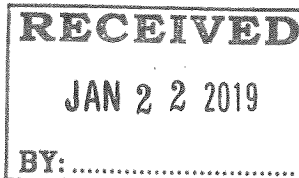


Rezoning Petition Packet

Petitions:
2019-017 through 2019-032

Petitions that were submitted in February 2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2019-017

Petition #:	_____
Date Filed:	1/22/2019
Received By:	<i>[Signature]</i>

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: 3421 McKee Road and 3429 McKee Road

Tax Parcel Number(s): 231-054-01 and 231-054-02

Current Land Use: Residential Size (Acres): +/- 3.31 acres

Existing Zoning: R-3 Proposed Zoning: R-6

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

Required Rezoning Pre-Application Meeting* with: John Kinley, Kent Main, Isaiah Washington et al.

Date of meeting: December 11, 2018

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: _____

John Carmichael (Robinson Bradshaw)

Name of Rezoning Agent

101 N. Tryon Street, Suite 1900

Agent's Address

Charlotte, NC 28246

City, State, Zip

704-377-8341

Telephone Number

Fax Number

jcarmichael@robinsonbradshaw.com

E-Mail Address

See Attached Joinder Agreements

Signature of Property Owner

(Name Typed / Printed)

Chelsea Building Group, LLC (c/o Joe Fontana)

Name of Petitioner(s)

131 Matthews Station Street, Suite 2A

Address of Petitioner(s)

Matthews, NC 28105

City, State, Zip

980-221-0500

Telephone Number

Fax Number

jfontana@chelseabuildinggroup.com

E-Mail Address

CHELSEA BUILDING GROUP, LLC

By: *[Signature]*

Signature of Petitioner

Joe Fontana
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Chelsea Building Group, LLC

Property Owners Information, Acquisition Dates and Site Addresses

Tax Parcel No. 231-054-01

Jennifer Anderson
2530 Gray Fox Lane
Matthews, NC 28105

Acquisition Date: April 28, 2010

Site Address: 3421 McKee Road

Tax Parcel No. 231-054-02

Victoria A. Soini (Widow)
3429 McKee Road
Charlotte, NC 28270

Acquisition Date: February 15, 2005

Site Address: 3429 McKee Road

**REZONING APPLICATION FILED BY
CHELSEA BUILDING GROUP, LLC
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Chelsea Building Group, LLC that is designated as Tax Parcel No. 231-054-02 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the R-6 zoning district.

This 22nd day of January, 2019.



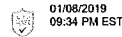
Victoria A. Soini (Widow)

 01/09/2019
09:32 AM EST

**REZONING APPLICATION FILED BY
CHELSEA BUILDING GROUP, LLC
JOINDER AGREEMENT**

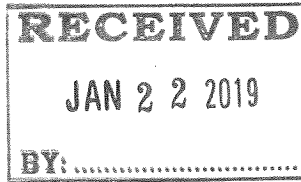
The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Chelsea Building Group, LLC that is designated as Tax Parcel No. 231-054-01 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the R-6 zoning district.

This 22nd day of January, 2019.



Jennifer Anderson

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #:	<u>2019-018</u>
Date Filed:	<u>1/22/2019</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Imprint Properties LLC

Owner's Address: 401 Hawthorne Ln Ste 110-240 City, State, Zip: Charlotte NC 28204

Date Property Acquired: 12/12/2018

Property Address: 4000 Raleigh St. Charlotte NC 28206

Tax Parcel Number(s): 09107203

Current Land Use: Industrial Size (Acres): 3.1 AC

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

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

Required Rezoning Pre-Application Meeting* with: Grant Meacci, Mandy Rosen, and Sonya Sanders

Date of meeting: 1/10/19

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan:

Stewart - Emily Blackwell

Name of Rezoning Agent

101 N Tryon St. Suite 1400

Agent's Address

Charlotte, NC, 28202

City, State, Zip

704.909.3512

Telephone Number

Fax Number

eblackwell@stewartinc.com

E-Mail Address

[Signature]

Signature of Property Owner

Panchali Sau

(Name Typed / Printed)

Canopy CLT - Panchali Sau

Name of Petitioner(s)

401 Hawthorne Lane Ste 100-240

Address of Petitioner(s)

Charlotte, NC, 28204

City, State, Zip

704.649.5628

Telephone Number

Fax Number

panchali@canopyclt.com

E-Mail Address

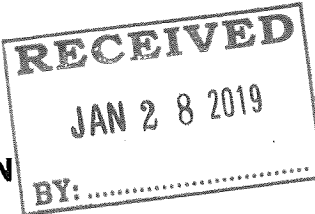
[Signature]

Signature of Petitioner

Panchali Sau

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2019-019

Petition #:	
Date Filed:	1/28/2019
Received By:	BH

Property Owners: TDCA resource Square, LLC C/O The Dilweg Companies, LLC

Owner's Addresses: 5310 South Alston Ave, Ste 210, Durham, NC 27713

Date Properties
Acquired: 2/26/2016

Property Addresses: 10926 and 10925 David Taylor Drive, Charlotte, NC 28262

Tax Parcel Numbers: portion of 047-162-12 and 047-168-21

Current Land Use: Institutional Size (Acres): ± 4.64 (including David Taylor Drive ROW)

Existing Zoning: RE-2 Proposed Zoning: RE-3- Optional

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

Required Rezoning Pre-Application Meeting* with Claire Lyte-Graham and Rick Grochoske

Date of meeting: 8/28/18
(*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 allow two buildings with retail, restaurant and other commercial uses, which will be pedestrian friendly and support the objectives of the University City research Park Charlotte Area Plan.

Keith MacVean & 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)

704-331-1144 (JB)

Telephone Number

keithmacvean@mvalaw.com

jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

Stanchion Asset Partners (Attn: Alex Kelly)

Name of Petitioner

2820 Selwyn Ave, Ste 500

Address of Petitioner

Charlotte, NC 28209

City, State, Zip

704.817.3675

Telephone Number

Fax Number

alex@stanchionap.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

**REZONING PETITION NO. 2019-
Stanchion Asset Partners**

**OWNER JOINDER AGREEMENT
TDCA Resource Square LLC C/O The Dilweg Companies, LLC**

The undersigned, as the owners of the parcels of land located at 10926 David Taylor Drive and 10925 David Taylor Drive and that are designated as a portion of Tax Parcel No. 047-162-12 and a portion of Tax Parcel No. 047-168-21 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the RE-2 zoning district to the RE-3-Optional zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 25th day of January, 2019.

TDCA Resource Square LLC C/O The Dilweg Companies,
LLC, By: TDCA Holdings LLC, its Manager
By: [Signature]
Name: Stacy A Benson
Title: President

ATTACHMENT B

PETITIONER SIGNATURE
REZONING PETITION NO. 2019-
Stanchion Asset Partners

Stanchion Asset Partners

By:

Name:

Title:


Alexander G Kelly
MEMBER - MANAGER

RESOURCE I & II

REZONING PETITION # XXX



VICINITY MAP
SCALE: 1"=2000'

SITE DATA TABLE

ADDRESS:	10925 & 10926 DAVID TAYLOR DRIVE CHARLOTTE, NC 28262
REZONING AREA SITE ACREAGE INCLUDING DAVID TAYLOR R.O.W:	4.64± ACRES
REZONING AREA SITE ACREAGE EXCLUDING DAVID TAYLOR R.O.W:	3.83± ACRES
TAX PARCELS INCLUDED IN REZONING:	047-162-12 & 047-168-21
EXISTING ZONING (INCLUDING OVERLAYS AND VESTING):	RE-2
PROPOSED ZONING:	RE-3 (O)
CURRENT LAND USE:	OFFICE
PROPOSED LAND USE:	SEE DEVELOPMENT STANDARDS FOR PERMITTED USES
OVERLAY:	N/A
SQUARE FOOTAGE PERMITTED :	15,000 SF
MAXIMUM NUMBER OF BUILDINGS:	TWO (2)
NUMBER AND/OR RATIO OF PARKING SPACES:	PER ORDINANCE
AMOUNT OF OPEN SPACE:	N/A

SHEET INDEX

SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	DEVELOPMENT STANDARDS/GENERAL NOTES
C3	TECHNICAL DATA SHEET
C4	OVERALL SITE LAYOUT

REZONING AGENT:

MOORE & VAN ALLEN PLLC
100 N. Tryon St., Suite 4700
Charlotte NC 28202
CONTACT: KEITH MACVEAN
PHONE: 704.331.3531
EMAIL: keithmacvean@mvlaw.com

CONTACT: JEFF BROWN
PHONE: 704.331.1144
EMAIL: jeffbrown@mvlaw.com

PETITIONER:

STANCHION ASSET PARTNERS
2820 Selwyn Avenue, Suite 500
Charlotte NC 28209
CONTACT: ALEX KELLY
PHONE: 704.817.3675
EMAIL: alex@stanchionap.com

OWNER:

TDCA Resource Square, LLC
C/O The Dilweg Companies LLC
5310 South Alston Ave, Ste. 210
Durham, NC 28262

CIVIL ENGINEER:

D&A WOLVERINE PLLC (NCBELS #P-1223)
6120 BROOKSHIRE BLVD UNIT R
CHARLOTTE, NC 28216
CONTACT: CHRISTOPHER FLECK, PE
PHONE: 704.494.9776
EMAIL: chris@dnawolverine.com
www.dnawolverine.com



DATE	BY	REVISION
PROJECT #:	DATE:	SHEET:
192005	01/25/2019	C1

Stanchion Asset Partners Development Standards
01/25/2018
Rezoning Petition No. 2019-XXX

--**Acreage:** ± 4.64 (including David Taylor Drive R/W).
 --**Tax Parcel #s:** portions of parcels 047-162-12 and 047-168-21
 --**Existing Zoning:** RE-2
 --**Proposed Zoning:** RE-3(O)

--**Maximum Amount of Development:** Up to 15,000 square feet of gross floor area of retail, EDEE Type I & II, personal service uses, office uses, financial institutions (with an accessory ATM) and other non-residential uses, together with accessory uses as allowed in the RE-3 district (as more specifically described and restricted below in Section 3).

a. **Site Location.** These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Stanchion Asset Partners to accommodate development of two buildings with commercial uses such as retail, restaurant and other non-residential uses as allowed in the RE-3 zoning district on an approximately 4.64 ± acre Site located at the intersection of David Taylor Drive and W. Mallard Creek Church Road (the "Site").

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

e. **Unified Development.** The Site may be considered a unified development plan as and as such internal separation standards such as buffers, side and/or rear yards may be eliminated or reduced between the Site and the existing office buildings and parking areas located on the remainder tax parcel # 047-162-12 and 047-168-21 (10926 and 10925 David Taylor Drive respectively), subject to the normally required Staff review and approval process.

b. The following uses will not be allowed on the Site: manufacture of electronic, computing and communications equipment and related devices; automobile service stations with or without a convenience store, EDEE Type I & II with an accessory drive-through window, and vehicle leasing offices.

b. Each of the proposed buildings will include outdoor open space and seating areas. These outdoor open spaces and seating areas may be utilized by the tenants of the buildings and their customers. The open space areas will be improved with landscaping, walkways, seating areas, pedestrian scale lighting, as well as other amenities appropriate to the type of open space provided.

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

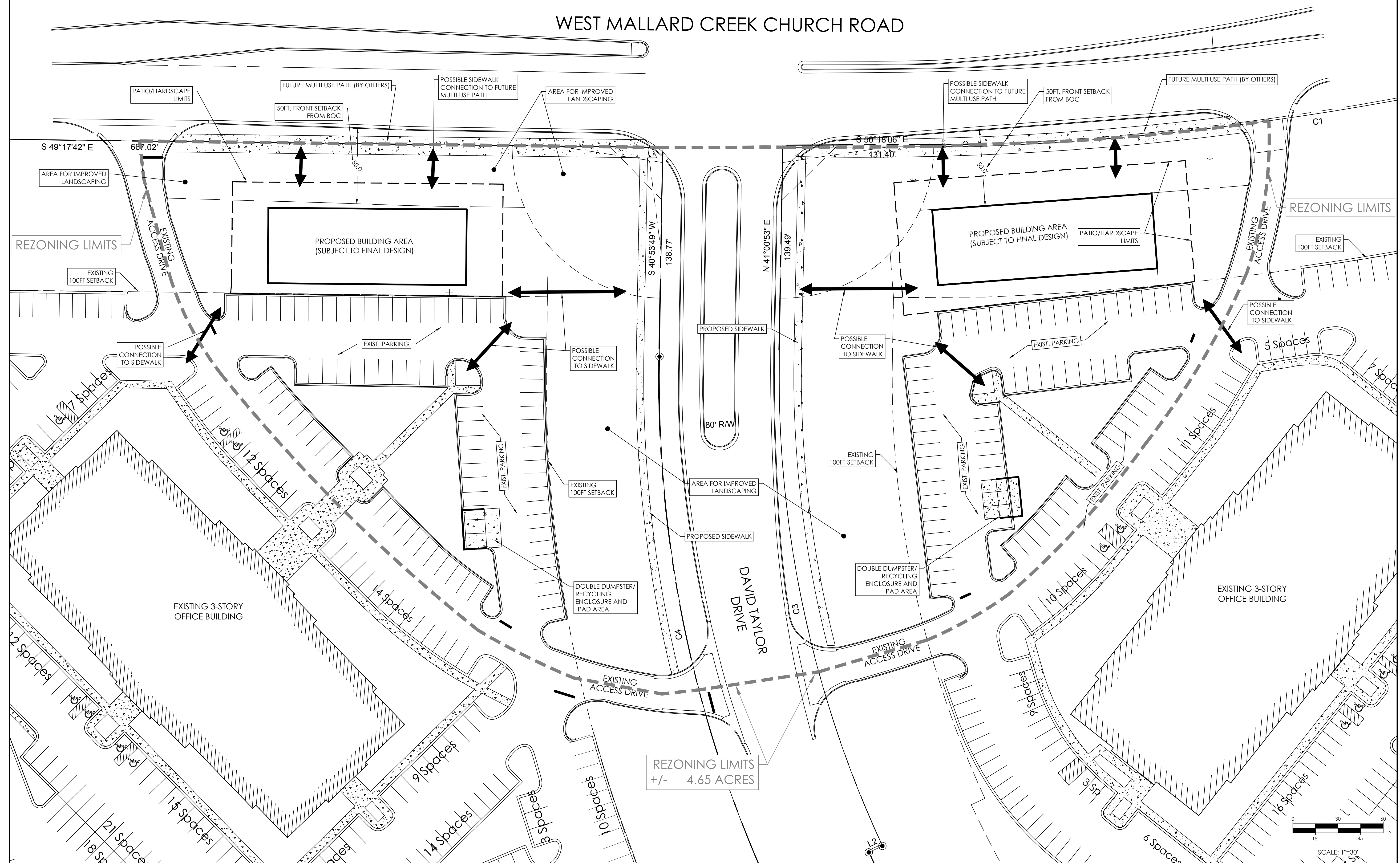
[illegible]



Commercial Real Estate Development & Acquisitions

RESOURCE SQUARE I & II TECHNICAL DATA SHEET

01/21/19	GTC	FIRST REZONING SUBMITTAL			
DATE	BY	REVISION			
PROJECT #:		DRAWN BY:		GTC	
192005		<u>CHECKED BY:</u>		PCK	
DATE:		<u>APPROVED BY:</u>		CMF	
01/28/2019		<u>SHEET:</u>		C3	
<u>SCALE:</u>					
1"=30'					





SEAL:



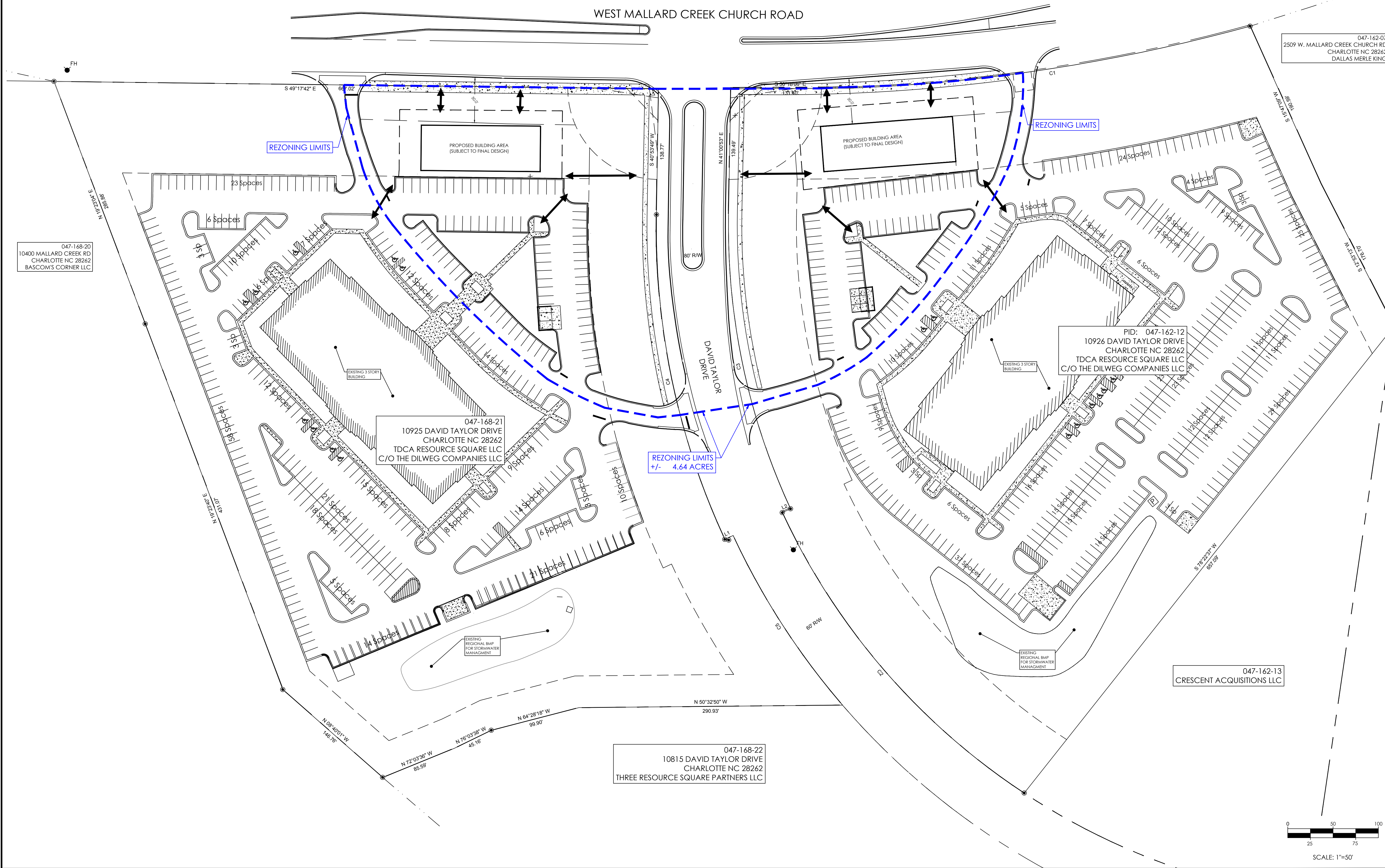
01/28/2019

STANCHION ASSET PARTNERS
Commercial Real Estate Development & Acquisitions

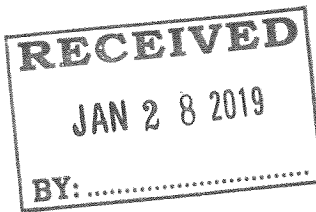
**S.E. CORNER WEST MALLARD CREEK RD. &
DAVID TAYLOR DR. CHARLOTTE NC 28262**

RESOURCE SQUARE I & II OVERALL SITE LAYOUT

01/21/19	GTC	FIRST REZONING SUBMITTAL			
DATE	BY	REVISION			
<u>PROJECT #:</u> 192005		<u>DRAWN BY:</u>	GTC		
		<u>CHECKED BY:</u>	PCB		
<u>DATE:</u> 01/28/2019	<u>APPROVED BY:</u>		CMC		
<u>SCALE:</u> 1"=50'		<u>SHEET:</u>	C4		



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2019-020

Petition #:	
Date Filed:	1/28/2019
Received By:	BH

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: residential/vacant (Acres): 4.54

Existing Zoning: R-3 & R-22MF Proposed Zoning: UR-3(CD)

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

Required Rezoning Pre-Application Meeting* with: Kent Main, Grant Meacci, Jason Prescott, Isaiah Washington

Date of meeting: 10/16/2018

(*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 redevelopment of the site with a residential community.

