

**SITE DEVELOPMENT DATA**

--ACREAGE: ± 4.09

--TAX PARCEL #: 063-103-04, 063-103-05, 063-103-06, 063-103-07, AND A PORTION OF 063-103-24

--EXISTING ZONING: N1-C

--PROPOSED ZONING: N2-A(CD)

--EXISTING USES: VACANT

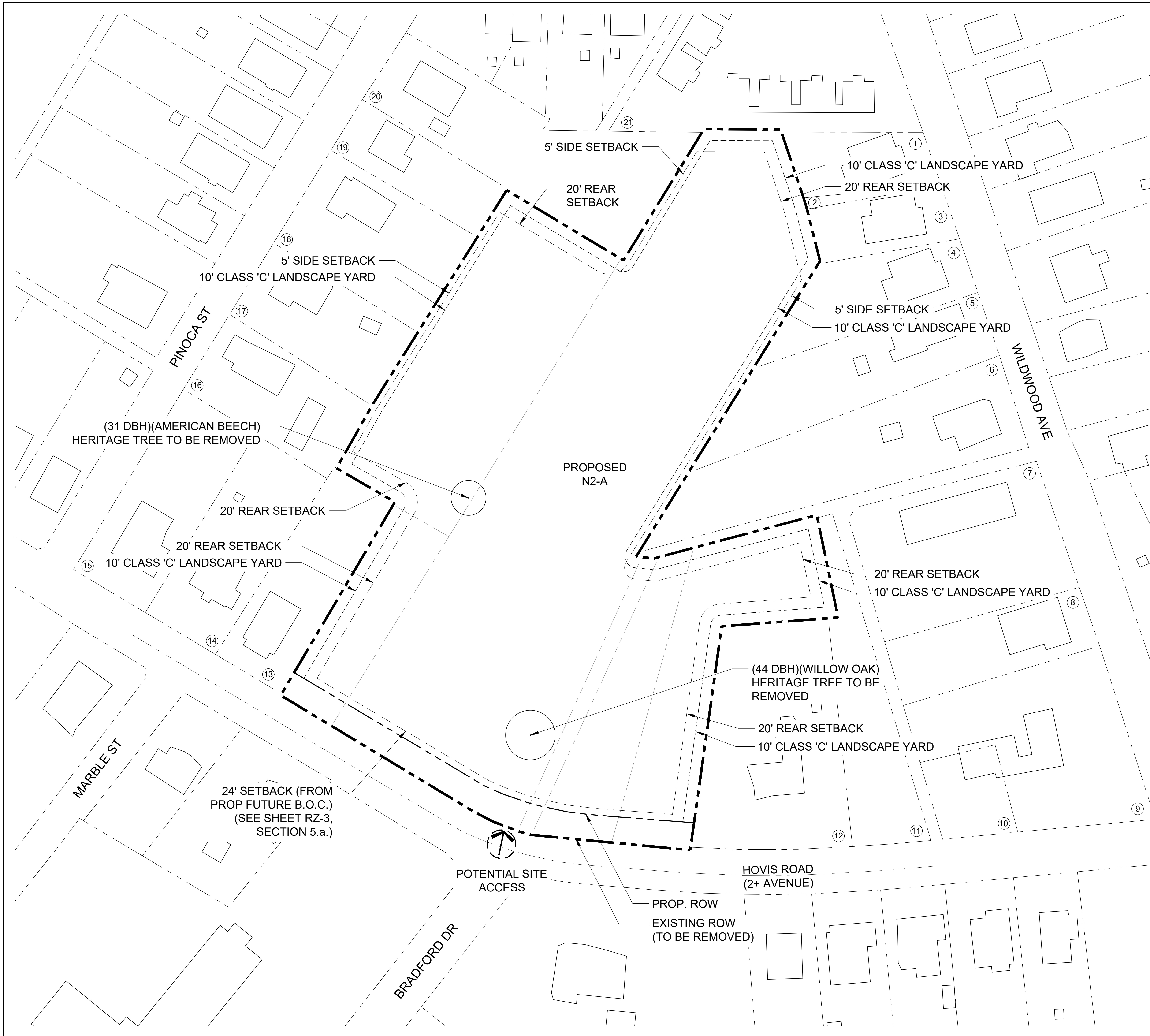
--PROPOSED USES: A MULTI-DWELLING DEVELOPMENT WITH UP TO THIRTY-NINE (39) DWELLING UNITS WHICH MAY INCLUDE A COMBINATION OF DUPLEX, TRIPLEX, QUADRAPLEX AND/OR MULTI-FAMILY ATTACHED DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS MORE SPECIFICALLY RESTRICTED BELOW IN SECTION 2.

--MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 44 FEET.

--PARKING: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

--MAXIMUM BUILDING COVERAGE: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

①	063-103-17	MANUEL LOPEZ PEREZ	37399-181	N1-C	SF RES
②	063-103-99	MEN IN MOTION HOME RENO. LLC	31809-902	N1-C	SF RES
③	063-103-30	ARRIVED NC BRADFORD LLC	38078-947	N1-C	SF RES
④	063-103-16	JUANA SANTOS, CORTEZ SANCHEZ	37910-813	N1-C	SF RES
⑤	063-103-32	MEN IN MOTION HOME RENO. LLC	38536-657	N1-C	SF RES
⑥	063-103-15	C&S PROPERTY INVESTMENTS LLC	37484-931	N1-C	MULTI FAM
⑦	063-103-14	STARNE RESIDENTIAL PROP. LLC	26188-978	N2-B	SF RES
⑧	063-103-13	ROBERT C JOHNSON	32456-342	N1-C	DAY CARE
⑨	063-103-11	JOHNSON MINI SCHOOL INC	14858-428	INST(CD)	COM
⑩	063-103-10	TAWANTA JOHNSON	22883-955	INST(CD)	SF RES
⑪	063-103-09	HENERY NEAL FAUST	27463-590	N1-C	SF RES
⑫	063-103-08	SOLUTIONS INVESTING LLC	26540-839	N1-C	SF RES
⑬	063-103-03	MARIO JOHNSON	26906-643	N1-C	SF RES
⑭	063-103-02	SANGKY PHOMMACHANH	27287-339	N1-C	SF RES
⑮	063-103-01	EIK MYHRER MD	37618-166	N1-C	SF RES
⑯	063-103-24	RAY P MINGUS, EUNICE P MINGUS	02198-167	N1-C	SF RES
⑰	063-103-23	NATHAN C EL JR PARKER	32335-964	N1-C	SF RES
⑱	063-103-22	JITHIN JOSEY, ANNMARY G THAYIL	36641-456	N1-C	SF RES
⑲	063-103-21	JAVIER NAJERA	29709-78	N1-C	SF RES
⑳	063-103-20	RAD PROPERTY HOLDINGS LLC	31825-65	N1-C	SF RES
㉑	063-103-18	GDL HOLDINGS LLC	32911-259	N2-B	SF RES



