

Rezoning Petition Packet

Petitions:
2019-170 through 2019-185

Petitions that were submitted in December 2019

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: 11/6/2019

Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: 3100 THE PLAZA, LLC

Owner's Address: 1001 ELIZABETH AVE SU 101 City, State, Zip: CHARLOTTE, NC 28204

Date Property Acquired: AUGUST 2019

Property Address: 3100 THE PLAZA CHARLOTTE, NC 28205

Tax Parcel Number(s): 09309201

Current Land Use: TIRE DEPOT - VACANT Size (Acres): .370

Existing Zoning: B-1 Proposed Zoning: NS

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

Required Rezoning Pre-Application Meeting* with: WILL LINVILLE

Date of meeting: 10-31-19

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: TO DEVELOP A RESTAURANT

GREG Godley

Name of Rezoning Agent

1001 ELIZABETH AVE SU. 101

Agent's Address

CHARLOTTE, NC 28204

City, State, Zip

704-904-2383

Telephone Number

Fax Number

GGodley@LEGACYCRE.COM

E-Mail Address

GREG Godley

Signature of Property Owner

GREG Godley

(Name Typed / Printed)

James Doyle

Name of Petitioner(s)

1001 Elizabeth Ave. Suite 1-0

Address of Petitioner(s)

Charlotte, NC 28204

City, State, Zip

(704) 807-3897

Telephone Number

Fax Number

whamestown@gmail.com

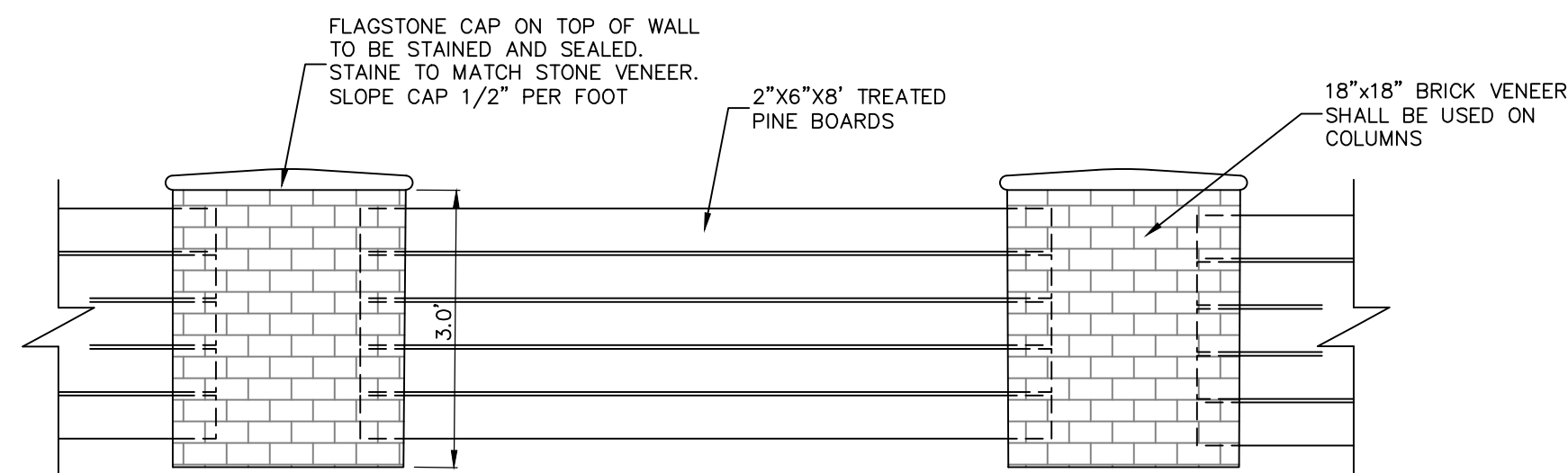
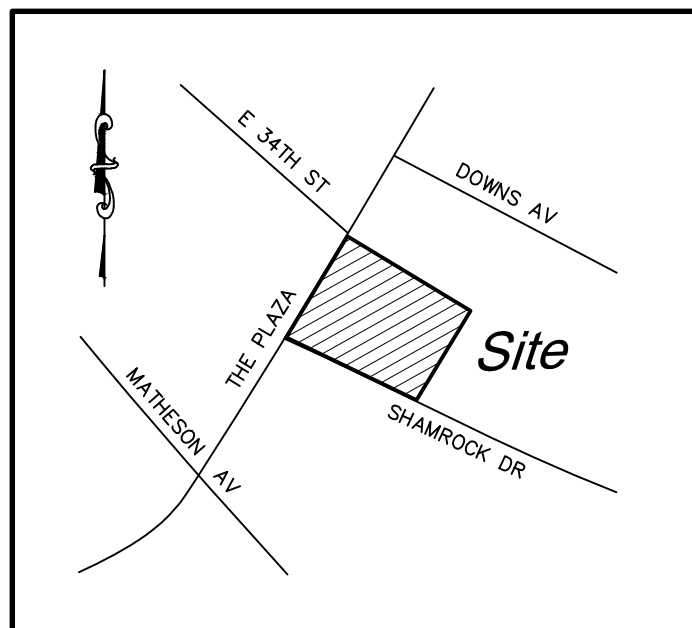
E-Mail Address

James Doyle

Signature of Petitioner

JAMES M. DOYLE

(Name Typed / Printed)



WOOD SLAT SCREEN WALL

CONDITIONAL DEVELOPMENT NOTES:

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 AS LONG AS MODIFICATIONS ARE MINOR AND 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, 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 "OWNERS", "PETITIONER" OR "PETITIONERS", SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE CHANGE OF USE OF THE EXISTING BUILDINGS. TO ACHIEVE THIS PURPOSE, THE APPLICANT SEEKS THE REZONING OF THE SITE FROM B-1 TO NS.

PERMITTED USES

- A. THE SITE MAY BE USED FOR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS AS INDICATED FOR THE NEIGHBORHOOD SERVICES DISTRICT IN THE ZONING ORDINANCE WITH THE EXCEPTION THAT RESIDENTIAL DWELLINGS ARE NOT ALLOWED AS PART OF THIS DEVELOPMENT.
- B. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40'.

TRANSPORTATION

PROPOSED RIGHT OF WAY TO BE SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE. RIGHT OF WAY TO BE DEDICATED PRIOR TO BUILDING'S FIRST CERTIFICATE OF OCCUPANCY ISSUED.

ARCHITECTURAL STANDARDS

STREETSCAPE AND LANDSCAPING

- B. THE 6' SIDEWALK AND 8' PLANTING STRIP LOCATION TO BE DETERMINED DURING PERMITTING AFTER EVALUATING EXISTING TREES. VARIANCE MAY BE REQUESTED THROUGH CHAPTER 19 OF THE ORDINANCE.

ENVIRONMENTAL FEATURES

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE

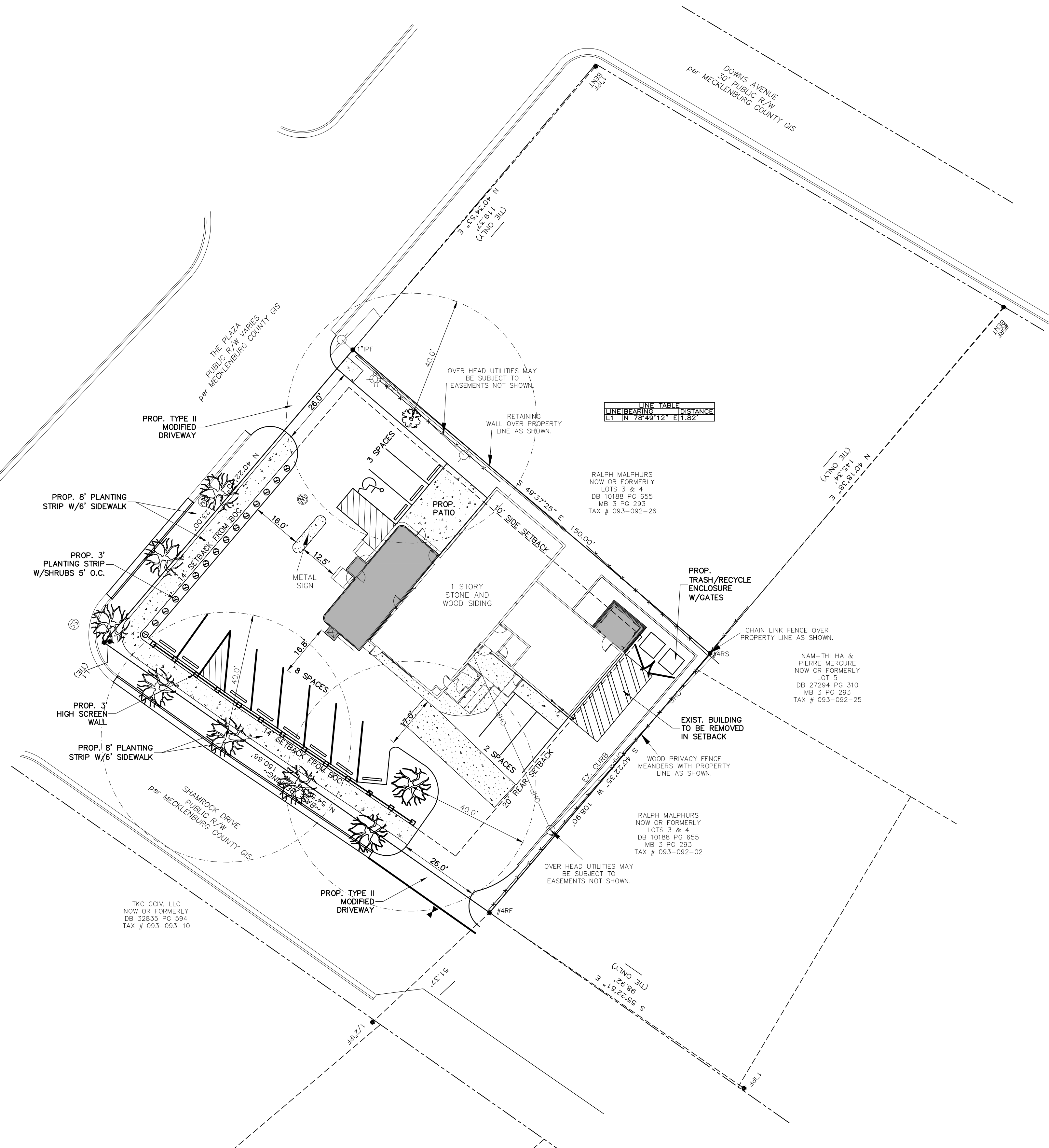
RESERVED

FIRE PROTECTION

SIGNAGE

LIGHTING

PHASING

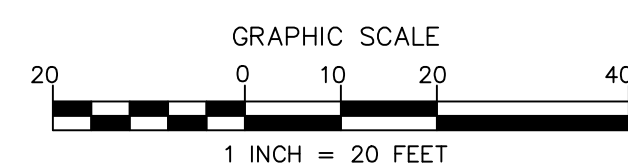


DEVELOPMENT DATA:

SITE AREA: 0.370 ACRES
 TAX PARCELS: 09309201
 EXISTING ZONING: B-1
 PROPOSED ZONING: NS
 EXISTING USE: RETAIL/AUTOMOTIVE
 PROPOSED USE: RETAIL/RESTAURANT/FITNESS
 MAX BUILDING AREA: 5,000 S.F. (INCLUDED PATIO)
 REQUIRED PARKING : ±5,000/600 S.F.=9 SPACES
 LOT SETBACK:
 FRONT: 14' FROM BACK OF CURB
 REAR: 20'
 SIDE: 10'

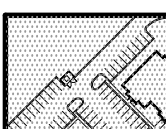

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 78°49'12" E	1.82'

NO.	BY	DATE	REVISION



PRELIMINARY
FOR REVIEW PURPOSES ONLY

REZONING PETITION #:XXXX-XX

	Project: MATTIE'S DINER 3100 THE PLAZA CHARLOTTE, NORTH CAROLINA		
	Title: REZONING PLAN		
File #: 19250.DWG	Date: 11/4/19	Project Egr: BTU	
	Design By: BTU		Drawn By: CBH
	Scale: 1"=20'		RZ1.0
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335			

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-171
Date Filed: 11/7/2019
Received By: B+

Complete All Fields (Use additional pages if needed)

Property Owner: (ANTHONY KUHN) FW 02 TRYON LLC

Owner's Address: 427 SHASTA LN City, State, Zip: CHARLOTTE, NC, 28211

Date Property Acquired: 05/30/2019

Property Address: 3000 N TRYON ST, CHARLOTTE, NC

Tax Parcel Number(s): 08303141

Current Land Use: INDUSTRIAL Size (Acres): 2.550

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

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

Required Rezoning Pre-Application Meeting* with: WILL LINVILLE
Date of meeting: OCT 10 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: _____

ANTHONY KUHN
Name of Rezoning Agent

427 SHASTA LANE
Agent's Address

CHARLOTTE, NC 28211
City, State, Zip

901 219 3987
Telephone Number Fax Number

TONY@FLYWHEELGRP.COM
E-Mail Address

[Signature]
Signature of Property Owner

ANTHONY KUHN
(Name Typed / Printed)

ANTHONY KUHN
Name of Petitioner(s)

427 SHASTA LANE
Address of Petitioner(s)

CHARLOTTE, NC 28211
City, State, Zip

901 219 3987
Telephone Number Fax Number

TONY@FLYWHEELGRP.COM
E-Mail Address

[Signature]
Signature of Petitioner

ANTHONY KUHN
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-172

Date Filed: 4/15/2019

Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: Wedgewood Church and Wedgewood Baptist Church

Owner's Address: 4717 Wedgewood Drive City, State, Zip: Charlotte, NC 28210

Date Property Acquired: January 23, 1959

Property Address: 4800 Wedgewood Drive

Tax Parcel Number(s): 171-122-16

Current Land Use: Religious Institution Size (Acres): +/- 4.12 acres

Existing Zoning: R-4 Proposed Zoning: Institutional

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

Required Rezoning Pre-Application Meeting* with: John Kinley, Scott Correll, Carlos Alzate et al.

Date of meeting: October 29, 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): _____

Purpose/description of Conditional Zoning Plan: _____

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

See Attached Joinder Agreement
Signature of Property Owner

Sharon Academy Properties, LLC (c/o Brian Crutchfield)
Name of Petitioner(s)

5301 Sharon Road
Address of Petitioner(s)

Charlotte, NC 28210
City, State, Zip

704-516-7689
Telephone Number Fax Number

bcrutchfield@sharon-academy.com
E-Mail Address

SHARON ACADEMY PROPERTIES, LLC

By: [Signature]
Signature of Petitioner

Brian A. Crutchfield

**REZONING APPLICATION FILED BY
SHARON ACADEMY PROPERTIES, LLC
JOINDER AGREEMENT**

The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by Sharon Academy Properties, LLC that is designated as Tax Parcel No. 171-122-16 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site to the Institutional zoning district.

This 12th day of November, 2019.

WEDGEWOOD CHURCH, a North Carolina nonprofit corporation

By: Melba Evans, Wedgewood Church Moderator
[Name, Office]

WEDGEWOOD BAPTIST CHURCH,
a North Carolina unincorporated association

By: Melba Evans, Wedgewood Church Moderator
[Name], Trustee

[Name], Trustee

[Name], Trustee

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-173
Petition #: _____
Date Filed: 6/21/2019
Received By: Bj

Complete All Fields (Use additional pages if needed)

Property Owner: SEE SCHEDULE 1 ATTACHED

Owner's Address: SEE SCHEDULE 1 ATTACHED

Date Property Acquired: SEE SCHEDULE 1 ATTACHED

Property Address: SEE SCHEDULE 1 ATTACHED

Tax Parcel Number(s): SEE SCHEDULE 1 ATTACHED

Current Land Use: Residential/vacant Size (Acres): 150

Existing Zoning: R-3 Proposed Zoning: I-1 (CD)

Overlay: Lower Lake Wylie Watershed - Protected Area Tree Survey Provided: Yes: _____
N/A: _____

Required Rezoning Pre-Application Meeting* with: David Pettine, Ed McKinney, Todd DeLong.

Date of meeting: October 7, 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): NA

Purpose/description of Conditional Zoning Plan: To allow a light industrial development

John Carmichael
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

SEE ATTACHMENTS
Signature of Property Owner

McCrane Property Company
Name of Petitioner(s)

2257 Vista Parkway, Suite 15
Address of Petitioner(s)

West Palm Beach, FL 33411
City, State, Zip

704.965.9268
Telephone Number Fax Number

Dwilliams@mccraneyproperty.com
E-Mail Address

SEE ATTACHED
Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Proposed Zoning
14129102	10731 Garrison Road, Charlotte NC 28278	David & Teresa Burris	10731 Garrison Road, Charlotte NC 28278	I-1(CD)
14129105	NA	Burris Holdings, LLC	10731 Garrison Road, Charlotte NC 28278	I-1(CD)
14118165	NA	TSC Garrison, LLC	1815 Black Creek Drive Charlotte, NC 28212	I-1(CD)
14129101	10813 Garrison Road, Charlotte NC 28278	William Shaw	10813 Garrison Road, Charlotte NC 28278	I-1(CD)
14129103	NA	William Shaw	10813 Garrison Road, Charlotte NC 28278	I-1(CD)
14129107	320 Meadowridge Drive. Maiden NC 28650	Charles Mobley	10515 Garrison Road, Charlotte NC 28278	I-1(CD)
14118119	320 Meadowridge Drive. Maiden NC 28650	Charles Mobley	10515 Garrison Road, Charlotte NC 28278	I-1(CD)

ATTACHMENT A

REZONING PETITION NO.2019-

OWNER JOINDER AGREEMENT

The undersigned, as the owner of the parcels of land located of Garrison Road designates as Tax Parcel Nos. 14129101 and 14129103 on the Mecklenburg County Tax Map and which is subject to the attached rezoning application hereby joins in the Rezoning Application and consents to the change in R-3 zoning district to the I-1 (CD) zoning district as depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

Date: 11-20-2019

Signature: William A. Shaw Jr

Printed Name:

William A. Shaw Jr

ATTACHMENT A

REZONING PETITION NO.2019-

OWNER JOINDER AGREEMENT

The undersigned, as the owner of the parcels of land located of Garrison Road designates as Tax Parcel Nos. 14118119 and 14129107 on the Mecklenburg County Tax Map and which is subject to the attached rezoning application hereby joins in the Rezoning Application and consents to the change in R-3 zoning district to the I-1 (CD) zoning district as depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

Date: 11-20-19

Signature: 

Printed Name: Charles D Mosley

ATTACHMENT A

REZONING PETITION NO.2019-

OWNER JOINDER AGREEMENT

The undersigned, as the owner of the parcel of land located of Garrison Road designates as Tax Parcel Nos. 14129102 on the Mecklenburg County Tax Map and which is subject to the attached rezoning application hereby joins in the Rezoning Application and consents to the change in R-3 zoning district to the I-1 (CD) zoning district as depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

Date:

11/20/19

Signature:

Dwight David Burnis

Printed Name:

Dwight David Burnis
Terry Burnis
Terry Burris

ATTACHMENT A

REZONING PETITION NO.2019-

OWNER JOINDER AGREEMENT

The undersigned, as the owner of the parcel of land located of Garrison Road designates as Tax Parcel Nos. 14129105 on the Mecklenburg County Tax Map and which is subject to the attached rezoning application hereby joins in the Rezoning Application and consents to the change in R-3 zoning district to the I-1 (CD) zoning district as depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

Date:

11/20/19

Signature:

Daryl Daryl Burr

Printed Name:

(Burris Holdings, LLC)


ATTACHMENT A

REZONING PETITION NO.2019-

OWNER JOINDER AGREEMENT

The undersigned, as the owner of the parcel of land located of Garrison Road designates as Tax Parcel Nos. 14118165 on the Mecklenburg County Tax Map and which is subject to the attached rezoning application hereby joins in the Rezoning Application and consents to the change in R-3 zoning district to the I-1 (CD) zoning district as depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

Date: 11.20.19

Signature: 

Printed Name: (TSC Garrison, LLC)

Mohammed Idlibi, Mgr.
TSC Garrison LLC

ATTACHMENT B

REZONING PETITION NO.2019-

McCraney Property Company

McCraney Property Company

By:

Name:


Title: Authorized Signatory

1/20/19





PROJECT SITE
PARCEL ID# 14118165,
18119, 29107, 29101,
29102, 29103, 29105


ROAD IMPROVEMENTS


 WEST BOULEVARD IMPROVEMENTS
(PUBLIC PRIVATE PARTNERSHIP - BY OTHERS)

