



DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	167-121-01
TOTAL SITE AREA:	2.74 AC (119,595 SF)
EXISTING ZONING:	OFC
PROPOSED ZONING:	N2-A (CD)
PROPOSED USE:	MULTI-FAMILY ATTACHED
UNIT COUNT:	37
VEHICULAR PARKING:	
REQUIRED MINIMUM:	1.5 SPACES/DU
PROPOSED:	PER ORDINANCE
OPEN SPACE:	
REQUIRED:	7,750 SF (250 SF PER UNIT)
PROPOSED:	PER ORDINANCE
GREEN AREA:	
REQUIRED:	0.41 AC (17,903 SF)
PROPOSED:	(15% OF TOTAL SITE AREA) PER ORDINANCE

General Provisions:

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by The Drox Group, LLC (the "Petitioner") to accommodate a residential development on an approximate 2.74-acre site located at Nations Ford Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 16712101, located in the City of Charlotte.
- 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").
- 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.
- 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.
- 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:

- 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 (37) Multi-Family Attached residential dwelling units along with any incidental and accessory uses relating to and allowable within the associated zoning district.

Transportation:

- Vehicle 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.
- The site shall be served by 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.
- 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.
- The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
- All transportation improvements will be approved and constructed before the site's first certificate of occupancy is issued.
- 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.
- In coordination with CDOT, existing curb along Nations Ford road shall remain at its current location. Proposed 8' sidewalks shall tie into existing sidewalk along western side Nations Ford road on both sides of the project.
- The Petitioner shall coordinate CATS improvements during the land development plan review process. Final placement and specifications will be coordinated to ensure compliance with LDC requirements.
- The Petitioner shall construct the residential alley network as generally shown on the rezoning site plan. The proposed alley stub shall be constructed as close to the property line as feasible, without requiring off-site easements.
 - The alley shall be designed so that it can be extended into the adjoining property in the future. Profiles shall be provided with land development submittals showing the future alley extending 300' beyond the project's boundary.
 - Access and construction easement widths shall be recorded in accordance with CLDSM residential alley standards.
 - A maintenance agreement shall be established between the petitioner and the future developer, with terms to be determined at the time of property transfer or development.

Architectural and Design Standards:

- 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.
- Vinyl shall be prohibited as a primary building material, but will be allowed on windows, soffits, and trim features.
 - Buildings shall be placed so as to present a front or side façade to all public streets.
 - Usable 6' porches or 3' stoops may form an element of the building design.
 - Direct pedestrian connections shall be provided from residential units to adjacent public streets.
 - 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.
 - All HVAC and mechanical shall be screened from public right of way view.
 - Multi-family attached buildings shall be limited to a maximum of four (4) residential units. A maximum of one (1) quadraplex is permitted on site. The remainder of buildings may be any mixture of duplex and/or triplex structures.

Amenities, Streetscape and Landscaping:

- 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.
- On site open space shall be accessible to residents and provide a layering of activities designed for multiple users. Open space may include a combination of the following:
 - Enhanced plantings in excess of minimum planting standards required of the ordinance, at a rate of 18 trees and 40 shrubs per acre of required open space. Enhanced plantings may take the form of trees and/or planting beds (standard, raised and/or terraced with native species).
 - Specialty paving materials (not including standard finished concrete or asphalt).
 - Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
 - Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches.
 - Have a minimum dimension of 50 feet or more measured in all directions.
 - Public art/sculpture.
 - 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 open space area shall be accessible from all residential lots in the development shall be within a 1,000 foot radius of an 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 open space areas may be needed to meet this requirement.

- The Petitioner shall provide street trees along the private alley, 40' on center, where feasible. The Petitioner shall have flexibility to plant trees elsewhere on site when 40' is not achievable along the proposed alley.

Environmental Features:

- 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.
- Development within any SWM/PCSD 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.

Lighting:

- All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
- Detached lighting on the site, except street lights located along public streets, will be limited to twenty-one (21') feet in height.

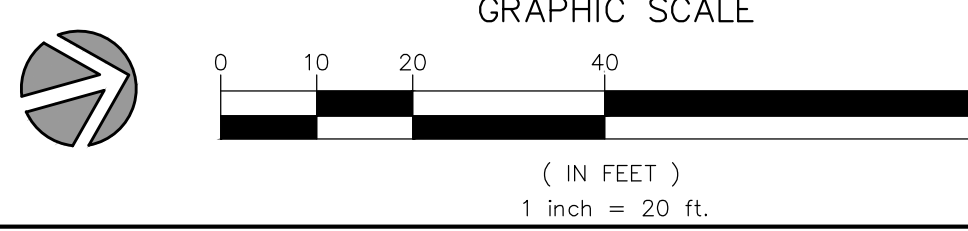
Amendments to Rezoning Plan:

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:

- 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.
- 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.



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PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

02/17/25

Graham Drury
The Drox Group, LLC

PO Box 11145
Charlotte, NC 28220

Nations Ford RZ

Rezoning Site Plan

7120 Nations Ford Rd. Charlotte, NC 28217

NO.	DATE:	BY:	REVISIONS:
01	04.14.2025	UDP	Revision 1
02	05.22.2025	UDP	Revision 2
03	06.03.2025	UDP	Revision 3

Project No: 25-CLT-026

Date: 02.14.2025

Sheet No:

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