



Planning Department

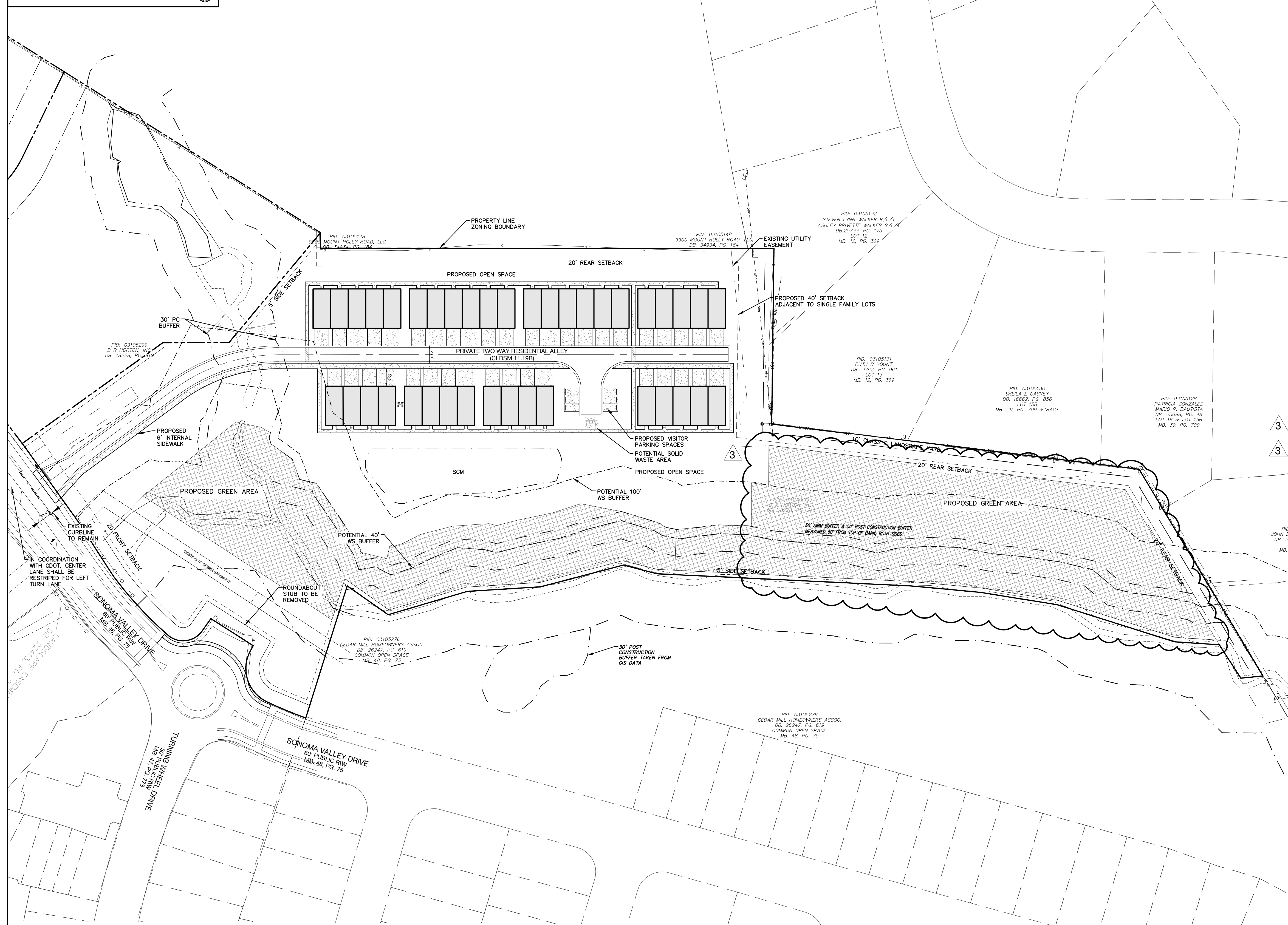
APPROVED BY CITY COUNCIL

RZP-2024-125

Approved: 04/21/2025



VICINITY MAP



DEVELOPMENT SUMMARY

TAX PARCEL ID #:	031-052-82
TOTAL SITE AREA:	8.47 AC (369,365 SF)
EXISTING ZONING:	MX-2 INNOV, NS
PROPOSED ZONING:	N2-A (CD)
PROPOSED USES:	UP TO 39 MULTI-FAMILY ATTACHED DWELLING UNITS
REQUIRED GREEN AREA:	55,404 SF
PROPOSED GREEN AREA:	55,404 SF
REQUIRED OPEN SPACE:	9,750 SF
PROPOSED OPEN SPACE:	9,750 SF

General Provisions:

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Tay Holdings, LLC (the "Petitioner") to accommodate the development of a of multi-family attached (townhome) residential community, on an approximate 1.2-acre parcel located at the intersection of Valley Drive, more particularly depicted on the Rezoning Plan (the "Site"). The Site is composed of Tax Parcel Numbers 031-052-82.
2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Chicago's Unified Development Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the N-2-A zoning district shall govern the development and use of 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 improvements and of the streets and other improvements shall be subject to the final engineering and architectural plans submitted, revised or modified in accordance with the setback, yard(s), landscaping and green area requirements set forth on the Rezoning Plan. Any development or site improvements that are not shown on the Rezoning Plan and any modification 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 not required to be submitted for review and approval by the City Council.