Bridget Grant & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704.331.2379 (BG)

704-378-1973(BG)

704-331-1144 (JB)

704-378-1925 (JB)

Telephone Number

Fax Number

bridgetgrant@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENTS A-E

Signature of Property Owner

CapRock, LLC (Attn: Kyle diPretoro)

Name of Petitioner

2410 Dunavant St

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.816.2203

Telephone Number

Fax Number

kdipretoro@caprockinvest.com

E-mail Address

SEE ATTACHMENT F

Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Date Acquired
177-053-01	N/A	SF Group LLC	1235 East Blvd Ste E Unit 131, Charlotte, NC 28203	08/31/2018
177-053-03	N/A			
177-053-02	5509 Fairview Rd, Charlotte, NC 28209	Salim Gur & Hulya Gur	5509 Fairview Rd, Charlotte, NC 28209	11/02/2005
177-053-04	5535 Fairview Rd, Charlotte, NC 28209	5535 Fairview LLC	12124 Farnborough Rd, Huntersville, NC 28078	08/31/2018
177-053-05	5547 Fairview Rd, Charlotte, NC 28209	Dillon Family Properties LLC	6539 Tall Oaks Trail, Charlotte, NC 28210	08/04/2017
177-053-36	N/A			

ATTACHMENT A

REZONING PETITION NO. 2019-____
CapRock, LLC

OWNER JOINDER AGREEMENT
SF Group LLC

The undersigned, as the owner of the parcels of land located at

1. N/A that is designated as Tax Parcel No. 177-053-01
2. N/A that is designated as Tax Parcel No. 177-053-03

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 R-3 zoning district to the UR-3(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 14 day of January, 2019.

SF Group LLC

By: 

Name: EVAN MILLER

Its: MANAGER

ATTACHMENT B


REZONING PETITION NO. 2019-____
CapRock, LLC

OWNER JOINDER AGREEMENT
Salim Gur
Hulya Gur

The undersigned, as the owner of the parcel of land located at 5509 Fairview Rd that is designated as Tax Parcel No. 177-053-02 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 R-3 zoning district to the UR-3(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 15 day of JANUARY, 2019.


Salim Gur


Hulya Gur

CHAR2\2080323v1

ATTACHMENT C

REZONING PETITION NO. 2019-____
CapRock, LLC

OWNER JOINDER AGREEMENT
5535 Fairview LLC

The undersigned, as the owner of the parcel of land located at 5535 Fairview Rd that is designated as Tax Parcel No. 177-053-04 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 R-3 zoning district to the UR-3(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 15 day of January, 2019.

5535 Fairview LLC

By: 

Name: Eugene J. Pajala

Its: member

ATTACHMENT D

REZONING PETITION NO. 2019-____
CapRock, LLC

OWNER JOINDER AGREEMENT
Dillon Family Properties LLC

The undersigned, as the owner of the parcels of land located at

1. 5547 Fairview Rd that is designated as Tax Parcel No. 177-053-05
2. N/A that is designated as Tax Parcel No. 177-053-36

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 R-3 zoning district to the UR-3(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 16th day of January, 2019.

Dillon Family Properties LLC

By: [Signature]
Name: J. Scott Dillon
Its: Manager

ATTACHMENT 1E

REZONING PETITION NO. 2019-
CapRock, LLC

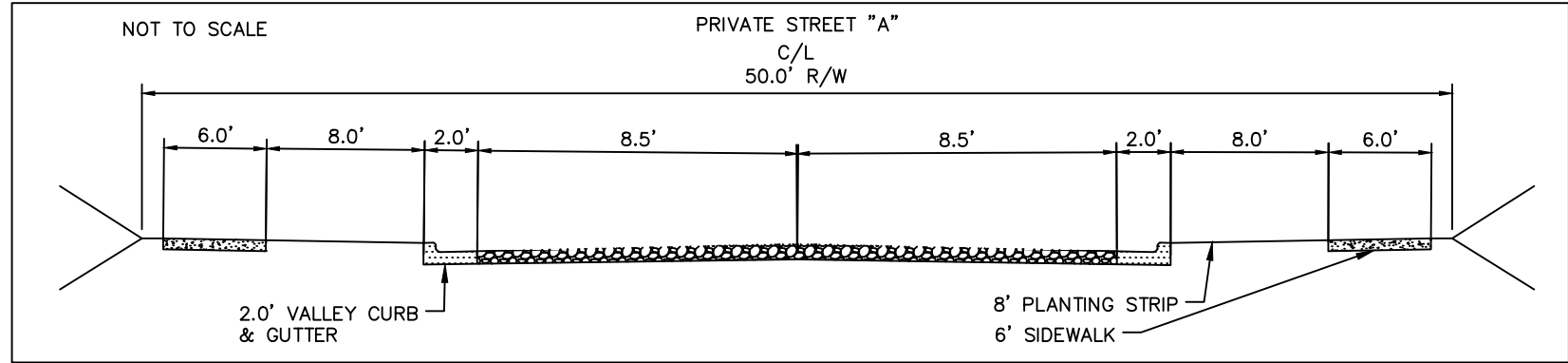
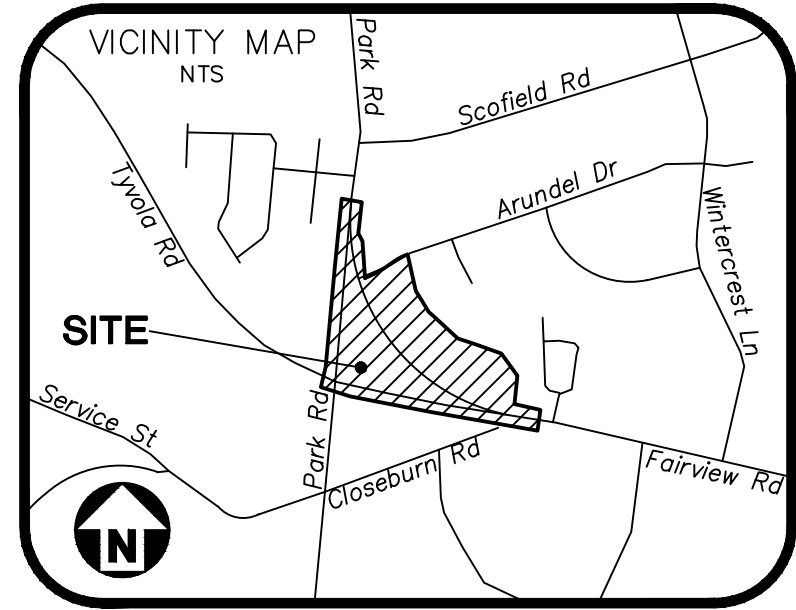
Petitioner:

CapRock, LLC

By: 

Name: KYLE DIPRETO

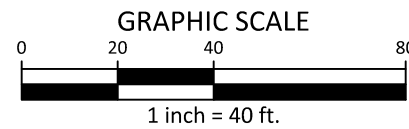
Title: VICE PRESIDENT OF DEVELOPMENT



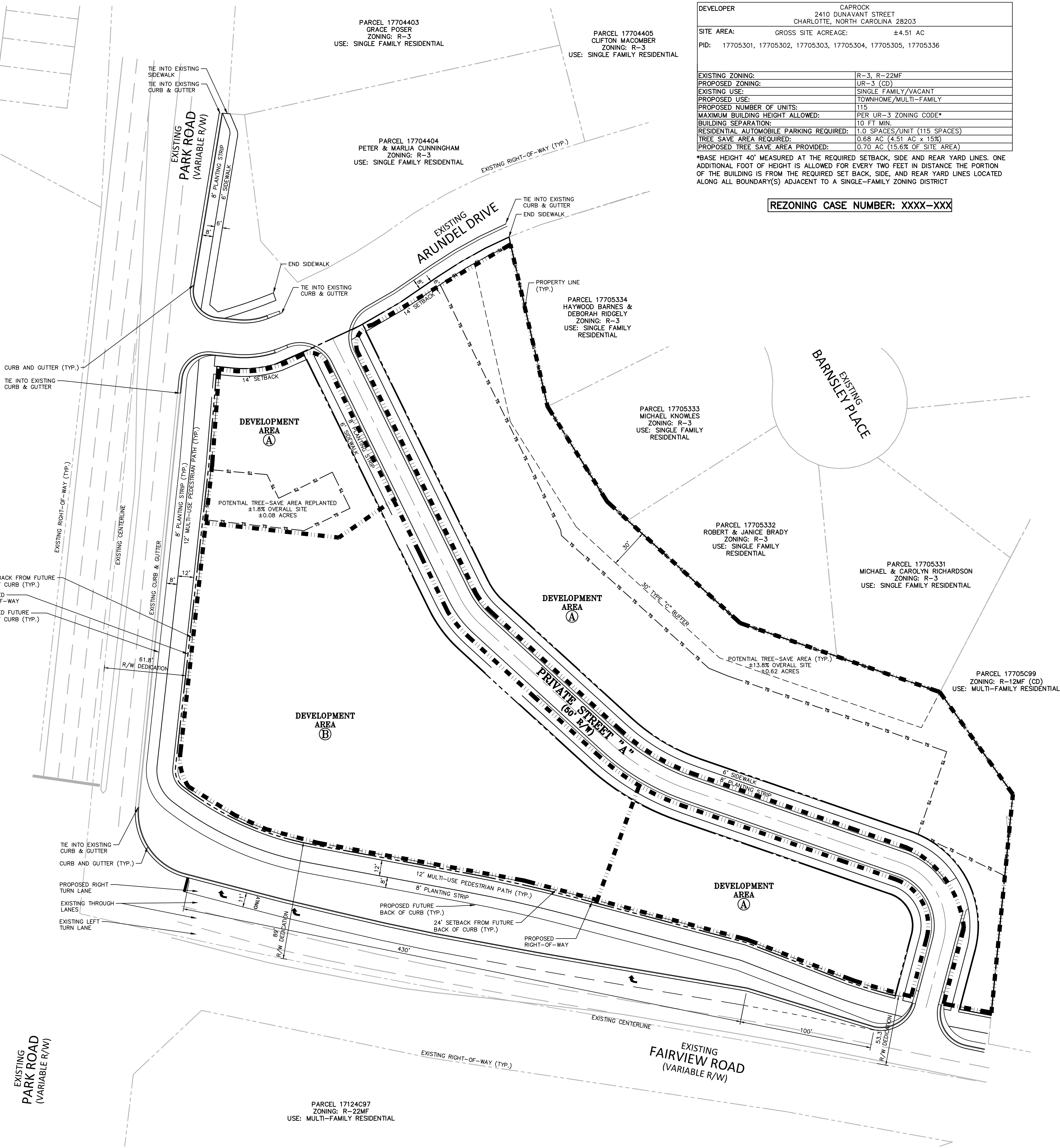
PARCEL 17124C98
ZONING: R-22MF
USE: MULTI-FAMILY RESIDENTIAL

SITE LEGEND

	SIGNAGE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE RAMPS
TYPE A TYPE B TYPE C	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TREE SAVE
	SETBACK
	BUFFER YARD



V:\Projects\CPK\CPK18000\Land\Reasoning\CPK18000-R21.dwg, 1/31/2019 12:53:34 PM, Dana



SITE DATA

DEVELOPER	CAPROCK
SITE AREA:	2410 DUNAVANT STREET CHARLOTTE, NORTH CAROLINA 28203
GROSS SITE ACREAGE:	±4.51 AC
PID:	17705301, 17705302, 17705303, 17705304, 17705305, 17705336
EXISTING ZONING:	R-3, R-22MF
PROPOSED ZONING:	UR-3 (CD)
EXISTING USE:	SINGLE FAMILY/VACANT
PROPOSED USE:	TOWNHOME/MULTI-FAMILY
PROPOSED NUMBER OF UNITS:	115
MAXIMUM BUILDING HEIGHT ALLOWED:	PER UR-3 ZONING CODE*
BUILDING SEPARATION:	10 FT MIN.
RESIDENTIAL AUTOMOBILE PARKING REQUIRED:	1.0 SPACES/UNIT (115 SPACES)
TREE SAVE AREA REQUIRED:	0.68 AC (4.51 AC x 15%)
PROPOSED TREE SAVE AREA PROVIDED:	0.70 AC (15.6% OF SITE AREA)

*BASE HEIGHT 40' MEASURED AT THE REQUIRED SETBACK, SIDE AND REAR YARD LINES. ONE ADDITIONAL FOOT OF HEIGHT IS ALLOWED FOR EVERY TWO FEET IN DISTANCE THE PORTION OF THE BUILDING IS FROM THE REQUIRED SET BACK, SIDE, AND REAR YARD LINES LOCATED ALONG ALL BOUNDARY(S) ADJACENT TO A SINGLE-FAMILY ZONING DISTRICT

REZONING CASE NUMBER: XXXX-XXX

McAdams

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

CLIENT

CAPROCK
2410 DUNAVANT STREET
CHARLOTTE, NORTH CAROLINA 28203
PHONE: 704. 816. 2203

PARK & FAIRVIEW RESIDENTIAL

CONSTRUCTION DRAWINGS

INTERSECTION OF PARK RD AND FAIRVIEW RD

CHARLOTTE, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

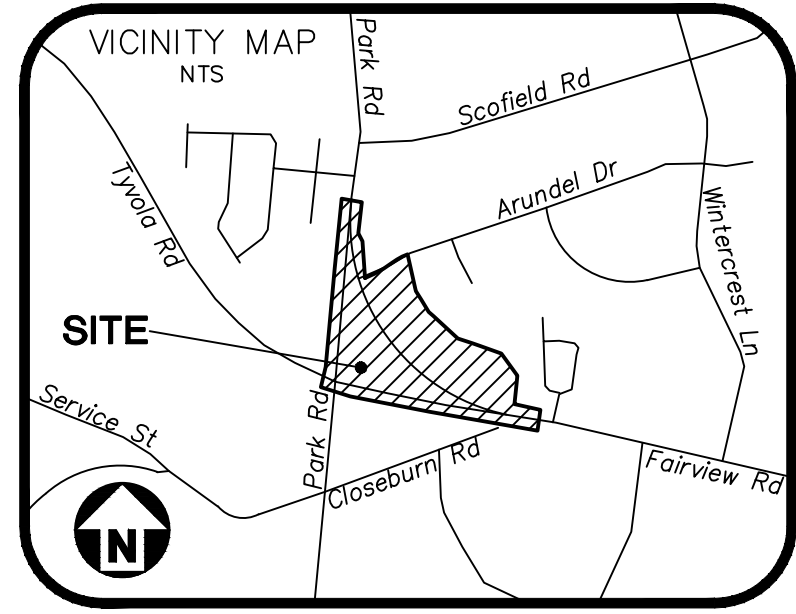
PROJECT NO. CPK-18000
FILENAME CPK18000-R21
CHECKED BY BGP
DRAWN BY JBW/AJD/DMD
SCALE 1"=40'
DATE 01. 31. 2019

SHEET

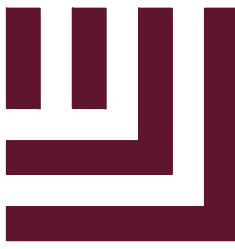
REZONING TECHNICAL DATA PLAN

RZ-1

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



REZONING CASE NUMBER: XXXX-XXX



McAdams

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

CLIENT

CAPROCK
2410 DUNAVANT STREET
CHARLOTTE, NORTH CAROLINA 28203
PHONE: 704. 816. 2203

PARK & FAIRVIEW RESIDENTIAL
CONSTRUCTION DRAWINGS
INTERSECTION OF PARK RD AND FAIRVIEW RD
CHARLOTTE, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. CPK-18000
FILENAME CPK18000-RZ1
CHECKED BY BGP
DRAWN BY JBW/AJD/DMD
SCALE 1"=40'
DATE 01. 31. 2019

SHEET

REZONING CONCEPTUAL
SITE PLAN

RZ-2

SITE LEGEND

- SIGNAGE
TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS
TYPE A TYPE B TYPE C
- PROPERTY LINE
RIGHT-OF-WAY LINE
LOT LINE
EASEMENT LINE
CENTERLINE
TREE SAVE
SETBACK
BUFFER YARD



GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

V:\Projects\CPK\CPK18000\Land\Re zoning\CPK18000-RZ1.dwg, 1/31/2019 12:53:41 PM, Duan, Diana

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Site Development Data:

--Acreage: ± 4.51 acres
--Tax Parcel #'s: 177-053-01, 177-053-02, 177-053-03, 177-053-04, 177-053-05 and 177-053-36
--Existing Zoning: R-3 and R-22MF
--Proposed Zoning: UR-3(CD)
--Existing Uses: Vacant/Residential
--Proposed Uses: Up to 115 residential dwelling units together with accessory uses, as allowed in the UR-3 zoning district.
--Proposed Floor Area Ratio: As allowed by the UR-3 Zoning District.
--Maximum Building Height: A maximum building height of five (5) stories not to exceed 75 feet. Height to be measured as required by the Ordinance.
--Parking: Parking as required by the Ordinance will be provided.

