

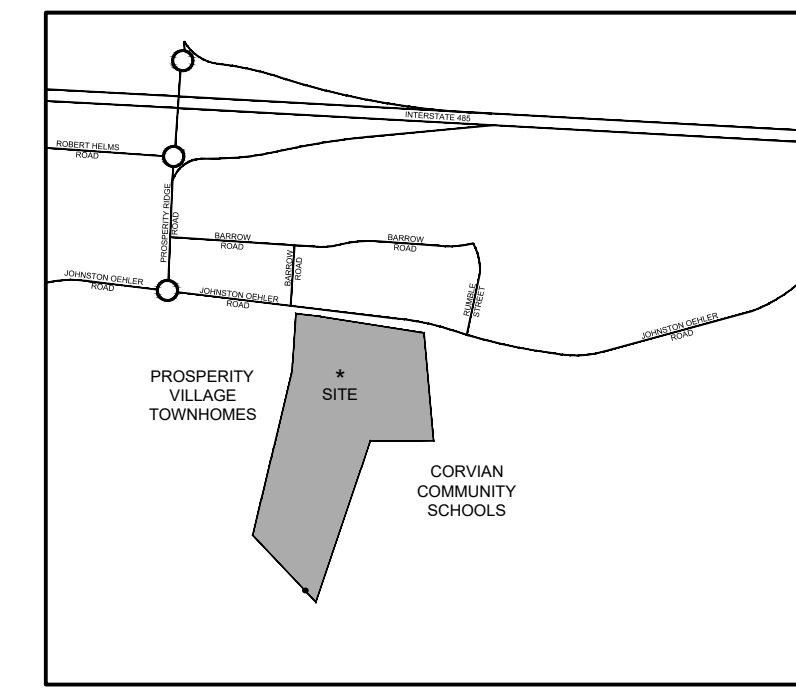
PR WOOD CROFT LLC
TM #0291147
DB: 3244 PG: 865
ZONING: UR-2 (CD)

JOS APARTMENTS LLC
TM #0291108
DB: 3078 PG: 448
ZONING: UR-3 (CD)

SMITH FARMS NC LLC
TM #0292173
DB: 3074 PG: 721
ZONING: CC
(DETENTION POND)

RONALD H SILVEIRA
OWENOLVA SILVEIRA
TM #0294813
DB: 3152 PG: 827
ZONING: N-1A

CCSBH LLC
TM #029-461-93
D.B. 3220 PG: 414
ZONING: N-1A



VICINITY MAP - N.T.S.

LEGEND

TREE SAVE (GREEN AREA)	
OPEN SPACE	
BMP AREA	
SIGHT DISTANCE EASEMENT	
EXISTING DEVELOPMENT	

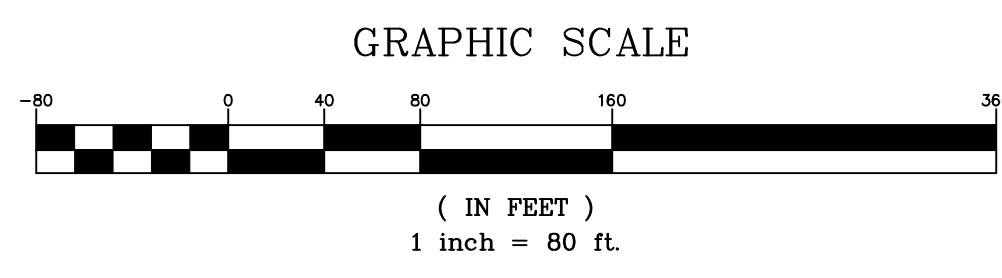
DEVELOPMENT INFORMATION

PROJECT NAME:	JOHNSTON PROPERTY TOWNHOMES
OWNER:	HARVEY W. JOHNSTON ROBERTA O. JOHNSTON
DEVELOPER:	EASTWOOD HOMES 2857 WESTPORT ROAD CHARLOTTE, NC 28208
TAX PARCEL NO.:	029-46-195
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-A (CD)
RE-ZONING PETITION NO.:	2024-011
TOTAL SITE AREA:	17.48 AC
TREE SAVE:	REQUIRED: 15% x 17.48 AC = 2.62 AC PROVIDED: 2.73 ACRES (15.62%)
DENSITY:	ALLOWABLE: NO RESTRICTION PROVIDED: 114 LOTS / 17.48 AC = 6.52 DU/A
OPEN SPACE:	REQUIRED: 150 SF / DWELLING UNIT PROVIDED: 150 SF x 114 DU = 17,100 SF ±115,247 SF OR ±2.65 AC

BUILDING SETBACKS

PRODUCT	22' FRONT ENTRY TOWNHOMES	20' ALLEY LOADED TOWNHOMES
FRONT	20' FROM R/W	JOHNSTON-OEHLER ROAD: 10' FROM R/W OR 24' FROM B/C (WHICHEVER IS GREATER) INTERIOR ROADS: 6' FROM R/W OR 20' FROM B/C (WHICHEVER IS GREATER)
CORNER	10'	10'-0"
SIDE	5' FROM END OF BUILDING	5' FROM END OF BUILDING
REAR	10'-0"	20'-0"

NOTE: SOLID WASTE TO BE COLLECTED VIA INDIVIDUAL ROLLOUT CONTAINERS



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Project Manager	Drawn
C. Bridges	R. Young
Department Manager	Checked
B. Pridemore	C. Bridges
Print/Plot Date	
03/11/2024	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
EASTWOOD HOMES	
2857 WESTPORT ROAD	
CHARLOTTE, NC 28208	
P: (704) 942-7435	
Project:	
Johnston Road Rezoning	
Drawing Title:	
Site Plan	
Project No.	Drawing No.
5783	
DWG File Name:	
5783 - Rezoning Site Plan	

