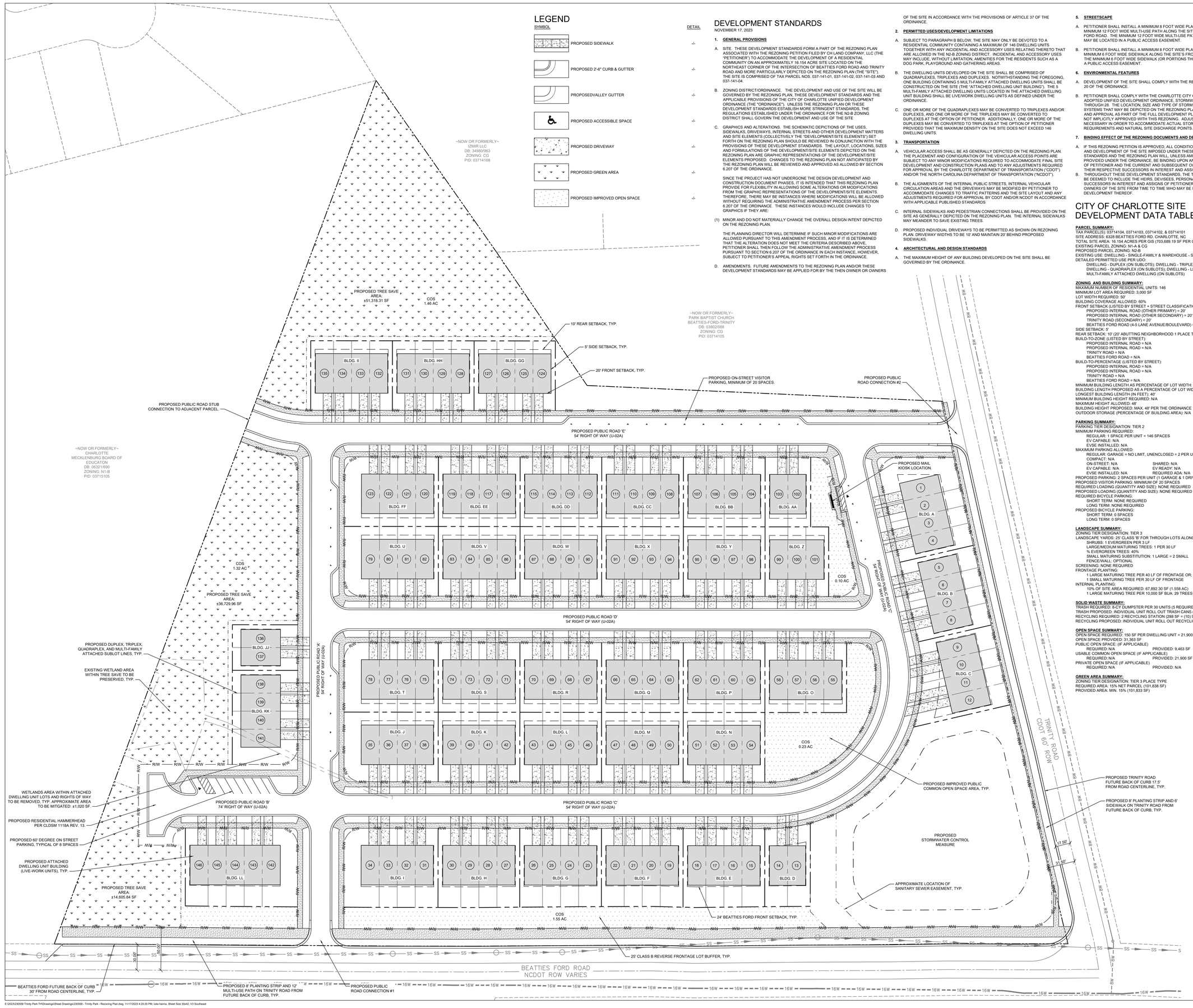

LEGEND

SYMBOL		DETAIL
	PROPOSED SIDEWALK	-/-
	PROPOSED 2'-6" CURB & GUTTER	-/-
	PROPOSEDVALLEY GUTTER	-/-
	PROPOSED ACCESSIBLE SPACE	-/-
	PROPOSED DRIVEWAY	-/-
	PROPOSED GREEN AREA	-/-
	PROPOSED IMPROVED OPEN SPACE	-/-

DEVELOPMENT STANDARDS

NOVEMBER 17, 2023

1. GENERAL PROVISIONS

A. SITE. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CH LAND COMPANY, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 16.154 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF BEATTIES FORD ROAD AND TRINITY ROAD AND MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 037-141-01, 037-141-02, 037-141-03 AND 037-141-04.

B. ZONING DISTRICT/ORDINANCE. 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"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N2-B ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, SIDEWALKS, DRIVEWAYS, INTERNAL STREETS 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 DOCUMENT 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 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:

(1) MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PURSUANT TO THIS AMENDMENT PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PURSUANT TO SECTION 6.207 OF THE ORDINANCE IN EACH INSTANCE, HOWEVER, SUBJECT TO PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

D. AMENDMENTS. 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. SUBJECT TO PARAGRAPH B BELOW, THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 146 DWELLING UNITS TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE N2-B ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENTS SUCH AS A DOG PARK, PLAYGROUND AND GATHERING AREAS.

