

PARCEL INFORMATION		
ADDRESS	7221 BEATTIES FORD ROAD	
TAX PARCEL ID	03709205, 03709204	
CURRENT ZONING/USE:	R-3 (SINGLE FAMILY RESIDENTIAL WITH MAX 3 UNITS PER ACRE)	
PROPOSED ZONING/USE:	R8-MF CD (MULTI FAMILY RESIDENTIAL WITH MAX 8 UNITS PER ACRE)	
SITE DATA		
TOTAL AREA	±22.44 AC (±3.72 FUTURE DEDICATED ROW NOT INCLUDED IN TOTAL)	
OPEN SPACE REQUIRED	±11.22 AC (50%)	
OPEN SPACE PROVIDED	±11.22 AC (50%)	
RESIDENTIAL DWELLINGS	UP TO 123	
PROPOSED DENSITY	123 UNITS/22.44 AC = ±5.48DUA	
PROPOSED BUA	±9.75AC (37%)	
MINIMUM BUILDING SEPARATION	16'	

ALLOWED - 40'

±3.36 AC (15%)

±2.96 AC (13.2%)

EXISTING TREES, ADDITIONAL TREES SHALL BE PLANTED AT A RATE OF 36 TREES PER ACRE.	3.36 AC - 2.96 AC = 0.4 AC 0.4 AC x 36 = 15 TREES REQUIRED	
PARK	ING DATA	
AUTO PARKING REQUIRED	185 SPACES (1.5 SPACE/UNIT)	
AUTO PARKING PROVIDED	250 SPACES	
GARAGE	123	
DRIVEWAY	123	
GUEST	4	
BICYCLE PARKING REQUIRED	5 (SHORT TERM), 0 (LONG TERM)	
BICYCLE PARKING PROVIDED	6 (SHORT TERM), 0 (LONG TERM) *PARKING SHALL BE A MAXIMUM 120LF FROM ANY APARTMENT UNIT ON SITE	
LANDSCAPE BUFFERS		
WEST (R-3)	50 FT (CLASS C)	

MAXIMUM BUILDING HEIGHT

NATURAL AREA/TREE SAVE REQUIRED

NATURAL AREA/TREE SAVE PROVIDED

IF LESS THAN 15% OF THE SITE HAS

WEST (IX-5)	3011 (CLASS C)	
EAST (BEATTIES FORD RD)	N/A	
NORTH (COWBOY LANE)	N/A	
SOUTH (KIDD LANE)	N/A	
BUILDING SETBACKS		
PUBLIC ROAD A	20 FT	
PUBLIC ROAD B	27 FT	
BEATTIES FORD ROAD	30 FT	
KIDD LANE	30 FT	
FRED D. ALEXANDER BLVD (FUTURE)	30 FT	

THE CONDITIONAL DISTRICT ZONING OF (2) PARCELS TOTALING ±26.16 ACRES FOR THE PURPOSES OF MULTI-FAMILY APARTMENT HOUSING.

WORK TO INCLUDE UP TO 123 SINGLE-STORY MULTI-FAMILY APARTMENT DWELLINGS.

- SITE PLAN IS SCHEMATIC IN NATURE, SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.
- DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY AND NCDOT SHALL BE PROVIDED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE ALL BUILDINGS ON SITE SHALL BE SPRINKLERED WITH 13D SPRINKLER SYSTEM. PER IFC APPENDIX D107 EXCEPTION 1, PROPOSED DWELLINGS WILL BE EQUIPPED WITH NFPA 13D AUTOMATIC SPRINKLER SYSTEMS (MEETING ALL REQUIREMENTS OF IFC).
- SITE IS LOCATED IN THE CITY OF CHARLOTTE'S ETJ. DEVELOPER WILL VOLUNTARILY ANNEX BOTH PARCELS INTO THE CITY OF CHARLOTTE WITH THIS DEVELOPMENT. ALL PUBLIC RODS PROPOSED WITH THIS PROJECT WILL BE DEDICATED TO THE CITY OF CHARLOTTE WITH THIS DEVELOPMENT

  5. SPRINKLER SYSTEMS (MEETING ALL REQUIREMENTS OF IFC), THUS PER

  APPENDIX D107 EXCEPTION 1 OF IFC, (1) PRIMARY PUBLIC ACCESS INTO
- SITE WILL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

