



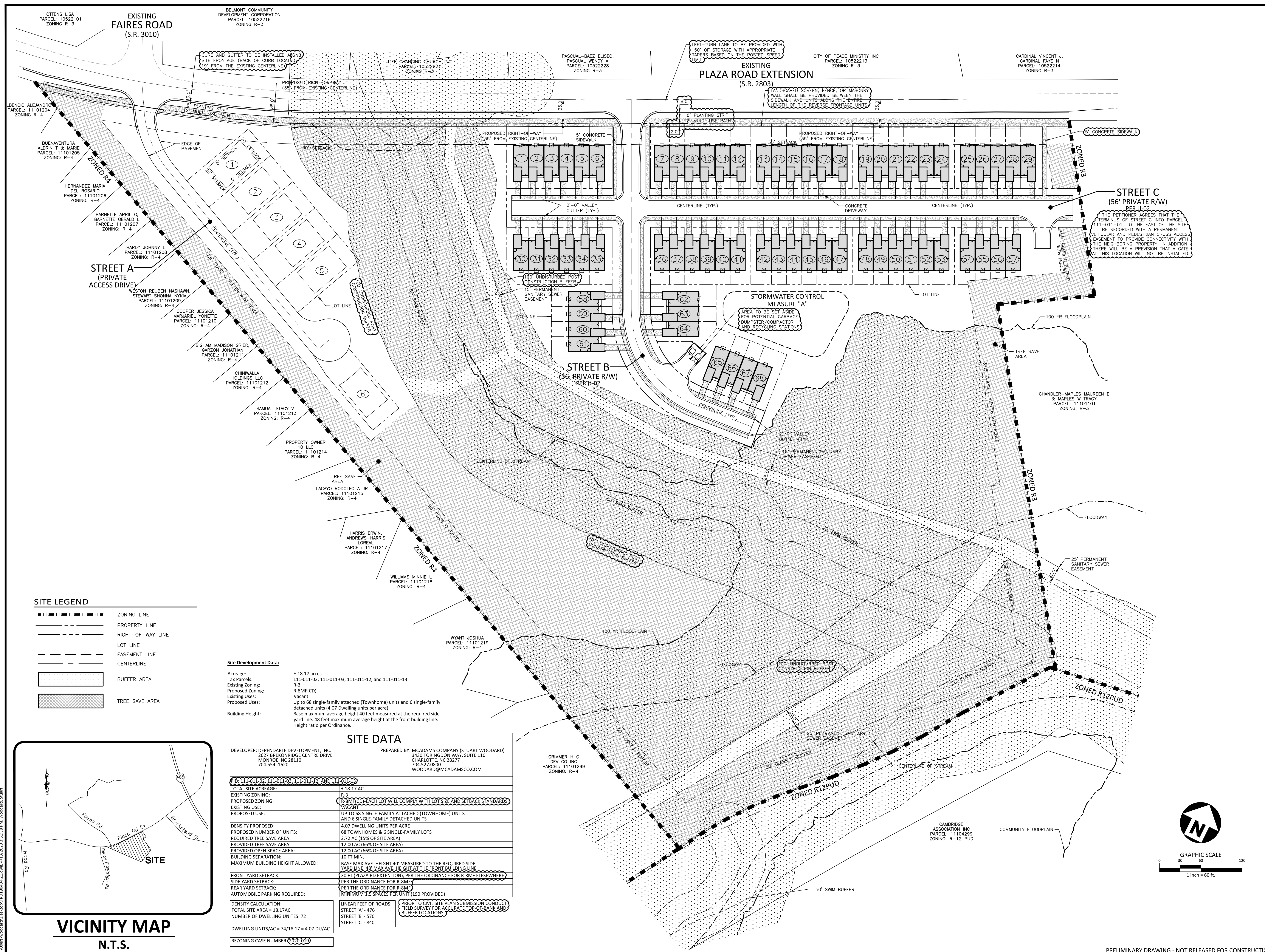
McADAMS

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3430 Torington Way
Suite 110
Charlotte, NC 28277
phone 704.527.0800
fax 919.361.2269
license number: C-0293, C-187

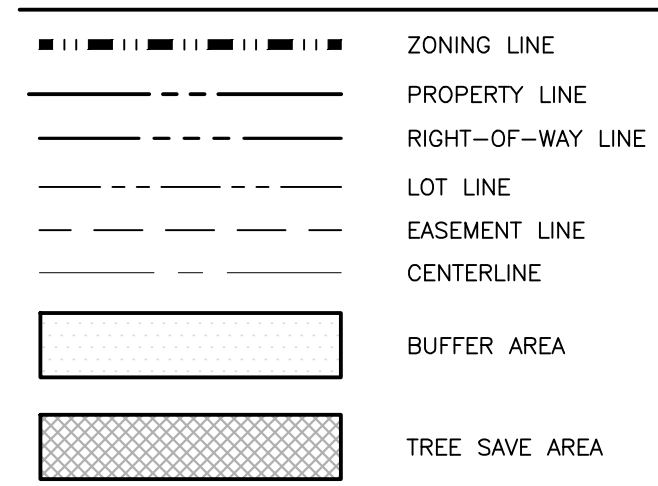
www.mcadamsco.com

CLIENT

PLAZA ROAD EXTENSION
TOWNHOMES
REZONING PETITION #: 2020-019
INTERSECTION OF PLAZA ROAD EXTENSION
AND FAIRES ROAD
CHARLOTTE, NORTH CAROLINA



