



Charlotte-Mecklenburg Planning, Design, & Development

DATE: November 6, 2021

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2020-102 J.S. & Associates, Inc

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

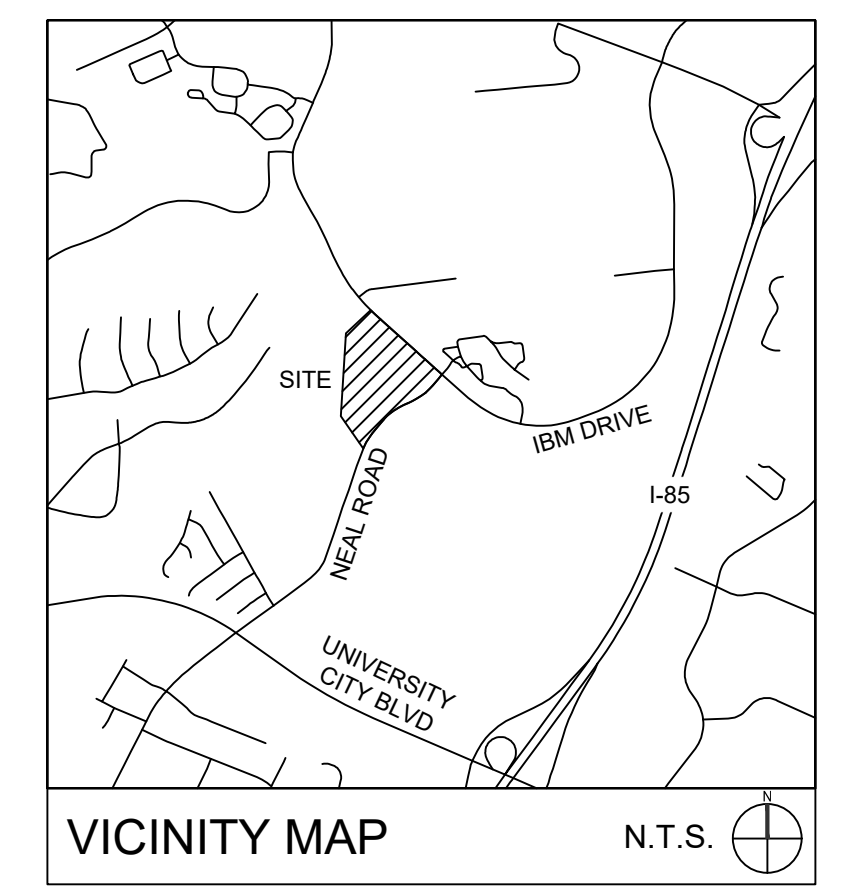
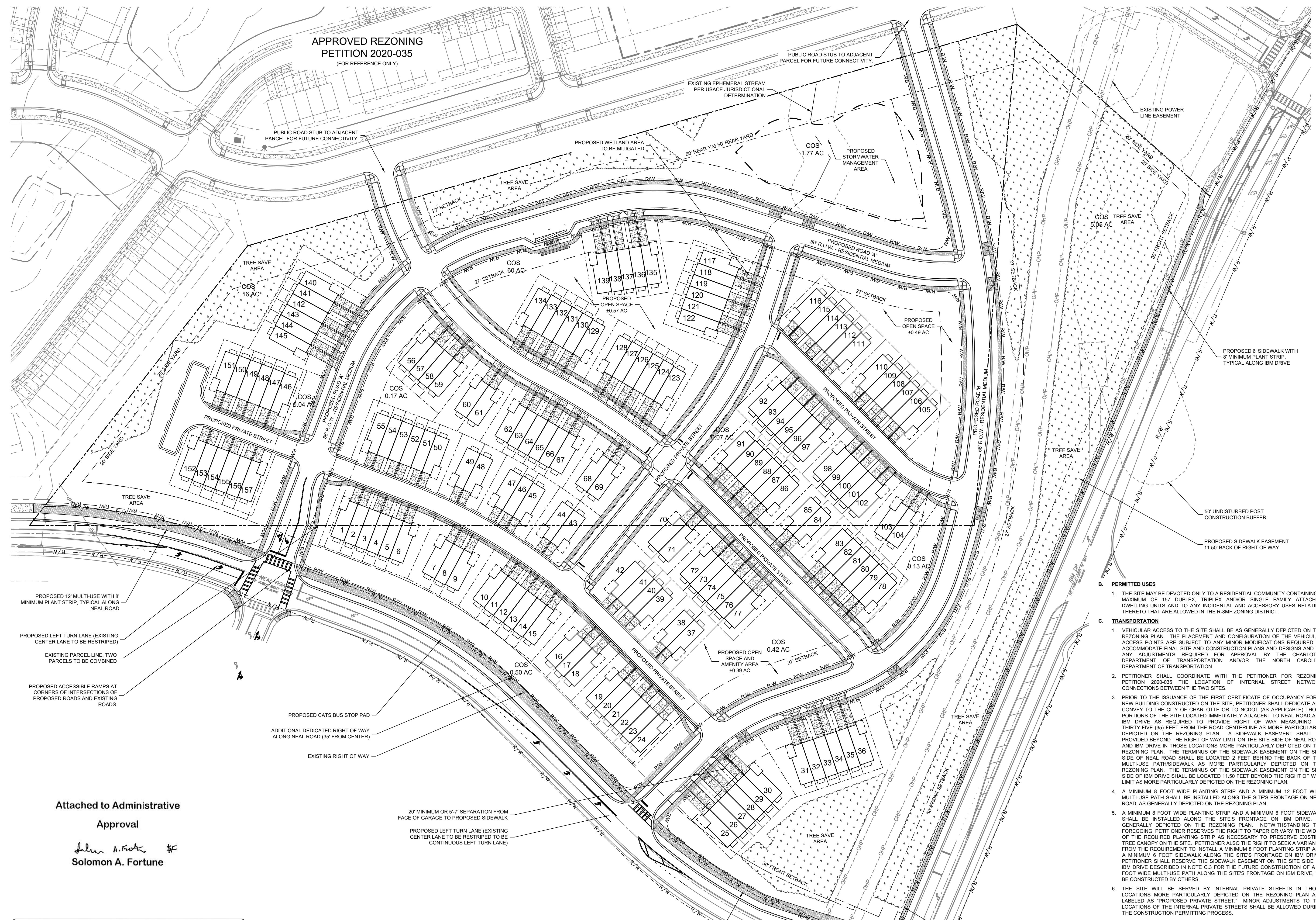
- To allow modification to the site plan for the proposed site layout (buffers and site access).

