







CHARLOTTE

Planning Department

Site Development Data:

Acres: ± 4.62 acres

Parcel ID: 061-491-07 and 18

Existing Zoning: NC-L & INST(CD) (LWPA)

Proposed Zoning: 06/17/2024 RZP-2024-018 (NC-CB) (LWPA)

APPROVED BY CITY COUNCIL

Existing Uses: Residential.

Proposed Uses: A Large Childcare Center and non-residential uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the NC zoning district (as more specifically described and restricted below in Section 2).

Maximum Development Levels: A Large Childcare Center with up to 12,000 square feet of gross floor area subject to the provision of Article 15.4.1 of the UDO, or 12,000 square feet of gross floor area of general or medical office uses, and up to 20,000 square feet of gross floor area of non-residential uses as described in Section 2 and as allowed by the NC zoning district.

Maximum Building Height: As allowed by the UDO. Height to be measured as defined by the UDO.

Parking: As required by the UDO.

1. General Provisions:
- a. Site Location. These Development Standards, and the Technical Data Sheet set forth on attached RZ Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by iClub Investments, LLC ("Petitioner") to accommodate the development of childcare center and a small neighborhood center as allowed in the NC zoning district on an approximately 4.62-acre site located at 2109 Mt. Holly-Huntersville Rd. and 9532 Harwood Ln. (the "Site").
- b. Zoning Districts/UDO. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Unified Development Ordinance for the City of Charlotte (the "UDO"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the UDO for the NC zoning district and the other applicable provisions of the UDO shall govern all development taking place on the Site.
- c. Graphics and Alterations/Modifications. The schematic depictions of sidewalks, driveways, streets, 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 Article 37.3 of the UDO.

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 Minor Amendment Process per Article 37.3 of the UDO. 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, such as minor modifications to the configurations of the street dimensions and the alike.

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 Minor Amendment Process per Article 37.3 of the UDO; in each instance, however, subject to the Petitioner's appeal rights set forth in the UDO.

2. Permitted Uses:

A Large Childcare Center and non-residential use as permitted by right and under prescribed conditions together with accessory uses, as allowed in the NC zoning district (as more specifically described and restricted below).

- a. A large childcare center with up to 12,000 square feet of gross floor area subject to the provision of Article 15.4.1 of the UDO, or 12,000 square feet of gross floor area of general or medical office uses, and up to 20,000 square feet of gross floor area of retail, personal service uses, restaurants, general and medical offices, and other non-residential uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the NC zoning district.
- b. The following uses are not allowed: gas station, automobile repair, homeless shelter, group home, live performance venue-indoor, reception facility, vehicle rental-enclosed, beneficial fill site, parking lot, public transit facility, temporary outdoor entertainment, accessory drive-through windows, and accessory outdoor entertainment.
3. Access & Streets.
- a. Vehicular access to the Site will be from Harwood Ln. as generally depicted on the Rezoning Plan and subject to adjustments as set forth below.
- b. The Site's frontage on Harwood Ln. and Mt. Holly-Huntersville Rd. will be improved as required by the UDO.
- c. The Petitioner will restripe Mt. Holly-Huntersville Rd. at Harwood Ln. to provide a left-turn lane as generally depicted on the Rezoning Plan.
- d. The Petitioner will implement the Comprehensive Transportation Review (CTR) recommended multimodal infrastructure improvements and transportation demand management strategies identified on Sheet RZ-2.0 of the Rezoning Plan.
- e. The exact alignment, dimensions, and locations of the access points to the Site and the driveways on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered, and requirements described in this Section are met.
- f. The Petitioner shall dedicate and convey via fee simple conveyance to CDOT 50-feet of right-of-way as measured from the existing center line of Mt. Holly-Huntersville Rd. prior to the issuance of the first certificate of occupancy.
- g. 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 where ROW dedication is not provided. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- h. All transportation improvements will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the Petitioner ability request that CDOT allow a bond to be posted for any improvements not in place at the time of the issuance of the first certificate of occupancy.
- i. 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.
- j. 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 western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

