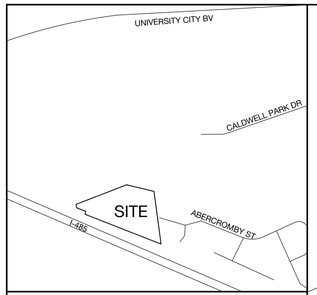
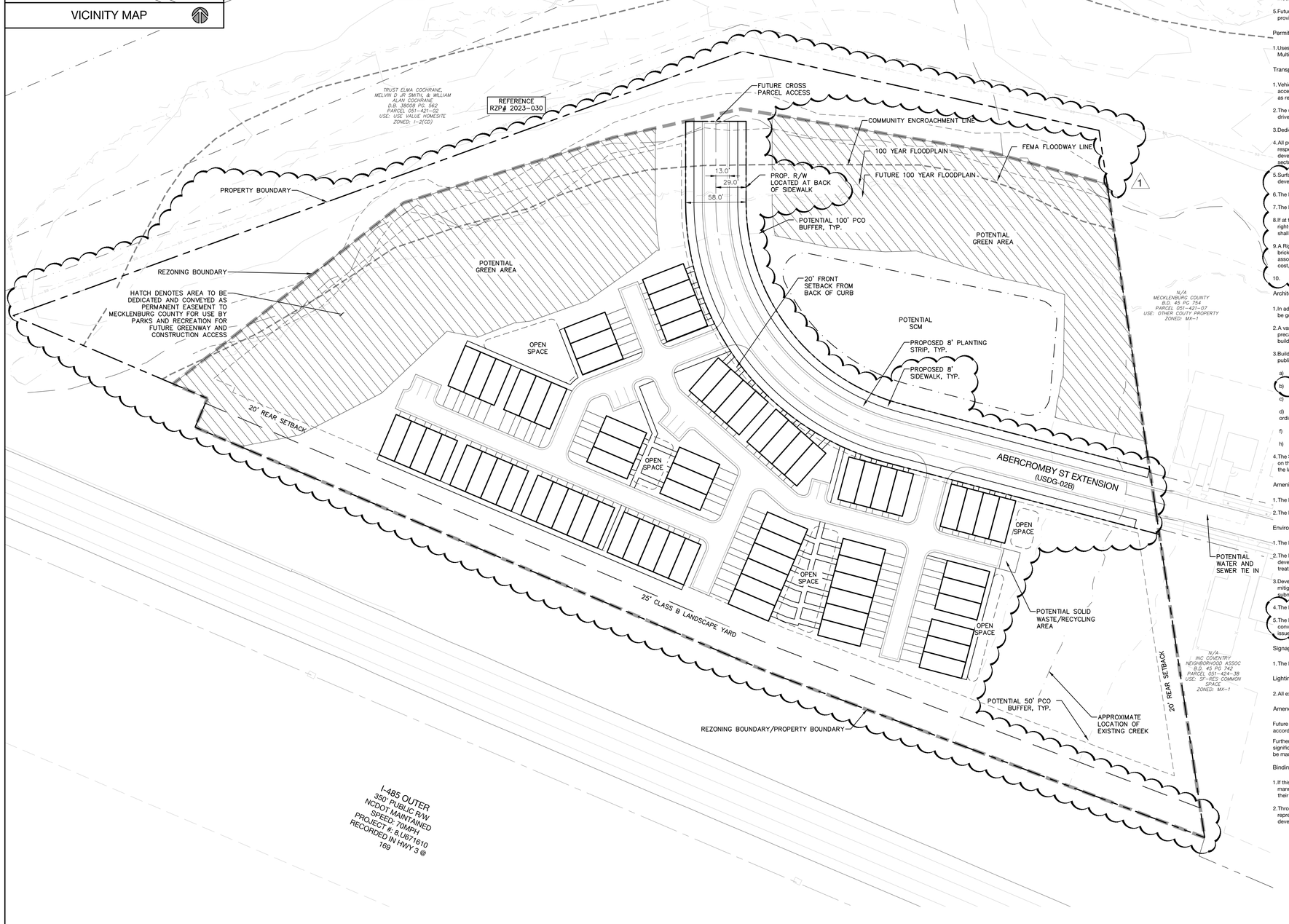


VICINITY MAP



REZONING PETITION #2024-024 1

Site Development Data:

Acreage:	+/- 9.13 AC
Tax Parcel:	051-421-12
Existing Zoning:	MX-2
Proposed Zoning:	N2-A
Proposed Uses:	Up to (77) Multi-Family Attached Units 1
Req. Urban Area:	1.96 AC (15% of total site) 1
Req. Open Space:	17,750 sf (250 sf Per Dwelling) 1

General Provisions:

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Orissa Holdings LLC (the "Petitioner") to accommodate the development of a multi-family attached residential development on an approximate 9.13-acre site located north of I-485 and west of Abercromby Lane, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 05142112 located in the City of Charlotte, Extra Territorial Jurisdiction (ETJ).