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

Signage was not reviewed as part of this request.



SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY DATED SEPTEMBER 30, 2021 PROVIDED BY CAROLINA SURVEYORS, INC., P.O. BOX 207, PINEVILLE, NC 28134, 704-888-7601

ZONING SUMMARY:

OWNER: J.S. & ASSOC., INC.
 OWNER ADDRESS: 3208 ADDISON DR., CHARLOTTE, NC 28211
 CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
 BLOC DESIGN PHONE #: 704-940-2883
 ZONING DESIGNATION (EXISTING): R-4, RE-2, AND R-RMF(CD)
 ZONING DESIGNATION (PROPOSED): R-RMF(CD) PARCEL SIZE: 23.369 ACRES
 JURISDICTION: CITY OF CHARLOTTE
 PARCEL NUMBER: 04711202

SETBACK AND YARD REQUIREMENTS
 FRONT: 27' SETBACK ALONG PROPOSED R.O.W., 30' SETBACK ALONG EXISTING R.O.W. EAST OF GARAGES MUST BE SET BACK AT LEAST 20' OR 5'-7" FROM PROPOSED SIDEWALK.
 SIDE YARD: 20' AGAINST SINGLE FAMILY, 10' AGAINST MULTIFAMILY
 REAR YARD: 50'

BUFFERS REQUIRED
 NONE REQUIRED

BUILDING SEPARATION
 MINIMUM BUILDING SEPARATION REQUIRED

PARKING SUMMARY
 DUPLEX: REQUIRED: 2 SPACES PER UNIT, PROVIDED: 2 SPACES PER UNIT
 TRIPLEX AND TOWNHOMES: REQUIRED: 1.5 SPACES PER UNIT, PROVIDED: 2 SPACES PER UNIT

DEVELOPMENT SUMMARY:
 DUPLEX UNITS: 16 UNITS
 TRIPLEX UNITS: 9 UNITS
 TOWNHOMES UNITS: 12 UNITS
 PROPOSED DENSITY: 6.72 DUA