1. General Provisions:

- a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by CapRock, LLC ("Petitioner") to accommodate the development of a residential community on an approximately 4.51 acre site located at the northeast intersection of Fairview Road and Park Road (the "Site").
- b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-3 zoning classification shall govern.
- c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

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

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1.

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

- d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site shall not exceed 13. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

- e. Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks maybe subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 115 (a combination of single family attached and multi-family units that are for rent and/or for sale), together with accessory uses allowed in the UR-3 zoning district.

3. Access and Transportation:

- a. Access to the Site will be from Fairview Road and Arundel Drive as generally depicted on the Rezoning Plan.
- b. The Petitioner, as part of the development of the Site, shall construct one (1) new private street as generally depicted on the Rezoning Plan (Private Street A). Proposed Private Street A will be designed to meet a local residential narrow cross-section.

RESERVED

4. Architectural Standards, Court Yards/Amenity Areas:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Aluminum and vinyl as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural asphalt shingles, metal type roofing materials may also be used.
- b. Development Area A. The following provisions shall apply only to Development Area A.
- (i) Units will have a one or two (2) car garage.

- (ii) The residential dwelling units with frontage on Fairview Road and Park Road will be treated with a combination of landscaping and architectural features to provide visual interest at the pedestrian level.

- (iii) Townhome unit entrances, on the interior of the Site as well as along Fairview Road and Park Road, shall be at or slightly above grade and shall be highly visible and architecturally treated as a prominent pedestrian entrance through a combination of at least four (4) of the following features: decorative pedestrian lighting/scones; architectural details carried through to upper stories; covered porches, canopies, awnings or sunshades; archways; transom windows; terraced or raised planters that can be utilized as seat walls; double doors; stoops or stairs; and/or contrasting pavement from primary sidewalk.

- (iv) Townhome usable porches or stoops shall form an element of the building design and be located on the front and/or side of the building. Stoops and entry level porches oriented to Private Street A may be covered but not be enclosed. The building/architectural treatment over the porches will vary to help emphasize the entries into each unit.

- (v) Building heights will be limited to three (3) stories.

- (vi) All end unit facades that face public streets will not have a blank wall greater than twenty (20) feet.

c. Development Area B. The following provisions shall only apply to Development Area B.

- (i) The building shall be placed so as to present a front façade to Private Street A.
- (ii) The building shall be designed to create an architectural focal point on the corner at the intersection of Park Road and Fairview Road.
- (iii) The principal entrance of a building shall be articulated and expressed in greater architectural detail than other building entrances.
- (iv) Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, change in materials, building step backs, art work and landscaping. Blank walls cannot be addressed with landscape elements only.
- (v) The facades of first/ground floor of the building along Park Road and Fairview Road shall incorporate a minimum of 25% masonry materials such as brick, stucco or stone.
- (vi) Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
- (vii) Building elevations facing Fairview Road and Park Road shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- (viii) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.

- d. Meter banks will be screened from adjoining properties and from Fairview Road and Park Road.

- e. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

5. Streetscape, Buffers, Yards, and Landscaping:

- a. A setback of twenty-four (24) feet as measured from the future back curb will be provided along Fairview Road and Park Road as generally depicted on the Rezoning Plan.
- b. A setback of fourteen (14) feet as measured from the future back curb will be provided along Arundel Drive as generally depicted on the Rezoning Plan.
- c. A twenty (20) foot rear yard will provided along the Site's northern property boundary as generally depicted on the Rezoning Plan.
- d. A five (5) foot side yard will be provided along the Site's eastern property boundary as generally depicted on the Rezoning Plan.
- e. A thirty (30) foot Class C' Buffer will be provided along the Site's perimeter as generally depicted on the Rezoning Plan.
- f. A twelve (12) foot multi-use path and an eight (8) foot planting strip shall be provided along Fairview Road and Park Road as generally depicted on the rezoning plan.
- g. A six (6) foot sidewalk and an eight (8) foot planting strip shall be provided along Arundel Drive and Private Street A as generally depicted on the rezoning plan.

6. Environmental Features:

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

7. Lighting:

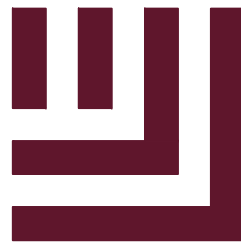
- a. Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 26' in height within parking areas and to 21' in height along public and private streets.

8. Amendments to the Rezoning Plan:

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

9. Binding Effect of the Rezoning Application:

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



McAdams

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000

fax 919. 361. 2269

license number: C-0293

www.mcadamsco.com

CLIENT

CAPROCK
2410 DUNAVANT STREET
CHARLOTTE, NORTH CAROLINA 28203
PHONE: 704. 816. 2203

PARK & FAIRVIEW RESIDENTIAL
CONSTRUCTION DRAWINGS
INTERSECTION OF PARK RD AND FAIRVIEW RD
CHARLOTTE, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. CPK-18000
FILENAME CPK18000-R21
CHECKED BY BGP
DRAWN BY JBW/AJD/DMD
SCALE N/A
DATE 01. 31. 2019

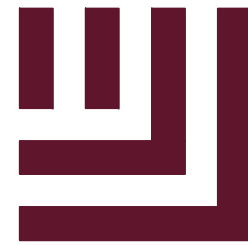
SHEET

REZONING NOTES

RZ-3

REZONING CASE NUMBER: XXXX-XXX

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

CLIENT

CAPROCK
2410 DUNAVANT STREET
CHARLOTTE, NORTH CAROLINA 28203
PHONE: 704. 816. 2203

PARK & FAIRVIEW RESIDENTIAL
CONSTRUCTION DRAWINGS
INTERSECTION OF PARK RD AND FAIRVIEW RD
CHARLOTTE, NORTH CAROLINA

REVISIONS

NO. DATE

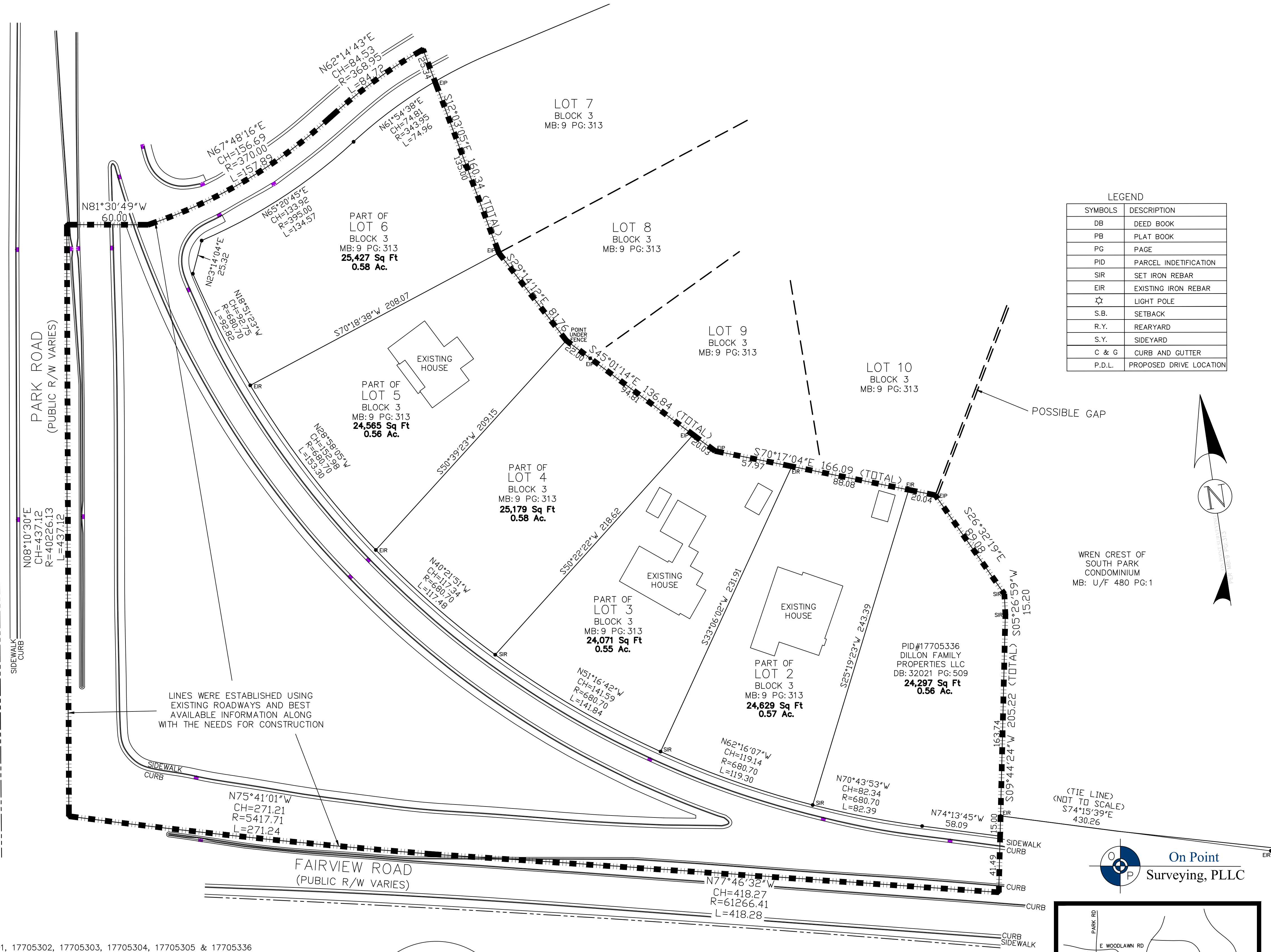
PLAN INFORMATION

PROJECT NO. CPK-18000
FILENAME CPK18000-RZ1
CHECKED BY BGP
DRAWN BY JBW/AJD/DMD
SCALE 1"=40'
DATE 01. 31. 2019

SHEET

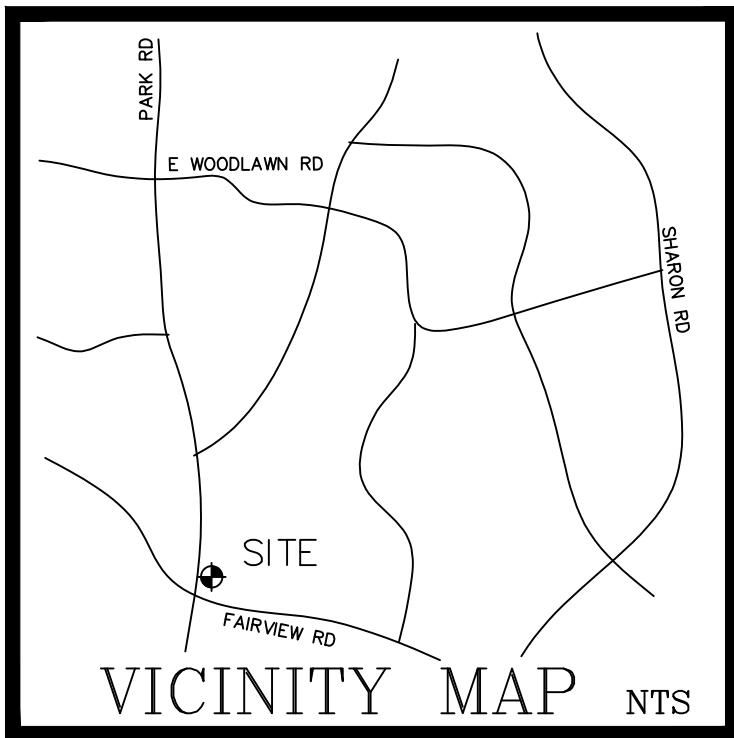
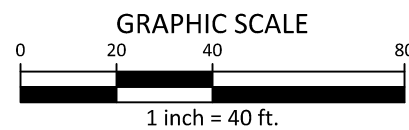
REZONING SURVEY

RZ-4

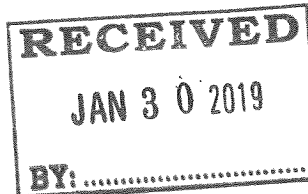


- NOTES:
- PID#S 17705301, 17705302, 17705303, 17705304, 17705305 & 17705336
 - IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED: R-3
 - DEED REFERENCES AS SHOWN
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED IN ZONE X, PER FIRM COMMUNITY PANEL 3710454100K, EFFECTIVE 2/19/2014
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
 - AREA COMPUTED BY COORDINATED METHOD.
 - NO NCGS MONUMENT FOUND WITHIN 2000'.
 - THE PURPOSE OF THIS MAP IS TO SHOW EXISTING BOUNDARIES AND ROADWAYS, ALONG WITH ESTABLISHING NEW BOUNDARIES THAT EXTEND TO THE CENTER OF FAIRVIEW ROAD & PARK ROAD IN ORDER TO RECLAIM PART OF THE RIGHT OF WAYS FOR SAID ROADS ALONG WITH THE FAIRVIEW ROAD RAMP. NOT ALL UTILITIES, IMPROVEMENTS AND STRUCTURES ARE NOT SHOWN.

AREA IN R/W
132,239 Sq Ft
3.04 Ac.
TOTAL AREA
280,407 Sq Ft
6.44 Ac.



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2019-021
Date Filed: 1/30/2019
Received By: B
71

Complete All Fields (Use additional pages if needed)

Property Owner: McKinney Holdings NC II, LLC
Owner's Address: 4574 Calhoun Memorial Hwy PO Box 1701 City, State, Zip: Easley, SC 29605-2816
Date Property Acquired: 12/17/2013
Property Address: 7140 N. Tryon Street, Charlotte, NC, 28262
Tax Parcel Number(s): 04914119, 04914120, and 04918104
Current Land Use: Vacant Size (Acres): 23.1
Existing Zoning: B-2(CD) Proposed Zoning: TOD-M(CD)
Overlay: n/a Tree Survey Provided: Yes: N/A: X
Required Rezoning Pre-Application Meeting* with: Sanders, Rosen, Washington, Wilkinson, et al
Date of meeting: 12/18/2018

(*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): 5 years
Purpose/description of Conditional Zoning Plan: To modify zoning from B2(CD) to TOD-M(CD); conditions to ensure the completion of the roadway network through the property.

Joel L. Madden, PE (Merrick & Company)
Name of Rezoning Agent

1001 Morehead Square Drive, Suite 530
Agent's Address

Charlotte, NC 28203
City, State, Zip

(704) 529-6500 (704) 522-0882
Telephone Number Fax Number

joel.madden@merrick.com
E-Mail Address

David J. McKinney
Signature of Property Owner

David J. McKinney
(Name Typed / Printed)

McKinney Holdings NC II, LLC
Name of Petitioner(s)

4574 Calhoun Memorial Hwy PO Box 1701
Address of Petitioner(s)

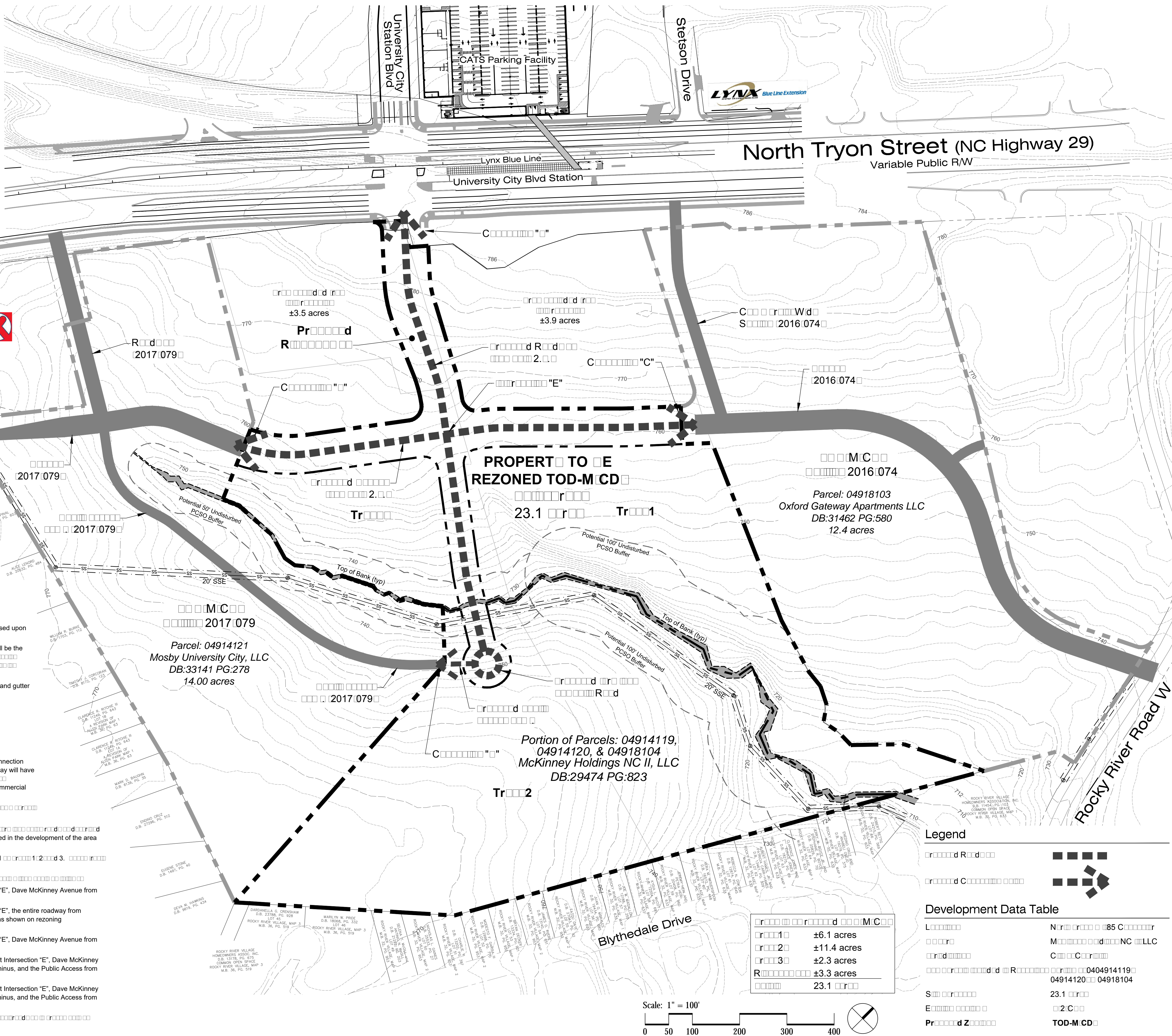
Easley, SC 29605-2816
City, State, Zip

(864) 303-9696 n/a
Telephone Number Fax Number

n595tm@gmail.com
E-Mail Address

David J. McKinney
Signature of Petitioner

David J. McKinney
(Name Typed / Printed)

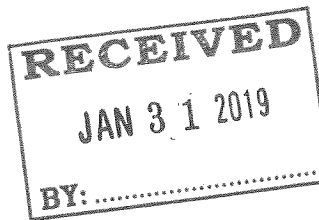
[illegible][illegible]

JOB NO: 65118785

DATE: 01/28/2019

SHEET 1

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2019-022

Petition #: _____
Date Filed: 1/31/2019
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: Mallard Creek Polymers, Inc.

