



**McADAMS**

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CLIENT

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

REVISIONS

NO.	DATE

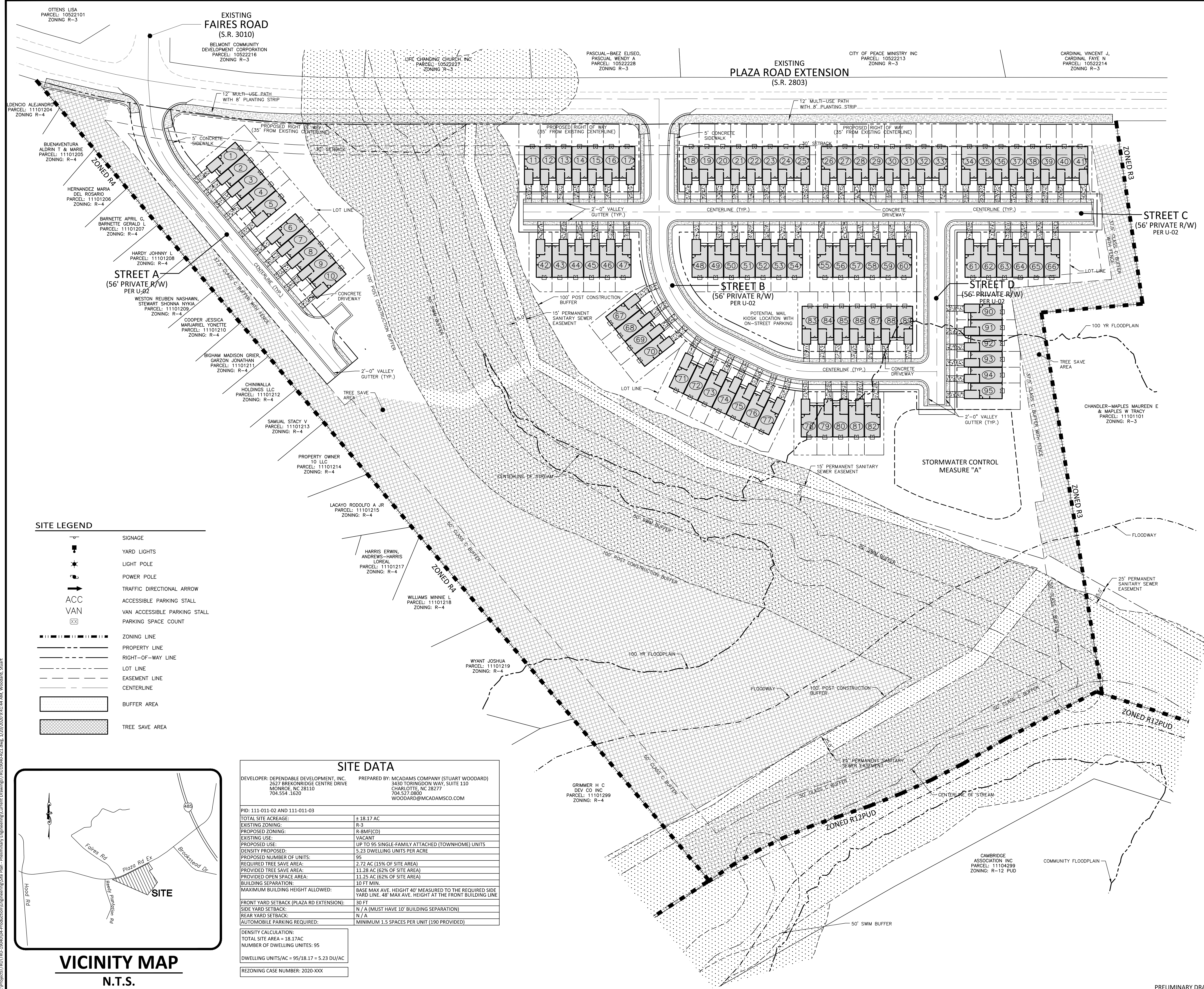
PLAN INFORMATION

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

SHEET

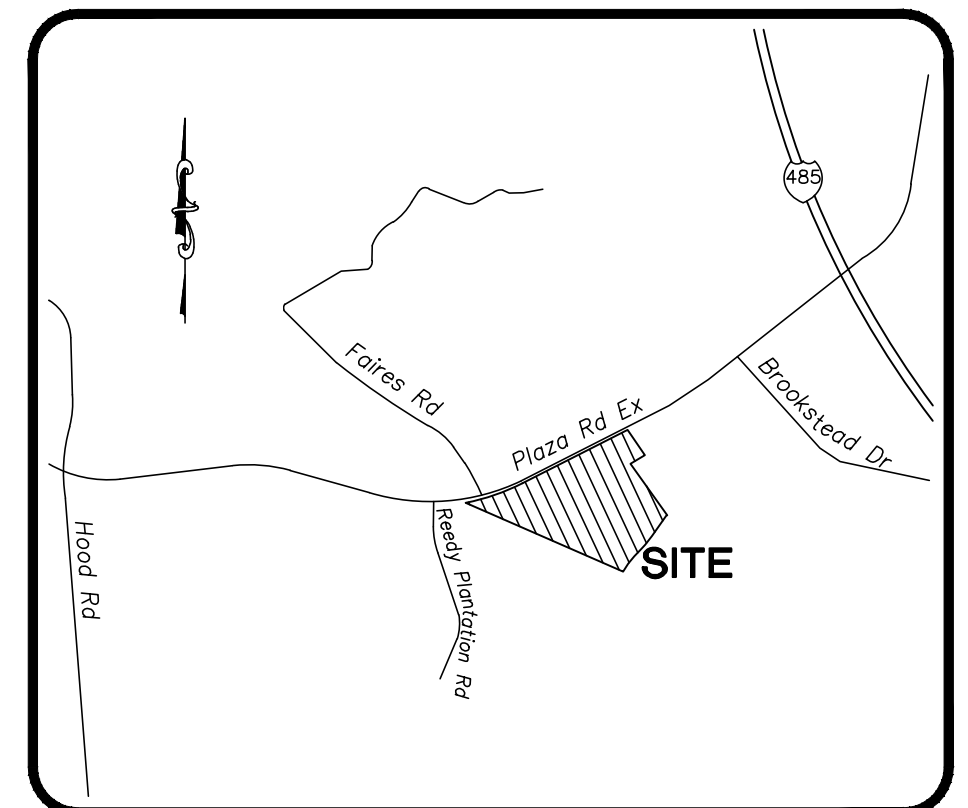
REZONING CONCEPT  
PLAN

**RZ-1**



**SITE LEGEND**

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ZONING LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	BUFFER AREA
	TREE SAVE AREA



**VICINITY MAP**  
N.T.S.

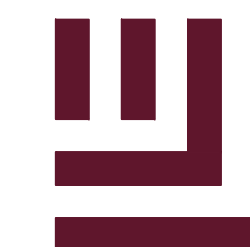
**SITE DATA**

DEVELOPER: DEPENDABLE DEVELOPMENT, INC. 2627 BREKONRIDGE CENTRE DRIVE MONROE, NC 28110 704.554.1620	PREPARED BY: MCADAMS COMPANY (STUART WOODARD) 3430 TORRINGDON WAY, SUITE 110 CHARLOTTE, NC 28277 704.527.0800 WOODARD@MCADAMSCO.COM
PID: 111-011-02 AND 111-011-03	
TOTAL SITE ACREAGE:	± 18.17 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8MFC(D)
EXISTING USE:	VACANT
PROPOSED USE:	UP TO 95 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS
DENSITY PROPOSED:	5.23 DWELLING UNITS PER ACRE
PROPOSED NUMBER OF UNITS:	95
REQUIRED TREE SAVE AREA:	2.72 AC (15% OF SITE AREA)
PROVIDED TREE SAVE AREA:	11.28 AC (62% OF SITE AREA)
PROVIDED OPEN SPACE AREA:	11.25 AC (62% OF SITE AREA)
BUILDING SEPARATION:	10 FT MIN.
MAXIMUM BUILDING HEIGHT ALLOWED:	BASE MAX AVE. HEIGHT 40' MEASURED TO THE REQUIRED SIDE YARD LINE. 48' MAX AVE. HEIGHT AT THE FRONT BUILDING LINE
FRONT YARD SETBACK (PLAZA RD EXTENSION):	30 FT
SIDE YARD SETBACK:	N/A (MUST HAVE 10' BUILDING SEPARATION)
REAR YARD SETBACK:	N/A
AUTOMOBILE PARKING REQUIRED:	MINIMUM 1.5 SPACES PER UNIT (190 PROVIDED)
DENSITY CALCULATION:	
TOTAL SITE AREA = 18.17AC	
NUMBER OF DWELLING UNITS = 95	
DWELLING UNITS/AC = 95/18.17 = 5.23 DU/AC	
REZONING CASE NUMBER: 2020-XXX	

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

V:\Projects\TRU19040\Production\Engineering\Site Plan - Preliminary\Engineering\Current Drawings\TRU19040-R21.dwg, 1/20/2020 9:41:44 AM, Woodard, Stuart





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

**PETITION NO. 2020-XXX  
DEVELOPMENT STANDARDS  
DEPENDABLE DEVELOPMENT  
01/20/2020**

**Site Development Data:**

Acreage: ± 18.17 acres  
Tax Parcels: 111-011-02 and 111-011-03  
Existing Zoning: R-3  
Proposed Zoning: R-8MF(CD)  
Existing Uses: Vacant  
Proposed Uses: Up to 95 single-family attached (Townhome) units  
Building Height: Base maximum average height 40 feet measured at the required side yard line, 45 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 Faires Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 111-011-02 and 111-011-03.

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.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Rezoning Plan are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the R-8MF District.

**2. Permitted Uses and Maximum Development**

The Site may be developed with up to 95 single-family attached dwelling units (townhomes), 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 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.

d) 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.

e) 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.

f) 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 hard-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 expanse to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.

e) 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 8 individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in the front walls of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim, or materials).

g) 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 11.25 acres of 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) Pedestrian scale lighting will be provided within the Site along public and private streets.

**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. 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

**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**