

VICINITY MAP
SCALE: 1" = 500'

DEVELOPMENT DATA TABLE:	
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	±21.16 AC
OPEN SPACE REQUIRED	10.58 AC (50%)
OPEN SPACE PROVIDED	10.6 AC (50%)
RESIDENTIAL DWELLINGS	UP TO 123
PROPOSED DENSITY	123 UNITS/21.16 AC = ±5.81DUA
PROPOSED BUA	±9.75AC (46%)
MINIMUM BUILDING SEPARATION	16'
MAXIMUM BUILDING HEIGHT	ALLOWED - 40'
NATURAL AREA/TREE SAVE REQUIRED	3.17 AC (15%)
NATURAL AREA/TREE SAVE PROVIDED	7.15 (34%)
PARKING 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)
LANDSCAPE BUFFERS	
WEST (R-3)	50 FT (CLASS C)
EAST (BEATTIES FORD RD)	N/A
NORTH (COWBOY LANE)	N/A
SOUTH (KIDD LANE)	N/A
BUILDING SETBACKS	
FRONT	30 FT
REAR	50 FT
SIDE	20 FT

PURPOSE:
THE CONDITIONAL DISTRICT ZONING OF (2) PARCELS TOTALING 21.16 ACRES FOR THE PURPOSES OF MULTI-FAMILY APARTMENT HOUSING.

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

- NOTES:**
- 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 130 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 ROADS PROPOSED WITH THIS PROJECT WILL BE DEDICATED TO THE CITY OF CHARLOTTE WITH THIS DEVELOPMENT. TREE SAVE REQUIREMENTS (UDO SEC. 21-93).
 - "TREE SAVE AREAS MAY INCLUDE THE PLANTING OF SMALL MATURING TREES IN ACCORDANCE WITH DUKE ENERGY'S APPROVED PLANTING LIST AND WITHIN 20 FEET OF THE CENTERLINE OF POWER DISTRIBUTION EASEMENTS THAT ARE ACCESSIBLE FOR MAINTENANCE BY MECHANICAL EQUIPMENT."
 - "TREE SAVE AREAS MAY INCLUDE EXISTING TREE CANOPY WHICH OVERHANGS EXISTING UNDERGROUND UTILITY EASEMENTS..."
 - TREE SAVE REQUIREMENTS (UDO SEC. 21-95)
 - "SQUARE FOOTAGE FOR EXISTING ROAD RIGHTS-OF-WAY WILL BE SUBTRACTED FROM THE TOTAL SITE AREA BEFORE THE REQUIRED PERCENT OF TREE SAVE AREA IS CALCULATED."
 - PROPOSED DWELLINGS WILL BE EQUIPPED WITH NFPA 13D AUTOMATIC SPRINKLER SYSTEMS (MEETING ALL REQUIREMENTS OF IFC). THIS PER APPENDIX D107 EXCEPTION 1 OF IFC, (1) PRIMARY PUBLIC ACCESS INTO SITE IS ALLOWED.

PROJECT TEAM:

