CHARLOTTE
Planning Department
APPROVED BY CITY COUNCIL
RZP-2023-018
Approved: 03/18/2024

EXISTING PARCELS
02958120, 02958101, 02958102, 02958104, 02958105, 02958106, 02958108, 02958109

TOTAL ACREAGE: 14.2 + AC GROSS
AREA DEDICATED R/W: 0.6 AC
NET AREA: 13.6 + AC (601,128 SF)

PROPOSED DENSITY: 8.59 UNITS/ACRE

TOTAL DWELLING UNITS: 121 UNITS (SEE DEVELOPMENT STANDARDS)

AREA A DUA: (±10.4 GROSS/ ±10.2 NET) 8.55 DUA (89 UNITS)
AREA B DUA: (±3.8 GROSS/ ±3.6 NET) 8.42 DUA (32 UNITS)

PRIVATE OPEN SPACE: 400 SF PER LOT REQUIRED
400 SF PER LOT PROVIDED

ZONING AND USES

EXISTING ZONING: N1-A
PROPOSED ZONING: R-12MF(CD)
EXISTING USES: SINGLE FAMILY
PROPOSED USES: SINGLE FAMILY ATTACHED

REQUIRED BUFFERS: 50' CLASS C ABUTTING SINGLE FAMILY, AND ONE-HALF 100' CLASS A BUFFER ABUTTING I-1(CD)

LOCAL ROAD SETBACK: 27' (OR 15' PER SEC 9.303(19)(f) IF USED)
RIDGE ROAD SETBACK: 30'
SIDE YARD: 10'
REAR YARD: 40' (50' WHERE ABUTTING SINGLE FAMILY DEVELOPED OR ZONED LAND)
GARAGE SETBACK: 20' MIN. FROM BACK OF SIDEWALK (SEE DETAIL THIS SHEET)

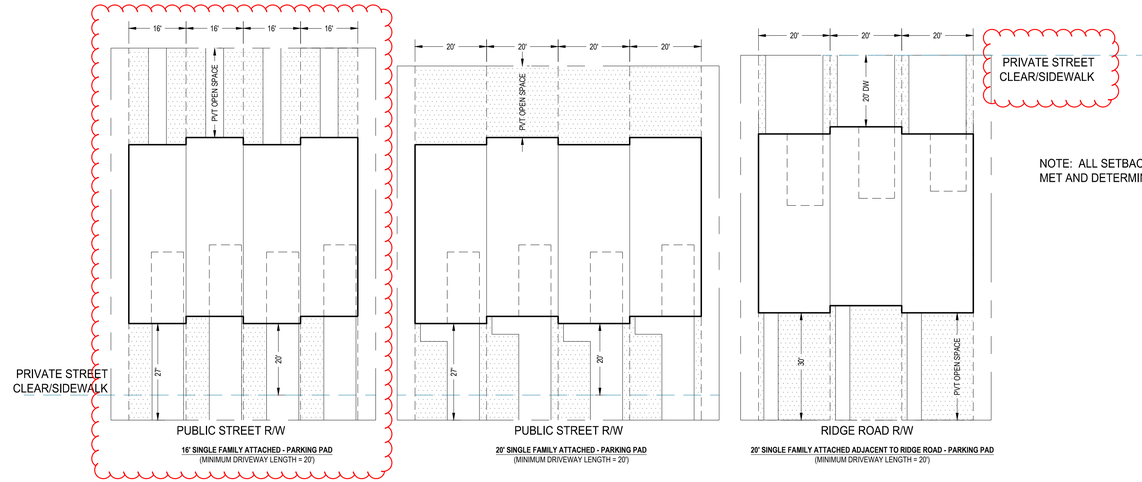
PARKING
SINGLE FAMILY ATTACHED REQUIRED: 1.5 SPACES PER UNIT
PROVIDED:
INTERNAL UNITS: 2 SPACES PER UNIT (1-CAR GARAGE AND 1-CAR DRIVEWAY PROVIDED PER UNIT)
RIDGE ROAD UNITS: 3 SPACES PER UNIT (1-CAR GARAGE AND 2-CAR DRIVEWAY PROVIDED PER UNIT)

12 SPACES PROVIDED FOR GUEST PARKING

DEV AREA A TREE SAVE REQUIREMENTS: 15% (1.55 ACRES)
DEV AREA A TREE SAVE PROPOSED: 15% (±1.55 ACRES)

DEV AREA B TREE SAVE REQUIREMENTS: 15% (0.57 ACRES)
DEV AREA B TREE SAVE PROPOSED: 15% (±0.57 ACRES)