GARRISON ROAD IMPROVEMENTS

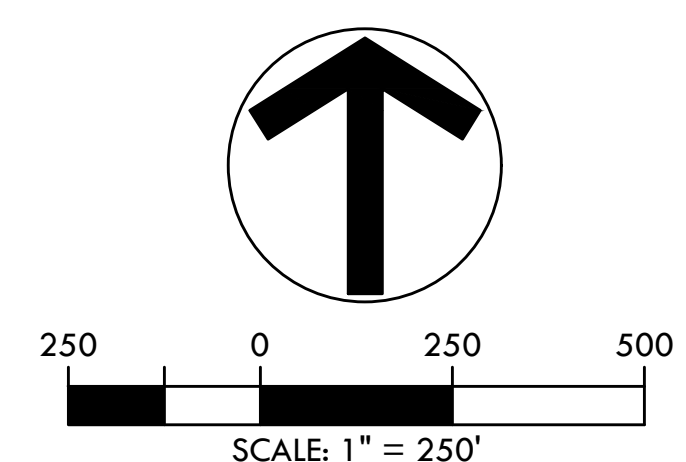
 PHASE ONE

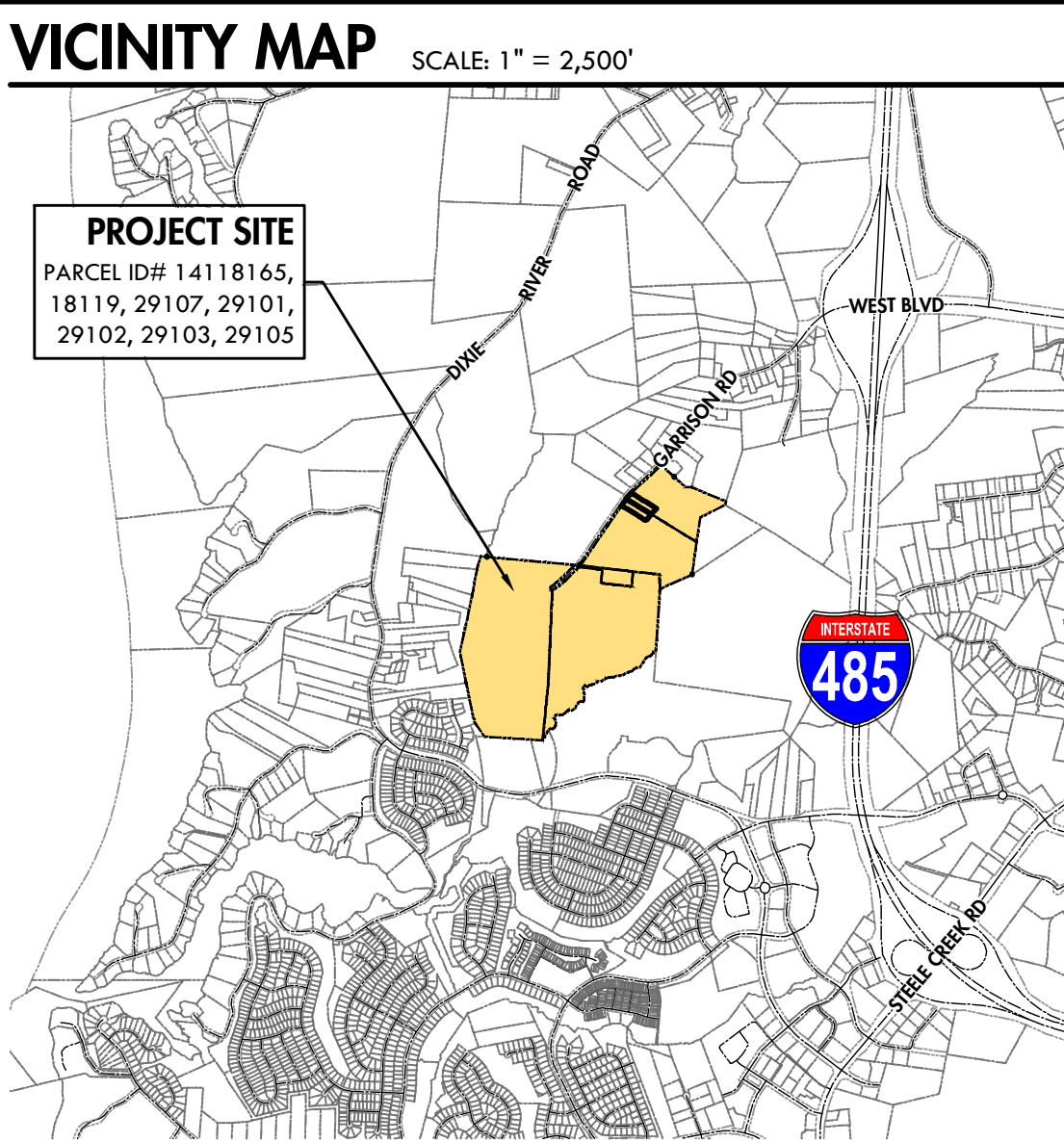
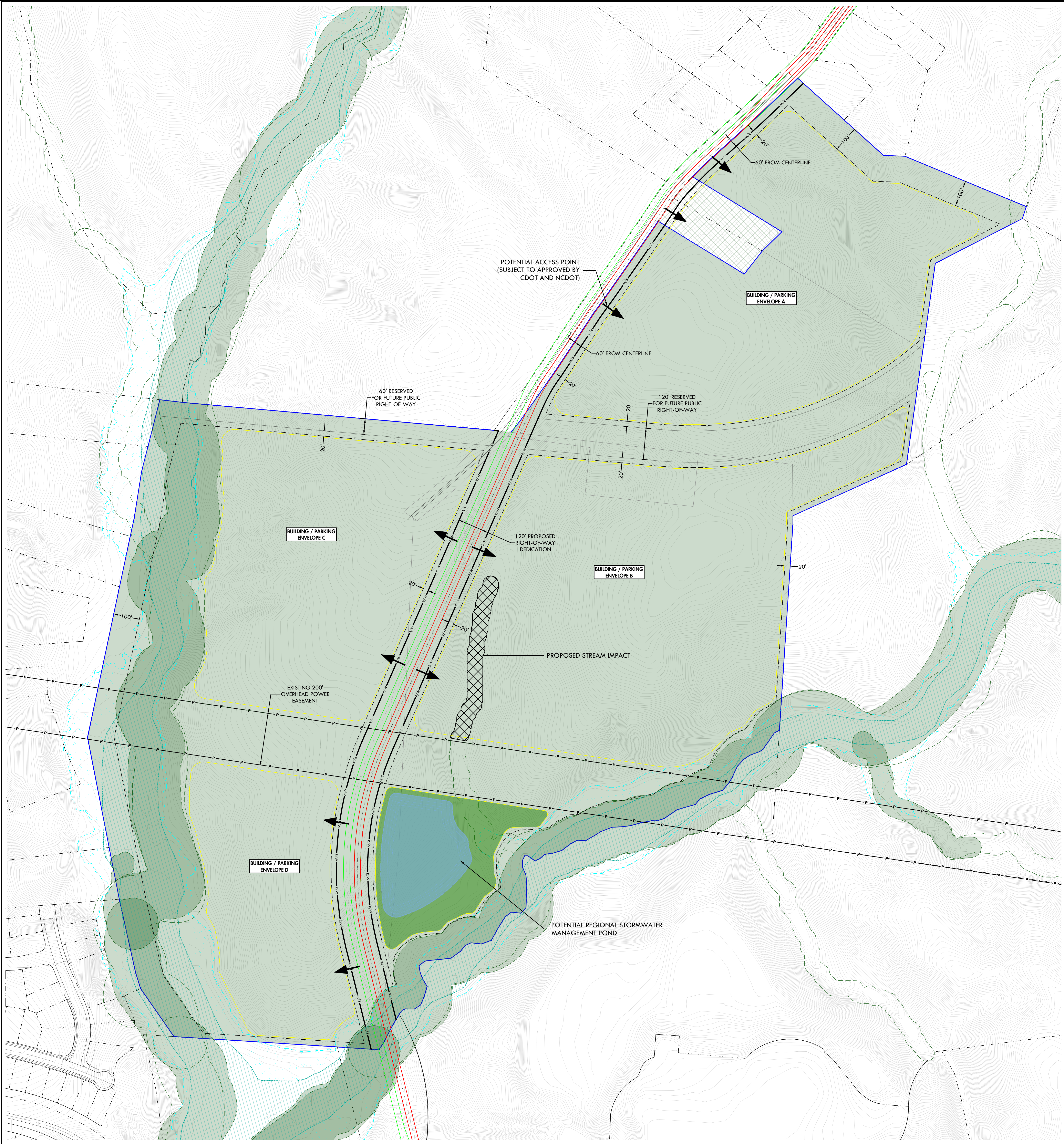
 PHASE TWO

 ALTERNATE GARRISON ROAD IMPROVEMENTS
(EXTEND IMPROVEMENTS TO HORTON ROAD DEPENDING
ON TIMING OF WEST BOULEVARD PROJECT)

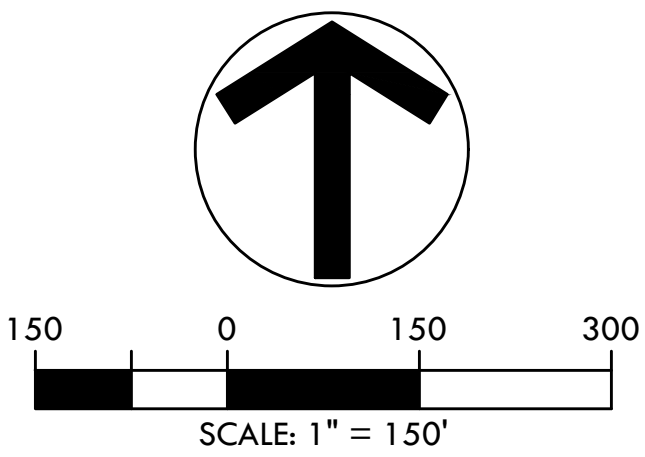
 FUTURE CATAWBA CROSSING
(RIGHT-OF-WAY RESERVATION)

#	PID	LAST NAME	FIRST NAME	DB	DP	SITE ADDRESS
1	14114101	RUSHING	RONNIE DUCE	28678	312	GARRISON RD
2	14114102	RUSHING	JAMES WARREN	18308	943	10428 GARRISON RD
3	14114103	SWANEY	ROBERT L SR	6348	835	10408 GARRISON RD
4	14114104	RUSHING	RONNIE DUCE	28678	312	10408 GARRISON RD
5	14114105	SWANEY	EVA C	25641	693	10338 GARRISON RD
6	14114106	RUSHING	GRADY S/E	18376	745	10390 GARRISON RD
7	14114110	RUSHING	RONNIE DUCE	28678	312	GARRISON RD
8	14114113	SWANEY	ROBERT L SR	4846	302	10412 GARRISON RD
9	14114114	RUSHING	RONNIE D	5208	798	10502 GARRISON RD
10	14114115	RUSHING	RONNIE DUCE JR	27979	329	10338 GARRISON RD
11	14116102	CROSBY	LACHELLE M	31140	5	7242 DIXIE RIVER RD
12	14116103	SHORT	KYLE	31692	83	7052 DIXIE RIVER RD
13	14116104	WOODARD	HENRIETTA	1604	593	7048 DIXIE RIVER RD
14	14116111	BROWN	CARMIETTA A	31458	779	7036 DIXIE RIVER RD
15	14116114	HALL	LEE	1632	469	DIXIE RIVER RD
16	14116115	POTTS	KERMIT	33946	161	DIXIE RIVER RD
17	14116120	GRIER	BERNIE WALLACE	1154	397	6820 DIXIE RIVER RD
18	14116123	ONSITE HOLDINGS LLC		27099	305	6810 DIXIE RIVER RD
19	14116175	BYRUM JR	ROBERT F	32516	586	7504 CANOVA LN
20	14116176	PETERSON	TAD	32226	384	7428 CANOVA LN
21	14116177	SUMNER	ERIN NICOLE STARNES	31894	350	7412 CANOVA LN
22	14116178	PATIL	SADANAND SANJEEVKUMAR	32659	370	7408 CANOVA LN
23	14116179	BARTLETT	NICOLE L	30826	922	7404 CANOVA LN
24	14116180	FINAN	JEFFREY D	30589	458	9238 LOCH GLEN WY
25	14116193	BEREWICK HOMEOWNERS ASSOC. INC		33446	264	LOCH GLEN WY
26	14116196	BEREWICK HOMEOWNERS ASSOC. INC		33446	264	CANOVA LN
27	14117101	DIXIE RIVER LAND COMPANY LLC		12722	642	6332 DIXIE RIVER RD
28	14117111	MECKLENBURG COUNTY		14350	402	5910 DIXIE RIVER RD
29	14117112	MECKLENBURG COUNTY		14350	408	DIXIE RIVER RD
30	14118101	MECKLENBURG COUNTY		23229	795	GARRISON RD
31	14118102	SL HORTON ROAD LLC		32765	3	10137 HORTON RD
32	14118116	SWANEY	ROBERT L	3238	255	10301 GARRISON RD
33	14118117	SWANEY	ROBERT L	2620	925	10309 GARRISON RD
34	14118118	HIGGINS	SHERI S	27004	414	GARRISON RD
36	14118128	SWANEY	ROBERT L	5744	479	10315 GARRISON RD
38	14128101	CRESCENT COMMUNITIES II LLC		32809	788	DIXIE RIVER RD
39	14128102	CRESCENT COMMUNITIES II LLC		32809	788	DIXIE RIVER RD

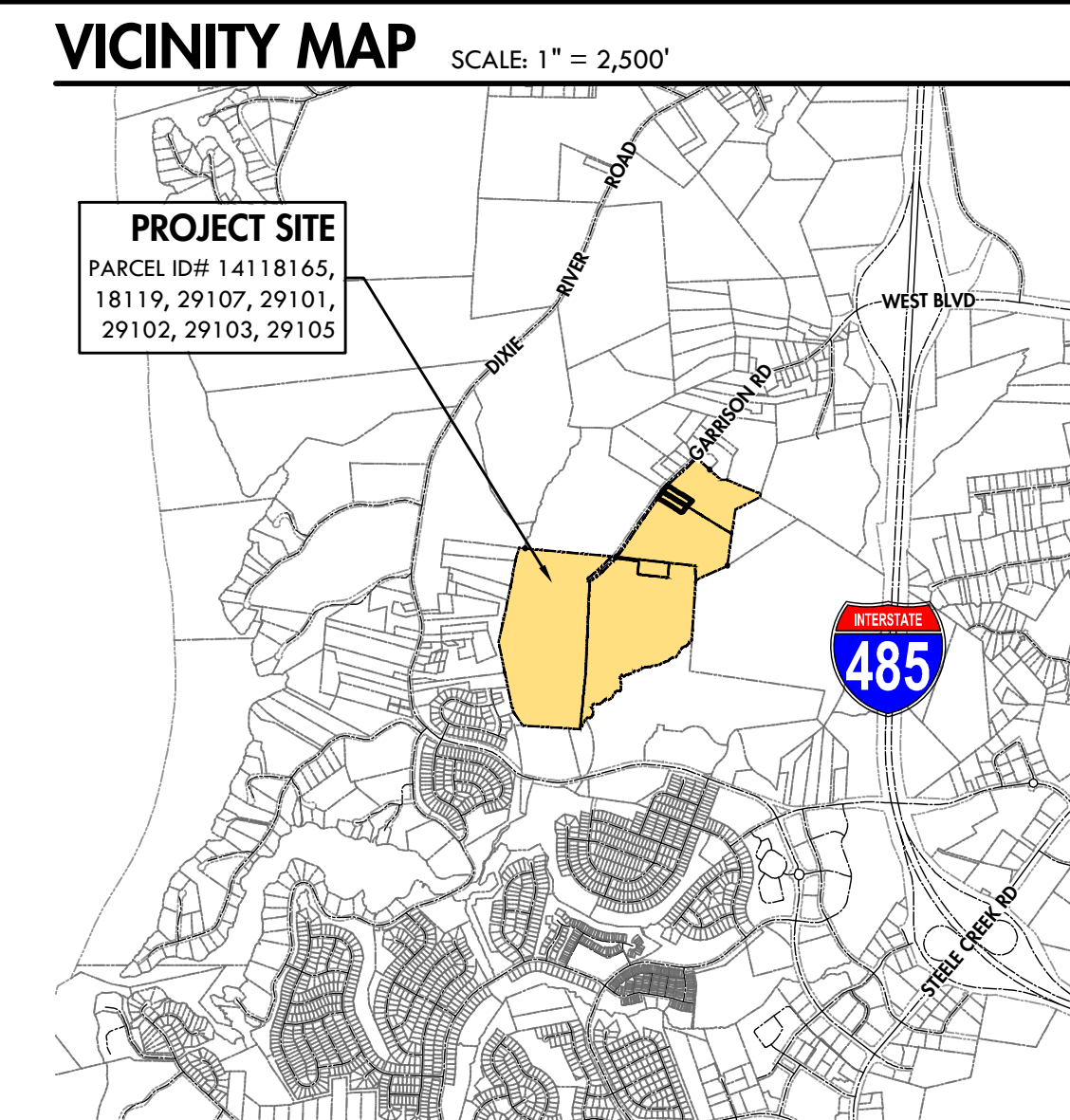
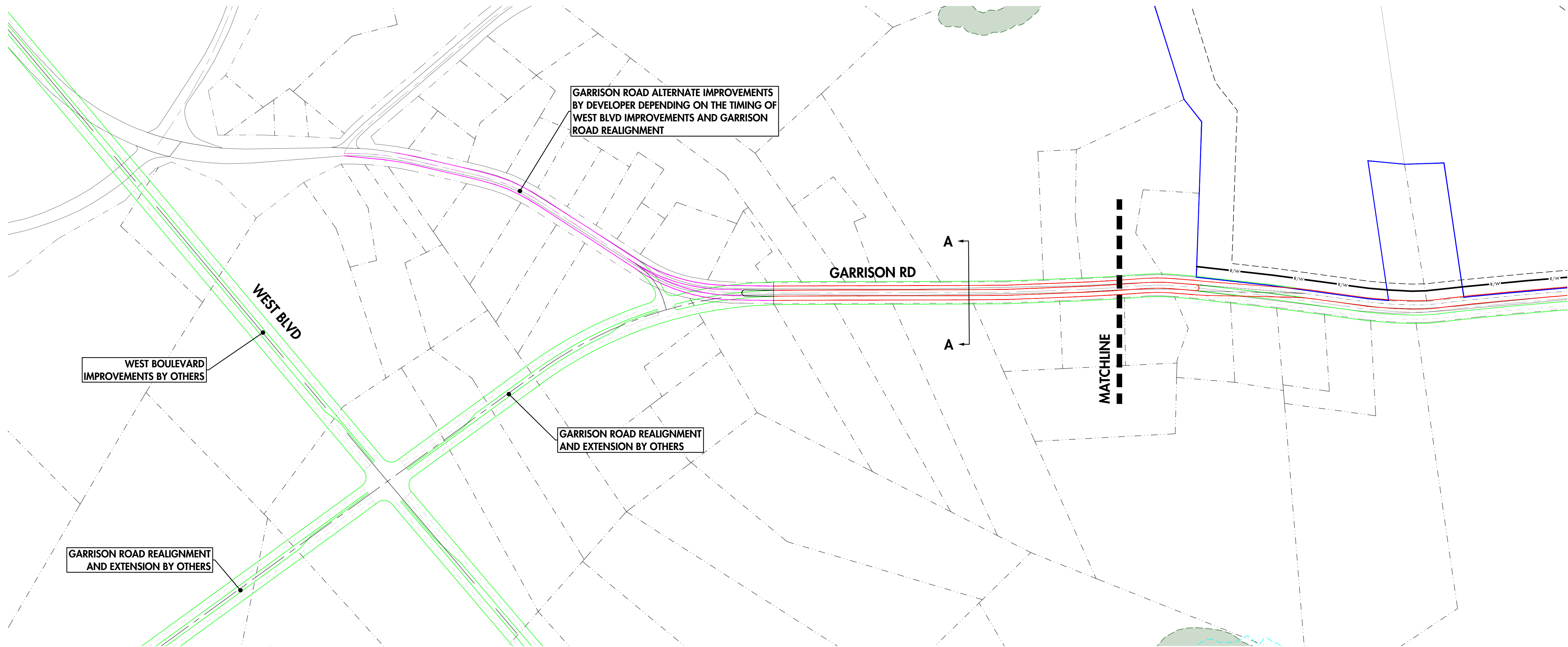




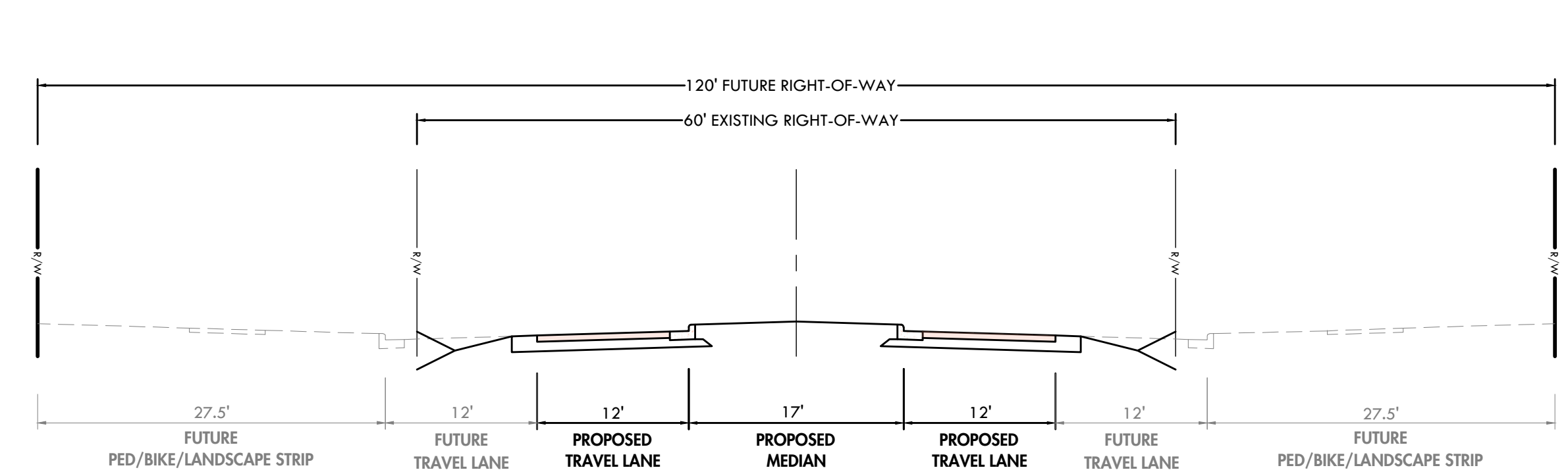
SITE DEVELOPMENT TABLE	
PROJECT NAME:	GARRISON ROAD INDUSTRIAL
PETITION NO:	# 2019
PETITIONER:	MCCRANEY PROPERTY COMPANY
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±150.0 ACRES
TAX PARCEL NUMBERS:	14118165, 18119, 29107, 29101, 29102, 29103, 29105
CURRENT ZONING:	R-3
PROPOSED ZONING:	I-1 (CD)
OVERLAY DISTRICT:	LOWER LAKE WYUJE PROTECTED AREA OVERLAY
EXISTING USE:	VACANT / RESIDENTIAL
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS).)
MAXIMUM GFA:	1,500,000 SF
MAXIMUM HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
JURISDICTION:	CITY OF CHARLOTTE
PCSO WATERSHED DISTRICT:	WESTERN CATAWBA
FEMA INFORMATION:	MAP NO. 3710450200L MAP DATES: 9/2/2015 FLOOD ZONE: AE / X



