

OFFICIAL COMMUNITY MEETING REPORT  
**Petitioner: Ascent Real Estate Capital, LLC**  
Rezoning Petition No. 2023-120

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 (UDO).

**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 February 23, 2024. 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 Thursday, March 7<sup>th</sup> at 5:30p.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 fourteen (14) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Caci Jaeger and Ben Palmer, as well as by Petitioner’s agents Collin Brown, Lisa Arnold, and Lisa Larkins from Alexander Ricks.

**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. Brown showed aerials of the approximately 3-acre site located on the south side of Central Avenue and east of Progress Lane. He described the current land uses within the surrounding area. He provided an outline of the meeting and the development considerations that are studied during the rezoning process which include environmental conditions, ordinance requirements, City priorities, and broader community concerns.

Mr. Brown displayed the zoning map and explained that the site was currently zoned N2-B and O-1(CD). He explained that N2-B allowed multi-family residential. The O-1(CD) plans were specific to smaller scale commercial development. He stated that the rezoning request would be for N2-C(CD). He added that the conditional plan is just a note to limit the building height. The intent is to develop a comprehensive plan for multi-family development on the assembled parcels.

Mr. Brown displayed slides that depicted the type of development within the N2 Place Type. He explained that a portion of the property is already within the N2-B zoning district and would allow for multi-family residential. The Charlotte 2040 plan recommendation for the O-1(CD) parcels is Neighborhood 2 so the request would be consistent with the plan recommendation.

Mr. Brown explained that the rezoning timeline could result in a public hearing in April and City Council decision in May, at the earliest. Mr. Brown concluded the presentation by providing the petition number and encouraged any interested neighbors to reach out to our team. A member of the development team introduced their company and their vision for the site. She stated that there would likely be townhomes developed on the property but would like the flexibility to pivot to another multi-family housing type.

The virtual meeting was then opened for discussion:

Regarding a question about the impact to the neighboring Oaks condos, Mr. Brown stated that this project would allow a more comprehensive development of these parcels. He explained that the corner parcels already allow multi-family development and adding the additional parcels allow for a better designed project. He indicated that the project would likely have access at Progress Lane. He explained that the site would be developed under the current stormwater requirements and provide significant streetscape improvements with new or improved sidewalks.

An attendee commented on their opposition to multi-family housing in this area due to traffic concerns and lack of public infrastructure. Mr. Brown explained that the Charlotte area is growing, and that denser development allows better walkability. The Charlotte 2040 plan creates 15-minute neighborhoods. He reiterated the policy recommendation and current zoning that recommends multi-family development in this location.

In response to a question about providing community input on the proposed rezoning, Mr. Brown explained how to contact the City Planning Department. He also recommended contacting the City Council district representative for this area.

An attendee asked about the price point of the proposed development. Mr. Brown explained that the price point is not considered during the rezoning process. A member of the development team suggested looking at local real estate listings for new townhomes in this zip code. She stated that they have not priced these units yet. Mr. Brown added that new townhomes are typically higher priced than existing housing units and can increase property values.

A couple of attendees commented about the existing traffic concerns in the area including traffic from the institutional use on Progress Lane. The institutional use generates more traffic at certain times of day and the shopping center across the street has multiple driveways that provide access onto Central Avenue creating vehicle conflicts. Mr. Brown thanked the attendees for the information and comments. He indicated that the development team would discuss concerns with CDOT.

In response to a question about a future traffic light at Central Avenue and Progress Lane, Mr. Brown stated that he does not anticipate a traffic light as a request from CDOT.

In response to a question about subsidized housing in this location, A member of the development team explained that it less likely that subsidized housing would be developed here.

An attendee asked about the proposed number of units or number of residents. Mr. Brown explained that under the proposed zoning, unit count has not been contemplated yet. A member of the development team added that the proposed zoning would allow more flexibility to adjust the unit count. If the site is developed as townhomes, it would a lower unit count. Mr. Brown explained that the UDO does not have a maximum development density.

An attendee commented that there is not much pedestrian use of the existing sidewalks. Mr. Brown explained that with new housing, there could be revitalization of existing commercial buildings.

In response to a question on stormwater infrastructure on Progress Lane, Mr. Brown stated that there likely is no existing stormwater infrastructure on the site. A member of the development explained that there will be appropriate stormwater infrastructure on the site.

The meeting concluded at approximately 6:20 p.m. without any further questions or discussion from the community.

Respectfully submitted this 12<sup>th</sup> day of March 2024.

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

2023-120	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-120	Back Creek I Homeowners Associa	Management		4957 ALBEMARLE RD, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Belmont Tenant Organization	Ted	Castano	3505 CENTRAL AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Cedar Knoll Apartments	Angela	Dunn	4800 ALBEMARLE RD, CHARLOTTE, NC, 28205	SUITE 110-B MAILBOX 82	CHARLOTTE	28205
2023-120	Easthaven Neighborhood Associat	Sue	McKenzie	3733 DRIFTWOOD DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Eastway Park/Sheffield Park Nei	Amir	Behdani	4049 SOUTHGATE DR., CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Eastway Park/Sheffield Park Nei	Carolyn	Millen	1121 WESTCHESTER BV, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Eastway Park/Sheffield Park Nei	Nathan	Karow	3319 DIFTWOOD DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Kilborne Acres Neighborhood Ass	Mary	McDermott	2944 ENFIELD ROAD, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Kilborne Acres Neighborhood Ass	Stephen	Young	4213 MAUREEN DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Medford Acres Homeowners Associ	Roberta	Farman	3944 BELCROSS DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Medford Acres Neighborhood Asso	Atisha	Patel	3945 LANGHORNE AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Medford Acres Neighborhood Asso	Gretchen	Theresa	4140 SHERIDAN DR., CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Medford Acres Neighborhood Asso	Tarik	Hameed	4019 Langhorne Ave, Charlotte, NC, 28205, USA		Charlotte	28205
2023-120	Sedgefield Neighborhood Associa	Will	Johns	5413 ALBEMARLE RD, CHARLOTTE, NC, 28209		CHARLOTTE	28209
2023-120	Sheffield Park Neighborhood Ass	Sandy	Weaver	5129 GREENBROOK DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Starmount Neighborhood Associat	Craig	Harmon	5514 STARKWOOD DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
2023-120	The Oaks Condominiums	Holly	Adkisson	1511 Lansdale Dr, Charlotte, North Carolina, 28205	A	Charlotte	28205
2023-120	Vets-Help.org NC	Craig	Northacker	2325 EASTWAY DRIVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Westerly Hills Neighborhood Ass	Tollie	Woods	5701 WILORA LAKE RD, CHARLOTTE, NC, 28212		CHARLOTTE	28212
2023-120	Wilora Lake Neighborhood Associ	Mary	Traynham	4044 MAYBERRY LANE, CHARLOTTE, NC, 28212		CHARLOTTE	28212
2023-120	Wilshire Manor Homeowners Assoc	Dennis	Ryan	3435 SUDBURY RD, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Windsor Park	Greg	Asciutto	3414 BONNEVILLE DRIVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Windsor Park Neighborhood Assoc	Glenn	Wingate	4007 BELSHIRE LANE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Windsor Park Neighborhood Assoc	John	Ryan	1826 LANSDALE DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Windsor Park Neighborhood Assoc	Scott	Robinson	4026 WOODGREEN TERRACE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Winterfield Neighborhood Associ	Diane	Langevin	3825 WINTERFIELD PL, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Winterfield Neighborhood Associ	John	Griffith	3514 ROSEHAVEN DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-120	Winterfield Neighborhood Associ	Karen	MacKenzie	3601 WINTERFIELD PL, CHARLOTTE, NC, 28205		CHARLOTTE	28205

