



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 311.0 ACRES FOR REZONING SITE IN CHARLOTTE ETJ

TAX PARCEL #S: 029-591-05, 029-591-03, 029-591-04, 029-581-21, 029-581-15, 029-581-03, 029-581-110 AND 029-181-10

EXISTING ZONING: CC

PROPOSED ZONING: I-1(CD) & R-22MF(CD), FIVE YEARS VESTED RIGHTS

EXISTING USES: VACANT

PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN (I) THE I-1 ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED I-1(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN) AND (II) THE R-22MF ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED R-22MF(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN), EACH AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

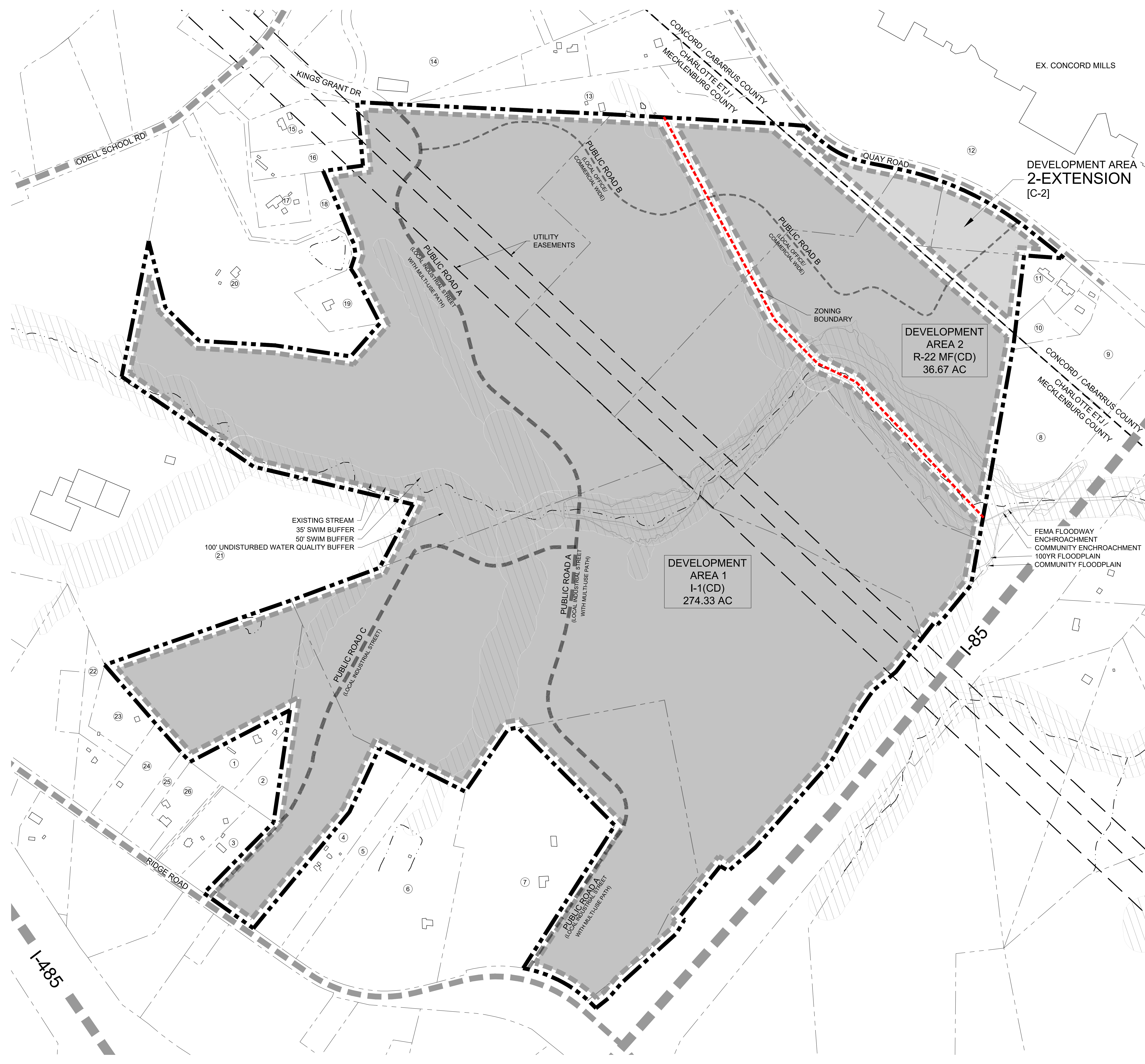
MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:

