

Rezoning Petition Packet

Petitions:
2019-070 through 2019-085

Petitions that were submitted in June 2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-070

Petition #:	_____
Date Filed:	<u>4/9/2019</u>
Received By:	<u>BF</u>

Complete All Fields (Use additional pages if needed)

Property Owner: RENC CH, LLC

Owner's Address: 6000 Monroe Road, Suite 100 City, State, Zip: Charlotte, NC 28212

Date Property Acquired: See Schedule 1 Attached

Property Address: See Schedule 1 Attached

Tax Parcel Number(s): See Schedule 1 Attached

Current Land Use: See Schedule 1 Attached

Size (Acres): 42.41 Ac

Existing Zoning: B-2 & B-2 (CD)

Proposed Zoning: B-2 (CD) & B-2 (CD) SPA

Overlay: N/A

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

Required Rezoning Pre-Application Meeting* with: Planning Staff, CDOT, and CATS

Date of meeting: 4/2/2019

(*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: Addition of Wallace Road and the property at the northely
intersection of Wallace Road with East Independence Blvd.

Greg Hartley, EMH&T

Name of Rezoning Agent

301 McCullough Drive, Suite 109

Agent's Address

Charlotte, NC 28262

City, State, Zip

704-353-9953

Telephone Number

Fax Number

ghartley@emht.com

E-Mail Address

Signature of Property Owner

Gene Cocchi

(Name Typed / Printed)

RENC CH, LLC

Name of Petitioner(s)

6000 Monroe Road, Suite 100

Address of Petitioner(s)

Charlotte, NC 28212

City, State, Zip

704-566-3306

Telephone Number

Fax Number

gene.cocchi@hendrickauto.com

E-Mail Address

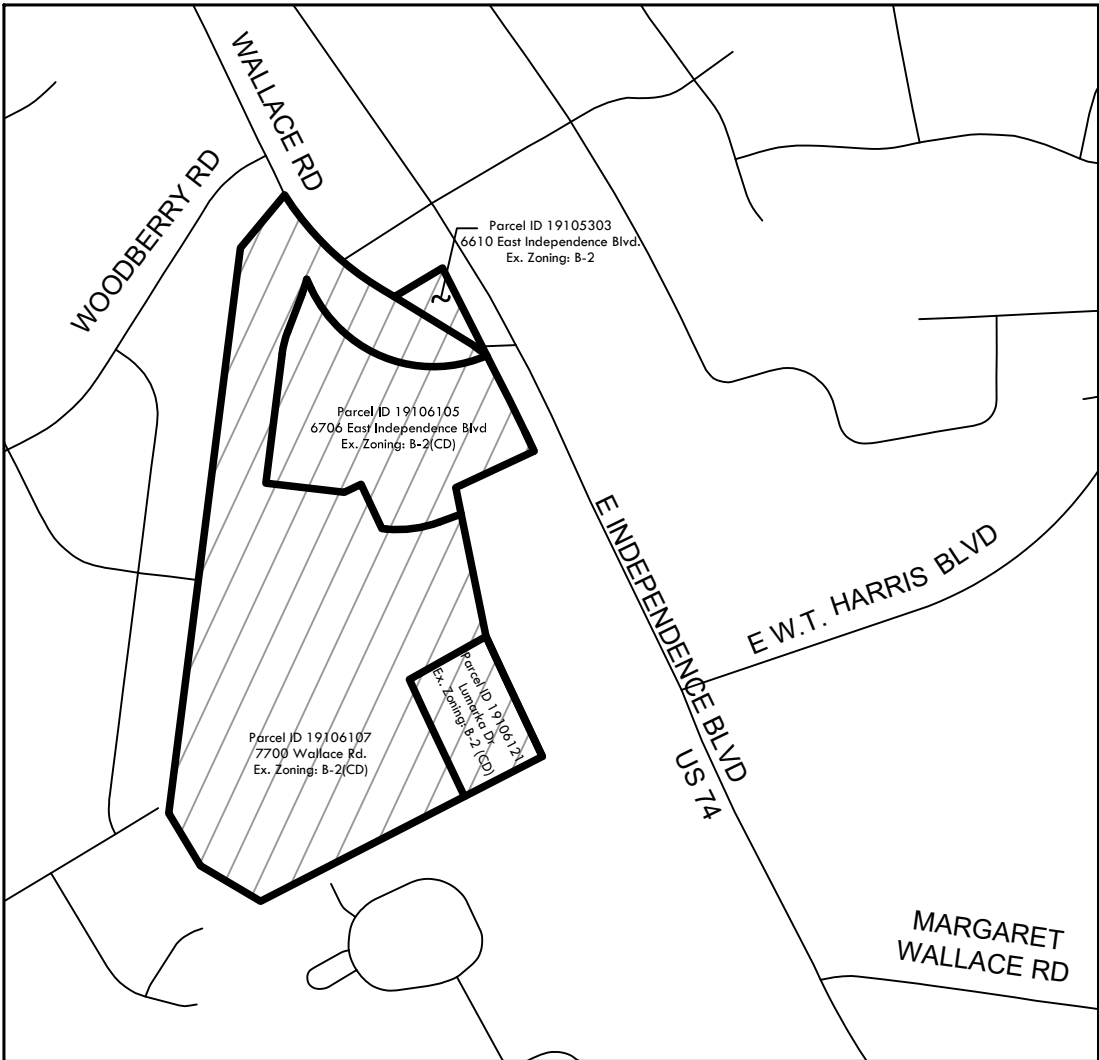
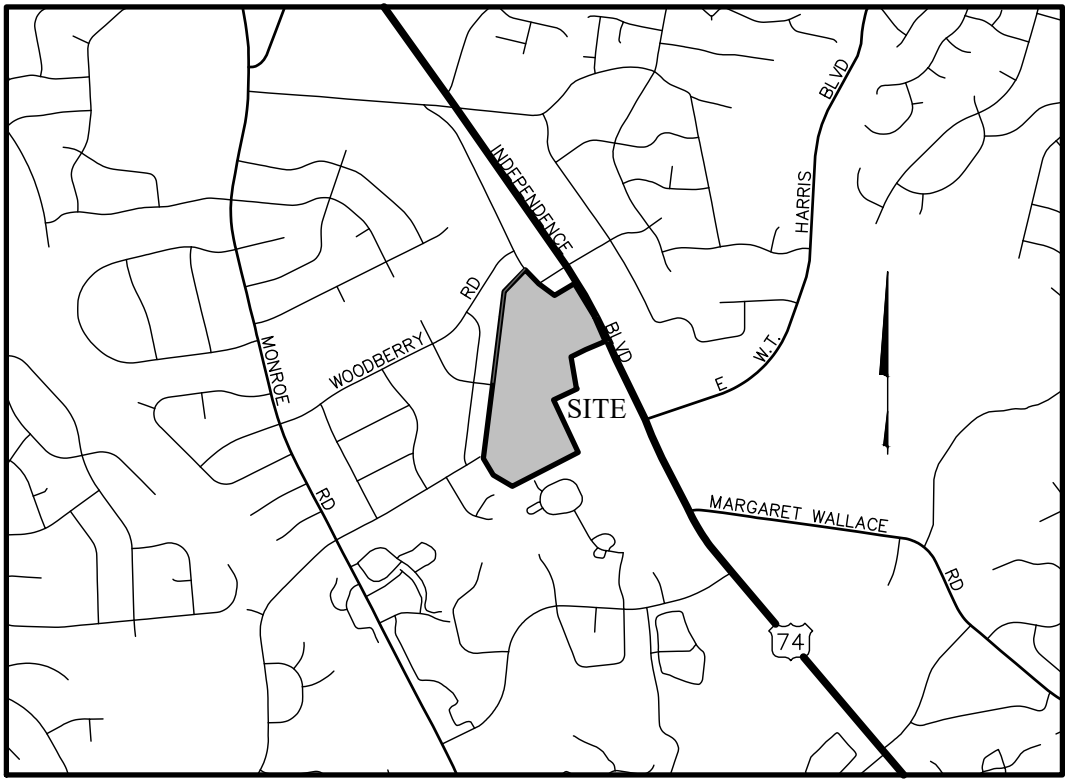
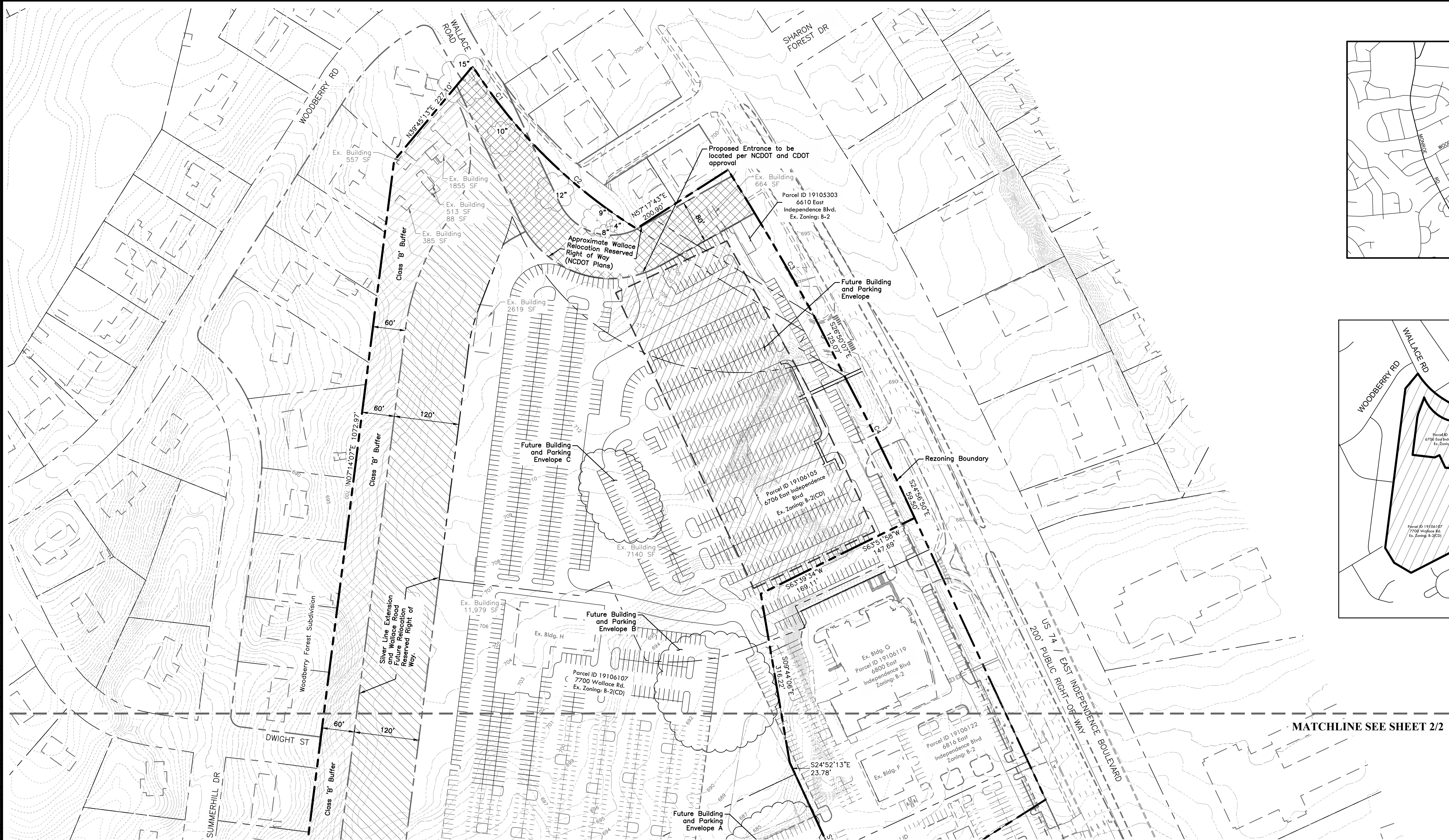
Signature of Petitioner

Gene Cocchi

(Name Typed / Printed)

Schedule 1					
Property Owner and Address	Property Address	Tax Parcel Number	Acreage	Date Property Acquired	Existing Zoning Classification
RENC CH LLC 6000 Monroe Road Charlotte, NC 28212	7510, 7600 and 7640 Wallace Rd.	19106107	28.92	January 31, 2017	B-2(CD)
	7700 Wallace Rd.	19106105	8.881	January 25, 2019	B-2(CD)
	6700 and 6706 East Independence Blvd.				
Hendrick Automotive Group 6000 Monroe Road Charlotte, NC 28212	Lumarka Dr.	19106121	3.712	November 9, 1995	B-2(CD)
RENC CH LLC 6000 Monroe Road Charlotte, NC 28212	6610 East Independence Blvd.	19105303	0.605	April 5, 20129	B-2
Present Right-of-way of Wallace Road	N/A	N/A	0.31	N/A	B-2 B-2(CD)

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Development Data

- Development Data Table
 - Site Acreage
Total site acreage is 42.41 Acres
 - Tax Parcels included in Rezoning
19106105, 19106107, 19106121, and 19105303
 - Existing Zoning
B-2 and B-2 (CD)
 - Proposed Zoning
B-2 (CD) & B-2 (CD) SPA
 - Square Footage of Buildings
Future and Existing Building Expansion Square Footage= 100,000 square feet (maximum)
Building C Future Expansion (PIN 19106121) *7,000 square feet maximum
Building E Future Expansion (PIN 19106121) *7,000 square feet maximum
*Maximum of 10,000 square foot combined
Existing Building Square Footage
PIN 19106121- 1,221 square feet (3 Bldg)
PIN 19106105- 9,759 square feet (2 Bldg)
PIN 19106107-
Building H- 11,979 square feet
Buildings to be removed (5 Bldgs)-3,768 square feet
PIN 19105303- 664 square feet (1 Bldg to be removed)
 - Maximum Building Height 30'
 - Maximum Number of Buildings
Two new principal use structures
 - Ratio of Parking Spaces
Not applicable.
 - Amount of Open Space
Not applicable.

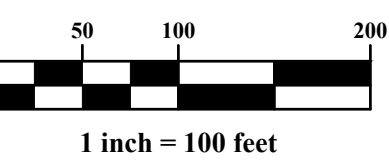
- General Provisions
 - Rezoning boundary and rezoning survey map is delineated on this plan by overall boundary identified with bearing and distance labels.
 - The existing conditions represented on this plan are based upon a GIS data and supplemented with field survey as necessary.
 - The schematic depictions of the parking areas, buildings, and driveway layout, locations, and sizes depicted on this Rezoning Plan are graphic representations. Building and parking envelopes shown on the plan are reserved for future building and/or parking. Building structures are permitted in 2 of the 3 locations identified as "Building and Parking Envelopes A, B, and C".
 - Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
 - Since the project has not completed Final Construction Plans, 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, minor modifications that don't materially change the overall design intent depicted on the Rezoning Plan will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance.
 - 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.
- Permitted Uses
 - Off-Street Parking
 - Existing buildings on Parcels 19106105 and 19106107 may be utilized for:
 - General office.
 - Automotive functions excluding sales & service.
 - Existing buildings and expansions on Parcel 19106121 may be utilized for automobile sales & repair.
 - Future buildings on Parcel 19106121 may be utilized for automobile accessory uses including car washes.
 - Future buildings on Parcels 19106105 and 19106107 may be utilized for automobile sales & repair and accessory uses including carwash.
- Transportation
 - Wallace Road reserved right of way and Silver Line extension reserved right of way shall be reserved for Charlotte DOT for future roadway extension requirements. The Silver Line extension reserved right of way area will remain undeveloped if not used for rail line.
 - Dedication and fee simple conveyance of all rights of way to the City shall occur at any point in time when the City shall request such right of way.
 - Driveway location(s) are to be approved by CDOT and NCDOT.
 - Streetscape and Landscaping
 - A 75' Class "B" Buffer will be provided along the southeast property line abutting the Abbott Glen Townhomes.
 - A Class "B" Buffer will be provided along the western property line between the Woodberry Forest Subdivision and the Silver Line extension reserved right of way as generally depicted on the Rezoning Plan.
 - All or portions of development are may be gated and fenced with black vinyl coated chain link fence.
 - Walls or fences may be installed in buffers, but buffer widths as shown will not be reduced.
 - Environmental Standards
 - 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.
 - Fire Protection
 - This project will comply with all City of Charlotte Fire Department requirements for design.
 - Lighting
 - All outdoor lighting shall comply with Section 12.402 of the Charlotte Zoning Ordinance. Lighting shall be located, screened, or shielded so that abutting lots located in any residential district are not directly illuminated. All outdoor lighting shall be located, screened, or shielded in a manner as to not cause glare or impair the vision of motorists on adjacent public streets. Detached lighting will not exceed 31' in height.
 - Tree Save
Tree Save will be provided in Class B Buffers and outside of Silverline Extension and Wallace Road Right of Ways (Required calculation is for entire rezoning area less Right of Ways for future Silverline Extension and Wallace Road Relocations).
 - Other
 - No outdoor public address speakers shall be placed within the rezoning area.

Arborist Notes

- No trees can be removed from or planted in the right of way of E. Independence Blvd without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact Lewis Hatfield (704-336-4265) at the City Arborist's office for a tree planting permit before planting trees in the NCDOT right of way once plans have been approved by the City.

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CH. BEARING
C1	8°47'30"	955.49'	146.61'	S36°47'19"E
C2	16°52'25"	960.66'	282.91'	S49°37'17"E
C3	3°10'52"	5629.58'	312.56'	S30°30'44"E
C4	2°22'13"	5629.58'	232.88'	S26°38'25"E

GRAPHIC SCALE



REVISIONS

MARK	DATE	DESCRIPTION
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CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
FOR
REZONING PLAN
HENDRICK AUTOMOTIVE GROUP



DATE
April 8, 2019

SCALE
1" = 100'

JOB NO.
20180778

SHEET
1/2

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-071

Petition #:	_____
Date Filed:	<u>4/12/2019</u>
Received By:	<u>PH</u>

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: vacant/residential (Acres): ± 54.99

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

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, Rick Grochoske, Charlotte Lamb, Joshua Weaver, Grant Meacci

Date of meeting: 12/4/2018

(*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 development of the site with residential community made up of single-family homes and town homes.

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

FH 1524 Sunset Rd., LLC (attn.: Andy Ferrell)

Name of Petitioner

P.O. Box 681028

Address of Petitioner

Charlotte, NC 28216

City, State, Zip

980-721-5177

Telephone Number Fax Number

andysferrell@gmail.com

E-mail Address

SEE ATTACHMENT E

Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Acreage	Date Acquired
037-043-01	1600 Sunset Road, Charlotte, NC 28216	Nadine Primm Fite	1226 Rockhaven Dr, Charlotte, NC 28216	.970	07/26/1973
037-401-04	1532 Sunset Road, Charlotte, NC 28216	JCNAC LP	1226 Rockhaven Dr, Charlotte, NC 28216	47.692	12/27/2000
037-032-16	2904 Oakdale Road, Charlotte, NC 28216	David F McCallum and Jeffrey David McCallum	2904 Oakdale Road, Charlotte, NC 28216	3.880	03/23/2018
037-043-02	1524 Sunset Road, Charlotte, NC 28216	Nadine P Williams Alvin D Primm (deceased) Coretha P Ferrell Clinton Craig Primm II Keith Primm	1226 Rockhaven Drive, Charlotte, NC 28216	2.448	10/31/2003

ATTACHMENT A

**REZONING PETITION NO. 2019-____
FH 1524 Sunset Rd., LLC**

**OWNER JOINDER AGREEMENT
Nadine Primm Fite**

The undersigned, as the owner of the parcel of land located at 1600 Sunset Road, Charlotte, NC that is designated as Tax Parcel No. 037-043-01 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 MX-2 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 30th day of March, 2019.

Nadine Primm Fite

A handwritten signature in cursive script, appearing to read "Nadine Primm Fite Williams", written over a horizontal line.

ATTACHMENT B

REZONING PETITION NO. 2019-____
FH 1524 Sunset Rd., LLC

OWNER JOINDER AGREEMENT
JCNAC LP

The undersigned, as the owner of the parcel of land located at 1532 Sunset Road, Charlotte, NC that is designated as Tax Parcel No. 037-401-04 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 MX-2 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 30th day of March, 2019.

JCNAC LP

By:

Wadine P. Williams

Name:

Wadine P. Williams

Its:

General partner

ATTACHMENT C

**REZONING PETITION NO. 2019-_____
FH 1524 Sunset Rd., LLC**

OWNER JOINDER AGREEMENT

**David F McCallum
Jeffrey David McCallum**

The undersigned, as the owner of the parcel of land located at 2904 Oakdale Road, Charlotte, NC that is designated as Tax Parcel No. 037-032-16 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 MX-2 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 31st day of March, 2019.

David F McCallum

David F. McCallum

Jeffrey David McCallum

Jeffrey D McCallum

ATTACHMENT D

REZONING PETITION NO. 2019-____
FH 1524 Sunset Rd., LLC

OWNER JOINDER AGREEMENT

Nadine P Williams
Alvin D Primm (deceased)
Coretha P Ferrell
Clinton Craig Primm II
Keith Primm

The undersigned, as the owner of the parcel of land located at 1524 Sunset Road, Charlotte, NC that is designated as Tax Parcel No. 037-043-02 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 MX-2 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 30th day of March, 2019.

Nadine P Williams

Nadine P. Williams

(Power of Attorney)

on behalf of Alvin D Primm (deceased)

Coretha P. Ferrell

Coretha P Ferrell

Clinton Craig Primm II

Clinton Craig Primm II

Keith Primm

ATTACHMENT D

REZONING PETITION NO. 2019-____
FH 1524 Sunset Rd., LLC

OWNER JOINDER AGREEMENT

Nadine P Williams
Alvin D Primm (deceased)
Coretha P Ferrell
Clinton Craig Primm II
Keith Primm

The undersigned, as the owner of the parcel of land located at 1524 Sunset Road, Charlotte, NC that is designated as Tax Parcel No. 037-043-02 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 MX-2 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 2nd day of April, 2019.

Nadine P Williams

(Power of Attorney)

on behalf of Alvin D Primm (deceased)

Coretha P Ferrell

Clinton Craig Primm II

Clinton Craig Primm II
Keith Primm

ATTACHMENT D

**REZONING PETITION NO. 2019-_____
FH 1524 Sunset Rd., LLC**

OWNER JOINDER AGREEMENT

**Nadine P Williams
Alvin D Primm (deceased)
Coretha P Ferrell
Clinton Craig Primm II
Keith Primm**

The undersigned, as the owner of the parcel of land located at 1524 Sunset Road, Charlotte, NC that is designated as Tax Parcel No. 037-043-02 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 MX-2 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 31 day of march, 2019.

Nadine P Williams

(Power of Attorney)

on behalf of Alvin D Primm (deceased)

Coretha P Ferrell

Clinton Craig Primm II

Keith Primm

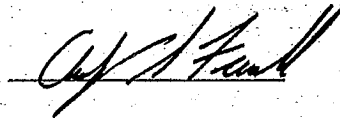


ATTACHMENT E

**REZONING PETITION NO. 2019-
FH 1524 Sunset Rd., LLC**

Petitioner:

FH 1524 Sunset Rd., LLC

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P:\2019 Jobs\18064 - Primm Sunset Road\CAD\Sketch Planning\18064_RZ.dwg

Development Standards:

1. General Provisions:

- Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by FH 1524 Sunset Rd., LLC ("Petitioner") to accommodate the development of a single family and townhome community on approximately 54.99 acre site located on the south side of Sunset Road between Joe Turner Drive and Oakdale Road (the "Site").
- 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 MX-2 zoning classification shall govern.
- 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:

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

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

- Number of Buildings Principal and Accessory.** The total number of attached dwelling buildings to be developed on the Site shall not exceed 36 (the number of detached dwelling units will be determined by the total number of lots ultimately developed). 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.

