

Rezoning Petition Packet

Petitions:
2019-154 through 2019-169

Petitions that were submitted in November 2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-154
Petition #: _____
Date Filed: 10/10/2019
Received By: PK

Complete All Fields (Use additional pages if needed)

Property Owner: SLT Commercial Properties LLC

Owner's Address: 516 N Tryon Street City, State, Zip: Charlotte, NC 28202

Date Property Acquired: _____

Property Address: 1215 South Blvd

Tax Parcel Number(s): 12302505

Current Land Use: Vacant Fire Station Size (Acres): .495

Existing Zoning: TOD-M(O) Proposed Zoning: TOD-UC

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte Graham, Carlos Alzate, Scott Correll

Date of meeting: October 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): _____

Purpose/description of Conditional Zoning Plan: _____

Caren Wingate
Name of Rezoning Agent

1201 S Graham Street
Agent's Address

Charlotte, NC 28203
City, State, Zip

704-641-2154
Telephone Number Fax Number

cwingate@wingadgroup.com
E-Mail Address

[Signature]
Signature of Property Owner

Stephen L. Thomas
(Name Typed / Printed)

OmShera Hotel Group
Name of Petitioner(s)

13860 Ballantyne Corporate Place, Suite 240
Address of Petitioner(s)

Charlotte, NC 28277
City, State, Zip

704-543-0017
Telephone Number Fax Number

Lauren@OmShera.com
E-Mail Address

[Signature]
Signature of Petitioner

Lauren Chavis
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-155
Petition #: _____
Date Filed: 10/14/2019
Received By: Bx

(page 1 of 2)

Property Owners: Plaza Midwood Charlotte 2 LP
Owner's Addresses: 1616 Camden Road, Ste 210, Charlotte, NC 28203
Date Properties Acquired: 07/15/2019
Property Addresses: 1508/1510 Central Avenue
Tax Parcel Numbers: 081-176-48
Current Land Use: retail (Acres): ± .176
Existing Zoning: B-2 PED Proposed Zoning: B-2 PED(O)
Overlay: Pedestrian Overlay Tree Survey Provided: Yes: _____ N/A: _____
Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Isaiah Washington, Scott Correll
Date of meeting: 8/21/2019

(*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 re-use of the existing building with commercial and restaurant uses, without requiring additional parking.

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



Signature of Property Owner

Plaza Midwood Charlotte 2 LP (Attn: Welch Liles)

Name of Petitioner

1616 Camden Road, Ste 210

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.423.1721

Telephone Number

Fax Number

wliles@asanapartners.com

E-mail Address

Signature of Petitioner

**1. REZONING APPLICATION
CITY OF CHARLOTTE**

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

(page 2 of 2)

Property Owners: Plaza Midwood Charlotte 2 LP
Owner's Addresses: 1616 Camden Road, Ste 210, Charlotte, NC 28203
Date Properties Acquired: 07/15/2019
Property Addresses: 1508/1510 Central Avenue
Tax Parcel Numbers: 081-176-48
Current Land Use: retail (Acres): ± .176
Existing Zoning: B-2 PED Proposed Zoning: B-2 PED(O)
Overlay: Pedestrian Overlay Tree Survey Provided: Yes: _____ N/A: _____
Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Isaiah Washington, Scott Correll
Date of meeting: 8/21/2019

(*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 re-use of the existing building with commercial and restaurant uses, without requiring additional parking.

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

Signature of Property Owner

Plaza Midwood Charlotte 2 LP (Attn: Welch Liles)

Name of Petitioner

1616 Camden Road, Ste 210

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.423.1721

Telephone Number Fax Number

wliles@asanapartners.com

E-mail Address


Signature of Petitioner



Site Development Data:

Acreage:

± 0.176 acres

Tax Parcel #s:

081-176-48

Existing Zoning:

B-2

Proposed Zoning:

B-2 (PED-O)

Existing Uses:

Commercial

Proposed Uses:

Non-residential uses as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the B-2 PED zoning district (as more specifically described and restricted in Section 3 on Sheet RZ-2).

Maximum Gross Square Feet of Development:

Up to 6,850 square feet of gross floor area (equal to the existing building square footage of 6,592 square feet of gross floor area and an additional 258 square feet) of non-residential uses as permitted by right and under prescribed conditions in the B-2 PED zoning district subject to the limitations described in Section 3 on sheet RZ-2.

Maximum Building Height:

Maximum building height will not exceed the height of the existing building, as allowed by the Ordinance. Height to be measured as required by the Ordinance.

Parking:

Parking as required by the Ordinance and the Optional Provision on RZ-2.

NOTE:

THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.



ASANA
PARTNERS

KEY MAP

REZONING
PETITION NO.
XXXX-XXX

SEAL



PROJECT

1508 CENTRAL
AVE.

ASANA PARTNERS

1508 CENTRAL AVE.

CHARLOTTE, NC 28205

LANDDESIGN PROJ.#
1019399

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	10.10.2019

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

SITE PLAN

SHEET NUMBER

RZ-1

Asana Partners LP- 1508 Central Ave.
Development Standards
10.10.2019
Rezoning Petition No. XXXX-XXX

Site Development Data:

- Acreage: ± .176 acres
--Tax Parcel #s: 081-176-48
--Existing Zoning: B-2 PED
--Proposed Zoning: B-2 PED (O)
--Existing Uses: retail
--Proposed Uses: Non-residential uses as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the B-2 PED zoning district (as more specifically described and restricted below in Section 3).
--Maximum Gross Square feet of Development: Up to 6,850 square feet of gross floor area (equal to the existing building square footage of 6,592 square feet of gross floor area and an additional 258 square feet) of non-residential uses as permitted by right and under prescribed conditions in the B-2 PED zoning district subject to the limitations described in Section 3 below.
--Maximum Building Height: Maximum building height will not exceed the height of the existing building, as allowed by the Ordinance. Height to be measured as required by the Ordinance.
--Parking: Parking as required by the Ordinance and the Optional Provision below.

1. General Provisions:

- a. **Site Location.** These Development Standards, and the Technical Data Sheet form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Plaza Midwood Charlotte 2 LP ("Petitioner") to accommodate the reuse of the existing building located at 1508 Central Avenue with non-residential uses allowed by the B-2 zoning district and the Optional Provisions below on an approximately .176 acre site (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 B-2 PED (O) zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. **Graphics and Alterations.** The depictions of the building, sidewalks, 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. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
- i. minor and don't materially change the overall design intent and stay within the setbacks and yards 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.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

2. Optional Provisions.

The following optional provisions shall apply to the Site:

The Site is an existing legally non-conformation building with no on-site parking spaces. The intent of this rezoning petition is to allow change of uses for the existing building to occur without requiring additional parking to be provided as required by the PED overlay zoning regulations.

- a. To allow the existing building to continue to be used with uses allowed in the B-2 PED zoning district without having to provide on-site or off-site parking spaces.
- b. To not require additional parking spaces for change of uses (e.g. change of use from a retail use to EDEE uses).
- c. To not require additional parking spaces when the building is expanded as allowed by this Petition.

- d. To not require the installation of streetscape improvements along Central Avenue when change of uses or building expansions occur.
- e. To allow the addition of outdoor dining areas, including roof top dining areas without requiring any additional parking to be provided.
- f. To allow a major façade renovation whose value exceeds 25% of the currently listed tax value without having to provide the required streetscape improvements along Central Avenue.

3. Permitted Uses, Development Area Limitations:

- a. The Site may be developed with up to with up to 6,850 square feet of gross floor area (equal to the existing building square footage of 6,592 square feet of gross floor area and an additional 258 square feet of gross floor area) of non-residential uses permitted by right and under prescribed conditions in the B-2(PED) Zoning district together with accessory uses as allowed in the B-2 PED zoning district.
- b. The allowed uses and the allowed square footage will be utilized within the existing building, that will be reused, located on the Site as generally depicted on the Rezoning Plan (not all portions of the existing building currently located on the Site need be preserved).

4. Access:

- a. The Site has an existing access to the rear of the building from an existing alley with access to Gordon Street as generally depicted on the Rezoning Plan.

5. Architectural Standards.

- a. Reserved.

6. Environmental Features:

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

7. Lighting:

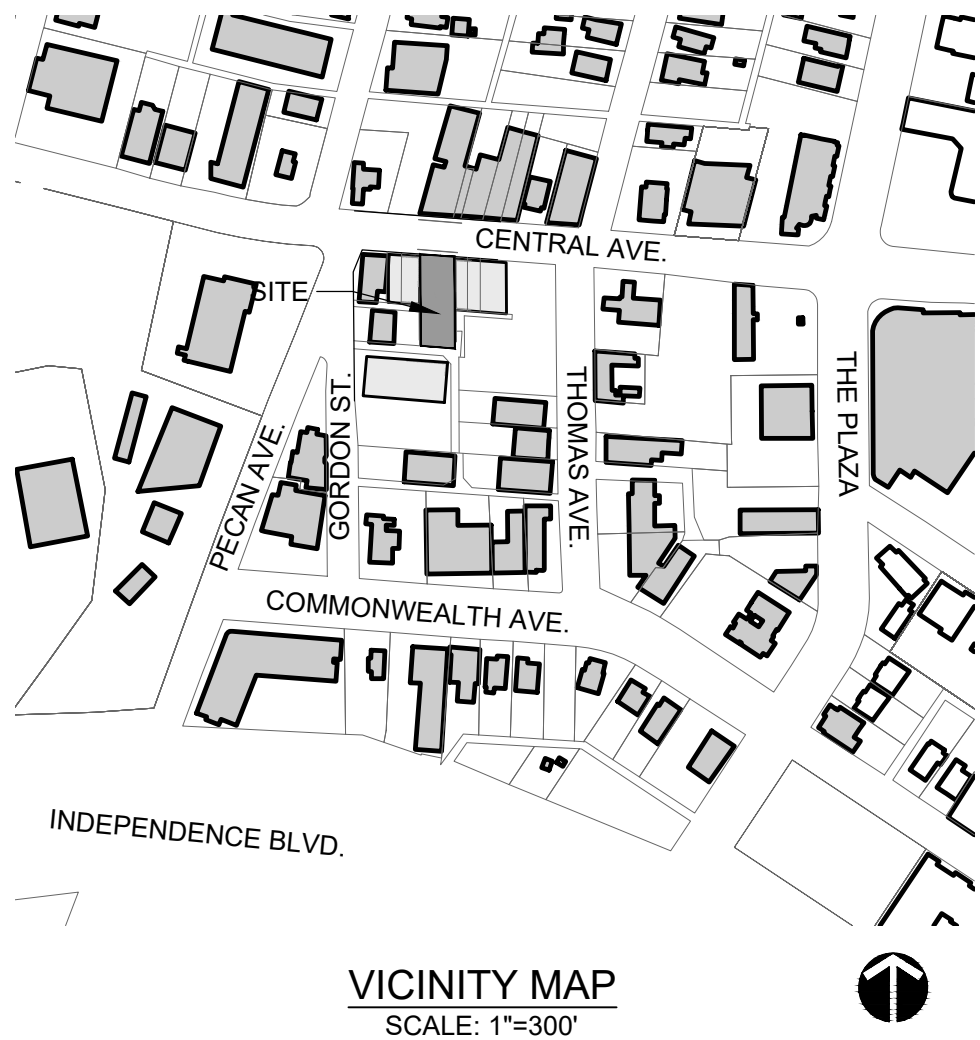
- a. Reserved.

8. Amendments to the Rezoning Plan:

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

9. Binding Effect of the Rezoning Application:

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

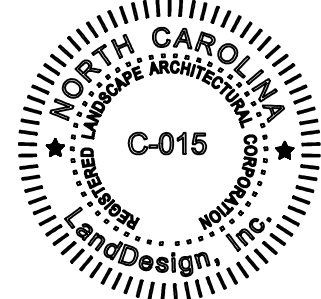


ASANA
PARTNERS

KEY MAP

REZONING
PETITION NO.
XXXX-XXX

SEAL



PROJECT

1508 CENTRAL
AVE.

ASANA PARTNERS

1508 CENTRAL AVE.

CHARLOTTE, NC 28205

LANDDESIGN PROJ.#
1019399

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	10.10.2019

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS
NOTES

SHEET NUMBER

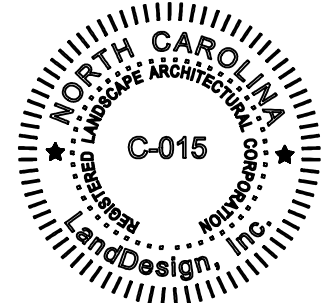
RZ-2

ASANA
PARTNERS

KEY MAP

REZONING
PETITION NO.
XXXX-XXX

SEAL



PROJECT

1508 CENTRAL
AVE.

ASANA PARTNERS

1508 CENTRAL AVE.

CHARLOTTE, NC 28205

LANDDESIGN PROJ#

1019399

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	10.10.2019

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: NORTH

VERT: N/A
HORZ: NTS

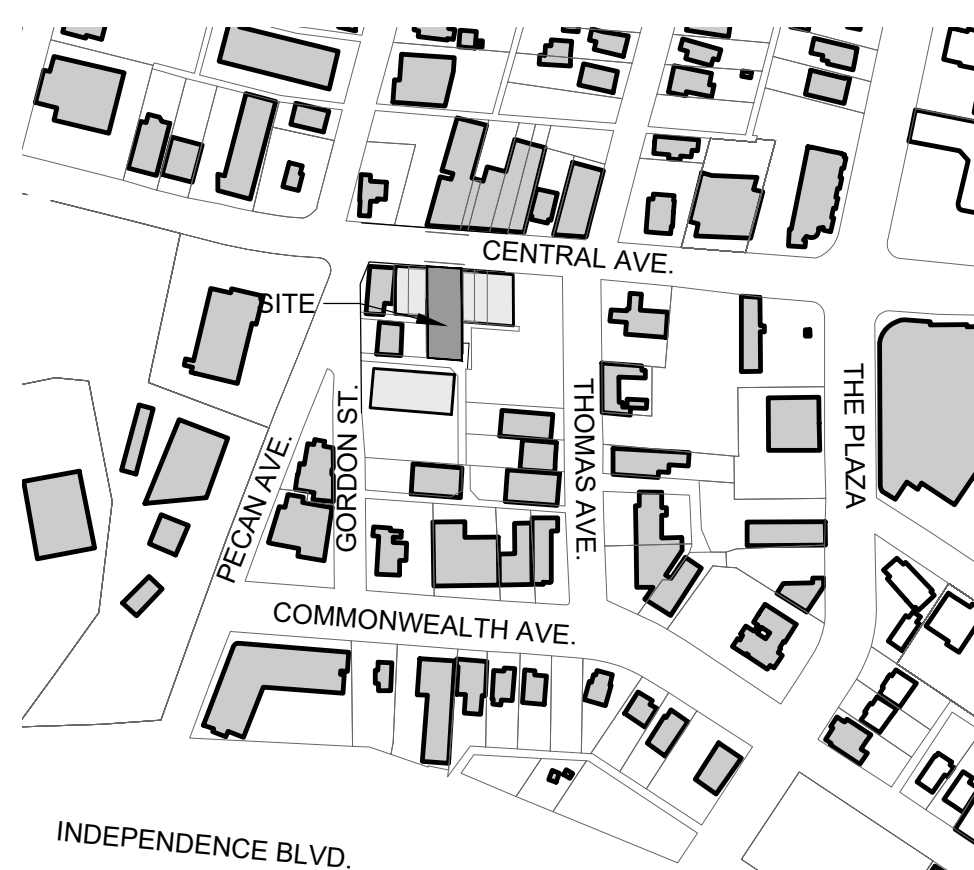
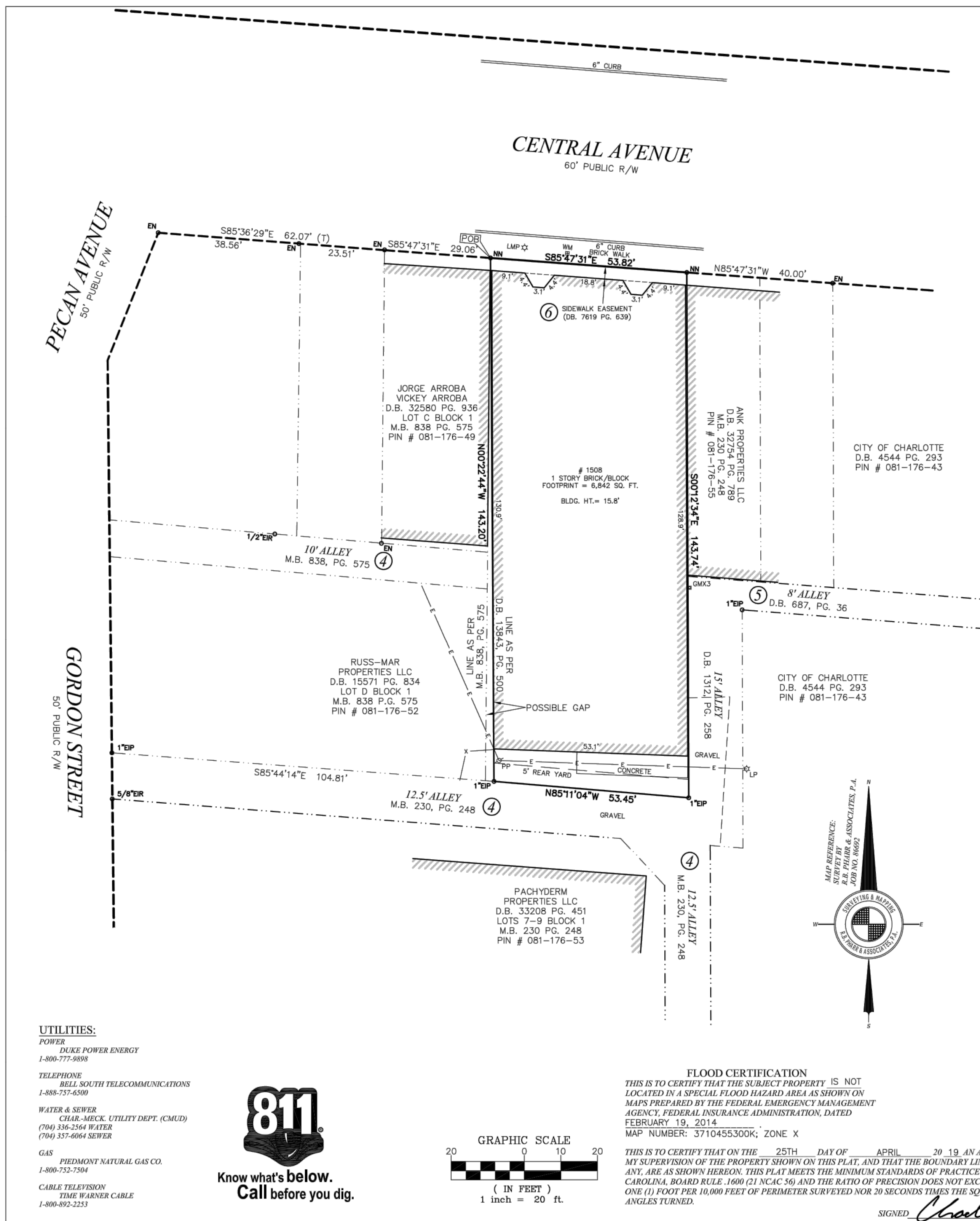
(NOT TO SCALE)

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-3

VICINITY MAP
SCALE: 1"=300'

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-156

Petition #:	_____
Date Filed:	10/15/2019
Received By:	BK

Complete All Fields (Use additional pages if needed)

Property Owner: Belmont CDC, Bruce Wright

Owner's Address: PO BOX 33051 City, State, Zip: Charlotte, NC 28233

Date Property Acquired: 1727 Pegasus St., 04/13/11 / 1118 Parkwood Ave. 1984

Property Address: 1118 Parkwood Avenue

Tax Parcel Number(s): 08114708, 08114709

Current Land Use: Vacant Size (Acres): 0.52

Existing Zoning: R-5 Proposed Zoning: UR-3 (CD)

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

Required Rezoning Pre-Application Meeting* with: William Linville

Date of meeting: September 19, 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): Yes, 5 years

Purpose/description of Conditional Zoning Plan: Development of three-story 17 unit apartment building.

Jason Dolan
Name of Rezoning Agent

610 East Morehead Street, Suite 250
Agent's Address

Charlotte, North Carolina 28202
City, State, Zip

704-900-4945 _____
Telephone Number Fax Number

Jason.dolan@timmons.com
E-Mail Address

Reginald Jones
Signature of Property Owner

Reginald Jones
(Name Typed / Printed)

Parkwood Plaza, LLC
Name of Petitioner(s)

PO BOX 33051
Address of Petitioner(s)

Charlotte, NC 28233-3051
City, State, Zip

704.335.0450 704.332.6929
Telephone Number Fax Number

rjones_belmont@bellsouth.net
E-Mail Address

Reginald Jones
Signature of Petitioner

Reginald Jones
(Name Typed / Printed)

SITE DEVELOPMENT DATA:

ACREAGE: 0.507 ACRES
TAX PARCEL #: 08114709 AND 08114708
EXISTING ZONING: R-5
PROPOSED ZONING: UR-3 (CD)
EXISTING USES: VACANT
PROPOSED UNITS: 17

ZONING CASE 2019-XXX

1. 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.
- d. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CD01 REQUESTS RIGHT-OF-WAY SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE OR AT BACK OF SIDEWALK AT A MINIMUM.

2. PURPOSE
THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY BUILDING THAT WILL INCLUDE UP TO FOUR (4) AFFORDABLE-RATE UNITS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-3(CD) DISTRICT.

3. PERMITTED USES

USES ALLOWED ON THE PROPERTY WILL BE LIMITED TO UP TO 17 MULTI-FAMILY UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-3 ZONING. THE MAXIMUM FLOOR AREA OF THE BUILDING TO BE CONSTRUCTED WILL NOT EXCEED 20,000 SQ. FT.

4. TRANSPORTATION

- a. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO PEGRAM STREET AS GENERALLY IDENTIFIED ON THE REZONING PLAN FOR THE SITE.
- b. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.
- c. THE PETITIONER WILL RELOCATE THE EXISTING BENCH AND PAD PER CATS SPECIFICATIONS ON PEGRAM STREET.
- d. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE BUILDING'S CERTIFICATE OF OCCUPANCY IS ISSUED.

5. ARCHITECTURAL STANDARDS

THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, CANOPIES, AND ON HANDRAILS/RAILINGS; CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED ARE PROHIBITED AS A BUILDING MATERIAL. PREFERRED EXTERIOR BUILDING MATERIALS: THE BUILDING SHALL COMPRISE A MINIMUM OF 15% OF THE ENTIRE FAÇADE (EXCLUSIVE OF WINDOWS AND DOORS) FACING PARKWOOD AVENUE AND PEGRAM STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.

SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL BE COMPOSED OF WOOD OR FIBER CEMENT MATERIALS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.

BUILDING ELEVATIONS SHALL BE DESIGNED WITH ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.

BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.

FAÇADES SHALL INCORPORATE WINDOWS OR OTHER ARCHITECTURAL DETAILS ALONG WITH VARYING BUILDING MATERIALS, OR ROOF LINES OR BUILDING OFFSETS.

ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:

LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPs, DORMERS OR PARAPETS. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 3:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.

ALONG THE MAIN PUBLIC ELEVATIONS, PARKWOOD AVENUE AND PEGRAM STREET, THE BUILDING IS 3 LEVELS IN HEIGHT. AS THE TOPOGRAPHY FALLS ALONG PEGRAM STREET, A PORTION OF THE BUILDING BECOMES GREATER THAN 3 STORIES DUE TO THE BUILDING FOUNDATION (STEM WALL). IN THIS AREA THE MAXIMUM BUILDING HEIGHT, AS MEASURED ALONG THE AVERAGE GRADE AT THE BASE OF THE BUILDING, WILL EXCEED 40'-0". A MAXIMUM BUILDING HEIGHT OF 42'-0" IS REQUESTED AND IS ALLOWED ACCORDING TO TABLE 9.406(3)(A) WITH AN INCREASE OF 4' TO THE SIDE AND REAR SETBACKS.

EXPANSES OF BLANK WALL WILL BE NO LONGER THAN 20 FEET.

6. STREETSCAPE AND LANDSCAPING

RESERVED

7. ENVIRONMENTAL FEATURES

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.

8. PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

9. FIRE PROTECTION

RESERVED

10. SIGNAGE

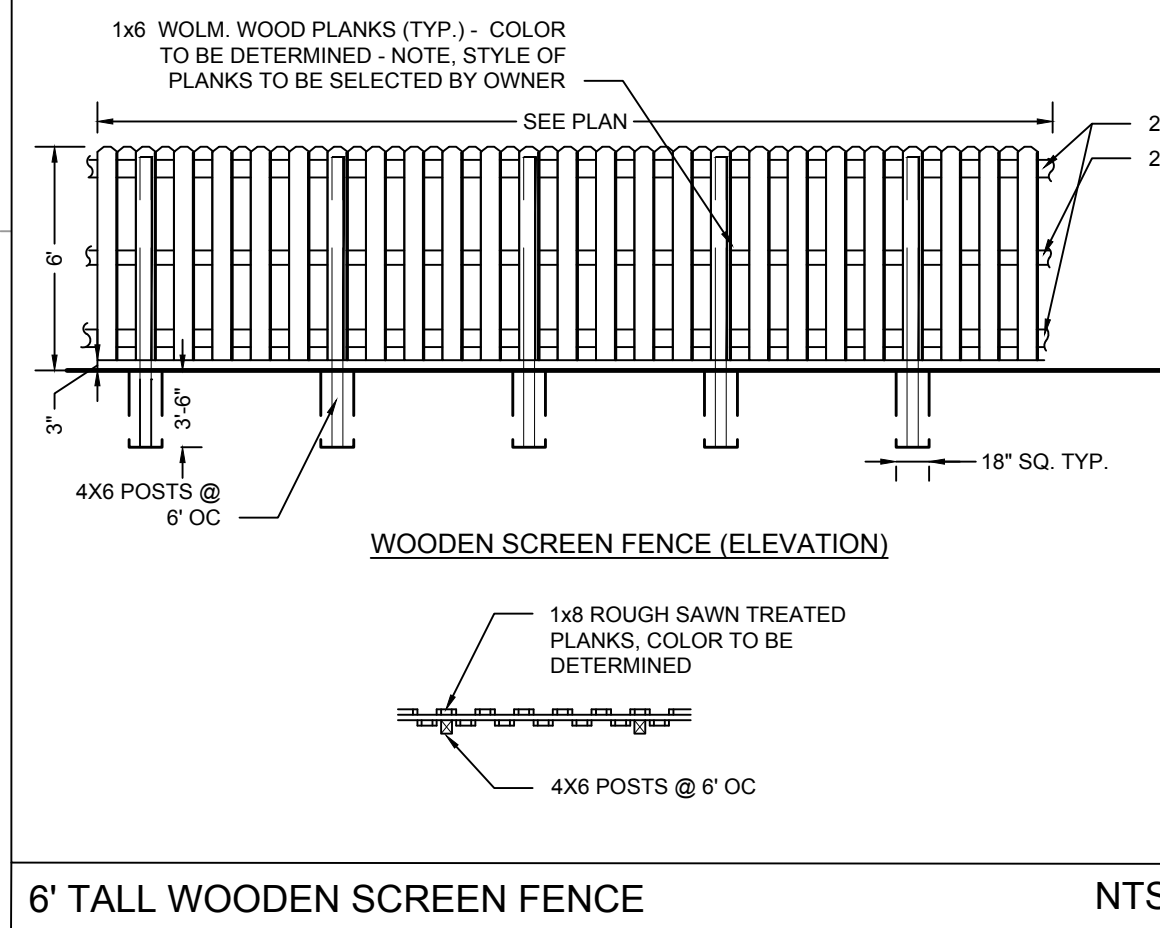
RESERVED

11. LIGHTING

a. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.

