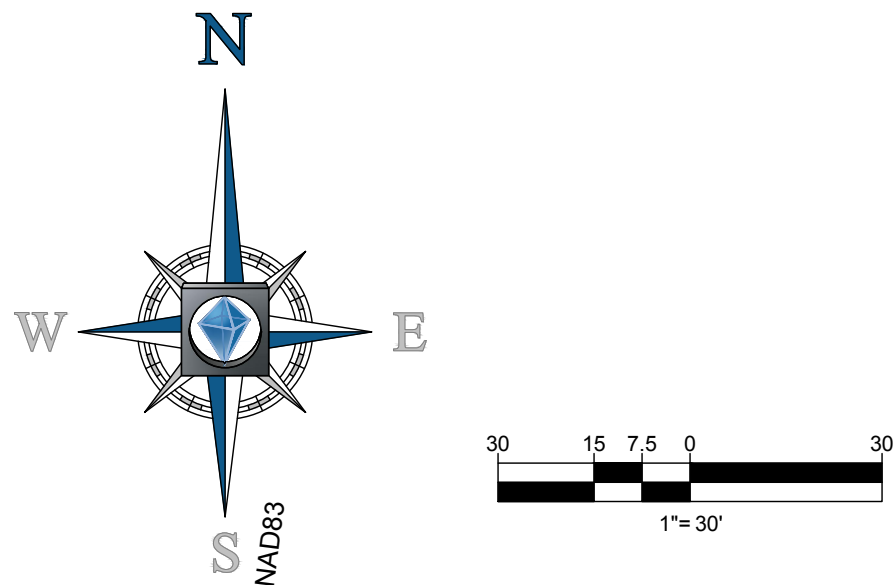
TECHNICAL  
DATA SHEET

SHEET NUMBER:

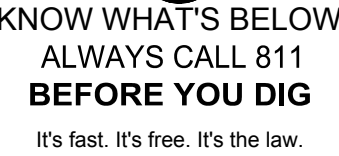
RZ-1







1. APPLICANT: LIDL US OPERATIONS, LLC  
3500 S CLARK STREET  
ARLINGTON, VA 22202  
CONTACT: DON KEUM  
PHONE: (703) 486-6314
2. OWNER: 21901105  
YDG SOUTHPOINTE LLC  
14021 COLAN CIRCLE, STE B-10  
CHARLOTTE, NC 28277
3. PARCEL: 2.84 AC  
21901105  
11225 S. TRYON ST.  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NC
4. ZONING: NS (NEIGHBORHOOD SERVICES)  
EXISTING: NS (SPA) (NEIGHBORHOOD SERVICES)  
PROPOSED:
5. USES: VACANT  
EXISTING: RETAIL USES, GROCERY STORE, AS ALLOWED IN THE NS (CD) ZONING  
PROPOSED: DISTRICT
6. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

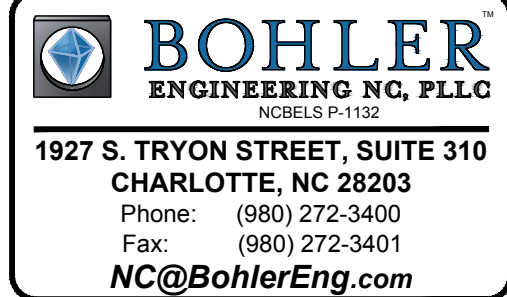
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NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.:	NCC182009
DRAWN BY:	RCB
CHECKED BY:	RDH
DATE:	01/11/2019
SCALE:	1" = 30'
CAD I.D.:	RZ0

PROJECT: PROP.  
REZONING  
DOCUMENTS  
— FOR —  
LIDL US  
OPERATIONS, LLC

LOCATION OF SITE  
S. TRYON STREET &  
MOSS ROAD  
CHARLOTTE, NC



SHEET TITLE:

