



**VICINITY MAP**  
 NTS

**SITE DEVELOPMENT DATA**

**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:** THIS INCLUDES ORIGINALLY REZONED 488 UNITS FOR THE CLT PORTION PER PET. #2021-020 AND BY WAY OF THIS REZONING AN ADDITIONAL 212 MULTI-FAMILY UNITS DESIGNATED FOR 11.54-ACRE CONCORD PORTION FOR PROJECT TOTAL OF 700 MULTI-FAMILY UNITS)

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

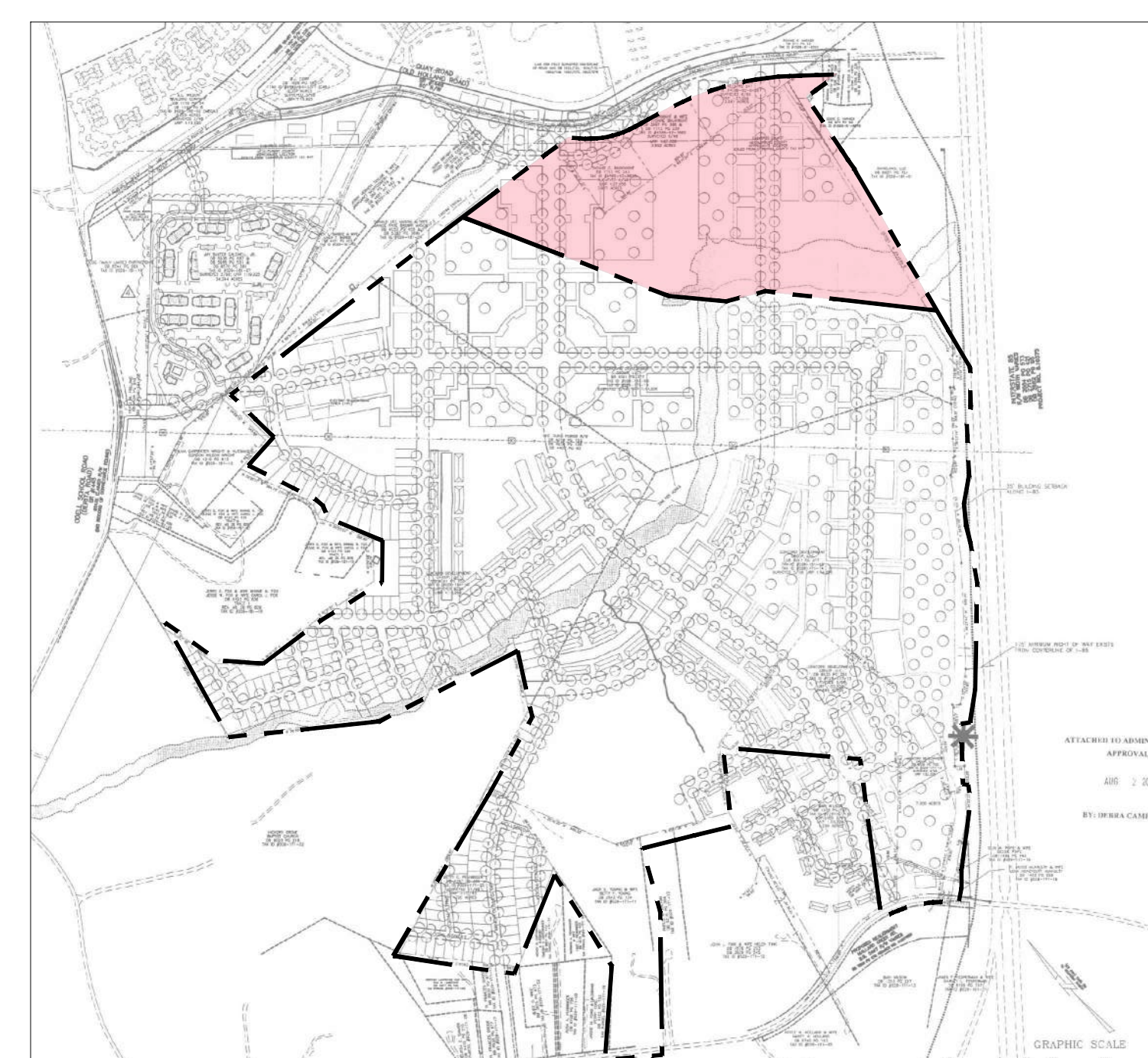
**PARKING:** AS REQUIRED BY THE ORDINANCE.