12. PHASING

RESERVED



1114
CAROLINA CAPITAL RESERVE FUND LLC
NOW OR FORMERLY
PART OF LOT 7,
LOTS 13 & 14
DB 32365 PG 707
MB 173 PG 582
TAX # 081-147-15
ZONED R-5

1716
RUSSELL GIBBS
& LAURA GIBBS
NOW OR FORMERLY
PART OF LOT 12-13
DB 25603 PG 528
MB 173 PG 583
TAX # 081-147-15
ZONED R-5

1721
DOUGLAS FOUST &
GARCIA ESPINOZA
NOW OR FORMERLY
PART OF LOT 6
DB 28288 PG 782
MB 173 PG 582
TAX # 081-147-07
ZONED R-5

REZONING SUMMARY

PETITIONER : PARKWOOD PLAZA, LLC
PO BOX 33051
CHARLOTTE, NC 28233

REZONING SITE AREA: 0.507 ACRES

TAX PARCEL #: 08114709 & 08114708

EXISTING ZONING: R-5

PROPOSED ZONING: UR-3 (CD)

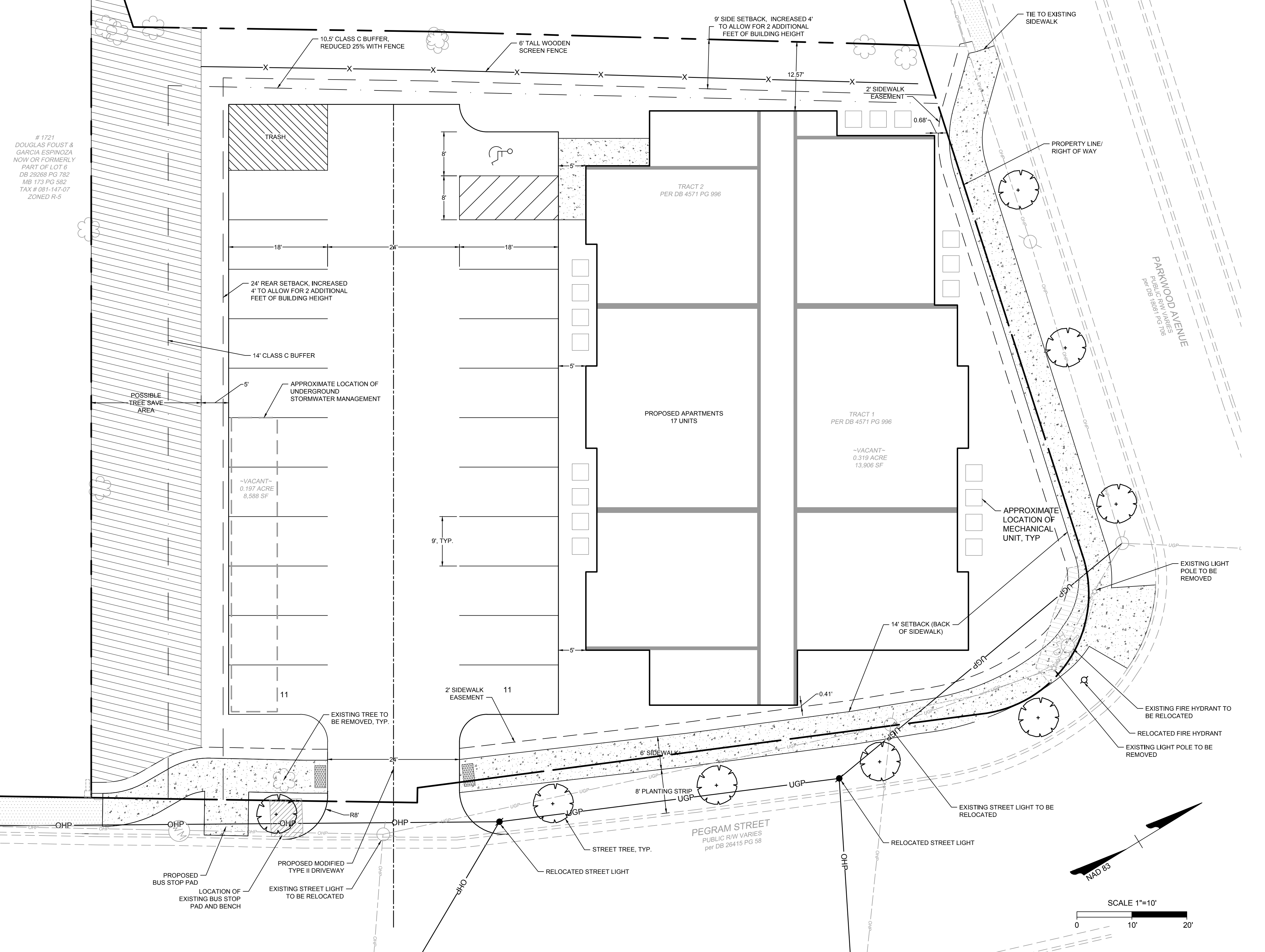
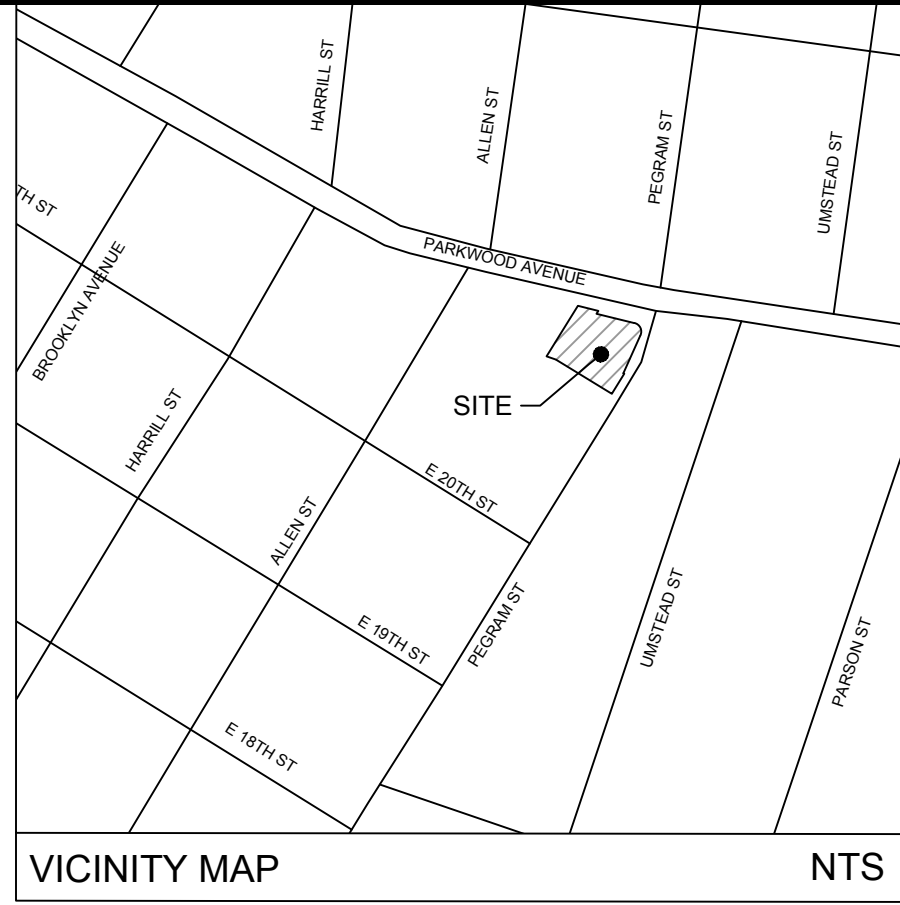
EXISTING USES: VACANT

PROPOSED USES: APARTMENTS

MAX. BUILDING HEIGHT: 40' (3 STORIES) INCREASED TO 42' WITH 4' INCREASE TO REAR AND SIDE YARD SETBACKS

PARKING:
REQ. PARKING: 1 SPACE PER UNIT X 17 ROOMS = 17 SPACES
STANDARD: 21 SPACES
ACCESSIBLE: 1 SPACES
TOTAL: 22 SPACES

TREE SAVE:
REQUIRED: 0.08 AC (15%)
PROVIDED: 0.08 AC MINIMUM



neighboring
concepts

ARCHITECTURE ■ PLANNING ■ INTERIORS

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Washad St., Suite 200
Charlotte, NC 28202
TEL: 704.602.8800 FAX: 704.376.1076
www.timmons.com
North Carolina License No. C-1652

REVISION DESCRIPTION	

DATE	
10/2/19	
DRAWN BY	S.ELIASON
DESIGNED BY	S.ELIASON
CHECKED BY	J.DOLAN
SCALE	1"=10'

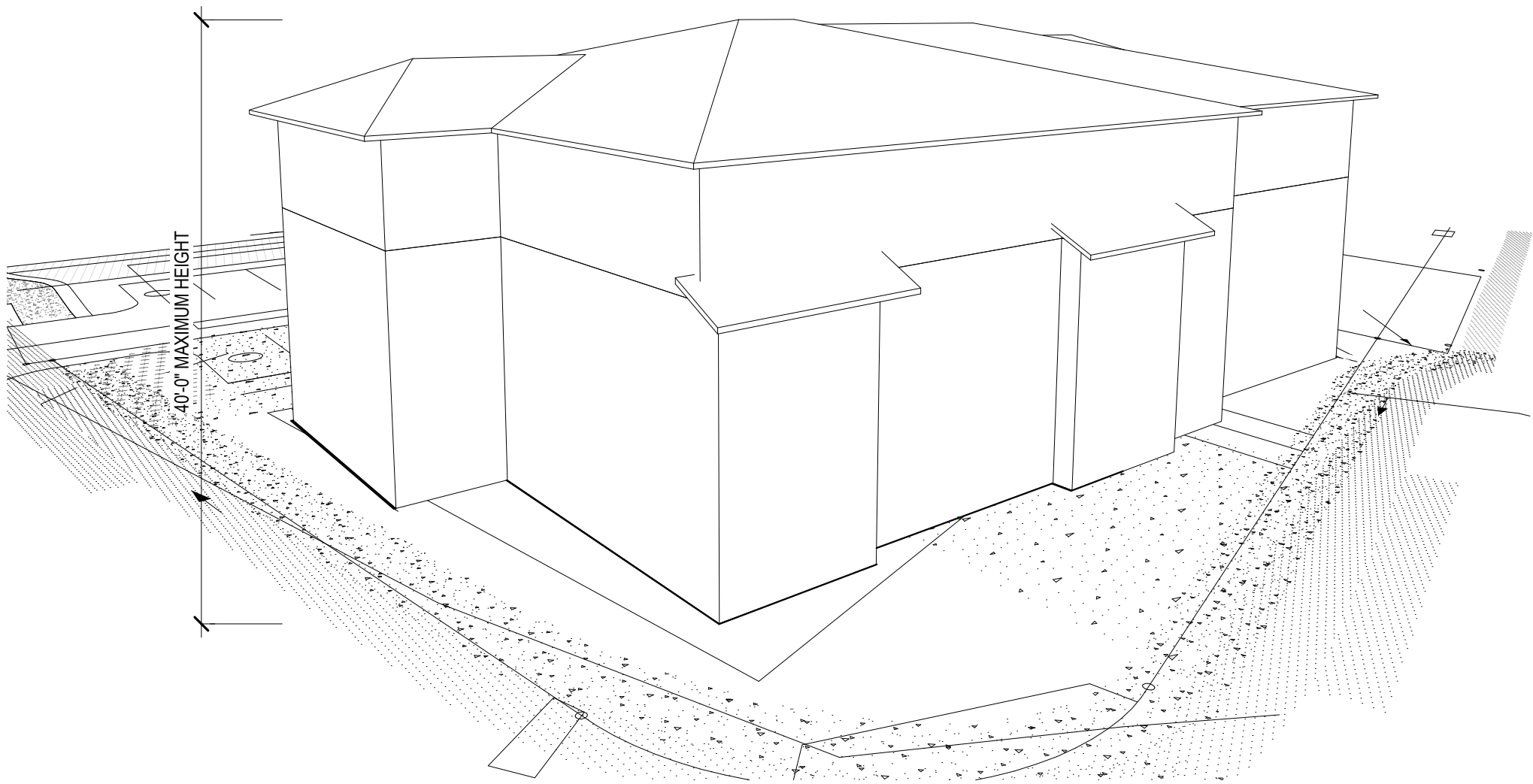
YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

1118 PARKWOOD AVENUE
Charlotte, North Carolina
REZONING PLAN

JOB NO.	44497
SHEET NO.	RZ100

10/15/2019 2:14:53 PM C:\Users\allison\Documents\18-010_1118 Parkwood_R19_Central_allison@neighboringconcepts.com.rvt



1 Preliminary Massing Sketch
RZ01 SCALE: NOT TO SCALE

NOT FOR
CONSTRUCTION

1118 Parkwood Ave

No.	Description	Date

Project Status

PRELIMINARY
MASSING

ISSUE DATE 10/15/2019

CHECKED JDM

SHEET BY AGM

PROJECT NUMBER
18-010

RZ01

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-157
Petition #: _____
Date Filed: 10/16/2019
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A Attached Hereto

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

Date Property Acquired: See Exhibit A

Property Address: See Exhibit A

Tax Parcel Number(s): 029-341-04 and 029-341-03

Current Land Use: Single family residential Size (Acres): +/- 8.5 acres

Existing Zoning: R-4 Proposed Zoning: R-8 MF (CD)

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

Required Rezoning Pre-Application Meeting* with: Kent Main, Michael Russell, Grant Meacci and Isaiah Washington
Date of meeting: July 10, 2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a residential community on the site.

John Carmichael (Robinson Bradshaw)

Name of Rezoning Agent

101 N. Tryon Street, Suite 1900

Agent's Address

Charlotte, NC 28246

City, State, Zip

704-377-8341

Telephone Number

Fax Number

jcarmichael@robinsonbradshaw.com

E-Mail Address

ABP DEVELOPMENT LLC

By: [Signature]

Signature of Property Owner

Patina Durham

(Name Typed / Printed)

ABP Development LLC (c/o Patina Durham)

Name of Petitioner(s)

5136 Berkeley Park Court

Address of Petitioner(s)

Charlotte, NC 28277

City, State, Zip

704-618-9284

Telephone Number

Fax Number

Psdi2775@gmail.com

E-Mail Address

ABP DEVELOPMENT LLC

By: [Signature]

Signature of Petitioner

Patina Durham

(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by ABP Development LLC

Property Owner Information, Acquisition Dates, Site Addresses and

Tax Parcel Numbers

Tax Parcel No. 029-341-04

ABP Development LLC
5136 Berkeley Park Court
Charlotte, NC 28277

Acquisition Date: May 3, 2017

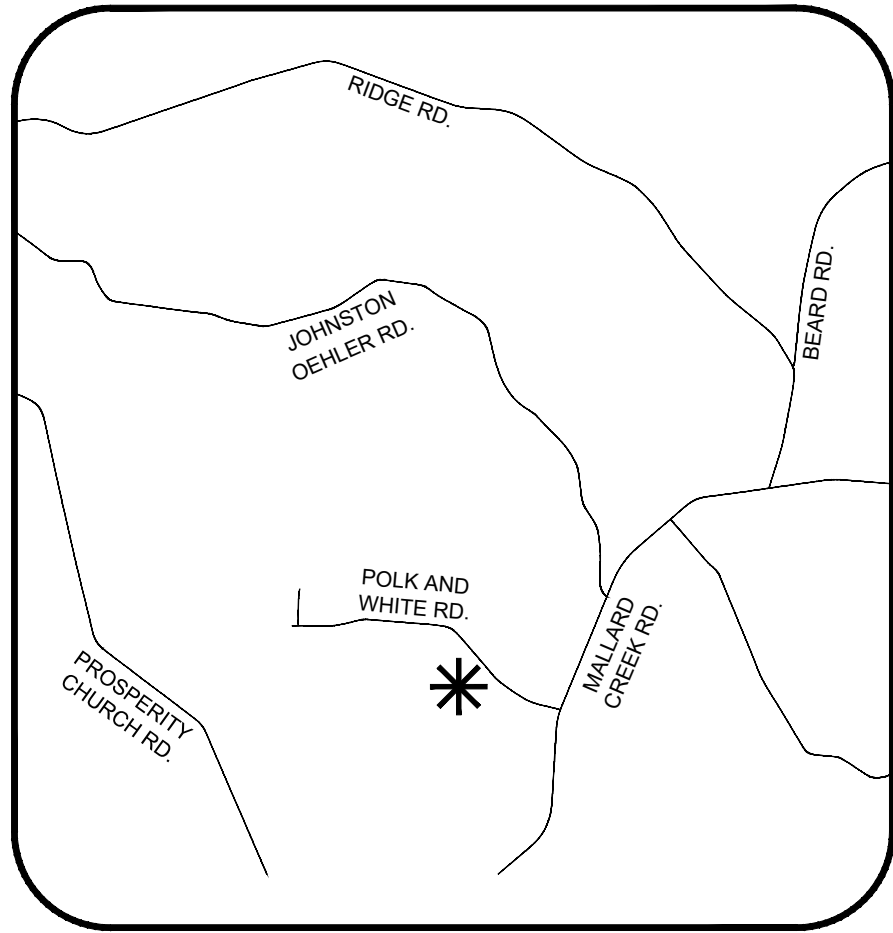
Site Address: 2809 Polk and White Road

Tax Parcel No. 029-341-03

ABP Development LLC
5136 Berkeley Park Court
Charlotte, NC 28277

Acquisition Date: October 8, 2019

Site Address: 2721 Polk and White Road



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

SITE AREA: ±8.5 ACRES

TAX PARCELS: 029-341-03 AND 029-341-04

EXISTING ZONING: R-4

PROPOSED ZONING: R - 8MF

EXISTING USES: RESIDENTIAL/VACANT

PROPOSED USES: SINGLE-FAMILY RESIDENTIAL

NOT FOR
CONSTRUCTION

POLK AND WHITE
SINGLE FAMILY

CHARLOTTE, NC
REZONING PETITION #2019-XXX

LANDDESIGN PROJ.# 1019311

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10.03.19

DESIGNED BY: JRY
DRAWN BY: EHK
CHECKED BY: FJM

SCALE

VERT: N/A
HORZ: 1"=50'

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1

SITE LEGEND

PROPERTY LINE	
PROPOSED PUBLIC STREET	
DEVELOPMENT AREAS	
PROPOSED R/W	
PROPOSED SETBACK	
PROPOSED BUILDING FRONTAGE	

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

POLK AND WHITE
SINGLE FAMILY

CHARLOTTE, NC
REZONING PETITION #2019-XXX

LANDDESIGN PROJ.# 1019311

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10.03.19

DESIGNED BY: JRY
DRAWN BY: EHK
CHECKED BY: FJM

SCALE NORTH
VERT: N/A
HORZ: 1"=50'
0 25' 50' 100'

SHEET TITLE

SCHEMATIC SITE DATA
OPTION A

SHEET NUMBER

RZ-2

DEVELOPMENT STANDARDS

September 23, 2019

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by ABP Development LLC to accommodate the development of a residential community on that approximately 8.5 acre site located on the south side of Polk and White Road, between Hattie Little Street and Mallard Creek Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 029-341-04 and 029-341-03.
- 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 R-8 MF 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 internal public streets, internal private drives and/or alleys 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 Site is divided into three separate development areas on the Rezoning Plan designated as Development Area A, Development Area B and Development Area C. The dwelling units referenced below under Permitted Uses and any accessory structures shall be located within one of the development areas. Additionally, public streets, private drives and/or alleys and open space/tree save areas may be located in the development areas.
- 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 68 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-8 MF zoning district.
- The dwelling units may only be comprised of single family detached dwelling units, single family attached dwelling units or a 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.
- The Site will be served by internal public streets and may also be served by internal private drives and/or alleys. Minor adjustments to the locations of the internal public streets and the internal private drives and or alleys shall be allowed during the construction permitting process.

D. Architectural Standards

- The maximum height in feet of the dwelling units to be located on the Site shall be 48 feet.
- The primary exterior building materials for the 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 masonite may not be used as an exterior building material on any dwelling unit to be 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 minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's public street frontages. The width of the planting strip and/or the sidewalk may be reduced as necessary to tie into an existing sidewalk located on Polk and White Road.
- The sidewalks described above in paragraph 1 may be located in a sidewalk utility easement.

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.
- The maximum height of any freestanding lighting fixtures installed on the Site, excluding street lights located along public streets, shall be 21 feet.

G. Environmental

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

H. 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.

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDESIGN.COM

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

POLK AND WHITE
SINGLE FAMILY

CHARLOTTE, NC
REZONING PETITION #2019-XXX

LANDESIGN PROJ.#

1019311

REVISION / ISSUANCE

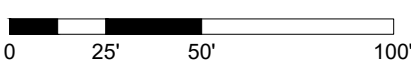
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10.03.19

DESIGNED BY: JRY
DRAWN BY: EHK
CHECKED BY: FJM

SCALE

NORTH

VERT: N/A
HORZ: 1"= 50'



SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-158
Petition #: _____
Date Filed: 10/18/2019
Received By: By

Complete All Fields (Use additional pages if needed)

Property Owner: David E. Beaty & George M. Beaty; Honey Properties, Inc.

Owner's Address: 567 Roundhouse Lane; 6701 Fairview Rd Ste C City, State, Zip: Charlotte, NC 28226; 28210

Date Property Acquired: 1/1/1975; 3/6/2012; 8/16/2007

Property Address: 616, 618 and 620 East Woodlawn Road

Tax Parcel Number(s): 171-011-57, 171-011-56, and 171-011-55

Current Land Use: Residential Size (Acres): +/- 3.6 acres

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

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

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

Date of meeting: 5/28/2019

(*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 townhome community

Brittany Lins
Collin Brown and ~~Danley Patrick, Jr.~~
Name of Rezoning Agent
~~214 N. Tryon Street, 17th Floor~~ 1420 E. 7th Street
Agent's Address Suite 100
Charlotte, NC 28202 28204
City, State, Zip
~~704-231-7531~~ 704-200-2637 ~~704-252-2221~~
Telephone Number Fax Number
collin.brown@alexanderricks.com
~~collin.brown@kkgates.com / brittany.lins@kkgates.com~~
E-Mail Address Brittany.Lins@alexanderricks.com

See Attached Joinder Agreement
Signature of Property Owner

See Attached Joinder Agreement
(Name Typed / Printed)

MPV Properties
Name of Petitioner(s)
2400 South Blvd #3000
Address of Petitioner(s)
Charlotte, NC 28203
City, State, Zip
704-488-2100
Telephone Number Fax Number
bwpatrick@mpvre.com
E-Mail Address

Bailey W. Patrick
Signature of Petitioner

Bailey W. Patrick
(Name Typed / Printed)

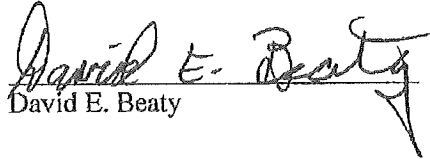
REZONING PETITION NO. 2019-xxx

MPV PROPERTIES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of those parcels of land located at 616 and 618 East Woodlawn Road in the City of Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 171-011-57 and 171-011-56 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 14th day of OCTOBER, 2019


David E. Beaty

George M. Beaty

REZONING PETITION NO. 2019-xxx

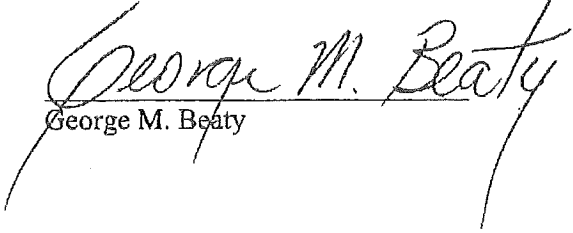
MPV PROPERTIES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of those parcels of land located at 616 and 618 East Woodlawn Road in the City of Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 171-011-57 and 171-011-56 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 14th day of October, 2019

David E. Beaty



George M. Beaty

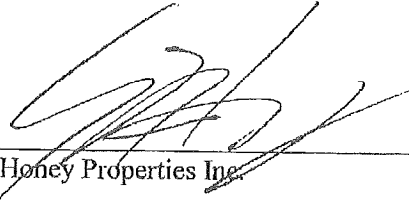
REZONING PETITION NO. 2019-xxx

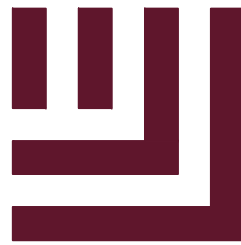
MPV PROPERTIES, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 620 East Woodlawn Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 171-011-55 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 14th day of October, 2019


Honey Properties Inc.



McAdams

The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

JASON MCARTHUR
MISSION PROPERTIES
1114 CLEMENT AVENUE, #100
CHARLOTTE, NORTH CAROLINA 28205



EAST WOODLAWN ROAD
TOWNHOMES
PRELIMINARY DRAWINGS
620 EAST WOODLAWN ROAD
CHARLOTTE, NORTH CAROLINA 28209

REVISIONS

NO. DATE

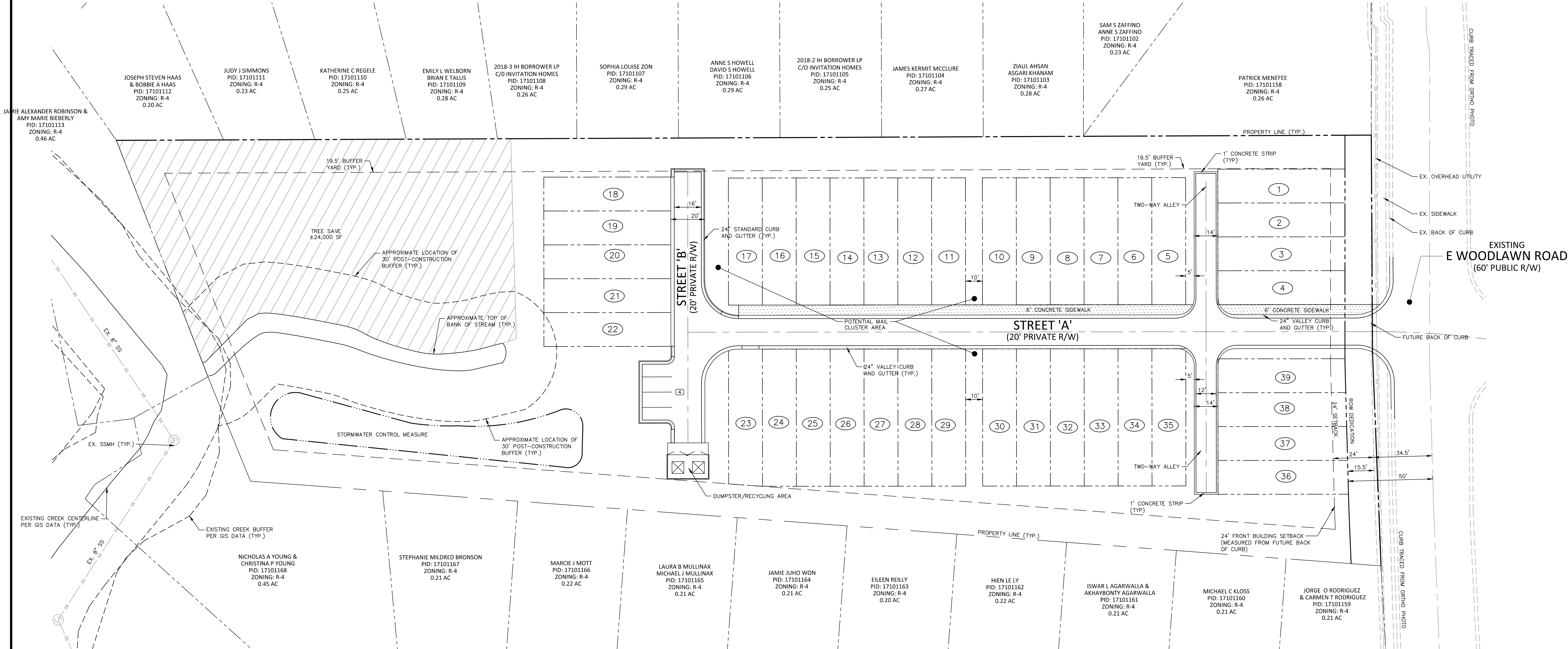
PLAN INFORMATION

PROJECT NO. MSP-19000
FILENAME MSP19000-RZ1 (10-17-2019)
CHECKED BY MDD
DRAWN BY CEG
SCALE 1" = 30'
DATE 10.17.2019

SHEET

REZONING PLAN

RZ.1

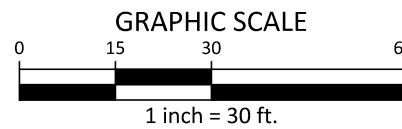
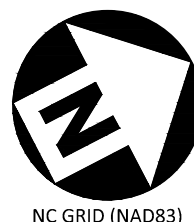


SITE DATA

DEVELOPER	MISSION PROPERTIES 1114 CLEMENT AVENUE, SUITE 100 CHARLOTTE, NORTH CAROLINA 28205
SITE AREA:	SITE ACREAGE: ±3.65 AC
EXISTING ZONING:	R-4 AND UR-2(CD)
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED DENSITY:	± 10.68 DU/AC
PROPOSED NUMBER OF UNITS:	39
MAXIMUM BUILDING HEIGHT:	40 FT (MEASURED AT THE REQUIRED SETBACK, SIDE AND REAR YARD LINES, MAX HEIGHT 45') 24 FT FROM FUTURE BACK OF CURB
FRONT YARD SETBACK:	5 FT
SIDE YARD SETBACK:	10 FT
REAR YARD SETBACK:	10 FT MIN.
BUILDING SEPARATION:	19.5 FT
BUFFER YARD WIDTH:	82 SPACES (2 PER UNIT AND 4 GUEST SPACES)
AUTOMOBILE PARKING PROVIDED:	PERMITTING TO BE COORDINATED WITH ACCE
PROPOSED STREAM IMPACTS:	0.547 AC (15%)
TREE SAVE REQUIRED:	0.55 AC (15%)
TREE SAVE PROVIDED:	

SITE LEGEND

		ACCESSIBLE RAMPS
TYPE A	TYPE B	
		CENTERLINE
		PROPERTY LINE
		SETBACK
		SANITARY SEWER EASEMENT
		STORM DRAINAGE EASEMENT
		LOT LINE
		CURB AND GUTTER
		CONCRETE SIDEWALK/PAD
		TREE SAVE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



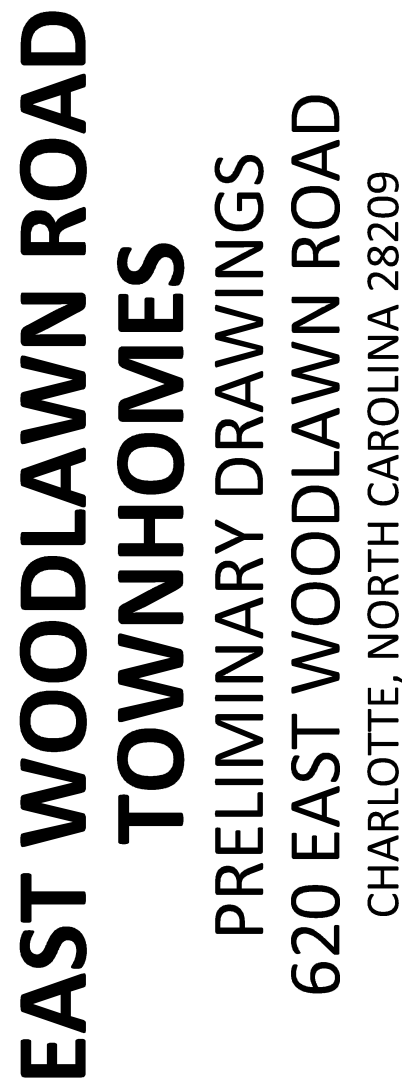
Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT
LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION
OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE
THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



www.mcadamsco.com

JASON MCARTHUR
MISSION PROPERTIES
1114 CLEMENT AVENUE, #100
CHARLOTTE, NORTH CAROLINA 28205



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

PROJECT NO.	MSP-19000
FILENAME	MSP19000-RZ1 (10-17-2019)
CHECKED BY	MDD
DRAWN BY	CEG
SCALE	NTS
DATE	10.17.2019

REZONING NOTES

RZ.2

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.

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-159

Petition #:	_____
Date Filed:	10/23/2019
Received By:	Bf

Complete All Fields (Use additional pages if needed)

Property Owner: Zepsa Properties, LLC.

Owner's Address: 1501 Westinghouse Blvd City, State, Zip: Charlotte, NC 28273

Date Property Acquired: 1992

Property Address: 4516 Nations Crossing Road, Charlotte, NC 28217

Tax Parcel Number(s): 149-034-06

Current Land Use: Industrial Size (Acres): 0.952

Existing Zoning: MUDD-O (CD) Proposed Zoning: TOD-TR

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

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

Date of meeting: 10/16/2019

(*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: _____

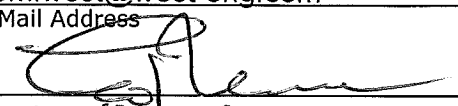
Thomas C. West
Name of Rezoning Agent

PO Box 470303
Agent's Address

Charlotte, NC 28247
City, State, Zip

(704) 583-9378 (704) 583-4118
Telephone Number Fax Number

tom.west@west-eng.com
E-Mail Address


Signature of Property Owner

Ed Zepa
(Name Typed / Printed)


Ed Zepa
Name of Petitioner(s)

1501 Westinghouse Blvd.
Address of Petitioner(s)

Charlotte, NC 28273
City, State, Zip

(704) 583-9220 (704) 583-9674
Telephone Number Fax Number

ed@zepa.com
E-Mail Address


Signature of Petitioner

Ed Zepa
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-160

Petition #:	_____
Date Filed:	<u>10/24/2019</u>
Received By:	<u>Rf</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Mciver L. and Barbara M. Vann; Robert W. Cathey & Rebecca Auten; Alexandria Leigh Vann Supino & Michael Salvatore Supino; Timothy R. & Phyllis B. Ramsey; Thomas G. & Tamara C. Robinson; Frances E. McDonald

Owner's Address: 9466 and 9120 Hutchinson Ln; 7324 Pleasant Grove Rd; 12523 Shelter Cove Ln; 2759 and 2709 Kelly Rd
City, State, Zip: Charlotte, NC 28216

Date Property Acquired: 6/6/1997; 6/9/1986; 7/21/1972; 12/05/1994; 7/9/1999; 10/13/1995; 2/25/1986; 2/23/2017; 4/13/1999; 8/2/1988; 9/3/2019

Property Address: unnumbered parcels, 9466, 9216, 9122, 9120 Hutchinson Lane; 2759 and 2709 Kelly Rd

Tax Parcel Number(s): 033-231-01; 033-051-03; 033-051-16; 033-051-21; 033-051-31; 033-051-32; 033-051-33; 033-051-34; 033-051-41; 033-051-10; 033-051-15

Current Land Use: Vacant Size (Acres): +/- 80.78 acres

Existing Zoning: R-3 Proposed Zoning: MX-2(INNOV)

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

Required Rezoning Pre-Application Meeting* with: Michael Russell, Jason Prescott, Charlotte Lamb, Kent Main
Date of meeting: 10/2/2019

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: to accommodate a residential development with innovative design standards in order to protect environmentally sensitive areas and preserve green space

Collin Brown & Brittany Lins

Name of Rezoning Agent

1420 E. 7th Street, Suite 100

Agent's Address

Charlotte, NC 28204

City, State, Zip

704-200-2637

Telephone Number

Fax Number

**Collin.Brown@alexanderricks.com /
Brittany.Lins@alexanderricks.com**

E-Mail Address

See Attached Joinder Agreement

Signature of Property Owner

See Attached Joinder Agreement

(Name Typed / Printed)

Meritage Homes of the Carolinas, Inc.