SCHEMATIC  
SITE PLAN

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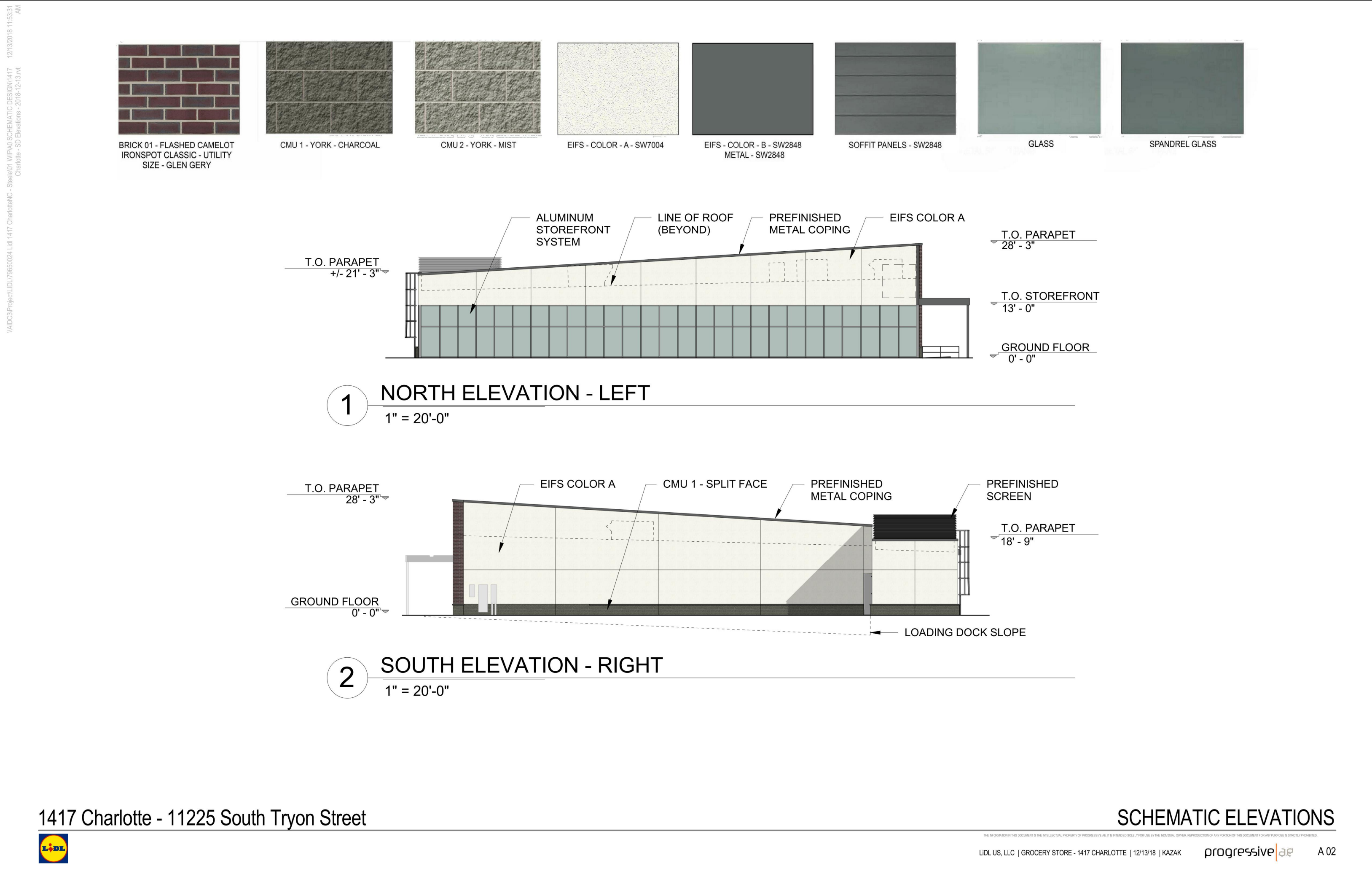
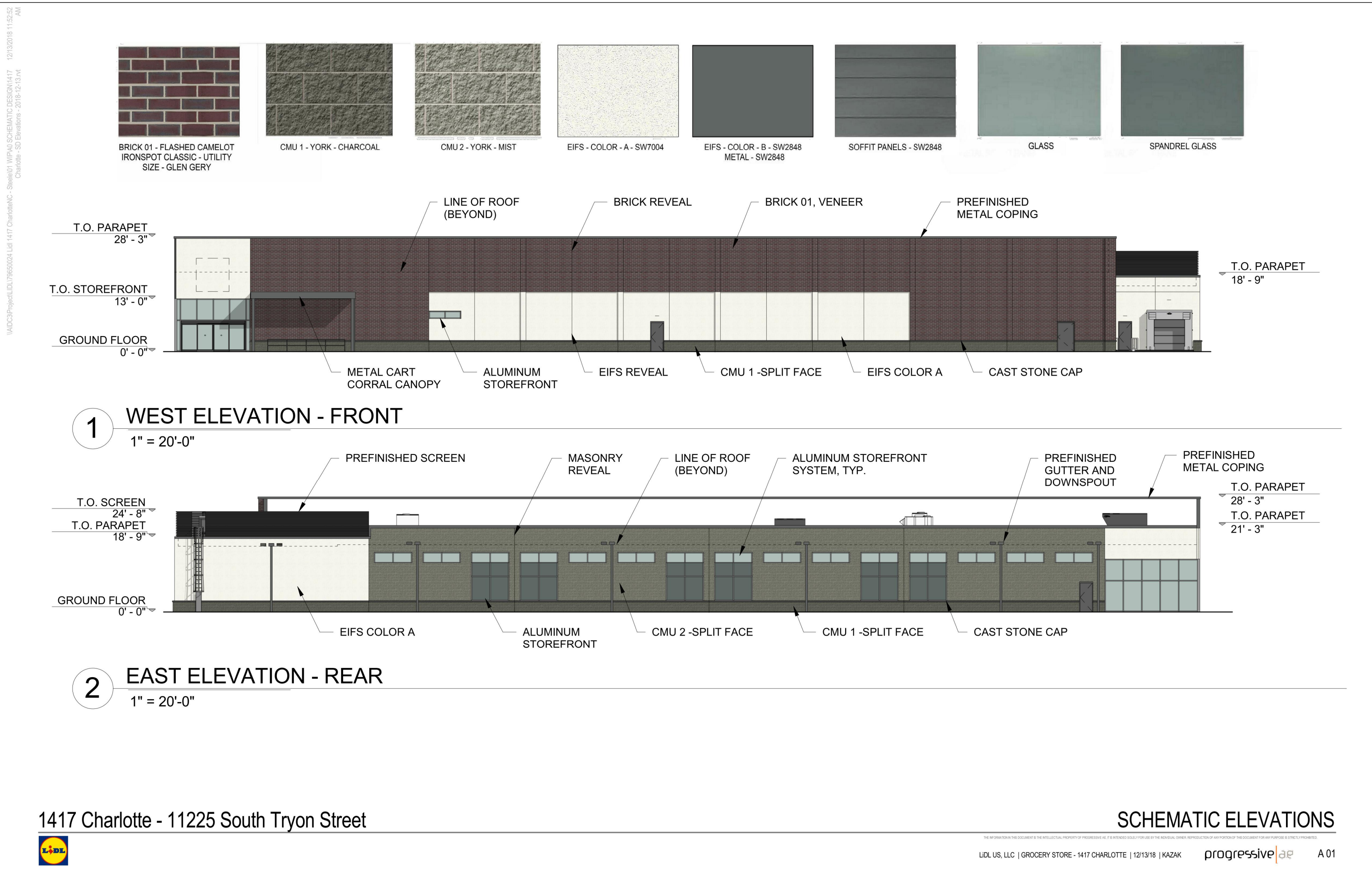
SHEET NUMBER:

RZ-2









BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	BY

811

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NCC182009
DRAWN BY:	RCB
CHECKED BY:	RDH
DATE:	01/11/2019
SCALE:	AS NOTED
CAD I.D.:	R20