OPEN SPACE: 45% REQUIRED
45% PROVIDED



NOTE: ALL SETBACKS FOR SIDE AND REAR YARDS WILL BE MET AND DETERMINED DURING THE PLAN REVIEW

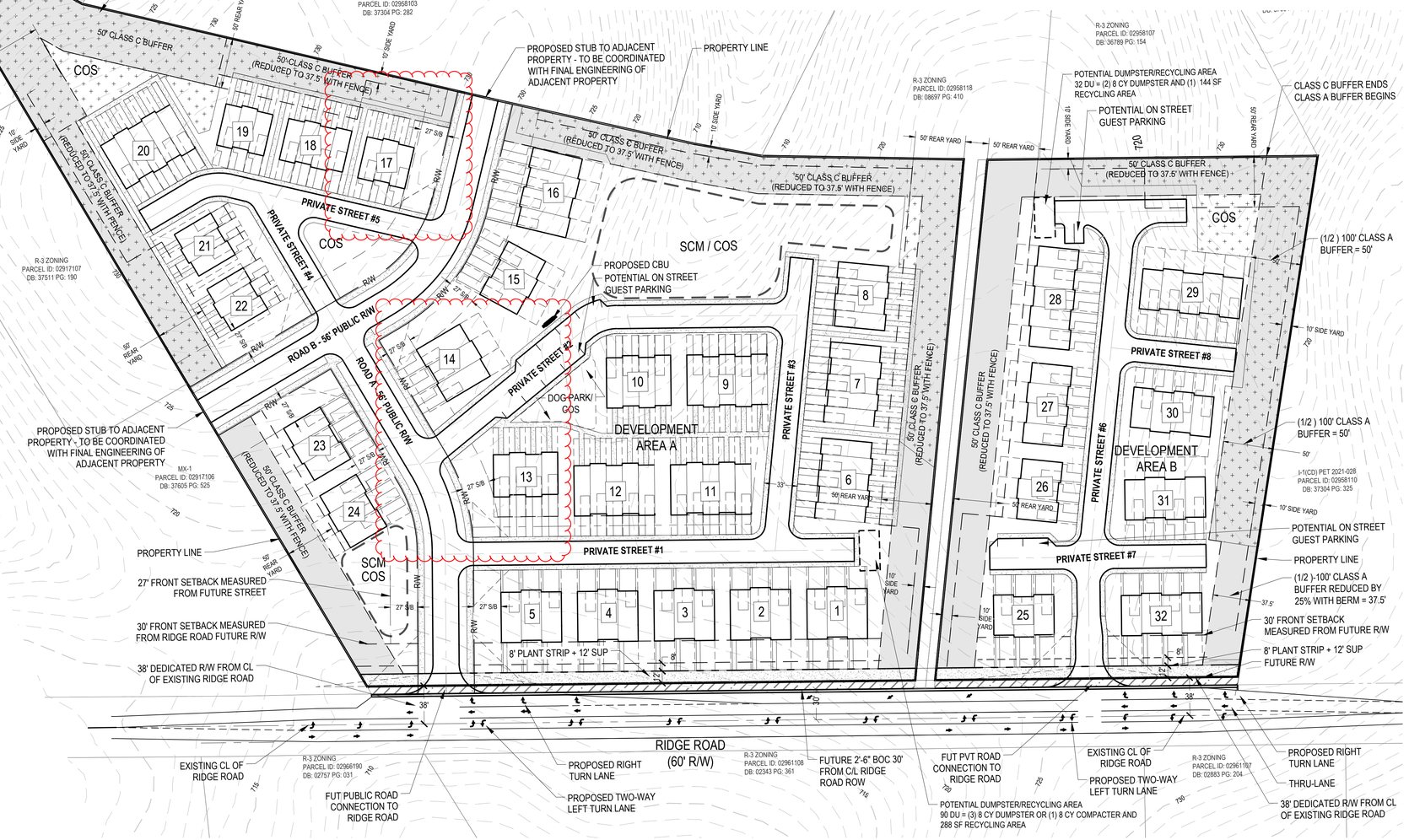
NOTES

1. TOWNHOMES SHALL HAVE 5-UNITS OR LESS PER BUILDING.
2. THIS SITE PLAN IS DEPICTIVE/CONCEPTUAL IN NATURE. MINOR ADJUSTMENTS TO THE LAYOUT MAY BE ALLOWED/NEEDED DURING SITE DESIGN AND DEVELOPMENT AFTER THE REZONING IS APPROVED. THIS SHALL BE ACCEPTABLE AS LONG AS THE INTENT OF THE REZONING IS UPHELD.