2. Permitted Uses:

- The Site may be developed with up to 310 dwelling units; a mix of detached dwellings and attached dwelling units, together with accessory uses allowed in the MX-2 zoning district.
- No more than 150 attached dwelling units may be constructed on the Site. In the location generally indicated on the Rezoning Plan, the Petitioner reserves the right to construct detached dwelling units instead of attached dwelling units in some or all the area of the Site where attached dwellings are generally depicted.
- Non-residential uses will not be allowed on the Site. The Petitioner may elect to only construct detached dwelling units on the Site and not construct any attached dwelling units (townhomes).

3. Access:

- Access to the Site will be from Sunset Road, Oakdale Road, the extension of Allen Jay Drive, Oakdale Pasture Drive, and Oakdale Creek Lane as generally depicted on the Rezoning Plan.
- The Petitioner will construct any required roadway improvements along Sunset Road and provide any required sidewalk and utility easements needed for these improvements prior to the issuance of the first certificate of occupancy for the portion of the Site with access from Sunset Road. The Petitioner reserves the right to post a bond for any roadway improvements not finalized at the time of the issuance of the first certificate of occupancy.
- The Petitioner will construct any required roadway improvements along Oakdale Road and provide any required sidewalk and utility easements needed for these improvements prior to the issuance of the first certificate of occupancy for the portion of the Site with access from Oakdale Road. The Petitioner reserves the right to post a bond for any roadway improvements not finalized at the time of the issuance of the first certificate of occupancy.
- The Petitioner will dedicate via fee simple conveyance 35 feet of additional right-of-way from the existing center line of Sunset Road and Oakdale Road. This additional right-of-way will be dedicated as part of the required final plats for development taking place along each of these roads. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- The alignment of the 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 the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

3. Streetscape, Buffers, Open Space, and Landscaping:

- The Petitioner will provide 30 foot Common Open Space area along Sunset Road and Oakdale Road as required by Section of 12.308 of Ordinance and as generally depicted on the Rezoning Plan.
- The Petitioner will improve the Site's frontage along Sunset Road and Oakdale Road with a six (6) foot sidewalk.
- The Petitioner will provide a 37.5 foot Class C Buffer with a six (6) foot solid fence between the proposed attached dwelling units and the exterior property line as generally depicted on the rezoning plan. If detached dwelling units are constructed in the area of the Site set aside for attached dwelling units where a buffer is indicated then a buffer is not required to be provided.
- The Petitioner will provide an improved common open space area as generally depicted on the Rezoning Plan as required by the MX-2 zoning district.
- The Petitioner will provide sidewalks and planting strips along the interior public streets as required by the Ordinance and as required by CMDLS standards for a local residential medium public streets.

5. Attached Dwelling Unit Architectural Standards:

- The principal buildings used for attached residential dwelling units constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, stucco, cementitious siding (such as hardy-plank), vinyl, EIFS or wood.
- No more than five (5) attached dwelling units may be located in each building developed for attached dwelling units.
- The entrances (front door entrances) for the proposed attached dwelling units located within 15 feet of a sidewalk will be raised 24 inches above the average grade of the sidewalk.
- Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
- Porches shall form a predominate motif of the building design. Each unit will be constructed with a front porch with a minimum depth of six (6) feet as generally indicated on the Rezoning Plan.
- The proposed units located on the interior of the Site that have end elevations directly across the proposed public street from units that front the same public street will be constructed with corner porches. Corner porches will extend a minimum of six (6) feet from the front elevation and will have a minimum depth of six (6) feet.
- On the interior of the Site and units that abut the interior public streets will have multiple windows on the end facades to avoid a blank street wall.
- Each residential dwelling unit will be provided with a one-car garage.
- Garage doors visible from the public or private streets will be recessed at least one (1) foot behind the front most building face, to minimize the visual impact of the garage doors on the public and private streets.
- When vinyl siding is used as a building material, on the proposed buildings, the minimum thickness of the proposed vinyl will be .042.

6. Environmental Features:

- The 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. The two storm water management facility locations labeled as "potential" if not utilized for storm water management will be improved as open space areas or tree save areas.
- The Site will comply with the Tree Ordinance.
- All utilities within the Site will be placed underground.

7. Lighting:

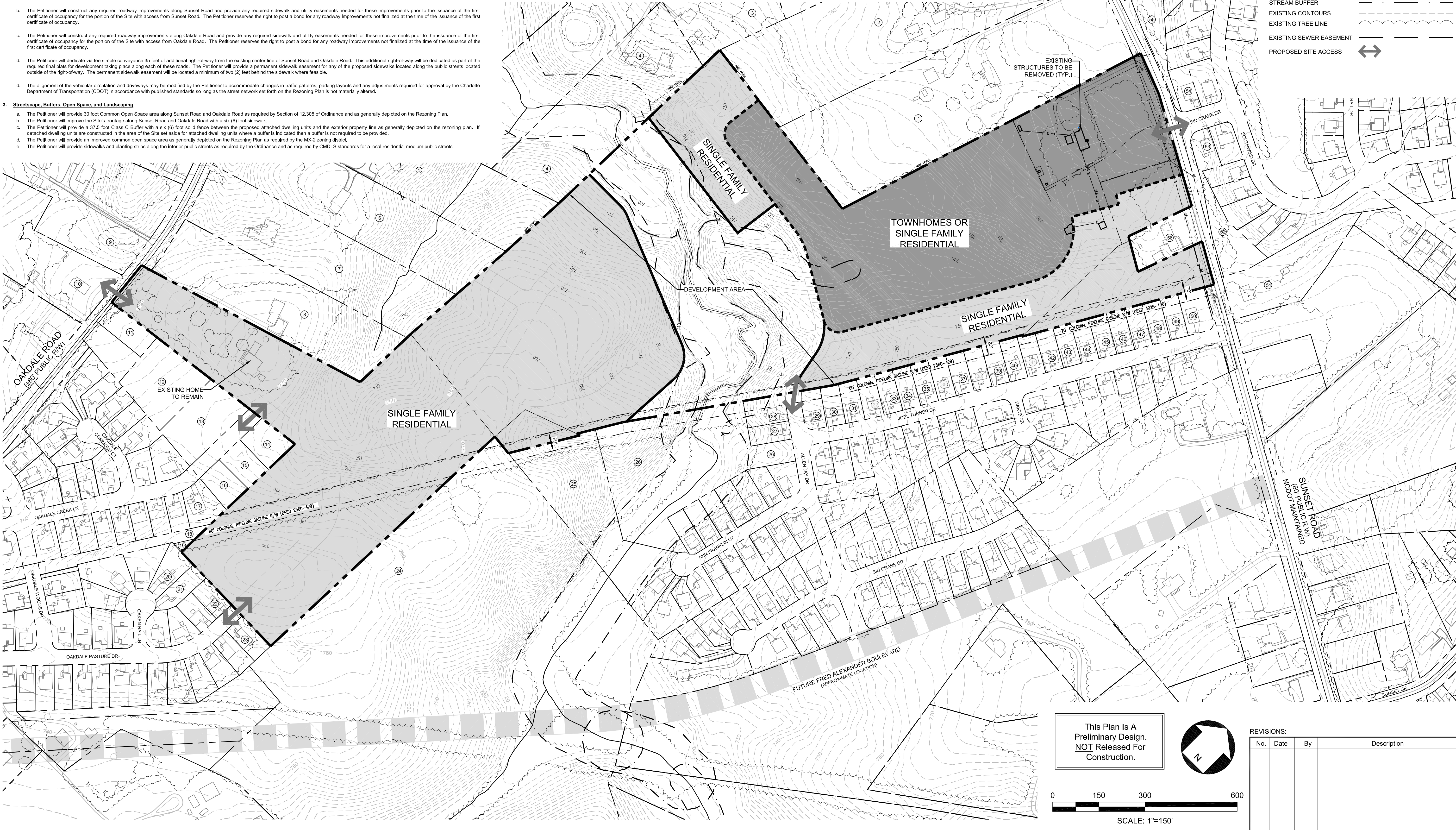
- All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- Decorative pedestrian scale lights will be provided along the internal public streets.
- Architectural lighting on building facades, such as but not limited to sconces, will be permitted.

8. Amendments to the Rezoning Plan:

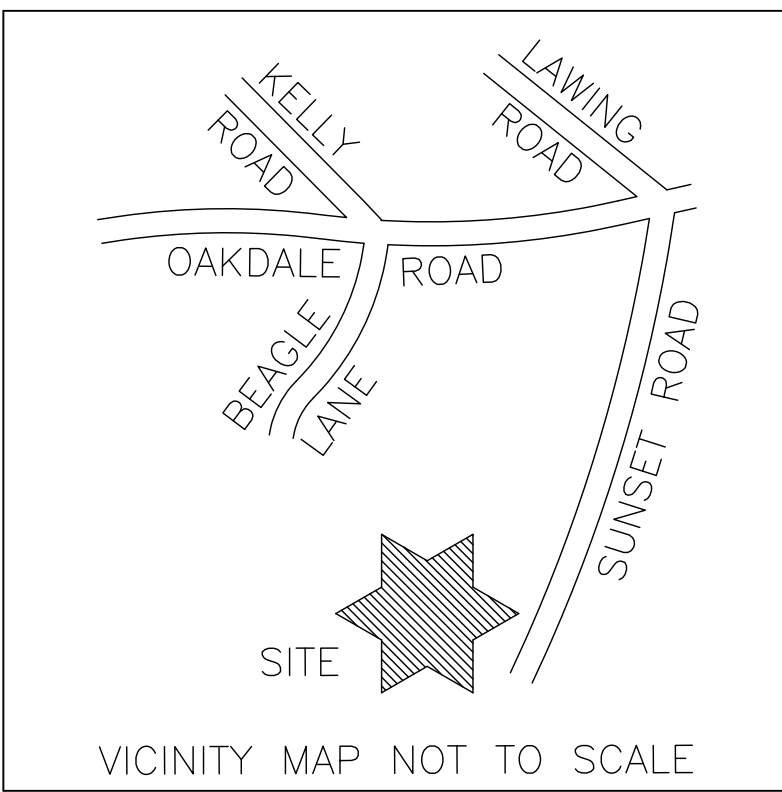
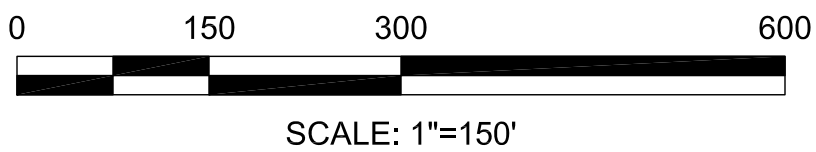
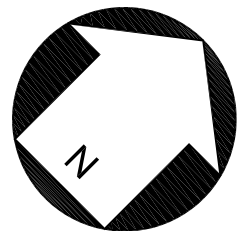
- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 5 of the Ordinance.

9. Binding Effect of the Rezoning Application:

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided 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.



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



LEGEND

- STREAM BUFFER
- EXISTING CONTOURS
- EXISTING TREE LINE
- EXISTING SEWER EASEMENT
- PROPOSED SITE ACCESS

PRIMM PROPERTY
CHARLOTTE, NC
FERRELL HOLDINGS
CHARLOTTE, NC 28216

EXISTING
CONDITIONS
PLAN &
TECHNICAL
DATA SHEET
REZONING PETITION:
2019-XXX

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

Project Manager: MDL

Drawn By: DRW

Checked By: MDL

Date: 04/11/2019

Project Number: 18064

Sheet Number:

RZ-1

SHEET # 1 OF 2

Landworks
Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-941-1604
fax: 704-941-1604

ADJACENT PROPERTY OWNERS

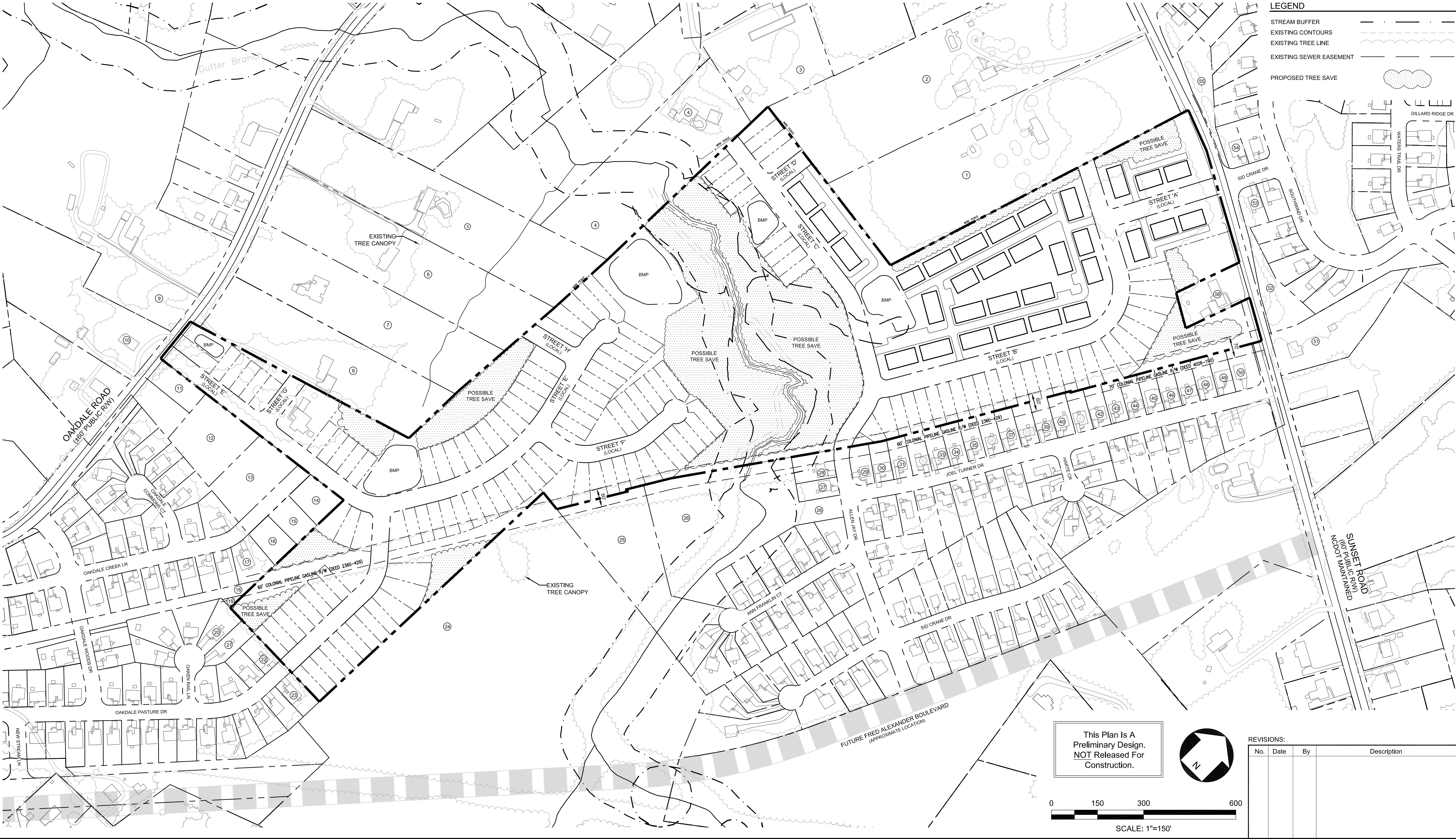
PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
1	DONNA MCALEY HOLLAR & WILLIAM EDWARD HOLLAR	03703101	26487-307	R-3	Single-Family
2	SUNSET ROAD PARTNERS, LLC	03703102	24587-20	R-3	Single-Family
3	A MAN WITH A DREAM, LLC	03703201	33178-906	R-3	Single-Family
4	A MAN WITH A DREAM LLC,	03703215	31360-290	R-3	Single-Family
5	RODNEY LEE LOYER & RACHEL G LOYER	03703211	4206-190	R-3	Single-Family
6	CARRENA L RILEY & DONALD L RILEY	03703212	6913-741	R-3	Single-Family
7	MARK DOUGLAS COTTINGS & LEIGH A COTTINGS	03703214	32433-585	R-3	Single-Family
8	TIFFANY ANN HARRIS & DENNIS WAYNE HARRIS	03703213	33051-296	R-3	Single-Family
9	DOROTHY LANIER	3309112	02758-373	R-3	Single-Family
10	JONATHAN P RING	3309111	11360-229	R-3	Single-Family
11	JSN CAPITAL, LLC	3703220	33154-205	R-3	Single-Family
12	JSN CAPITAL, LLC	3703227	32446-135	R-3	Single-Family
13	JSN CAPITAL, LLC	3703224	32446-135	R-3	Single-Family
14	JSN CAPITAL, LLC	03703228	32446-135	R-3	Single-Family
15	JSN CAPITAL, LLC	03703225	32446-135	R-3	Single-Family
16	JSN CAPITAL, LLC	03703226	32446-135	R-3	Single-Family

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
17	EDRENA D MORRIS	03740125	17502-232	R-4(CD)	Single-Family
18	ASSOCIATION POINTE AT OAKDALE & C/O PRISM REAL ESTATE SERVICE,	03740143	17788-676	R-4(CD)	Single-Family
19	RS ASSOCIATION THE POINTE AT OAKDALE HOMEOWN & C/O KEUSTER REAL ESTATE SERVICES	03740262	20194-111	R-4(CD)	Single-Family
20	SAYEDA SAUNDERS	03740237	31463-230	R-3, R-4(CD)	Single-Family
21	DAVID THOMAS GIBSON & KAREN M GIBSON	03740238	33068-46	R-3	Single-Family
22	MARCO ALEXANDER SMITH & ADRIANA LUCIA SMITH	03740242	23957-660	R-3	Single-Family
23	CORETTA Y WALKER	03740243	18405-974	R-3	Single-Family
24	MECKLENBURG COUNTY & C/O REAL ESTATE /FINANCE DEPT	03740105	6333-514	R-3	Single-Family
25	WALNUT CREEK RESIDENTS ASSOC, INC	03704338	19227-847	R-3	Single-Family
26	WALNUT CREEK RESIDENTS ASSOC, INC	03704336	19227-847	R-3	Single-Family
27	JOSHUA SIEGEL & KATERA SIEGEL	3704334	20387-377	R-3	Single-Family
28	COMFORT REAL ESTATE, LLC	03704335	30188-494	R-3	Single-Family
29	GATHER WHITE	03704246	32242-735	R-3	Single-Family

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
30	CHARLES H CLARKE	03704247	23785-311	R-3	Single-Family
31	KEBA BOSLEY	03704248	21639-572	R-3	Single-Family
32	VERNON PATTERSON JR	03704249	28003-161	R-3	Single-Family
33	TAH MS BORROWER, LLC	03704250	32219-488	R-3	Single-Family
34	PROGRESS RESIDENTIAL BORROWER 4, LLC	03704251	32879-571	R-3	Single-Family
35	PROGRESS RESIDENTIAL BORROWER 3, LLC	03704252	32480-821	R-3	Single-Family
36	MURP 3 ASSETS, LLC	03704253	32616-314	R-3	Single-Family
37	WILLIAM RODOLFO VELZ CHIQUITO & YEINI EVANS GOMEZ MONTENEGRO	03704254	30605-891	R-3	Single-Family
38	JENNY L WESCOTT	03704255	14011-557	R-3	Single-Family
39	HOME 5FR BORROWER, LLC & C/O ALTSOURCE ASSET MANAGEMENT CORPORATION	03704256	31241-116	R-3	Single-Family
40	RUTH DINIUNELLE	03704257	13762-903	R-3	Single-Family
41	NORMA S CATAGENA & MARCO A CARTAGENA	03704258	32203-917	R-3	Single-Family
42	MNSF II WJ, LLC	03704259	31326-810	R-3	Single-Family
43	MARY J ALLISON-BALLARD	03704260	13912-671	R-3	Single-Family

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
44	CAROLYN F HEDGECOE & RONNIE L HEDGECOE	03704261	13528-510	R-3	Single-Family
45	STANLEY WELLS & BERNADETTE MATTHEWS-WELLS	03704262	32059-484	R-3	Single-Family
46	CORNELL STOKES JR & SHARON STOKES	03704263	26105-110	R-3	Single-Family
47	CLEO W HAMRIGHT	03704264	13730-290	R-3	Single-Family
48	MARION F BLACKMON	03704265	23864-707	R-3	Single-Family
49	THOMAS L ALLIGOOD & DAWN J ALLIGOOD	03704266	12821-35	R-3	Single-Family
50	CHARLES D BEASON	03704267	24692-170	R-3	Single-Family
51	YASMIN G DARRY-WILLIS & GARY N WILLIS	03707122	22015-846	R-3	Single-Family
52	WOODLANDS COMMUNITY ASSOC, INC	03707394	11864-203	R-3	Single-Family
53	LYDIA LYDIA	03707393	32584-344	R-3, R-4(CD)	Single-Family
54	LYNETTE J TALLEY SOONES & HOWARD G SOONES JR	03707325	21234-99	R-4(CD)	Single-Family
55	WOODLANDS COMMUNITY ASSOC, INC	03707332	11864-203	R-4(CD)	Single-Family
56	CLAUDIO BUSTAMANTE & TERESA A TAVAREZ	03704211	29853-196	R-3	Single-Family

DEVELOPMENT DATA:	
TAX PARCEL ID:	037-043-01, 037-043-02, 037-401-04, 037-032-16
SITE AREA:	±54.99 ACRES
EXISTING ZONING:	R-3
PROPOSED ZONING:	MX-2
EXISTING USES:	RESIDENTIAL/ VACANT LAND
PROPOSED USES:	DETACHED AND ATTACHED DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MX-2 ZONING DISTRICT.
MAXIMUM DEVELOPMENT:	UP TO A TOTAL OF 310 RESIDENTIAL DWELLING UNITS; A COMBINATION OF DETACHED DWELLING UNITS (SINGLE FAMILY HOMES) AND ATTACHED DWELLING UNITS (TOWNHOMES FOR SALE), SUBJECT TO THE LIMITATIONS DESCRIBED BELOW.
SAMPLE TREE SAVE REQUIRED:	10% FOR SINGLE FAMILY 15% FOR TOWNHOMES
MAXIMUM BUILDING HEIGHT:	NOT TO EXCEED THREE (3) STORIES AND NOT TO EXCEED 40 FEET; BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
PARKING:	PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-072

Date Filed: 4/17/2019

Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Eddie A. Flowe

Owner's Address: 5527 Manning Road City, State, Zip: Charlotte, NC 28269

Date Property Acquired: June 25, 1982

Property Address: 1515 Cannon Avenue and 1631 Oneida Road

Tax Parcel Number(s): 045-071-01 and 045-093-01

Current Land Use: Rural home site and residential acreage Size (Acres): +/- 38.83 acres

Existing Zoning: R-4 Proposed Zoning: UR-2 (CD)

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, Grant Meacci et al.

Date of meeting: January 8, 2019

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a residential community on the site that could be comprised of single family detached dwelling units, single family attached dwelling units, multi-family dwelling units or a combination thereof.