A. WITHIN THE I-1(CD) ZONING DISTRICT ON A PHASED BASIS, UP TO 2.75 MILLION SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSE, DISTRIBUTION AND OTHER PERMITTED USES AS ALLOWED IN THE I-1 ZONING DISTRICT, AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

B. WITHIN THE R-22MF(CD) ZONING DISTRICT, UP TO 488 MULTI-FAMILY RESIDENTIAL UNITS, AS MORE SPECIFICALLY SET FORTH IN SECTION 2 (WHICH SHALL CONTROL). [NOTE FOR INFORMATION: ADDITIONAL 212 MULTI-FAMILY UNITS DESIGNATED FOR 10.42 ACRE ADJACENT PARCEL WITHIN CONCORD FOR PROJECT TOTAL OF 700 MULTI-FAMILY UNITS]

MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED I-1(CD) BUILDING HEIGHTS SHALL BE AS SET FORTH IN THE ORDINANCE FOR THE I-1 ZONING DISTRICT. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE. IN THE AREA ZONED R-22MF(CD) ALLOWED BUILDING HEIGHTS WILL BE LIMITED TO 65 FEET.

PARKING: AS REQUIRED BY THE ORDINANCE.



NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.09.21
2	PER STAFF COMMENTS	04.12.21
3	PER STAFF COMMENTS	05.17.21
4	PER STAFF COMMENTS	06.14.21
5	PER STAFF COMMENTS	08.16.21
6	PER STAFF COMMENTS	09.08.21
7	PER STAFF COMMENTS	11.18.21
8	PER STAFF COMMENTS	12.15.21

NO.	DATE	DESCRIPTION	BY	REVISION / ISSUANCE
1	08697-410	WENDY DAWN COPENHAVER	R-3	
2	04415-422	NORMAN J PENNINGER	R-3	
3	10202-684	JAMES EDWARD JR SHAVER	R-3	
4	34410-379	AMH NC DEVELOPMENT LP	R-3	
5	34410-379	AMH NC DEVELOPMENT LP	R-3	
6	34410-379	AMH NC DEVELOPMENT LP	R-3	
7	33132-74	AMH NC DEVELOPMENT LP	CC	
8	08627-724	DAVIDLAND LLC	R-3	
9	03033-0044	DAVIDLAND LLC / A NC LLC	LI	
10	09853-0036	QUAY LLC / A NC LLC	LI	
11	12242-0271	HARKER RONNIE R / MARTHA H W/F	LI	
12	10206-0313	MALL AT CONCORD MILLS LP	C-2	
13	33182-1	ROBERT LUNN	R-3	
14	33318-17	KINGS GRANT APARTMENTS LLC	CC	
15	30216-687	PIEDMONT NATURAL GAS COMPANY INC	R-3	
16	30216-687	PIEDMONT NATURAL GAS COMPANY INC	R-3	
17	35142-558	WINNIE N FOX LLC	R-3	
18	35142-558	WINNIE N FOX LLC	R-3	
19	35142-556	FIVE FOX LLC	R-3	
20	35142-556	FIVE FOX LLC	R-3	
21	08023-218	HICKORY GROVE BAPTIST CHURCH	INST	
22	31515-280	JAMES E JR SHAVER	R-3	
23	04917-540	STEPHEN LAWRENCE	R-3	
24	08930-877	R FRANCES (N/C) BELT	R-3	
25	02315-592	ALICE C WIKI	R-3	
26	03855-473	ALICE COVINGTON WIKI	R-3	

REVISED

SCALE

PROJECT

KINGS GRANT

CHARLOTTE, NC
REZONING
#2021-028

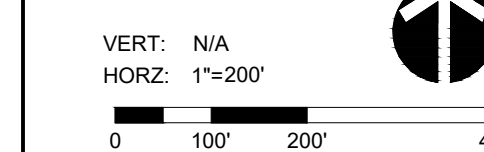
LANDDESIGN PROJ# 1020184

REVISION / ISSUANCE

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DESIGNED BY: JVK
DRAWN BY: JVK
CHECKED BY: KST