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

2023-120	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-120	10118304	J L T PROPERTIES				4429 CENTRAL AVE		CHARLOTTE	NC	28205
2023-120	10118305	EASTHAVEN DEVELOPMENT CORP				PO BOX 9222		CHARLOTTE	NC	28299
2023-120	10118306	EASTHAVEN DEVELOPMENT CORP				PO BOX 9222		CHARLOTTE	NC	28299
2023-120	10118307	GARCIA	YOLANDA			4463 CENTRAL AVE		CHARLOTTE	NC	28205
2023-120	13103113	RAJA	SAEEDA NASREEN			1834 PROGRESS LN		CHARLOTTE	NC	28205
2023-120	13103114	ARSHAD	SHAMS	ROMANA	SHAMS	1824 PROGRESS LN		CHARLOTTE	NC	28205
2023-120	13103115	CLACKUM	MARK D			1818 PROGRESS LN		CHARLOTTE	NC	28205
2023-120	13103123	ELLIS	LINETTE S	JUDITH B	DANIELS	1501 LANSDALE DR UNIT G		CHARLOTTE	NC	28205
2023-120	13103124	ADAMS	ROBERT GREGORY			3148 CENTRAL AVE UNIT E		CHARLOTTE	NC	28205
2023-120	13103125	DAVIS	SHIRLEY ANN			1501 LANSDALE DR UNIT E		CHARLOTTE	NC	28205
2023-120	13103126	TYNDALL	JENNIFER ANNE	DARRIEN KYLE	TYNDALL	1501 LANSDALE DR UNIT D		CHARLOTTE	NC	28205
2023-120	13103127	ALEXANDER	CAROL W	STATE W IV	ALEXANDER	8933 RAVEN PARK DR		CHARLOTTE	NC	28213
2023-120	13103128	GREEN	DONNA PATRICE COVINGTON			1501 LANSDALE DR APT B		CHARLOTTE	NC	28205
2023-120	13103129	O REILLY	CATHERINE MICHELLE			1501 LANSDALE DR UNIT A		CHARLOTTE	NC	28205
2023-120	13103130	MUSTERMAN	BROOKE S			1511 LANSDALE DR APT G		CHARLOTTE	NC	28205
2023-120	13103131	STEWART	DANIEL	JOYCE	RAMOS	13207 GRAYMIST DR		CHARLOTTE	NC	28215
2023-120	13103132	MARINO	ANDREW			1511 LANSDALE DR APT E		CHARLOTTE	NC	28205
2023-120	13103133	FORD	DOCK FRANKLIN			1511 LANSDALE DR APT D		CHARLOTTE	NC	28205
2023-120	13103134	ADAMS	DENEANNE			1511 LANSDALE DR UNIT C		CHARLOTTE	NC	28205
2023-120	13103135	HOUSE OF MAZEL LLC				15918 WAYLAND DR		CHARLOTTE	NC	28277
2023-120	13103136	ADKISSON	HOLLY HALL			1511 LANSDALE DR APT A		CHARLOTTE	NC	28205
2023-120	13103137	STAPP	ELIZABETH			1517 LANSDALE DR UNIT G		CHARLOTTE	NC	28205
2023-120	13103138	ALSAS	HODA YUSUF			1517 LANSDALE DR UNIT F		CHARLOTTE	NC	28205
2023-120	13103139	AHMED	AHMED M	AMAL S	AMIN	1517-E LANSDALE DR		CHARLOTTE	NC	28205
2023-120	13103140	BARAQUONY	BETTY S			1517-D LANSDALE		CHARLOTTE	NC	28205
2023-120	13103141	MOHAMED	MOHAMED A	FOWZIA	SALEH	1517-C LANSDALE DR		CHARLOTTE	NC	28205
2023-120	13103142	BERGER	GABRIELLE			1517 LANSDALE DR UNIT B		CHARLOTTE	NC	28205
2023-120	13103143	KENNEDY	CAROLINA GRACE			1517 LANSDALE DR #A		CHARLOTTE	NC	28205
2023-120	13103144	SIMPSON-BROWN	FLARE			1525 LANSDALE DR UNIT F		CHARLOTTE	NC	28205
2023-120	13103145	FIDOW	MUHDIN ABDULLE			1525 LANSDALE DR		CHARLOTTE	NC	28205
2023-120	13103146	HAYWOOD	KAYLA	ERIC	FIELD	1525 LANSDALE DR UNIT D		CHARLOTTE	NC	28205
2023-120	13103147	ZEHOUANI	AZIZ	IKRAM	ZEHOUANI	1525 CLANSDALE DR		CHARLOTTE	NC	28205
2023-120	13103148	GEBREHIWOT	RUTH K			1525 LANSDALE DR UNIT B		CHARLOTTE	NC	28205
2023-120	13103149	MITCHELL	JAMES JOSEPH III	DEANNA RAE	MITCHELL	1525 LANSDALE DR UNIT A		CHARLOTTE	NC	28205
2023-120	13103154	GLOVER URBAN HOLDINGS LLC				1620 GRACE LN		CHARLOTTE	NC	28262
2023-120	13103155	WHITE	JANICE L			1535 LANSDALE DR UNIT B		CHARLOTTE	NC	28205
2023-120	13103156	HABTEMARIAM	SAMRAWIT			2315 HEATH LAKE DR		MINT HILL	NC	28227
2023-120	13103157	GEBRAMICHAEL	YOHANNES B	MILLION	ADHANOM	1535 LANSDALE DR UNIT D		CHARLOTTE	NC	28205
2023-120	13103158	GHEBRESSILASJE	EDEN A			1535 LANSDALE DR UNIT E		CHARLOTTE	NC	28205
2023-120	13103159	GHEBRESILASIE	EDEN			PO BOX 25733		CHARLOTTE	NC	28205
2023-120	13103160	BORE	ABSHIR			1535 LANSDALE DR UNIT G		CHARLOTTE	NC	28205
2023-120	13103161	KILLION	KIET			8268 W CHESTNUT AVE		LITTLETON	CO	80128
2023-120	13103162	LYASH	DIANA C			1541 LANSDALE DR UNIT B		CHARLOTTE	NC	28205
2023-120	13103163	BAUDOIN	GAIL BODIN			150 AZELEA WAY		HENDERSONVILLE	NC	28792
2023-120	13103164	MENAMENO	HANSU OGBAHANESS			1541 LANSDALE DR UNIT D		CHARLOTTE	NC	28205
2023-120	13103165	MOREIRA	EDGARDO A CONTRERAS	KATHALYN PAOLA CONTRERAS	MOREIRA	1541 E LANSDALE DR		CHARLOTTE	NC	28205
2023-120	13103166	GRENET	KUBROM G			1541 LANSDALE DR UNIT F		CHARLOTTE	NC	28205
2023-120	13103167	OAKS CONDOMINIUMS RECREATION ASSOC LTD				1531 LANSDALE DR		CHARLOTTE	NC	28205
2023-120	13103168	PEARSON	DORIS			4520 CENTRAL AVE UNIT A		CHARLOTTE	NC	28205
2023-120	13103169	JAMES	DARYL LAMAR			4520 CENTRAL AVENUE UNIT B		CHARLOTTE	NC	28205
2023-120	13103170	CENTRAL PROPERTY MANAGEMENT LLC			C/O TRINITY FAMILY TRUST	5201 CENTERFIELD LN		WAXHAW	NC	28173
2023-120	13103171	PALACIO	LUBIER PATRICIA ZAPATA			4520 CENTRAL AVE APT D		CHARLOTTE	NC	28205
2023-120	13103172	BELAY	GHIDEY ABRHA			4520 CENTRAL AVE UNIT E		CHARLOTTE	NC	28205
2023-120	13103173	WILLIAMS	NICHOLAS JULIAN			4520 CENTRAL AV UNIT F		CHARLOTTE	NC	28205
2023-120	13103174	FARGALLA	MARY N			4520 CENTRAL AVE UNIT G		CHARLOTTE	NC	28205
2023-120	13103175	FREEMAN	KIMBERLY			4520 CENTRAL AVE APT H		CHARLOTTE	NC	28205
2023-120	13103176	WYATT	CARA DAWN			4500 CENTRAL AVE UNIT A		CHARLOTTE	NC	28205
2023-120	13103177	ELWOOD	MARVIN EUGENE			4500 CENTRAL AVE APT B		CHARLOTTE	NC	28205
2023-120	13103178	YEMANE	MIHRETEAB	ZAIDE	HAILE	4500 CENTRAL AVE UNIT C		CHARLOTTE	NC	28205
2023-120	13103179	BUI	HANH C			9300 PROSPECTOR LN		MINT HILL	NC	28227
2023-120	13103180	PATE	NIESHA T			4500 CENTRAL AVE UNIT E		CHARLOTTE	NC	28205
2023-120	13103181	MAHMOOD	QAISAR	ADEELA	QAISAR	1840 PROGRESS LN APT H		CHARLOTTE	NC	28205
2023-120	13103182	ARSHAD	SHAMS	ROMANA	SHAMS	1824 PROGRESS LN		CHARLOTTE	NC	28205
2023-120	13103183	GHEBRESILASI	EDEN			1848 PROGRESS LN UNIT C		CHARLOTTE	NC	28205
2023-120	13103184	MARTIN	CHARLES ALAN			2338 ARNOLD DR		CHARLOTTE	NC	28205
2023-120	13103185	HOLLOWAY	DENNIS W			1848 PROGRESS LN APT E		CHARLOTTE	NC	28205
2023-120	13103186	WILKENS	DONTELLE M			1848 PROGRESS LN UNIT F		CHARLOTTE	NC	28205
2023-120	13103187	ROGUE	PABLO			4726 WILLOWGLEN RD		HARRISBURG	NC	28075
2023-120	13103188	PORTILLO	DAVID HERNANDEZ	MARLEN ALEXIS HERNANDEZ	CORTEZ	1848 PROGRESS LN		CHARLOTTE	NC	28205
2023-120	13103189	HOLT	ZACHARY DANIEL			1848 PROGRESS LN UNIT J		CHARLOTTE	NC	28205
2023-120	13103190	BORRELLI	BRIAN M			1848 PROGRESS LN UNIT K		CHARLOTTE	NC	28205
2023-120	13103191	WINCHESTER	ERIC E			1006 EL DORADO AV		CHARLOTTE	NC	28262
2023-120	13103192	DASS	SOUAD			1840 PROGRESS LN UNIT B		CHARLOTTE	NC	28205
2023-120	13103193	ZHANG	YONGQI	JACOB	DAHL	1840 PROGRESS LN UNIT C		CHARLOTTE	NC	28205
2023-120	13103194	DAVIS	FRANKLIN			1493 AMERICAN BEAUTY LN		COLUMBUS	OH	43240
2023-120	13103195	SLOAN	LINDA KAY			1840-E PROGRESS LN		CHARLOTTE	NC	28205
2023-120	13103196	MOHAMED	ALI	SEADA	BERHAM	1840 PROGRESS LN APT F		CHARLOTTE	NC	28205
2023-120	13103197	NGUYEN	MYDIEU MEGAN			1840 PROGRESS LN UNIT G		CHARLOTTE	NC	28205
2023-120	13103198	MAHMOOD	QAISAR			1840 PROGRESS LN APT H		CHARLOTTE	NC	28205
2023-120	13103199	EL ARFI	MAATI			1840 PROGRESS LN APT J		CHARLOTTE	NC	28205
2023-120	13103208	WOODLIEF	VIRGINIA W	TRUST	VIRGINIA W WOODLIEF LIVING	1815 PROGRESS LN		CHARLOTTE	NC	28205
2023-120	13103209	BOBENAGE	KRISTIN A			1821 PROGRESS LANE		CHARLOTTE	NC	28205
2023-120	13103211	CENTRO BONO FOUNDATION				333 W TRADE ST STE 220		CHARLOTTE	NC	28202
2023-120	13103212	CENTRO BONO FOUNDATION				333 W TRADE ST STE 220		CHARLOTTE	NC	28202
2023-120	13103214	ANTONUCCI	CHARLES MICHAEL	VICKY SULAY	GONZALEZ	4456 CENTRAL AVE		CHARLOTTE	NC	28205
2023-120	13103215	GONZALEZ	VICKY S		CHARLES ANTONUCCI	4448 CENTRAL AVE		CHARLOTTE	NC	28205
2023-120	13103216	ROOF ABOVE INC				PO BOX 31335		CHARLOTTE	NC	28231
2023-120	13103217	NGUYEN	TUYET M	CO	HO	1837 PROGRESS LN		CHARLOTTE	NC	28205
2023-120	13103218	ARIAS	DAGOBERTO AQUINO			1829 PROGRESS LN		CHARLOTTE	NC	28205
2023-120	13103232	CENTRO BONO FOUNDATION				333 W TRADE ST STE 220		CHARLOTTE	NC	28202
2023-120	13107101	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202