C1.01

1. DEVELOPMENT DATA

A. SITE ACREAGE	17.48 ACRES
B. TAX PARCEL	029-46-195
C. EXISTING ZONING	N1-A
D. PROPOSED ZONING	N2-A (CD)
E. NUMBER OF RESIDENTIAL UNITS	TOTAL - 115 DWELLINGS QUADRUPLEX UNITS - 9 MULTI-FAMILY ATTACHED UNITS - 14
F. DENSITY	115 DU / 17.48 AC = 6.61 DUA
G. NON-RESIDENTIAL SQUARE FOOTAGE	N/A
H. FLOOR AREA	TOTAL AREA: 148,560 SF = 3.41 AC RATIO: 3.41 AC / 17.48 AC = 0.19
I. MAXIMUM BUILDING HEIGHT	48'
J. MAXIMUM NUMBER OF BUILDINGS	N/A
K. PARKING	N/A
L. OPEN SPACE	250 SF x 115 DU = 28,750 SF (REQUIRED)
M. GREEN AREA	2.62 AC (15% REQUIRED)

2. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EASTWOOD HOMES ("APPLICANT") TO REQUEST A REZONING FROM N1-A TO N2-A FOR AN APPROXIMATELY 17.48 ACRE SITE LOCATED GENERALLY ON THE SOUTH SIDE OF JOHNSTON-OEHLER ROAD, BETWEEN BARROW ROAD AND RUMBLE STREET IN CHARLOTTE, MECKLENBURG COUNTY, NC, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO.: 029-46-195. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THIS PLAN IS GOVERNED BY THE ORDINANCE AND RULES IN PLACE FOR THE N2-A ZONING CLASSIFICATION AT THE TIME OF APPLICATION: 01/22/2024.
- B. THE PROPOSED USES AND IMPROVEMENTS ON THE SUBJECT PROPERTY INCLUDE TOWNHOUSE DEVELOPMENT AS WELL AS ALL NECESSARY ROAD, COMMON OPEN SPACE, STORMWATER CONTROL MEASURES, AND ALL OTHER ACCESSORY USES PERMITTED BY THE UNIFIED DEVELOPMENT ORDINANCE.
- C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE PRELIMINARY LAYOUT OF THE USES AND IMPROVEMENTS FOR THE SITE. THE LAYOUT, INCLUDING LOCATIONS AND SIZES OF IMPROVEMENTS, ROADS, STORMWATER CONTROL MEASURES, AND OTHER SITE ELEMENTS SHALL NOT CHANGE THE OVERALL INTENT DEPICTED ON THE REZONING PLAN.
- D. ANY ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 "ALTERATIONS TO APPROVAL" OF THE CITY OF CHARLOTTE ZONING ORDINANCE

3. PERMITTED USES

- A. THIS REZONING SITE MAY ONLY BE DEVOTED TO SINGLE FAMILY TOWNHOUSE RESIDENTIAL COMMUNITY PER THE STANDARDS AND REGULATIONS OF N2-A ZONING SET FORTH IN THE UNIFIED DEVELOPMENT ORDINANCE, INCLUDING ANY ACCESSORIES OR IMPROVEMENTS THAT MAY BE NECESSARY FOR THE PROPOSED DEVELOPMENT.
- B. ALL UNITS WILL BE ALLEY OR STREET LOADED, ACCESSED FROM THE FRONT OF THE UNIT.

4. ACCESS AND TRANSPORTATION

- A. PRIMARY ACCESS TO THE SITE WILL BE PROVIDED FROM JOHNSTON OEHLER ROAD IN ADDITION TO ACCESSES TO THE ADJACENT DEVELOPMENT, "PROSPERITY VILLAGE TOWNHOMES".
- B. AS PART OF THE REQUIRED CONSTRUCTION FOR THIS PROJECT, THE PETITIONER WILL IMPROVE JOHNSTON-OEHLER ROAD. THE PORTION OF JOHNSTON OEHLER ROAD FRONTING THE PROPOSED SITE WILL BE PARTIALLY IMPROVED TO A 2+ AVENUE ROADWAY WITH A BIKE LANE, 2.5' STANDARD CURB AND GUTTER, 8' PLANTING STRIP AND 6' SIDEWALK. THE PORTION TO BE IMPROVED WILL INCLUDE WIDENING FROM THE EXISTING CENTERLINE TO THE EDGE OF RIGHT OF WAY NECESSARY TO MAINTAIN CLDSM ROADWAY STANDARDS FOR A 2+ AVENUE ROADWAY SECTION AS DEPICTED ON THE SITE PLAN.
- C. ANY ACCESS TO THE SITE FROM THE ADJACENT DEVELOPMENT WILL REQUIRE THE ROADWAY IMPROVEMENTS TO EXTEND OFF-SITE IN ORDER TO PROPERLY TIE-IN TO THE EXISTING ROADS.
- D. THE PROPOSED ROADS WITHIN THE SITE WILL FOLLOW SECTION REQUIREMENTS PER THE LATEST REVISION OF THE CLDSM STANDARDS FOR DESIGN.
- E. PER THE CLDSM STANDARDS, THE PROPOSED ALLEY ROAD WILL BE A PRIVATE EASEMENT AND THEREFORE WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE CITY OF CHARLOTTE.
- F. THE REMAINING ROADS WILL BE PROPOSED AS PUBLIC RIGHT OF WAY TO BE MAINTAINED BY THE CITY OF CHARLOTTE UPON CONSTRUCTION. THESE ROADS WILL INCLUDE 2.5' STANDARD CURB AND GUTTER, 8' PLANTING STRIPS AND 6' SIDEWALKS ON BOTH SIDES OF ALL ROADS. THE CLASSIFICATION OF EACH ROAD PER THE CHARLOTTE STREET MAP IS DEPICTED ON THE SITE PLAN.
- G. ALL PROPOSED ROADS ARE SUBJECT TO DESIGN REQUIREMENTS SET FORTH IN THE UNIFIED DEVELOPMENT ORDINANCE AS WELL AS THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AND WILL CONTAIN SIGHT DISTANCE EASEMENTS IN CONJUNCTION WITH LANDSCAPING STANDARDS.

