



Charlotte-Mecklenburg Planning, Design, & Development

DATE: December 8, 2021

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2017-135 Redwood USA

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

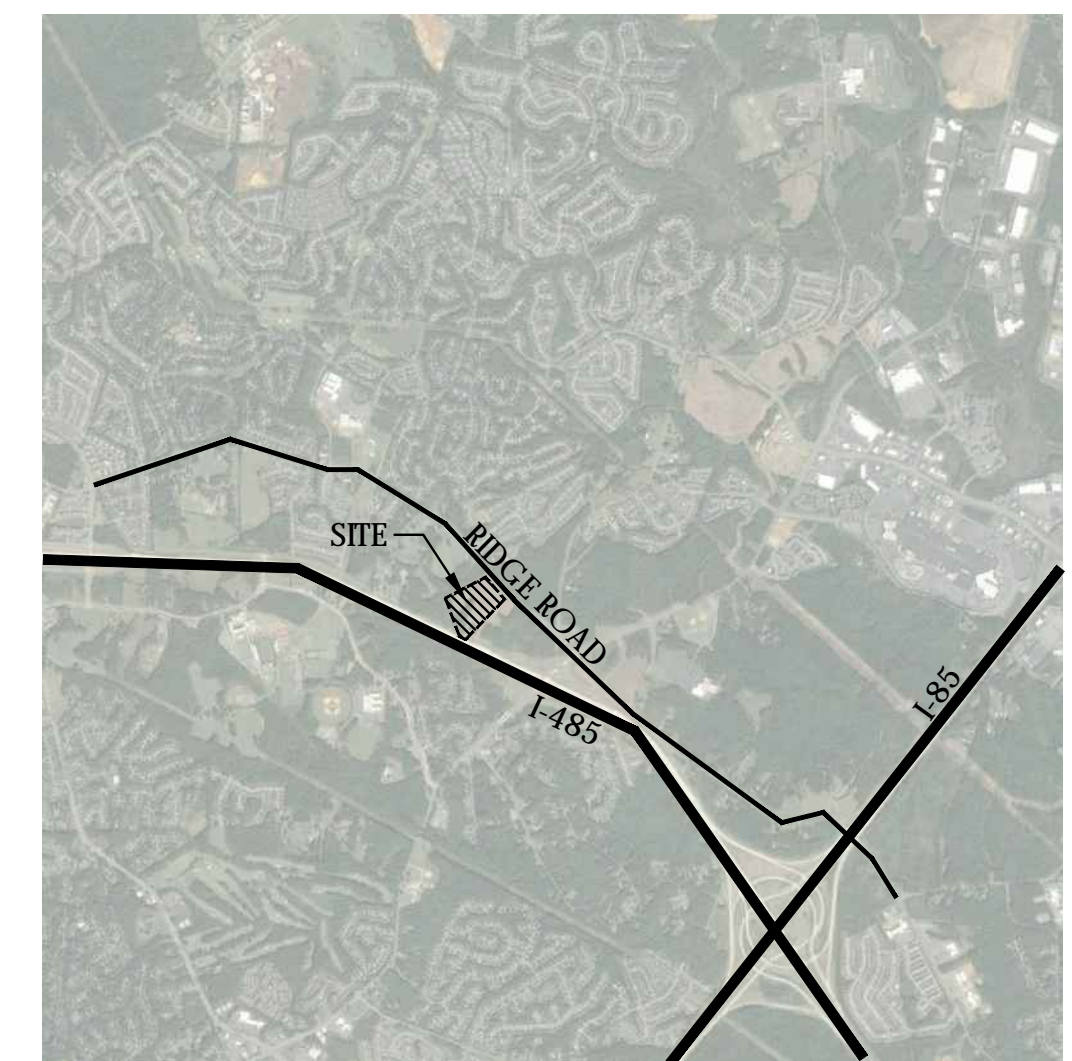
- To allow modification to allow a gazebo in the open space instead of a dog park.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

Signage was not reviewed as part of this request.



Vicinity Map
N.T.S.

