



**Old Waxhaw Monrow Road – Union County
Letter of Intent and Zoning Conditions**

TMTLA Associates, on behalf of Capital Properties of Raleigh LLC, is submitting a rezoning for the 48.59 AC property located on Old Waxhaw Monroe Road (PIN 09417001M) in Union County, North Carolina. The current zoning designation is RA-40 and we are requesting a zoning designation of R-10.

The rezoning would facilitate the development of a single family detached neighborhood.

The Future Land Use Map (herein FLUM) calls this development out as Rural Residential, which allows up to 1 dwelling unit per acre. Our development is showing a connection to Highway 75, and as such we are requesting an extension of the Suburban Residential FLUM designation, which is on the north side of Highway 75, to extend to the south of Highway 75 and allow for a higher density development.

Our development includes 30% open space and will only consist of single family detached units and allowed accessory uses. This development will meet all requirements of the Union County Unified Development Ordinance.

This project offers the following conditions for the rezoning request:

- 1) Development shall be limited to single family detached homes and associated permitted uses.
- 2) Density will not exceed 1.9 du/ac.
- 3) Development shall meet all requirements of the Union County Unified Development Ordinance.