

CHILDRESS KLEIN APEX - FINAL PHASE REZONING



CONTEXT/VISION: APEX FINAL PHASE - REPLACEMENT/EXPANSION OF APEX PHASE II CONSISTENT WITH REGIONAL ACTIVITY CENTER PLACE TYPE

THIS REZONING AND ASSOCIATED DEVELOPMENT ARE A CONTINUATION OF THE UNIFIED DEVELOPMENT CONTEMPLATED BY EARLIER REZONINGS ASSOCIATED WITH PHASES I AND II OF THE APEX MIXED USE DEVELOPMENT, NAMELY REZONING PET. NO. 2015-058 AS TO PHASE I OF APEX ("APEX PHASE I") AND REZ. PETITION NO. 2015-059 AS TO PHASE II OF APEX ("APEX PHASE II"), TOGETHER WITH REZONING PET. NO. 2022-027 AS TO THE SHARON STATION MIXED USE DEVELOPMENT (THE "SHARON STATION SITE") - ALL UNDERTAKEN BY CHILDRESS KLEIN PROPERTIES (OR AFFILIATES). RZ-1.0 GENERALLY DEPICTS THE UNIFIED MIXED USE DEVELOPMENT NATURE OF APEX PHASE I, APEX PHASE II AND THE SHARON STATION SITE TO INCLUDE OFFICE, RESIDENTIAL, HOTEL, INSTITUTIONAL AND ASSOCIATED USES WITH PEDESTRIAN AND VEHICULAR CONNECTIVITY CONSISTENT WITH COMMUNITY PLANNING OBJECTIVES.

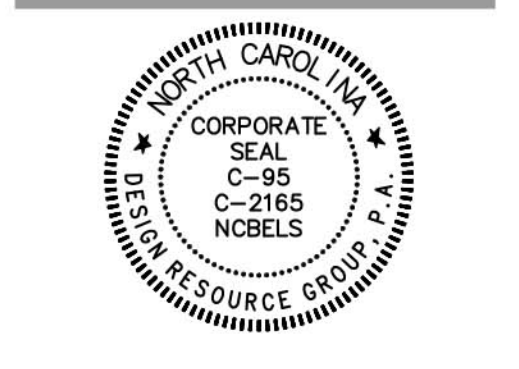
MORE SPECIFICALLY, THIS REZONING OF THE FINAL PHASE OF APEX PROVIDES FOR AN EXPANSION OF APEX PHASE II WITH THE ADDITION OF ± .768 ACRE PARCEL GENERALLY DEPICTED AS THE "APEX PHASE II EXPANSION PARCEL" ON RZ 1.0 AND INTEGRATES IT WITH APEX PHASE II AS THE "APEX PHASE II EXPANSION SITE" OR THE "SITE" INTO A UNIFIED RESIDENTIAL DEVELOPMENT WITH FRONTAGE ON APEX DR. AND COLTSGATE RD, ALL IN A MANNER CONSISTENT WITH THE REGIONAL ACTIVITY CENTER PLACE TYPE SET FORTH IN THE 2040 PLAN.

THE APEX PHASE II EXPANSION SITE ACHIEVES THE VISION OF APEX PHASES I AND II AND THE SHARON STATION SITE AS A WELL-DESIGNED MIXED-USE DEVELOPMENT WITH STRONG VEHICULAR AND PEDESTRIAN CONNECTIVITY TO FURTHER THE CREATION OF A VIBRANT, URBAN PEDESTRIAN-ORIENTED ENVIRONMENT THAT IS CHARACTERIZED BY HIGH-QUALITY DESIGN AND EASE OF ACCESS, AS SET FORTH IN THE PURPOSES OF THE REGIONAL ACTIVITY CENTER.

THE 200 RESIDENTIAL DWELLING UNITS AND 8,500 SQUARE FEET OF OFFICE USES CURRENTLY ALLOWED FOR APEX PHASE II WILL BE REPLACED BY THE PROPOSED 425 RESIDENTIAL DWELLING UNITS (WITH NO RETAIL/OFFICE USES) THAT WILL BE DEVELOPED ON THE COMBINED APEX PHASE II EXPANSION SITE, WHICH, TOGETHER WITH THE UNDER BUILD OF THE ORIGINAL ENTITLEMENTS CONTEMPLATED BY APEX PHASE I, WILL RESULT IN FEWER OVERALL VEHICLE TRIPS AND LESS TRAFFIC IMPACTS TO THE NEARBY NETWORK THAT ORIGINALLY CONTEMPLATED.



