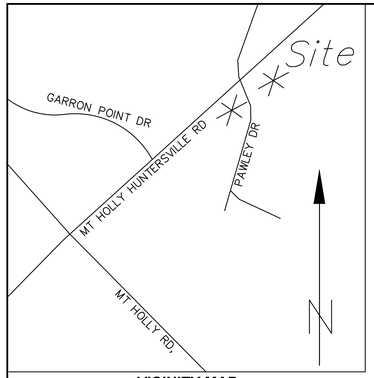

VICINITY MAP
N.T.S.

Site Development Data:

--**Acreage:** ± 3.23 acres
--**Tax Parcels:** 031-376-09 and 031-373-23
--**Existing Zoning:** N-1A
--**Proposed Zoning:** N2-B(CD)
--**Existing Uses:** Single Family Residential
--**Proposed Uses:** Multi-Family attached, quadraplex, triplex, duplex, and/or detached single-family dwellings together with accessory uses, as allowed in the N2-B zoning district, not otherwise limited herein
--**Prohibited Uses:** Multi-Family Stacked Dwellings
--**Maximum Number of Units:** 40
--**Maximum Building Height:** limited to max 48' building height when within 100' of Neighborhood 1 Place Type
--**Parking:** Per the UDO

I. General Provisions:

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 Olympia & Wright Homes ("Petitioner") to accommodate the development of a residential community on an approximately 3.23-acre site located at the southern intersection of Mt. Holly-Huntersville Road and Pawley Drive, more particularly described as Mecklenburg County Tax Parcel Numbers 031-376-09 and 031-373-23 (the "Site").

b. **Intent.** This Rezoning is intended to accommodate development on the Site of single-family attached and/or detached residential uses.

c. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the "UDO").

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

d. **Planned/Unified Development**. The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

II. Maximum Development and Prohibited Uses

A maximum of 40 multi-family attached, quadraplex, triplex, duplex, and detached single-family dwellings may be provided on the Site. Multi-family Stacked Dwellings shall not be permitted.

III. Architecture and Design

a. Buildings shall contain a maximum of six (6) single-family attached (townhome) units per building.

b. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), cement board and/or vinyl siding.

c. 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.

d. Buildings fronting Mt. Holly-Huntersville Road shall be oriented with front doors along the road and rear-loaded with alley-fed garages.

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 when fronting Mt. Holly-Huntersville Road. Usable front porches shall be covered and be at least five (5) feet deep. Stoops and entry-level porches may be covered but should not be fully enclosed.

f. Garage doors visible from public or private streets will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

g. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.

h. Corner/end unit facades along Pawley Drive shall limit blank wall expanses to a maximum of twenty (20) feet along that façade.

IV. Buffers & Landscaping

a. Petitioner shall provide a minimum ten (10) foot wide Class C landscape yard in the areas as generally depicted on the Rezoning Plan where adjacent to existing N1 zoning.

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.

c. Alley trees shall be spaced a minimum of twenty (20) feet apart and a maximum of forty (40) feet apart.

V. Transportation

a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) 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 for approval.

b. As depicted on the Rezoning Plan, the Site will be served by internal public streets and/or private streets/alleys and minor adjustments to the location of the internal streets/alleys shall be allowed during the construction permitting process.

c. Petitioner shall dedicate fifty (50) feet of right-of-way from the road centerline of Mt. Holly-Huntersville Road, as generally depicted on the Rezoning Plan.

d. Petitioner shall provide a minimum twelve (12) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage of Mt. Holly-Huntersville Road, minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the site's frontages of Pawley Drive, and a minimum eight (5) foot wide sidewalk internal to the Site.

e. Petitioner intends to petition for the abandonment of Kings Drive, as generally depicted on the Rezoning Plan. It is understood that if the abandonment does not occur then Petitioner will be responsible for improvements to the existing Kings Drive right-of-way built to local residential medium standards. The Petitioner shall submit a Right-of-way Abandonment Petition form to CDOT for review. The Right-of-way Abandonment process is controlled by the North Carolina General Statutes and is independent of this rezoning process.

f. 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.

g. 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 systems 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 Western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

h. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.

i. Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the issuance of the first building certificate of occupancy for the associated phase of the Site.

j. Petitioner shall provide an ADA-compliant bus waiting pad, standard detail 60.01A along the Site's frontage of Mt. Holly-Huntersville Road. Location is proposed north of Pawley Drive, across from existing bus stop on the opposite side of Mt. Holly-Huntersville Road, however, final location to be coordinated during the Land Development plan review process.

VI. Environmental

a. 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 to accommodate actual storm water treatment requirements and natural site discharge points.

b. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

CONDITIONAL NOTE

ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITES FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

ALL DIMENSIONS SHALL BE SHOWN ON PLANS.

GRAPHIC SCALE

0 20' 40' 80'

(IN FEET)

HORIZONTAL 1 inch = 40 ft.

REZONING PETITION #: 2024-108

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910-840-2661
NC FIRM # P-2147

PRELIMINARY NOT FOR CONSTRUCTION

MT. HOLLY-HUNTERSVILLE RD

PROJECT ADDRESS: Mt. Holly-Huntersville Rd, Charlotte, NC 28214

NO.	BY	DATE	REVISION

PROJECT #: 2024-126 DATE: 12/17/2024
DRAWN BY: JB CHECKED BY: JB

TITLE

REZONING PLAN

SHEET NO.

RZ-1

C:\Users\Joshw\Gateway Design Group Dropbox\Projects\2024\2024-126 - Mount Holly\CADD\References\x-layout-mt holly.dwg JOSHW