5. ARCHITECTURAL STANDARDS

- A. MAXIMUM BUILDING HEIGHT SHALL BE 48 FEET.
- B. MAXIMUM BUILDING LENGTH ALONG A FRONTAGE SHALL BE 150 FEET.
- C. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
- D. 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.
- E. USABLE PORCHES AND 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 AT LEAST 5 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.
- F. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL PROVIDE PROVISIONS TO LIMIT BLANK WALL EXPANSE TO 10 FEET. ADDITIONAL LANDSCAPING UP TO 20 FEET MAY BE PROVIDED IN LIEU OF BLANK WALL PROVISIONS.
- G. TOWNHOUSE AND ATTACHED SINGLE FAMILY BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHOULD BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 5 UNIT BUILDINGS ARE ADJACENT.

6. STREETScape AND LANDSCAPING

- A. ONE LARGE MATURING TREE EVERY FOR EVERY 40 FEET OF LOT WIDTH OR ONE SMALL MATURING TREE PER 30 FEET OF LOT WIDTH SHALL BE PLANTED BETWEEN THE RESIDENTIAL BUILDING AND PUBLIC STREET RIGHT OF WAY. ALL PLANTING WILL BE WITHIN THE 8 FOOT PLANTING STRIP AS DEPICTED ON THE SITE PLAN.
- B. ALL PROPOSED SIDEWALK WITHIN THE SITE WILL BE 4" CONCRETE 6 FEET IN WIDTH AS SHOWN IN THE CLDSM.

7. ENVIRONMENTAL FEATURES

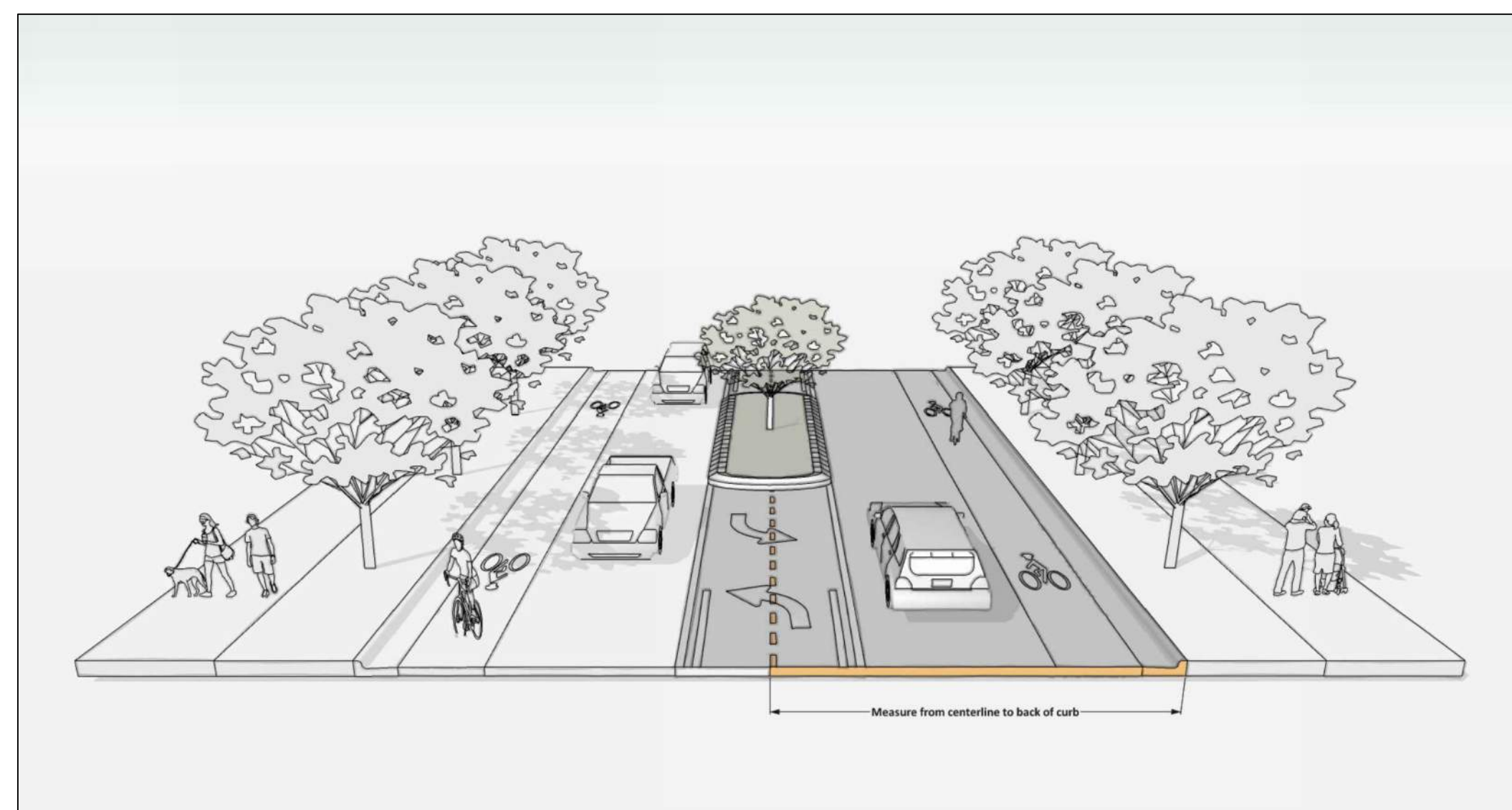
- A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- B. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE THROUGH REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL.
- C. THE SITE WILL CONTAIN TREE SAVE AREAS AS A PORTION OF THE GREEN SPACE REQUIREMENTS AS WELL AS OPEN SPACE REQUIREMENTS FOR DEVELOPMENT.
- D. DEVELOPMENT WITHIN THE PCSO BUFFER SHALL BE COORDINATED WITH CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED AS REQUIRED BY CITY ORDINANCE.
 - D.A. NOTE: THERE ARE NO PCSO BUFFERS LOCATED WITHIN THE BOUNDARY OF THIS SITE. ALL WATERS LOCATED WITHIN THE BOUNDARY ARE NON JURISDICTIONAL.

