

DEVELOPMENT SUMMARY:

PARCELS:	
PIN: 21912411	±5.40 ACRES
PIN: 21912419	±1.05 ACRES
PIN: 21912104	±8.57 ACRES
PORTION OF PIN: 21912114	±8.40 ACRES
TOTAL:	±23.42 ACRES
EXISTING ZONING:	N1-A AND IC-1
PROPOSED ZONING:	N2-A
PROPOSED USE:	TOWNHOMES
PRIMARY BUILDING SETBACKS:	
FRONT SETBACK:	20 FEET
SIDE SETBACK:	5 FEET
CORNER SETBACK:	10 FEET
REAR SETBACK:	20 FEET
MAXIMUM HEIGHT:	48 FEET
MINIMUM TREE SAVE:	15%
OPEN SPACE REQUIREMENTS:	
PROVIDE A MINIMUM OF 250 SF PER DWELLING UNIT. OPEN SPACE ALLOWED TO BE PRIVATE, COMMON, PUBLIC OR ANY COMBINATION THEREOF. SHALL MEET SECTION 16.5	
GREEN AREA REQUIREMENTS:	
TIER 4 PLACE TYPE.	
REQUIRED: 15%	
PROPOSED DEVELOPMENT:	
TOTAL UNITS:	187 UNITS
PARKING REQUIRED:	279 SPACES
TOTAL SPACES PROVIDED:	333 SPACES
PARKING RATIO:	1.50/UNIT
LANDSCAPE YARD:	
YARD CLASS TYPE C REQUIRED	
10' WIDTH,	
1 TREE PER 50 LF (40% EVERGREEN)	
1 EVERGREEN SHRUB PER 5 LF	
6' MIN HEIGHT WALL/FENCE	
TREE SAVE REQUIREMENTS:	
REQUIRED:	3.52 ACRES (15.0%)
PROVIDED:	4.28 ACRES (18.3%)

NO.	DATE	DESCRIPTION
1	1/28/2024	INITIAL REZONING SUBMITTAL
2	2/12/2024	REZONING RESUBMITTAL

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**EDEN MULTIFAMILY
 STEELE CREEK MULTI-FAMILY
 13621 S TRYON STREET
 CHARLOTTE, NORTH CAROLINA**

REZONING SITE PLAN

DATE:	FEBRUARY 12, 2024	DRAWN BY:	SRB
DWG SCALE:	AS NOTED	CHECKED BY:	MEK
PROJECT NO.:		APPROVED BY:	326-824
			MIG

REFERENCE

- EXISTING CONDITION BASE PROVIDED BY "R.B. PHARR & ASSOCIATES, P.A. - 93644_email 10-6-22.dwg" RECEIVED ON "10/06/2021". SURVEY WAS PERFORMED BY "R.B. PHARR & ASSOCIATES, P.A." DATED 01/03/2021



