

Steele Creek Multifamily Trip Generation

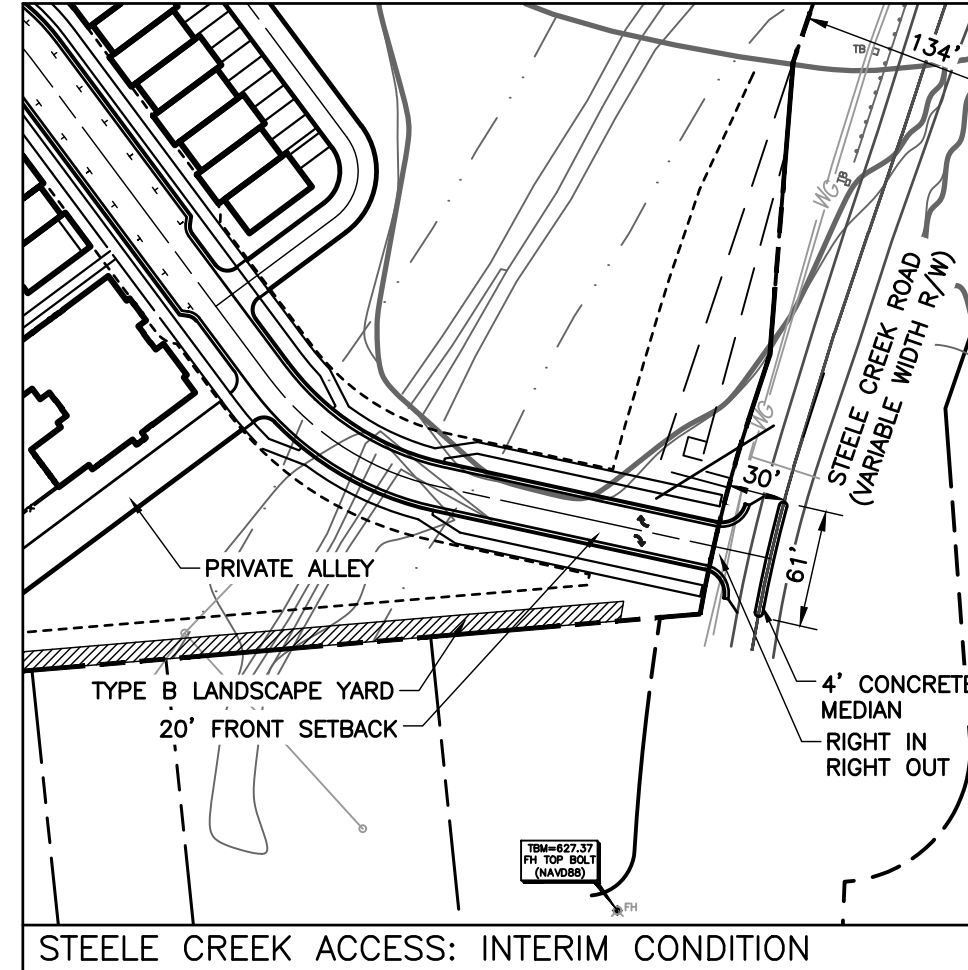