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REZONING PETITION
FOR PUBLIC HEARING
2023-067

REZONING DOCUMENTS

CK COLTSGATE
CHARLOTTE, NORTH CAROLINA
CHILDRESS KLEIN
301 SOUTH COLLEGE ST., STE. 2800
CHARLOTTE, NORTH CAROLINA 28202
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CONTEXT/
VISION

PROJECT #: 317-010
DRAWN BY: LSD
CHECKED BY: SVK

MARCH 30, 2023

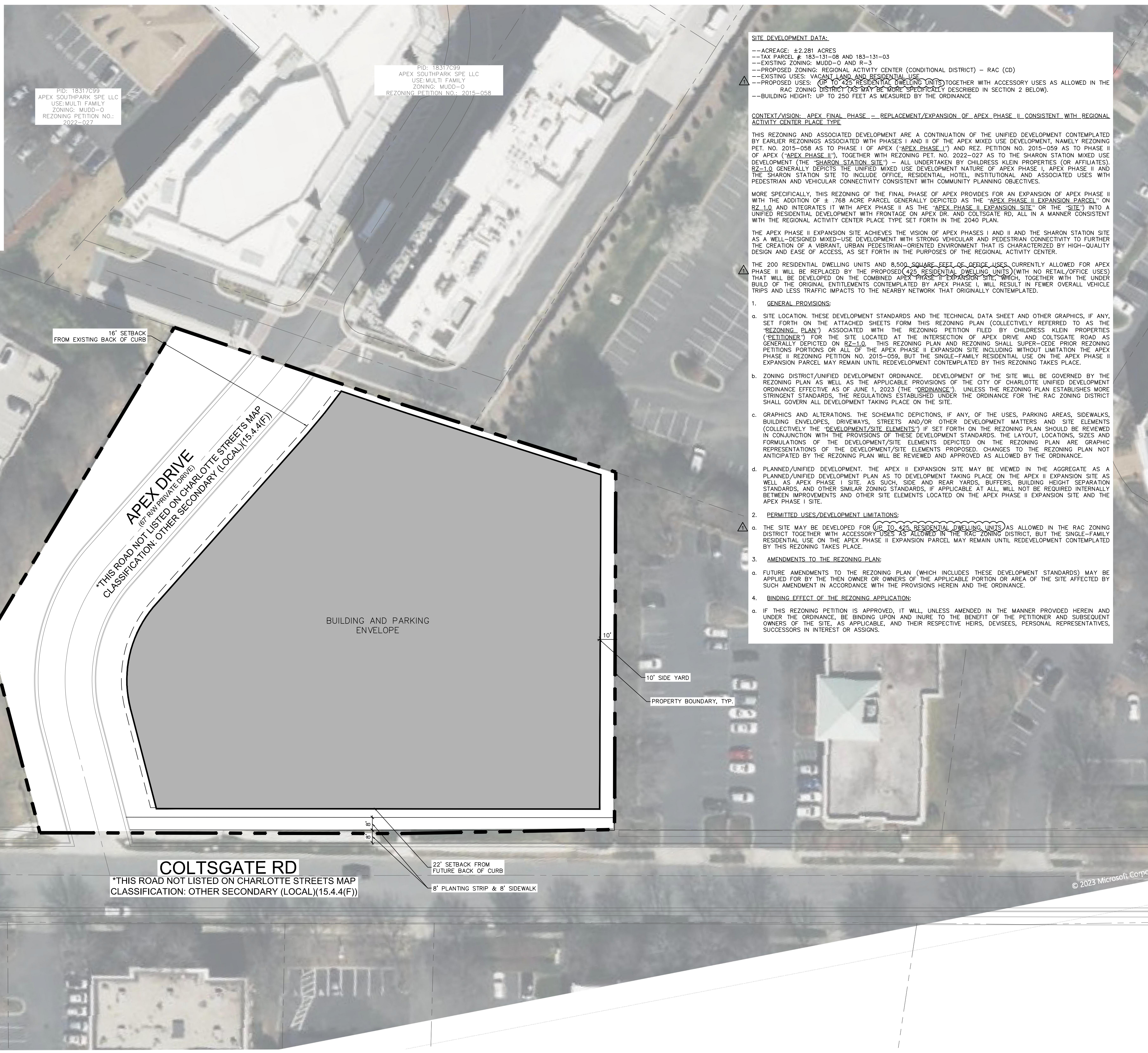
REVISIONS:
CITY COMMENTS - 05/26/23

RZ1.00

C:\Users\j317\OneDrive - APEX - 03/30/2023 12:48 PM - PLOT SHEETS - RZ1.00 (1 of 2)



VICINITY MAP N.T.S.