**NOTE: 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 CONTEMPLATED AS CHARLOTTE ETJ TO GOVERN PLANNING/DEVELOPMENT.**

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.30.23

NO.	DATE	DESCRIPTION	BY
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	MALL AT CONCORD MILLS LP	10206-0313 C-2
6	029-181-04	ROBERT LUNN	33182-1 R-3



**PREVIOUSLY APPROVED 2013 RZ**  
 NTS

**KINGS GRANT MULTIFAMILY**

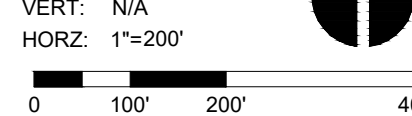
CHARLOTTE, NC  
 REZONING  
 #2023-XXX

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.30.23

DESIGNED BY: KST  
 DRAWN BY: CJK  
 CHECKED BY: JYK






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

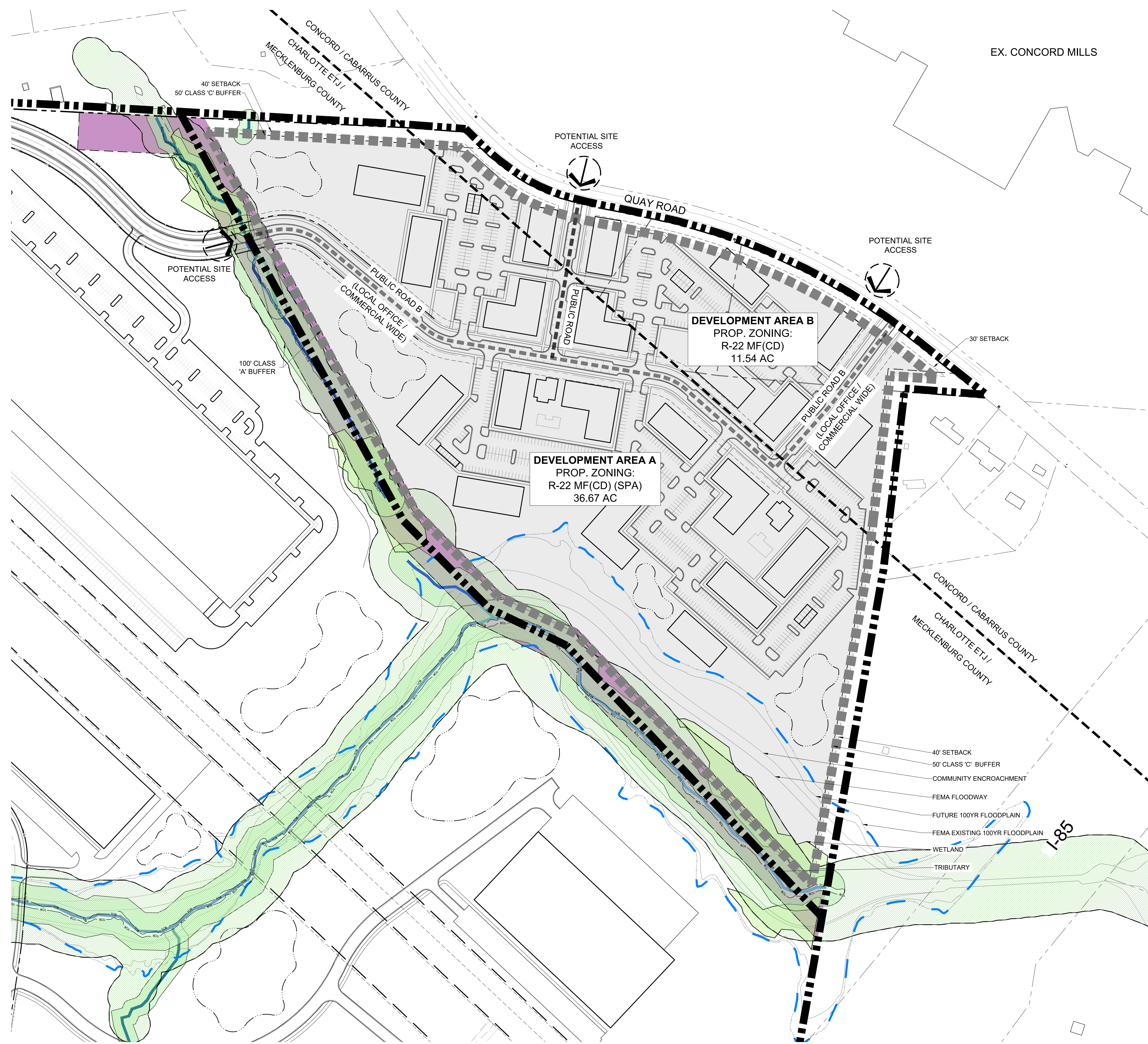


**TECHNICAL DATA**

SHEET NUMBER  
**RZ-1**

SITE LEGEND

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



KEY MAP

SCALE

PROJECT

**KINGS GRANT MULTIFAMILY**

CHARLOTTE, NC  
REZONING  
#2023-XXX

LANDDESIGN PROJ# 1020184

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.30.23

DESIGNED BY: KST  
DRAWN BY: CKS  
CHECKED BY: JYK

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

SHEET TITLE

SHEET NUMBER

**RZ-2**

SITE LEGEND

PROPOSED PROPERTY LINE   
COUNTY LINE 



**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-XXX

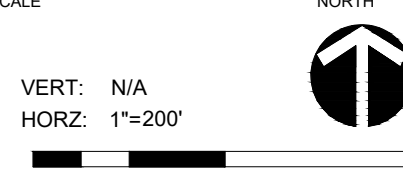
LANDDESIGN PROJ# 1020184

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.30.23

DESIGNED BY: KST  
DRAWN BY: CKS  
CHECKED BY: JYK

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



SHEET TITLE  
**ZONING BOUNDARY**

SHEET NUMBER  
**RZ-4**