John Carmichael (Robinson Bradshaw)

Name of Rezoning Agent

101 N. Tryon Street, Suite 1900

Agent's Address

Charlotte, NC 28246

City, State, Zip

704-377-8341

Telephone Number

Fax Number

jcarmichael@robinsonbradshaw.com

E-Mail Address

See Attached Joinder Agreement

Signature of Property Owner

(Name Typed / Printed)

Ardent Acquisitions LLC (c/o Tyson Reilly)

Name of Petitioner(s)

2100 Powers Ferry Road SE, Suite 350

Address of Petitioner(s)

Atlanta, GA 30339

City, State, Zip

248-361-8842

Telephone Number

Fax Number

treilly@theardentcompanies.com

E-Mail Address

ARDENT ACQUISITIONS LLC

By: [Signature]

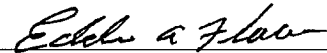
Signature of Petitioner

Tyson M. Reilly
(Name Typed / Printed)

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

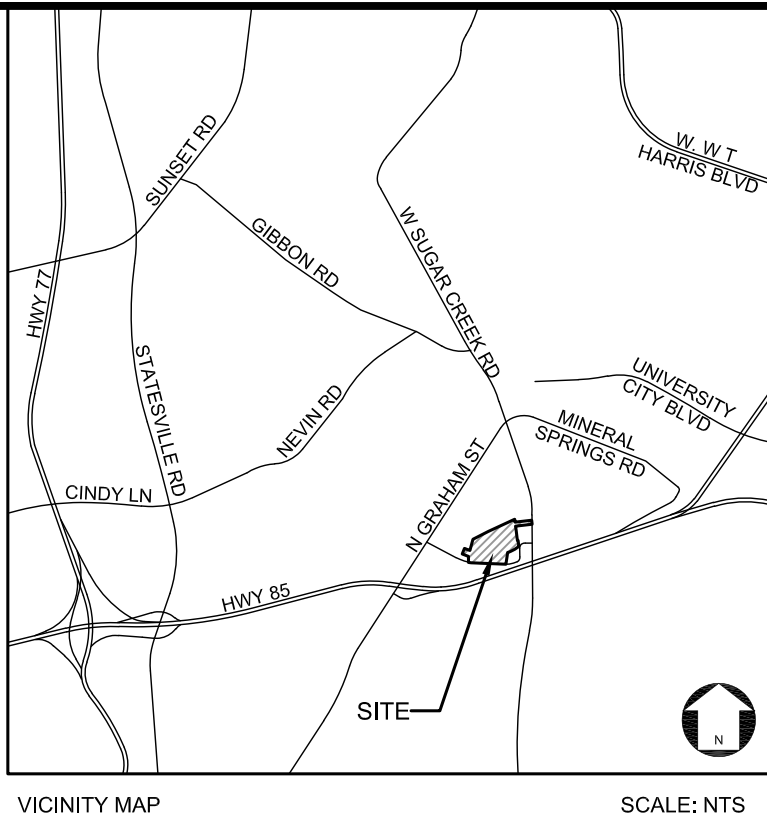
The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Ardent Acquisitions LLC that are designated as Tax Parcel Nos. 045-071-01 and 045-093-01 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 20 day of March, 2019.



Eddie A. Flowe

P:\2019 Jobs\19004 - 1515 Cannon - TACCAD\Sketch Planning\19004_REZONING.dwg



DEVELOPMENT DATA:

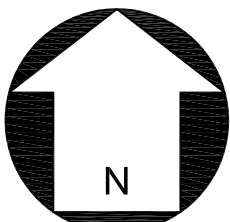
Site Area:	+/- 38.83 acres
Tract Parcels:	04507101, 04509301
Existing Zoning:	R-4
Proposed Zoning:	UR-2(CD)
Existing User:	SF RESIDENTIAL - ACREAGE, RURAL HOMESITE
Proposed Uses:	See Development Standards
Development Area:	+/- 30.29 AC
Proposed Development:	525 Units
Min. Setback:	14' From BOC
Min. Side Yard:	5'
Min. Rear Yard:	10'
Maximum Building Height:	45'
Parking Provided:	1.5 Spaces per unit min. plus on-street
Min. Private Open Space:	400 s.f./unit as required by ordinance
Tree Save:	Per Ordinance 15% Required/
PCCO:	Per Ordinance

LEGEND:

PROPERTY LINE	---
PERENNIAL STREAM	----
SEASONAL STREAM	- - - -
EXISTING TREELINE	~~~~~
EXISTING LOT LINE	----
EXISTING CONTOUR
DEVELOPMENT AREA	----
EXISTING PCO BUFFER	----
EXISTING 35' S.W.J.M. BUFFER	----
EXISTING 35' P.C.O. BUFFER	----

NOTE: STREAM LOCATIONS
SUBJECT TO U.S.A.C.E.
VERIFICATION

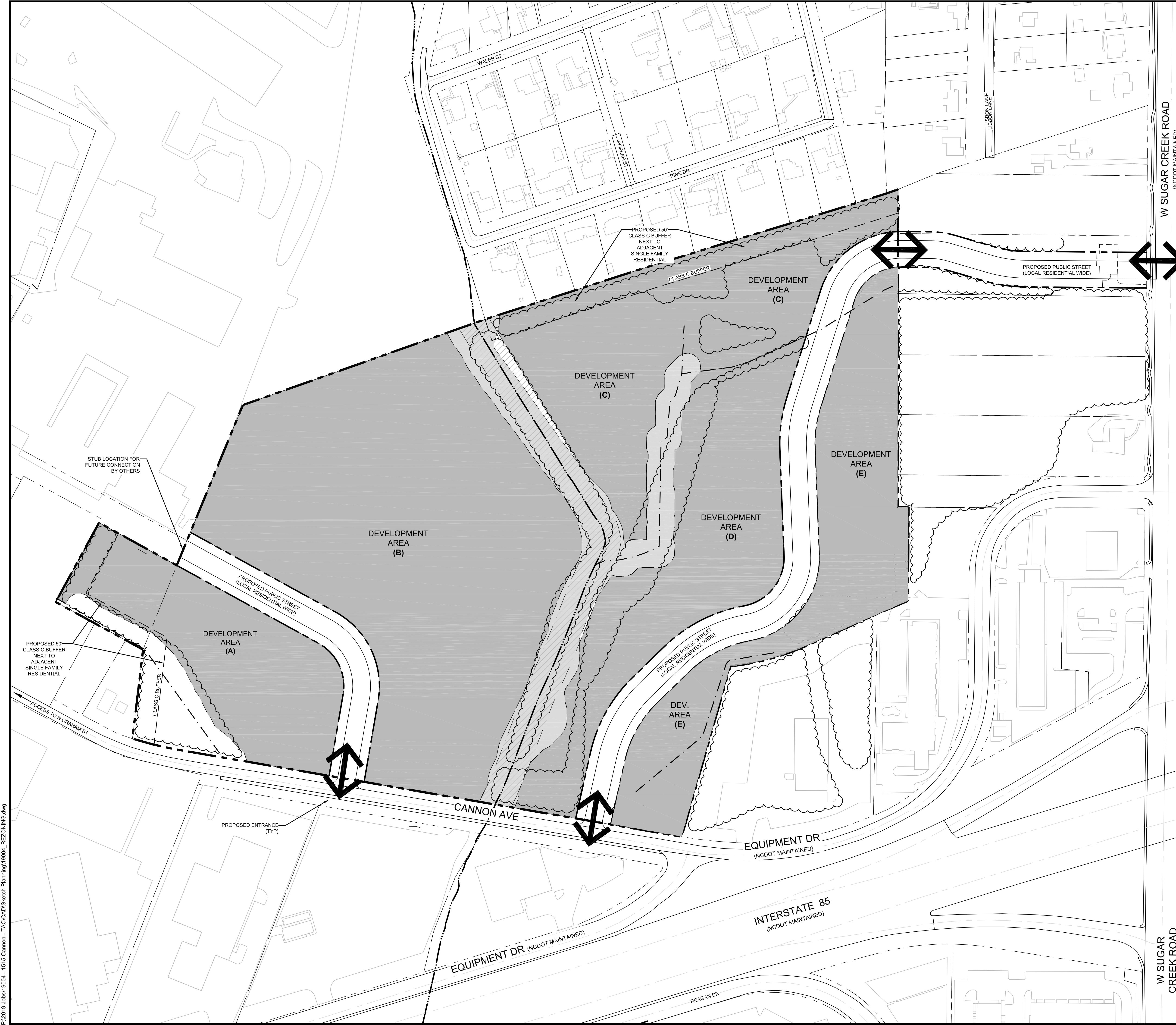
This Plan Is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:

No.	Date	By	Description

P:\2019 Jobs\19004 - 1515 Cannon - TAC\CAD\Sketch Planning\19004_REZONING.dwg



LEGEND:

PROPERTY LINE	-----	PROPOSED RIGHT OF WAY	----
PERENNIAL STREAM	=====	PROPOSED SETBACK	----
SEASONAL STREAM	- . - . - .	PROPOSED SITE ACCESS	↔
TREELINE	~~~~~		
EXISTING LOT LINE	----	EXISTING 35' S.W.I.M. BUFFER	▨
EXISTING CONTOUR	----	EXISTING 35' P.C.O. BUFFER	▩
DEVELOPMENT AREA	----		
PROPOSED ROAD	----		
		NOTE: STREAM LOCATIONS SUBJECT TO U.S.A.C.E. VERIFICATION	

DEVELOPMENT STANDARDS

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Ardent Acquisitions LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 38.83 acre site located on the north side of Cannon Avenue, west of the intersection of Cannon Avenue and Equipment Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 045-071-1-01 and 045-093-01.
- The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal public streets, internal drives and alleys and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Use/Development Limitations

- The Site may be devoted only to a residential community containing a maximum of 525 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
- The dwelling units may be comprised of single family detached dwelling units, single family attached dwelling units, multi-family dwelling units or any combination thereof.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- The Site will be served by internal public streets and internal private drives and alleys, and minor adjustments to the locations of the internal public streets and the internal private drives and alleys shall be allowed during the construction permitting process.
- As an off-site transportation improvement, Petitioner shall extend the internal local residential wide public street located on the eastern portion of the Site through the adjacent parcel of land designated as Tax Parcel No. 045-072-09 to West Sugar Creek Road as generally depicted on the Rezoning Plan. Minor adjustments to the location of this local residential wide public street shall be allowed during the construction permitting process.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

D. Architectural Standards

- The maximum height of any new dwelling unit or building constructed on the Site shall be 48 feet as measured under the Ordinance.
- The primary exterior building materials for any dwelling unit or building constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
- Vinyl, EIFS or masonry may not be used as an exterior building material on any dwelling unit or building constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

E. Streetscape and Landscaping

- A 50 foot Class C buffer shall be established along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Except as provided below, the width of the 50 foot Class C buffer may not be reduced.
- 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, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.

F. Lighting

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

G. Binding Effect of the Rezoning Documents and Definitions

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

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

0' 100' 200' 400'

SCALE: 1"=100'

REVISIONS:			
No.	Date	By	Description

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-941-1604
fax: 704-941-1604

1515 CANNON AVE
CHARLOTTE, NC 28269
THE ARDENT COMPANIES
REZONING PETITION #: 2019-XX

REZONING SITE PLAN

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

Project Manager: MDL
Drawn By: SCJ
LHC
Checked By: MDL
Date: 4/16/19
Project Number: 19004
Sheet Number:

RZ-2

SHEET # 2 OF 2

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-073

Petition #:	
Date Filed:	4/22/2019
Received By:	RH

Complete All Fields (Use additional pages if needed)

Property Owner: Tremont Capital, LLC

Owner's Address: 1341 E Morehead Street Suite 202 City, State, Zip: Charlotte, NC 28204

Date Property Acquired: January 11, 2018

Property Address: 510 West Tremont Avenue

Tax Parcel Number(s): 119-064-21

Current Land Use: Vacant Industrial Size (Acres): +/- 1.908 acres

Existing Zoning: I-1 Proposed Zoning: MUDD (CD)

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

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

Date of meeting: April 3, 2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate a development on the site that could contain multi-family residential uses, retail uses and/or office uses.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

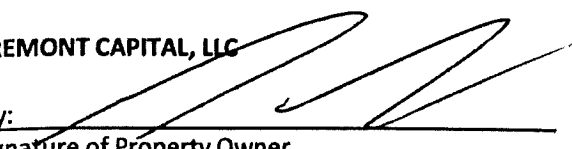
101 N. Tryon Street, Suite 1900
Agent's Address

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

TREMONT CAPITAL, LLC

By: 
Signature of Property Owner

David Smith
(Name Typed / Printed)

Tremont Capital, LLC (c/o David Smith)
Name of Petitioner(s)

1341 E Morehead Street Suite 202
Address of Petitioner(s)

Charlotte, NC 28204
City, State, Zip

704-964-8845
Telephone Number Fax Number

David@Barringer-homes.com
E-Mail Address

By: Same As Owner
Signature of Petitioner

(Name Typed / Printed)

DEVELOPMENT DATA TABLE

SITE AREA	±1.91 ACRES
TAX PARCELS	119-064-21
EXISTING ZONING	I-1
PROPOSED ZONING	MUDD (CD)
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY & RETAIL
MAX. RESIDENTIAL DENSITY	PER ZONING ORDINANCE (MUDD (CD)) 200 UNITS MAXIMUM
MAX. FLOOR AREA RATIO FOR NON-RESIDENTIAL BUILDINGS	PER ZONING ORDINANCE (MUDD (CD))
MAX. BUILDING HEIGHT	PER ZONING ORDINANCE (MUDD (CD))
MIN. SETBACK FROM PROP. R/W	PER ZONING ORDINANCE (MUDD (CD))
MIN. SIDE YARD	PER ZONING ORDINANCE (MUDD (CD))
MIN. REAR YARD	PER ZONING ORDINANCE (MUDD (CD))
MIN. OPEN SPACE	PER ZONING ORDINANCE (MUDD (CD))
NUMBER OF PARKING SPACES	PER ZONING ORDINANCE
REQUIRED STREETScape	PER SOUTHEAST TRANSIT STATION AREA PLAN STREET TREES PER TREE ORDINANCE

LEGEND



SITE ACCESS



SITE BOUNDARY



DEVELOPMENT AREAS

KEY MAP

SEAL

REZONING
PETITION
#2019-XXX

PROJECT

510 WEST
TREMONT AVE.

TREMONT CAPITAL, LLC
1341 E. MOREHEAD ST. SUITE 202
CHARLOTTE, NC 28204

LANDDESIGN PROJ.# 1018427

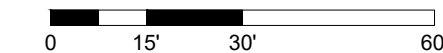
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: MRO
DRAWN BY: MRO
CHECKED BY: NLD

SCALE

VERT: N/A
HORZ: 1"=30'



SHEET TITLE

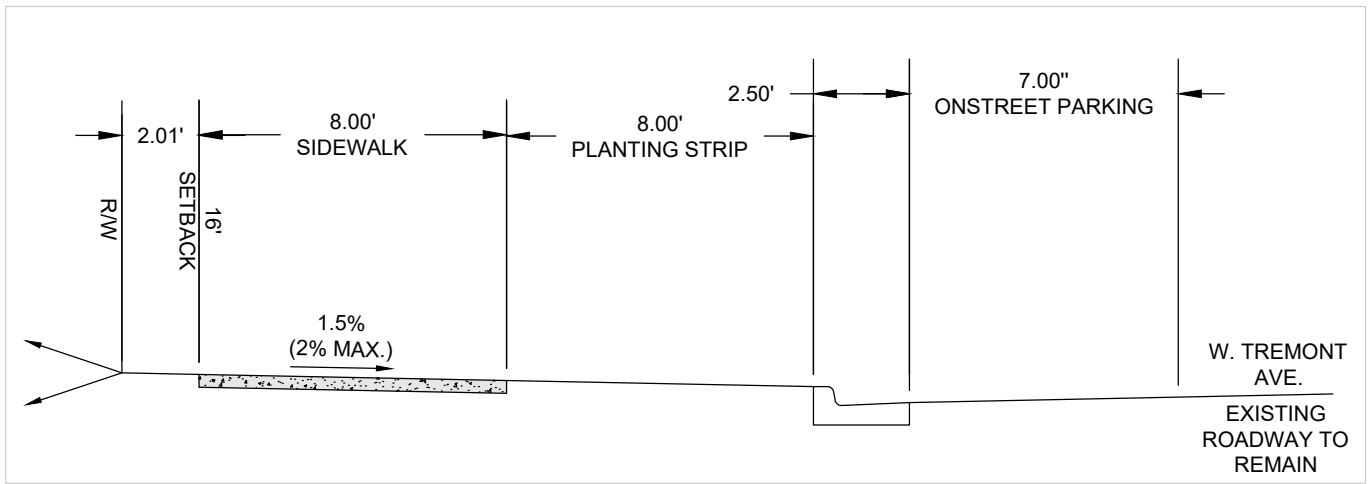
REZONING PLAN

SHEET NUMBER

RZ-01



VICINITY MAP
N.T.S.



WEST TREMONT TYPICAL ROAD SECTION
1"=5"

SC7 (IDR) LLC, SC7 (IDR
Family) LLC, REI Holdings LLC
D.B. 30987, PG. 744
Lot 1, Eagle Tremont, LLC Property,
Map 1
M.B. 44, PG. 371
PIN: 119-064-27

Summit Avenue
Tremont LLC
D.B. 29640, PG. 645
Lot 3, The Truck Equipment
Manufacturing Company of
Charlotte, Inc. Property, Map 1
M.B. 27, PG. 830
PIN: 119-064-24

Joseph L. Hicks &
Mary Hicks
D.B. 13498, PG. 1
PIN: 119-064-23

D.B. 26761, PG. 584
Lot 2, Eagle Tremont, LLC
Property, Map 1
M.B. 44, PG. 371
PIN: 119-064-21

DCI Properties LLC
D.B. 20971, PG. 721
PIN: 119-064-22

DCI Properties LLC
D.B. 20971, PG. 721
PIN: 119-064-30

PARKING
ENVELOPE

BUILDING AND
PARKING ENVELOPE

POTENTIAL
COMMERCIAL RETAIL
DEVELOPMENT

PROPOSED FUTURE RIGHT-OF-WAY
LOCATED 2' BEHIND FUTURE SIDEWALK

BUILDING SETBACK 16' FROM
BACK OF FUTURE CURB

WEST TREMONT AVE.
60' PUBLIC R/W - CDOT MAINTAINED
(M.B. 44, PG. 371)

PROPOSED ON-STREET PARKING, 8'
PLANTING STRIP AND 8' SIDEWALK ALONG
W. TREMONT AVE. REQUIRED BASED ON
SOUTHEAST TRANSIT STATION AREA PLAN

June 24th, 2019

3. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Tremont Capital, LLC to accommodate a potential mixed use building on that approximately 1.908 acre site located on the north side of West Tremont Avenue between South Tryon Street and Village Court, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 119-064-21.
2. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established under the Ordinance for the MUDD zoning district shall govern the development and use of the Site.
3. 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 and yard 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.
4. The Site shall contain one principal building. The principal building and any accessory structures shall be located within the "Building and Parking Envelope" depicted on the Rezoning Plan.
5. Surface parking facilities and/or a structured parking facility shall be located within the "Parking Envelope" depicted on the Rezoning Plan. Additionally, surface parking facilities and/or a structured parking facility may be located within the "Building and Parking Envelope" depicted on the Rezoning Plan.
6. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 6.207 of the Ordinance.

1. The principal building to be constructed on the Site may be devoted only to one of the use groups set out below in paragraphs (a), (b) or (c), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district.
 - (a) Up to 175 multi-family dwelling units, and up to 2,500 square feet of gross floor area devoted to retail sales and personal service uses.
 - (b) Up to 140 multi-family dwelling units, and up to 8,000 square feet of gross floor area devoted to retail sales, personal service uses, eating, drinking and entertainment establishments (Type 1), eating, drinking and entertainment establishments (Type 2), subject to the applicable regulations of Section 12.546 of the Ordinance, and/or breweries, subject to the regulations of Section 12.544 of the Ordinance.
 - (c) Up to 50,000 square feet of gross floor area devoted to professional business and general office uses. Notwithstanding the foregoing, up to 10,000 square feet of the 50,000 square feet of gross floor area may be devoted to retail sales, personal service uses, eating, drinking and entertainment establishments (Type 1), eating, drinking and entertainment establishments (Type 2), subject to the applicable regulations of Section 12.546 of the Ordinance, and/or breweries, subject to the regulations of Section 12.544 of the Ordinance.

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
2. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.

1. The maximum height of any building constructed on the Site shall be 65 feet as measured under the Ordinance.

1. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on West Tremont Avenue. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into an existing sidewalk located on the Site's western and eastern boundary lines.
2. Portions of the minimum 8 foot wide sidewalk to be installed along the Site's frontage on West Tremont Avenue may be located in a sidewalk utility easement.

1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the future, be deemed to be the conditions of the rezoning, and shall be binding on the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

**REZONING
PETITION
#2019-XXX**

**510 WEST
TREMONT AVE.**

TREMONT CAPITAL, LLC
1 E. MOREHEAD ST. SUITE 202
CHARLOTTE, NC 28204


REVISION / ISSUANCE

[illegible]

DESIGNED BY: MRO
DRAWN BY: MRO
CHECKED BY: NLD

SCALE NORTH

VERT: N/A
HORZ: 1"=30'



0 15' 30' 60'

SHEET TITLE

REZONING NOTES

SHEET NUMBER _____

RZ-02

2019-074

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	
Date Filed:	4/25/2019
Received By:	BK

Complete All Fields (Use additional pages if needed)

Property Owner: Rosegate Holdings, LLC Provision Development, LLC
9424 Whitehorn Drive (Rosegate) Charlotte, NC 28277
 Owner's Address: 6311 Lakefill Rd (Provision) City, State, Zip: Charlotte, NC 28212
 Date Property Acquired: 03/22/2019 (19105108 and 19105110) 07/27/2018 (19105111)
 Property Address: 7444, 7432, 7426 Wallace Road
owned by Rosegate: 19105108 and 19105110
 Tax Parcel Number(s): owned by Provision: 19105111
 Current Land Use: Single Family Residential Size (Acres): 3.96
 Existing Zoning: R-3 Proposed Zoning: MUDD-O
 Overlay: Independence Blvd Area Plan Tree Survey Provided: Yes: N/A:
 Required Rezoning Pre-Application Meeting* with: John Kinley, Grant Mecci, Molly Haynes, Kent Main, Isiaha Washington, Scott Correll
 Date of meeting: 01/29/2019

(*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):
 Purpose/description of Conditional Zoning Plan: To allow for development of a residential multifamily community and establish public and private vehicular and pedestrian circulation within the project area.

Urban Design Partners
 Name of Rezoning Agent
1318 Central Avenue E6
 Agent's Address
Charlotte, NC 28205
 City, State, Zip
704-334-3303
 Telephone Number Fax Number
paul@urbandesignpartners.com
 E-Mail Address
Josh Meadows
 Signature of Property Owner
Josh Meadows
 (Name Typed / Printed)

Josh Jolley
 Name of Petitioner(s)
7444 Margaret Wallace Road
 Address of Petitioner(s)
Charlotte, NC 28212
 City, State, Zip
828-319-7206
 Telephone Number Fax Number
joshjolley11@gmail.com
 E-Mail Address
Josh Jolley
 Signature of Petitioner
Joshua Jolley - Rosegate Holdings, LLC
 (Name Typed / Printed)

Attachment A

Rezoning Petition Joinder Agreement

Josh Jolley

The undersigned, as the owner of the parcel of land that is designated as Tax Parcel #: *[Insert Tax Parcel Number(s)]* in Mecklenburg County, North Carolina and which is subject of the attached Rezoning Application, hereby joins in this Rezoning Application as more particularly depicted on the related Rezoning Site Plan and to subsequent changes to the rezoning plan as part of this Rezoning Application.

Josh Meadows, Provision Development LLC

Signature: Josh Meadows

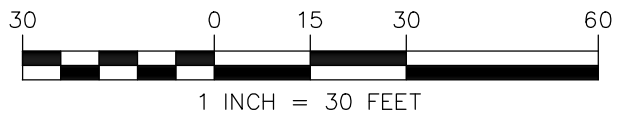
Josh meadows

Name (Printed): _____

Co-pres

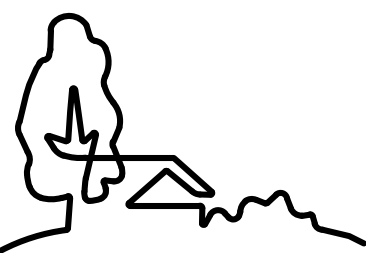
Title: _____

Date: 04-10-2019



REZONING PETITION #2019-???