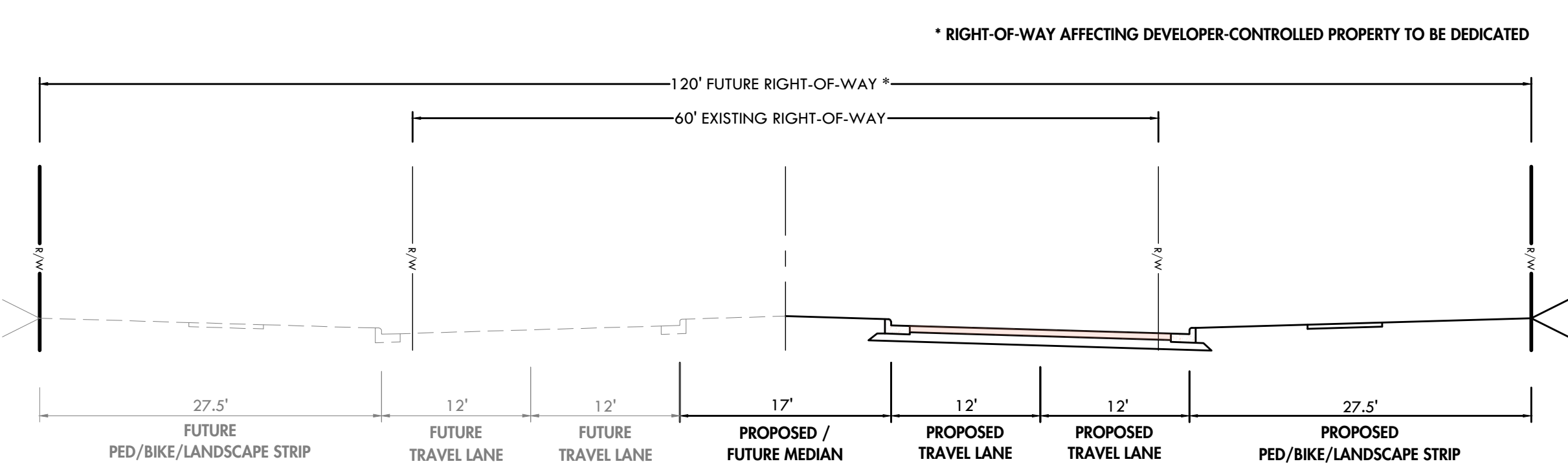
GARRISON ROAD INDUSTRIAL
REZONING PETITION NUMBER 2019-XXX
CHARLOTTE, NORTH CAROLINA
MCCRANEY PROPERTY COMPANY
REZONING PLAN



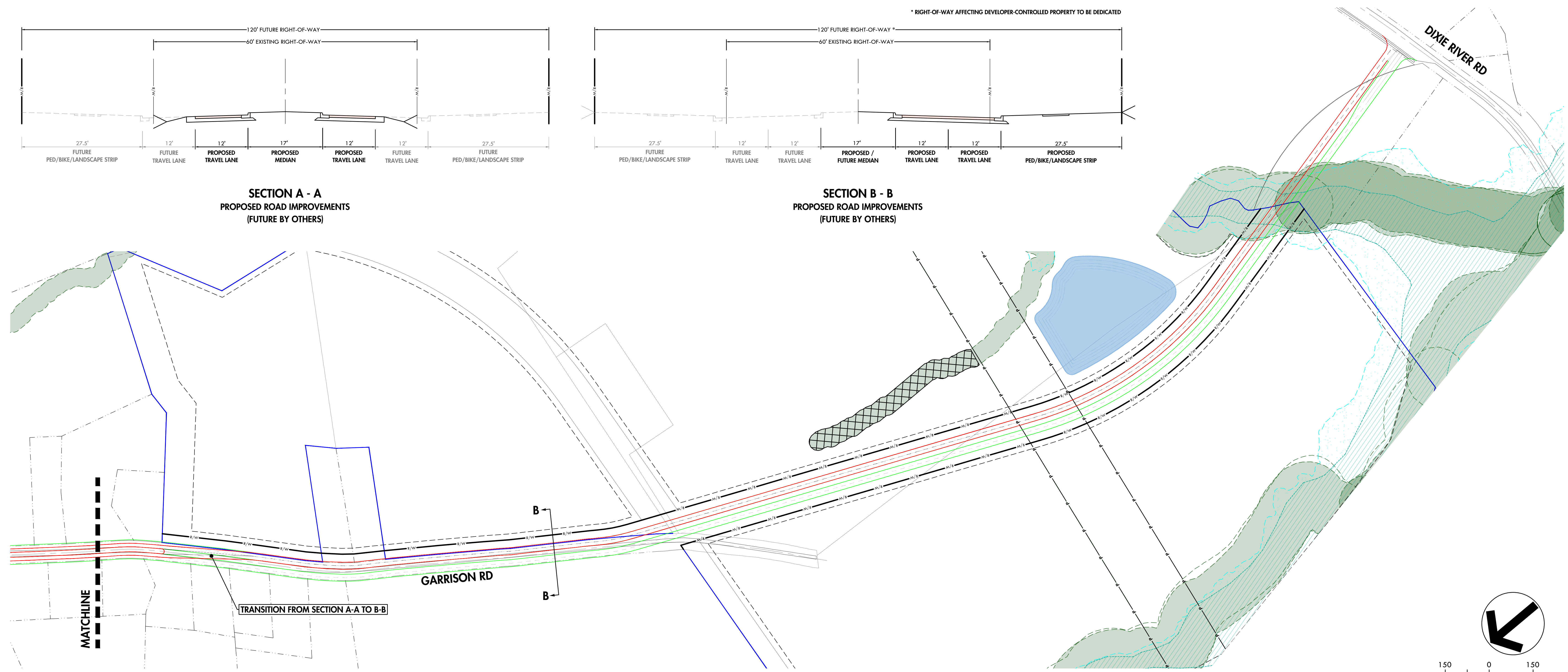
SITE DEVELOPMENT TABLE	
PROJECT NAME:	GARRISON ROAD INDUSTRIAL
PETITION NO:	# 2019
PETITIONER:	MCCRANEY PROPERTY COMPANY
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±150.0 ACRES
TAX PARCEL NUMBERS:	14118165, 18119, 29107, 29101, 29102, 29103, 29105
CURRENT ZONING:	R-3
PROPOSED ZONING:	I-1 (CD)
OVERLAY DISTRICT:	LOWER LAKE WYLLIE PROTECTED AREA OVERLAY
EXISTING USE:	VACANT / RESIDENTIAL
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS).)
MAXIMUM GFA:	1,500,000 SF
MAXIMUM HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
JURISDICTION:	CITY OF CHARLOTTE
PCSO WATERSHED DISTRICT:	WESTERN CATAWBA
FEMA INFORMATION:	MAP NO. 3710450200L MAP DATES: 9/2/2015 FLOOD ZONE: AE / X



SECTION A - A
PROPOSED ROAD IMPROVEMENTS
(FUTURE BY OTHERS)



SECTION B - B
PROPOSED ROAD IMPROVEMENTS
(FUTURE BY OTHERS)



GARRISON ROAD INDUSTRIAL
REZONING PETITION NUMBER 2019-XXX
CHARLOTTE, NORTH CAROLINA
MCCRANEY PROPERTY COMPANY
TRANSPORTATION IMPROVEMENT PLAN



<p style="text-align: center;">McCraney Property Company Development Standards December 23, 2019 Rezoning Petition No. 2019-XXX</p> <p>Site Development Data:</p> <p>--Acresage: ± 153 acres --Tax Parcel #s: 14129102, 14129105, 14118165, 14129101,14129107,14118119 and 14129103 --Existing Zoning: R-3 --Proposed Zoning: I-1(CD) --Existing Uses: Vacant/Residential --Permitted Uses: Warehousing, warehouse distribution, manufacturing, office, and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district (as more specifically described in the Development Standards below). --Maximum Gross Square feet of Development: Up to 1,450,000 square feet of gross floor area --Maximum Building Height: Height as permitted by Ordinance and will be measured as defined by the Ordinance. --Parking: As required by the Ordinance for the permitted uses.</p> <p>1. General Provisions:</p> <p>a. Site Location. These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-1 and any other Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by McCraney Property Company ("Petitioner") to accommodate the development of the requested permitted uses on the approximately 150 acre site located on Garrison Road (the "Site").</p> <p>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 I-1 zoning classification shall govern all development taking place on the Site.</p> <p>c. Graphics and Alterations. Any schematic depictions of the building envelopes, parking areas, sidewalks, driveways, streets, open space, buffers 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. Any layouts, 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.</p> <p>Since the project has not undergone the design development and construction phases, and the final roadway alignment for the future Garrison Road Extension and Catawba connector have not been finalized, 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.</p> <p>CHAR232197012v1</p>	<p>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:</p> <p>i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of any building envelope, driveways and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan.</p> <p>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.</p> <p>d. Planned/Unified Development. The Site shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. The Petitioner and/or owner(s) of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all square footage maximum requirements will be regulated by any development limitations set forth in Section 2 below as to the Site taken as a whole and not individual portions or lots located therein.</p> <p>e. Number of Buildings Principal and Accessory. Notwithstanding the number of building(s) shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to seven (7). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s). In the event more than one principal building is developed on the Site, the Site shall adhere to the Subdivision Ordinance.</p> <p>2. Permitted Uses, Development Area Limitations:</p> <p>a. The Site may be developed with up to 1,450,000 square feet gross floor area of warehousing, warehouse distribution, manufacturing, office, and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the I-1 zoning district.</p> <p><i>For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: structured parking facilities and all loading dock areas (open or enclosed).</i></p> <p style="text-align: center;">2</p>	<p>3. Transportation Improvements and Access:</p> <p>a. The Petitioner will provide access to the Site as generally depicted on the Rezoning Plan, via extending Garrison and subject to the provisions below; provided that the exact alignment, dimensions and location of the access point to the Site and the driveway on the Site may be modified from the elements shown on the Rezoning Plan as long as the overall design intent is not materially altered and requirements described in this Section 3 are met.</p> <p>b. Planting strips and sidewalks shall be constructed in accordance with the final construction plans associated with the Extension of Garrison Road. Sidewalks or planting strips associated with the future Catawba Connector will be constructed by others.</p> <p>c. The Petitioner shall install the following transportation improvements as generally depicted on the rezoning plan:</p> <p>i. Petitioner shall grant the CDOT a 120-foot road right, generally as shown on the attached rezoning plan.</p> <p>ii. Petitioner shall design and construct a 2 lane section, expandable to 4 lanes, in the current Garrison Road right of way connecting to West Boulevard as shown on the attached Rezoning Plan</p> <p>iii. Petitioner shall have the option to design and construct a temporary connection to West Boulevard if the Garrison Road improvements that are to be constructed by the developer of the River District are not completed as needed for Petitioner to provide access to the Site prior to issuance of a Certificate of Occupancy</p> <p>iv. Petitioner shall design a 4 lane and construct a 2 lane section of Garrison Road connecting Garrison Road to Dixie River.</p> <p>v. Transportation improvements will be phased by the Petitioner to support the build out of the Site.</p> <p>d. The improvements in this Section 3 shall be substantially completed prior to the issuance of the first certificate of occupancy for the first upfit within a building shell on the Site.</p> <p>e. The foregoing public roadway improvements described in Section 3 will be subject to the standards and criteria of CDOT as applicable. Reference to "substantial completion" or "substantially completed" for improvements as set forth in the provisions above shall mean completion of the roadway improvements in accordance with the above standards provided, however, in the event all such roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site or in connection with any development phasing, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable building(s), and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.</p> <p>f. Changes to the above referenced roadway improvements in this Section 3 can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the</p> <p style="text-align: center;">3</p>	<p>proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.</p> <p>4. Setbacks, Buffers and Screening.</p> <p>a. A twenty (20) foot setback shall be provided as defined by Ordinance from public streets.</p> <p>b. A one hundred (100) foot Class A Buffer that can be reduced per Ordinance will be provided adjacent to the single-family homes as generally depicted on the Rezoning Plan.</p> <p>c. A one hundred (100) foot Class A Buffer will be provided adjacent to Beaver Dam Creek</p> <p>5. Architectural Standards and Design Guidelines.</p> <p>a. Building Materials. The principal building(s) 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, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (on north and west elevations only), EIFS, cast on site concrete panel or wood. Vinyl as a building material will not be allowed except on windows and soffits.</p> <p>b. Mechanical Equipment Screening. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties and proposed public streets at grade.</p> <p>c. Dumpster Screening. Dumpster areas and recycling areas will be enclosed by a solid wall or fence.</p> <p>d. Pedestrian Entrances. There shall be a minimum of one street facing entrance to each public street. Corner entrances shall meet this requirement for both streets. All pedestrian entrances, excluding emergency exits, will be architecturally defined with glazing, awnings, canopies and/or other architectural element, and have a connection to adjacent Public Streets.</p> <p>6. Environmental Features:</p> <p>a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.</p> <p>b. The Site will comply with Tree Ordinance.</p> <p>7. Lighting:</p> <p>a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.</p> <p style="text-align: center;">4</p>
<p>8. Amendments to the Rezoning Plan:</p> <p>a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners or applicable parcels within the Site in accordance with the provisions herein and of Chapter 6 of the Ordinance.</p> <p>9. Binding Effect of the Rezoning Application:</p> <p>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.</p> <p style="text-align: center;">5</p>			

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-174
Petition #: _____
Date Filed: 11/22/2019
Received By: BA

Complete All Fields (Use additional pages if needed)

Property Owner: 2901 LLC

Owner's Address: 3426 Toringdon Way City, State, Zip: Charlotte, NC 28277

Date Property Acquired: October 25, 2012

Property Address: 2901 Coltsgate Road

Tax Parcel Number(s): 18313210

Current Land Use: Office Size (Acres): 1.124 acres

Existing Zoning: O-6 (CD) Proposed Zoning: MUDD-O

Overlay: _____ 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): _____

Purpose/description of Conditional Zoning Plan: _____

Caren Wingate
Name of Rezoning Agent

1201 S Graham Street
Agent's Address

Charlotte, NC 28219
City, State, Zip

704-641-2154
Telephone Number Fax Number

cwingate@wingadgroup.com
E-Mail Address

[Signature]
Signature of Property Owner

Hadi Atri
(Name Typed / Printed)

2901 LLC
Name of Petitioner(s)

3426 Toringdon Way
Address of Petitioner(s)

Charlotte, NC 28277
City, State, Zip

704-405-8800
Telephone Number Fax Number

hadi.atri@executiveclt.com
E-Mail Address

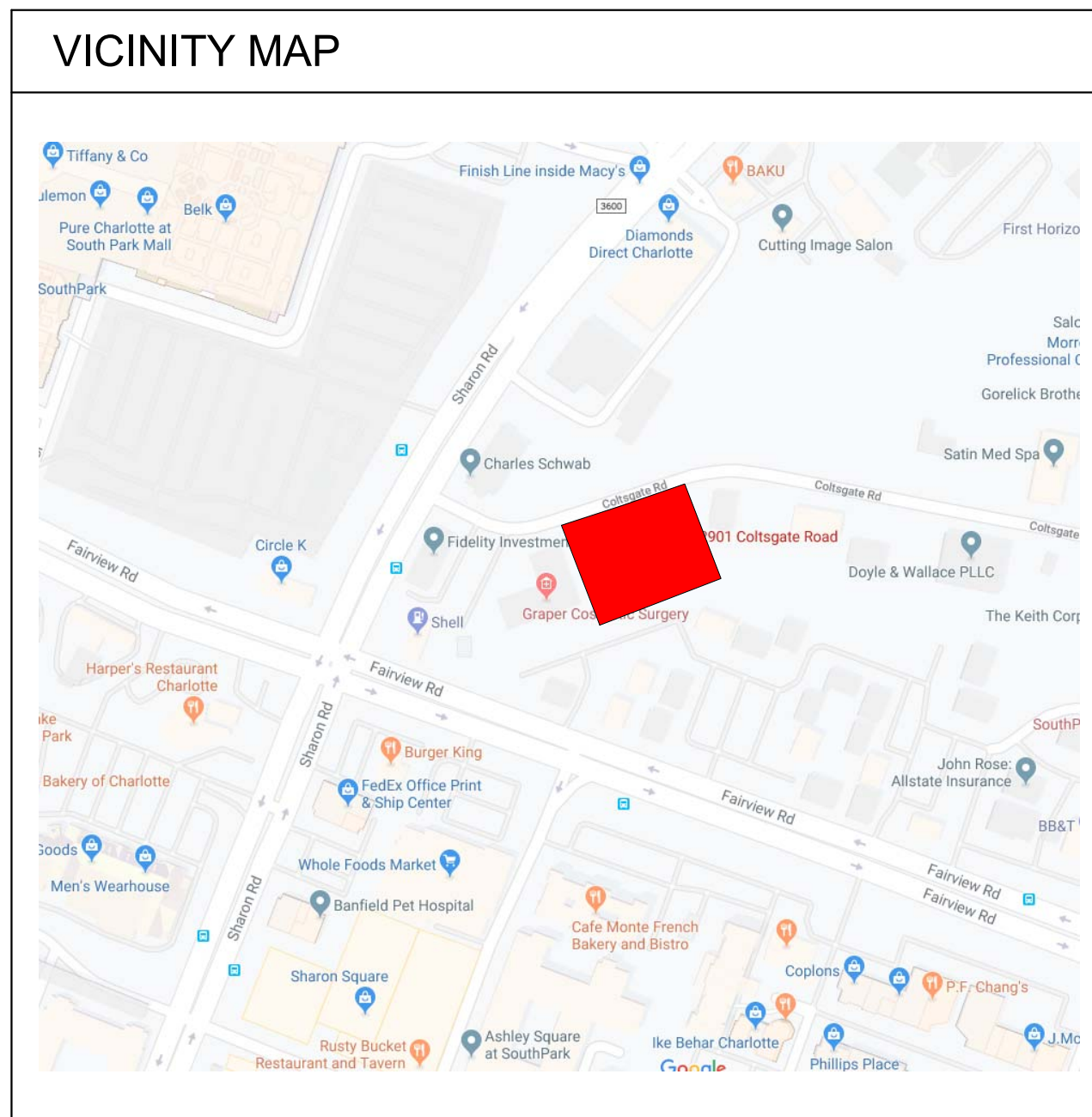
[Signature]
Signature of Petitioner

Hadi Atri
(Name Typed / Printed)

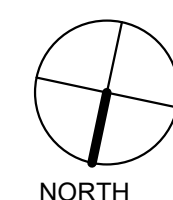
These Development Standards are a part of the Rezoning Plan associated with the Rezoning Petition 2019 – XXX to rezone property tax parcel 18313210 (the “Site”) from O-6(CD) to the MUDD-O Zoning District, to accommodate an Office / Retail Building and Parking Structure as depicted on the Rezoning Plan.

Unless the Rezoning Plan or These Development Standards establish more stringent standards, the regulations established under the Ordinance for MUDD Zoning District shall govern all development taking place on the Site.

The development will be phased with the office building being constructed where adjacent parking currently exists. Once the office building is completed, the existing 2-story office will be demolished in order to construct the parking structure. While the office building is being built and before the completion of the parking structure, the petitioner is requesting to have the office users park off-site. While this transition takes place, the Office Building will not meet the parking regulations of MUDD, and the petitioner seeks this allowance as an "Option".



Tax Parcel Number: 18313210
Acres: 1.124 Acres
Existing Zoning: O-6 (CD)
Proposed Zoning: MUDD-O
Proposed Use: Office, Retail and Parking
Proposed Areas: 96,000 sf total
 Office: 87,000 sf
 Retail: 8,500 sf
Height: 6 stories: +/- 90'
Open Space: Required: 500 sf
 Provided: 650 sf



overcash demmitt architects

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

SEAL:

CONSULTANT:

ODA Project No. 193447

[illegible]

RZ-1

Copyright 2017 Overcash Demmitt Architects

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: 2019-175

Date Filed: 11/25/2019

Received By: JK

Complete All Fields (Use additional pages if needed)

Property Owner: See attached sheet

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

Date Property Acquired: _____

Property Address: 9119 Blakeney Heath Rd.

Tax Parcel Number(s): 22905699

Current Land Use: undeveloped Size (Acres): approx.. 37.165 acres

Existing Zoning: R-3

Proposed Zoning: UR-2 (CD)

Overlay: N/A
etc.) _____

(Specify PED, Watershed, Historic District,
etc.)

