

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

3. 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 "Rezoning Plan").
4. 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").
5. 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.
6. 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 are not intended to constitute a contract or any other enforceable agreement. The location, design, construction and other 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.
7. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the town owner(s) of the Site and the City of Charlotte. Any such amendments shall be subject to the City of Charlotte Unified Development Ordinance. Minor alterations to the Rezoning Plan are subject to Article section 37.3 of the Ordinance.

1. 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:

1. 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.

2. 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.

3. 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.

4. All transportation improvements will be approved and constructed prior to the site's first building certificate of occupancy being issued.

5. 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.

6. 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.

7. 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.

8. In coordination with CDOT, the Petitioner shall re-stripe the existing median along Sonoma Valley Drive to allow left hand turns into the site.

Architectural and Design Standards:

1. 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

2. 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:

- a) Direct pedestrian connections shall be provided from residential units to adjacent public streets.
- b) Height of residential structures on site shall be limited to 48 feet. Building height shall be measured on site as describe within the Unified Development ordinance.

d) Multi-Family attached structures shall be limited to a maximum of 6 units per building.

3. 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.

pre-case 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.

3. The Petitioner shall comply with Article 20 of the Unified Development Ordinance.

4. 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.

5. The Petitioner shall provide landscape buffers as generally depicted on the Rezoning Plan, in compliance with Article 20 of the Zoning Ordinance.

6. The Petitioner shall provide street trees along the private alley 75' on center, and between buildings, where feasible, if 75' is not achievable.

7. 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.

1. The Petitioner shall comply with Part IX of the Unified Development Ordinance.
2. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance.

3. 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 existing and future developments, water management requirements, and natural or cultural resources.

4. Development within any SWM/PCSD/Watershed 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

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

1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.

2. Detached lighting on the site, except street lights located along public streets, will be limited to twenty-one (21') feet in height.


1. 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.

2. 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:**

1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Site Plan Ordinance, will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner.

2. 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.



GRAPHIC SCALE

A number line starting at 0 and ending at 240. Major tick marks are labeled at 0, 40, 60, 120, and 240. The line is divided into four segments: 0 to 40 is white, 40 to 60 is black, 60 to 120 is white, and 120 to 240 is black.

( IN FEET )  
1 inch = 60 ft.

Tay Holdings, LLC

6711 Larrisa Court  
Charlotte, NC 28226

# Cedar Mill Townhomes

## Rezoning Site Plan

Sonoma Valley Dr, Charlotte, NC 28214

Sonoma Valley Dr, Charlotte, NC 28214

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

