

Site Development Data: **Pinning Department**

Area: 4.408

Site: Parcel 049-19-15, 049-19-16, 049-19-17, 049-19-18, 049-19-19 & A PORTION OF PARCEL 049-19-20

Proposed Zoning: N1-A & N2-19

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Existing Use: VACANT

Proposed Use: DWELLING DEVELOPMENT WITH A MAXIMUM OF 54 RESIDENTIAL DWELLING UNITS THAT MAY BE MADE UP OF A COMBINATION DUPLEXES AND TRIPLEXES TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE N2-A ZONING DISTRICT.

Building Height: AS PER THE N2-A BUILDING HEIGHT STANDARDS.

Parking: AS REQUIRED BY THE ORDINANCE.

General Provisions:

Approved: 10/21/2024

B. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N2-A ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, BUILDING AND PARKING ENVELOPES, OPEN SPACE AREAS, 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 PERMITTED AND APPROVED BY THE CITY OF CHARLOTTE. 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 SOME MINOR ALTERATIONS OR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE MAP AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

D. NUMBER OF BUILDINGS PRINCIPAL/SECONDARY ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS AS PART OF THE MULTI-DWELLING DEVELOPMENT COMPONENT TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO TWENTY (20). IT IS UNDERSTOOD THAT NINETEEN (19) BUILDINGS ARE GENERALLY DEPICTED. THE INCREASE IN ONE BUILDING PERMITS THE ABILITY TO INCREASE THE NUMBER OF BUILDINGS SO LONG AS THE BUILDING MASSING ALONG AN EXTERIOR PROPERTY LINE IS NOT INCREASED AND THE NUMBER OF UNITS DOES NOT EXCEED 54 UNITS. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL BE LIMITED ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES ASSOCIATED WITH THE MULTI-DWELLING DEVELOPMENT WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS, AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE.

A. THE SITE MAY BE DEVELOPED WITH A MULTI-DWELLING DEVELOPMENT AND IS TO BE MADE UP OF PRIMARILY TRIPLEXES BUT A COMBINATION OF DUPLEXES AND TRIPLEXES IS ALLOWED FOR A MAXIMUM OF FIFTY-FOUR (54) RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT.

A. ACCESS TO THE SITE WILL BE FROM WEST ROCKY RIVER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. REQUIRED TRANSPORTATION IMPROVEMENTS, IF ANY, 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'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

E. OLD CONCORD ROAD IS DESIGNATED A 2+ AVENUE WITH A SHARED-USE PATH ON THE ADOPTED CHARLOTTE STREETS MAP. THE REQUIRED DISTANCE FROM THE CENTERLINE TO THE FUTURE BACK OF CURB IS MINIMUM NINETEEN (19) FEET.

G. THE PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND TWELVE (12) FOOT WIDE SHARED-USE PATH ALONG THE FUTURE BACK OF CURB OF THE SITE'S OLD CONCORD ROAD FRONTAGE. IF ALLOWED BY NCDOT, ADDITIONAL RIGHT-OF-WAY ALONG OLD CONCORD ROAD WILL BE DEDICATED SO THE SHARED-USE PATH IS WITHIN THE RIGHT-OF-WAY. THE RIGHT-OF-WAY OR A PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SHARED USE PATH WHERE FEASIBLE. IF THE SHARED-USE PATH IS NOT ALLOWED WITHIN THE OLD CONCORD ROAD RIGHT-OF-WAY, IT WILL BE CONSTRUCTED OUTSIDE THE OLD CONCORD ROAD RIGHT-OF-WAY, WITHIN A PUBLIC ACCESS EASEMENT, AND MAINTAINED BY THE PETITIONER. THE SHARED-USE PATH SHALL BE LOCATED BEHIND THE SHARED-USE PATH AND OUT OF THE RIGHT-OF-WAY IF NOT ALLOWED WITHIN THE OLD CONCORD ROAD RIGHT-OF-WAY BY NCDOT.

1. IN THE EVENT A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS NECESSARY FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION, AN ENCROACHMENT AGREEMENT WILL BE SUBMITTED FOR APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION.

