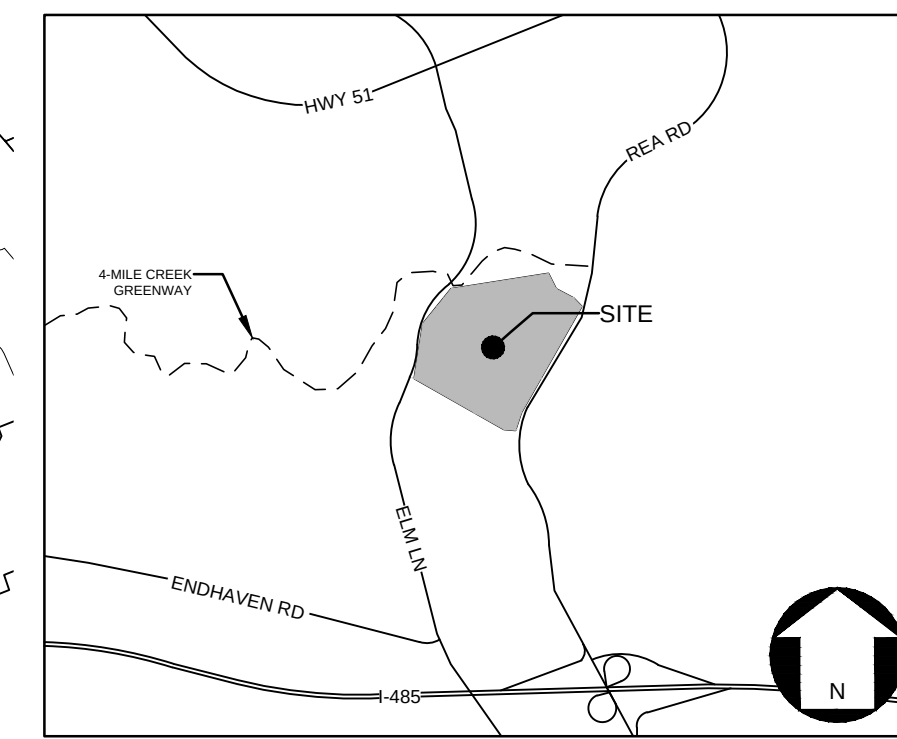




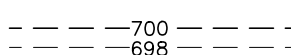
## Planning Department

**APPROVED BY CITY COUNCIL**  
RZP-2022-121  
Approved: 06/17/2024



### VICINITY MAP

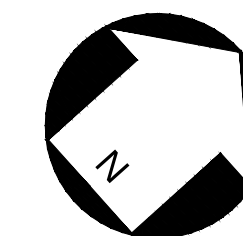
LEGEND:

|                                                                                     |                                        |
|-------------------------------------------------------------------------------------|----------------------------------------|
|  | PROPERTY BOUNDARY                      |
|  | EXISTING CONTOUR LINES                 |
|  | EXISTING STREAM / WATER BODY           |
|  | EXISTING LOT LINE                      |
|  | EXIST. PROPERTY BOUNDARY TO BE REMOVED |
|  | RIGHT-OF-WAY LINE                      |
|  | SETBACK LINE                           |
|  | EXISTING PAVEMENT                      |
|  | EXISTING ASPHALT TO BE REMOVED         |
|  | ROAD CENTERLINE                        |
|  | EXISTING FENCE                         |
|  | FEMA 100-YR FLOODPLAIN                 |
|  | FEMA COMMUNITY ENCROACHMENT            |
|  | FEMA FLOODWAY                          |
|  | POSSIBLE WETLANDS/STREAMS              |
|  | EXISTING TREELINE                      |