Name of Petitioner(s)

13925 Ballantyne Corporate Place, Suite 300

Address of Petitioner(s)

Charlotte, NC 28277

City, State, Zip

704-944-8943

Telephone Number

704-944-8910

Fax Number

reid.owen@meritagehomes.com

E-Mail Address

J. Reid Owen
Signature of Petitioner

J. Reid Owen
(Name Typed / Printed)

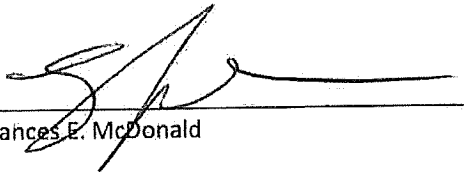
REZONING PETITION NO. 2019-_____

MERITAGE HOMES

Joinder Agreement

The undersigned as the owner of that parcel of land located at 2709 Kelly Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-051-15 on the Mecklenburg County Tax Maps 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.

X This 15 day of October, 2019.

X 

Frances E. McDonald

REZONING PETITION NO. 2019-_____

MERITAGE HOMES

Joinder Agreement

The undersigned as the owners of those parcels of land located in Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 033-231-01, 033-051-03, 033-051-21, and 033-051-31 on the Mecklenburg County Tax Maps 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 17 day of Oct., 2019.


Mciver L. Vann, Jr.


Barbara M. Vann

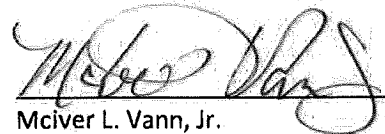
REZONING PETITION NO. 2019-_____

MERITAGE HOMES

Joinder Agreement

The undersigned as the owner of those parcels of land located in Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 033-051-16 and 033-051-32 on the Mecklenburg County Tax Maps 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 17 day of Oct, 2019.



Mciver L. Vann, Jr.

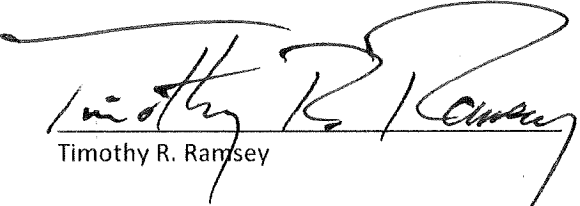
REZONING PETITION NO. 2019-_____

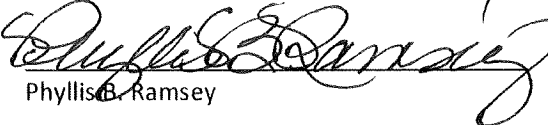
MERITAGE HOMES

Joinder Agreement

The undersigned as the owners of that parcel of land located in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-051-41 on the Mecklenburg County Tax Maps and which is 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 15th day of October, 2019.


Timothy R. Ramsey


Phyllis B. Ramsey


REZONING PETITION NO. 2019-_____

MERITAGE HOMES

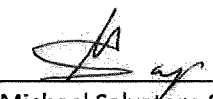
Joinder Agreement

The undersigned as the owners of that parcel of land located at 9120 Hutchinson Lane in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-051-34 on the Mecklenburg County Tax Maps and which is 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 14th day of October, 2019.



Alexandria Leigh Vann Supino



Michael Salvatore Supino

REZONING PETITION NO. 2019-_____

MERITAGE HOMES

Joinder Agreement

The undersigned as the owners of that parcel of land located at 2759 Kelly Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-051-10 on the Mecklenburg County Tax Maps and which is 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 17 day of October, 2019.



Thomas G. Robinson



Tamara C. Robinson

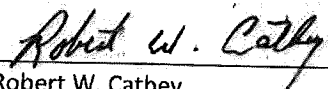
REZONING PETITION NO. 2019-_____


MERITAGE HOMES

Joinder Agreement

The undersigned as the owners of that parcel of land located in Mecklenburg County, North Carolina that is designated as Tax Parcel No.033-051-33 on the Mecklenburg County Tax Maps and which is 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 15 day of Oct, 2019.


Robert W. Cathey

x 
Rebecca Auten



DEVELOPMENT SUMMARY

PARCEL #:

	03323101
	03305103
	03305116
	03305121
	03305131
	03305132
	03305133
	03305134
	03305141
	03305110
	03305115

EXISTING ZONING: R3 (RESIDENTIAL)

GIS PARCEL ACREAGE: ≈80.78 AC

EXISTING USE: VACANT

PROPOSED USE: MULTI-FAMILY, ATTACHED

PROPOSED ZONING: MX-2(INNOV)

TOTAL NUMBER OF LOTS: 280

PROPOSED DENSITY: 3.47 D.U.A (≈80.78 AC.)

RIGHT-OF-WAY WIDTH: 5'±

AREA IN RIGHT-OF-WAY: 9.9± AC.

STORMWATER POND AREA: 3.85 AC.

AREA WITHIN STREAM BUFFER: 12.± AC.

TREE SAVE/NATURAL AREA:

OVERALL SITE: ≈80.78 AC.

EXISTING UTILITY EASEMENTS: ≈66.66 AC.

AREA USED FOR TREE SAVE CALC.: ≈74.12 AC.

REQUIRED TREE SAVE: 11.12 AC. (15.0±)

TREE SAVE PROVIDED: 11.12 AC. (15.0±)

OPEN SPACE AREA:

OPEN SPACE REQUIRED: 8.08 ACRES (10±)

OPEN SPACE PROVIDED: 18.08 ACRES (21.0±)

LEGEND ☐

TREE SAVE

EXISTING CLT WATER EASEMENT

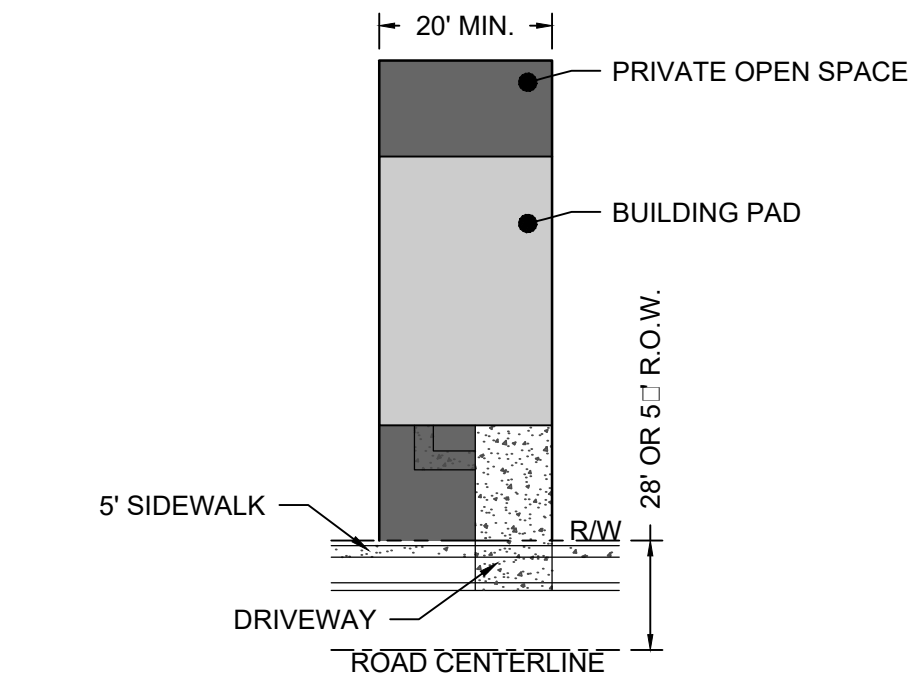
PCCO BU~~CKER~~

37.5' CLASS C BU~~CKER~~ W/ BERM/~~ENCE~~

30' REVERSE ~~FRONTAGE~~ BU~~CKER~~

50' CLASS C PERIMETER BU~~CKER~~ OR 37.5'
CLASS C BU~~CKER~~ WITH BERM OR ~~ENCE~~

TYPICAL TOWNHOUSE
UNIT (20' MIN):



NOTE

- 400 S MINIMUM PRIVATE OPEN SPACE PER UNIT REQUIRED.
- 20' MINIMUM SETBACK FROM FACE OF GARAGE TO RIGHT OF WAY
- PRODUCT/LOT WIDTH AS SCHEMATIC IN NATURE AND MAY BE LARGER THAN 20' AS SHOWN ON TYPICAL TOWNHOUSE UNIT
- MINIMUM 8' (WIDTH) X 20' (DEPTH) DRIVEWAY SHALL ACCOUNT FOR 1 PARKING SPACE MINIMUM 11' (WIDTH) X 20' (DEPTH) DRIVEWAY SHALL ACCOUNT FOR 2 PARKING SPACES.
- SINGLE CAR GARAGE SHALL ACCOUNT FOR 1 PARKING SPACE TWO CAR GARAGE SHALL ACCOUNT FOR 2 PARKING SPACES.

GENERAL NOTE

1. ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
2. ROADWAY ALIGNMENTS DEPICTED ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. THE FINAL LAYOUT, LOCATION AND SIZES ARE GRAPHIC REPRESENTATIONS AND MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS; HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT.
3. BASE INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS.
4. CLASS C BUFFER CAN BE DISTURBED AND REPLANTED AS NEEDED FOR ALL PROJECT DEVELOPMENT INCLUDING BUT NOT LIMITED TO GRADING, DRAINAGE INSTALLATION, BERM PLACEMENT AND UTILITY INSTALLATION.



PROJECT:

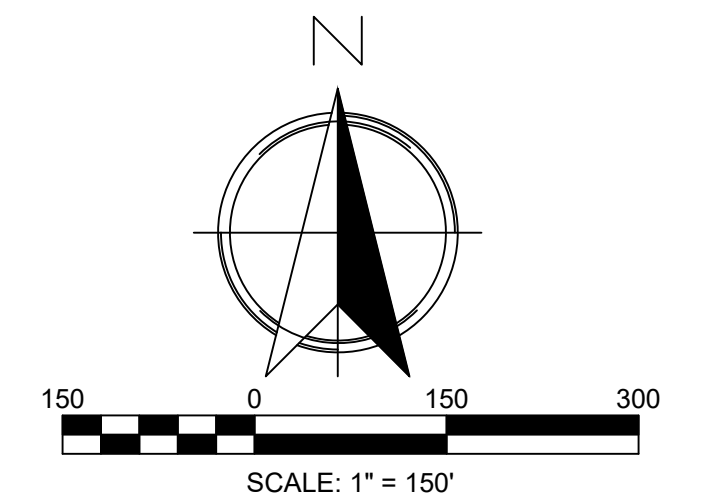
[illegible]

SHEET TITLE:

C

P

SEAL:



PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	OCTOBER 2019
DRAWING NUMBER:	

WKD PROJ. NO.:

REVISED:	
DATE:	COMMENT:

COPYRIGHT © W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.

REZONING PLAN

DEVELOPMENT DATA TABLE

SITE AREA:	7- 80.78 ACRES
TAX PARCELS:	03323101, 03305103, 03305111, 03305121, 03305131, 03305132, 03305133, 03305134, 03305141,03305110, AND 03305115
EXISTING ZONING:	R-3
PROPOSED ZONING:	MX-2(INNOV)
EXISTING USE:	VACANT
PROPOSED USES:	UP TO 280 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS
MAXIMUM BUILDING HEIGHT:	UP TO FORTY-FIVE (45) FEET
PARKING:	SHALL MEET OR EXCEED ORDINANCE STANDARDS

I. GENERAL PROVISION

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MERITAGE HOMES OF THE CAROLINAS, INC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 80.78-ACRE SITE LOCATED ON THE EAST SIDE OF HUTCHINSON LANE AND NORTH OF PLEASANT GROVE ROAD, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 03323101, 03305103, 03305111, 03305121, 03305131, 03305132, 03305133, 03305134, 03305141, 03305110, AND 03305115.
- 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, OR AS OTHERWISE PROVIDED IN THE INNOVATIVE STANDARDS OF SECTION III BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-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 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 207 OF THE ORDINANCE.

II. PERMITTED USE

- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF TWO HUNDRED EIGHTY (280) SINGLE-FAMILY ATTACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE MX-2 ZONING DISTRICT.

III. INNOVATIVE STANDARD

THE PETITIONER REQUESTS THE FOLLOWING MODIFICATIONS TO THE MX-2 ZONING DISTRICT, AS PERMITTED IN SECTION 11.208 OF THE ORDINANCE:

- MINIMUM LOT (UNIT) WIDTH OF TWENTY (20) FEET AND MINIMUM BUILDING WIDTH OF FORTY (40) FEET
- MINIMUM LOT (UNIT) AREA OF ONE THOUSAND NINE HUNDRED (1,900) SQUARE FEET AND MINIMUM BUILDING AREA OF THREE THOUSAND EIGHT HUNDRED (3,800) SQUARE FEET
- MINIMUM SEPARATION BETWEEN BUILDINGS OF TEN (10) FEET AND
- MINIMUM SIDE SETBACK WIDTH OF TEN (10) FEET ADJACENT TO RIGHTS-OF-WAY.

IV. 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 THESE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- A MAXIMUM OF ONE (1) ACCESS POINT SHALL BE PROVIDED ALONG HUTCHINSON LANE AND ONE (1) ACCESS POINT ALONG KELLY ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY ALONG THE SITE'S FRONTAGE OF HUTCHINSON LANE AND KELLY ROAD IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

V. ARCHITECTURAL STANDARD

- 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, VINYL SIDING, VINYL, ALUMINUM WRAPPED WOOD CLADDING, AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
- PROHIBITED EXTERIOR BUILDING MATERIALS: CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
- PITCHED ROOFS: IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12. EXCEPT THAT ROOFS OR 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 ADDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS, DECORATIVE HANDLES/STRAPS, OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- 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.
- PORCHES OR STOOPS SHALL BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING.
- ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF EIGHT (8) UNITS PER BUILDING OR A MAXIMUM WIDTH OF ONE HUNDRED SEVENTY-FIVE (175) FEET PER BUILDING ALONG ALL PUBLIC AND PRIVATE STREETS.
- ALL TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) CAR.

VI. ENVIRONMENTAL TREATMENT

- 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 TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

VII. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/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.

VIII. AMENDMENT 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 OF THE ORDINANCE.

IX. VESTING RIGHT

IF THIS REZONING PETITION IS APPROVED BY THE CHARLOTTE CITY COUNCIL THEN, PURSUANT TO SECTION 1.110 OF THE ORDINANCE, THE PETITIONER HEREBY REQUESTS A FIVE-YEAR VESTED RIGHT TO UNDERTAKE AND COMPLETE THE DEVELOPMENT OF THIS SITE UNDER THE TERMS AND CONDITIONS AS SO APPROVED, COMMENCING UPON APPROVAL OF THIS REZONING PETITION BY THE CHARLOTTE CITY COUNCIL. THE PETITIONER MAKES THIS REQUEST FOR A FIVE-YEAR VESTED RIGHT DUE TO THE SIZE AND PHASING OF THE PROPOSED DEVELOPMENT, MARKET CONDITIONS AND THE LEVEL OF INVESTMENT INVOLVED.

X. BINDING EFFECT OF THE REZONING DOCUMENT AND DEFINITION

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.

WK

DICKSON

community infrastructure consultants

1213 W. MOREHEAD STREET, SUITE 300

CHARLOTTE, NC 28208

(704) 334-0078

(704) 334-5348

WWW.WKDICKSON.COM

NC LICENSE NO. F-0374



1213 W. MOREHEAD STREET, SUITE 300
CHARLOTTE, NC 28208
(704) 334-0078
(704) 334-5348

WWW.WKDICKSON.COM

NC LICENSE NO. F-0374

CITY OF CHARLOTTE
PLANNING DEPARTMENT
PROJECT: 2019-XXX

PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	OCTOBER 2019

DRAWING NUMBER: 1.1

WKD PROJ. NO.:

REVISED:	COMMENT:
DATE:	

COPYRIGHT © W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT, ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-161
Petition #: _____
Date Filed: 10/25/2019
Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: 601 S Tryon LLC
Owner's Address: 227 W Trade Street, Suite 10000 City, State, Zip: Charlotte, NC 28202
Date Property Acquired: 12/12/2018
Property Address: 600 S College Street
Tax Parcel Number(s): 125-121-06
Current Land Use: Office tower under construction Size (Acres): +/- 2.4 acres
Existing Zoning: UMUD-O Proposed Zoning: UMUD-O SPA
Overlay: None Tree Survey Provided: Yes: N/A: x
Required Rezoning Pre-Application Meeting* with: _____
Date of meeting: _____

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): No.
Purpose/description of Conditional Zoning Plan: to update the signage request on approved office tower

Collin Brown & Brittany Lins

Name of Rezoning Agent

1420 E. 7th Street, Suite 100

Agent's Address

Charlotte, NC 28204

City, State, Zip

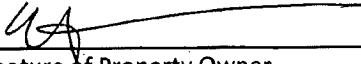
704-200-2637

Telephone Number Fax Number

Collin.Brown@alexanderricks.com /

Brittany.Lins@alexanderricks.com

E-Mail Address


Signature of Property Owner

Elizabeth A McMillan
(Name Typed / Printed)

Crescent Communities, LLC

Name of Petitioner(s)

227 W Trade Street, Suite 10000

Address of Petitioner(s)

Charlotte, NC 28202

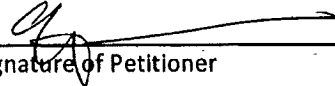
City, State, Zip

980-321-6161

Telephone Number Fax Number

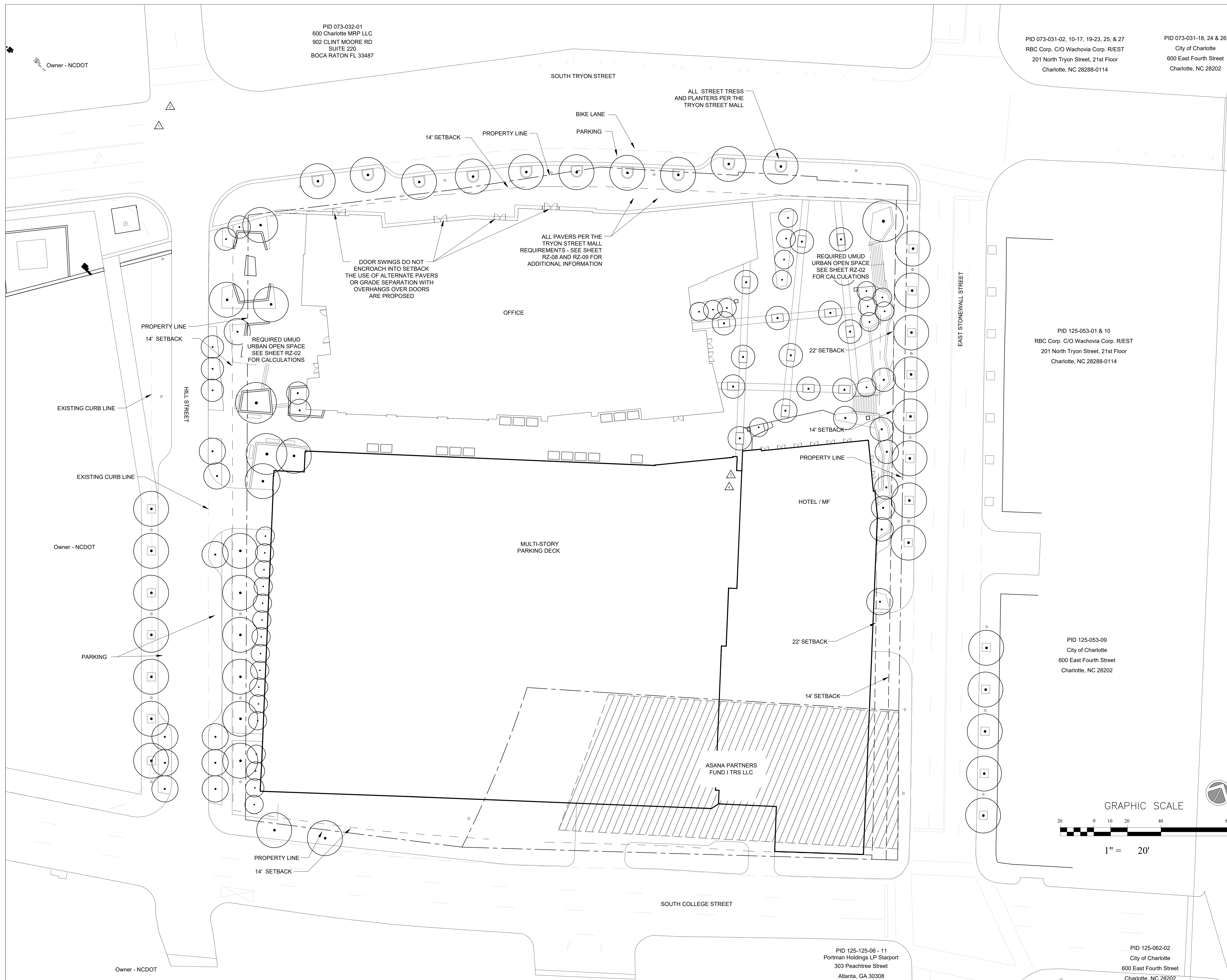
emcmillan@crescentcommunities.com

E-Mail Address


Signature of Petitioner

Elizabeth A McMillan
(Name Typed / Printed)

RZ-01



1. General Provisions

The following Development Standards are taken from the originally approved Rezoning Petition 2014-079. The minor modification associated with this rezoning are depicted on clouded language below. The purpose of this Site Plan Amendment is to obtain approval of additional “Optional” provisions allowing deviations from certain provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”) as allowed by section 9.908 of the Ordinance to provide additional development flexibility which will facilitate the development of a 3.5 +/- acre property bounded by Tryon Street, Stonewall Street, College Street and Hill Street in the City of Charlotte comprised of Mecklenburg County Tax Parcel numbers 125-121-01, 125-121-02, 125-121-03 and 125-121-05 (the “Site”). For the most part, the development standards set forth below are identical to the Development Standards in Rezoning Petition 2014-079. To be clear, provisions of Rezoning Petition 2014-079 are set forth below for ease of recognition. They do not create new entitlements in addition to those in Rezoning Petition 2014-079.

If the Petitioner seeks to take advantage of any of the “Optional” provisions approved as part of the Rezoning Petition, development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards (including any Optional provisions utilized) and the applicable provisions Ordinance. The development depicted on the Technical Data Sheet is intended to reflect in general terms, the arrangement, location and design of the component parts and street improvements for the Site as if the Optional provisions requested in these Development Standards are implemented.

However, any deviations from the UMUD minimum standards are Optional in nature and relate only to the development and street improvements proposed by the accompanying Technical Data Sheet and these Development Standards. The Site may also be developed in accordance with the standard UMUD requirements and other applicable minimum standards established by other City of Charlotte codes, ordinances and policies. Accordingly, the Petitioner expressly reserves the right to develop the Site and/or portions thereof in a manner wholly different from the development depicted on the Technical Data Sheet in any manner permitted by the Ordinance and other City of Charlotte codes, ordinances and policies as if no Optional provision had been applicable.

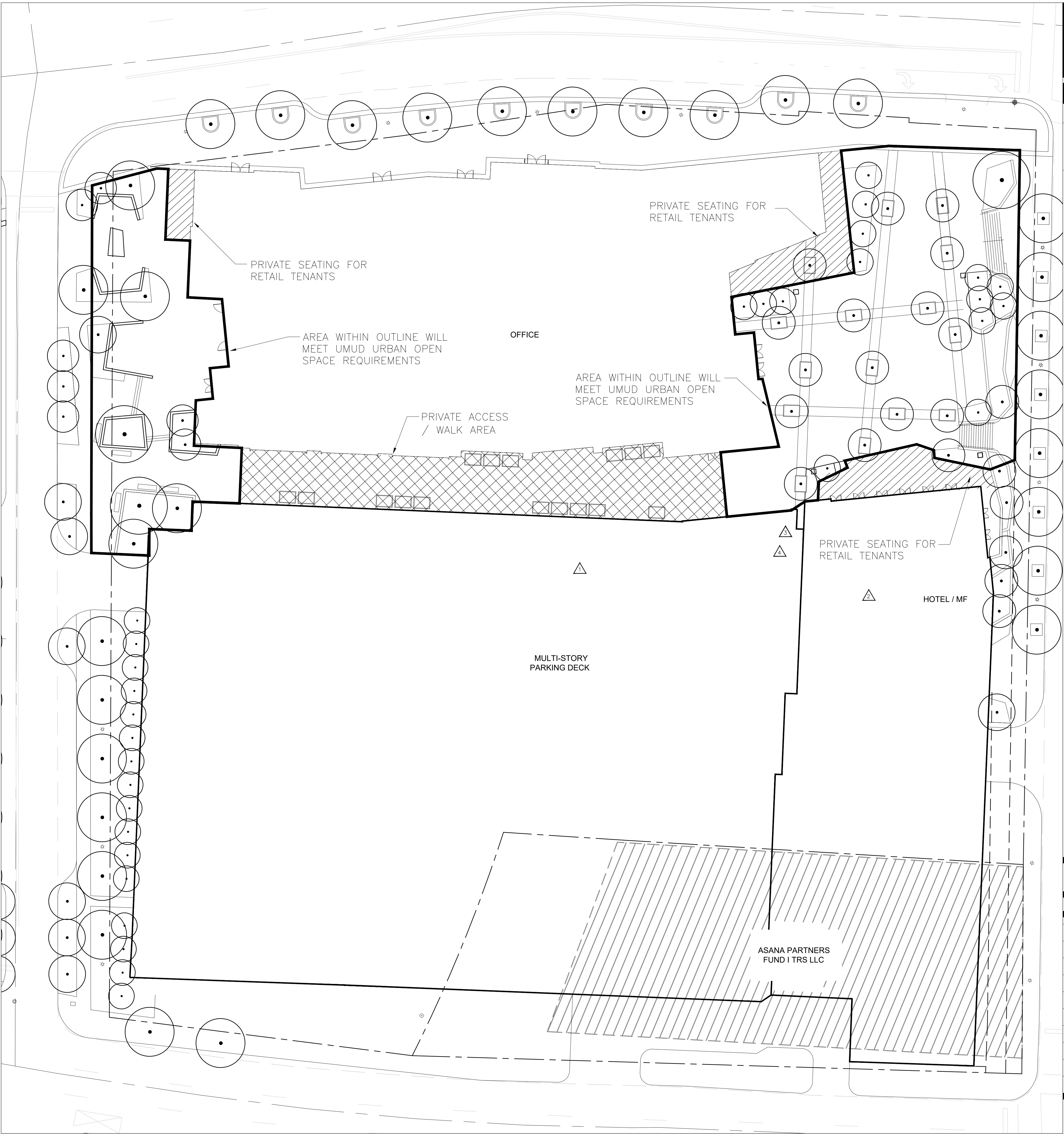
Except as otherwise provided under the UMUD-Optional provisions set forth under Paragraph 2 of these Development Standards and unless the accompanying Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UMUD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the accompanying Technical Data Sheet or its respective conditions 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.

2. UMUD Optional Provisions

Pursuant to the Optional provisions of Section 9.908 of the Ordinance, the Petitioner seeks approval of the following UMUD Optional provisions to allow deviations from specific provisions of the Ordinance in order to accommodate the development depicted on the Technical Data Sheet:

- (a) Deviations from the signage standards established under Section 9.906(e) of the Ordinance to allow up to two attached electronic signs (video or LED screen) with a maximum size of 450 square feet each. Design and location of these signs shall be reviewed and approved by the Planning Department prior to application for sign permits. This signage shall be limited to building identification, tenant identification, and artistic/civic/cultural displays or messages. Off-premises Signs and Outdoor Advertising Signage shall not be permitted.
- (b) Deviations from the signage standards established under Section 9.906(e) of the Ordinance to allow up to 3,000 square feet of wall signage per street frontage (in addition to any approved electronic signs (video or LED)). Signage shall be located with the sign zones shown on RZ-06 and RZ-07. Design and location of a master sign plan shall be reviewed and approved by the Planning Department prior to application for sign permits. This signage shall be limited to building identification, tenant identification, and artistic/civic/cultural displays or messages. Off-premises Signs and Outdoor Advertising Signage shall not be permitted.
- (c) Deviations from the street right-of-way and streetscape requirements established under 9.906(i2)(f) of the Ordinance in order to accommodate temporary retail vendor zones, within the right-of-way or setback, subject to the approval of any necessary Encroachment Agreements. The temporary retail vendor zones shall be allowed only in the location specified on the Technical Data Sheet. Any vendors within the retail vendor zone must comply with any applicable street vendor ordinances or policies.
- (e) Deviations from the street right-of-way and streetscape requirements established under Section 9.906(i2)(f) of the Ordinance to remove the requirement to provide furniture or benches within the right-of-way along the Site's Tryon Street frontage.
- (f) Deviations from setback requirements established under Section 9.905(2) of the Ordinance, and any applicable streetscape plans in order to allow a reduced setback of fourteen (14) feet measured from the back of curb along Stonewall Street. Portions of the Site's frontages on S. College Street, E. Hill Street and S. Tryon Street must comply with standard Ordinance provisions. Structures within the reduced setback area shall be limited to retaining walls and other features necessary to accommodate the publicly accessible plaza on-grade with Tryon Street, no buildings shall be permitted in the reduced setback area. Walls within the reduced setback area shall incorporate plantings, integrated seating, or other features to stimulate pedestrian interest; all as generally depicted on RZ-03, RZ-04, RZ-05 and RZ-09. Additionally, such walls shall be made of decorative architectural precast or stone or other natural materials, or a combination thereof.
- (g) Deviations from the urban open space seating and tree requirements established under Sections 9.906(4)(d) and (e) of the Ordinance to remove prescribed seating and tree requirements within any non-required, non-public open spaces areas. Standard seating and tree requirements shall be met within portions of the urban open space areas required to meet the minimum UMUD urban open space requirement. Areas not subject to seating and tree requirements are generally identified on RZ-02.
- (h) Deviations from the loading standards established under Section 9.907(2)(c) of the Ordinance to allow a 50% reduction in the number required of loading spaces.
- (i) To allow for a ten (10) foot overhead encroachment into the twenty-two (22) foot streetscape area along Stonewall Street, as recommended by the Center City Transportation Plan, in order to accommodate a cantilevered building design starting at a minimum of twenty-one (21) feet above the sidewalk, as generally depicted on Sheets RZ-01, RZ-04, and RZ-11 of the Rezoning Plan. To be clear, this encroachment area shall not be permitted at the building's base level.



DEVELOPMENT DATA TABLE

Site Area:	3.5 acres +/-
Tax Parcels:	125-121-01, 125-121-02, 125-121-03, 125-121-05
Existing Zoning:	UMUD and UMUD-O
Proposed Zoning:	UMUD-O and UMUD-O (SPA)
Existing Uses:	Office, Vacant Buildings and Surface Parking Lots
Proposed Use:	All Uses Permitted in UMUD District
Maximum Development:	N/A
Maximum Square Footage:	N/A
Maximum FAR:	N/A
Maximum Building Height:	N/A
Parking:	Must satisfy or exceed UMUD minimum requirements

LITTLE

DIVERSIFIED ARCHITECTURAL CONSULTING

5815 Westpark Drive Charlotte, NC 28217

T: 704.525.6350 F: 704.561.8700

www.littleonline.com

This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing, without their written consent is prohibited and any infringement will be subject to legal action.

