



VICINITY MAP
 NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 48.21 ACRES FOR REZONING SITE WITH 36.67 ACRES IN CHARLOTTE ETJ/MECKLENBURG COUNTY ("CLT PORTION") AND 11.54 ACRES IN CONCORD/CABARRUS COUNTY ("CONCORD PORTION");

NOTE: THE 11.54 ACRE CONCORD PORTION TO BE GOVERNED BY CHARLOTTE ETJ PLANNING/DEVELOPMENT REGULATIONS PER N.C.G.S. SECTIONS 160D-203 AND 204 TO PROMOTE UNIFIED DEVELOPMENT OF ENTIRE ± 48.21 ACRE REZONING SITE. 36.67 ACRE CHARLOTTE PORTION WAS REZONED IN 2021 AS R-22MF (CD) AND IS BEING REZONED R-22MF(CD) (SPA) WITH THE CONCORD PORTION TO BE PART OF UNIFIED DEVELOPMENT.

TAX PARCEL #S: PART OF 02959103 AND 02959105 (MECK. CO.) FOR CLT PORTION AND 4589528820000 & 45896244650000 (CABARRUS CO.) FOR CONCORD PORTION

EXISTING ZONING: R-22MF(CD) FOR CLT PORTION PER PET. #2021-020 AND C-2 FOR CONCORD PORTION

PROPOSED ZONING: R-22MF(CD) (SPA) FOR CLT PORTION AND R-22MF (CD) FOR CONCORD PORTION, ALL WITH FIVE YEARS VESTED RIGHTS

EXISTING USES: VACANT

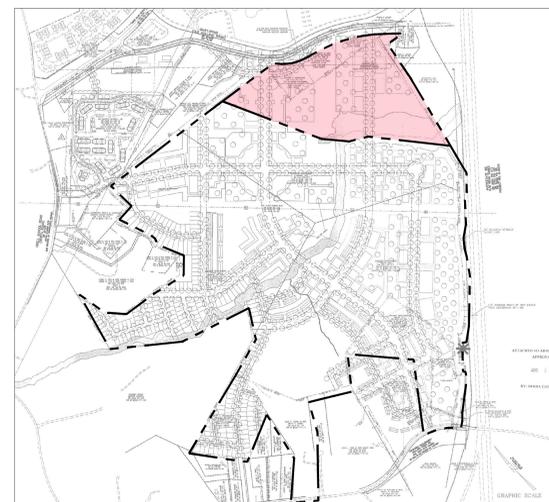
PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-22MF ZONING DISTRICT FOR ALL OF THE SITE, AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:

UP TO 700 MULTI-FAMILY RESIDENTIAL UNITS, AS MORE SPECIFICALLY SET FORTH IN SECTION 2 (WHICH SHALL CONTROL). **NOTE FOR INFORMATION:** THIS INCLUDES ORIGINALLY REZONED 488 UNITS FOR THE CLT PORTION PER PET. #2021-020 AND BY WAY OF THIS REZONING AN ADDITIONAL 212 MULTI-FAMILY UNITS DESIGNATED FOR 11.54-ACRE CONCORD PORTION FOR PROJECT TOTAL OF 700 MULTI-FAMILY UNITS. THERE IS NO INCREASE IN THE NUMBER OF UNITS ORIGINALLY APPROVED/PLANNED.

MAXIMUM BUILDING HEIGHT: ALLOWED BUILDING HEIGHTS WILL BE LIMITED TO 65 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE

PARKING: AS REQUIRED BY THE ORDINANCE.



PREVIOUSLY APPROVED 2013 RZ
 NTS

NOTE/PURPOSE OF THE REZONING PETITION: THIS REZONING APPLICATION INVOLVES THE APPLICATION OF CHARLOTTE ETJ PLANNING/DEVELOPMENT REGULATIONS PER N.C.G.S. SECTIONS 160D-203 & 204 WHICH PERMITS LOCAL GOVERNMENTS TO MUTUALLY AGREE TO ASSIGN EXCLUSIVE PLANNING/DEVELOPMENT JURISDICTION ENTIRE 48.21-ACRE REZONING SITE OF WHICH A 36.67-ACRE PORTION (I.E. THE CLT PORTION) LIES IN CHARLOTTE ETJ AND 11.54-ACRE PORTION IN CONCORD (I.E. CONCORD PORTION) TO ONE LOCAL JURISDICTION - IN THIS INSTANCE CONTEMPLATED AS CHARLOTTE ETJ TO GOVERN PLANNING/DEVELOPMENT.

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.30.23
2	REZONING SUBMITTAL	09.11.23

NO.	DATE	BY	FOR
1	08627-724	R-3	DAVIDLAND LLC
2	03033-0044	LI	DAVIDLAND LLC / A NC LLC
3	09853-0036	LI	QUAY LLC / A NC LLC
4	12242-0271	LI	HARKER RONNIE R / MARTHA H WF
5	10206-0313	C-2	MALL AT CONCORD MILLS LP
6	33182-1	R-3	ROBERT LUNN

REVISION / ISSUANCE

DESIGNED BY: KST
 DRAWN BY: CJS
 CHECKED BY: JYK

SCALE
 VERT: N/A
 HORZ: 1"=200'