4. Streetscape, Setbacks and Open Space.

- a. Setbacks as measured from the future back of curb and required by the UDO will be provided along Mt. Holly-Huntersville Rd. and Harwood Ln. as generally depicted on the Rezoning Plan.
- b. Streetscape improvements as required by the UDO will be provided along Harwood Ln. and Mt. Holly-Huntersville Rd. Along Harwood Ln. the following streetscape improvements will be provided; an eight (8) foot planting strip and an eight (8) foot sidewalk as measured from the future back of curb. Along Mt. Holly-Huntersville Rd. an eight (8) foot planning strip and a 12-foot shared-use path will be provided as measured from the future back of curb as generally depicted on the Rezoning Plan.
5. Architectural Standards.
- a. As required by the UDO.
6. Signage.
- a. As allowed by the UDO.
7. Lighting.
- a. As allowed and regulated by the UDO.
8. Environmental Features.
- a. The Site will comply with Article 20 Landscape, Screening & Tree Preservation of the UDO.
- b. The Site will comply with Article 24 Drainage and Article 25 Post-Construction Stormwater Regulations of the UDO.
- c. The Petitioner shall analyze the adequacy of the existing storm water conveyance to the nearest public right-of-way. If the existing storm water conveyance is found to be inadequate, the Petitioner shall make a good faith effort to improve the storm water conveyance or mitigate the storm water discharge.
- d. 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 petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

9. 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 applicable Development Area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37 of the UDO.

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 herein and under the UDO, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

|                                                                                                       |         |                             |
|-------------------------------------------------------------------------------------------------------|---------|-----------------------------|
| Proposed Trip Generation                                                                              |         |                             |
| Land Uses                                                                                             | Density | Daily Trips/Peak Hour Trips |
| 1) Daycare                                                                                            | 12k SF  | 571/132/133                 |
| 2) Strip Retail                                                                                       | 20k SF  | 1089/47/127                 |
| 3)                                                                                                    |         |                             |
| 4)                                                                                                    |         |                             |
| 5)                                                                                                    |         |                             |
| Total:                                                                                                |         | 1660/179/260                |
| Multimodal Mitigation                                                                                 |         | Tier: 3                     |
|                                                                                                       |         | Required Points: 14         |
| List of Mitigations:                                                                                  |         |                             |
| 1) Construct missing or deficient sidewalks or SUP (0.5 pts per 25LF) (220LF/25LF) * 0.5 = 4.4 points |         |                             |
| 2) Loading and solid waste pickup within the site (14 points) = 14 points                             |         |                             |
| 3)                                                                                                    |         |                             |
| 4)                                                                                                    |         |                             |
| 5)                                                                                                    |         |                             |
| Transportation Demand Management Mitigation                                                           |         | Tier: 3                     |
|                                                                                                       |         | Required Points: 6          |
| List of Mitigations:                                                                                  |         |                             |
| 1) TDM Coordinator = 1 point                                                                          |         |                             |
| 2) Multimodal Infrastructure = 1 point                                                                |         |                             |
| 3) Bicycle Facilities = 3 points                                                                      |         |                             |
| 4) Bicycle Parking = 1 point                                                                          |         |                             |
| 5) On-site Childcare = 1 point                                                                        |         |                             |
| 6) Transit Stop/Mobility Hub Improvements = 1 Point                                                   |         |                             |
| 7) Parking Supply = 1 - 3 Points                                                                      |         |                             |
| TIS Required (Yes/No): No                                                                             |         |                             |
| CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable):                |         |                             |
| 1)                                                                                                    |         |                             |
| 2)                                                                                                    |         |                             |
| 3)                                                                                                    |         |                             |
| 4)                                                                                                    |         |                             |
| 5)                                                                                                    |         |                             |



1213 W morehead st ste 450  
charlotte, nc 28208  
P 704.334.3303  
urbandesignpartners.com

nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING  
FOR REVIEW PURPOSES ONLY

iClub Investments LLC

Srinivas Macha

1005 Ladera Drive  
Waxhaw, NC 28173

Harwood Lane  
Mixed-Use

Development Notes and Standards

9532 Harwood Lane, Charlotte North Carolina 28214

|     |            |     |             |
|-----|------------|-----|-------------|
| NO. | DATE       | BY: | REVISIONS:  |
| 01  | 04.15.2024 | UDP | Revision 01 |
| 02  | 05.23.2024 | UDP | Revision 02 |
| 03  | 06.07.2024 | UDP | Revision 03 |
|     |            |     |             |
|     |            |     |             |
|     |            |     |             |
|     |            |     |             |
|     |            |     |             |
|     |            |     |             |
|     |            |     |             |

Project No: 23-CLT-143

Date: 02.14.2024

Sheet No:

RZ-2.0