

PARKSIDE TOWNHOMES SITE

Rezoning Petition # 2022-XXX

Located In:
City of Charlotte, North Carolina

Property Owner:

PID:	Owner:	Zoning:
19906169A	STEELE CREEK (1997) LIMITED PARTNERSHIP	R-3
19906169B	STEELE CREEK (1997) LIMITED PARTNERSHIP	R-3

Adjacent Property Owners:

Ref. Number	PID:	Owner:	Zoning:
1	19906289	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT	MX-3
2	19906369	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT	MX-3
3	19906373	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT	MX-3
4	19906372	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT	MX-3
5	20123201	HUNTINGTON FOREST COMMUNITY ASSOCIATION, INC	R-3 (CD)
6	20123688	HUNTINGTON FOREST COMMUNITY ASSOCIATION, INC	R-3
7	20123104	FLAGSHIP STEELE CREEK MOB I LLC	O-1 (CD)
8	20123109	FLAGSHIP STEELE CREEK MOB I LLC	O-1 (CD)
9	20123105	FLAGSHIP STEELE CREEK MOB I LLC	O-1 (CD)
10	20123106	A F & A M STEELE CREEK LODGE NO 737	INST (CD)
11	19951276	CEDAR RIDGE TOWNHOME ASSOCIATION INC	UR-2 (CD)
12	19951275	CEDAR RIDGE TOWNHOME ASSOCIATION INC	UR-2 (CD)
13	19905185	WATERLYN HOMEOWNERS ASSOC INC	R-3
14	19905183	WATERLYN HOMEOWNERS ASSOC INC	R-3
15	19906288	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT	MX-3



Vicinity Map

Not to Scale



Site Data

Tax Parcel:	19906169A & 19906169B
Total Acreage:	+/- 29.33 Acres (per GIS)
Proposed Park Dedication:	+/- 3.50 Acres
Remaining Site Acreage:	+/- 25.83 Acres
Location:	City of Charlotte, North Carolina
Zoning:	Existing: R-3 Proposed: UR-2
Land Use:	Existing: Vacant Proposed: Single Family Residential (Attached)
Total Potential Units:	+/- 170 Single Family Attached (Townhome) Units
Alley Loaded Units:	+/- 105 Units
Front Loaded Units:	+/- 65 Units
Proposed Density:	+/- 6.58 DU/AC*
Parking:	Shall meet or exceed Ordinance Standards
Open Space:	Required: 400 SF Private Open Space or 10% Useable Common Open Space
Tree Save:	Required: +/- 3.87 Acres (15%) Minimum*
Provided:	+/- 3.87 Acres (15%)

*NOTE: Density and Tree Save calculations based on remaining site acreage (Approx. +/- 25.83 Acres).

General Notes

1. Base information provided by Mecklenburg County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information

Floodplain information obtained from FEMA FIRM Panel 3710450000K effective date of study 09/02/2015.

Stream/Wetland Information

Stream/Wetland information is based on preliminary information provided to ESP by Mecklenburg County GIS data. For purposes of preparation of this Rezoning Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Rezoning Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy; unit loss may occur.

Access Points/Driveways/Streets

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Charlotte Zoning Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space /Tree Save

Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas

Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information

ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

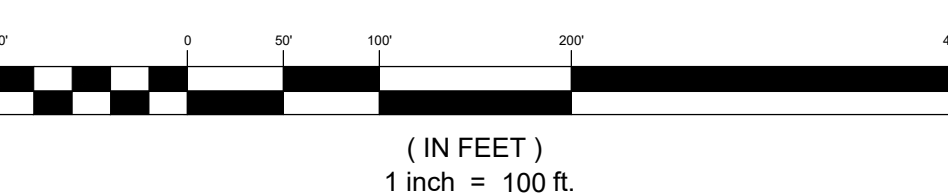
Legend

	Residential Development Area - Building & Parking Envelope
	Proposed Area to be Dedicated to Mecklenburg County Parks & Recreation
	56' Public ROW
	22' Alley
	Proposed Access Location
	Proposed Buffer

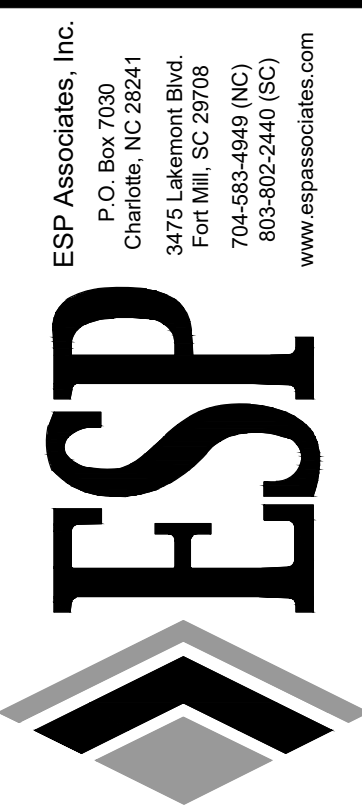
INDEX OF SHEETS

SHEET NO.	SHEET NAME
1 of 3	CONCEPTUAL SITE PLAN
2 of 3	TECHNICAL DATA
3 of 3	MASTER PLAN

GRAPHIC SCALE



Know what's below.
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NO.	DATE	REVISION

CONCEPTUAL SITE PLAN
REZONING PETITION #2022-XXX

PARKSIDE TOWNHOMES SITE

CITY OF CHARLOTTE, NC

PULTE GROUP

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	JX01.100
ORIGINAL DATE:	08/18/2022

