

## OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Ravin Partners**

Rezoning Petition No. 2023-069

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Unified Development Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on August 18, 2023. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND FORMAT OF MEETING:**

The Virtual Community Meeting was held on Monday, August 28<sup>th</sup> at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

### **MEETING PARTICIPATION:**

The Virtual Community Meeting had seventeen (17) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Ronn Stewart, Ben Yorker, and Anne Carlton, as well as by Petitioner's agents Collin Brown, Lisa Arnold, and Lisa Larkins with Alexander Ricks PLLC and Sean Paone with Bolton and Menk.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Ronn Stewart and Mr. Ben Yorker spoke on behalf of Grubb Properties to explain Ravin Partner's development history and their familiarity and history with the site.

Mr. Brown showed aerials of the approximately 71.935-acre site bound by the east side of Independence Boulevard, west of Lakeview Circle, south of Arequipa Drive, and north of Hayden Lane. He indicated that the site is located within the City of Charlotte but borders on the Town of Matthews jurisdiction. He explained that the site is currently undeveloped and future road improvements to extend Sardis Road North and Arequipa Drive will bring development to the site.

Mr. Brown explained that there are often many competing considerations that a developer must take into account when planning a site for development, including transportation requirements,

environmental constraints, City and Council priorities, and community feedback. He explained the North Carolina Department of Transportation (NCDOT) plans to create an interchange at the intersection of Independence Boulevard and Sardis Road North. NCDOT plans to extend Sardis Road North across Independence Boulevard and through the petitioner's site. Arequipa Drive located to the north of the petitioner's site would also connect to the new Sardis Road North extension. Mr. Brown showed plans from the NCDOT website to illustrate the proposed road project.

Mr Brown explained that the rezoning request would not change the current N1-B zoning that is adjacent to the homes on Lakeview Circle and Ashley Farm Drive. Mr. Brown displayed the current zoning and rezoning proposal to reflect no major changes to the zoning development areas adjacent to the single-family residences. He explained that the current N2-B zoning adjacent to Independence Boulevard would also remain largely the same, but the proposal would shift the N2-B boundary into an area currently zoned N1-B and add a small portion of CG zoning at the new interchange. CG zoning would allow development consistent with the existing development on the west side of Independence Boulevard which is typically expected at an interchange.

Mr. Brown explained that the rezoning timeline could result in a revised plan submittal in September, public hearing in October and City Council decision in November, at the earliest. Mr. Brown concluded the presentation by reiterating that the requested rezoning does not change the existing zoning for a large portion of the site including the area that is adjacent to existing single-family residences.

The virtual meeting was then opened for discussion via the "chat box" function and "raise hand" function on Zoom:

In response to a question about which uses are included in the CG zoning district, Mr. Brown stated that CG would include commercial uses as indicated on the slide from the policy map. Restaurants would be permitted however multi-family would not be a permitted use within the CG area.

In response to questions regarding the future of the N1-B portion, the Petitioner's team indicated that the size of the strip adjacent to the Lakeview Circle properties is approximately 120 feet wide and was designed to allow typical single-family construction. The Petitioner's team stated that the ultimate location of the proposed road extensions will guide the future development of the site. Since this is a conventional rezoning, there is not an associated site plan to display and at this time they cannot quantify the number of potential homes that would be built. Mr. Brown indicated that the petitioner did not own the property but was corrected by Mr. Ben Yorker that the petitioner does own the property.

In response to a question regarding the location of Sardis Road extension, Mr. Brown stated it is possible that in future NCDOT plans to connect the proposed extensions to Sam Newell Road but does not know the timeline of when that would occur. The Petitioner's team stated that they will work with NCDOT to coordinate their development with the future right-of-way.

In response to questions about environmental concerns, the Petitioner's team stated that they will meet City requirements for stormwater and stream protection. The site's natural resources would be focal points for future amenities. The team recognizes the concern of maintaining the existing condition of Irwin Creek. The Petitioner's team clarified that the blue lines shown on the rezoning map are onsite creeks.

In response to questions about development timing and coordination with NCDOT, the Petitioner's team stated that if the petition is approved, construction would start in late 2024 at the earliest. The petitioner's team stated that development could commence prior to the completion of the new NCDOT roads and interchange. The Petitioner's team stated that they will coordinate with NCDOT on the location of their proposed development to align with the future right-of-way locations.

The meeting concluded at approximately 6:10 p.m. without any further questions or discussion from the community.

Respectfully submitted this 8<sup>th</sup> day of September 2023.