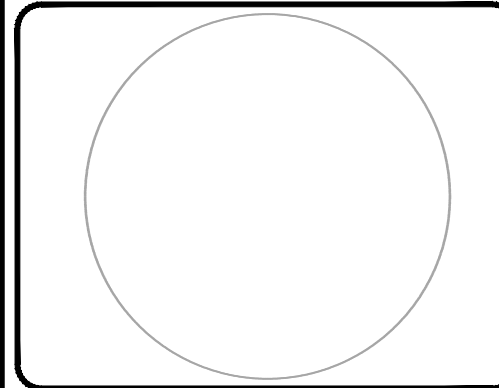
PROJECT: PROP. REZONING DOCUMENTS FOR LIDL US OPERATIONS, LLC

LOCATION OF SITE  
S. TRYON STREET &  
MOSS ROAD  
CHARLOTTE, NC

BOHLER ENGINEERING NC, PLLC

1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203

Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com

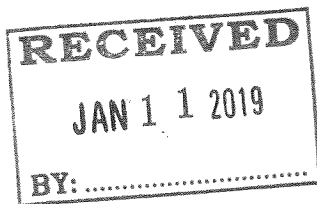


SHEET TITLE: ELEVATIONS

SHEET NUMBER: RZ-4



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-013

Petition #: \_\_\_\_\_  
Date Filed: 1/11/2019  
Received By: BH

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

Property Owner: Phylliss H. Leonard

Owner's Address: PO Box 5035 City, State, Zip: Lake Wylie, SC 29710

Date Property Acquired: 10/26/2001

Property Address: 3040 North Davidson Street Charlotte, North Carolina

Tax Parcel Number(s): 083-071-11

Current Land Use: Residential (Vacant) Size (Acres): 0.22ac

Existing Zoning: R-5 Proposed Zoning: TOD-M(O)

Overlay: N/A Tree Survey Provided: Yes: \_\_\_\_\_ No: N/A

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Carlos Alzante, Grant Meacci, Mandy Rosen  
Date of meeting: 12/13/2018

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: Alterations to required streetscape due to retaining existing structure on site.

Paul Pennell  
Name of Rezoning Agent

1318-e6 Central Ave  
Agent's Address

Charlotte, NC 28205  
City, State, Zip

704-334-3303 Fax Number  
Telephone Number

Paul@urbandesignpartners.com  
E-Mail Address

  
Signature of Property Owner

Anthony L. Giordano, Guardian of  
(Name Typed / Printed) Estate of Phyllis H. Leonard

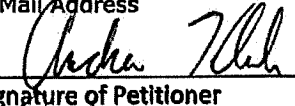
Andrew Klenk  
Name of Petitioner(s)

1009 Leigh Ave.  
Address of Petitioner(s)

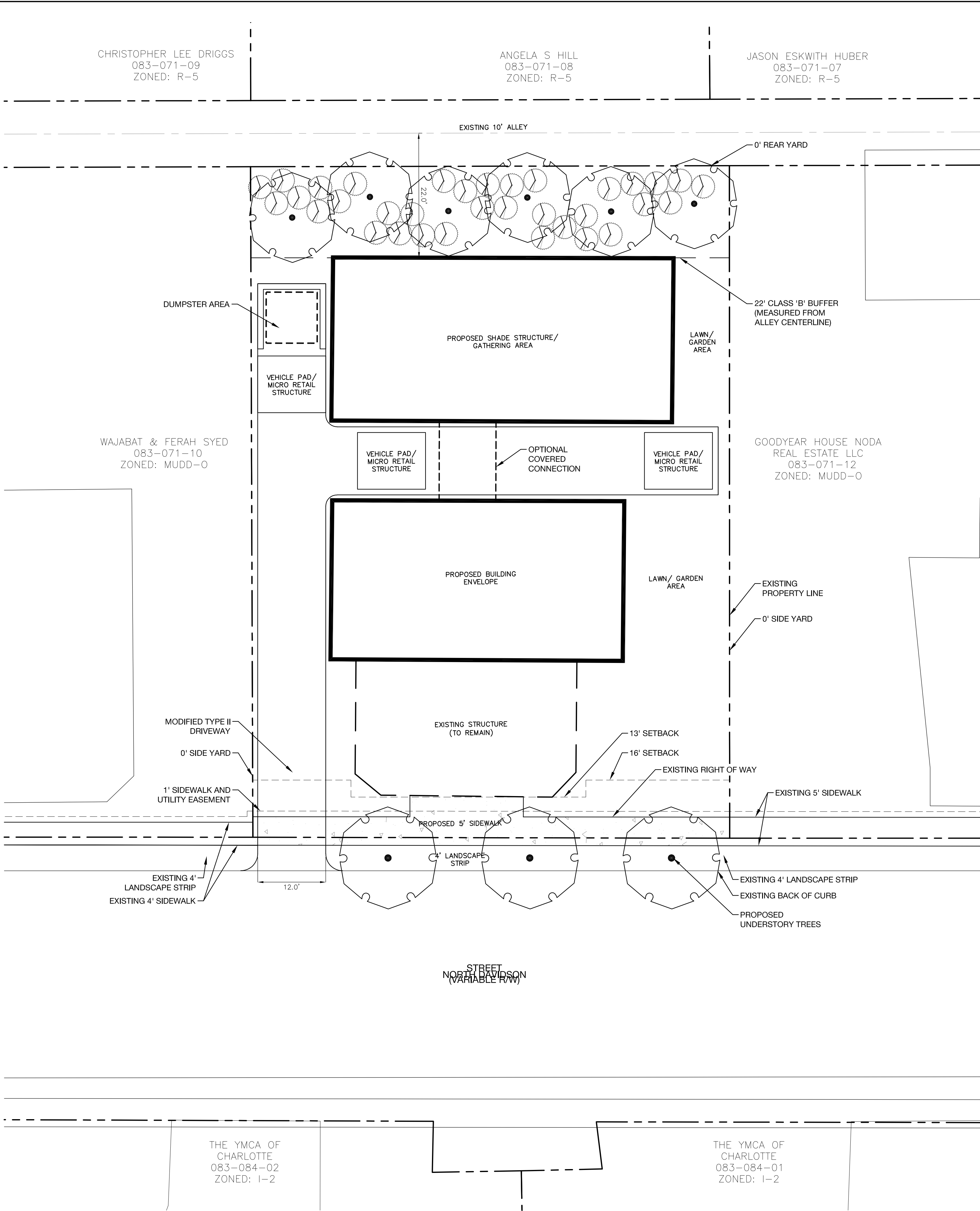
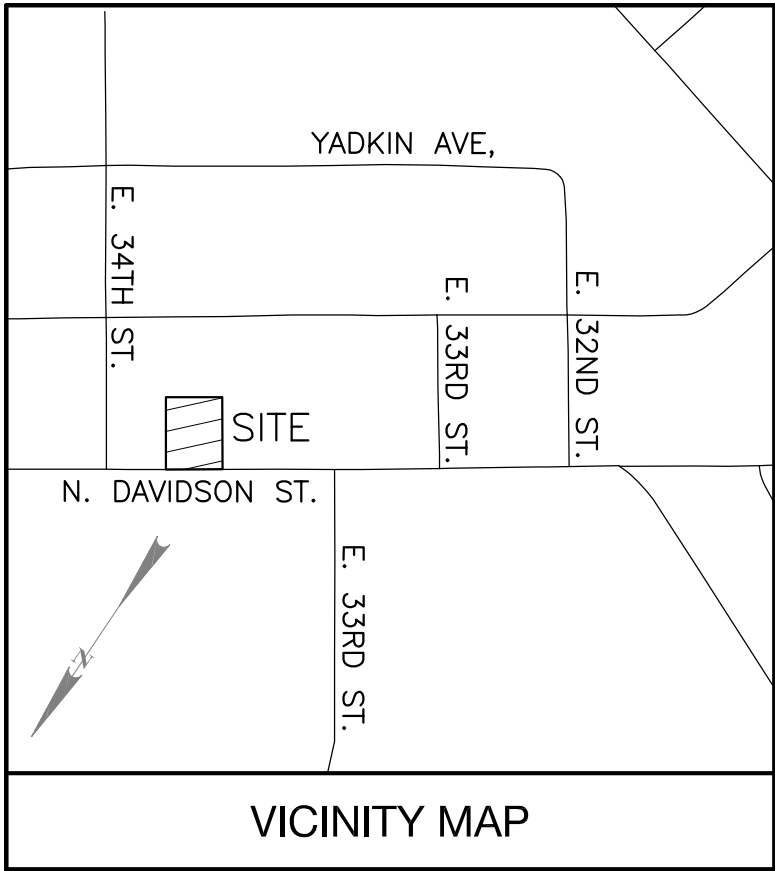
Charlotte, NC 28205  
City, State, Zip

