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608 Briar Patch Terrace
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Caldwell Park

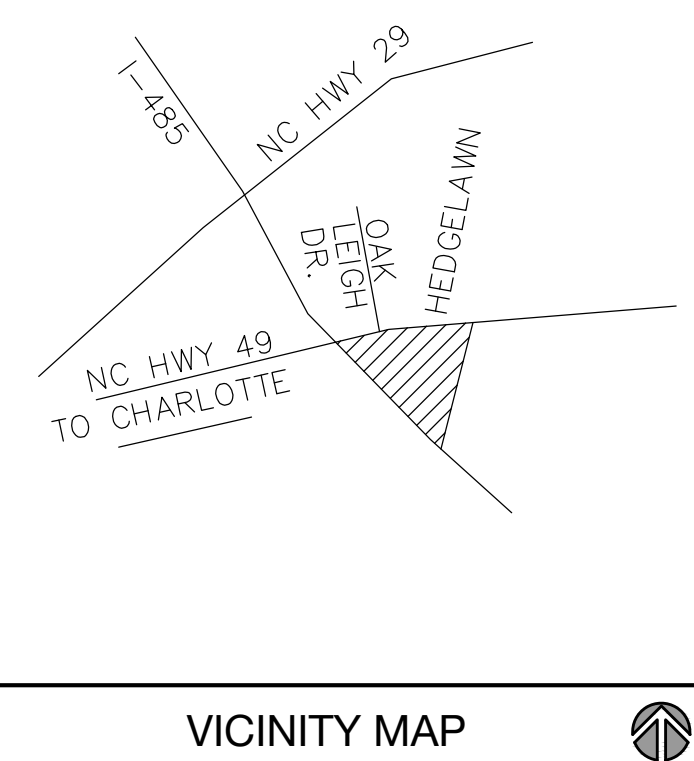
Rezoning Site Plan

11220 University City Boulevard, Charlotte, NC 28262

NO.	DATE	BY:	REVISIONS:
1	11/15/2021	UDP	PER PLANNING COMMENTS
2	01/17/2022	UDP	PER PLANNING COMMENTS
3	02/14/2022	UDP	PER PLANNING COMMENTS
4	03/14/2022	UDP	PER PLANNING COMMENTS
5	04/21/2022	UDP	PER PLANNING COMMENTS

Project No: 21-CLT-036
Date: 05/04/2021
Designed By: UDP
Checked By: BDS
Sheet No:

RZ-1.0



Site Development Data:

Acreage: ±133.093 acres

Tax Parcels: 051-132-02, 051-132-01, 051-132-04, 051-421-02, & 051-421-11

Existing Zoning: R-3, R-4, B-D

Proposed Zoning: MX-2 5

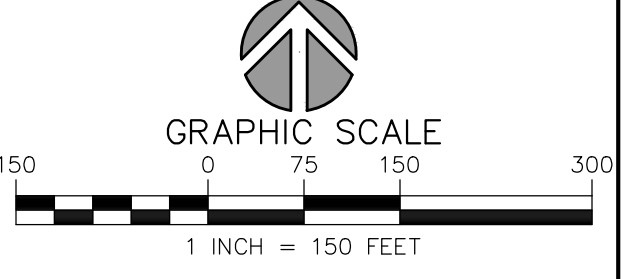
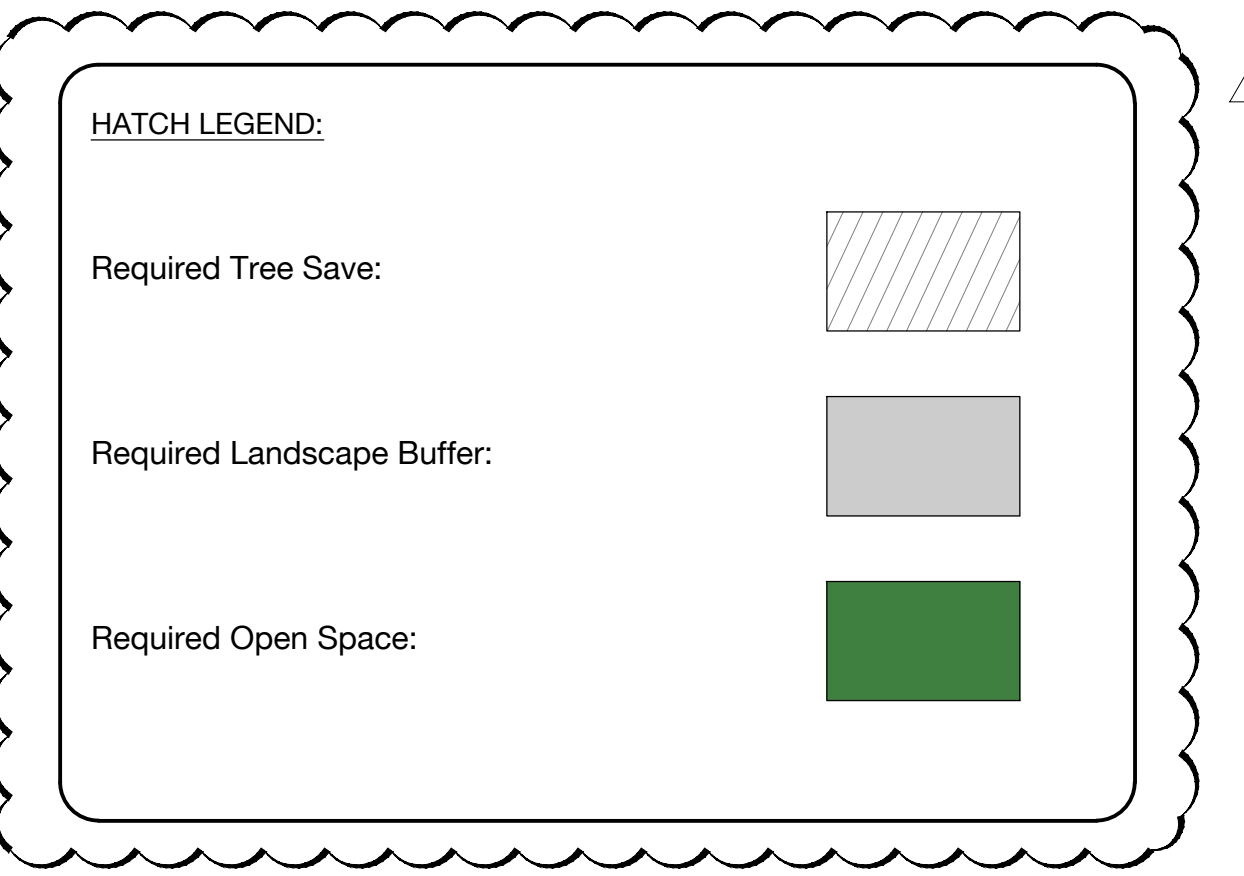
Proposed Uses: Up to 184 Single Family Attached (Townhome) Units
Up to 397 Single Family Detached Lots


Max. Building Height: Forty (40) feet - As defined by the zoning ordinance

Density: Approximately 4.37 Dwelling Units per Acre (DUA)

TREE SAVE & OPEN SPACE REQUIREMENTS:

Required Tree Save:	
Total Rezoning Site Area:	133.093 AC
Portion Of Site Located in Corridor:	116.484 AC
Single Family Townhome Site Area:	25.962 AC
Tree Save Area Required:	3.894 AC (15% of Single Family Townhome Site Area)
Tree Save Area Provided:	3.894 AC Min. and/or Combination of Payment-In-Lieu
Single Family Detached Site Area:	90.522 AC
Tree Save Area Required:	9.052 AC (10% of Single Family Detached Site Area)
Tree Save Area Provided:	9.052 AC Min. and/or Combination of Payment-In-Lieu
Portion Of Site Located in Wedge:	
Single Family Detached Site Area:	16.609 AC
Tree Save Area Required:	1.661 AC (10% of Single Family Detached Site Area)
Tree Save Area Provided:	1.661 AC Min. Of Protected Tree Save Area
Required MX-2 Zoning Open Space:	
Total Rezoning Site Area:	133.093 AC
Open Space Required:	13.309 AC
Open Space Provided:	13.309 AC Min.



