



APPROVED BY CITY COUNCIL

RZP-2024-087

Approved: 01/21/2025

SITE

2A

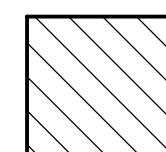
VICINITY MAP



Site Development Data:

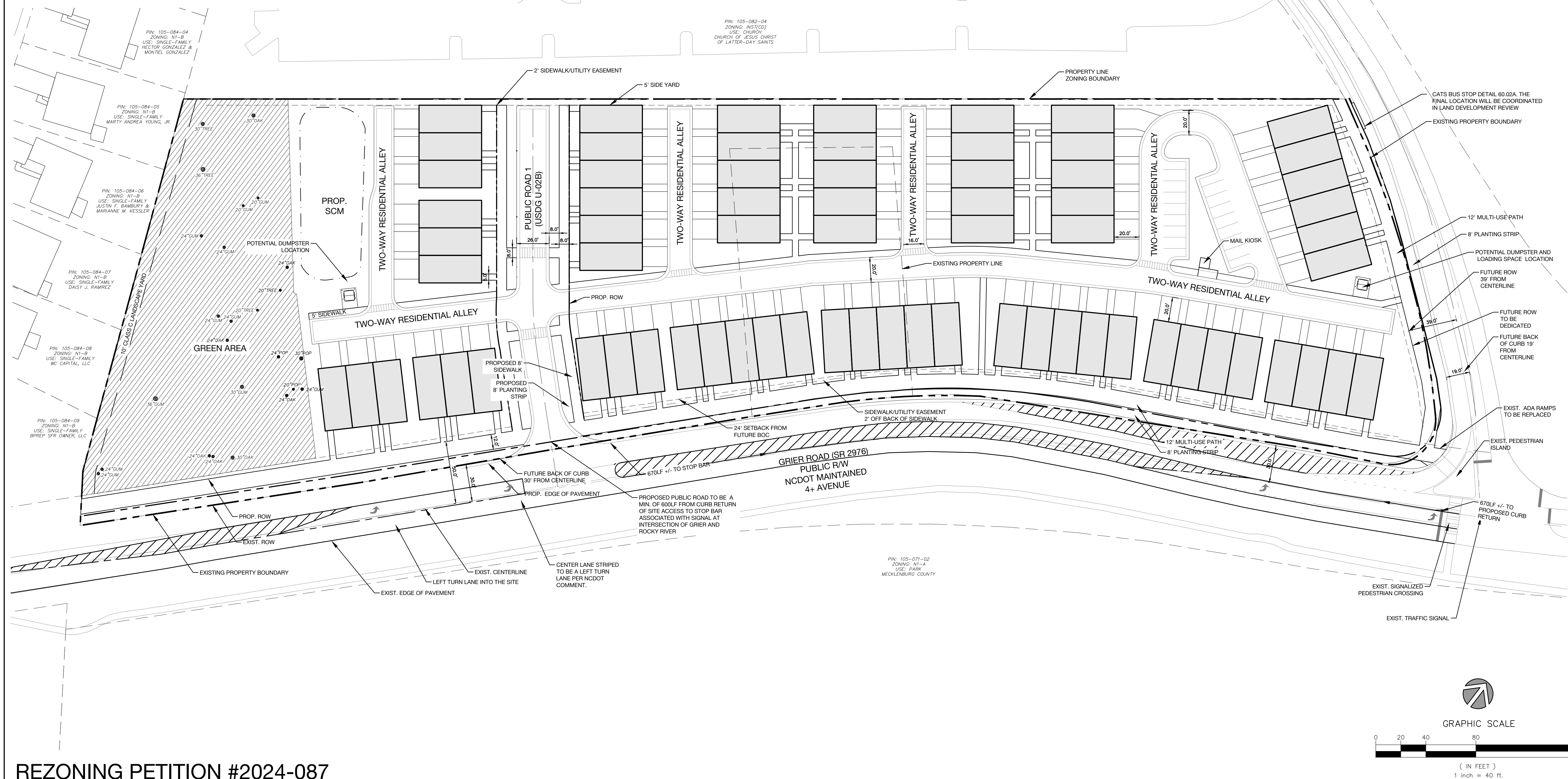
Acreage:	+/- 6.8 AC
Tax Parcel:	105-082-03 & 105-082-13
Existing Zoning:	N1-A
Proposed Zoning:	N2-A (CD)
Existing Uses:	Single Family Residential
Proposed Uses:	Up to (70) Multi-Family Attached Residential Units
Required Green Area:	1.02 AC (15% of Total Site Area)

HATCH LEGEND



PROP. GREEN AREA
15% MIN. (OF TOTAL SITE ACREAGE)
1.02 AC REQUIRED
1.02 AC PROVIDED

PROP. OPEN SPACE:
250 SF REQUIRED PER UNIT X 70 UNITS
17,500 SF REQUIRED
17,500 SF PROPOSED



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12/03/2024

Penmith Holdings, LLC

1213 West Morehead Street, Suite 450
Charlotte, NC 28208

Grier Townes

Rezoning Site Plan

Errier Road Charlotte, NC 28215

NO.	DATE:	BY:	REVISIONS:
01	09.16.2024	UDP	Revision 01
02	10.15.2024	UDP	Revision 02
03	11.11.2024	UDP	Revision 03
04	12.03.2024	UDP	Revision 04
05	12.19.2024	UDP	Revision 05

Project No: 24-CLT-148

Date: 07.15.2024

Sheet No:

RZ-1.0



Existing Zoning: N1-A
Proposed Zoning: N2-A (CD)

General Provisions:

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Permish Hold LLC (the "Petitioner") to accommodate the development of a mix of multi-family attached units on an approximate 6.8 acre site located at the northwest corner of the intersection of Greiner Road and Greiner Road, as depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 10508203 & 10508213 located in the City of Charlotte.
2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established within the Ordinance for the "NC-4" Zoning District shall govern all development taking place on the Site.
4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the final layout, location and sizes of the development and site elements depicted on the Rezoning Plan are graphic representation of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yards, and other applicable provisions of the Ordinance. However, any such alterations or modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Article 37 of the Unified Development Ordinance. Minor alterations to the Rezoning Plan are subject to Article Section 37.3 of the Ordinance.