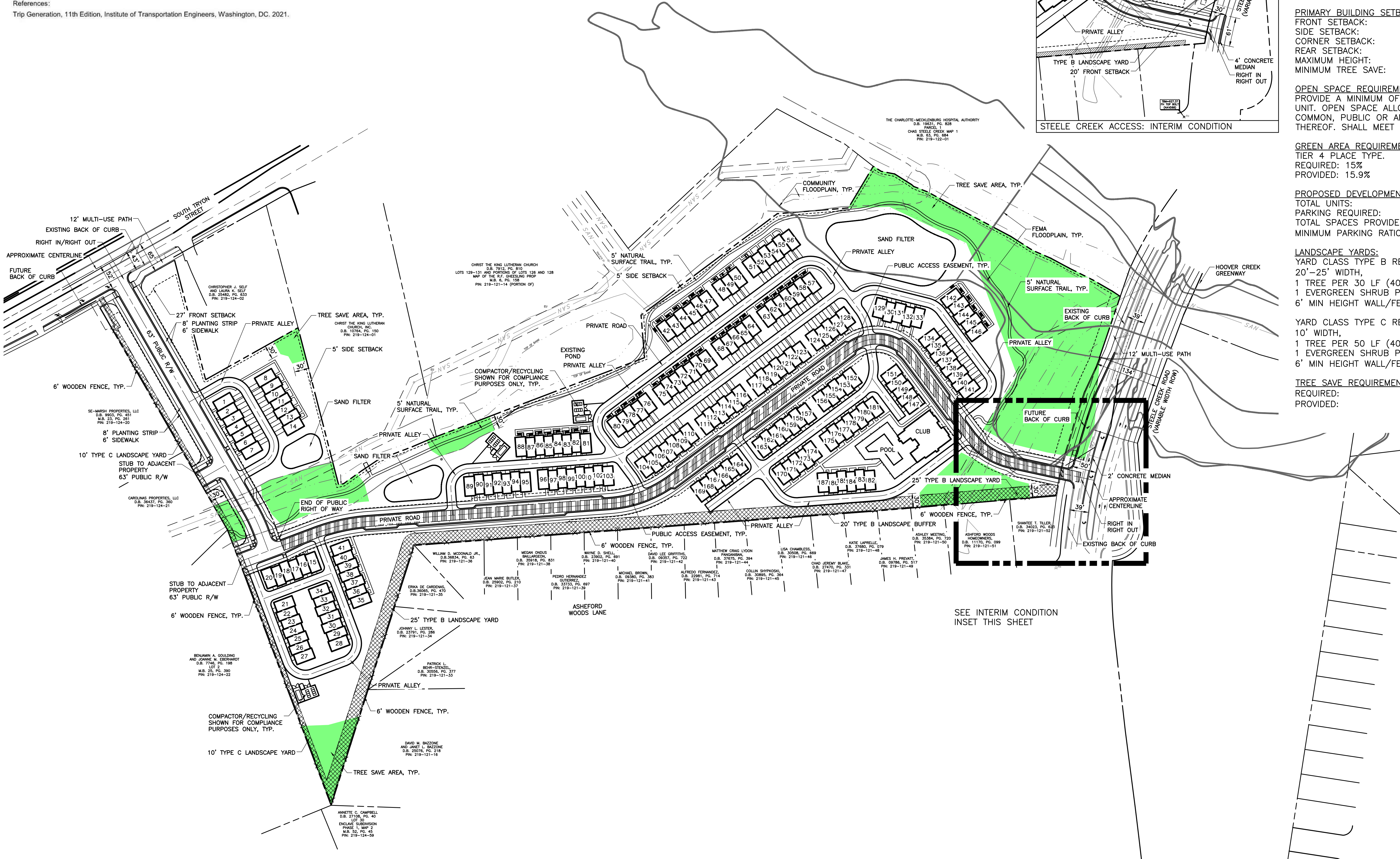
3/8/2024

