



- **Acres:** ~ 15.8 acres
- **Tract Parcel:** 108-121-02
- **Existing Zoning:** B-1(CD)
- **Proposed Zoning:** NC(CD) and N2-A(CD)
- **Existing Use:** Vacant
- **Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the N2-A and NC zoning districts, respectively, not otherwise limited herein
- **Maximum Development:** 34 multi-family attached residential (townhome) units within the N2-A portion; and 20,000 square feet of athletic club, health/fitness club and/or racquet/tennis club and 4,500 square feet of retail retail plan containing non-residential uses in the NC portion, as further described below.
- **Maximum Building Height:** per the UDO, not otherwise restricted herein

a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Queen City Land ("Petitioner") to accommodate the development of a multi-family attached (townhome) residential community and neighborhood-serving non-residential uses) on an approximately 15.8-acre site located on the south side of the Plaza Road Extension, west of Hood Road, northeast of Baltham Court, north of Peckham Place, and north of Rolling Wheels Road, more particularly described Mecklenburg County Tax Parcel Number 108-121-02 (the "Site").

b. **Intent.** This Rezoning is intended to accommodate development on the Site of multi family attached residential uses, as consistent with the townhome form for the N1 plactetype, and a neighborhood-serving commercial use consistent with the NC plactetype.

Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the N2-A and NC zoning districts, applicable, shall govern development taking place on the designated portion of the Site.

The N2-A portion of the Site shall contain a maximum of ninety-four (94) Multi-family Attached (Townhome) Residential Units and accessory and incidental uses as permitted in the UDO. All buildings shall be limited to a maximum of four (4) units per building.

The NC portion of the Site shall contain the following:

- i. A maximum of 20,000 square feet of indoor amusement facility, commercial fitness center, and/or art/fitness studio (in the form of an addition to an existing building or a new building) and/or health/fitness club, and/or aquatic/tennis club or similar uses; and
- j. A strip retail plaza containing a maximum of 4,500 square feet of neighborhood commercial establishment. However, the following uses shall be prohibited:
- Residential Uses
 - Vehicle fueling facility
 - Vehicle rental, enclosed
 - Vehicle repair facility, minor
 - Beneficial fill site
 - Parking lot as principal use
 - Cemetery
 - Accessory drive-through
 - Churches and Religious Institutions

a. Petitioner shall provide a minimum twenty (20) foot wide Landscape Yard along the southern property border where adjacent to N1 existing residential placetype, as generally depicted on the Rezoning Plan.

b. Petitioner shall provide pedestrian walking trails in the areas as generally depicted on the Rezoning Plan.

- Publicly accessible open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of opportunities for multiple uses. To accomplish this, the design of the open space shall consist of four (4) or more of the following general components:
- Enhanced plantings in excess of the minimum planting standards required of the raised and/or terraced with native species).
 - Enhanced plantings may take the form of trees and/or plantings below standard, raised and/or terraced with native species).
 - Plantings shall outline the number, location, and foliage type of the enhanced plantings along with details related to dimensions of any planting bed (raised or otherwise) during the permitting phase of development if this element is utilized.
 - Shading elements such as shade sails, awnings, umbrellas, or other structures in order to provide consistent shade in the space.
 - Seating options that include benches and/or seating walls. Other seating elements to be considered include movable tables and chairs, swings or interactive furniture.
 - Have a minimum dimension of 50 feet or more measured in all directions.
 - Public art installation.
 - Interactive elements that children or others to experience sensory stimulation including but not limited to music, water, and light.
 - Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space.
 - At least one common open space area shall be accessible from all residential lots in the conservation residential development within a 1,000-foot radius of the common open space area. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space. Multiple common open space areas may be needed to meet this requirement.

(PCSR) Articles 23 through 28.

- IV. Environmental**
- a. The location, size, and type of storm water management systems if 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 to accommodate actual storm water treatment requirements and natural site discharge points.
- b. 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.
- c. 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.

a. Vehicular access will be as generally depicted on the Rezoning Plan. Temporary construction access may be provided in addition to the vehicular access.

points as shown. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT/NCOT for approval.

