Rezoning Petition No. 2020-042

Boulevard Real Estate Advisors, LLC,
Petitioner

Community Meeting

October 5, 2020

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

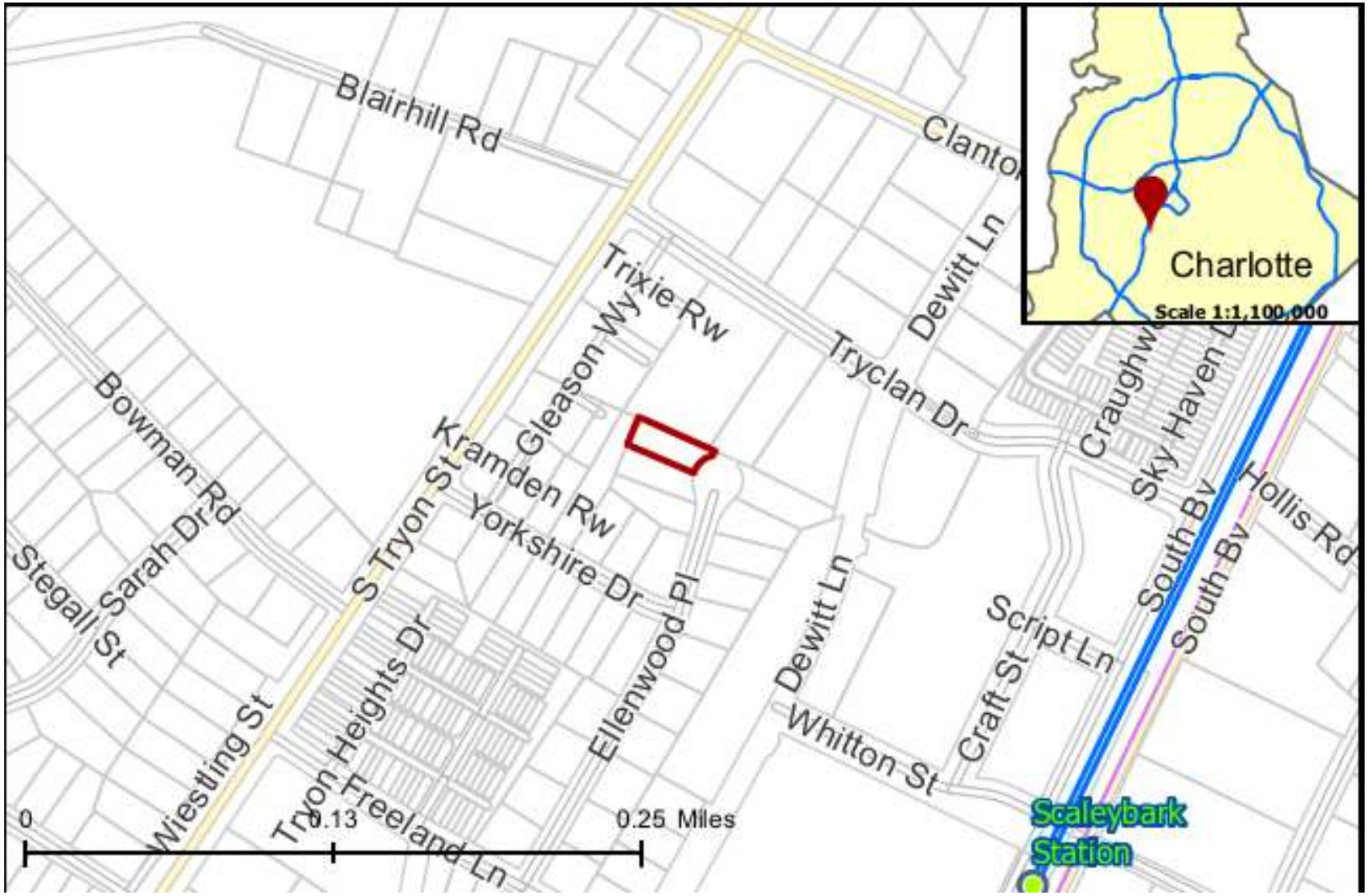