Land Use [ITE Code]	Daily	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
<b>Proposed Development</b>							
Single Family Attached [215]	187 DU	1,374	23	69	92	64	44
<b>Comprehensive Transportation Review (CTR) Requirements</b>							
<b>Zoning District (Intensity)</b>	<b>Land Use</b>	<b>Multimodal Tier &amp; Points Required</b>	<b>TDM Tier &amp; Points Required</b>		<b>TIS Required</b>		
N2-A (Low Intensity)	Residential	Tier 1: 3 Mitigation Points Required	Not Required		Not Required		

References:  
Trip Generation, 11th Edition, Institute of Transportation Engineers, Washington, DC. 2021.

**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
<b>TOTAL:</b>	<b>±23.42 ACRES</b>
EXISTING ZONING:	N1-A AND IC-1
PROPOSED ZONING:	N2-A
PROPOSED ZONING CASE #:	2023-164
PROPOSED USE:	TOWNHOMES
<b>PRIMARY BUILDING SETBACKS:</b>	
FRONT SETBACK:	20 FEET
SIDE SETBACK:	5 FEET
CORNER SETBACK:	10 FEET
REAR SETBACK:	20 FEET
MAXIMUM HEIGHT:	48 FEET
MINIMUM TREE SAVE:	15%
<b>OPEN SPACE REQUIREMENTS:</b>	
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	
<b>GREEN AREA REQUIREMENTS:</b>	
TIER 4 PLACE TYPE.	
REQUIRED: 15%	
PROVIDED: 15.9%	
<b>PROPOSED DEVELOPMENT:</b>	
TOTAL UNITS:	187 UNITS
PARKING REQUIRED:	281 SPACES
TOTAL SPACES PROVIDED:	281 SPACES
MINIMUM PARKING RATIO:	1.50/UNIT
<b>LANDSCAPE YARDS:</b>	
YARD CLASS TYPE B REQUIRED	
20'-25' WIDTH,	
1 TREE PER 30 LF (40% EVERGREEN)	
1 EVERGREEN SHRUB PER 3 LF	
6' MIN HEIGHT WALL/FENCE	
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	
<b>TREE SAVE REQUIREMENTS:</b>	
REQUIRED:	3.52 ACRES (15.0%)
PROVIDED:	3.73 ACRES (15.9%)



**REVISION RECORD**

NO	DATE	DESCRIPTION
1	10/08/2023	INITIAL REZONING SUBMITTAL
2	2/12/2024	REZONING RESUBMITTAL 1
3	3/11/2024	REZONING RESUBMITTAL 2

**CEC**  
 NCBELS #C-3035  
**Civil & Environmental Consultants, Inc.**  
 3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273  
 Ph: 980.237.0373 - Fax: 980.237.0372  
 www.cecinc.com

**EDEN MULTIFAMILY  
 STEELE CREEK MULTI-FAMILY  
 13621 S TRYON STREET  
 CHARLOTTE, NORTH CAROLINA  
 REZONING PETITION 2023-164**