© Little 2014

TRYON PLACE

PROJECT TEAM

PRINCIPAL IN CHARGE
EDDIE PORTIS, AIA, LEED® AP BD+C

PROJECT MANAGER
FRANK DEBOLT, AIA, LEED® AP BD+C

PROJECT ARCHITECT
CHRISTOPHER HOYT, AIA

PROJECT ENGINEER

PROJECT NO.

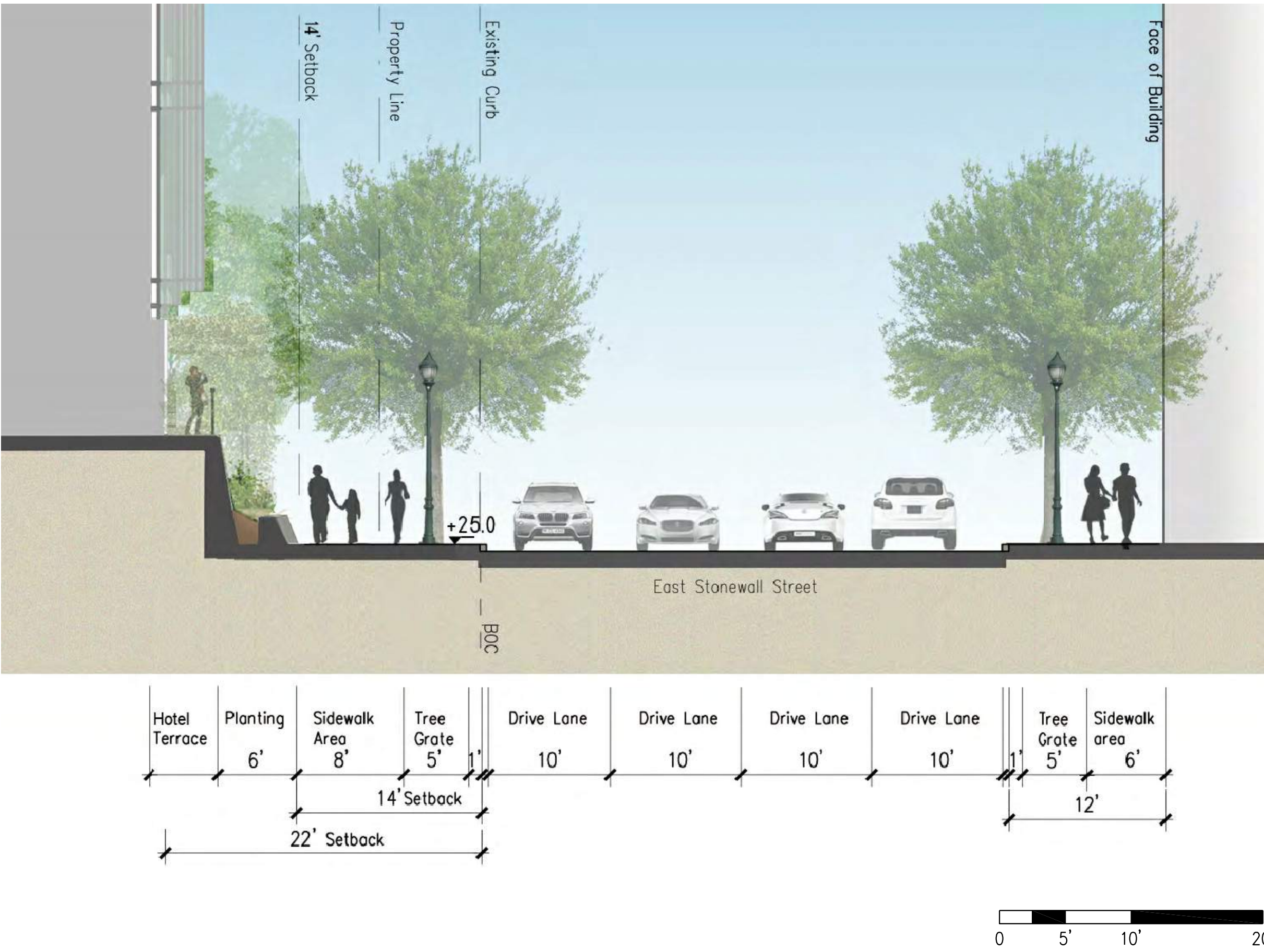
132.9153.00

DEVELOPMENT STANDARDS AND REQUIRED UMUD URBAN OPEN SPACE CALCULATIONS

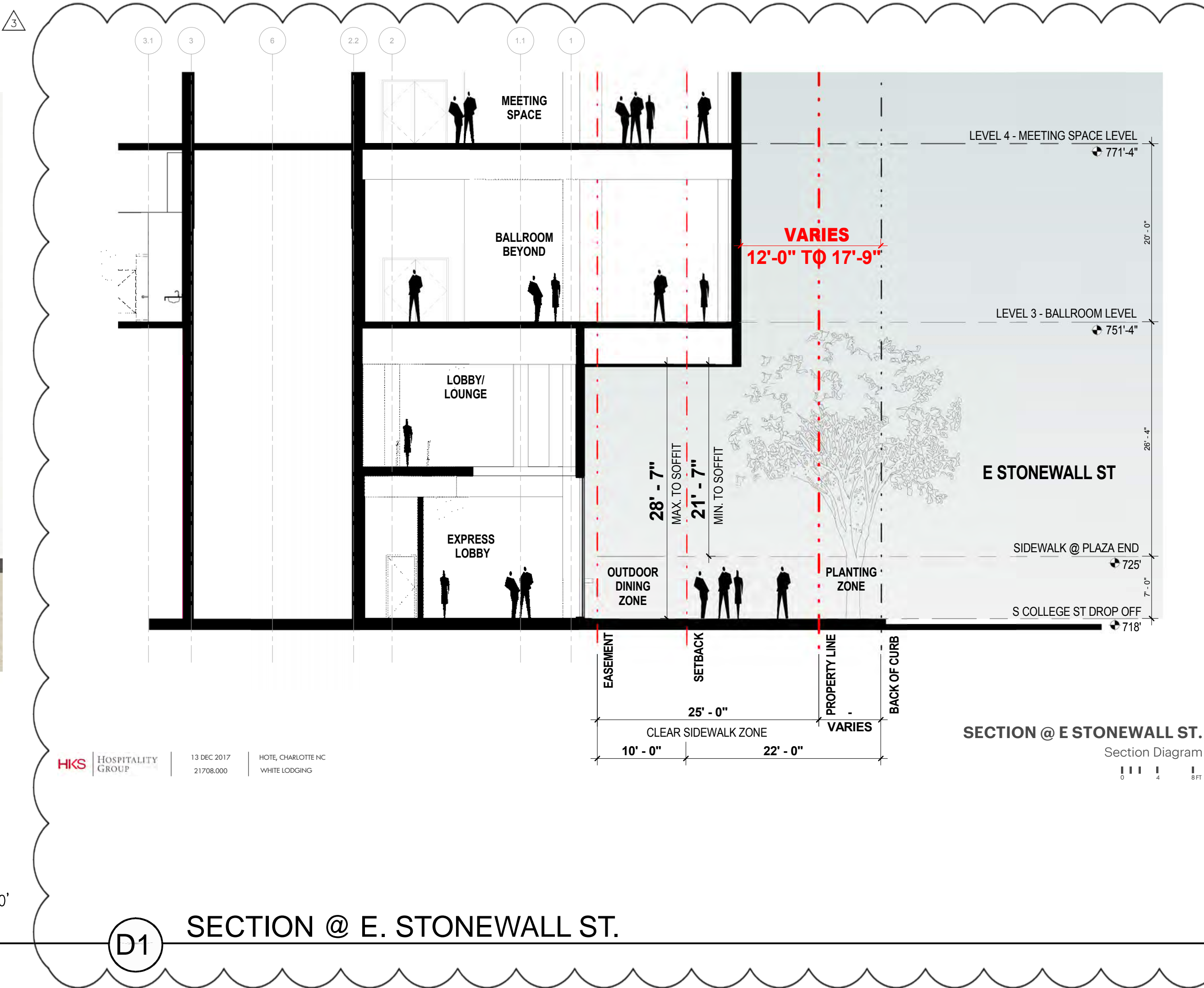
SHEET NUMBER

RZ-02

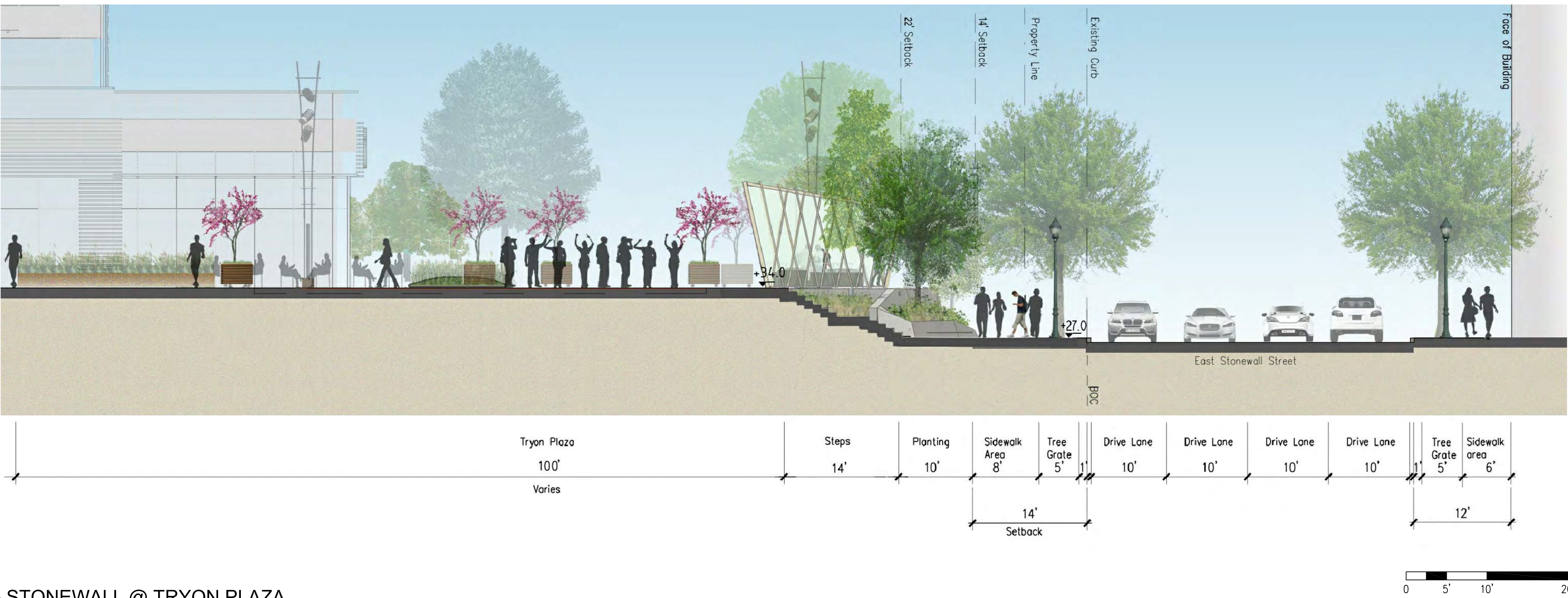
STREET CROSS SECTIONS



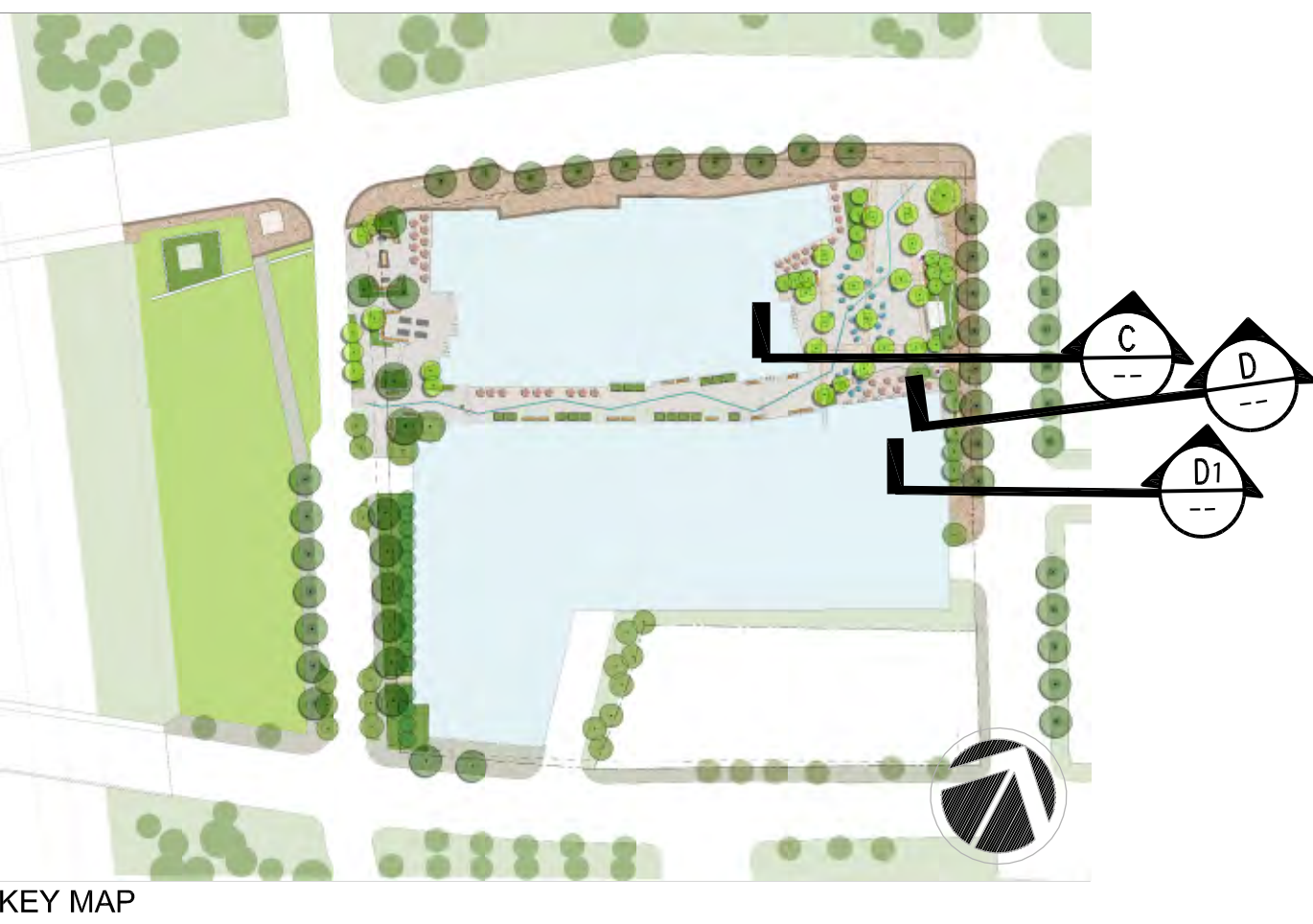
D STONEWALL @ TRYON PLAZA



D1 SECTION @ E. STONEWALL ST.



C STONEWALL @ TRYON PLAZA



LITTLE

DIVERSIFIED ARCHITECTURAL CONSULTING

5815 Woodpark Drive Charlotte, NC 28217
T: 704.525.6350 F: 704.561.9700

www.littleonline.com

This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Little 2014

WATG

strategy planning architecture landscape interiors

irvine | CA | 949.574.8500 watg.com

TRYON PLACE

ISSUE FOR
Rezoning Petition 2017-199

ISSUE DATE
08/19/14

NO.	REASON	DATE
PER REVIEW COMMENTS		10.17.14
PER REVIEW COMMENTS		11.21.14
SITE PLAN AMENDMENT		12.18.17

PROJECT TEAM

PRINCIPAL IN CHARGE
EDDIE PORTIS, AIA, LEED® AP BD+C

PROJECT MANAGER
FRANK DEBOLT, AIA, LEED® AP BD+C

PROJECT ARCHITECT
CHRISTOPHER HOYT, AIA

PROJECT NAME

TRYON PLACE OFFICE

601 SOUTH TRYON CHARLOTTE, NC

PROJECT NO.

132.9153.00

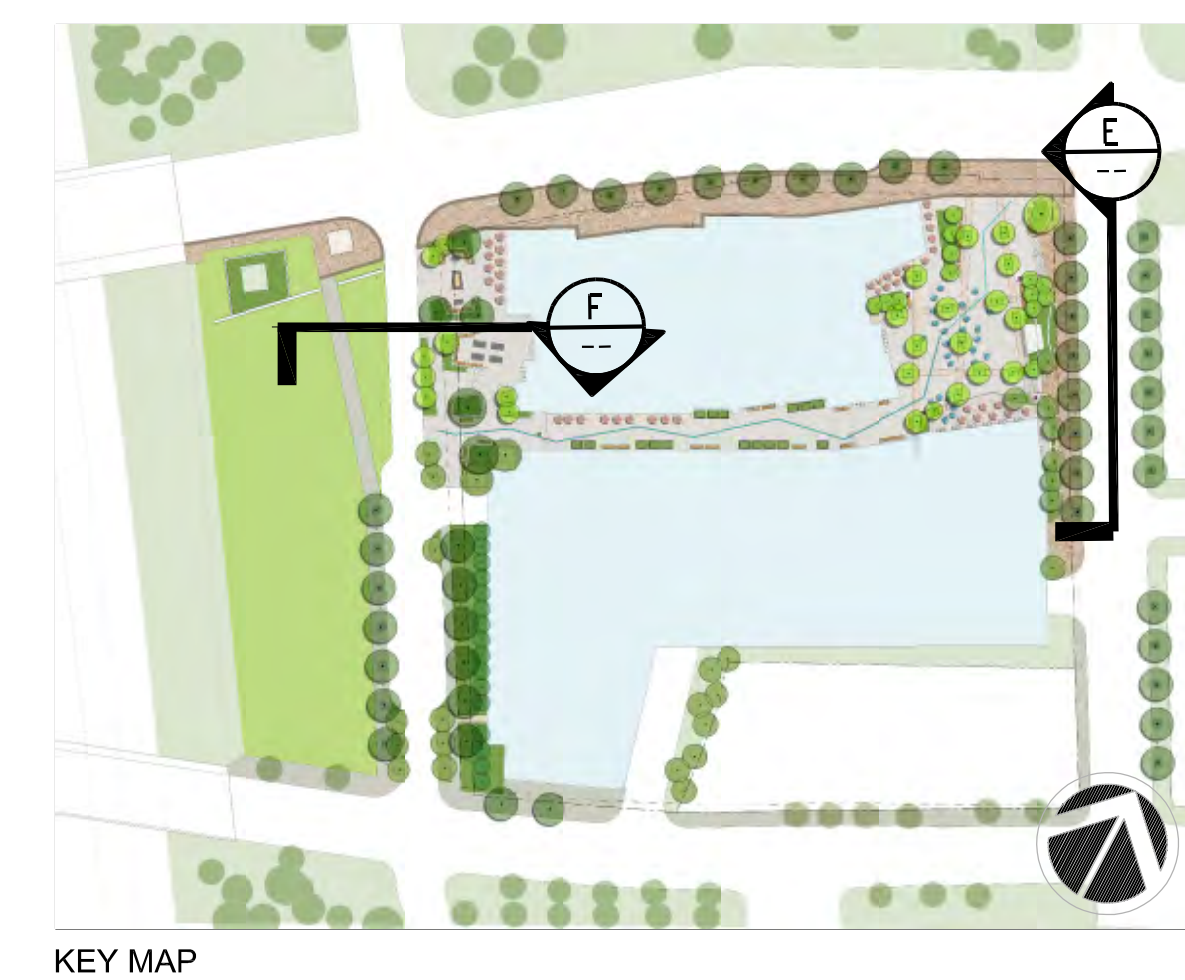
SHEET TITLE

STREET CROSS SECTION

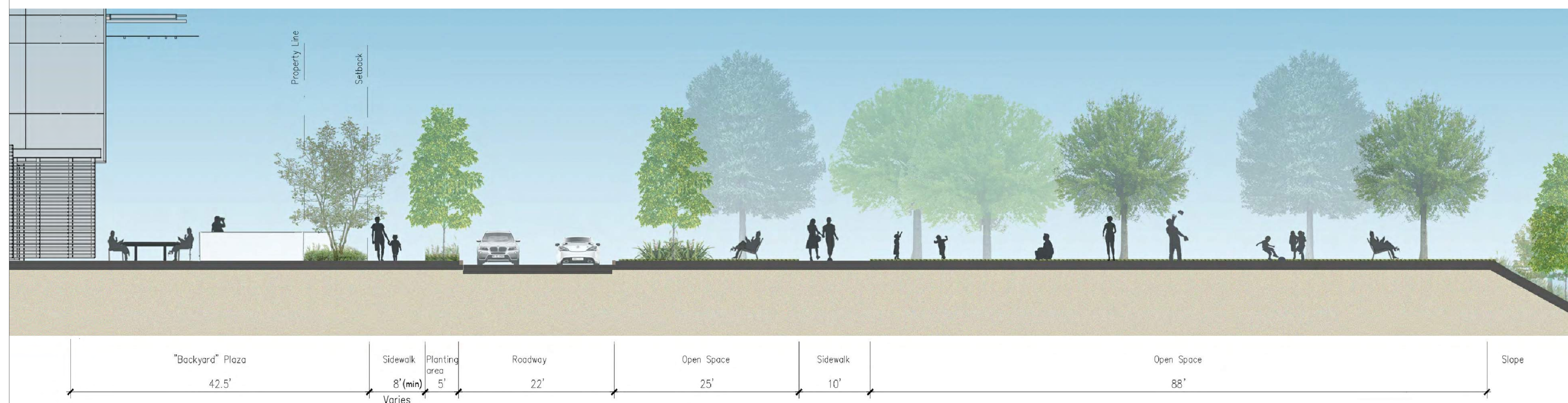
SHEET NUMBER

RZ-04

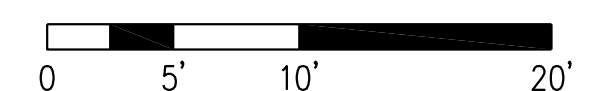
STREET CROSS SECTIONS



E EAST STONEWALL STREET



(F) HILL STREET @ "BACKYARD" AND PUBLIC PARK



NO CHANGES TO THIS SHEET.

ISSUES		
	REASON	DATE
Δ	PER REVIEW COMMENTS	10.17.14
Δ	PER REVIEW COMMENTS	11.21.14
Δ	SITE PLAN AMENDMENT	12.18.17

DIE PORTIS, AIA, LEED® AP BD+C

PROJECT MANAGER
BANK DEBOLT, AIA, LEED® AP BD+C

PROJECT ARCHITECT
DISTORTED HOYT, AIA

SUBJECT NAME

RYON PLACE

OFFICE

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

1 SOUTH TRYON
CHARLOTTE, NC

ACKNOWLEDGMENTS

32.0153.00

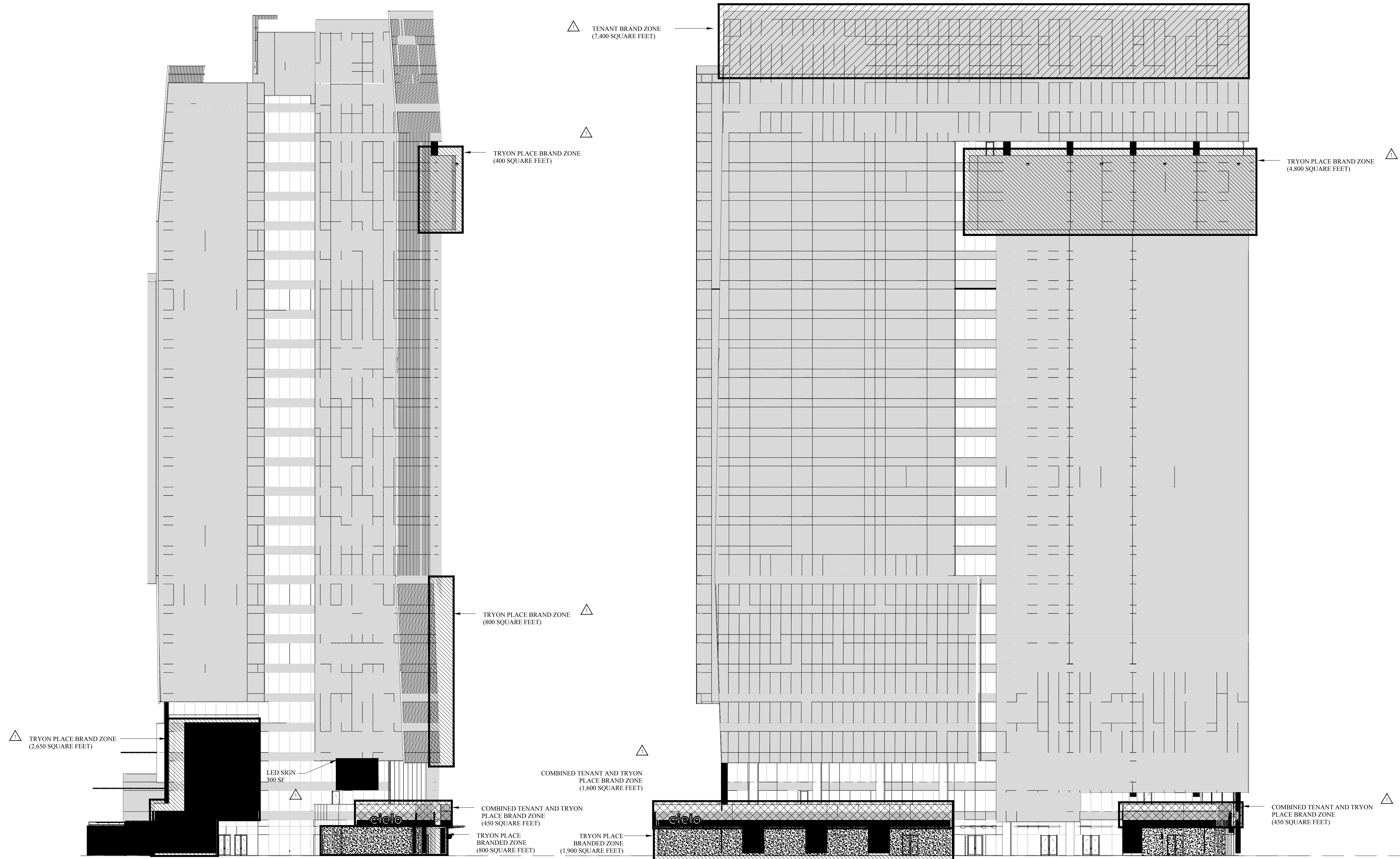
52.9153.00

IGN ZONES

ET NUMBER

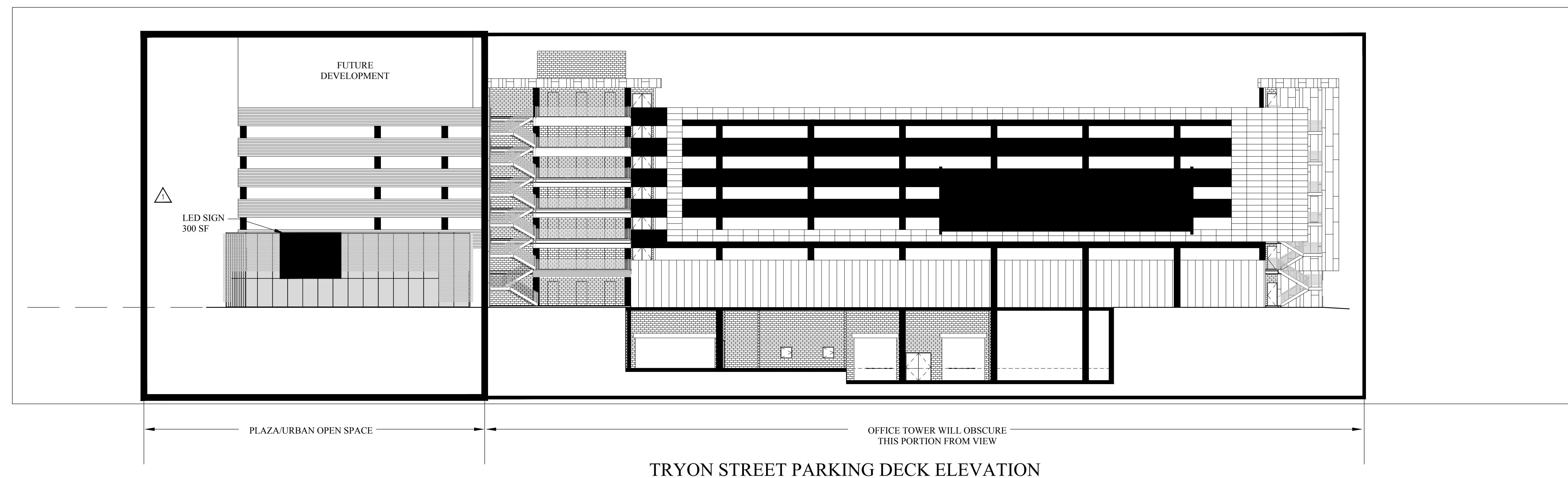
R7-06

KZ-00



STONEWALL STREET ELEVATION

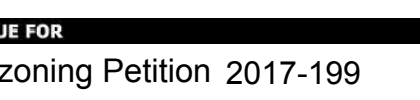
TRYON STREET ELEVATION



NOTE: ELEVATIONS SHOWN ARE
SCHEMATIC IN NATURE AND SUBJECT TO
CHANGE WHEN PRESENTED FOR
CONSTRUCTION DOCUMENT REVIEW

NO CIRCLES TO THIS SHEET.