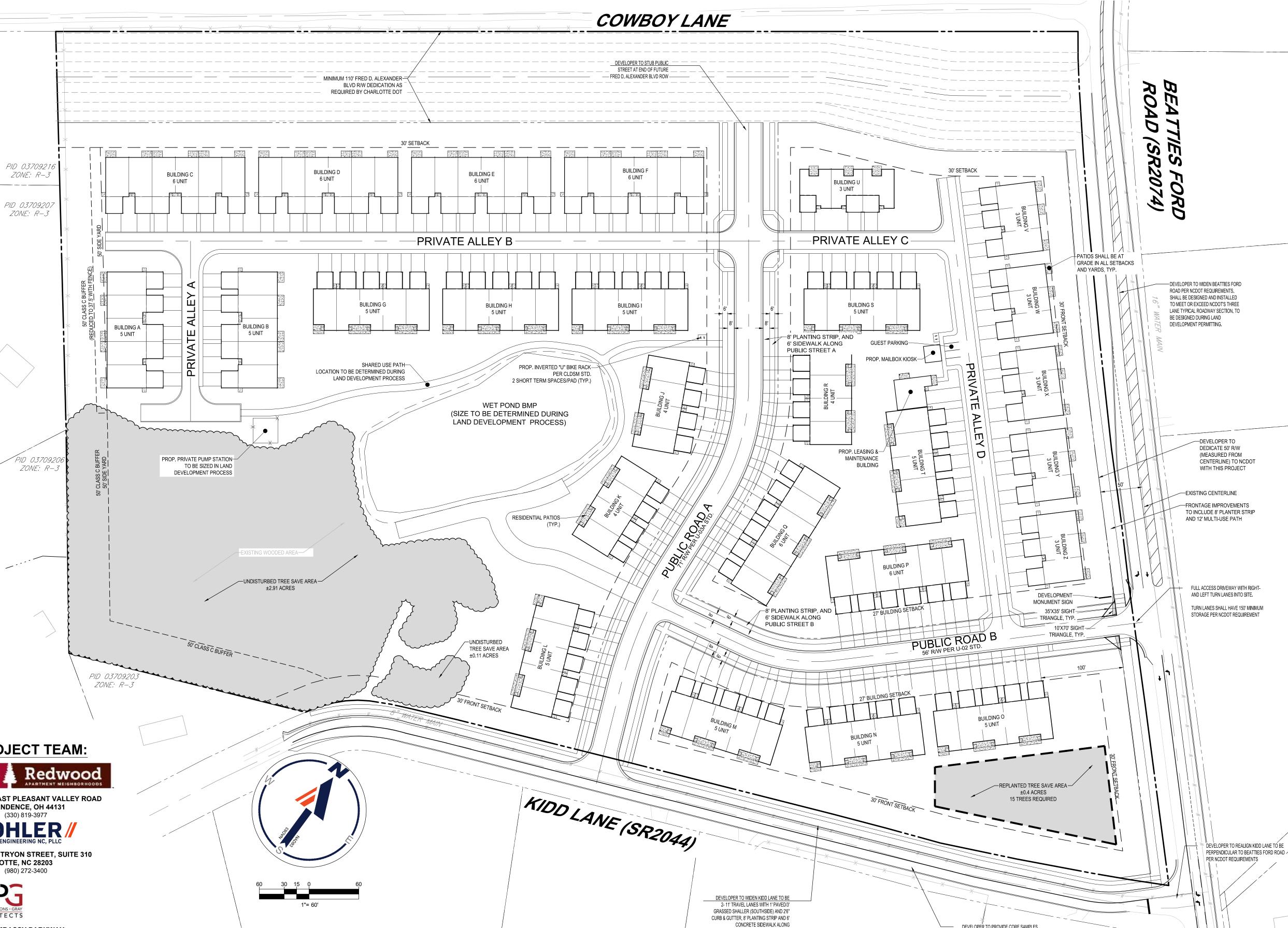
# **PROJECT TEAM:** Redwood



1927 S. TRYON STREET, SUITE 310 CHARLOTTE, NC 28203 Phone: (980) 272-3400



**3660 EMBASSY PARKWAY AKRON, OH 44333** Phone: (330) 666-5770



KIDD LANE PROPERTY FRONTAGE (NORTHSIDE)



# **REVISIONS**

REV DATE COMMENT 5-9-22



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PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.:

PROJECT:

REZONING **PLANS** 

Redwood

REDWOOD BEATTIES FORD RD

7221 BEATTIES FORD ROAD CITY OF CHARLOTTE CHARLOTTE, NC 28216



1927 S. TRYON STREET, SUITE 310 CHARLOTTE, NC 28203 Phone: (980) 272-3400 Fax: (980) 272-3401 NC@BohlerEng.com

SHEET TITLE:

CONDITIONAL **REZONING:** CONCEPTUAL SITE PLAN

RZ1.0

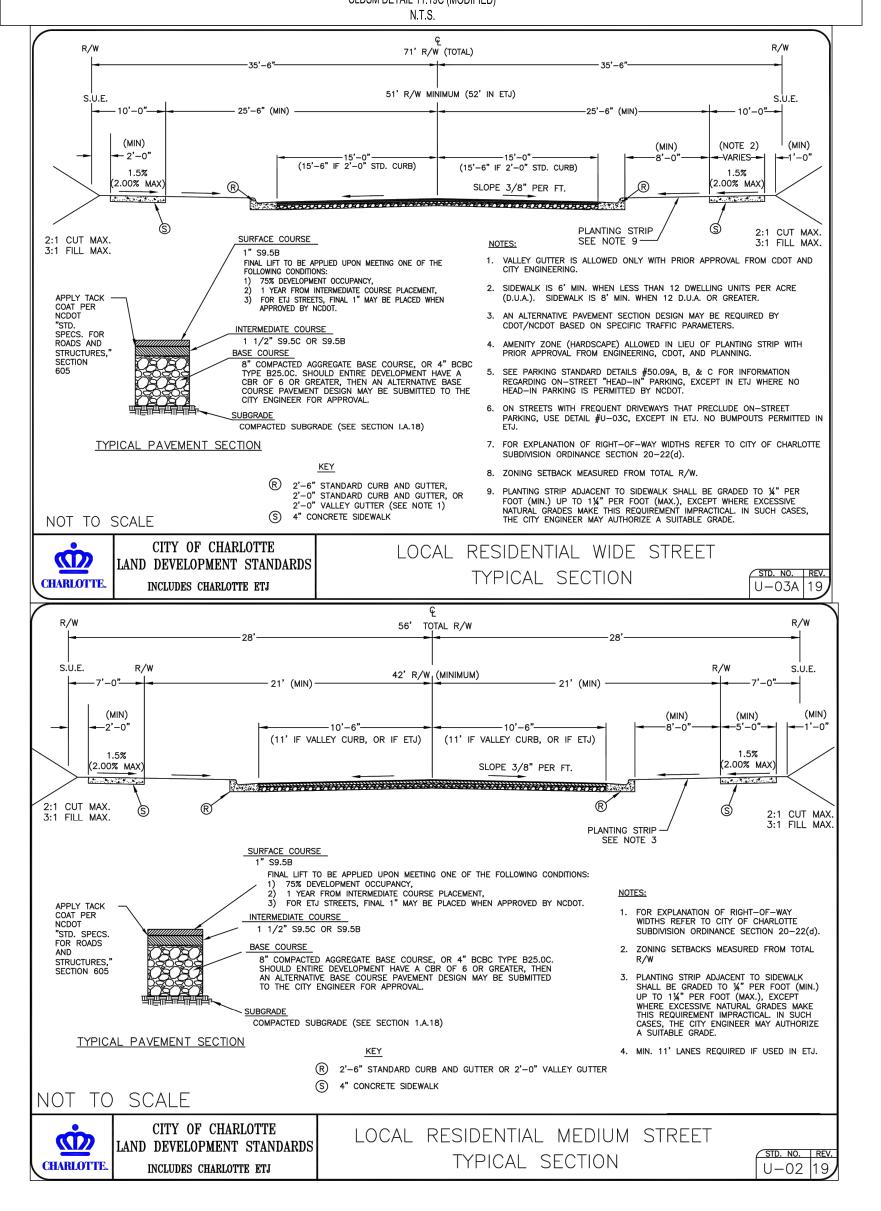
DEVELOPER TO PROVIDE CORE SAMPLES

TO NCDOT FOR REVIEW, FINAL PAVEMENT

SECTION SHALL ADHERE TO NCDOT LOCAL

RURAL ROAD PAVEMENT SPECIFICATIONS

ORG. DATE - 12/03/21



### CONDITIONAL REZONING REQUEST - DEVELOPMENT STANDARDS

### 1. GENERAL PROVISIONS

- a) THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY REDWOOD USA TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THAT BEATTIES FORD ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 30709205, 03709204.
- b) 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-8MF CD ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- c) 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 CONFIGURATION, PLACEMENT AND SIZE OF THE PRINCIPAL BUILDING FOOTPRINT AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS 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.
- d)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. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- e) DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY (IF APPLICABLE) TO THE CITY AND NCDOT SHALL OCCUR BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

### 2. PERMITTED USES

a) THE SITE MAY ONLY BE DEVOTED TO A MULTI-FAMILY RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 123 ATTACHED SINGLE-FAMILY DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF CD ZONING DISTRICT.