# EXHIBIT B

February 23, 2024

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:** Thursday, March 7<sup>th</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Ascent Real Estate Capital LLC  
**Petition No.:** 2023-120

Dear Charlotte Neighbor:

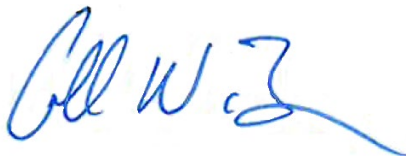
Our firm represents Ascent Real Estate Capital LLC (the "Petitioner") in their proposal to rezone approximately three and a half (3.5) acres located on Central Avenue, west of Progress Lane, more particularly described as Tax Parcels 13103215, 13103214, 13103232, 13103212, and 13103211. The Petitioner is requesting a rezoning from the O-1(CD) and N2-B zoning districts to the N2-C(CD) zoning district to accommodate future development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Unified Development 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 **Thursday, March 7th 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 ("Central Ave") and/or the petitioner ("Ascent") 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

# Registrants for 'Official Community Meeting - Ascent Central'

Search by name or email Search

[Cancel Registration](#) [Resend Confirmation Email](#)

<input type="checkbox"/> Registrants	Email Address	Registration Date	
<input type="checkbox"/> Shams Arshad	<del>shams.arshad@ascentcentral.com</del>	Mar 7, 2024 05:37 PM	<a href="#">Copy</a>
<input type="checkbox"/> Gene Elwood	<del>Gene.Elwood@gmail.com</del>	Mar 7, 2024 05:37 PM	<a href="#">Copy</a>
<input type="checkbox"/> Ben Palmer	ben@ascent.re	Mar 7, 2024 05:30 PM	<a href="#">Copy</a>
<input type="checkbox"/> Caci Jaeger	9dbdwt7cvg@privaterelay.appleid.com	Mar 7, 2024 05:29 PM	<a href="#">Copy</a>
<input type="checkbox"/> Virginia Woodlief	<del>virginiawoodlief@gmail.com</del>	Mar 7, 2024 05:27 PM	<a href="#">Copy</a>
<input type="checkbox"/> Collin Brown	collin.brown@alexanderricks.com	Mar 7, 2024 05:27 PM	<a href="#">Copy</a>
<input type="checkbox"/> Lisa Larkins	lisa@alexanderricks.com	Mar 7, 2024 05:22 PM	<a href="#">Copy</a>
<input type="checkbox"/> Kristin Bobenage	<del>kristinbobenage@gmail.com</del>	Mar 7, 2024 03:39 PM	<a href="#">Copy</a>
<input type="checkbox"/> Katherine Young	<del>Katherine.Young@alexanderricks.com</del>	Mar 7, 2024 02:29 PM	<a href="#">Copy</a>
<input type="checkbox"/> D Patrice Covington Green	<del>dpatricecovingtongreen@gmail.com</del>	Mar 4, 2024 09:23 PM	<a href="#">Copy</a>
<input type="checkbox"/> Brooke Musterman	<del>brooke.musterman@gmail.com</del>	Mar 4, 2024 06:25 PM	<a href="#">Copy</a>

<input type="checkbox"/>	Holly Adkisson	<del>h.adkisson@gmail.com</del>	Mar 1, 2024 02:05 PM	<a href="#">Copy</a>
<input type="checkbox"/>	Betty Baraquony	<del>bettybaraquony@gmail.com</del>	Feb 29, 2024 05:40 PM	<a href="#">Copy</a>
<input type="checkbox"/>	Kayla Avery	<del>kaylaavery@gmail.com</del>	Feb 29, 2024 04:33 PM	<a href="#">Copy</a>
<input type="checkbox"/>	Jessica Kaddoimi	<del>jesskaddoimi@gmail.com</del>	Feb 29, 2024 12:34 PM	<a href="#">Copy</a>
<input type="checkbox"/>	Gail Hicks	<del>gailhicks@yahoo.com</del>	Feb 29, 2024 12:14 PM	<a href="#">Copy</a>
<input type="checkbox"/>	Kimberly Armstrong	<del>kimfree@icloud.com</del>	Feb 29, 2024 11:47 AM	<a href="#">Copy</a>
<input type="checkbox"/>	Cassie Cope	<del>cassiecope@gmail.com</del>	Feb 29, 2024 10:29 AM	<a href="#">Copy</a>

# EXHIBIT D



**ASCENT**  
REAL ESTATE CAPITAL

# CENTRAL AVENUE

(REZONING #2023-120)

ASCENT REAL ESTATE CAPITAL

Official Community Meeting

March 7, 2024

Alexander  
Ricks  
PLLC

# MEETING AGENDA

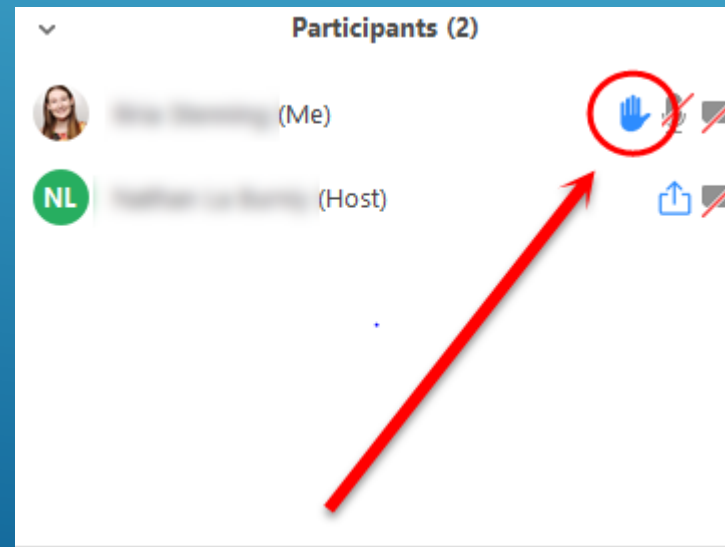
- **Introductions**
  - **Property Location**
  - **Development Considerations**
  - **Current Zoning**
  - **2040 Plan Recommendation**
  - **Proposal**
  - **Potential Timeline**
  - **Questions/Discussion**
- 

# AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



# TEAM INTRODUCTIONS

**Property Owner:** Centro Bono Foundation, Charles Michael Antonucci, and Vicky Sulay Gonzalez,

**Petitioner:**

**Ascent Real Estate Capital**  
Jon Dixon, Caci Cambruzzi Jaeger, Ben Palmer

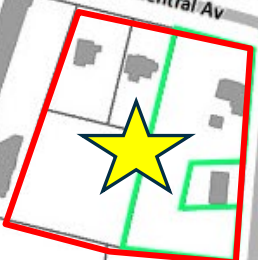
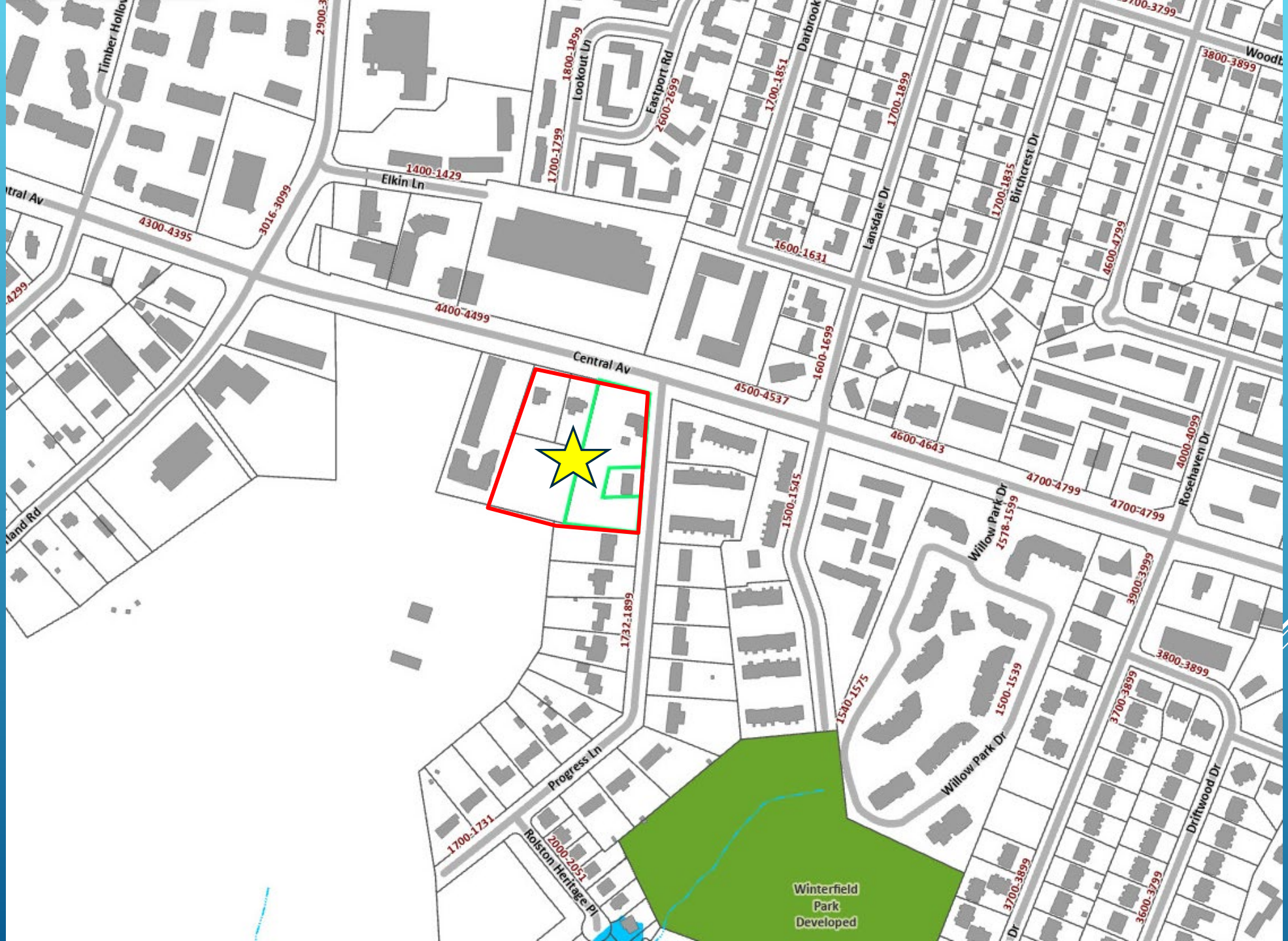


**Alexander  
Ricks  
PLLC**

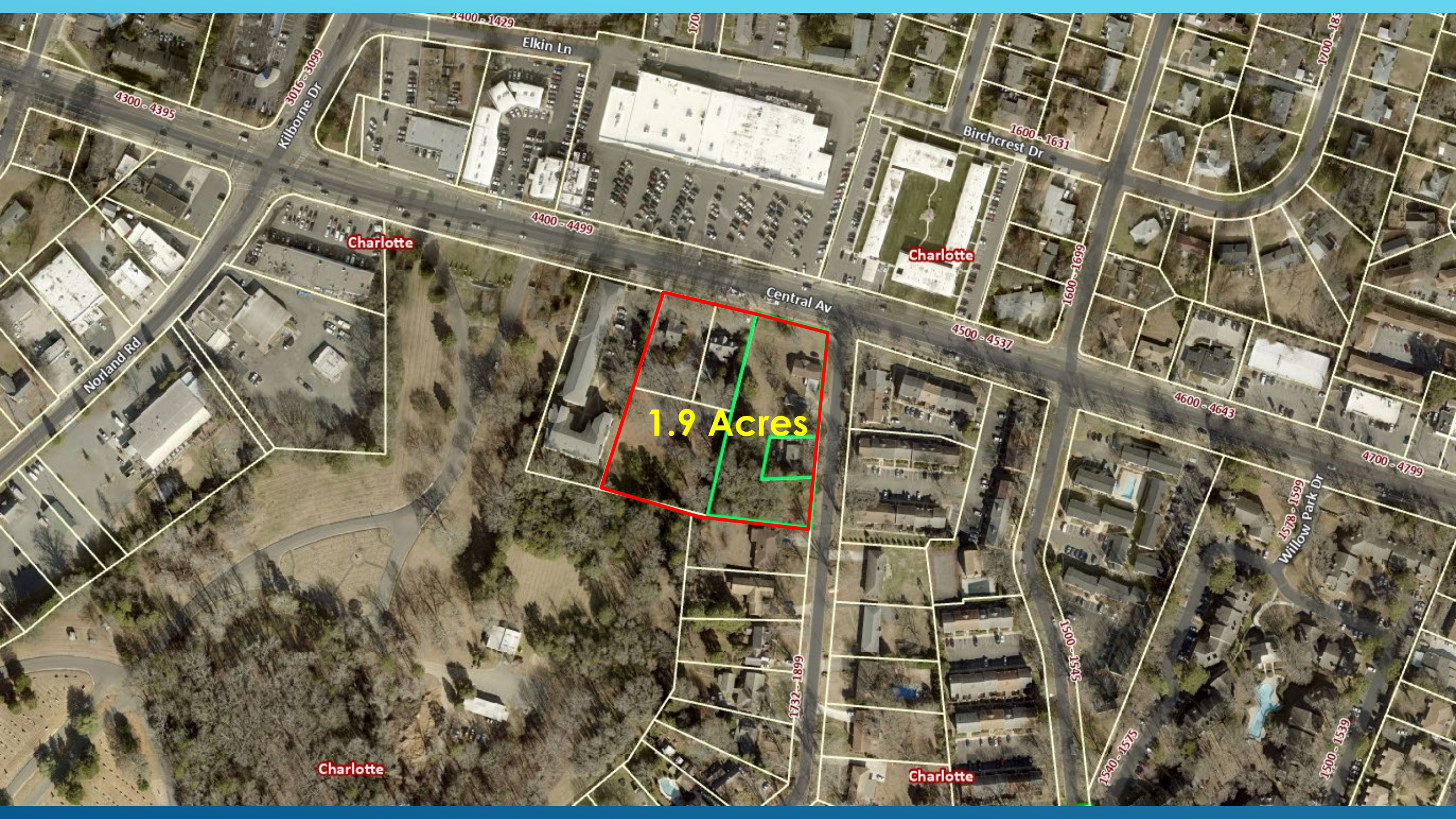
Collin Brown &  
Lisa Arnold



# PROPERTY LOCATION



Winterfield  
Park  
Developed



1.9 Acres

Charlotte

Charlotte

Charlotte

Charlotte

4300 - 4395

Kilborne Dr  
3016 - 3099

Elkin Ln  
1400 - 1429

4400 - 4499

Birchcrest Dr  
1600 - 1631

Central Av

4500 - 4537

1600 - 1699

4600 - 4643

4700 - 4799

Willow Park Dr  
1578 - 1599

1500 - 1545

1540 - 1575

1500 - 1539

1732 - 1899

170

1700 - 185

4400-4499

Central Av

4500-4537

Charlotte

Charlotte



Search Google Maps



4458 Central Ave



Charlotte, North Carolina



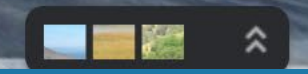
Google Street View

Oct 2022

See more dates



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



# REZONING PROCESS, GENERALLY





## How to identify Conditional Rezoning:

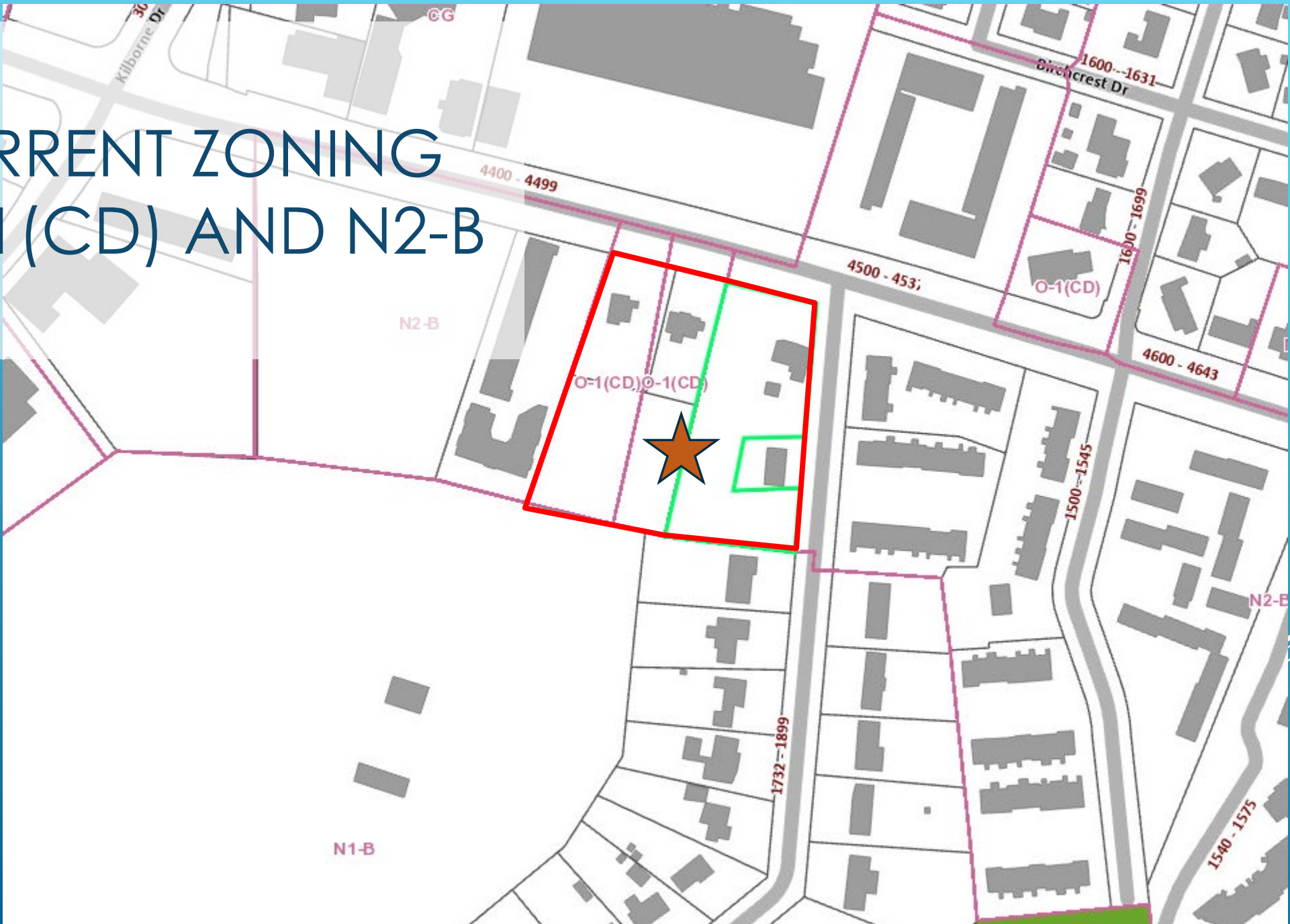
Conventional	Conditional
O-1	O-1(CD)*
TOD- UC	TOD- EX
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

\* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

\*\* Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

# EXISTING ZONING

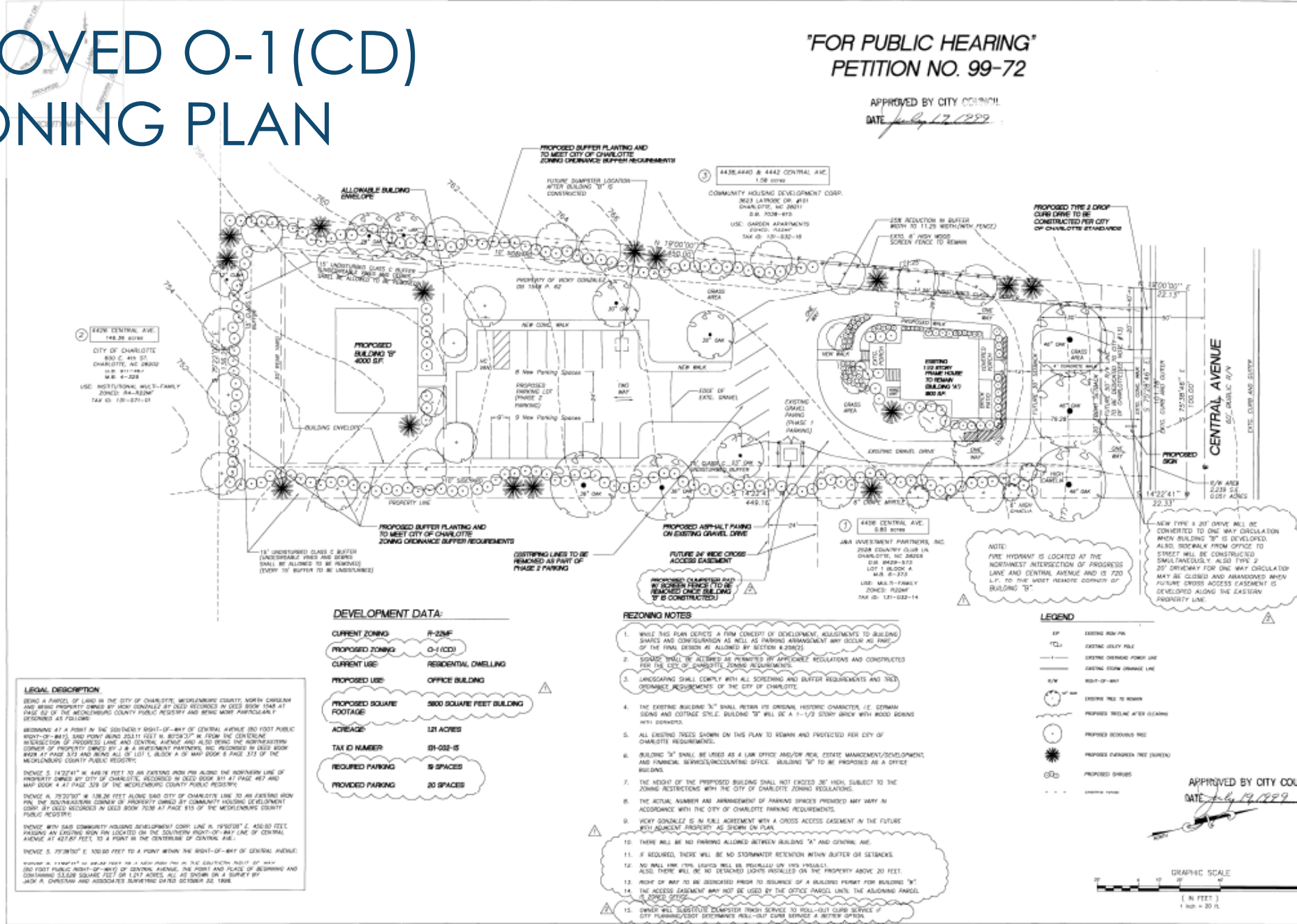
CURRENT ZONING  
= O-1(CD) AND N2-B



# APPROVED O-1 (CD) ZONING PLAN

"FOR PUBLIC HEARING"  
PETITION NO. 99-72

APPROVED BY CITY COUNCIL  
DATE July 17, 1999



4428 CENTRAL AVE.  
148.28 ACRES  
CITY OF CHARLOTTE  
800 E. 415 ST.  
CHARLOTTE, NC 28202  
U.S. 811-287  
M.S. 4-228  
USE: INSTITUTIONAL, MULTIFAMILY  
ZONED: RA-922M  
TAX ID: 150-071-01

**DEVELOPMENT DATA:**

CURRENT ZONING	R-22MF
PROPOSED ZONING	O-1 (CD)
CURRENT USE	RESIDENTIAL DWELLING
PROPOSED USE	OFFICE BUILDING
PROPOSED SQUARE FOOTAGE	3000 SQUARE FEET BUILDING
ACREAGE	1.21 ACRES
TAX ID NUMBER	51-052-15
REQUIRED PARKING	30 SPACES
PROVIDED PARKING	30 SPACES

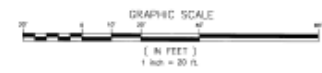
**LEGAL DESCRIPTION**  
BEING A PORTION OF LAND IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING PROPERTY OWNED BY VICKY GONZALEZ BY DEED RECORDED IN DEED BOOK 1548 AT PAGE 63 OF THE MECKLENBURG COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF THE 800 FOOT PUBLIC RIGHT-OF-WAY OF PROGRESS LANE AND CENTRAL AVENUE AND ALSO BEING THE NORTHEASTERN CORNER OF PROPERTY OWNED BY J & A INVESTMENT PARTNERS, INC. RECORDED IN DEED BOOK 4 AT PAGE 372 AND BEING ALL OF LOT 1, BLOCK A OF MAP BOOK 8 PAGE 372 OF THE MECKLENBURG COUNTY PUBLIC RECORDS;  
THENCE S 14°22'41" W 448.78 FEET TO AN EXISTING IRON PIPE ALONG THE BOUNDARY LINE OF PROPERTY OWNED BY CITY OF CHARLOTTE, RECORDED IN DEED BOOK 111 AT PAGE 487 AND MAP BOOK 4 AT PAGE 328 OF THE MECKLENBURG COUNTY PUBLIC RECORDS;  
THENCE S 75°22'50" W 106.26 FEET ALONG THE CITY OF CHARLOTTE LINE TO AN EXISTING IRON PIPE, THE SOUTHWESTERN CORNER OF PROPERTY OWNED BY COMMUNITY HOUSING DEVELOPMENT CORP. BY DEED RECORDED IN DEED BOOK 7038 AT PAGE 815 OF THE MECKLENBURG COUNTY PUBLIC RECORDS;  
THENCE WITH SAID COMMUNITY HOUSING DEVELOPMENT CORP. LINE N 19°52'07" E 458.80 FEET PASSING AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN BOUNDARY LINE OF CENTRAL AVENUE AT 427.87 FEET, TO A POINT IN THE CENTERLINE OF CENTRAL AVE.  
THENCE S 75°28'50" E 100.00 FEET TO A POINT WITHIN THE RIGHT-OF-WAY OF CENTRAL AVENUE;  
THENCE N 11°46'15" W 224.26 FEET TO A POINT WITHIN THE 30' CITY OF CHARLOTTE RIGHT-OF-WAY (80' FOOT PUBLIC RIGHT-OF-WAY) OF CENTRAL AVENUE, THE POINT AND PLACE OF BEGINNING AND CONTAINED 33,000 SQUARE FEET OR 1.21 ACRES, ALL AS SHOWN ON A SURVEY BY JERRY A. CHRISTIAN AND ASSOCIATES DATED OCTOBER 22, 1988.