RZ-06



| ISSUES | | |
|--------|---------------------|----------|
| | REASON | DATE |
| Δ | PER REVIEW COMMENTS | 10.17.14 |
| Δ | PER REVIEW COMMENTS | 11.21.14 |
| Δ | SITE PLAN AMENDMENT | 12.18.17 |

PROJECT TEAM
PRINCIPAL IN CHARGE
 LINDA PORTIS, AIA, LEED® AP BD+C
PROJECT MANAGER
 JEFFREY DEBOLT, AIA, LEED® AP BD+C
PROJECT ARCHITECT
 CHRISTOPHER HOYT, AIA
PROJECT NAME

RYON PLACE
FFICE

1 SOUTH TRYON
CHARLOTTE, NC

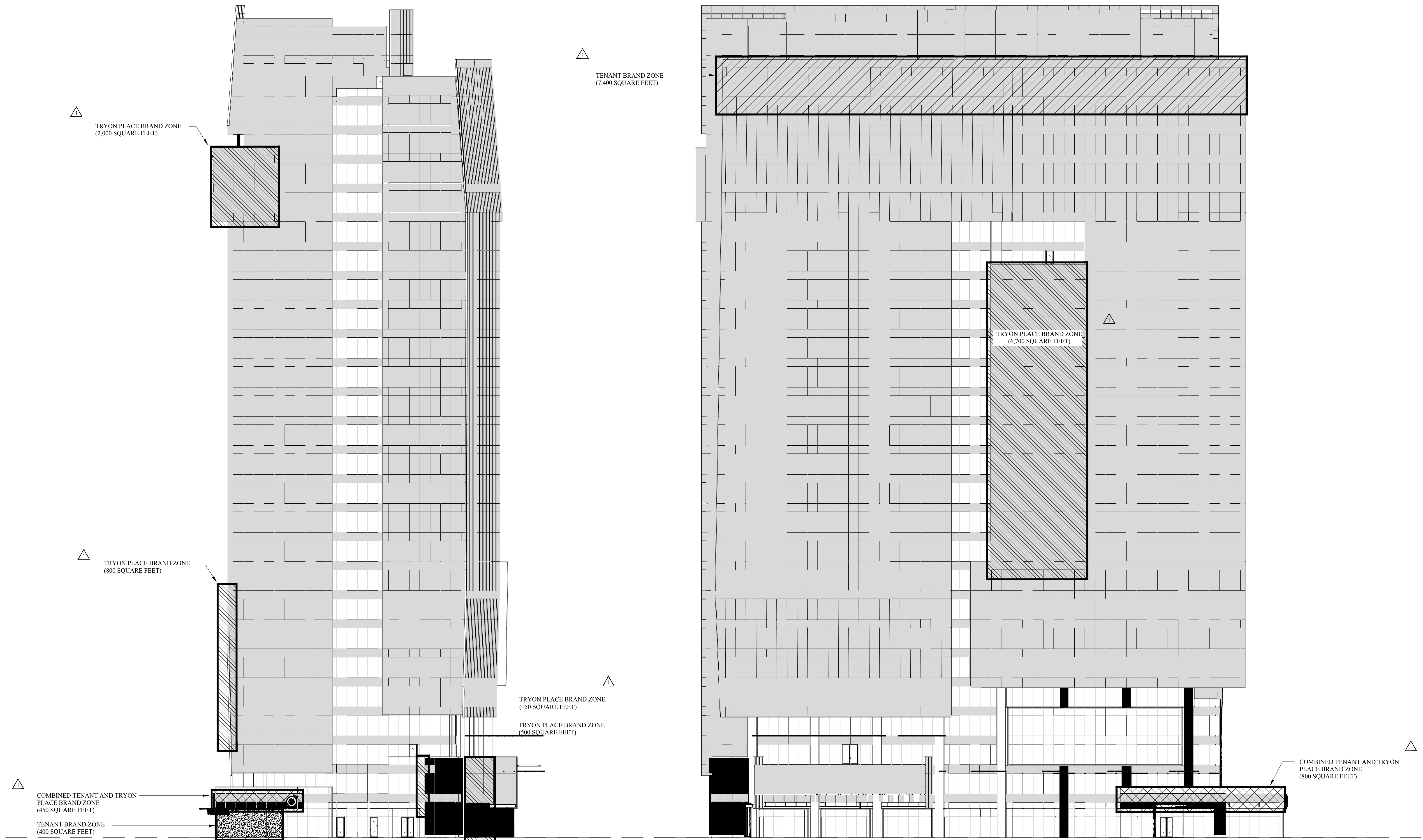
32,9153.00

PROJECT TITLE

DESIGN ZONES

ET NUMBER

RZ-07



HILL STREET ELEVATION

COLLEGE STREET ELEVATION

NOTE: ELEVATIONS SHOWN ARE
SCHEMATIC IN NATURE AND SUBJECT TO
CHANGE WHEN PRESENTED FOR
CONSTRUCTION DOCUMENT REVIEW

NO CIRCLES TO THIS SHEET.



LITTLE

DIVERSIFIED ARCHITECTURAL CONSULTING

5815 Westpark Drive Charlotte, NC 28217
T: 704.525.6350 F: 704.561.8700
www.littleonline.com

This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Little 2014

WATG

strategy planning architecture landscape interiors

irvine | CA | 949 574 8500 watg.com

TRYON PLACE

06/19/14

REVISIONS

NO.

REASON

DATE

10.17.14

PER REVIEW COMMENTS

11.21.14

PER REVIEW COMMENTS

12.18.17

SITE PLAN AMENDMENT

PROJECT TEAM

PRINCIPAL IN CHARGE

EDDIE PORTIS, AIA, LEED® AP BD+C

PROJECT MANAGER

FRANK DEBOLT, AIA, LEED® AP BD+C

PROJECT ARCHITECT

CHRISTOPHER HOYT, AIA

PROJECT NAME

TRYON PLACE OFFICE

601 SOUTH TRYON CHARLOTTE, NC

PROJECT NO.

132.9153.00

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER

RZ-08

IMAGERY



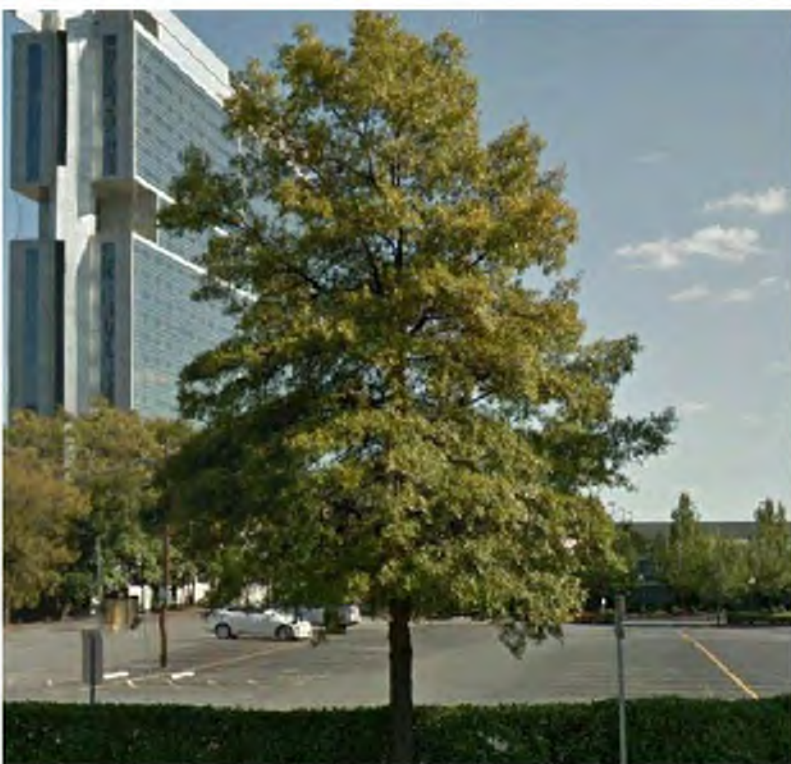
1 "Backyard" + Public Park rendering



South Tryon Street tree pit
• Match Tryon Mall standards

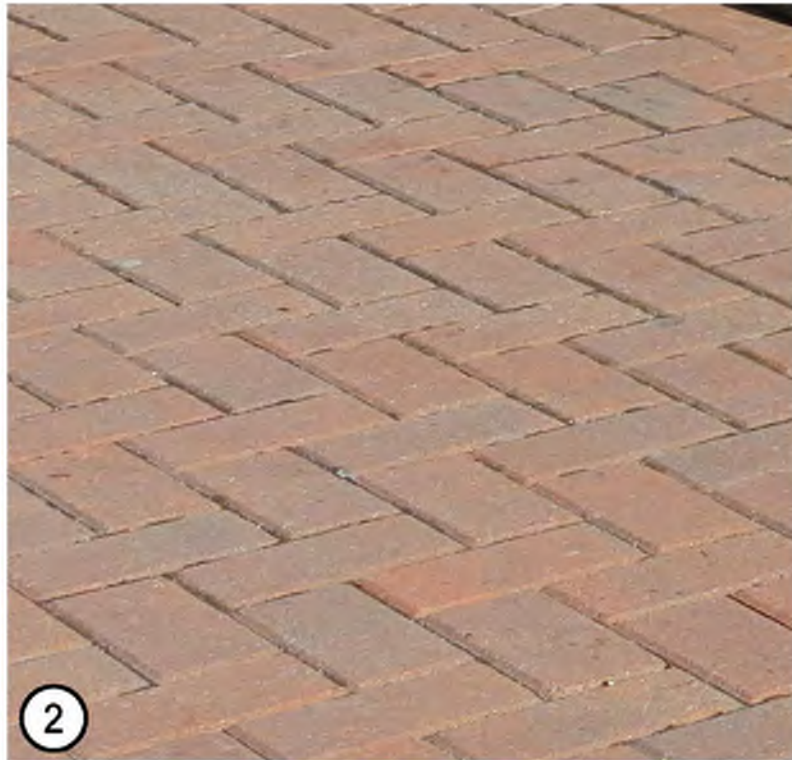


E Stonewall Street trees and materials
• Match Tryon Mall standards

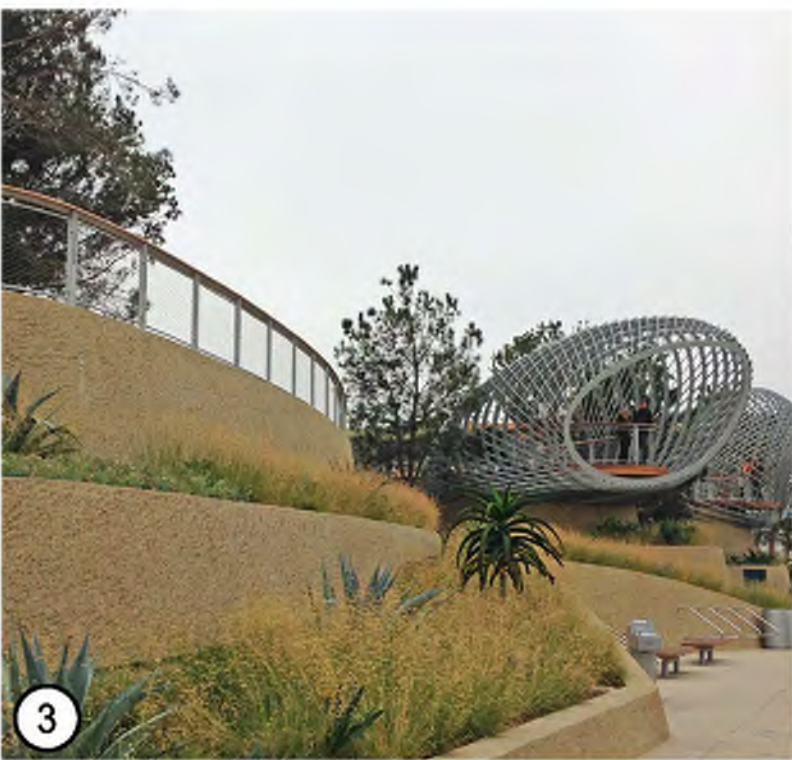


South Tryon Street trees
• Quercus phellos - Willow oak
• Match Tryon Mall standards

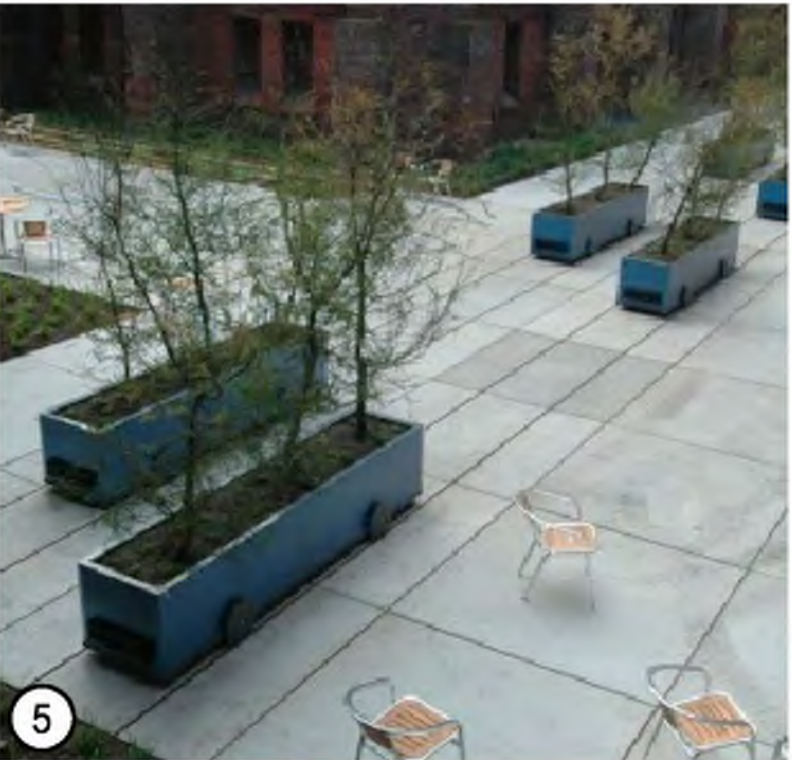
2 Existing conditions



2 Promenade building entry pavers
• Match Tryon Mall standards



3 Urban Lounge
• Materials to be determined



5 "Movable" Trees
• 4' x 6' planter boxes
• Materials to be determined



7 Back Porch Fireplace
• Metal finish
• Open on both sides



13 Tryon Plaza pavers
• Pattern and materials to be determined

3 Inspiration images

NO CHANGES TO THIS SHEET.

LITTLE

DIVERSIFIED ARCHITECTURAL CONSULTING

5815 Westpark Drive Charlotte, NC 28217

T: 704.523.6350 F: 704.561.8700

www.littleonline.com

This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Little 2014

WATG

strategy planning architecture landscape interiors

rvine | CA | 949.574.8500 watg.com

TRYON PLACE

ISSUE FOR

Rezoning Petition 2014-079

ISSUE DATE

06/19/14

| NO. | REASON | DATE |
|-----|---------------------|----------|
| △ | PER REVIEW COMMENTS | 10.17.14 |
| △ | PER REVIEW COMMENTS | 11.21.14 |
| △ | SITE PLAN AMENDMENT | 12.18.17 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

PROJECT TEAM

PRINCIPAL IN CHARGE
EDDIE PORTIS, AIA, LEED AP BD+C

PROJECT MANAGER
FRANK DEBOLT, AIA, LEED AP BD+C

PROJECT ARCHITECT
CHRISTOPHER HOYT, AIA

PROJECT NAME

TRYON PLACE
OFFICE

601 SOUTH TRYON
CHARLOTTE, NC

PROJECT NO.

132.9153.00

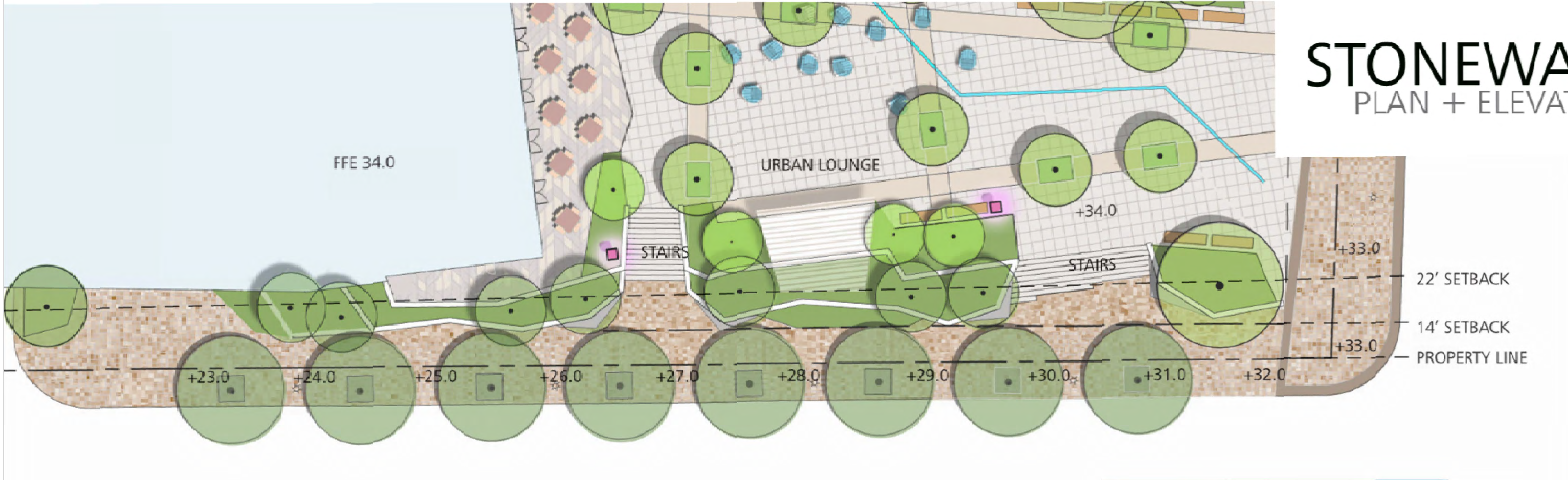
SHEET TITLE

Imagery

SHEET NUMBER

RZ-09

STONEWALL PLAN AND ELEVATION



NO CHANGES TO THIS SHEET.

LITTLE

OVERSPREAD ARCHITECTURAL CONSULTING

5815 Westpark Drive Charlotte, NC 28217

T: 704.525.6350 F: 704.561.8700

www.littleonline.com

This drawing and the design shown are the property of Little Overspread Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Little 2014

WATG

strategy planning architecture landscape interiors

Irvine | CA | 949 574 8500 watg.com

TRYON PLACE

ISSUE FOR

Rezoning Petition 2017-199

ISSUE DATE

06/19/14

| NO. | REASON | DATE |
|-----|---------------------|----------|
| 1 | PER REVIEW COMMENTS | 10.17.14 |
| 2 | PER REVIEW COMMENTS | 11.21.14 |
| 3 | SITE PLAN AMENDMENT | 12.18.17 |

PRINCIPAL IN CHARGE

EDDIE PORTIS, AIA, LEED AP BD+C

PROJECT MANAGER

FRANK DEBOLT, AIA, LEED AP BD+C

PROJECT ARCHITECT

CHRISTOPHER HOYT, AIA

PROJECT NAME

TRYON PLACE OFFICE

601 SOUTH TRYON CHARLOTTE, NC

PROJECT NO.

132.9153.00

SHEET TITLE

Stonewall Plan and Elevation

SHEET NUMBER

RZ-10

(i) To allow for a ten (10) foot overhead encroachment into the twenty-two (22) foot streetscape area along Stonewall Street, as recommended by the Center City Transportation Plan, in order to accommodate a cantilevered building design starting at a minimum of twenty-one (21) feet above the sidewalk, as generally depicted on Sheet RZ-01 and RZ-04 of the Rezoning Plan. To be clear, this encroachment area shall not be permitted at the building's base level.

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-162
Petition #: _____
Date Filed: 10/25/2019
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Harbor Baptist Church

Owner's Address: 5801 Old Concord Road City, State, Zip: Charlotte NC 28213

Date Property Acquired: 1975
5801 Old Concord Road

Property Address: _____

Tax Parcel Number(s): 04901115 and 04901123

Current Land Use: Church Size (Acres): 2.887

Existing Zoning: 1-2 Proposed Zoning: TOD - TR

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

Required Rezoning Pre-Application Meeting* with: Charlotte Lamb and Will Linville
Date of meeting: 10/24/2019

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: _____

Kenneth Simmons
Name of Rezoning Agent

5801 Old Concord Road
Agent's Address

Charlotte NC 28213
City, State, Zip

704 596-2992 704 597 5882
Telephone Number Fax Number

pastorsimmonshbc@gmail.com
E-Mail Address

[Signature]
Signature of Property Owner

Kenneth Simmons
(Name Typed / Printed)

Kenneth Simmons
Name of Petitioner(s)

5801 Old Concord Road
Address of Petitioner(s)

Charlotte, NC 28213
City, State, Zip

704 596-2992 704 597-5882
Telephone Number Fax Number

pastorsimmonshbc@gmail.com
E-Mail Address

[Signature]
Signature of Petitioner

Kenneth Simmons
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-163

| | |
|--------------|-------------------|
| Petition #: | _____ |
| Date Filed: | <u>10/28/2019</u> |
| Received By: | <u>RF</u> |

Property Owners: University Investors LLC

Owner's Addresses: c/o Lincoln Harris LLC, 4725 Piedmont Row Drive, Ste. 800, Charlotte, NC 28210

Date Properties Acquired: 10/22/2013

Property Addresses: 9831 N Tryon Street, Charlotte, NC 28262

Tax Parcel Numbers: 047-441-02

Current Land Use: vacant (Acres): * 23.75

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

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

Required Rezoning Pre-Application Meeting* with: Michael Russell, Solomon Fortune, Charlotte Lamb, Kent Main, Isaiah Washington, and Joshua Weaver

Date of meeting: 10/09/19

(*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): N/A

Purpose/description of Conditional Zoning Plan: To allow the development of the site with hospital, medical office uses, other medical related uses, and other uses as allowed by the MUDD zoning district.

Keith MacVean, Dujuana Keys & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

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

704.331-2371 (DK) 7004-339-5888 (DK)

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

Telephone Number Fax Number

keithmacvean@mvalaw.com;

dujuanakeys@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

Novant Health (Attn: Matthew Stiene)

Name of Petitioner

1900 Randolph Road, Ste. 500

Address of Petitioner

Charlotte, NC 28207

City, State, Zip

704.316.4351

Telephone Number

Fax Number

mhstiene@novanthealth.org

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

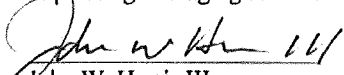
ATTACHMENT A

REZONING PETITION NO. 2019-____
Novant Health

OWNER JOINDER AGREEMENT
University Investors LLC

The undersigned, as the owner of the parcel of land located at 9831 N Tryon Street, Charlotte, NC that is designated as Tax Parcel No. 047-441-02 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 MUDD-O zoning district to the MUDD-O SPA zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This ____ day of _____, 2019.

University Investors LLC
By: Lincoln Harris LLC, its Manager
By: The Harris Group of Carolinas, Inc.,
its Operating Managing Member
By: 
Name: John W. Harris III
Its: President

ATTACHMENT B

**REZONING PETITION NO. 2019-
Novant Health**

Petitioner:

Novant Health

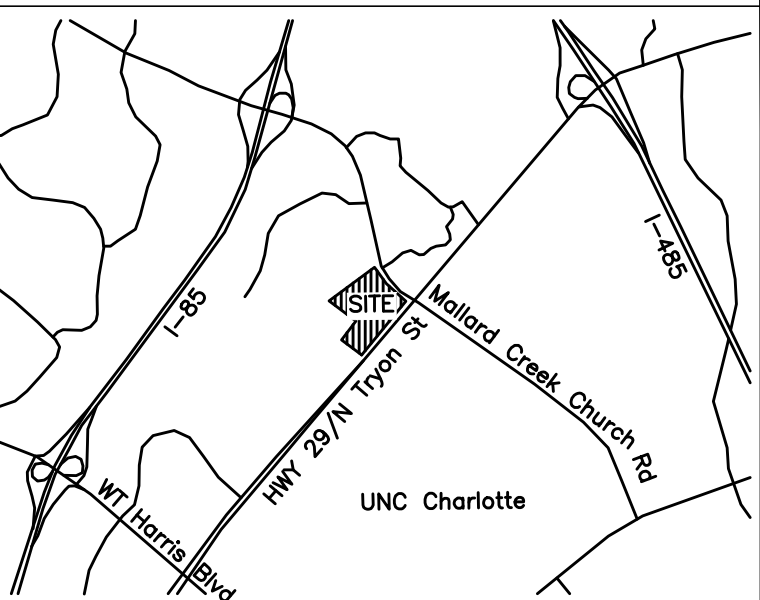
By: 

Name: MATTHEW STIENE
Title: VP CONSTRUCTION AND
ENGINEERING

F:\19-305\19-305\Drawings\Zoning\19-305 Rezoning Plan Sheets.dwg : R-101 10/28/19 12:32pm



VICINITY MAP



SITE DATA

| | |
|--------------------------|---|
| PETITIONER | Novant Health Inc
1900 Randolph Road, Ste 500
Charlotte, NC 28207 |
| PARCEL NUMBER | 04744102 |
| ADDRESS | 9831 N Tryon St
Charlotte, NC 28262 |
| TOTAL ACREAGE | 23.75 Acres +/- |
| EXISTING ZONING | MUDD-O |
| PROPOSED ZONING | MUDD-O SPA |
| SEE DEVELOPMENT STANDARD | ON SHEET R-101 FOR DETAILS |


stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
619 S. CEDAR STREET, SUITE L
CHARLOTTE, NC 28202
P: 336.723.1067 F: 336.723.1069
www.stimmelpa.com

SEALS:

PROJECT:

**N. TRYON & MALLARD CREEK
REZONING**
NORTH TRYON STREET
CHARLOTTE, NC
PETITION #: 2019-XXX

CLIENT:
NOVANT HEALTH
1900 RANDOLPH ROAD
SUITE 500
CHARLOTTE, NC 28207
(704) 316-4351

DRAWN: ESB
DATE: 10/28/19
REVISIONS:

JOB NO: 19-305
SHEET TITLE:

**SCHEMATIC
SITE PLAN**

SCALE: 1"=80'
SHEET NO.:
R-101
© STIMMEL ASSOCIATES, P.A.

F:\19-305\19-305\Drawings\Zoning\19-305 Rezoning Plan Sheets.dwg : R-102 10/28/19 12:32pm

N **rd**
10 S 01
R **P** **N** **01**
D **rd**
D **rd**
--**A** **r** ± 23.75 acres
--**T** **P** 047.441-02
--**E** **Z** MUDD-O
--**Pr** **d Z** MUDD-O SPA
--**E** Vacant
--**Pr** **d** General and medical office uses, health institutions, emergency rooms, surgery centers, clinics, and related uses as permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
--**M** **Gr** Up to 144,000 square feet of gross floor area of permitted uses as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
--**M** **d** Buildings will be limited to a maximum building height of four (4) stories and sixty-five (65) feet as measured by Ordinance and as further described in Section 5 below.
--**P** **r** As required and allowed by the Ordinance.
--**r** **O** Will be provided as required by the Ordinance and as indicated below.

1. **G** **r** **Pr**
- a. Site Location. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Novant Health to accommodate development of a medical campus composed of medical and general office uses, clinics, health institutions, surgery centers, emergency rooms, and related uses as allowed in the MUDD zoning district on an approximately ± 23.75 acre site located at 9831 N Tryon Street (the "Site").
- b. Zoning District/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 MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, 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 documentation phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.
- 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. Gross Floor Area. When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities) and enclosed loading dock/service areas.
2. **O** **Pr**
1. Within Development Area A to allow surface parking areas and maneuvering for parking areas to be located between the proposed building and W. Mallard Creek Church Road, public street B and private street A.
2. Within Development Area B to allow parking areas and maneuvering for parking areas to be located between W. Mallard Creek Church Road, North Tryon Street, and private street A.
3. To not require doorways to be recessed into the face of the building(s).
3. **P** **d** **D** **L**
1. The Site may be developed with up to 144,000 square feet of gross floor area devoted to medical and general office uses, clinics, health institutions, surgery centers, emergency rooms, and related uses as permitted by right, under prescribed conditions and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district.
4. **Tr** **r** **d** **A**
- a. Access to the Site will be from W. Mallard Creek Church Road, and N. Tryon Street as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT.
- b. The Petitioner will construct a new public street (public street B) extending from W. Mallard Creek Church Road to northwestern property line as generally depicted on the rezoning plan. Public street B will be constructed per USDG standards.
- c. The Petitioner will construct a private street (private street A) extending from N. Tryon Street to the public street B as generally depicted on the Rezoning Plan. Private street A will be constructed per USDG standards, and will be open to the public. A public access easement will be provided for private street A.
- d. The alignment of the internal vehicular circulation areas and driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with applicable published standards.
- e. The Petitioner will provide a permanent sidewalk easement for any of the proposed primary 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 primary sidewalk where feasible.
- f. All transportation improvements that are the responsibility of the Petitioner, shall be approved and constructed prior to the release of the last certificate of occupancy for the Site subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.
5. **Ar** **r** **G** **d**
1. Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and proposed Public network required streets, through the following:
- a. The proposed buildings shall be placed so as to present an interesting and well-articulated façade to N. Tryon Street and public street B described below.
- b. The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of the N. Tryon Street and public street B elevation; transparent glass between 2' feet and 10' feet on the first floor. Up to 20% of this requirements may be comprised of display windows. These display windows must maintain a minimum of 3'-0" foot clear depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and other opaque material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0" feet above adjacent street sidewalk.
- c. The facade of firstground floor of the building along N. Tryon Street and public street B shall incorporate a minimum of 30% masonry material such as brick or stone.
- d. Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, and W. Mallard Creek Church Road, to the sidewalks along each respective street.
- e. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- f. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall off-sets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- g. Buildings should be a minimum height of 22 feet.
- h. Multi-story buildings should have a minimum of 20% transparency on upper stories.
2. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
6. **Pr** **d** **L** **d**
- a. The Site shall comply with the applicable setback, side yard and rear yard requirements. As depicted on the Rezoning Plan, the setbacks along N. Tryon Street, and W. Mallard Creek Church Road shall be 20 feet as measured from the existing right-of-way line for each street.
- b. Along public street B and private street A, a 16 foot setback as measured form the back of curb will provided.
- c. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
- d. Urban open space will be provided on the Site as required by the Ordinance. The Petitioner will provide an improved urban open space area at the intersection of N. Tryon Street and W. Mallard Creek Church Road. This urban open space area will be improved with landscaping, walking paths and other hardscape elements, seating areas, pedestrian scale lighting and other amenities as appropriate for the urban open space.
- e. Petitioner shall install a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along the Site's frontage on N. Tryon Street, and W. Mallard Creek Church Road as generally depicted on the Rezoning Plan. Sidewalks and planting strips as required by the USDG standards will be provided for public street B and private street A.
7. **E** **r**
- a. Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance and Tree Ordinance.
8. **Signage**
- a. Signage as allowed by the Ordinance will be allowed.
9. **L**
- a. All freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscaping lighting and building accent lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- b. The maximum height of any freestanding lighting fixture installed on the Site shall be 31 feet.
- c. Any lighting fixtures attached to a building to be constructed on the Site shall be decorative, capped and downwardly directed.

10. **CAT**
- a. Reserved.
11. **A** **d** **R** **P**
- 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.
12. **d** **E** **R** **A**
- 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.



SEALS:

PROJECT:

N. TRYON & MALLARD CREEK REZONING

NORTH TRYON STREET
CHARLOTTE, NC
PETITION #: 2019-XXX

CLIENT:

NOVANT HEALTH
1900 RANDOLPH ROAD
SUITE 500
CHARLOTTE, NC 28207
(704) 316-4351

DRAWN: ESB
DATE: 10/28/19
REVISIONS:

JOB. NO: 19-305
SHEET TITLE:

DEVELOPMENT STANDARDS

SCALE: NTS
SHEET NO.:

R-102

© STIMMEL ASSOCIATES, P.A.

**REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-164
Date Filed: 6/29/2019
Received By: Bj

Complete All Fields (Use additional pages if needed)

Property Owner: PDAN Holdings, LLC

Owner's Address: 13016 Eastfield Rd., Ste. 200-263 City, State, Zip: Huntersville, NC 28078

Date Property Acquired: 07/18/2019

Property Address: 3900 Johnston Oehler Rd. Charlotte, NC 28269

Tax Parcel Number(s): 02930131

Current Land Use: Single Family- Detached Size (Acres): ±1.100 AC

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

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

Required Rezoning Pre-Application Meeting* with: Michael Russell, Kent Main, and Charlotte Lamb

Date of meeting: 9/25/2019

(*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? No Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: To allow for the development of up to eight (8) attached single family residential dwelling units.