**REZONING SITE PLAN**

DATE:	MARCH 11, 2024	DRAWN BY:	SRB
DWG SCALE:	AS NOTED	CHECKED BY:	MEK
PROJECT NO:		APPROVED BY:	326-824
			MLG

DRAWING NO.: **RZ-01**

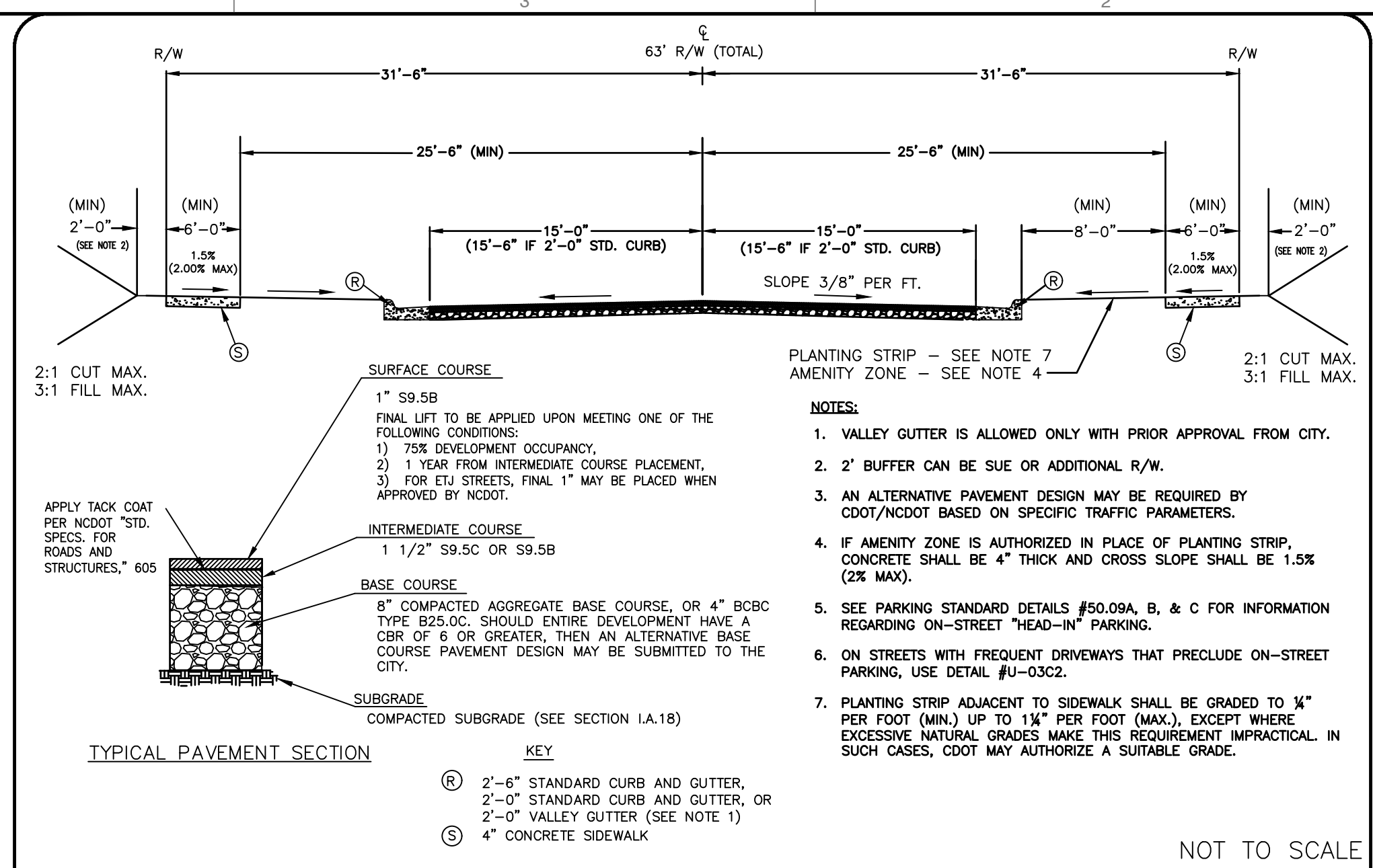


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1. GENERAL PROVISIONS
- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EDEN ACQUISITIONS LLC (THE "PETITIONER") FOR AN APPROXIMATELY 23.42 ACRE SITE THAT IS MORE PARTICULARLY DEPICTED 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 187 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 AND ON THE 6 FOOT WIDE SIDEWALKS LOCATED ALONG BOTH SIDES OF SUCH PRIVATE STREET (THE "PUBLIC ACCESS EASEMENTS"). THE PUBLIC ACCESS EASEMENTS ARE MORE PARTICULARLY IDENTIFIED ON THE REZONING PLAN.
- 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 35 FEET.
- B. THE MAXIMUM LENGTH OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 165 FEET.
- C. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE MULTI-FAMILY DWELLING ATTACHED UNITS TO BE CONSTRUCTED ON THE SITE WILL BE ONE OF OR A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE AND CEMENTITIOUS SIDING.
- D. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY MULTI-FAMILY DWELLING ATTACHED UNIT CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
- E. THE ACTUAL SIZES OF THE MULTI-FAMILY DWELLING ATTACHED UNITS/LOTS MAY VARY FROM THE SIZES DEPICTED ON THE REZONING PLAN.
- F. EACH MULTI-FAMILY DWELLING ATTACHED UNIT CONSTRUCTED ON THE SITE SHALL HAVE A GARAGE.
- G. 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.