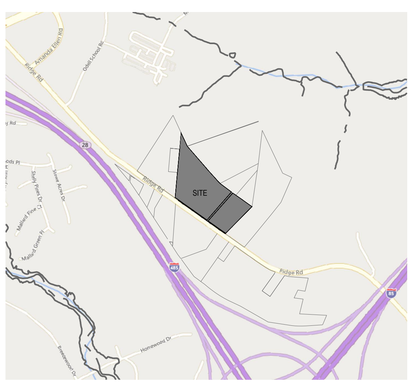
TREE SAVE AREA
NOTE: ALL TREE SAVE AREAS MUST HAVE A MINIMUM WIDTH OF 20'. ANY AREAS WITH LESS THAN 30' IN WIDTH MUST BE FLAGGED IN THE FIELD PRIOR TO PLAN SUBMISSION TO THE CITY OF CHARLOTTE.

REQUIRED BUFFER

38' DEDICATED RIGHT OF WAY (FROM EXTG ROW ℄/L)



GRAPHIC SCALE (IN FEET)
1 in. = 60 ft.



VICINITY MAP
SCALE = 1" : 1,000'

W:\PROJECTS\RYAN HOMES-NVR_Ryan Homes - Charlotte\761622-01 Ryan NVR - Ridge Road_Charlotte_NC\06-LA_PLAN\PLAN_ZONYIELD-SKETCH\BASE\NVR-RIDGE-BASE-240115.dwg - ---- - Brent Stough

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THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

RYAN HOMES - NVR

COVINGTON TOWNS
1640 RIDGE ROAD
CHARLOTTE, NC 28262

Revisions / Submissions

ID	Description	Date

RZP 2023-018

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Project Number:	761622-01
Scale:	1" = 60'
Drawn By:	JAL/DBS
Checked By:	EJL
Date:	01/15/2024
Issue:	REZONING

Drawing Title:
REZONING PLAN SCHEMATIC ILLUSTRATIVE PLAN

RZ-1

Planning Department
APPROVED BY CITY COUNCIL
RZP-2023-018
Approved: 03/

DEVELOPMENT STANDARDS

JANUARY 15, 2024

SITE DEVELOPMENT DATA

--ACREAGE: ± 14.2 ACRES
--TAX PARCEL NOS: 029-581-04, 029-581-08, 029-581-02, 029-581-01, 029-581-20, 029-581-09, 029-581-05 AND 029-581-06
--EXISTING ZONING: N1-A
--PROPOSED ZONING: R-17 MF (CD)
--EXISTING USE: SINGLE FAMILY ATTACHED RESIDENTIAL
--PROPOSED USE: UP TO 121 SINGLE FAMILY ATTACHED DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-17 MF ZONING DISTRICT

1. General Provisions

a. **Site Location**. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by NVR, Inc. (the "Petitioner") to accommodate the development of a residential community on an approximately 14.2 acre site that is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 029-581-04, 029-581-08, 029-581-02, 029-581-01, 029-581-20, 029-581-09, 029-581-05 and 029-581-06.

b. **Zoning Districts/Ordinance**. The development and use 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"). The regulations established under the Ordinance for the R-17 MF zoning district shall govern the development and use of the Site.

c. **Graphics and Alterations**. The schematic depictions of the uses, buildings, internal private streets/alleys, internal public streets, sidewalks, driveways and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Development Areas**. The Site is divided into two Development Areas on the Rezoning Plan that are designated as Development Area A and Development Area B. Development Area A and Development Area B are not contiguous and are separated by two narrow parcels of land that are designated as Tax Parcel Nos. 029-581-18 and 029-581-19. Tax Parcel Nos. 029-581-18 and 029-581-19 are hereinafter collectively referred to as the (the "**Dividing Parcels**"). The Dividing Parcels are not part of the Site.

2. Permitted Uses/Development Limitations

i. The Site may only be devoted to a residential community containing a maximum of 121 single family attached dwelling units together with any incidental and accessory uses relating thereto that are allowed in the R-17 MF zoning district. Incidental and accessory uses may include, without limitation, amenities for the residents such as a dog park, playground and gathering areas.