NOTE:
 SITE PLAN IS SCHEMATIC IN NATURE, SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

PROJECT TEAM:



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 VP Development
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 Land Planning/Landscape Architecture
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DEVELOPMENT DATA TABLE	
TOTAL SITE ACREAGE	± 20.54 AC
TAX PARCELS INCLUDED IN REZONING	02972118B
CURRENT ZONING	R-3
PROPOSED ZONING	R-8 MF (CD)
EXISTING USES	VACANT / AGRICULTURAL
PROPOSED USES	MULTI-FAMILY RESIDENTIAL
RESIDENTIAL UNITS	102
UNITS PER ACRE	± 4.97 DU/AC
OPEN SPACE PROVIDED	± 7.8 AC (38%)
PARKING REQUIRED	153 (1.5 SPACE/UNIT)
PARKING PROVIDED	454
GARAGE	204
DRIVEWAY	204
GUEST	46
TREE SAVE AREA REQUIRED (15% MIN.)	3.08 ACRES
TREE SAVE AREA PROPOSED	3.15 ACRES



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Project Name
Redwood Ridge Road
 Ridge Road
 Charlotte, NC 28269

Prepared For
 Redwood Living
 7510 Pleasant Valley Rd.
 Independence, OH 44131



Project Info

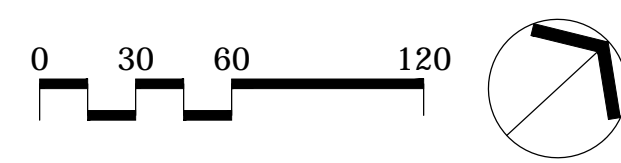
Project #	17034
Date	02/12/18
By	SO, TF
Scale	As Noted