2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").

3. 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 all development taking place on the Site.

4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the final layout, location and sizes of the development and site elements depicted on the Rezoning Plan are graphic representation of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard(s), landscaping and green area requirements set forth on the Rezoning Plan and the Development Standards, provided, however, that any such alterations and modification shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.

5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Article 37 of the Unified Development Ordinance. Minor alterations to the Rezoning Plan are subject to Article section 37.3 of the Ordinance.

Permitted Uses:

1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the N2-A zoning district, including a maximum of (76) Multi-Family Attached residential dwelling units along with any incidental and accessory uses relating to and allowable within the associated zoning district.

Transportation:

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Final locations, placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to minor modification required to accommodate final permitting and construction plan adjustments as required by NCDOT and CDOT for approval.

2. The site shall be served by a combination of public roads and non-network required private alleys as depicted on the Rezoning Plan. Final locations of these drives are subject to minor modifications and adjustments to accommodate final permitting and construction plans as required to obtain final approval.

3. Dedication of transportation rights of way within the Site Plan shall be conveyed fee simple prior to the site's first certificate of occupancy being issued.

4. 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 northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

5. Surface parking shall be available as generally depicted on the site plan. Quantity and location of spaces is preliminary and shall be determined during land development permitting.

6. The Petitioner shall dedicate 29 feet of right-of-way from the Abercromby Street centerline as generally shown on the rezoning plan.

7. The Petitioner shall provide and construct 8-foot planting strips and 8-foot sidewalks along the proposed Abercromby Street extension.

8. If at the time of permitting the site remains in the ETJ, sidewalks along the Abercromby Street extension shall be constructed inside of the dedicated NCDOT right-of-way. Until the project area is annexed into the City of Charlotte and the Abercromby Street extension is accepted for maintenance, an agreement shall be executed with NCDOT specifying responsibility for long term maintenance of the 8-foot sidewalks by the Development per 19A NCAC 02D .0406(c).

9. 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.

10. All Transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. 1

Architectural and Design Standards:

1. In addition to design provisions contained within Article 5 & 18 of the Unified Development Ordinance for the N2-A district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.

2. A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.

3. Building placement and site design of the multi-family attached units on site shall focus on and enhance the pedestrian environment when located adjacent public streets through the following: 1

a) Buildings shall be placed so as to present a front or side façade to all public streets.

b) Usable porches or stoops shall form an element of the building design. Dimensions of stoops and porches shall follow Article 18 of the Ordinance.

c) Direct pedestrian connections shall be provided from residential units to adjacent public streets.

d) Height of residential structures on site shall be limited to 48 feet. Building height shall be measured on site as described within the Unified Development ordinance.

f) All HVAC and mechanical shall be screened from public right of way view.

h) Multi-family attached buildings adjacent a public right of way shall be limited to a maximum of four (4) residential units.

4. The Site shall comply with Article 21 of the Ordinance. Dumpster and recycling service areas associated with residential uses shall be as generally depicted on the Site plan and shall be screened from public view and described within the ordinance. Final locations of dumpster locations shall be determined during the land development review permit process.

Amenities, Streetscape and Landscaping:

1. The Petitioner shall comply with Article 20 of the Unified Development Ordinance.

2. The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of the unified development plan.

Environmental Features:

1. The Petitioner shall comply with Part IX of the Unified Development Ordinance.

2. 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.

3. 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 development plans for permitting and are not approved with rezoning decisions.

4. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Regulations (UDO Article 23).

5. The Petitioner shall dedicate the 100' SWIM Buffer as a greenway easement to Mecklenburg County. An access easement shall also be dedicated and conveyed to the new public right of way. All easements and dedications shall be recorded prior to the site's first building certificate of occupancy being issued. 1

Signage:

1. The Petitioner shall comply with the Article 22 of the Unified Development Ordinance.

Lighting:

2. All exterior lighting shall comply with Article 16 of the Unified Development Ordinance.

Amendments to Rezoning Plan:

Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Article 37 of the Ordinance.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Site Plan or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Article 37 of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

URBAN DESIGN PARTNERS
1213 w morehead st ste 450
charlotte, nc 28208
p 704.334.3303
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING FOR REVIEW PURPOSES ONLY

Orissa Holdings, LLC
Larry Reed
206 College Street #1318
Pineville, NC 28134

University City TH

Rezoning Site Plan
University City Blvd, Charlotte, NC 28213

NO.	DATE:	BY:	REVISIONS:
01	04.15.2023	UDP	Revision 01

Project No: 24-CLT-001
Date: 02.23.2024
Sheet No:

RZ-1.0