SCALE



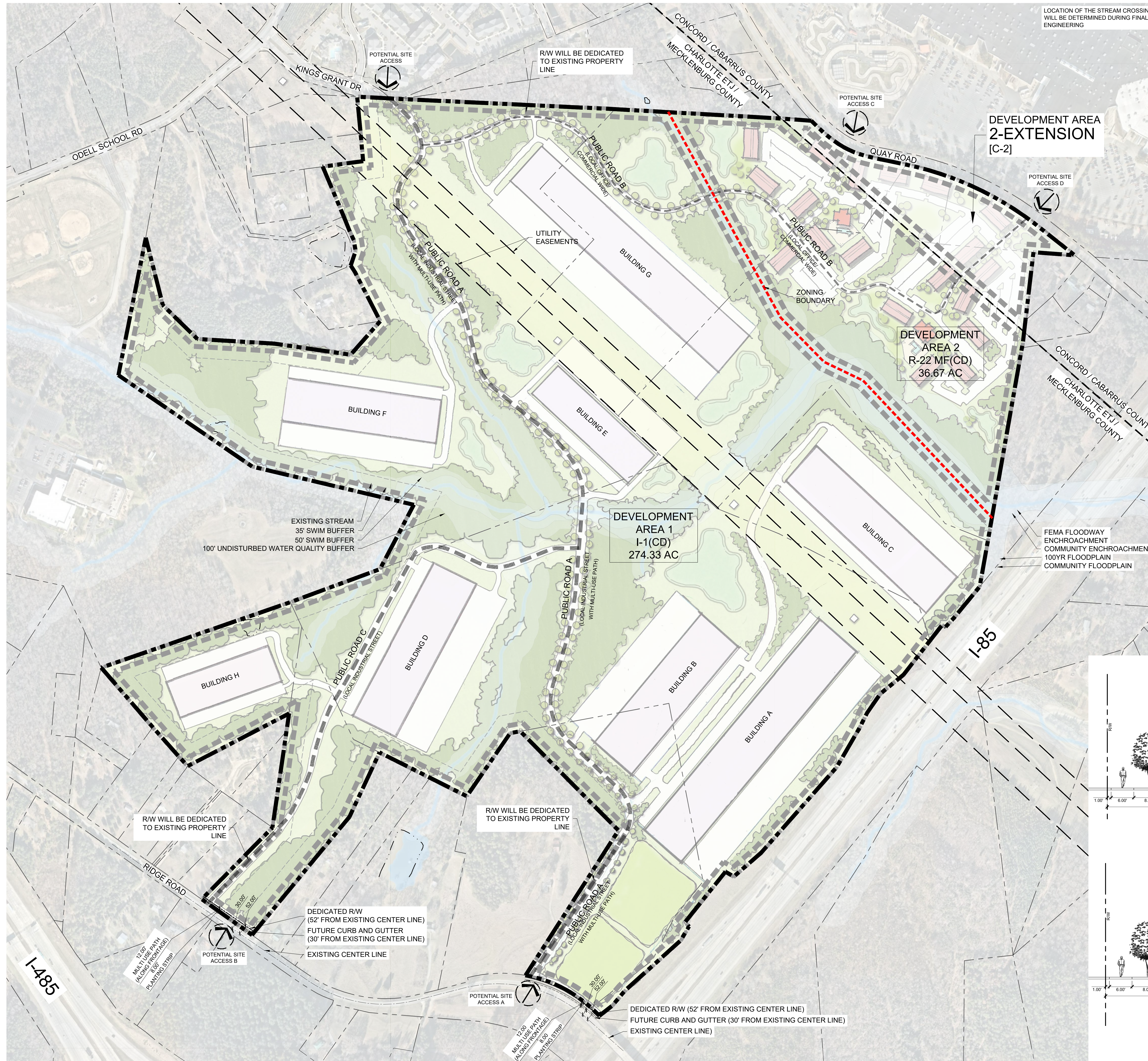
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HORZ: 1"=200'