B. THE DWELLING UNITS DEVELOPED ON THE SITE SHALL BE COMPRISED OF QUADRAPLEXES, TRIPLEXES AND DUPLEXES. NOTWITHSTANDING THE FOREGOING, ONE BUILDING CONTAINING 5 MULTI-FAMILY ATTACHED DWELLING UNITS SHALL BE CONSTRUCTED ON THE SITE (THE "ATTACHED DWELLING UNIT BUILDING"). THE 5 MULTI-FAMILY ATTACHED DWELLING UNITS LOCATED IN THE ATTACHED DWELLING UNIT BUILDING SHALL BE LIVE/WORK DWELLING UNITS AS DEFINED UNDER THE ORDINANCE.

C. ONE OR MORE OF THE QUADRAPLEXES MAY BE CONVERTED TO TRIPLEXES AND/OR DUPLEXES, AND ONE OR MORE OF THE TRIPLEXES MAY BE CONVERTED TO DUPLEXES AT THE OPTION OF PETITIONER. ADDITIONALLY, ONE OR MORE OF THE DUPLEXES MAY BE CONVERTED TO TRIPLEXES AT THE OPTION OF PETITIONER PROVIDED THAT THE MAXIMUM DENSITY ON THE SITE DOES NOT EXCEED 146 DWELLING UNITS.

3. TRANSPORTATION

A. VEHICULAR ACCESS 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 DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. THE ALIGNMENTS OF THE INTERNAL PUBLIC STREETS, INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES TO 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. PROPOSED INDIVIDUAL DRIVEWAYS TO BE PERMITTED AS SHOWN ON REZONING PLAN. DRIVEWAY WIDTHS TO BE 10' AND MAINTAIN 20' BEHIND PROPOSED SIDEWALKS.

4. ARCHITECTURAL AND DESIGN STANDARDS

A. THE MAXIMUM HEIGHT OF ANY BUILDING DEVELOPED ON THE SITE SHALL BE GOVERNED BY THE ORDINANCE.

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 BEATTIES FORD ROAD. THE MINIMUM 12 FOOT WIDE MULTI-USE PATH (OR PORTIONS THEREOF) MAY BE LOCATED IN A PUBLIC ACCESS EASEMENT.

B. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON TRINITY ROAD. THE MINIMUM 6 FOOT WIDE SIDEWALK (OR PORTIONS THEREOF) MAY BE LOCATED IN A PUBLIC ACCESS EASEMENT.

6. ENVIRONMENTAL FEATURES

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE ORDINANCE.

B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE 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.

7. 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 SITE DEVELOPMENT DATA TABLE:

PARCEL SUMMARY:
TAX PARCEL(S): 03714104, 03714103, 03714102, & 03714101
SITE ADDRESS: 6328 BEATTIES FORD RD, CHARLOTTE, NC
TOTAL SITE AREA: 16.154 ACRES PER GIS (703,689.19 SF PER GIS)
EXISTING PARCEL ZONING: N1-A & CG
PROPOSED PARCEL ZONING: N2-B
EXISTING USE: DWELLING - SINGLE-FAMILY & WAREHOUSE - SERVICE GARAGE
DETAILED PERMITTED USE PER UDO:
DWELLING - DUPLEX (ON SUBLOTS); DWELLING - TRIPLEX (ON SUBLOTS);
DWELLING - QUADRAPLEX (ON SUBLOTS); DWELLING - LIVE WORK (ON SUBLOTS)
MULTI-FAMILY ATTACHED DWELLING (ON SUBLOTS)

ZONING AND BUILDING SUMMARY:
MAXIMUM NUMBER OF RESIDENTIAL UNITS: 146
MINIMUM LOT AREA REQUIRED: 3,000 SF
LOT WIDTH REQUIRED: 50'
BUILDING COVERAGE ALLOWED: 60%
FRONT SETBACK (LISTED BY STREET + STREET CLASSIFICATION):
PROPOSED INTERNAL ROAD (OTHER PRIMARY) = 20'
PROPOSED INTERNAL ROAD (OTHER SECONDARY) = 20'
TRINITY ROAD (SECONDARY) = 20'
BEATTIES FORD ROAD (4-5 LANE AVENUE/BOULEVARD) = 24'
SIDE SETBACK: 5'
REAR SETBACK: 10' (20' ABUTTING NEIGHBORHOOD 1 PLACE TYPE)
BUILD-TO-ZONE (LISTED BY STREET):
PROPOSED INTERNAL ROAD = N/A
PROPOSED INTERNAL ROAD = N/A
TRINITY ROAD = N/A
BEATTIES FORD ROAD = N/A
BUILD-TO-PERCENTAGE (LISTED BY STREET):
PROPOSED INTERNAL ROAD = N/A
PROPOSED INTERNAL ROAD = N/A
TRINITY ROAD = N/A
BEATTIES FORD ROAD = N/A
MINIMUM BUILDING LENGTH AS PERCENTAGE OF LOT WIDTH: N/A
BUILDING LENGTH PROPOSED AS A PERCENTAGE OF LOT WIDTH: N/A
LONGEST BUILDING LENGTH (IN FEET): 48'
MINIMUM BUILDING HEIGHT REQUIRED: N/A
MAXIMUM HEIGHT ALLOWED: 48'
BUILDING HEIGHT PROPOSED: MAX. 48' PER THE ORDINANCE
OUTDOOR STORAGE (PERCENTAGE OF BUILDING AREA): N/A