PID: 18317C99
APEX SOUTHPARK SPE LLC
USE: MULTI FAMILY
ZONING: MUDD-0
REZONING PETITION NO.: 2022-027

PID: 18317C99
APEX SOUTHPARK SPE LLC
USE: MULTI FAMILY
ZONING: MUDD-0
REZONING PETITION NO.: 2019-058

PID: 18313106
BISSELL PORTER
SISKY LLC
USE: OFFICE
ZONING: MUDD-0

SITE DEVELOPMENT DATA:
 --ACREAGE: ±2.281 ACRES
 --TAX PARCEL #: 183-131-08 AND 183-131-03
 --EXISTING ZONING: MUDD-0 AND R-3
 --PROPOSED ZONING: REGIONAL ACTIVITY CENTER (CONDITIONAL DISTRICT) - RAC (CD)
 --EXISTING USES: VACANT LAND AND RESIDENTIAL USE
 --PROPOSED USES: UP TO 425 RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE RAC ZONING DISTRICT (AS MAY BE MORE SPECIFICALLY DESCRIBED IN SECTION 2 BELOW).
 --BUILDING HEIGHT: UP TO 250 FEET AS MEASURED BY THE ORDINANCE

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1. GENERAL PROVISIONS:

a. SITE LOCATION, THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET AND OTHER GRAPHICS, IF ANY, SET FORTH ON THE ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CHILDRESS KLEIN PROPERTIES ("PETITIONER") FOR THE SITE LOCATED AT THE INTERSECTION OF APEX DRIVE AND COLTSGATE ROAD AS GENERALLY DEPICTED ON RZ-1.0. THIS REZONING PLAN AND REZONING SHALL SUPERSEDE PRIOR REZONING PETITIONS PORTIONS OR ALL OF THE APEX PHASE II EXPANSION SITE INCLUDING WITHOUT LIMITATION THE APEX PHASE II REZONING PETITION NO. 2015-059, BUT THE SINGLE-FAMILY RESIDENTIAL USE ON THE APEX PHASE II EXPANSION PARCEL MAY REMAIN UNTIL REDEVELOPMENT CONTEMPLATED BY THIS REZONING TAKES PLACE.

b. ZONING DISTRICT/UNIFIED DEVELOPMENT ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE EFFECTIVE AS OF JUNE 1, 2023 (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RAC ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS, IF ANY, OF THE USES, PARKING AREAS, SIDEWALKS, BUILDING ENVELOPES, DRIVEWAYS, STREETS AND/OR OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") IF SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY THE ORDINANCE.

d. PLANNED/UNIFIED DEVELOPMENT. THE APEX II EXPANSION SITE MAY BE VIEWED IN THE AGGREGATE AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO DEVELOPMENT TAKING PLACE ON THE APEX II EXPANSION SITE AS WELL AS APEX PHASE I SITE AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, AND OTHER SIMILAR ZONING STANDARDS, IF APPLICABLE AT ALL, WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE APEX PHASE II EXPANSION SITE AND THE APEX PHASE I SITE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS:

a. THE SITE MAY BE DEVELOPED FOR UP TO 425 RESIDENTIAL DWELLING UNITS AS ALLOWED IN THE RAC ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE RAC ZONING DISTRICT, BUT THE SINGLE-FAMILY RESIDENTIAL USE ON THE APEX PHASE II EXPANSION PARCEL MAY REMAIN UNTIL REDEVELOPMENT CONTEMPLATED BY THIS REZONING TAKES PLACE.

3. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OR AREA OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND THE ORDINANCE.

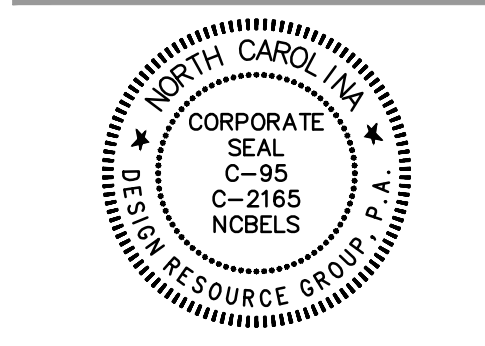
4. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, IT WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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TECHNICAL
DATA SHEET

SCALE: 1" = 30'

PROJECT #: 317-010
DRAWN BY: LSD
CHECKED BY: SVK

MARCH 30, 2023

REVISIONS:
CITY COMMENTS - 05/26/23

RZ2.00