Owner's Address: 8901 Research Dr.

City, State, Zip: Charlotte, NC 28262

Date Property Acquired: February 1, 1995

Property Address: 2450 Morehead Rd

Tax Parcel Number(s): 02955101

Current Land Use: Industrial

Size (Acres): 44.0 acres

Existing Zoning: I-2 (CD)

Proposed Zoning: I-2 (CD) SPA

Overlay: _____

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

Required Rezoning Pre-Application Meeting* with: Kent Main, Rich Groehoski, Grant Meachi, Dennis Norwood, Stephen Overcash

Date of meeting: January 23, 2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To build a building on the site

Caren Wingate

Name of Rezoning Agent

1201 S Graham Street, Suite 221

Agent's Address

Charlotte, NC 28203

City, State, Zip

704-641-2154

Telephone Number

Fax Number

cwingate@wingadgroup.com

E-Mail Address

[Signature]
Signature of Property Owner

Thayne R. Hansen
(Name Typed / Printed)

Metrolina Builders Inc.

Name of Petitioner(s)

425 E Hebron Street

Address of Petitioner(s)

Charlotte, NC 28273

City, State, Zip

704-350-2270

Telephone Number

Fax Number

DNorwood@metrolinabuilders.com

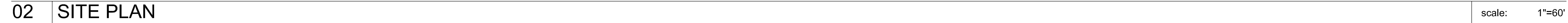
E-Mail Address

[Signature]
Signature of Petitioner

DENNIS E. NORWOOD
(Name Typed / Printed)



2010 south tryon st. suite 1a
charlotte north carolina 28203
office.704.332.1615
web.www.odarch.com



scale: NTS



scale: NTS

7. No storm water detention shall be placed in the setback / tree-save area.

scale: NTS

CHARLOTTE, NORTH CAROLINA
ODA Project No. 183377

PETITION NO. XXXX-XXX
FOR PUBLIC HEARING

01.31.2019

[illegible]

ILLUSTRATIVE PLAN

RZ-1

Copyright 2018 Overcash Demmitt Architects

RECEIVED

FEB 04 2019

BY:

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: 2/4/2019

Received By: R

2019-023

Complete All Fields (Use additional pages if needed)

Property Owner: McMahon Investment Group INC

Owner's Address: 11709 Fruehaul Drive, Suite 232 City, State, Zip: Charlotte, NC 28273

Date Property Acquired: May 21, 2008

Property Address: 5401 Carmel Road, 5405 Carmel Road

Tax Parcel Number(s): 21118405, 21118499

Current Land Use: Single Family Detached, Vacant Size (Acres): 1.0 acres, 0.7 acres (Total = 5.12 ac.)

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

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

Required Rezoning Pre-Application Meeting* with: John Kinley, Kent Main, etc..

Date of meeting: January 29, 2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To develop the properties as a townhome and single-family neighborhood

American Engineering

Name of Rezoning Agent

8008 Corporate Center Drive, Suite 110

Agent's Address

Charlotte, NC 28226

City, State, Zip

704-749-1021

Telephone Number

Fax Number

sshirley@american-ea.com

E-Mail Address

Sam McMahon

Signature of Property Owner

Sam McMahon, JR
(Name Typed / Printed)

Sinacori Builders

Name of Petitioner(s)

P.O. Box 471785

Address of Petitioner(s)

Charlotte, NC 28247

City, State, Zip

704-543-7474

Telephone Number

Fax Number

russ@sinacoribuilders.com; ed@sinacoribuilders.com

E-Mail Address

Ed Estridge

Signature of Petitioner

Ed Estridge
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

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

Complete All Fields (Use additional pages if needed)

Property Owner: Southeast Commercial Corporation

Owner's Address: 7215 Pineville-Matthews Road, Suite 300 City, State, Zip: Charlotte, NC 28226

Date Property Acquired: December 19, 2007

Property Address: 5335 Carmel Road

Tax Parcel Number(s): 21118404

Current Land Use: Single Family Detached Size (Acres): 1.8 acres

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

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

Required Rezoning Pre-Application Meeting* with: John Kinley, Kent Main, etc..

Date of meeting: January 29, 2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: to develop the properties as a townhome and single-family neighborhood

American Engineering

Name of Rezoning Agent

8008 Corporate Center Drive, Suite 110

Agent's Address

Charlotte, NC 28226

City, State, Zip

704-749-1021

Telephone Number

Fax Number

sshirley@american-ea.com

E-Mail Address

Sam Mc Mahan Jr
Signature of Property Owner

SAM McMAHAN JR
(Name Typed / Printed)

Sinacori Builders

Name of Petitioner(s)

P.O. Box 471785

Address of Petitioner(s)

Charlotte, NC 28247

City, State, Zip

704-543-7474

Telephone Number

Fax Number

russ@sinacoribuilders.com; ed@sinacoribuilders.com

E-Mail Address

Ed Estridge
Signature of Petitioner

ED ESTRIDGE
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

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

Complete All Fields (Use additional pages if needed)

Property Owner: Orion Properties LLC
Owner's Address: 6924 Chatford Lane City, State, Zip: Charlotte, NC 28210
Date Property Acquired: December 15, 1999
Property Address: 5315 Carmel Road
Tax Parcel Number(s): 21118403
Current Land Use: Single Family Detached Size (Acres): 1.6 acres
Existing Zoning: R-3 Proposed Zoning: UR-2 (CD)
Overlay: NA Tree Survey Provided: Yes: _____ N/A: _____
Required Rezoning Pre-Application Meeting* with: John Kinley, Kent Main, etc..
Date of meeting: January 29, 2019

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): No
Purpose/description of Conditional Zoning Plan: to develop the properties as a townhome and single-family neighborhood

American Engineering

Name of Rezoning Agent
8008 Corporate Center Drive, Suite 110
Agent's Address
Charlotte, NC 28226
City, State, Zip
704-749-1021
Telephone Number Fax Number
sshirley@american-ea.com
E-Mail Address

Signature of Property Owner

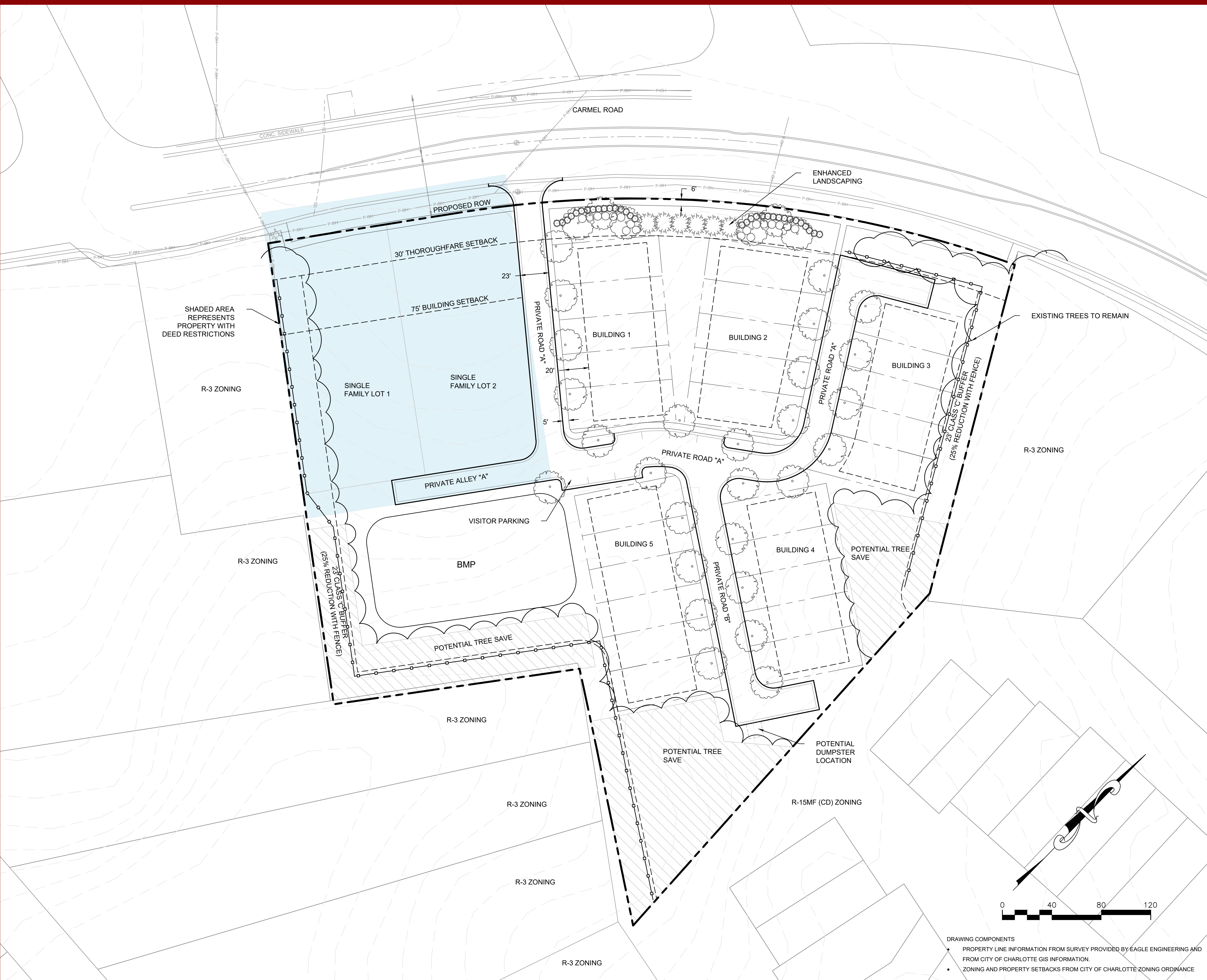
(Name Typed / Printed)

Sinacori Builders

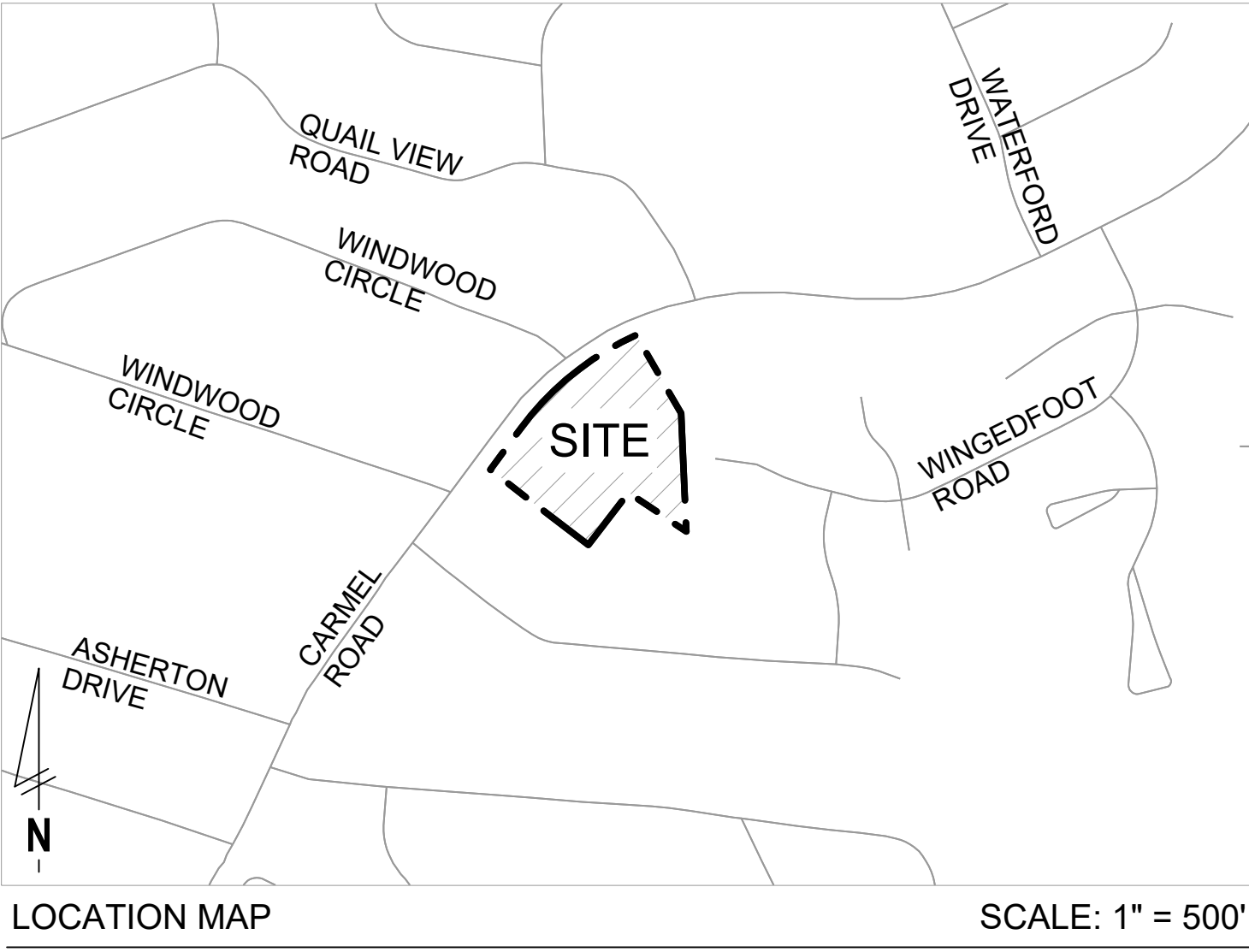
Name of Petitioner(s)
P.O. Box 471785
Address of Petitioner(s)
Charlotte, NC 28247
City, State, Zip
704-543-7474
Telephone Number Fax Number
ed@sinacoribuilders.com; russ@sinacoribuilders.com
E-Mail Address

Signature of Petitioner

(Name Typed / Printed)



- DRAWING COMPONENTS
- PROPERTY LINE INFORMATION FROM SURVEY PROVIDED BY EAGLE ENGINEERING AND FROM CITY OF CHARLOTTE GIS INFORMATION.
 - ZONING AND PROPERTY SETBACKS FROM CITY OF CHARLOTTE ZONING ORDINANCE



DEVELOPMENT STANDARDS:

SITE ACREAGE:	5.12 ACRES
TAX PARCEL NUMBERS:	21118403, 21118404, 21118405, AND 21118499
PROPERTY DESCRIPTION:	5315, 5335, 5401 AND 5405 CARMEL ROAD
CURRENT ZONING:	R-3 SINGLE FAMILY
PROPOSED ZONING:	UR-2
EXISTING USES:	SINGLE FAMILY DETACHED; VACANT
PROPOSED USES:	SINGLE FAMILY DETACHED HOMES; SINGLE FAMILY ATTACHED HOMES (TOWNHOMES) WITH ACCESSORY USES AS ALLOWED IN THE UR-2 DISTRICT
NUMBER OF LOTS:	26 TOWNHOMES (3-STORY) FRONT-LOADED 2 SINGLE-FAMILY DETACHED FRONT-LOADED
TOTAL LOTS:	28
PROPOSED DENSITY:	5.5 UNITS/ACRE
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED FLOOR AREA RATIO:	AS ALLOWED IN THE UR-2 DISTRICT
REQUIRED PARKING SPACES:	AS REQUIRED BY ORDINANCE. NO LESS THAN 5 VISITOR PARKING SPACES WILL BE PROVIDED ON-SITE.
OPEN SPACE:	A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS A TREE SAVE/OPEN SPACE AREA (TO INCLUDE THE ON-SITE OPEN STORM WATER RETENTION AREA) AS DEFINED BY THE ORDINANCE.

GENERAL PROVISIONS:

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Sinacori Builders to accommodate the development of a townhome and single family detached community on approximately 5.12 acres located on the southeast side of Carmel Road north of Carmel Vista Lane and south of Quail View Road (the "Site").
- Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") Unless the Rezoning Plan (the "Plan") establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
- The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other site elements (collectively the "Development/Site Elements") set forth on the Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Plan are graphic representations of the Development/Site elements proposed. Changes to the Plan not anticipated by the Plan will be reviewed and approved as allowed by Section 5.207 of the Ordinance.
- Since the project has not undergone design development, it is intended that this Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
 - minor and don't materially change the overall design intent depicted on the Plan; or
 - modifications to move structures graphically depicted on the Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the external setbacks, rear yards or buffer areas indicated on the Plan.
- The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

PERMITTED USES:

- The Site may be developed with up to twenty-eight (28) single-family attached homes and two (2) single-family detached homes, together with accessory uses allowed in the UR-2 zoning district. The total number of principal buildings to be developed on the Site shall not exceed seven (7). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
- Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks maybe subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

ETHICAL ACCESS:

- Access to the Site will be from Carmel Road in the manner generally depicted on the Rezoning Plan.
- Petitioner will dedicate right-of-way fifty (50) feet from centerline along the southeastern side of Carmel Road. As per CDOT requirements, a sixteen (16) foot planting strip and six (6) foot sidewalk will be provided along Carmel Road as generally shown on the Plan. The sidewalk may be located in a sidewalk easement with the approval of Planning and CDOT if the proposed sidewalk extends beyond the proposed right-of-way.
- All streets located within the development will be private and meet the standards of the City of Charlotte Land Development Standards "Private Street Typical Sections - Standard number 11.13".
- The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
- The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
- External connection to Carmel Road into Site shall meet internal/external connectivity requirements as specified by the Subdivision and Zoning Ordinances.