8. PARKS, GREENWAYS, AND OPEN SPACE

- A. TOTAL GREEN AREA ON SITE SHALL BE 2.62 ACRES (15% OF TOTAL SITE AREA). THIS SITE WILL USE TREE SAVE TO FULFILL THE GREEN AREA REQUIREMENTS SET FORTH IN THE ORDINANCE.
- B. THE NEIGHBORHOOD 2 ZONING DISTRICTS REQUIRE NEW DEVELOPMENT TO PROVIDE 250 SF OF OPEN SPACE PER PROPOSED DWELLING UNIT. THIS OPEN SPACE MAY BE PRIVATE OPEN SPACE, COMMON OPEN SPACE, PUBLIC OPEN SPACE, OR ANY COMBINATION THEREOF.
- C. 50% OF REQUIRED OPEN SPACE MAY BE COMPRISED OF TREE SAVE, SO LONG AS TREE SAVE AREA ABUTS THE REMAINING REQUIRED OPEN SPACE AND INCLUDES ALLOWED AMENITIES TO PROVIDE PASSIVE RECREATION.
- D. OPEN SPACE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING SITE PLAN.

9. LIGHTING

- A. OUTDOOR LIGHTING FIXTURES SHALL COMPLY WITH THE REQUIREMENTS OF THE EXTERIOR LIGHTING PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCE.
- B. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE SHALL BE UNIFORM IN DESIGN.



