



**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: 184 UNITS  
 PARKING REQUIRED: 305 SPACES  
 TOTAL SPACES PROVIDED: 305 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

NO	DATE	DESCRIPTION
1	10/06/2021	INITIAL REVISION SUBMITTAL


**Civil & Environmental Consultants, Inc.**  
 3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273  
 Ph: 980.237.0373 - Fax: 980.237.0372

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

REZONING SITE PLAN	
DATE:	DEC 2023
DRAWN BY:	AS NOTED
CHECKED BY:	
PROJECT NO:	328-824
APPROVED BY:	
SRB	
MEK	
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



A:\2023\2023-12-21 - 0400\Draw\Exhibits\13621S-tryon-01\LS(12/10/2023) - srrmwm - LP: 12/10/2023 9:23 PM

DEVELOPMENT STANDARDS  
DECEMBER 11, 2023

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 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.

4. ARCHITECTURAL STANDARDS

- A. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 48 FEET.

5. OPEN SPACE/GREEN AREA

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE OPEN SPACE AND GREEN AREA REQUIREMENTS OF THE ORDINANCE.

6. ENVIRONMENTAL FEATURES

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

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.

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	DESCRIPTION
1	11/08/2023	INITIAL REZONING SUBMITTAL



**Civil & Environmental Consultants, Inc.**  
3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273  
Ph: 980.237.0373 - Fax: 980.237.0372  
www.ceeinc.com

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

REZONING SITE PLAN

DATE:	DEC 2023	DRAWN BY:	SRB
DWG SCALE:	AS NOTED	CHECKED BY:	MEK
PROJECT NO.:	326-824	APPROVED BY:	MILG

DRAWING NO.: **RZ-01**

A:\320-3201\326-324\326-324.dwg [Civil] [R] [12/10/2023 10:00:00 AM] - User: 12/10/2023 8:24 PM