ARCHITECTURAL STANDARDS:

- The side elevations of the buildings along Carmel Road will contain architectural end-unit treatments to prevent blank walls facing the public road.
- All buildings may have either a one (1) car or two (2) car garage and a 20' minimum parking pad to comply with the Ordinance.
- Attached dwelling units shall be limited to a maximum of six (6) units or less.

STREETSCAPE AND LANDSCAPING:

- Internal sidewalk will be provided along one side of the street throughout the development and provide two connection points as shown on the Plan to Carmel Road's existing sidewalk.
- Petitioner will provide enhanced landscaping along Carmel Road as generally depicted on the Plan.
- A decorative fence (material choices may include: wood, vinyl, metal or a combination of stone or brick columns and fencing material) will be provided along the internal hammerhead turnaround as shown along Carmel Road and landscaped as generally depicted on the Plan. This proposed fence may be located within the 30' Thoroughfare Buffer.
- Petitioner will provide a Class C Buffer along the property boundaries adjacent to single family districts or uses as generally depicted on the Plan which may be reduced with a boundary fence as per ordinance provisions.
- Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap may also cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow storm water.
- The development of this site will comply with the City of Charlotte Tree Save Ordinance.
- 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:

- Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- 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.
- All utilities within the Site will be placed underground.

LIGHTING:

- All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the site, including its base, shall not exceed 20 feet.
- No exterior lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be permitted.

SIGNAGE:

- Signage as allowed by Ordinance. Entry signage, if provided, will be composed of individual, opaque letters that will be either back lit or illuminated with up lighting. Letters shall not be internally illuminated.

NOTING 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.
- 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.

Conceptual Rezoning Plan

Carmel Road Properties

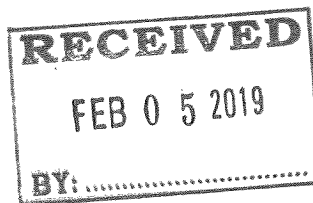


8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704.375.2438

February 1, 2019
Page 1 of 1

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

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2019-024

Petition #:

Date Filed:

Received By:

2/5/2019

PH

Complete All Fields (Use additional pages if needed)

Property Owner: The Shuman Company

Owner's Address: 3232 South Boulevard

City, State, Zip: Charlotte, NC, 28209

Date Property Acquired: 10/05/1971

Property Address: 3232 South Boulevard Charlotte, NC, 28209

Tax Parcel Number(s): 147-021-11

Current Land Use: Industrial - Metal Fabricator

Size (Acres): 1.738 ac

Existing Zoning: I-1 & 1-2

Proposed Zoning: TOD-M(O)

Overlay: New Bern Small Area Plan

Tree Survey Provided: Yes: N/A: X

Required Rezoning Pre-Application Meeting* with: Solomon Fortune and Grant Meacci

Date of meeting: 01/23/19

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan:

The proposed uses are not in sync with the current land classification and being located within the New Bern Overlay the TOD-M(O) zoning district is more in concert with the corridor area.

ColeJenest & Stone - Kevin Ammons

Name of Rezoning Agent

200 S. Tryon St Suite 1400

Agent's Address

Charlotte, NC, 28202

City, State, Zip


704-971-4546

Telephone Number

Fax Number

kammons@colejeneststone.com

E-Mail Address



Signature of Property Owner

Jack Shuman

(Name Typed / Printed)

Investicore LLC - Dawie Swart

Name of Petitioner(s)

7804c Fairview Road Suite 142

Address of Petitioner(s)

Charlotte, NC, 28226

City, State, Zip

704-575-0667


Telephone Number

980-949-6756

Fax Number

dawie@investicore.co.za

E-Mail Address

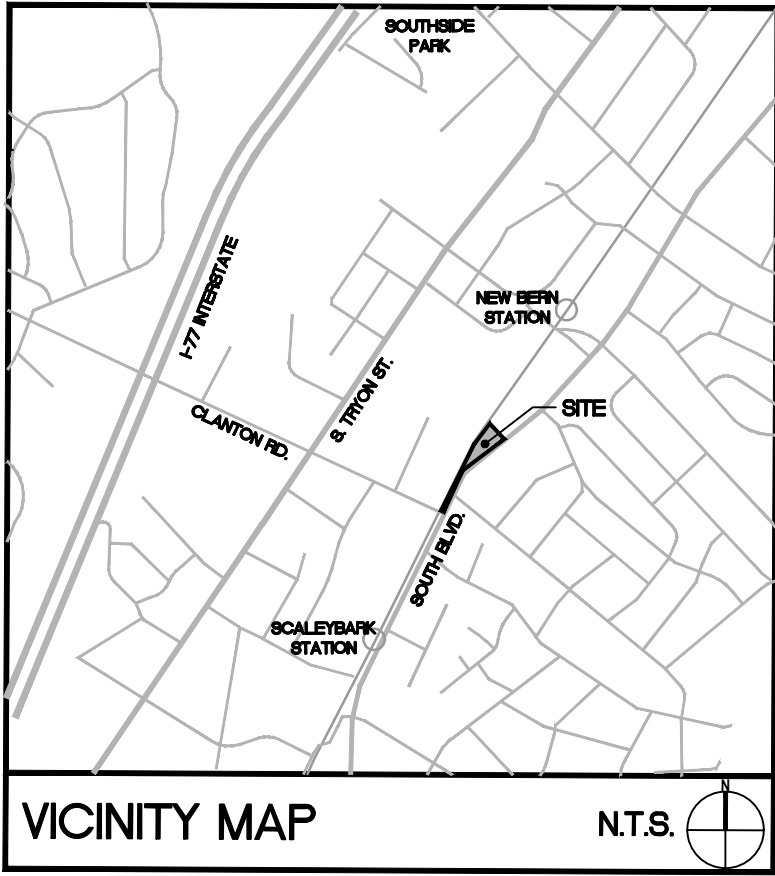


Signature of Petitioner

Dawie Swart

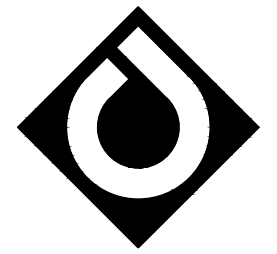
(Name Typed / Printed)

dotloop verified
01/23/19 7:14 PM EAST
CUUQ-PQCR-7LSI-KNN8



LEGEND	
SYMBOL	
	PROPERTY LINE/RIGHT-OF-WAY
	CATS RAIL LINE
	EXISTING BUILDING
	CONTOUR (2' INTERVAL)

- GENERAL REZONING NOTES:**
- SEE SHEET RZ-2 FOR TECHNICAL DATA PLAN
 - SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS



**ColeJenest
& Stone**

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 3400
Charlotte, North Carolina 28202
p+ 704.376.1555 f+ 704.376.7851
url+ www.colejeneststone.com

**INVESTICORE
HOLDINGS LLC.**
7804 FAIRVIEW RD.
CHARLOTTE, NC 28226

**SOUTH
BOULEVARD
REZONING**
3232 SOUTH BLVD.
CHARLOTTE, NC 28209

**EXISTING
CONDITIONS**

Project No.
32242

Issued
01/28/19

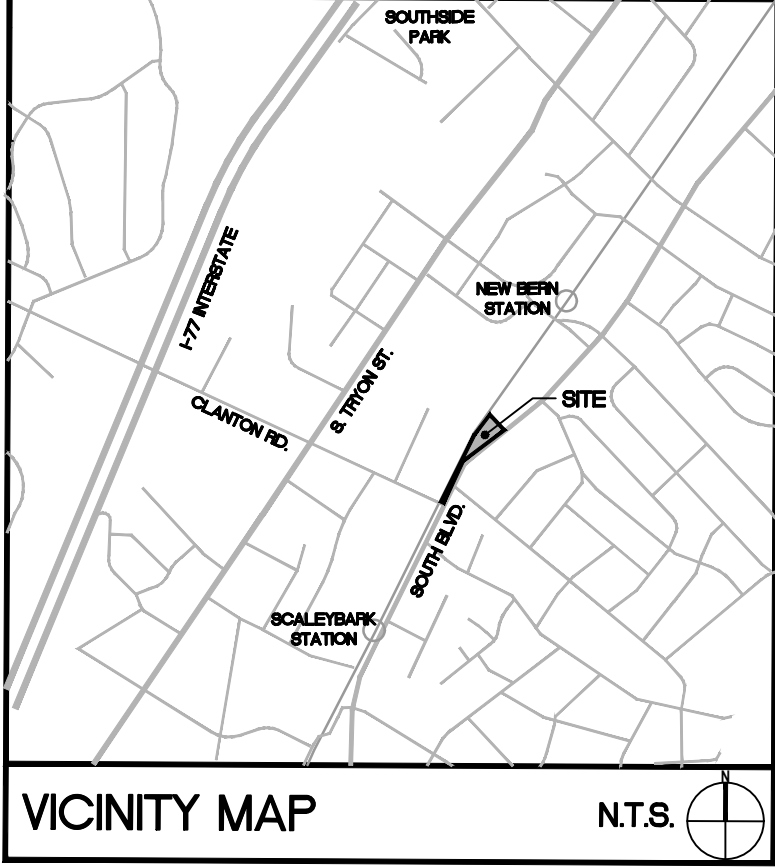
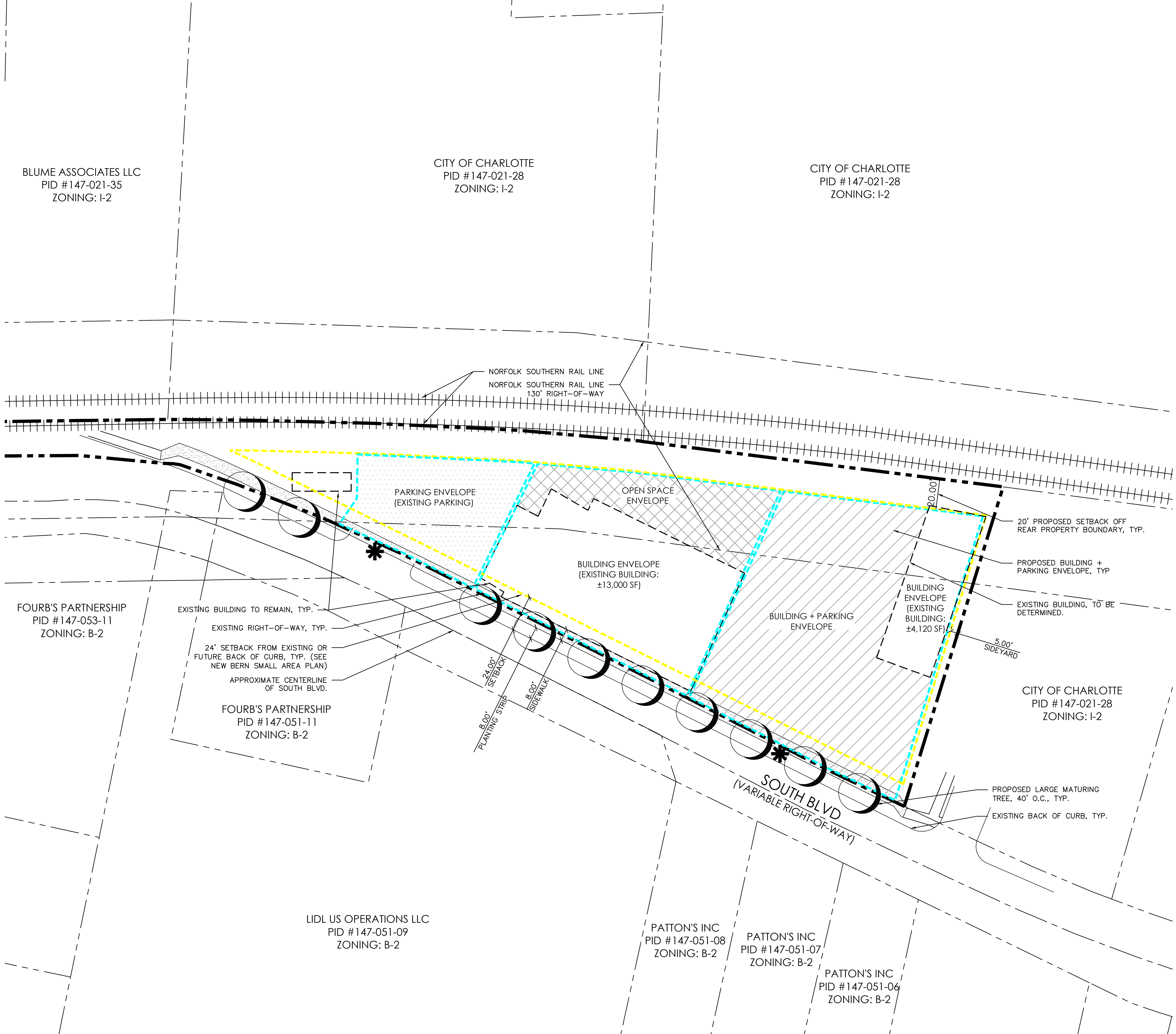
Revised

1"=50'
0 25' 50' 100'

RZ-1

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

ColeJenest & Stone, P.A. 2019 ©



LEGEND	
	PROPERTY LINE/RIGHT-OF-WAY
	CATS RAIL LINE
	VEHICULAR ACCESS
	BUILDING SETBACK
	BUILDING/OPEN SPACE/PARKING ENVELOPE
	EXISTING BUILDING

REZONING SUMMARY:	
PETITIONER:	INVESTICORE HOLDINGS, LLC
PROPERTY OWNER:	THE SHUMAN COMPANY
REZONING SITE AREA:	1.738± AC
TAX PARCEL#:	147-021-11
EXISTING ZONING:	I-1 & I-2
PROPOSED ZONING:	TOD-M
PREVIOUS PETITION NO:	N/A
EXISTING USE:	INDUSTRIAL (METAL FABRICATION)
PROPOSED USE:	NON-RESIDENTIAL USES ALLOWED IN TOD-M DISTRICT
BUILDING SETBACK:	24' FROM BACK-OF-CURB (PER NEW BERN TRANSIT STATION AREA PLAN)
MIN. SIDE YARD:	5'
MIN. REAR YARD:	20'
MAX. HEIGHT:	40'
NO. OF RESIDENTIAL UNITS:	N/A
RESIDENTIAL DENSITY:	N/A
AREA OF NON-RESIDENTIAL USES:	MAX 30,000 SQ. FT.
MAX. NO. OF BUILDINGS:	3
MIN. FLOOR AREA RATIO (F.A.R.):	0.50
REQUIRED PARKING:	PER ORDINANCE
REQUIRED OPEN SPACE:	PER ORDINANCE

- GENERAL REZONING NOTES:**
- SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS
 - SEE SHEET RZ-2 FOR ZONING EXHIBIT



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704.376.1555 f+ 704.376.7851
url+ www.colejeneststone.com

INVESTICORE HOLDINGS LLC.
7804 FAIRVIEW RD.
CHARLOTTE, NC 28226

SOUTH BOULEVARD REZONING
3232 SOUTH BLVD.
CHARLOTTE, NC 28209

TECHNICAL DATA SHEET

Project No.
32242

Issued
01/28/19

Revised



RZ-2

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

ColeJenest & Stone, P.A. 2019 ©

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

1. 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.
2. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CHARLOTTE ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CHARLOTTE ORDINANCES.
3. THROUGHOUT THIS REZONING PETITION, THE TERMS OWNER, OWNERS, PETITIONER OR PETITIONERS, SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
4. ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

PERMITTED USES

THE SITE MAY BE DEVOTED TO ALL NON-RESIDENTIAL USES IN THE TOD-MO ZONING DISTRICT PERMITTED UNDER THE CHARLOTTE ZONING ORDINANCE.

TRANSPORTATION

THE SITE WILL HAVE A TWO FULL ACCESS DRIVEWAY ON SOUTH BOULEVARD AS GENERALLY DEPICTED ON THE SITE PLAN. FINAL DRIVEWAY LOCATION AND TYPE WILL BE DETERMINED DURING SITE PERMITTING.

ARCHITECTURAL STANDARDS

RESERVED

PARKING, STREETScape AND LANDSCAPING

1. PLANTING STRIPS AND SIDEWALKS ALONG SOUTH BOULEVARD ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE. PETITIONER MAY PROVIDE TREE GRATES OR RAISED PLANTERS IN LIEU OF PLANTING STRIPS.
2. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ENVIRONMENTAL FEATURES

1. ALL REQUIREMENTS OF THE ITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
2. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
3. NO TREES WILL BE PLANTED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AUTHORIZATION FROM THE CITY ARBORIST'S OFFICE.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

LIGHTING

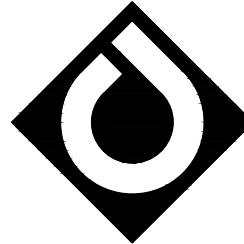
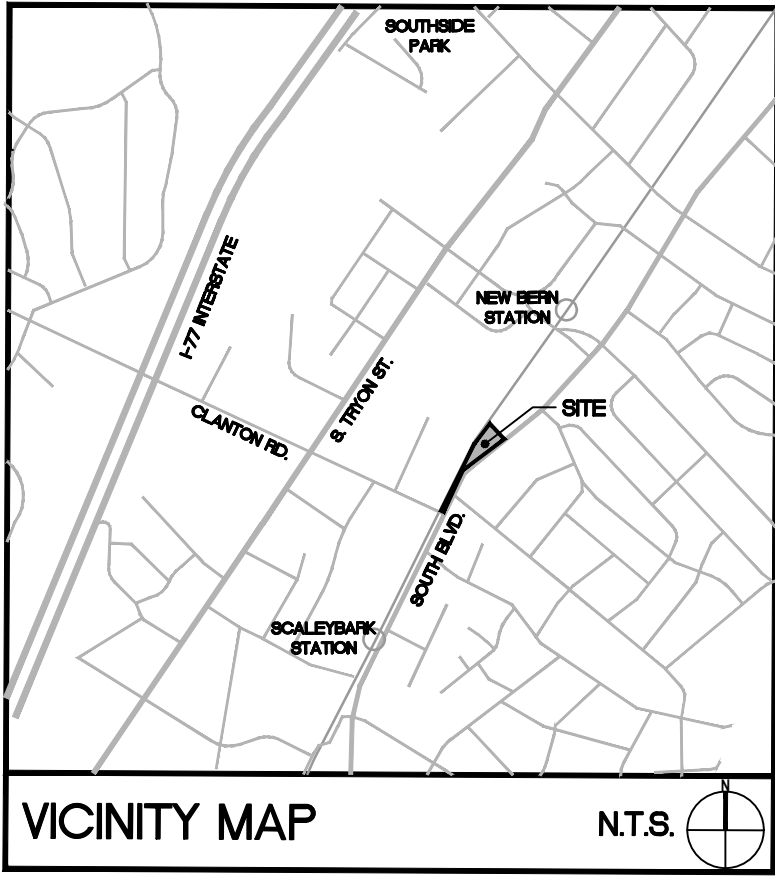
FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

PHASING

RESERVED

OPTIONAL PROVISIONS

RESERVED



ColeJenest
& Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704.376.1555 f+ 704.376.7851
url+ www.colejeneststone.com

INVESTICORE
HOLDINGS LLC.