2+ AVENUE ROADWAY PER CHARLOTTE STREETS MAP

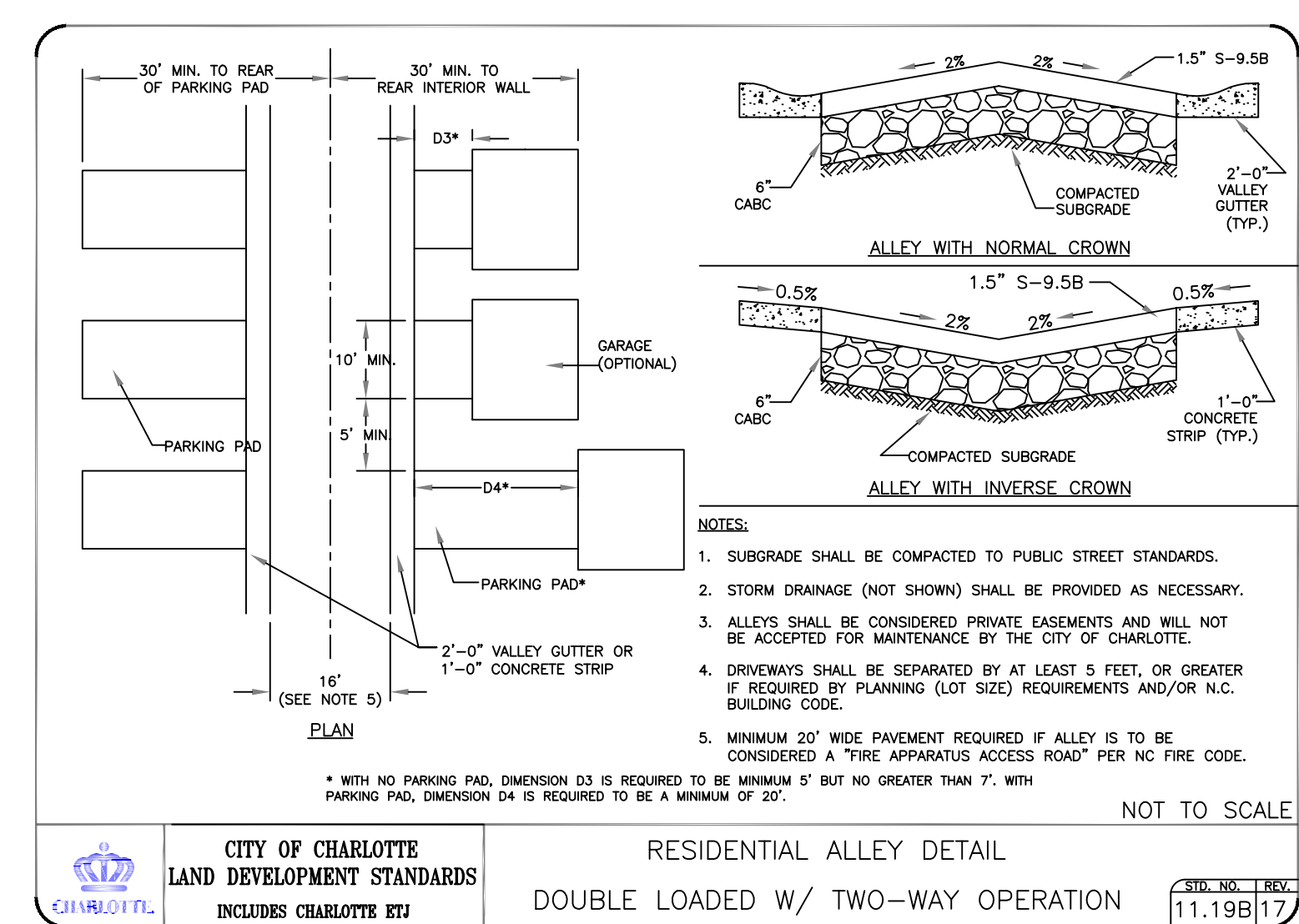
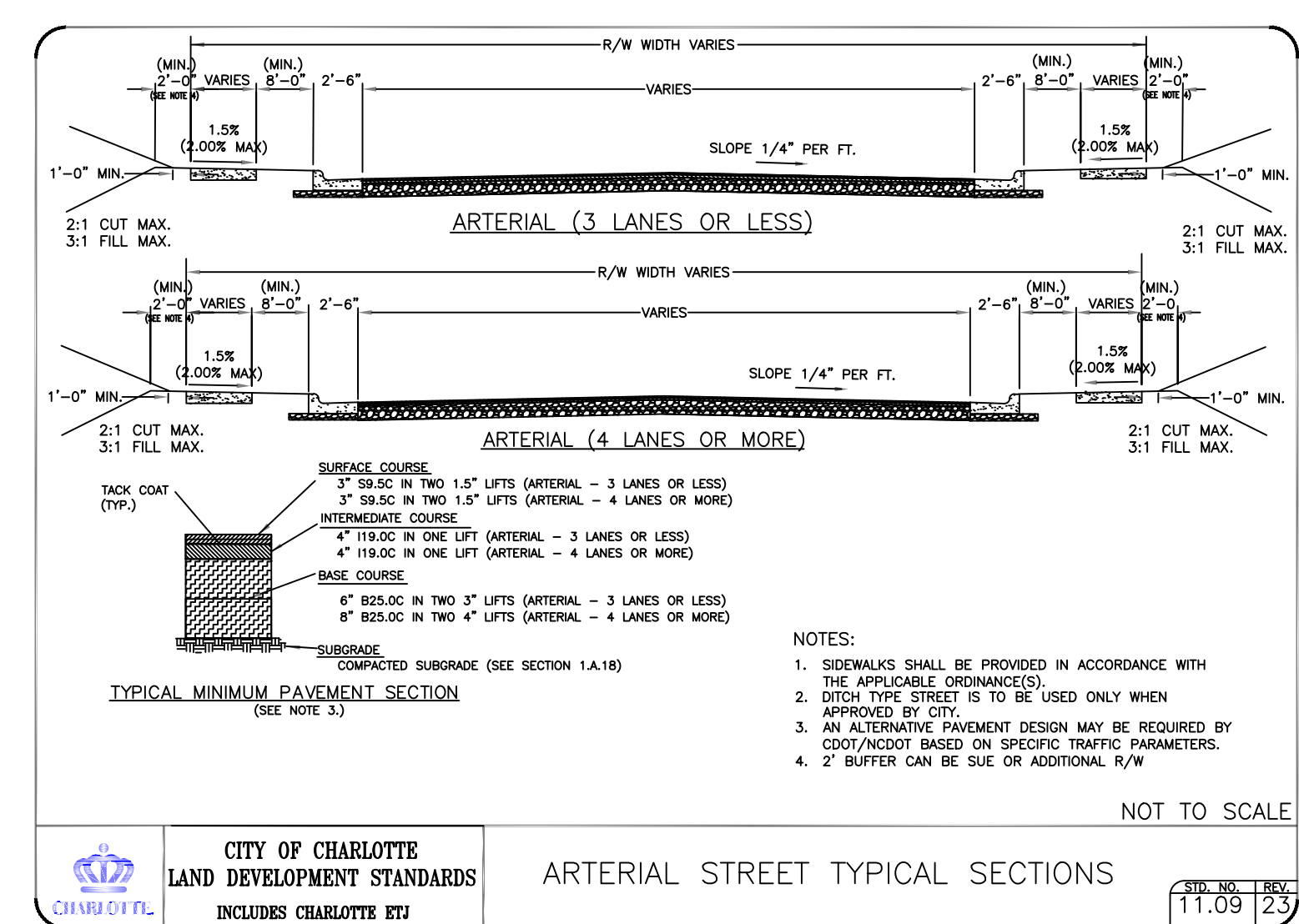