SHEET TITLE

TECHNICAL DATA

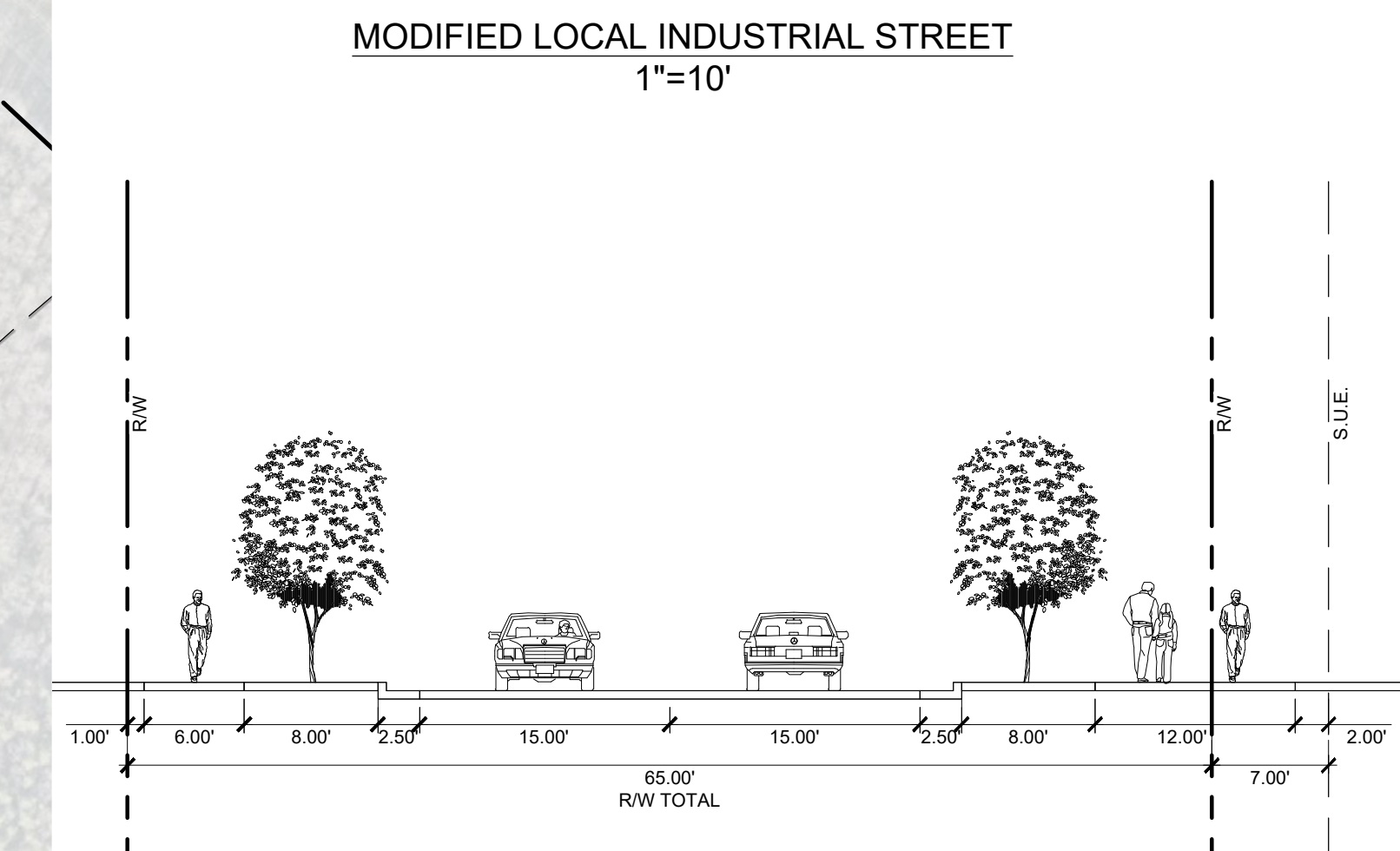