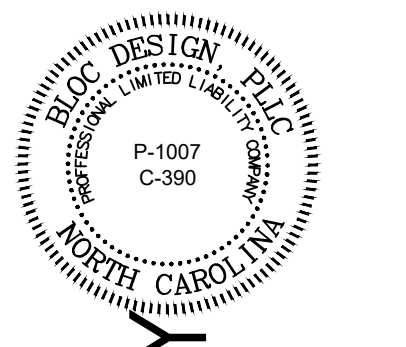
COMMON OPEN SPACE:
 REQUIRED: 400 SF PRIVATE OPEN SPACE (PER UNIT)
 PROVIDED: 400 SF MINIMUM
 NOTE: PRIVATE OPEN SPACE BEING PROVIDED VIA ROOF TOP DECKS OF A MINIMUM AREA OF 400 SF.

TREE SAVE AREA:
 REQUIRED: 15% (15 X 23.369 AC) = 3.51 ACRES
 PROVIDED: 3.51 ACRES MINIMUM

REVISIONS

NO.	DATE	DESCRIPTION

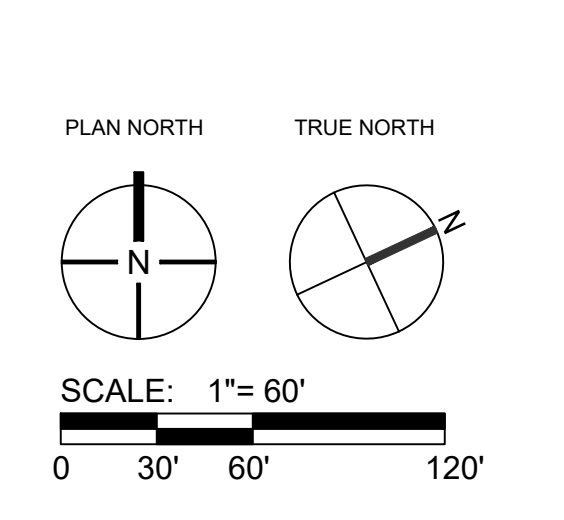
stamp / seal:



FOR REVIEW ONLY

REZONING PETITION 2020-102

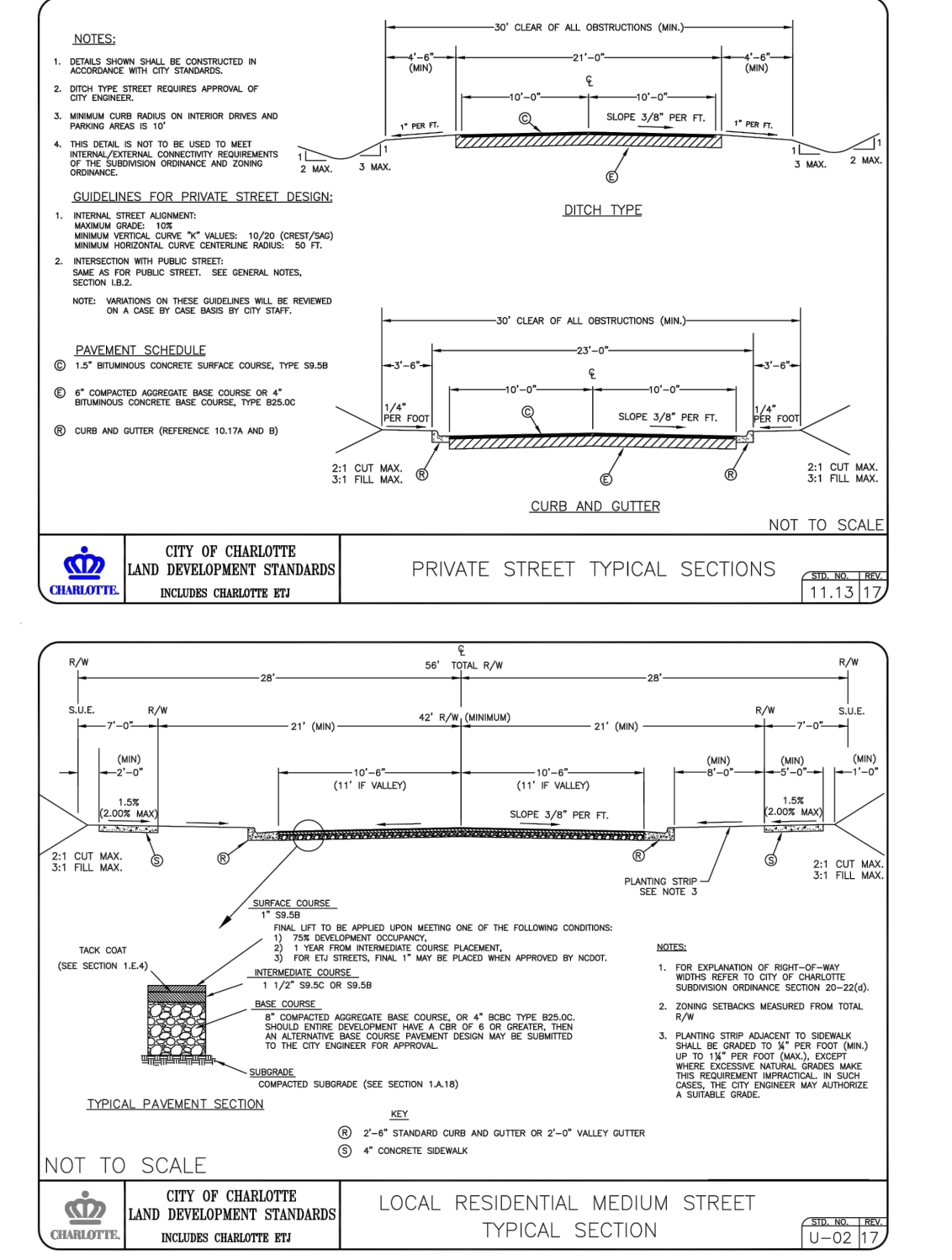
The Vision at Neal Multifamily Subdivision
 8001 Neal Road
 Charlotte, NC 28262