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

# EXHIBIT A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2023-069	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-069	19306204	CHARLOTTE MECKLENBURG BOARD OF EDUCATION				701 E 2ND ST		CHARLOTTE	NC	28204
2023-069	19306611	FRIERSON	HARVEY L	STEPHANIE E	FRIERSON	3104 OLDE CREEK TRL		MATTHEWS	NC	28105
2023-069	19306816	GREENE	PAUL R	SUE B	GREENE	3116 OLDE CREEK TRL		MATTHEWS	NC	28105
2023-069	19311107	LAND GROWTH LLC				13651 STATESVILLE RD		HUNTERSVILLE	NC	28078
2023-069	19311109	INDEPENDENCE CHARLOTTE NC LLC				4300 EAST FIFTH AVE		COLUMBUS	OH	43219
2023-069	19311112	AVC HOLDING LLC				11220 ELM LN STE 207		CHARLOTTE	NC	28277
2023-069	19311113	HALLE PROPERTIES LLC				20225 N SCOTTSDALE RD-NCC08		SCOTTSDALE	AZ	85255
2023-069	19311203	HOWARD	SHILO (REVOC 2002 TRUST)	JULIETTE(REVOC 2002 TRUST	HOWARD	215 SOUTH CLARK DR		BEVERLY HILLS	CA	90211
2023-069	19311204	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
2023-069	19311208	APPLE TEN NORTH CAROLINA LP				814 EAST MAIN ST		RICHMOND	VA	23219
2023-069	19311303	LAND GROWTH LLC				13651 STATESVILLE RD		HUNTERSVILLE	NC	28078
2023-069	19312101	RP INDEPENDENCE PROPERTY OWNER LLC				558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2023-069	19312102	RP INDEPENDENCE PROPERTY OWNER LLC				558 EAST STONEWALL ST STE 120		CHARLOTTE	NC	28202
2023-069	19312114	BENTON	DIANNE			830 E JOHN ST		MATTHEWS	NC	28105
2023-069	19312115	PENAHERRERA	ADA SOREL			1116 CAPRICORN AVE		INDIAN TRAIL	NC	28079
2023-069	19313104	GRAMMER	RICHARD P	JENNIFER B	GRAMMER	2501 LAKEVIEW CR		MATTHEWS	NC	28105
2023-069	19313105	MAZYCK	HAROLD EUGENE III			2509 LAKEVIEW CIR		MATTHEWS	NC	28105
2023-069	19313106	GRIFFIN	BEVERLY LYNN			2517 LAKEVIEW CIRCLE		MATTHEWS	NC	28105
2023-069	19313107	OWENS	ZITA S			2533 LAKEVIEW CIR		MATTHEWS	NC	28105
2023-069	19313108	OWENS	ZITA J			2533 LAKEVIEW CIR		MATTHEWS	NC	28105
2023-069	19313109	ROSS	JACK SHERMAN		ROBIN JAMES	2701 LAKEVIEW CIR		MATTHEWS	NC	28105
2023-069	19313110	ROMANELLI	JEFFREY R			2725 LAKEVIEW CIRCLE		MATTHEWS	NC	28105
2023-069	19313111	MATHIS	TERRY			2715 LAKE VIEW CIRCLE		MATTHEWS	NC	28105
2023-069	19313113	SKARETKA	RICHARD			2733 LAKEVIEW CIR		MATTHEWS	NC	28105
2023-069	19313114	RUSHING	LUCINDA C	SHERRY C	SIGMON	2625 LAKEVIEW CIR		MATTHEWS	NC	28105
2023-069	19313117	BOST	NOEL	VICKI	BOST	3908 FOX GROVE TRAIL		GREENSBORO	NC	27406
2023-069	19313201	SMELTZER	ANTHONY R			2712 LAKEVIEW CIR		MATTHEWS	NC	28105
2023-069	19313202	SMELTZER	ANTHONY R			2712 LAKEVIEW CIR		MATTHEWS	NC	28105
2023-069	19313203	BLACK DRAGON CAPITAL LLC				1019 MATTHEWS BUTTERBURR DR		MATTHEWS	NC	28104
2023-069	19313205	JONES	WILLIAM LAWRENCE	DELESIA M	JONES	2614 LAKEVIEW CIR		MATTHEWS	NC	28105
2023-069	19313206	STAUFFER	LONNIE H	ASHLEY	STAUFFER	2600 LAKEVIEW CR		MATTHEWS	NC	28105
2023-069	19313207	BRAUN	MICHELLE C			2520 LAKEVIEW CR		MATTHEWS	NC	28105
2023-069	19313208	BROWN	MEGAN MADONIA	MELISSA MADONIA	BROWN	2512 LAKEVIEW CIRCLE		MATTHEWS	NC	28105
2023-069	19313214	KHMELNYTSKY	BOGDAN	OLHA	KHMELNITSKA	5024 SADDLE HORN TRL		MATTHEWS	NC	28104
2023-069	19313215	FORTGANG	ELAYNE S	MARTIN J	FORTGANG	PO BOX 3512		MATTHEWS	NC	28106
2023-069	19313304	AVRAM	VIORICA CARMEN			2200 LAKEVIEW CIRCLE		MATTHEWS	NC	28105
2023-069	19313305	ROBBINS	MICHAEL	RITA H	ROBBINS	2734 MEADOW LANE		MATTHEWS	NC	28105
2023-069	19320101	CHARLOTTE REALTY INVESTORS				1100 KENILWORTH AVE UNIT 200		CHARLOTTE	NC	28204
2023-069	19320103	CHARLOTTE REALTY INVESTORS				1100 KENILWORTH AVE UNIT 200		CORNELIUS	NC	28204
2023-069	19320105	TODD	MICHAEL E R/T			17900 CULROSS LN		CHARLOTTE	NC	28278
2023-069	19320123	CHARLOTTE REALTY INVESTORS				1100 KENILWORTH AVE UNIT 200		CHARLOTTE	NC	28204
2023-069	19320124	CHARLOTTE REALTY INVESTORS				1100 KENILWORTH AVE STE 200		CHARLOTTE	NC	28204
2023-069	19320401	FRISCH	WISTEENA H			1919 HAYDEN WAY		MATTHEWS	NC	28105
2023-069	19320404	KINGER HOMES LLC				215 N PINE ST UNIT 3206		CHARLOTTE	NC	28202
2023-069	19320417	CORLEY	ROBERT R JR			2519 SAM NEWELL RD		MATTHEWS	NC	28105
2023-069	19320418	STEGALL PROPERTIES OF CHARLOTTE LLC				PO BOX 98		MATTHEWS	NC	28106
2023-069	19320419	KINGER HOMES LLC				215 N PINE ST UNIT 3206		CHARLOTTE	NC	28202
2023-069	19320420	FRISCH	WISTEENA H			1919 HAYDEN WAY		MATTHEWS	NC	28105
2023-069	19320422	TRUST	THE RUSSELL WILLIAM WISE GST IRREVOCABLE	FBO BARRY D	WISE	8933 RIDGEVIEW RD		MATTHEWS	NC	28105
2023-069	19320423	STEGALL PROPERTIES OF CHARLOTTE LLC				PO BOX 98		MATTHEWS	NC	28106
2023-069	19320424	KINGER HOMES LLC				215 N PINE ST UNIT 3206		CHARLOTTE	NC	28202
2023-069	19350133	SYRKETT	MARION WAYNE			10213 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350134	MAYNES	JACOB S	JESSICA E	ATHEY	10221 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350135	BRIDGE SFR IV SEED BORROWER LLC				6836 MORRISON BLVD STE 320		CHARLOTTE	NC	28211
2023-069	19350136	DE FIGUEIREDO	MARTA APARECIDA	WILLIAM ROSA	CAIXETA	10231 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350137	ARTHUR	BARBARA B			10239 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350138	SECU'RE INC				1000 WADE AVE		RALEIGH	NC	27605
2023-069	19350139	SCHUCK	ALBERT	PENNY C	SCHUCK	10307 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350140	WILSON	SCOTT L			10313 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350141	WEISSINGER	KIM R REVOC L/T 11/19/07			10319 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350142	CAPPS	ELIZABETH A			10325 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350143	MCPHERSON	JOHN W	EVA SUE	MCPHERSON	10331 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350144	CASEY	LAURA E	JOHN ROSS	ERVIN	10337 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350145	CUNNINGHAM	NICHOLAS A	AMY A	SPONAUGLE	10341 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350146	RYDZEWSKI	JERZY J	EWA	RYDZEWSKI	10343 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350147	RODRIGUEZ-PINEDA	IVANIA	JOSE ANGEL	RODRIGUEZ-VEGA	10344 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350148	CHUNG	CHUL HO			10342 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350149	LEWIS	DENNIS J	BRENDA C	LEWIS	10340 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350150	SFR INVESTMENTS V BORROWER 1 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2023-069	19350151	AMESBURY	ADAM DANIEL	KYLE ELIZABETH	AMESBURY	10330 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350152	EASTER	HANNAH	BENJAMIN	JOHNSON	10324 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350153	GIBSON	COURTNEY DEVILLAR			8211 UNIVERSITY RIDGE DR APT 109		CHARLOTTE	NC	28213
2023-069	19350154	RIVEROS	MARIA LUISA			10312 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350155	HANKS	TOMMIE T JR	BRENDA N	HANKS	10306 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350156	POROWSKI	MICHAEL			9204 RAINMAN WAY		MINT HILL	NC	28227
2023-069	19350157	ALLEN	DANIEL T	AMI G	ALLEN	10236 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350158	GUICE	PEETS	ELIZABETH	GUICE	3201 ARBOR HILL		CHARLOTTE	NC	28270
2023-069	19350159	PHILLIPS	CHRISTINE	MATTHEW	PHILLIPS	10220 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350160	SMITH	TONEY W			10212 ASHLEY FARM DR		MATTHEWS	NC	28105
2023-069	19350162	KEBEDE	GEBEYEHU	TIGIST	GEBEYEHU	3028 WALSHINGHAM CT		MATTHEWS	NC	28105
2023-069	19350163	EDWARDS	LAUREN CAMILLE			3020 WALSHINGHAM CT		MATTHEWS	NC	28105
2023-069	19350198	ASHLEY FARM HOMEOWNERS	ASSOCIATION INC			1201 STALLINGS RD		MATTHEWS	NC	28104
2023-069	19350199	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2023-069	19354105	WATERS CONSTRUCTION CO INC				7620 BALTSUROL LN		CHARLOTTE	NC	28210