Required Rezoning Pre-Application Meeting* with: John Kinley, et al

Date of meeting: 10/29/19

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

For Conditional Rezonings Only:

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

Purpose/description of Conditional Zoning Plan: Construct new residential community

Walter Fields

Name of Rezoning Agent

1919 South Blvd., Suite 101

Agent's Address

Charlotte, NC 28203

City, State, Zip

704-372-7855

Telephone Number

704-372-7856

Fax Number

walter@walterfieldsgroup.com

E-Mail Address

See attached sheet

Signature of Property Owner

(Name Typed / Printed)

Weekley Homes LLC c/o Shannon Boling

Name of Petitioner(s)

11430 Community House Rd., suite 275

Address of Petitioner(s)

Charlotte, NC 28277

City, State, Zip

704-972-4200

Telephone Number

Fax Number

sboling@dwhomes.com

E-Mail Address

Shannon Boling
Signature of Petitioner

Shannon Boling

(Name Typed / Printed)

November 14, 2019

Shannon Boling
David Weekley Homes-Charlotte Division
11430 North Community House Road, Suite 275
Charlotte, NC 28277

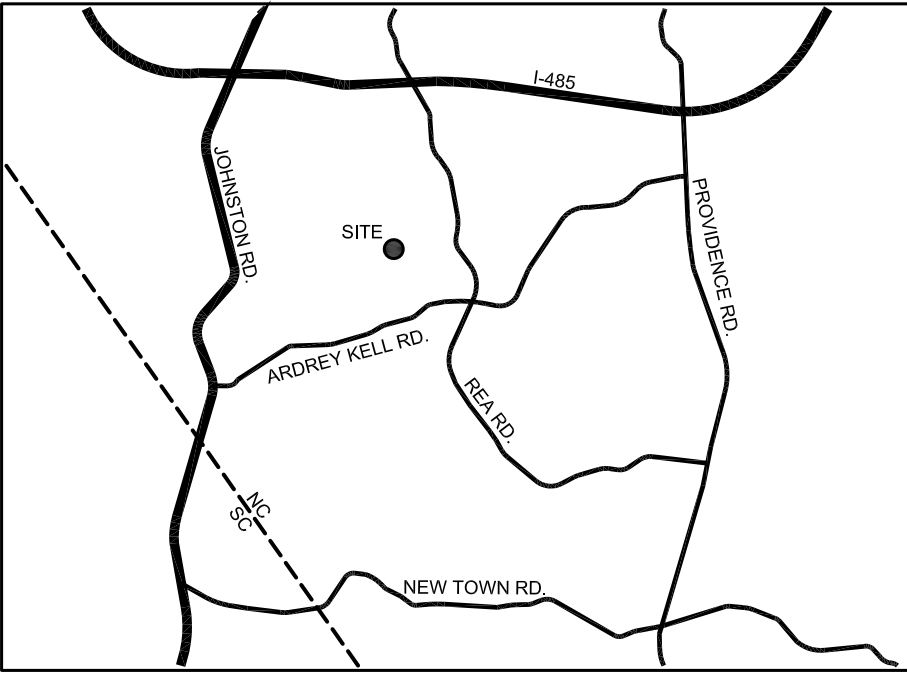
This letter serves to notify all interested parties that I/we consent to David Weekley Homes petitioning for the rezoning of property known as Tax Parcel 22905699. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner Margaret Blakeney Bullock
Date Nov 18, 2019
Owner William W. Bullock November 18, 2019
Date _____
Address 314 WINDSOR MANOR Way, KERNERSVILLE NC 27284
919-208-1337
Phone Number _____

Margaret Blakeney L/R/T Bullock

P:\2019 Jobs\19048 - Blakeney Heath - Weekley\CAD\Sketch Planning\19048 RZ Pages 11-19.dwg



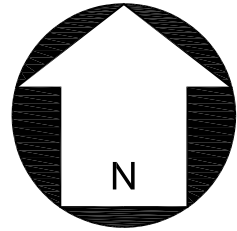
SITE DATA:

Site Area:	+/- 37.24 acres
Tax Parcels:	22905699
Existing Zoning:	R-3
Proposed Zoning:	UR-2 (CD)
Proposed Uses:	Single-Family Attached
Proposed Unit Footprint:	25' X 70'
Units Proposed:	164
Proposed Units/ Acre:	+/- 4.40
Front Setback:	14' from BOC
Side Yard:	5'
Rear Yard:	10'
Maximum Building Height:	Per Ordinance
Parking Required:	1.5 Spaces per unit
Parking Provided:	1.5 Spaces per unit
Min Building Separation:	10'
Open Space Required:	Min. 400 SF of P.O.S./ Unit
Tree Save Required:	15% Min.
PCCO:	Per Ordinance
Waste Management:	Rollout Containers

LEGEND:

PROPERTY LINE	---	PROPOSED BUFFER	---
POSSIBLE STREAM	---	PROPOSED SITE ACCESS	↕
EXISTING LOT LINE	---	EXISTING 200' P.C.O. BUFFER	---
PROPOSED RIGHT OF WAY	---	EXISTING S.W.I.M. BUFFER	---
PROPOSED TREE SAVE/ OPEN SPACE	---	PROPOSED TOWN HOME	---
PROPOSED CENTERLINE	---	EXISTING BUILDING	---
PROPOSED ROAD	---		
EXISTING CONTOUR	---		

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



SCALE: 1"=100'

REVISIONS:

No.	Date	By	Description

2019-176

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: _____
Date Filed: 11/25/2019
Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: City of Charlotte

Owner's Address: 600 East Fourth St City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 3/6/2019; 5/17/2019; 11/21/2008; and prior to 1975

Property Address: 7407 Steele Creek Road, 7601 Steele Creek Road, 7611 Steel Creek Road

Tax Parcel Number(s): 14121111; 14121101; 14121102; 14121103; 14104123; 14121120;

Current Land Use: Institutional/Vacant Size (Acres): +/- 78.678

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

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

Required Rezoning Pre-Application Meeting* with: David Pettine, Alberto Gonzalez, Carlos Alzate and Lisa Arnold
Date of meeting: August 27, 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: _____


Stuart Hair
Name of Rezoning Agent

5601 Wilkinson Blvd
Agent's Address

Charlotte, NC 28208
City, State, Zip

704-359-4895
Telephone Number Fax Number

sphair@cltairport.com
E-Mail Address


Signature of Property Owner

Stuart Hair
(Name Typed / Printed)


Charlotte Douglas International Airport
Name of Petitioner(s)

5601 Wilkinson Blvd
Address of Petitioner(s)

Charlotte, NC 28208
City, State, Zip

704-359-4895
Telephone Number Fax Number

sphair@cltairport.com
E-Mail Address


Signature of Petitioner

Brent Cagle
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-177

Petition #:	_____
Date Filed:	<u>11/27/2019</u>
Received By:	<u>BH</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Barbara Ann Hampton Reitzel

Owner's Address: 1970 Odell School Road City, State, Zip: Concord, NC 28207

Date Property Acquired: 4/21/2008

Property Address: 5150 Old Ridge Road

Tax Parcel Number(s): 029-411-09

Current Land Use: vacant, commercial Size (Acres): +/- 7 acres

Existing Zoning: UR-2(CD) & NS Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting* with: Michael Russell, Kent Main, Dave Pettine, Isaiah Washington

Date of meeting: 9/4/2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: to accommodate a mixed use plan that includes multi-family, single-family attached residential and 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

Barbara Ann Hampton Reitzel
Signature of Property Owner

Barbara Ann Hampton Reitzel
(Name Typed / Printed)

Encore Real Estate
Name of Petitioner(s)

2113 Middle Street, Suite 310
Address of Petitioner(s)

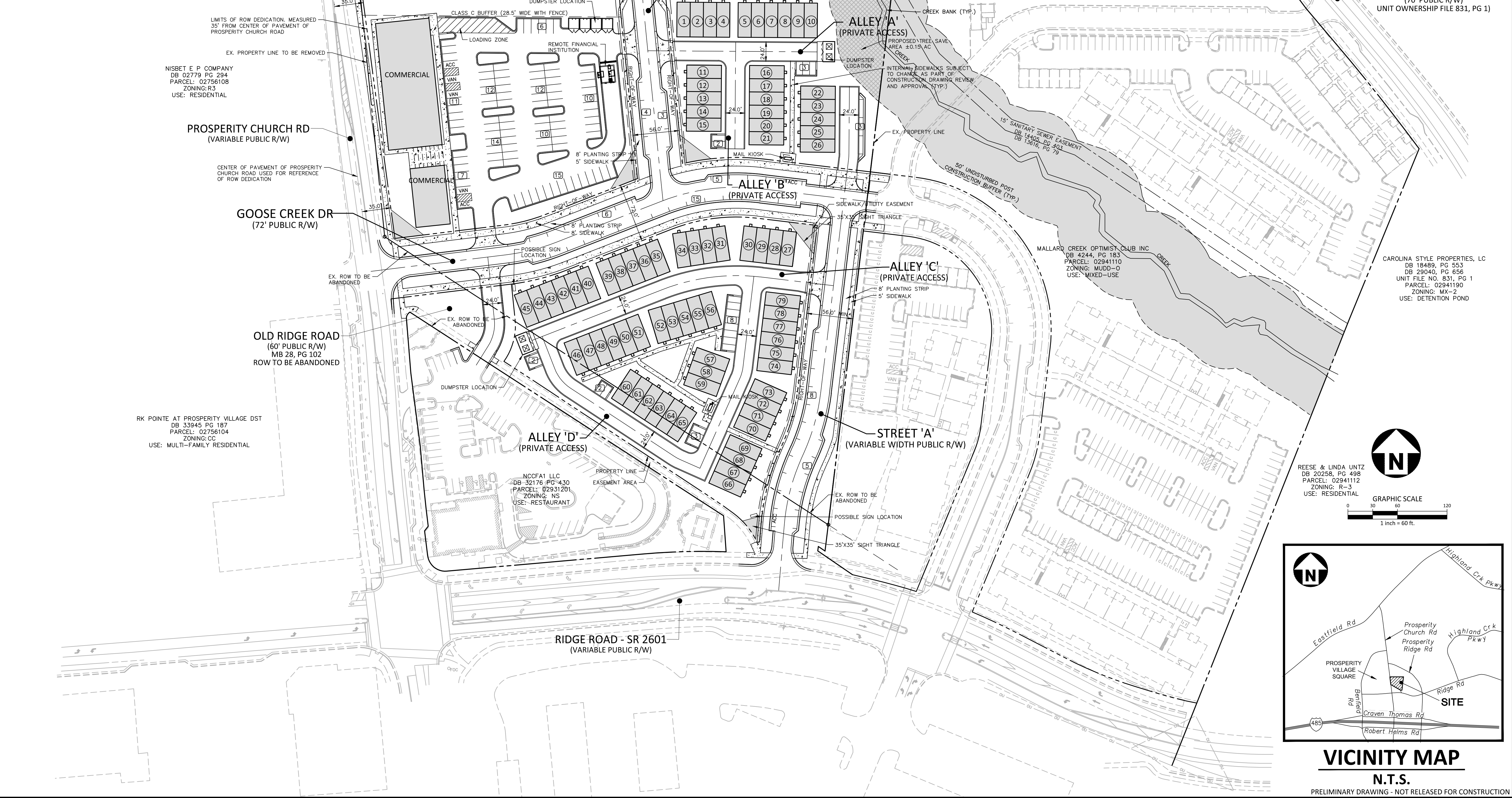
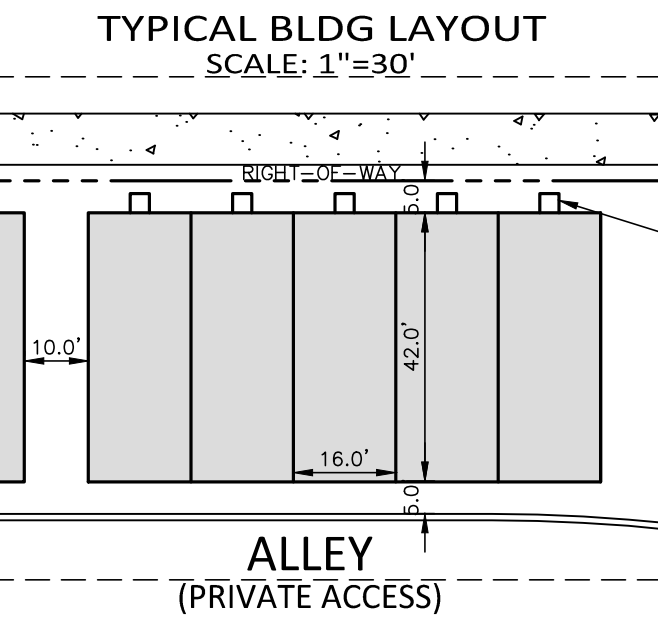
Sullivan's Island, SC 29482
City, State, Zip

727-510-6786
Telephone Number Fax Number
chawkins@encore-re.com
E-Mail Address

Cullen Hawkins
Signature of Petitioner

Cullen Hawkins
(Name Typed / Printed)

SITE LEGEND		
	SIGNAGE	
	POWER POLE	
ACC	ACCESSIBLE PARKING STALL	
VAN	VAN ACCESSIBLE PARKING STALL	
	PARKING SPACE COUNT	
	ACCESSIBLE RAMPS	
TYPE A	TYPE B	TYPE C
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	CENTERLINE	



REZONING CASE NUMBER: 2019-XXX	
DENSITY CALCULATION:	
TOTAL AREA: 7.00 AC	
NUMBER OF DWELLING UNITS: 79	
DWELLING UNITS/AC: 11.30	

ACREAGE SUMMARY:	
NORTHWEST PARCEL: ±1.95 AC	
NORTHEAST PARCEL: ±1.17 AC	
SOUTHERN PARCEL: ±2.06 AC	

PARKING BREAKDOWN:	
NORTHWEST PARCEL:	
ON-STREET PARKING:	0
INTERNAL PARKING:	97
TOTAL:	97
NORTHEAST PARCEL (26 UNITS):	
ON-STREET PARKING:	18
INTERNAL PARKING:	8
GARAGE PARKING:	26
TOTAL:	52
SPACES/UNIT:	2.00
SOUTH PARCEL (53 UNITS):	
ON-STREET PARKING:	28
INTERNAL PARKING:	15
GARAGE PARKING:	53
TOTAL:	96
SPACES/UNIT:	1.81
TOTAL PARKING:	245

SITE DATA	
DEVELOPER:	ENCORE REAL ESTATE (PATRICK BUDRONIS) 100 MAIN STREET - SUITE 302 SAFETY HARBOR, FL 34695 813.495.6236
PREPARED BY:	MCADAMS COMPANY (JONATHAN WOODARD) 3430 TORINGDON WAY, SUITE 110 CHARLOTTE, NC 28277 704.527.0800 J.WOODARD@MCADAMSCO.COM
TAX ID NUMBERS: 02941109	
GROSS SITE ACREAGE:	±7.00AC
RIGHT-OF-WAY DEDICATION:	±1.83 AC
NET SITE ACREAGE:	±5.17 AC (SEE ACREAGE SUMMARY)
EXISTING ZONING:	UR-(CD) & NS
PROPOSED ZONING:	MUDD-O
CURRENT USE:	MOSTLY VACANT WITH SMALL FARMER'S MARKET
PROPOSED USE:	MIXED-USE DEVELOPMENT*
PROPOSED DENSITY:	±11.30 DWELLING UNITS/AC
PROPOSED NUMBER OF UNITS:	79
MAXIMUM BUILDING HEIGHT ALLOWED:	120 FT (PER MUDD STANDARDS)**
SETBACKS:	16 FT FROM PROPOSED BOC
PUBLIC STREETS:	NONE, 10 FT BUILDING SEPARATION
SIDE YARD:	NONE, 10 FT BUILDING SEPARATION
REAR YARD:	NONE, 10 FT BUILDING SEPARATION
BUILDING SEPARATION:	10 FT MINIMUM
RESIDENTIAL AUTOMOBILE PARKING REQUIRED:	1.0 SPACES/UNIT (78 SPACES)
COMMERCIAL AUTOMOBILE PARKING REQUIRED:	1.0 SPACES/600 GROSS SF (22 SPACES)
AUTOMOBILE PARKING PROVIDED:	245 SPACES (SEE PARKING BREAKDOWN)
TREE SAVE AREA REQUIRED:	15 % OF SITE AREA (15% OF 5.17 AC) OR 0.77 AC
TREE SAVE AREA PROVIDED:	0.15 AC (3% OF SITE) MITIGATION WILL BE PROVIDED
*INCLUDING MULTI-FAMILY, SINGLE-FAMILY ATTACHED, AND COMMERCIAL USES UP TO 79 TOWNHOMES, AND MAXIMUM OF 15,000 SF OF COMMERCIAL USES PER NOTE IV OF THE DEVELOPMENT STANDARDS.	
**TOWNHOMES MAY INCLUDE A 4TH STORY BALCONY OPTION WITH A MAXIMUM HEIGHT OF 50'.	



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

ENCORE REAL ESTATE
CONTACT: PATRICK BUDRONIS
100 MAIN STREET - SUITE 302
SAFETY HARBOR, FL 34695
PHONE: 813.495.6236



PROSPERITY CHURCH ROAD
REZONING CONCEPT PLAN
PROSPERITY CHURCH ROAD
AND RIDGE ROAD
CHARLOTTE, NORTH CAROLINA 28269

REVISIONS

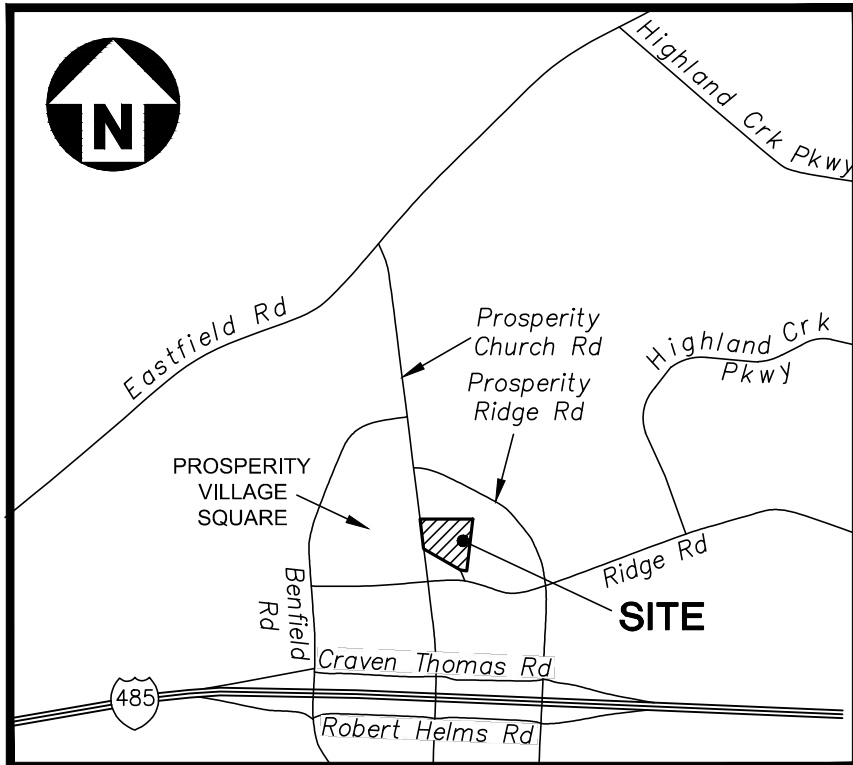
PLAN INFORMATION

PROJECT NO.	ERE-19000
FILENAME	ERE19000-RZ1
CHECKED BY	EM
DRAWN BY	JBW
SCALE	1"=60'
DATE	11. 11. 2019

SHEET

REZONING PLAN

RZ-1



VICINITY MAP
N.T.S.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

V:\Projects\ERE\19000\Land\Rezoning\Construction Drawings\ERE19000-RZ1.dwg, 11/11/2019 9:05:09 AM, Woodard, Jonathan

