

# ASHEMORE TOWNHOMES REZONING

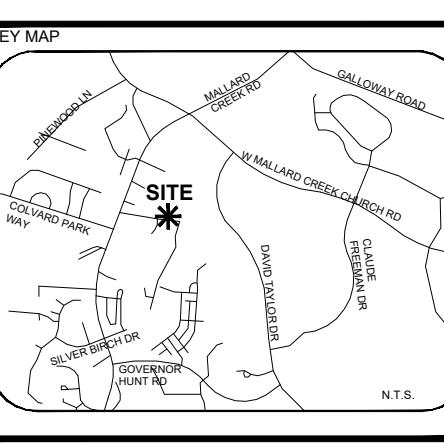
# REZONING CHARLOTTE, NC

IGN PROJ.#

REVISION / ISSUANCE	
DESCRIPTION	DATE
REZONING SUBMITTAL	07/14/20
REZONING SUBMITTAL	10/13/20
REZONING SUBMITTAL	01/22/20

NORTH

## TECHNICAL DATA



# ASHMORE TOWNHOMES REZONING

# REZONING CHARLOTTE, NC

NOTES:

1. REFER TO U-03A1/2 FOR TYPICAL SECTION, U-03B1/2 FOR MID-BLOCK SECTION, AND U-03C1/2 FOR INTERSECTION SECTION.
2. SHADOW PARKING WITH CURB EXTENSIONS, SHOWN AT U-03B1/2. IF CURB EXTENSION IS ONLY ON ONE SIDE OF ROAD, A 24' PAVEMENT WIDTH WILL BE REQUIRED AS SHOWN ABOVE.
3. PAVEMENT WIDTH DIMENSIONS SHOWN ARE FOR STREETS THAT USE 2'-6" STD. CURB & GUTTER. ADJUST WIDTHS ACCORDINGLY IF 2'-0" STD. CURB & GUTTER OR VALLEY GUTTER ARE USED (SEE DETAILS U-03 A1, A2, B1, B2, C1, AND C2 FOR MORE INFO.)

NOT TO SCALE

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Atapco Properties - Ashmore Townhomes  
Development Standards  
1/2/2026  
Rezoning Petition 2025-094

## Site Development Data:

- Acres: ± 19.54
- Tax Parcels: 047-168-13, 047-168-14, 047-168-15, 047-168-16, portion of 047-168-05, 047-152-43, 047-152-22, 047-152-36, 047-152-35, 047-152-34, 047-152-33, and 047-152-32
- Existing Zoning: N2-A(CD)
- Existing Uses: Single family residential
- Proposed Uses: A multi-dwelling development with up to one hundred and ninety-five (195) dwelling units which may include a combination of duplex, triplex, quadruplex and/or multi-family attached dwelling units as allowed by right and under prescribed conditions in the N2-A zoning district together with accessory uses as more specifically restricted below in Section 2.
- Maximum Building Height: Not to exceed maximum permitted by Ordinance.
- Parking: Will be provided as required by the Ordinance.

## 1. General Provisions:

- a. Site Location: The Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets 1 through 10 of the rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by ATAPCO Properties to accommodate the development of a residential community on an approximately ±19.54-acre site located east of Mallard Creek Road along Alexander Road and College View Lane in northeast Charlotte, NC. (the "Site").
- b. 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 "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the N2-A zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on the Site.
- c. Graphics and Alterations: The schematic depiction of uses, planting areas, sidewalks, structures and buildings, building elevations, and other Development Site Elements (including site elements and site elements (collectively the "Development Site Elements")) set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formations of the Development Site Elements depicted on the Rezoning Plan are graphic representations of the Development Site Elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that the Rezoning Plan provide for flexibility in making minor alterations to the graphic representation of the Development Site Elements. Therefore, there may be instances when minor modifications will be allowed without triggering the Administrative Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Minor Amendment Process per Article 37.3 of the Ordinance; in such instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

## 2. Permitted Uses &amp; Development Area Limitation:

- a. The Site may be developed with a multi-dwelling development with up to one hundred and ninety-five (195) dwelling units which may include a combination of duplex, triplex, quadruplex and/or multi-family attached dwelling units as allowed by right and under prescribed conditions in the N2-A zoning district together with accessory uses.
- b. All multi-dwelling units shall be subject to the following restrictions:
  - i. In no instance shall more than twenty percent of the units be for rent at any time unless otherwise approved by the homeowners' association for the Site.
  - ii. No person or entity (or affiliated entity) shall own more than three units within the Site.
  - iii. Units shall not be available for rent within the first twelve months of the initial purchase unless otherwise approved by the homeowners' association for the Site.
- c. Access, and Transportation Improvements:

- a. Access to the Site will be from Alexander Road, the extension of College View Lane, the extension of Ashmore Square Road, the extension of Jillian Place Road, and a connection to Treble Court as generally depicted on the Rezoning Plan. The internal network required streets will be constructed with an eight (8) foot planting strip and an eight (8) foot sidewalk with future curb and gutter to connect the proposed extension of College View Lane with the neighborhood 2 Place Type. Right-of-way for the network required public streets will be dedicated and conveyed by the CLDNO to the City for residential wide streets (i.e., 67'). The petitioner will coordinate with CDOT on the acquisition of additional right-of-way and roadway improvements for portions of the extension of College View Lane along the property line with abutting Aria at the Park residential community.
- b. Transportation improvements will include connecting the proposed extension of College View Lane to Silver Birch Drive and connecting the proposed extension of College View Lane with Treble Court as depicted on the Rezoning Plan. The intersection created by connecting the proposed extension of College View Lane with Treble Court will be designed and constructed to meet CDOT alignment standards. The final design of the intersection will be reviewed and approved by CDOT during the land development review and approval process.

- c. All transportation improvements, if any, shall be constructed and approved prior to the release of the 100<sup>th</sup> certificate of occupancy for the Site. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes or agreed to during the land development approval process for the Site. The petitioner may request that CDOT allow a bond to be posted for any improvements not completed at the time of first certificate of occupancy is requested and released.
- d. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.
- e. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by CDOT in accordance with applicable published standards.

- f. The Petitioner has the right to make additional adjustments that may be necessary to accommodate changes through the land development review and construction phases. If approved by NCDOT/CDOT in order to create a better transition between abutting developments when extending existing street networks from one community to another.
- 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 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.
- h. The Petitioner has the right to make additional adjustments that may be necessary to accommodate changes through the land development review and construction phases. If approved by NCDOT/CDOT in order to create a better transition between abutting developments when extending existing street networks from one community to another.

- i. 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.
- j. One (1) ADA stall shall be constructed along the Silver Birch Drive / College View Lane extension roadway frontage.
- k. The CTR multimodal requirements may be satisfied through the construction / reconstruction of accessible ramps and/or a sidewalk extension (+/- 257' which is equivalent to 4.66 mitigation points) from Alexander Road to Mallard Creek Road. Rendering the requirements satisfied.

- l. 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.
- m. The Petitioner will dedicate and convey in fee simple all rights-of-way to the City prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- n. 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.

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