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH

2023-069	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-069	Callaway Plantation	Michael	Luther	8923 ELKINS PARK DRIVE, MATTHEWS, NC, 28105		MATTHEWS	28105
2023-069	Mayfield Park	Phil	Drake	3304 CHISTOW RD, CHARLOTTE, NC, 28105		CHARLOTTE	28105
2023-069	Morningstar Homeowners Associat	Kim	Hartis	2133 LAKEVIEW CR, CHARLOTTE, NC, 28105		CHARLOTTE	28105
2023-069	other	Noel	Bullard	3343 Blackvine Dr, Matthews, NC, 28105, USA		MATTHEWS	28105

# EXHIBIT B

August 15, 2023

Alexander Ricks PLLC  
1420 E. 7<sup>th</sup> St., Suite 100  
Charlotte, North Carolina 28204

VIA US MAIL

**NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Monday, August 28 at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Ravin Partners  
**Petition No.:** 2023-069

Dear Charlotte Neighbor:

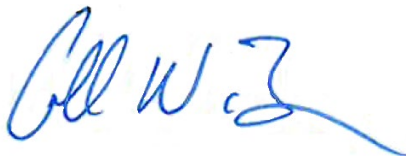
Our firm represents Ravin Partners (the "Petitioner") in their proposal to rezone approximately eighty (80) acres located along Independence Blvd and Sardis Road, more particularly described as Tax Parcels 193-121-02 and 193-121-01. The Petitioner is requesting a rezoning from the N1-B and N2-B zoning district to the N1-B, N2-B, and CG zoning districts to accommodate existing uses and future development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Monday, August 28<sup>th</sup> at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to [Lisa@alexanderricks.com](mailto:Lisa@alexanderricks.com) and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location ("NR Sardis") in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact [Lisa@alexanderricks.com](mailto:Lisa@alexanderricks.com) or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown



# EXHIBIT C

	<b>LA</b>	Lisa Arnold (Host, me)		
	<b>CB</b>	Collin Brown		
	<b>CB</b>	Collin Brown		
	<b>RS</b>	Ronn Stewart		
	<b>AC</b>	Althea Clark		
	<b>AC</b>	Anne Carlton		
	<b>BA</b>	Barbara Arthur		
	<b>BY</b>	Ben Yorker		
	<b>BS</b>	Beth St martin		
	<b>JA</b>	James Anderson		
	<b>JA</b>	jean atkinson		
	<b>JS</b>	jeffrey smith		
	<b>JG</b>	Jennifer Grammer		
		Jennifer Grammer		
	<b>LL</b>	Lisa Larkins		
	<b>MB</b>	Michelle Braun		
	<b>SS</b>	Sherry Sigmon		
		19803357786		
<b>D</b>		10313 and 10319 Ashley Farm Drive		
<b>MF</b>		Matt Fragale		
<b>SP</b>		Sean Paone		
	<b>TT</b>	Thomas Turner		
	<b>TH</b>	Tim Hartis		
		17042936338		
		17044973185		

# EXHIBIT D

# REZONING #2023-069

# @ SARDIS & INDEPENDENCE

# NORTHWOOD RAVIN

Official Community Meeting

August 28, 2023



Alexander  
Ricks  
PLLC

# MEETING AGENDA

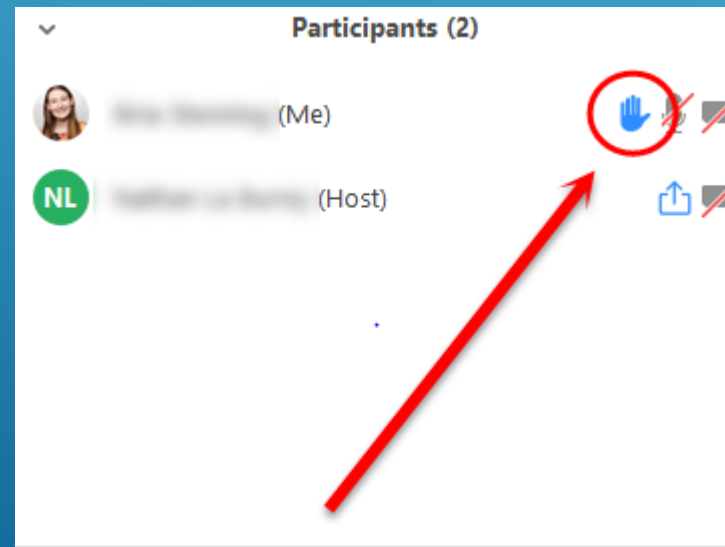
- **Introductions**
  - **Property Location**
  - **Development Considerations**
  - **Current Zoning**
  - **2040 Plan Recommendation**
  - **Proposed Rezoning Plan**
  - **Potential Rezoning Timeline**
  - **Questions/Discussion**
- 

# AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



# TEAM INTRODUCTIONS

**Property Owner:** RP Independence

**Petitioner:** Northwood Ravin

David Ravin, Ronn Stewart, Ben Yorker



**Alexander  
Ricks**  
PLLC

Collin Brown,  
Brittany Lins, & Lisa Arnold



Sean Paone

# PROPERTY LOCATION







Charlotte

Charlotte

Matthews

Matthews

74

74

Mcalpine Creek Park Developed

Mcalpine Creek Greenway

Irvin's Creek Greenway

Irvin's Creek

Irvin's Creek

Irvin's Creek Greenway

Irvin's Creek

Sam Newell Rd

Sam Newell Rd

Sardis Rd North

Irvin's Creek Tributary 1

E Independence Bv

Monroe Rd

Sardis Rd North

Coveale Dr

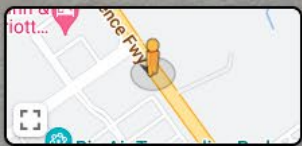


Jul 2023

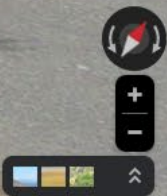
See more dates



Andrew Jackson



Google



# DEVELOPMENT CONSIDERATIONS

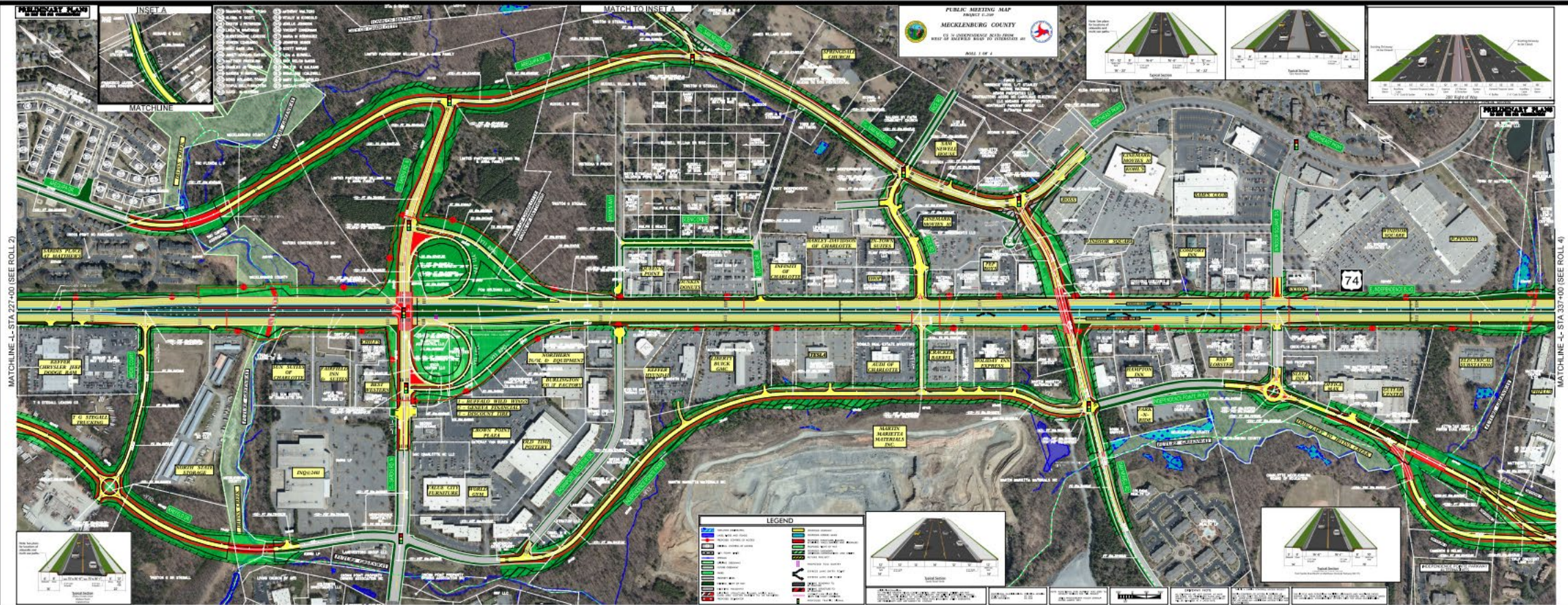


# DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Plan and other Policy Recommendations
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities





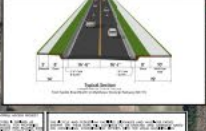


PUBLIC MEETING MAP  
 PROJECT 1-100  
 MECKLENBURG COUNTY  
 DEPT. OF TRANSPORTATION  
 DATE: 1/1/00



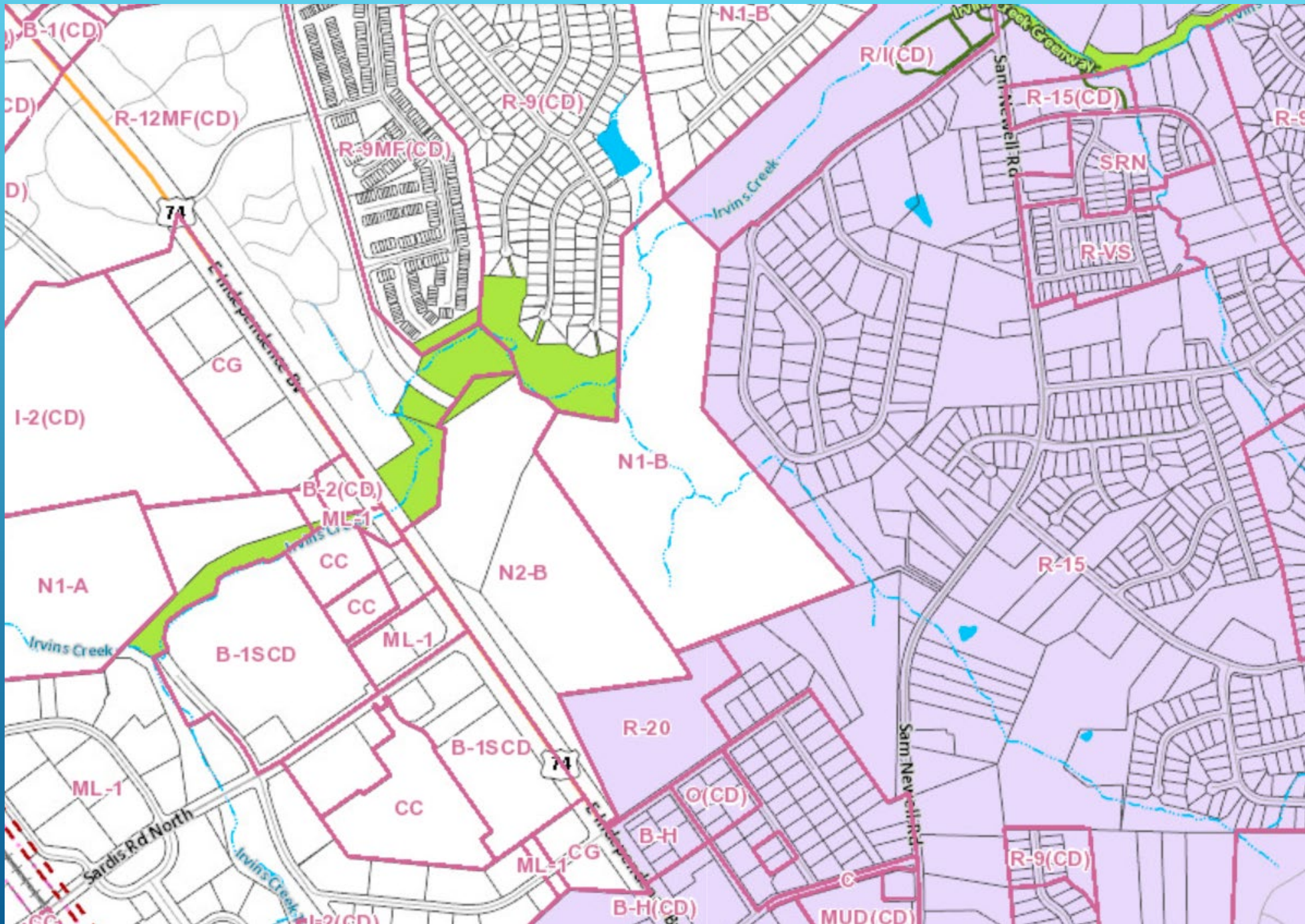
**LEGEND**

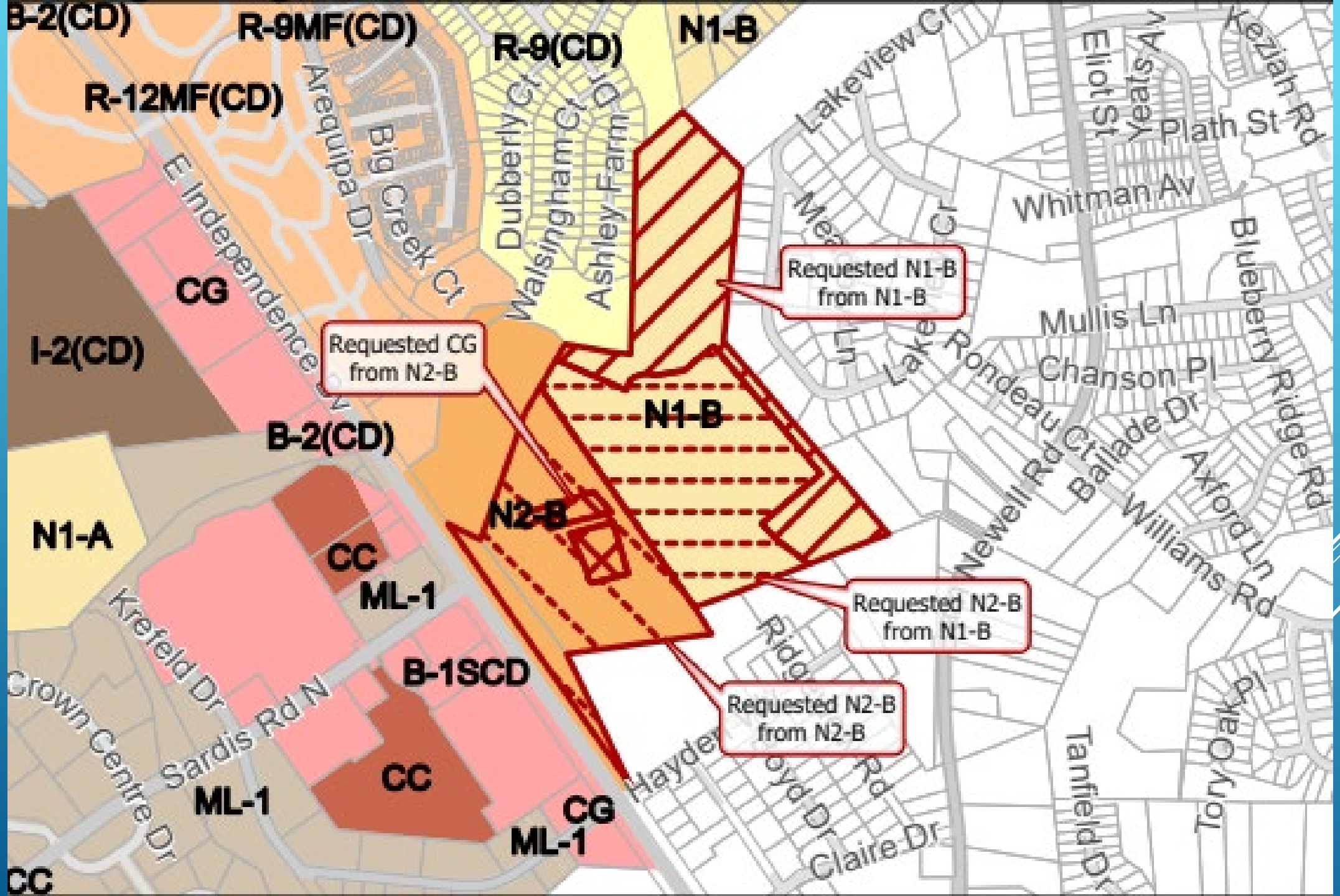
	LANDSCAPED SHOULDER
	TRAVEL LANE
	MEDIAN
	UTILITY
	EASEMENT
	RIGHT-OF-WAY
	EXISTING ROADWAY
	PROPOSED ROADWAY
	WATER FEATURE
	BUILDING
	LOT LINE
	STREET NAME
	STATIONING
	MATCHLINE
	EASEMENT BOUNDARY
	UTILITY LINE
	RIGHT-OF-WAY BOUNDARY
	PROPOSED ROADWAY BOUNDARY
	WATER FEATURE BOUNDARY
	BUILDING BOUNDARY
	LOT LINE BOUNDARY
	STREET NAME BOUNDARY
	STATIONING BOUNDARY
	MATCHLINE BOUNDARY
	EASEMENT BOUNDARY
	UTILITY BOUNDARY
	RIGHT-OF-WAY BOUNDARY
	PROPOSED ROADWAY BOUNDARY
	WATER FEATURE BOUNDARY
	BUILDING BOUNDARY
	LOT LINE BOUNDARY
	STREET NAME BOUNDARY
	STATIONING BOUNDARY
	MATCHLINE BOUNDARY
	EASEMENT BOUNDARY
	UTILITY BOUNDARY
	RIGHT-OF-WAY BOUNDARY
	PROPOSED ROADWAY BOUNDARY
	WATER FEATURE BOUNDARY
	BUILDING BOUNDARY
	LOT LINE BOUNDARY
	STREET NAME BOUNDARY
	STATIONING BOUNDARY
	MATCHLINE BOUNDARY