PROJECT
KINGS GRANT MULTIFAMILY
 CHARLOTTE, NC
 REZONING
 #2023-028

LANDDESIGN PROJ #
 1020184

REVISION / ISSUANCE

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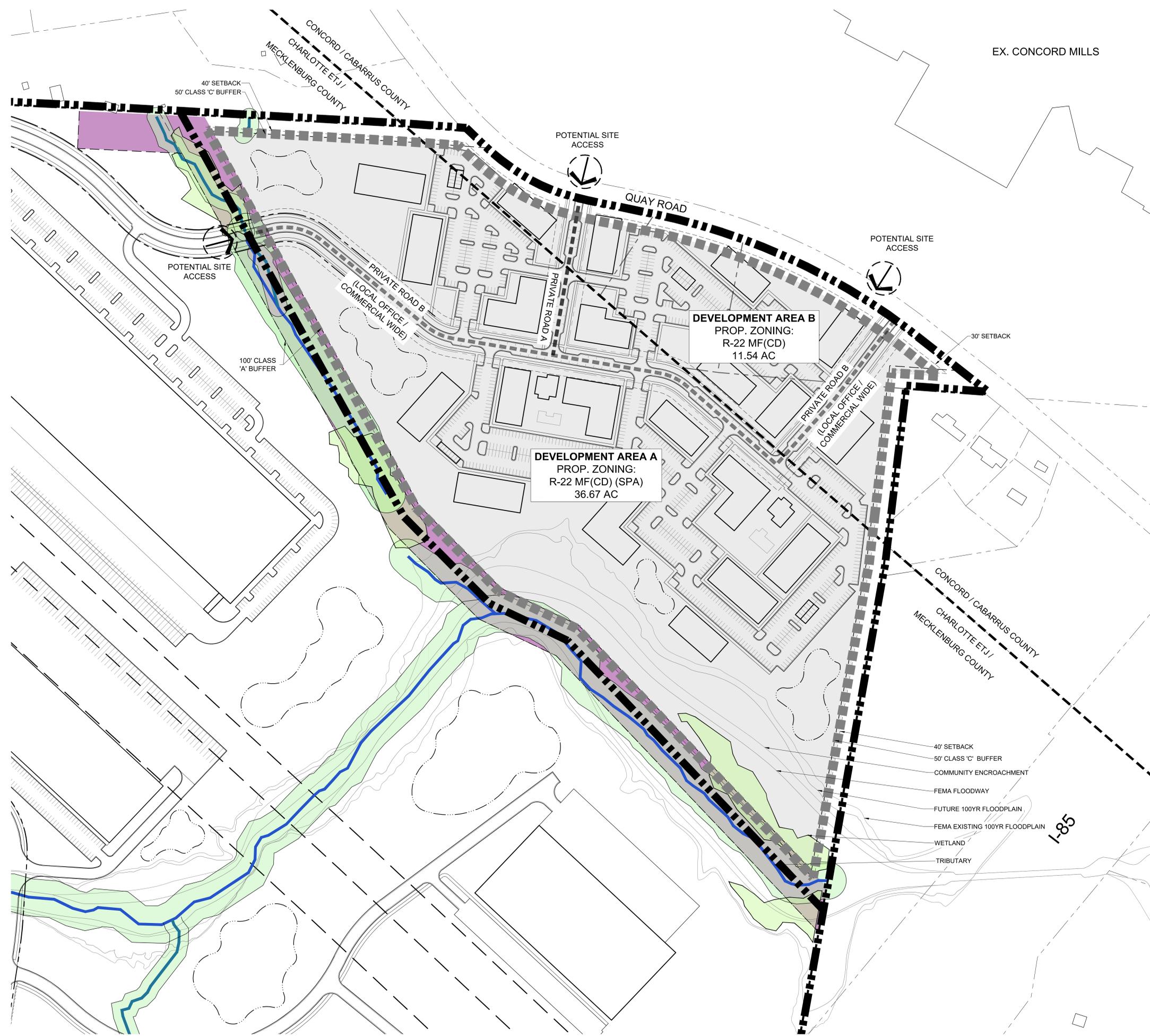
SCALE
 VERT: N/A
 HORZ: 1"=200'

TECHNICAL DATA

SHEET NUMBER
RZ-1

SITE LEGEND

- PROPOSED PROPERTY LINE
- COUNTY LINE
- DEVELOPMENT AREA
- PUBLIC ROAD
- POTENTIAL ACCESS



KEY MAP

SEAL

PROJECT

**KINGS GRANT
MULTIFAMILY**

CHARLOTTE, NC
REZONING
#2023-028

LANDDESIGN PROJ # 1020184

REVISION / ISSUANCE

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CHECKED BY: JYK

SCALE

VERT: N/A
HORZ: 1"=200'

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2

SITE LEGEND

PROPOSED PROPERTY LINE 
COUNTY LINE 



DEVELOPMENT AREA B
PROP. ZONING:
R-22 MF(CD)
11.54 AC

DEVELOPMENT AREA A
PROP. ZONING:
R-22 MF(CD) (SPA)
36.67 AC

KEY MAP

SEAL

PROJECT

**KINGS GRANT
MULTIFAMILY**

CHARLOTTE, NC
REZONING
#2023-028

LANDDESIGN PROJ# 1020184

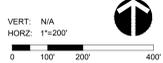
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SCALE

VERT: N/A
HORZ: 1"=200'



SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

RZ-4