Redwood
APARTMENT NEIGHBORHOODS

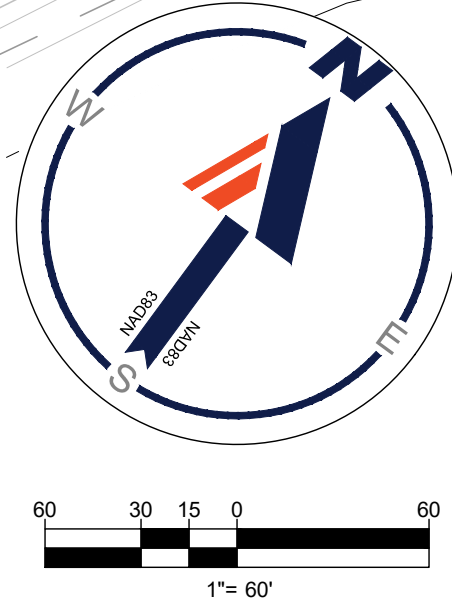
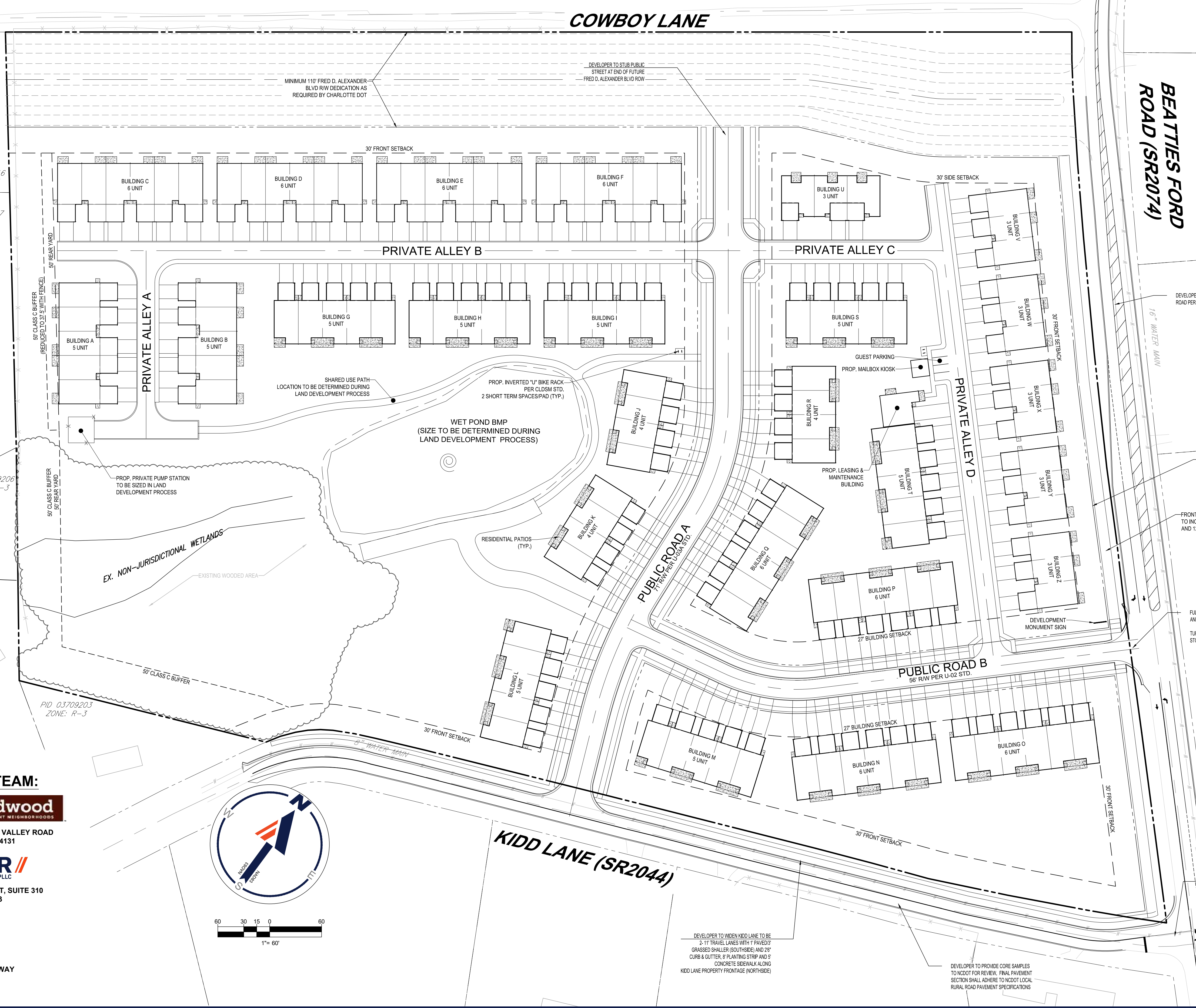
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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.: NCC203013
DRAWN BY: AF
CHECKED BY: SS
DATE: 3/14/22
CAD ID: CPT

