#### OFFICIAL COMMUNITY MEETING REPORT

## **Petitioner: Northwood Ravin** Rezoning Petition No. 2025-069

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 July 18, 2025. 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 4<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 twelve (12) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Matt Bohmer and Greg Watford, as well as by Petitioner's agents, Hattie Pavlechko-Reiter and Taylor Inzetta with LandDesign, and Collin Brown and Brittany Lins with Alexander Ricks PLLC.

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

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as <u>Exhibit D</u>. Mr. Brown showed aerials of the approximately 36.8-acre site located north of Scaleybark Road, east of South Boulevard, and along both sides of Sloan Street, Weona Avenue, and Hollis Road.

Mr. Brown introduced the Charlotte-based Northwood Ravin development team and explained that the rezoning request is actually just a minor change to an existing conditional rezoning plan. No new uses or increased development is being proposed. He explained that this full site was known as "Crosland Greens" in the original rezoning back in 2009 so the full site was brought in for a site plan amendment but only one minor change is actually being proposed so the development team may be able to reduce the rezoning boundary.

Mr. Brown explained that the property was rezoned back in 2009 and was one of the first transitoriented development (TOD) zonings at the time. The proposal today would not change the existing TOD zoning district. He described the optional provisions included in the 2009 rezoning allowed for a grocery store at the time. Because grocery stores have different architectural design than many other uses (e.g., less translucent windows and not multiple entrances), optional provisions were approved to allow for a more flexible design to accommodate the grocery store. However, at that time, the optional request did not account for a neighborhood-serving smaller footprint grocer concept and required that the grocery store square footage exceed 20,000 square feet. The Petitioner is now interested in reducing the minimum grocery square footage to allow the same design flexibility for a smaller footprint grocer given the South End and light rail urban context and marketability to various grocery tenants. A draft layout plan showing the grocery footprint and interim parking conditions was shown.

Mr. Brown concluded the meeting by stating that the Petitioner's team spoke with representatives of the Sedgefield and Madison Park neighborhood associations in advance of this meeting and would continue to keep them informed through the site plan amendment process. He stated that the zoning timeline could result in a public hearing in September and City Council decision in October, at the earliest.

The virtual meeting was then opened for discussion:

In response to an inquiry about the status of a potential library from the original 2009 rezoning, the Petitioner's agent explained that they are not aware of that and it would not be changed as part of the proposed site plan amendment.

An attendee who participated in the original rezoning commented that she did not see an issue with a smaller grocery tenant on this site compared to what was originally contemplated in 2009.

An attendee asked about potential contamination or existence of an underground petroleum tank on the site or asbestos during demolition. The Petitioner's team stated that the project may be included in the Brownfields program like many other projects along this corridor and that regulations would be followed for redevelopment.

In response to questions about the opposite side of the full rezoning site along Sloan Street beyond Tyson, the Petitioner's team stated that they are not modifying any of the original 2009 rezoning conditions and permitted uses and are only seeking to modify the grocery retail on the one parcel along Scaleybark.

In response to a question about parking garages and surface parking, the Petitioner's team stated that there is currently surface parking for the proposed grocery/retail parcel and interim parking to serve that grocer site until such time as structured parking is appropriate when the rest of the parcel redevelops.

Respectfully submitted this 11<sup>th</sup> day of August 2025.

cc: Maxx Oliver, Charlotte Planning, Design and Development Department Holly Cramer, Charlotte Planning, Design and Development Department

