

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	031-052-82
TOTAL SITE AREA:	8.47 AC (369,365 SF)
EXISTING ZONING:	MX-2 INNOV
PROPOSED ZONING:	N2-A (CD)
PROPOSED USES:	UP TO 39 MULTI-FAMILY ATTACHED DWELLING UNITS
REQUIRED GREEN AREA:	55,404 SF
PROPOSED GREEN AREA:	55,404 SF
REQUIRED OPEN SPACE:	9,750 SF
PROPOSED OPEN SPACE:	9,750 SF

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

- General Provisions:**
- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Tay Holdings, LLC (the "Petitioner") to accommodate the development of a multi-family attached (Townhome) residential community, on an approximate 8.47 acre site located along Sonoma Valley Drive, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 031-052-82.
 - 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 N2-A zoning district shall govern the development and use of 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.

10/15/2024

- Permitted Uses:**
- Uses allowed within the rezoning area of this Petition are up to 39 Multi-Family Attached dwelling units along with any incidental and accessory uses relating to and allowable within the N2-A zoning district.
- Transportation:**
- 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.
 - The site shall be served by a combination of public roads and/or 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.
 - 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/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.
 - All transportation improvements will be approved and constructed prior to the site's first building certificate of occupancy being 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 north western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
 - Dedication of noted transportation rights of way within the Site plan shall be conveyed fee simple prior to the site's first certificate of occupancy being issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
 - 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 north western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
 - In coordination with CDOT, the Petitioner shall re-stripe the existing median along Sonoma Valley Drive to allow left hand turns into the site.

Tay Holdings, LLC

6711 Larrissa Court
Charlotte, NC 28226

- 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.
 - 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:
 - 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 structures shall be limited to a maximum of 6 units per building.
 - 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.

- Materials:**
- A variety of building materials may be utilized on site and will be a combination of the following: Masonry, brick, pre-cast concrete, stone, pre-cast 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.
 - Proposed buildings shall be limited to three-stories in height as defined by the Ordinance.
- Amenities, Streetscape and Landscaping:**
- The Petitioner shall comply with Article 20 of the Unified Development Ordinance.
 - 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.
 - The Petitioner shall provide landscape buffers as generally depicted on the Rezoning Plan, in compliance with Article 20 of the Ordinance.
 - The Petitioner shall provide street trees along the private alley 75' on center, and between buildings, where feasible, if 75' is not applicable.
 - The Petitioner shall provide open space as generally depicted on the Rezoning Plan. Such areas may provide active or passive amenities, such as a community garden, open air pavilion, enhanced landscaping and seating area, fire pit, benches, and/or amenitized green area.

Cedar Mill Townhomes
 Rezoning Site Plan
 Sonoma Valley Dr, Charlotte, NC 28214

- Environmental Features:**
- The Petitioner shall comply with Part IX of the Unified Development Ordinance.
 - The 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 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/PCSO/Watershed Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services as 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.

Signage:

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

Lighting:

- All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architecture 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.