Site Development Data:
 Acreage: ±133.093 acres
 Tax Parcels: 051-132-02, 051-132-01, 051-132-04, 051-421-02, & 051-421-11
 Existing Zoning: B-3, R-4, B-D
 Proposed Zoning: MX-2 
 Proposed Uses: Up to 184 Single Family Attached (Townhome) Units
 Up to 397 Single Family Detached Lots
 Max. Building Height: Forty (40) feet - As defined by the zoning ordinance
 Density: Approximately 4.37 Dwelling Units per Acre (DUA)

General Provisions:
 a. Development of the Site will be controlled by the standards depicted on this Technical Data Sheet (Site Plan) and by the standards of the Charlotte Zoning Ordinance. The development depicted on this Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
 b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, building and fire codes, and site development, may apply to the development of this Site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this Site Plan. Unless specifically noted in the conditions for this Site Plan, these other standard development requirements will be applied to the development of this Site as defined by those other city ordinances and will be reviewed during the permitting process.
 c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.


Purpose:
 The purpose of this petition is to provide for the development of a new mixed use residential community. To achieve this purpose, the application seeks to rezone the site to the MX-2 classification.

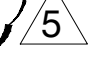
Permitted Uses and Maximum Development:
 Uses allowed on the property included in this Petition will be a maximum of 397 single family detached and 184 single family attached dwelling units and related accessory uses as are permitted in the MX-2 district.

Transportation:
 a. The Site will have access via a driveway to Caldwell Park Rd and Abercromby Street as generally identified on the Site Plan.
 b. Parking areas are generally indicated on the Site Plan for the portions of the site where attached housing is located.
 c. The site is located in the Charlotte extraterritorial area.
 d. Petitioner shall extend Abercromby Street to proposed Public Road 2 per the Subdivision Ordinance, as generally depicted on the Rezoning Plan. The construction of this extension, including the creek crossing and bridge to connect Phase 1A and Phase 1B, shall occur prior to the issuance of the 331st building certificate of occupancy for the Site.
 e. The proposed multiuse path, as generally depicted on the Rezoning Plan, will be extended along the southern side of Caldwell Park to the northwest corner of Parcel ID 05114117 owned by Mecklenburg County.
 f. Petitioner shall install tall fencing with no gates on the common open space area between the proposed berm and railroad right-of-way area, to be maintained by the HOA.
 g. Petitioner shall provide a no-build area for a potential sound barrier along the Site's frontage of Interstate-485.
 h. Petitioner shall dedicate in fee simple conveyance all rights-of-way to the City of Charlotte or NCDOT, as applicable, prior to the issuance of the Site's first building certificate of occupancy or as otherwise phased per the Rezoning Plan.
 i. Unless stated otherwise herein, all transportation improvements will be approved and constructed prior the issuance of the Site's first building certificate of occupancy. The below off-site transportation improvements from the TIS are phased as indicated below as Phase 1A, Phase 1B, and Phase 2, as further delineated below and on the Rezoning Plan
 A. PHASING:
 i. Phase 1A improvements shall be substantially constructed prior to the issuance of the 100th certificate of occupancy for the Site;
 ii. Phase 1B improvements shall be substantially constructed prior to the issuance of the 126th certificate of occupancy for the Site; and
 iii. Phase 2 improvements shall be substantially constructed prior to the issuance of the 450th certificate of occupancy for the Site.
 j. 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-eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
 k. Garage setback shall be a minimum of twenty (20) feet from the back of right-of-way or sidewalk, whichever is greater.
 l. The Petitioner shall construct the following off-site transportation improvements as resulting from the Traffic Impact Analysis (TIS), or as otherwise coordinated with CDOT/NCDOT:
 A. University City Boulevard and Caldwell Road:
 i. Phase 1A Improvements
 1. Construct channelized eastbound right turn lane with maximized storage on University City Boulevard.
 B. Caldwell Road and Caldwell Park Drive:
 i. Phase 1A Improvements
 1. Install traffic signal;
 2. Construct a channelized southbound right turn lane with 200 feet of storage on Caldwell Road;
 3. Remove median on Caldwell Park Drive and construct an eastbound left lane on Caldwell Park Drive;
 4. Restripe ACE Academy driveway to provide one ingress lane, one left turn lane with 150 feet of storage and one thru-right lane;
 5. Construct missing sidewalk along south side of Caldwell Park Drive; and
 6. Construct crosswalks with pedestrian signals on all approaches.
 ii. Phase 1B Improvements
 1. Extend eastbound thru-right land from 200 to 350 feet storage.
 iii. Phase 2 Improvements
 1. Construct a channelized northbound right turn lane with 200 feet of storage on Caldwell Road.
 C. Caldwell Road and Tom Query Road:
 i. Phase 1A Improvements
 1. Install traffic signal; and
 2. Construct eastbound and westbound left turn lanes with 150 feet of storage on Caldwell Road/Tom Query Road.
 D. Caldwell Road and Back Creek Church Road:
 i. Phase 1A Improvements
 1. Extend westbound right turn lane from 150 to 225 feet storage on Caldwell Road.
 E. Tom Query Road and Robinson Church Road:
 i. Phase 2 Improvements
 1. Construct a northbound left turn lane with 200 feet of storage on Tom Query Road OR payment in lieu of construction, as requested by the Town of Harrisburg.
 F. Caldwell Road and Staffordshire Lane:
 i. Phase 2 Improvements
 1. Remark existing pavement to provide a southbound left turn lane with 100 feet of storage on Staffordshire Lane.