### **EXHIBIT A**

5-069	14705111 CH MF BTH III/CHARLOTTE LOSO LLC 14705204 BASIBEKOV	NOURKEN	MAYA	NOURKEN	4509 CREEDMOOR RD STE 308 3391 WESTON ST		RALEIGH CHARLOTTE	NC NC	27612 28209
5-069 5-069	14705205 KOSTOPOULOS 14705206 CHASELER	MARIA K IAN A	TRUST	IAN A CHASLER REVOCABLE	1727 PADDOCK CIR 215 HARTFORD AV		CHARLOTTE CHARLOTTE	NC NC	28209-245 28209
5-069 5-069	14705207 ALBANESE 14705269 BARGER	MARY LISA REBECCA JOSIE			223 HARTFORD AV 3387 WESTON ST		CHARLOTTE CHARLOTTE	NC NC	28209 28209
5-069 5-069	14705270 WAGON HOUSE LLC 14705307 ROBINSON	DUNCAN	KATHERINE	НАММ	141 MORRIS ST 3331 DEXTER ST		MORRISTOWN CHARLOTTE	NJ NC	07960 28209
5-069	14705308 GEORGIOU	IOANNIS VASILOOS	EKATERINI	GEORGIOU	311 HARTFORD AVE		CHARLOTTE	NC	28209
5-069 5-069	14705309 SPENCER 14705310 LEBLANC	CHRISTOPHER GERALD PETER G	MACKENZLE LYNN ROS JENNIFER T	LEBLANC	315 HARTFORD AVE 319 HARTFORD AVE		CHARLOTTE CHARLOTTE	NC NC	28209 28209
5-069 5-069	14705311 323 HARTFORD LLC 14705312 GRANT MODERN LLC				1235 E BLVD STE E 852 327 HARTFORD AVE		CHARLOTTE CHARLOTTE	NC NC	28203 28209
5-069 5-069	14705406 HOVIS 14705407 DEYULIO	HALLIE DANIELLE	PATRICK TROY	HARRIS DEYULIO	3329 ANSON ST 121 TRELAWN ST		CHARLOTTE FORT MILL	NC SC	28209 29715
5-069	14705408 RILEY	JOHN PATRICK JR	ALYSSA FAITH	RILEY	415 HARTFORD AV		CHARLOTTE	NC	28209
5-069 5-069	14705409 JOHN 14705410 LARSON	JOSHUA DARA D	DANIEL	LARSON	423 HARTFORD AVE 425 HARTFORD AV		CHARLOTTE CHARLOTTE	NC NC	28209 28209
-069 -069	14901243 CALDWELL REAL ESTATE HOLDINGS LLC 14901244 CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	PO BOX 29007 600 E 4TH ST		GREENSBORO CHARLOTTE	NC NC	27429 28202-28
-069 -069	14901246 LOSO LAND #1 LLC 14901255 TSL- NORTH 3 LLC			C/O BEACON PARTNERS C/O BEACON PARTNERS	3600 SOUTH BLVD STE 250 3600 SOUTH BLVD STE 250		CHARLOTTE CHARLOTTE	NC NC	28209 28209
5-069	14902405 AREIT ARTIZIA LLC			•	3060 PECHTREE RD NW STE 800		ATLANTA	GA	30305
5-069 5-069	14902411 CHAPMAN WAREHOUSE LLC 14902416 BARRINGER PARTNERS LLC				604 BATTERY PLACE 4020 OLD PINEVILLE RD		ALEXANDRIA CHARLOTTE	VA NC	22314 28217
5-069 5-069	14902417 PINES ON WENDOVER LLC 14905101 CROSLAND GREENS LLC			C/O CROSLAND LLC	PO BOX 471904 558 E STONEWALL ST STE 120		CHARLOTTE CHARLOTTE	NC NC	28247 28202
5-069 5-069	14905102 BADENHOP 14905103 LEE	MARK PATRICK J	MARIEL ALEXANDRA	BADENHOP LEE	3540 CONWAY AV 124 WINDEMERE PLACE		CHARLOTTE MELBOURNE	NC FL	28209-23 32951
5-069 5-069	14905104 JELLEY 14905105 ZELSDORF	VERONICA ADAM	LEAH	OLESKI	3528 CONWAY AVE 3522 CONWAY AVE		CHARLOTTE CHARLOTTE	NC NC	28209 28209
-069	14905106 STETSON	TAYLOR			3516 CONWAY AVE		CHARLOTTE	NC	28209
-069 -069	14905107 OLDHAM 14905108 POUTIER	WILLIAM CARLSON JAMES	CHELSEY BURTON VIRGINIA	OLDHAM POUTIER	3510 CONWAY AVE 2625 LILLY MILL RD		CHARLOTTE CHARLOTTE	NC NC	28209 28210-67
-069 -069	14905109 HC HOLLIS ROAD LLC 14905110 TORRES	MARIA E			1616 CLEVELAND AV 310 HOLLIS RD		CHARLOTTE CHARLOTTE	NC NC	28203 28209
5-069 5-069	14905111 SCALEYBARK PHASE I LLC 14905115 CROSLAND GREENS LLC			ATTN: DAVID RAVIN C/O CROSLAND LLC	558 EAST STONEWALL ST 558 E STONEWALL ST STE 120	STE 120	CHARLOTTE CHARLOTTE	NC NC	28202 28202
5-069	14905201 SCALEYBARK PHASE I LLC			ATTN: DAVID RAVIN	558 EAST STONEWALL ST	STE 120	CHARLOTTE	NC	28202
5-069 5-069	14905214 VARITIMOS 14905215 KASTANAS	DAVID NICKOLAOS PETE &	DEBORAH NOULA N	BARABE KASTANAS	1511 CLEVELAND AVE UNIT B 328 HARTFORD AVE		CHARLOTTE CHARLOTTE	NC NC	28203 28209
5-069 5-069	14905216 TRAN 14905217 ROUSIS	KHOI TUAN DIMITRIOUS P	OANH HOANG	PHAM	7100 CEDARLAKE CT 348 WEBSTER PLACE		CHARLOTTE CHARLOTTE	NC NC	28226 28209
5-069 5-069	14905218 THR NORTH CAROLINA II LP 14905219 DHRUVIN INC			C\O INVITATION HOMES	PO BOX 4900 365 HIGH BRIDGE CHASE	ATTN RYAN LLC	SCOTTSDALE ALPHARETTA	AZ GA	85261 30022
5-069	14905220 SUAREZ	RUTH BERENICE		60001444	300 HARTFORD AVE		CHARLOTTE	NC	28209
5-069 5-069	14905221 GOODMAN 14905222 CABANISS	ALEXANDER L NICK	ADAM ARTHUR	GOODMAN	226 HARTFORD AVE 220 HARTFORD AVE		CHARLOTTE CHARLOTTE	NC NC	28209 28209
5-069 5-069	14905223 MORGAN 14905224 ROLLING THUNDER LLC	MOLLY	ROBERT	MORGAN	214 HARTFORD AV 728 MCDONALD AVE		CHARLOTTE CHARLOTTE	NC NC	28209 28203
5-069 5-069	14905225 LAINIS 14905227 SCALEYBARK PHASE I LLC	HARRY G	VASILIKE	LAINIS ATTN: DAVID RAVIN	1808 SUMMEY AVE 558 EAST STONEWALL ST	STE 120	CHARLOTTE CHARLOTTE	NC NC	28205-79 28202
5-069	14905301 KA LOSO HOLDINGS LLC				601 THIRTEENTH ST NW STE 300		WASHINGTON	DC	20005
5-069 5-069	14905304 SCALEYBARK PHASE I LLC 14905308 ALMOND	J CLEGG JR		ATTN: DAVID RAVIN	558 EAST STONEWALL ST 134 HARTFORD AVE	STE 120	CHARLOTTE CHARLOTTE	NC NC	28202 28209
5-069 5-069	14905309 SHELBURNE PALISADES LLC 14905310 SHELBURNE PALISADES LLC				9935D REA RD STE 210 9935D REA RD STE 210		CHARLOTTE CHARLOTTE	NC NC	28277 28277
5-069 5-069	14905311 J R PROPERTIES SOUTH BLVD LLC 14905312 3407-BG SOUTH BLVD LLC			3407-LS SOUTH BLVD LLC	4401 ST IVES PL PO BOX 220268		CHARLOTTE CHARLOTTE	NC NC	28211 28222
-069	14905313 3407-BG SOUTH BLVD LLC			3407-LS SOUTH BLVD LLC	5100 CHAPLIN LN		CHARLOTTE	NC	28211
5-069 5-069	14905401 JAKUBISIN 14905402 CABANISS	MARK CHARLES CHRISTOPHER N			3732 CONWAY AV 3726 CONWAY AVE		CHARLOTTE CHARLOTTE	NC NC	28209 28209
5-069 5-069	14905403 ROUSIS 14905404 CUSTOMS ACQUISITIONS & INVESTMENTS LLC	DIMITRIOS P			348 WEBSTER PLACE 213 MADISON DR		CHARLOTTE MOUNT HOLLY	NC NC	28209 28120-17
5-069 5-069	14905405 RING 14905406 ADAMSON	KATHRYN M DOUGLAS F	SAMUEL D SOFIA A	RING ADAMSON	3708 CONWAY AVE 3700 CONWAY AVE		CHARLOTTE CHARLOTTE	NC NC	28209 28209
-069	14905407 SAUNDERS	THOMAS V V	JORDAN LEIGH	MALOOF	3636 CONWAY AVE		CHARLOTTE	NC	28209
5-069 5-069	14905408 GALATAS 14905409 GROUMBAS	HELEN D DESPINA			3630 CONWAY AVE 3624 CONWAY AVE		CHARLOTTE CHARLOTTE	NC NC	28209-23 28209
5-069 5-069	14905410 HOWE 14905411 MCCARTHY	PATRICK T BRODIE	COLLIN	WOHLFERT	3618 CONWAY AVE 909 PARK SLOPE DR		CHARLOTTE CHARLOTTE	NC NC	28209 28209
5-069	14905412 WHITE	JEFFREY ALLEN	CHU EN	WU	3600 CONWAY AV	ATTNI DEAL ESTATE DEDT	CHARLOTTE	NC	28209
5-069 5-069	14905413 CROSLAND GREENS LLC 14905414 CROSLAND GREENS LLC			THE NORTHWESTERN MUTUAL LIE INSURANCE THE NORTHWESTERN MUTUAL LIE INSURANCE	720 E WISCONSIN AVE	ATTN REAL ESTATE DEPT ATTN REAL ESTATE DEPT	MILWAUKEE MILWAUKEE	WI WI	53202 53202
5-069 5-069	14905415 CROSLAND GREENS LLC 14905416 CROSLAND GREENS LLC			THE NORTHWESTERN MUTUAL LIE INSURANCE THE NORTHWESTERN MUTUAL LIE INSURANCE		ATTN REAL ESTATE DEPT ATTN REAL ESTATE DEPT	MILWAUKEE MILWAUKEE	WI WI	53202 53202
5-069 5-069	14905417 CROSLAND GREENS LLC 14905418 CROSLAND GREENS LLC			C/O THE NORTH WESTERN MUTUAL LIFE INSUR C/O CROSLAND LLC	.720 E WISCONSIN AVE 558 E STONEWALL ST STE 120	ATTN REAL ESTATE DEPARTMENT	MILWAUKEE CHARLOTTE	WI NC	53202 28202
5-069 5-069	14905419 CROSLAND GREENS LLC 14905420 CROSLAND GREENS LLC			C/O CROSLAND LLC C/O CROSLAND LLC	558 E STONEWALL ST STE 120 558 E STONEWALL ST STE 120		CHARLOTTE CHARLOTTE	NC NC	28202 28202
5-069	14905421 CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
5-069 5-069	14905422 CROSLAND GREENS LLC 14905423 CROSLAND GREENS LLC			C/O CROSLAND LLC C/O CROSLAND LLC	558 E STONEWALL ST STE 120 558 E STONEWALL ST STE 120		CHARLOTTE CHARLOTTE	NC NC	28202 28202
5-069 5-069	14905424 CROSLAND GREENS LLC 14905446 LCRE 3609 SOUTH BOULEVARD LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120 440 S CHURCH ST STE 800		CHARLOTTE CHARLOTTE	NC NC	28202 28202
5-069 5-069	14905452 NC CCT HOLDINGS LLC 14905453 AUTOZONE INC			C/O DEPT# 8088	4511 OLD COURSE DR PO BOX 2198		CHARLOTTE MEMPHIS	NC TN	28277 38101
-069	14905454 SHORT	KYLE		C/O DEI 1# 8088	513 MAMMOTH DR		CHARLOTTE	NC	28270
5-069 5-069	14905455 SHORT DEVELOPMENT GROUP LLC 14905456 CROSLAND GREENS LLC			C/O CROSLAND LLC	513 MAMMOTH OAKS DR 558 E STONEWALL ST STE 120		CHARLOTTE CHARLOTTE	NC NC	28270 28202
5-069 5-069	14905457 CROSLAND GREENS LLC 14905458 CROSLAND GREENS LLC			%CROSLAND LLC %CROSLAND LLC	558 E STONEWALL ST STE 120 558 E STONEWALL ST STE 120		CHARLOTTE CHARLOTTE	NC NC	28202 28202
5-069 5-069	14905459 CROSLAND GREENS LLC 14905460 CROSLAND GREENS LLC				558 E STONEWALL ST STE 120 558 E STONEWALL ST STE 120		CHARLOTTE CHARLOTTE	NC NC	28202 28202
5-069	14905461 CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
5-069 5-069	14905462 CROSLAND GREENS LLC 14905463 CROSLAND GREENS LLC			C/O CROSLAND LLC C/O CROSLAND LLC	558 E STONEWALL ST STE 120 558 E STONEWALL ST STE 120		CHARLOTTE CHARLOTTE	NC NC	28202 28202
5-069 5-069	14905464 CROSLAND GREENS LLC 14905465 CROSLAND GREENS LLC			C/O CROSLAND LLC C/O CROSLAND LLC	558 E STONEWALL ST STE 120 558 E STONEWALL ST STE 120		CHARLOTTE CHARLOTTE	NC NC	28202 28202
5-069 5-069	14905467 CROSLAND GREENS LLC 14905468A CROSLAND GREENS LLC			C/O THE NORTHWESTERN MUTUAL LIFE INSURA	558 E STONEWALL ST STE 120	ATTN REAL ESTATE DEPT	CHARLOTTE MILWAUKEE	NC WI	28202 53202
-069	14905468B CROSLAND GREENS LLC			C/O THE NORTHWESTERN MUTUAL LIFE INSURA	720 E WISCONSIN AVE	ATTN REAL ESTATE DEVELOPMENT	MILWAUKEE	WI	53202
5-069 5-069	14905469 LCRE 3609 SOUTH BOULEVARD LLC 14905470 TYSON	KAREN L		WCDCCI AND U.C.	440 S CHURCH ST STE 800 1721 TAILED HAWK WAY		CHARLOTTE FORT MILL	NC SC	28202 29715-80
-069 -069	14905473 CROSLAND GREENS LLC 14905474 SCALEYBARK PHASE I LLC			%CROSLAND LLC ATTN: DAVID RAVIN	558 E STONEWALL ST STE 120 558 EAST STONEWALL ST	STE 120	CHARLOTTE CHARLOTTE	NC NC	28202 28202
-069 -069	14905475 SCALEYBARK PHASE I LLC 14905476 SCALEYBARK PHASE I LLC			ATTN: DAVID RAVIN ATTN: DAVID RAVIN	558 EAST STONEWALL ST 558 EAST STONEWALL ST	STE 120 STE 120	CHARLOTTE CHARLOTTE	NC NC	28202 28202
·069 ·069	14906107 LANGLEY	RUSSELL B GRANT	ROBIN C	LANGLEY	3820 CONWAY AVE		CHARLOTTE	NC	28202 28209 28209
069	14906108 ARONS 14906109 SULLIVAN	ANDREW	CLARA H	SULLIVAN	3814 CONWAY AVE 3808 CONWAY AVE		CHARLOTTE CHARLOTTE	NC NC	28209
069 069	14906110 HAYDEN 14906123 SCALEYBARK CLT LLC	SANDRA			3220 CONWAY AV 7600 BROADWAY STE 300		CHARLOTTE SAN ANTONIO	NC TX	28209 78209
)69 )69	14906209 PINES ON WENDOVER LLC 14906213 PINES ON WENDOVER LLC				PO BOX 471904 PO BOX 471904		CHARLOTTE CHARLOTTE	NC NC	28247 28247
)69 )69	14908502 GRANDE CUSTOM BUILDERS LLC 14908503 LOVELAND	BRADFORD P			4368 S TRYON ST 3515 CONWAY AV		CHARLOTTE CHARLOTTE	NC NC	28217-1 <sup>-1</sup> 28209
069	14908504 NUSSBAUM	JENNIFER LEIGH	JORGE JR	DE LA ROSA	3521 CONWAY AVE		CHARLOTTE	NC	28209
)69 )69	14908505 STEWART 14908506 WARD	JESSICA A DAVID A	JEREME MARY AMANDA	GILBERT MCCASKILL	3527 CONWAY AVE 5903 WOODLEIGH OAKS DR		CHARLOTTE CHARLOTTE	NC NC	28209 28226
)69 )69	14908507 FRANCK 14908508 KUNTAWALA	DAVIS R JITESH	KATHERINE	FUNG	3539 CONWAY AVE 3543 CONWAY AV		CHARLOTTE CHARLOTTE	NC NC	28209 28209
69 69	14908601 BILLER 14908602 SCALEYBARK PHASE I LLC	ALEXANDER R		ATTN: DAVID RAVIN	3409 ANSON ST	STE 120	CHARLOTTE	NC	28209 28202
69	14908603 FULTON	UDOLPHA	CYNTHIA	ATTN: DAVID RAVIN FULTON	558 EAST STONEWALL ST 3425 ANSON ST	31E 12U	CHARLOTTE CHARLOTTE	NC NC	28209
169 169	14908604 GUNZENHAUSER 14908605 CROY	STEVEN M TAYLOR			351 HOLLIS RD 101 S KINGS DR STE 250		CHARLOTTE CHARLOTTE	NC NC	28209 28204
)69 )69	14908606 ALLEE 14908607 WILLIAMS	URIELS JORDAN A	MARY I HILLARY M		409 HOLLIS RD 415 HOLLIS RD		CHARLOTTE CHARLOTTE	NC NC	28209 28209
069	14908636 JACOBS	JESSIE LEON	JUDY S	JACOBS	432 HARTFORD AV		CHARLOTTE	NC	28209-1
)69 )69	14908637 POWERS 14908638 HAYNES	RICHARD LAWRENCE ANDREW L	SIGRID S JOANNA R	HAYNES	426 HARTFORD AVE 422 HARTFORD AV		CHARLOTTE CHARLOTTE	NC NC	28209 28209
)69 )69	14908639 GUADAGNO 14908640 POULOS	MICHELLE MARIA LABROS	PIETRA DE MORAES NIKI P	VIANA POULOS	410 HARTFORD AV 400 HARTFORD AVE		CHARLOTTE CHARLOTTE	NC NC	28209 28209
69	14908641 ADAMS 14908642 DIAS	BRIAN C CHRISTOPHER	PATRICIA	DIAS	130 BONNIE B LN 418 HARTFORD AVE		SHALLOTTE CHARLOTTE	NC NC	28470 28209
169 169	14909501 DIANE J ELDER FAMILY	TRUST			3801 CONWAY AVE		CHARLOTTE	NC	28209-2
69 69	14909502 BARRON 14909601 TELFORD	OLIVIA MANES MICHAEL SINCLAIR	WILLIAM LANCASTER I HANNA SOPHIA	N BALL TELFORD	3811 CONWAY AV 3701 CONWAY AVE		CHARLOTTE CHARLOTTE	NC NC	28209 28209
)69 )69	14909602 KAKAVITSAS 14909603 TRAN	JOHN HUY Q	VASILIKI THUY T		3711 CONWAY AVE 301 SCALEYBARK RD		CHARLOTTE CHARLOTTE	NC NC	28209 28209
069	14909640 PRATT	JACOB	CRISTINA	CASTILLO ARTUCH	3721 CONWAY AVE		CHARLOTTE	NC	28209
'h'	14909701 JACKSON	JENNIFER	TADA NANCE		400 TYSON ST 3627 CONWAY AVE		CHARLOTTE CHARLOTTE	NC NC	28209 28209
69 69 69	14909702 HEIDEL 14909703 PAULE	ROBERT LLOYD PETER	TARA NANCE MADELYN	HEIDEL PAULE	3633 CONWAY AVE		CHARLOTTE	NC	28209