Site Development Data:	
Acreage:	+/- 4.00 AC
Tax Parcel:	191-051-08, 191-051-10, 191-051-11
Existing Zoning:	R-3
Proposed Zoning:	MUDD-O
Existing Uses:	Single Family Detached
Proposed Uses:	Residential Multi-family
Max Density:	Up to (90) Dwelling Units (Approximately 22.5 DUA)



URBAN
DESIGN
PARTNERS

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

Rosegate Holdings, LLC

Josh Jolley

9424 Whitethorn Drive
Charlotte, NC 28277

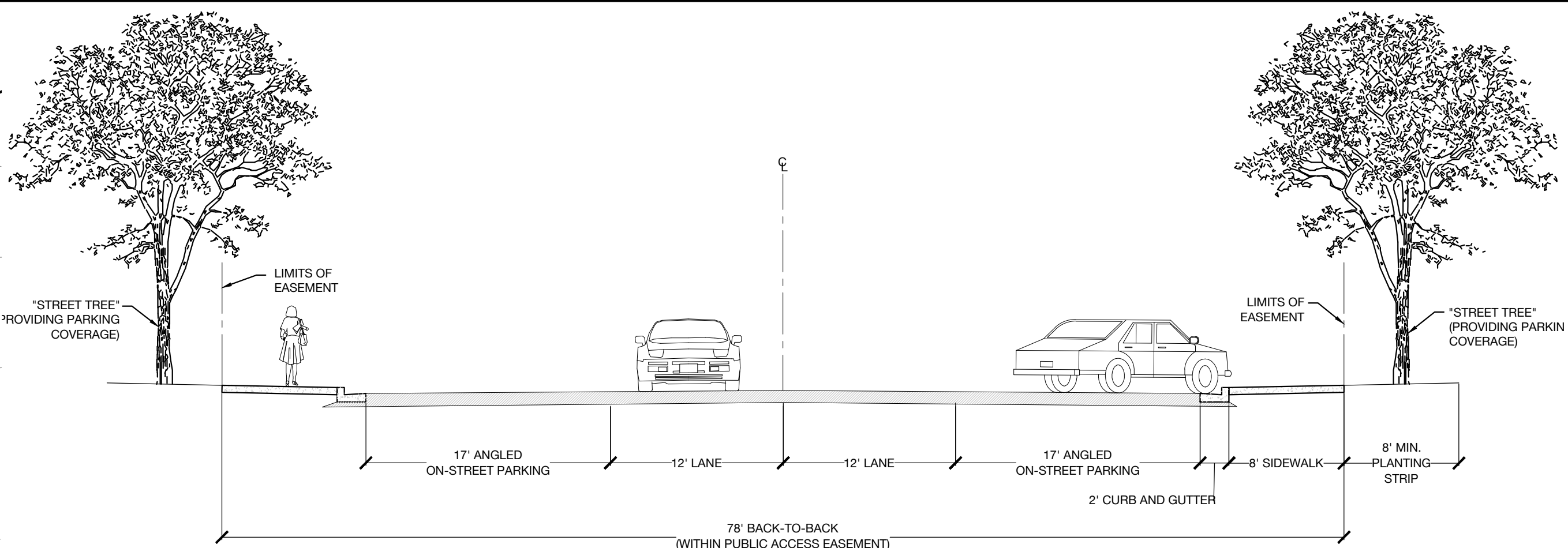
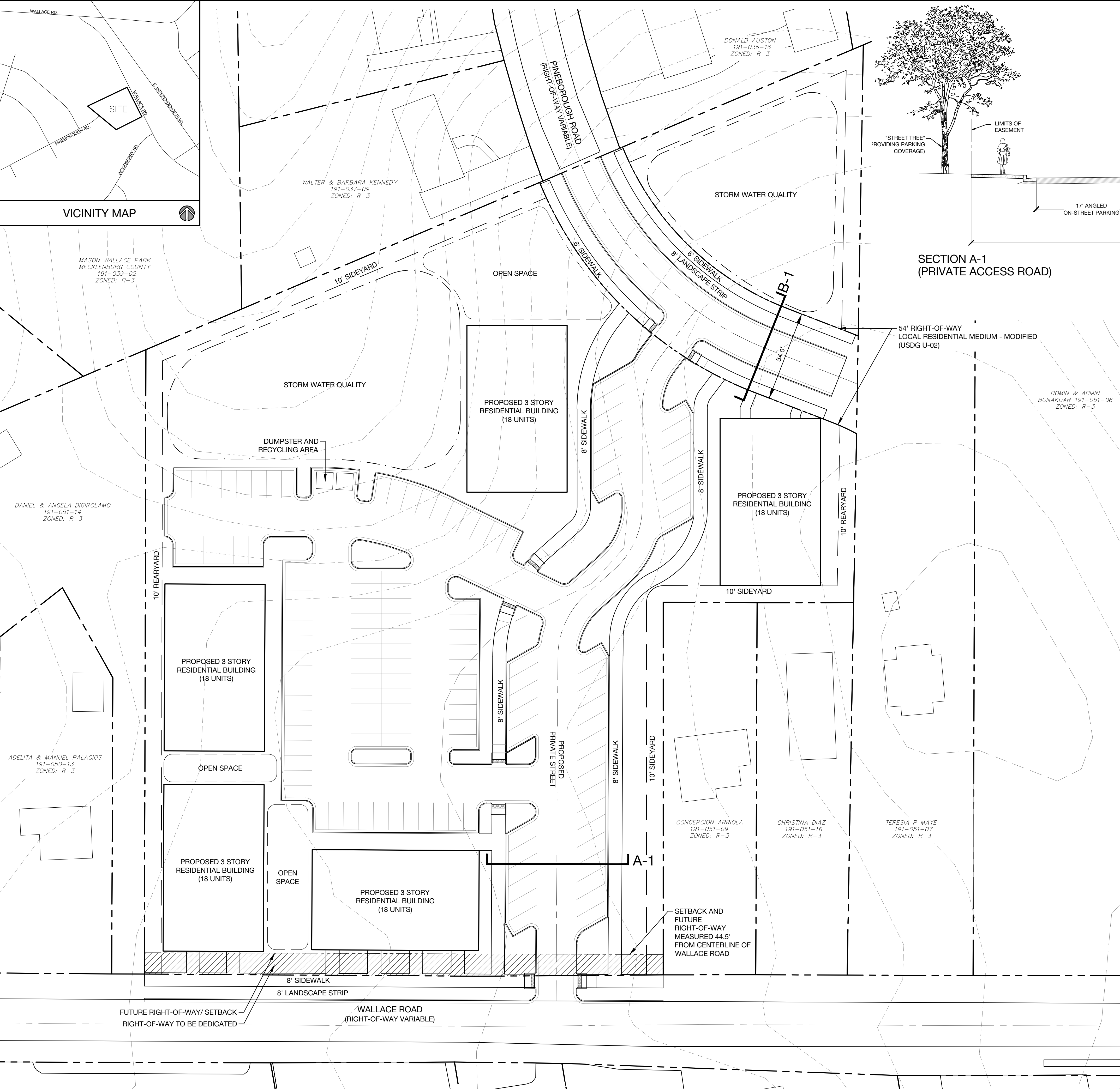
Wallace Road Multi-Family

Technical Data Sheet

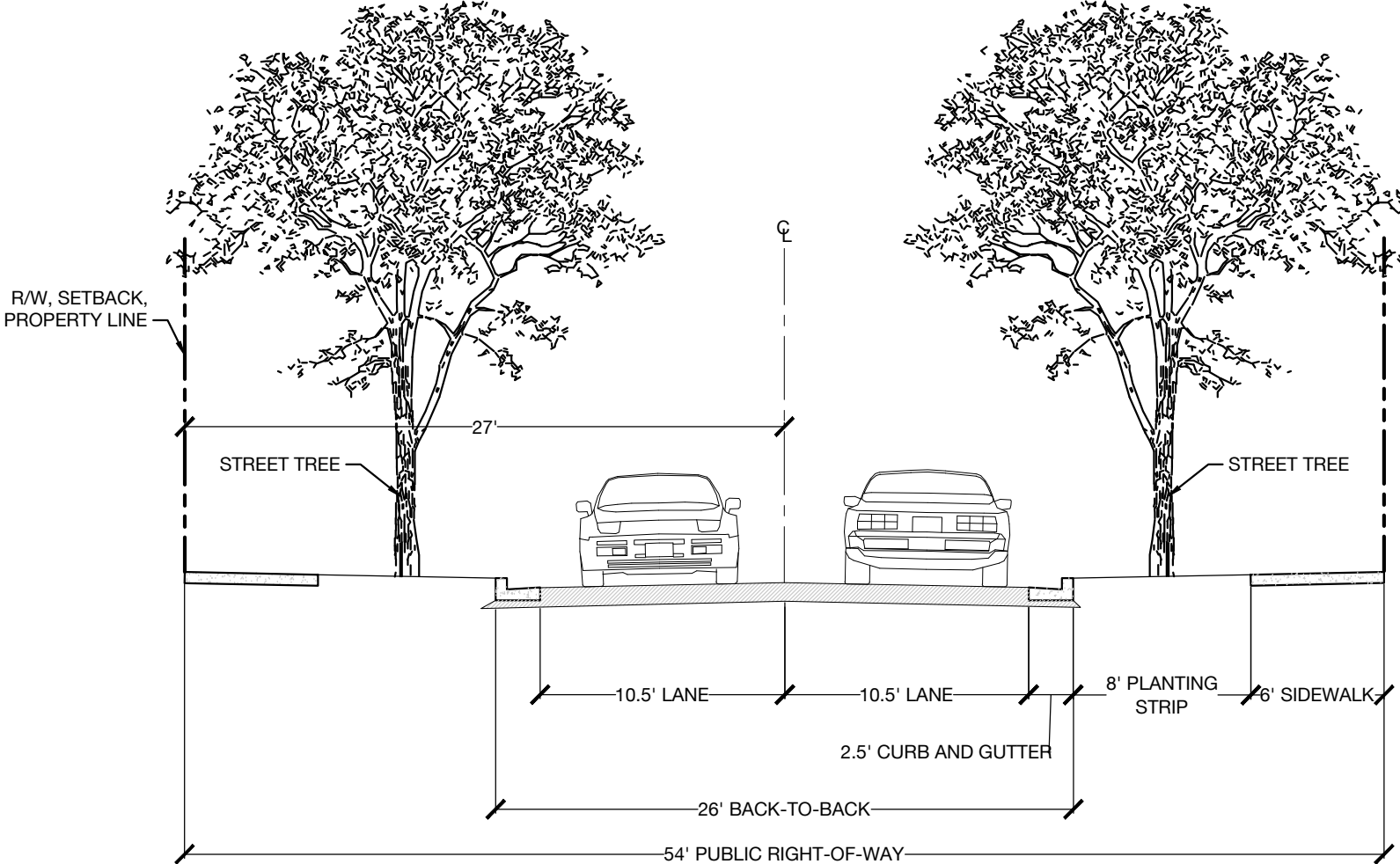
NO. DATE: BY: REVISIONS:

Project No: 19-015
Date: 04.xx.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

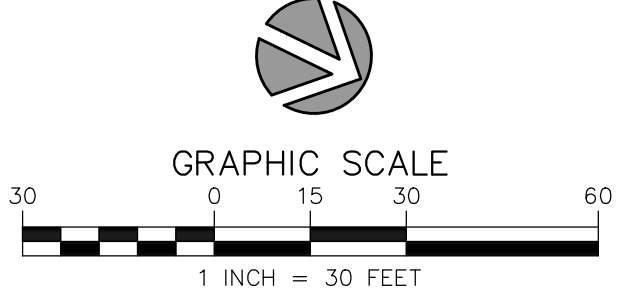
RZ-1.0



SECTION A-1
(PRIVATE ACCESS ROAD)



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



REZONING PETITION #2019-???



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

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

Wallace Road Multi-Family Rezoning Site Plan Charlotte, NC

NO.	DATE	BY:	REVISIONS:

Project No: 19-015
Date: 04.xx.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-2.0



Rosegate Holdings, LLC

Josh Jolley

9424 Whitethorn Drive
Charlotte, NC 28277

Wallace Road Multi-Family

Development Notes

NO. DATE: BY: REVISIONS:

Project No: 19-015

Date: 04.xx.2019

Designed by: UDP

Drawn By: UDP

Sheet No:

RZ-3.0

Site Development Data:

Acreage:	+/- 4.00 AC
Tax Parcel:	191-051-08, 191-051-10, 191-051-11
Existing Zoning:	R-3
Proposed Zoning:	MUDD-O
Existing Uses:	Single Family Detached
Proposed Uses:	Residential Multi-family
Max Density:	Up to (90) Dwelling Units (Approximately 22.5 DUA)

General Provisions:

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Rosegate Holdings, LLC (the "Petitioner") to accommodate the development of a residential multi-family community on an approximate 4.00 acre site located on Wallace Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 191-051-08, 191-051-10 & 191-051-11.

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

Optional Provisions:

This Petition proposes for the site to be rezoned to the MUDD-O district with the following optional provisions:

1. To establish an accessible vehicular and pedestrian connection between the proposed extension of Pineborough Road and Wallace Road.
2. The proposed pedestrian/vehicular connection, referred to as the "access road" on the Site plan, shall be considered a "private street". The access road shall provide two-way drive aisles with angled parking and pedestrian sidewalks. A public access easement shall be recorded to encompass the proposed cross-section between each back of side walk on the access road as generally depicted on the Site plan.
3. The proposed parking located within the access easement shall be counted toward the required parking count for the proposed residential development.

Permitted Uses:

1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the MUDD zoning district. However, those uses shall be limited as described within the following development envelopes and as generally indicated within the petition technical data sheet.
 - a. Development Envelope 1: A single multi-family residential structure and accessory uses, open space, and public amenity space.
 - b. Development Envelope 2: Up to (4) four multi-family residential structures and accessory uses, surface parking, open space, public amenity space and stormwater detention/quality facilities. A minimum of 50% of the frontage along Wallace Park will be composed of building elements, pedestrian scale masonry walls and/or open space.
 - c. Development Envelope 3: Public amenity space and stormwater detention/quality facilities.
2. The overall design and layout of the Site shall be designed to encourage pedestrian walkability between freestanding buildings and the adjacent Wallace Road and Pinebrough public right of way.
3. Building area on site shall only be utilized for residential purposes. Non-residential uses shall not be permitted, leased or sold on site with the exception of community leasing offices, community indoor gathering area, clubhouse space or ancillary accessory support uses such as storage or operational/maintenance facilities.

Transportation:

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDDT for approval.
2. The petitioner/developer shall be responsible for the extension of Pineborough Road as depicted on the Site plan. The proposed right of way extension shall be a residential medium cross section as described within the City of Charlotte Standards for Urban Street Design and shall provide for a 54' total right of way width.
3. The two-way vehicular drive aisle with angled on street parking and pedestrian sidewalks connecting the Pineborough Road and Wallace Road right-of-way shall be located within a 78' public access easement. The cross section shall follow the provided section details as depicted on the Rezoning Plan. The final location and alignment of the access easement is subject to minor modifications as required during site permitting to accommodate the final site layout.
4. Internal sidewalks and pedestrian connections shall be provided along the private access drive as illustrated on the Site plan. Public sidewalk improvements shall include 8' landscape strip and 6' sidewalk along Pineborough Road and 16' landscape strip and 8' sidewalk along Wallace Road right of way as generally depicted on the Site plan.
5. Vehicular and Pedestrian cross access shall be permitted from the development envelopes and the access road as depicted on the site plan. The final location and alignment of the access points are subject to minor modifications as required during site permitting to accommodate the final site layout.
6. Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way including 44.5' measured from the centerline of Wallace Road and a total width of 54' as associated with the Pineborough Road extension to the City of Charlotte before the Site's first building certificate of occupancy is issued.
7. The petitioner agrees to provide two (2) accessible sidewalk ramps at the intersection of the access road and Pineborough Road and the access road and Wallace Road as illustrated on the Site plan.
8. All transportation improvements (sidewalk and accessible ramps) within the public right of way shall be approved and constructed before the site's first building certificate of occupancy is issued.

Architectural and Design Standards:

1. In addition to design provisions contained within the district regulations of the Zoning Ordinance for the MUDD district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.
2. The petitioner shall limit the maximum height of each residential structure on site to (3) three stories.
3. The following provisions and standards shall apply regarding design guidelines and the architectural design of structures proposed on site. It is the intent of these standards to provide design flexibility in design while achieving architectural continuity and visual harmony throughout the proposed development.
 - a. The facade design of all buildings fronting a public street shall comply with the design provisions of the MUDD district as described within Section 9.8506(2) of the Zoning Ordinance.
 - b. All buildings on site shall be designed to have "4-sided architecture".
 - c. Principal residential structures constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, cementitious siding (such as Hardi-plank), EIFS, or wood.
 - d. Vinyl will not be used as a primary exterior building material, but may be utilized for trim, soffits, architectural detailing, insulation
 - e. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
 - f. Walkways will be provided to connect all residential entrances to sidewalks directly located along public private streets, as generally depicted on the Site plan.
 - g. Façade articulation or variation will be utilized to differentiate vertically between residential unit blocks within each building.
 - h. Balconies may project up to 2' into the minimum setback but shall be subject to an approved sidewalk encroachment agreement with CDOT. All balconies shall have a minimum clearance of 10' from finished grade.
4. Urban Open Space shall be provided on site as described within Section 9.8506(4) of the Zoning Ordinance.

Streetscape and Landscaping

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

Environmental Features

1. The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
2. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.
3. An investigation of potential stream and wetlands shall be conducted on site prior to submittal of land development documents to the City of Charlotte Land Development Office.

Signage:

The design and implementation of site signage shall comply with the design provisions of the MUDD district as described within Section 9.8506(2)(c) of the Zoning Ordinance.

Lighting

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

Amendments to Rezoning Plan:

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

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

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

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: _____

Received By: _____

2019-075

4/30/2019

PH

Complete All Fields (Use additional pages if needed)

Property Owner: Martha F. Gainey

Owner's Address: 14039 Point Lookout Rd City, State, Zip: Charlotte, NC 28278

Date Property Acquired: 12/31/1985

Property Address: 1529 & 1537 S Mint St. Charlotte, NC 28203

Tax Parcel Number(s): 11908411

Current Land Use: Mixed Use Size (Acres): .52

Existing Zoning: B-2 Proposed Zoning: B-2 (TS Overlay)

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

Required Rezoning Pre-Application Meeting* with: Carlos Alzate, Nan Peterson, Solomon Fortune, Grant Meacci
Date of meeting: 4/3/2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: _____

Mark Miller

Name of Rezoning Agent

4530 Park Rd

Agent's Address

Charlotte, NC 28209

City, State, Zip

704 519 4247

Telephone Number

Fax Number

mark.h.miller@latpurser.com

E-Mail Address

Martha F. Gainey

Signature of Property Owner

MARTHA F. GAINES

(Name Typed / Printed)

Lischerong Enterprises & Holdings, LLC

Name of Petitioner(s)

310 Arlington Ave Suite 402

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

864 590 6478

Telephone Number

Fax Number

nick@le-h.com

E-Mail Address

Nick Lischerong

Signature of Petitioner

Nick Lischerong

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-076
Petition #: _____
Date Filed: 4/30/2019
Received By: RH

Complete All Fields (Use additional pages if needed)

Property Owner: DAM HOLDINGS, LLC

Owner's Address: P.O. Box 280 City, State, Zip: Lake Geneva, WI 53147

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): See Exhibit A attached hereto

Current Land Use: Vacant single family residential Size (Acres): +/- 2.39 acres

Existing Zoning: R-8 Proposed Zoning: UR-2 (CD)

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

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Claire Lyte-Graham, Grant Meacci et al.

Date of meeting: April 9, 2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate a residential community on the site comprised of single family attached dwelling units.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

See Attached Joinder Agreement
Signature of Property Owner

(Name Typed / Printed)

Hopper Communities (c/o Bart Hopper)
Name of Petitioner(s)


1814 Euclid Avenue
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704-805-4801
Telephone Number Fax Number

bhopper@hoppercommunities.com
E-Mail Address

HOPPER COMMUNITIES

By 
Signature of Petitioner

J. Bart Hopper
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Hopper Communities

I. Tax Parcel Numbers

071-111-01, 071-111-02, 071-111-03, 071-111-04, 071-111-05, 071-111-06, 071-111-07,
071-111-12, 071-111-13, 071-111-14, 071-111-15 and 071-111-16

II. Property Owner Information, Acquisition Dates and Site Addresses

Tax Parcel Nos. 071-111-01, 071-111-02, 071-111-03, 071-111-04 and 071-111-16

DAM HOLDINGS, LLC
P.O. Box 280
Lake Geneva, WI 53147

Acquisition Date: May 17, 2007

Site Addresses: 2303 Rozzelles Ferry Road, 2309 Rozzelles Ferry Road, 2315
Rozzelles Ferry Road and 310 South Turner Avenue

Tax Parcel Nos. 071-111-13, 071-111-14 and 071-111-15

DAM HOLDINGS, LLC
P.O. Box 280
Lake Geneva, WI 53147

Acquisition Date: September 21, 2007

Site Addresses: 318 South Turner Avenue and 314 South Turner Avenue

Tax Parcel No. 071-111-05

DAM HOLDINGS, LLC
P.O. Box 280
Lake Geneva, WI 53147

Acquisition Date: December 30, 2010

Site Address: 2317 Rozzelles Ferry Road

Tax Parcel No. 071-111-06

DAM HOLDINGS, LLC
P.O. Box 280
Lake Geneva, WI 53147

Acquisition Date: April 10, 2013

Site Address: 2321 Rozzelles Ferry Road

Tax Parcel No. 071-111-07

DAM HOLDINGS, LLC
P.O. Box 280
Lake Geneva, WI 53147

Acquisition Date: November 12, 2014

Site Address: 2327 Rozzelles Ferry Road

Tax Parcel No. 071-111-12

DAM HOLDINGS, LLC
P.O. Box 280
Lake Geneva, WI 53147

Acquisition Date: December 30, 2010

Site Address: None

**REZONING APPLICATION FILED BY
HOPPER COMMUNITIES
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Hopper Communities that are designated as Tax Parcel Nos. 071-111-01, 071-111-02, 071-111-03, 071-111-04, 071-111-05, 071-111-06, 071-111-07, 071-111-12, 071-111-13, 071-111-14, 071-111-15 and 071-111-16 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 25th day of April, 2019.