| ADJOURNING PROPERTY OWNER |                                                                                                                                                                                                |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A                         | MECKLENBURG COUNTY<br>DB 0609R, PG 541<br>600 E 4TH ST 11TH FLOOR<br>CHARLOTTE NC 28202<br>TX PARCEL ID: 225-032-01<br>EXISTING USE: 30D-PI-FLOODPLAIN - AC<br>ZONED: R-35(CD)                 |
|                           | B MECKLENBURG COUNTY<br>DB 0832D, PG 657<br>600 E 4TH ST 11TH FLOOR<br>CHARLOTTE NC 28202<br>TX PARCEL ID: 225-032-01<br>EXISTING USE: 30D-PI-FLOODPLAIN - AC<br>ZONED: R-35(CD) & NS          |
| C                         | JACK & BARBARA CALK<br>DB 2366I, PG 135<br>560 FAIRWAY VIEW DR<br>CHARLOTTE NC 28777<br>TX PARCEL ID: 225-491-27<br>EXISTING USE: SINGLE FAMILY RESIDENTIAL<br>ZONED: R-35(CD)                 |
|                           | D MECKLENBURG COUNTY, PARKS AND REC DEPT.<br>DB 0782D, PG 130<br>700N TRIVIN ST<br>CHARLOTTE NC 28202<br>TX PARCEL ID: 225-491-96<br>EXISTING USE: 30D-PI-FLOODPLAIN - AC<br>ZONED: R-35(CD)   |
| E                         | CLUBCORP NV II, LLC<br>DB 2917I, PG 179<br>PO BOX 2359<br>SAN ANTONIO, TX 78269<br>TX PARCEL ID: 225-031-06<br>EXISTING USE: GOLF COURSE CLASS 1 - CHAMPIONSHIP<br>ZONED: R-35(CD)             |
|                           | F PRO REalty & DEVELOPMENT, LLC<br>DB 0664D, PG 680<br>3932 AYSHIRE PL<br>CHARLOTTE NC, 28210<br>TX PARCEL ID: 225-403-32<br>EXISTING USE: SINGLE FAMILY RESIDENTIAL - COMMON<br>ZONED: R-20W  |
| G                         | 318 JH HORROVER LP<br>DB 3289D, PG 114<br>1717 MAIN ST STE 2000<br>DALLAS, TX 75201<br>TX PARCEL ID: 225-043-08<br>EXISTING USE: SINGLE FAMILY RESIDENTIAL<br>ZONED: R-35(CD)                  |
|                           | H RUSSELL GR ALIION<br>DB 2856T, PG 578<br>600 LINSIDE CT<br>CHARLOTTE NC, 28277<br>TX PARCEL ID: 225-403-07<br>EXISTING USE: SINGLE FAMILY RESIDENTIAL<br>ZONED: R-35(CD)                     |
| I                         | HWA & BANG HOANG<br>DB 3569F, PG 432<br>6010 LINDSEY CT<br>CHARLOTTE NC, 28277<br>TX PARCEL ID: 225-403-06<br>EXISTING USE: SINGLE FAMILY RESIDENTIAL<br>ZONED: R-35(CD)                       |
|                           | J YASSAMAN LOUISE BAHRAM<br>DB 3667T, PG 932<br>0934 LINSIDE CT<br>CHARLOTTE NC, 28277<br>TX PARCEL ID: 225-403-05<br>EXISTING USE: SINGLE FAMILY RESIDENTIAL<br>ZONED: R-20W                  |
| K                         | PRO REalty & DEVELOPMENT, LLC<br>DB 0664A, PG 680<br>3932 AYSHIRE PL<br>CHARLOTTE NC, 28210<br>TX PARCEL ID: 225-403-31<br>EXISTING USE: SINGLE FAMILY RESIDENTIAL - COMMON<br>ZONED: R-20W    |
|                           | L ETHAN & KRISTIN PIERCE FAMILY TRUSTS<br>DB 32918, PG 347<br>0903 PREMIER DR<br>CHARLOTTE NC, 28277<br>TX PARCEL ID: 225-501-02<br>EXISTING USE: SINGLE FAMILY RESIDENTIAL<br>ZONED: R-35(CD) |
| M                         | CHARLES & KATHERINE PENDERGRAFT<br>DB 2902I, PG 325<br>0903 PREMIER DR<br>CHARLOTTE NC, 28277<br>TX PARCEL ID: 225-501-03<br>EXISTING USE: SINGLE FAMILY RESIDENTIAL<br>ZONED: R-35(CD)        |
|                           | N GARY WAYTENA & GAIL<br>DB 0831J, PG 037<br>0509 TRIDINA CT<br>CHARLOTTE NC, 28277<br>TX PARCEL ID: 225-501-08<br>EXISTING USE: SINGLE FAMILY RESIDENTIAL<br>ZONED: R-35(CD)                  |
| O                         | JEFFRE & ANDREA HINES<br>DB 0786E, PG 513<br>0904 TRIDINA CT<br>CHARLOTTE NC, 28277<br>TX PARCEL ID: 225-501-09<br>EXISTING USE: SINGLE FAMILY RESIDENTIAL<br>ZONED: R-35(CD)                  |
|                           | P KEVIN & ROBIN SMITH<br>DB 3474A, PG 491<br>0911 GOLDEN RAIN CT<br>CHARLOTTE NC, 28277<br>TX PARCEL ID: 225-501-13<br>EXISTING USE: SINGLE FAMILY RESIDENTIAL<br>ZONED: R-35(CD)              |
| Q                         | JOHN & GINA FITTS<br>DB 2545D, PG 593<br>0906 GOLDEN RAIN CT<br>CHARLOTTE NC 28277<br>TX PARCEL ID: 225-501-14<br>EXISTING USE: SINGLE FAMILY RESIDENTIAL<br>ZONED: R-35(CD)                   |
|                           | R MECKLENBURG COUNTY<br>DB 0609R, PG 541<br>600 E 4TH ST 11TH FLOOR<br>CHARLOTTE NC 28202<br>TX PARCEL ID: 225-032-01<br>EXISTING USE: SINGLE FAMILY RESIDENTIAL<br>ZONED: R-35(CD)            |