7804 FAIRVIEW RD.
CHARLOTTE, NC 28226

SOUTH
BOULEVARD

REZONING

3232 SOUTH BLVD.
CHARLOTTE, NC 28209

DEVELOPMENT
STANDARDS

Project No.

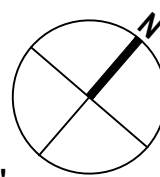
32242

Issued

01/28/19

Revised

1"=50'
0 25' 50' 100'

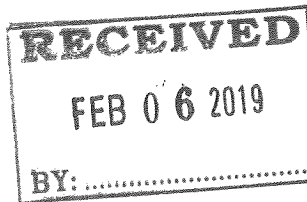


RZ-3

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

ColeJenest & Stone, P.A. 2019 ©

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2019-025

Petition #: _____
Date Filed: 2/6/2019
Received By: RH

Complete All Fields (Use additional pages if needed)

Property Owner: Dilworth Artisan Station LLC

Owner's Address: 121 W Trade Street, Suite 2600 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 12/22/2017

Property Address: 118 East Kingston Ave

Tax Parcel Number(s): 123-064-09

Current Land Use: Retail/Office Size (Acres): +/- 1.2 acres

Existing Zoning: B-1 Proposed Zoning: TOD-M

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Isalah Washington

Date of meeting: 1/30/19

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: N/A

Collin Brown & 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. Fax Number

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


Signature of Property Owner

Robert S. Keller
(Name Typed / Printed)

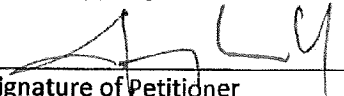
White Point Partners, LLC
Name of Petitioner(s)

Two Morrocroft Centre, 4064 Colony Road, Suite 310
Address of Petitioner(s)

Charlotte, NC 28211
City, State, Zip

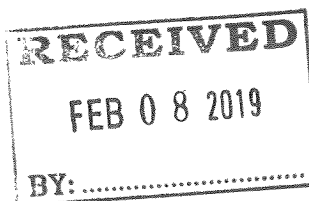
704-761-6448
Telephone Number Fax Number

jay@whitepointpartners.com
E-Mail Address


Signature of Petitioner

JAY LEVEL
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2019-026

Petition #:	_____
Date Filed:	2/8/2019
Received By:	BH

Complete All Fields (Use additional pages if needed)

Property Owner: BIN-Scaleybark LLC

Owner's Address: 500 East Morehead St, Suite 200 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 1/14/2019

Property Address: 3500, 3530, 3521, 3531, and 3539 Dewitt Lane; 3621 Tryclan Dr

Tax Parcel Number(s): 14901308; 14901305; 14901208; 14901203; 14901204; and 14901205

Current Land Use: warehouse, distribution, retail, office Size (Acres): .49 .58 .67 .42 .4 .4 = +/- 3 acres

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

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Grant Meacci, Carlos Alzate, Brent Wilkinson, Jennifer Frixen, Catherine Mahoney

Date of meeting: 1/23/19

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: N/A

Collin Brown & 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 Fax Number

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

Michael Smith
Signature of Property Owner

Mike Harrell
(Name Typed / Printed)

Beacon Partners
Name of Petitioner(s)

500 E Morehead St, Suite 200
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

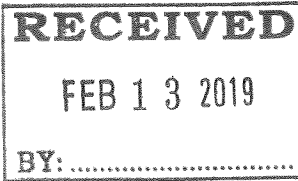
704-597-7757
Telephone Number Fax Number

kidwell@beacondevelopment.com
E-Mail Address

Mike Harrell
Signature of Petitioner

Mike Harrell
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #:	<u>2019-027</u>
Date Filed:	<u>2/13/2019</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: 3011 Sam Wilson Road and 8340 Laine Road

Tax Parcel Number(s): 055-391-07 and 055-391-10

Current Land Use: Single family and Institutional Size (Acres): +/- 20.5 acres

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

Overlay: Lower Lake Wylie Protected Watershed (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Carlos Alzate et al.

Date of meeting: August 14, 2018

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a building or buildings on the site that would be devoted to warehouse, distribution, industrial and office uses and certain other uses allowed in the I-2 zoning district.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

See Attached Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

Liberty Property Trust (c/o Massie Flippin)
Name of Petitioner(s)

1900 South Boulevard, Suite 302
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704-426-8008
Telephone Number Fax Number

mflippin@libertyproperty.com
E-Mail Address

LIBERTY PROPERTY TRUST
By: [Signature]
Signature of Petitioner

Massie Flippin
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Liberty Property Trust

Property Owners Information, Acquisition Dates and Site Addresses

Tax Parcel No. 055-391-07

Coralstone Properties, Inc.
231 Coralstone Drive
Fort Mill, SC 29708

Acquisition Date: August 19, 2014

Site Address: 3011 Sam Wilson Road

Tax Parcel No. 055-391-10

HOPE Community Church of Metrolina
3205 Sam Wilson Road
Charlotte, NC 28214

Acquisition Date: November 3, 1983

Site Address: 8340 Laine Road

**REZONING APPLICATION FILED BY
LIBERTY PROPERTY TRUST
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Liberty Property Trust that is designated as Tax Parcel No. 055-391-07 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the I-2 (CD) zoning district.

This 8th day of January, 2019.

CORALSTONE PROPERTIES, INC.

By: Tenai C Crump
Name: Tenai C Crump
Title: President

**REZONING APPLICATION FILED BY
LIBERTY PROPERTY TRUST
JOINDER AGREEMENT**

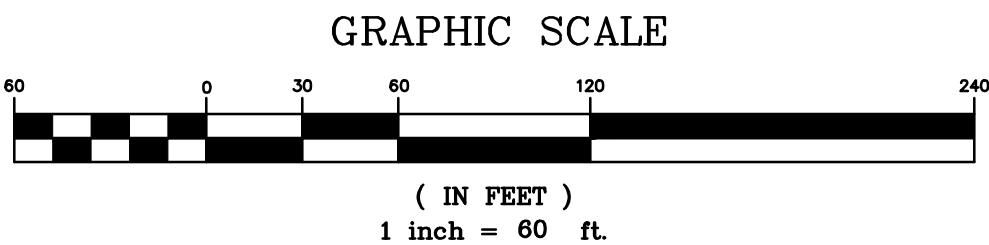
The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Liberty Property Trust that is designated as Tax Parcel No. 055-391-10 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the I-2 (CD) zoning district.

This 7th day of January, 2019.

HOPE COMMUNITY CHURCH OF METROLINA

By: [Signature]
Name: Jeffrey A. Hopkins
Title: President

PROPOSED SSES: APPROX 250,000 SF INDUSTRIAL BLDG



Curve Table				
Curve #	Radius	Length	Chord Direction	Chord Length
C1	15403.99'	220.94'	S76°10'13"E	220.94'
C2	263.58'	209.22'	N53°00'43"W	203.77'

P:\DWG\1 PRELIMINARY\P-018-536 LPT SAM WILSON RD\RZ_P-018-536 SAM WILSON\DWG RZ1 2/11/2019 8:46:28 AM HP02-FS-OCECTB G\MORRIS



P:\2019\11\17\19\LIBERTY LOGISTICS CENTER\DWG\22-7112019-14-008-AMH\PROJ\05-05-CTB-030908

DEVELOPMENT STANDARDS

FEBRUARY 25, 2019

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LIBERTY PROPERTY TRUST FOR AN APPROXIMATELY 20.5 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SAM WILSON ROAD AND SOUTH I-85 SERVICE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 055-391-07 AND 055-391-10.
- 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 REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-2 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON 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 USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER 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. ALTERATIONS AND MODIFICATIONS SHALL BE IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.
- 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 CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE I-2 ZONING DISTRICT.
- B. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE FOLLOWING USES SHALL BE PROHIBITED ON THE SITE:
- (1) PETROLEUM STORAGE FACILITIES.
- (2) JUNK YARDS.
- (3) MEDICAL WASTE DISPOSAL FACILITIES.
- (4) ADULT ESTABLISHMENTS.
- (5) RAILROAD FREIGHT YARDS.
- (6) ABATTOIR.
- (7) CONSTRUCTION AND DEMOLITION LANDFILLS AS A PRINCIPAL USE.
- (8) DEMOLITION LANDFILLS.
- (9) FOUNDRIES.
- (10) QUARRIES.
- (11) RACEWAYS OR DRAGSTRIPS.
- (12) WASTE INCINERATORS.
- (13) ANIMAL CREMATORIUMS.
- (14) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2).
- (15) RETAIL SALES ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESS, PERSONAL AND RECREATION SERVICES.
- (16) BREWERIES.
- (17) CREMATORY FACILITIES.
- (18) SANITARY LANDFILLS.
- (19) INDOOR TRAINING AND SHOOTING FACILITIES.
- C. A TOTAL MAXIMUM OF 250,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE SITE.
- D. NOTWITHSTANDING THE FOREGOING, OF THE ALLOWED 250,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE DEVELOPED ON THE SITE, A MAXIMUM OF 20% PERCENT OF SUCH ALLOWABLE GROSS FLOOR AREA, OR 50,000 SQUARE FEET, MAY BE DEVOTED TO OFFICE USES.

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 DRIVEWAYS AND THE 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. PETITIONER SHALL RESERVE FOR FUTURE RIGHT OF WAY FOR A NEW PUBLIC STREET TO BE CONSTRUCTED BY OTHERS (AND NOT PETITIONER) THAT PORTION OF THE SITE LOCATED ALONG THE EASTERN BOUNDARY LINE OF THE SITE AND MEASURING 32.5 FEET FROM THE EASTERN BOUNDARY LINE OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN (THE "FUTURE RIGHT OF WAY"). THE FUTURE RIGHT OF WAY SHALL BE DEDICATED AND CONVEYED TO THE CITY OR TO NCDOT BY PETITIONER UPON THE REQUEST OF THE CITY OR NCDOT WHEN THE NEW PUBLIC STREET IS TO BE CONSTRUCTED BY OTHERS. THE FUTURE RIGHT OF WAY SHALL BE A PORTION OF THE 75 FOOT WIDE CLASS B BUFFER UNTIL SUCH TIME THAT IT IS DEDICATED AND CONVEYED TO THE CITY OR NCDOT.
- E. THE RIGHT OF WAY FOR LAINE ROAD THAT IS DEPICTED ON THE REZONING PLAN WAS GRANTED TO NCDOT BY THE PREDECESSOR IN INTEREST OF HOPE COMMUNITY CHURCH OF METROLINA. AND LAINE ROAD HAS NOT BEEN IMPROVED TO NCDOT STANDARDS AND IT HAS NOT BEEN ACCEPTED FOR MAINTENANCE BY NCDOT. HOPE COMMUNITY CHURCH OF METROLINA IS THE OWNER OF THE UNDERLYING FEE SIMPLE TITLE TO THE LAINE ROAD RIGHT OF WAY, AND THE LAINE ROAD RIGHT OF WAY IS A PORTION OF THE SITE SUBJECT TO THIS REZONING PETITION. HOPE COMMUNITY CHURCH OF METROLINA HAS SUBMITTED A PETITION TO NCDOT REQUESTING THE ABANDONMENT OR RELEASE OF THE LAINE ROAD RIGHT OF WAY.

4. ARCHITECTURAL STANDARDS

- A. THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 50 FEET AS MEASURED UNDER THE ORDINANCE.

5. STREETScape, LANDSCAPING AND BUFFERS

- A. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF ANY BUFFER BY 25% BY INSTALLING A BERM THAT MEETS THE STANDARDS OF SECTION 12.302(8A) OF THE ORDINANCE.
- B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, OR IN THE EVENT THAT A FUTURE STREET IS CONSTRUCTED BY OTHERS ALONG THE EASTERN BOUNDARY LINE OF THE SITE OR PORTIONS THEREOF, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
- C. A MINIMUM 8 FOOT WIDE PLANTING STRIP, A MINIMUM 6 FOOT WIDE SIDEWALK AND A MINIMUM 6 FOOT WIDE BIKE LANE SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON SAM WILSON ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.
- B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.

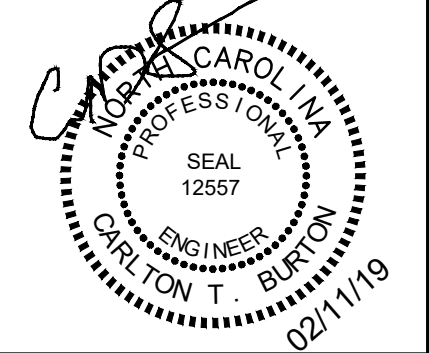
7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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.



BURTON
ENGINEERING

5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
www.burtoneng.com
FIRM #C-1157



LIBERTY LOGISTICS CENTER

8340 LAINE ROAD
CITY OF CHARLOTTE E.T., NORTH CAROLINA

TECHNICAL DATA SHEET

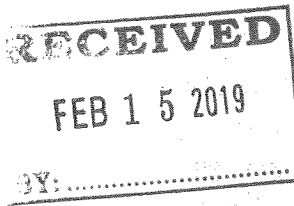
PR	GDM	CTB	GDM
ENG	ENG	ENG	DRN
			DATE

REVISIONS									

THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
018.536.003

RZ-2
Sheet 2 of 2

I. REZONING APPLICATION
CITY OF CHARLOTTE


2019-028

Petition #:	
Date Filed:	2/15/2019
Received By:	P

Property Owners: SEE SCHEDULE 1 ATTACHED HERETOOwner's Addresses: SEE SCHEDULE 1 ATTACHED HERETODate Properties
Acquired: SEE SCHEDULE 1 ATTACHED HERETOProperty Addresses: SEE SCHEDULE 1 ATTACHED HERETOTax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETOCurrent Land Use: residential/vacant (Acres): ± 26.71Existing Zoning: R-3 and O-15(CD) Proposed Zoning: R-12MF(CD) & R-12MF(for tax parcel 111-063-04)Overlay: N/A Tree Survey Provided: Yes: N/ARequired Rezoning Pre-Application Meeting* with: Mandy Rosen, Sonja Sanders, Grant Meacci, Isaiah Washington, Jennifer Frixen, Brent WilkinsonDate of meeting: 1/10/2019

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

For Conditional Rezoning Only:Requesting a vesting period exceeding the 2 year minimum? ☐ Yes ☒ No. Number of years (maximum of 5): N/APurpose/description of Conditional Zoning Plan: To allow a multi-family residential community**Keith MacVean & 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)****704-331-1144 (JB) 704-378-1925 (JB)**

Telephone Number Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENTS A-D

Signature of Property Owner

HHHunt (Attn: Elam Hall)

Name of Petitioner

1401 Sunday Drive, Ste 109

Address of Petitioner

Raleigh, NC 27607

City, State, Zip

919.461.0587

Telephone Number Fax Number

rehall@hhhunt.com

E-mail Address

SEE ATTACHMENT E

Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Proposed Zoning
111-063-01	N/A	Byron T Goode	9737 Brawley Lane, Charlotte, NC 28215	R-12MF(CD)
111-063-98	N/A	Cambridge Office, LLC c/o Lat Purser & Assoc. Inc.	4530 Park Road, Ste 300, Charlotte, NC 28209	R-12MF(CD)
111-063-02	N/A	Presley Alexander Lee Robert Bradley Lee Frances Rivers Lee Annie C Lee Perry Eugene Sullivan	5806 Aqua Court, Charlotte, NC 28215	R-12MF(CD)
111-063-52	N/A			R-12MF(CD)
111-063-04	10623 Harrisburg Road, Charlotte, NC 28215	Joyce Lee Little	10623 Harrisburg Road, Charlotte, NC 28215	R-12MF

ATTACHMENT A


**REZONING PETITION NO. 2019-_____
HHHunt**

**OWNER JOINDER AGREEMENT
Byron T Goode**

The undersigned, as the owner of the parcel of land located at the northwest intersection of Harrisburg and Sam Dee Roads that is designated as Tax Parcel No. 111-063-01 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 R-3 zoning district to the R-12MF(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 2/9/2019
day of _____, 2019.

Byron T Goode

DocuSigned by:

7731A21DD556458...

ATTACHMENT B

REZONING PETITION NO. 2019-____
IIIIHunt

OWNER JOINDER AGREEMENT
Cambridge Office, LLC c/o
Lat Purser & Assoc. Inc.

The undersigned, as the owner of the parcel of land located along Cambridge Commons Drive that is designated as Tax Parcel No. 111-063-98 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-15(CD) zoning district to the R-12MF(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 11th day of FEBRUARY, 2019.

Cambridge Office, LLC c/o
Lat Purser & Assoc. Inc.

By: 

Name: LAT W. PURSER, III

Its: AUTHORIZED MEMBER

ATTACHMENT C

**REZONING PETITION NO. 2019-_____
HHHunt**

OWNER JOINDER AGREEMENT

**Presley Alexander Lee
Robert Bradley Lee
Frances Rivers Lee
Annie C Lee
Perry Eugene Sullivan**

The undersigned, as the owner of the parcel of land located at

1. N/A that is designated as Tax Parcel No. 111-063-02
2. N/A that is designated as Tax Parcel No. 111-063-52

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 R-3 zoning district to the R-12MF(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 2/8/2019
day of _____, 2019.