# 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!

	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state
2025-069	Barringer Woods Community	Patty	Shomaker	1525 WALTON ROAD, CHARLOTTE, NC, 28208		CHARLOTTE NC	28208
2025-069	Bethlehem Center's OST	Willie	Burton	2704 Baltimore Ave, Charlotte, North Carolina, 28203		Charlotte NC	28203
2025-069	Brightwalk Homeowners Associati	Kim	Graham	4601 CHARLOTTE PARK DRIVE, CHARLOTTE, NC, 28217		CHARLOTTE NC	28217
2025-069	Brookhill Community Leaders & C	Debbie	Williams	2516 S TRYON ST, CHARLOTTE, NC, 28203		CHARLOTTE NO	28203
2025-069	Candlewood Homeowners Associati	JimDonna	Lorenzen	2516 S TRYON ST, CHARLOTTE, NC, 28203		CHARLOTTE NO	28203
2025-069	Charlotte Mecklenburg Housing P	Deborah	Clark	4601 CHARLOTTE PARK DRIVE, SUITE 350, CHARLOTTE, NC, 2821	7	CHARLOTTE NO	28217
2025-069	Clanton Park Community Neighbor	Brenda	Campbell	3339 BARFIELD, CHARLOTTE, NC, 28217		CHARLOTTE NO	28217
2025-069	Clanton Park Community Neighbor	Cynthia	Ward	912 HOMEWOOD PL., CHARLOTTE, NC, 28217		CHARLOTTE NO	28217
2025-069	Clanton Park Community Neighbor	Tena	Armstrong	3332 GRAYMONT DR, CHARLOTTE, NC, 28217		CHARLOTTE NC	28217
2025-069	Collingwood Neighborhood Associ	Kathy	Murray	3909 Haverhill Dr, Charlotte, NC, 28209, USA		Charlotte NC	28209
2025-069	Collingwood Neighborhood Associ□	Tim	Bookout	4443 APPLEGATE RD, CHARLOTTE, NC, 28209		CHARLOTTE NC	28209
2025-069	Collins Park	Susan	Posego	819 MANHASSET ROAD, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Colonial Village Neighborhood A	Alison	Hall	3624 TRENT ST, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Colonial Village Neighborhood A	Carl	Swift	825 HARTFORD AV, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Colonial Village Neighborhood A	Lisa	Yarrow	408 WEBSTER PL, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Colonial Village Neighborhood A	Michelle	Taylor	3732 CONWAY AVE., CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Colonial Village Neighborhood A	Peter	Yarborough	501 WEBSTER PLACE, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Coulwood Hills Community Counci	Louis	Scarnechia	1416 HARTFORD AV, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Freedom Park	Brittany	Lins	1125 PRINCETON AVENUE, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Freedom Park Neighborhood Assoc	Julie	Wall-Burris	2904 SOMERSET DR, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Freeland Park	Anita	Zarey	3800 DEWITT LANE, CHARLOTTE, NC, 28217		CHARLOTTE NC	
2025-069	Freeland Park	Anita	Zarey	3800 Dewitt Lane, Charlotte, NC, 28217, USA		Charlotte NC	
2025-069	Freeland Park	David	Holit	3827 ELLENWOOD PL, CHARLOTTE, NC, 28217		CHARLOTTE NC	
2025-069	Hillside West Condo Owners Asso	Dorian	Gunter	859 PARK SLOPE DR, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	MeckMIN	LeDayne	Polaski	3618 ANNLIN AVENUE, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Oakdale North	Dorothy	Stowe	3412 GRIFFITH STREET, CHARLOTTE, NC, 28203		CHARLOTTE NC	
2025-069	Oberbeck Farm Neighborhood Asso	Kathleen	Baron	2720 HEIDLEBURG LN, CHARLOTTE, NC, 28210		CHARLOTTE NC	
2025-069	other	David	McGibbon	229 Freeland Ln		CHARLOTTE NC	
2025-069	Other	Nicole	Frambach	3325 ANSON ST, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Other	Pamela	Mullen	4501 CHARLOTTE PARK DRIVE SUITE 110, CHARLOTTE, NC, 29217		CHARLOTTE NC	
2025-069	S tryon	Wanda	Hairston	2630 S TRYON, CHARLOTTE, NC, 28203		CHARLOTTE NC	
2025-069	Scaleybark Place HOA	Suzanne	Piri	871 AUTUMN RAIN LANE, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Sedgefield	Janelle	Travis	635 POINDEXTER DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Sedgefield And Freedom Park	Terry	Thirion	2808 PARK ROAD, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Sedgefield Neighborhood Associa	Ann	King	420 MARSH RD, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Sedgefield Neighborhood Associa	Beth	Johns	945 SEDGEFIELD ROAD, CHARLOTTE, NC, 28209		CHARLOTTE NO	
2025-069	Sedgefield Neighborhood Associa	Jeanne	Woosley	326 MARSH RD, CHARLOTTE, NC, 28209		CHARLOTTE NO	
2025-069	Sedgefield Neighborhood Associa	Jennifer	Seaton	939 SEDGEFIELD RD, CHARLOTTE, NC, 28209		CHARLOTTE NO	
2025-069	Sedgefield Neighborhood Associa	Katie	Zender	3221 MAYFIELD AV, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Sedgefield Neighborhood Associa	Liz	Porter	946 SEDGEFIELD RD, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Sedgefield Neighborhood Associa	Michael	Seaton	939 SEDGEFIELD RD, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Sedgewood Circle/Meadowbrook	Richard	Alexander	3105 LEASIDE LN, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	South Tryon Community Coalition	Rasheda	McMullin	2516 S TRYON ST, CHARLOTTE, NC, 28203		CHARLOTTE NC	
2025-069	South Village HOA	Korinne	Kobes	3736 SKY HAVEN DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE NC	
2025-069	Sunset At Linda Vista	Tiffany	Harney	2421 MARSHALL PL, CHARLOTTE, NC, 28203		CHARLOTTE NC	
2025-069	Sunset Al Linda Vista Sunset Hills Neighborhood Assoc	Marcel	Dawson	525 ATHERTON ST, CHARLOTTE, NC, 28203		CHARLOTTE NC	
2025-069	Villa Heights Community Organiz		Altieri	1704 GRACE STREET, CHARLOTTE, NC, 28205		CHARLOTTE NC	
2025-069	West Boulevard Neighborhood Coa	Heather	Thomas	3715 BLANDWOOD DR, CHARLOTTE, NC, 28217		CHARLOTTE NC	
2025-069	YWCA Youth Programs	Shenequa Sheila	ljames	3420 PARK ROAD, CHARLOTTE, NC, 28209		CHARLOTTE NC	
<b>2023-003</b>	IVVOA TOULITETOGIAIIIS	Juclia	ijaiiies	OTZO I AINI NOAD, CHANLOTTE, NO, 20208		CHARLOTTE NO	20209

### **EXHIBIT B**



July 18, 2025

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

#### VIA US MAIL

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

Date: Monday, August 4th at 5:30 p.m.

Location: Virtual Meeting, RSVP for link (details provided below)

Petitioner: Northwood Ravin

Petition No.: 2025-069

#### Dear Charlotte Neighbor:

Our firm represents Northwood Ravin (the "Petitioner") in its proposal for a site plan amendment to the zoning plan on an approximately 36.80-acre site located north of Scaleybark Road, east of South Boulevard, and along either side of Sloan Street, Weona Avenue, and Hollis Road. The Petitioner is requesting a site plan amendment to the existing TOD-M(O) and TOD-R(O) zoning districts accommodate an updated project design. 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.

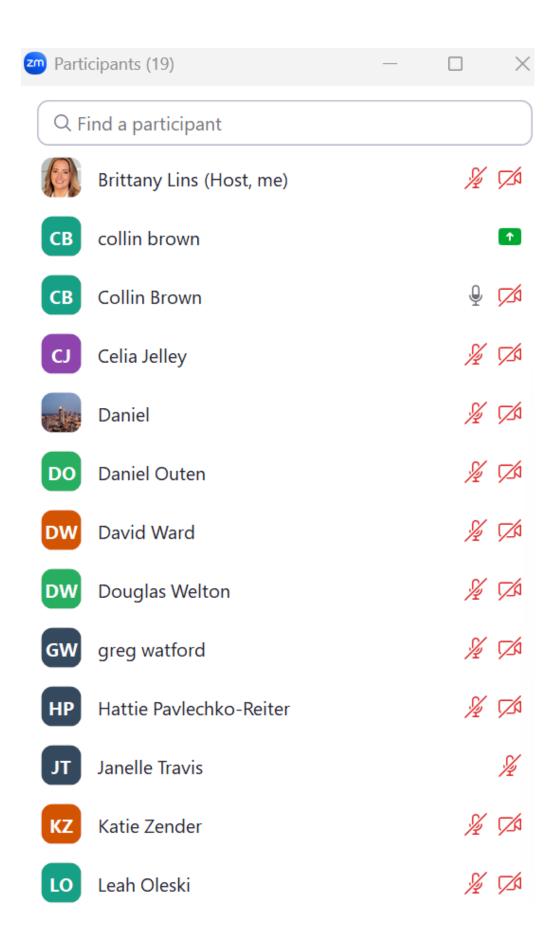
The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on Monday, August 4th at 5:30 p.m. If you are interested in attending the live virtual presentation and discussion session at the scheduled time, please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting. Please reference the property location ("Scaleybark") 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 <a href="Lisa@alexanderricks.com">Lisa@alexanderricks.com</a> or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,