Permitted Uses

1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the N2-A zoning district containing a maximum of (70) Multi-Family Attached residential units along with any incidental and accessory uses relating to and allowable within the associated zoning district.

Transportation:

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Final locations, placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to minor modification required to accommodate final permitting and construction plan adjustments as required by NCDOT and CDOT for approval.
2. The site shall be served by a combination of public roads and non-network required private alleys as depicted on the Rezoning Plan. Final locations of the drives are subject to minor modifications and adjustments to accommodate final permitting and construction plans as required to obtain final approval.
3. An 12' multi-use path and a minimum 8' landscape strip shall be provided along Rocky River Road and Grier Road as generally illustrated on the Site Plan. The sidewalk may meander adjacent the property and final location shall be coordinated with NCDOT and CDOT. The path shall be located outside of the existing right of way and any future dedication areas. All sidewalks adjacent public roads, located outside of public right of way, shall be located behind a sidewalk utility easement.
4. An 8' sidewalk and a minimum 8' landscape strip shall be provided along proposed Public Road 1 generally illustrated on the Site Plan.
5. The petitioner agrees to dedicate land for right of way fee simple measured 39' from the centerline of Rocky River Road as generally depicted on the Site Plan.
6. The petitioner agrees to dedicate land for right of way to NCDOT fee simple measured 50' from the centerline of Rocky River Road as generally depicted on the Site Plan.
7. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
8. Dedication of noted transportation rights of way within the Site Plan shall be conveyed fee simple prior to the site's first certificate of occupancy being issued.
9. All intersections with NCDOT or CDOT maintained roadways will follow the CDOT sight distance policy.
10. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (irrigation systems, decorative concrete, retaining walls, planters, 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.
11. 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 northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
12. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
13. In coordination with CDOT and NCDOT, the Petitioner shall restripe Grier Road to provide a 3-lane section along the sites frontage. Final design to be coordinated during permitting.
14. The Petitioner shall upgrade ramps at the corner of Grier Road and Rocky River Road to accommodate the shared use path upgrades. Final design to be determined at permitting.
15. The Petitioner shall located the site access point a minimum of 600' from the existing signalized intersection, measured from the curb return of the site access to the stop bar associated with the signal at the intersection of Grier and Rocker River Roads.
16. The Petitioner shall extend the required 12' shared use path along Grier Road approximately 430 linear feet to connect to the existing sidewalk at the intersection of Nicolet Glen Drive and Grier Road.

Architectural and Design Standards:

1. In addition to design provisions contained within Article 5 & 18 of the Unified Development Ordinance for the N2-A district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site:
 - a. A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
 - b. Building placement and site design of the single-family attached units on site shall focus on and enhance the pedestrian environment when located adjacent public streets through the following:
 - a) Buildings shall be placed so as to present a front or side façade to all public streets.
 - b) Usable porches or stoops may form an element of the building design. Dimensions of stoops and porches shall follow Article 18 of the Ordinance.
 - c) Direct pedestrian connections shall be provided from residential units to adjacent public streets.
 - d) Height of residential structures on site shall be limited to 48 feet. Building height shall be measured on site as described within the Unified Development ordinance.
 - e) All HVAC and mechanical shall be screened from public right of way view.
 - f) Pitched roofs shall be symmetrically sloped no less than 5:12 except for roofs for porches that shall be no less than 2:12.
 - g) Multi-family attached buildings adjacent a public right of way shall be limited to a maximum of five (5) residential units.

1. The Site shall comply with Article 2 of the Ordinance. Dumpster and recycling service areas associated with residential uses shall be as generally depicted on the Site plan and shall be screened from public view and described within the ordinance. Final locations of dumpster locations shall be determined during the land development review permit process.

Amenities, Streetscape and Landscaping:

1. The Petitioner shall comply with Article 20 of the Unified Development Ordinance.
2. The Petitioner may subdivide the Site and create sublots withing the Site with no side or rear yards as part of the unified development plan.

Environmental Features:

- The Petitioner shall comply with Article 23-28 of the Unified Development Ordinance.
- 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 natural site discharge points.
- Development within any SWIM/PCSD Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and the Department of Public Works. All development within the SWIM/PCSD Buffer shall be subject to review and approval by the Department of Public Works. All development within the SWIM/PCSD Buffer shall be subject to review and approval by the Department of Public Works. All development within the SWIM/PCSD Buffer shall be subject to review and approval by the Department of Public Works.

Signage:

- 1.The Petitioner shall comply with the Article 22 of the Unified Development Ordinance

Lighting:

1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.

2. Detached lighting on the site, except street lights located along public streets, will be limited to twenty-one (21') feet in height.
3. Pedestrian scale street lighting shall be provided along internal proposed public streets.

Amendments to Rezoning Plan:

Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Article 37 of the Ordinance.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Site Plan or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Article 37 of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

nc firm no: P-0418 sc coa no: C-0304

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Development Notes & Standards

Grier Road Charlotte, NC 28215

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01	08.12.2024	UJP	Revision 01
02	10.12.2024	UJP	Revision 02
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