# EXISTING ZONING





Requested N1-B  
from N1-B

Requested CG  
from N2-B

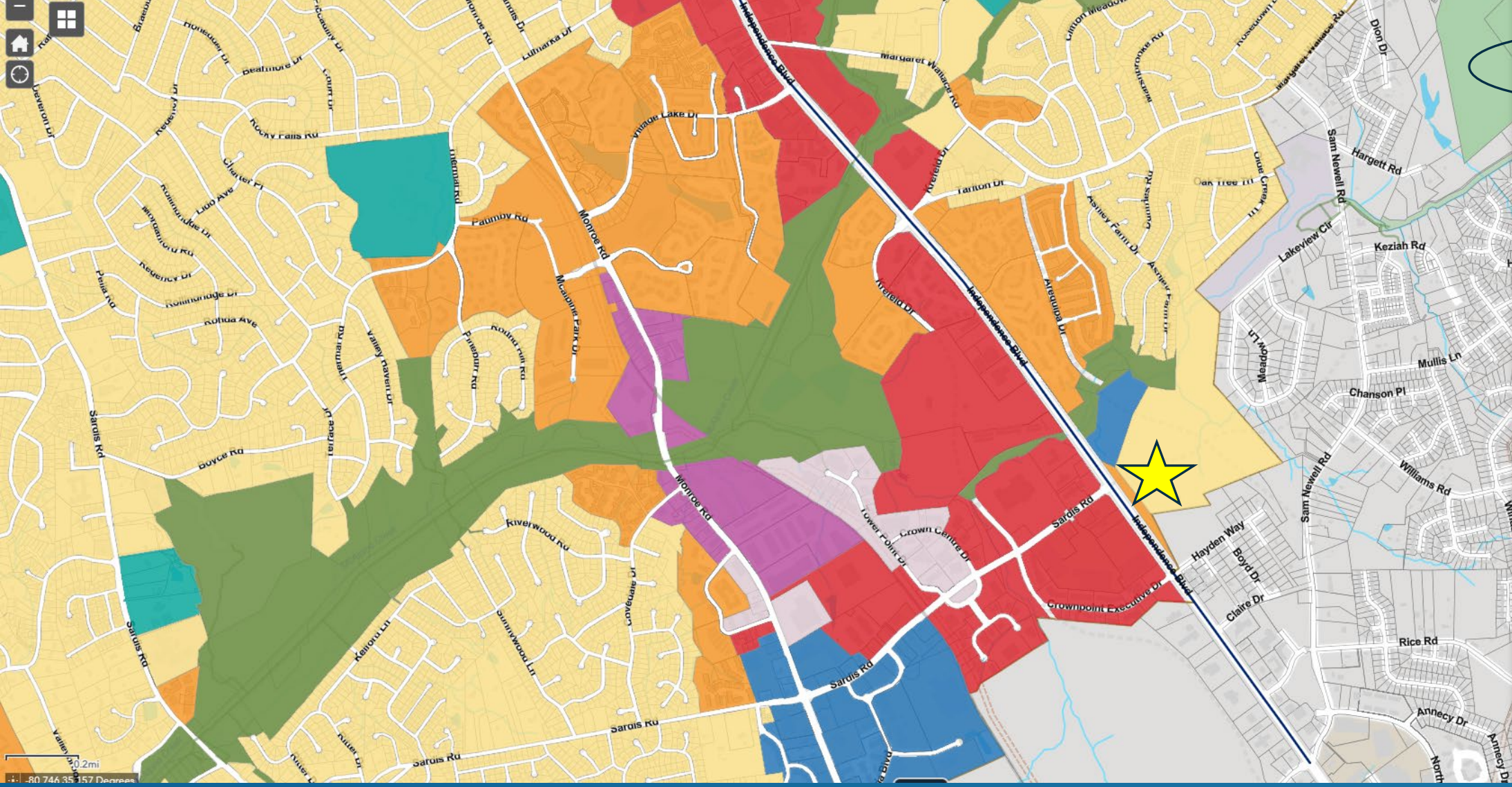
Requested N2-B  
from N1-B

Requested N2-B  
from N2-B

# 2040 POLICY MAP RECOMMENDATION



Find address or place



Legend

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



### NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



### NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



### NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



### PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



### COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



### COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



### CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



### INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



### MANUFACTURING & LOGISTICS

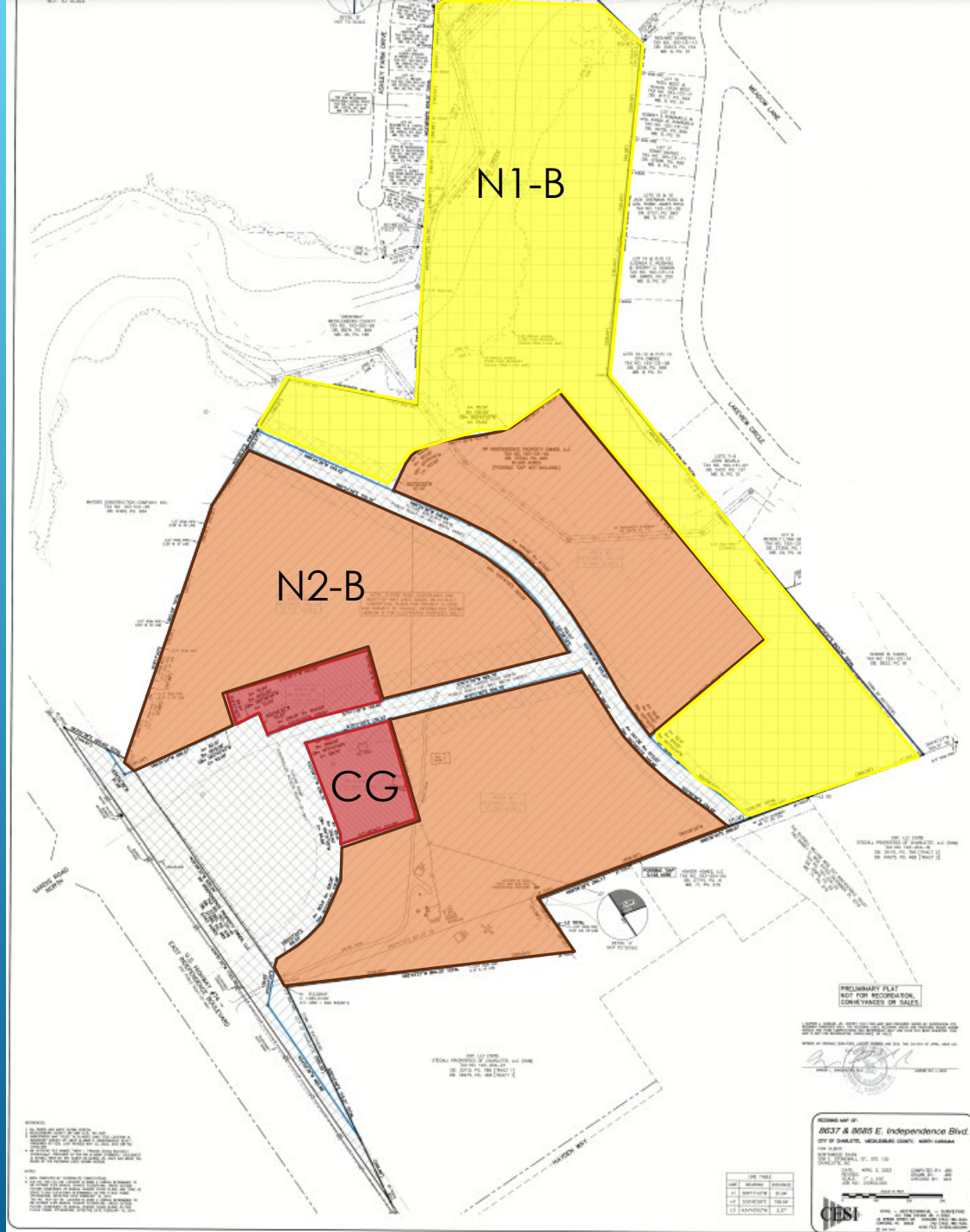
Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.




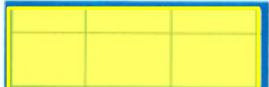

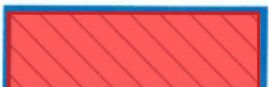
### REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

# REZONING REQUEST



**HATCH LEGEND**

-  AREA OF FUTURE ROADS
-  AREA TO BE REZONED N1-B
-  AREA TO BE REZONED N2-B
-  AREA TO BE REZONED CG