Development Team

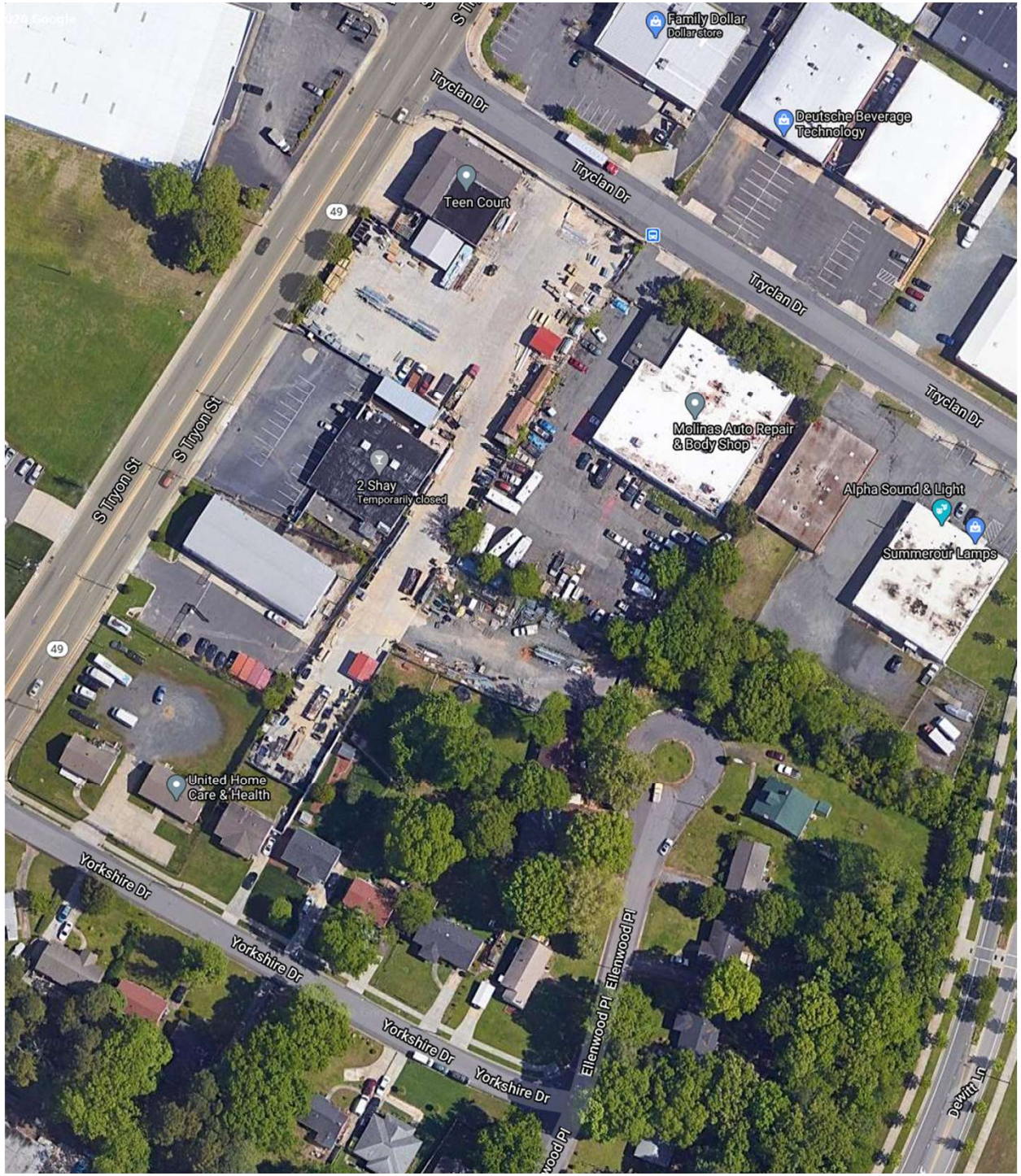
- Chris Branch, Boulevard Real Estate Advisors, LLC
- Michael Bender, Boulevard Real Estate Advisors, LLC
- Ty Shaffer, Robinson, Bradshaw & Hinson