Collin W. Brown

### **EXHIBIT C**



MB Matt Bohmer

MH Mike Harrell

PL Patrick lee

TI Taylor Inzetta

TS Taylor Stetson

ZS Zack Schultz

### **EXHIBIT D**

# REZONING #2025-069 SITE PLAN AMENDMENT

@ SCALEYBARK

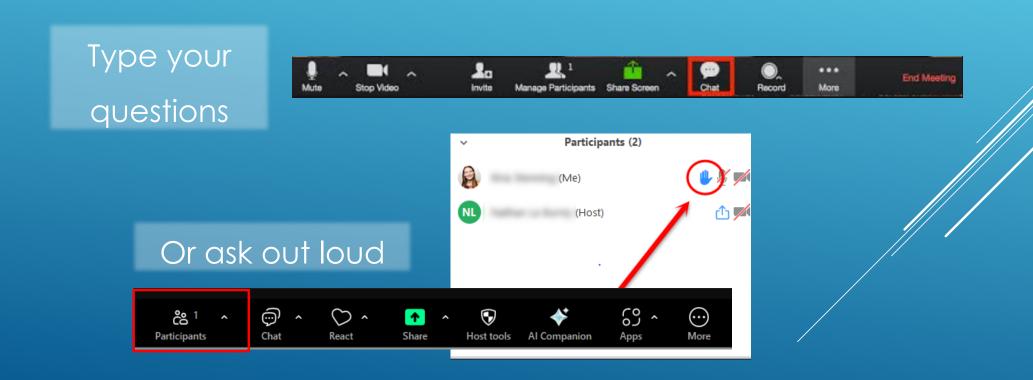
NORTHWOOD RAVIN

Official Community Meeting
August 4, 2025





# AT THE END: QUESTIONS & DISCUSSION



### TEAM INTRODUCTIONS

**Property Owner:** Crosland Greens, LLC

PETITIONER: Northwood Ravin

Matt Bohmer, Greg Watford





Nate Doolittle, Taylor Inzetta, Richard Petersheim



Daniel Sweeney, Angelo Carusi

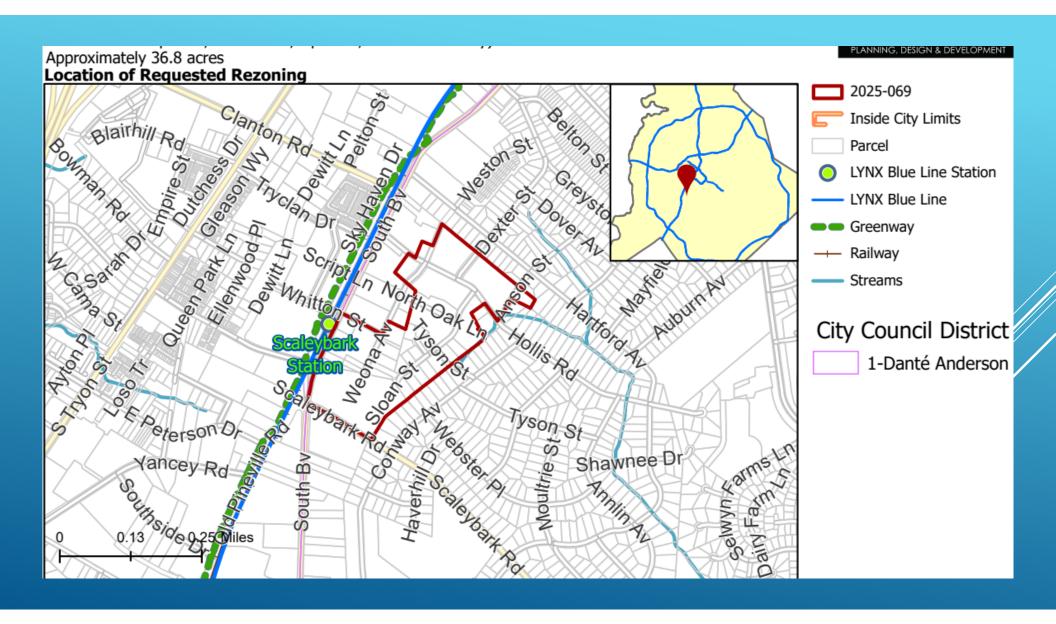
Alexander Ricks

Collin Brown & Brittany Lins

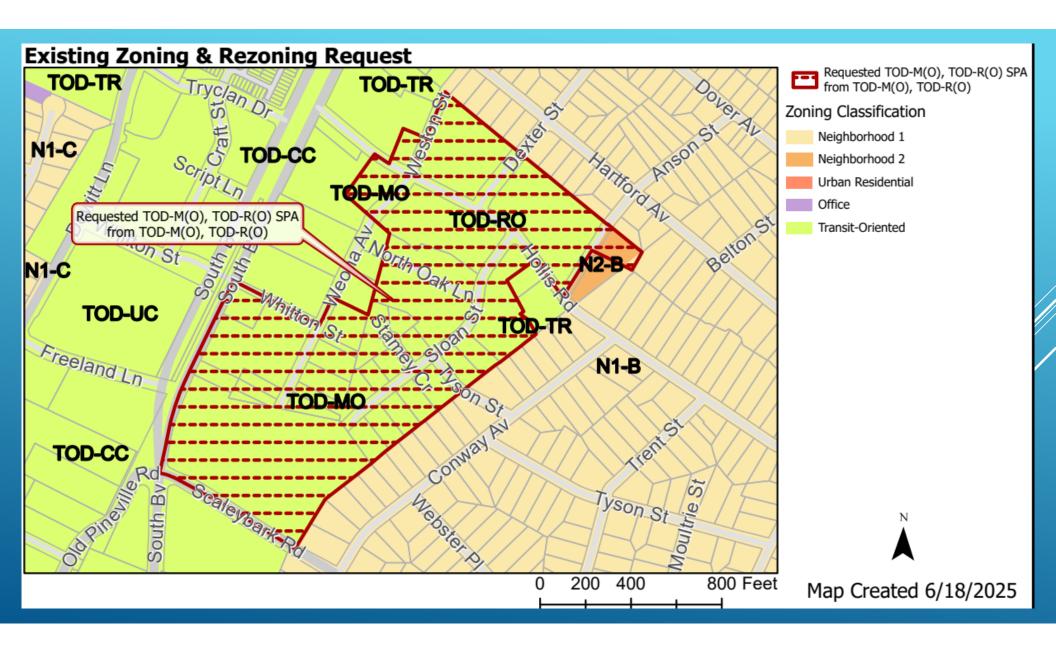
# PROPERTY LOCATION

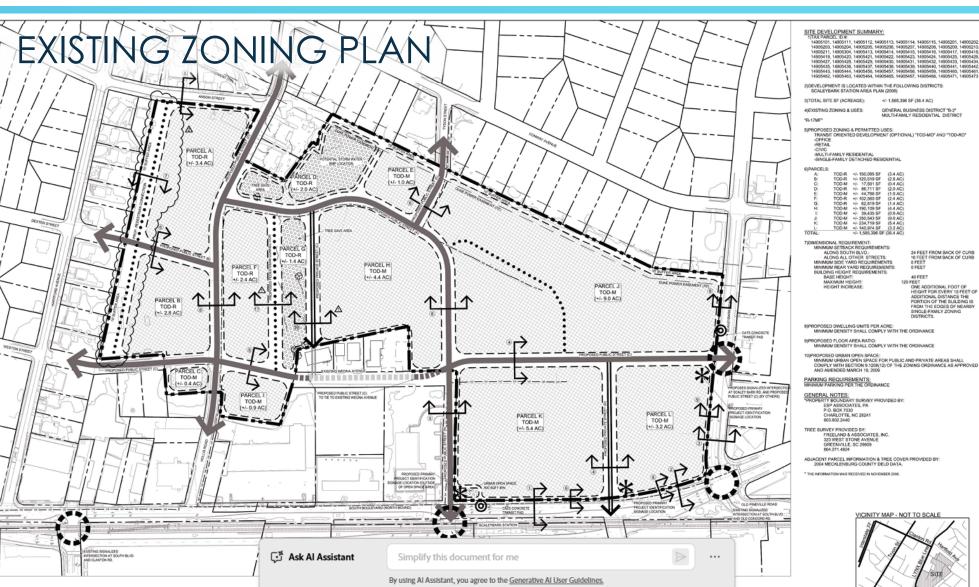






# EXISTING ZONING





24 FEET FROM BACK OF CURB 16 FEET FROM BACK OF CURB 0 FEET 0 FEET

40 FEET
120 FEET
120 FEET
HEIGHT FOR EVERY 10 FEET OF
ADDITIONAL DISTANCE THE
PORTION OF THE BUILDING IS
FROM THE EDGES OF NEARBY
SINGLE FAMILY ZONING
DISTRICTS.



CROSLAND GREENS
TRANSIT ORIENTED DEVELOPMENT
CROSLAND GREENS, LLC; CHARLOTTE, NC
TECHNICAL DATA SHEET

LandDesign

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#### FERMITTED USES AND BUILDING AREA RESTRICTIONS.

THIS PROPOSAL IS INTENDED TO ACCOMMODATE A MOVED USE DEVELOPMENT PRINCIPALLY OF SESIDENDIAL, RETALLISESTAURANT, CIVIC AND OFFICE USES WHICH WILL BE INTERCONNECTED WITH OPEN SPACE, PROSESTRAN FAULUSES AND VESTCULAR LINEAGES.

#### THE SITE MAY BE DEVOTED TO ANY OF THE FOLLOWING USES:

THE "PARKLES" ON COMPONENTS.

IT IS LINCORATION THAT THE COMMON BOUNDARIES RETWEN EACH OF THE PARKES (AND THE BURST AND RESTRICTION STRUCKING TO ALL SICIL PARKES, MAY BE ADDISTED VIOLENTIA.

BURST AND RESTRICTIONS PERSONNES OF SUCH PARKES, SIGHEST TO THE PAPRIOVAL OF THE MUTUAL ARRESPAND OF THE THE PARKES DISCUSSED THAT THE PARKES DISCUSSED WAS THE PARKES DISCUSSED WAS THE PARKES DISCUSSED WAS THE PARKES DISCUSSED.

#### THE FOLLOWING USES WILL BE PERMITTED ON PARCELS A, B, D, AND F.

- RESIDENTIAL USES AND OWN SPACE, AND
   ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE RESIDENTIAL AND OPEN SPACE USES IN THE TOP ZOWNSD CHEMICAT.

  THE FOLLOWING USES WILL BE PREMITTED ON AND ALLOCATED TO PARCELS C, E, M, AND B.
- RESIDENTIAL, RETAIL, RESTAURANT, OFFICE AND CIVIC; AND
   ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE USES IN THE TOOM ACOUNT DESTRUCT.

#### THE FOLLOWING USES WILL BE PERMITTED ON AND ALLOCATED TO PARCEL G:

- PRICECOPEN SPACE, AND

  ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE OPEN SPACE
  USES IN THE TOOL ASSOND OSSITRAT.

  THE POLLOWING USES WILL BE PERMITTED ON AND ALLOCATED TO PARCELS A, K AND L.

- RESIDENTIAL, OFFICE, RETAIL, RESTAURANT, CIVIC, AND DISTLIC OFFIN SPACE USES;
   ASSOCIATED STRUCTURED AND SERFACE PARKING FACILITIES; AND
   ACCESSION, USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE USES IN THE TOOL MICONNO DISTRICT.
- THE FOLLOWING ADDITIONAL PROVISIONS SHALL GOVERN USES ON THE SITE:
- THE FOLLOWING USES WILL NOT BE FERMITTED ON THE SITE: GASOLINE SALES FACILITIES, AUTOMOBILE SERVICE, STATIONS, AUTOMOBILE SALES, BOARDING DOSSES, COMMERCIAL BOOMING HOUSES, SENDLE BROMS OCCUPANCY SESSIONEDIS (SEQ.) AND CAR WARRIES.

#### UNIFIED DEVELOPMENT: SETBACKS; YARDS; OPEN SPACE AREAS AND PARKING.

EXCEPT AS SET FORTH IN SECTION IV, BELOW, SETBACKS AND YARDS SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDONANCE AND THE ADOPTED SCALEFBARK TRANSIS STATION AREA PLAN THE PROPOSED SETBACKS ARE ALSO SPECIFIED ON THE SMEET EAST SPECIAL STREET CROSS

PARKING MAY BE PROVIDED BY WAY OF SURFACE OR STRUCTURED PARKING PACILITIES LOCATED ON THE SITE, SURFACE TO COMPLIANCE WITH THE MAXIMUM ARD MEMBAUE PARKING RATIO SEQUERABENTS FOR RETAIL ARROY RESTAULANCE, SUSEIDENTIAL, OTHER, CHIVE AND OTHER MOCAUSEDENTIAL USES AS SET PORTHE IN SECTION SURFACE PRICE ORDINANCE. FARALLE, AND ANOLIZE PARKINGS AUTHOR FOR AUTO NETWORK STRUCTURE OF THE SHEET AS A SHORT OF OF THE SHEET & AND

SINCE DEVELOPMENT OCCUPRING ON THE SITE IS PART OF A UNIFIED MASTER PLANNED DRIVELOPMENT, THE URBAN OPEN SPACE ENQUIREMENTS ESTABLISHED AND DRIVED UNDER SECTION DRIVELOPALINT, THE UBBAN OFEN SHACE REQUESIMENTS ISSTAILESHED AND DESIRED UNDER SECTION 9.10xe(21) OF THE ORDONANCE MAY BE SATISFIED WITH REFFERENCE TO ALL FARCELS OF THE STET TAKEN TOGETHER. BY WAY OF EXAMPLE, OPEN SHACE LOCATED ON PARCEL G MAY BE USED TO SATISFY THE UBBAN OPEN SHACE REDUISEMENTS ASSOCIATED WITH FARCEL A.

TO THE EXTENT MECHSARY THE PROVISIONS OF THIS SECTION III SHALL CONSTITUTE A PORTION OF THE OPTIONAL PROVISIONS UNDER THE TOD-RO AND TOD-MO APPLICATION SET FORTH IN SPETION IV

#### OPTIONAL DEVELOPMENT PROVISIONS.

SOURCE STANDARD (SECTION STREET, THE PETITIONER SERVIS THE OPTIONAL PROVISION TO ALLOW MODIFICATIONS TO THE TORAN AND TORA SHEAKER STANDARDS TO FERRIT AN EXCITED AND LINGUE STANDARD SYSTEM ON THE SITE. ACCORDINALLY, AS PRICE OF THIS TORA-DEPORTMAL APPLICATION, THE PETITIONER REQUESTS THE FOLLOWING MODIFICATIONS FROM THE TORAN SIGNADE PROVISION.