DAM HOLDINGS, LLC

By: 

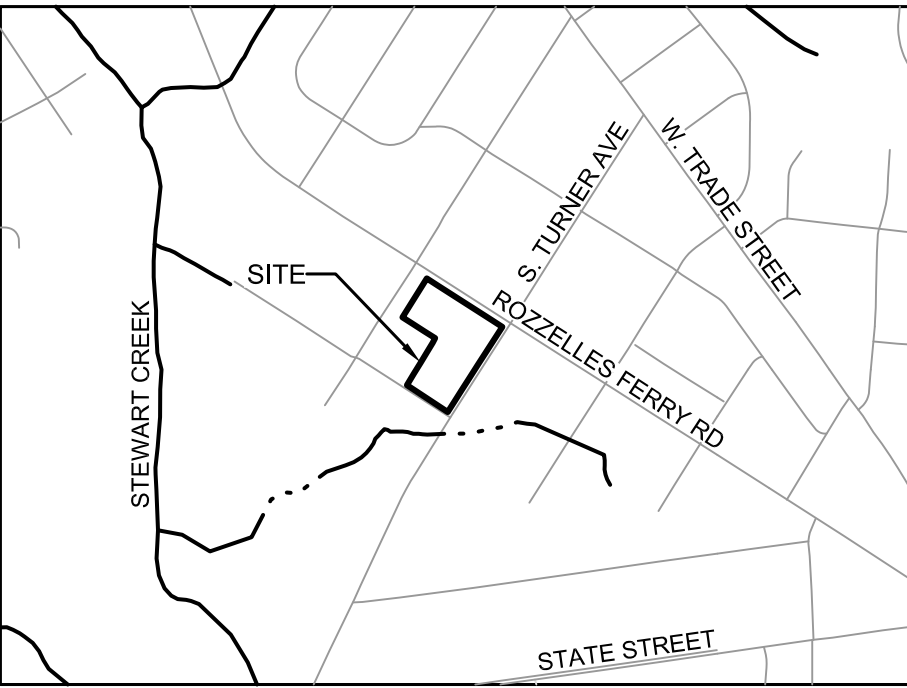
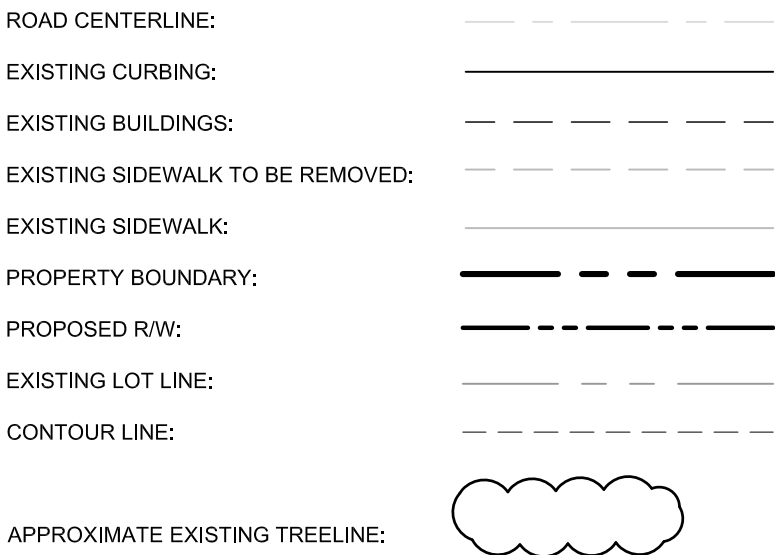
Name: Matthew Bluhm

Title: President

P:\2019 Jobs\19002 - Rozzelles Ferry TH - Hopper\CAD\Sketch Planning\19002-REZONING BASE.dwg



LEGEND:



Development Standards

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hopper Communities to accommodate the development of a residential community on that approximately 2.39 acre site located on the south side of Rozzelles Ferry Road between South Gardner Avenue and South Turner Avenue, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 071-111-01, 071-111-02, 071-111-03, 071-111-04, 071-111-05, 071-111-06, 071-111-07, 071-111-12, 071-111-13, 071-111-14, 071-111-15 and 071-111-16.
- The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal private alleys or drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- The Rezoning Plan depicts three buildings on the Site adjacent to and fronting on Rozzelles Ferry Road containing single family attached dwelling units. In the event that the width of the single family attached dwelling units in these buildings is modified, then these three buildings may be combined into two buildings at the option of Petitioner provided that neither of these two buildings contains more than five single family attached dwelling units.
- 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 Section 6.207 of the Ordinance.

B. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of 47 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- As depicted on the Rezoning Plan, the Site will be served by internal private alleys or drives. Minor adjustments to the locations of the internal private alleys or drives shall be allowed during the construction permitting process.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

D. Architectural Standards

- The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories with optional rooftop terraces.
- The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
- Vinyl, EIFS or masonry may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- The actual widths of the single family attached dwelling units to be constructed on the Site may vary from the widths depicted on the Rezoning Plan.
- The front elevation of each single family attached dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the single family attached dwelling unit.
- All corner or end single family attached dwelling units that face a public street shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the single family attached dwelling unit.
- Each single family attached dwelling unit to be constructed on the Site shall have a garage.
- Each single family attached dwelling unit to be constructed on the Site will be alley loaded.

E. Streetscape and Landscaping

- A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's public street frontages as generally depicted on the Rezoning Plan. The width of the planting strip and/or the sidewalk may be reduced as necessary to tie into an existing sidewalk located to the west of the Site on Rozzelles Ferry Road.
- The sidewalks described above in paragraph 1 may be located in a sidewalk utility easement.

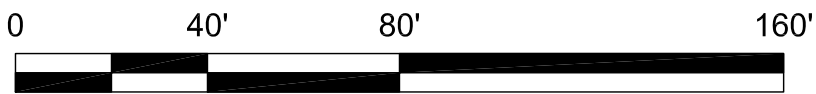
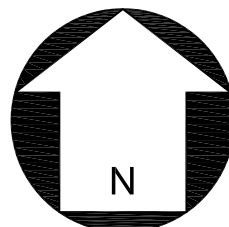
F. Environmental

- In the event that a solid waste enclosure is provided on the Site, the actual location of the solid waste enclosure may be modified during the construction permitting process and it may vary from what is depicted on the Rezoning Plan.

G. Binding Effect of the Rezoning Documents and Definitions

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

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

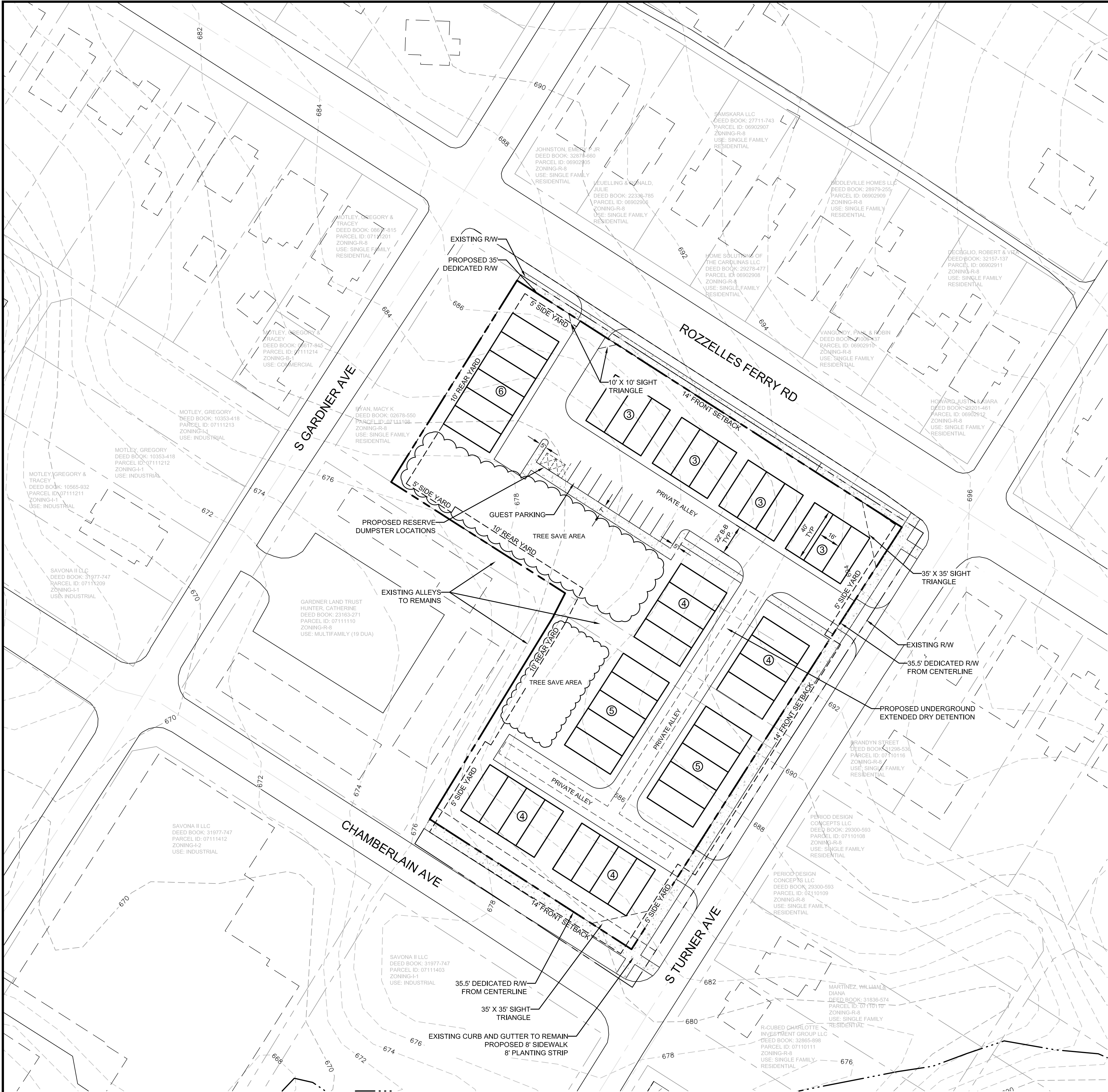


SCALE: 1"=40'

REVISIONS:

No.	Date	By	Description

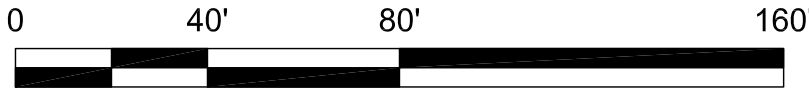
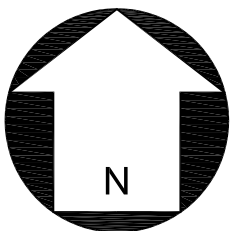
P:\2019 Jobs\19002 - Rozzelles Ferry TH - Hopper\CAD\Sketch Planning\19002-REZONING-BASE.dwg



DEVELOPMENT DATA:	
Site Area:	+/- 2.39 acres
Tax Parcels:	07111101-07111108, 07111112-07111116
Existing Zoning:	R-8
Proposed Zoning:	UR-2(CD)
Existing Use:	Single Family Residential
Proposed Uses:	44 Townhome Units
Density Proposed:	19.87 Units/AC
Min. Setback:	14' from BOC.
Min. Side Yard:	5'
Min. Rear Yard:	10'
Maximum Building Height:	Per Ordinance
Parking Required:	1.5 Spaces per unit
Parking Provided:	2.0 Spaces per unit (in garages)
Min. Private Open Space:	400 s.f./unit if required by ordinance - (Combination of open space plus rooftop terraces.)
Tree Save:	15% required (15,677 S.F.)
POCO:	16,029 S.F. Provided Per Ordinance

LEGEND:	
ROAD CENTERLINE:	
EXISTING CURBING:	
EXISTING BUILDINGS:	
EXISTING SIDEWALK TO BE REMOVED:	
EXISTING SIDEWALK:	
PROPERTY BOUNDARY:	
PROPOSED R/W:	
EXISTING LOT LINE:	
CONTOUR LINE:	
EXISTING TREELINE:	

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



SCALE: 1"=40'

REVISIONS:

No.	Date	By	Description

**ROZZELLES FERRY
TOWNHOMES**
HOPPER COMMUNITIES
CHARLOTTE, NC
REZONING PETITION #: 2019-XX

**REZONING
SITE PLAN**

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

Project Manager: MDL

Drawn By: AHM

Checked By: MDL

Date: 4/18/19

Project Number: 19002

Sheet Number:

RZ-2

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-077

Petition #:	_____
Date Filed:	5/3/2019
Received By:	BH

Complete All Fields (Use additional pages if needed)

Property Owner: WPCP LP.

Owner's Address: Two Morrocroft Center, Suite 430 City, State, Zip: Charlotte, NC 28211

Date Property Acquired: 2017

Property Address: 4025 Yancey Dr.

Tax Parcel Number(s): 14902107

Current Land Use: Industrial Size (Acres): Approx. 5.1 ac. +/-

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

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, et. al.

Date of meeting: 3.13.19

(*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: Redevelop the existing industrial buildings and add new buildings for a mixture of retail, restaurant, hotel, and office uses for up to 195,000 sq. ft

Walter Fields
Name of Rezoning Agent

1919 South Blvd., Suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

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

walter@walterfieldsgroup.com
E-Mail Address

Same as Petitioner
Signature of Property Owner

(Name Typed / Printed)

WPCP LP
Name of Petitioner(s)

Two Morrowcroft Center, Suite 310
Address of Petitioner(s)

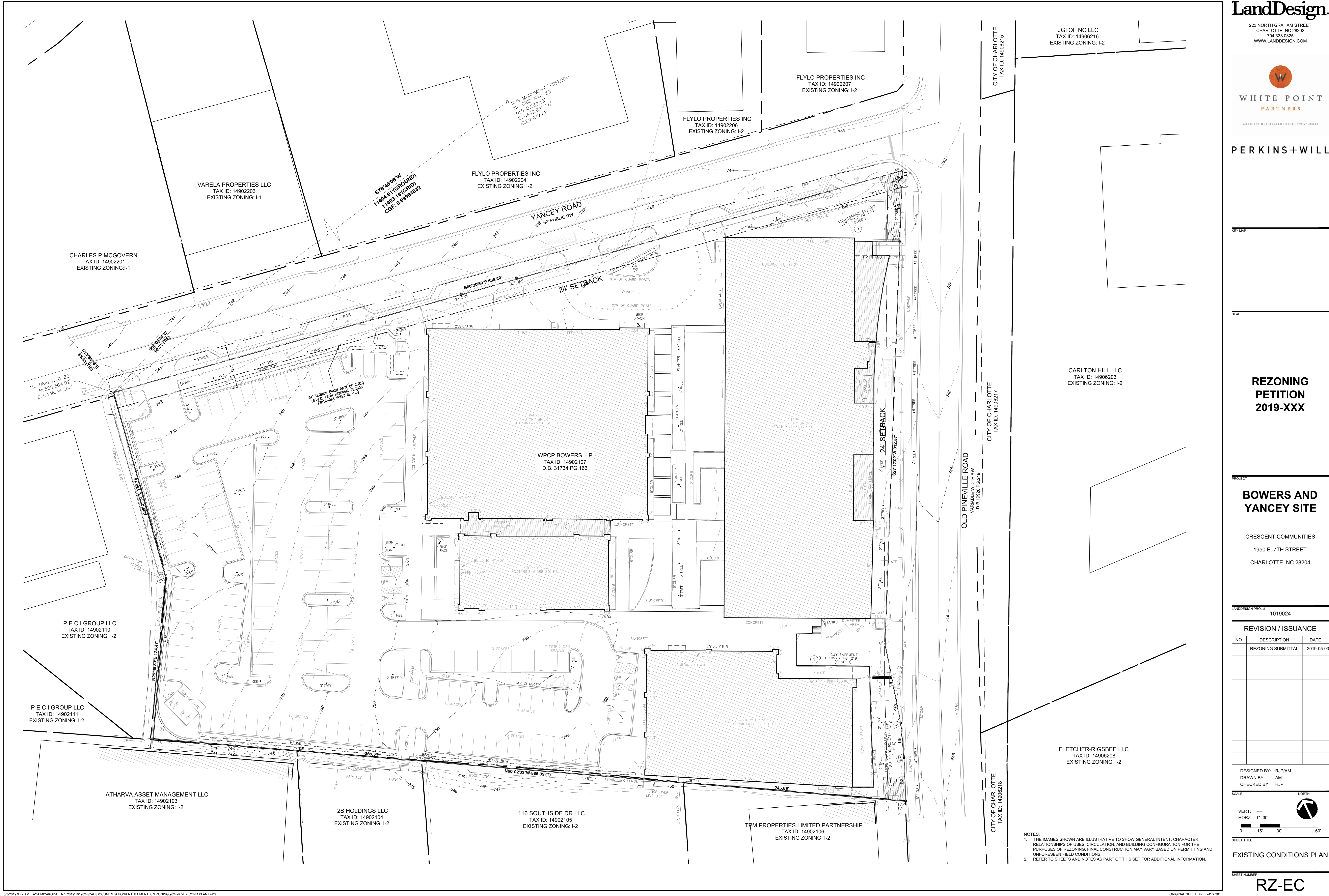
Charlotte, NC 28211
City, State, Zip

704-412-7112 _____
Telephone Number Fax Number

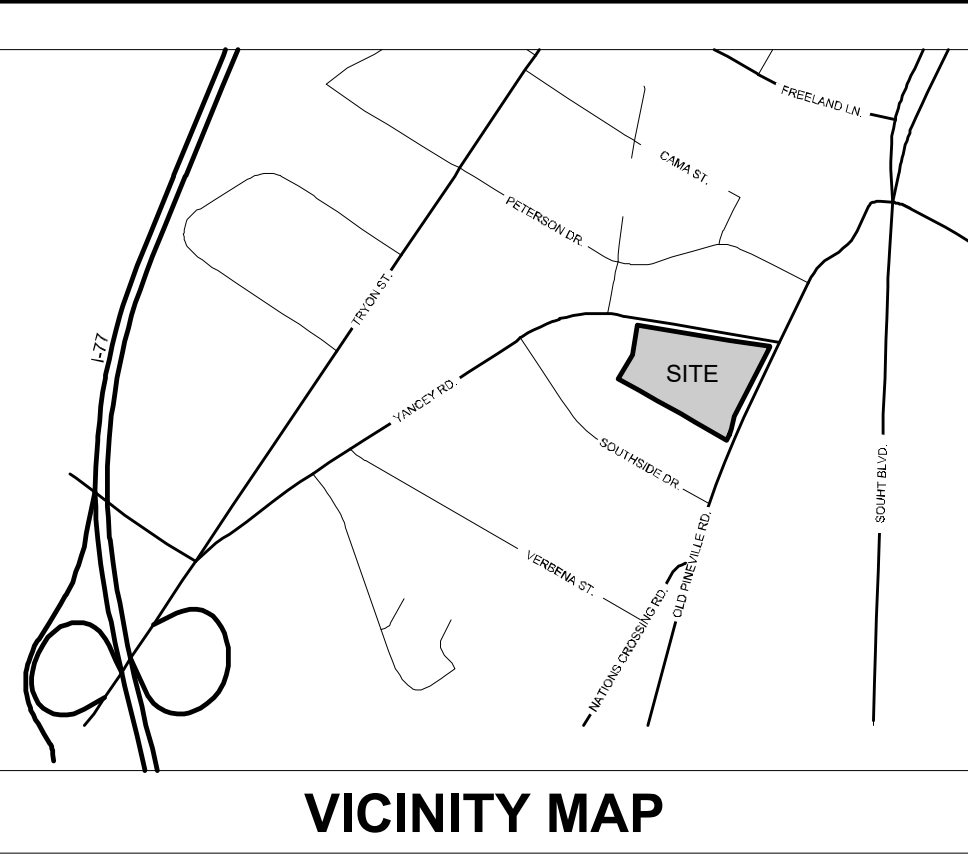
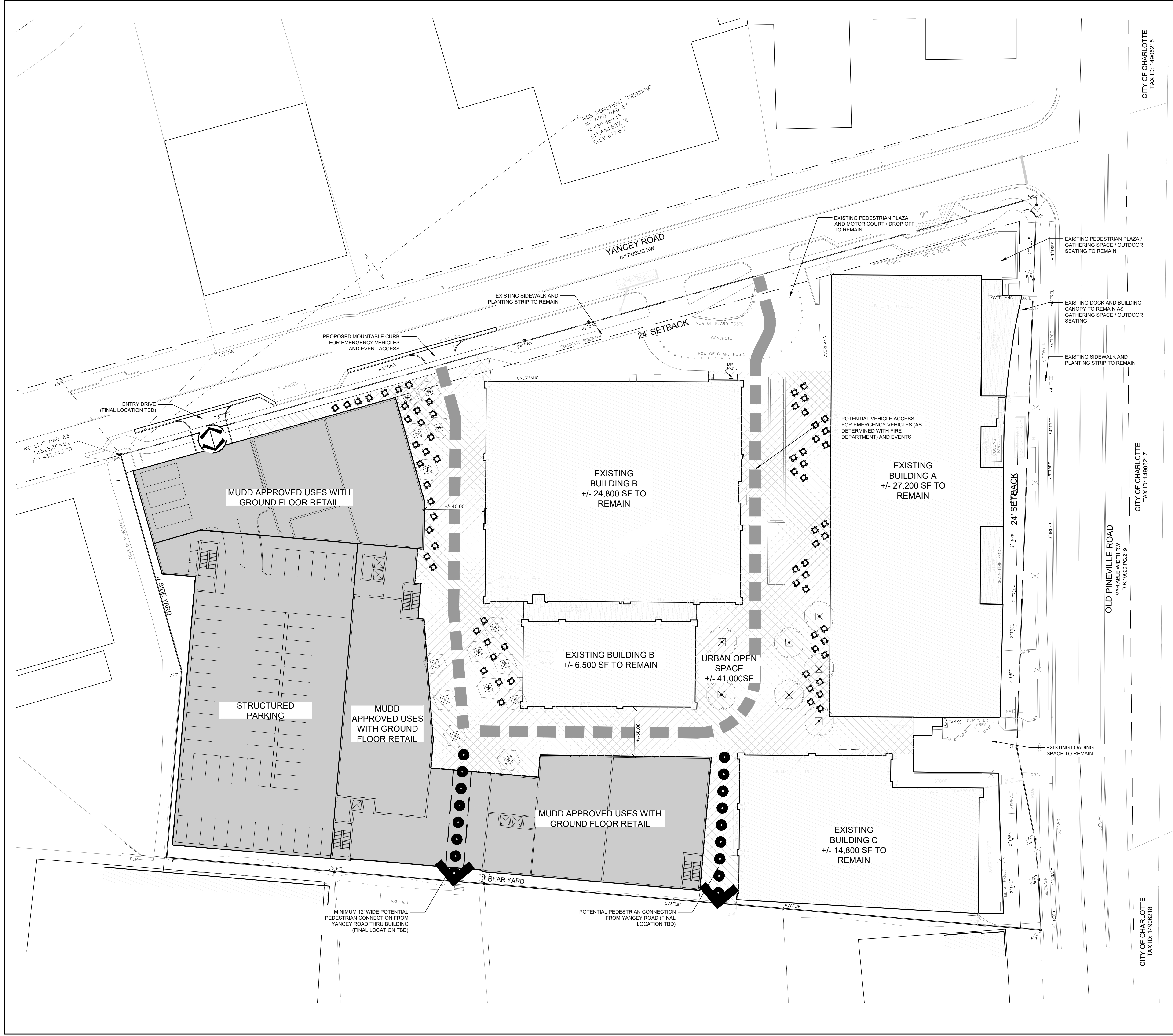
jay@whitepointpartners.com
E-Mail Address

Jay Levell
Signature of Petitioner

Jay Levell
(Name Typed / Printed)



NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	2019-05-03



DEVELOPMENT SUMMARY:

- 1. TAX PARCEL NUMBERS - 14902107
- 2. SITE JURISDICTION - CITY OF CHARLOTTE
- 3. TOTAL SITE ACREAGE - .5506 AC
- 4. EXISTING ZONING & USES - MUDD-O - OFFICE/RETAIL
- 5. PROPOSED ZONING - MUDD-O (SPA)
- 6. PROPOSED USES - SEE DEVELOPMENT STANDARDS
- 7. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT - SEE DEVELOPMENT STANDARDS
- 8. MAXIMUM BUILDING HEIGHT - SEE DEVELOPMENT STANDARDS
- 9. VEHICLE AND BICYCLE PARKING - PER ZONING ORDINANCE
- 10. URBAN OPEN SPACE - PER ZONING ORDINANCE



KEY MAP

SEAL

REZONING
PETITION
2019-XXX

PROJECT

BOWERS AND
YANCEY SITE

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

LANDDESIGN PROJ.# 1019024

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SUBMITTAL	2019-05-03

DESIGNED BY: RJPI/AM
DRAWN BY: AM
CHECKED BY: RJPI

SCALE

VERT: ---
HORZ: 1"=30'

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-01

Development Standards
3/8/2019
Rezoning Petition No. 2019-
Site Development Data:
--Acreage: ± 5.06 acres
--Tax Parcel #: 149-021-07
--Existing Zoning: MUDD-O
--Proposed Zoning: MUDD-O (SPA)
--Existing Uses: Office/Retail
--Proposed Uses: Office/Retail/Hotel
--Maximum Gross Square Feet of Development: Up to 334,000 square feet of gross floor area of permitted uses
--Maximum Building Height: Buildings will be limited to a maximum building height of 135 feet.
--Parking: Per the standards of the Zoning Regulations.
--Urban Open Space: Will be provided as required by the Ordinance.

General Provisions.
a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the site who may be involved in its development from time to time.

