

Rezoning Petition No. 2022-096

Kairoi Residential, Petitioner

Second Community Meeting

August 9, 2023

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
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Team

- Tyler Sibley, Kairoi Residential
- Matt Edwards, Kimley Horn & Associates
- John Carmichael, Robinson, Bradshaw & Hinson

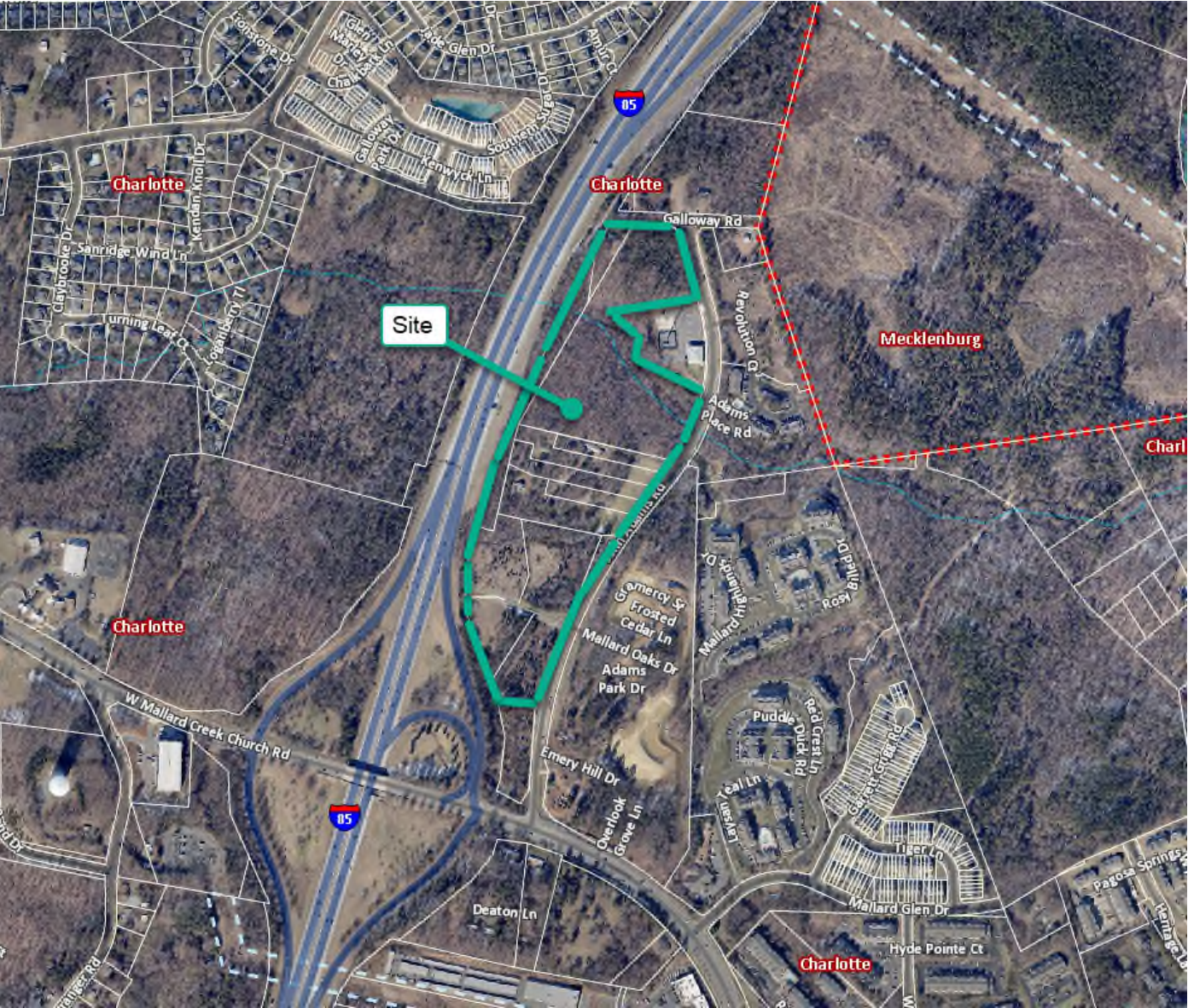
Current Rezoning Schedule

First Community Meeting:	Tuesday, December 6, 2022
Second Community Meeting:	Wednesday, August 9, 2023
Public Hearing:	Monday, September 18, 2023 at 5:00 PM Charlotte-Mecklenburg Government Center 600 East Fourth Street
Zoning Committee Work Session:	Tuesday, October 3, 2023 at 5:30 PM Charlotte-Mecklenburg Government Center 600 East Fourth Street
City Council Decision:	Monday, October 16, 2023 at 5:00 PM Charlotte-Mecklenburg Government Center 600 East Fourth Street

