Rezoning Petition No. 2020-087

Plainwood, LLC, Petitioner

Community Meeting
August 4, 2020
I. Introduction of Rezoning Team Members

II. Current Rezoning Schedule

III. Site/Current Zoning/Rezoning Request

IV. Review of Rezoning Plan

V. Review of Proposed Townhomes

VI. Questions
Rezoning Team

- Jerry Rigsby, Plainwood, LLC
- Paul Patyk, Ryan Homes
- Nicole Frambach, Ryan Homes
- Robert Davis, Site Engineer
- John Carmichael, Robinson, Bradshaw & Hinson
Current Rezoning Schedule

- Public Hearing: Monday, September 21, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center

- Zoning Committee: Tuesday, October 6, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center

- City Council Decision: Monday, October 19, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center
Site – 7.81 Acres
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Current Zoning of the Site and Nearby Parcels

- Requested R-12MF(CD) from R-5
Rezoning Request

Requesting that the site be rezoned from the R-5 zoning district to the R-12 MF (CD) zoning district to accommodate the development of a residential community on the site that could contain a maximum of 93 single family attached (townhome) dwelling units.
Rezoning Plan
SITE NOTES:
1. PROPOSED REZONING INCLUDES PARCELS SHOWN AS TRACTS 3 & 4.
2. TOTAL AREA OF BUILDING = 1,500 ACRES.
3. ALLOWABLE UNITS AT 11,500 == 100 UNITS PROPOSED = 98.
4. TRACTS 3 AND 4 SHALL BE INCORPORATED AS OPEN SPACE/RECREATIONAL AMENITIES.
5. TRACT 2 PROPOSED = 100 UNITS.
6. TRACT 1 PROPOSED = 100 UNITS.
7. TRACT 4 PROPOSED = 500 UNITS.
8. TRACT 2 PROPOSED = 500 UNITS.
9. TRACT 2 PROPOSED = 500 UNITS.
10. TRACT 1 PROPOSED = 500 UNITS.

31.5" CLASS C BUFFER WITH SCREEN WALL/FENCE

DAKOTA STREET 40' R/W PER NW 5, PG 145
Townhomes
Questions