3. Access and Transportation Improvements

a. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site development and construction plans 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. The alignments of the internal public streets, internal private streets/alleys, internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns and the site layout and any adjustments required for approval by the City of Charlotte Land Development Subdivision Group and/or NCDOT in accordance with applicable published standards.

c. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

d. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

e. Petitioner shall widen those portions of Ridge Road located adjacent to the Site on the Site side of Ridge Road to accommodate a two way left turn lane and dedicated right turn lanes along the Site's frontage in coordination with NCDOT.

f. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT as applicable (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Ridge Road as required to provide right of way measuring 38 feet from the existing centerline of Ridge Road, to the extent that such right of way does not already exist

g. Petitioner will dedicate to the City of Charlotte or to NCDOT as applicable via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy for a new building constructed on the Site. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

h. All transportation improvements required to be constructed by Petitioner will be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

i. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

j. Petitioner shall coordinate the Site's internal roadway network with the approved Kings Grant conditional rezoning plan (Rezoning Petition No. 2023-024).

k. Petitioner shall coordinate the Site's vehicular access points with NCDOT and the approved Kings Grant conditional rezoning plan (Rezoning Petition No. 2023-024).

4. Architectural Standards

a. The base maximum height of the single family attached dwelling units constructed on the Site shall be 40 feet provided, however, that the maximum height may be increased to 48 feet in accordance with Table 9.305(1)(j)(B) of the Ordinance.

b. The actual widths of the single family attached dwelling units constructed on the Site may vary from the widths depicted on the Rezoning Plan.

c. To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of 24 inches.

d. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

e. Each single family attached dwelling unit shall have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner.

f. All corner or end single family attached dwelling units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 15 feet on all building levels.

g. Garage doors proposed along public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or provide additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

h. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets. This may be accomplished by connecting the walkways to the driveways for the single family attached dwelling units.

i. Each single family attached dwelling unit shall have a garage

5. Buffers/Streetscape

a. Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Notwithstanding the foregoing, and pursuant to the Ordinance, Petitioner may reduce the required width of a buffer by 25% by installing a wall, fence or berm that meets the standards of Section 12.302(8) or Section 12.302(8A) of the Ordinance as applicable.

b. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.

c. A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path shall be installed along the Site's frontage on Ridge Road as generally depicted on the Rezoning Plan. The minimum 12 foot wide multi-use path shall be located entirely out of the right of way and it shall be located in a permanent sidewalk easement. The minimum 12 foot wide multi-use path shall be maintained by Petitioner and ultimately its successors in interest. However, if the Site is annexed into the City of Charlotte, the 12 foot wide multi-use path shall be maintained by the City of Charlotte. The required street trees shall be located on the Site side of the 12 foot wide multi-use path unless the Site is annexed into the City of Charlotte, in which case the required street trees shall be located within the planting strip.

6. Environmental Features:

a. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

b. The tree save areas depicted on the Rezoning Plan are conceptual and the actual tree save areas provided on the Site may differ from what is depicted on the Rezoning Plan provided that the Site complies with the requirements of the Tree Ordinance.

c. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

d. Open space may include tree save areas, buffers, green space, common open space, stormwater control measures and private open space and any combination thereof.

e. 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 stormwater treatment requirement and natural site discharge points.

7. Right of Way Dedication, Road Widening and Streetscape Improvements Adjacent to the Dividing Parcels

a. Petitioner shall not be required to dedicate any right of way along the Dividing Parcels' frontage on Ridge Road, and Petitioner shall not be required to widen and improve that portion of Ridge Road adjacent to the Dividing Parcels unless the existing right of way for Ridge Road adjacent to the Dividing Parcels can accommodate such widening and improvements.

b. Petitioner shall not be required to install any streetscape improvements (including the planting strip and the 12 foot wide multi-use path) along the Dividing Parcels' frontage on Ridge Road.

8. Amendments to the Rezoning Plan

a. Future amendments to the Rezoning Plan (which includes 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.

9. 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.

NOTES:

1. DETAILS SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
2. DITCH TYPE STREET REQUIRES APPROVAL OF CITY.
3. MINIMUM CURB RADIUS ON INTERIOR DRIVES AND PARKING AREAS IS 10'
4. THIS DETAIL IS NOT TO BE USED TO MEET INTERNAL/EXTERNAL CONNECTIVITY REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND ZONING ORDINANCE.

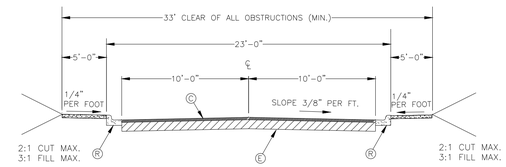
GUIDELINES FOR PRIVATE STREET DESIGN:

1. INTERNAL STREET ALIGNMENT:
   MAXIMUM GRADE: 10%
   MINIMUM VERTICAL CURVE "K" VALUES: 10/20 (CREST/SAG)
   MINIMUM HORIZONTAL CURVE CENTERLINE RADIUS: 50 FT.
2. INTERSECTION WITH PUBLIC STREET:
   SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES, SECTION I.B.2.

NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED ON A CASE BY CASE BASIS BY CITY STAFF.

PAVEMENT SCHEDULE

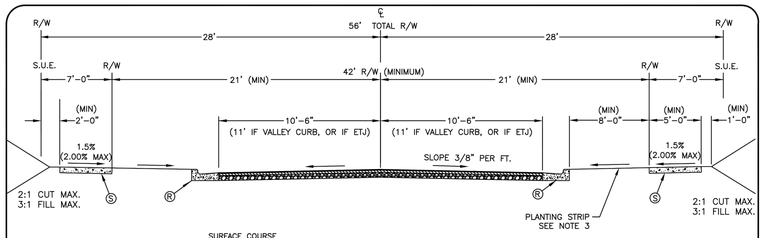
Ⓒ 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S9.5B
Ⓔ 6" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0C
Ⓡ CURB AND GUTTER (REFERENCE 10.17A AND B)



CURB AND GUTTER

NOT TO SCALE

PRIVATE STREET TYPICAL SECTIONS

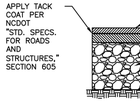


SURFACE COURSE
1" S9.5B
FINAL LIFT TO BE APPLIED UPON MEETING ONE OF THE FOLLOWING CONDITIONS:
1) 75% DEVELOPMENT OCCUPANCY,
2) 1 YEAR FROM INTERMEDIATE COURSE PLACEMENT,
3) FOR ETJ STREETS, FINAL 1" MAY BE PLACED WHEN APPROVED BY NCDOT.

INTERMEDIATE COURSE
1 1/2" S9.5C OR S9.5B

BASE COURSE
8" COMPACTED AGGREGATE BASE COURSE, OR 4" BCBC TYPE B25.0C. SHOULD ENTIRE DEVELOPMENT HAVE A CBR OF 6 OR GREATER, THEN AN ALTERNATIVE BASE COURSE PAVEMENT DESIGN MAY BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

SUBGRADE
COMPACTED SUBGRADE (SEE SECTION 1.A.18)



TYPICAL PAVEMENT SECTION

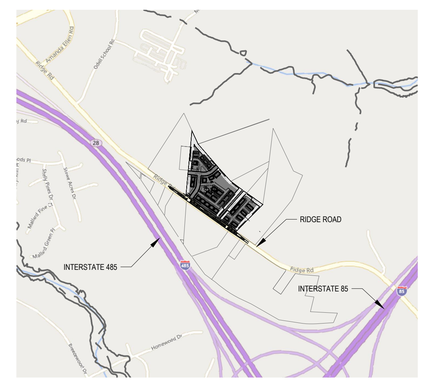
KEY
Ⓡ 2'-6" STANDARD CURB AND GUTTER OR 2'-0" VALLEY GUTTER
Ⓢ 4" CONCRETE SIDEWALK

NOTES:

1. FOR EXPLANATION OF RIGHT-OF-WAY WIDTHS REFER TO CITY OF CHARLOTTE SUBDIVISION ORDINANCE SECTION 20-22(d).
2. ZONING SETBACKS MEASURED FROM TOTAL R/W
3. PLANTING STRIP ADJACENT TO SIDEWALK SHALL BE GRADED TO ¼" PER FOOT (MIN.) UP TO 1¼" PER FOOT (MAX.), EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE CITY ENGINEER MAY AUTHORIZE A SUITABLE GRADE.
4. MIN. 11' LANES REQUIRED IF USED IN ETJ.

NOT TO SCALE

CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION	STD. NO. U-02	REV. 19



VICINITY MAP
SCALE = 1" : 1,000'

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RYAN HOMES - NVR

COVINGTON TOWNS
1640 RIDGE ROAD
CHARLOTTE, NC 28262

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Drawn By:	JAL/DBS
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Drawing Title:
DEVELOPMENT DATA

RZ-2

W:\PROJECTS\RYAN HOMES-NVR_Ryan Homes - Charlotte\761622-01 Ryan NVR - Ridge Road_Charlotte_NC\06-LA_PLAN\PLAN_ZONING\FIELD-SKETCH\BASE\NVR-RIDGE-BASE-240115.dwg ---- Brent Stough