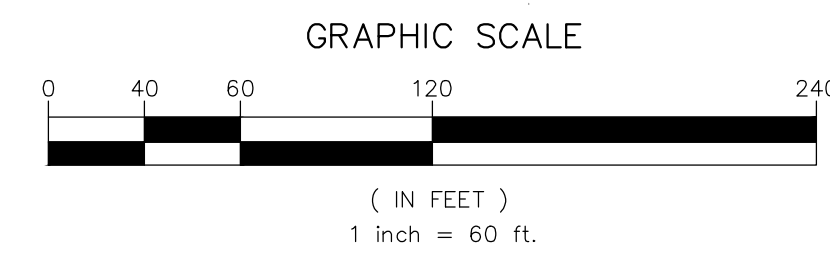
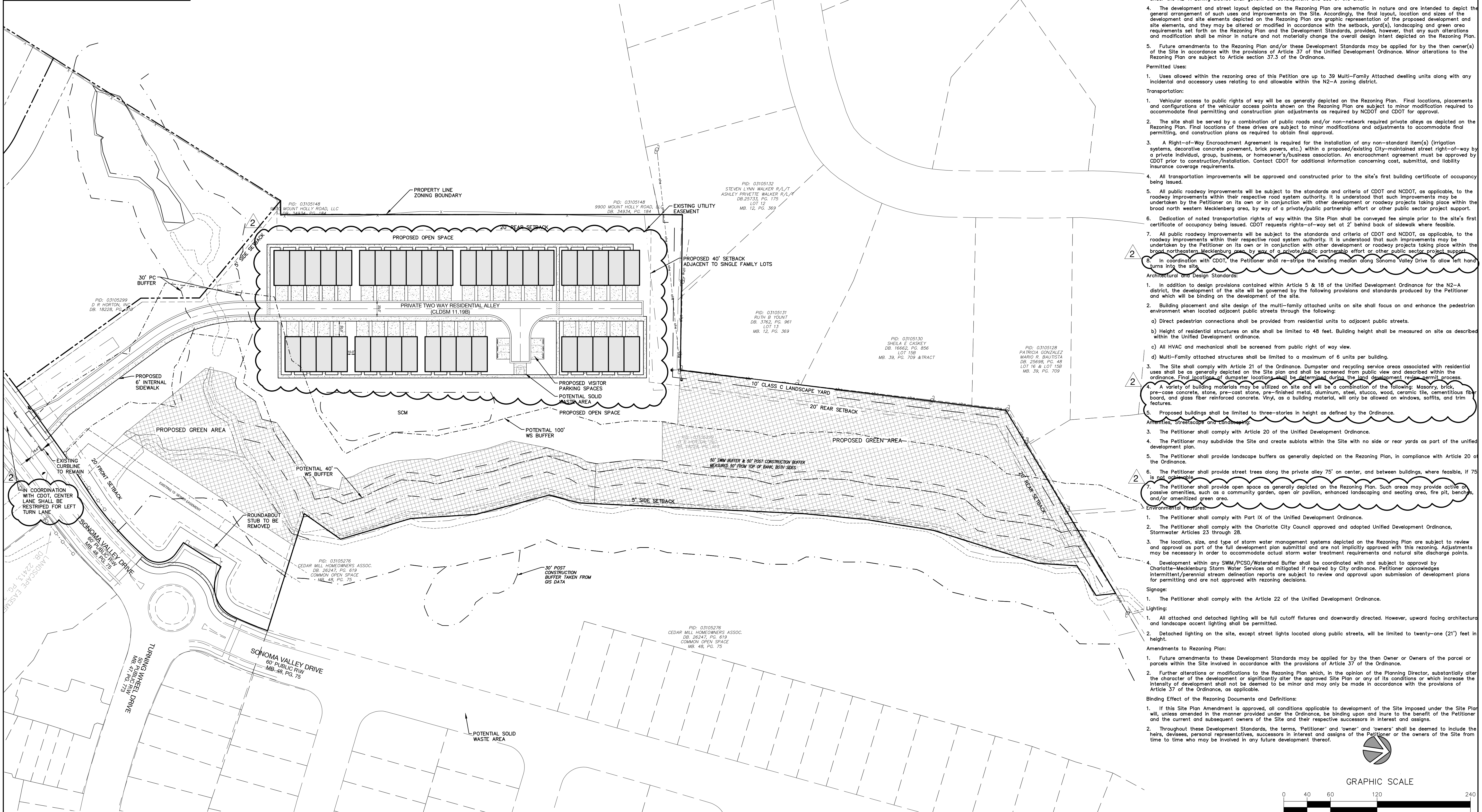
Binding Effect of the Rezoning Documents and Definitions:

- 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 in 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.

NO. DATE: BY: REVISIONS:
 01.12.16.2024 UDP Revision 01
 02.03.20.2025 UDP Revision 02

Project No: 24-CLT-212
 Date: 10/01/2024
 Designed By: UDP
 Checked By: UDP
 Sheet No:

RZ-1.0



REZONING PETITION #2024-125