DATE: 10/08/21 MPIC: WLL
 DRAWN BY: LVH CHECKED BY: WLL
 PROJECT NUMBER: 00627.05
 SCALE: 1" = 60'
 TITLE: ADMINISTRATIVE AMENDMENT PLAN

SHEET NO:
RZA-1

Attached to Administrative Approval
 Solomon A. Fortune



R-4 AND RE-2 PARCEL LEGAL DESCRIPTION

BEGINNING AT AN EXISTING PIPE, BEING THE NORTHWESTERLY CORNER OF THE PROPERTY OF J.S. & ASSOCIATES INC. (NOW OR FORMERLY RECORDED IN DEED BOOK 3334, PAGE 316; THENCE WITH A NEW LINE WITH A BEARING OF N 89°28'54" E AND A DISTANCE OF 246.71' TO A POINT ON THE SOUTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF I-85; THENCE FOLLOWING THE MARGIN THEREOF TWO (2) CALLS (1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 184.89' AND AN ARC LENGTH OF 69.66'; AND BEING CHORDED BY A BEARING OF S 46°58'11" E AND A DISTANCE OF 88.65' TO A POINT; (2) WITH A BEARING OF S 48°10'22" E AND A DISTANCE OF 97.368' TO A POINT AT THE INTERSECTION OF THE NORTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF NEAL RD; THENCE FOLLOWING THE MARGIN THEREOF NINE (9) CALLS: (1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' AND AN ARC LENGTH OF 47.15' AND BEING CHORDED BY A BEARING OF S 03°18'32" E AND A DISTANCE OF 42.43' TO A POINT; (2) WITH A BEARING OF S 41°43'22" W AND A DISTANCE OF 35.00' TO A POINT; (3) WITH A BEARING OF S 48°10'22" E AND A DISTANCE OF 245.39' AND BEING CHORDED BY A BEARING OF S 52°42'31" W AND A DISTANCE OF 243.89' TO A POINT; (4) WITH A BEARING OF S 83°41'34" W AND A DISTANCE OF 228.50' TO A POINT; (5) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 505.00' AND AN ARC LENGTH OF 248.55' AND BEING CHORDED BY A BEARING OF S 03°18'32" E AND A DISTANCE OF 42.43' TO A POINT; (6) WITH A BEARING OF S 80°22'00" W AND A DISTANCE OF 284.02' TO A POINT; (7) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 714.31' AND AN ARC LENGTH OF 63.89' AND BEING CHORDED BY A BEARING OF N 88°12'02" W AND A DISTANCE OF 614.40' TO AN EXISTING PIPE, BEING THE POINT OF BEGINNING, HAVING AN AREA OF 11.54 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY BY CAROLINA SURVEYORS, INC.