SHEET:

1 OF 3

U:\2021 Projects\U\X01 - Parkside Townhomes YMCA Site (Pulite)\Submitted Working Drawings\X01 - Parkside Townhomes YMCA Site (Pulite) - 1st Rezoning Submittal\Sheets\X01-DATA.dwg, Layout, along

Parkside Townhomes Site - Petition # 2022-XXX
Rezoning - Development Standards - 08/18/2022

Development Data Table:

Acreage:	± 29.33 acres
Tax Parcel #:	19906169A and 19906169B
Existing Zoning:	R-3
Proposed Zoning:	UR-2(CD)
Existing Uses:	Vacant
Proposed Uses:	Up to one hundred seventy (170) attached residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the UR-2 zoning district.
Maximum Building Height:	As allowed per the Ordinance.
Parking:	As required by the Ordinance.

1. General Provisions:

- a. Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Pulte Group (“Petitioner”) to accommodate the development of a residential community on an approximately 29.33-acre site located to the west of Steele Creek Road (the “Site”).
- b. Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.

c.Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, building and parking envelopes, open space areas, and other development matters and site elements (collectively the “Development/Site Elements”) set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site will be limited to forty (40). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

2. Permitted Uses & Development Area Limitations:

- a.** The principal buildings constructed on the Site may be developed with up to one hundred seventy (170) attached alley-loaded and front-loaded residential dwellings units as permitted by right, and under prescribed conditions, together with accessory uses, all as allowed in the UR-2 zoning district.

3. Access and Transportation Improvements:

a. Access to the Site will be from Parkside Crossing Drive, Simone Terrace, and Aikenwood Drive as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards.

b. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by CDOT and/or NCDOT in accordance with published standards.

c.The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.

d. Required roadway improvements, if any, will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site, subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

e.The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks that are located along the public streets and outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible. On public streets internal to the Site, a sidewalk utility easement will be provided one (1) foot behind the sidewalk.

4. Streetscape, Buffers, Yards, Open Space, and Landscaping:

a. A thirty-five (35) foot setback as measured from the proposed back of curb along in the internal public streets will be provided for front loaded units. A twenty (20) foot setback as measured from the proposed back of curb along the internal public streets will be provided for alley loaded units. Alley loaded units shall have the option to provide driveways that are full length of twenty (20) feet or reduced between five and seven feet as measured from the edge of pavement in the alley . An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along the internal public streets as generally depicted on the Rezoning Plan.

b. A twenty (20) foot setback will be provided along Parkside Crossing Drive as generally depicted on the Rezoning Plan. An eight (8) foot sidewalk and an eight (8) foot planting strip shall be provided along Parkside Crossing Drive.

- c.** A fifty (50) foot Class C buffer will be provided as generally depicted on the Rezoning Plan.

d. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.

5. Architectural Standards:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block, and/or wood. Aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural asphalt shingles, and metal type roofing materials may also be used.

b. The ends of the buildings facing the internal private drives and/or internal private streets will not have blank walls that exceed twenty (20) feet in length on all building levels. The end units will have multiple windows on the end facades to avoid blank walls.

c.Usable porches and/or 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, should be covered and be at least six (6) feet deep. Stoops and entry-level porches may be covered but should not be enclosed. Stoops and entry level porches shall be a minimum of three (3) feet deep.

d. Buildings fronting public or private network required streets should have no more than seven (7) buildings with a maximum of six (6) individual units. This requirement shall not apply to buildings that do not front a public street or buildings that are perpendicular to a public street. The remainder of the buildings will be limited to five (5) individual units or fewer.

e.Lead walks on front loaded units shall be permitted to connect to driveways.

f. Meter banks will be screened from adjoining properties and from the proposed public street.

g. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

h. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.

6. Environmental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted comply with the Post Construction Stormwater Ordinance. The location, size, and type of storm water management system(s) 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 petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

b. The Site will comply with the Tree Ordinance. The final location of the required tree save areas will be determined during the land development approval process for the Site. Tree save areas will comply with the requirements of the Tree Ordinance.

c.The Petitioner shall dedicate ± 3.5 acres to the Mecklenburg County Park & Recreation as generally depicted on the Rezoning Plan.

d. Amenity area(s) to include hardscape, gathering areas, seating opportunities, and/or other similar features.

7. Lighting:

a. All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed.

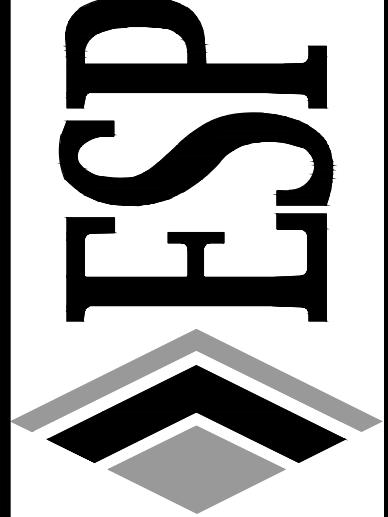
8. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

9. 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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NO.	DATE	REVISION	BY

TECHNICAL DATE REZONING PETITION #2022-XXX	CITY OF CHARLOTTE, NC
PARKSIDE TOWNHOMES SITE	PULTE GROUP

PROJECT INFORMATION	
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DESIGNED BY:	EL
DRAWN BY:	EL
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2 OF 3



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