K. A TRAFFIC IMPACT STUDY (TIS) IS NOT REQUIRED FOR THE SITE DUE TO THE DEVELOPMENT GENERATING SITE TRIPS UNDER ORDINANCE THRESHOLDS AND NOT MEETING ADDITIONAL TIS TRIGGERS. BASED ON THE DAILY TRIPS BEING BELOW 750, THERE ARE NO MULTIMODAL MITIGATION REQUIREMENTS PER THE MULTIMODAL ASSESSMENT.

4. BUFFERS, YARDS, OPEN SPACE, AND LANDSCAPING:

A. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG ABUTTING STREETS.

B. OPEN SPACE WILL BE PROVIDED PER THE N2-A REQUIREMENTS FOUND IN ARTICLE 5.4.

5. GENERAL DESIGN GUIDELINES:

A. THE RESIDENTIAL BUILDINGS ON LOT 1 SITE WILL COMPLY WITH THE APPLICABLE RESIDENTIAL SITE LAYOUT, BUILDING DESIGN STANDARDS, AND BUILDING MATERIAL RESTRICTIONS FOUND IN ARTICLE 5 OF THE ORDINANCE. ACCESSORY BUILDINGS AND STRUCTURES ASSOCIATED WITH THE MULTI-DWELLING DEVELOPMENT WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS, AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE.
 B. WINDOWS, DOORS, PORCHES, OR OTHER ARCHITECTURAL FEATURES ARE REQUIRED ON ALL FRONTAGE-FACING FACADES TO AVOID THE APPEARANCE OF BLANK WALLS. ALL GROUND FLOOR ENTRANCES TO INDIVIDUAL UNITS ON A FRONTAGE WITH A SIDEWALK SHALL BE BETWEEN 6' AND 5' ABOVE OR BELOW THE GRADE OF THE ADJACENT SIDEWALK WHEN LOCATED WITHIN 10' OF THE BACK OF SIDEWALK.
 C. THE ENDS/SIDES OF THE BUILDINGS ADJACENT TO PUBLIC STREETS, INTERNAL NETWORK REQUIRED STREETS, OR EXTERNAL PROPERTY BOUNDARIES WILL NOT HAVE END WALLS THAT EXCEED TWENTY (20) FEET IN LENGTH ON ANY BUILDING LEVELS. THESE END UNITS WILL ALSO HAVE MULTIPLE WINDOWS ON THE END WALLS FACING THE PUBLIC STREET. EXTERNAL NETWORK REQUIRED STREETS WILL REQUIRE A MINIMUM 25% TRANSPARENTLY ON THE GROUND FLOOR AND 15% TRANSPARENTLY ON THE UPPER FLOORS TO AVOID BLANK WALLS.
 D. THE ATTACHED DWELLINGS SHALL INCORPORATE ONE OF THE FOLLOWING INTO THE DESIGN OF THE STRUCTURE: A. VARIATION IN THE FACADE DEPTH OF THE ATTACHED DWELLING UNITS; B. VARIATION IN MECHANICAL EQUIPMENT LOCATED ON THE EXTERIOR OF THE PROPERTY; C. EXTERIOR FINISHES, SUCH AS BALCONIES, PATIOS, WINDOWS, OR OTHER ELEMENTS, ALONG THE FACADE; EACH DWELLING UNIT, SUBJECT TO THE STANDARDS OF ARTICLE 18.
 E. MECHANICAL HVAC, HVAC, AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED AS REQUIRED PER THE UDO. GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE ESTABLISHED SETBACKS ALONG THE OLD CONCORD ROAD AND WEST ROCKY RIVER ROAD FRONTAGE.
 F. THE FENCE USED TO ENCLOSE THE DUMPSTER WILL BE OF A MATERIAL PRESCRIBED BY THE ORDINANCE AND BE OF A COMPATIBLE COLOR USED ON THE

G. NO MORE THAN THREE (3) ATTACHED DWELLING UNITS MAY BE LOCATED IN EACH RESIDENTIAL BUILDING.

A. THE 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 IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

C. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFERS SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.

A. ALL FREESTANDING EXTERIOR LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH ARTICLE 16.2 OF THE ORDINANCE

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 37.3 OF THE ORDINANCE.

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 ORDINANCE, 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.

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