DRAWING NO.: **RZ-01**

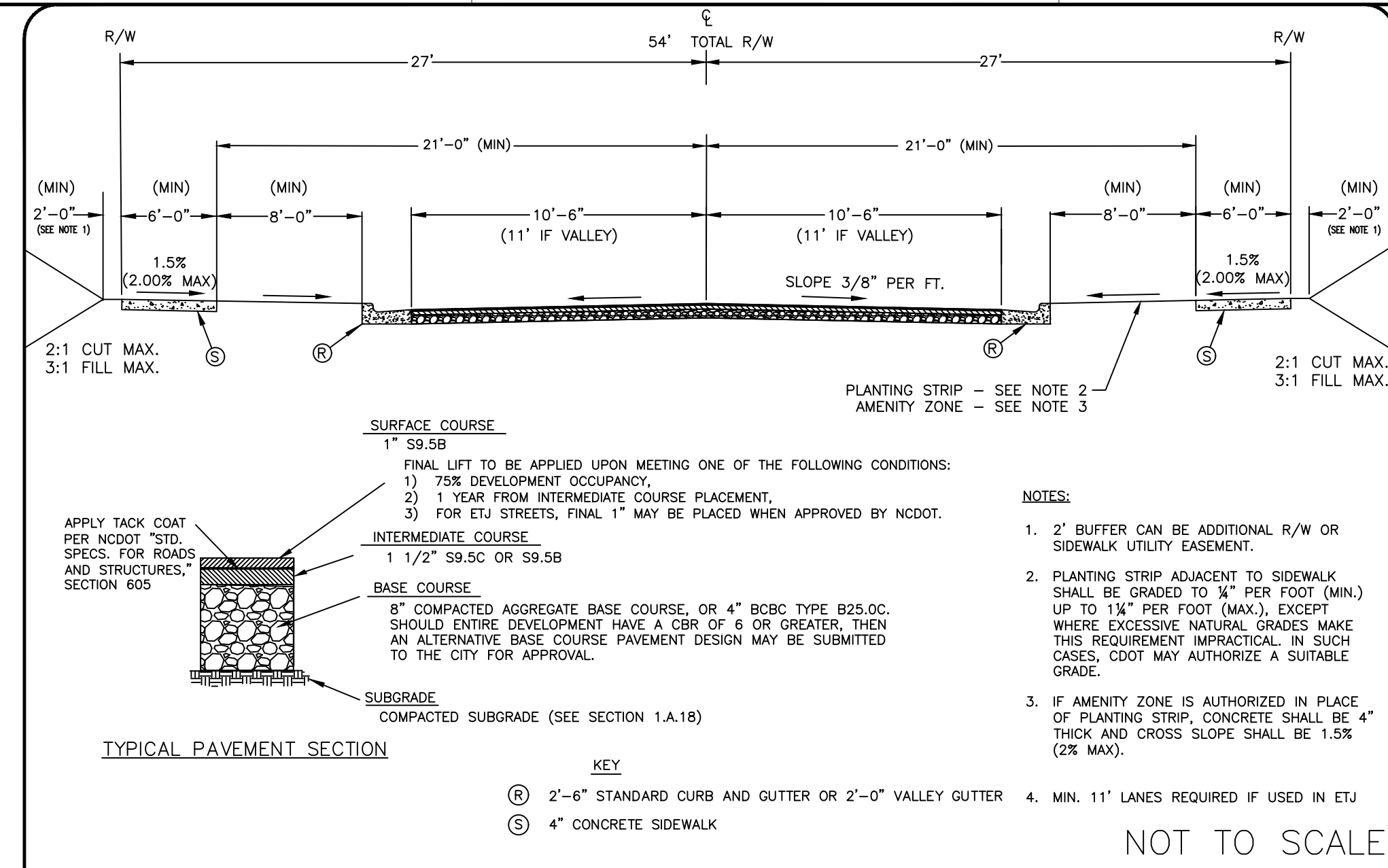
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DEVELOPMENT STANDARDS
FEBRUARY 12, 2024

1. GENERAL PROVISIONS
 - A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EDEN ACQUISITIONS LLC (THE "PETITIONER") FOR AN APPROXIMATELY 2.42-ACRE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 219-124-11, 219-124-19 AND 219-121-04 AND A PORTION OF TAX PARCEL NO. 219-121-14.
 - B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE").
 - C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N2-A ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - D. 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 CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PUBLIC AND PRIVATE STREETS AND ALLEYS 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.
 - E. 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 ARTICLE 37 OF THE ORDINANCE.
2. PERMITTED USES/DEVELOPMENT LIMITATIONS
 - A. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 184 MULTI-FAMILY DWELLING ATTACHED UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE N2-A ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENTS.
3. TRANSPORTATION
 - A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE 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. THE ALIGNMENTS OF THE INTERNAL PUBLIC STREETS, INTERNAL PRIVATE STREETS/ALLEYS, INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND THE SITE LAYOUT AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
 - D. 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. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
 - E. A PUBLIC ACCESS EASEMENT SHALL BE PROVIDED ON THE INTERNAL PRIVATE STREET THAT RUNS FROM THE WESTERN BOUNDARY LINE OF THE SITE TO STEELE CREEK ROAD.
 - F. PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE 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 FOR A NEW BUILDING CONSTRUCTED ON THE SITE. PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY PROPOSED SIDEWALK LOCATED ALONG A PUBLIC STREET LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
 - G. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.
 - H. 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 SOUTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT

4. ARCHITECTURAL STANDARDS
 - A. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 48 FEET.
 - B. THE MAXIMUM LENGTH OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 165 FEET.
5. STREETScape
 - A. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTI-USE PATH ALONG THE SITE'S FRONTAGE ON SOUTH TRYON STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM 12 FOOT WIDE MULTI-USE PATH (OR PORTIONS THEREOF) MAY BE LOCATED IN A PUBLIC ACCESS EASEMENT.
6. OPEN SPACE/GREEN AREA
 - A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE OPEN SPACE AND GREEN AREA REQUIREMENTS OF THE ORDINANCE.
7. ENVIRONMENTAL FEATURES
 - A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE 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 NATURAL SITE DISCHARGE POINTS.
 - C. 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 THE DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS. THE EXISTING POND ON SITE MAY REQUIRE A BUFFER DEPENDING ON THE RESULTS OF THE DELINEATION REPORT.