PRELIMINARY PLAN  
NOT FOR RECORDATION,  
CONVEYANCES, OR SALES.

APPROVED BY THE CITY ENGINEER  
DATE: 11/15/2023

PREPARED BY:  
CESI  
2637 & 2655 E. Independence Blvd.  
CITY OF DENVER, COLORADO, 80202

NOTES:  
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR RECORDATION, CONVEYANCES, OR SALES.  
2. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.  
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Charlotte

Matthews

Matthews

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N1-B

N2-B

CG

Mcalpine Creek Park Developed

Mcalpine Creek  
Mcalpine Creek Greenway

Irvin's Creek Greenway

Irvin's Creek

Irvin's Creek

Sam Newell Rd

Sam Newell Rd

Sardis Rd North

Irvin's Creek Tributary 1

Monroe Rd

Sardis Rd North

Coveale Dr

Monroe Rd

# POTENTIAL REZONING SCHEDULE

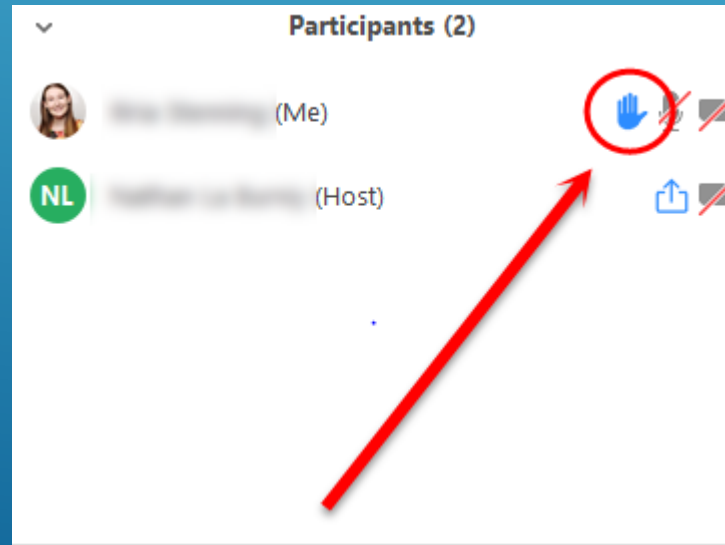
- ▶ **Application Filed:** April 2023
- ▶ **Application Processed:** July 2023
- ▶ **Official Community Meeting:** Today, August 28<sup>th</sup>
- ▶ **Revised Plan Submittal:** September 11<sup>th</sup>
- ▶ **Earliest Public Hearing:** October 16<sup>th</sup>
- ▶ **Zoning Committee:** October 31<sup>st</sup>
- ▶ **City Council Decision:** November 20<sup>th</sup>