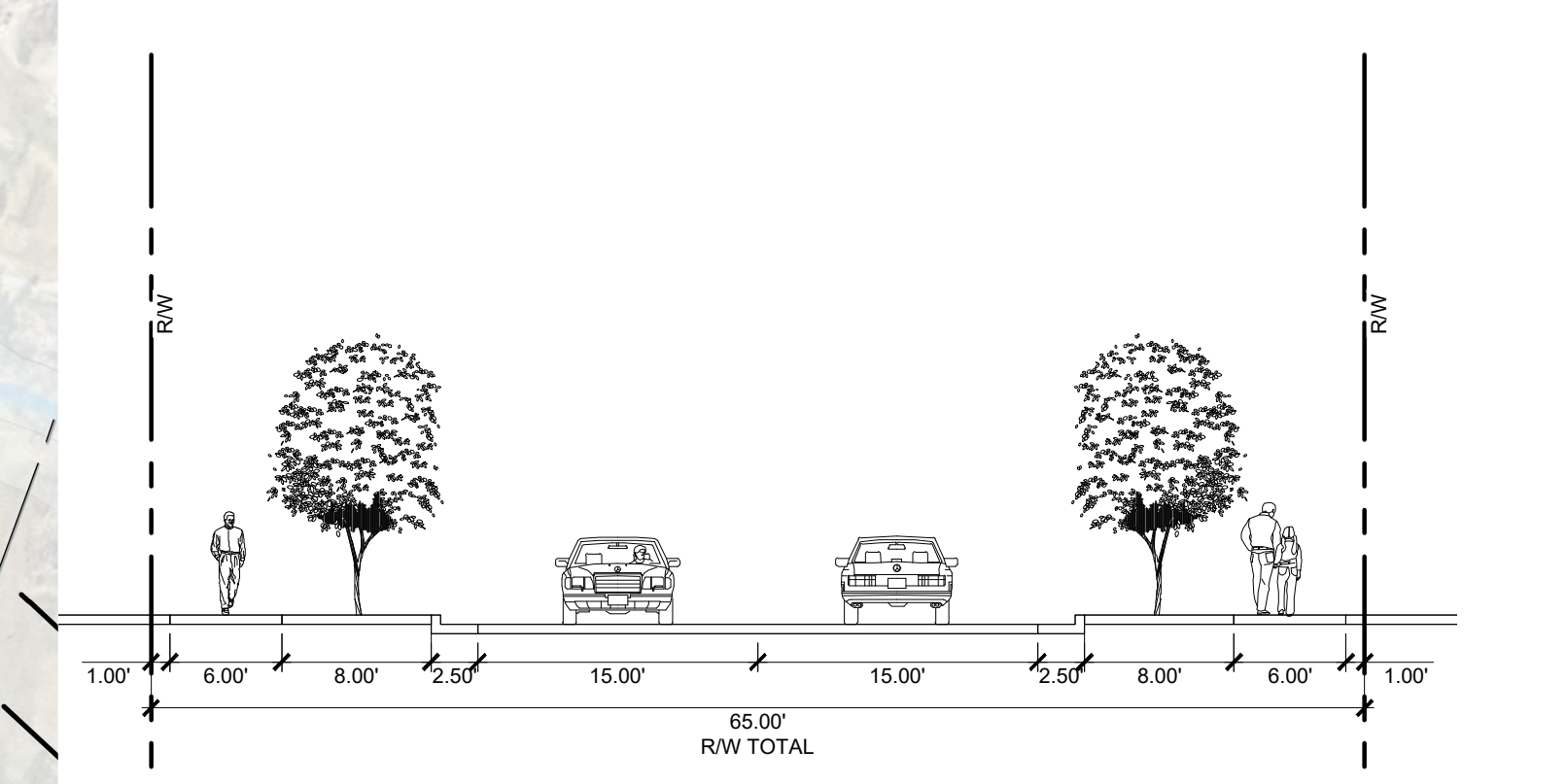
SHEET NUMBER