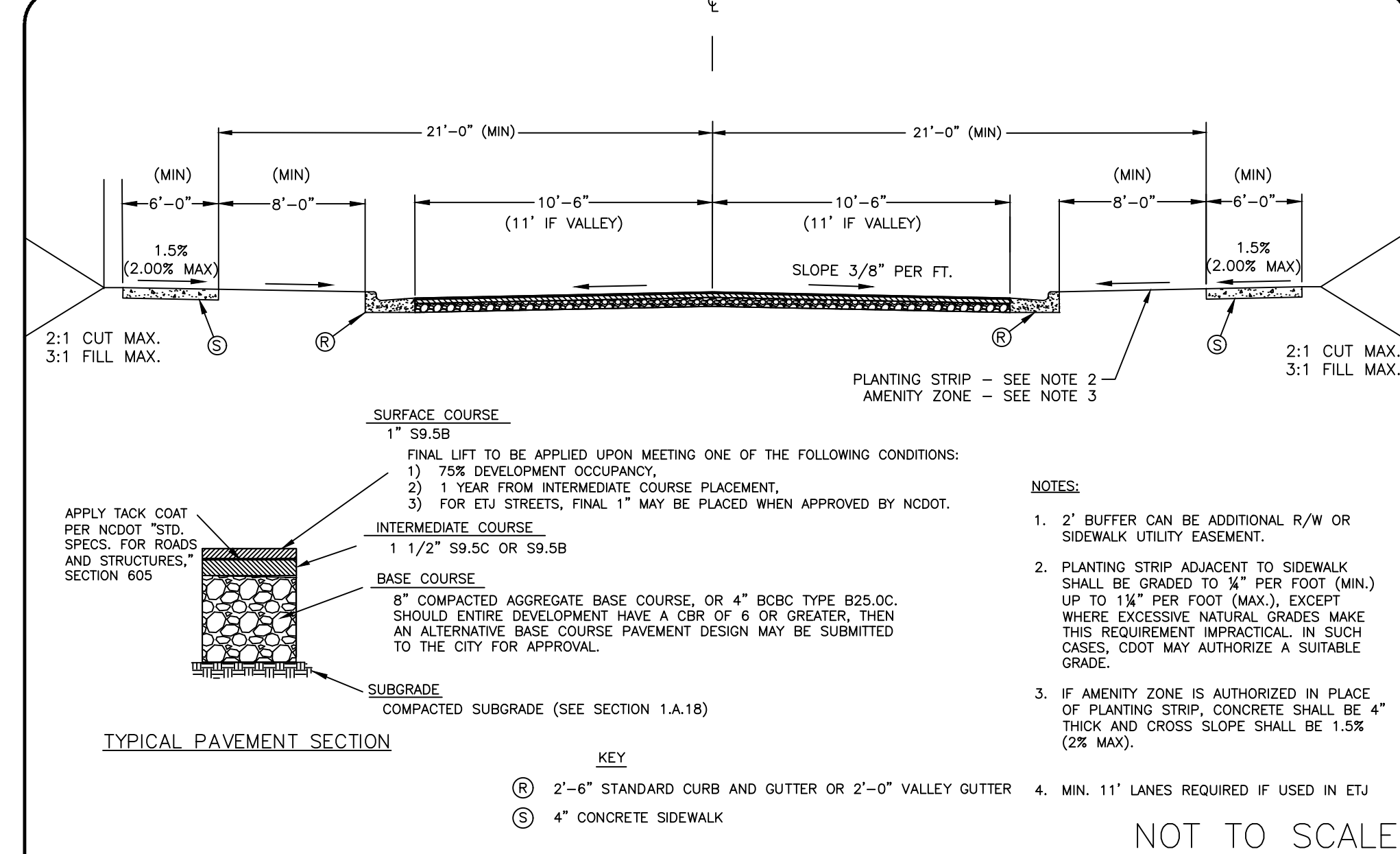
8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 - A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

LOCAL RESIDENTIAL MEDIUM STREET
TYPICAL SECTION (6' SIDEWALK)