- REZONING NOTES**
1. WHILE THIS PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT, ADJUSTMENTS TO BUILDING SHAPES AND CONFIGURATION AS WELL AS PARKING ARRANGEMENT MAY OCCUR AS PART OF THE FINAL DESIGN AS ALLOWED BY SECTION 6.2.9(2)(C).
  2. SIGNAGE SHALL BE ALLOWED AS PERMITTED BY APPLICABLE REGULATIONS AND CONSTRUCTED PER USE, CITY OF CHARLOTTE ZONING REGULATIONS.
  3. LANDSCAPING SHALL COMPLY WITH ALL SCREENING AND BUFFER REQUIREMENTS AND TREE ORDINANCE REQUIREMENTS OF THE CITY OF CHARLOTTE.
  4. THE EXISTING BUILDING "A" SHALL RETAIN ITS ORIGINAL HISTORIC CHARACTER, I.E. GERMAN SHINGLES AND COTTAGE STYLE. BUILDING "B" WILL BE A 1-1/2 STORY BRICK WITH ROOF BORING WITH CORNICES.
  5. ALL EXISTING TREES SHOWN ON THIS PLAN TO REMAIN AND PROTECTED PER CITY OF CHARLOTTE REQUIREMENTS.
  6. BUILDING "B" SHALL BE USED AS A LAW OFFICE AND/OR REAL ESTATE MANAGEMENT/DEVELOPMENT AND FINANCIAL SERVICES/CONSULTING OFFICE. BUILDING "B" TO BE PROPOSED AS A OFFICE BUILDING.
  7. THE HEIGHT OF THE PROPOSED BUILDING SHALL NOT EXCEED 30' HIGH SUBJECT TO THE ZONING RESTRICTIONS WITHIN THE CITY OF CHARLOTTE ZONING REGULATIONS.
  8. THE ACTUAL NUMBER AND ARRANGEMENT OF PARKING SPACES PROVIDED MAY VARY IN ACCORDANCE WITH THE CITY OF CHARLOTTE PARKING REQUIREMENTS.
  9. VICKY GONZALEZ IS IN FULL AGREEMENT WITH A CROSS ACCESS EASEMENT IN THE FUTURE WITH ADJACENT PROPERTY AS SHOWN ON PLAN.
  10. THERE WILL BE NO PARKING ALLOWED BETWEEN BUILDING "A" AND CENTRAL AVE.
  11. IF REQUIRED, THERE WILL BE NO STORMWATER RETENTION WITHIN BUFFER OR SETBACKS.
  12. NO WALL OR FENCE LIGHTS WILL BE PERMITTED ON THIS PROPERTY.
  13. ALSO THERE WILL BE NO DETACHED LIGHTS INSTALLED ON THE PROPERTY ABOVE 20 FEET.
  14. RIGHT OF WAY TO BE DESIGNATED PRIOR TO SUBMITTAL OF A BUILDING PERMIT FOR BUILDING "B".
  15. THE ACCESS EASEMENT MAY NOT BE USED BY THE OFFICE PARCEL, UNLESS THE ALLOWING PARCEL IS ZONED SUITE.
  16. OWNER WILL SUBSTITUTE CUMULATED TRASH SERVICE TO ROLL-OUT CURB SERVICE IF CITY PLANNING/STREET DEPARTMENT ROLL-OUT CURB SERVICE A REVIEW OPTION.

**LEGEND**

EP	EXISTING IRON PIPE
CL	EXISTING UTILITY PIPE
---	EXISTING ORIGINAL FENCE LINE
---	EXISTING EASEL/AVENUE LINE
R/W	RIGHT-OF-WAY
(Symbol)	EXISTING TREE TO REMAIN
(Symbol)	PROPOSED TREE/PLANT AFTER CLEARING
(Symbol)	PROPOSED REDUCED TREE
(Symbol)	PROPOSED DRAINAGE TIE (NONE)
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING DRIVEWAY

APPROVED BY CITY COUNCIL  
DATE July 17, 1999



PLANNED BY:  
STEPHEN HIRSCH  
300 W. WILSON ST.  
CHARLOTTE NORTH CAROLINA 28212  
704/598-4592

DEVELOPED BY:  
DAVID S. W. ANTONIOLLO  
CHARLOTTE, NORTH CAROLINA  
704/837-4825

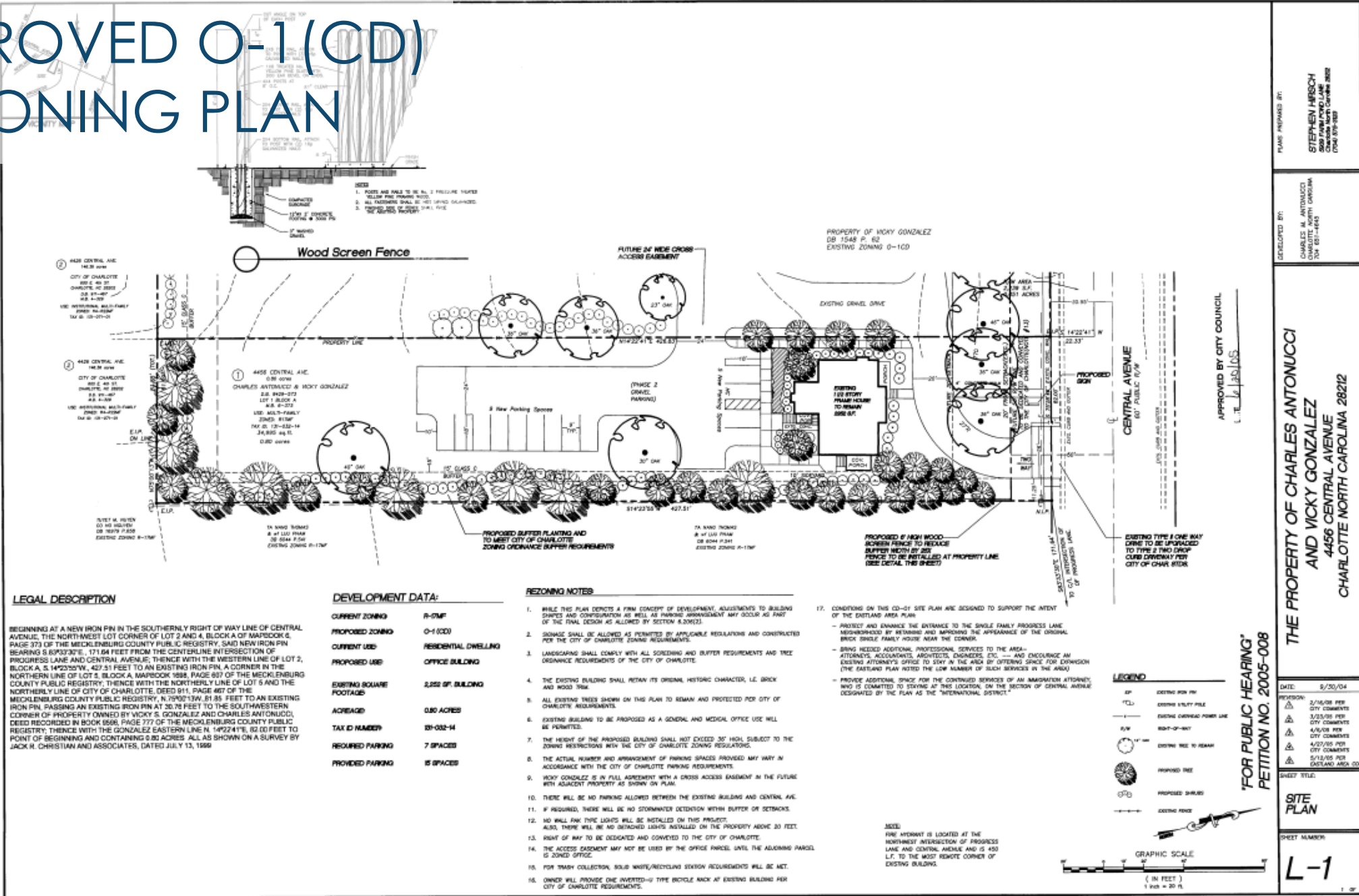
THE PROPERTY OF VICKY GONZALEZ  
4448 CENTRAL AVENUE  
CHARLOTTE NORTH CAROLINA 28212

DATE: 3/3/99  
PERSON: S/20/99 PER CITY STAFF COMMENT  
6/23/99 PER CITY STAFF COMMENT

SHEET TITLE: SITE PLAN

SHEET NUMBER: L-1  
1 OF 1

# APPROVED O-1 (CD) ZONING PLAN



**LEGAL DESCRIPTION**

BEGINNING AT A NEW IRON PIN IN THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL AVENUE, THE NORTHWEST CORNER OF LOT 2 AND A BLOCK A OF MAPSBOOK 1888, PAGE 373 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, SAID NEW IRON PIN BEARING S 83°03'30"E, 171.84 FEET FROM THE CENTERLINE INTERSECTION OF PROGRESS LANE AND CENTRAL AVENUE, THENCE WITH THE WESTERN LINE OF LOT 2, BLOCK A, S. 14°22'52"W, 427.51 FEET TO AN EXISTING IRON PIN, A CORNER IN THE NORTHERN LINE OF LOT 2, BLOCK A, MAPSBOOK 1888, PAGE 807 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, THENCE WITH THE NORTHERLY LINE OF LOT 5 AND THE NORTHERLY LINE OF CITY OF CHARLOTTE, DEED 911, PAGE 487 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, N. 79°02'13"W, 81.85 FEET TO AN EXISTING IRON PIN, PASSING AN EXISTING IRON PIN AT 26.78 FEET TO THE SOUTHWESTERN CORNER OF PROPERTY OWNED BY WICKY S. GONZALEZ AND CHARLES ANTONUCCI, DEED RECORDED IN BOOK 1888, PAGE 777 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, THENCE WITH THE GONZALEZ EASTERN LINE N. 14°22'41"E, 82 (0) FEET TO POINT OF BEGINNING AND CONTAINING 0.80 ACRES. ALL AS SHOWN ON A SURVEY BY JACK H. CHRISTIAN AND ASSOCIATES, DATED JULY 13, 1999

