



Planning Department

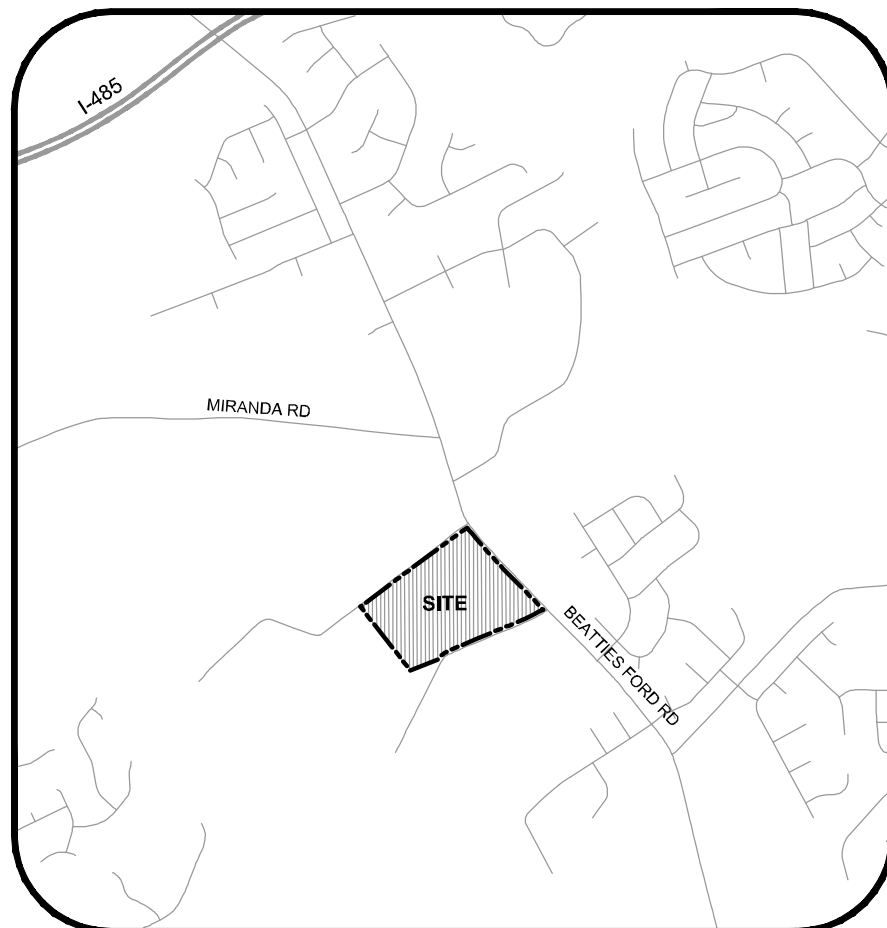
APPROVED BY CITY COUNCIL

RZP-2024-046

Approved: 10/21/2024

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 25.71 ACRES

ACREAGE EXCLUDING DEDICATED
PERIMETER RW (COWBOY LN, BEATTIES
FORD, AND KIDD LN) AND EXISTING POND: ±23.33 AC

TAX PARCEL #: 03709205, 03709204

EXISTING ZONING: R-8MF (CD), RZP #2021-222

PROPOSED ZONING: N1-A (CD)

EXISTING USES: VACANT/SINGLE-FAMILY RESIDENTIAL ACREAGE

PROPOSED USES: RESIDENTIAL USES CONSISTENT WITH THE N1-A
PLACETYPE/COMPACT DEVELOPMENT

MAXIMUM DEVELOPMENT: 160 RESIDENTIAL UNITS

MAXIMUM BUILDING HEIGHT: PER THE ORDINANCE

PARKING: SHALL MEET OR EXCEED ORDINANCE STANDARDS

Table 4.8: Compact Residential Development Standards	N1-A
Min. Front Setback	10'
Min. Corner Side Setback	10'
Min. Side Setback	5'
Min. Rear Setback	15'
Min. Lot Area - Residential	5,000 sf
Min. Lot Width - Residential	50
District Boundary	N/A

4.5.C.2.a.iv(B): Where a lot within the compact residential development abuts a public or network-required private street at the perimeter of the compact residential development, the minimum front setback shall be in accordance with the underlying zoning district requirements.

4.5.C.2.b Common Open Space and Green Area
Common Open Space 10% min. of development site area
4.5.C.2.b.i: The standards of Table 16-2 for common open space do not apply for compact residential development.

4.5.C.2.b.(F): No more than 25% of the required common open space area shall be covered by water. Such water shall not be part of a stormwater control measure.

Green area 15% Green Area (per section 20.15.D)

Required Landscape Yards
Perimeter Landscape Yard 25' Class B Landscape Yard

4.5.C.2.a.ii: A 25 foot Class B landscape yard shall be provided along the perimeter of a compact residential development site where the site abuts the Neighborhood 1 Place Type, except for where the site abuts an existing public street or network required private street. The perimeter landscape yard shall not be in a lot or subplot and shall not count toward any required common open space.