| REVIEWS: |          |     |                                          |
|----------|----------|-----|------------------------------------------|
| No.      | Date     | By  | Description                              |
| 1        | 2/13/23  | ENL | RESPONSE TO CITY COMMENTS                |
| 2        | 8/14/23  | ENL | BLDG. LAYOUT REDESIGN & COMMENT RESPONSE |
| 3        | 9/11/23  | ENL | RESPONSE TO CITY COMMENTS                |
| 4        | 10/16/23 | ENL | RESPONSE TO CITY COMMENTS                |
| 5        | 04/18/24 | ENL | RESPONSE TO CITY & NEIGHBOR COMMENTS     |

This Plan Is A  
Preliminary Design  
NOT Released For  
Construction.



SCALE: 1" = 100'

 **Landworks**  
Design Group, PA

CREATING SPACES TO LIVE, WORK AND PLAY

tel: 704-841-1604  
fax: 704-841-1604

1230 West Morehead Street, Suite 304  
Charlotte, NC 28208

SUTHERLAND  
9621 ELM LANE  
CHARLOTTE, NC 28277  
RK INVESTMENTS CHARLOTTE, LLC

# EXISTING CONDITIONS PLAN

PETITION NO. RZP-2022-121

CORPORATE CERTIFICATIONS  
NC PE : C-2930 NC LA : C-253  
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL

Drawn By: ENL

Checked By: KRT

Date: 06/28/2022

Project Number: 21074

Sheet Number:

RZ-1

SHEET # 1 OF 5









## Planning Department

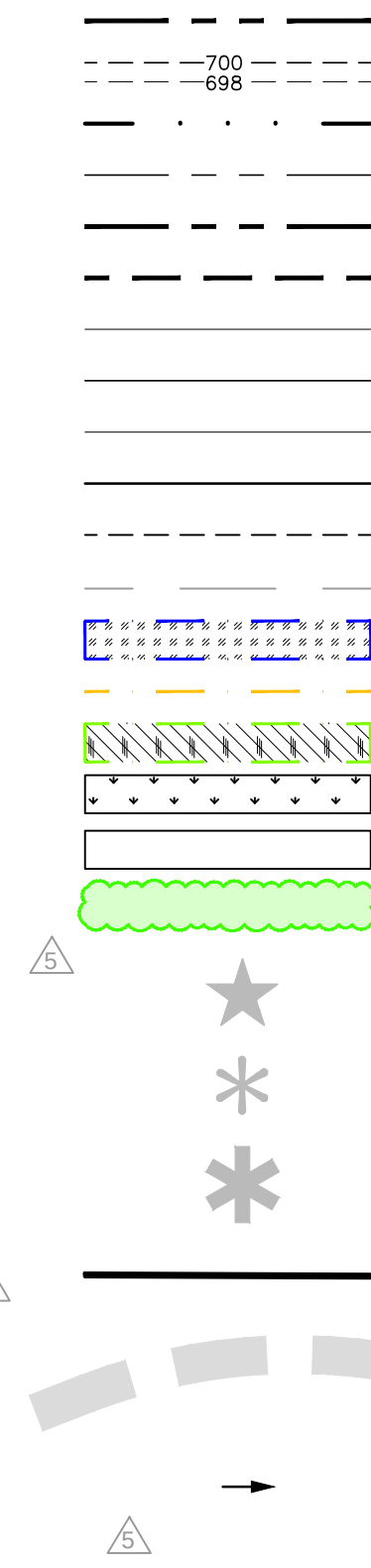
**APPROVED BY CITY COUNCIL**

RZP-2022-121

Approved: 06/17/2024

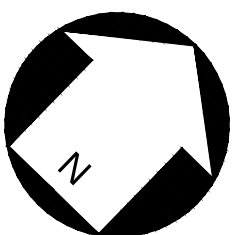


LEGEND:



- PROPERTY BOUNDARY
- EXISTING CONTOUR LINES
- EXISTING STREAM / WATER BODY
- EXISTING LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PAVEMENT
- PROPOSED CURBING
- EXISTING CURBING
- EXISTING ASPHALT TO BE REMOVED
- ROAD CENTERLINE
- EXISTING FENCE
- FEMA 100-YR FLOODPLAIN
- FEMA COMMUNITY ENCROACHMENT
- FEMA FLOODWAY
- POSSIBLE WETLANDS/STREAMS
- EXISTING BUILDING
- PROPOSED TREE SAVE AREA
- POSSIBLE AMENITY AREA
- POSSIBLE ENTRY MONUMENT
- POSSIBLE WASTE COLLECTION COMPACTOR/ RECYCLING AREA
- POSSIBLE RETAINING WALL
- PROPOSED DEVELOPMENT AREA BOUNDARY
- TOWNHOME BUILDING ORIENTATION

This Plan Is A Preliminary Design.  
NOT Released For Construction.



SCALE: 1" = 100'

| REVISIONS: |          |     | SCALE: 1" = 100'                        |
|------------|----------|-----|-----------------------------------------|
| No.        | Date     | By  | Description                             |
| 1          | 2/13/23  | ENL | RESPONSE TO CITY COMMENTS               |
| 2          | 8/14/23  | ENL | BLDG. LAYOUT REDESIGN & COMMENT RSPNSE. |
| 3          | 9/11/23  | ENL | RESPONSE TO CITY COMMENTS               |
| 4          | 10/19/23 | ENL | RESPONSE TO CITY COMMENTS               |
| 5          | 04/19/24 | ENL | COMMUNITY FEEDBACK & COMMENT RSPNSE.    |
| 6          | 05/20/24 | ENL | COMMUNITY FEEDBACK & COMMENT RSPNSE.    |