704-231-4882 Fax Number  
Telephone Number

Andrew@capstoneapts.com  
E-Mail Address

  
Signature of Petitioner

Andrew Klenk  
(Name Typed / Printed)



Site Development Data:

Acreage: +/- 0.22 AC  
Tax Parcel: 083-071-11  
Existing Zoning: R-5  
Proposed Zoning: TOD-MO  
Existing Uses: Residential (Vacant)  
Proposed Uses: EDEE

General Provisions:

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Andrew Klenk the ("Petitioner") to accommodate the adaptive re-use of an existing structure on site to an eating, drinking and entertainment establishment on an approximately 0.22 acre site located on the south side of North Davidson Street, between E 34th Street and E 33rd Street (the "Site").

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.

Throughout this Rezoning Petition, the terms "Owner" and "Petitioner" 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 adaptive re-use of an existing structure and associated structural additions on site.

Permitted Uses:

Uses allowed on the property included in this Petition will be those uses, and related accessory uses, as are permitted in the TOD-M zoning district unless otherwise restricted by the provisions of this plan.

Transportation and Access:

- The Site will have a single vehicular access via driveway connection to North Davidson Street as generally identified on the concept plan for The Site.
- The Petitioner will provide a 5' sidewalk and a 4' planting strip along North Davidson Street to match the existing adjacent developed parcels as generally depicted on the concept plan for the Site.
- Vehicular/micro retail pads are as generally indicated on the concept plan for the Site.
- The site shall be parked with (3) vehicular pads on site as generally depicted on the site plan. In addition, the site shall provide 2 bicycle parking spaces.

Architectural Standards:

- A portion of the existing structure on site shall be additively reused and improved to accommodate the proposed use. Structural additions on site, attached and detached to the existing structure, shall be allowable.
- Building facades adjacent the North Davidson Street public right-of-way shall be retained. Façade improvements shall be allowable and maintain the general residential character of the existing structure on site.
- Allowable building materials to be used on the Site may be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, metal, glass, decorative block and/or wood.
- Solid waste facilities shall be provided on site per Section 12.403 of the Zoning Ordinance.

Streetscape and Landscaping:

- A variable setback measuring between 13' and 16', measured from the existing back of curb, shall be provided along North Davidson Street as generally depicted on the rezoning site plan.
- Small maturing street trees shall be provided 30' on center within the existing 4' landscape strip.
- Above ground backflow preventers will be screened from public view and will be located behind existing right-of-way and out of the required setbacks along abutting public streets.
- The site shall provide a 22' Class B Buffer, measured from the centerline of the existing alley right of way, at the rear of the site as generally depicted on the site plan.

Environmental Features:

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The Site will comply with the City of Charlotte Tree Ordinance.
- Due to the Site being located within a Transit Station Area, tree save mitigation/payment-in-lieu options will be available to the Petitioner as described by the City of Charlotte Tree Ordinance.

Lighting:

- All new lighting shall be full cut-off type fixtures; excluding, lower decorative lighting that may be installed along the internal drive aisles, sidewalks, parking areas, courtyards and landscape accent lighting.
- Decorative pedestrian scaled lights may be provided within the Site

Signage:

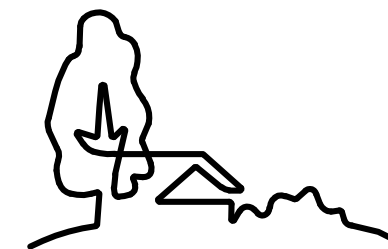
Reserved

Amendments to Rezoning Plan:

- 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.

Binding Effect of the Rezoning Documents and Definitions:

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 of assigns.



URBAN  
DESIGN  
PARTNERS

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

Andrew Klenk

1009 Leigh Ave.  
Charlotte, NC 28205

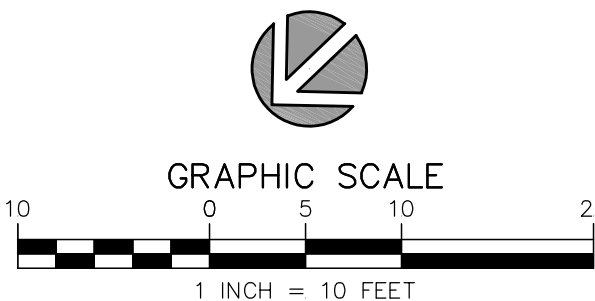
Golden Era  
3040 N. Davidson St.

