



- **Acreage:** # 15.8 acres
- **Tax 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 Detention:** 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 plaza 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 use(s) on an approximately 15.8-acre site located on the south side of the Plaza Road Extension, west of Hoed Road, northeast of Baltham Court, north of Peckham Place, and north of Rolling Wheels Road, more particularly described as 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 platetype, and a neighborhood-serving commercial use consistent with the NC platetype.

Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the N2-A and NC zoning districts, as 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 use 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 arts/fitness studio (in the form of an athletic club, health/fitness club, and/or racquet/tennis club or similar uses); and
 - ii. 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 planted to Class B standards.

- b. Petitioner shall provide pedestrian walking trails in the areas as generally depicted on the Rezoning Plan.
- c. Publicly accessible open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering 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 potential components:

- i. Enhanced plantings in excess of minimum plantings required of the ordinance.
- j. Enhanced plantings may take the form of trees and/or plantings (bushes, raised and/or terraced with native species).
- k. Pedestrian safety (number, location, and foliage type of the enhanced plantings along with details related to dimensions of any planting beds (raised or observed) during the permitting phase of development if a demand is utilized.
- l. Seeding paving materials (not including standard finished concrete or asphalt)
- m. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
- n. Seating options that include benches and/or seating walls. Other seating elements to be considered include movable tables and chairs, swings or interactive furniture.
- o. Have a minimum dimension of 50 feet or more measured in all directions.
- p. Public art/sculpture.
- q. Interactive elements that children or others to experience sensory stimulation including but not limited to music, water, and light.
- r. 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.
- s. 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 retail connections, to the nearest point of an open space. Multiple common open space areas may be used to meet this requirement.

d. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance Post Construction Stormwater Regulations

(PCSR) Articles 23 through 28.

- IV. Environmental**
- a. The location, size, and type of storm water management systems if depicted on the Rezonning 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.

V. Transportation:

- 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 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/NDOT for approval.
- b. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (i) 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 is required by CDOT/NDOT prior to construction/installation. Contact CDOT/NDOT for additional information concerning cost, submittal and liability insurance coverage requirements.

- d. Petitioner shall provide a five (5) foot wide bike lane along the Site's Hood Road frontage as generally depicted on the Rezoning Plan, final design to be coordinated with CDOT/CTDOT during permitting.

- e. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the first building certificate of occupancy is issued for the associated phase of development. CDOT/NC DOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
- f. 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

- 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 support.

- h. Petitioner shall provide a twelve (12) foot wide multi-use path and eight (8) foot wide planting strip along the Site's frontage of the Plaza Road Extension on each (8) foot wide planting strip and six (6) foot wide sidewalk on Hood Road, and eight (8) foot wide sidewalks and variable planting strips per CLDSM U-01 on both sides of intercity roads.

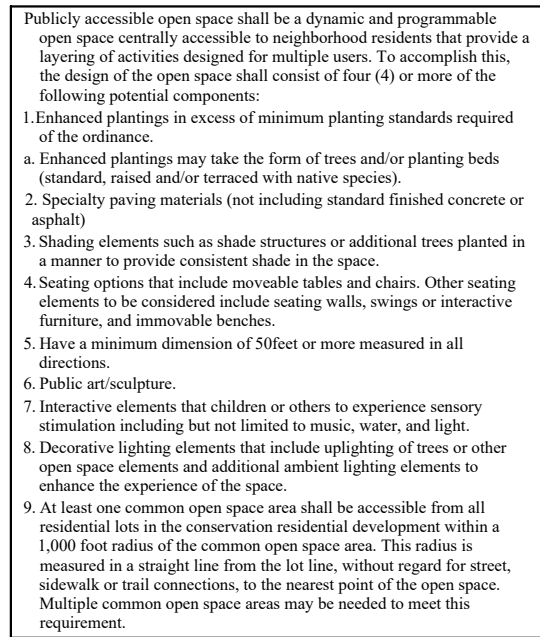
- j. If at the time of permitting the site remains in the ETJ, the shared-use path along Plaza Road and sidewalk along Hood Road must be constructed outside of the right of way and within a public access easement. Development will both construct and maintain the 12-foot shared-use path and 6-foot sidewalk on Plaza Road and Hood Road respectively.

V. Architecture and Design Standards Applicable to N2-A(CD) Portion of Site:

- [illegible]

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

- a. [Reserved]



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

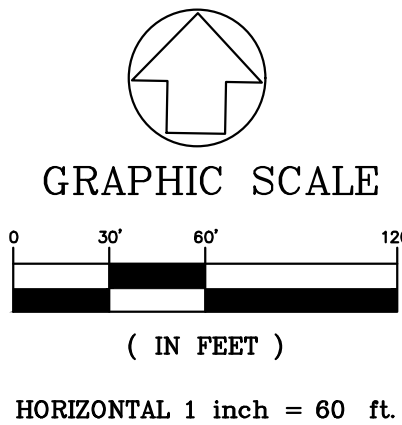
- 5 FT BIKE LANE PER CLT
STREETS MAP. SHALL BE
COORDINATED WITH CDOT &
NCDOT, TYP.
- 8 FT PLANTING STRIP, TYP.
- 6 FT SIDEWALK, TYP.

BACK OF CURB
INSTALLED 24FT
FROM CENTERLINE

HOOD ROAD
60' RIGHT OF WAY
(MB 9, PG 409)

DEDICATED R/W
40FT FROM
CENTERLINE

ROADWAY IMPROVEMENTS
ALONG HOOD RD SHALL BE
COORDINATED WITH NCDOT,
TYP.



REZONING PETITION #: 2025-032

**GATEWAY DESIGN
GROUP, PLLC**

8516 FOXBRIDGE DR WEDDINGTON, NC 28104
910-840-2661
NC FIRM # P-2147

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PLAZA & HOOD RD TOWNHOMES

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

NO.	BY	DATE	REVISION	
PROJECT # 2025-040		DATE: 10/9/2025		
DRAWN BY: JB		CHECKED BY: JB		
TITLE				
REZONING PLAN				
SHEET NO.				
RZ-1				