**Landworks**  
Design Group, PA

CREATING SPACES TO LIVE, WORK AND PLAY

tel: 704-841-1604  
fax: 704-841-1604

1230 West Morehead Street, Suite 304  
Charlotte, NC 28208

**SUTHERLAND**  
9621 ELM LANE  
CHARLOTTE, NC 28277  
RK INVESTMENTS CHARLOTTE, LLC

## REZONING SITE PLAN

ETITION NO. RZP-2022-121

ORATE CERTIFICATIONS  
C-2930 NC LA : C-253  
: NO. 3599 SC LA : NO. 211

Product Manager: MDL

By: ENL

Checked By: KRT

06/28/2022

ct Number: 21074

et Number:

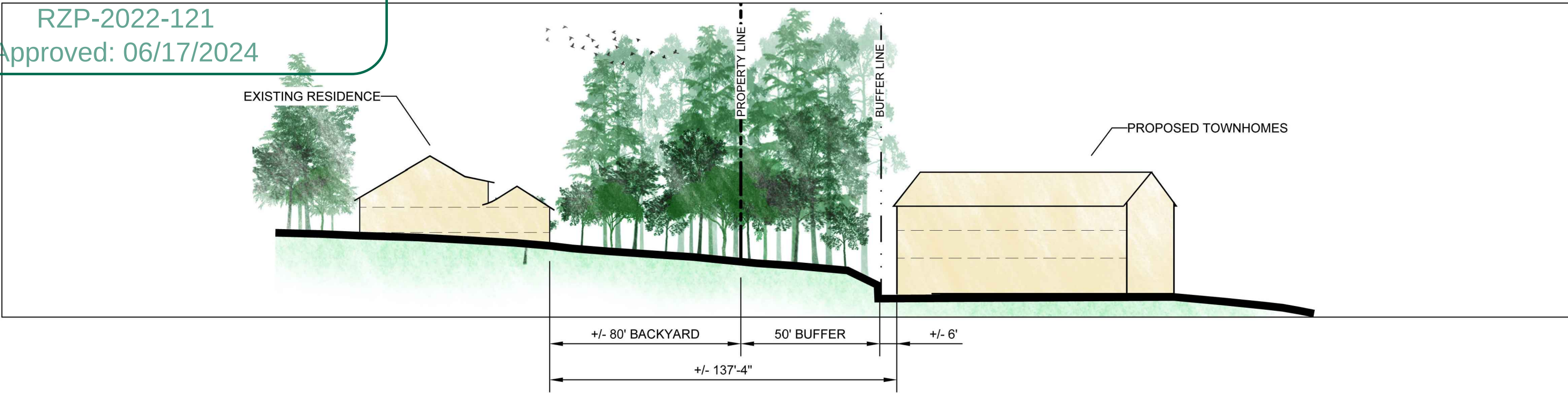
## RZ-3

SHEET # 3 OF 5









PLAN VIEW



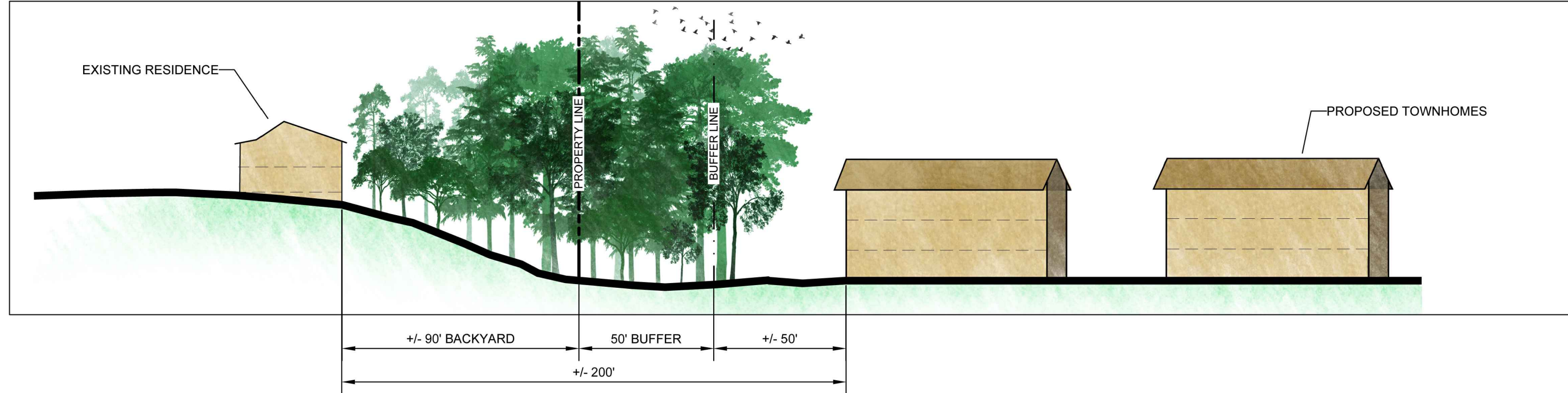
NOTE: OFF SITE LINEWORK TAKEN FROM MECKLENBURG COUNTY GIS

1 EASTERN SECTION

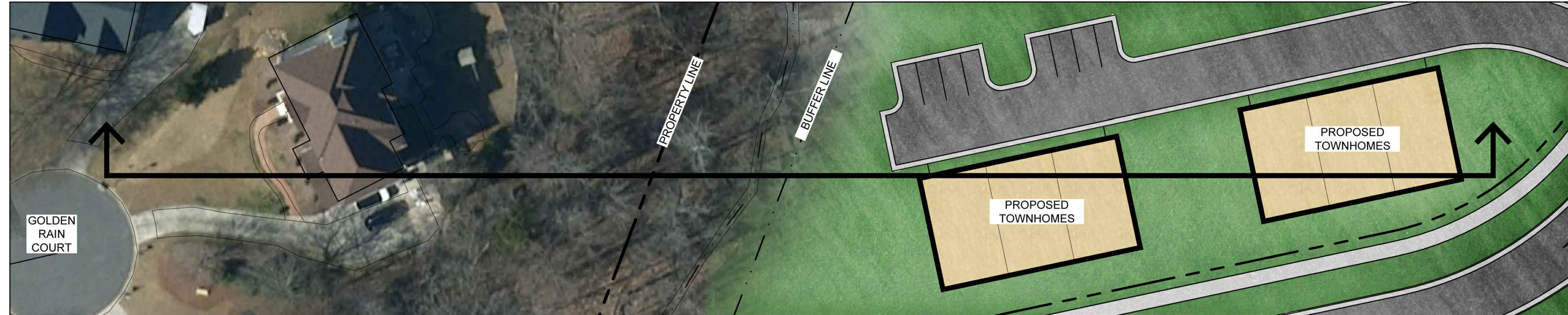
RZ-5

SCALE: 1" = 40'

SECTION VIEW



PLAN VIEW



NOTE: OFF SITE LINEWORK TAKEN FROM MECKLENBURG COUNTY GIS

1 WESTERN SECTION

RZ-5

SCALE: 1" = 40'

DISCLAIMER FOR EACH SECTION:

This Site Section is provided solely for the purpose of illustrating how a certain point along the southern boundary of the Site may relate to the relevant adjacent parcel of land to the south of the Site after the development of the Site in accordance with the Rezoning Plan. This Site Section is not based on a final grading analysis or engineered drawings and as a result, the actual relationship between the depicted point on the Site and the relevant adjacent parcel of land to the south of the Site may vary from the Site Section.

REVISIONS:

| No. | Date     | By  | Description                          |
|-----|----------|-----|--------------------------------------|
| 4   | 10/16/23 | ENL | RESPONSE TO CITY COMMENTS            |
| 5   | 04/18/24 | ENL | COMMUNITY FEEDBACK & COMMENT RSPNSE. |

SITE  
SECTIONS

PETITION NO. RZP-2022-121

CORPORATE CERTIFICATIONS  
NC PE: C-2830 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ENL

Checked By: KRT

Date: 06/28/2022

Project Number: 21074

Sheet Number:

RZ-5