- H. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL PERSPECTIVES OF THE FRONT AND REAR ELEVATIONS OF THE REAR LOADED MULTI-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE FRONT AND REAR ELEVATIONS OF THE REAR LOADED MULTI-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, THE FRONT AND REAR ELEVATIONS OF EACH REAR LOADED MULTI-FAMILY ATTACHED DWELLING UNIT TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THE FRONT AND REAR ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO RELEVANT ATTACHED CONCEPTUAL, ARCHITECTURAL PERSPECTIVES WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE FRONT AND REAR ELEVATIONS OF THE REAR LOADED MULTI-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- I. THE FRONT AND REAR ELEVATIONS OF THE FRONT LOADED MULTI-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE SHALL BE GENERALLY CONSISTENT WITH THE FRONT AND REAR ELEVATIONS OF THE REAR LOADED UNITS IN TERMS OF ARCHITECTURAL STYLE AND EXTERIOR BUILDING MATERIALS.
- J. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 15 FEET ON ALL BUILDING LEVELS.
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.
6. OPEN SPACE/GREEN AREA/PARK ACCESS
- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE OPEN SPACE AND GREEN AREA REQUIREMENTS OF THE ORDINANCE.
- B. PUBLIC ACCESS TO GENERATIONS STREET PARK (TAX PARCEL NO. 219-124-22) SHALL BE PROVIDED FROM SOUTH TRYON STREET THROUGH THE SITE BY WAY OF THE PUBLIC STREET LOCATED ALONG THE WESTERN BOUNDARY OF THE SITE AND THE TWO PUBLIC STUB STREETS TO THE WESTERN BOUNDARY OF THE SITE AND THE 6 FOOT WIDE SIDEWALKS LOCATED ON BOTH SIDES OF THE PUBLIC STREET AND BOTH SIDES OF THE TWO PUBLIC STUB STREETS.
- C. PUBLIC ACCESS TO GENERATIONS STREET PARK (TAX PARCEL NO. 219-124-22) SHALL BE PROVIDED FROM STEELE CREEK ROAD BY WAY OF THE PUBLIC ACCESS EASEMENTS THAT ARE MORE PARTICULARLY DESCRIBED IN PARAGRAPH 3.E ABOVE.
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.