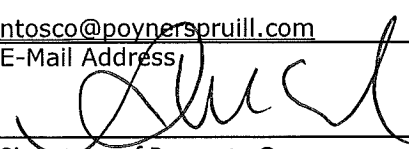
Nick Tosco
Name of Rezoning Agent

301 S. College St., Suite 2900
Agent's Address

Charlotte, NC, 28202-6021
City, State, Zip

704-342-5275 704-342-5264
Telephone Number Fax Number

ntosco@poynerpruill.com
E-Mail Address


Signature of Property Owner

PDAN Holdings, LLC by Daniel L. McCahan, Manager
(Name Typed / Printed)

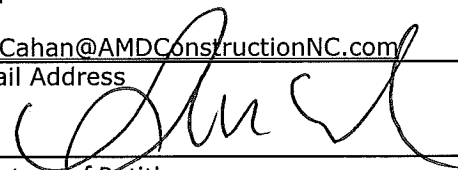
PDAN Holdings, LLC
Name of Petitioner(s)

13016 Eastfield Rd., Ste. 200-263
Address of Petitioner(s)

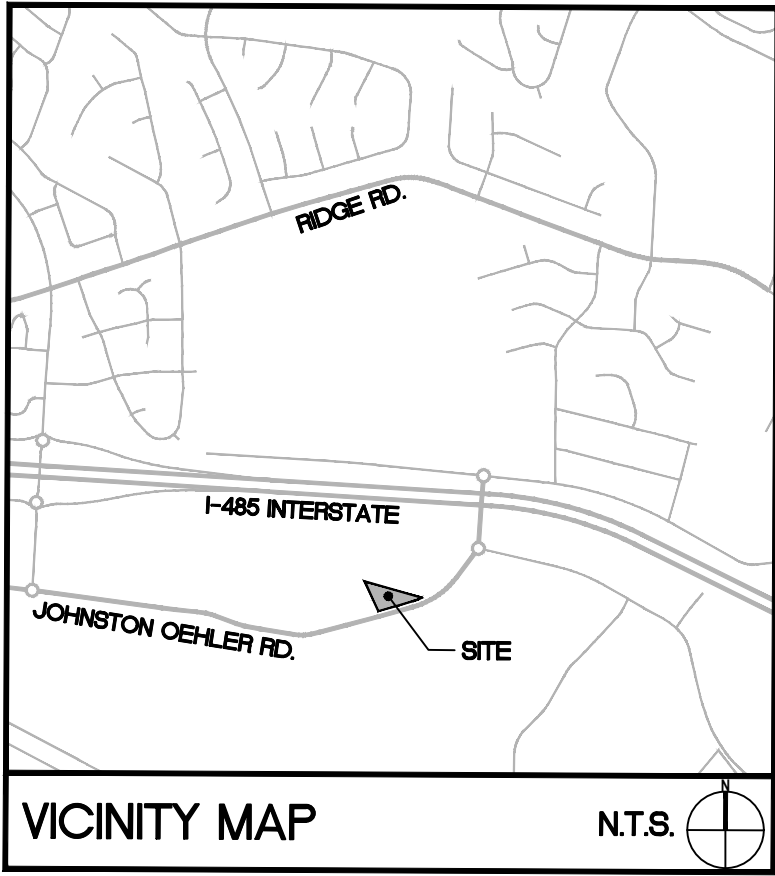
Huntersville, NC 28078
City, State, Zip

704-309-6467
Telephone Number Fax Number

DMcCahan@AMDCConstructionNC.com
E-Mail Address


Signature of Petitioner

PDAN Holdings, LLC by Daniel L. McCahan, Manager
(Name Typed / Printed)



- LEGEND**
- | SYMBOL | |
|--------|----------------------------|
| | PROPERTY LINE/RIGHT-OF-WAY |
| | EXISTING BUILDING |
| | CONTOUR (2' INTERVAL) |
- GENERAL REZONING NOTES:**
- SEE SHEET RZ-2 FOR TECHNICAL DATA PLAN
 - SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

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

PDAN HOLDINGS LLC.
13016 EASTFIELD RD STE 200-263
HUNTERSVILLE, NC 28078

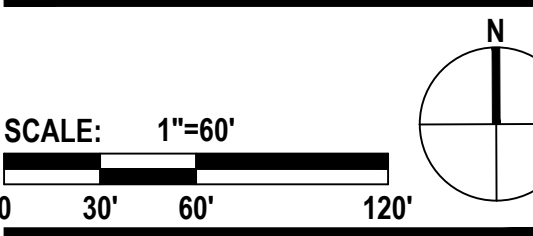
3900 JOHNSTON OEHLER REZONING
3900 JOHNSTON OEHLER RD
CHARLOTTE, NC 28269

EXISTING CONDITIONS

Project No.

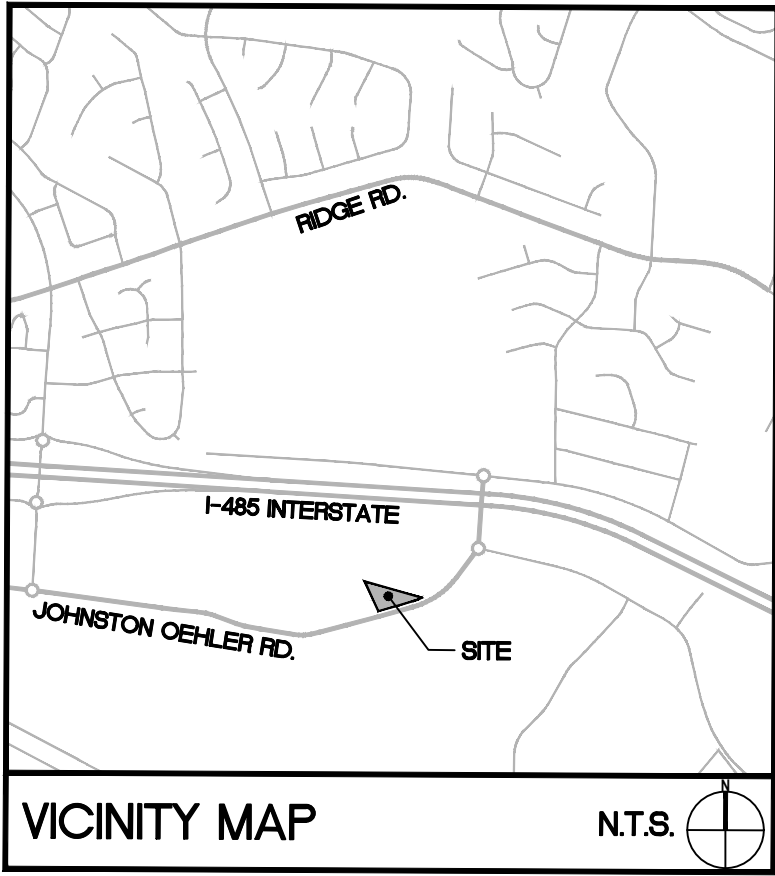
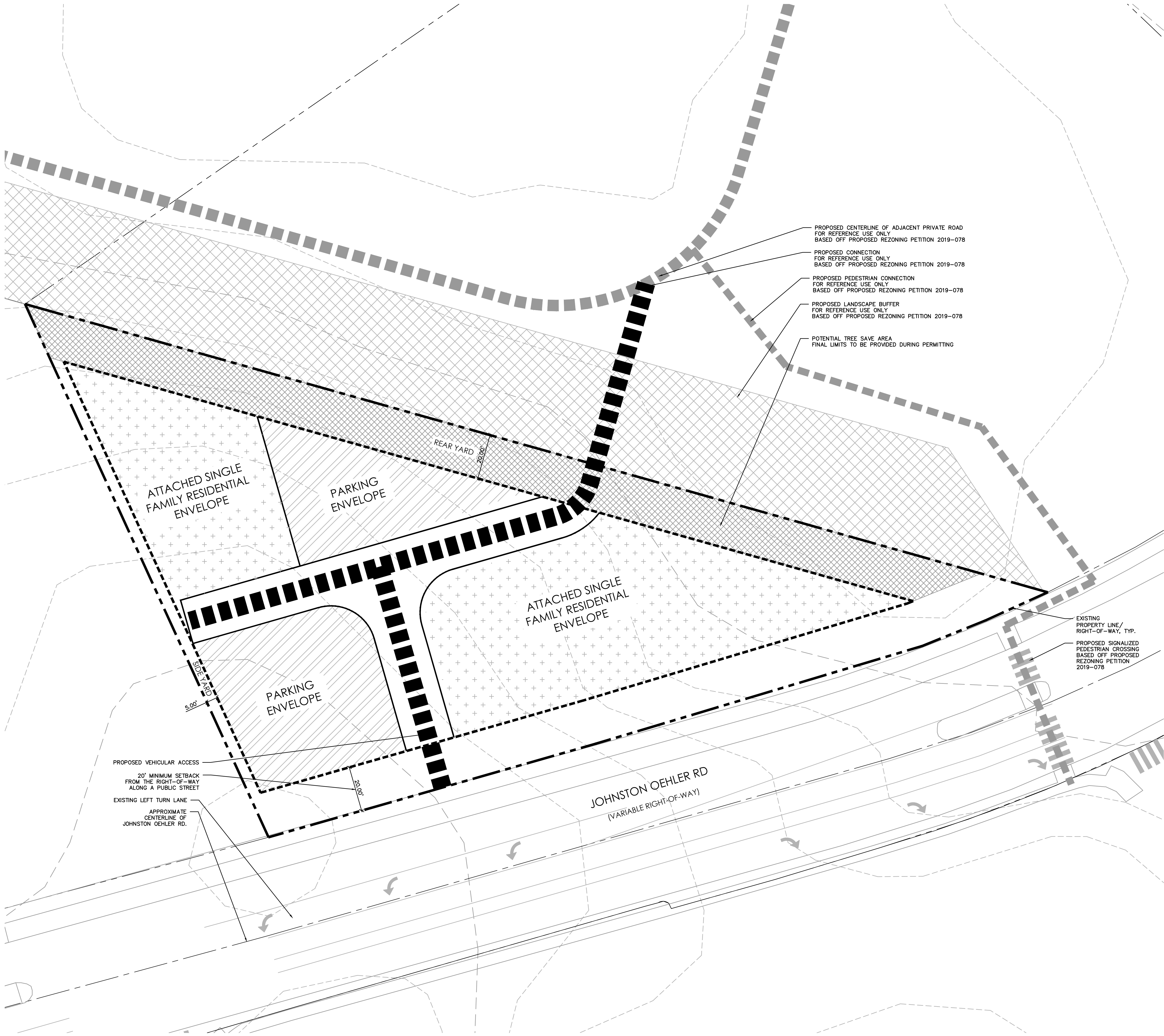
Issued
10/22/19

Revised



RZ-1

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



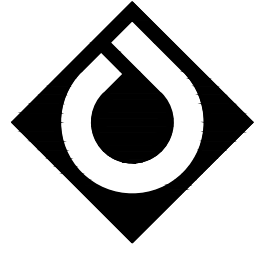
LEGEND

| SYMBOL | |
|--------|----------------------------|
| | PROPERTY LINE/RIGHT-OF-WAY |
| | BUILDING SETBACK |

REZONING SUMMARY:

| | |
|---------------------------------|--|
| PETITIONER: | PDAN HOLDINGS LLC. |
| PROPERTY OWNER: | PDAN HOLDINGS LLC. |
| REZONING SITE AREA: | 1.100± AC |
| TAX PARCEL#: | 029-301-31 |
| EXISTING ZONING: | R-3 |
| PROPOSED ZONING: | R-BMF CD |
| PREVIOUS PETITION NO: | N/A |
| EXISTING USE: | SINGLE FAMILY RESIDENTIAL |
| PROPOSED USE: | UP TO EIGHT (8) ATTACHED SINGLE FAMILY RESIDENTIAL DWELLING UNITS |
| BUILDING SETBACK: | 20' FROM THE RIGHT-OF-WAY ALONG A PUBLIC STREET |
| MIN. SIDE YARD: | 5' |
| MIN. REAR YARD: | 20' |
| MAX. HEIGHT: | 40' |
| NO. OF RESIDENTIAL UNITS: | UP TO 8 |
| RESIDENTIAL DENSITY: | 8 DWELLING UNITS/ACRE |
| MAX. NO. OF BUILDINGS: | UP TO 3 |
| REQUIRED PARKING: | PER ORDINANCE |
| OPEN SPACE PROVIDED: | SHALL MEET ORDINANCE REQUIREMENTS |
| POTENTIAL TREE SAVE AREA (TYP.) | 15% MIN (±0.17 ACRES) OF 1.10 ACRE SITE TO BE PRESERVE. FINAL LIMITS OF 15% MAY VARY FROM WHAT IS DEPICTED ON REZONING PLAN. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING. |

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



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+ Landscape Architecture
+ Civil Engineering
+ Urban Design

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

PDAN HOLDINGS LLC.
13016 EASTFIELD RD STE 200-263
HUNTERSVILLE, NC 28078

3900 JOHNSTON OEHLER REZONING
3900 JOHNSTON OEHLER RD
CHARLOTTE, NC 28269

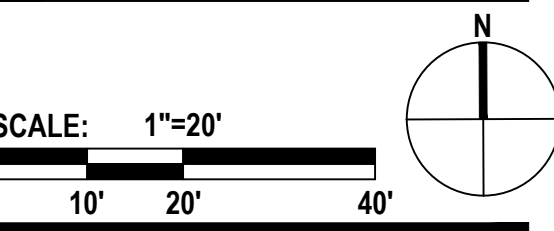
TECHNICAL DATA SHEET

Project No.

Issued

10/22/19

Revised



RZ-2

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

ColeJenest & Stone, P.A. 2019 ©

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

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

PERMITTED USES

- A. THE DEVELOPMENT OF UP TO EIGHT (8) ATTACHED SINGLE FAMILY RESIDENTIAL DWELLING UNITS.

TRANSPORTATION

- A. THE SITE WILL HAVE A FULL ACCESS DRIVEWAY ON JOHNSTON OEHLER ROAD AS GENERALLY DEPICTED ON THE SITE PLAN. FINAL DRIVEWAY LOCATION AND TYPE WILL BE DETERMINED DURING SITE PERMITTING.
- B. IF PERMITTED BY THE OWNER OF ADJACENT PARCEL (PARCEL # 02930132) AND THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION, THE PETITIONER WILL ATTEMPT TO CONSTRUCT AN INTERNAL CONNECTION TO THE SITE FROM THE SECTION OF THE PRIVATE ROAD DEPICTED ON PROPOSED REZONING PETITION 2019-079 AND LOCATED ON PARCEL # 02930132.

ARCHITECTURAL STANDARDS

RESERVED

PARKING

- A. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ENVIRONMENTAL FEATURES

- A. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
- B. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE POST CONSTRUCTION STORMWATER ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

LIGHTING

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

SIGNAGE

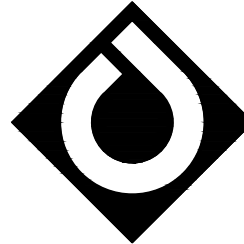
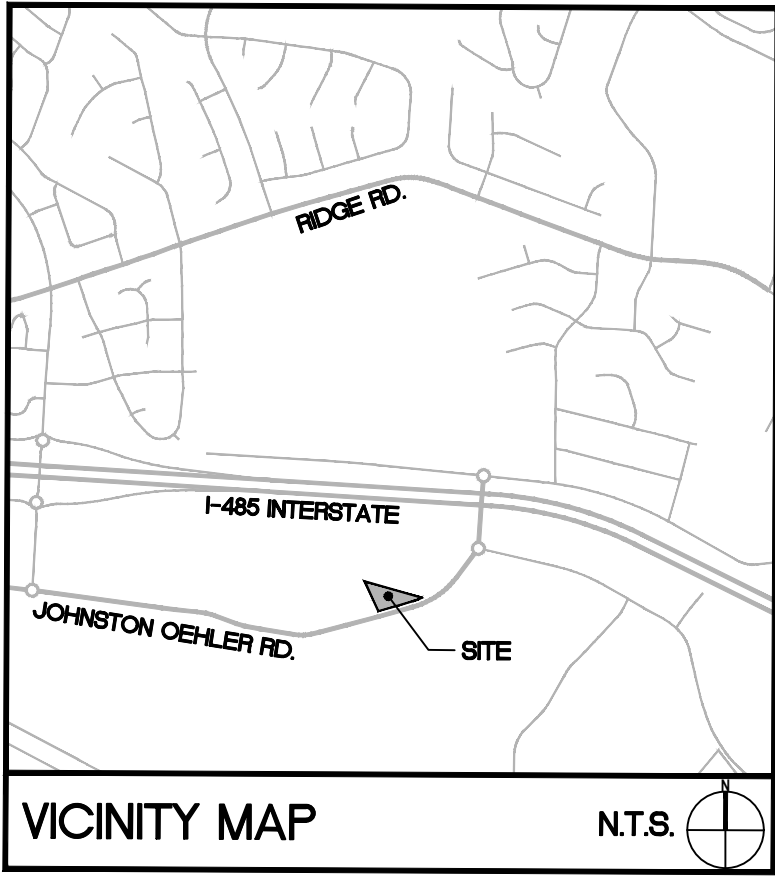
RESERVED

PHASING

RESERVED

DESIGN GUIDELINES

- A. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
- B. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- C. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES SHOULD BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.
- D. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHOULD HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
- E. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- F. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- G. TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHOULD BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 5 UNIT BUILDS ARE ADJACENT.



**ColeJenest
& Stone**

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

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

P+ 704.376.1555 | F+ 704.376.7851
info@colejeneststone.com

**PDAN
HOLDINGS LLC.**
13016 EASTFIELD RD STE 200-263
HUNTERVILLE, NC 28078

**3900 JOHNSTON
OEHLER
REZONING**
3900 JOHNSTON OEHLER RD
CHARLOTTE, NC 28269

DEVELOPMENT STANDARDS

Project No.

Issued

10/22/19

Revised

RZ-3

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

ColeJenest & Stone, P.A. 2019 ©

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-165
Petition #: _____
Date Filed: 11/1/2019
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: TWRC LLC; 2022 W Morehead St LLC; Toll LLC; GMHP LLC;
Donald & Brittany Platt

Owner's Address: 2016 W Morehead St; 2071 Millerton Ave City, State, Zip: Charlotte, NC 28208

Date Property Acquired: 1/22/08; 6/26/07; 8/07/07; 8/31/07; 6/03/19; 10/09/17

Property Address: 2016, 2116, 2124 W Morehead St; 2310, 2053 Morton St; 2041, 2063, 2071 Millerton Ave

Tax Parcel Number(s): 06704515, 06704517, 06704514, 06704513, 06704511, 06704518, 06704519, 06704520,
06704501,
06704502

Current Land Use: Commercial, Vacant, Residential Size (Acres): +/- 5.2 acres

Existing Zoning: I-1, R-5, R-22MF & O-2 Proposed Zoning: TOD-CC

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

Required Rezoning Pre-Application Meeting* with: Lisa Arnold, Jason Prescott, Dave Pettine, and Carlos Alzate
Date of meeting: 10/22/19

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: N/A

Collin Brown & Brittany Lins

Name of Rezoning Agent

1420 E. 7th Street, Suite 100

Agent's Address

Charlotte, NC 28204

City, State, Zip

704-200-2637

Telephone Number

Fax Number

Collin.Brown@alexanderricks.com /

Brittany.Lins@alexanderricks.com

E-Mail Address

See Attached Joinder Agreements

Signature of Property Owner

See Attached Joinder Agreements

(Name Typed / Printed)

Wood Partners

Name of Petitioner(s)

521 E. Morehead Street, Suite 350

Address of Petitioner(s)

Charlotte, NC 28202

City, State, Zip

704-688-6560

Telephone Number

Fax Number

tom.burkert@woodpartners.com

E-Mail Address


[Signature]
Signature of Petitioner

Tom Burkert
(Name Typed / Printed)

REZONING PETITION NO. 2019-_____
WOOD PARTNERS
Joinder Agreement

The undersigned as the owner of that parcel of land located at 2063 Millerton Avenue in Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 067-045-01 on the Mecklenburg County Tax Maps 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.

This 1st day of November, 2019.



GMHP LLC

REZONING PETITION NO. 2019-_____
WOOD PARTNERS
Joinder Agreement

The undersigned as the owners of that parcel of land located at 2071 Millerton Avenue in Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 067-045-02 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment.

This _____ day of _____, 2019.

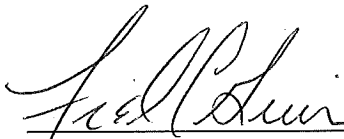
Donald Richard Platt, Jr.

Brittany Platt

REZONING PETITION NO. 2019-_____
WOOD PARTNERS
Joinder Agreement

The undersigned as the owner of those parcels of land located at 2016 West Morehead Street, 2041 and 2053 Millerton Avenue, and unnumbered parcel in Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 067-045-15, 067-045-18, 067-045-19, and 067-045-20 on the Mecklenburg County Tax Maps and which are the subjects of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment.

This 1st day of November, 2019.



TWRC LLC

REZONING PETITION NO. 2019-_____
WOOD PARTNERS
Joinder Agreement

The undersigned as the owner of that parcel of land located on West Morehead Street in Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 067-045-17 on the Mecklenburg County Tax Maps 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.

This 1st day of November, 2019.



2022 W Morehead St LLC

REZONING PETITION NO. 2019-_____
WOOD PARTNERS
Joinder Agreement

The undersigned as the owner of those parcels of land located at 2116 and 2124 West Morehead Street and 2310 Morton Street in Charlotte, Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 067-045-14, 067-045-13, and 067-05-11 on the Mecklenburg County Tax Maps and which are the subjects of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment.

This 1st day of November, 2019.



TOLL LLC

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-166
Date Filed: 11/1/2019
Received By: Rt

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A Attached

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

Date Property Acquired: See Exhibit A Attached

Property Address: See Exhibit A Attached

Tax Parcel Number(s): 187-071-19 and 187-071-16

Current Land Use: Single Family and Duplex Size (Acres): 1.6-acres

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

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

Required Rezoning Pre-Application Meeting* with: John Kinley, Molly Haynes and Scott Corell

Date of meeting: 10.15.2019

(*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 accommodate the proposed development of multi-family townhomes.

Urban Design Partners
Name of Rezoning Agent

1318 Central Avenue, Suite E6
Agent's Address

Charlotte, NC 28205
City, State, Zip

704-334-3303 N/A
Telephone Number Fax Number

brian@urbandesignpartners.com
E-Mail Address

See attached documents.
Signature of Property Owner

(Name Typed / Printed)

Canopy CLT
Name of Petitioner(s)

401 Hawthorne Lane Suite 110
Address of Petitioner(s)

Charlotte, NC 28204
City, State, Zip

704-968-1427
Telephone Number Fax Number

chad@canopyclt.com
E-Mail Address

Chad Faglier
Signature of Petitioner

Chad Faglier
(Name Typed / Printed)

Exhibit A to Rezone Application Filed by Canopy CLT

Property Owner Information, Acquisition Dates and Property Addresses

I. Property Owner Information and Acquisition Dates

Tax Parcel No. 187-071-19

Bryant P. Marks
4725 Providence Road
Charlotte, NC 28226

Date Property Acquired: 02/15/2002

Tax Parcel No. 187-071-16

Brenda and James Rorie
10630 Newberry Park Lane
Charlotte, NC 28277

Date Property Acquired: 05/06/2004

II. Addresses of Parcels

4725 and 4701 Providence Road

Rezoning Application
Canopy CLT, Petitioner
Joiner Agreement

The undersigned, as the owner of the parcel of land that is designated as Tax Parcel #: 187-071-19 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.

187-071-19

Bryant P. Marks:

Signature: Bryant Marks

Name (Printed): Bryant Marks

Title: _____

Date: 10-30-2019

187-071-16

Brenda Rorie:

Signature: Brenda Rorie

Name (Printed): Brenda Rorie

Title: _____

Date: 10-31-2019

187-071-16

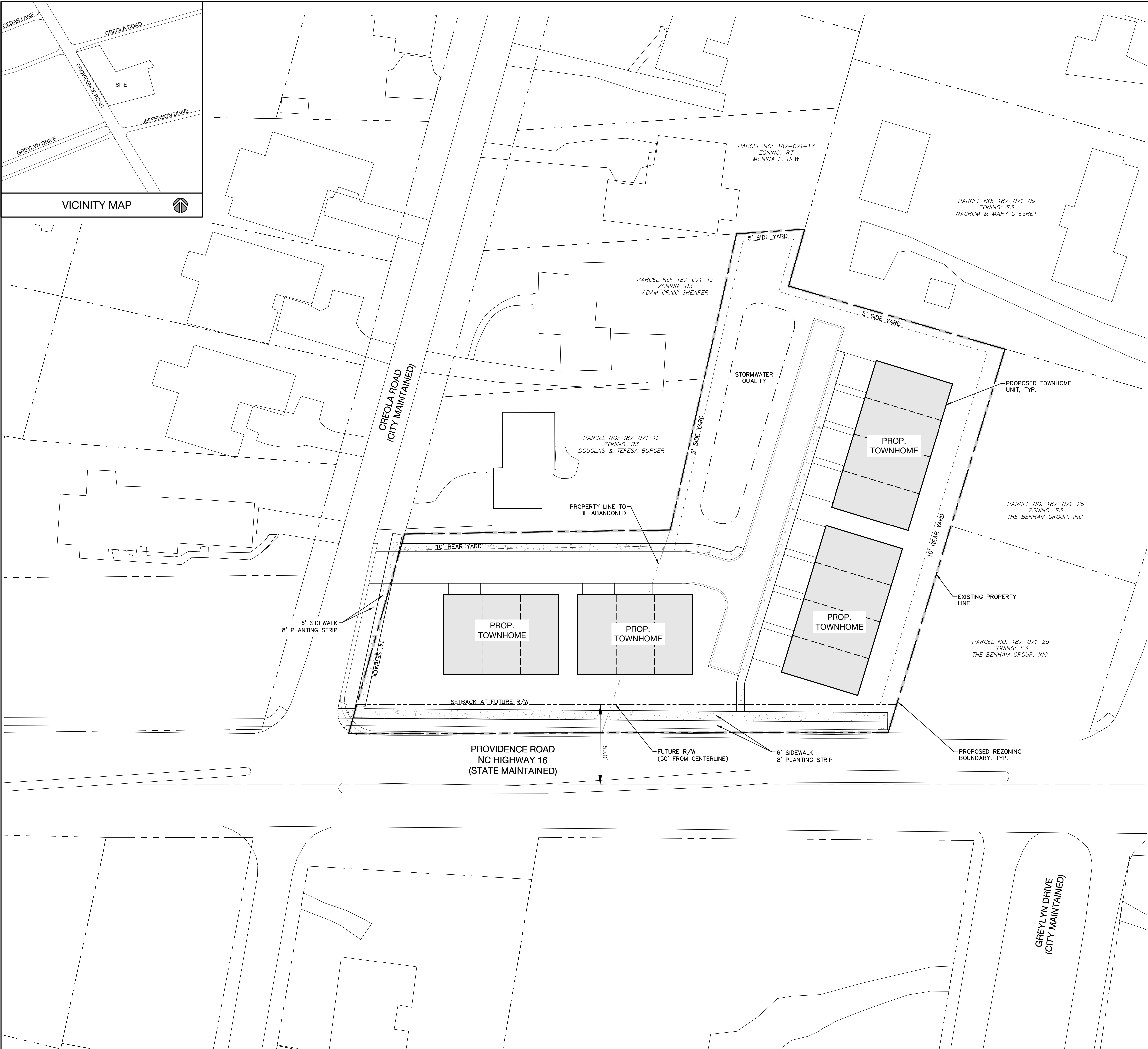
James Rorie:

Signature: James Rorie

Name (Printed): James Rorie

Title: _____

Date: 10-31-2019



Site Development Data:

Acreage: ± 1.63 acres
Tax Parcel #: 187-071-16 & 187-071-19
Existing Zoning: R-3
Proposed Zoning: UR-2(CD)
Existing Uses: Single-Family
Proposed Use: Townhomes

General Provisions:

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Canopy CLT ("Petitioner") to accommodate up to 14 townhomes in 3 buildings on an approximately 1.63 acre site located along Providence Road between Creola Road and Jefferson Drive (the "Site"). The Site is comprised of Tax Parcel Numbers 187-071-16 & 187-071-19.
- 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 establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern all development taking place on the Site. The configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

Permitted Uses and Maximum Development:

- The Site may be developed with up to 14 attached residential dwelling units, together with accessory uses allowed in the UR-2 zoning district.

Transportation:

- Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- As depicted on the Rezoning Plan, the Site will be served by private streets.
- The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontages on Providence Road and Creola Road as generally depicted on the Rezoning Plan.
- Pedestrian connections shall be provided to public sidewalks within public rights-of-way. Final placement of connection points is subject to modifications during the Land Development review process.
- Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
- All transportation improvements shall be approved and constructed before the site's first building certificate of occupancy is issued.

Architectural Standards:

- The principal buildings used for residential uses 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, stucco, cementitious siding (such as Hardi-plank), EIFS or wood.
- 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.
- 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.
- Facade articulation or variation will be utilized to differentiate townhome units within each building. All front facades will vary with accent siding both horizontally and vertically.

Streetscape and Landscaping:

- The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.
- The Petitioner shall comply with the Charlotte Tree Ordinance.

Environmental Features:

- The Petitioner shall comply with the City of Charlotte Post Construction.
- 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.

Lighting:

- 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.
- Decorative pedestrian scale lights may be provided within the Site.

Signage:

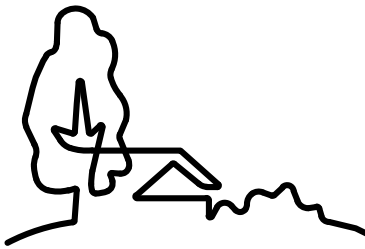
- Reserved.

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.
- 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.



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



Bishop's Court

Rezoning Site Plan
Providence Road Charlotte, NC

NO. DATE: BY: REVISIONS:

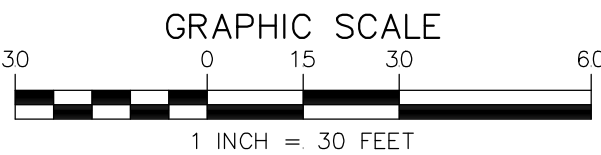
Project No: 19-162

Date: 10.30.2019

Designed by: UDP

Drawn By: UDP

Sheet No:



REZONING PETITION #2019-???

RZ-1.0

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-167
Petition #: _____
Date Filed: 11/1/2019
Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: Community Building Investments LLC; Michael T. Whitehead

Owner's Address: 5901 Sardis Rd; 222 S Caldwell St Unit 1509 City, State, Zip: Charlotte, NC 28270, 28202

Date Property Acquired: 10/22/2008; 4/30/2014

Property Address: 539 State Street and 532 Katonah Avenue

Tax Parcel Number(s): 07107214 and 07107215

Current Land Use: Industrial; Residential; Vacant Size (Acres): +/- 0.7 acres

Existing Zoning: I-2, R-8 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting* with: Lisa Arnold, Dave Pettine, Alberto Gonzalez, Rick Grochoske
Date of meeting: 10/15/19

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To accommodate an affordable housing multi-family residential development

Collin Brown & Brittany Lins

Name of Rezoning Agent

1420 E. 7th Street, Suite 100

Agent's Address

Charlotte, NC 28204

City, State, Zip

704-200-2637

Telephone Number

Fax Number

Collin.Brown@alexanderricks.com /

Brittany.Lins@alexanderricks.com

E-Mail Address

See Attached Joinder Agreements

Signature of Property Owner

See Attached Joinder Agreements

(Name Typed / Printed)

Grubb Management, LLC

Name of Petitioner(s)

4601 Park Road, Suite 450

Address of Petitioner(s)

Charlotte, NC 28209

City, State, Zip

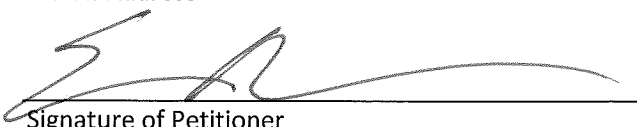
704-372-5616

Telephone Number

Fax Number

EApplefield@grubbproperties.com

E-Mail Address


Signature of Petitioner

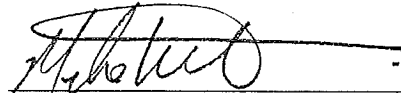
Eric Applefield

(Name Typed / Printed)

REZONING PETITION NO. 2019-_____
Grubb Properties
Joinder Agreement

The undersigned as the owner of that parcel of land located at 539 State Street in Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 071-072-14 on the Mecklenburg County Tax Maps 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 31st day of October, 2019.