Purpose
The purpose of this Rezoning application is to provide for the repurposing of industrial buildings to allow for a mixture of uses. The Petitioner also seeks approval of an Optional request as outlined below

The Petitioner seeks approval under the Optional provisions of the Ordinance to allow for paved and unpaved parking to remain as located between the building and the street on the westerly side of the site and along Old Pineville Rd., and for a vehicular/taxi/Uber drop-off area on Yancey Road. In addition, and out of an abundance of caution due to the location and variation in the building walls relative to the Yancey Road curb line, the Petitioner may need to propose minor alterations to the streetscape plan for this property or the location of buildings in a setback area once the detailed construction plans have been developed. In addition, inasmuch as the City has already installed streetscape improvements along Old Pineville Rd. as part of the CATS Blue Line project, the Petitioner proposes no additional streetscape improvements along Old Pineville Rd. Finally, the petitioner seeks the ability to construct a building up to 135' in height on the property. To achieve these purposes, the application seeks the rezoning of the site to the MUDD-O district.

Permitted Uses
Uses allowed on the property included in this Petition will be those uses and related accessory uses as are permitted in the MUDD district, whether noted on the site plan or not, unless otherwise restricted by the provisions of this plan.

Transportation
a. The site will have access via driveway connections to Yancey Street and Old Pineville Rd. as generally identified on the concept plan for the site.
b. Parking areas, including on street and structured parking, are generally indicated on the concept plan for the site. The Petitioner reserves the right to install on- street parking along Yancey Street and Old Pineville Rd. subject to CDOT approval.
c. The Petitioner will create a pedestrian pathway through the site from Yancey Street to the rear of the property to facilitate pedestrian and bicycle mobility in the area. It is anticipated that this facility will be extended through the adjacent tract when that tract redevelops. The pathway will be installed on one of two alternate locations indicated on the conditional site plan. The exact location and design will be confirmed through the design development and review process based on the more accurate site information that will be available at that time.

Architectural Standards
The pedestrian areas indicated on the concept plan will be furnished with pedestrian amenities such as seating and landscaping and may be used for programmed activities, outdoor seating gathering spaces, and the extension of activities conducted within the buildings. The detailed design of the pedestrian plaza will be determined during the normal MUDD review process.

Streetscape and Landscaping
Reserved

Environmental Features
Reserved

Parks, Greenways, and Open Space
Reserved

Fire protection
Reserved

Signage
Reserved

Lighting
a. Freestanding lighting on the site will utilize full cut-off luminaries.

Phasing
Reserved

Initial Submission-03-13-19, 1.14



REZONING
PETITION
2019-XXX

BOWERS AND
YANCEY SITE

CRESCENT COMMUNITIES

1950 E. 7TH STREET

CHARLOTTE, NC 28204

LANDDESIGN PROJ.#
1019024

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SUBMITTAL	2019-05-03

DESIGNED BY: RJP/AM
DRAWN BY: AM
CHECKED BY: RJP

SCALE: NORTH

VERT: ----
HORZ: N/A

DEVELOPMENT STANDARD
NOTES

RZ-02

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-078
Petition #: _____
Date Filed: 5/3/2019
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: SEE ATTACHED SHEETS

Owner's Address: SEE ATTACHED SHEETS City, State, Zip: _____

Date Property Acquired: varies

Property Address: north side of Johnston-Oehler Road

Tax Parcel Number(s): 02931108A, 02930127, 02930133, 02930132, 02930198

Current Land Use: residential, agricultural, undeveloped Size (Acres): approx. 39.75 ac.

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

Overlay: n/a (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Kent Main, Michael Russell, et. al.

Date of meeting: 2/6/19

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: allow for the development of attached and multifamily housing and a day care center

Walter Fields
Name of Rezoning Agent

1919 South Blvd., suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

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

walter@walterfieldsgroup.com
E-Mail Address

SEE ATTACHED SHEETS
Signature of Property Owner

SEE ATTACHED SHEETS
(Name Typed / Printed)

Charter Properties, Inc.
Name of Petitioner(s)

1520 South Blvd., Suite 215
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704-377-4172
Telephone Number Fax Number

jdp@charterproperties.com
E-Mail Address


Signature of Petitioner

JOHN D. PORTER
(Name Typed / Printed)

April 17, 2019

John Porter
Charter Properties
1520 South Blvd.
Suite 215
Charlotte, NC 28203-4724

This letter serves to notify all interested parties that I/we consent to Charter Properties Inc. Development, LLC petitioning for the rezoning of property known as Tax Parcel 02931108A on Johnston Oehler Road in Mecklenburg County, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner Harvey W. Johnston Date 4-17-19
Owner Harvey W. Johnston Date 4-17-19
Address 4217 Johnston Oehler Rd Charlotte NC
Phone Number 704-547-1693 2829-1048


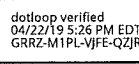
Harvey W R/T Johnston, Trustee
4217 Johnston Oehler Road
Charlotte, NC 28269

April 17, 2019

John Porter
Charter Properties
1520 South Blvd.
Suite 215
Charlotte, NC 28203-4724

This letter serves to notify all interested parties that I/we consent to Charter Properties Inc. Development, LLC petitioning for the rezoning of property known as Tax Parcel 02930132 on Johnston Oehler Road in Mecklenburg County, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner			Date	<u>04/22/2019</u>
Owner	_____		Date	_____
Address	<u>3808 Johnston Oehler Road, Charlotte, NC 28269</u>			
Phone Number	<u>704-641-1573</u>			

Timothy Gray Johnston
9634 Hampton Oaks Lane
Charlotte, NC 28270

April 17, 2019

John Porter
Charter Properties
1520 South Blvd.
Suite 215
Charlotte, NC 28203-4724

This letter serves to notify all interested parties that I/we consent to Charter Properties Inc. Development, LLC petitioning for the rezoning of property known as Tax Parcel 02930127 on Johnston Oehler Road in Mecklenburg County, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner Barry Brann Date April 25/2019
Owner _____ Date _____
Address 4124 Johnston Oehler Rd Charlotte, NC 28269
Phone Number 704-510-1919

Barry Brann
4124 Johnston Oehler Road
Charlotte, NC 28269

April 17, 2019

John Porter
Charter Properties
1520 South Blvd.
Suite 215
Charlotte, NC 28203-4724

This letter serves to notify all interested parties that I/we consent to Charter Properties Inc. Development, LLC petitioning for the rezoning of property known as Tax Parcel 02930198 on Johnston Oehler Road in Mecklenburg County, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner Jane McKinnan ^{Spouse} Date 4/23/19
Owner Richard Kirk Thompson Date 4-23-19
Owner Teddie C. Thompson Date 4-25-19
Address 3440 Johnston Oehler Rd.
Phone Number 704-241-1900

Orville O Thompson Jr.
Richard Kirk Thompson
Teddie C Thompson.
3440 Johnston Oehler Road
Charlotte, NC 28269

April 17, 2019

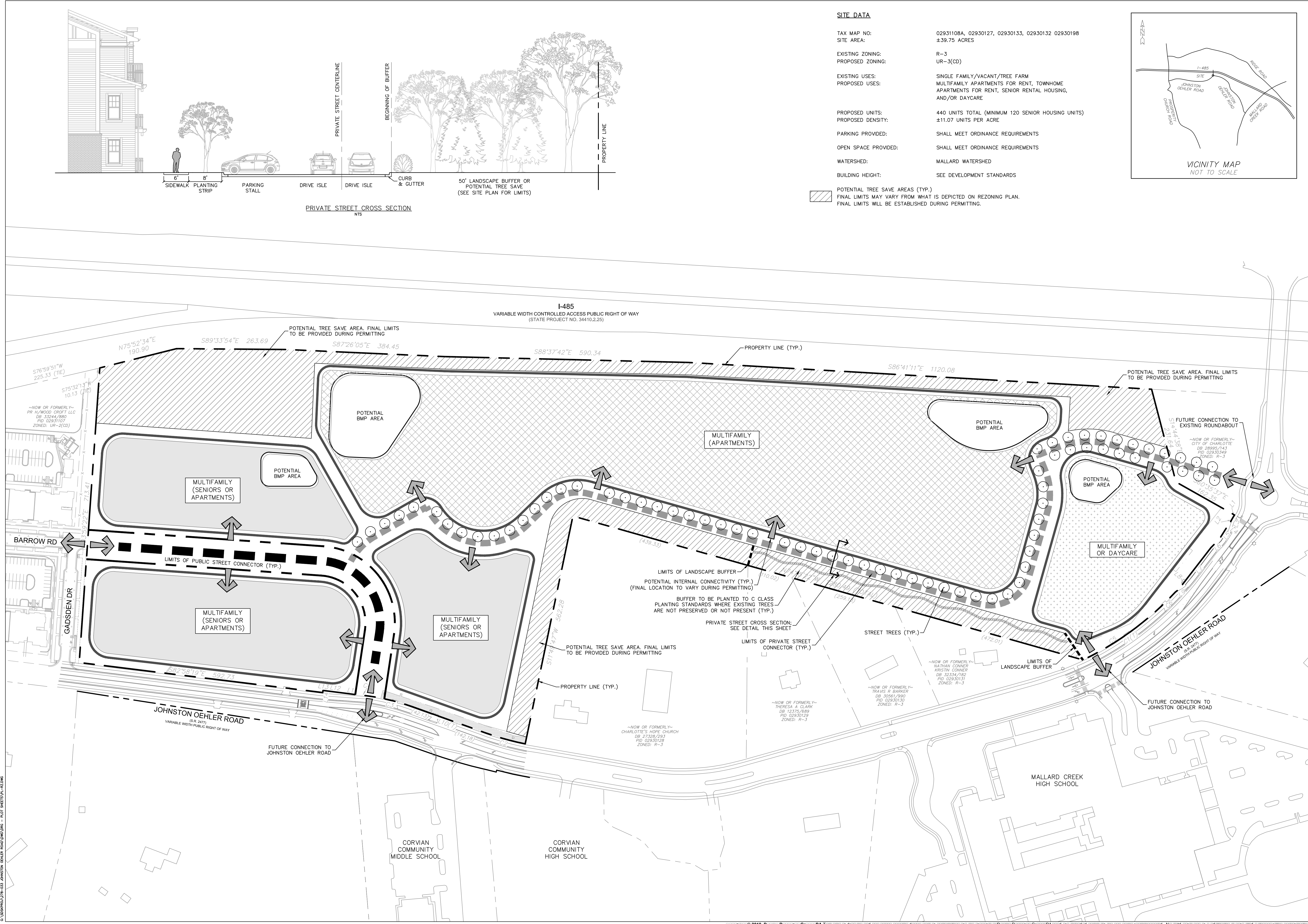
John Porter
Charter Properties
1520 South Blvd.
Suite 215
Charlotte, NC 28203-4724

This letter serves to notify all interested parties that I/we consent to Charter Properties Inc. Development, LLC petitioning for the rezoning of property known as Tax Parcel 02930133 on Johnston Oehler Road in Mecklenburg County, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner	<u>Harvey W Johnston</u>	Date	<u>4/17/19</u>
Owner		Date	
Address	<u>4217 Johnston Oehler Rd., Charlotte NC</u>		
Phone Number	<u>704 547 6903</u>		

Harvey W R/T Johnston, Trustee
4217 Johnston Oehler Road
Charlotte, NC 28269



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-079
Petition #: _____
Date Filed: 5/3/2019
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: SANKOFA DEVELOPMENT, LLC
Owner's Address: P.O. BOX 44246 City, State, Zip: CHARLOTTE, NC 28215
Date Property Acquired: 01/28/2016
Property Address: 3231 AUTEN AVE & 3221 AUTEN AVE, CHARLOTTE 28269
Tax Parcel Number(s): 04104212
Current Land Use: COMMERCIAL & RESIDENTIAL Size (Acres): 1.25 (0.775 & 0.475)
Existing Zoning: B-2 & R-4 Proposed Zoning: NS
Overlay: _____ Tree Survey Provided: Yes: X N/A: _____
Required Rezoning Pre-Application Meeting* with: CLAIRE LYTE - GRAHAM / ALBERTO GONZALEZ
Date of meeting: 11-20-2018

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes (No) Number of years (maximum of 5): _____
Purpose/description of Conditional Zoning Plan: DEVELOP THE SITE INTO A NEIGHBORHOOD RESTAURANT AND RE-ESTABLISH AN AFRICAN-AMERICAN ICON, THE COFFEE CUP.

FRED ATIEMO
Name of Rezoning Agent
P.O. BOX 44246
Agent's Address
CHARLOTTE, NC 28215
City, State, Zip
503-201-1015 _____
Telephone Number Fax Number
EFOANSAH@GMAIL.COM
E-Mail Address
[Signature]
Signature of Property Owner
FRED ATIEMO
(Name Typed / Printed)

SANKOFA DEVELOPMENT, LLC
Name of Petitioner(s)
P.O. BOX 44246
Address of Petitioner(s)
CHARLOTTE, NC 28215
City, State, Zip
503-201-1015 _____
Telephone Number Fax Number
EFOANSAH@GMAIL.COM
E-Mail Address
[Signature]
Signature of Petitioner
FRED ATIEMO, MEMBER
(Name Typed / Printed)



thebaraprocesspa

design
architecture
historic restoration

167westmainavenue#130
gastonianorthcarolina28052
allison pellIII AIA

7046070454phone

8667878497fax

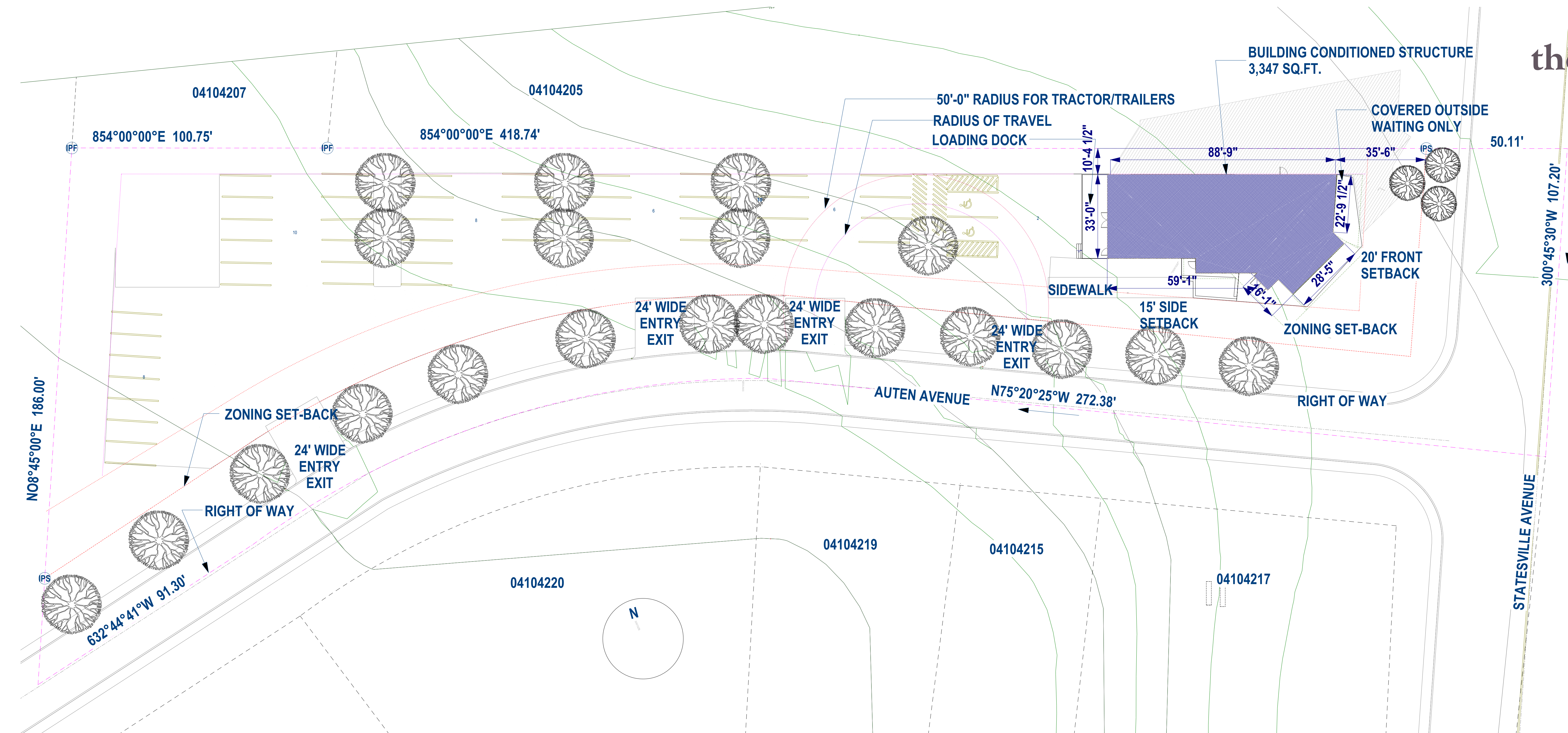
www.thebaraprocess.com

a.pell@thebaraprocess.com

**THE
COFFEE
CUP**
**CHARLOTTE
N.C.**

ZONING SITE PLAN #10
ZONING APPROVAL PLAN
DATE ISSUED: 03/21/2019

A-1



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-080

Petition #: _____
Date Filed: 5/7/2019
Received By: RL

Complete All Fields (Use additional pages if needed)

Property Owner: Buckhead Capital LLC; Seahawk Partner Holdings, LLC;
Black Owl LLC; CDP Selwyn Holdings LLC; Red Bear LLC; Samson Properties LLC

Owner's Address: 2824 Briarcliff Pl; 1355 Greenwood Cliff, Ste 300; 1630 Delane Ave
City, State, Zip: Charlotte, NC 28207; 28204; 28211

Date Property Acquired: 9/27/2017; 11/9/2018; 9/21/2018; 8/3/2017; 2/16/2018; 9/24/2018; 12/7/2017;
9/22/2004; 8/20/2001; 8/3/2017

Property Address: 700 Char Meck Ln; Unnumbered parcels; 4336, 4400, and 4404 Commonwealth Ave

Tax Parcel Number(s): 15906103, 15906132, 15906129, 15906128, 15906183, 15906176, 15906131, 15906171,
15906174, and 15906130

Current Land Use: Vacant/Residential Size (Acres): +/-11.15 acres

Existing Zoning: R-8MF, R-5 Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Grant Meacci, Mandy Rosen, Isaiah Washington,
Brent Wilkinson

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): 5 years

Purpose/description of Conditional Zoning Plan: to accommodate a for-sale townhome development

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]
Signature of Property Owner

JALES NORRIS
(Name Typed / Printed)

Shea Homes

Name of Petitioner(s)

8008 Corporate Center Drive, Suite 300
Address of Petitioner(s)

Charlotte, NC 28226
City, State, Zip

704-319-5000
Telephone Number Fax Number

matt.kearns@sheahomes.com
E-Mail Address

[Signature]
Signature of Petitioner

Matt Kearns
(Name Typed / Printed)

REZONING PETITION NO. 2019-xxx

SHEA HOMES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at an unnumbered parcel in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 159-061-83 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7 day of May, 2019



Black Owl LLC

REZONING PETITION NO. 2019-xxx

SHEA HOMES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of those parcels of land located at unnumbered parcels in the City of Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 159-061-32, 159-061-29, and 159-061-76 on the Mecklenburg County Tax Map and which are the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7 day of MAY, 2019


Seahawk Partner Holdings LLC

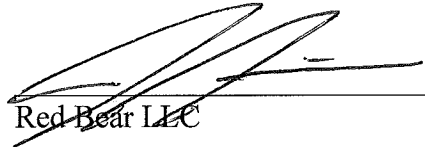
REZONING PETITION NO. 2019-xxx

SHEA HOMES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at an unnumbered parcel in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 159-061-31 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7 day of May, 2019


Red Bear LLC

REZONING PETITION NO. 2019-xxx

SHEA HOMES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of those parcel of land located at 4404 Commonwealth Avenue and an unnumbered parcel in the City of Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 159-061-28 and 159-061-30 on the Mecklenburg County Tax Map and which are the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7 day of MAY, 2019


Black Owl LLC


CDP Selwyn Holdings LLC

REZONING PETITION NO. 2019-xxx

SEAHAWK PARTNER HOLDINGS, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 700 Char Meck Lane in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 159-061-03 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 3 day of May, 2019

Buckhead Capital LLC by Ken Browder
Buckhead Capital LLC

REZONING PETITION NO. 2019-xxx

SEAHAWK PARTNER HOLDINGS, LLC, PETITIONER

JOINDER AGREEMENT

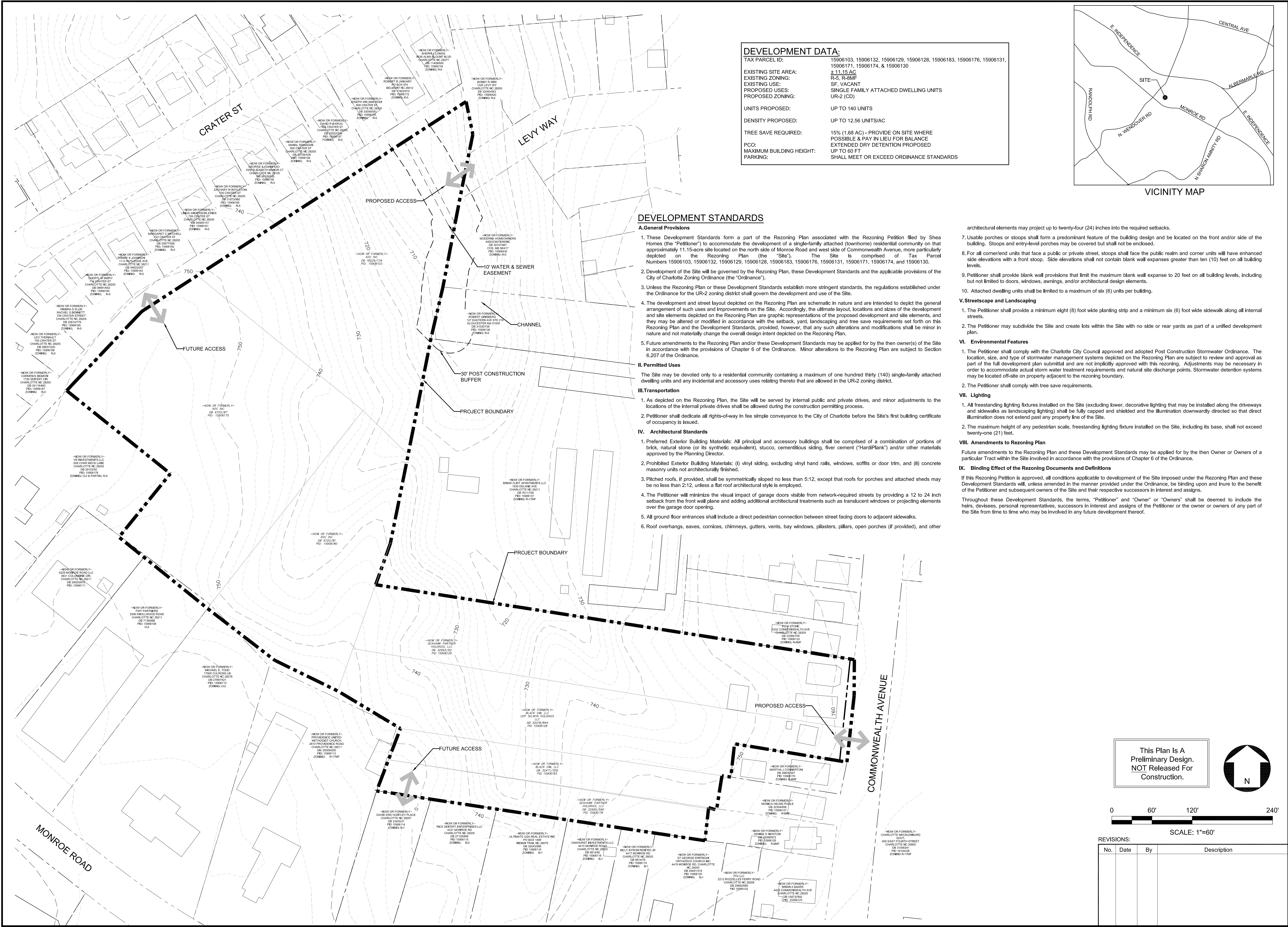
The undersigned, as the owner of those parcels of land located at 4336 and 4400 Commonwealth Avenue in the City of Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 159-061-71 and 159-061-74 on the Mecklenburg County Tax Map and which are the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 7th day of May, 2019