- IN ADDITION TO THE OTHER SIGNS PERMITTED UNDER THIS SECTION IV 1, PETITIONER SHALL BE ENTITLED TO GREED BOOM MICHIGATE PROBRET DESCRIPTION EDITION OF ADMINISTRATION OF STATEMENT OF STATEMENT OF THE STATEMENT OF STATEMENT BE COMPOSED OF CHAPMES SPECIALISMS DESTRICTATION ART AS WILL AS THESE EMBERSIONAL PROPERTY OF THE PROPERTY OF
- THE SKIN DIMENSIONS BEYOND THE NIMIMUMS.

  THE PROPOSED ROOF SKIN MAY BE INTEGRATED INTO THE SCREENING OF THE ROOF TOP

BOOM THESE ELLISTRATIVE REPAYINGS ARE ROBBANCE ON SATURE AND MAY BE ALTERED AND MOUTH AS PLANT OF THE DEVELOPMENT THROUGH SECTION 19, THE PETTINOSE SHALL BE INTELLED TO ONE GROUND MOCKING OR MOUSEMENT STYLE DEVELOPMENT AND THE SECTION OF THE SECT

#### THE SIGN LOCATIONS GENERALLY DEPICTED ON THE REZONING PLAN ARE CONCEPTUAL IN NATURE: THE LOCATIONS OF THE SIGNS MAY BE ALTERED.

NATURE, THE LOCATIONS OF THE BIONS MAY BE ATTEND.

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MONDHIN STREETS.

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- MINIMUM REAR YARD GENTION SLIPSCHARL THE PETITIONER SEEKS THE OPTIONAL PROVISION TO REDUCE THE SEQUENCE 38 FOOT REAR YARD TO 10 FERT ALONG THE NORTHERN BOUNDARY OF PARCEL AND BY WHEN SHELFFAMELY DEVILEDE HOUSES AND EDVELO
- ENCEDIACIONENTS INTO REQUIRED SETBACES (SECTION 9.1204.(1)(A) 2). THE PETITIONER WILL PROVIDE A 21 FOOT SETBACK ALONG ALL STREET WIDE BY THE A EI TOOF GETSACK ALOOS ALL THERETS CLASSIFIED AS LOCAL RESIDENTIAL STREET WERE BY THE APPROVED SCALESHARE THANKET STREET AND AREA ALL AND A TO ACCORDINATE THEIR RELAXIFIANCE RELAXIFIANCE. TO THE ACCORDINATE THEIR THE RELAXIFIANCE TO THE ACCORDINATE THE ACCORDINATE THE ACCORDINATE THE ACCORDINATE ACCORDIN
- ALLOWED 9 SECTION Y DESCRIPTION SERVICE OF THE WINDS AND SECTION 4 DAYS (1) AND SECTION 4 D
- REQUESTO DESECTIONS AND SHIPMALES. THE OPTITIONS SEAS THE OPTITION, SHOULDN'S DESIGNATION TO SHIPMALE SHOULDN'S AND SHIPMALE SHOULDN'S ADDRESSANCE ON SHOULDN'S ADDRESSANCE ON SHOULDN'S ADDRESSANCE OF SHIPMANES. THE OBJECT THE SHIPMAL SHOULDN'S ADDRESSANCE OCCURS ON THE PARKET. THE OBJECT DAMAGING SHOWARD AND SHOULDN'S ADDRESSANCE OF SHIPMANES. THE ORIGINATION OF SHANDESS SHOULDN'S ADDRESSANCE OF SHIPMANESSANCE OF SHANDESS SHOULDN'S ADDRESSANCE OF SHANDESS SHOULDN'S ADDRESSANCE OF SHANDESS SHOULDN'S ADDRESSANCE OF SHANDESS SHOULDN'S ADDRESSANCE SHANDESS SHOULDN'S ADDRESSANCE OF SHANDESS SHAN CITY ENGINEERING AND THE PLANNING DEPARTMENT. ALL REQUIRED STREET TREES AND SIDEWALLS.
  WILL BE INSTALLED ON EACH PARCE, PRICE TO THE ISSUANCE OF THE FIRST CERTIFICATE OF
  OCCUPANCY FOR THE FIRST BUILDINGS ON THE APPRICABLE PARCET.
- THE PROVISIONS OF SECTION III TO EXTENT NECESSARY CONSTITUTE ACCEPTABLE VARIATIONS (AND OPTIONAL PROVISIONS) FROM THE TODAY AND TODAY MINIMUM STANDARDS.

#### DESIGN AND PERFORMANCE STANDARDS.

BUILDINGS LOCATED WITHIN EACH PARCEL WILL MEET THE MAXIMUM HEIGHT REQUIREMENTS OF THE TOUGH AND TOUGH ZUNNING DEFECTS. BUILDING BERTH WILL BE MEMORED AS DEFINISHED IN THE ORDINANCE PROVIDED THE POLLOWING WILL NOT BE INCLUDED THE CALCULATION OF MAINLESS PROGRAMMENT SYLVERIES, AND ROOF STRUCTURES FOR REPAYINGS, STARWAYS, TUNNS, FRANTING, VENTILATION AND AIR-CONDITIONING BECUMPAINT, OR SIMILAR REQUIREMENT FOR THE POPERATION AND AIR-CONDITIONING BECUMPAINT, OR SIMILAR REQUIREMENT FOR THE OPERATION AND AIR-CONDITIONING BECUMPAINT, OR SIMILAR REQUIREMENT FOR THE OPERATION AND AIR-CONDITIONING BECUMPAINT, OR SIMILAR REQUIREMENT FOR THE OPERATION AND AIR-CONDITIONING BECUMPAINT, OR SIMILAR REQUIREMENT FOR THE OPERATION AND AIR-CONDITIONING BECUMPAINT.

- DEFINE STREET, RESIDENCE OF WRITTEN THE DISCRIMAN STREETS ARE FURLE OR PROVIDE, THEY SHALL REMAIN OPEN AND ACCESSIBLE TO THE PUBLIC. HIS DOES NOT PERCULUE THE PRITTONIES FROM TEMPORABILY CLOSING A REVAILE STREET FOR, BUT NOT LIMITED TO, SPECIAL EVENTS, PRANTIES MARKETER, FESTIVALS, CONCERTS, BLOCK PARTIES OR OTHER SIMILE AS EVENTS.
- A BUFFER AS PER THE REQUIREMENT OF SECTION SUREAD) OF THE GEDMANCE WILL BE FROVIDED ALONG THE NORTHERN AND LASTERN INCONDUCES OF THE SITE ABUTTING THE EXITED BY BUILD-PARTY AND LASTERN INCONDUCES OF THE SITE ABUTTING THE EXITED BY BUILD-PARTY AND LASTERN INCONDUCES OF THE SITE ABUTTING THE CONTINUAL MICHIGANIZATION IN SECTION IN ABUTCH.
- THE PETITIONS BRILL MAKE GOOD THAT DUIGHT EFFORT TO SAVE THE EXISTING TREES LOCATED WITHIN THE DIES SAVE AREA EIGHTEPON THE TELESKAL DATA SHEET, ADDIDINAL THE SAVE AREA TO THE EXTENS FACULES BY THE GOODWAL, WILL BE SONTINED OURSON THE DESIGN DEVELOPMENT HASSE OF THE PRODUCT. THESE WITHIN THESE ADDITIONAL THE SAVE AREA WILL ALSO REFERENCES.
- ARAGO MEL AUGU DE PRESENTAD.

  A UNIVERO SERESCADE TERATRISTY MILL BE IMPLEMENTED THROUGHOUT THE STE, INCLUDING THE STEET RECOVERED ON SOUTH BOULDWARD AND SCALIYEARS, ROAD. THE PROPERED STREETSCARE TREATMENT IS SECTED ON SHEET LAS STEED TYPICAL STREET CROSS SECTIONS, SURJECT, BURNING, TO ANY CONDUCTS WITH EXSTRANT UTBAIT BURNINGS LOCATED WITHOUT SICK AREAS.
- ON A PORTION OF PROPOSED PRIVATE STREET D THE PETITIONER MAY HAVE A GAP IN THE SPACING OF STREET TREES. THIS CAP WILL OCCUR ON ONE SIDE OF THE STREET FOR A LENGTH OF 129 FEET. ON STREET PRIPAGE ALONG PRIVATE STREET THAN STREET OR DATE OF AN ADMINISTRATION.

- V. DESIGN AND PERFORMANCE STANDARDS (CONT)

  T. THE PETITIONER WILL CONSTRUCT PUBLIC STREET C (WEONA AVENUE) TO THE MAIN STREET STANDARDS CALLED FOR IN THE SCALEYBARK STATION AREA PLAN (PROM SCALEYBARK ROAD TO FUBLIC STREET A).
- THE PRITTIONER RESERVES THE RIGHT TO SUBSTITUTE A BIO-SYALERAIN GARDEN FOR THE TYPICAL BUILT FOOT PLANTING STRIP ALONG BOTH SIDES OF ANY OF THE PROPOSED RIVATE STRIPS. THE PRITTIONER WILL CONSULT WITH CITY INSUREMENTS STRIM WATER SERVICES ON THE DESIGN OF THE PROPOSED BIO-SWALERAIN GARDEN DURING THE LAND DEVILOPMENT INVITEW SECURIS.
- AS THE PROJECT DEVELOPS, PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED ALONG BOTH INTERIOR STREETS AND STREETS THAT BORDER THE SITE.
- ALL PRESENTANCE (GRITTING AND LEXTERNE LIGHTNO ON RELIGIONS WILL BE FILLY
  SHIELDED AND FULL CUT-OF TYPE PIXTURES DOWNWARLY DIRECTION. ON WALL THAT,
  SHIELDED AND FULL CUT-OF TYPE PIXTURES DOWNWARLY DIRECTION. ON WALL THAT
  FURL LIGHTING SHEAL BE USED, BLY ATTACKED DOCKOATURE LIGHTING RETURNES SUCH AS
  SCONCES MAY SEE USED. THE MAXIMUM HISCHT OF ANY PRESENTANDING LIGHTING
  TUTURES, RELIGIOND IT BE ASSESSED, AND TOXICATED SHEAD
  TUTURES, RELIGIOND IT BE ASSESSED.
- 11. ALL DUMPSTERS, LOADING AREAS AND SERVICE AREAS WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.340 OF THE ORDENANCE. OFF-STREET VEHICULAR AND BICYCLE PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE RATIO REQUIREMENTS OF THE GROBANCE.
- SIDEWALK AND PLANTING STRIPS ALONG INTERNAL STREETS MAY BE INSTALLED IN PRASES IN ASSOCIATION WITH NEARBY DEVELOPMENT AND AS THE PROJECT DEVELOPS.
- ARRAS GIBBRALLY DEPICTED ON THE TECHNICAL DATA SHEET AS "ONE SPACE" WILL INCLUDE DECORATIVE PAVING, SENCHIS AND SACIES AND SACIES ASSOCIATIVE ARCHITECTURAL PLATURES SHEET AS FOLIO SENCIES AND SACIES AND SENCIES AND SENCIES
- 15. AT LEAST ONE ACRE, IN THE AGGREGATE, OF PUBLIC OPEN SPACE AS DEFINED BY THE TOD PROVISIONS OF THE ORIDINANCE WILL BE PROVIDED WITRIN PARCELS I, K. AND L. TIRS FULLEC OFFIN SPACE MAY INCLIDED THE LAND UNDER THE DEXIS FOWER UTLITY LESSMENT LOCATED ALONG THE EASTERN BOUNDARY OF THE SITE. THIS ONE ACRE OF FUELC OPEN SPACE WILL BE EMPROYIED IN ACCORDANCE THE PROVISIONS OF THE GRIDINANCE.
- THE PETITIONER WILL PROVIDE A MINIMUM OF 800 SQUARE FEET OR URBAN OPEN SPACE ON PARCEL. K. ALONG SOUTH BOULEVARD ACROSS PROM THE EXISTING RAPID TRANSIT STATION, AS GENERALLY DEPOCTED ON SHEET Z-1.0.
- SIATION, AS USECURALLY HERF-ENDOWN SHEET, DO CONCRETE WAITHOUT ROLD ON THE SITE ONE OF THE ABOVE THE SITE OF THE SIT
- LOO REVIEW FIGURES.