Common Open Space and Green Area	Required	Provided
Common Open Space	10% of 23.33 AC	2.33 AC
Tree Save	Provided as part of Green Area	1.17 AC
Total Green Area	15% of 23.33 AC	3.50 AC

KEY MAP

SEAL

PRELIMINARY
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XXXXXXXXXXXX REC # 9/19/24

DATE

NOT FOR
CONSTRUCTION

PROJECT

BEATTIES FORD
REZONING

CLIENT NAME
7221 BEATTIES FORD RD
CHARLOTTE, NC 28216

PETITION #: 2024-046

1024055

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	04/01/2024
1	REVISIONS PER STAFF COMMENTS	07/15/2024
2	REVISIONS PER STAFF COMMENTS	08/12/2024
3	REVISIONS PER STAFF COMMENTS	09/19/2024
4	REVISIONS PER STAFF COMMENTS	10/04/2024

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: ST

SCALE

VERT: N/A
HORZ: 1"=60'
0 30 60 120

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1



Planning Department

LENNAR CAROLINAS, LLC
REZONING PETITION NO. 2024-046

APPROVED BY CITY COUNCIL

Development Data Table:

Site Area:	±/± 26 acres
Tax Parcel:	037-092-04 and 037-092-05
Existing Zoning:	R-8M(CD), RZP #202-1222
Proposed Zoning:	NI-A(CD)
Existing Use:	Vacant/Single-Family Residential Acreage
Proposed Uses:	Residential uses consistent with NI-A placetype, compact development
Maximum Development:	160 residential units
Maximum Building Height:	Per the Ordinance
Parking:	Shall meet or exceed Ordinance standards

I. Permitted Uses & Maximum Development

The Site may be devoted only to a compact residential community containing a maximum of one hundred sixty (160) single-family detached, duplex and/or triplex dwelling units and any incidental and accessory uses relating thereto that are permitted in the compact standards of the NI-A zoning district, including as a compact development. The number of triplex units shall not exceed 25% of the units.

II. Transportation

1. Vehicular access to the Site shall be as generally depicted on the 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 as required for approval by the Charlotte Department of Transportation (CDOT).
2. As depicted on the Rezoning Plan, the Site will be served by internal public and/or private streets, and minor adjustments to the location of these streets shall be allowed during the construction permitting process in coordination with CDOT.
3. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (e.g. irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way for 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.
4. Petitioner shall construct and maintain a minimum twelve (12) foot wide multi-use path and eight (8) foot wide planting strip along the Site's frontage of Beatties Ford Road and minimum six (6) foot wide sidewalks and eight (8) foot wide planting strips on Kidd Lane and internal public streets. The multi-use path on Beatties Ford Road shall meet ADA/PROWAG requirements.
5. Petitioner shall reserve 110' of dedicated right-of-way for the future Fred D. Alexander Boulevard in coordination with CDOT, as generally depicted on the Rezoning Plan.
6. Petitioner shall provide a turn lane on Kidd Lane from Beatties Ford Road, as generally depicted on the Rezoning Plan.
7. Petitioner shall provide a left turn lane and right turn lane into the Site from Beatties Ford Road, as generally depicted on the Rezoning Plan.
8. Petitioner shall provide direct connections from buildings fronting Beatties Ford Road and Kidd Lane to sidewalks along those streets, as applicable.
9. Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy. Right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
10. Unless stated otherwise herein, the Petitioner shall ensure that all off-site transportation improvements are substantially completed prior to the issuance of the Site's first (^{1st}) building certificate of occupancy for each phase of development.
11. On street parking shall meet Public Right of Way Accessibility Guidelines (PROWAG) requirements.

III. Architectural Standards

1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or vinyl siding.
2. Porch for privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of 24 inches.
3. Porch 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.
4. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches should be covered and be at least five (5) feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
5. Garage doors visible from public or private streets should minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
6. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.

IV. Environmental Features & Buffering

1. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management systems that may be depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not typically approved with this Rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
2. Petitioner shall comply with compact residential development provisions under the UDO Section 4.5A for reduced lot sizes and additional open space, if applicable.
3. A Class B landscape yard shall be provided where abutting Neighborhood 1 Placetype as required per the UDO for a compact development, as generally depicted on the Rezoning Plan.

V.Binding Effect of the Rezoning Documents and Definitions

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

KEY MAP

SEAN

PRELIMINARY
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UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX	####	3/29/24
ENGINEER	REQ. #	DATE

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PROJECT

BEATTIES FORD REZONING

CLIENT NAME

7221 BEATTIES FORD RD

CHARLOTTE, NC 28216

PETITION #: 2024-046

LANDDESIGN PROJ.#

REVISION / ISSUANCE

[illegible]

DESIGNED BY: AR
DRAWN BY: AR
CHECKED BY: AR

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3