Robert B Lee
On behalf of
**Presley Alexander Lee
Robert Bradley Lee
Frances Rivers Lee
Annie C Lee
Perry Eugene Sullivan**

DocuSigned by:
By: Robert Lee
Name: Robert Lee
Its: _____

ATTACHMENT D

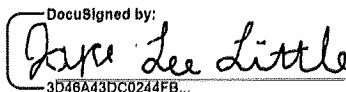
REZONING PETITION NO. 2019-____
HHHunt

OWNER JOINDER AGREEMENT
Joyce Lee Little

The undersigned, as the owner of the parcel of land located at 10623 Harrisburg Road that is designated as Tax Parcel No. 111-063-04 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 R-3 zoning district to the R-12MF 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 2/12/2019
day of _____, 2019.

Joyce Lee Little

DocuSigned by:

3D46A43DC0244FB...

ATTACHMENT E

REZONING PETITION NO. 2019-
HHHunt

Petitioner:

HHHunt

By: MSL Hall
Name: Reina Hall
Title: Director of Acquisitions + Development



The seal is circular with a double-lined border. The text "NORTH CAROLINA" is arched across the top. The text "CORPORATE SEAL" is in the center. Below that is "C-95", then "C-2165", and "NCBELS". The text "DESIGN RESOURCE GROUP, P.A." is arched across the bottom. There are small stars on either side of the central text.

2019 -

HARRISBURG ROAD
CHARLOTTE, NORTH CAROLINA

HH HUNI
NDAY DRIVE, SU

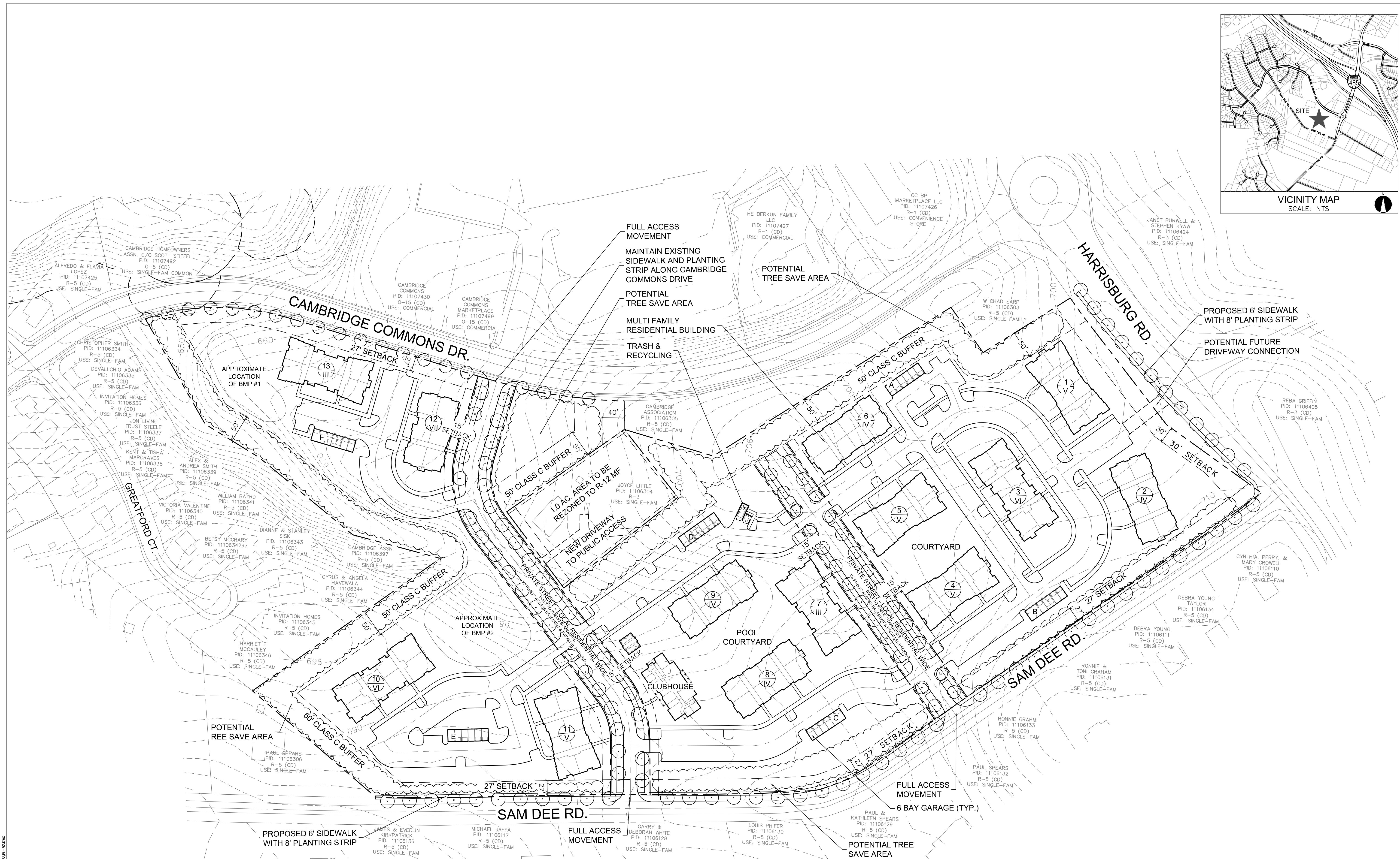
RALEIGH, NORTH CAROLINA 27607
CLIENT PHONE

0 0 40 80
SCALE: 1" = 80'

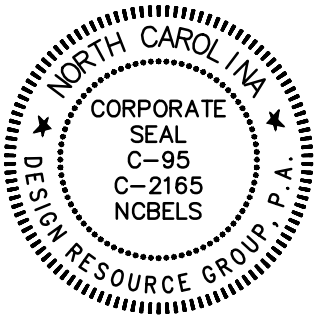
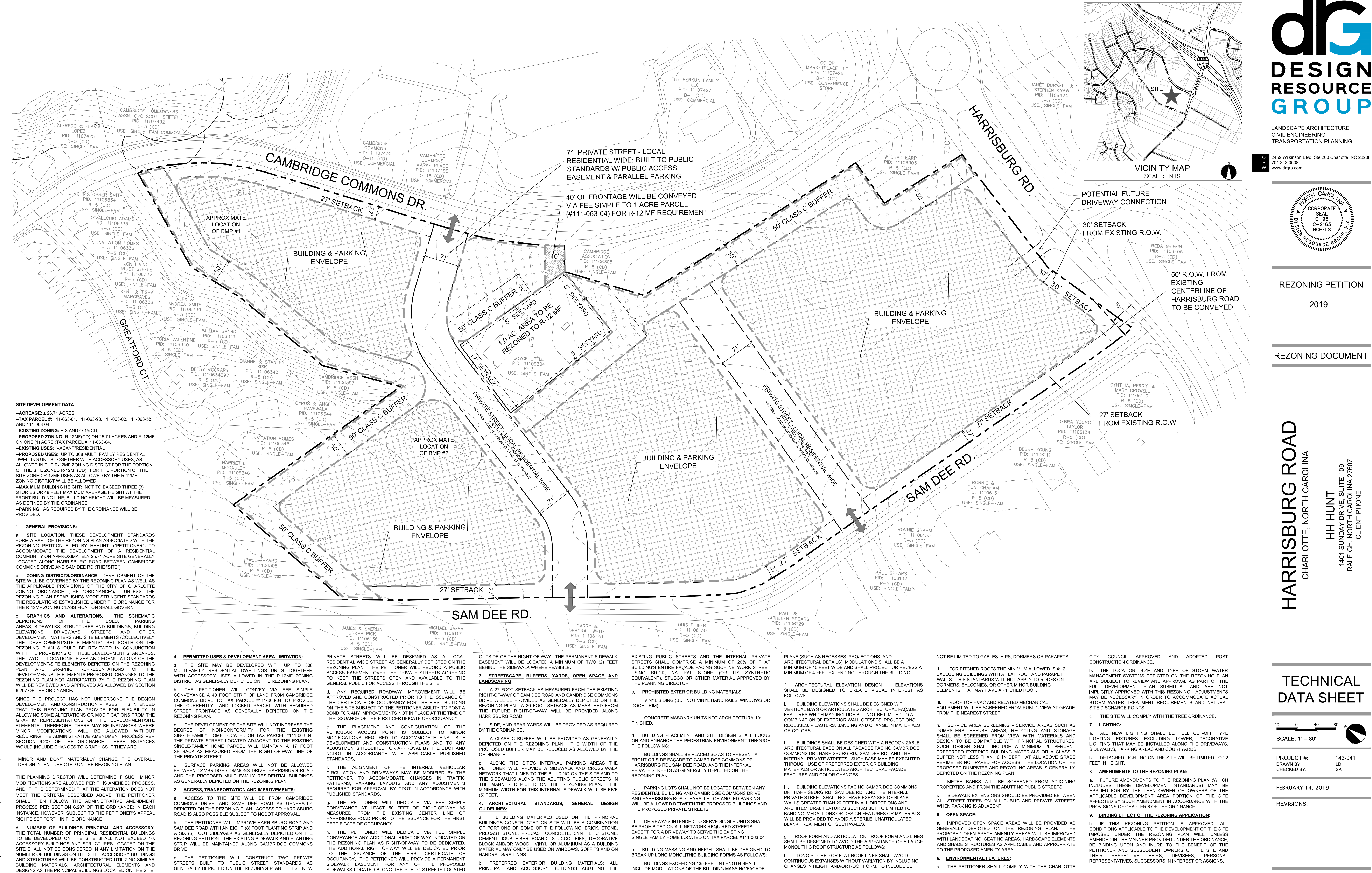
FEBRUARY 14, 2019

REVISIONS:

RZ-1.0 OF 2



Copyright © 2019 Design Resource Group, PA This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA; and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.



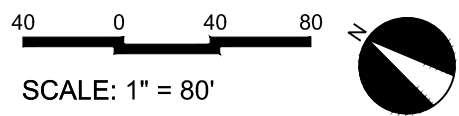
REZONING PETITION

2019 -

REZONING DOCUMENT

HARRISBURG ROAD
 CHARLOTTE, NORTH CAROLINA

TECHNICAL
 DATA SHEET

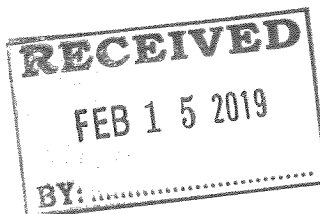


PROJECT #: 143-041
 DRAWN BY: LD
 CHECKED BY: SK

FEBRUARY 14, 2019

REVISIONS:

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2018-029

Petition #:

Date Filed:

2/15/2019

Received By:

ht

Property Owners: Faison - Seventh Street LLC

Owner's Addresses: 121 West Trade St. 28th floor

Date Properties
Acquired: 11/28/2016

Property Addresses: 1940 E 7th Street, Charlotte, NC 28204

Tax Parcel Numbers: 127-035-09

Current Land Use: vacant (Acres): ± 1.680

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

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

Required Rezoning Pre-Application Meeting* with: Catherine Mahoney, David Pettine, Solomon Fortune, Josh Weaver, and Isaiah Washington

Date of meeting: 1/30/2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To allow development of the site with office and commercial 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

Crescent Communities (Attn: Elizabeth McMillan)
Name of Petitioner

227 W Trade St, Suite 1000
Address of Petitioner

Charlotte, NC 28202
City, State, Zip

980.321.6161
Telephone Number Fax Number

EMcMillan@crescentcommunities.com
E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

**REZONING PETITION NO. 2019-_____
Crescent Communities**

**OWNER JOINDER AGREEMENT
Falson - Seventh Street LLC**

The undersigned, as the owner of the parcel of land located at 1940 E 7th Street, Charlotte, NC that is designated as Tax Parcel No. 127-035-09 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from MUDD-O zoning district to the MUDD-O SPA zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 14th day of February, 2019.

Falson - Seventh Street LLC

By: 
Name: Chris M. Poplin
Its: Vice President

ATTACHMENT B

**REZONING PETITION NO. 2019-
Crescent Communities**


Petitioner:

Crescent Communities

By:

Name:

Title:


PAVAN LEARY
PRESIDENT

PROJECT

CRESCENT COMMUNITIES
1950 E. 7TH STREET
CHARLOTTE, NC 28204


[illegible]

DESIGNED BY: SAM
DRAWN BY: SAM
CHECKED BY: SAM/ND

SCALE

NORTH

VERT:
HORZ: 1"=20'



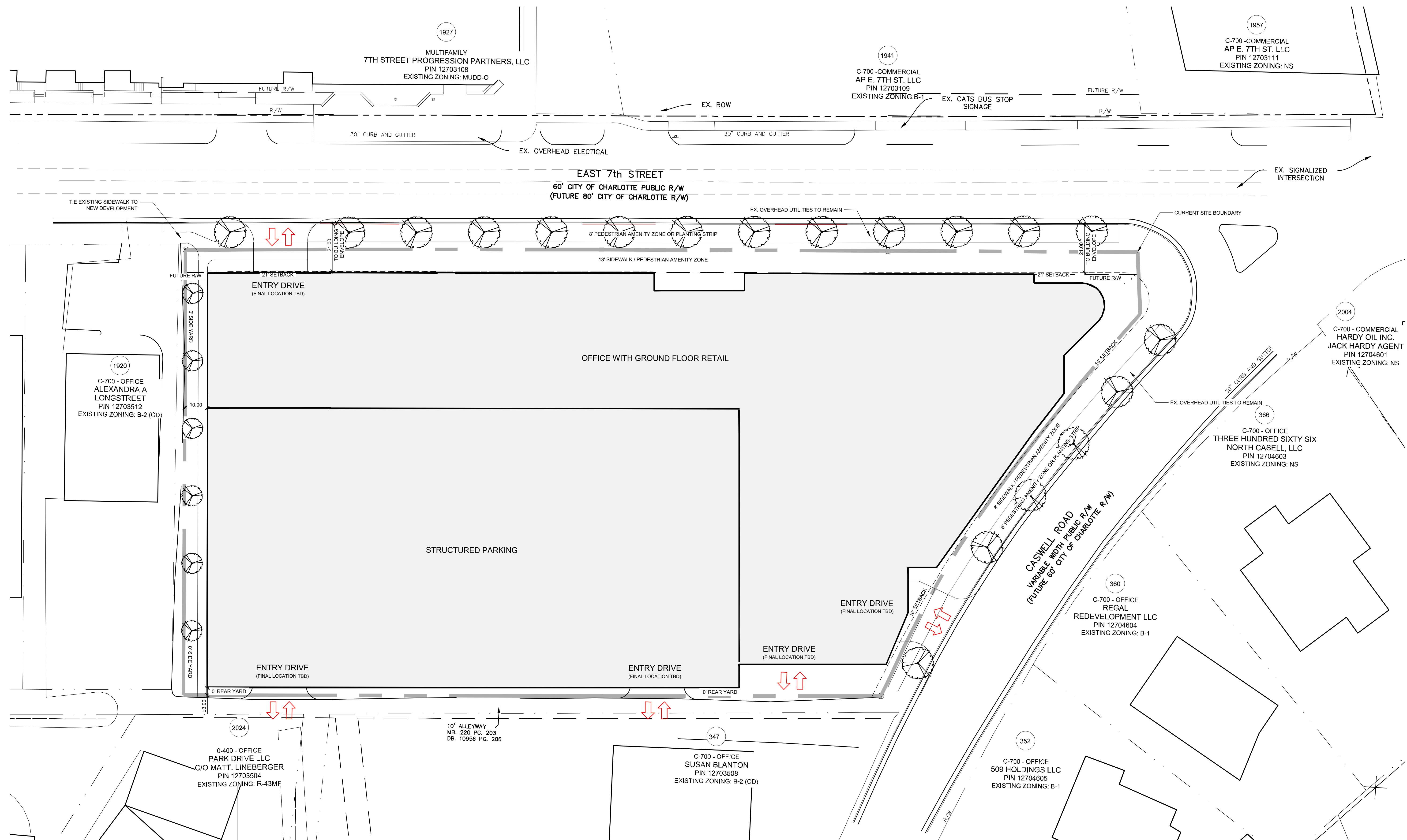
0 10' 20' 40'

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-02



NOTES:

1. THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON PERMITTING AND UNFORESEEN FIELD CONDITIONS.
2. REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION.

CRESCENT COMMUNITIES
1950 E. 7TH STREET
CHARLOTTE, NC 28204

[illegible]

DESIGNED BY: SAM
DRAWN BY: SAM
CHECKED BY: SAM/ND

SCALE

NORTH

VERT:
HORZ: 1"=20'

0 10' 20' 40'

SHEET TITLE

EXISTING CONDITIONS PLAN

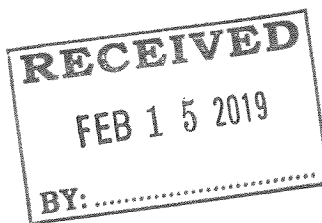
SHEET NUMBER

RZ-EC



NOTES:
EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. MULTIPLE SURVEYS, GIS, AERIAL RECONNAISSANCE, AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2019-030

Petition #: _____
Date Filed: 2/15/2019
Received By: BJ

Complete All Fields (Use additional pages if needed)

Property Owner: Sellprops Carolina Corp, LLC; William S Gordon, Jr. and Alice B. Gordon Family Trust

Owner's Address: 111 N. Pompano Beach Blvd Unit 1712; 9928 Hatfield Road
City, State, Zip: Pompano Beach, FL 33062; Charlotte NC 28278

Date Property Acquired: 12/1/2010; 1/21/2015

Property Address: 13925 Erwin Road and 12100 South Tryon Street

Tax Parcel Number(s): 201-221-17 and 201-221-03

Current Land Use: Vacant Size (Acres): +/- 30.73 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, Dave Pettine, Josh Weaver, Carlos Alzate

Date of meeting: 2/4/2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a two-story multi-family residential community with significant natural preservation area and infrastructure improvements

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 704-353-3231
Telephone Number Fax Number

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

See attached Agent Authorization forms
Signature of Property Owner

Attached
(Name Typed / Printed)

Continental 475 Fund, LLC
Name of Petitioner(s)

W 134 N8675 Executive Parkway
Address of Petitioner(s)

Menomonee Falls, WI 53051
City, State, Zip

262-532-9404
Telephone Number Fax Number

rmccaigue@cproperties.com
E-Mail Address

Robert McCaigue, Development Director
Signature of Petitioner
Continental 475 Fund, LLC by
Continental Properties Company, Inc. its manager

(Name Typed / Printed)

EXHIBIT C

AGENT AUTHORIZATION

Continental Properties Company, Inc., and any of its affiliates, as agent for the property owner listed below, has approval to submit applications to the City of Charlotte, Mecklenburg County, North Carolina and any governmental or quasi-governmental department, commission, board, committee, division or similar entity for rezoning, site plan, subdivision plat, and other necessary development related approvals and permits.

