



VICINITY MAP  
NTS

**ACREAGE:** ± 48.21 ACRES FOR REZONING SITE WITH 36.67 ACRES IN CHARLOTTE ETJ/MECKLENBURG COUNTY ("CLT PORTION") AND 11.54 ACRES IN CONCORD/CABARRUS COUNTY ("CONCORD PORTION");

**NOTE: THE 11.54 ACRE CONCORD PORTION TO BE GOVERNED BY CHARLOTTE ETJ PLANNING/DEVELOPMENT REGULATIONS PER N.C.G.S. SECTIONS 160D-203 AND 204 TO PROMOTE UNIFIED DEVELOPMENT OF ENTIRE ± 48.21 ACRE REZONING SITE. 36.67-ACRE CHARLOTTE PORTION WAS REZONED IN 2021 AS R-22MF (CD) AND IS BEING REZONED R-22MF (CD) (SPA) WITH THE CONCORD PORTION TO BE PART OF UNIFIED DEVELOPMENT.**

**TAX PARCEL #S:** PART OF 02959103 AND 02959105 (MECK. CO.) FOR CLT PORTION AND 4589528820000 & 45896244650000 (CABARRUS CO.) FOR CONCORD PORTION

**EXISTING ZONING:** R-22MF(CD) FOR CLT PORTION PER PET. #2021-020 AND C-2 FOR CONCORD PORTION

**PROPOSED ZONING:** R-22MF(CD) (SPA) FOR CLT PORTION AND R-22MF (CD) FOR CONCORD PORTION, ALL WITH FIVE YEARS VESTED RIGHTS

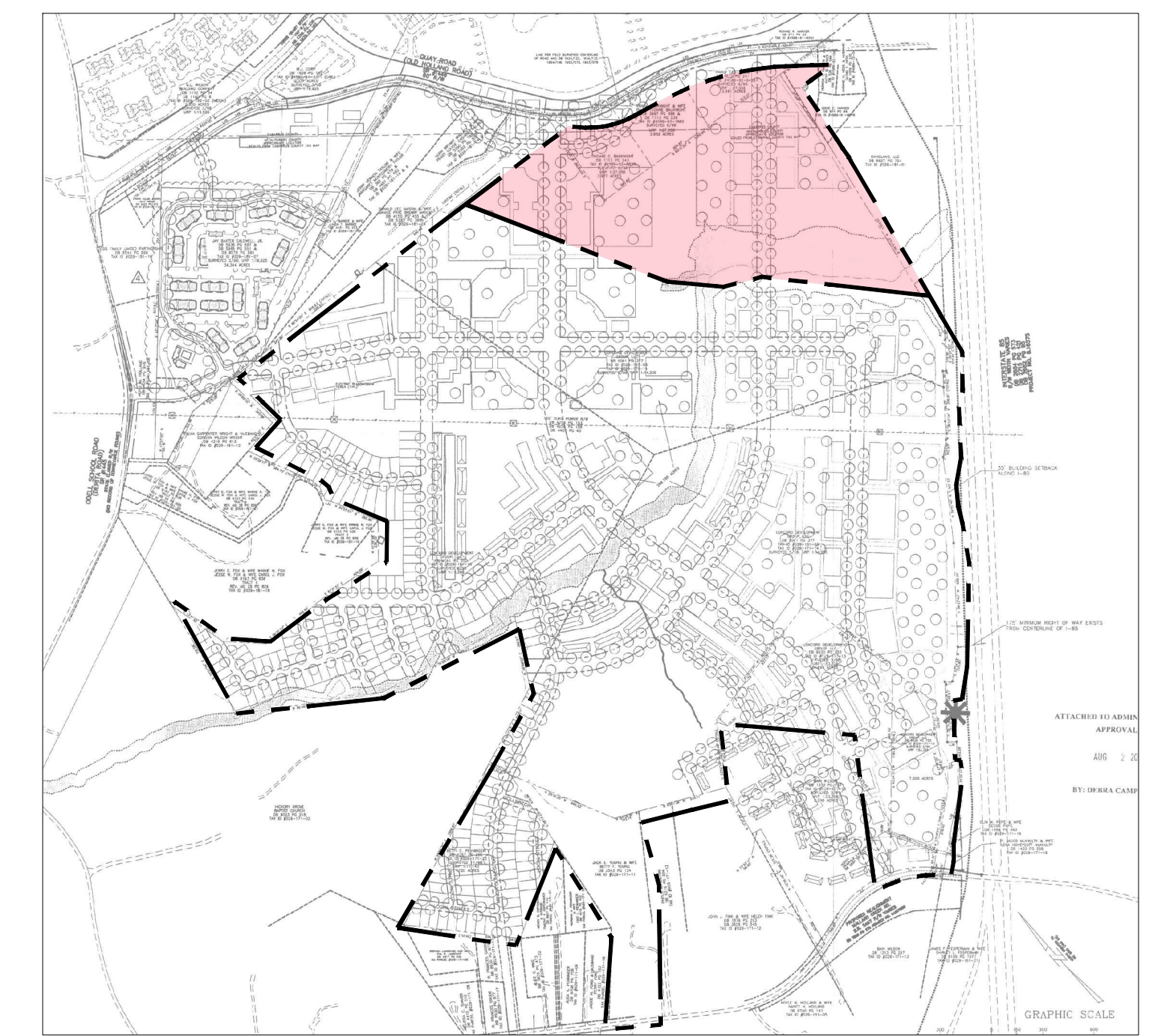
**EXISTING USES:** VACANT  
**PROPOSED USES:** USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-22MF ZONING DISTRICT FOR ALL OF THE SITE, AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

**MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:**  
 UP TO 700 MULTI-FAMILY RESIDENTIAL UNITS, AS MORE SPECIFICALLY SET FORTH IN SECTION 2 (WHICH SHALL CONTROL). **[NOTE FOR INFORMATION ONLY: THIS INCLUDES ORIGINALLY REZONED 488 UNITS PER PET. #2021-020 AND BY WAY OF THIS REZONING AN ADDITIONAL 212 MULTI-FAMILY UNITS FOR PROJECT TOTAL OF 700 MULTI-FAMILY UNITS. THERE IS NO INCREASE IN THE NUMBER OF UNITS ORIGINALLY APPROVED/PLANNED.]**

**MAXIMUM BUILDING HEIGHT:** ALLOWED BUILDING HEIGHTS WILL BE LIMITED TO 65 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

**PARKING:** AS REQUIRED BY THE ORDINANCE.

**NOTE: PURPOSE OF REZONING PETITION: THIS REZONING APPLICATION INVOLVES THE APPLICATION OF CHARLOTTE ETJ PLANNING/DEVELOPMENT REGULATIONS PER N.C.G.S. SECTIONS 160D-203 & 204 WHICH PERMITS LOCAL GOVERNMENTS TO MUTUALLY AGREE TO ASSIGN EXCLUSIVE PLANNING/DEVELOPMENT JURISDICTION ENTIRE 48.21-ACRE REZONING SITE OF WHICH A 36.67-ACRE PORTION (I.E. THE CLT PORTION) LIES IN CHARLOTTE ETJ AND 11.54-ACRE PORTION IN CONCORD (I.E. CONCORD PORTION) TO ONE LOCAL JURISDICTION - IN THIS INSTANCE FOR CHARLOTTE ETJ TO GOVERN PLANNING/DEVELOPMENT.**



PREVIOUSLY APPROVED 2013 RZ  
NTS

- 1 COMMUNITY ENCROACHMENT
- 2 FEMA FLOODWAY
- 3 FUTURE 100YR FLOODPLAIN
- 4 FEMA EXISTING 100YR FLOODPLAIN
- 5 WETLAND
- 6 TRIBUTARY

KEY MAP

SEAL

PROJECT

**KINGS GRANT MULTIFAMILY**

CHARLOTTE, NC  
 REZONING  
 #2023-028

DESIGNER PROJECT # 1020184

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.30.23
2	REZONING SUBMITTAL	09.11.23
3	REZONING SUBMITTAL	10.19.23
4	REZONING SUBMITTAL	11.16.23

DESIGNED BY: KST  
 DRAWN BY: CKB  
 CHECKED BY: JYK






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


TECHNICAL DATA

NO.	DESCRIPTION	DATE	PROJECT #	PROJECT NAME
1	029-591-01	DAVIDLAND LLC	08627-724	R-3
2	458-791-1759-0000	DAVIDLAND LLC / A NC LLC	03033-0044	LI
3	458-961-8976-0000	QUAY LLC / A NC LLC	09853-0036	LI
4	458-962-8251-0000	HARKER RONNIE R / MARTHA H WF	12242-0271	LI
5	458-963-6730-0000	MALLAT CONCORD MILLS LP	10206-0313	C-2
6	029-181-04	ROBERT LUNN	33182-1	R-3

SHEET NUMBER **RZ-1**

**SITE LEGEND**

- PROPOSED PROPERTY LINE 
- COUNTY LINE 
- DEVELOPMENT AREA 
- PUBLIC ROAD 
- POTENTIAL ACCESS 



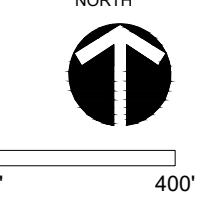
PROJECT  
 SEAL

**KINGS GRANT MULTIFAMILY**  
 CHARLOTTE, NC  
 REZONING  
 #2023-028

LANDDESIGN PROJ# 1020184

REVISION / ISSUANCE		
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DESIGNED BY: KST  
 DRAWN BY: CKS  
 CHECKED BY: JYK



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


SHEET TITLE

SHEET NUMBER

RZ-2


**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 RZP-2023-028  
 Approved: 11/20/2023

**SITE LEGEND**  
 PROPOSED PROPERTY LINE   
 COUNTY LINE 

**LandDesign**  
 223 NORTH GRAHAM STREET  
 CHARLOTTE, NC 28202  
 704.333.0325  
 WWW.LANDDESIGN.COM



**DEVELOPMENT AREA B**  
 PROP. ZONING:  
 R-22 MF(CD)  
 11.54 AC

**DEVELOPMENT AREA A**  
 PROP. ZONING:  
 R-22 MF(CD) (SPA)  
 36.67 AC

PROJECT

SEAL



**KINGS GRANT  
 MULTIFAMILY**

CHARLOTTE, NC  
 REZONING  
 #2023-028

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 HORZ: 1"=200'  
  


SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

**RZ-4**