**DEVELOPMENT DATA:**

CURRENT ZONING	R-5MF
PROPOSED ZONING	O-1(CDD)
CURRENT USE	RESIDENTIAL DWELLING
PROPOSED USE	OFFICE BUILDING
EXISTING SQUARE FOOTAGE	2,552 SF BUILDING
ACREAGE	0.80 ACRES
TAX ID NUMBER	03-032-14
REQUIRED PARKING	7 SPACES
PROVIDED PARKING	8 SPACES

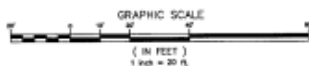
**REZONING NOTES**

- WHILE THIS PLAN DENOTES A FIRM CONCEPT OF DEVELOPMENT, ADJUSTMENTS TO BUILDING SHAPES AND CONFIGURATION AS WELL AS PARKING ARRANGEMENT MAY OCCUR AS PART OF THE FINAL DESIGN AS ALLOWED BY SECTION 5.20(2).
- STORAGE SHALL BE ALLOWED AS PERMITTED BY APPLICABLE REGULATIONS AND CONSTRUCTED PER THE CITY OF CHARLOTTE ZONING REQUIREMENTS.
- LANDSCAPING SHALL COMPLY WITH ALL SODDING AND BUFFER REQUIREMENTS AND TREE ORDINANCE REQUIREMENTS OF THE CITY OF CHARLOTTE.
- THE EXISTING BUILDING SHALL RETAIN ITS ORIGINAL HISTORIC CHARACTER, I.E. BRICK AND WOOD SHAK.
- ALL EXISTING TREES SHOWN ON THIS PLAN TO REMAIN AND PROTECTED PER CITY OF CHARLOTTE REQUIREMENTS.
- EXISTING BUILDING TO BE PROPOSED AS A GENERAL AND MEDICAL OFFICE USE WILL BE PERMITTED.
- THE HEIGHT OF THE PROPOSED BUILDING SHALL NOT EXCEED 30' HIGL SUBJECT TO THE ZONING RESTRICTIONS WITH THE CITY OF CHARLOTTE ZONING REGULATIONS.
- THE ACTUAL NUMBER AND ARRANGEMENT OF PARKING SPACES PROVIDED MAY VARY IN ACCORDANCE WITH THE CITY OF CHARLOTTE PARKING REQUIREMENTS.
- WICKY GONZALEZ IS IN FULL AGREEMENT WITH A CROSS ACCESS EASEMENT IN THE FUTURE WITH ADJACENT PROPERTY AS SHOWN ON PLAN.
- THERE WILL BE NO PARKING ALLOWED BETWEEN THE EXISTING BUILDING AND CENTRAL AVE. IF REQUIRED, THERE WILL BE NO STOPSMAN DETENTION WITHIN BUFFER OR DETRACKS.
- NO WALL FAN TYPE LIGHTS WILL BE INSTALLED ON THIS PROJECT. ALSO, THERE WILL BE NO DETACHED LIGHTS INSTALLED ON THE PROPERTY ABOVE 20 FEET.
- RIGHT OF WAY TO BE DESIGNATED AND CONVEYED TO THE CITY OF CHARLOTTE.
- THE ACCESS EASEMENT MAY NOT BE USED BY THE OFFICE PARCEL UNTIL THE ADJOINING PARCEL IS ZONED OFFICE.
- FOR TRASH COLLECTION, SOLID WASTE/RECYCLING SECTOR REQUIREMENTS WILL BE MET.
- OWNER WILL PROVIDE ONE INVERTED-U TYPE BICYCLE RACK AT EXISTING BUILDING PER CITY OF CHARLOTTE REQUIREMENTS.

- CONDITIONS ON THIS CD-01 SITE PLAN ARE DESIGNED TO SUPPORT THE INTENT OF THE DISTLAND AREA PLAN.
  - PROTECT AND ENHANCE THE ENTRANCE TO THE SINGLE FAMILY PROGRESS LANE NEIGHBORHOOD BY RETAINING AND IMPROVING THE APPEARANCE OF THE ORIGINAL BRICK SINGLE FAMILY HOUSE NEAR THE CORNER.
  - BRING HEEDED ADDITIONAL PROFESSIONAL SERVICES TO THE AREA—ATTORNEYS, ACCOUNTANTS, ARCHITECTS, ENGINEERS, ETC.—AND ENCOURAGE AN EXISTING ATTORNEY'S OFFICE TO STAY IN THE AREA BY OFFERING SPACE FOR EXPANSION (THE DISTLAND PLAN NOTED THE LOW NUMBER OF SUCH SERVICES IN THE AREA).
  - PROVIDE ADDITIONAL SPACE FOR THE CONTINUED SERVICES OF AN ANIMATION ATTORNEY WHO IS COMMITTED TO STAYING AT THIS LOCATION ON THE SECTION OF CENTRAL AVENUE DESIGNATED BY THE PLAN AS THE "INTERNATIONAL DISTRICT."

**LEGEND**

- SP EXISTING IRON PIN
- FDL EXISTING UTILITY FILE
- EDL EXISTING OVERHEAD POWER LINE
- R/W RIGHT-OF-WAY
- 1" FT EXISTING TREE TO REMAIN
- PROPOSED TREE
- PROPOSED SHRUBS
- EXISTING FENCE



APPROVED BY CITY COUNCIL  
L. L. L. L.

**"FOR PUBLIC HEARING"**  
**PETITION NO. 2005-008**

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **L-1**

THE PROPERTY OF CHARLES ANTONUCCI AND WICKY GONZALEZ  
4456 CENTRAL AVENUE  
CHARLOTTE NORTH CAROLINA 28212

PLANS PREPARED BY:  
STEREVEN HIRSCH  
5047 PINEWOOD LANE  
Charlotte, North Carolina 28205  
(704) 579-1000

DEVELOPED BY:  
CHARLES H. ANTONUCCI  
CHARLOTTE, NORTH CAROLINA  
(704) 651-1643

DATE: 8/30/04

PROVISION:

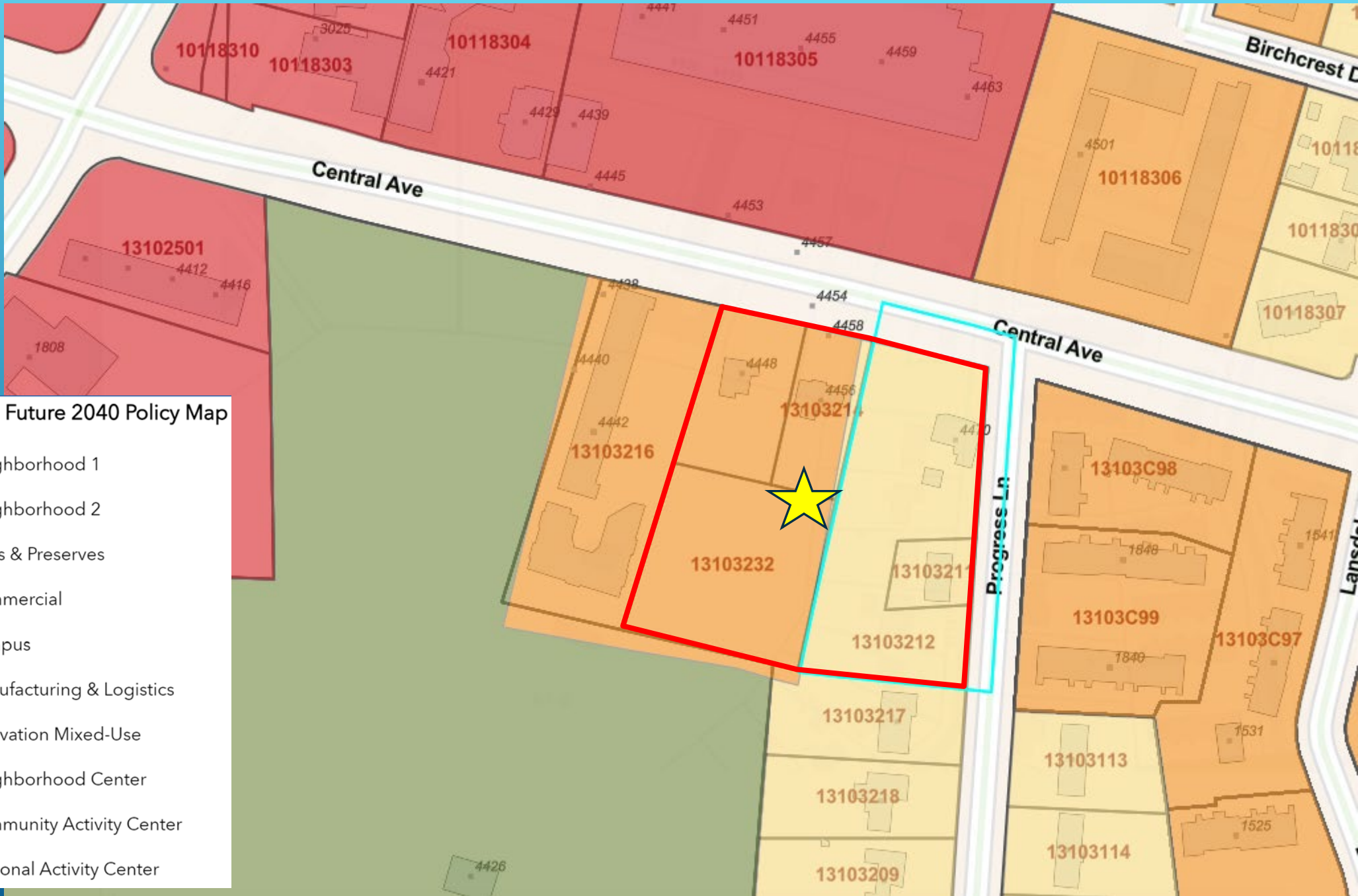
1/16/08 PER CITY COMMENTS
3/23/08 PER CITY COMMENTS
4/6/08 PER CITY COMMENTS
4/22/08 PER CITY COMMENTS
5/12/08 PER DISTLAND AREA COM.

