

REZONING  
PETITION  
RZP-2021-221

Drawn By: SC  
Checked By: TM  
Date: 11-15-22  
Revisions

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KID'S  
WORKSHOP  
6101 Statesville Road  
Charlotte, NC 28202

Project Number: 001  
Title

Sheet of

RZ-1.0

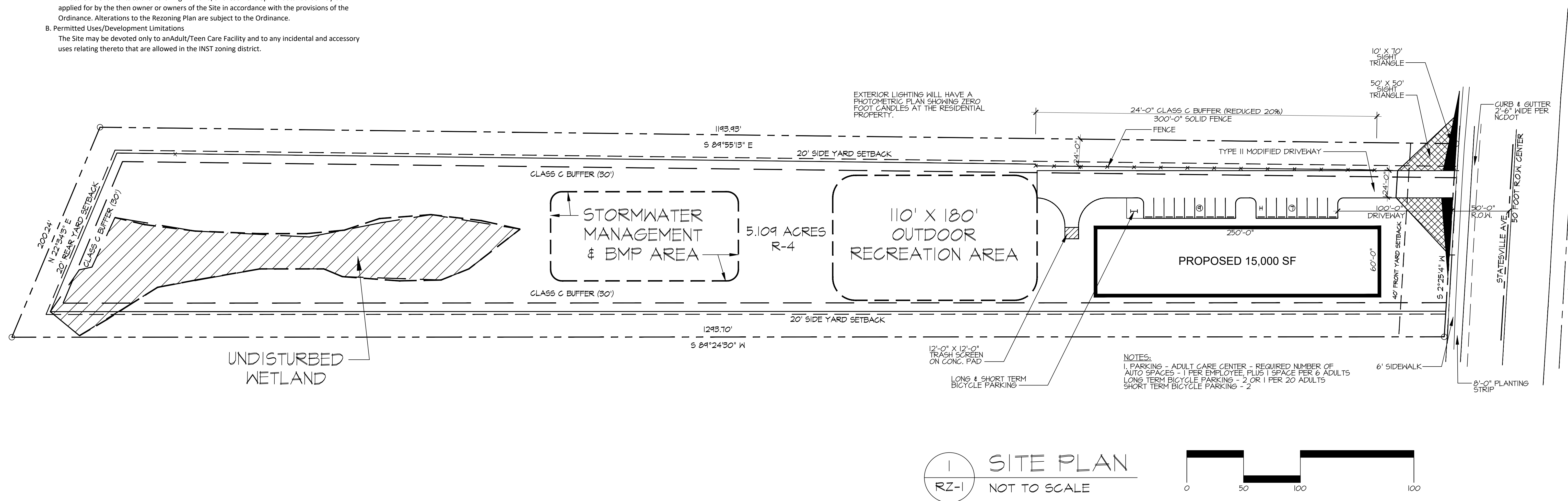
DEVELOPMENT DATA  
REZONING PETITION - 2021-221  
PARCEL NUMBER: 04121119  
TOTAL AREA: 5.109 AC +/- NET (222,548 SF)  
EXT'G ZONING: R-4  
PROPOSED ZONING: INST (CD)  
EXISTING USE: RESIDENTIAL (VACANT)  
PROPOSED USE: ADULT/TEEN CARE FACILITY  
BUILDING HEIGHT 40' HT MAX  
PARKING: AS REQ'D FOR INST ZONING  
TREE SAVE REQ'D: 10% MIN = 1495 SF (0.034 AC)  
SETBACK: 40'-0"  
REAR YARD: 20'-0"  
SIDE YARD: 20'-0"  
BUFFER REQUIRED: 30'-0" CLASS - C

General Notes:

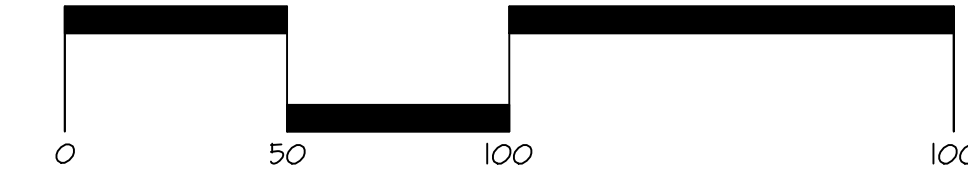
- A. General Provisions
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Paulette Canaday (the "Applicant") to accommodate the development of an Adult/Teen Care Facility on that approximately 5.109 AC site located 6101 Statesville Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of the entirety of Parcel 04121119.
  - 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 INST (CD) district shall govern the development and use of the Site.
  - 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 the Ordinance. Alterations to the Rezoning Plan are subject to the Ordinance.
- B. Permitted Uses/Development Limitations
- The Site may be devoted only to an Adult/Teen Care Facility and to any incidental and accessory uses relating thereto that are allowed in the INST zoning district.