<p style="text-align:center">PETITION NO. 2019-xxx</p> <p style="text-align:center">DEVELOPMENT STANDARDS</p> <p style="text-align:center">Encore Real Estate</p> <p style="text-align:center">11/11/2019</p> <p><u>Site Development Data:</u></p> <table><tr><td>Tax Parcel Number:</td><td>029-411-09</td></tr><tr><td>Acreage:</td><td>± 7 acres</td></tr><tr><td>Existing Zoning:</td><td>UR-2(CD) & NS</td></tr><tr><td>Proposed Zoning:</td><td>MUDD-O</td></tr><tr><td>Existing Use:</td><td>Vacant, commercial</td></tr><tr><td>Proposed Use:</td><td>Mixed-Use Development including single-family attached residential and commercial uses</td></tr><tr><td>Proposed Development:</td><td>Up to 79 multi-family attached (townhome) residential units and 15,000 square feet of commercial uses as permitted in the MUDD zoning district and further described in Section III and IV of the attached development standards and subject to the conversion rights, below.</td></tr><tr><td>Maximum Building Height:</td><td>per MUDD Ordinance Standards</td></tr></table> <p>I. General Provisions</p> <p>a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Encore Real Estate (the “Petitioner”) to accommodate a mixed use development, including single-family attached (townhome) residential units and commercial uses on that approximately 7-acre site located near the intersection of Ridge Road and Prosperity Church Road, more particularly described as Tax Parcel Number 029-411-09 (the “Site”).</p> <p>b. Development of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). The Rezoning Plan is intended reflect maximum development rights, building envelopes, the arrangements and locations of access points.</p> <p>c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site, subject to the Optional Provisions in Section II below.</p> <p>d. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the</p>	Tax Parcel Number:	029-411-09	Acreage:	± 7 acres	Existing Zoning:	UR-2(CD) & NS	Proposed Zoning:	MUDD-O	Existing Use:	Vacant, commercial	Proposed Use:	Mixed-Use Development including single-family attached residential and commercial uses	Proposed Development:	Up to 79 multi-family attached (townhome) residential units and 15,000 square feet of commercial uses as permitted in the MUDD zoning district and further described in Section III and IV of the attached development standards and subject to the conversion rights, below.	Maximum Building Height:	per MUDD Ordinance Standards	
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<p>1. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.</p> <p>2. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Building Materials or articulated architectural façade features and color changes.</p> <p>3. Building elevations facing network required public or private streets 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.</p> <p>f. Roof Form and Articulation – Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:</p> <p>1. 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.</p> <p>2. For pitched roofs, the minimum pitch shall be 4:12 excluding buildings with a flat roof, features that break up a pitched roof, and parapet walls.</p> <p>3. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.</p> <p>g. Service Area Screening – Service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20% Preferred Exterior Building Materials or a Class B buffer not less than 10’ in depth at all above grade perimeter not paved for access.</p> <p>h. Townhome buildings shall contain a maximum of six (6) units per building.</p> <p>VII. Internal Side Yards and Rear Yards</p> <p>The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.</p> <p>VIII. Environmental Features</p> <p>a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.</p>	<p>Rezoning Plan or these Development Standards, constitute changes 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.</p> <p>II. MUDD-Optional Provisions</p> <p>The Petitioner proposes utilization of the MUDD-O provisions to allow for the following optional deviations:</p> <p>[Reserved]</p> <p>III. Permitted Uses</p> <p>Subject to the maximum development provisions set forth under Section III, below, the Site may be devoted to any residential or commercial uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.</p> <p>IV. Maximum Development</p> <p>The Site may be devoted to a maximum of (i) seventy-nine (79) single-family attached (townhome) residential units and (ii) 15,000 square feet of commercial uses, including retail, office, financial institutions with drive-thru service, and Eating, Drinking, and Entertainment (EDEE) uses associated therewith as permitted in the MUDD Zoning District.</p> <p><i>Conversion Rights.</i></p> <p>a. Unused residential units may be converted to additional commercial square footage at a rate of one (1) residential unit to 1,000 square feet of commercial use so converted.</p> <p>b. Unused commercial square footage may be converted to additional residential units at a rate of 1,000 square feet of commercial use to one (1) residential unit so converted. However, at no point shall the total number of residential units exceed one hundred (100) units, including conversions.</p> <p>V. Transportation</p> <p>a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.</p> <p>b. Where necessary, the 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.</p> <p>IX. Lighting</p> <p>a. All parking area lighting fixtures will be shielded with full cut-off fixtures.</p> <p>b. Pedestrian scale lighting will be provided within the Site. Ground-mounted lighting fixtures will not exceed twenty-one (21) feet in height. Freestanding lighting will not exceed twenty-six (26) feet.</p> <p>X. Amendments to Rezoning Plan</p> <p>Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.</p> <p>XI. Binding Effect of the Rezoning Documents and Definitions</p> <p>a. 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.</p> <p>b. 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(s) of any part of the Site from time to time who may be involved in any future development thereof.</p>																

<p>c. All transportation improvements shall be substantially completed before the Site’s first building certificate of occupancy is issued.</p> <p>1. Reference to “substantially complete” shall mean completion of the roadway improvements in accordance with the Technical Data Sheet provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or bond for any improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.</p> <p>VI. Architectural Standards</p> <p>a. Preferred Exterior Building Materials: all principal and accessory buildings abutting a network-required public or private street shall comprise a minimum of 20% of that building’s entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco, cementous products (such as HardiPlank, panel, shingles, or similar products), or other material approved by the Planning Director.</p> <p>b. Prohibited Exterior Building Materials:</p> <p>1. Vinyl siding (but not vinyl handrails, windows or door trim); and</p> <p>2. Concrete masonry units not architecturally finished.</p> <p>c. Building placement and site design shall focus on and enhance the pedestrian environment through the following:</p> <p>1. Buildings shall be placed so as to present a front or side façade along all network-required streets.</p> <p>2. Buildings shall front a minimum of 50% of the street frontage on Prosperity Church Road (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).</p> <p>d. Building massing and height shall be designed to break up long monolithic building forms as follows:</p> <p>1. Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 2 feet extending through at least a full floor.</p> <p>e. Architectural Elevation Design – elevations shall be designed to create visual interest as follows:</p>	



McADAMS

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

www.mcadamsco.com

CLIENT

ENCORE REAL ESTATE
CONTACT: PATRICK BUDRONIS
100 MAIN STREET - SUITE 302
SAFETY HARBOR, FL 34695
PHONE: 813.495.6236



PROSPERITY CHURCH ROAD
REZONING CONCEPT PLAN
PROSPERITY CHURCH ROAD
AND RIDGE ROAD
CHARLOTTE, NORTH CAROLINA 28269

REVISIONS

PLAN INFORMATION

PROJECT NO.	ERE-19000
FILENAME	ERE19000-RZ1
CHECKED BY	EM
DRAWN BY	JBW
SCALE	NA
DATE	11. 11. 2019

SHEET

REZONING NOTES

RZ-2

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-178

Petition #:	_____
Date Filed:	11/27/2019
Received By:	RL

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): 069-041-34, 069-041-44, 069-041-35, 069-041-28, 069-041-33, 069-041-32, 069-041-37 & 069-041-36

Current Land Use: Vacant industrial Size (Acres): +/- 11.476 acres

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

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

Required Rezoning Pre-Application Meeting* with: Lisa Arnold, Alberto Gonzalez, and Jason Prescott

Date of meeting: September 24, 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 single family attached (townhome) dwelling units and potential non-residential uses on the site.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

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

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

See Attached Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

DRB Group (c/o James Martin)
Name of Petitioner(s)

227 West Trade Street, Suite 1000
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704-378-8498 Ext. 5502
Telephone Number Fax Number

jmartin@drbgroup.com
E-Mail Address

DRB GROUP
By: [Signature]
Signature of Petitioner

Scott Widener
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by DRB Group

Property Owner Information, Acquisition Dates and Site Addresses

Tax Parcel No. 069-041-34

Hemingway Joan, LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28208

Acquisition Date: June 27, 2014

Site Address: 152 Judson Avenue

Tax Parcel No. 069-041-44

Hemingway Joan, LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28208

Acquisition Date: June 27, 2014

Site Address: 2919 West Trade Street

Tax Parcel No. 069-041-35

Hemingway Joan, LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28208

Acquisition Date: June 27, 2014

Site Address: Judson Avenue

Tax Parcel No. 069-041-28

Regal Joan, LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28208

Acquisition Date: May 9, 2013

Site Address: Rozzelles Ferry Road

PK

Tax Parcel No. 069-041-33

Regal Joan, LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28217

Acquisition Date: October 17, 2016

Site Address: Zebulon Avenue

Tax Parcel No. 069-041-32

Regal Joan, LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28217

Acquisition Date: October 17, 2016

Site Address: Zebulon Avenue

Tax Parcel No. 069-041-37

TRSTE III Kannapolis LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28217

Acquisition Date: October 4, 2017

Site Address: Zebulon Avenue

Tax Parcel No. 069-041-36

TRSTE III Kannapolis LLC
2730 Rozzelles Ferry Road, Suite A
Charlotte, NC 28217

Acquisition Date: October 4, 2017

Site Address: 2659 West Trade Street

**REZONING APPLICATION FILED BY
DRB GROUP
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by DRB Group that are designated as Tax Parcel Nos. 069-041-34, 069-041-44 and 069-041-35 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 21st day of October, 2019.

HEMINGWAY JOAN, LLC

By: RJS Properties, Inc., its Manager

By: 

Name: Robert J. Sweeney, III

Title: Vice President

**REZONING APPLICATION FILED BY
DRB GROUP
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by DRB Group that are designated as Tax Parcel Nos. 069-041-28, 069-041-33 and 069-041-32 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 21st day of October, 2019.

REGAL JOAN, LLC

By: RJS Properties, Inc., its Manager

By: 

Name: Robert J. Sweeney, III

Title: Vice President

**REZONING APPLICATION FILED BY
DRB GROUP
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by DRB Group that are designated as Tax Parcel Nos. 069-041-37 and 069-041-36 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the UR-2 (CD) zoning district.

This 21st day of October, 2019.

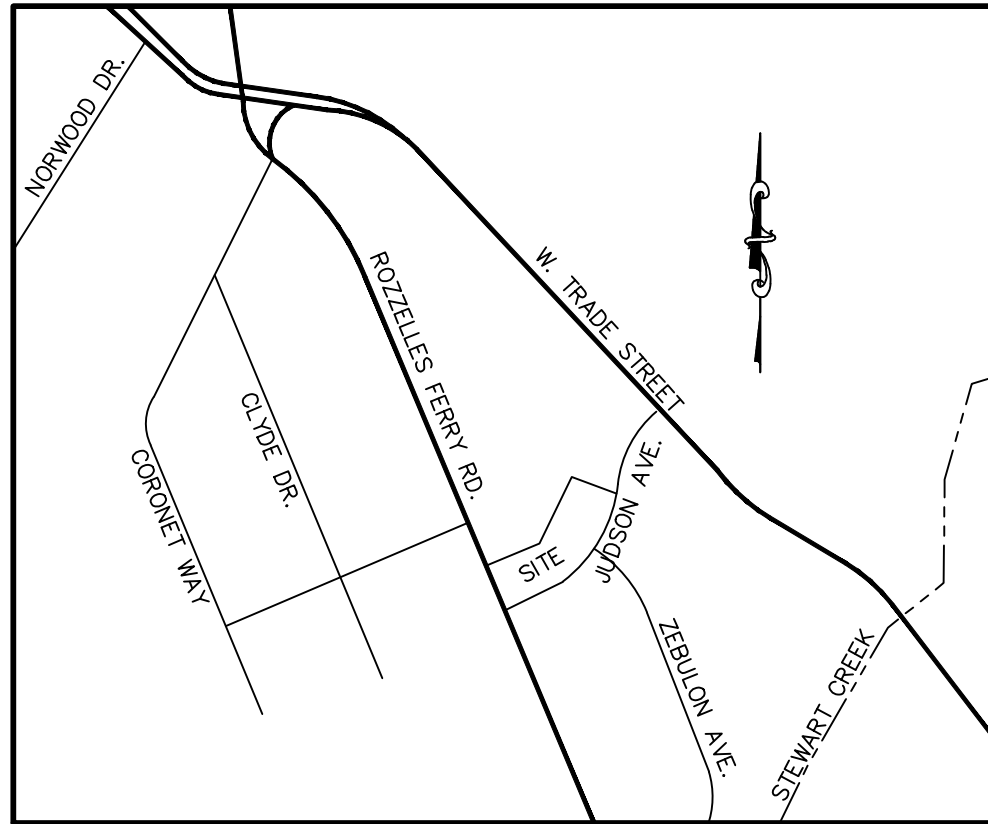
TRSTE III KANNAPOLIS LLC

By: RJS Properties, Inc.

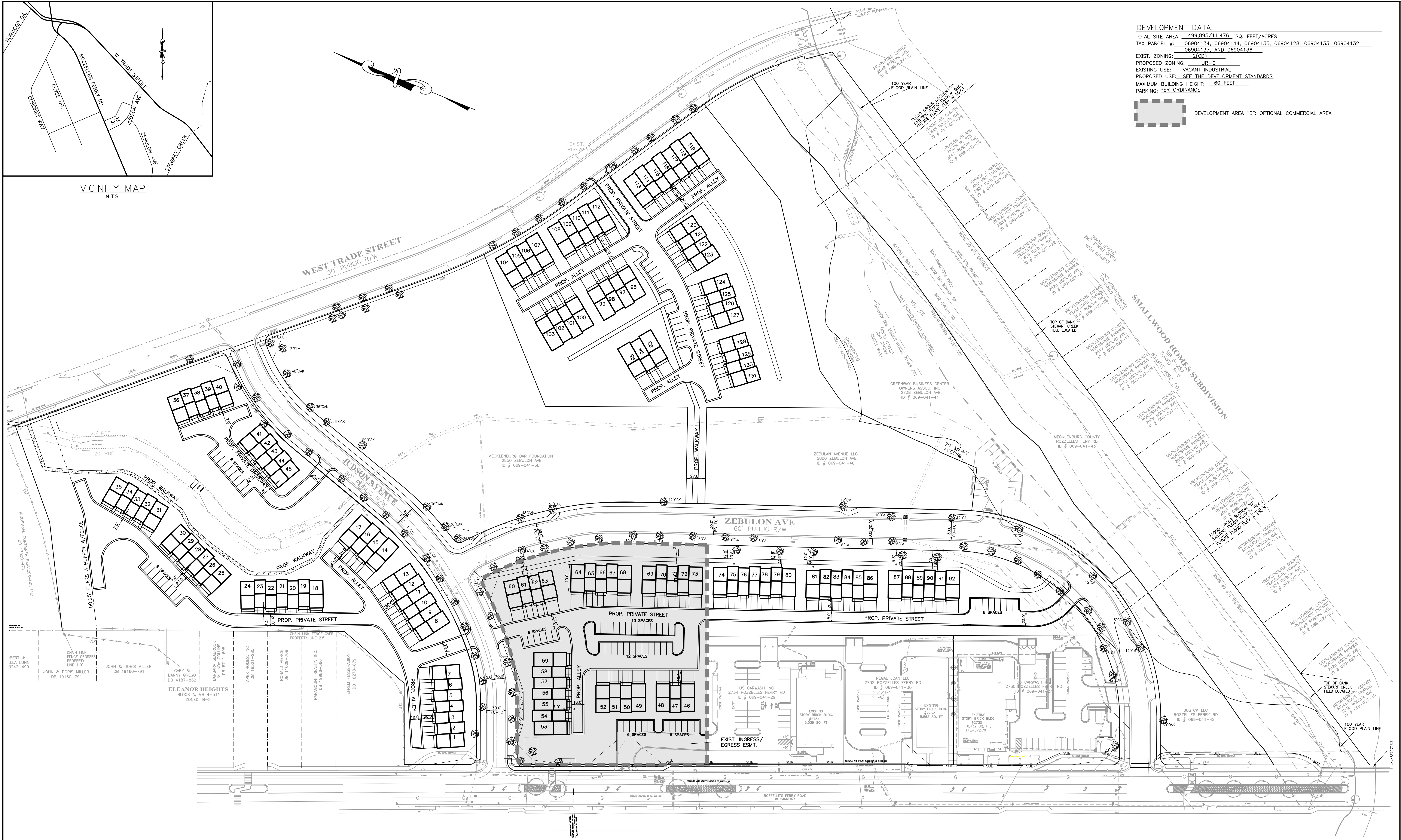
By: 

Name: Robert J. Sweeney, III

Title: Vice President



VICINITY MAP
N.T.S.

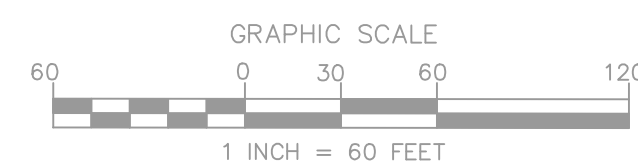


DEVELOPMENT DATA:
TOTAL SITE AREA: 499,895/11.476 SQ. FEET/ACRES
TAX PARCEL #: 06904134, 06904144, 06904135, 06904128, 06904133, 06904132
06904137, AND 06904136
EXIST. ZONING: I-2(CD)
PROPOSED ZONING: UR-C
EXISTING USE: VACANT INDUSTRIAL
PROPOSED USE: SEE THE DEVELOPMENT STANDARDS
MAXIMUM BUILDING HEIGHT: 60 FEET
PARKING: PER ORDINANCE


DEVELOPMENT AREA "B": OPTIONAL COMMERCIAL AREA

COMBINED GRID FACTOR
IS 0.99984496
NCGS MONUMENT "M 110"
NC GRID COORDINATES
N: 550,473.25 USFT - SPC 83
E: 1,439,939.25 USFT - SPC 83

PRELIMINARY
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION



ISAACS
CIVIL ENGINEERING DESIGN AND SURVEYING

Project: GREENWAY BUSINESS CENTER TOWNHOMES
CHARLOTTE, NORTH CAROLINA
Title: REZONING PLAN
File #: 19200-RZ.DWG Date: 11/26/19
Project Egr: FBL
Design By: FBL
Drawn By: FBL
Scale: 1"=60'
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0

A. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY DRB GROUP (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THAT APPROXIMATELY 11.476 ACRE SITE LOCATED BETWEEN WEST TRADE STREET AND ROZZELLES FERRY ROAD AND GENERALLY AT THE INTERSECTION OF JUDSON AVENUE AND ROZZELLES FERRY ROAD AND ON THE EAST SIDE OF ZEBULON AVENUE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 069-041-34, 069-041-44, 069-041-35, 069-041-28, 069-041-33, 069-041-32, 069-041-37 AND 069-041-36.
2. FOR ENTITLEMENT PURPOSES, THE SITE IS DIVIDED INTO TWO SEPARATE DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS DEVELOPMENT AREA A AND DEVELOPMENT AREA B.
3. 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").
4. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-C ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
5. 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 AND PARKING ENVELOPES AS WELL AS THE INTERNAL PRIVATE STREETS/DRIVES/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.
6. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

1. DEVELOPMENT AREA A

- (a) DEVELOPMENT AREA A MAY BE DEVOTED ONLY TO A MAXIMUM OF 105 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-C ZONING DISTRICT.

2. DEVELOPMENT AREA B

- (a) DEVELOPMENT AREA B MAY BE DEVOTED TO A MAXIMUM OF 28 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-C ZONING DISTRICT.
- (b) ALTERNATIVELY, IN LIEU OF SINGLE FAMILY ATTACHED DWELLING UNITS AND SUBJECT TO THE LIMITATIONS SET OUT BELOW IN SUBPARAGRAPHS (1) - (3), DEVELOPMENT AREA B MAY BE DEVOTED TO COMMERCIAL AND OFFICE USES THAT ARE PERMITTED IN THE B-1 ZONING DISTRICT. THESE COMMERCIAL AND OFFICE USES SHALL BE LOCATED IN FREESTANDING BUILDINGS.
- (1) DRIVE-IN WINDOWS AND AUTOMOTIVE SALES, SERVICE, OR REPAIR SHALL NOT BE PERMITTED ON DEVELOPMENT AREA B.
- (2) THE MAXIMUM GROSS FLOOR AREA THAT MAY LOCATED ON DEVELOPMENT AREA B THAT IS DEVOTED TO THE PERMITTED COMMERCIAL AND OFFICE USES SHALL BE 12,000 SQUARE FEET.
- (3) A MAXIMUM OF TWO FREESTANDING NON-RESIDENTIAL BUILDINGS MAY BE LOCATED ON DEVELOPMENT AREA B, AND ANY BUILDINGS MUST BE LOCATED IN THE BUILDING AND PARKING ENVELOPED DEPICTED ON THE REZONING PLAN.

C. TRANSPORTATION

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY EXISTING PUBLIC STREETS AND INTERNAL PRIVATE STREETS/DRIVES/ALLEYS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS/DRIVES/ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
3. THE EXISTING PUBLIC STREETS SHALL BE UTILIZED WITHOUT WIDENING THE SAME.
4. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.

D. ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 60 FEET AS MEASURED UNDER THE ORDINANCE.
2. ROOFTOP TERRACES MAY BE INSTALLED ON THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE AT THE OPTION OF PETITIONER.
3. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE LOCATED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.
4. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY BUILDING TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS. ADDITIONALLY, ALUMINUM MAY BE USED ON TRIM AND GARAGE DOORS.
5. THE ACTUAL SIZES OF THE SINGLE FAMILY ATTACHED DWELLING UNITS/LOTS MAY VARY FROM THE SIZES DEPICTED ON THE REZONING PLAN.
6. THE FRONT ELEVATION OF EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 15 FEET ON EACH LEVEL OF THE SINGLE FAMILY ATTACHED DWELLING UNIT.
7. EACH SINGLE FAMILY ATTACHED DWELLING UNIT TO BE CONSTRUCTED ON THE SITE SHALL HAVE A GARAGE.
8. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS.

E. STREETSCAPE AND LANDSCAPING

1. EXISTING SIDEWALKS AND PLANTING STRIPS LOCATED ALONG THE SITE'S FRONTAGES ON EXISTING PUBLIC STREETS MAY REMAIN IN PLACE.

F. LIGHTING

1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE BY PETITIONER (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, PRIVATE ALLEYS, SIDEWALKS AND WALKWAYS 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. THIS REQUIREMENT SHALL NOT APPLY TO EXISTING FREESTANDING LIGHTING FIXTURES ON THE SITE.
2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE BY PETITIONER, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET. THIS REQUIREMENT SHALL NOT APPLY TO EXISTING FREESTANDING LIGHTING FIXTURES ON THE SITE.

G. ENVIRONMENTAL FEATURES

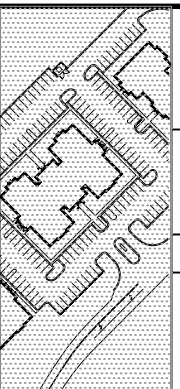
1. THE SITE IS A PORTION OF A PLANNED/UNIFIED DEVELOPMENT APPROVED PURSUANT TO REZONING PETITION NO. 2007-106. THE TREE SAVE REQUIREMENTS FOR THE PLANNED/UNIFIED DEVELOPMENT, WHICH INCLUDES THE SITE, HAVE BEEN SATISFIED IN THE APPROXIMATELY 3.271 ACRE SWIM BUFFER LOCATED NEXT TO STEWART CREEK (TAX PARCEL NO. 069-041-43). THEREFORE, ADDITIONAL TREE SAVE AREAS LOCATED WITHIN THE SITE SHALL NOT BE REQUIRED.
2. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE SITE SHALL UTILIZE THE EXISTING STORM WATER POND LOCATED ON TAX PARCEL NO. 069-041-41.

H. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

PRELIMINARY
FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION



Project:

GREENWAY BUSINESS CENTER TOWNHOMES
CHARLOTTE, NORTH CAROLINA

Title:

REZONING NOTES

File #:

19200-RZ.DWG

Date:

11/26/19

Project Egr:

FBL

Design By:


FBL

Drawn By:

FBL

Scale:

1"=N.T.S.



ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ2.0

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-179
Petition #: _____
Date Filed: 12/5/2019
Received By: Bt

Complete All Fields (Use additional pages if needed)

Property Owner: Miles Boyd and Dorthy F Barnes

Owner's Address: 1420 Parkwood Avenue City, State, Zip: Charlotte, NC 20205

Date Property Acquired: 02/10/1995

Property Address: 1428 Parkwood Avenue, Charlotte, NC 20205

Tax Parcel Number(s): 081-191-59

Current Land Use: Vacant Size (Acres): 1.0 AC

Existing Zoning: R-5 and R-22MF Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting* with: William 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 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 establish a residential development that provides a mix of single-family detached units and a multi-family residential building.

Paul Pennell - Urban Design Partners PLLC

Name of Rezoning Agent

1318 Central Ave, Suite E6

Agent's Address

Charlotte, NC 28205

City, State, Zip

704-334-3303

Telephone Number

Fax Number

paul@urbandesignpartners.com

E-Mail Address

Miles R Boyd
Signature of Property Owner

Miles Boyd

(Name Typed / Printed)

Ronald Staley, Jr. - Verde Homes, LLC

Name of Petitioner(s)

7427 Matthews Mint Hill, Suite 105-215

Address of Petitioner(s)

Mint Hill, NC 28227

City, State, Zip

980-272-2015

Telephone Number

704-234-7347

Fax Number

Staleyr@verdemfs.com

E-Mail Address

Ronald Staley, Jr.
Signature of Petitioner

Ronald Staley, Jr.

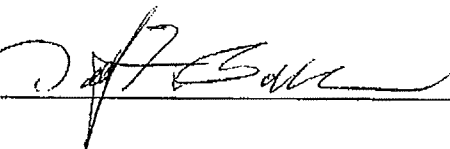
(Name Typed / Printed)

Attachment A
Rezoning Petition Joinder Agreement

Verde Homes LLC

The undersigned, as the owner of the parcel of land that is designated as Tax Parcel #: 081-191-59 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.

Dorothy F Barnes:

Signature: 

Name (Printed): Dorothy F. Barnes

Title: owner

Date: 12/4/19

REZONING PETITION #2019-???

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: _____

Received By: _____

Complete All Fields (Use additional pages if needed)

Property Owner: Rosegate Holdings LLC

Owner's Address: 9424 Whitehorn Dr. City, State, Zip: Charlotte, NC 28277

Date Property Acquired: 10/30/2019

Property Address: 7406 Wallace Road Charlotte, NC 28212

Tax Parcel Number(s): 191-051-06 & 191-051-07

Current Land Use: Vacant / Residential

Size (Acres): 5.2ac +/-

Existing Zoning: R-3

Proposed Zoning: UR-2(CD)

Overlay: N/A

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

Required Rezoning Pre-Application Meeting* with: John Kinley & Scott Correll

Date of meeting: 11/12/2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To allow for the development of a residential multi-family project.

Paul Pennell - Urban Design Partners PLLC
Name of Rezoning Agent

1318 Central Ave, Suite e6
Agent's Address

Charlotte, NC 28205
City, State, Zip

704-334-3303
Telephone Number Fax Number

paul@urbandesignpartners.com
E-Mail Address

[Signature]
Signature of Property Owner

Josh Jolley
(Name Typed / Printed)

Josh Jolley - Rosegate Holdings LLC
Name of Petitioner(s)

9424 Whitehorn Dr.
Address of Petitioner(s)

Charlotte, NC 28277
City, State, Zip

828-319-7206
Telephone Number Fax Number

joshjolley11@gmail.com
E-Mail Address

[Signature]
Signature of Petitioner

Josh Jolley
(Name Typed / Printed)



18-e6 central ave. P 704.334.3303
Charlotte, nc 28205 F 704.334.3305
bandesignpartners.com
firm no: P-0418
coa no: C-03044

Rosegate Holdings, LLC

Josh Jolley

9424 Whitethorn Drive
Charlotte, NC 28277

Wallace Road Multi-Family

Technical Data Sheet
7406 Wallace Road, Charlotte, NC 28212

NO. DATE: BY: REVISIONS:

Project No: 19-132
Date: 11.12.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0

Site Development Data:

Acreage: +/- 5.2 AC

Tax Parcel: 191-051-06 & 191-051-07

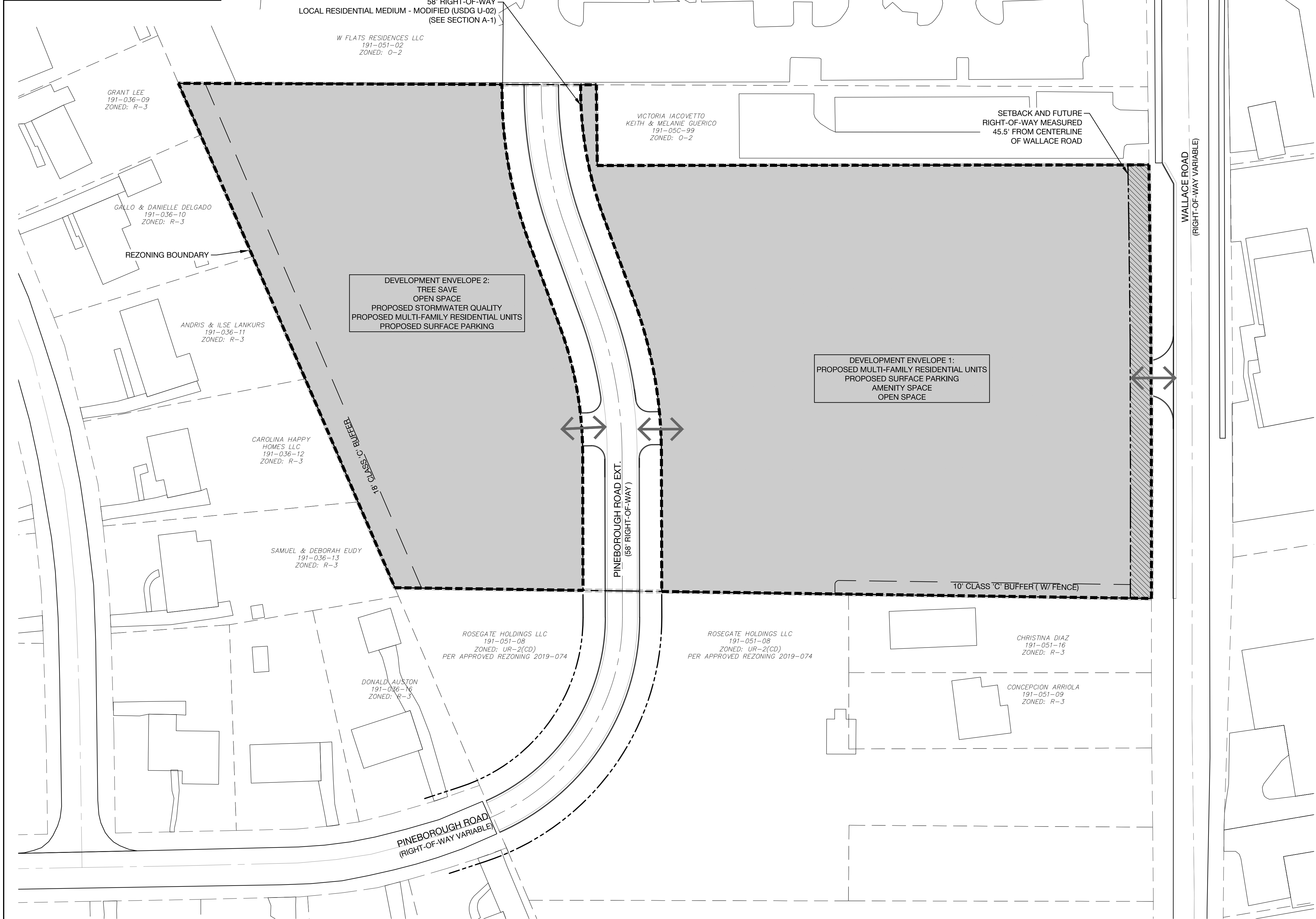
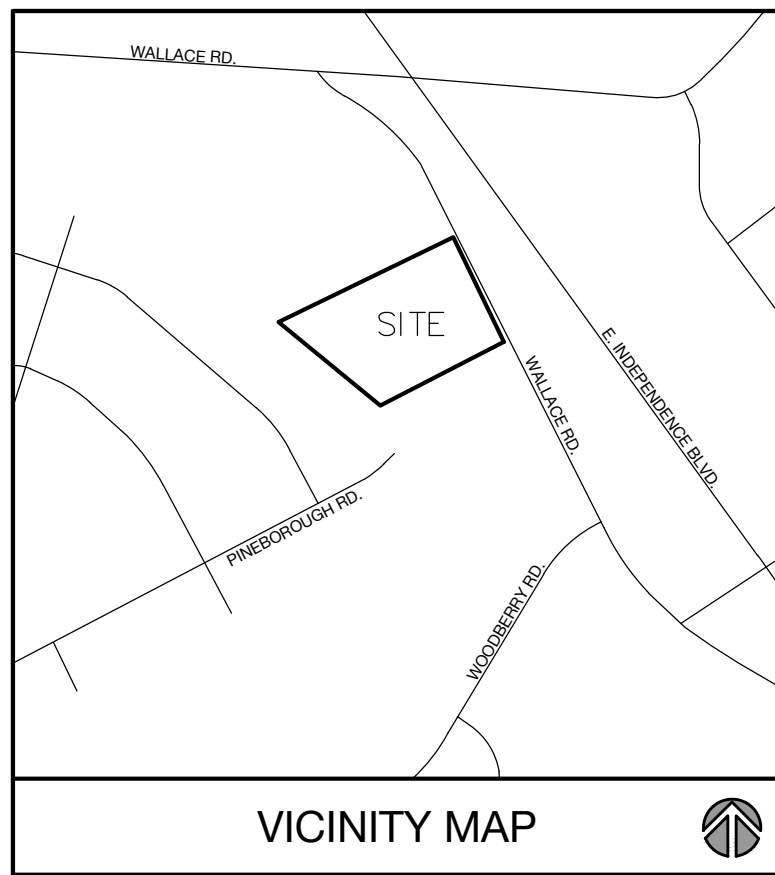
Existing Zoning: R-3

Proposed Zoning: UR-2(CD)

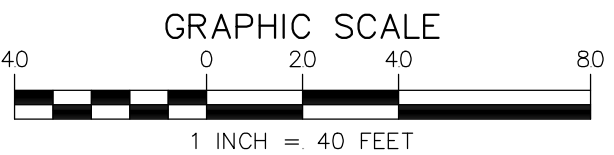
Existing Uses: Single Family Detached

Proposed Uses: Residential Multi-family

Max Density: Up to (114) Dwelling Units (Approximately 22.0 DUA)



REZONING PETITION # 2019-???





318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
rbdesignpartners.com
c firm no: P-0418
c coa no: C-03044

Rosegate Holdings, LLC

Josh Jolley

9424 Whitethorn Drive
Charlotte, NC 28277

Wallace Road Multi-Family

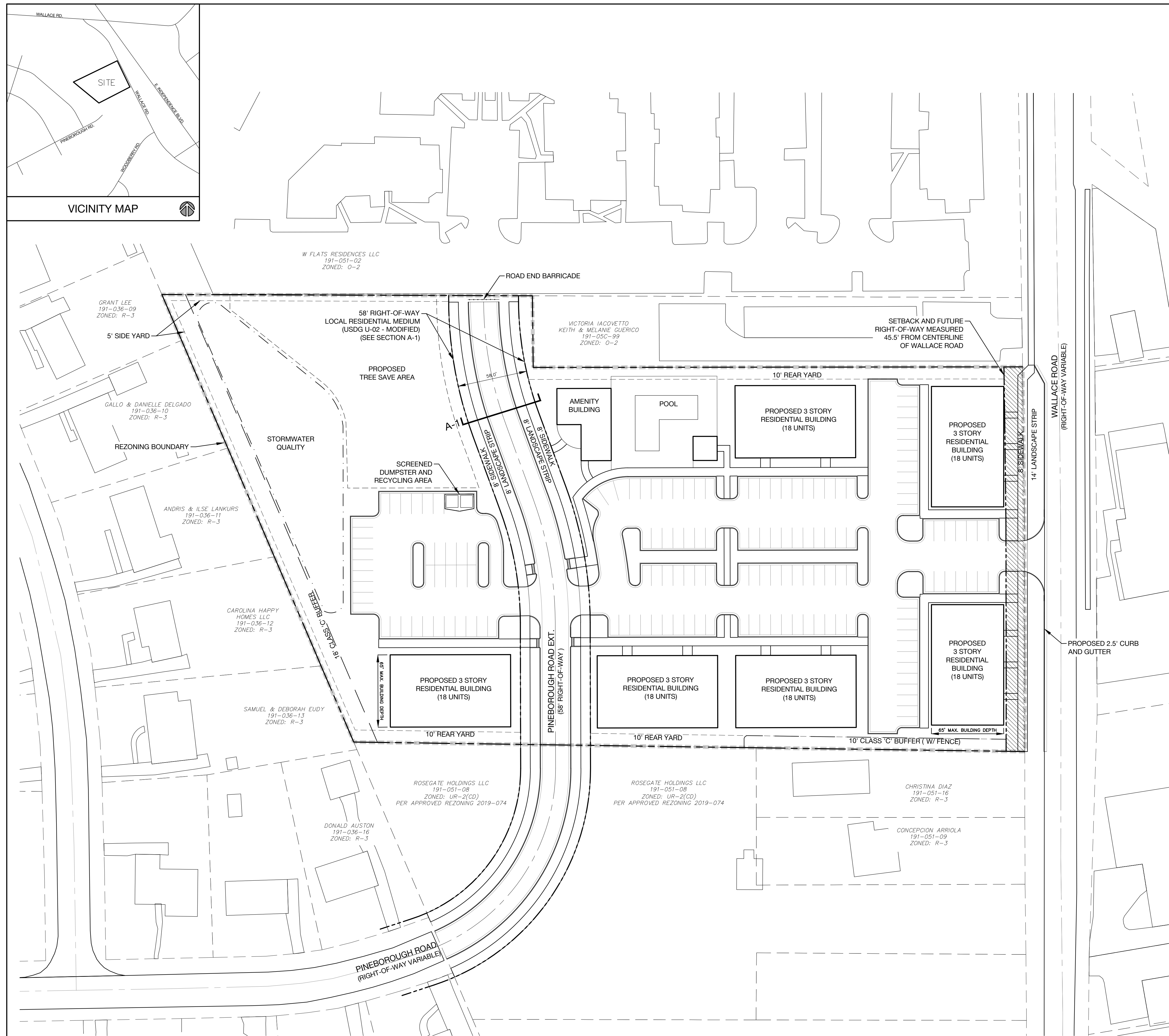
Rezoning Plan

7406 Wallace Road, Charlotte, NC 28212

DATE: _____

Project No: 19-132
Date: 11.12.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-2.0



Site Development Data:

Acreage: +/- 5.2 AC

Tax Parcel: 191-051-06 & 191-051-07

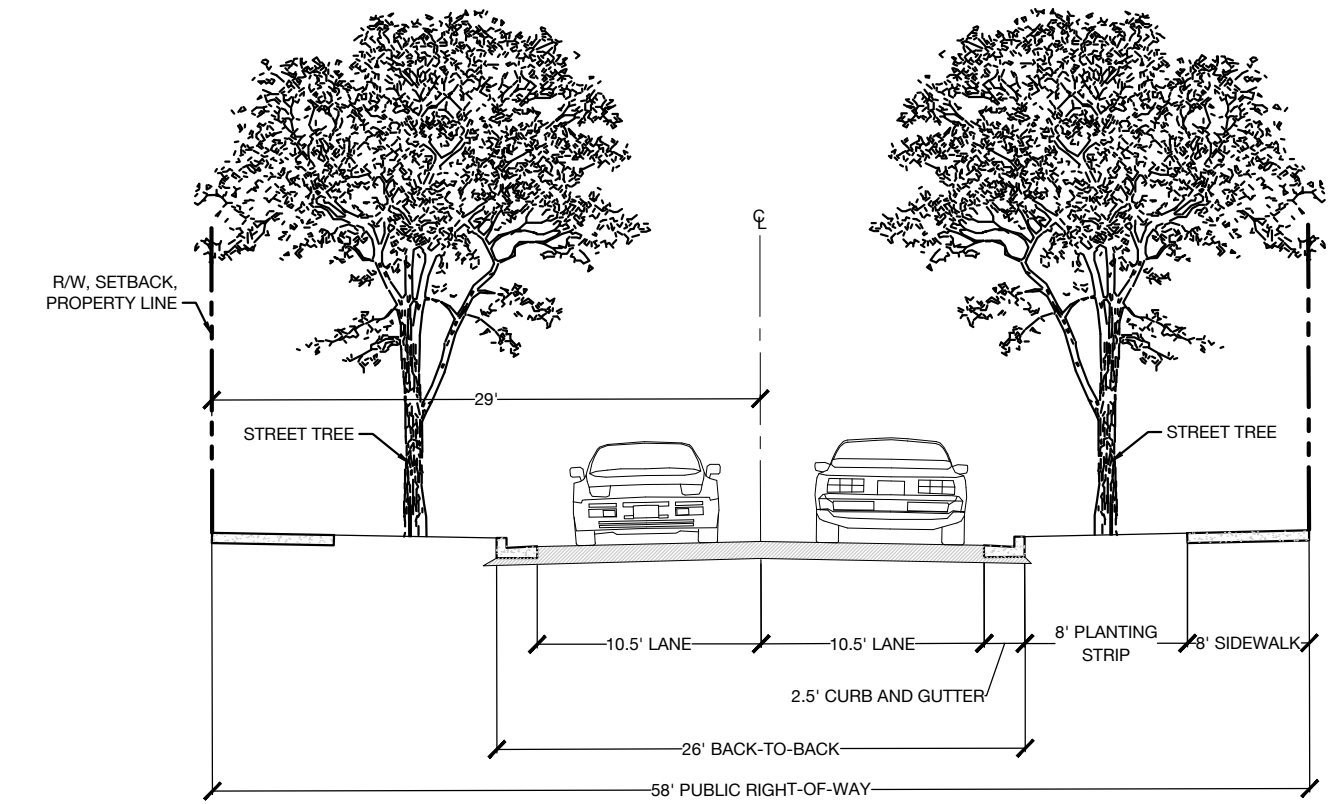
Existing Zoning: R-3

Proposed Zoning: UR-2(CD)

Existing Uses: Single Family Detached

Proposed Uses: Residential Multi-family

Max Density: Up to (114) Dwelling Units (Approximately 22.0 DUA)



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

GRAPHIC SCALE

40 0 20 40 80

1 INCH = 40 FEET

REZONING PETITION # 2019-???

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-181
Petition #: _____
Date Filed: 12/6/2019
Received By: B+

Complete All Fields (Use additional pages if needed)

Property Owner: Daniel J. and Barbara McAulay Charitable R/T

Owner's Address: 220 Craigwood Drive

Blythewood, South Carolina, Zip: 29016

Date Property Acquired: 01/08/2009

Property Address: N/A - no address assigned

Tax Parcel Number(s): Parcel ID: 02510304 GIS ID: 02510304

Current Land Use: Single Family

Size (Acres): 6.540

Existing Zoning: R-3

Proposed Zoning: UR-2(CD)

Overlay: North customer service area

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

Required Rezoning Pre-Application Meeting* with: Michael Russell

Date of meeting: 11/20/2019

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

For Conditional Rezoning Only:

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

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

~~Clay Cooper~~ Keith H. MacVean
Name of Rezoning Agent

100 North Tryon Street

~~100 North Tryon Street~~ Suite 4700
Agent's Address

~~Charlotte, North Carolina 28202~~
City, State, Zip

~~704.331.1000~~ 704.331.1000 N/A
Telephone Number Fax Number

~~keithmacvean@mvalaw.com~~ keithmacvean@mvalaw.com
E-Mail Address

Barbara McAulay
Signature of Property Owner

Barbara McAulay
(Name Typed / Printed)

Clay Cooper - Woda Cooper Development, Inc.