Rezoning Site Plan  
Charlotte, NC

NO. DATE: BY: REVISIONS:

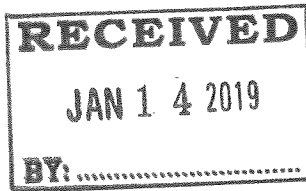
Project No: 18-168  
Date: 01.14.2019  
Designed by: UDP  
Drawn By: UDP  
Sheet No:

RZ-1.0





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-014

Petition #:	_____
Date Filed:	1/14/2019
Received By:	<i>[Signature]</i>

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

Property Owner: John J. Huson and Maria M. Huson

Owner's Address: 4013 Columbine Circle City, State, Zip: Charlotte, NC 28211

Date Property Acquired: February 8, 2005

Property Address: 850 Griffith Road

Tax Parcel Number(s): 169-091-09

Current Land Use: Industrial Size (Acres): +/- 1.06 acres

Existing Zoning: I-2 Proposed Zoning: TOD-R (CD)

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

Required Rezoning Pre-Application Meeting\* with: Kent Main, Carlos Alzate et al.

Date of meeting: November 20, 2018

(\*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): No

Purpose/description of Conditional Zoning Plan: To accommodate the development of up to 50 multi-family dwelling units 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 Fax Number  
Telephone Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

See Attached Joinder Agreement  
Signature of Property Owner

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

Mission Properties (c/o Jason McArthur)  
Name of Petitioner(s)

338 South Sharon Amity Road, PMB 510  
Address of Petitioner(s)

Charlotte, NC 28211  
City, State, Zip

704-307-8265 Fax Number  
Telephone Number

jason@missionprop.com  
E-Mail Address


**MISSION PROPERTIES**  
By: *C. Jason McArthur*  
Signature of Petitioner


C. Jason McArthur  
(Name Typed / Printed)

**REZONING APPLICATION  
MISSION PROPERTIES, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by Mission Properties that is designated as Tax Parcel No. 169-091-09 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 TOD-R (CD) zoning district.

This 19 day of November, 2018.

  
\_\_\_\_\_  
John J. Huson

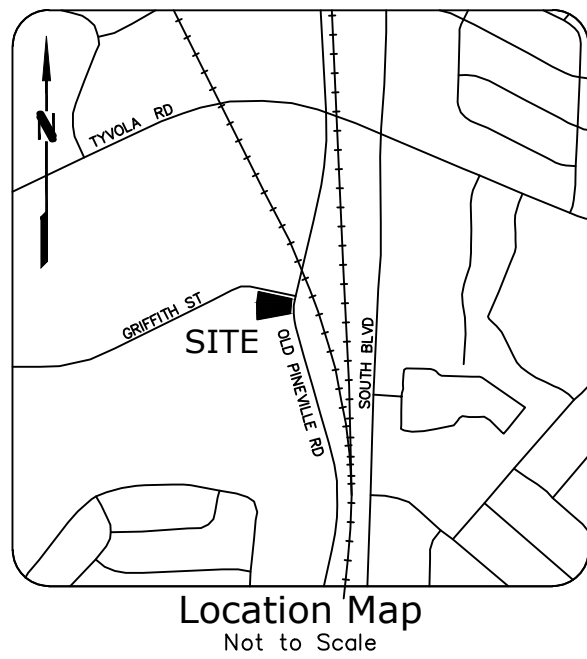
  
\_\_\_\_\_  
Maria M. Huson



PID#16910106  
TDG-GRIFFITH, LLC.  
DB: 28232 PG: 836  
EXISTING ZONING: I-2  
EXISTING USE: WAREHOUSE

PID#16909108  
GEORGE S. CUNNINGHAM, JR.  
DB: 03967 PG: 508  
EXISTING ZONING: I-2  
EXISTING USE: OFFICE

PID#16909222A  
SUSAN C. KENDRICK  
DB: 04122 PG: 174  
EXISTING ZONING: I-2  
EXISTING USE: VACANT



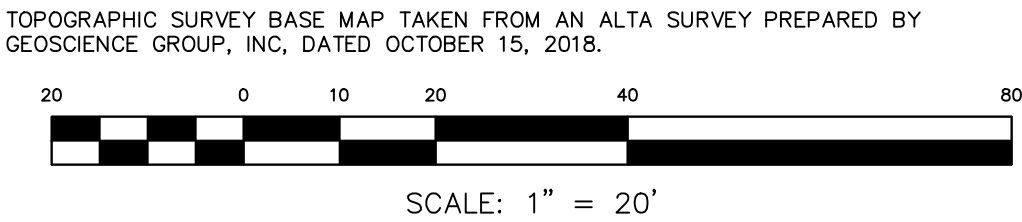
**DEVELOPMENT DATA:**  
SITE AREA : 1.33 ACRES (1.06 ACRES LESS R/W)  
SITE ADDRESS: 5800 OLD PINEVILLE ROAD  
TAX ID: 16909109  
CURRENT ZONING: I-2  
PROPOSED ZONING: TOD-R  
EXISTING USE: VACANT  
PROPOSED USE: SEE PERMITTED USES IN DEVELOPMENT STANDARDS NOTES  
NUMBER OF RESIDENTIAL UNITS: SEE DEVELOPMENT STANDARDS NOTES  
MAXIMUM BUILDING HEIGHT : SEE DEVELOPMENT STANDARDS NOTES  
MIN. PARKING REQUIRED: SEE DEVELOPMENT STANDARDS NOTES  
MIN. OPEN SPACE REQUIRED: PER THE ORDINANCE