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#### VI. ACCESS POINTS.

- THE TOTAL NUMBER OF INCRESS/GRESS POINTS TO THE SITS SHALL SE LIMITED TO THE NUMBER SHOWN ON THE TECHNICAL DATA SHEET, EXCEPT TO THE EXTENT MODE ACCESS FORTS ASS FRANTED SE TOOD. THE EXCEPT LOCATIONS MAY VARY SOMEWHAT FROM THOSE DEPICTED BASED UPON YIMAL DESIGN AND LOCATIONAL REQUIREMENTS AS REGICALIZED SEVERAL SHOWN AND LOCATIONAL REQUIREMENTS.
- THE EXISTING ACCESS POINTS TO THE SITE MAY CONTINUE TO BE USED UNTIL THE NEW ACCESSES HAVE REPRECONSTRUCTOR. AS EACH FARCEL WITH EXISTING DELYWAYAY IS REDEVELOPED EXISTING DRIVEWAYS WILL BE REMOVED OR RECONSTRUCTED TO MEET CURRENT DRIVEWAY STANDARDS AND THE CONDITIONS OF THIS CONDITIONAL PLAN.

#### VII. ROADWAY IMPROVEMENTS AND PHASING.

- PUBLIC STREET C MUST BE CONSTRUCTED AND OFEN TO TRAFFIC BETWEEN SCALEYBARK. ROAD AND ITS INTERSECTION WITH PROPOSED PUBLIC STREET A BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE SECOND BUILDING CONSTRUCTED ON PARCEL.
- PUBLIC STREET C WILL BE CONSTRUCTED PROM HOLLIS TO EXISTENG WEOMA AVENUE AS PART OF THE DEVELOPMENT OF DEVELOPMENT AREA B, P, OR 1.
- IF DEVELOPMENT ON PARCEL K OR L PRECEDES THE DEVELOPMENT OF THE SECOND BUILDING ON PARCEL 2 THE PETITIONEN WILL CONSTRUCT PUBLIC STREET C FROM CONCURRENTLY WITH THE DIRECTION OF COLUMN OF A PARCEL K OF LIFE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PARCEL K OR LIFE PROPERTY OF PARCEL K OR LIFE PROPERTY OF PARCEL K OR LIFE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PARCEL K OR LIFE PROPERTY OF THE PARCEL K OR LIFE PARCEL PARCEL K OR LIFE PARCEL PARCEL PARCEL K OR LIFE PARCEL PARCE
- TI IS UNDERSTOOD THAT A PORTION OF THE PUBLIC STREET C MAY UTILIZE A PORTION OF EXISTING WRONA AVENUE AT THE PETITIONER'S DISCRETION AND SUBJECT TO COOTS
- AFRIGOVAL TO THE EXTENDIO CONSISTENT WITH PRITITIONING DEVICE/PRENT AND RELEGING FLANS, THE TO THE EXTENDIO CONSISTENCY OF THE RESISTENCY OF THE PROPERTY OF T
- SOUTH RIBE OF SCALETBARK AVENUE.

  AS PART OF THE DEVELOPMENT OF PARCELS A AND B, THE POTITIONER WILL CONSTRUCT OR
  DIFFEON FREEL C STREET & AND A PORTION OF PRINCE STREET C TO THE PROPRIETY LIDE. IT
  DIFFEON FREEL C STREET & AND A PORTION OF PRINCE STREET C TO THE PROPRIETY LIDE. IT
  DIFFEON FREEL C STREET A AND A PORTION OF PARCELS C TO THE PROPRIETY LIDE. IT
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  ORDINATION TRANSFORMATION BOOKS FOR THE REPRESENSION OF CERTAIN
  ORDINATION TRANSFORMATION BOOKS FOR THE REPRESENSION OF THE PROPRIETY OR THE PROPRIETY OF THE PROPRIETY DESIGNATION OF THE PROPRIETY OF THE
- THE PORTION OF PUBLIC STREET A PROM ITS INTERSECTION WITH PUBLIC STREET C TO PROPOSED PUBLIC STREET E WILL BE CONSTRUCTED AS DEVELOPMENT OCCURS ON THE PORTION OF PARCEL. I THAT FRONTS ON PUBLIC STREET A, OR WHEN DEVELOPMENT OCCURS ON THE PORTION OF PARCEL. I WHICH EYER OCCURS PRIST.
- THE OTHER STREETS SHOWN ON THE SITE PLAN WILL BE CONSTRUCTED OR IMPROVED AS DEVELOPMENT OCCURS ON THE ABUTTING PARCELS.
- THE PETITIONER WILL RELOCATE THE EXISTING CURB AND GUTTER ALONG THE SITES PARCEL I. PROPRIAGE ON SOUTH BOULEVARD TO ALLOW THE CONSTRUCTION OF A FIVE (5) FOOT BURG LANG.
- THE PETITIONER WILL RELOCATE THE EXISTING CURB ALONG THE SITES PRONTAGE ON ANDON STREET AS NECESSARY TO PROVIDE PROTECTED PARKING.

#### VIII. SCREENING, LANDSCAPING, AND OPEN SPACE AREAS.

- SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF THE ORDINANCE.
- LANDSCAPING SHALL SATISFY THE BEQUIREMENTS OF THE ORDINANCE FOR THE TOD-MO AND TOD-BO ZONING DISTRICTS AND THE CITY OF CHARLOTTE TREE GRIENANCE.
- THE PROPOSED INTERIOR SURFACE PARKING AREAS WILL BE SCREENED FROM ABUTING PROPERTY AND FROM PUBLIC VIEW PROM A PUBLIC STREET WITH A MINIMUM OF TWO ROWS OF EVERORIEM SHRUES PLANTED PER THE REQUIREMENTS OF SECTION 12.932(2)(3) OF THE ROBOSANCE.

VIL SCHEINING, LAMDSCAFING, AND OPEN SYNCE AREAS

4. SINCE DEVELOPMENT OCCUSIOND ON THE STITE LABET OF A UNITED MASTER PLANNED

4. SINCE DEVELOPMENT OCCUSIOND ON THE STITE LABET OF A UNITED MASTER PLANNED

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PARCELS OF THE STITE LABEN TOCHTIBLE BY WAY OF EXAMPLE, OPEN SPACE LOCATED ON

PARCEL STARLENGES OF THE STITE LABEN OFFIS PARCE SEQUISIONERS FOR PARCEL, I MAY BE USED TO SATISFY THE CREAN OPEN SPACE REQUIREMENTS ASSOCIATED WITH FARCEL K TO THE EXTENT HICKSSARY THE PROVISIONS OF THIS SIRRESTION SHALL CONSTITUTE A FORTION OF THE OPTIONAL PROVISIONS UNDER THE TOD-MO OR TOD-RO APPLICATION SET FORTI NAS ECONOMY ABOVE

ALL ROOF-MOUNTED INSCRINCAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

EXCEPT AS SET PORTH IN SECTION IV REGARDING THE OPTIONAL PROVISIONS, SIGNAGE WITHIN THE COMPONENTS OF THE SITE SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE FOR THE TOD-M AND TOD-R ZONING DISTRICTS.

#### X. STORM WATER MANAGEMENT AND WATER QUALITY.

DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADDITION FOR CONSTRUCTION CONTROLS ORDINANCE (PCCO) EFFECTIVE AS OF THE DATE OF APPROVAL OF THIS PRITTION. ALL EXISTING POST-CONSTRUCTION BUFFERS HAVE BEEN INDICATED ON THE TECHNICAL DATA SHEET Z-1.9

THE PRITTIONER SHALL INVESTIGATE DURING PLAN REVIEW IF THE OPEN CHANNEL LEADING TO SLOAN STREET NEEDS TO HAVE A POCO STREAMSIDE BUFFER.

#### XL. SOLID WASTE MANAGEMENT PLAN.

BOLD WATE MANAGEMENT HAN.

THE SETTIONES SHALL SHAMIT TO THE MECKLENKING COUNTY SOLID WASTE DEPARTMENT A SOLID WASTE MANAGEMENT HAN PRICE TO INTILLINE DEPARTMENT A SOLID WASTE MANAGEMENT HAN PRICE TO INTILLINE DEPARTMENT OF THE PRICE OF TH

THE PATITIONER IS AWARE OF THE MORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (DERR) INFORMATION REGALDING TAX PARCEL # 164,654.7 AND HAS BEEN IN CONTACT WITH DERK. A LETTER OF NO FURTHER ACTION REGALDING THE PARCEL HAS BEEN ISSUED BY DENK AND HAS BEEN RECEIVED BY THE PETITIONER.

#### XIII. HOUSING

IL ROUSINGS.
ARE PART OF THE DEVELOPMENT OF THE SITE, IT IS CLREENTLY CONTEMPLATED THAY THE PETITIONER WILL PROVIDE A VAULEY OF BOURSON TYPES AT A VAULEY OF PRICE POORTS. RESIDENTIAL LOSS THAT ARE JOB WE ODDERATE ROOSE UNITS IN ACCORDING WILL PROVIDE A VAULEY OF BOURSON OF WITH THE PROVIDENCE WITH THE PRO

#### IXV. PLAN REVIEW.

ALL DEVELOPMENT OCCURRING ON THE SITE SHALL SATISFY THE REQUIREMENTS FOR PLAN REVIEW IMPOSED BY SECTION 9.1213 PRELIMINARY REVIEW OF THE ORDINANCE.

#### XV. AMENDMENTS TO REZONING PLAN.

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THIN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED, IN ACCORDANCE WITH CHAPTER SIX OF THE GORDNANCE.

#### XVI. BINDING REFECT.

P THE REZONING PRITTON IS ATPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE PRODUCAL DATA SHEET SHALL, AND THE PROPERTY OF THE PRITTONESS AND THE PRODUCED AND THE SHALL OF THE PRITTONESS AND THE GIVENING SHAM THE TO THAN AND THESE SHALL OF THE STANDARD AND THE SHAPE OF THE PRITTONESS AND THE GIVENING SHAM THE TO THAN AND THEIR EXSPECTIVE HERS, BUYSEES, PERSONAL REPRISENTATIVES, SUCCESSORS IN INTEREST AND ASSIDES.