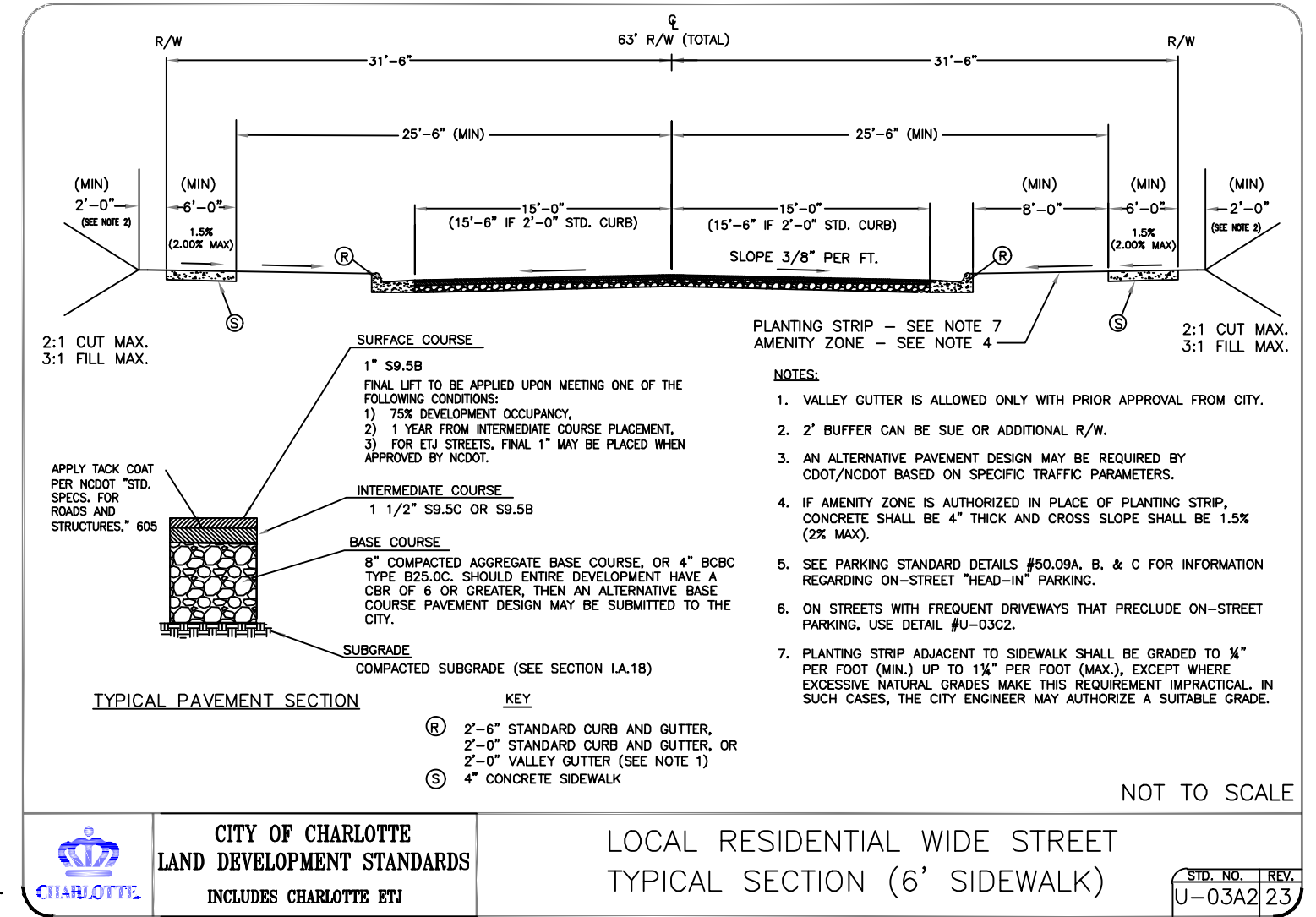
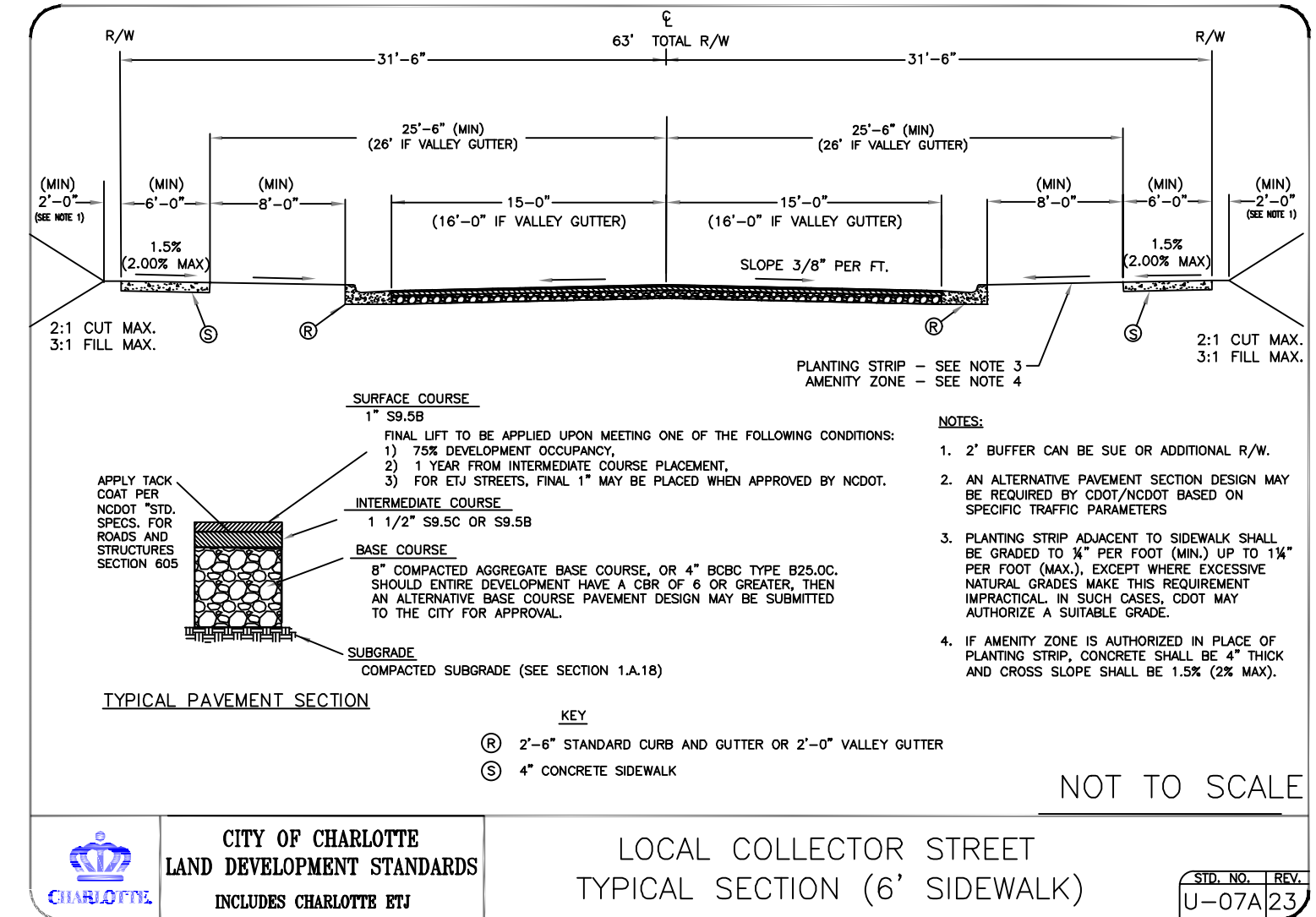
DISTANCE FROM CENTERLINE TO BACK OF CURB: 24'