REZONING PLANS

FOR

Redwood
APARTMENT NEIGHBORHOODS

REDWOOD BEATTIES FORD RD

7221 BEATTIES FORD ROAD
CITY OF CHARLOTTE
CHARLOTTE, NC 28216

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NCELS P-1132

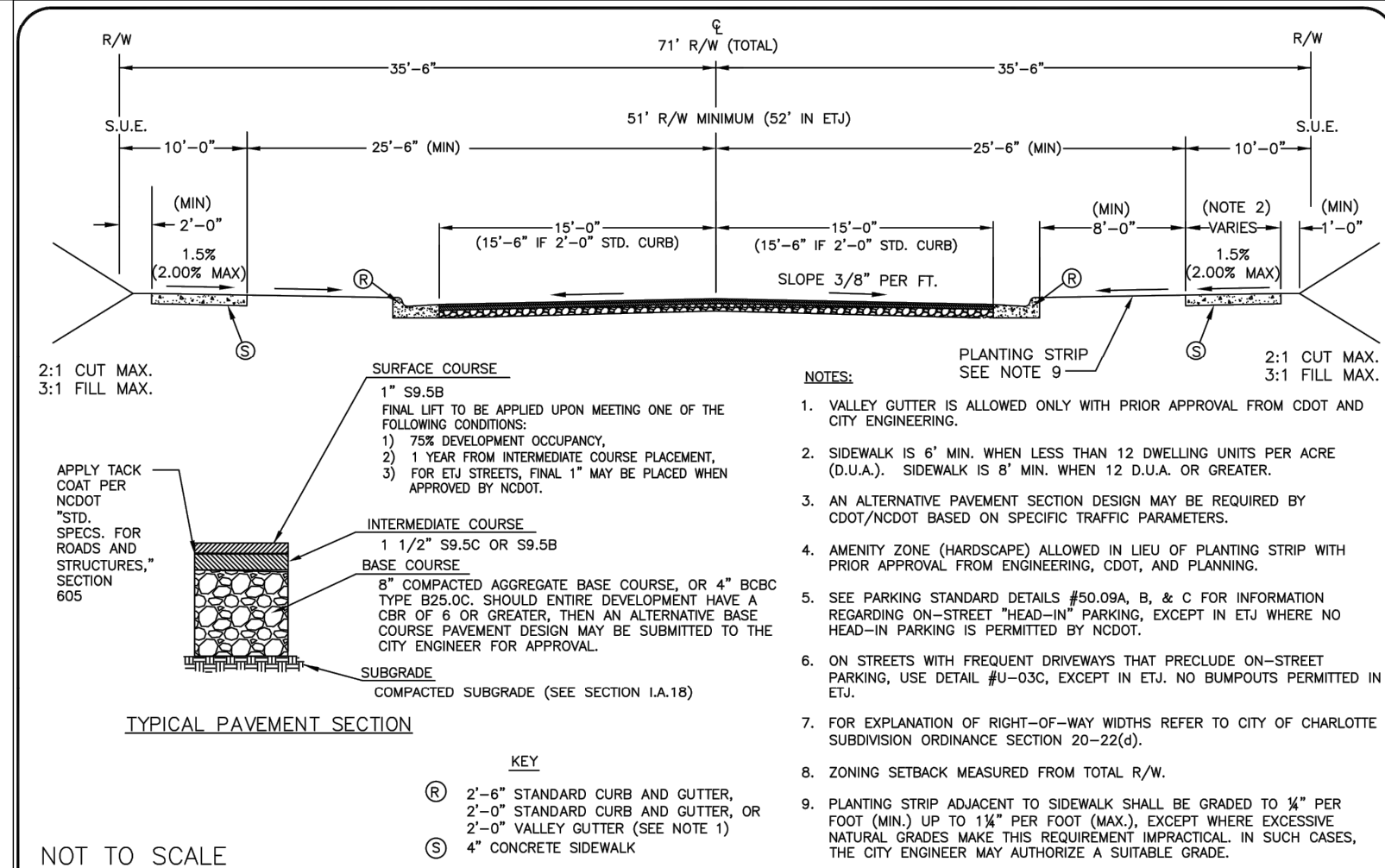
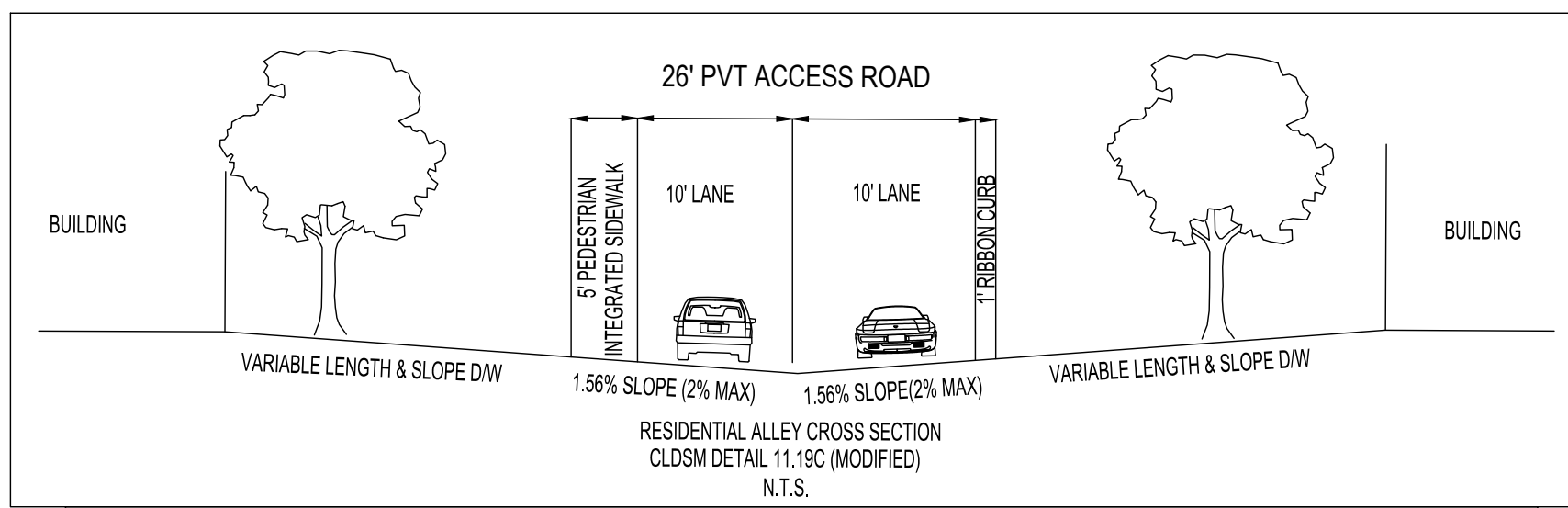
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SHEET TITLE:
CONDITIONAL REZONING: CONCEPTUAL SITE PLAN