Site – 33.03 Acres



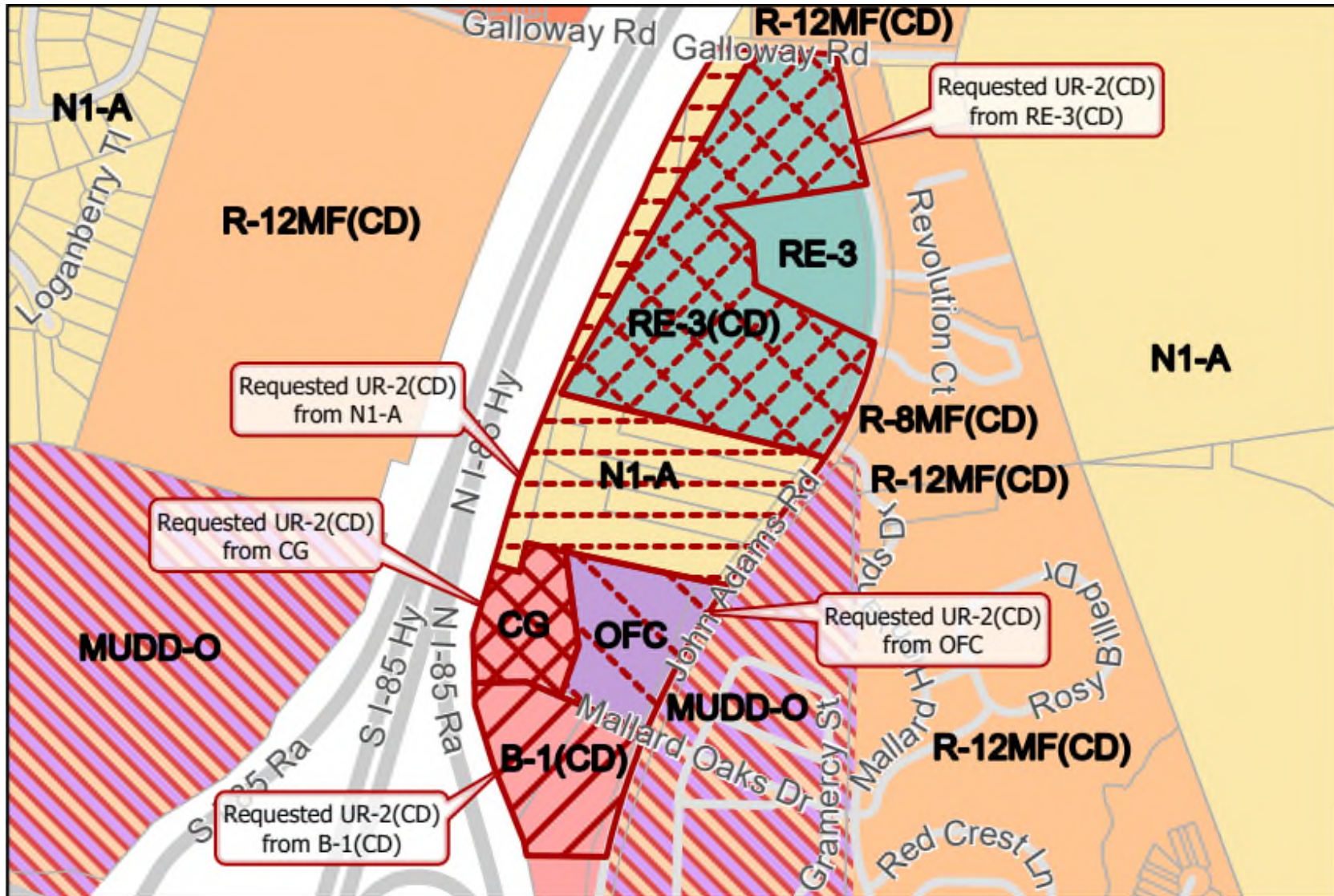
Site



Site



Zoning of the Site and Surrounding Parcels





Rezoning Request

Requesting that the site be rezoned from the N1-A, RE-3 (CD), OFC, CG and B-1 (CD) zoning districts to the UR-2 (CD) zoning district to accommodate the development of a residential community on the site that would contain a maximum of 345 single family attached dwelling units



Prior Rezoning Plan



Rendered Site Plan

Kairoi University | Charlotte, NC

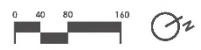
December 06, 2022

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Current Rezoning Plan





Kairoi, LoSo, Charlotte, NC



View 1 | Main Leasing & Amenity Corner

Kairoi, LoSo, Charlotte, NC



View 2 | Main Entry From S. Tryon

Clanton Road, Charlotte, NC



View 1 | Main Corner at Coworking & Clanton Road

Clanton Road, Charlotte, NC



View 2 | Overall view on Blairhill Rd.

Clanton Road, Charlotte, NC



View 3 | Jewel Box Skydeck on Clanton Road

Vehicular Trip Generation Per CDOT

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family Detached	4 Dwelling Units	35	Tax Record
Existing Use	Single Family Detached	5 Dwelling Units	55	Tax Record
Entitlement with Current Zoning	Retail Single Family Office (R-3, RE-3, B-1, O-1, 19.55 acres)	46,800 SF 27 Dwelling Units 57,500 SF	3,220	General Guidance from Planning
Entitlement with Current Zoning	Retail Single Family Office (N1-A, RE-3, OFC, CG, and B-1, 33.03 acres)	64,700 SF 29 Dwelling Units 32,500 SF	3,720	General Guidance from Planning
Proposed Zoning	Multifamily (Low-Rise) Multifamily (Mid-Rise) (MUDD-O, 19.55 acres)	55 Dwelling Units 506 Dwelling Units	2,795	Site Plan: 8/9/2022
Proposed Zoning	Single Family Attached (UR-2, 19.55 acres)	250 Dwelling Units	1,855	Site Plan: 5/16/2023
Proposed Zoning	Multifamily (Low-Rise) (UR-2, 33.03 acres)	345 Dwelling Units	2,290	Site Plan: 7/17/2023