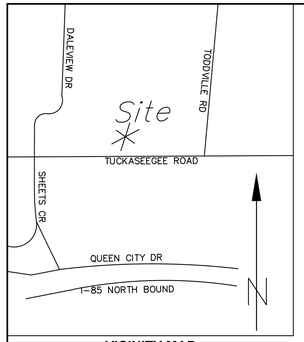
REZONING PETITION 2022-052



VICINITY MAP
N.T.S.

CDOT REQUIREMENTS

1. CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte, per the City of Charlotte's Driveway Regulations.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 50' x 50' sight triangles (and two 10' x 70' sight triangles on NCDOT-maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs shall not interfere with sight distance at the entrance(s) and shall be identified on the site plan.
3. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and NCDOT on NCDOT-maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
4. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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 fo0r additional information concerning cost, submittal, and liability insurance coverage requirements.
7. The petitioner needs to complete and submit the Right of way Abandonment Petition form to CDOT for review. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right of Way Abandonment process that is controlled by North Carolina General Statutes.
8. To attain a street and pedestrian lighting recommendation, the petitioner should coordinate with Anthony Mendez, CDOT. Please visit the following link: https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx

General Provisions:
These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Carolinas Properties, LLC (the "Petitioner") to accommodate the development of a residential community on an approximate 2.06 acre site located at 6112 Tuckaseegee Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of tax parcel number 05911329.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "R-17MF" Zoning District shall govern all development taking place on the Site. The configurations, placements and sizes of the buildings, parking areas, tree save area, common open space, private roads and ancillary site elements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements.

Permitted Uses:
1) Uses allowed within the rezoning area shall be limited to single family attached residential uses allowable within the R-17MF zoning district. Allowable single family attached residential uses shall be limited on site as described within the following descriptions and as generally illustrated within the Site plan.
a) A maximum of Twenty-Nine (29) total single family attached units and may include up to Four (4) single family attached units per building, as depicted on the Site plan.
b) Maximum height shall not exceed forty (40') feet measured as set forth in the Zoning Ordinance.

Transportation:
1) Vehicular and pedestrian access to the site from Tuckaseegee Road will be as generally depicted on the Rezoning Plan.
2) The placement and configuration of the vehicular access points shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs.
3) Internal vehicular access to the site provided as generally depicted on the Site Plan.
4) Public sidewalk improvements shall include 8' landscape strip and 8' sidewalk along Tuckaseegee Road.
5) All transportation improvements within the public right of way shall be approved and constructed before the site's first building certificate of occupancy is issued.
6) The petitioner shall either dedicate fee simple conveyance of all rights of way and sidewalks to the City of Charlotte, or, provide an easement of all rights of way and sidewalks to the City of Charlotte prior to the Site's first building certificate of occupancy is issued.
7) A minimum of (0.5) guest parking spaces shall be provided per unit.

Architectural and Design Standards:
The exterior building materials for all four sides will be primarily of brick, cementitious siding, precast concrete, and/or stone, EIFS, stucco, metal panel (excluding windows, doors, soffits, gables, roof, and architectural detail or trim). The use of vinyl/aluminum siding (excluding windows, doors, soffits, gables and trim), will not be permitted. Where pitched roofs occur, the roofs shall be architectural grade shingles.

Buildings shall not exceed 150' in length
Blank wall area shall not exceed 20'
Porches, Stoops or corner windows shall be located at all building corners facing a public street.
Townhome entries shall be recessed or raised with a canopy. The primary pedestrian entry to each townhome shall face a frontage (street, vehicular way or common green space).
Townhomes shall have one of the following features: Corner Porch, Variation in façade of at least 2' within the unit façade, balconies, bay windows or significant architectural material change (not in the same plane).

Fence Wall Standards

1. Fence standards shall comply with proposed zoning. Chain Link fences are not allowed.

Streetscape and Landscaping:
1) The Petitioner shall provide an 8 ft planting strip and an 8 ft sidewalk on Tuckaseegee Rd as generally shown on the site plan.
2) Petitioner shall comply with the City of Charlotte Tree Ordinance.
3) Petitioner shall construct curb and gutter along the frontage of Tuckaseegee Road measured 27-feet from the existing centerline to back of curb.
4) Petitioner shall dedicate 45-feet of right-of-way along the site's frontage of Tuckaseegee Road.
5) Petitioner shall provide an 8-foot buffered bike lane along the site's frontage of Tuckaseegee Road.
6) All public roadway improvements will be subject to the standards and criteria of CDOT and will be subject to CDOT approval during permitting.
7) Site shall comply with the City of Charlotte Tree Ordinance.