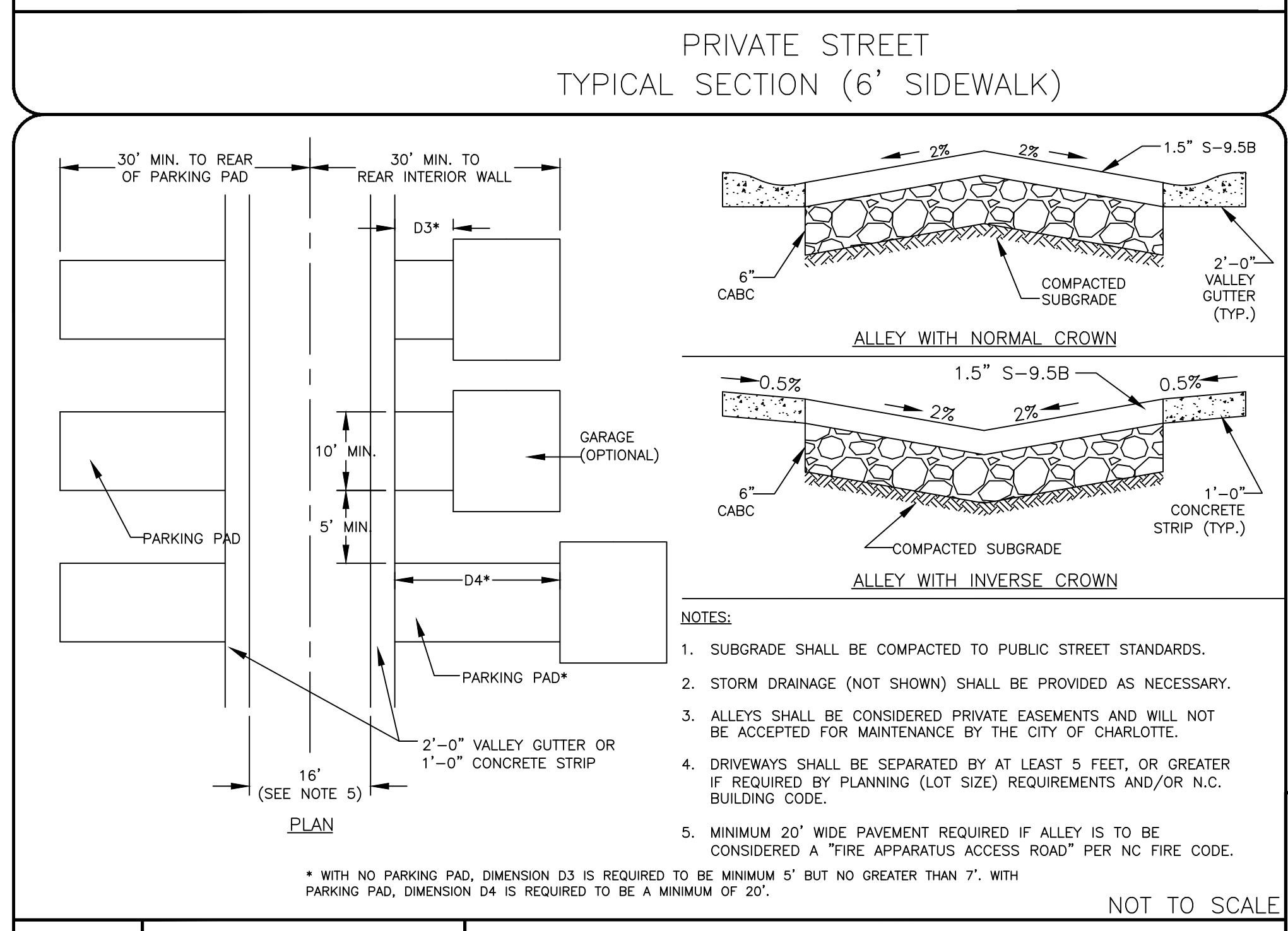
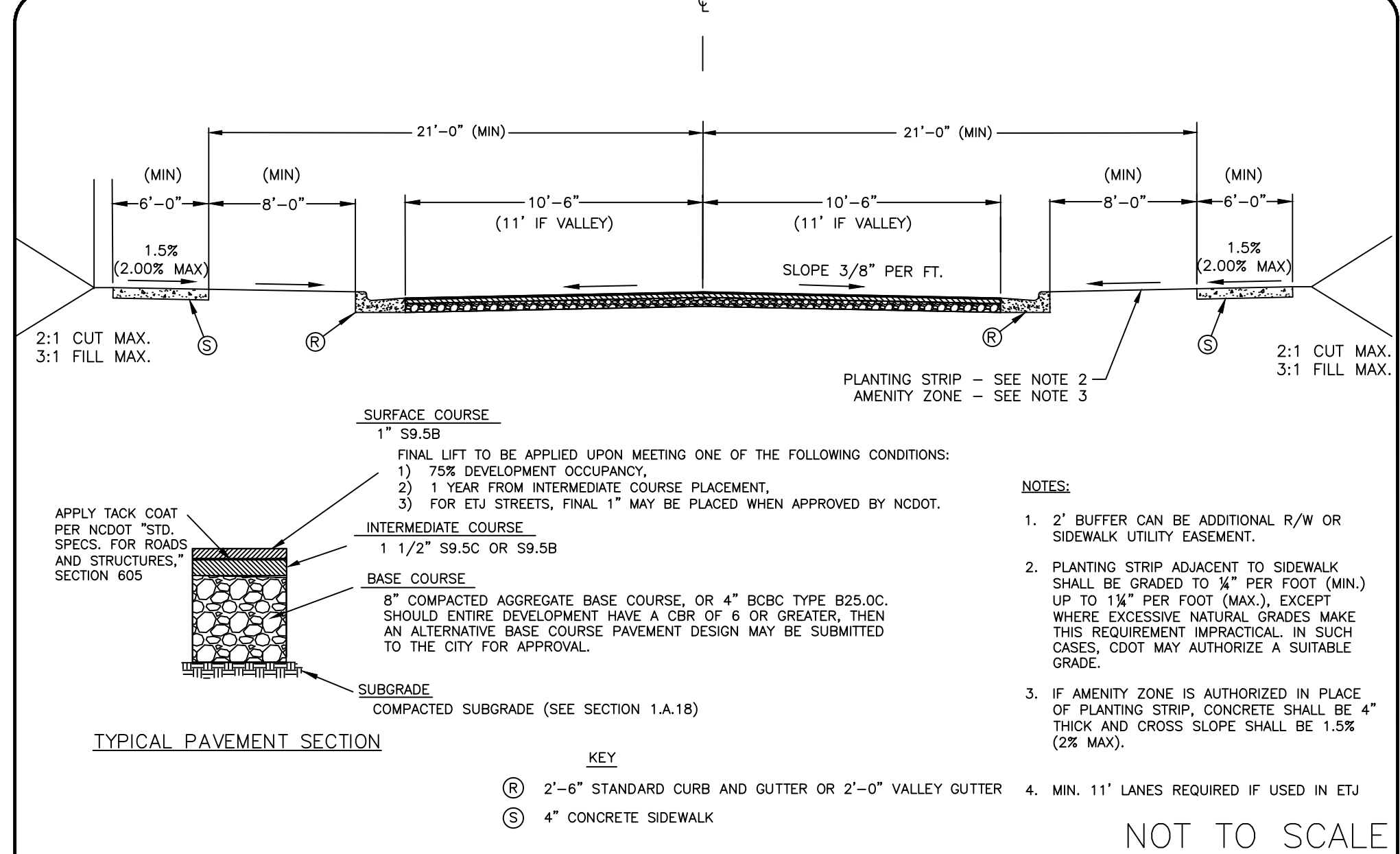
8. LANDSCAPE YARDS
- A. AS GENERALLY DEPICTED ON THE REZONING PLAN, A 10 FOOT WIDE TYPE C LANDSCAPE YARD WITH A MINIMUM 6 FOOT TALL FENCE OR WALL SHALL BE ESTABLISHED ALONG THE WESTERN BOUNDARY OF THE SITE. THE FENCE OR WALL SHALL MEET THE REQUIREMENTS OF SECTION 20.9.H OF THE ORDINANCE.
- B. AS GENERALLY DEPICTED ON THE REZONING PLAN, A 25 FOOT WIDE TYPE B LANDSCAPE YARD SHALL BE ESTABLISHED ALONG THE SOUTHEASTERN BOUNDARY OF THE SITE AND THE SOUTHERN BOUNDARY OF THE SITE. ADDITIONALLY, A MINIMUM 6 FOOT TALL WOODEN OR PVC PRIVACY FENCE SHALL BE INSTALLED ALONG THE SOUTHEASTERN BOUNDARY OF THE SITE AND THE SOUTHERN BOUNDARY OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
9. 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 WIDE STREET  
TYPICAL SECTION (6' SIDEWALK)

STD. NO. / REV. U-03A2/23



CITY OF CHARLOTTE  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE ETJ

DOUBLE LOADED W/ TWO-WAY OPERATION

STD. NO. / REV. 11.19B/17

REVISION RECORD	
NO.	DESCRIPTION
1	15/08/2023 INITIAL REZONING SUBMITTAL
2	21/02/2024 REZONING RESUBMITTAL 1
3	31/10/2024 REZONING RESUBMITTAL 2

NCBELS #C-3025  
**Civil & Environmental Consultants, Inc.**  
3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273  
Ph: 980.237.0373 - Fax: 980.237.0372  
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**REZONING SITE PLAN**

DATE: MARCH 11, 2024  
DRAWN BY: SRB  
PROJECT NO.: AS NOTED  
CHECKED BY: MEK  
328-824  
APPROVED BY: MLG

DRAWING NO.: **RZ-01**