



## City to consider rezoning for town home community

By: Graziella Steele July 16, 2014

The Charlotte City Council will consider a rezoning petition on July 21 by Copper Builders and Cambridge Properties. The developers are petitioning to change the zoning of 9 acres at the intersection of Carmel and Colony roads.

The property was originally zoned for condos and Wade Miller, president of Copper Builders, said they plan on building luxury town homes on the site.

"There's a strong demand from downsizing clients in the neighborhood and not many options for people who want maintenance-free living with a master down," said Miller of the project.

The project calls for 34 town homes in the first phase of the project, ranging from 3,000 to 3,400 square feet with three bedrooms and luxury kitchens with Thermador appliances. Miller refers to the town houses as "attached custom homes."

If the rezoning is approved, Miller hopes to break ground in the fall. Prices on the units will be in the \$600,000 to \$700,000 range.

Under the current zoning, the property is zoned both single-family residential and urban residential. Under the existing zoning, development of the site had begun for a condo community on the property known as Hagen Reserve, but the development stopped due to the downturn in the economy and the developer's financial difficulties. One single-family home was built on the site in 2010.

At previous a community meeting, Miller said that the existing pond on the site and the trees surrounding it would be saved. Additionally, the builder would create a low impact walking trail around the pond as an amenity.

On July 7, the zoning committee approved the petition unanimously with some qualifications, asking for improved elevations, planting of 36 trees per acre where the tree canopy does not exist, adding a conceptual landscaping plan and clarifying language about items such as decorative railings and specifying that each unit have a two-car garage.

A protest petition filed against the project was deemed insufficient.

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