SITE LEGEND

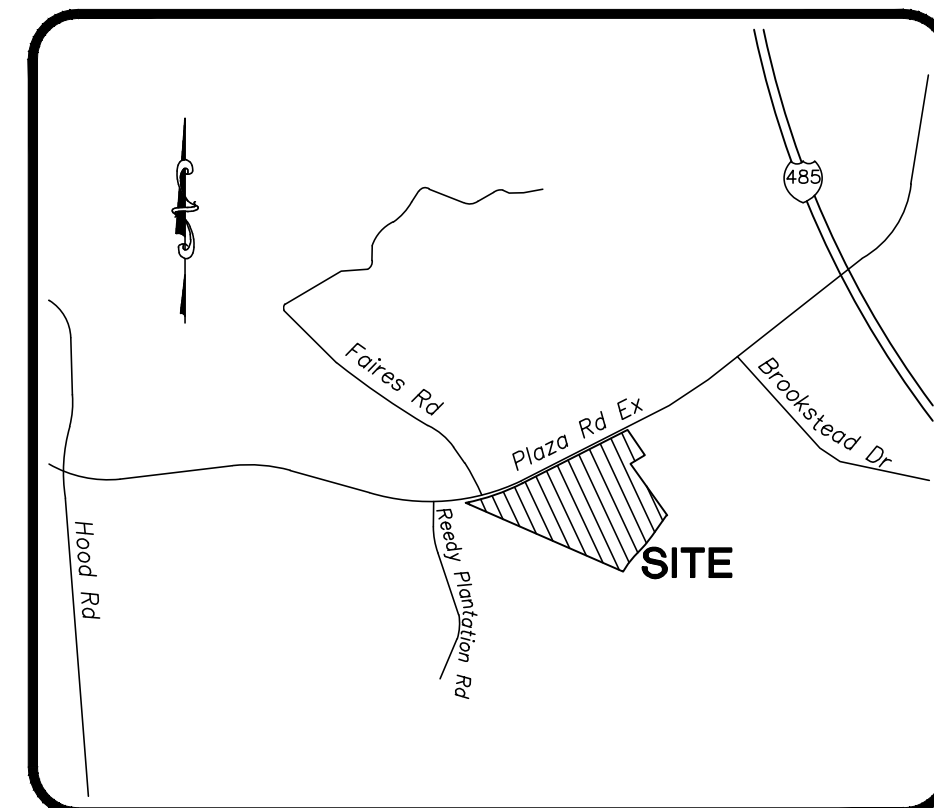


Site Development Data:

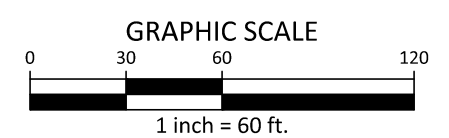
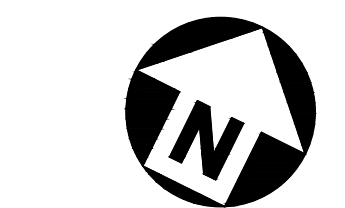
Acreage: ± 18.17 acres
Tax Parcels: 111-011-02, 111-011-03, 111-011-12, and 111-011-13
Existing Zoning: R-3
Proposed Zoning: R-8M(FCD)
Existing Uses: Vacant
Proposed Uses: Up to 68 single-family attached (Townhome) units and 6 single-family detached units (4.07 dwelling units per acre)
Building Height: Base maximum average height 40 feet measured at the required side yard line. 48 feet maximum average height at the front building line. Height ratio per Ordinance.

SITE DATA

Table with site details including Developer (Dependable Development, Inc.), Prepared by (McAdams Company), Total Site Area (± 18.17 AC), Existing Zoning (R-3), Proposed Zoning (R-8M(FCD)), Density Proposed (4.07 dwelling units per acre), and other technical specifications.



VICINITY MAP
N.T.S.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

Table with columns for NO., DATE, and PER CITY 1ST REVIEW. Revision 1 dated 2020.04.13.