Environmental Features:
1) The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
2) 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.

Lighting:
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.

Amendments to Rezoning Plan:
1) Future amendments to the Technical Data Sheet or 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 Chapter 6 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 Technical Data Sheet 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 Subsections 6.207(1) or (2) 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 Technical Data Sheet 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.
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 or assigns.

SITE DEVELOPMENT TABLE:

			REQUIRED PARKING:	PARKING WILL BE PROVIDED PER THE ORDINANCE
TAX MAP NUMBER:	05911329		PROVIDED PARKING:	PARKING WILL BE PROVIDED PER THE ORDINANCE
			GUEST PARKING PROVIDED:	14 GUEST SPACES PROVIDED
EXISTING ZONING:	R-3		SETBACKS AND YARDS:	
PROPOSED ZONING:	R-17MF(CD)		FRONT:	30 FT FROM R/W
			SIDE:	10 FT OR 20 FT ADJOINING SFR
			REAR:	40 FT OR 50 FT ADJOINING SFR
SITE AREA:	2.06 AC		MAX HEIGHT OF BUILDING:	40 FT.
DEED INFORMATION:	DB 36925 PG 91			
			WATER:	CHARLOTTE WATER (PUBLIC)
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL UNITS		SEWER:	CHARLOTTE WATER (PUBLIC)
PROPOSED UNITS:	29			
PROPOSED DENSITY:	14.1 UNITS/ACRE		UTILITIES:	ALL UTILITIES WILL BE UNDERGROUND AS
TOTAL UNITS ALLOWED:	29			REQUIRED BY CURRENT LAND DEVELOPMENT
				STANDARDS
GARBAGE COLLECTION:	DUMPSTER			
			POST CONSTRUCTION DISTRICT:	WESTERN CATAWBA
			WATERSHED:	PAW
			WATERSHED OVERLAY:	LOWER LAKE WYLIE PROTECTED AREA (MAX BUA 70%)
TREE SAVE REQUIRED:	15%		FLOOD DATA:	ZONE 'X' PER COMMUNITY PANEL
TREE SAVE PROVIDED:	15%			371045-2400K, EFF. 9/2/2015
OPEN SPACE REQUIRED:	OPEN SPACE WILL BE PROVIDED PER THE ORDINANCE		SITE IMPERVIOUS:	1.44 AC.
OPEN SPACE PROVIDED:	OPEN SPACE WILL BE PROVIDED PER THE ORDINANCE		SITE IMPERVIOUS %:	69.9%

Storm Water Impacts

This property drains to Paw Creek, which is an impaired/degraded stream, and may contribute to downstream flooding. This project has the opportunity to mitigate future impacts to this stream, therefore, Storm Water recommends placing the following notes on the plan:

(I) Storm Water Quality Treatment
For defined watersheds greater than 12% built-upon area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.

(II) Volume and Peak Control
For defined watersheds greater than 12% built-upon area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual.

For commercial projects with greater than 12% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

For residential projects with greater than 12% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

Staff is available to discuss mitigation options prior to the rezoning plan approval should the project have practical constraints that preclude providing the above referenced stormwater management.

URBAN FORESTRY NOTE:
TREESAVE GUIDELINES SHALL GOVERN TREESAVE AREA REQUIREMENTS. ALL TREESAVE AREAS SHALL BE REQUIRED TO MEET REQUIREMENTS SET FORTH IN CHARLOTTE TREE ORDINANCE.

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
HORIZONTAL 1 inch = 20 ft.

NOTE:
THIS SITE PLAN IS DEPICTIVE / CONCEPTUAL IN NATURE . MINOR ADJUSTMENTS TO THE LAYOUT MAY BE ALLOWED / NEEDED DURING SITE DESIGN AND DEVELOPMENT AFTER THE REZONING IS APPROVED. THIS SHALL BE ACCEPTABLE AS LONG AS THE INTENT OF THE REZONING IS UPHELD.

NOTE:
UNIT SIZES SHOWN ARE APPROXIMATE. ACTUAL UNIT SIZES MAY VARY WITHIN BUILDING ENVELOPE.

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PRELIMINARY
NOT FOR CONSTRUCTION

6112 TUCKASEEGEE RD

PROJECT ADDRESS: 6112 Tuckaseegee Road Charlotte, NC 28208

REZONING PETITION 2022-052

NO.	BY:	DATE	REVISION

PROJECT # 2022-020 DATE: 10/26/2022
DRAWN BY: JB CHECKED BY: JB

TITLE
REZONING PLAN

SHEET NO.
RZ-1

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