Name of Petitioner(s)

500 S. Front Street 10th Floor
Address of Petitioner(s)

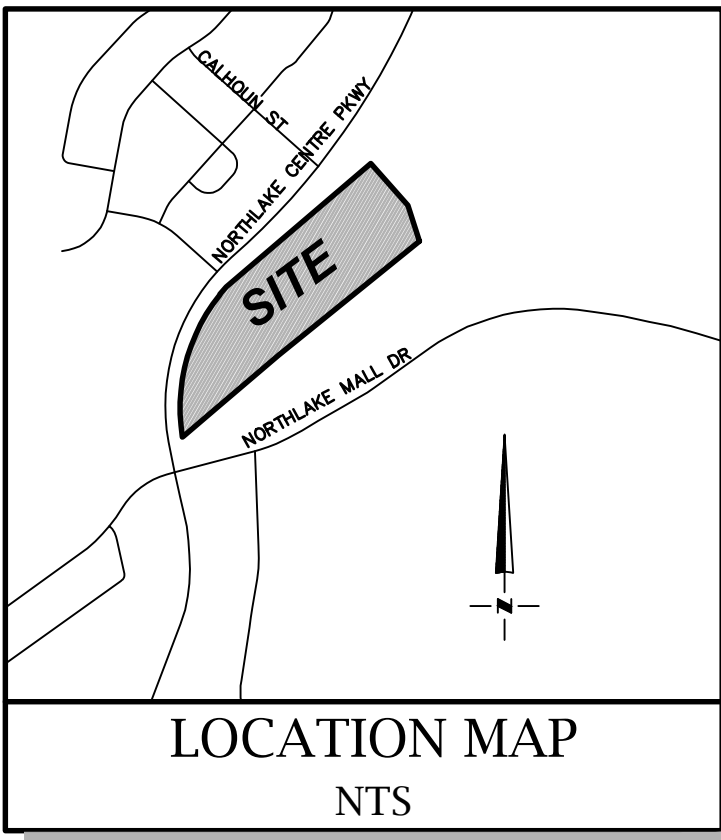
Columbus, OH 43215
City, State, Zip

614.396.0051 N/A
Telephone Number Fax Number

ccooper@wodagroup.com
E-Mail Address

Clay Cooper
Signature of Petitioner

Clay Cooper
(Name Typed / Printed)



LAND OWNER: DANIEL J. MCAULAY
220 CRAIGWOOD DR
BLYTHEWOOD, SC 29016

PID#: 025-103-04

JURISDICTION: CITY OF CHARLOTTE

DEED BOOK & PAGE: 24356-112

TOTAL SITE ACREAGE: ±6.54 AC

CURRENT ZONING: R-3

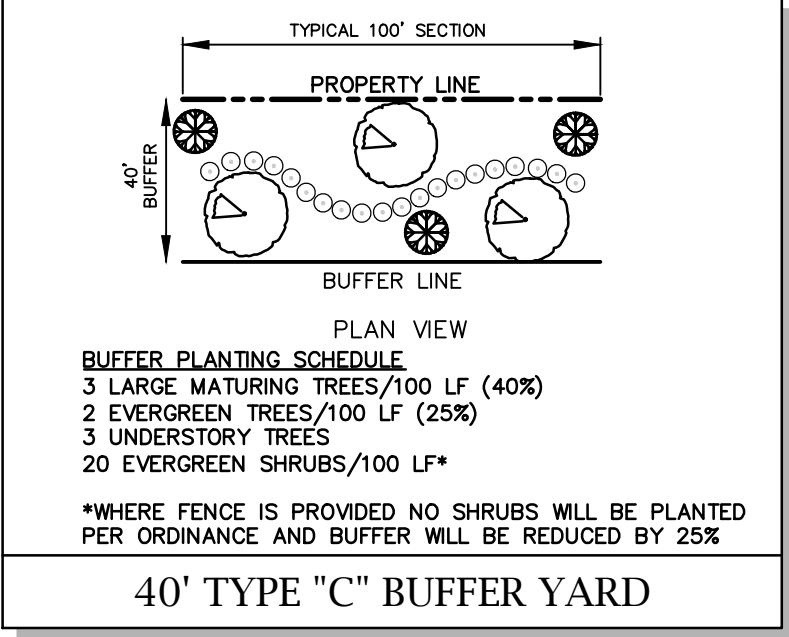
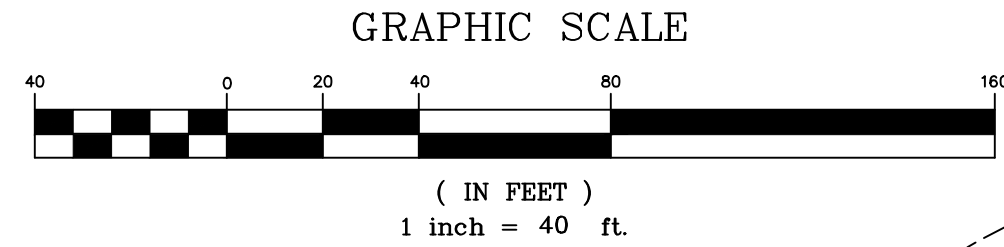
PROPOSED ZONING: UR-2(CD)

EXISTING USE: VACANT

PROPOSED USE: UP TO 78 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT.

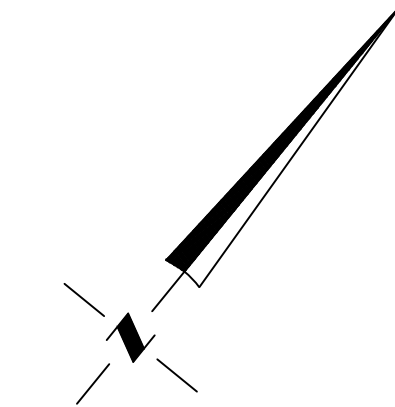
MAXIMUM BUILDING HEIGHT NOT TO EXCEED FOUR (4) STORIES OR 50 FEET BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

DEVELOPMENT SUMMARY



- General Provisions:**
 - Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Woda Cooper Development, Inc. ("Petitioner") to accommodate the development of a residential community on approximately 6.54 acre site generally located at southwest intersection of Calhoun Street and Northlake Centre Parkway (the "Site").
 - Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
 - Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- Permitted Uses & Development Area Limitation:**
 - The Site may be developed with up to 78 multi-family residential dwellings units together with accessory uses allowed in the UR-2 zoning district as generally depicted on the Rezoning Plan.
 - Workforce Housing:** The Petitioner shall provide a workforce housing program to ensure that the residential units are reasonably priced for persons earning less than the median income for the area. The Petitioner shall ensure that all the proposed residential units constructed on the Site, for a period of not less than 30 years, maintain monthly rents that are income restricted for households earning 80% or less of the area median income.
- Access and Transportation Improvements:**
 - Access to the Site will be from Northlake Centre Parkway as generally depicted on the Rezoning Plan.
 - The Petitioner will construct the portion of Hucks Road that is located on the Site.
 - The Petitioner will dedicate via fee simple conveyance 100 feet of right-of-way for the future Hucks Road as generally depicted on the Rezoning Plan.
 - The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontage along Northlake Centre Parkway.
 - Due to the configuration of the existing right-of-way along Northlake Centre Parkway the Petitioner plans to request the abandonment of a portion of the excess right-of-way to allow the area to become part of the area of the Site to be developed.
 - All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is requested.
 - The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.
 - The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
 - The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- Architectural Standards, Court Yards/Amenity Areas:**
 - 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 and on handrails/railings.
 - Meter banks will be screened from adjoining properties and from the abutting public streets.
 - HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
 - Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.
- Streetscape, Buffers, Yards, Open Space and Landscaping:**
 - A 14 foot setback will be provided as measured from the existing right-of-way of Northlake Centre Parkway and from the proposed right-of-way line of Hucks Road as generally depicted on the Rezoning Plan.
 - Along the Site's internal parking areas the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along the abutting public streets in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.
- General Design Guidelines:**
 - Buildings shall front (the side of a building that has windows will also be considered a front) a minimum of 65% of the total street frontage on the site (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, and/or tree re-planting areas).
 - Building Massing - Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (recess, projection, architectural treatment, etc.). Modulations shall be a minimum of 10 feet wide and shall extend or recess a minimum of 5 feet, extending through all floors.
 - Vertical Modulation and Rhythm - Building elevations shall be designed with recognizable vertical bays or articulated architectural facade features. The bays and features may include, but not limited to a combination of exterior wall offsets, projections, and/or recesses, pilasters, and change in materials.
 - Building Base - Buildings shall be designed with a recognizable architectural base. A minimum of three elevations of each building will be articulated with a water table of Preferred Exterior Building Materials listed above of a minimum of three (3) feet in height. (*Preferred building materials will be defined as brick, stone, precast stone, precast concrete, stucco, and decorative block.*)
 - Building elevations facing streets shall not have expanses of blank walls greater than 20 feet.
 - 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 rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:
 - Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.).
 - For pitched roofs the allowed minimum pitch shall be 4:12 (four feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.
 - Utility structures need to be screened architecturally or with evergreen plant material.
 - Walls shall be designed to match and complement the building architecture of the residential buildings of the subject property.

- Open Space and Amenity Area Improvements:**
 - Open space amenity areas will be provided as generally depicted on the Rezoning Plan. The proposed open space areas may be improved with trails, landscaping, seating areas, and structures appropriate to the proposed open space area.
- 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.
 - The Site will comply with the Tree Ordinance.
- Dixon Branch Greenway Dedication:**
 - The Petitioner will convey to Mecklenburg County for the development of a greenway the portion of 100 foot SWIM buffer associated with Dixon Branch located on the Site, this area is generally depicted on the Rezoning Plan. This area will be dedicated and conveyed to County Park and Recreation prior to the issuance of the first certificate of occupancy for the Site.
- Lighting:**
 - All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
 - Detached lighting on the Site will be limited to 21 feet in height.
- Signs:**
 - Reserved.
- Amendments to the Rezoning Plan:**
 - Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- Binding Effect of the Rezoning Application:**
 - If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



Mc² ENGINEERING

Mc² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

PROPOSED DEVELOPMENT:
NORTHLAKE CENTRE
APARTMENTS

DEVELOPED BY:
**WODA COOPER
DEVELOPMENT, INC**
500 SOUTH FRONT STREET, 10th FLOOR
COLUMBUS, OH 43215

SCHEMATIC SITE PLAN

REVISIONS

CAD FILE: 19-046 REZN.DWG
PROJECT NO.: 19-046
DESIGNED BY: JDM
DATE: DECEMBER 5, 2019

RZ1.0

FOR PUBLIC
HEARING

REZONING
PETITION 2019-___

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-182
Petition #: _____
Date Filed: 12/9/2019
Received By: Br

Complete All Fields (Use additional pages if needed)

Property Owner: 7135 Statesville Rd LLC

Owner's Address: 20940 Bethelwood Lane City, State, Zip: Cornelius, NC 28031

Date Property Acquired: February 27, 2018

Property Address: 7349 Statesville Rd. Charlotte NC 28269

Tax Parcel Number(s): 037-192-19

Current Land Use: Industrial/Vacant Size (Acres): 23.602

Existing Zoning: I-1 Proposed Zoning: Institutional

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

Required Rezoning Pre-Application Meeting* with: Michael Russell, Kent Main, Isaiah Washington, Erin Chantry, Charlotte Lamb Date of meeting: November 13, 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@wingadagroup.com

E-Mail Address

7135 STATESVILLE ROAD LLC
Fred D. Godley, Manager
Signature of Property Owner

Fred D. Godley, Manager
(Name Typed / Printed)

Carolina Center For Recovery LLC
Name of Petitioner(s)

1320 Matthews-Mint Hill Rd
Address of Petitioner(s)

Matthews, NC 28105
City, State, Zip

888-200-0376
Telephone Number Fax Number

cdfocusten@gmail.com

E-Mail Address

Chris Doyle
Signature of Petitioner

Christopher Doyle
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-183
Petition #: _____
Date Filed: 12/10/2019
Received By: B+

Property Owners: Rhyno Partners Coffee LLC
Owner's Addresses: 8424 Eagle Glen, Charlotte, NC 28210
Date Properties Acquired: 11/18/2019
Property Addresses: 1217 The Plaza, Charlotte, NC 28205
Tax Parcel Numbers: 081-176-28
Current Land Use: EDEE (Acres): ± .241
Existing Zoning: B-2 PED Proposed Zoning: B-2 PED-O
Overlay: pedestrian Tree Survey Provided: Yes: _____ N/A: _____
Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, David Pettine, Grant Meacci, Erik Lemieux, and Scott Correll
Date of meeting: 10/30/2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To allow development of the site with EDEE uses and a reduction in the required 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

Ellis Rhyno Davis
Signature of Property Owner

Rhyno Partners Coffee LLC (Attn: Rhyne Davis)

Name of Petitioner

8424 Eagle Glen

Address of Petitioner

Charlotte, NC 28210

City, State, Zip

704-219-9962

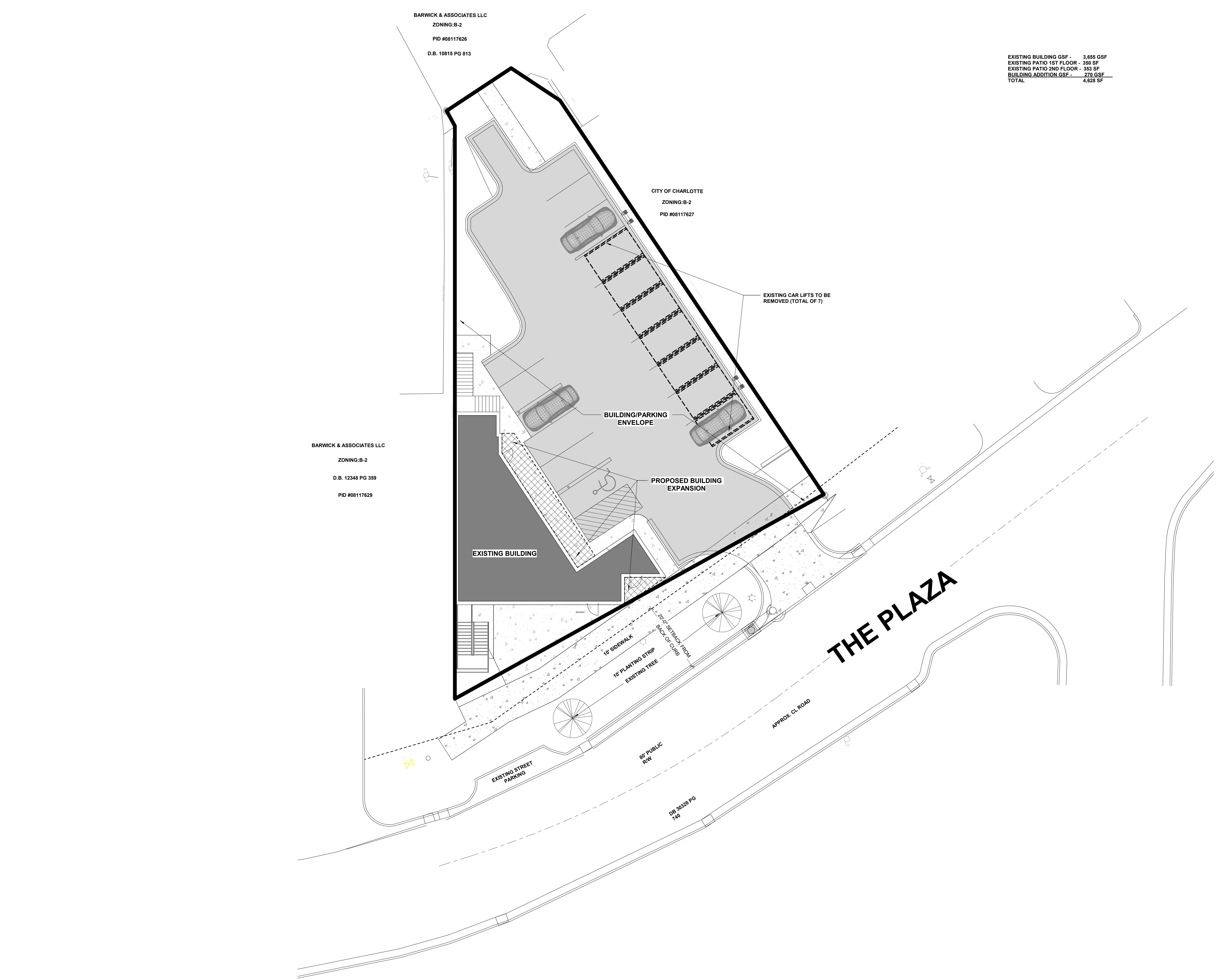
Telephone Number

Fax Number

rhynie@rhynopartners.com

E-mail Address

Ellis Rhyno Davis
Signature of Petitioner



Rhyno Partners Coffee LLC – 1217 The Plaza
Development Standards
12/04/19
Rezoning Petition No. 2019-

Site Development Data:

--Acreage: ± .241 acres
--Tax Parcel #: 081-176-28
--Existing Zoning: B-2 PED
--Proposed Zoning: B-2 PED (O)
--Existing Uses: EDEE
--Proposed Uses: All 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: As permitted by right and under prescribed conditions in the B-2 PED zoning district.
--Maximum Building Height: Maximum building height as allowed by the B-2 PED zoning district. 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 Rhyno Partners Coffee LLC ("Petitioner") to accommodate a reduction in required parking for EDEE uses as allowed by the B-2 PED zoning district and per the Optional Provisions below on an approximately .241 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:

1. 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.

a. To allow a reduction in parking requirements for EDEE uses located on the Site and within a building with less than 4,750 square feet of gross floor area including outdoor seating areas from 29 spaces (parking required after applying a 25% reduction for Sites within 400 feet of a parking facility available to the general public) to a minimum of 15 parking spaces. If the Site is redeveloped parking as required by the B-2 PED zoning district will be provided for any additional square footage over 4,750 square feet used for EDEE uses.

(The existing building on the Site including outdoor seating areas contains ±4,672 gross square feet).

3. Permitted Uses, Development Area Limitations:

a. To allow all uses as permitted by right, under prescribed conditions together with accessory uses, as allowed in the B-2 PED zoning district per the optional provisions above.

4. Access:

a. The Site has an existing access to the rear of the building from The Plaza as generally depicted on the Rezoning Plan.

5. 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.

6. Lighting:

a. Reserved.

7. 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.

8. 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.

CHAR212183672V2

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-184

Petition #:	_____
Date Filed:	<u>12/11/2019</u>
Received By:	<u>BK</u>

Property Owners: June M. Greene, Robert P. Greene, Haywood Smith & Sylvia M. Smith

Owner's Addresses: PO BOX 220924, Charlotte, NC 28222

Date Properties
Acquired: N/A

Property Addresses: N/A

Tax Parcel Numbers: 025-291-22

Current Land Use: vacant (Acres): ± 4.20

Existing Zoning: R-3 Proposed Zoning: R-17MF(CD)

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

Required Rezoning Pre-Application Meeting* with: Michael Russell, Rick Grochoske, Kent Main, and Erin Brooks

Date of meeting: 11/20/2019

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To allow development of the Site with an age-restricted residential community.

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

City, State, Zip

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

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

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

Telephone Number

Fax Number

keithmacvean@mvalaw.com;

dujuanakeys@mvalaw.com;

jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

Taft Mills Group (Attn: CJ Tyree)

Name of Petitioner

PO BOX 566

Address of Petitioner

Greenville, NC 27835

City, State, Zip

216-659-8178

Telephone Number

Fax Number

cj@taftmillsgroup.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2019-_____
Taft-Mills Group

OWNER JOINDER AGREEMENT

June M. Greene, Robert P. Greene, Haywood Smith, and Sylvia M. Smith

The undersigned, as the owner of the parcel of land located at the northeast east intersection of W. WT Harris Blvd and the I-485 exit ramp that is designated as Tax Parcel No. 025-291-22 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to the change in zoning for the parcels from the R-3 zoning district to the R-17MF(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 10th day of December, 2019.

June M. Greene
June M. Greene

Robert P. Greene
Robert P. Greene

Haywood Smith
Haywood Smith


Sylvia M. Smith
Sylvia M. Smith

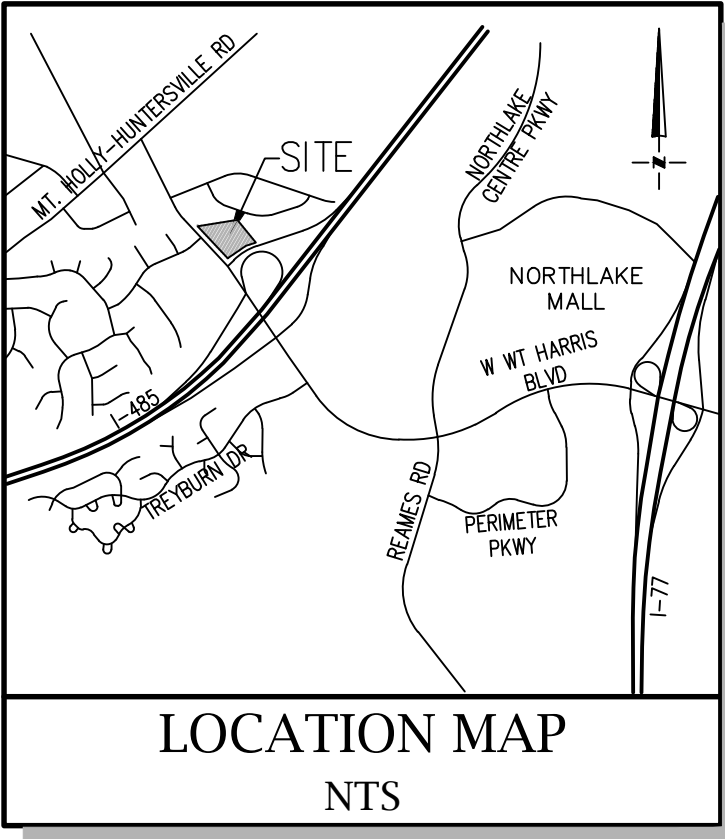
ATTACHMENT B

**REZONING PETITION NO. 2019-
Taft-Mills Group**

Petitioner:

Taft-Mills Group

By: 
Name: C.D. Tyner
Title: Partner



1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Taft-Mills Group. ("Petitioner") to accommodate the development of an age restricted residential community on approximately 4.20 acre site generally located at the northeast intersection of West W.T. Harris Boulevard and the I-485 exit ramp (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 R-17MF zoning classification shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

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

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

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

- d. **Number of Buildings Principal and Accessory.** The total number of principal residential buildings to be developed on the Site shall 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. Accessory buildings and structures will be constructed utilizing similar building materials, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 72 age restricted multi-family residential dwellings units together with accessory uses allowed in the R-17MF zoning district as generally depicted on the Rezoning Plan.

- b. Surface parking areas will not be allowed between West W.T. Harris Boulevard and the proposed multi-family residential building as generally depicted on the Rezoning Plan.

3. Access, Transportation and Improvements:

- a. Access to the Site will be from West W.T. Harris Boulevard as generally depicted on the Rezoning Plan.

- b. The Petitioner will improve West W.T. Harris Boulevard with an eight (8) foot planting strip and a six (6) foot sidewalk as generally depicted on the Rezoning Petition.

- c. Any required roadway improvement will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

- d. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.

- e. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible

4. Streetscape, Buffers, Yards, Open Space and Landscaping:

- a. A 30-foot setback as measured from the future right-of-way will be provided along West W.T. Harris Boulevard as generally depicted on the Rezoning Plan

- b. Side and rear yards will be provided as required by the Ordinance and as generally depicted on the Rezoning Plan.