NOTES: OPTIONAL ON-STREET PARKING ADJACENT TO A STANDARD BIKE LANE SHOULD BE RECESSED AN ADDITIONAL 3' TO CREATE A BUFFER BETWEEN PARKING AND THE BIKE LANE.

CENTERLINE NOTE: ADDITIONAL DISTANCE FROM CENTERLINE TO BACK OF CURB MAY BE REQUIRED IN AREAS AROUND INTERCHANGES, INTERSECTIONS, CUT/FILL AREAS, OR AREAS WHERE HORIZONTAL OR VERTICAL ALIGNMENTS MUST BE IMPROVED. IN THOSE AREAS, THE DISTANCE FROM CENTERLINE TO FUTURE BACK OF CURB LINE WILL BE EQUAL TO OR GREATER THAN THE DISTANCE TO THE EXISTING BACK OF CURB. TO BE DETERMINED ON A CASE-BY-CASE BASIS BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

PLANTING STRIP/AMENITY ZONE: 8' PLANTING STRIP (REFER TO SECTION 33.3: TABLE 33-5 OF THE UDO FOR INFORMATION ABOUT PLANTING STRIP AND AMENITY ZONE TYPES AND ANY EXCEPTIONS TO THE DEFAULT TYPE.

SIDEWALK/SHARED USE PATH: 6' IN WIDTH



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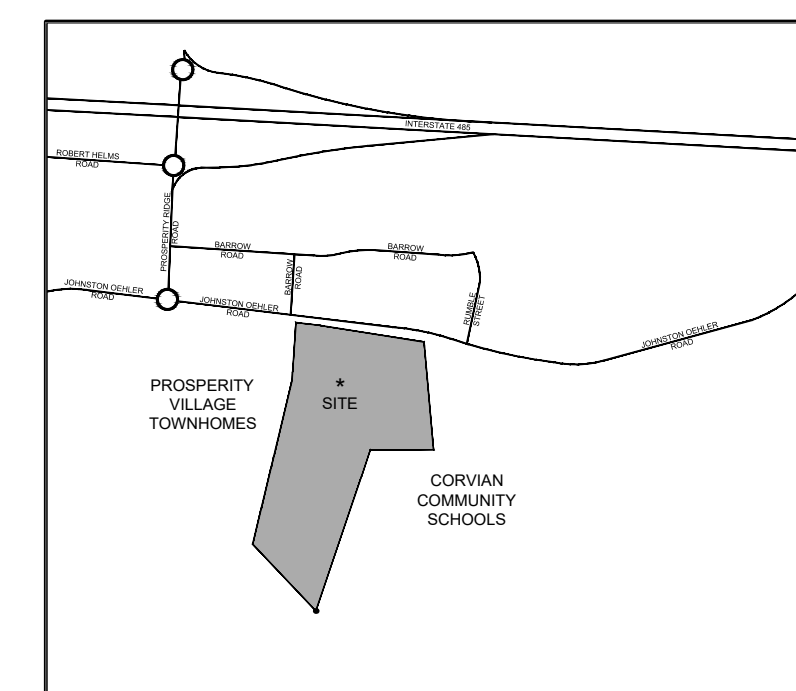
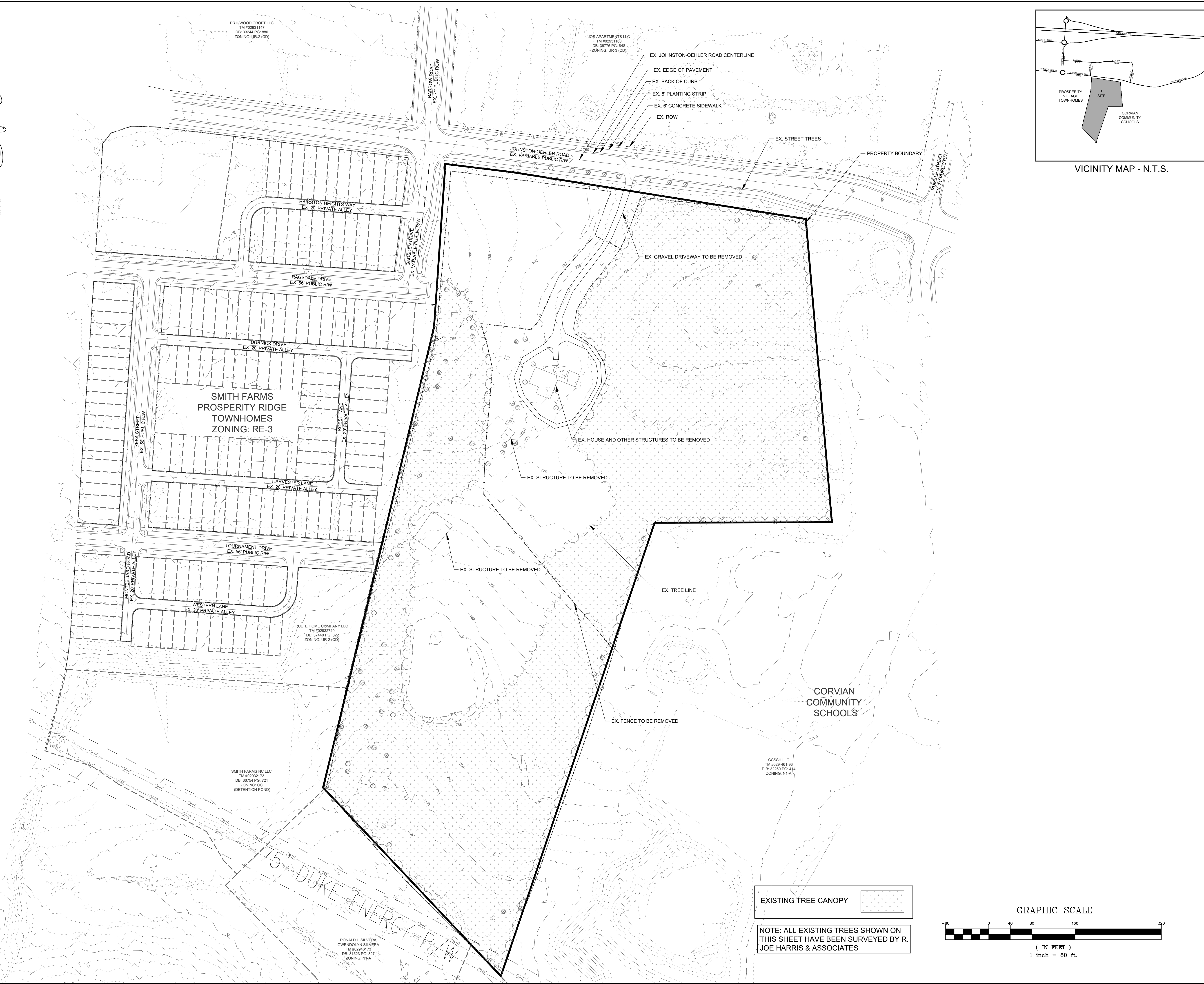
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Department Manager	Checked
B. Pridemore	C. Bridges
Print/Plot Date	
03/11/2024	
Asbuilt Drawn	Asbuilt Date
-	-
Client	