LOCATION MAP



1 SITE PLAN  
RZ-1 NOT TO SCALE



- C. Transportation
- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point is 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").
  - As depicted on the rezoning plan, the site will be served by a private driveway, and minor adjustment to the location of the driveway shall be allowed during the construction permitting process.
  - If necessary, the petitioner shall dedicate via fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued.
  - All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
  - The petitioner will make driveway improvements and modify curb and gutter as required by Chapter 19 of the City Code.
- D. Architectural Standards
- The maximum height in feet of the structure to be located on this site shall be 40 feet.
  - The actual building dimensions may vary slightly from any dimensions shown on the Rezoning plan.
  - Walkways shall be provided to connect all building entrances to sidewalks along public and private streets.
- E. Streetscape and Landscaping
- A minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk shall be installed along the existing public street abutting the property frontage as generally depicted on the Rezoning Plan.
  - Building setbacks shall be measured from the property lines as shown on the Rezoning Plan.
- F. Open Space - Petitioner intends to comply with the Zoning Ordinance.
- G. Lighting
- All freestanding lighting fixtures installed on the Site shall be cut-off fixtures with the illumination downwardly directed to limit light spilling onto adjacent residentially zoned properties.
  - The maximum height of any pedestrian scale freestanding light fixture installed on the site, including its base, shall not exceed sixteen (16) feet.
- H. Environmental Features
- Development of the site shall comply with Charlotte Tree Ordinance.

- The site is located in the Irwin Creek watershed district and will comply with PCSO Ordinance. The location, size, and type of storm water management systems (if required) are subject to review and approval as part of the full development plan submitted 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.
- I. Binding Effect of the Rezoning Documents and Definitions
- If this Rezoning Application is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns.
  - Throughout these Development Standards, the term "Applicant" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.
  - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Application is approved.
- J. Stormwater Management
- Storm Water Quality Treatment  
For defined watersheds greater than 24% built-up area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.
  - Volume and Peak Control  
For defined watersheds greater than 24% built-up area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual. For commercial projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.
- K. SWIM/PCSO Buffers
- Environmental Features: "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."
- L. Storm Drainage Easement:
- Charlotte-Mecklenburg Storm Water Services has established a 20-foot wide drainage easement on the site (reference 0811413 PGBS1). No permanent structures are allowed over or across this easement.
- M. Dedicated Right-of-Way:
- Petitioner commits to dedicate 50-feet of right-of-way from the road centerline. Petitioner commits to dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued, set at 2' behind back of sidewalk.
- N. Driveway:
- Petitioner commits to construct a Type II Modified driveway as depicted in Charlotte Land Development Standards Manual detail 10.25E connecting to the proposed parking lot.
- O. Sidewalk and Planting Strip:
- Petitioner commits to construct an 8-foot planting strip, and 6-foot sidewalk on Statesville per the council adopted Charlotte WALKS policy.
- P. Existing Driveway and Curb & Gutter:
- Petitioner commits to removal of the existing driveway and replacing the curb and gutter per the Chapter 19 Ordinance requirements. Charlotte Land Development Standards Manual detail 10.17A shall govern.
- Q. Transportation Improvements:
- All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
- 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.
- R. Prior to Driveway Permit Approval:

- CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte, per the City of Charlotte's Driveway Regulations.
- Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 50' x 50' sight triangles (and two 10' x 70' sight triangles on NCDOT-maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs shall not interfere with sight distance at the entrance(s) and shall be identified on the site plan.
- The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and NCDOT on NCDOT-maintained streets) for review and approval. The exact driveway location(s) and type(s) of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway regulations and the City Tree Ordinance.
- All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
- Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
- A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association.