# QUESTIONS?

Type your  
questions

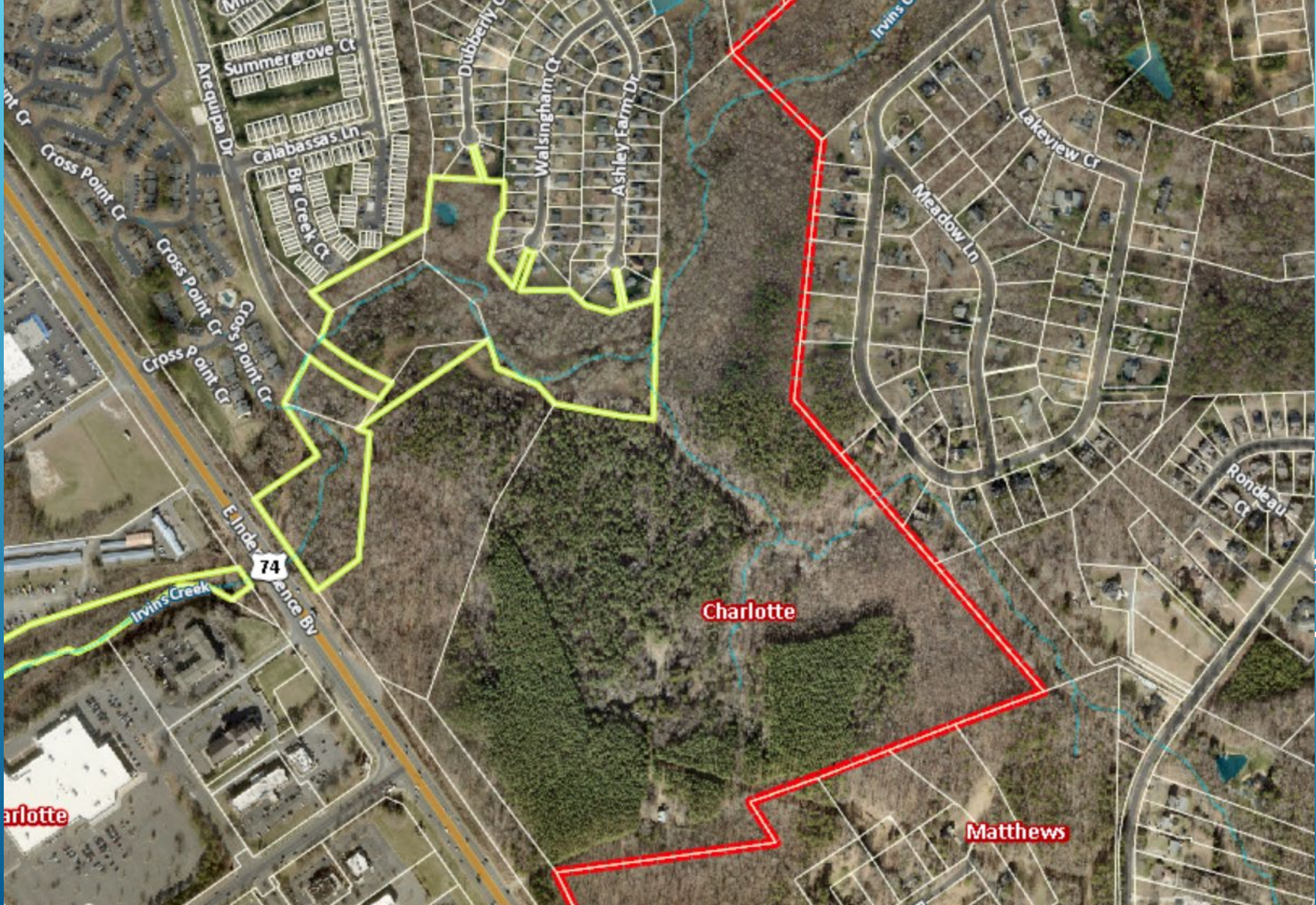


Or ask out loud



THANK YOU!



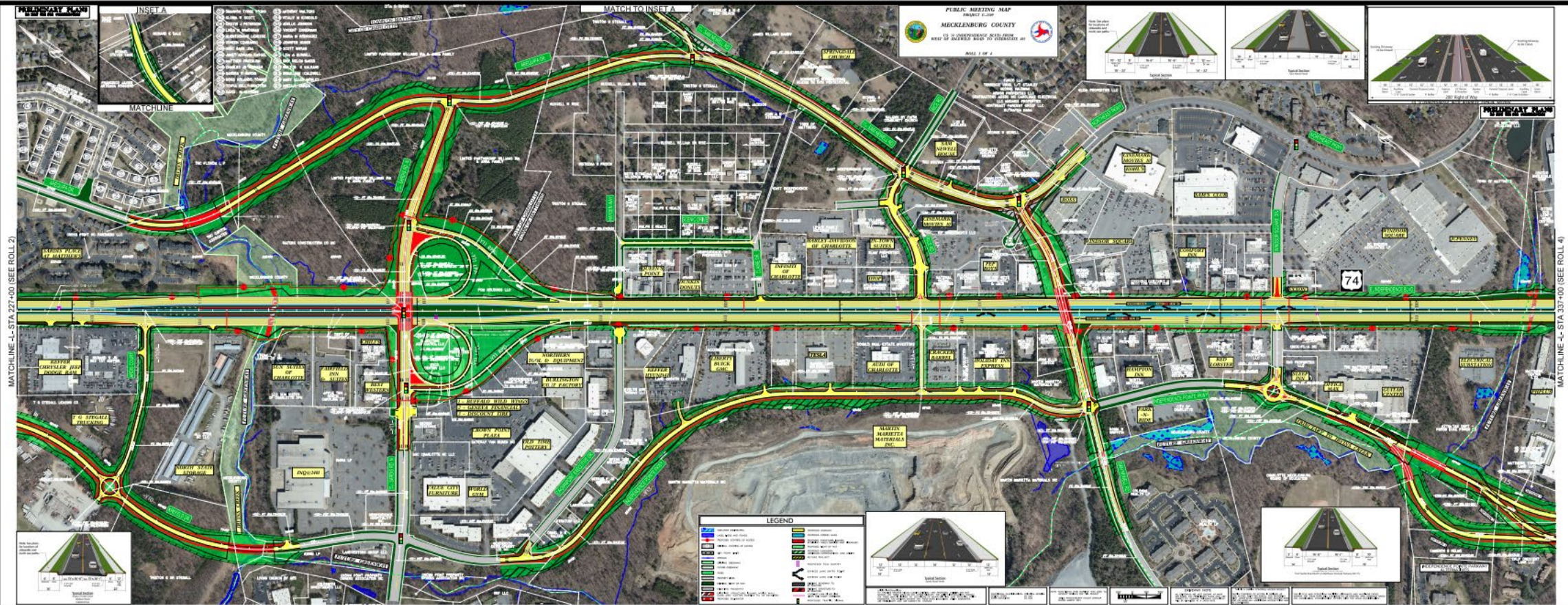


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Charlotte

Matthews

Charlotte



PUBLIC MEETING MAP  
 PROJECT 1-100  
 MECKLENBURG COUNTY  
 DEPT. OF TRANSPORTATION  
 2014



**LEGEND**

	Proposed Roadway		Utility Lines
	Other Features		Water Features
	Property Boundaries		Existing Pavement
	Unimproved Areas		Proposed Green Space



MATCHLINE--L- STA. 227+00 (SEE ROLL 2)

MATCHLINE--R- STA. 337+00 (SEE ROLL 4)