EASTWOOD HOMES
2857 WESTPORT ROAD
CHARLOTTE, NC 28208
P: (704) 942-7435

Project: **Johnston Road Rezoning**

Drawing Title: **Site Details**

Project No.	Drawing No.
5783	
DWG File Name:	
5783 - Rezoning Site Plan	



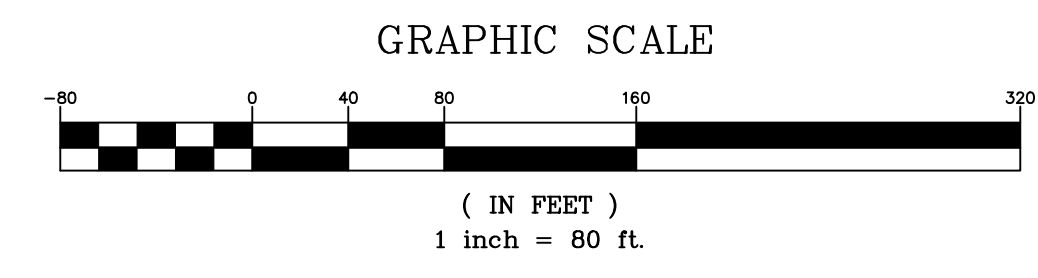
VICINITY MAP - N.T.S.

- EX. JOHNSTON-OEHLER ROAD CENTERLINE
- EX. EDGE OF PAVEMENT
- EX. BACK OF CURB
- EX. 8' PLANTING STRIP
- EX. 6' CONCRETE SIDEWALK
- EX. ROW

EXISTING TREE CANOPY



NOTE: ALL EXISTING TREES SHOWN ON THIS SHEET HAVE BEEN SURVEYED BY R. JOE HARRIS & ASSOCIATES



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Project Manager C. Bridges	Drawn R. Young
Department Manager B. Pridemore	Checked C. Bridges
Print/Plot Date 03/11/2024	
Asbuilt Drawn -	Asbuilt Date -
Client EASTWOOD HOMES 2857 WESTPORT ROAD CHARLOTTE, NC 28208 P: (704) 942-7435	

Project:
Johnston Road Rezoning

Drawing Title:
Existing Conditions

Project No. 5783	Drawing No. C1.03
DWG File Name: 5783 - Rezoning Existing Conditions	



Tree Number	Type of Tree	Diameter (in)
1620	OAK	5
1621	MAPLE	4
1622	MAPLE	4
1623	OAK	5
1624	OAK	5
1625	MAPLE	3
1626	MAPLE	3
1627	MAPLE	4
1628	MAPLE	4
1629	MAPLE	4
1630	OAK	5
1632	OAK	25
1633	SWEETGUM	26
1634	OAK	23
1635	SWEETGUM	28
1636	SYCAMORE	28
1637	SHAGBARK HICKORY	21
1638	PINE	23
1639	DOUBLE OAK	23
1640	SYCAMORE	37
1641	ASH	28
1642	ASH	20
1643	SYCAMORE	28
1644	ASH	34
1645	ASH	22
1646	OAK	31
1647	OAK	31
1648	SWEETGUM	22
1649	OAK	46
1650	OAK	22
1651	SWEETGUM	26
1652	SWEETGUM	25
1653	SWEETGUM	29
1654	DOUBLE OAK	33
1655	SWEETGUM	21
1656	SWEETGUM	20
1657	SHAGBARK HICKORY	21
1658	SHAGBARK HICKORY	58
1659	OAK	20
1660	OAK	20
1661	ASH	20
1662	SHAGBARK HICKORY	20
1663	OAK	21
1664	OAK	27
1665	DOUBLE OAK	31
1666	OAK	28
1667	OAK	28
1668	PINE	23
1669	SWEETGUM	21
1670	SWEETGUM	21
1671	OAK	23
1672	OAK	33
1673	OAK	30
1674	OAK	36
1675	PINE	21
1676	ELM	21
1677	ELM	25
1678	OAK	22
1679	OAK	36
1680	OAK	45
1681	ELM	21
1682	PINE	20
1683	PINE	20
1684	PINE	23
1685	OAK	22
1686	OAK	24
1687	OAK	23
1688	OAK	23
1689	ELM	32
1690	OAK	25
1691	OAK	29
1692	OAK	20
1693	OAK	27
1709	OAK	20
1710	DOUBLE SWEETGUM	32
1711	CYPRESS	24
1712	CYPRESS	23
1713	CYPRESS	31
1714	DOUBLE OAK	27
1715	OAK	23
1716	OAK	20
1717	OAK	23
1718	OAK	28
1719	DOUBLE OAK	22
1720	OAK	21
1721	OAK	24
1722	SWEETGUM	23
1723	SWEETGUM	27
1724	OAK	22

- TREE SAVE AREAS
- SURVEYED EXISTING TREE

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Project:
Johnston Road Rezoning

Drawing Title:
Trees

Project No.	Drawing No.
5783	
DWG File Name:	
5783 - Rezoning Trees	C1.04