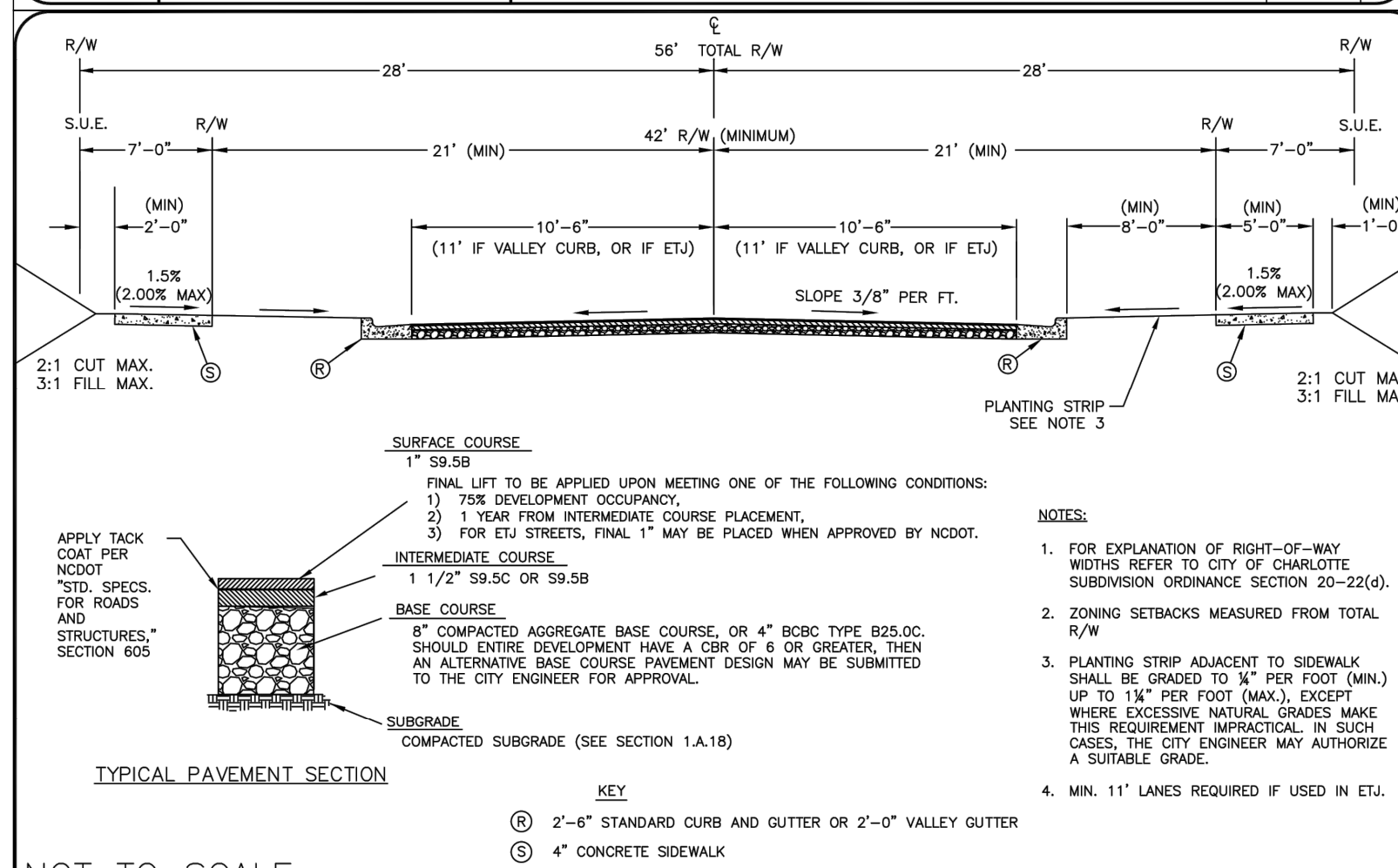
SHEET NUMBER:
RZ1.0

ORG. DATE - 12/03/21

BOHLER ENGINEERING NC, PLLC PROJECT 202003013 DRAWINGS PLAN SET REZONING NCC203013 - REZONING PLAN - 0 - LAYOUT RZ1.0 - REZONING CONCEPTUAL SITE PLAN



NOT TO SCALE
CITY OF CHARLOTTE
 LAND DEVELOPMENT STANDARDS
 INCLUDES CHARLOTTE ETJ
LOCAL RESIDENTIAL WIDE STREET
 TYPICAL SECTION
 STD. NO. REV.
 U-03A 19



NOT TO SCALE
CITY OF CHARLOTTE
 LAND DEVELOPMENT STANDARDS
 INCLUDES CHARLOTTE ETJ
LOCAL RESIDENTIAL MEDIUM STREET
 TYPICAL SECTION
 STD. NO. REV.
 U-02 19

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.

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 SWIMPCSO 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, DEVICES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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

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PROJECT No.: NCC203013
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REZONING PLANS

FOR

Redwood
 APARTMENT NEIGHBORHOODS

REDWOOD BEATTIES FORD RD
 7221 BEATTIES FORD ROAD
 CITY OF CHARLOTTE
 CHARLOTTE, NC 28216

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SHEET TITLE
CONDITIONAL REZONING: DEVELOPMENT STANDARDS

SHEET NUMBER
RZ2.0

ORG. DATE - 12/03/21