William S. Gordon, Jr.
Signature of Property Owner J.T.F.

William S. Gordon, Jr., Trustee of the
Family Trust Under Will of Alice B. Gordon

Printed Name of Property Owner

12100 S. Tryon Road
Charlotte, NC

Address of Property

20122103

Tax Identification #

6 Dec 2018
Date

STATE OF N.C.
Mecklenburg)
COUNTY) SS.

Personally came before me this 6 day of December, 2018, the above named William S. Gordon, Jr., Trustee of the Family Trust Under Will of Alice B. Gordon to me known to be such person and acknowledge that he executed the foregoing instrument as such Trustee as the deed of said Trust by its authority.

Denise L. Johnson, Jr.
Notary Public, State of North Carolina
My Commission Expires: December 6, 2020

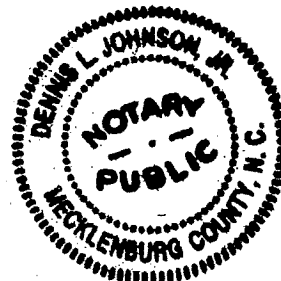


EXHIBIT C

AGENT AUTHORIZATION

Continental 475 Fund LLC, and any of its affiliates, as agent for the property owner listed below, has approval to submit applications (which shall be conditional on such party's acquisition of the Property) to the City of Charlotte, Mecklenburg County, North Carolina and any governmental or quasi-governmental department, commission, board, committee, division or similar entity for rezoning, site plan, subdivision plat, and other necessary development related approvals and permits.

Signature of Property Owner

Sellprops Carolina Corp, LLC

Printed Name of Property Owner

Erwin Road
Charlotte, NC

Address of Property

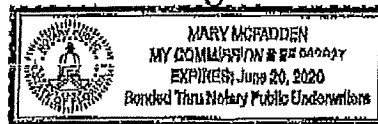
20122117

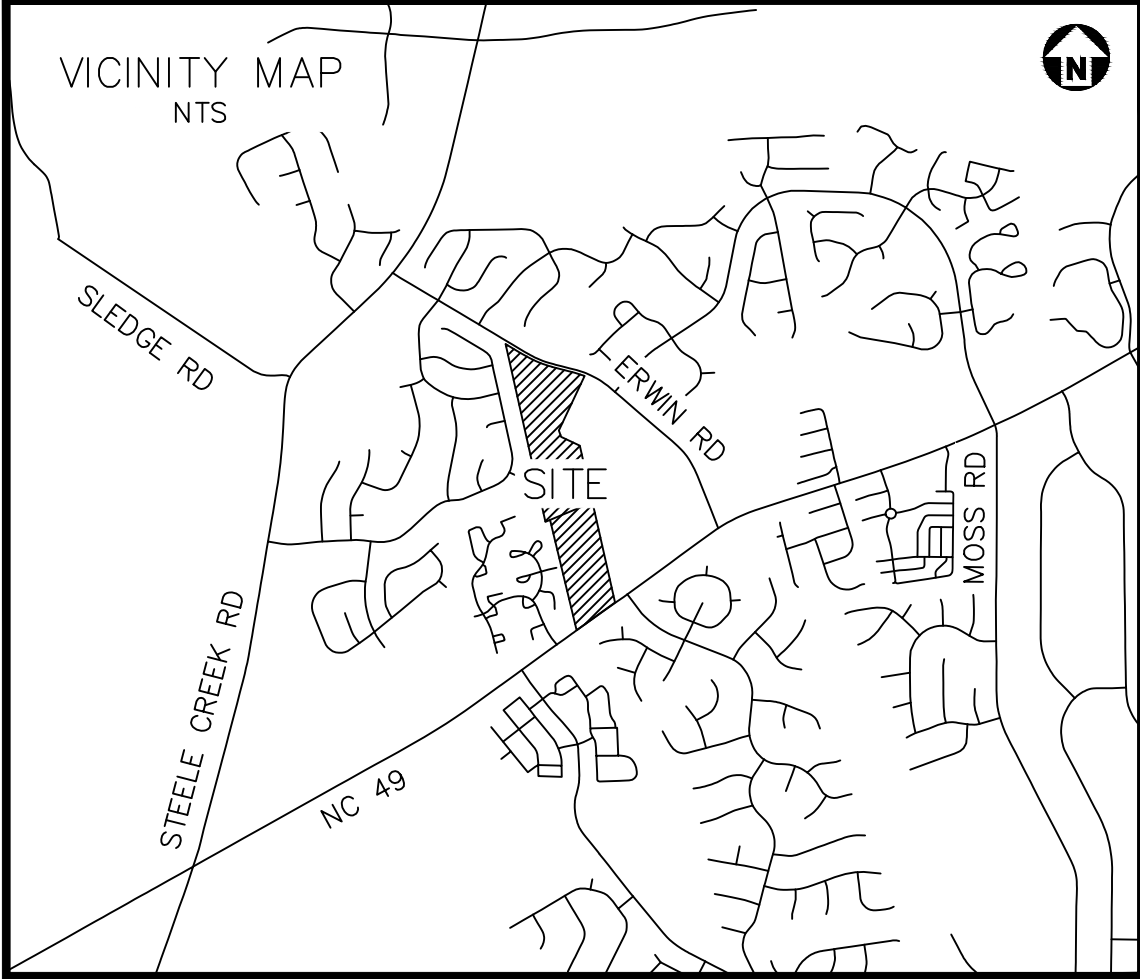
Tax Identification #

Date

098347288
12/05/18STATE OF Florida
Broward COUNTY) SS.

Personally came before me this 5 day of December, 2018, the above named MANABAZZ
of SELLPROPS CAROLINA CORP, LLC, a North Carolina limited liability company to me known to be such officer,
and acknowledge that he executed the foregoing instrument as such officer as the deed of said corporation, by its
authority.

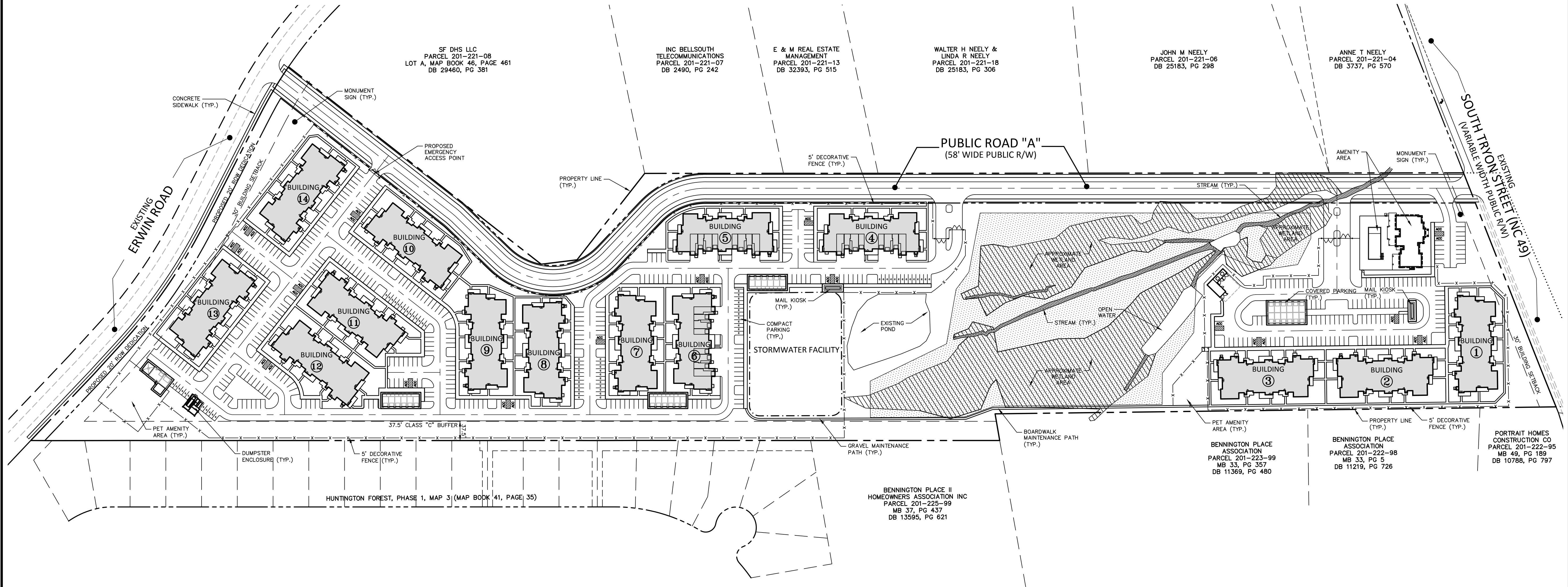
Notary Public, State of Florida
My Commission Expires:



SITE DATA	
DEVELOPER	CONTINENTAL PROPERTIES COMPANY, INC. W134 N8675 EXECUTIVE PARKWAY MENOMONEE FALLS, WISCONSIN 53051
SITE AREA:	GROSS SITE ACREAGE: ±30.73 AC RIGHT-OF-WAY DEDICATION: ±3.61 AC NET SITE ACREAGE: ±27.12 AC
PID:	201-221-03, 201-221-17
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	VACANT
PROPOSED USE:	UP TO 324 MULTI-FAMILY DWELLING UNITS
PROPOSED DENSITY:	± 10.54 DU/AC
MAXIMUM BUILDING HEIGHT:	UP TO FORTY(40) FEET AND TWO(2) STORIES
FRONT YARD SETBACK:	15' FROM BACK OF CURB
BUILDING SEPARATION:	30'(PROVIDED BUT MAY BE REDUCED TO 10 FEET)
AUTOMOBILE PARKING REQUIRED:	486 (1.5 SPACES/UNIT)
APPROXIMATE AUTOMOBILE PARKING PROVIDED:	567
TREE SAVE AREA REQUIRED:	4.61 AC (30.73 AC x 15%)
TREE SAVE AREA PROVIDED:	4.61 AC (15% OF SITE AREA)
DENSITY CALCULATION:	
TOTAL AREA=30.73 AC	
NUMBER OF DWELLING UNITS: 324	
DWELLING UNITS/AC = 324/30.73 = 10.54 DU/AC	

REZONING CASE NUMBER: 2018-XXX

SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TREE-SAVE AREA



McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293
www.mcadamsco.com

CLIENT
CONTINENTAL 475 FUND, LLC

SPRINGS AT STEELE CREEK
REZONING CONCEPT PLAN
12100 S TRYON ST. & 13295 ERWIN RD.
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

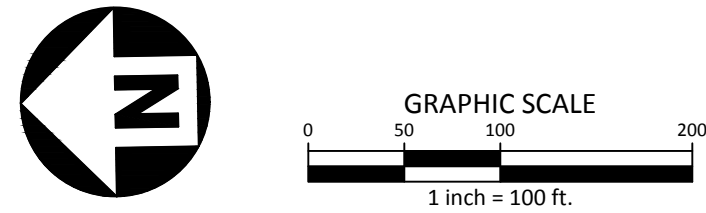
REVISIONS	
NO.	DATE

PLAN INFORMATION

PROJECT NO.	CTP-18000
FILENAME	
CHECKED BY	BGP
DRAWN BY	AJB
SCALE	1"=100'
DATE	02.14.2019

SHEET

REZONING
CONCEPT PLAN
RZ-1



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

V:\Projects\CTP\CTP-18000\Land\Rezoning\Current Drawings\CTP18000-REL.dwg: 2/14/2019 4:24:40 PM: Bernard, Andrew

CONTINENTAL 475 FUND, LLC
REZONING PETITION NO. 2019-xxx
2/14/2019

Development Data Table:
Site Area: +/- 30.73 acres
Tax Parcel: 201-221-03 and 201-221-17
Existing Zoning: R-3
Proposed Zoning: UR-2(CD)
Existing Use: Vacant
Proposed Use: Up to 324 Multi-family Dwelling Units
Maximum Building Height: Up to forty (40) feet and two (2) stories
Parking: Shall meet or exceed Ordinance standards

I. General Provisions
1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Continental 475 Fund, LLC (the "Petitioner") to accommodate the development of a multi-family residential community on that approximately 30.73-acre site located on the northwest side of South Tryon Street and southeast side of Erwin Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 0201-221-03 and 201221-17.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses
The Site may be devoted only to a residential community containing a maximum of 324 multi-family dwelling units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation
1. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval. The total number of access points from South Tryon Street shall be limited to one (1).
2. As depicted on the Rezoning Plan, the Site will be served by internal public and private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.
3. Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
4. Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued.
a. Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy (for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

IV. Architectural Standards
1. Building Height shall be limited to two (2) stories for all buildings.
2. Buildings shall not be more than four hundred (400) feet in length along a right-of-way.
3. For multi-family buildings of 150 feet in length or longer, facades shall be divided into shorter segments by means of facade modulation or mass separation. Such modulation or mass separation shall occur at intervals of no more than sixty (60) feet.
4. All ground floor entrances shall include a direct pedestrian connection between street facing doors to adjacent on-site sidewalks.
5. Vinyl shall be a prohibited building material, except for windows, trim, and soffits.
6. Band or strip-window fenestration design shall be prohibited.
7. Multi-family buildings shall contain a minimum transparency of 25% for all upper-level floors, per building elevation.
8. Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.
9. Dumpsters shall be screened from view from all network required streets.

V. Streetscape and Landscaping
1. The existing planting strip and sidewalk shall remain along the Site's frontage of South Tryon Street. A minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk shall be provided along the Site's frontage of Erwin Road and a minimum five (5) foot wide sidewalk shall be provided along the Site's proposed internal public road connection, as generally depicted on the Rezoning Plan.
2. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

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

VII. Open Space & Amenities
1. The Petitioner shall comply with tree save requirements.
2. The Petitioner shall provide a minimum of six (6) acres of Preservation Areas, in locations as generally depicted on the Rezoning Plan.
3. The Petitioner shall install and maintain a minimum 37.5-foot Class C buffer adjacent to existing single-family homes, in the area as generally depicted on the Rezoning Plan, to include an opaque fence or wall.
4. The Petitioner shall provide a minimum of 20,000 square feet of common open space and amenity areas within the Site, as generally depicted on the Rezoning Plan, to include, but not be limited to, landscaping, hardscaping, benches, garden artwork, pools, clubhouses, pet parks, washing stations, and/or walking paths.

VIII. Lighting
1. 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 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 twenty-one (21) feet.

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

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



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

CLIENT

CONTINENTAL 475 FUND, LLC

SPRINGS AT STEELE CREEK
REZONING CONCEPT PLAN
12100 S TRYON ST. & 13295 ERWIN RD.
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

REVISIONS

NO.	DATE
-----	------

PLAN INFORMATION

PROJECT NO.	CTP-18000
FILENAME	
CHECKED BY	BGP
DRAWN BY	AJB
SCALE	1"=100'
DATE	02. 14. 2019

SHEET

REZONING
CONCEPT PLAN NOTES

RZ-2

RECEIVED

FEB 15 2019

BY:

2019-031

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:

Complete All Fields (Use
additional pages if needed)

Received By:

Owner: TRI C Investments, LLC

Property Owner: TRI C Investments, LLC

Owner's Address: 2315 N Davidson St

City, State, Zip: Charlotte, NC 28205

Date Property Acquired: 5/4/2001; 6/15/2004

Property Address: 2315 N Davidson St & 421 E. 26th St

Tax Parcel Number(s): 083-052-06 and 083-052-04

Current Land Use: Industrial

Size (Acres): +/- 3.8 acres

Existing Zoning: I-2

Proposed Zoning: TOD-M

Overlay: None

Tree Survey Provided: Yes: _____

N/A: x

Required Rezoning Pre-Application Meeting* with: Sonia Sanders, Grant Meacel, Jason Prescott, Isalah Washington

Date of meeting: 2/14/19

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

N/A

Collin Brown & 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 Fax Number

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

Signature of Property Owner

(Name Typed / Printed)

White Point Partners, LLC
Name of Petitioner(s)

Two Morrocroft Centre, 4064 Colony Road, Suite 310
Address of Petitioner(s)

Charlotte, NC 28211
City, State, Zip

704-761-6448

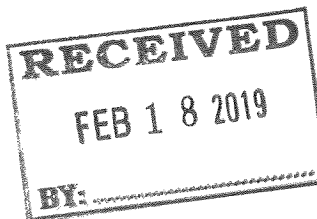
Telephone Number Fax Number

Jay@whitepointpartners.com
E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2019-032

Petition #:	
Date Filed:	2/18/2019
Received By:	RH

Complete All Fields (Use additional pages if needed)

Property Owner: CHRISTENBURY FAMILY LLC

Owner's Address: 673 GRANDVIEW DR NE City, State, Zip: CONCORD, NC 28025

Date Property Acquired: 10/13/2014

Property Address: 12601 US HIGHWAY 29 CHARLOTTE, NC 28262

Tax Parcel Number(s): 02906175

Current Land Use: VACANT Size (Acres): 14.72

Existing Zoning: R-3 Proposed Zoning: R-17MF

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

Required Rezoning Pre-Application Meeting* with: Shannon Frye, Jennifer Frixen, Josh Weaver, Mandy Rosen
Date of meeting: 9/12/2018

(*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: _____

W.K. Dickson & Co., Inc. (Weston Boles)

Name of Rezoning Agent

616 Colonnade Dr

Agent's Address

Charlotte, NC 28205

City, State, Zip

704-334-5348

Telephone Number

Fax Number

wboles@wkdickson.com

E-Mail Address

By: Max Christenbury

Signature of Property Owner

MANAGING
MEMBER

MAX CHRISTENBURY

(Name Typed / Printed)

US Developments, Inc.

Name of Petitioner(s)

5925 Carnegie Blvd Suite 200

Address of Petitioner(s)

Charlotte, NC 28209

City, State, Zip

704-576-0022

Telephone Number

Fax Number

srosenburgh@usdevelopments.com

E-Mail Address

Signature of Petitioner

Stephen Rosenburgh

(Name Typed / Printed)