- b. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation system, 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/NCDOT prior to construction/installation. Contact CDOT/NCDOT for additional information.
- c. Petitioner shall dedicate 38 feet right-of-way from the road centerline for the Site's frontage of Hood Road with the curbline location at 24' from centerline and 14' from the curbline to the back of curb. The 38' right-of-way shall include the 19' frontage of the Site's frontage of Plaza Road with back of curb installed 19' from centerline, as generally depicted on the Resizing Plan.
- d. Where necessary, the Petitioner shall dedicate and convey in fee simple all right-of-way to the City of Charlotte before the final building certificate of occupancy is issued for the associated phase of development. CDOT/NCDOT requests right-of-way set at a two (2) foot from the back of sidewalk where feasible.

e. Unless otherwise stated herein, all transportation improvements shall be approved and constructed prior to the issuance of the first building certificate of occupancy for the N2-A and NC portion of the Site, respectively. Petitioner shall coordinate roadway improvements to Plaza Road Ext and Hood Road with

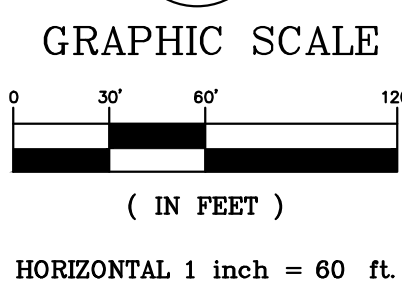
- f. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within the proposed road system alignment. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northeast Milwaukee street area, by way of a private/public partnership effort or other public sector project support.
- g. When a planting strip is provided adjacent to a highway, Petitioner will provide street trees at 40-foot spacing where feasible.
- h. Petitioner shall provide a twelve (12) foot wide multi-use path and eight (8) foot wide planting strip along the Siles' frontage of the Plaza Road Extension to the south of the intersection of the proposed road with the existing Siles Road, and a six (6) foot wide multi-use path and eight (8) foot wide sidewalk and valuable planting strip per CDMSU Roadway Manual.
- i. The time of permitting the site remains in the E-1, the shared-use path along Plaza Road and sidewalk along Hood Road must be constructed outside of the time of the site's public access assessment. Development will both construct and maintain the 6-foot shared-use path and 6-foot sidewalk on Plaza Road and Hood Road respectively.

a. Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (

- d. Vinyl siding shall not be permitted as an exterior building material except for limited use on the rear elevation of a building.
- e. 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; the roof pitch architectural style is employed.
- f. Garage doors visible from public streets will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- g. Direct overhead connections will be provided from dwelling entrances to adjacent streets for buildings fronting existing/proposed public streets and parking areas.
- h. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and side of the building. Usable porches, when provided, shall be covered and be at least 6' (6 feet) deep. Stoops and entry-level porches, if provided, shall be covered but shall not be enclosed with glass or other materials. Porches and stoops shall extend a portion of the front and side of the unit or provide back access to the main level of the building.
- i. All exterior walls shall have exterior siding or other finish to the building levels.

VI. Architecture and Design Standards Applicable to NC Portion of Site:

a. [Reserved]



Publicly accessible open space shall be a dynamic and programmable space that can be used for a wide range of activities and a variety of layers of activities designed for multiple users. To accomplish this, the design of the open space shall consist of four (4) or more of the following:	
Enhanced plantings in excess of minimum plantings standards required by the City of Los Angeles.	
Enhanced plantings may take the form of trees and/or planting beds that are designed to be visually appealing and functional.	
Specifying particular materials (not including standard finished concrete or rephal).	
Designing elements such as site structures or additional trees/plantings in a manner to provide consistent shade in the space.	
Designing elements that are visually appealing and functional. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches.	
Specify a minimum dimension of seating or more measured in all directions.	
Public lighting.	
Interactive elements that children or others to experience sensory stimulation and be able to interact with social and light elements.	
Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting of trees or other open space elements.	
At least one common open space area shall be accessible from all points within the site. The common open space area shall be at least 1,000 foot radius of the common open space area. This radius is measured from the center of the common open space area to the nearest sidewalk or trail connections, to the nearest point of the open space.	
Multiple common open space areas may be needed to meet this requirement.	

PROPER SEPARATION SHALL BE PROVIDED BETWEEN TREE
SAVE AREA AND ELECTRIC LINES. EASEMENT SHALL BE SHOWN
APPROPRIATELY AND CANNOT COUNT TOWARDS TREE SAVE
AREA.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PLAZA & HOOD RD TOWNHOMES

PROJECT ADDRESS: Plaza & Hood Rd. Charlotte, NC 28215

[illegible]