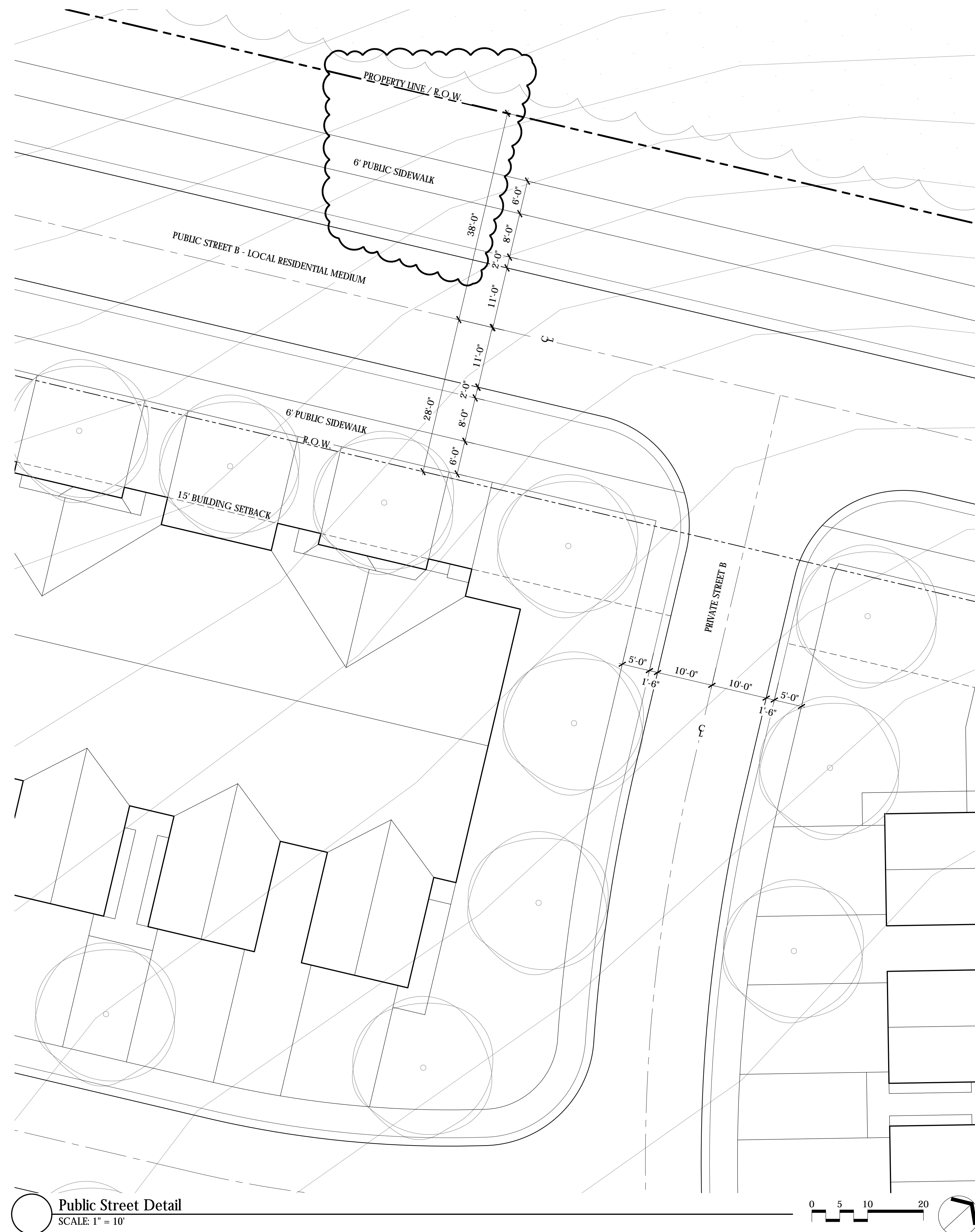
Revisions
 ▲ Rezoning Revision 03/26/18

Sheet Title
Conditional Rezoning Request: Conceptual Site Plan

Sheet #
RZ1.0

Conceptual Site Plan
 SCALE: 1" = 60'





Public Street Detail
SCALE: 1" = 10'

REDWOOD RIDGE ROAD
CONDITIONAL REZONING REQUEST - DEVELOPMENT STANDARDS

1. **General Provisions**
 - a. These development standards form a part of the rezoning plan associated with the rezoning petition filed by Redwood USA to accommodate the development of a multi-family residential community on that approximately 20.54 acre site located on the southwest side of Ridge Road, which site is more particularly depicted on the rezoning plan (the "site"). The site is comprised of tax parcel no. 02972118 B.
 - b. Development of the site will be governed by the rezoning plan, these development standards and the applicable provisions of the City of Charlotte zoning ordinance (The "Ordinance"). Unless the rezoning plan or these development standards establish more stringent standards, the regulations established under the ordinance for the R-8MF zoning district shall govern the development and use of the site.
 - c. The development depicted on the rezoning plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the site. Accordingly, the configuration, placement and size of the principal building footprint as well as the internal drives and parking areas depicted on the rezoning plan are schematic in nature and, subject to the terms of these development standards and the ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
 - d. Future amendments to the rezoning plan and/or these development standards may be applied for by the then owner or owners of the site in accordance with the provisions of chapter 6 of the ordinance. Alterations to the rezoning plan are subject to section 6.207 of the ordinance.
 - e. Dedication and fee simple conveyance of all rights of way to the City shall occur before the site's first building certificate of occupancy is issued.
2. **Permitted Uses**
 - a. The Site may only be devoted to a multi-family residential community containing a maximum of 102 attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-8MF zoning district.
 - b. A single story accessory structure such as a gazebo or picnic shelter may be constructed in the amenity area **located adjacent to the potential BMP.**
3. **Transportation**
 - a. Vehicular Access to the site will be from Ridge Road as generally depicted on Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation (CDOT) and/or the North Carolina Department of Transportation (NCDOT) in accordance with applicable published standards.
 - b. Petitioner shall install Public Street A and Public Street B in the location generally depicted on Rezoning Plan. Public Streets constructed on site will conform to the Local Residential Medium Street Typical Section as depicted on Rezoning Plan.
 - c. The site will utilize private streets and private driveway connections as well as the construction of two public streets that will connect to Ridge Road and provide future connectivity to adjacent properties to the northwest and southeast.
 - d. Parking for each individual unit is provided in a two car garage with an additional two spaces within the driveway area. Additional guest parking spaces have been provided and dispersed evenly across the site.
 - e. The alignment of the internal driveways and vehicular circulation areas may be modified by the Petitioner to accommodate changes for the final layout, traffic patterns and any adjustments required for approval by CDOT or NCDOT in accordance with applicable published standards, modifications shall be minor.
 - f. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued
4. **Architectural Standards**
 - a. The maximum height in stories of the principal buildings to be constructed on site shall be one (1) story.
 - b. The maximum height in feet of the principal buildings to be constructed on the site shall be 20'. Building height shall be measured as provided in the ordinance.
 - c. Attached to the rezoning plan are conceptual, schematic images of some elevations of the principal buildings to be constructed on the site. They are intended to depict the general conceptual architectural style, design treatment and character of the elevations of the buildings to be constructed on site. Changes and alternations to the exterior of the principal buildings to be constructed on site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.
 - d. Vinyl may be used as an exterior building material on the principal buildings to be constructed on site.
 - e. Walkways should be provided to connect all resident entrances to sidewalks along public and private streets.