**DEVELOPMENT STANDARDS**

January 28, 2019

- 1. GENERAL PROVISIONS**
  - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Mission Properties (the "Petitioner") for an approximately 1.06 acre site located on the southwest corner of the intersection of Old Pineville Road and Griffith Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of that parcel of land designated as Tax Parcel No. 169-091-09.
  - 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"). The regulations established under the Ordinance for the TOD-R zoning district shall govern the development and use of the Site.
  - The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configuration, placement and size of the building footprint as well as the location of the internal drive depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
  - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- 2. PERMITTED USES**
  - The Site may only be devoted to a residential community containing a maximum of 60 multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the TOD-R zoning district.
- 3. TRANSPORTATION**
  - Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT").
  - The alignments of the internal private drive and vehicular circulation areas may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns and building and parking layouts, and to accommodate any adjustments required for approval by CDOT in accordance with applicable published standards.
  - Petitioner shall install a 5 foot wide bike lane along the Site's frontage on Griffith Road as generally depicted on the Rezoning Plan.
  - Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
  - Handicap parking spaces depicted on the Rezoning Plan are illustrative and the exact location and number of handicap parking spaces to be located on the Site shall be determined during the permitting process.
- 4. ARCHITECTURAL STANDARDS**
  - The maximum height in stories of a new building constructed on the Site shall be 5 stories.
  - In addition to any other encroachments permitted under the Ordinance, steps may encroach into the setback provided that the steps are located behind the required sidewalk pursuant to Section 9.1208(1)(g) of the Ordinance.
  - Vinyl, EIFS or masonite may not be used as an exterior building material on any buildings to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- 5. STREETScape/SCREENING**
  - Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the Site's frontages on Old Pineville Road and Griffith Road as generally depicted on the Rezoning Plan.
- 6. ENVIRONMENTAL**
  - Space for recycling stations may be located in various locations on the Site.
  - The actual location of the solid waste enclosure may be modified during the construction permitting process and it may vary from what is depicted on the Rezoning Plan.
- 7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
  - If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
  - Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
  - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

PETITION # 2018-XXX  
1ST SUBMITTAL, JANUARY 28, 2019



PROJECT NUMBER	PROJECT NAME	DATE
PID#16909109	5800 OLD PINEVILLE ROAD	
DESIGN BY	GEORGE S. CUNNINGHAM, JR.	
PROJECT NUMBER	PROJECT NAME	DATE
PID#16909109	5800 OLD PINEVILLE ROAD	
DESIGN BY	GEORGE S. CUNNINGHAM, JR.	
PROJECT NUMBER	PROJECT NAME	DATE
PID#16909109	5800 OLD PINEVILLE ROAD	
DESIGN BY	GEORGE S. CUNNINGHAM, JR.	

**GEOSCENCE GROUP**  
Incorporated  
500-K Clanton Road  
Charlotte, NC 28217  
(704) 525-2003  
NC PIN LICENSE F-0586(EN)  
NC PIN LICENSE C-279(LA)

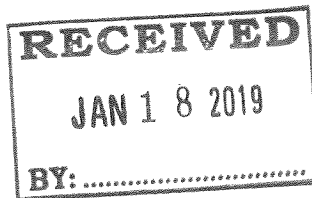
5800 OLD PINEVILLE ROAD  
CHARLOTTE, NORTH CAROLINA

SITE PLAN

RZ-1



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-045

Petition #:	_____
Date Filed:	1/18/2019
Received By:	DH

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

Property Owner: Sugar Creek Ventures, LLC

Owner's Address: 1001 Elizabeth Avenue - Suite 1D City, State, Zip: Charlotte, NC 28204

Date Property Acquired: July 30, 2018

Property Address: 4101 Greensboro Street, Charlotte, NC 28206

Tax Parcel Number(s): 091-081-06

Current Land Use: Commercial / Industrial Size (Acres): 18.5 Acres

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

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders

Date of meeting: January 17, 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: \_\_\_\_\_

Daniel L. Wendover / CapRock

Name of Rezoning Agent

2410 Dunavant Street

Agent's Address

Charlotte, NC 28203

City, State, Zip

704-905-6844

Telephone Number

Fax Number

dwendover@caprockinvest.com

E-Mail Address



Signature of Property Owner

Daniel L. Wendover

(Name Typed / Printed)

Greg Godley / Sugar Creek Ventures

Name of Petitioner(s)

Suite

Legacy Commercial Real Estate 1001 Elizabeth Ave / 1D

Address of Petitioner(s)

Charlotte, NC 28204

City, State, Zip

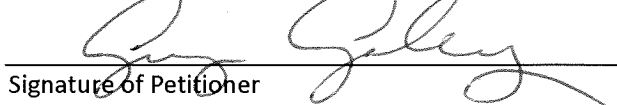
704-904-2383

Telephone Number

Fax Number

gfgodley@legacycre.com

E-Mail Address

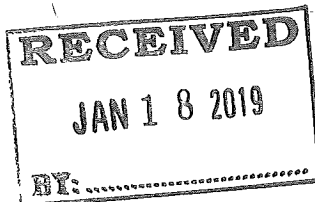


Signature of Petitioner

GREG Godley

(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-016

Petition #: \_\_\_\_\_  
Date Filed: 1/18/2019  
Received By: B

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

Property Owner: Lennar Carolinas, LLC

Owner's Address: 6701 Carmel Road, Suite 425 City, State, Zip: Charlotte, NC 28226

Date Property Acquired: 9/29/2014

Property Address: 12701 Hamilton Road

Tax Parcel Number(s): 219-261-12

Current Land Use: Vacant Size (Acres): +/- 42.13 acres

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

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Alberto Gonzalez, Carlos Alzate, Josh Weaver  
Date of meeting: 9/18/2018

(\*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: To accommodate the development of a townhome community with greenspace commitments, such as linear greens and pocket parks.

Collin Brown and Bailey Patrick, Jr.