### 3. TRANSPORTATION

- a) VEHICULAR ACCESS TO THE SITE WILL BE FROM BEATTIES FORD ROAD AND KIDD LANE AS GENERALLY DEPICTED ON 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 (CDOT) AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- b) PETITIONER SHALL INSTALL PRIVATE ALLEY A/B/C/D/, PUBLIC ROAD A, AND PUBLIC ROAD B IN THE LOCATIONS GENERALLY DEPICTED ON REZONING PLAN. PRIVATE ALLEYS SHALL BE MAINTAINED AND OWNED BY THE SITE DEVELOPER.
- c) ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- d) THE SITE WILL UTILIZE SAID PUBLIC ROADS THAT WILL CONNECT TO BEATTIES FORD ROAD AND KIDD LANE.
- e) IMPROVEMENTS TO BEATTIES FORD ROAD, SUCH AS INCLUDING A RIGHT TURN AND LEFT TURN LANE INTO THE SITE, SHALL BE REVIEWED AND APPROVED BY NCDOT. STORAGE AND TAPER LENGTHS SHALL BE TO NCDOT STANDARD.
- f) PARKING FOR EACH INDIVIDUAL UNIT IS PROVIDED IN A TWO CAR GARAGE WITH AN ADDITIONAL TWO SPACES WITHIN THE DRIVEWAY AREA.
- g) THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE PETITIONER TO

- ACCOMMODATE CHANGES FOR THE FINAL LAYOUT, TRAFFIC PATTERNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS, MODIFICATIONS SHALL BE MINOR.
- h) ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- i) THE PETITIONER SHALL OBTAIN APPROVAL FOR THE AMENDED CTP ALIGNMENT OF FRED D ALEXANDER ROADWAY PROJECT PRIOR TO PERMITTING APPROVAL. THE PETITIONER WILL WORK WITH CDOT AND/OR CRTPO TO OBTAIN APPROVAL FOR THE AMENDED CTP ALIGNMENT. THE AREA WITHIN THE EXISTING APPROVED CTP ALIGNMENT SHOULD BE PRESERVED IF THE CTP ALIGNMENT WILL NOT BE AMENDED.
- j) THE PETITIONER SHALL CONSTRUCT A 6-FOOT SIDEWALK ALONG THE PROPOSED WIDENED KIDD LANE.
- k) THE PETITIONER SHALL CONSTRUCT AN 8-FOOT PLANTING STRIP, AND 6-FOOT SIDEWALK ON PUBLIC ROAD A AND PUBLIC ROAD B PER CHAPTER 19 AND CHAPTER 20.
- I) 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 NORTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

### 4. ARCHITECTURAL STANDARDS

- a) THE MAXIMUM HEIGHT IN FEET OF THE PRINCIPAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE 40'. BUILDING HEIGHT SHALL BE MEASURED AS PROVIDED IN THE ORDINANCE.
- b) TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 12 INCHES.
- 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, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- d) ALL CORNER/END UNITS THAT FACE A PUBLIC STREET OR PRIVATE ALLEY SHALL HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
- e) GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE ALLEYS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- f) WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS AND PRIVATE ALLEYS.
- g) TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO 6 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHALL BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 6 UNITS BUILDINGS ARE ADJACENT.

# 5. STREETSCAPE AND LANDSCAPING

- a) THE PETITIONER WILL PROVIDE AN 8' PLANTING STRIP, PUBLIC SIDEWALK/MULTI-USE PATH ALONG THE PUBLIC ROW AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b) ENTRY FEATURES WITH LANDSCAPING AND PROJECT IDENTITY SIGNAGE WILL BE PROVIDED AT MAIN ENTRY POINT ALONG BEATTIES FORD ROAD AT THE DEVELOPER'S DISCRETION.

# 6. ENVIRONMENTAL FEATURES

- a) THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- b) 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 ACTUAL SITE DISCHARGE POINTS.
- c) THE DEVELOPMENT OF THIS SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- d)IT IS ANTICIPATED THAT SOLID WASTE AND RECYCLING COLLECTION SERVICES ARE TO BE PROVIDED BY A PRIVATE COLLECTION SERVICE AND IN THIS EVENT, ROLL-OUT BINS WILL BE PROVIDED FOR EACH DWELLING UNIT.
- e) DEVELOPMENT WITHIN THE SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
- f) STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORMWATER SERVICES.

### 8. SIGNAGE

a) SIGNAGE WILL BE PER ORDINANCE.

### 9. 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 FIXTURE INSTALLED ON THE SITE SHALL BE 21 FEET FROM GRADE.
- c) ANY LIGHTING FIXTURES ATTACHED TO PRINCIPAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

### 10. BINDING EFFECT OF THE REZONING APPLICATION

a) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

### 11. THE SITE SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.



E CIVIL AND CONSULTING ENGINE
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.: NCC20301
DRAWN BY: A

CAD I.D.:

**CHECKED BY:** 

PROJECT:

REZONING

**PLANS** 

Redwood

REDWOOD BEATTIES FORD RD

7221 BEATTIES FORD ROAD CITY OF CHARLOTTE

CHARLOTTE, NC 28216



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CONDITIONAL
REZONING:
DEVELOPMENT
STANDARDS

NUMBER:

RZ2.0

ORG. DATE - 12/03/21