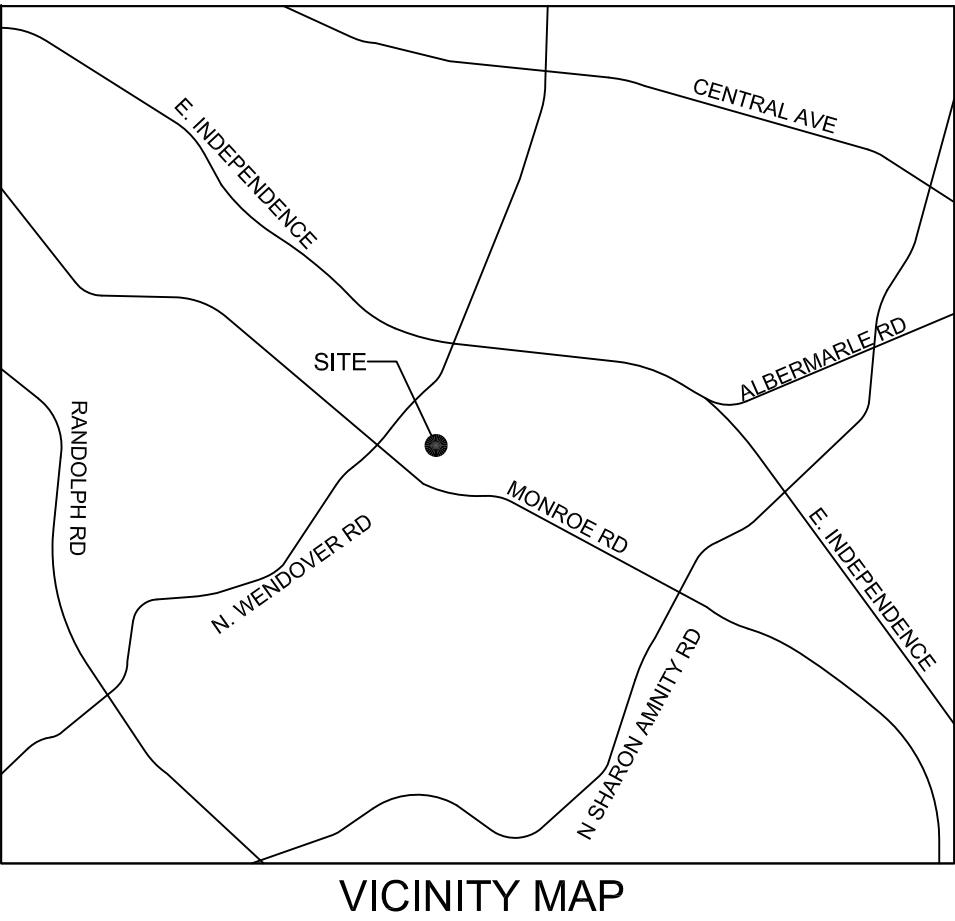


Samson Properties LLC

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DEVELOPMENT DATA:	
TAX PARCEL ID:	15906103, 15906132, 15906129, 15906128, 15906183, 15906176, 15906131, 15906171, 15906174, & 15906130
EXISTING SITE AREA:	11.15 AC
EXISTING ZONING:	R-5, R-5MF
EXISTING USE:	SF, VACANT
PROPOSED USES:	SINGLE FAMILY ATTACHED DWELLING UNITS
PROPOSED ZONING:	UR-2 (CD)
UNITS PROPOSED:	UP TO 140 UNITS
DENSITY PROPOSED:	UP TO 12.56 UNITS/AC
TREE SAVE REQUIRED:	15% (1.68 AC) - PROVIDE ON SITE WHERE POSSIBLE & PAY IN LIEU FOR BALANCE
PCO:	EXTENDED DRY DETENTION PROPOSED
MAXIMUM BUILDING HEIGHT:	UP TO 60 FT
PARKING:	SHALL MEET OR EXCEED ORDINANCE STANDARDS



DEVELOPMENT STANDARDS

A.General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Shea Homes (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 11.15-acre site located on the north side of Monroe Road and west side of Commonwealth Avenue, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 15906103, 15906132, 15906129, 15906128, 15906183, 15906176, 15906131, 15906171, 15906174, and 15906130.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinances. 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 one hundred thirty (140) single-family attached dwelling units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- 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.
- 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.

IV. Architectural Standards

- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardPlank") and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl hand rails, windows, soffits or door trim, and (ii) concrete masonry units not architecturally finished.
- Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- The Petitioner will minimize the visual impact of garage doors visible from network-required streets by providing a 12 to 24 inch setback from the front wall plane and adding additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- All ground floor entrances shall include a direct pedestrian connection between street facing doors to adjacent sidewalks.
- 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.

- Usable porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Stoops and entry-level porches may be covered but shall not be enclosed.
- For all corner/entry units that face a public or private street, stoops shall face the public realm and corner units will have enhanced side elevations with a front stoop. Side elevations shall not contain blank wall expanses greater than ten (10) feet on all building levels.
- Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
- Attached dwelling units shall be limited to a maximum of six (6) units per building.

V. Streetscape and Landscaping

- The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along all internal streets.
- The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

VI. Environmental Features

- 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. Stormwater detention systems may be located off-site on property adjacent to the rezoning boundary.
- The Petitioner shall comply with tree save requirements.

VII. Lighting

- 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.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.

VIII. Amendments to Rezoning Plan

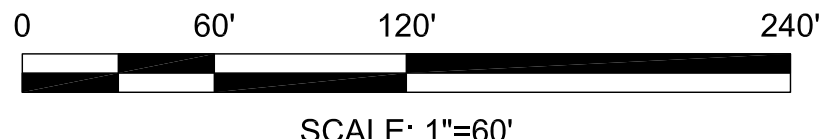
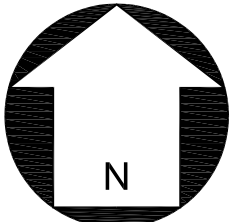
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

IX. Binding Effect of the Rezoning Documents and Definitions

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

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

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



REVISIONS:

No.	Date	By	Description

Project Manager: MDL

Drawn By: MDH

Checked By: MDL

Date: 4/18/19

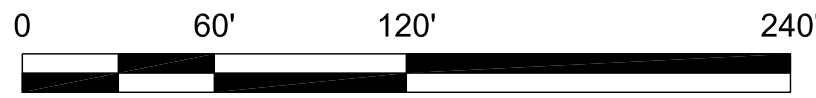
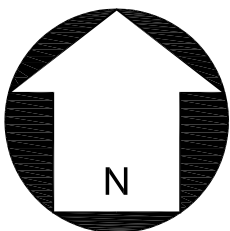
Project Number: 18082

Sheet Number:

P:\2018 Jobs\18082 - Commonwealth Site - Seabawk\CAD\Sketchn Planning\18082 Sketch Base_Shea_4.10.19.dwg



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



SCALE: 1"=60'

REVISIONS:

No.	Date	By	Description

OAKHURST
COMMONWEALTH SITE
SHEA HOMES
CHARLOTTE, NC

REZONING
SITE PLAN:
REZONING PETITION:

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

Project Manager: MDL

Drawn By: MDH

Checked By: MDL

Date: 4/18/19

Project Number: 18082

Sheet Number:

RZ-2

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

7019-081
Petition #:

Date Filed: 5/8/2019

Received By: PH

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: vacant car dealership (Acres): ± 10.5

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

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

Required Rezoning Pre-Application Meeting* with: John Kinley, Grant Meacci, Carlos Alzate, Jason Prescott, Lisa Arnold, and Scott Correll

Date of meeting: 5/7/2019

(*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:

Keith MacVean, Dujuana Keys & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704.331.3531(KM) 704-378-1954(KM)

704.331-2371 (DK) 704-339-5888 (DK)

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

Telephone Number

Fax Number

keithmacvean@mvalaw.com;

dujuanakeys@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

Tyvola Station Partners, LLC (Attn: Todd Jackovich)

Name of Petitioner

3200 West End Avenue, Ste 500

Address of Petitioner

Nashville, TN 37203

City, State, Zip

615.864.4291

Telephone Number

Fax Number

todd@stonehengereg.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

SCHEDULE 1

Parcel No.	Address	Owner	Owner's Address	Date Acquired
Portion of 169-084-02	1001 Tyvola Road Charlotte, NC 28217	Richard W Keffer Jr Revocable Trust	8110 E Independence Blvd Charlotte, NC 28227	8/26/2014
169-084-10	450 Minuet Lane Charlotte, NC 28217			

ATTACHMENT A

REZONING PETITION NO. 2019-____
Tyvola Station Partners, LLC

OWNER JOINDER AGREEMENT
Richard W Keffer Jr Revocable Trust

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

1. 1001 Tyvola Road that is designated as a portion of Tax Parcel No. 169-084-02
2. 450 Minuet Lane that is designated as Tax Parcel No. 169-084-10

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 I-2 zoning district to the TOD-CC 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 7 day of MAY, 2019.

Richard W Keffer Jr Revocable Trust

By: [Signature]

Name: Ann Keffer P.A.S.P.

Its: AK

ATTACHMENT B

CHAR2\2142604v1

ATTACHMENT B

**REZONING PETITION NO. 2019-
Tyvola Station Partners, LLC**

Petitioner:

Tyvola Station Partners, LLC

By: 

Name: TODD JACKOVICH

Title: MANAGER

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-082

Petition #:	
Date Filed:	5/8/2019
Received By:	BH

Property Owners: Pacific National Group LLC

Owner's Addresses: 838 N Doheny Dr PH C, Los Angeles, CA 90069

Date Properties Acquired: 04/04/2014

Property Addresses: 1901 South Boulevard, Charlotte, NC 28203

Tax Parcel Numbers: 121-055-15

Current Land Use: vacant retail (Acres): *.319

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

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

Required Rezoning Pre-Application Meeting* with: Carlos Alzate, Grant Meacci

Date of meeting: 5/8/2019

(*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 the parcel to be used with transit supportive uses.

Keith MacVean, Dujuana Keys & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704.331.3531(KM) 704-378-1954(KM)

704.331-2371 (DK) 704-339-5888 (DK)

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

Telephone Number Fax Number

keithmacvean@mvalaw.com;

dujuanakeys@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

E. Brown

Signature of Property Owner

Pacific National Group, LLC c/o Brad Murr, MPV Properties

Name of Petitioner

2400 South Boulevard, Ste 300

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.367.5001

Telephone Number

Fax Number

bmurr@mpvre.com

E-mail Address

Brad Murr

Signature of Petitioner

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-083

Petition #:	_____
Date Filed:	5/9/2019
Received By:	Bf

Complete All Fields (Use additional pages if needed)

Property Owner: BORBIN PROPERTIES LLC

Owner's Address: P.O. Box 669487 City, State, Zip: CHARLOTTE NC 28266

Date Property Acquired: 08/12/1999

Property Address: 9522 / 9526 CHINA GROVE CHURCH RD

Tax Parcel Number(s): 205-101.08 / 205-101.07

Current Land Use: RESIDENTIAL Size (Acres): 0.37 Acre

Existing Zoning: R-4 Proposed Zoning: R-8

Overlay: SHARON I-485 TRANSIT CORRIDOR Tree Survey Provided: Yes: _____ N/A: ☒

Required Rezoning Pre-Application Meeting* with: JOHN KINLEY

Date of meeting: 5-7-19

(*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: _____

JOSEPH WHALEY
Name of Rezoning Agent
VARBROUGH-WILLIAMS & ASSOCIATES INC
P.O. Box 1198
Agent's Address
PINEVILLE NC 28134
City, State, Zip
704 556 1980
Telephone Number Fax Number
JWHALEY@P-WH.COM
E-Mail Address
James M Howell
Signature of Property Owner
JAMES M HOWELL
(Name Typed / Printed)

JAMES M. HOWELL
Name of Petitioner(s)
P.O. Box 669487
Address of Petitioner(s)
CHARLOTTE, NC 28266
City, State, Zip
704-995-7689
Telephone Number Fax Number
JAMES.M.HOWELL1@GMAIL.COM
E-Mail Address
James M. Howell
Signature of Petitioner
JAMES M. HOWELL
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	<u>2019-D84</u>
Date Filed:	<u>5/9/2019</u>
Received By:	<u>BK</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Lake Mather, LLC

Owner's Address: 2048 Coniston Place City, State, Zip: Charlotte, NC 28207

Date Property Acquired: 03/19/2019

Property Address: 315 Greystone Drive Charlotte, NC 28209

Tax Parcel Number(s): 147-056-02

Current Land Use: Single Family Residential Size (Acres): 0.178 acres

Existing Zoning: R-4 Proposed Zoning: UR-1(CD)

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

Required Rezoning Pre-Application Meeting* with: Isaiah Washington, Sonda Kennedy, Solomon Fortune,
Date of meeting: 04/24/2019 Eric Lemieux

(*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 a single duplex or a two-unit townhome.

Brian Smith (Urban Design Partners)
Name of Rezoning Agent

1318 Central Avenue E6
Agent's Address

Charlotte, NC 28205
City, State, Zip

(704) 334-3303
Telephone Number Fax Number

brian@urbandesignpartners.com
E-Mail Address


Signature of Property Owner

Charles Mather
(Name Typed / Printed)

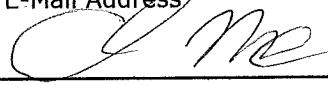
Lake Mather, LLC
Name of Petitioner(s)

2048 Coniston Place
Address of Petitioner(s)

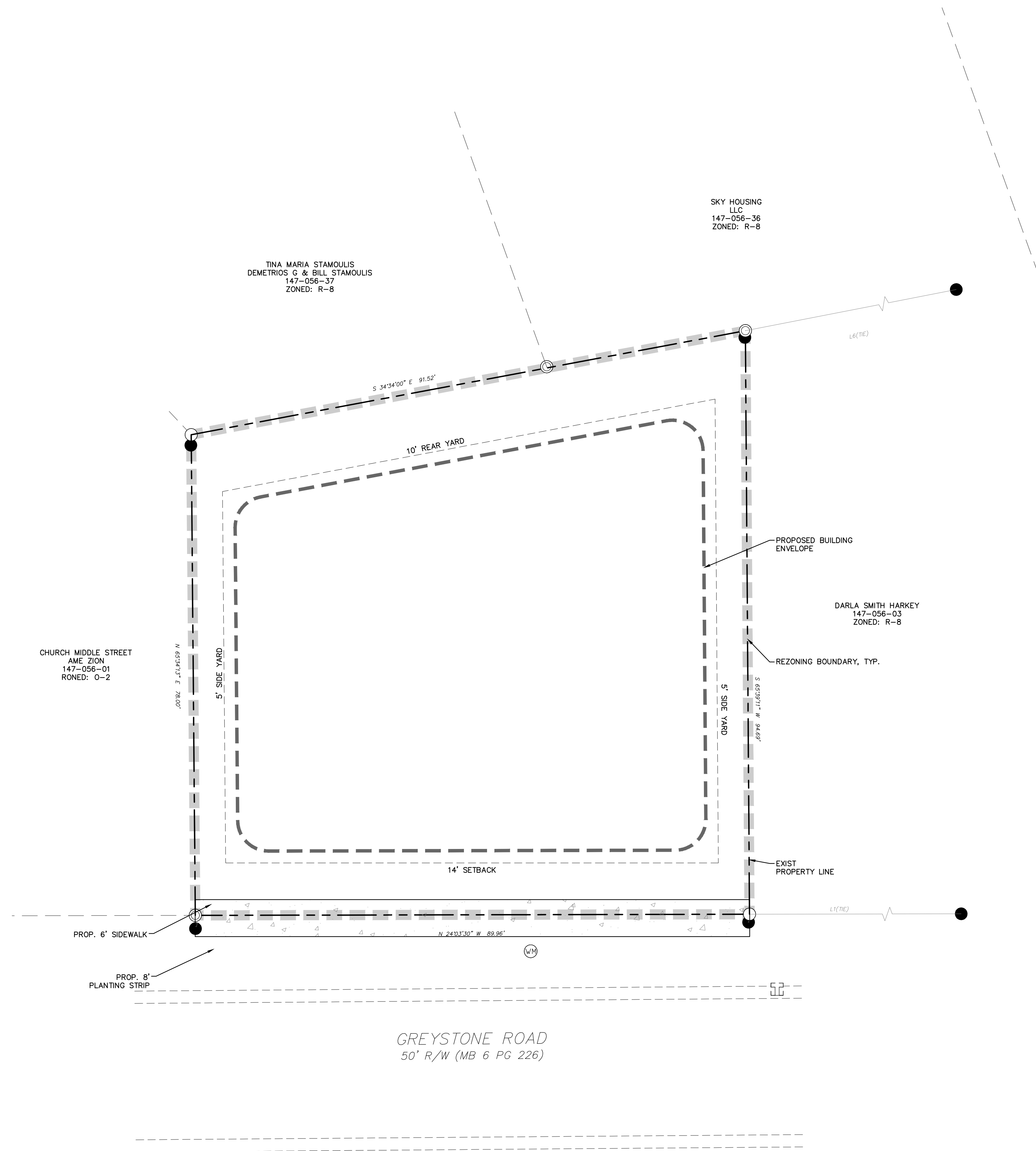
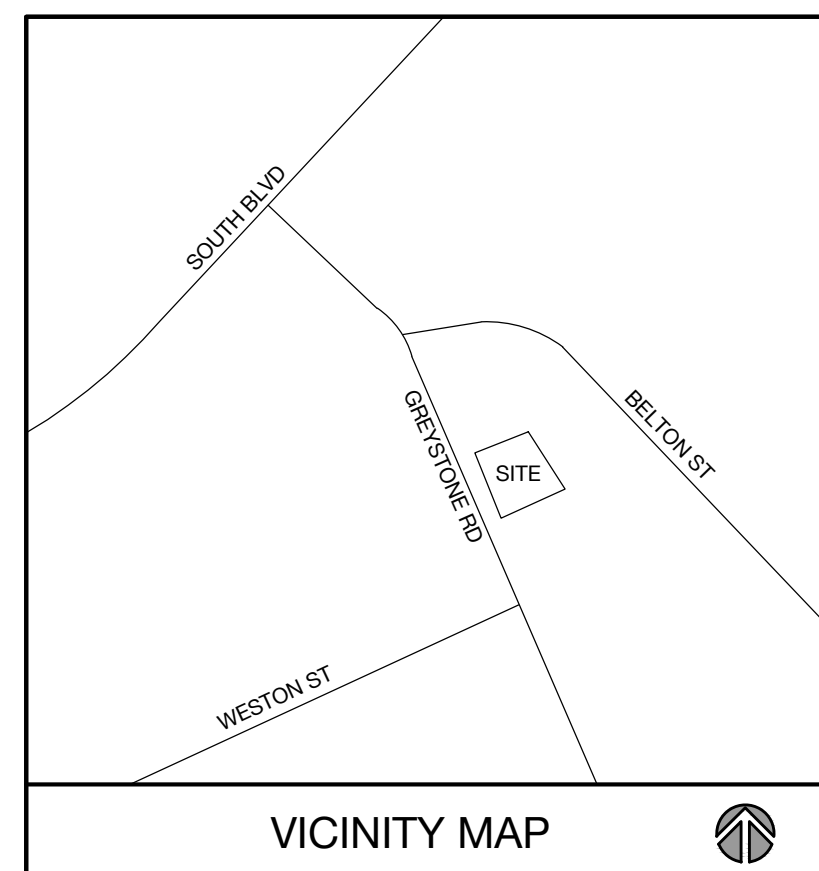
Charlotte, NC 28207
City, State, Zip

(704) 340-4454
Telephone Number Fax Number

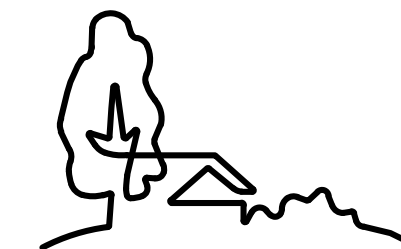
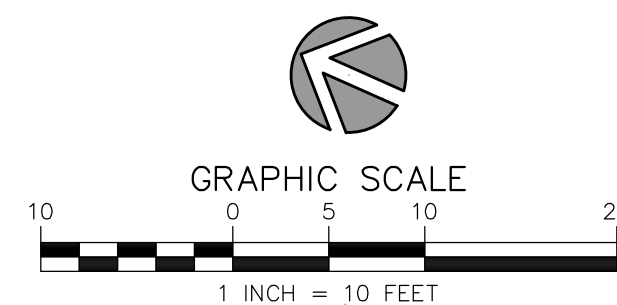
lakematherllc@gmail.com
E-Mail Address


Signature of Petitioner

Charles Mather
(Name Typed / Printed)



- Site Development Data:
- Acreage : 0.178 acres
--Tax Parcel #: 147-056-02
--Existing Zoning: R-4
--Proposed Zoning: UR-1(CD)
--Existing Use: Single Family
--Proposed Uses: One Duplex or One two-unit Townhome
--Proposed Floor Area Ratio: As allowed by the UR-1 zoning district.
--Maximum Building Height: As allowed by the UR-1 zoning district.
--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 Lake Mather LLC ("Petitioner") to accommodate one duplex or one two-unit townhome on an approximately 0.178 acre site located on the east side of South Boulevard on Greystone 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-1 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 not materially change the overall design intent depicted on the Rezoning Plan.
- The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.
- d. Number of Buildings Principal and Accessory. The total number of principal buildings to on the Site shall not exceed one (1). Accessory structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings located on the Site. Accessory structures include but are not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
2. Permitted Uses & Development Area Limitation:
- a. The Site may be developed with up to 2 attached residential dwelling units, together with accessory uses allowed in the UR-1 zoning district.
3. Access and Transportation:
- a. Access to the Site will be from Greystone Road.
- The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontage on Greystone Road as generally depicted on the Rezoning Plan.
- e. Pedestrian connections shall be provided to public sidewalks within public rights-of-way. Final placement of connection points are subject to modifications during the Land Development review process.
- d. The placement and configuration of the vehicular access point is subject to modifications as 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.
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, metal, decorative block and/or wood. Vinyl or Aluminum as a building material may only be used on windows, soffits and on handrails/railings.
- b. Each residential unit within new construction structures on The Site will have a one or two car garage.
- c. Usable porches or stoops may form an element of the building design and be located on the front and/or side of the building. Stoops, entry level porches or entry wells may be covered but not be enclosed. Existing stoops and stairs associated with the existing structure on site may be renovated, redesigned and reconstructed to improve pedestrian travel circulation on site and to accommodate building renovations or site improvements.
5. Streetscape, Buffers, Yards, and Landscaping:
- a. A setback of 14 feet as measured from the existing back curb will be provided along Greystone Road as generally depicted on the Rezoning Plan.
- b. Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way and out of the required UR-1 zoning district required setback along the abutting public streets.
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 City of Charlotte Tree Ordinance. Tree save area minimum width shall be reduced to 10' to accommodate existing vegetation and parcel size.
7. Lighting:
- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the internal driveways, sidewalks, courtyards and landscape accent lighting.
- c. Decorative pedestrian scale lights may be provided within the Site.
8. Signage:
- a. Reserved.
9. Amendments to the Rezoning Plan:
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
10. Binding Effect of the Rezoning Application:
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



URBAN
DESIGN
PARTNERS

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

Lake Mather LLC

2048 Coniston PL
Charlotte, NC 28207

315 Greystone

Rezoning Site Plan

Charlotte, NC

[illegible]