- c. The Petitioner will provide a 28 foot Class C buffer where the Site abuts existing single-family uses as generally depicted on the Rezoning Plan.

- d. Along the Site's internal parking areas the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along the abutting public streets in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

2. Architectural Standards, General Design Guidelines:

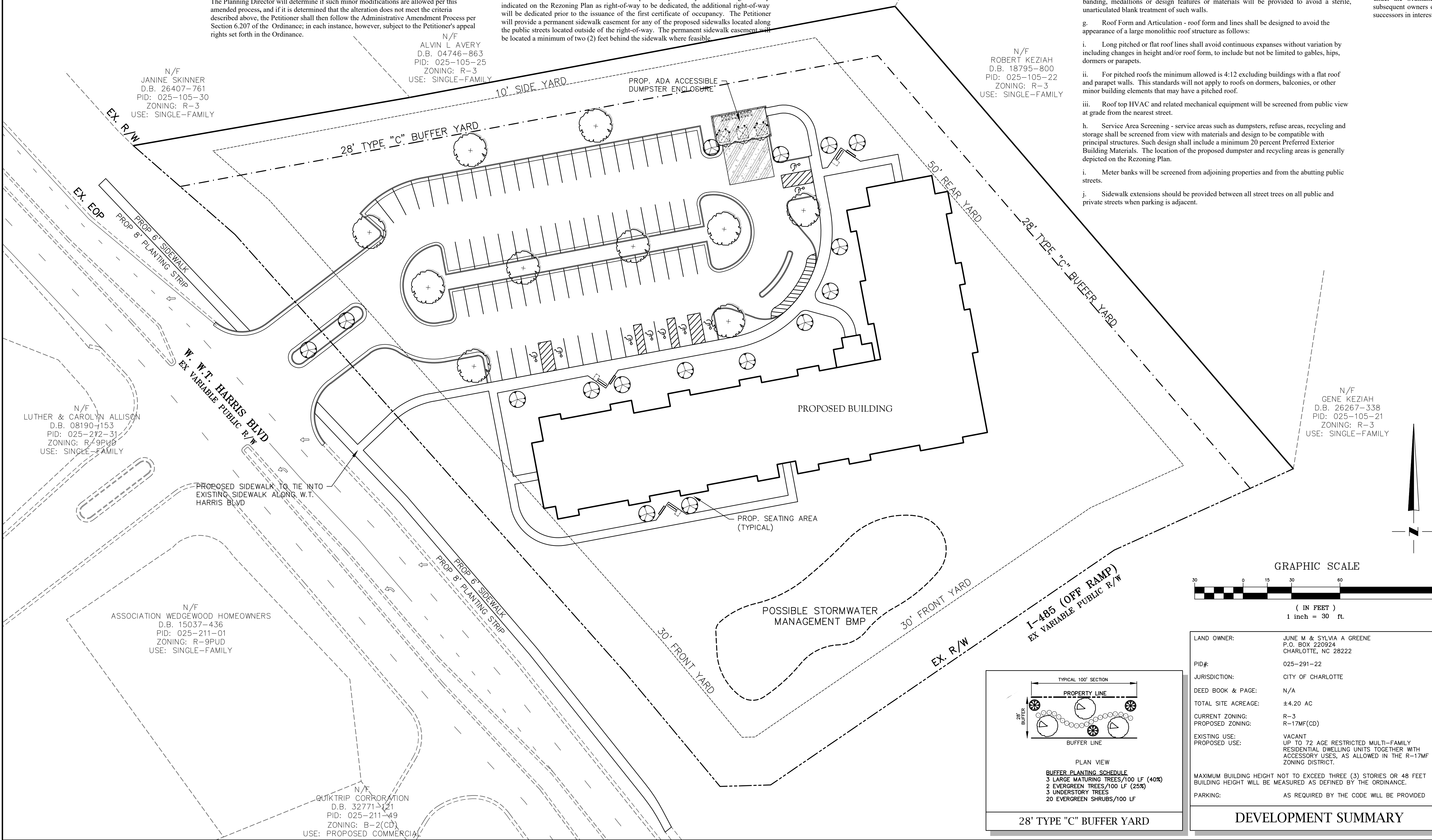
- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of some of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.

- b. Preferred Exterior Building Materials: All principal and accessory buildings abutting West W. T. Harris, and the internal public street shall comprise a minimum of 20% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.

- c. Prohibited Exterior Building Materials:

- i. Vinyl siding (but not vinyl hand rails, windows or door trim).

- ii. Concrete Masonry Units not architecturally finished.



- d. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

- i. Buildings shall be placed so as to present a front or side façade to West W. T. Harris Boulevard as generally depicted on the Rezoning Plan.

- ii. Parking lots shall not be located between any residential building and West W. T. Harris.

- iii. Driveways intended to serve single units shall be prohibited on all network required streets.

- c. Building Massing and Height shall be designed to break up long monolithic building forms as follows:

- i. Buildings exceeding 135 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 4 feet extending through the building.

- f. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

- i. Building elevations shall be designed with vertical bays or articulated architectural facade 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.

- ii. Buildings shall be designed with a recognizable architectural base on all facades facing West W. T. Harris and the internal public street. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.

- iii. Building elevation facing West W. T. Harris shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

- g. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

- i. 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.

- ii. For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls. This standards will not apply to roofs on dormers, balconies, or other minor building elements that may have a pitched roof.

- iii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

- h. Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

- i. Meter banks will be screened from adjoining properties and from the abutting public streets.

- j. Sidewalk extensions should be provided between all street trees on all public and private streets when parking is adjacent.

6. Open Space:

- a. Improved open space areas will be provided as generally depicted on the Rezoning Plan. The proposed open space amenity areas will be improved with landscaping, seating areas, hardscape elements and shade structures as applicable and appropriate to the proposed amenity area.

7. Environmental Features:

- a. 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.

- b. The Site will comply with the Tree Ordinance.

8. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- b. Detached lighting on the Site will be limited to 22 feet in height.

9. Amendments to the Rezoning Plan:

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

10. Binding Effect of the Rezoning Application:

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

Mc²
ENGINEERING
Mc² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

PROPOSED DEVELOPMENT:
**CROSSWINDS TRACE
APARTMENTS**

DEVELOPED BY:
TAFT-MILLS GROUP
PO BOX 566
GREENVILLE, NC 27835
P: 216.659.8178

**SCHEMATIC
SITE PLAN**

REVISIONS

NO.	DESCRIPTION	DATE

CAD FILE: 19-043 REZN.DWG
PROJECT NO.: 19-043
DESIGNED BY: JDM
DATE: NOVEMBER 19, 2019

RZ1.0

**FOR PUBLIC
HEARING**

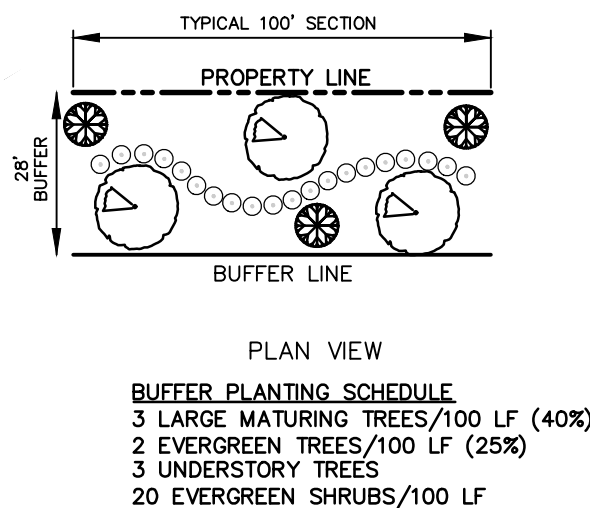
**REZONING
PETITION 2019-**

LAND OWNER: JUNE M & SYLVIA A GREENE
P.O. BOX 220924
CHARLOTTE, NC 28222
PID#: 025-291-22
JURISDICTION: CITY OF CHARLOTTE
DEED BOOK & PAGE: N/A
TOTAL SITE ACREAGE: ±4.20 AC
CURRENT ZONING: R-3
PROPOSED ZONING: R-17MF(CD)
EXISTING USE: VACANT
PROPOSED USE: UP TO 72 AGE RESTRICTED MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-17MF ZONING DISTRICT.

MAXIMUM BUILDING HEIGHT NOT TO EXCEED THREE (3) STORIES OR 48 FEET
BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE CODE WILL BE PROVIDED

DEVELOPMENT SUMMARY



28' TYPE "C" BUFFER YARD

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2019-185
Petition #: _____
Date Filed: 12/11/2019
Received By: BT

Complete All Fields (Use additional pages if needed)

Property Owner: ONEWAY BAPTIST CHURCH OF CHARLOTTE, NORTH CAROLINA, INC.

Owner's Address: 3501 TUCKASEEGEE ROAD City, State, Zip: CHARLOTTE, NC 28208

Date Property Acquired: AUGUST 29, 2013

Property Address: 3501 TUCKASEEGEE ROAD, CHARLOTTE NC 28208

Tax Parcel Number(s): 065-055-11

Current Land Use: CHURCH Size (Acres): 1.6666 ACRES

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

Overlay: NONE Tree Survey Provided: Yes: N/A: x

Required Rezoning Pre-Application Meeting* with: LISA ARNOLD, ALBERTO GONZALES, ERIN CHANTRY, RICK GROCHOSKE

Date of meeting: NOVEMBER 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):
N/A

Purpose/description of Conditional Zoning Plan: TO ALLOW USE AND EXPANSION OF ONE OF THE EXISTING BUILDINGS FOR A DAYCARE FACILITY

SUSANNE TODD/JOHNSTON ALLISON & HORD, PA
Name of Rezoning Agent

1065 EAST MOREHEAD STREET

Agent's Address

CHARLOTTE NC 29204

City, State, Zip

704.998.2306

Telephone Number

Fax Number

STODD@JAHLOW.COM

E-Mail Address

SEE ATTACHED

Signature of Property Owner

(Name Typed / Printed)

FREEDOM COMMUNITIES
Name of Petitioner(s)

2225 FREEDOM DRIVE, SUITE 5

Address of Petitioner(s)

CHARLOTTE, NC 28208

City, State, Zip

843.902.7910

Telephone Number

Fax Number

mark.talbot@freedomcommunities.com

E-Mail Address



Signature of Petitioner

Mark Talbot / Director of Economic Impact
(Name Typed / Printed)

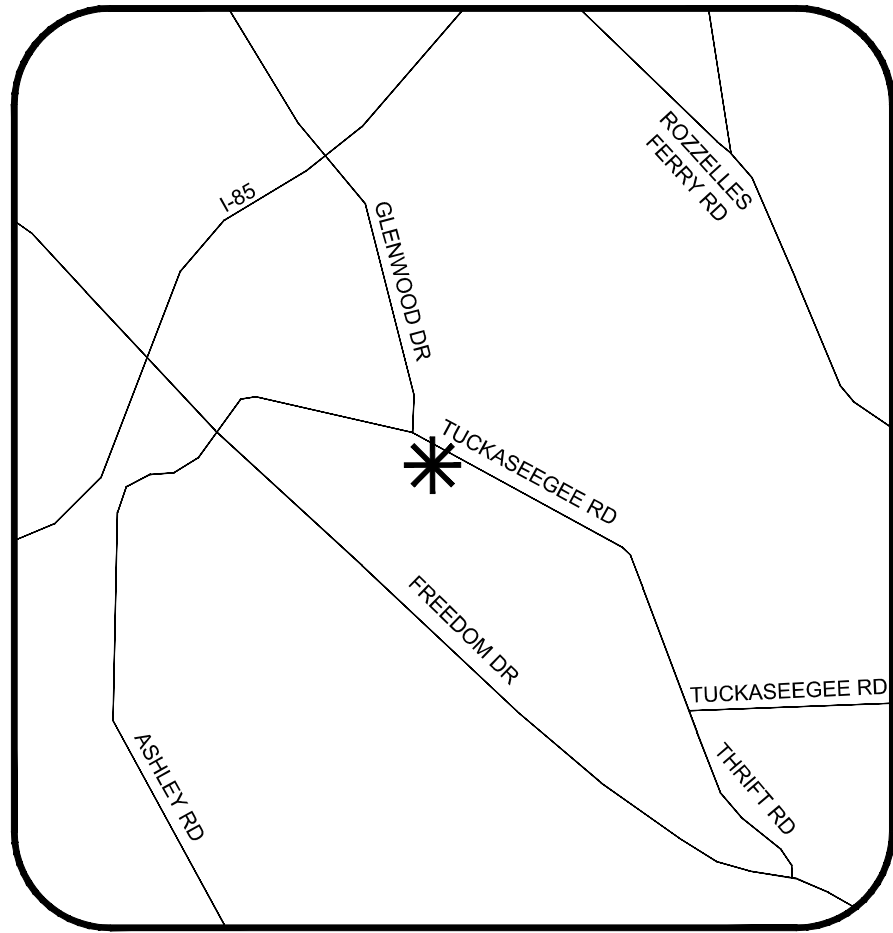
ATTACHMENT A
REZONING APPLICATION No. 2019-_____
OWNER ONEWAY BAPTIST CHURCH OF CHARLOTTE, NORTH CAROLINA, INC.
JOINDER AGREEMENT

The undersigned, as the fee simple owner of that parcel of land/improvements located at 3501 Tuckaseegee Road, Charlotte, NC that is designated as Tax Parcel No. 065-055-11 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Site"), hereby joins in the Rezoning Application and names Freedom Communities as its agent for the purposes of said Rezoning Application, and hereby consents to the change in zoning classification and/or change in conditions of the existing zoning classification for the Site, and to subsequent changes to the rezoning plan as part of this Rezoning Application.

This 27 day of November, 2019.

**ONEWAY BAPTIST CHURCH OF
CHARLOTTE, NORTH CAROLINA, INC.**

By: Kenneth E Davis
Name: Kenneth E. Davis
Title: Deacon Chairman



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

SITE AREA: ±1.67 ACRES
TAX PARCELS: 065-055-11
EXISTING ZONING: R-5
PROPOSED ZONING: UR-2(CD)
EXISTING USES: RELIGIOUS INSTITUTION
PROPOSED USES: RELIGIOUS INSTITUTION &
CHILDCARE CENTERS

VICINITY MAP - NOT TO SCALE

SEAL

NOT FOR
CONSTRUCTION

PROJECT

TUCK CHURCH

CHARLOTTE, NC
REZONING PETITION #2019-XXX

LANDDESIGN PROJ.# 1019466

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12.11.19

DESIGNED BY: ATB
DRAWN BY: ATB
CHECKED BY: FJM

SCALE

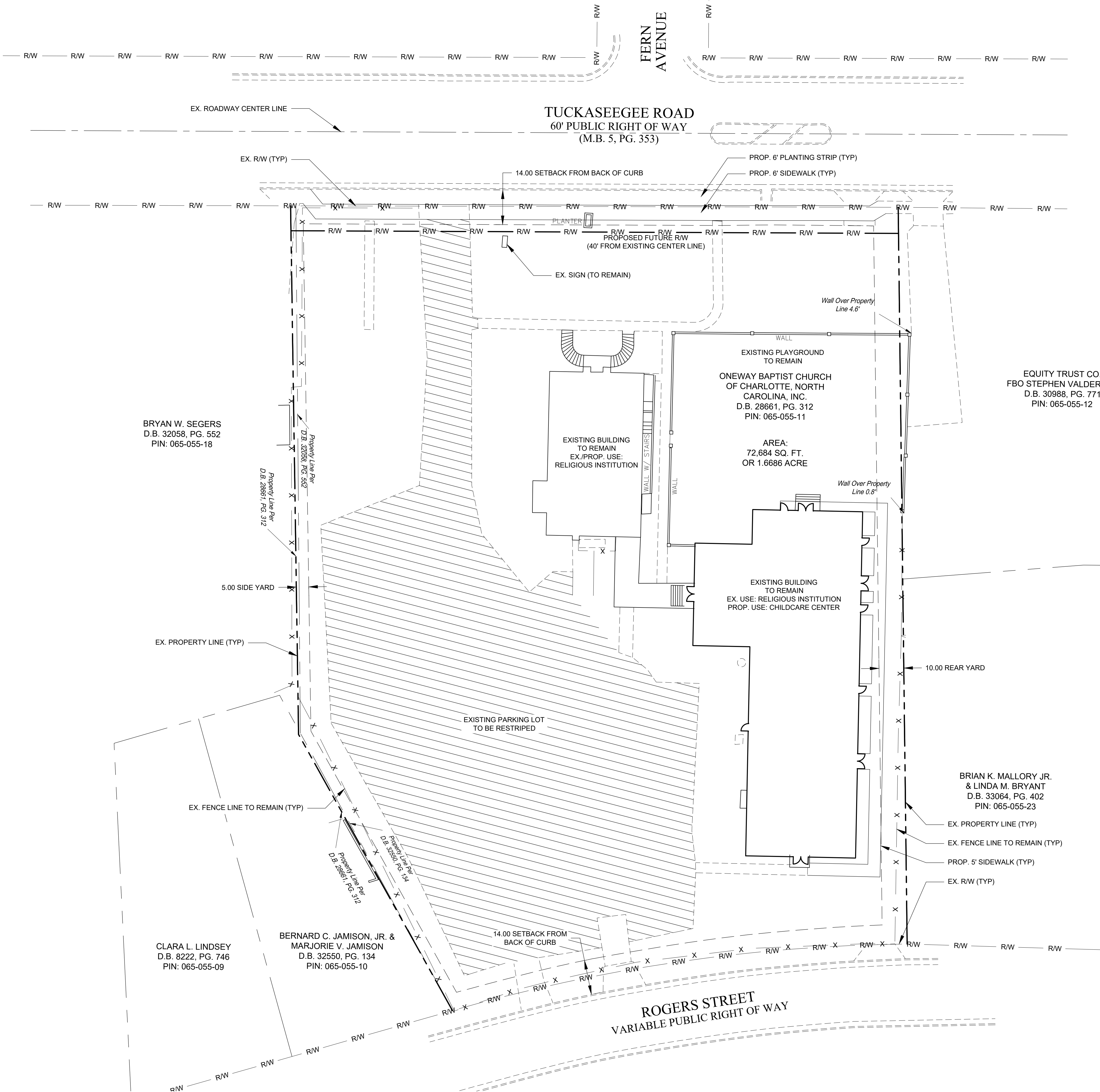
VERT: N/A
HORZ: 1"=20'

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1



DEVELOPMENT STANDARDS

December 10, 2019

1. Site Development Data

- Acreage: ±1.6686 Acres
- Tax Parcel #: 065-055-11
- Existing Zoning: R-5
- Proposed Zoning: UR-2(CD)
- Existing Use: Religious Institution
- Proposed Uses: Religious Institution, Child care Center, Office and Business Uses as permitted by right or under prescribed conditions in B-1 Zoning District, together with any accessory and incidental uses thereto as allowed in the UR-2 zoning district, including, but not limited to outdoor playground and playground equipment.
- Maximum Building Height: 40' as allowed by the Ordinance. Height to be measured as required by the Ordinance.
- Maximum Number of Buildings: 2 (existing)
- Parking: Parking will be provided as required by the Ordinance.

2. General Provisions

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Freedom Communities (the "Petitioner") to accommodate the development of a Child care Center to include Office and Business uses on approximately 1.6686 acres with frontage along both the south side of Tuckaseegee Road and the north side of Rogers Street between Freedom Drive and Enderly Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 065-055-11.
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, 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. It is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are minor and do not materially change the overall design intent depicted on the Rezoning Plan. The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

3. Permitted Uses/Development Limitations

- a. The Site may be devoted to continued Religious Institution use, Child Care Center and Business and Office Uses permitted by right or under prescribed conditions in B-1 zoning district, and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. Incidental and accessory uses may include, without limitation, outdoor playground area and equipment.
- b. No drive in windows, automotive sales, service or repair shall be permitted on the Site.
- c. No new construction is proposed for this Site. The Site is currently improved with 2 buildings; a 2 story church building having a foot print of +/-2,612 SF, and a 1 story community building having a footprint of +/-7,020 SF. Petitioner proposes renovating the existing community building to allow for use as a Child care Center and related Business and Office uses.
- d. To the extent that any existing building or structure located on the Site, or any existing use being made of any land, building or structure on the Site, including, but by no means limited to, use of the existing outdoor walled area for playground use, fails to meet current Ordinance requirements, such existing structures, buildings and uses shall be permitted to remain and continue on the Site without having to meet current Ordinance requirements until such time as the existing use is discontinued, or the existing building or structure demolished.

4. Transportation

- a. 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.
- b. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- c. The alignment of the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with published standards.

5. Architectural Standards

- a. Exterior building materials for building renovations or additions constructed on the Site shall be all or a combination of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and/or cementitious siding.
- b. Vinyl, EIFS or Masonite may not be used as an exterior building material on any new buildings or additions constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, soffits, trim and railings.

6. Streetscape, Buffers, Yards and Landscaping

- a. A minimum six (6) foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Tuckaseegee 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 existing sidewalk located at the Site's frontage

7. Signage

- a. In addition to existing signage on Site, Petitioner reserves the right to place two (2) new detached signs on the Site for the Child care Center, one sign along each of the Site's frontages. Said new detached signage will be limited to a maximum of thirty two (32) square feet in area to be allocated by Petitioner between the two signs. All detached signage will be limited to a maximum height of four (4) feet.

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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Application

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

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

VICINITY MAP - NOT TO SCALE

SEAL

NOT FOR
CONSTRUCTION

PROJECT

TUCK CHURCH

CHARLOTTE, NC
REZONING PETITION #2019-XXX

LANDDESIGN PROJ.# 1019466

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12.11.19

DESIGNED BY: ATB
DRAWN BY: ATB
CHECKED BY: FJM

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-2