Rezoning Schedule

- Public Hearing: Monday, November 16, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, December 1, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, December 21, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center

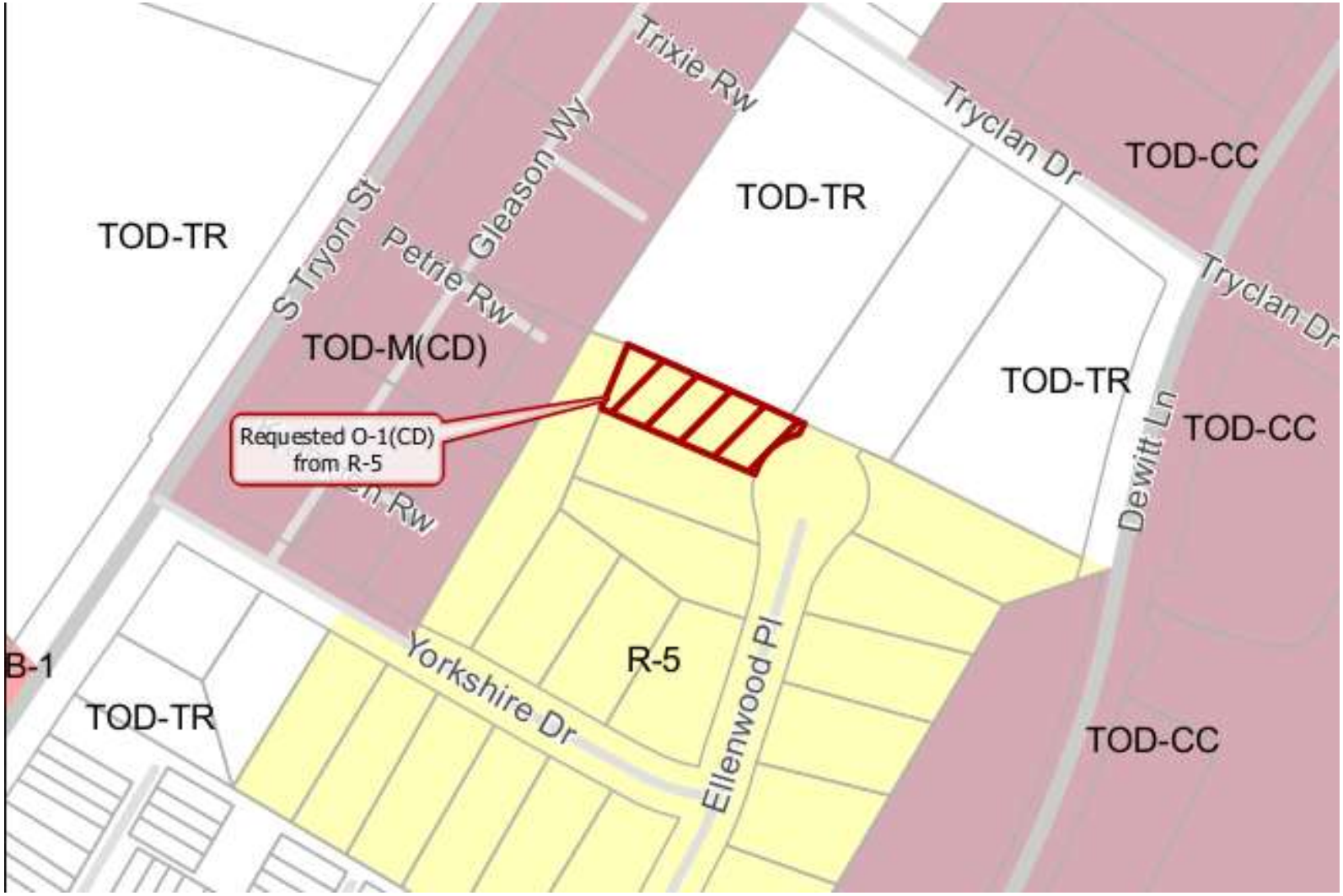
Site – 0.236 Acres




Family Dollar
Dollar store
Deutsche Beverage Technology
Tryclan Dr
Tryclan Dr
Tryclan Dr
Tryclan Dr
Teen Court
49
S Tryon St
S Tryon St
2 Shay
Temporarily closed
Molinas Auto Repair & Body Shop
Alpha Sound & Light
Summerour Lamps
49
United Home Care & Health
Yorkshire Dr
Yorkshire Dr
Yorkshire Dr
Yorkshire Dr
Ellenwood Pl
Ellenwood Pl
DeWitt Ln