Name of Rezoning Agent

214 N. Tryon Street, 47th Floor

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-7531

Telephone Number

704-353-3231

Fax Number

Collin.Brown@klgates.com / Brittany.Lins@klgates.com

E-Mail Address

Signature of Property Owner

Melvin D. Branson

(Name Typed / Printed)

Lennar Carolinas, LLC

Name of Petitioner(s)

6701 Carmel Road, Suite 425

Address of Petitioner(s)

Charlotte, NC 28226

City, State, Zip

704-309-3288

Telephone Number

Fax Number

David.Nelson@Lennar.com

E-Mail Address

Signature of Petitioner

Melvin D. Branson

(Name Typed / Printed)



Hamilton Road Townhomes
Condition District Rezoning Petition 201

located In
City of Charlotte Mecklenburg County, North Carolina

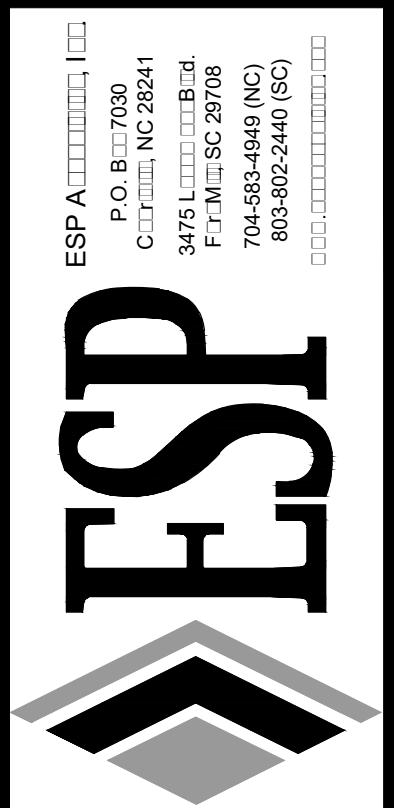
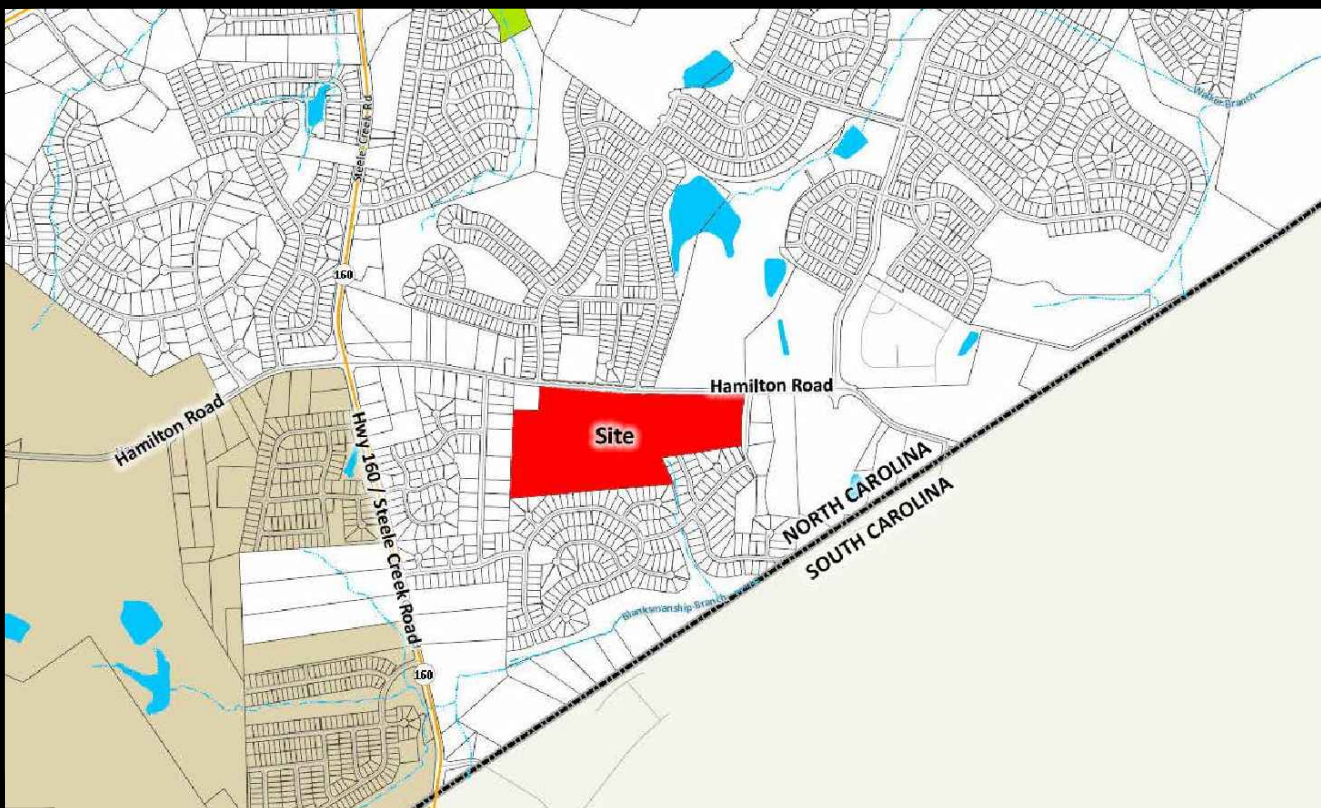
Table with 4 columns: Property Owner, PID, Owner, Zoning. Row 1: 21026112, Lennar Carolinas, LLC, R-3

Table with 4 columns: Adjacent Property Owners, PID, Owner, Zoning. Rows 1-5: Various adjacent owners and their details.

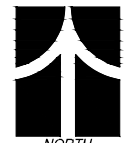
Table with 4 columns: PID, Owner, Zoning. Rows 8-18: Various owners and their details.

Table with 4 columns: PID, Owner, Zoning. Rows 20-30: Various owners and their details.

Table with 4 columns: PID, Owner, Zoning. Rows 1-10: Various owners and their details.



Vicinity Map
Not to Scale



Site Data

Table with 2 columns: Site Data, Value. Rows include Tax Parcel, Total Acreage, Location, Existing Zoning, Proposed Zoning, Existing Use, Proposed Use, Permitted # of Units, Proposed Density, Maximum Building Height, Parking, Private Open Space, Amenitized Open Space, Tree Save.

General Notes

- 1. Base information obtained from Mecklenburg County GIS and "Topographic Survey of Parcels 21932392, 21904113, 21904102, 21926112" provided by ESP Associates Inc., dated April-July 2014 for Lennar Carolinas, LLC, and should be verified for accuracy.
- 2. Stream / Wetland Information is based on "Topographic Survey of Parcels 21932392, 21904113, 21904102, 21926112" provided by ESP Associates Inc., dated April-July 2014 for Lennar Carolinas, LLC.