# 2040 POLICY MAP RECOMMENDATION



### Charlotte Future 2040 Policy Map

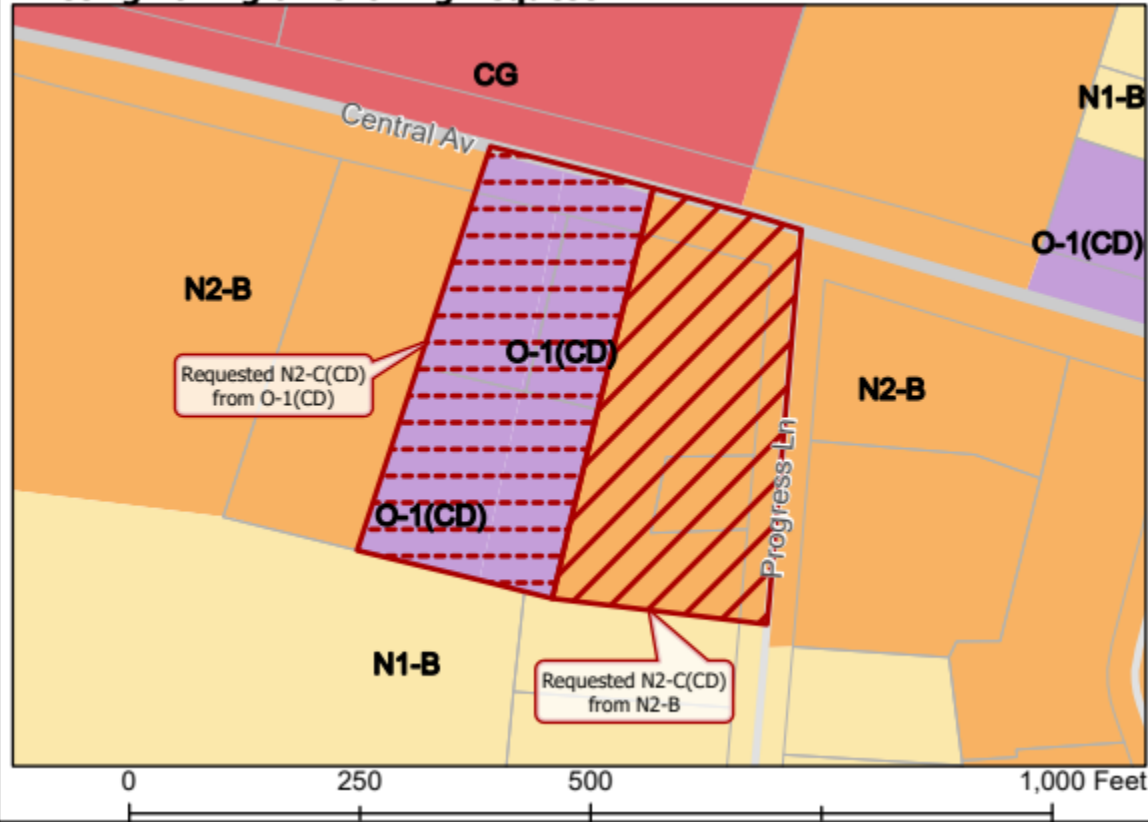
- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



# REZONING REQUEST



### Existing Zoning & Rezoning Request



- Requested N2-C(CD) from N2-B
- Requested N2-C(CD) from O-1(CD)

#### Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Office
- Commercial



Map Created 2/22/2024



TABLE OF CONTENTS

- A. Equitable Growth Framework Manual
- B. Place Types Manual
  - Complete Communities and Places
  - Place Types: Neighborhood 1
  - Place Types: Neighborhood 2**
  - Place Types: Parks and Preserves
  - Place Types: Commercial
  - Place Types: Campus
  - Place Types: Manufacturing and Logistics
  - Place Types: Innovation Mixed-Use
  - Place Types: Neighborhood Center
  - Place Types: Community Activity Center
  - Place Types: Regional Activity Center
  - Community Area Mapping and Planning
- C. Goal and Objectives Metrics



**Place Types: Neighborhood 2**

Goal: Provide a range of moderate to higher intensity housing types, including apartment and condominium buildings, to meet the needs of a diverse population.

Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



**Land Use**

- The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, non-residential uses.
- Lower intensity housing types are also found in Neighborhood 2, especially as part of a large development with a mix of housing types.
- Neighborhood 2 places also include civic uses such as schools, neighborhood parks, and religious institutions.

**Character**

- This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment.
- Neighborhood 2 places include larger scale residential buildings than are found in Neighborhood 1.
- Neighborhood 2 residential developments typically include shared community amenities, such as co-working spaces, recreational facilities, and on-site parking areas.

## Closeup Highlights



A. Infill development forming a consistent street edge

B. Trail-oriented development

C. Shared public open spaces

D. Neighborhood trail connections

E. Comfortable sidewalks with planting strips and shade trees

F. Mix of different housing types (including townhomes, condos, and medium-density residential development)

G. Transition to Adjacent Place Types

**ASCENT REAL ESTATE CAPITAL LLC  
REZONING PETITION NO. 2023-120  
2/12/2024**

**Development Data Table:**

Site Area:	+/- 3.5 acres
Tax Parcel:	131-032-15, 131-032-14, 131-032-32, 131-032-12 and 131-032-11
Existing Zoning:	O-1(CD) and N2-B
Proposed Zoning:	N2-C(CD)
Proposed Uses:	Uses permitted by right and under prescribed conditions together with accessory uses as allowed in N2-C zoning district, as applicable.

**Design Standards**

1. Maximum building height shall not exceed sixty-five (65) feet as measured by the height definition in Article 2 of the Unified Development Ordinance.

4400-4499

Central Av

4500-4537

Charlotte

Charlotte



# POTENTIAL REZONING SCHEDULE

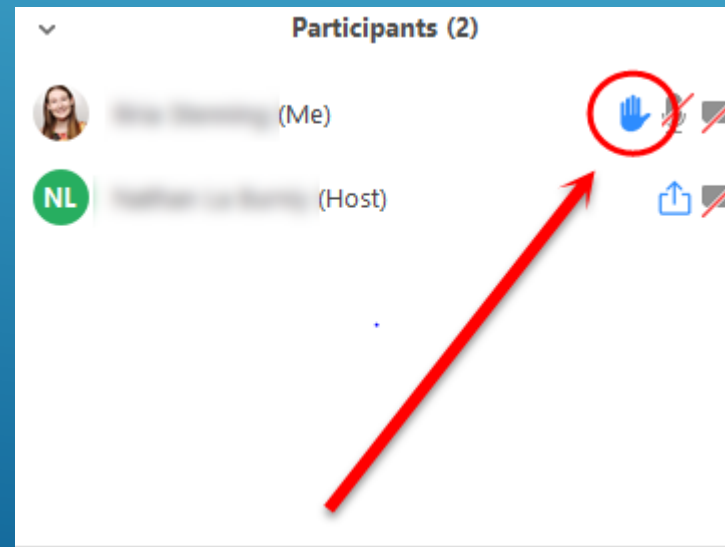
- ▶ **Application Filed:** August 2023
- ▶ **Application Processed:** September 2023
- ▶ **Official Community Meeting:** Today, March 7<sup>th</sup>
- ▶ **Earliest Public Hearing:** April 15<sup>th</sup>
- ▶ **Zoning Committee:** April 30<sup>th</sup>
- ▶ **City Council Decision:** May 20<sup>th</sup>

# QUESTIONS?

Type your  
questions



Or ask out loud



THANK YOU!





CENTRAL AVENUE  
 CITY PUBLIC ROAD

**PRELIMINARY YIELD STUDY**



**TOWNHOMES: ±50**  
**TOWNHOMES WITH EASMENT: ±56**  
**NOTE:**

- THIS PRELIMINARY PLAN DOES NOT ACCOUNT FOR FINAL LOCATIONS OF GUEST PARKING, LOADING SPACE, SERVICE AREAS, DETENTIONS AREAS NOR TRANSFORMER LOCATIONS OF WHICH MAY IMPACT FINAL TOWNHOME YIELD.
- FINAL ENTRY DRIVE LOCATIONS TBD

PRELIMINARY  
 YIELD STUDY

**NOT FOR  
 CONSTRUCTION**

**CENTRAL AVENUE AND  
 PROGRESS LANE**  
 ASCENT REAL ESTATE CAPITAL  
 CHARLOTTE, NC

DATE: 12/20/20

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE

DESIGNED BY: LD  
 DRAWN BY: LD  
 CHECKED BY: LD

SCALE: 1/8" = 1'-0"  
 1/32" = 1'-0"

DATE: 12/20/20