0 0.005 0.01 0.02 Miles
N
W
E
S

Existing Zoning



Rezoning Request

Requesting that the site be rezoned to the O-1 (CD) zoning district.

The request is to allow defined uses that would serve development on the adjacent parcels.

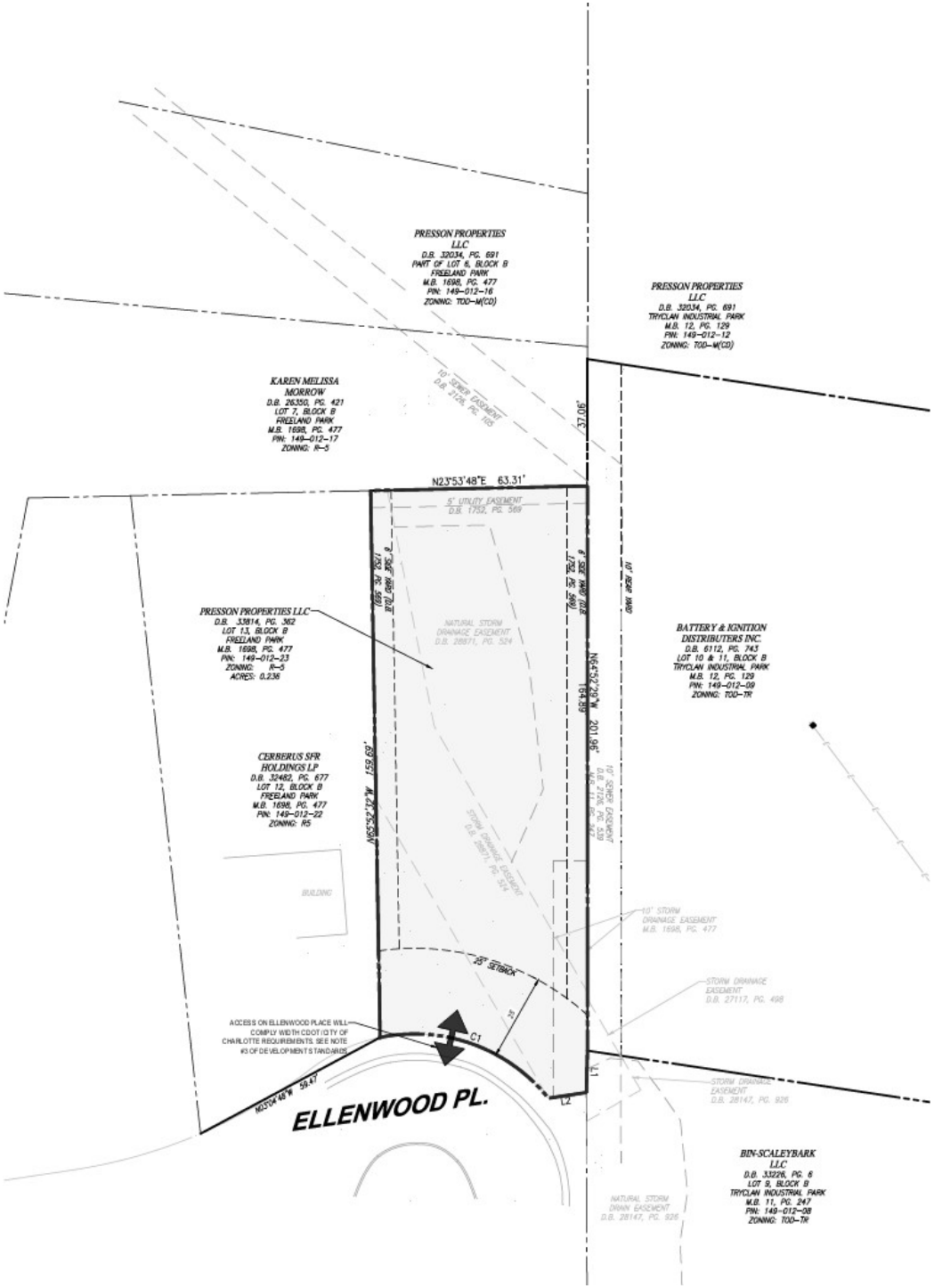
Rezoning Request

- Off-street parking
- Amenities (such as swimming pool and pool house; a dog walk area; a park or open space area; seating, pergolas and shade screens; and similar uses)
- Dumpsters, trash and recycling handling areas

These uses would serve the improvements and uses on adjacent parcels (i.e. be a part of that development).

Rezoning Request

- Access point from Ellenwood Place to be reserved for emergency vehicles and for service and delivery vehicles. Service and delivery vehicles may only access the site between 7:00 am and 7:00 pm.
- Site will be buffered along its southern and western property lines as required by the Zoning Ordinance.
- The site will be screened from Ellenwood Place as may be required by the Zoning Ordinance.


PRESSON PROPERTIES LLC
D.B. 32034, PG. 691
PART OF LOT 6, BLOCK B
FREELAND PARK
M.B. 1698, PG. 477
PIN: 149-012-16
ZONING: TOD-W(CD)
PRESSON PROPERTIES LLC
D.B. 32034, PG. 691
TRYCLAN INDUSTRIAL PARK
M.B. 12, PG. 129
PIN: 149-012-12
ZONING: TOD-W(CD)