PARKING SUMMARY:
PARKING TIER DESIGNATION: TIER 2
MINIMUM PARKING REQUIRED:
REGULAR: 1 SPACE PER UNIT = 146 SPACES
EV CAPABLE: N/A
EVSE INSTALLED: N/A
MAXIMUM PARKING ALLOWED:
REGULAR: GARAGE = NO LIMIT, UNENCLOSED = 2 PER UNIT
COMPACT: N/A
ON-STREET: N/A — SHARED: N/A
EV CAPABLE: N/A — EV READY: N/A
EVSE INSTALLED: N/A — REQUIRED ADA: N/A
PROPOSED PARKING: 2 SPACES PER UNIT (1 GARAGE & 1 DRIVEWAY SPACE)=292 SPACES
PROPOSED VISITOR PARKING: MINIMUM OF 20 SPACES
REQUIRED LOADING (QUANTITY AND SIZE): NONE REQUIRED
PROPOSED LOADING (QUANTITY AND SIZE): NONE REQUIRED
REQUIRED BICYCLE PARKING:
SHORT TERM: NONE REQUIRED
LONG TERM: NONE REQUIRED
PROPOSED BICYCLE PARKING:
SHORT TERM: 0 SPACES
LONG TERM: 0 SPACES

LANDSCAPE SUMMARY:
ZONING TIER DESIGNATION: TIER 3
LANDSCAPE YARDS: 25' CLASS 'B' FOR THROUGH LOTS ALONG AVENUES (673 LF)
SHRUBS: 1 EVERGREEN PER 3 LF
LARGE/MEDIUM MATURING TREES: 1 PER 30 LF
% EVERGREEN TREES: 40%
SMALL MATURING SUBSTITUTION: 1 LARGE = 2 SMALL
FENCE/WALL: OPTIONAL
SCREENING: NONE REQUIRED
FRONTAGE PLANTING:
1 LARGE MATURING TREE PER 40 LF OF FRONTAGE OR;
1 SMALL MATURING TREE PER 30 LF OF FRONTAGE
INTERNAL PLANTING:
10% OF SITE AREA REQUIRED: 67,892.30 SF (1.558 AC)
1 LARGE MATURING TREE PER 10,000 SF BUA: 29 TREES (282,672.91 SF BUA)

SOLID WASTE SUMMARY:
TRASH REQUIRED: 8-CY DUMPSTER PER 30 UNITS (5 REQUIRED)
TRASH PROPOSED: INDIVIDUAL UNIT ROLL OUT TRASH CANS (96-GAL)
RECYCLING REQUIRED: 2 RECYCLING STATION (288 SF = (10) 96-GAL)
RECYCLING PROPOSED: INDIVIDUAL UNIT ROLL OUT RECYCLING CANS (96-GAL)

OPEN SPACE SUMMARY:
OPEN SPACE REQUIRED: 150 SF PER DWELLING UNIT = 21,900 SF
OPEN SPACE PROVIDED: 31,363 SF
PUBLIC OPEN SPACE: (IF APPLICABLE)
REQUIRED: N/A — PROVIDED: 9,463 SF
USABLE COMMON OPEN SPACE (IF APPLICABLE)
REQUIRED: N/A — PROVIDED: 21,900 SF
PRIVATE OPEN SPACE (IF APPLICABLE)
REQUIRED: N/A — PROVIDED: N/A

GREEN AREA SUMMARY:
ZONING TIER DESIGNATION: TIER 3 PLACE TYPE
REQUIRED AREA: 15% NET PARCEL (101,838 SF)
PROVIDED AREA: MIN. 15% (101,833 SF)

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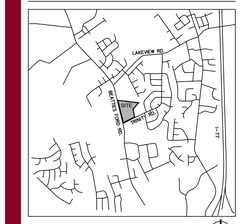

VICINITY MAP N.T.S.

BACKGROUND INFORMATION PROVIDED FROM CITY OF CHARLOTTE AND MECKLENBURG COUNTY GIS DATA.

NOT FOR CONSTRUCTION

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SCALE: 1"= 40'
0 20' 40' 80'
N

DATE: 11.17.23	PM: RAC
DRAWN BY: LWH	REVIEWED BY: RAC

PROJECT NUMBER: 230558

CONCEPTUAL SITE PLAN

REVISIONS:

RZ-1

REZONING PETITION: XXX-2023