TREADCHIOUT THIS REZONING PETITION, THE TERMS "PETITIONIEST, "OWNER" OR "OWNERS," SHALL, WITH RESPECT TO FACE! MARCEL WITHIN THE SITE, BE DEFAND TO DULLIDE THE METHE, BUTVEST, SHESONIL ASPERISANTATIVES, SECTEDORS IN INTEREST AND ASSENDES OF THE OWNER OR OWNERS OF THE STEE, OR PORTIONS THEREOF, WHO MAY BE DUVICLUID IN IS DIVINILIZATION TRANSIT THAT

#### XVII. VESTING - G.S. 6160A-385.1; SECTIONS 6.208.

- INTERMINATE TO THE PROVISIONS OF SECTION 1.110 OF THE ORDERANCE AND N.C.G.S. SHEALAST, DUE TO THE RESC OF THE DIVISIONS OF SECTION 1.110 OF THE ORDERANCE AND N.C.G.S. SHEALAST, DUE TO THE RESC OF THE DIVISION OF THE ORDER OF
- IT IS UNDERSTOOD THAT THE PROVISIONS OF SECTION 6208 OF THE ORDINANCE REGARDING A REVIEW OF APPROVAL OF A CONDITIONAL ZONING DISTRICT ARE INTENDED TO APPLY ONLY WITH RESPECT TO THOSE PARCELS OF THE SITE UPON WHICH NO PROGRESS HAS BEEN

Attached to Administrative

Approval

July A. Took \$F Solomon A. Fortune

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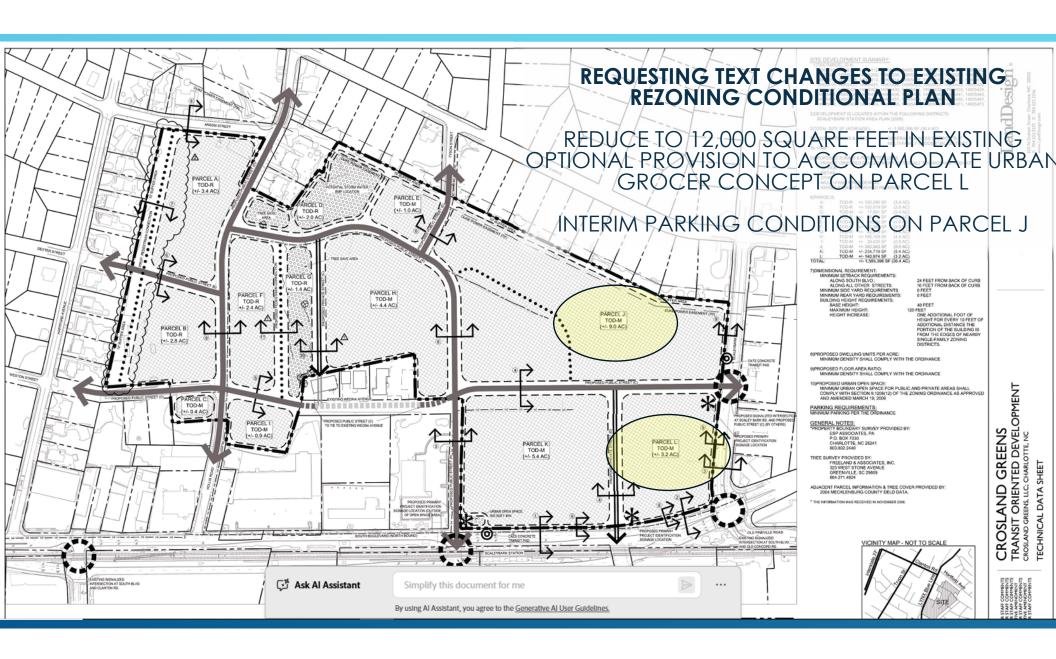
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OPMENT

# 2040 PLAN RECOMMENDATION



# REZONING PROPOSAL



### REQUESTING TEXT CHANGES TO EXISTING REZONING CONDITIONAL PLAN

REDUCE TO 12,000 SQUARE FEET IN EXISTING OPTIONAL PROVISION (AS CLOUDED)

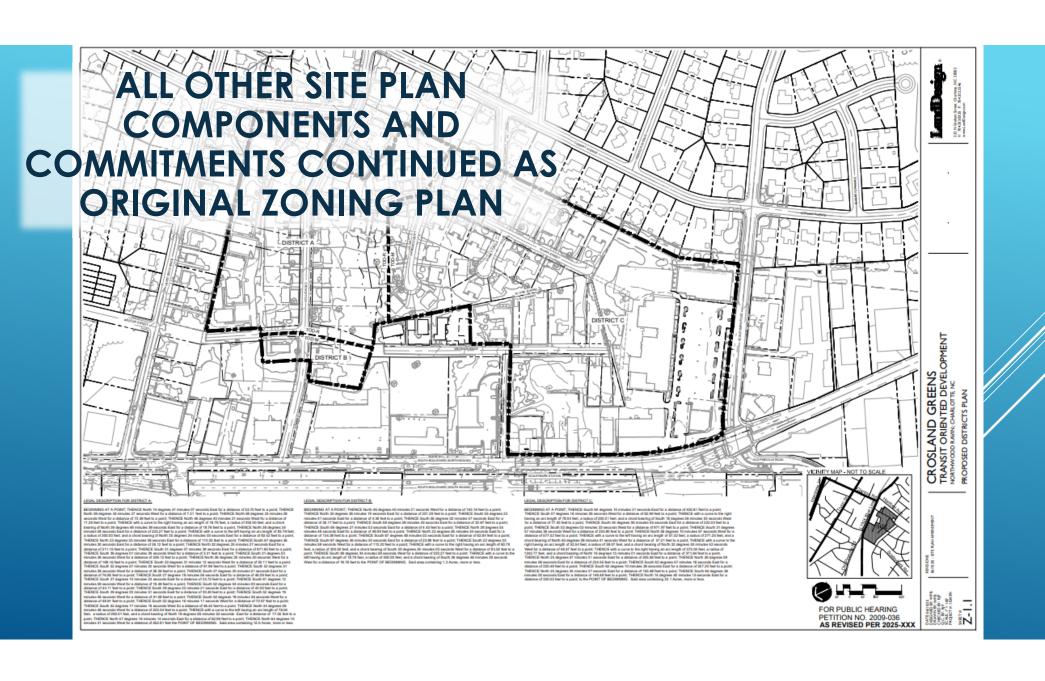
TO ACCOMMODATE URBAN GROCER CONCEPT ON PARCEL L

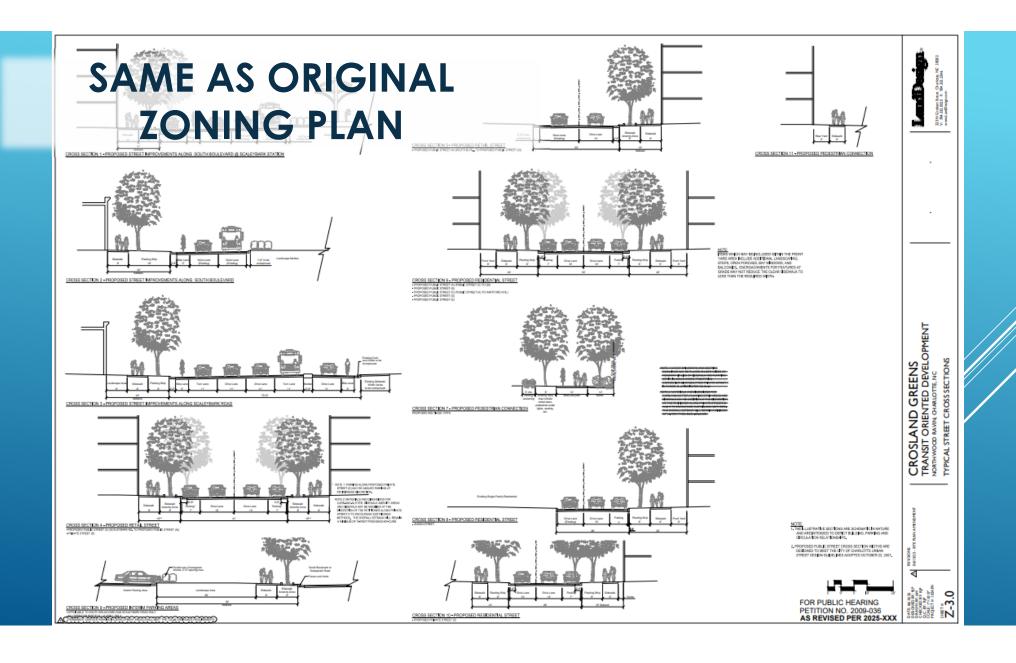
#### INTERIM PARKING CONDITIONS ON PARCEL J

- 11. RETAIL SALES ESTABLISHMENTS WITH MORE THAN (2,000) SQUARE FEET OF GROSS FLOOR AREA PER FLOOR, PER SINGLE TENANT (SECTION 9.1206.(9)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW ONE SINGLE TENANT RETAIL SALES ESTABLISHMENT WITH MORE THAN (2,000) BUT LESS THAN 60,000 SQUARE FEET OF GROSS FLOOR AREA TO BE ESTABLISHED ON PARCEL & OR L AND SUCH ESTABLISHMENT SHALL NOT BE REQUIRED TO HAVE AT LEAST 75% OF THE FIRST FLOOR STREET FAÇADE OF THE BUILDING CONSTRUCTED WITH CLEAR GLASS WINDOWS AND DOORS NOR TO HAVE AT LEAST ONE ENTRANCE PER STREET FRONTAGE. IN ADDITION TO THE SINGLE TENANT RETAIL ESTABLISHMENT DESCRIBED ABOVE, A SINGLE TENANT RETAIL ESTABLISHMENT OF 12,000 OR MORE SQUARE FEET OF GROSS FLOOR AREA SHALL BE PERMITTED PROVIDED THAT IT COMPLIES WITH THE DESIGN STANDARDS AND REQUIREMENTS OF THE ORDINANCE.
  - PARKING STANDARDS: PARKING AREAS THAT COVER MORE THAN 35% OF THE TOTAL LOT WIDTH (SECTION 9.1208.(6)(G)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW SURFACE PARKING TO THE SIDE OF THE PRIMARY STRUCTURES ON PARCEL H AND PARCEL L TO COVER MORE THAN 35% OF THE TOTAL LOT WIDTH ALONG PROPOSED PUBLIC STREET A AND PUBLIC STREET C. THE SURFACE PARKING LOT WILL NOT EXCEED 60% OF THE TOTAL LOT WIDTH ALONG PROPOSED PUBLIC STREET A.
  - 8. MANEUVERING FOR LOADING SPACE IN RIGHT-OF-WAY OF PROPOSED PRIVATE STREET D (SECTION 9.1208.(7)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW LOADING DOCKS TO BE DESIGNED THAT REQUIRE VEHICLES TO MANEUVER WITHIN THE RIGHT-OF-WAY OF PROPOSED PRIVATE STREET D FOR BUILDINGS LOCATED ON PARCEL L AND K THAT INCLUDE A RETAIL, PEPSONAL SERVICE OR INDOOR RECREATION TENANTS OR USER/OWNER WITH MORE THAN (12,000) SQUARE FEET OF GROSS FLOOR AREA (AS DEFINED BELOW). MANEUVERING FOR THE LOADING DOCKS MAY NOT OCCUR WITHIN 150 FEET OF THE RIGHT-OF-WAY OF SQUARE FOOT SPACE IS NOT OCCUPYING SUCH SPACE THE RE-USE OF THE SPACE WITH A NEW USER OR USERS THAT OCCUPYED LESS THAN (12,000) SQUARE FEET WILL BE ALLOWED WITHOUT THE REMOVAL OF THE LOADING SPACE THAT MANEUVERS IN PRIVATE STREET D.