5. **Streetscape and Landscaping**
 - a. The Petitioner has included a conceptual landscaping plan for the overall site to demonstrate design intent for streetscape along private streets, public streets as wells open space and perimeter buffer areas.
 - b. The Petitioner will provide an 8' planting strip and a 6' sidewalk for Public Street A and Public Street B as generally depicted on the rezoning plan.
 - c. **The Petitioner will provide a resident dog park.**
 - d. **An entry feature with landscaping and project identity signage will be provided at main entry along Ridge Road.**
6. **Environmental Features**
 - a. Development of the site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - b. The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and actual site discharge points.
 - c. The development of this site will comply with the City of Charlotte tree ordinance.
 - d. It is anticipated that solid waste and recycling collection services are to be provided by a private collection service and in this event, roll-out bins will be provided for each dwelling unit.
7. **Signage**
 - a. Principal signage for the Site shall consist of a monument style sign to be located at project entry and will be in accordance with the Charlotte Land Development Standards Manual and per ordinance.
8. **Lighting**
 - a. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
 - b. The maximum height of any freestanding lighting fixture installed on the site shall be 21 feet from grade.
 - c. Any lighting fixtures attached to principal buildings to be constructed on the Site shall be decorative, capped and downwardly directed.
9. **Phasing**
 - a. Project will be constructed under one continuous phase, with initial construction occurring at project entry at Ridge Road.
10. **Binding Effect of the Rezoning Application**
 - a. If this rezoning petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**Attached to Administrative
Approval**

John A. Fortune \$F
Solomon A. Fortune



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Project Name
**Redwood Ridge
Road**
Ridge Road
Charlotte, NC 28269

Rev. Date 11/19/2021
BOHLER
BOHLER ENGINEERING INC, PLLC
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400

Prepared For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project #	17034
Date	02/12/18
By	SO, TF
Scale	As Noted




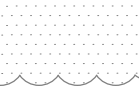
Revisions

Sheet Title
**Conditional
Rezoning
Request:
Public Street
Detail and
Development
Standards**

Sheet #

RZ2.0



- LEGEND**
-  DECIDUOUS SHADE TREE
 -  DECIDUOUS ORNAMENTAL TREE
 -  EVERGREEN TREE
 -  EXISTING TREES TO BE PRESERVED



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
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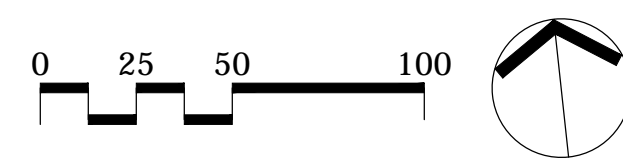
	Rezoning Revision	03/26/18
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Sheet Title
Conditional Rezoning Request: Conceptual Landscape Plan

Sheet #

RZ3.0

Conceptual Landscape Plan
SCALE: 1" = 50'





○ Representative Architectural Style Perspectives



○ Current Communities In North Carolina and South Carolina



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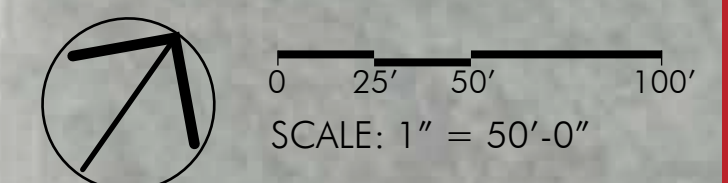
Revisions

Sheet Title

**Conditional
Rezoning
Request:
Architectural
Character &
Materials
Plans**

Sheet #

RZ4.0



Redwood Ridge Road Illustrative Site Plan | 03.26.2018