Architectural Standards:
 a. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
 b. 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.
 c. 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, when provided, shall be covered and be at least 4 feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.
 d. All corner/end units that face a public or private street 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 proposed along public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or provide 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 and private streets.
 g. Townhouse and Attached Single Family buildings fronting public or private network required streets shall be limited to 5 individual units or fewer. The number of individual units per building shall be varied in adjacent buildings if multiple 5 unit buildings are adjacent.

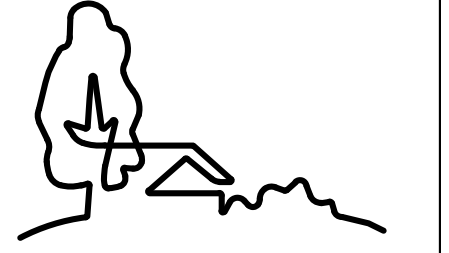
Streetscape and Landscaping:
 a. Petitioner shall construct bicycle facilities by installing a 12' multi-use path with an 8' minimum planting strip along Caldwell Park Road to the proposed Mecklenburg County Caldwell Park, as generally depicted on the Rezoning Plan.
 b. Petitioner shall provide a planted berm or opaque fence to separate the railroad right-of-way and rail line from the residences and along the Site's boundary with I-485.
 c. Berm(s) as generally depicted on the Rezoning Plan, shall comply with Chapter 12 of the Ordinance.
 d. Setbacks for townhome units shall be measured from the full right-of-way width per U-02 or U-03.

Environmental Features:
 a. The Petitioner shall comply with the Post Construction Stormwater Ordinance. 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. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
 c. The Site shall comply with the Charlotte Tree Ordinance. 

Amenities:
 The Petitioner will provide a minimum 2.5 acre main amenity area, as generally depicted on the Rezoning Plan, to include a minimum of two (2) of the following primary amenities: pool, clubhouse, outdoor community gathering spaces, as well as a minimum of two (2) of the following secondary amenities: grills, community garden, seating area, gym, cabana, dog park, picnic tables, benches, pavilion, gazebo, elevated hardscape areas, walking trails and/or enhanced landscaping. Petitioner shall additionally provide a minimum of five (5) acres of smaller amenity areas that contain a minimum of two (2) secondary amenities as listed above, as generally depicted on the Rezoning Plan. 

Parks, Greenways, and Open Space:
 a. Petitioner shall dedicate greenway area on the south side of Back Creek extending the existing greenway to the right-of-way of Interstate-485 and provide a multi-use path connection from the Site to the Mecklenburg County park (known as Caldwell Park).
 b. Petitioner shall provide a greenway access easement to connect Abercromby Street to the greenway, final location of which to be coordinated during permitting phase of development.

Lighting:
 a. Freestanding lighting on the site will utilize full cut-off luminaires.