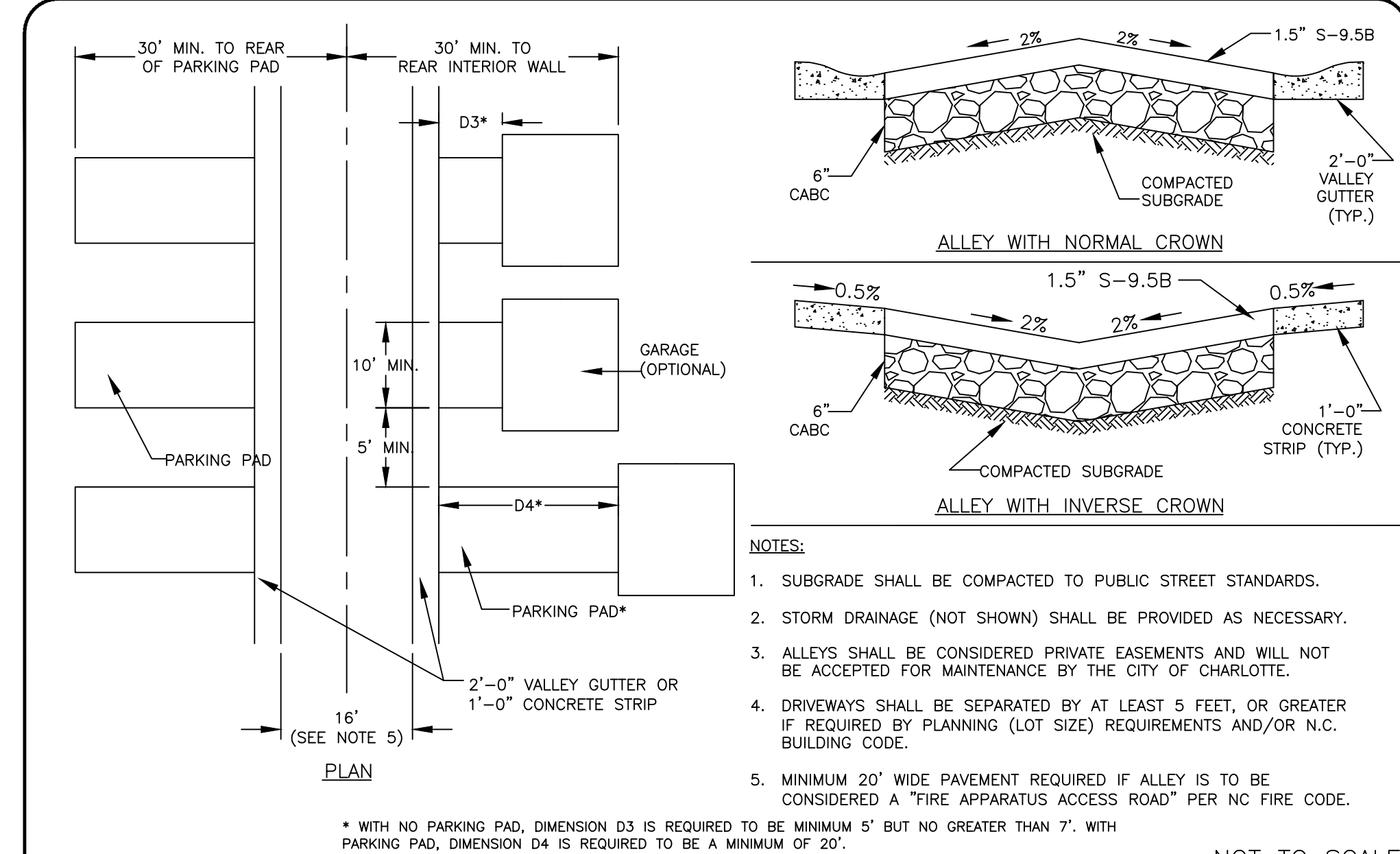
STANDARD NO. REV
U-02A 23



CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

PRIVATE STREET
TYPICAL SECTION (6' SIDEWALK)

STANDARD NO. REV
U-02A 23



CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

RESIDENTIAL ALLEY DETAIL
DOUBLE LOADED W/ TWO-WAY OPERATION

STANDARD NO. REV
11.19B 17

- REFERENCE
1. EXISTING CONDITION BASE PROVIDED BY "R.B. PHARR & ASSOCIATES, P.A. - 93644_email 10-6-22.dwg" RECEIVED ON "10/06/2021". SURVEY WAS PERFORMED BY "R.B. PHARR & ASSOCIATES, P.A." DATED 01/03/2021

REVISION RECORD	
NO.	DATE
1	1/10/2024
2	2/12/2024

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REZONING SITE PLAN

DATE: FEBRUARY 12, 2024 | DRAWN BY: SRB
DWG SCALE: AS NOTED | CHECKED BY: MEK
PROJECT NO: 328-824
APPROVED BY: MLG

DRAWING NO.: RZ-01

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