RZ-1



SITE LEGEND

- PROPOSED PROPERTY LINE
- COUNTY LINE
- DEVELOPMENT AREA
- ZONING BOUNDARY
- PUBLIC ROAD A
- PUBLIC ROAD B
- POTENTIAL ACCESS



REVISION

SCALE

KINGS GRANT

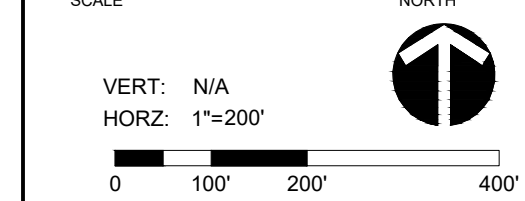
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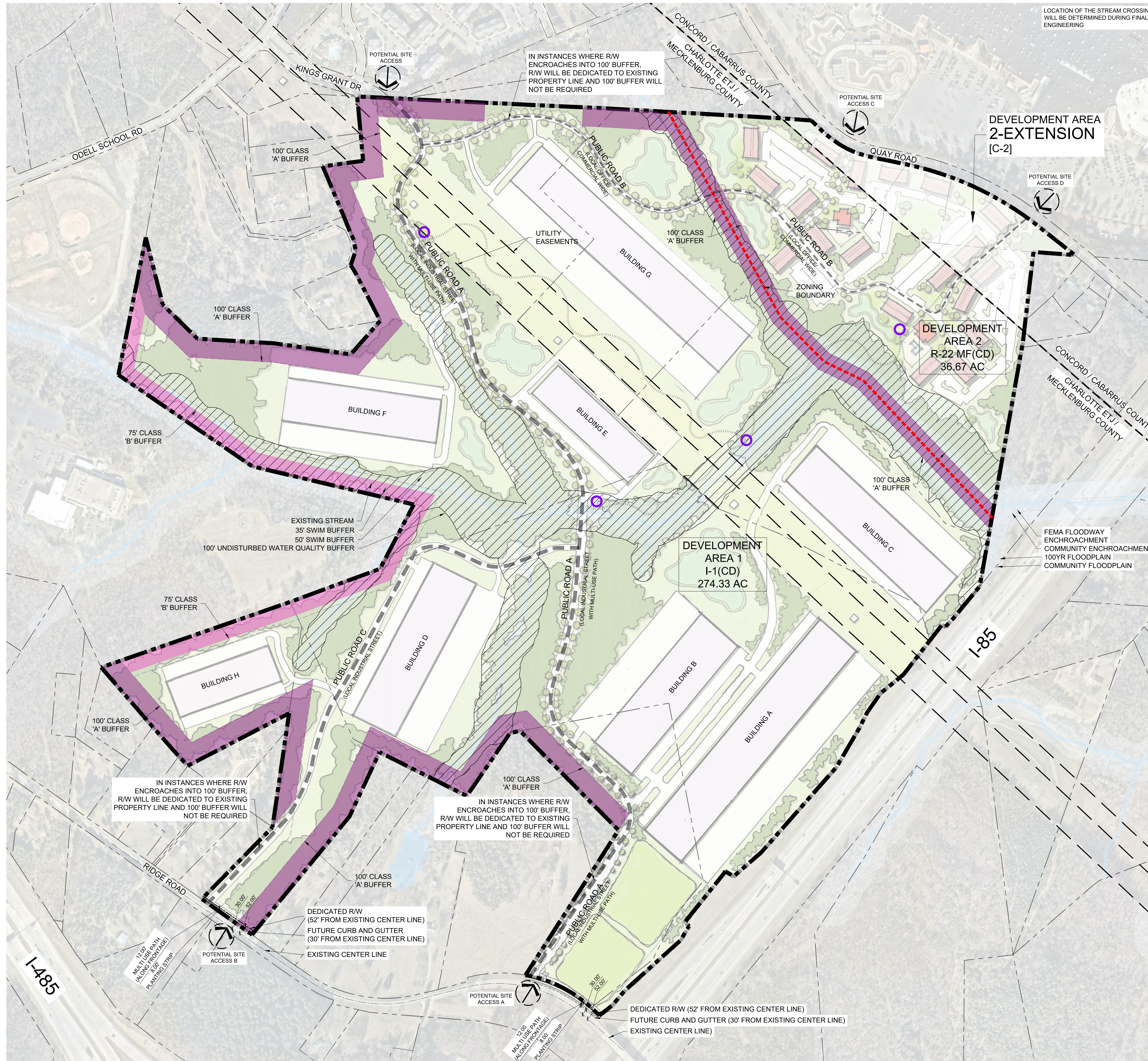
DESIGNED BY: JVK
DRAWN BY: JVK
CHECKED BY: KST



SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2



BUFFER LEGEND

- 100' CLASS 'A' BUFFER
- 75' CLASS 'B' BUFFER
- POTENTIAL TREE SAVE/ OPEN SPACE
- POTENTIAL TRAIL NETWORK
- POTENTIAL GATHERING SPOTS