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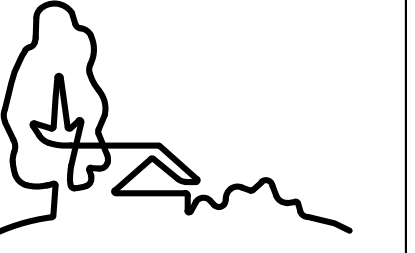
Caldwell Park

Development Notes & Standards 11220 University City Boulevard, Charlotte, NC 28262

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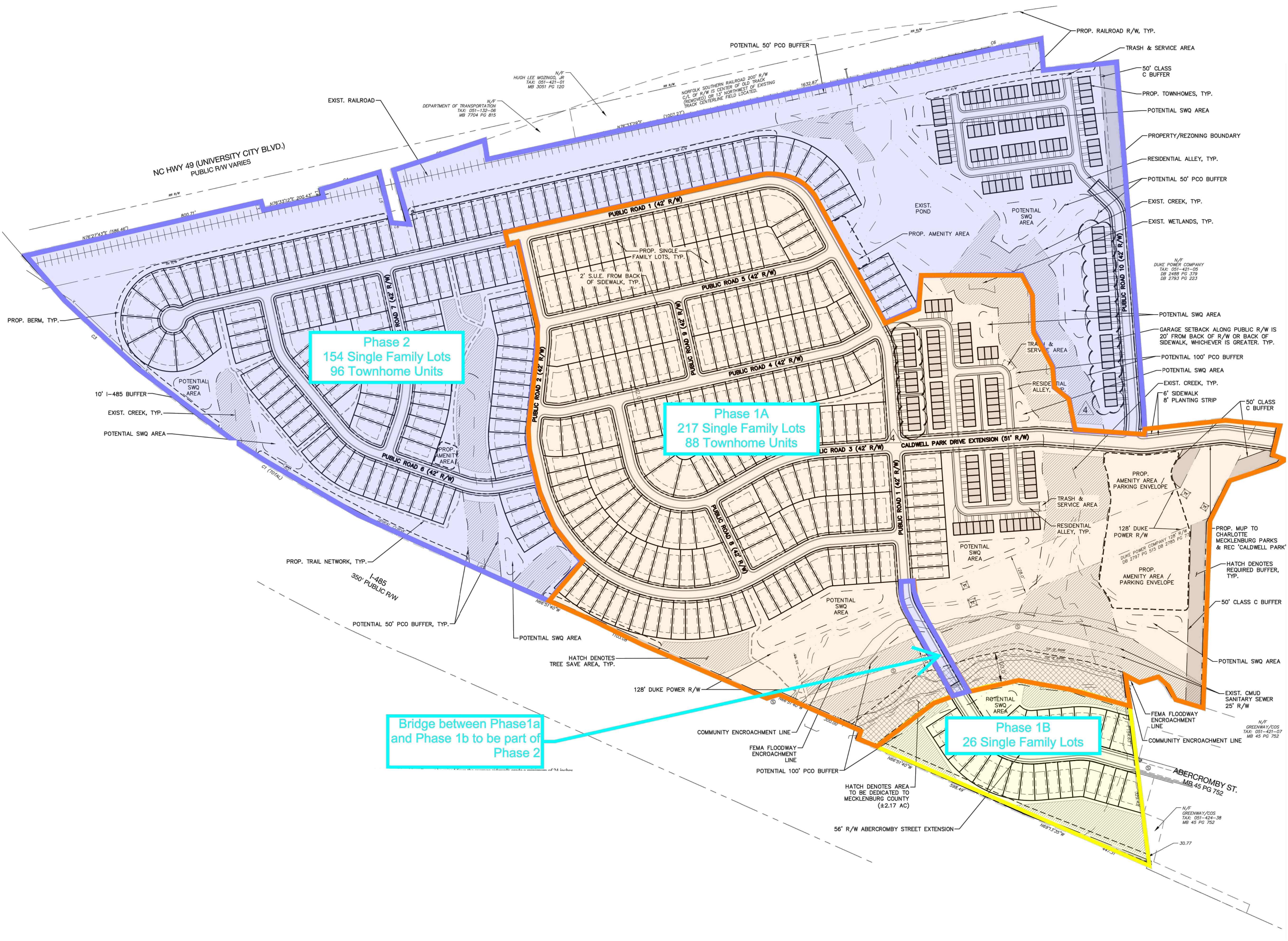
Phasing Plan

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Phase 2
154 Single Family Lots
96 Townhome Units

Phase 1A
217 Single Family Lots
88 Townhome Units

Phase 1B
26 Single Family Lots

Bridge between Phase 1a
and Phase 1b to be part of
Phase 2

REZONING PETITION #2021-125