PLAN INFORMATION

PROJECT NO. TRU-19040
FILENAME TRU19040-R21
CHECKED BY SAW
DRAWN BY TKD
SCALE 1"=60'
DATE 01.20.2020

SHEET

REZONING CONCEPT PLAN

RZ-1





McADAMS

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CLIENT

PLAZA ROAD EXTENSION  
TOWNHOMES  
REZONING PETITION #: 2020-019  
INTERSECTION OF PLAZA ROAD EXTENSION  
AND FAIRES ROAD  
CHARLOTTE, NORTH CAROLINA

PETITION NO. **2020-019**  
DEVELOPMENT STANDARDS  
DEPENDABLE DEVELOPMENT  
**04/13/2020**

**Site Development Data:**

Acreage: **+18.17 acres**  
Tax Parcels: **111-011-02, 111-011-03, 111-011-12, and 111-011-13**  
Existing Zoning: **R-3**  
Proposed Zoning: **R-8MF(CD)**  
Existing Uses: **YACG**  
Proposed Uses: **Up to 68 single-family attached (Townhome) units and 6 single-family detached units (4.07 Dwelling units per acre)**  
Building Height: **Base maximum average height 40 feet measured at the required side yard line, 48 feet maximum average height at the front building line. Height ratio per Ordinance.**

**1. General Provisions**

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Dependable Development (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 18.17-acre site located on the south side of Plaza Road Extension, west of Faïres Road, which is more particularly depicted on the Rezoning Plan (the "Site"). **The Site is comprised of Tax Parcel Numbers 111-011-02, 111-011-03, 111-011-12, and 111-011-13.**

Development of the Site shall 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-8MF Zoning District shall govern all development taking place on 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 public streets and the internal private streets, alleys or drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are 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 Section 6.207 of the Ordinance.**

**2. Permitted Uses and Maximum Development**

**The Site may be developed with up to 68 single-family attached dwelling units (townhomes) and 6 single-family detached units, together with any incidental and accessory uses related thereto that are allowed in the R-8MF zoning district.**

**3. Transportation**

a) Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

b) As depicted on the Rezoning Plan, the Site will be served by public and/or private streets.

**c) The Petitioner agrees that the terminus of Street C into Parcel 111-011-01, to the east of the site, be recorded with a permanent vehicular and pedestrian cross access easement to provide connectivity with the neighboring property. In addition, there will be a provision that a gate at this location will not be installed.**

d) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

e) Internal sidewalks and pedestrian connections shall be provided along all public and private streets throughout the Site. The internal sidewalks may meander to save existing trees.

f) Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan. The right-of-way shall be set at 2 feet behind the back of sidewalk where feasible.

g) Unless otherwise stated herein, all transportation improvements along Plaza Road Extension shall be approved and constructed prior to the issuance of the first certificate of occupancy for principal buildings within the Site.

**4. Architectural Standards**

a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings may be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), vinyl, EIFS or wood.

b) Each attached residential dwelling unit shall be provided with at least a 1 car garage.

c) Pitched 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.

d) Petitioner shall provide blank wall provisions that limit the maximum blank wall exposure to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.

**e) ~~Townhome~~ walkways will be provided to connect all residential entrances to sidewalks along public and/or private streets, as generally depicted on the Rezoning Plan.**

**f) Townhouse buildings will be limited to 6 individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward access to the front walk and varied height differences, separate entrances in elevations (such as sideporch, slabs, steps, etc.) materials. The townhome buildings along Plaza Road Extension are reverse frontage units and will be screened with a either a landscape screen or fence or masonry wall between the sidewalks and units along the length of the building.**

**g) For the townhome units, 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 shall be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.**

h) Garage doors shall not face Plaza Road Extension.

**5. Open Space, Streetscape and Landscaping**

**a) The Petitioner shall provide a minimum of approximately 12.0 acres or 66% of the site area as open space throughout the Site.**

b) The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.

c) The Petitioner shall comply with the Tree Ordinance and Post Construction Stormwater Ordinance.

d) The Petitioner shall provide a minimum 37.5 foot Class C Buffer, including a wall or fence or 50 foot Class C Buffer, adjacent to the existing single-family properties, in the locations as generally depicted on the Rezoning Plan.

**6. Lighting**

**a) All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully-capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.**

**b) The maximum height of any freestanding lighting fixtures installed on the Site, excluding street lights located along public streets, shall be 21 feet.**

**7. Amendments to Rezoning Plan**

Future amendments to the Technical Data Sheet or 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 Chapter 6 of the Ordinance.

Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet 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 Subsections 6.207(1) or (2) of the Ordinance, as applicable.

**8. Environmental Features**

**a) 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.**

**b) Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.**

c) Development of the Site shall comply with the Tree Ordinance.

**9. Binding Effect of the Rezoning Documents and Definitions**

a) If this Rezoning Plan is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet 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.

b) 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.

**REVISIONS**

NO.	DATE
1	2020.04.13 PER CITY 1ST REVIEW

**PLAN INFORMATION**

PROJECT NO.	TRU-19040
FILENAME	TRU19040-RZ1
CHECKED BY	SAW
DRAWN BY	TKD
SCALE	N / A
DATE	01. 20. 2020

**SHEET**

**REZONING CONCEPT  
PLAN NOTES**

**RZ-2**