REVISION

SCALE

PROJECT

KINGS GRANT

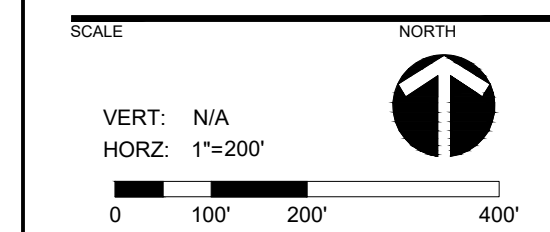
CHARLOTTE, NC
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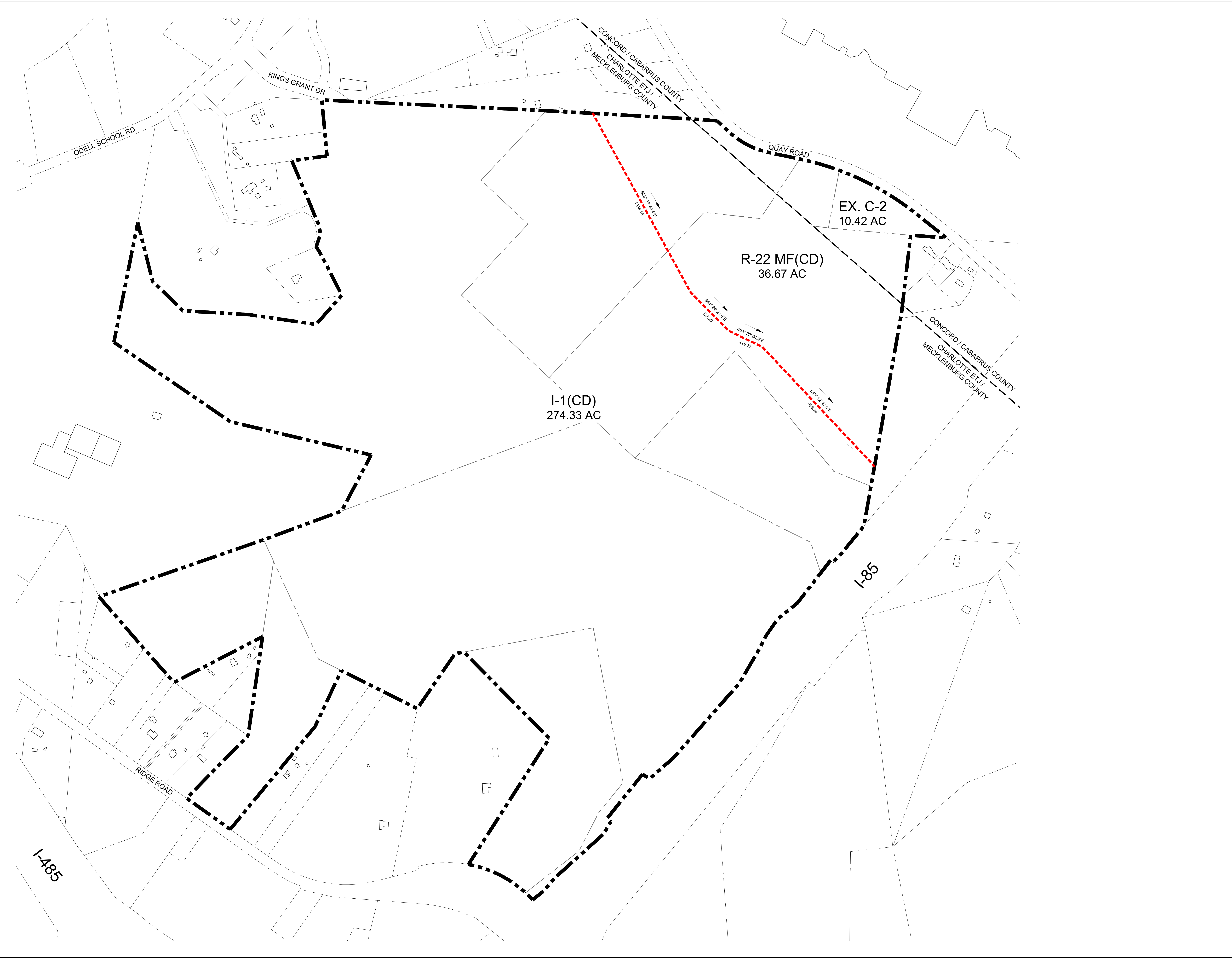
DESIGNED BY: JJK
DRAWN BY: JJK
CHECKED BY: KST



PROPOSED BUFFERS

SHEET NUMBER

RZ-3



KEY MAP

SEAL

PROJECT

KINGS GRANT

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CHECKED BY: KST

SCALE
VERT: N/A
HORZ: 1"=200'
0 100 200 400

SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

RZ-4