Community Building Investments LLC

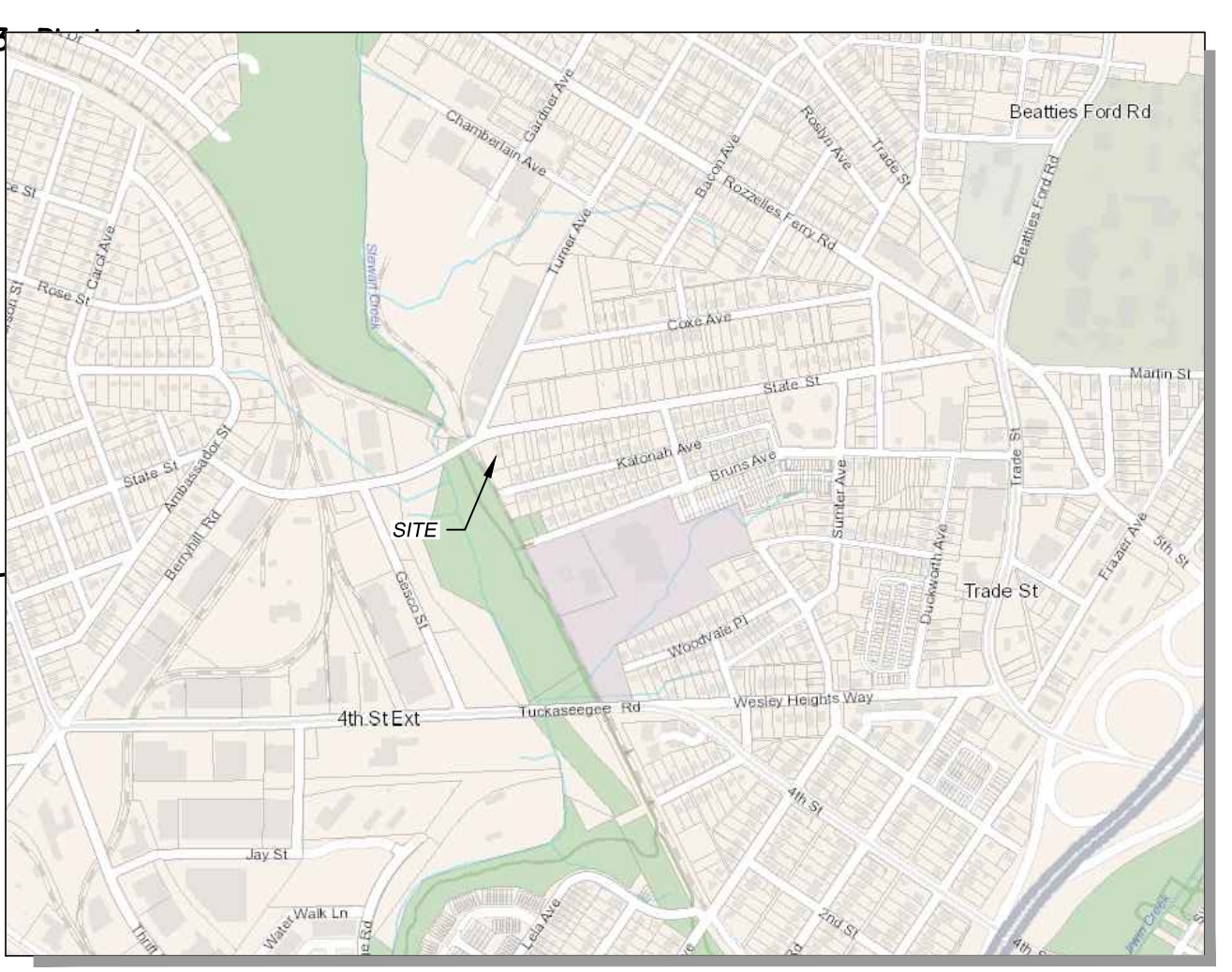
REZONING PETITION NO. 2019-_____
Grubb Properties
Joinder Agreement

The undersigned as the owner of that parcel of land located at 532 Katonah Avenue Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 071-072-15 on the Mecklenburg County Tax Maps 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 31 day of October, 2019.

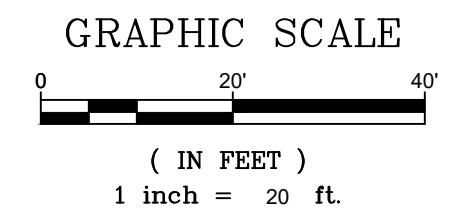
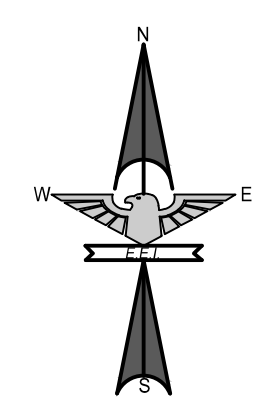


Michael T. Whitehead



VICINITY MAP
NOT TO SCALE

| SITE AND DEVELOPMENT DATA | |
|---------------------------|---------------------------------------|
| JURISDICTION | CITY OF CHARLOTTE |
| TAX PARCEL(S) | 071-072-14 & 071-072-15 |
| SITE ADDRESS | 539 STATE STREET & 532 KATONAH AVENUE |
| ZONING | I-2 & R-8 |
| PROPOSED ZONING | MUDD-O |
| USE CLASSIFICATION | MULTIFAMILY RESIDENTIAL |
| TOTAL AREA | 0.73 ACRES |



E.A. ENGINEERING, INC.
FIRM LICENSE # C-0873
P.O. BOX 351
Indian Trail, NC 28079
(704) 862-4222
www.eaengineerinc.net

| NO. | DATE | BY | ISSUE |
|-----|------|----|-------|
| | | | |

STATE STREET APARTMENTS

539 STATE STREET, CHARLOTTE, NC

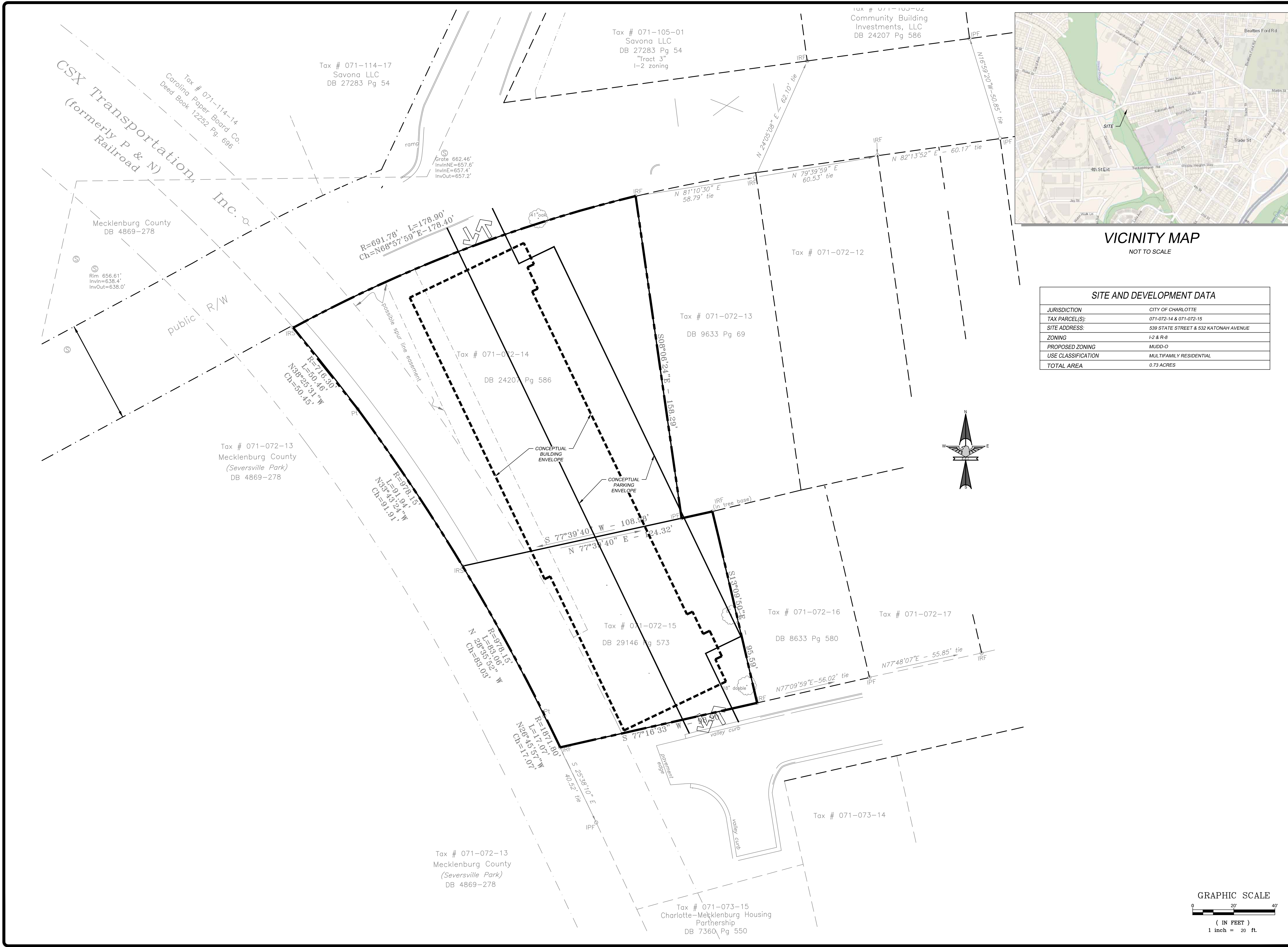
GRUBB PROPERTIES, INC.

4601 Park Road, Suite 450

CHARLOTTE, NC 28209


| DESIGNED BY | DRAWN BY | CHECKED BY | JLR NUMBER |
|-------------|------------|------------|------------|
| N/A | JLR | JLR | 6978 |
| AS SHOWN | DATE | | |
| | 11/01/2019 | | |

PRELIMINARY
NOT FOR
CONSTRUCTION



VICINITY MAP
NOT TO SCALE

| SITE AND DEVELOPMENT DATA | |
|---------------------------|---------------------------------------|
| JURISDICTION | CITY OF CHARLOTTE |
| TAX PARCEL(S) | 071-072-14 & 071-072-15 |
| SITE ADDRESS | 539 STATE STREET & 532 KATONAH AVENUE |
| ZONING | I-2 & R-8 |
| PROPOSED ZONING | MUDD-O |
| USE CLASSIFICATION | MULTIFAMILY RESIDENTIAL |
| TOTAL AREA | 0.73 ACRES |



FIRM LICENSE # C-0873
P.O. BOX 351
Alpharetta, GA 30009
(770) 962-4222
www.eagleonline.net

STATE STREET APARTMENTS

539 STATE STREET, CHARLOTTE, NC

GRUBB PROPERTIES, INC.

4601 Park Road, Suite 450

CHARLOTTE, NC 28209

Schematic SITE PLAN

| | | | |
|-------------|-----|------------|-----------------|
| DESIGNED BY | N/A | CHECKED BY | JLR |
| DRAWN BY | JLR | DATE | 11/01/2019 |
| AS SHOWN | | Scale | JCB NUMBER 6978 |

PRELIMINARY
NOT FOR
CONSTRUCTION

11/01/19

EXHIBIT-2

GRUBB MANAGEMENT, LLC
REZONING PETITION NO. 2019-xxx
10/31/2019

Development Data Table:

| | |
|--------------------------|---|
| Site Area: | +/- 0.7 acres |
| Tax Parcels: | 07107214 and 07107215 |
| Existing Zoning: | I-2, R-8 |
| Proposed Zoning: | MUDD-O |
| Existing Use: | Industrial, residential and vacant |
| Proposed Uses: | Up to 140 Multifamily Residential Units |
| Maximum Building Height: | Up to 75 feet, as measured per MUDD Ordinance standards |
| Parking: | Per the Optional Provision below in Section II. |

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Grubb Management, LLC (the "Petitioner") to accommodate the development of a privately-funded workforce housing community on that approximately 0.7-acre site located on the south side of State Street and north side of Katonah Avenue, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 071-072-14 and 071-072-15.
- 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 MUDD zoning district shall govern the development and use of the Site.
- The development 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 Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Optional Provisions

The Petitioner requests an optional provision to allow a variation from the typical MUDD parking standards for a total of 20 parking spaces on Site.

III. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of one hundred forty (140) multi-family dwelling units and any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district.

IV. Transportations

- 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 by CDOT for approval.
- Where applicable, the 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.
- All transportation improvements shall be completed prior to the issuance of the Site's first building certificate of occupancy unless otherwise stated herein.

V. Architectural Standards

- The principal building(s) on the Site may use a variety of building materials. The building materials will be a combination of the following: brick, glass, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") 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.
- Building massing shall be designed to break up long monolithic building forms as follows: Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, wall offsets, pilasters, and other architectural details). Modulations shall be a minimum of ten (10) feet wide and shall project or recess a minimum of one (1) foot extending through hat least a full floor.
- Architectural elevations shall be designed to create visual interest as follows:
 - Buildings shall be designed with a recognizable architectural base on all facades facing network required streets and the greenway. Such base may be executed through the use of articulated architectural facade features, changes in building materials, or color changes; and
 - Building elevations facing network required streets or the greenway shall not have expanses of blank walls greater than twenty (20) feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- Roof form and articulation -- roof form lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers, or parapets.
 - Roof top HVAC and related mechanical equipment will be screened from public view at grade from network required streets and the greenway.

VI. Workforce Housing

The Petitioner intends to voluntarily provide a workforce housing program to ensure that the proposed residential units are reasonably priced for persons earning less than the average median income for the area. Petitioner shall ensure that 50% of the residential units, for a period not less than fifteen (15) years, maintains monthly rents that are, on average, affordable for persons earning not more than 80% of the area median income.

VII. Environmental Features

The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance and tree save requirements.

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.



FIRM LICENSE # C-0873
P.O. BOX 351
Indian Trail, NC 28079
Alpharetta, GA 30009
(704) 882-4222
www.eagleonline.net

| NO. | DATE | BY | ISSUE |
|-----|------|----|-------|
| | | | |

| | |
|--|--|
| STATE STREET APARTMENTS
539 STATE STREET, CHARLOTTE, NC | GRUBB PROPERTIES, INC.
4601 Park Road, Suite 450
CHARLOTTE, NC 28209 |
|--|--|

| | | | | | |
|-------------|-------|----------|------------|------------|------|
| DESIGNED BY | N/A | DRAWN BY | JLR | CHECKED BY | JLR |
| AS SHOWN | Scale | DATE | 11/01/2019 | JOB NUMBER | 6978 |



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-168
Petition #: _____
Date Filed: 11/1/2019
Received By: BK

DECEASED

Complete All Fields (Use additional pages if needed)

Property Owner: 1) GILBERT & SUE PICKLESIMER 2) OAK HILLS, INC.
Owner's Address: 1) 3940 Oakdale Road 1) Charlotte, NC 28216
2) PO BOX 680008 2) Charlotte, NC 28216
City, State, Zip: _____
Date Property Acquired: 1975, 1975, 2005, and 2005
Property Address: 3418 Oakdale Road, Charlotte, NC 28216
Tax Parcel Number(s): 03325102, 03325104, 03325118, 03325103
Current Land Use: Single Family Residential Size (Acres): +/-22.87 acres
Existing Zoning: R-3 Proposed Zoning: MX-2(CD)
Overlay: Lake Wylie PA Tree Survey Provided: Yes: _____ N/A: _____
Required Rezoning Pre-Application Meeting* with: North Planning Area (Michael Russell)
Date of meeting: 10/2/2019

(*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): n/a
Purpose/description of Conditional Zoning Plan: To accommodate a residential community on the site compromised
of duplex dwelling units

ColeJenest & Stone

Name of Rezoning Agent
200 S. Tyron Street, Suite 1400
Agent's Address
Charlotte, NC 28202
City, State, Zip
704.971.4538
Telephone Number
spaone@colejeneststone.com
Fax Number
E-Mail Address

1. _____ 2. _____

Signature of Property Owner

1. GILBERT PICKLESIMER

(Name Typed / Printed)

GILBERT PICKLESIMER
OWNER AND MANAGER
OF OAK HILLS, INC.

Suncrest Real Estate and Land

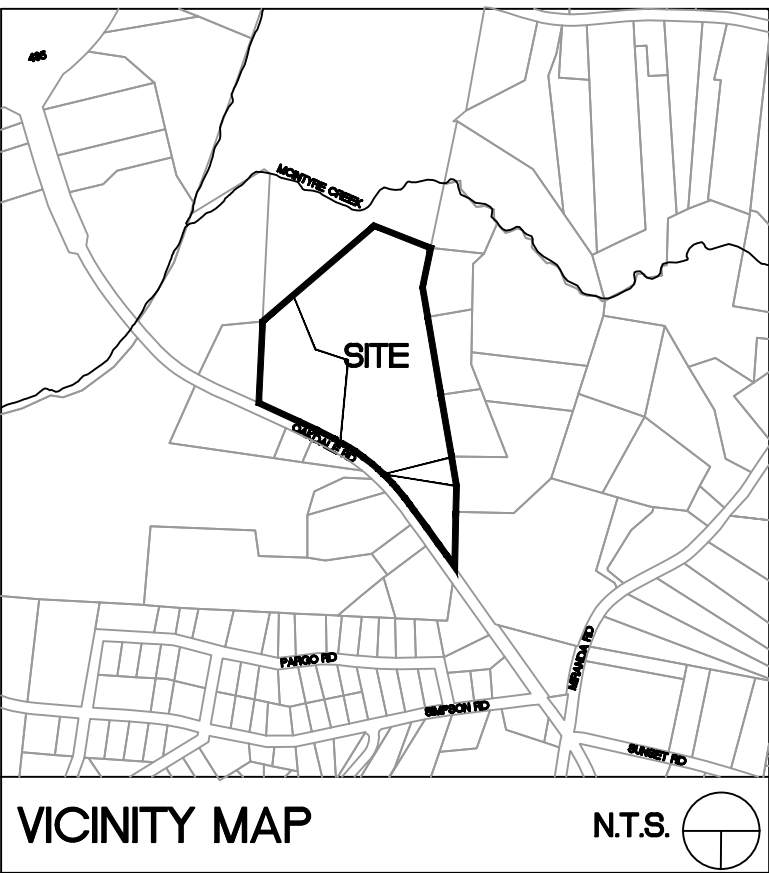
Name of Petitioner(s)
2701 East Camelback Rd #180
Address of Petitioner(s)
Biltmore Park, Phoenix, Arizona 85016
City, State, Zip
630.363.6401
Telephone Number
CWerner@suncrestreal.com
Fax Number
E-Mail Address

Casey Werner

Signature of Petitioner

Casey Werner, PE

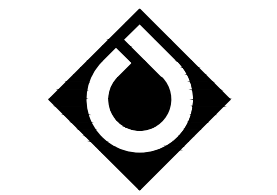
(Name Typed / Printed)



REZONING SUMMARY

| | |
|-------------------|---|
| PETITIONER: | SUNCREST REAL ESTATE & LAND
2701 EAST CAMELBACK ROAD #180
BILTMORE PARK, PHOENIX, AZ 85016 |
| PROPERTY OWNER(S) | GILBERT PICKLESIMER
3940 OAKDALE ROAD
CHARLOTTE, NC 28216

OAK HILLS INC.
P.O. BOX 680008
CHARLOTTE, NC 28216 |
| TAX PARCEL(S): | 03325102, 03325104, 03325118,
& 03325103 |
| EX. ZONING: | R-3 |
| GIS ACREAGE: | 22.87 ACRES |
| NOTE: | ALL STREAM CENTERLINES AND BUFFERS SHOWN AND
LABELED AS PROVIDED BY MECKLENBURG COUNTY GIS DATA |



**ColeJenest
& Stone**

*Shaping the Environment
Realizing the Possibilities*

Land Planning
+ Landscape Architecture
+ Civil Engineering
+ Urban Design

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

**SUNCREST REAL
ESTATE AND LAND**
2701 EAST CAMELBACK ROAD, #180
BILTMORE PARK
PHOENIX, AZ

**OAKDALE ROAD
RESIDENTIAL**

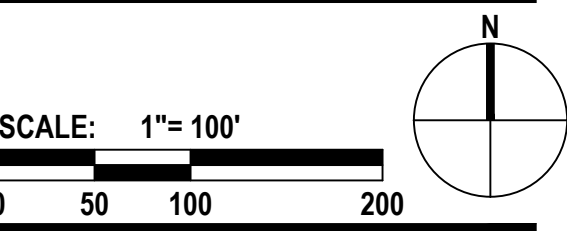
4008 OAKDALE ROAD
CHARLOTTE, NC 28216

**EXISTING
CONDITIONS
PLAN**

Project No.
32410.19

Issued
11/01/19

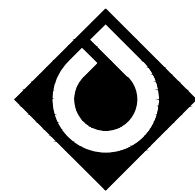
Revised



RZ-1.0

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

ColeJenest & Stone, P.A. 2018 ©



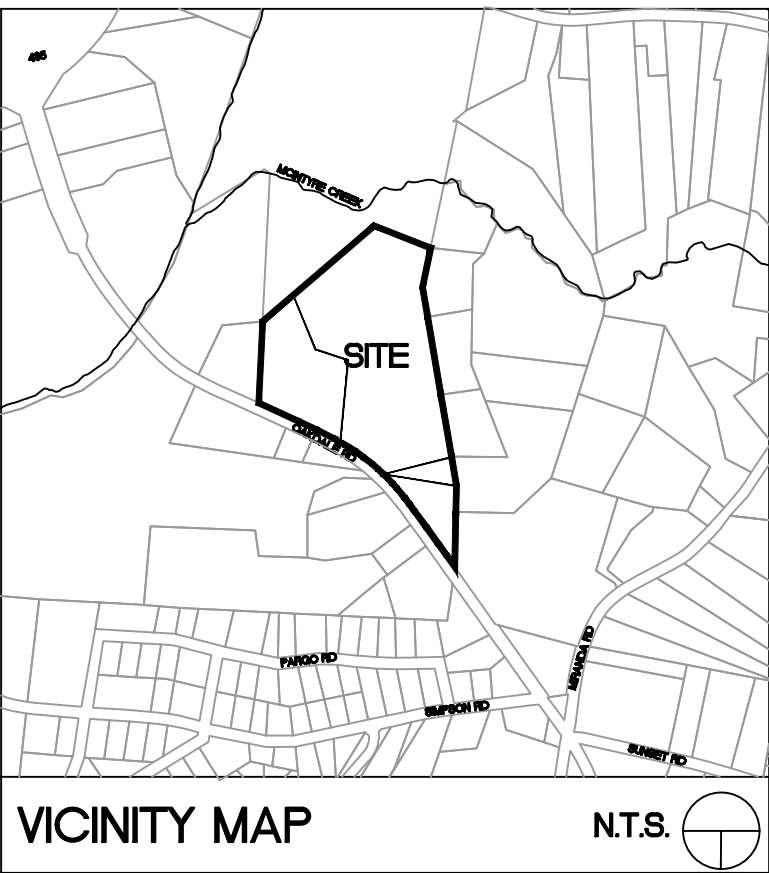
**ColeJenest
& Stone**

Shaping the Environment
Realizing the Possibilities

Land Planning
+ Landscape Architecture
+ Civil Engineering
+ Urban Design

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

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



SUNCREST REAL ESTATE AND LAND 2701 EAST CAMELBACK ROAD, #180 BILTMORE PARK PHOENIX, AZ

OAKDALE ROAD RESIDENTIAL

4008 OAKDALE ROAD
CHARLOTTE, NC 28216

REZONING PLAN

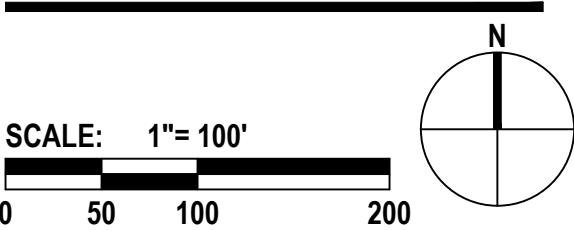
Project No.

32410.19

Issued

11/01/19

Revised



RZ-2.0

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

ColeJenest & Stone, P.A. 2018 ©

REZONING SUMMARY PETITIONER:

SUNCREST REAL ESTATE AND LAND
2701 EAST CAMELBACK ROAD #180
BILTMORE PARK, PHOENIX, AZ 85016

PROPERTY OWNER(S)

GILBERT PICKLESIMER
3940 OAKDALE ROAD
CHARLOTTE, NC 28216

TAX PARCEL(S):

03325102, 03325104, 03325118, 03325103

EX. ZONING:

R-3

PROPOSED ZONING:

MX-2
MIXED USE

GIS ACREAGE:

22.87 AC

EXISTING USE:

SINGLE FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL: UP TO 138 UNITS (6 UNITS/ AC MAX)

ZONING SETBACKS:

LOCAL/COLLECTOR: 17' MEASURED FROM ROW
MINOR THOROUGHFARE: 30' MEASURED FROM ROW

MIN. BLDG. SEPARATION:

16'

PARKING REQUIRED:

PER ORDINANCE REQUIREMENT

PARKING PROVIDED:

PER ORDINANCE REQUIREMENT

AMENITY AREA:

0.25 AC

REQUIRE OPEN SPACE:

2.30 AC (10%)

OPEN SPACE PROVIDED:

PER ORDINANCE REQUIREMENT

STORMWATER:

PROPOSED STORMWATER POND
AND/OR UNDERGROUND SYSTEMS

*SEE SHEET RZ-3.0 FOR REZONING DEVELOPMENT STANDARDS

NOTE:

ALL STREAM CENTERLINES AND BUFFERS SHOWN AND LABELED AS
PROVIDED BY MECKLENBURG COUNTY GIS DATA

DUPLEX DWELLING UNITS, TYP.
GATED ENTRANCE TO
DEVELOPMENT PRIVATE ROAD
1.50' CURB AND GUTTER, TYP.

PID: 03325117
MECKLENBURG COUNTY
DB: 32672, PG: 90
ZONING: R-3

PROPOSED DETACHED
GARAGES, TYP.

1.50' CURB AND GUTTER, TYP.

PARKING AREA TREES, TYP.

PID: 03325101
MECKLENBURG COUNTY
DB: 32672, PG: 90
ZONING: R-3

PID: 03307404
DONALD E. TENCH
DB: 07821, PG: 458
ZONING: R-3

8' PLANTING STRIP AND 6'
SIDEWALK, TYP.

400 SQUARE FOOT PRIVATE OPEN SPACE
AREA REQUIRED FOR EACH UNIT, TYP.

PID: 03307405
OAKDALE HARRIS HOLDINGS, LLC.
DB: 17346, PG: 740
ZONING: R-3

GATED ENTRANCE TO
DEVELOPMENT PRIVATE ROAD

2.50' CURB AND GUTTER, TYP.

PID: 03325117
MECKLENBURG COUNTY
DB: 32672, PG: 90
ZONING: R-3

PID: 03312218
JENNIFER L. STEVENS
DB: 16291, PG: 255
ZONING: R-3

PID: 03312217
ROBERT J. PLOOY
DB: 31487, PG: 995
ZONING: R-3

PID: 03312216
RAY ALAN HYATT
DB: 33484, PG: 784
ZONING: R-3

PID: 03312215
CRYSANTHI GEORGIOU
HOUSIADAS
DB: 33103, PG: 135
ZONING: R-3

PID: 03312211
CRYSANTHI GEORGIOU
HOUSIADAS
DB: 33103, PG: 83
ZONING: R-3

PID: 03312203
GEORGE S. HOUSIADAS
DB: 29939, PG: 451
ZONING: R-3

PID: 03307402
BILLY A. GREER
DB: 02852, PG: 124
ZONING: R-3

PID: 03307331
JEFFREY YANG
DB: 13605, PG: 345
ZONING: R-3

PID: 03307408
ROBERT A. LING
DB: 04773, PG: 289
ZONING: R-3

PID: 03307408
DONALD E. TENCH
DB: 04418, PG: 300
ZONING: R-3

PID: 03307403
JOE D. REINER
DB: 04887, PG: 106
ZONING: R-3

PID: 03307406
ROBERT PATTERSON
DB: 31308, PG: 937
ZONING: R-3

DEVELOPMENT STANDARDS

November 1, 2019

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Suncrest Real Estate and Land (the “Petitioner”) to accommodate the development of a residential community on that approximately 22.87 acre site located on the north side of Oakdale Road between Hwy 485 and Miranda Road, which site is more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Nos. 03325102, 03325104, 03325118 and 03325103.
- 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 MX-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 street, internal private streets, internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- 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 Uses/Development Limitations

- The Site may be devoted only to a residential community containing a maximum of 138 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the MX-2 zoning district. Incidental and accessory uses and structures may include, without limitation, a leasing and management office, detached garages and amenities such as a clubhouse, swimming pool and tot lot or playground.
- The dwelling units shall be comprised of duplex-style attached dwelling units.

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 (“CDOT”) and/or the North Carolina Department of Transportation (“NCDOT”).
- As depicted on the Rezoning Plan, the Site will be served by a perimeter public street (designated as Collector Road on the Rezoning Plan) and internal private drives, and minor adjustments to the locations of the internal public street, the internal private streets and the internal private drives shall be allowed during the construction permitting process.
- The width of the right of way for the Collector Road located on the Site shall be 60 feet and in the event that on-street parking is provided on the Collector Road it shall be located outside of the required 36 feet edge of pavement to edge of pavement.
- 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.
- The Collector Road located on the Site and depicted on the Rezoning Plan will be approved and constructed prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site.
- The internal private drives may, at the option of Petitioner, be gated.
- On-street parking may be constructed at the option of Petitioner provided that such on-street parking is approved by CDOT and/or NCDOT and any other applicable governmental agencies. If Petitioner elects not to construct such on-street parking or if such on-street parking is not approved by CDOT and/or NCDOT or any other applicable governmental agencies, Petitioner shall not be required to construct the on-street parking.
- One or more of the private drives that provide vehicular connectivity to the Collector Road and Oakdale Road may, at the option of Petitioner, be restricted to exiting vehicular traffic only.
- Petitioner shall dedicate and convey all relevant right of way to the City of Charlotte and/or to NCDOT as applicable prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site. The right of way shall be setback 2 feet behind the back of sidewalk where feasible. If it is not feasible, the sidewalks, or portions thereof, may be located in a sidewalk utility easement.
- All transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site.