KAREN MELISSA MORROW
D.B. 26350, PG. 421
LOT 7, BLOCK B
FREELAND PARK
M.B. 1698, PG. 477
PIN: 149-012-17
ZONING: R-5
10' SEWER EASEMENT
D.B. 3126, PG. 165
57.06'
N23°53'48"E 63.31'
5' UTILITY EASEMENT
D.B. 1752, PG. 569
PRESSON PROPERTIES LLC
D.B. 33814, PG. 362
LOT 13, BLOCK B
FREELAND PARK
M.B. 1698, PG. 477
PIN: 149-012-23
ZONING: R-5
ACRES: 0.236
NATURAL STORM DRAINAGE EASEMENT
D.B. 28871, PG. 524
N64°52'28"W 201.96'
164.89'
BATTERY & IGNITION DISTRIBUTERS INC.
D.B. 6112, PG. 743
LOT 10 & 11, BLOCK B
TRYCLAN INDUSTRIAL PARK
M.B. 12, PG. 129
PIN: 149-012-09
ZONING: TOD-TR
CERBERUS SFR HOLDINGS LP
D.B. 32482, PG. 677
LOT 12, BLOCK B
FREELAND PARK
M.B. 1698, PG. 477
PIN: 149-012-22
ZONING: R5
N65°54'24"W 159.69'
BUILDING
STORM DRAINAGE EASEMENT
D.B. 28871, PG. 524
10' SEWER EASEMENT
D.B. 3126, PG. 165
10' STORM DRAINAGE EASEMENT
M.B. 1698, PG. 477
15' SETBACK
STORM DRAINAGE EASEMENT
D.B. 27117, PG. 498
ACCESS ON ELLENWOOD PLACE WILL COMPLY WIDTH CDOT/CITY OF CHARLOTTE REQUIREMENTS. SEE NOTE #3 OF DEVELOPMENT STANDARDS
C1
L1
L2
N03°04'40"W 59.47'
ELLENWOOD PL.
STORM DRAINAGE EASEMENT
D.B. 28147, PG. 926
BIN-SCALEYBARK LLC
D.B. 33226, PG. 6
LOT 9, BLOCK B
TRYCLAN INDUSTRIAL PARK
M.B. 11, PG. 247
PIN: 149-012-08
ZONING: TOD-TR
NATURAL STORM DRAIN EASEMENT
D.B. 28147, PG. 926

Questions