

## ANNEXATION AREA NAME:

Sundown Annexation Area

## PETITION REQUESTING ANNEXATION

Petitioner(s): Sunset Rd Investments, LLC

Date: January 7, 2025

Property Owner Name (Printed)	Parcel Identification Number	Property Owner Mailing Address	Property Owner Signature	Printed Title / Name of Signature
Sunset Rd Investments, LLC	03704104	3105 Queen City Drive Charlotte, NC, 28208		Member / Daud Ahmad
Sunset Rd Investments, LLC	03704105	3105 Queen City Drive Charlotte, NC, 28208		Member / Daud Ahmad
Sunset Rd Investments, LLC	03704106	3105 Queen City Drive Charlotte, NC, 28208		Member / Daud Ahmad
Sunset Rd Investments, LLC	03704207	3105 Queen City Drive Charlotte, NC, 28208		Member / Daud Ahmad
Sunset Rd Investments, LLC	03704216	3105 Queen City Drive Charlotte, NC, 28208		Member / Daud Ahmad
Sunset Rd Investments, LLC	03704212	3105 Queen City Drive Charlotte, NC, 28208		Member / Daud Ahmad

**ANNEXATION AREA NAME:**

## Sundown Annexation Area

[illegible]

# ANNEXATION AREA NAME:

Ahsul Phase 1

## FISCAL ANALYSIS DATA SHEET

**Annexation Area Name:** Ahsul Phase 1

**Petitioner(s):** Sunset Rd Investments, LLC

**Annexation Area Acreage:** +/- 41.746 acres

**Current Land Use(s):** N1-A

**Zoning District(s):** Current Zoning N1-A

**Describe the Proposed Land Use or Development:** \_\_\_\_\_

Proposed land use is in accordance with N1-A zoning, 71 duplexes (142 units) and 23 triplexes (69 units). Unit price \$375,000.00 appx.

**List Existing Development that Will Remain, if Applicable:** \_\_\_\_\_

Property currently consists of 5 single family residential units which would be demolished.

**Residential (Single Family, attached or detached):**

- Number of units: 211
- Anticipated build-out (years): 2 years
- Average price point per unit: 375,000.00



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## Residential (Multi-Family):

- Number of units: N/A
- Anticipated build-out (years): \_\_\_\_\_
- Average price point per unit (to own): \_\_\_\_\_
- Average price point per unit (to rent): \_\_\_\_\_

## Retail:

- Square Footage: N/A
- Anticipated build-out (years): \_\_\_\_\_
- Tenant Type: \_\_\_\_\_

## Commercial (non-retail such as office, medical, fitness, services, hotel or theater):

- Square Footage: N/A
- Anticipated build-out (years): \_\_\_\_\_
- Tenant Type: \_\_\_\_\_

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Other (such as open space, school, daycare, church, governmental, etc.):

- Square Footage: N/A
- Anticipated build-out (years): \_\_\_\_\_
- Tenant Type: \_\_\_\_\_

### Infrastructure:

- Centerline linear feet of publicly dedicated roadways  
proposed: Approx. 5300'
- Public sewer and water proposed: Public water / Public Sewer

### Development Scale:

- Maximum building height proposed: Max roof height 48ft

January 2, 2025

Re: Ahsul Phase 1

Dear Mayor Lyles and Members of City Council.

On behalf of the property owner, Sunset Rd Investments, LLC I am writing to request annexation into the City of Charlotte of 41.746 - acre tract located off Sunset Rd with parcel numbers 03704207, 03704105, 03704106, 03704104, 03704216, 03704212, 03704217, and 03704218 (Ahsul Phase 1 Area), which will be developed by KB Homes (or assignee) into a residential neighborhood with 211 units composed of 71 duplexes (142 units) and 23 triplexes (69 units).

Thank you for your prompt attention to this matter.

Regards



Sharjeel Ahmad

Senior Consultant

Ahsul Consultants, LLC

410-530-1711

[www.ahsul.com](http://www.ahsul.com)







## **AHSUL PHASE 1**

### **ANNEXATION AREA LEGAL DESCRIPTION**

THAT CERTAIN PIECE OF LAND LYING AND BEING SITUATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NATIONAL GEODETIC SURVEY MONUMENT DESIGNATED AS "HERBERT", ID:FA0499 AND LOCATED WITH NORTH CAROLINA STATE PLANE COORDINATES N:571108.82 E:1444162.56, THENCE N 63°58'53" W A DISTANCE OF 8354.08' TO A 1/2" REBAR FOUND; WHICH IS THE TRUE POINT OF BEGINNING;

THENCE S 70°10'47" W A DISTANCE OF 1503.08' TO A 1/4" IRON FOUND;

THENCE N 21°46'20" W A DISTANCE OF 53.52' TO A 5/8" REBAR SET;

THENCE N 21°46'20" W A DISTANCE OF 211.16' TO A 1/2" REBAR FOUND;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 468.43', WITH A RADIUS OF 1950.00', WITH A CHORD BEARING OF N 31°04'41" E, WITH A CHORD LENGTH OF 467.30', TO A 1/2" REBAR FOUND;

THENCE N 24°11'46" E A DISTANCE OF 999.11' TO A 1/2" REBAR FOUND;

THENCE S 84°37'45" E A DISTANCE OF 168.12' TO A STONE FOUND;

THENCE S 84°48'35" E A DISTANCE OF 251.76' TO A 1" CRIMPED TOP PIPE FOUND;

THENCE S 00°54'21" W A DISTANCE OF 225.88' TO A 1" CRIMPED TOP PIPE FOUND;

THENCE N 80°51'21" E A DISTANCE OF 852.20' TO A 1" CRIMPED TOP PIPE FOUND;

THENCE N 32°56'49" E A DISTANCE OF 179.61' TO A CALCULATED POINT;

THENCE S 47°53'30" E A DISTANCE OF 149.65' TO A CALCULATED POINT;

THENCE S 46°03'26" E A DISTANCE OF 24.32' TO A CALCULATED POINT;

THENCE S 46°34'35" E A DISTANCE OF 220.15' TO A 5/8" REBAR SET;

THENCE S 44°15'35" W A DISTANCE OF 1118.38' TO A 1/2" REBAR FOUND; WHICH IS THE POINT OF BEGINNING.

HAVING AN AREA OF 1818466 SQUARE FEET, 41.746 ACRES.