Permitted Uses:

1. Uses allowed within the zoning area of this Petition are up to 39 Multi-Family Attached dwelling units along with any incidental and accessory uses relating to and allowable within the N-2-A zoning district.
- Transportation:
1. Vehicular access to public rights of way shall be as generally depicted on the Reasoning Plan. Final locations, placements and configurations of the vehicular access points shown on the Reasoning 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/or non-network required private alleys as depicted on the Reasoning Plan. Final locations and configurations of the proposed roads and adjustments to accommodate final permitting and construction plans are required to obtain final approval.
3. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete, etc.) that encroach upon the right-of-way of a public right-of-way owned 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, submit, and liability insurance coverage requirements.
4. All transportation improvements will be approved and constructed prior to the site's final building certificate of occupancy being issued.
5. 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 portion of the site, by way of a private/public partnership or other public sector project support.
6. Dedication of noted transportation rights of way within the Site Plan shall be conveyed fee simple prior to the site's final certificate of occupancy being issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
7. 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 portion of the site, by way of a private/public partnership effort and other public sector project support.
8. In coordination with CDOT, the Petitioner shall re-strip the existing median along Sonoma Valley Drive to allow left hand turns into the site.

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.
 2. Building placement and site design of the multi-family attached units on site shall focus on and enhance the pedestrian environment when located adjacent public streets through the following:
 - a) Direct pedestrian connections shall be provided from residential units to adjacent public streets.
 - b) 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.
 - c) All HVAC and mechanical shall be screened from public right of way view.
 3. Multi-Family attached structures shall be limited to a maximum of 6 units per building.
 4. The site shall comply with Article 21 of the Ordinance. Dumpster and recycling service areas associated with residential use 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.
 5. Roofing shall be prohibited as a primary building material and will only be allowed on windows, soffits, and trim locations.
 6. Proposed buildings shall be limited to three-stories in height as defined by the ordinance.
 7. All dwelling units shall include a porch or stoop with a minimum depth of 4 feet.
 8. A maximum of two 6-unit buildings may be provided on site. A minimum of three 4-unit (or fewer unit) buildings may be provided on site.
- Amenities, Streetscape and Landscaping:
3. The Petitioner shall comply with Article 20 of the Unified Development Ordinance.
 4. The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of the unified development plan.
 5. The Petitioner shall provide landscape buffers as generally depicted on the Rezoning Plan, in compliance with Article 20 of the Ordinance.
 6. The Petitioner shall provide street trees along the private alley 75' on center, and between buildings, where feasible, if 75' is not achievable.
 7. The Petitioner shall provide open space as generally depicted on the Rezoning Plan. Such areas may provide active or passive amenities, such as a community garden, open air pavilion, enhanced landscaping and seating area, fire pit, benches, and/or amenitized green area.

Environmental Features:

1. The Petitioner shall comply with Part IX of the Unified Development Ordinance.
2. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Article 23 through 28.
3. 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 subdivision plan submital 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.
4. Development within any SWM/PCSW Watershed Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reviews are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

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.

Amendments to Rezoning Plan

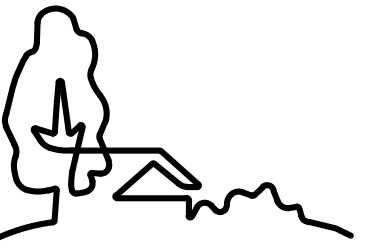
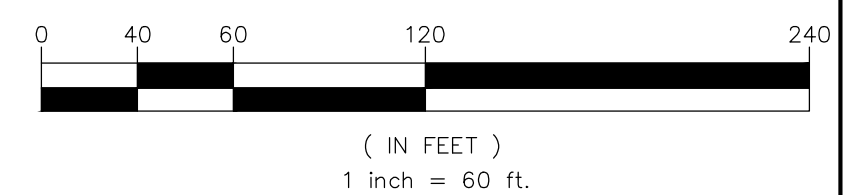
1. Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Article 37 of the Ordinance.
2. Future alterations or modifications to the Rezoning Plan which, in the opinion of the 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.



GRAPHIC SCALE



URBAN
DESIGN
PARTNERS

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

0/15/2024

Tay Holdings, LLC

06/11 Larissa Court
Charlotte, NC 28226

**Cedar Mill
Townhomes
Rezoning Site Plan**
Sonoma Valley Dr, Charlotte, NC 28214

NO. DATE: BY: REVISIONS:
01 12.16.2024 UDP Revision 01

NO.	DATE:	BY:	REV:
01	12.16.2024	UDP	Revision 01
02	03.20.2025	UDP	Revision 02
03	04.04.2025	UDP	Revision 03

Project No: 24-CLT-212

Date: 10/01/2024

Designed By: UDP

Checked By: UDP

Sheet No:

RZ-1.0