Project No: 19-046
Date: 04.30.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-085
Petition #: _____
Date Filed: 5/10/2019
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: Whitehall Corporate Center, LLC

Owner's Address: 5950 Fairview Road, Suite 800 City, State, Zip: Charlotte, NC 28210

Date Property Acquired: February 16, 1999

Property Address: 3211 West Arrowood Road

Tax Parcel Number(s): Portion of Tax Parcel No. 201-451-05

Current Land Use: Vacant commercial and multi-family Size (Acres): +/- 28.71 acres

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

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

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

Date of meeting: January 14, 2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate a multi-use development comprised of multi-family dwelling units, retail uses, office uses, a hotel and certain other limited uses allowed in the MUDD 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

WHITEHALL CORPORATE CENTER, LLC

By: [Signature]

Signature of Property Owner

PAUL HERNDON

(Name Typed / Printed)

American Asset Corporation (c/o David Jarrett)

Name of Petitioner(s)

5950 Fairview Road, Suite 800

Address of Petitioner(s)

Charlotte, NC 28210

City, State, Zip

704-295-4005

Telephone Number

Fax Number

djarrett@aacusa.com

E-Mail Address

AMERICAN ASSET CORPORATION

By: [Signature]

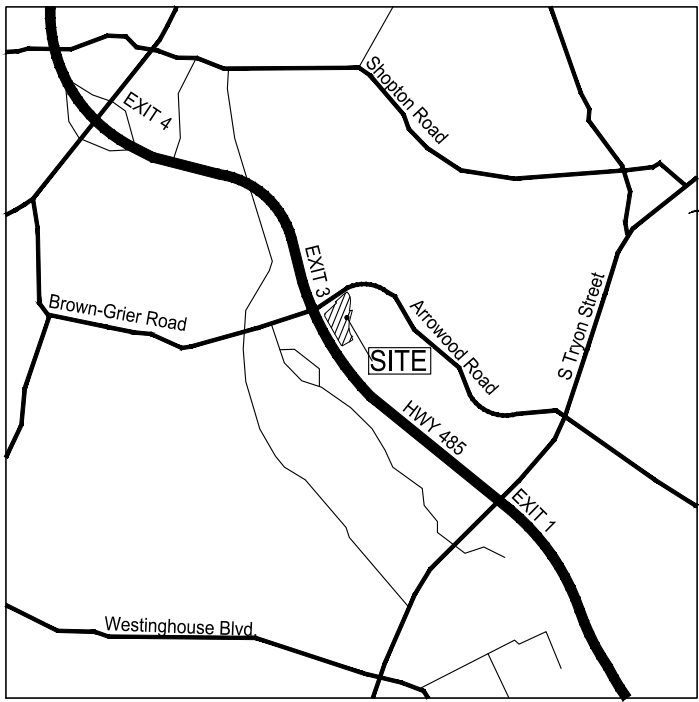
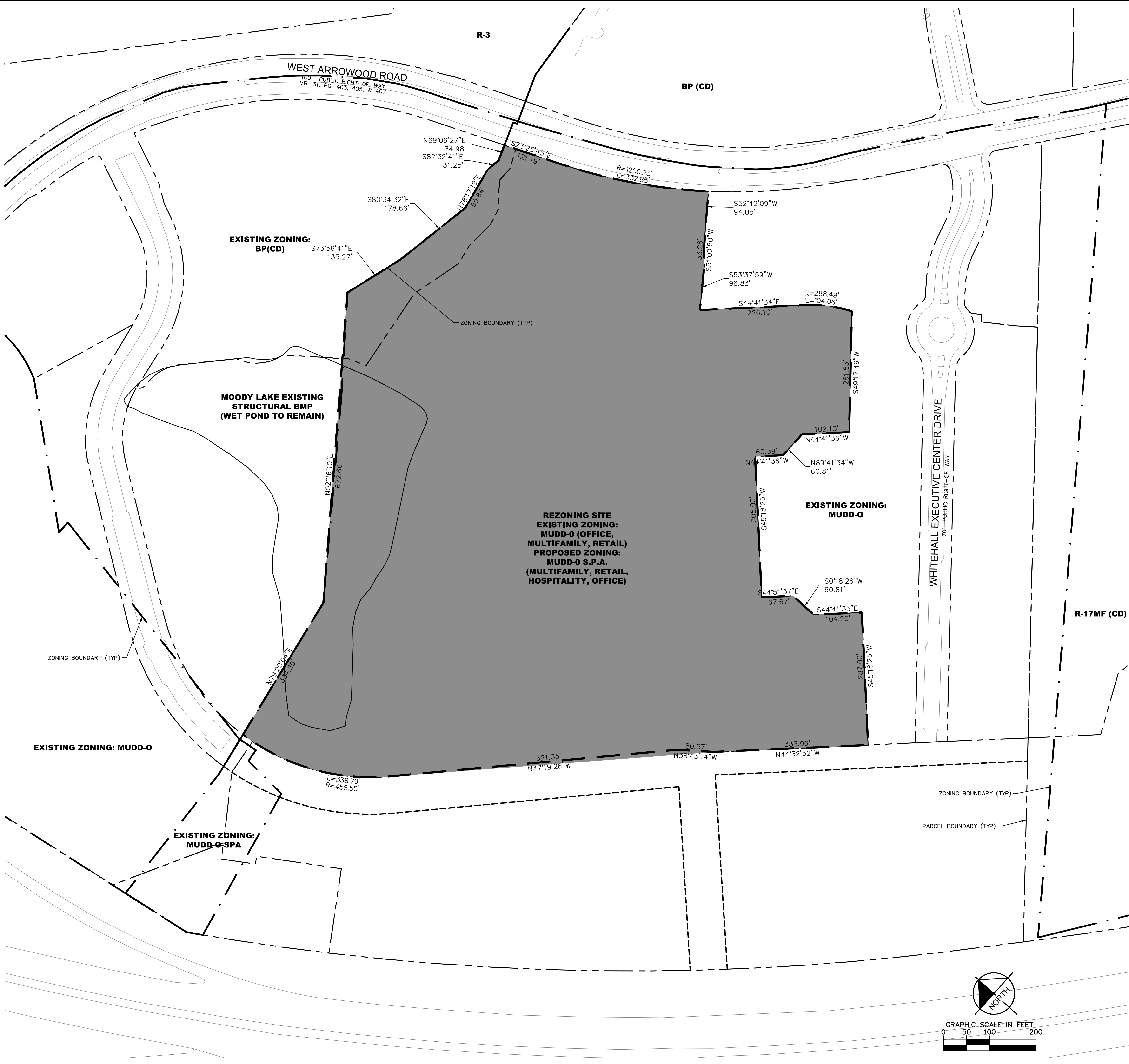
Signature of Petitioner

PAUL HERNDON

(Name Typed / Printed)

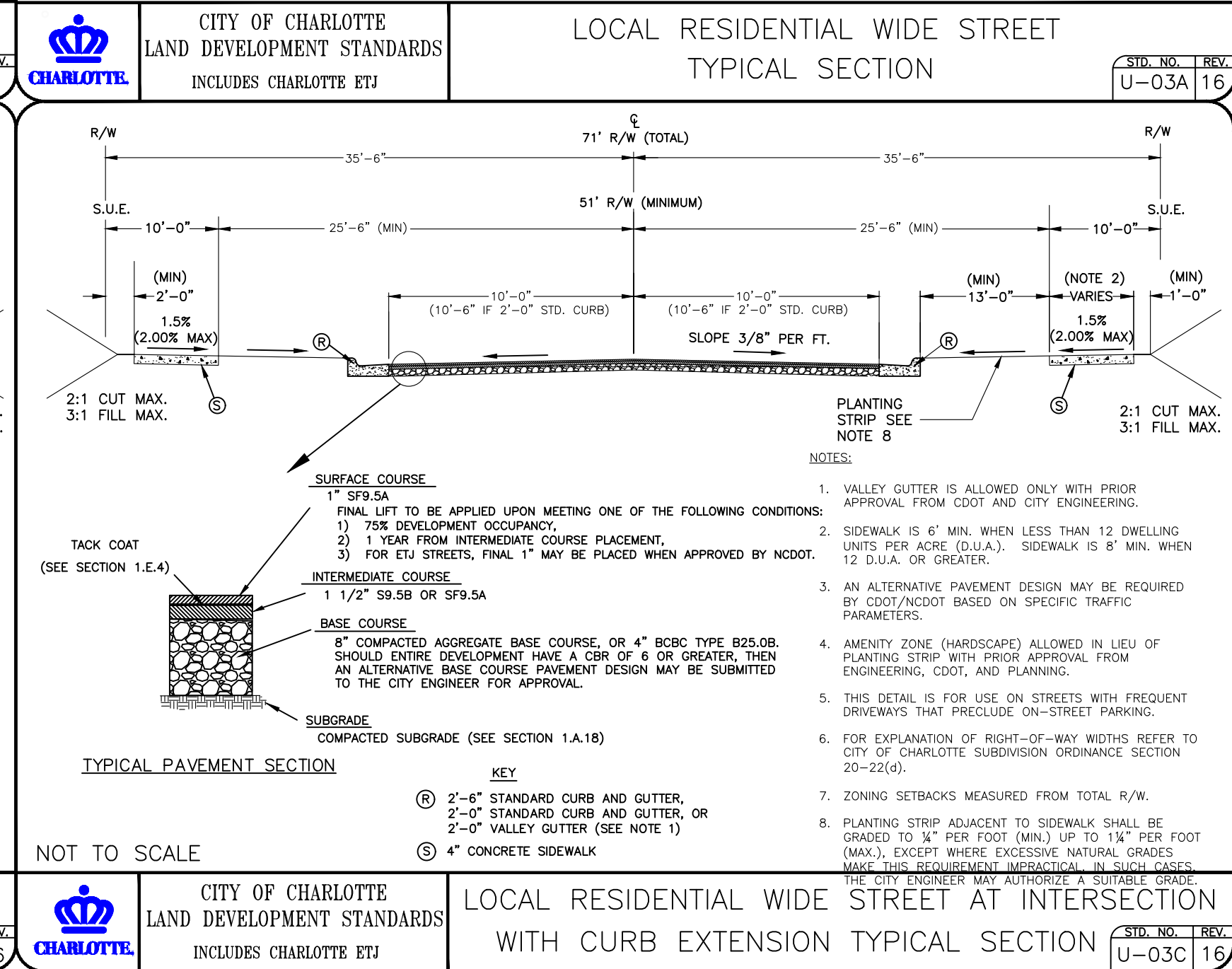
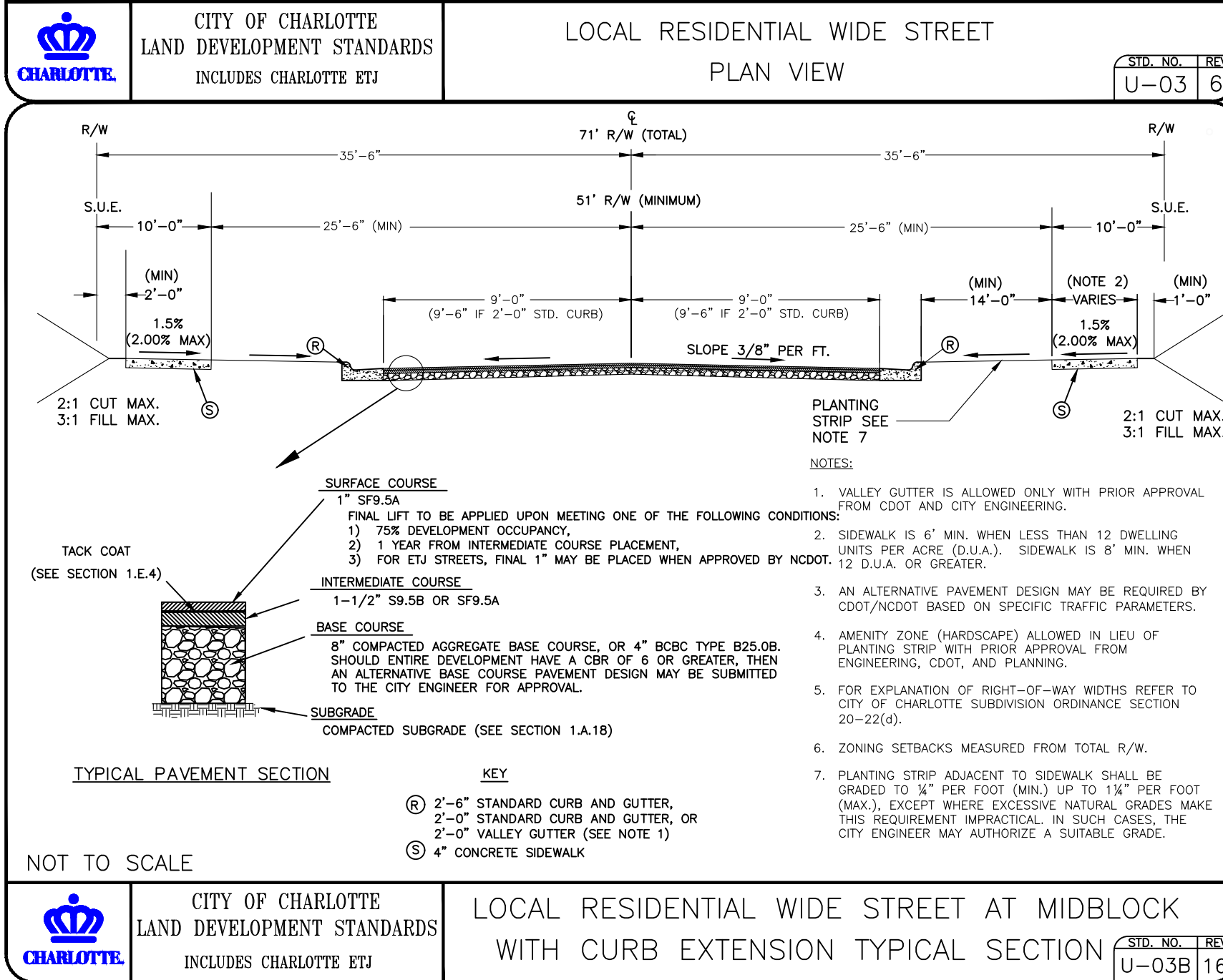
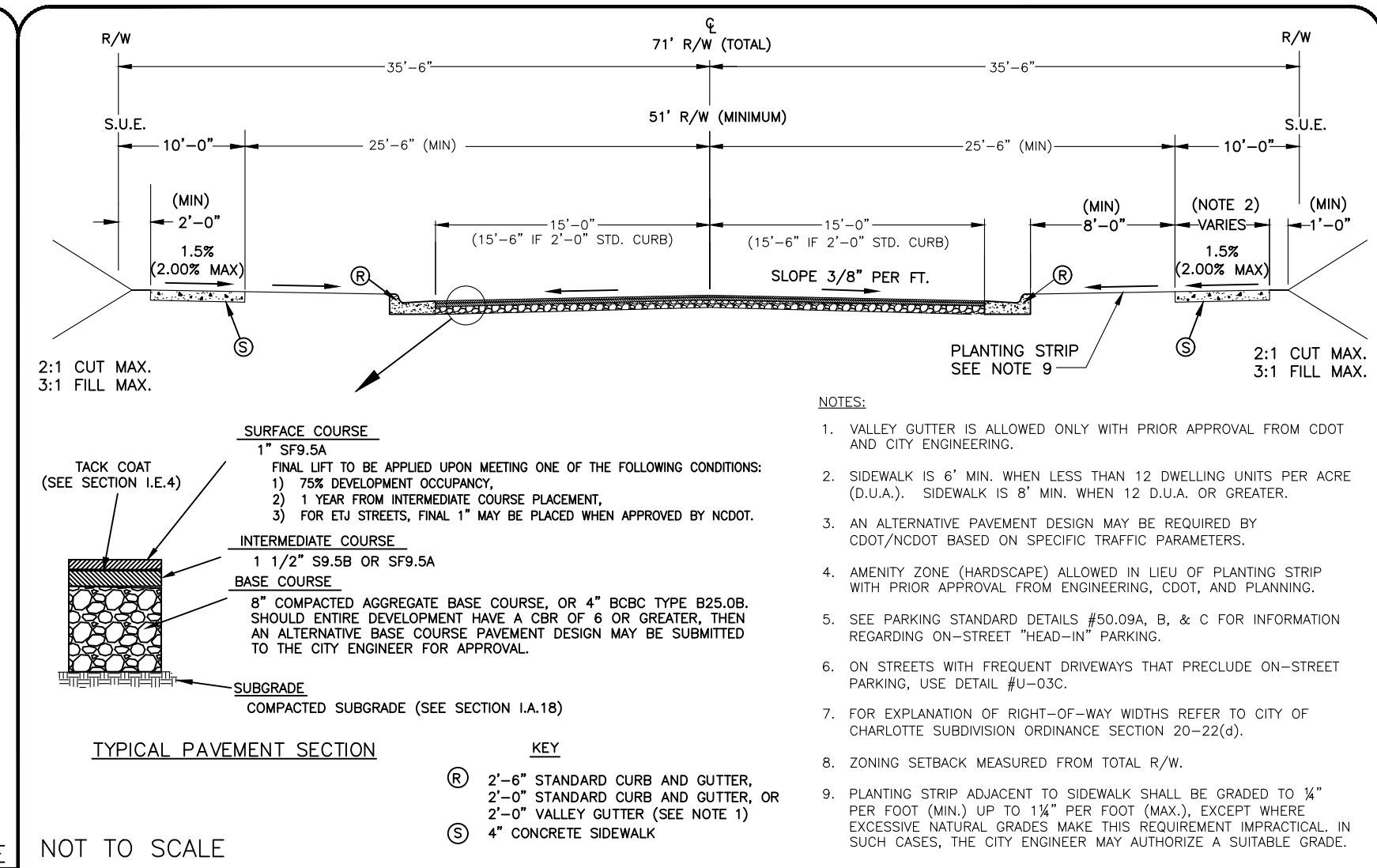
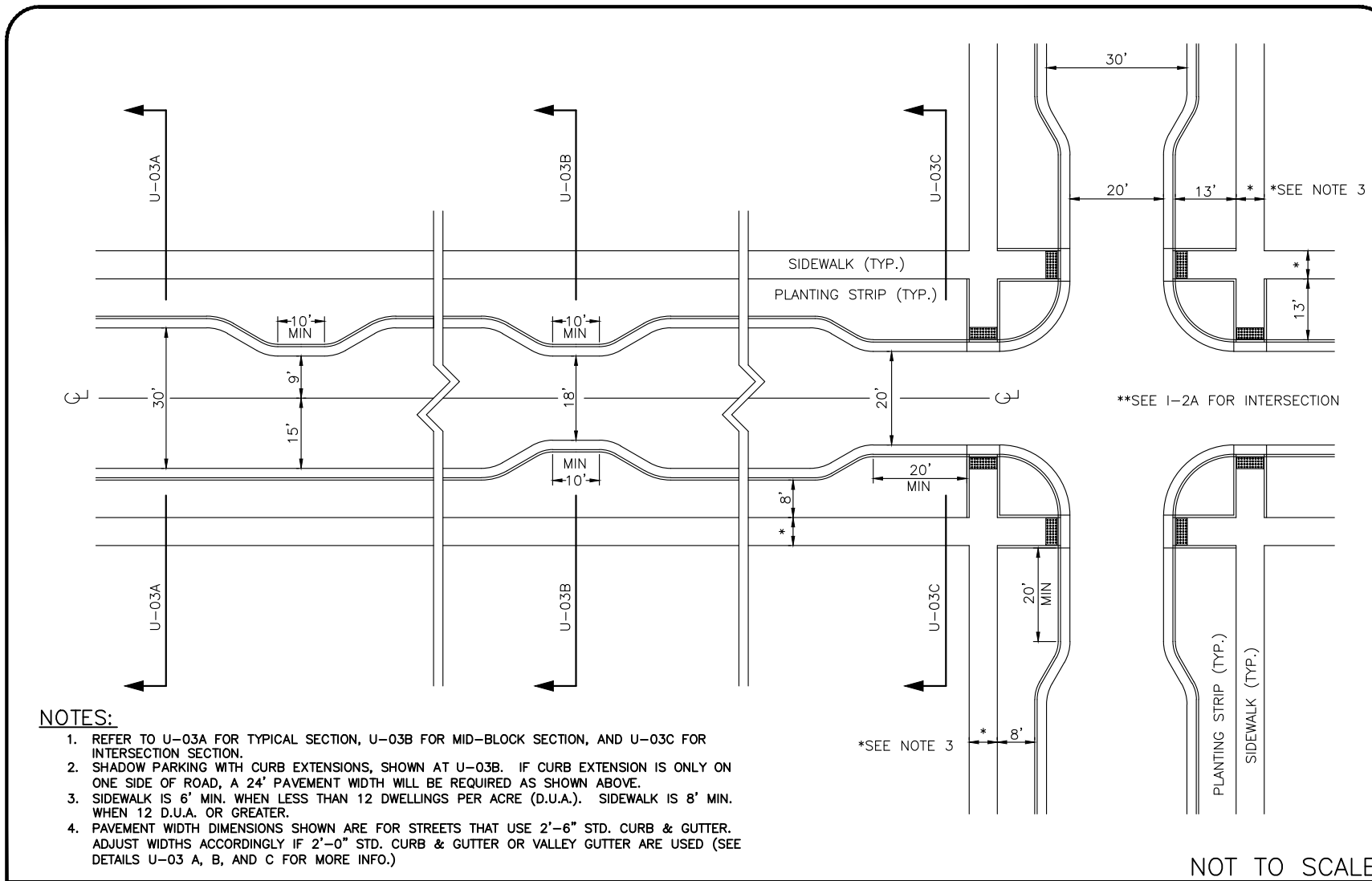
Plotted By: Tidd, Nathan - Sheet Set: Moody Lake Rezoning - Layout: RZ-1 REZONING BOUNDARY - May 09, 2019 - 07:28:31am - K:\CHL_PRA\015272.dwg - K:\CHL_PRA\015272.dwg - Moody Lake Rezoning - RZ-1 REZONING PLAN.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ZONING CODE SUMMARY	
PROJECT NAME:	2019 MOODY LAKE REZONING UPDATE
OWNER:	WHITEHALL CORPORATE CENTER, LLC
PETITIONER NAME:	AMERICAN ASSET CORPORATION
PLANS PREPARED BY:	KIMLEY-HORN AND ASSOCIATES, INC.
TAX PARCEL ID:	PORTION OF 201-451-05
EXISTING ZONING:	MUDD-O
PROPOSED ZONING:	MUDD-O S.P.A.
PROPOSED BUILDING HEIGHT:	SEE THE DEVELOPMENT STANDARDS
PROPOSED USE:	SEE DEVELOPMENT STANDARDS
SITE AREA:	APPROXIMATELY 28.71 ACRES

MOODY LAKE REZONING PREPARED FOR AAC	CITY OF CHARLOTTE NORTH CAROLINA	REZONING BOUNDARY	KHA PROJECT 015272041	DATE DATE	SCALE AS SHOWN	DESIGNED BY ---	DRAWN BY ---	CHECKED BY ---	<p>© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON, SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM</p>	REVISIONS No. DATE BY
SHEET NUMBER RZ-1										

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Kimley»»Horn
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200 SOUTH TRYON, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM

KHA PROJECT 015272041	DATE DATE	SCALE AS SHOWN
		DESIGNED BY
		DRAWN BY
		CHECKED BY

TECHNICAL DATA

<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center;">SHEET NUMBER</p> <p style="text-align: center; font-size: 24pt; font-weight: bold;">RZ-3</p> </div> <div style="width: 50%; text-align: right;"> <p style="font-size: 18pt; font-weight: bold;">MOODY LAKE REZONING</p> <p style="font-size: 12pt; font-weight: normal;">PREPARED FOR AAC</p> </div> </div>	<p style="font-size: 12pt; font-weight: normal;">CITY OF CHARLOTTE</p> <p style="font-size: 12pt; font-weight: normal;">NORTH CAROLINA</p>
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