DEVELOPMENT STANDARDS

DECEMBER 28, 2020

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY KINGDOM DEVELOPMENT PARTNERS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 23.369 ACRES SITE LOCATED ON NEAL ROAD AT SOUTHWEST CORNER OF ITS INTERSECTION WITH I-85 DRIVE, CONSISTING OF ALL OF TAX PARCEL NO. 04711202 AND A PORTION OF TAX PARCEL NO. 047112-01, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-RMF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPict THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PRIVATE STREET/WALKWAY ALLEYS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, AND SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. AMENDMENTS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

B. PERMITTED USES

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 157 DUPLEX, TRIPLEX AND/OR SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THEREOF THAT ARE ALLOWED IN THE R-RMF ZONING DISTRICT.

C. TRANSPORTATION

- 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 TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- PETITIONER SHALL COORDINATE WITH THE PETITIONER FOR REZONING PETITION 2020-018, THE LOCATION OF INTERNAL STREET NETWORK CONNECTIONS BETWEEN THE TWO SITES.
- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT (AS APPLICABLE) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO NEAL ROAD AND I-85 DRIVE AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING TO THIRTY-FIVE (35) FEET FROM THE ROAD CENTERLINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE TERMINUS OF THE SIDEWALK EASEMENT ON THE SITE SIDE OF NEAL ROAD SHALL BE LOCATED 2 FEET BEHIND THE BACK OF THE MULTIPLE PATHSIDEWALK AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE TERMINUS OF THE SIDEWALK EASEMENT ON THE SITE SIDE OF I-85 DRIVE SHALL BE LOCATED 11.50 FEET BEHIND THE RIGHT OF WAY LIMIT AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTIPLE PATH SHALL BE INSTALLED ALONG THE SITES' FRONTAGE ON NEAL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT SIDEWALK SHALL BE INSTALLED ALONG THE SITES' FRONTAGE ON I-85 DRIVE, AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, PETITIONER RESERVES THE RIGHT TO TAPER OR VARY THE WIDTH OF THE REQUIRED PLANTING STRIP AS NECESSARY TO PRESERVE EXISTING TREE CANOPY ON THE SITE. PETITIONER ALSO THE RIGHT TO SEEK A VARIANCE FROM THE REQUIREMENT TO INSTALL A MINIMUM 8 FOOT PLANTING STRIP AND A MINIMUM 6 FOOT SIDEWALK ALONG THE SITES' FRONTAGE ON I-85 DRIVE. PETITIONER SHALL RESERVE THE SIDEWALK EASEMENT ON THE SITE SIDE OF I-85 DRIVE DESCRIBED IN NOTE C.3 FOR THE FUTURE CONSTRUCTION OF A 12 FOOT WIDE MULTIPLE PATH ALONG THE SITES' FRONTAGE ON I-85 DRIVE, TO BE CONSTRUCTED BY OTHERS.
- THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED PRIVATE STREET". MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT (AS APPLICABLE) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO THE PROPOSED PUBLIC ROADS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED ROAD A" AND "PROPOSED ROAD B" AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING TO TWENTY-EIGHT (28) FEET FROM THE ROAD CENTERLINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- ALL INTERNAL STREET STUBS SHALL BE PUBLIC STREETS, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL RESTRIPE THE EXISTING CENTER LANE ON NEAL ROAD TO ACCOMMODATE A PROPOSED LEFT TURN LANE INTO THE SITE AT THE INTERSECTION OF NEAL ROAD AND PROPOSED ROAD "B" IN THE LOCATION AND AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL PROVIDE TWO (2) ACCESSIBLE RAMPS ON EACH INTERSECTION CORNER AT THE EXISTING SIGNALIZED INTERSECTION OF NEAL ROAD AND I-85 DRIVE. PETITIONER SHALL ALSO PROVIDE ACCESSIBLE PUSH BUTTONS/PEDESTRIAN BEACONS AT THE EXISTING SIGNALIZED INTERSECTION OF NEAL ROAD AND I-85 DRIVE.
- PETITIONER SHALL RESTRUCTURE THE EXISTING CENTER LANE ON NEAL ROAD TO ACCOMMODATE A PROPOSED LEFT TURN LANE INTO THE SITE AT THE INTERSECTION OF NEAL ROAD AND PROPOSED ROAD "B" IN THE LOCATION AND AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
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