Rezoning Petition No. 2020-120

M/I Homes, Petitioner

Community Meeting

December 9, 2020
Agenda

I. Introduction of Rezoning Team Members
II. Current Rezoning Schedule
III. Site/Current Zoning/Rezoning Request
IV. Land Use Plan
V. Information on M/I Homes
VI. Review of Rezoning Plan and Proposed Townhomes
VII. Questions
Rezoning Team

- Chad Lloyd, M/I Homes
- Morgan Rushnell, M/I Homes
- Jeremiah Murphy, M/I Homes
- Eddie Moore, McAdams
- John Carmichael, Robinson, Bradshaw & Hinson
Current Rezoning Schedule

- Public Hearing: Tuesday, January 19, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center

- Zoning Committee: Tuesday, February 2, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center

- City Council Decision: Monday, February 15, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
Site – 24.74 Acres
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Current Zoning of the Site and Nearby Parcels
Rezoning Request

Requesting that the site be rezoned from the R-3 zoning district to the R-8 MF (CD) zoning district to accommodate the development of a maximum of 108 single family attached (townhome) dwelling units on the site

Density: 4.37 dwelling units per acre
Land Use Plan

## Land Use Proposed: Prosperity Hucks Area Plan

<table>
<thead>
<tr>
<th>Planning District</th>
<th>Prosperity Hucks Area Plan</th>
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<tbody>
<tr>
<td>Plan Name</td>
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<td>Plan Adoption Date</td>
<td>7/26/2015, 8:00 PM</td>
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<td>Adoption Type</td>
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<td>Proposed Landuse Code</td>
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<tr>
<td>Proposed Landuse Description</td>
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<td>Residential Density</td>
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<tr>
<td>Zoning Designation</td>
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<td>Rezoning Date</td>
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<td>Zoning Petition</td>
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<td>Generalized Landuse</td>
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M/I Homes – Company Overview

- One of the nation’s leading homebuilders – #12 on BUILDER 100
- Founded in 1976; went public in 1993
- 6,296 homes delivered and $2.5B of total revenue in 2019
- $166M of pre-tax income in 2019
- Selling in 225 communities in 15 markets (at 12/31/2019)
- Entered Detroit market with acquisition in 2018
- Diversified customer base including first-time and move-up buyers
- 11% annual growth in new contracts since 2008
Community Locations:
Charlotte, NC

Active Communities
Allen Mills
Bretagne
Cameron Creek
Covington
Edenton
Farrington
Harlow's Crossing
Heritage
Heritage at Neel Ranch
McLean - The Conservancy
MillBridge
Poplin Grove
Ramsey's Glen
Selwyn Landing
Walnut Creek
Summers Walk
Wrenn Creek

Coming Soon
Aberdeen
Avienmore
Harper's Run
Kellerton Place
Piper Landing
Stallings Brook
Rezoning Plan
Representative Architecture

Front Elevation
Aberdeen I and Proposed Aberdeen II
Questions