D. Architectural Standards

- The maximum height in stories of the dwelling units constructed on the Site shall be 1.5 stories. The maximum height in feet of the dwelling units constructed on the Site shall be 30 feet as measured under the Ordinance.
- The actual widths and depths of the dwelling units constructed on the Site may vary from the widths and depths depicted on the Rezoning Plan.
- The primary exterior building materials for the buildings constructed on the Site shall be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
- Vinyl, EIFS or masonite may not be used as an exterior building material on any building constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- 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.
- To provide privacy, all residential entrances located within 15 feet of a sidewalk located adjacent to a public street shall be raised from the average grade of such sidewalk a minimum of 12 inches.

- Usable porches and stoops shall from a predominant feature of the building design and be located on the front of the building facing a public street, a private street or open space. Usable front porches shall be covered and be at least 6 feet deep. Usable front porches shall not be enclosed.
- All corner/end units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.

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 frontages on Oakdale Road and the Collector Road. 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 frontage on Oakdale Road.
- Portions of the minimum 6 foot wide sidewalk to be installed along the Site's frontage on Oakdale Road may be located in a sidewalk utility easement.

F. Environmental Features

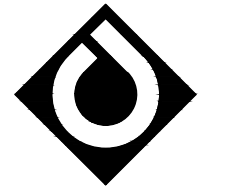
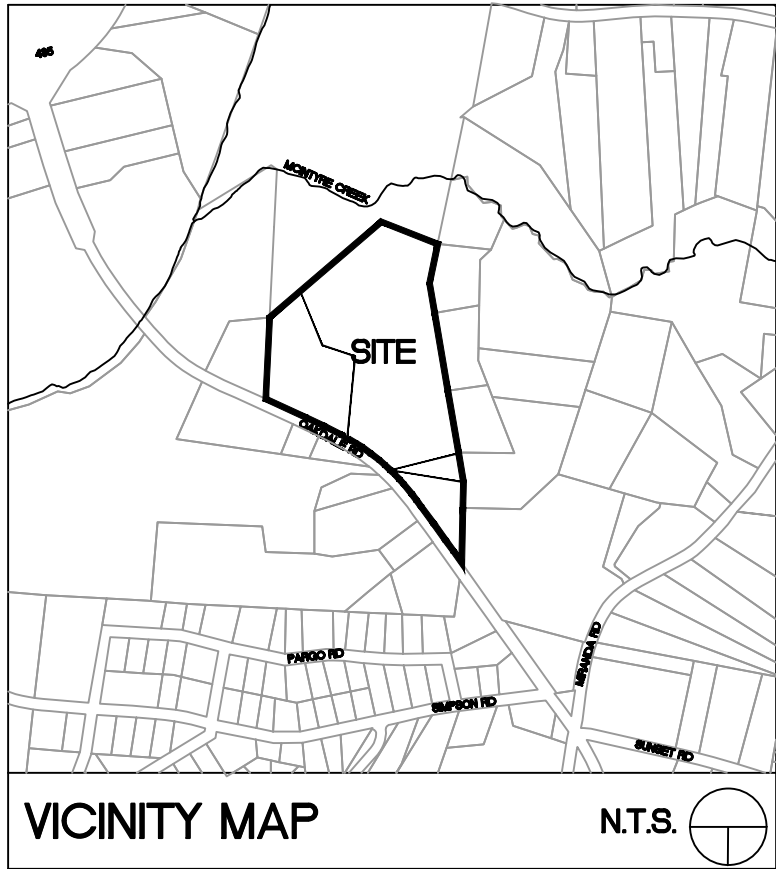
- Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City Ordinance.
- Any increase of impervious area within SWIM/PCSO Buffers may not be allowed and is not approved with the rezoning process. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services (CMSWS) and mitigated if required by City ordinance. Stream Delineation Reports and SWIM/PCSO Buffer location delineations are subject to review and approval by CMSWS.
- 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.

G. Amenities and Greenway

- An amenity area shall be provided on the Site and at a minimum, the amenity area shall contain a swimming pool and a clubhouse.
- Prior to the issuance of the 80th certificate of occupancy for a new dwelling unit constructed on the Site, Petitioner shall dedicate and convey the 30' greenway area easement located on the Site (the “Greenway Area”) to Mecklenburg County for future greenway purposes. Prior to the dedication and conveyance of the Greenway Area to Mecklenburg County and subject to any restrictions imposed by stream buffer regulations, Petitioner shall have the right to install and locate utility lines through the Greenway Area and to reserve such easements over the Greenway Area that are necessary to maintain, repair and replace such utility lines, and to reserve such other easements as may be reasonably necessary in connection with the development of the Site as long as these easements and utility lines do not interfere with the construction and maintenance of the greenway. Any easements must be reviewed prior to the dedication of the Greenway Area to Mecklenburg County.
- The trees located within the Greenway Area shall count towards the Site's minimum tree save requirements.
- A minimum 30-foot wide greenway easement shall be established along that portion of the Site's western boundary line that is more particularly depicted on the Rezoning Plan.
- The Greenway Area shall count towards the Site's required open space.

H. 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.



**ColeJenest
& Stone**

*Shaping the Environment
Realizing the Possibilities*

Land Planning
+ Landscape Architecture
+ Civil Engineering
+ Urban Design

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

**SUNCREST REAL
ESTATE AND LAND**
2701 EAST CAMELBACK ROAD, #180
BILTMORE PARK
PHOENIX, AZ

**OAKDALE ROAD
RESIDENTIAL**

4008 OAKDALE ROAD
CHARLOTTE, NC 28216

**REZONING
DEVELOPMENT
STANDARDS**

Project No.

32410.19

Issued

11/01/19

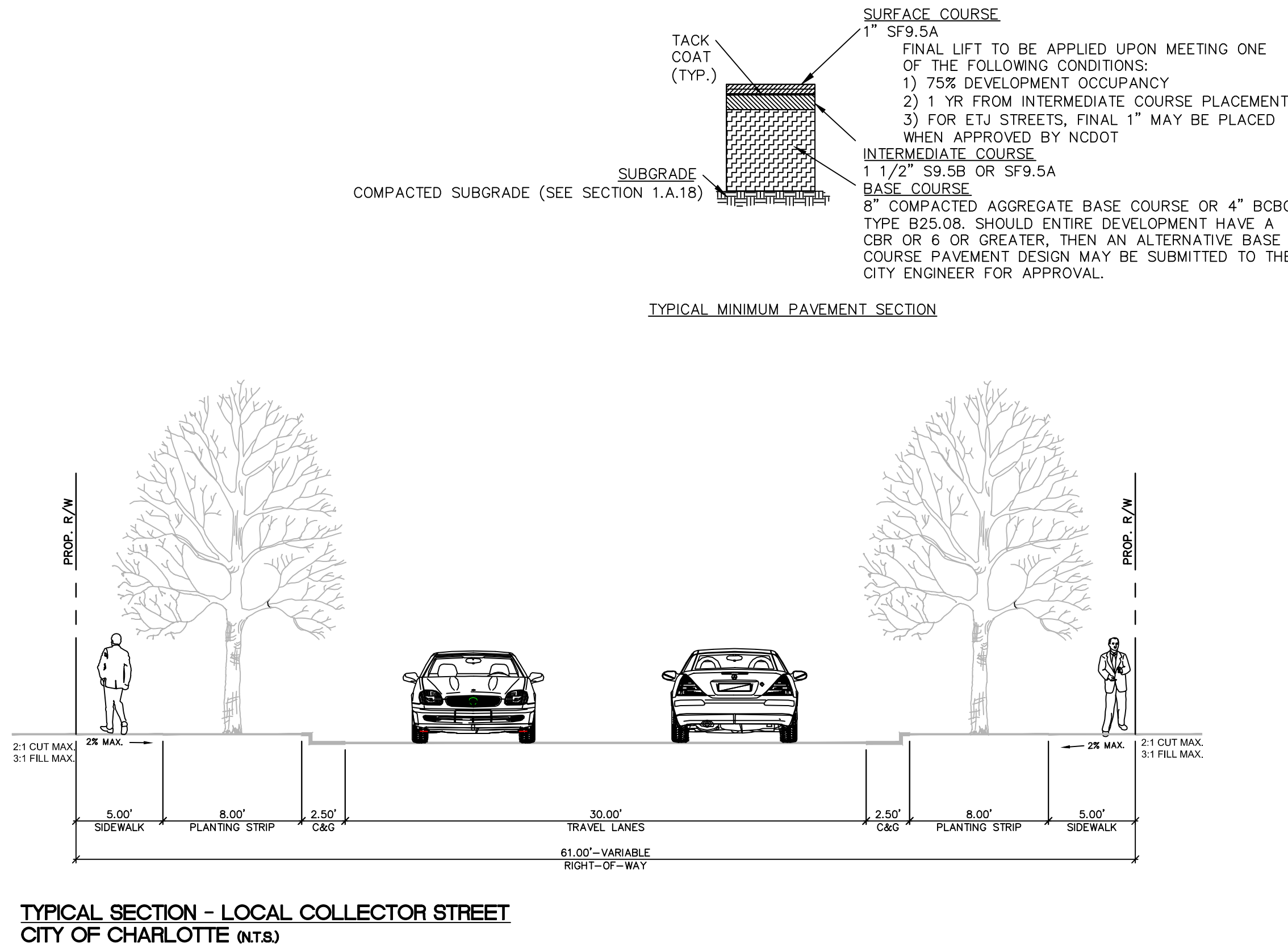
Revised



RZ-3.0

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

ColeJenest & Stone, P.A. 2018 ©



TYPICAL SECTION - LOCAL COLLECTOR STREET
CITY OF CHARLOTTE (N.T.S.)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-169

Petition #: _____

Date Filed: 11/5/2019

Received By: BS

Complete All Fields (Use additional pages if needed)

Property Owner: Donna & Brenda Garrison; Mary T. Garrison, REV/TST;
Mallard Creek Charlotte NC; Roger & Vickey Benfield

Owner's Address: 6215 North Rd; 901 Wabash Ave, Ste 300; 2200 Odell School Rd
City, State, Zip: York, SC 29745; Terre Haute, IN 47807; Charlotte, NC 28262

Date Property Acquired: 10/10/1991; 10/15/1992; 1/21/1976

Property Address: unnumbered, 2301, 2401, 2200 Odell School Rd

Tax Parcel Number(s): 029-201-24; 029-664-05; 029-664-06; 029-664-04; 029-171-03; and 029-171-21

Current Land Use: vacant, agriculture, single-family residential Size (Acres): 15.9 acres

Existing Zoning: CC Proposed Zoning: CC(SPA)

Overlay: none Tree Survey Provided: Yes: X N/A: _____

Required Rezoning Pre-Application Meeting: Solomon Fortune, Michael Russell, Isaiah Washington, Kent Main, Josh Weaver
Date of meeting: 10/9/19

(*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): yes, 5 years

Purpose/description of Conditional Zoning Plan: to accommodate an integrated multi-family residential development
within the broader mixed use center, with flexibility for additional commercial uses

Collin Brown & Brittany Lins

Name of Rezoning Agent

1420 E. 7th Street, Suite 100

Agent's Address

Charlotte, NC 28204

City, State, Zip

704-200-2637

Telephone Number

Fax Number

Collin.Brown@alexanderricks.com /

Brittany.Lins@alexanderricks.com

E-Mail Address

See Attached Joinder Agreements

Signature of Property Owner

See Attached Joinder Agreements

(Name Typed / Printed)

Thompson Thrift Development Inc.

Name of Petitioner(s)

111 Monument Circle, Suite 1600

Address of Petitioner(s)

Indianapolis, IN 46204

City, State, Zip

317-671-7223

Telephone Number

317-454-8026

Fax Number

bwilliams@thompsonthrift.com

E-Mail Address

Brad Williams

Signature of Petitioner

Brad Williams

(Name Typed / Printed)

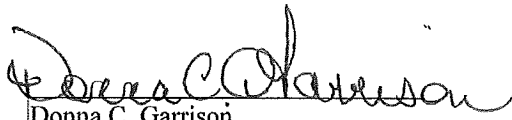
REZONING PETITION NO. 2019-xxx

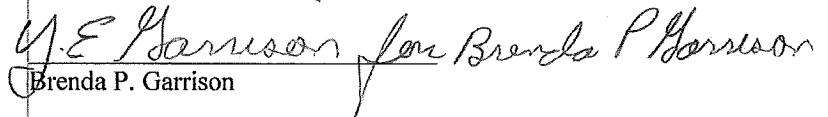
THOMPSON THRIFT DEVELOPMENT INC., PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located on Odell School Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 029-664-04 on the Mecklenburg County Tax Map and which is 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 7TH day of AUGUST, 2019


Donna C. Garrison


Brenda P. Garrison

REZONING PETITION NO. 2019-xxx

THOMPSON THRIFT DEVELOPMENT INC., PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of those parcels of land located on Odell School Road in Mecklenburg County, North Carolina that are designated as Tax Parcel Nos. 029-201-24, 029-664-05, and 029-664-06 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 7TH day of AUGUST, 2019

M. T. Garrison, Trustee
M T Garrison Rev/Trust Garrison

M. T. Garrison, Trustee
Marry T Garrison Rev/Trust

REZONING PETITION NO. 2019-xxx

THOMPSON THRIFT DEVELOPMENT INC., PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 2200 Odell School Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 029-171-21 on the Mecklenburg County Tax Map and which is 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 7th day of August, 2019


Roger L. Benfield


Vickey L. Benfield

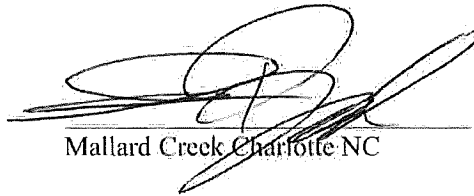
REZONING PETITION NO. 2019-xxx

THOMPSON THRIFT DEVELOPMENT INC., PETITIONER

JOINDER AGREEMENT

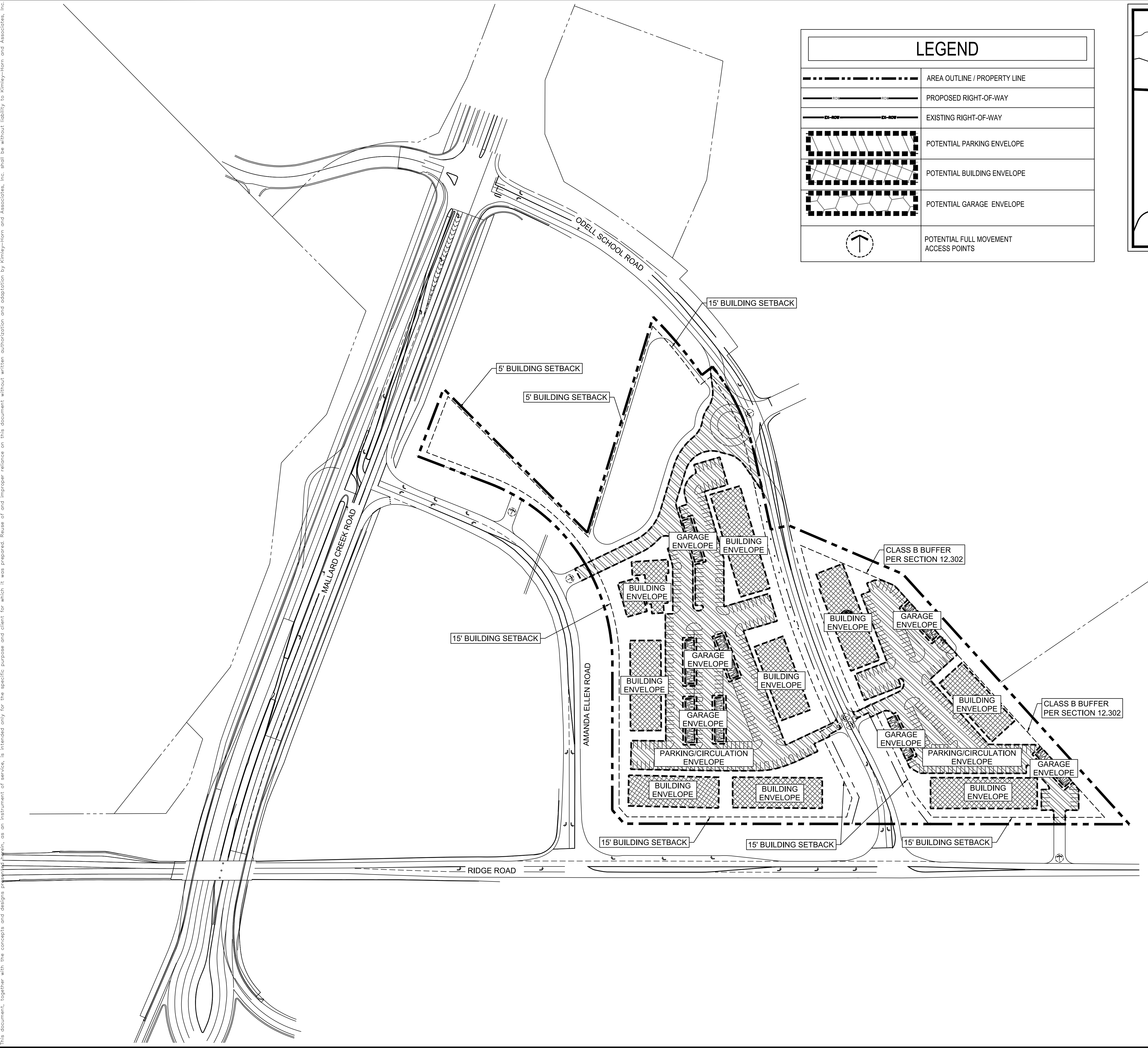
The undersigned, as the owner of that parcel of land located on Mallard Creek Road in Mecklenburg County, North Carolina that is designated as Tax Parcel No. 029-171-03 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 15th day of AUGUST, 2019

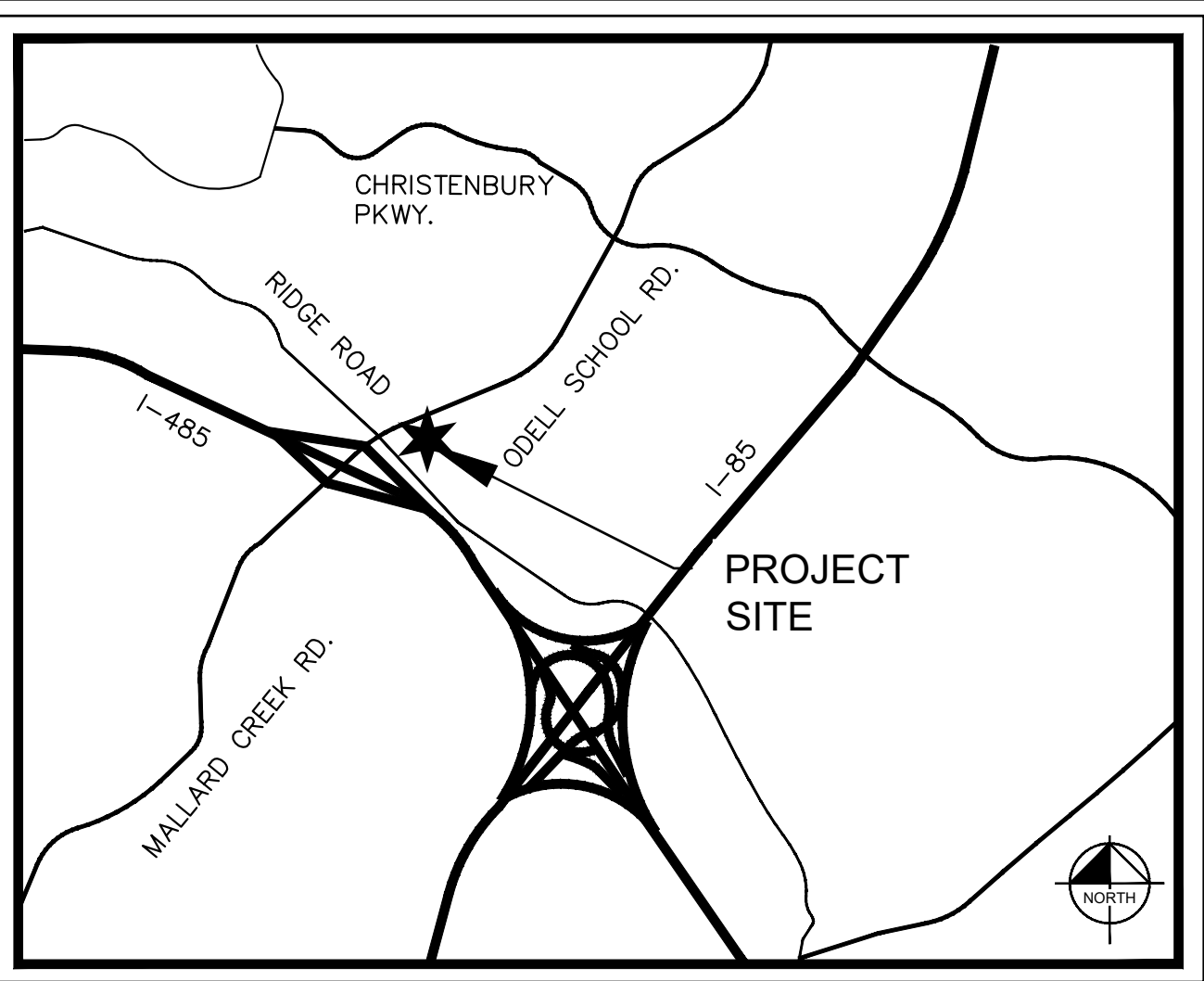
A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line and a long, sweeping flourish that extends to the right.

Mallard Creek Charlotte NC

Plotted By: Strobridge, Kelsey - Sheet Set: Mallard Creek Development Rezoning - Layout: RZ-1 - TECHNICAL DATA SHEET - November 05, 2019 - 01:00:39pm - K:\CHL-FR\1\013205000 thompson thrift\000 mallard creek development\02 - DWG\Reporting\plansheets\RZ-1 TECHNICAL DATA SHEET.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.



| LEGEND | |
|--------|---------------------------------------|
| | AREA OUTLINE / PROPERTY LINE |
| | PROPOSED RIGHT-OF-WAY |
| | EXISTING RIGHT-OF-WAY |
| | POTENTIAL PARKING ENVELOPE |
| | POTENTIAL BUILDING ENVELOPE |
| | POTENTIAL GARAGE ENVELOPE |
| | POTENTIAL FULL MOVEMENT ACCESS POINTS |



VICINITY MAP
NOT TO SCALE



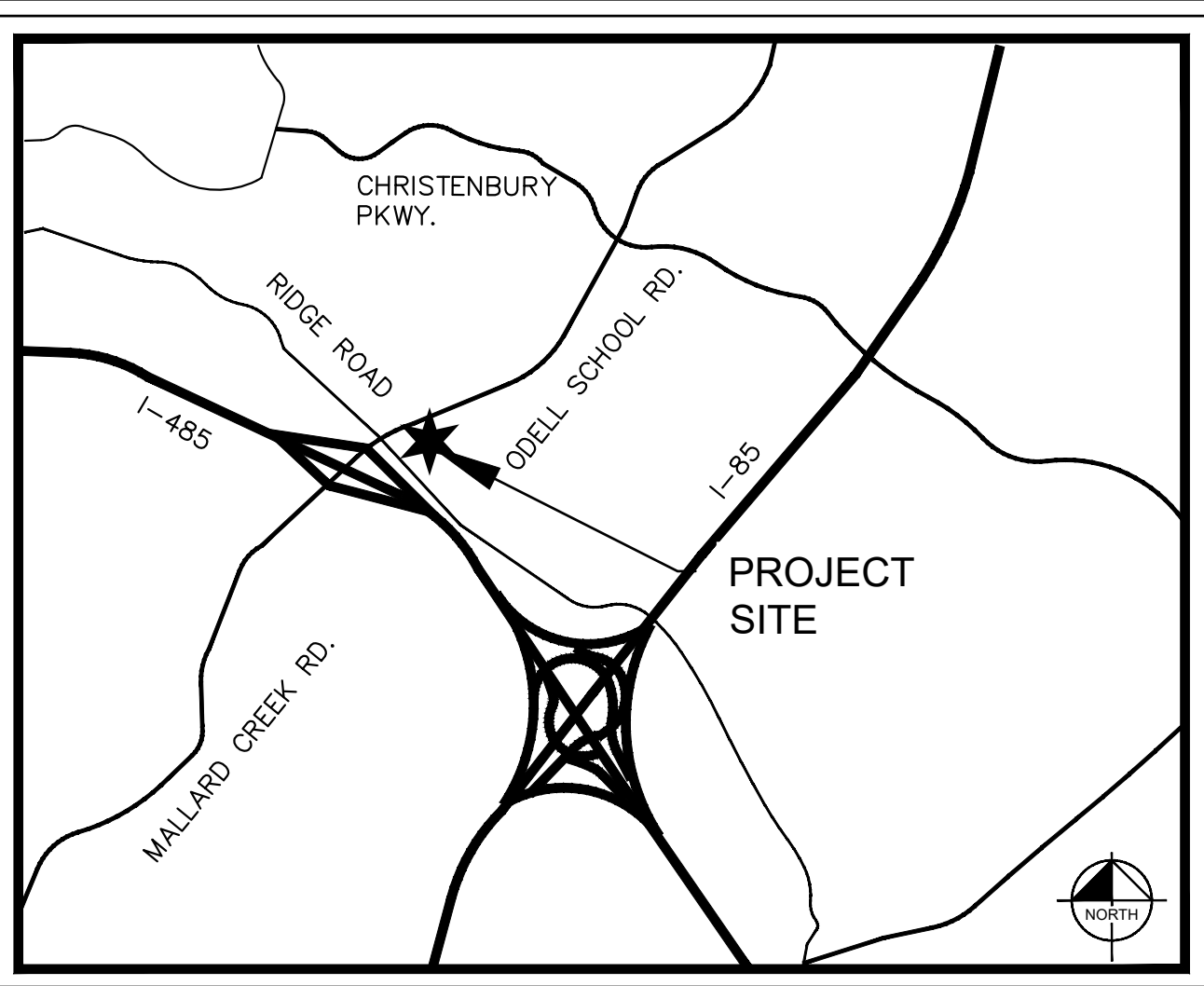
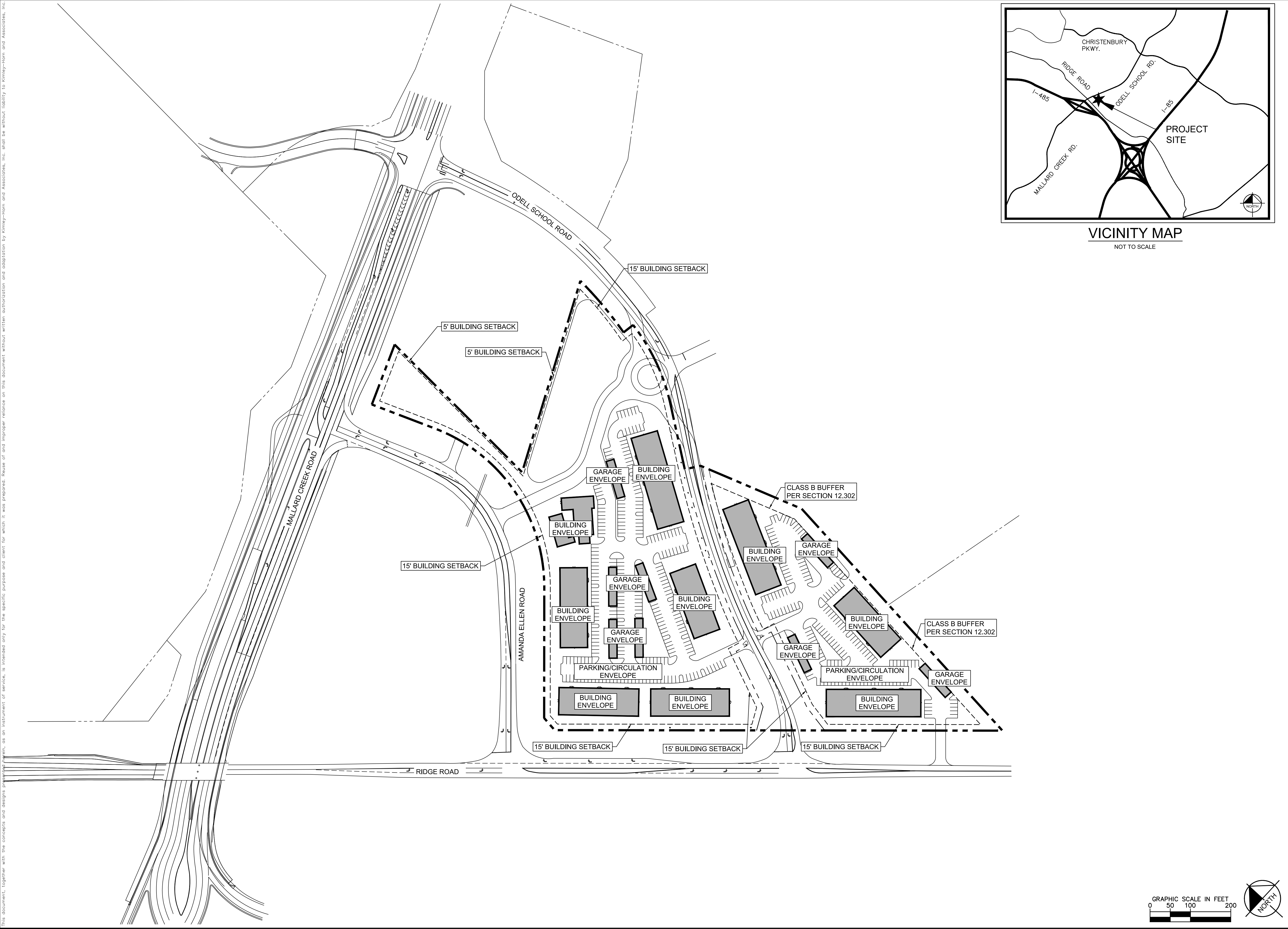
| | | | | | | | | | |
|---|-------------------------|--|-----------------------------------|-------------------|----------------------|-----|-----------|------|----|
| MALLARD CREEK DEVELOPMENT
PREPARED FOR
THOMPSON THRIFT
CITY OF CHARLOTTE | TECHNICAL DATA
SHEET | KHA PROJECT
013205000
DATE
11/5/19
SCALE AS SHOWN
DESIGNED BY KMS
DRAWN BY KMS
CHECKED BY JMH | REZONING PETITION NO. 2019-
NC | CITY OF CHARLOTTE | SHEET NUMBER
RZ-1 | No. | REVISIONS | DATE | BY |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM

Plotted By: Strobridge, Kelsey - Street Set: Mallard Creek Development Rezoning - Layout: RZ-2 ILLUSTRATIVE SITE PLAN November 05, 2019 01:00:47pm K:\CHL-PRJ\013205000 thompson thrift\000 mallard creek development\02 - DWG\Rezoning Plansheets\RZ-2 ILLUSTRATIVE SITE 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.



VICINITY MAP
NOT TO SCALE

| | | | | | | | | | | | |
|--|---------------------------|--|---------------------------------|----|-------------------|----------------------|---|-----------|-----|------|----|
| MALLARD CREEK
DEVELOPMENT
PREPARED FOR
THOMPSON THRIFT
CITY OF CHARLOTTE | ILLUSTRATIVE SITE
PLAN | KHA PROJECT
013205000
DATE
11/5/19
SCALE AS SHOWN
DESIGNED BY KMS
DRAWN BY KMS
CHECKED BY JMH | REZONING PETITION NO. 2019-____ | NC | CITY OF CHARLOTTE | SHEET NUMBER
RZ-2 | Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM | REVISIONS | No. | DATE | BY |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