- 3. STREET WALLS (SECTION 9.1209.(1)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW THE PROPOSED BUILDINGS WITHIN PARCEL K OR L, THAT INCLUDE A RETAIL, PERSONAL SERVICE OR INDOOR RECREATION TENANT OR USER/OWNER WITH MORE THAT 12,000 SQUARE FEET OF GROSS FLOOR AREA (AS DEFINED BELOW), TO HAVE BUILDING WALLS ALONG SOUTH BOULEVARD AND SCALEYBARK ROAD THAT PROVIDE LESS THAN 50% OF THE LENGTH OF THE FIRST FLOOR STREET LEVEL FRONTAGE WITH USES THAT ARE VISIBLE FROM THE STREET. THE PETITIONER WILL TREAT THESE BUILDING FACADES WITH OTHER DESIGN ELEMENTS TO ENLIVEN AND ANIMATE THE STREETSCAPE. ONE SUCH TREATMENT COULD BE A "GREEN WALL". THESE WALLS WILL MEET THE REQUIREMENTS OF SECTION 9.1209.(1)(D) OF THE ORDINANCE REGARDING "BLANK WALLS". IN THE EVENT THAT THE TENANT, USER/OWNER OF THE 12,000 SQUARE FOOT SPACE IS NOT OCCUPYING SUCH \$2.000 SQUARE FEET WILL BE ALLOWED WITHOUT MODIFICATION TO THE STREET WALLS.
- 4. BUILDING ENTRANCES AND ORIENTATION (SECTION 9.1209.(4)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW BUILDINGS WITHIN PARCEL K OR L, THAT INCLUDE A RETAIL PERSONAL SERVICE OR INDOOR RECREATION TENANT OR USER/OWNER WITH MORE THAT 12,000 SQUARE FEET OF GROSS FLOOR AREA (AS DEFINED BELOW), TO NOT HAVE AN OPERABLE PEDESTRIAN ENTRANCE ALONG SCALEYBARK POAD OR SOUTH BOULEVARD. IN THE EVENT THAT THE TENANT, USER/OWNER OF THE 12,000 SQUARE FOOT SPACE IS NOT OCCUPYING SUCH SPACE THE RE-USE OF THE SPACE WITH A NEW USER OR USERS THAT OCCUPY LESS THAN 12,000 SQUARE FEET WILL BE ALLOWED WITHOUT THE ADDITION OF OPERABLE PEDESTRIAN ENTRANCES ALONG SCALEYBARK ROAD OR SOUTH BOULEVARD.
- 5. STRUCTURED PARKING FACILITIES (SECTION 9.1208.(6)(L)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW STRUCTURED PARKING FACILITIES LOCATED ON EITHER PARCEL K OR L WITH FRONTAGE ON PRIVATE STREET D AND ASSOCIATED WITH A RETAIL, PERSONAL SERVICE OR INDOOR RECREATION TENANT OR USER/OWNER WITH MORE THAN 12.000 SQUARE FEET OF GROSS FLOOR AREA (AS DEFINED BELOW) TO PROVIDE LESS THAN 50% OF THE LINEAR STREET LEVEL FRONTAGE WITH RETAIL, OFFICE, CIVIC, INSTITUTIONAL OR RESIDENTIAL USES. AT A MINIMUM, 35% OF THE LINEAR STREET LEVEL FRONTAGE OF A STRUCTURED PARKING FACILITY CONSTRUCTED ON EITHER PARCEL K OR L WILL BE OCCUPIED WITH STREET LEVEL RETAIL, OFFICE, CIVIC, INSTITUTIONAL OR RESIDENTIAL USES. IN THE EVENT THAT THE TENANT, USER/OWNER OF THIS 12,000 QUARE FOOT SPACE IS NOT OCCUPYING SUCH SPACE THE RE-USE OF THE SPACE WITH A NEW USER OR USERS THAT OCCUPY LESS THAN 12,000 QUARE FEET WILL BE ALLOWED WITHOUT HAVING TO MODIFY THE STRUCTURE PARKING FACILITIES TO PROVIDE THE REQUIRED 50% OF THE LINEAR STREET FRONTAGE WITH RETAIL, OFFICE, CIVIC, INSTITUTIONAL OR RESIDENTIAL USES. SEE SHEET Z-3.1 AND Z-3.2 FOR CONCEPTUAL ELEVATIONS OF THIS PROPOSED TREATMENT.
- 6. PARKING STANDARDS: PARKING BETWEEN STREET AND BUILDINGS (SECTION 9.1208.(6)(C)).

  DUE TO THE SIZE OF THE PROJECT AND THE TIMING AND COST ASSOCIATED WITH THE CONSTRUCTION OF PARKING STRUCTURES CONTEMPLATED UPON FULL BUILD-OUT, THE PETITIONER SEEKS THE OPTIONAL PROVISIONS TO ALLOW INTERIM SURFACE PARKING LOTS TO BE LOCATED IN AN ESTABLISHED SETBACK OR BETWEEN (I) A PERMITTED USE AND BUILDING AND (II) A STREET. SURFACE PARKING AREAS WILL MEET ALL REQUIRED MINIMUM SETBACKS ESTABLISHED BY THE SCALEYBARK TRANSIT STATION AREA PLAN. IN ADDITION AN INTERIM SURFACE PARKING LOT WITH FRONTAGE ON SOUTH BOULEVARD OR SCALEYBARK ADD WILL PROVIDE A SETBACK OF 54 FEET FROM THE BACK OF THE FUTURE CURB OF SOUTH BOULEVARD OR SCALEYBARK ROAD. THESE INTERIM SURFACE PARKING LOTS MAY ONLY BE ESTABLISHED ON PARCELS J. K, AND L.



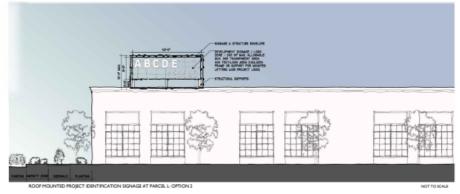


# SAME AS ORIGINAL

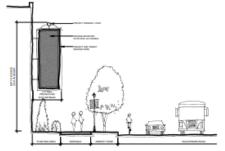
## **ZONING PLAN**



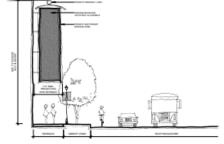




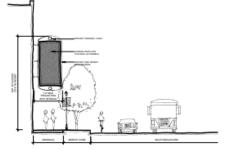




WALL HOUNTED PROJECT/TENANT IDENTIFICATION SIGNAGE SCALEYBARK ROAD AND PUBLIC STREET (C)



WALL MOUNTED PROJECT/TENANT IDENTIFICATION SIGNAGE SOUTH BOULEVARD AND PUBLIC STREET (A) NOT TO SCALE



WALL HOUNTED PROJECT/TENANT IDENTIFICATION SIGNAGE SOUTH BOULEVARD AND PRIVATE STREET (D)

NOTE:

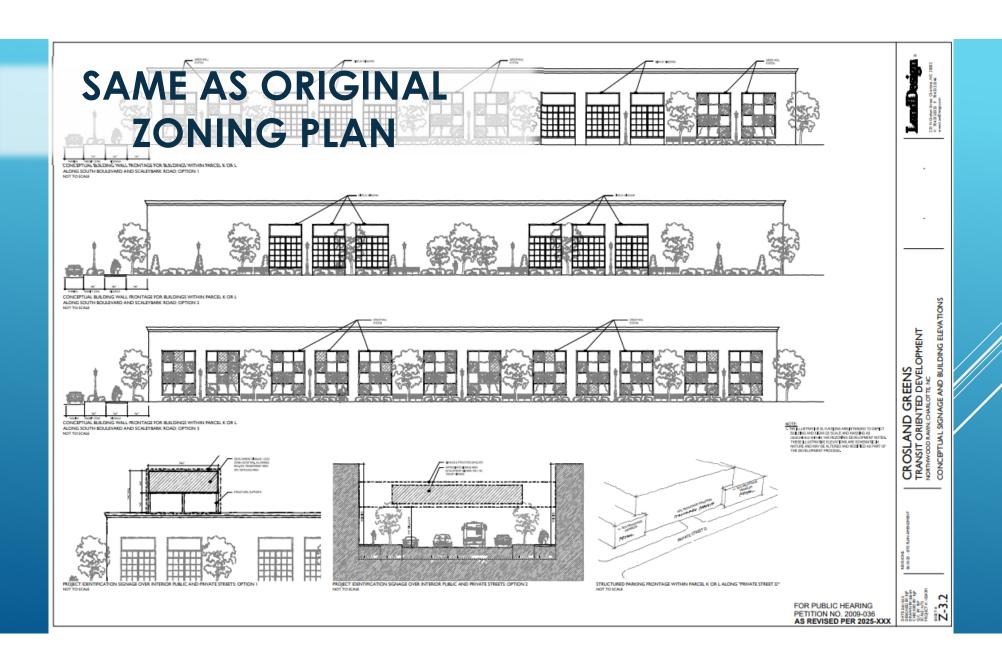
1. RELILIERATIVE ELEVATIONS ARE INTENDED TO DEPICT OF LETTON AND STRANGE SCALE AND INVISION AS DESCRIBED A FIRST THE PROCESSION DEVLOTMENT MOTTERS, THESE LEURISATION FOR EXCHANGE IN MACHINE AND DISTRICT AND LETTON AND MODIFIED AS PART OF THE CONCENTRATION FOR SCALE AND MODIFIED AS EVANO OF THE CONCENTRATION FOR THE CONCENTRATION OF THE



CONCEPTUAL SIGNAGE AND BUILDING ELEVATIONS

CROSLAND GREENS TRANST ORIENTED DEVELOPMENT NORTHWOOD BANNE CHARLOTTE, NO.

FOR PUBLIC HEARING PETITION NO. 2009-036 AS REVISED PER 2025-XXX



## SAME AS ORIGINAL **ZONING PLAN**













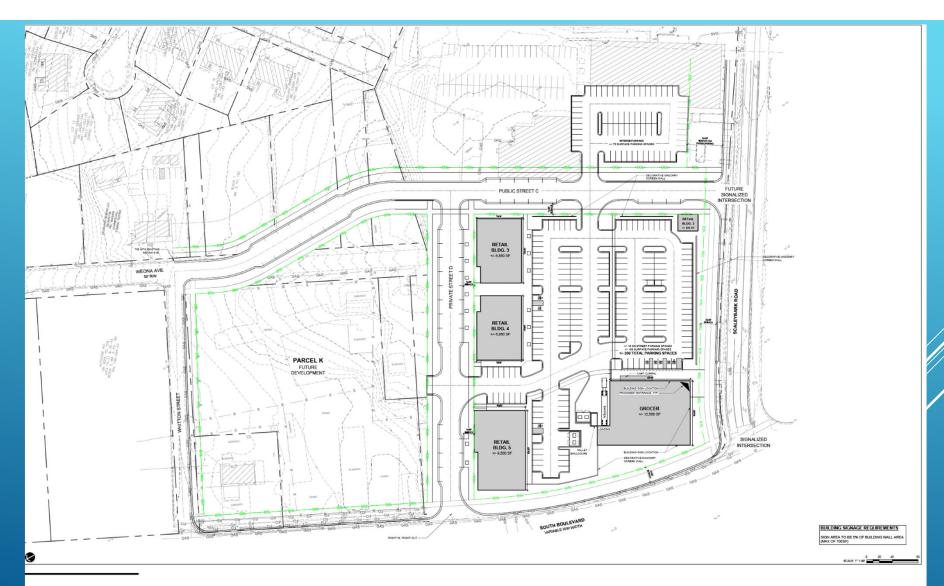


WALL HOUNTED PROJECT/TENANT IDENTIFICATION SIGNAGE ON SCALEYBARK ROAD - IMAGERY NOT TO SCALE

FOR PUBLIC HEARING PETITION NO. 2009-036 AS REVISED PER 2025-XXX

CROSLAND GREENS TRANST ORIENTED DEVELOPMENT NORTHWOOD MANIN CHANDITE, NO. CONCEPTUAL SIGNAGE IMAGERY

# PRELIMINARY LAYOUT WITH GROCER CONCEPT



SCALEYBARK • CHARLOTTE, NC • PARCEL L SITE PLAN N1024391 | 04.15.2025 | NORTHWOOD RAVIN

LandDesign.

### POTENTIAL REZONING TIMELINE

• Rezoning Application Processed: June 2025

Official Community Meeting: Today, August 4<sup>th</sup>

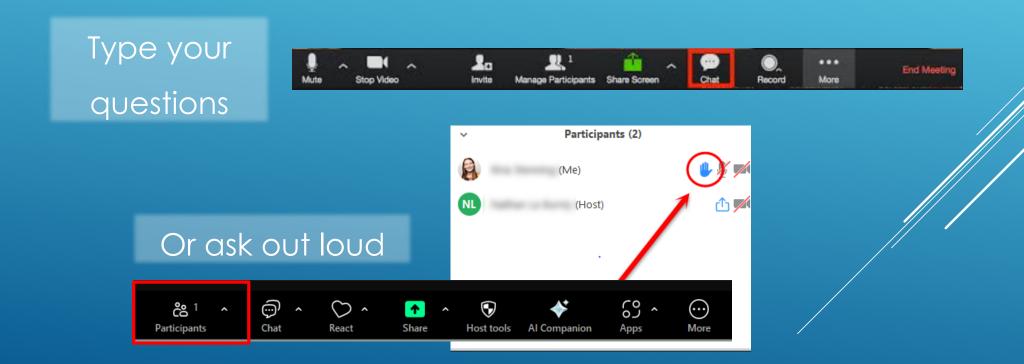
Revised Plan Submittal: August 11<sup>th</sup>

• Earliest Possible Public Hearing: September 15<sup>th</sup>

• Zoning Committee: October 7<sup>th</sup>

• Earliest Possible Decision: October 20<sup>th</sup>

# **QUESTIONS?**





# THANK YOU!