Legend

Table with 2 columns: Legend, Description. Rows include Residential Development Area, 71' Public ROW, 56' Public ROW, Proposed Access Location, Proposed Buffer.

INDEX OF SHEETS

Table with 4 columns: SHEET NO., SHEET NAME, ORIGINAL DATE, REVISED DATE. Rows 1-4: Conceptual Site Plan, Technical Data & Open Space Concepts, Master Plan, Conceptual Master Plan.

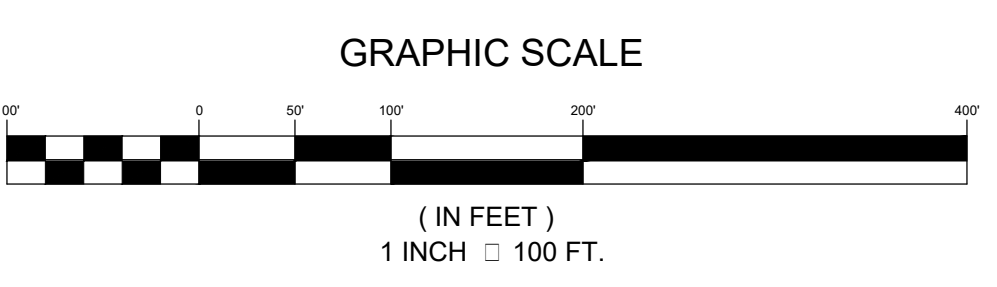
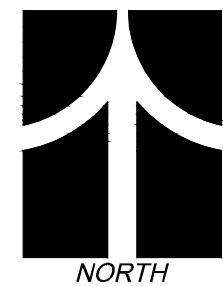


Table with 4 columns: NO., DATE, REVISION, BY. Rows 1-10: Revision history table.

CONCEPTUAL SITE PLAN
REZONING PETITION # 2019 -
HAMILTON ROAD TOWNHOMES
LENNAR CAROLINAS, LLC
CITY OF CHARLOTTE

Table with 2 columns: PROJECT INFORMATION, Value. Rows include Project Manager, Designed By, Drawn By, Project Number, Original Date, Sheet.



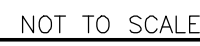
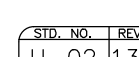
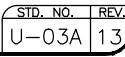
[illegible][illegible]

The site plan illustrates the layout of the proposed development. The 'AMENITY AREA CONCEPT' is located on the left side of the plan, featuring a large, irregularly shaped area with a central green space marked by a star symbol. The 'POCKET PARK CONCEPT' is located on the right side of the plan, featuring a smaller, rectangular area with a central green space marked by a star symbol. The plan also shows various building footprints, parking lots, and surrounding streets.

This site plan illustrates the layout of a townhome development. The central feature is a rectangular swimming pool with a blue water area and a surrounding deck. To the left of the pool is a red-roofed building, likely a clubhouse or maintenance structure. To the right of the pool is a large, U-shaped parking area labeled 'AMENITY PARKING'. Below the pool is a smaller parking area labeled 'GUEST PARKING'. A '20' ALLEY' runs horizontally between the pool area and the bottom 'GUEST PARKING' area. The development is bordered by 'ROADWAY' on the left and right sides. 'ON-STREET PARKING (TYP.)' is shown along the top roadway. 'LANDSCAPING (TYP.)' is indicated in the top left corner. 'TOWNHOME (TYP.)' is shown on the left side of the plan. The plan includes numerous trees and landscaping elements throughout the site.



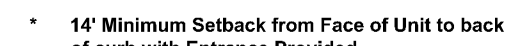
Not to Scale



## General Notes

1. Base information obtained from Mecklenburg County GIS and "Topographic Survey of Parcels 21932392, 21904113, 21904102, 21926112" provided by ESP Associates Inc., dated April-July 2014 for Lennar Carolinas, LLC, and should be verified for accuracy.
2. Stream / Wetland Information is based on "Topographic Survey of Parcels 21932392, 21904113, 21904102, 21926112" provided by ESP Associates Inc., dated April-July 2014 for Lennar Carolinas, LLC.

Not to Scale



MASTER PLAN - REZONING PETITION # 2019 -

LENNAR CAROLINAS, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	ZW
DRAWN BY:	ZW
PROJECT NUMBER:	GT39.101
ORIGINAL DATE:	1/18/2019

SHEET:

0



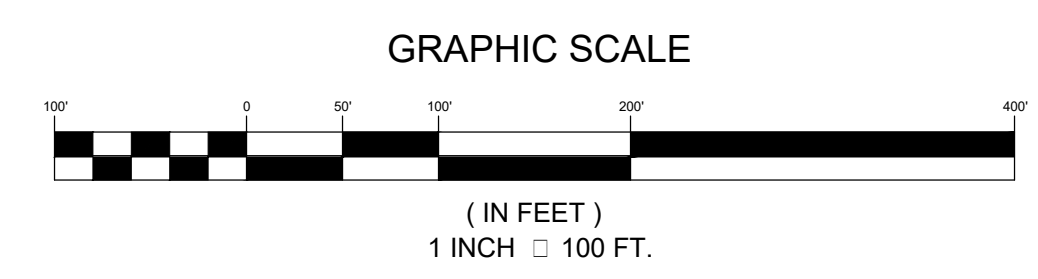
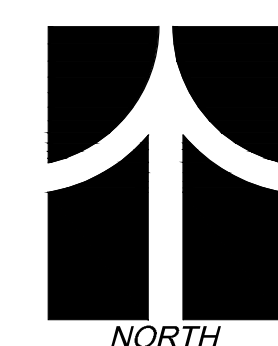
## Conceptual Master Plan

[illegible]

CONCEPTUAL MASTER PLAN  
REZONING PETITION # 2019 -

HAMILTON ROAD TOWNHOMES  
ROLINAS, LLC  
CITY OF C

PROJECT INFORMATION	
PROJECT MANAGER:	MM
SIGNED BY:	ZW
AWN BY:	ZW
PROJECT NUMBER:	GT39.101
ORIGINAL DATE:	1/18/2019
SHEET:	



U-2018 Pr... (G)GT39 - C... Dr... W... S... R... TH - C... M... P...  
U-2018 Pr... (G)GT39 - C... Dr... W... S... R... TH - C... M... P...