**NOT FOR CONSTRUCTION**

**HOVIS RD REZONING**

RZ 2024-089

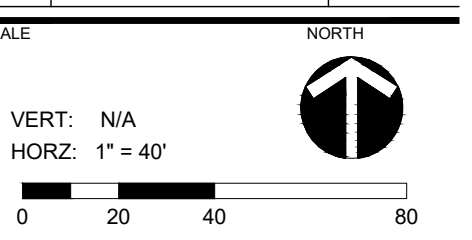
4500 HOVIS RD

CHARLOTTE, NC

LANDDESIGN PROJ.# PN1024140

**REVISION / ISSUANCE**

0	INITIAL SUBMITTAL	07-15-2024
1	RESUBMITTAL PER CITY COMMENTS	09-13-2024
2	RESUBMITTAL PER CITY COMMENTS	10-14-2024





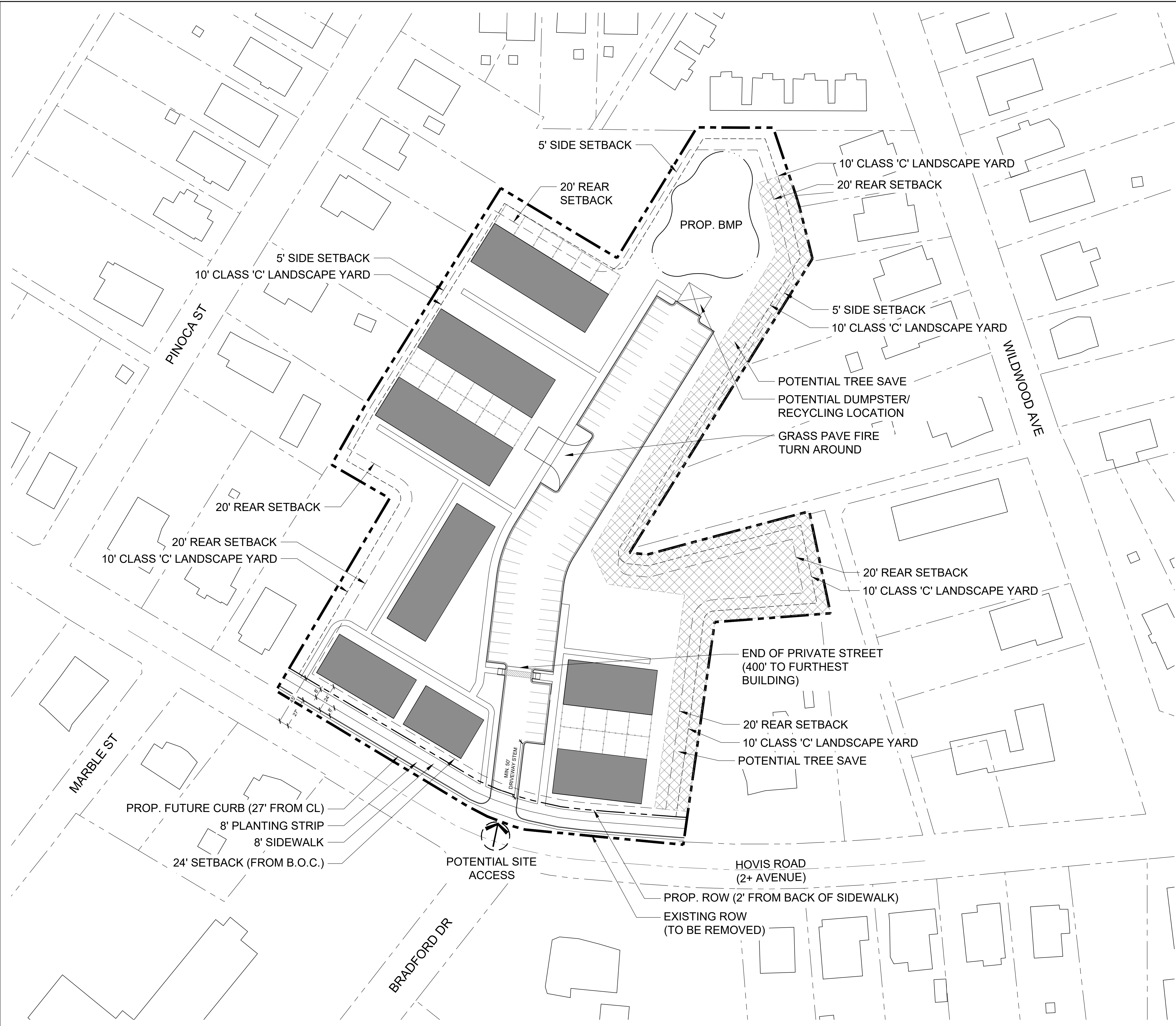
**TECHNICAL DATA**

SHEET NUMBER

**RZ-1**

**SITE LEGEND**

-  POTENTIAL TREE SAVE
-  EXISTING PROPERTY LINE
-  PROPOSED SETBACK
-  PROPOSED LANDSCAPE YARD
-  PROPOSED R/W



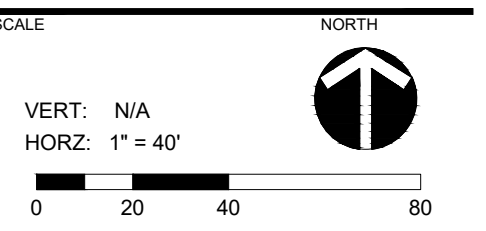
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**HOVIS RD REZONING**

RZ 2024-089  
 4500 HOVIS RD  
 CHARLOTTE, NC

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SITE PLAN

RZ-2



**True Homes  
Development Standards - Hovis Road  
10/08/2024  
Rezoning Petition 2024-089**

**Site Development Data:**

- Acreage: ± 4.09
- Tax Parcel #: 063-103-04, 063-103-05, 063-103-06, 063-103-07, and a portion of 063-103-24
- Existing Zoning: N1-C
- Proposed Zoning: N2-A(CD)
- Existing Uses: Vacant
- Proposed Uses: A multi-dwelling development with up to thirty-nine (39) dwelling units which may include a combination of duplex, triplex, quadraplex 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 44 feet.
- Parking: Will be provided as required by the Ordinance.
- Maximum Building Coverage: Will be provided as required by the Ordinance.

**1. General Provisions:**

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by True Homes to accommodate the development of a residential community on an approximately ±4.09-acre site located on north side of Hovis Road, west of Wildwood Avenue (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, (i) 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 depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas and other development matters 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 formulations 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 this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are:

- (i) minor and don't materially change the overall design intent generally 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 Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

**2. Permitted Uses & Development Area Limitation:**

- a. The Site may be developed with up to thirty-nine (39) dwelling units which may include a combination of duplex, triplex, quadraplex, 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. It is understood the proposed development is considered a "multi-dwelling development" as defined by the UDO and units may be on sublots.

**3. Affordable Housing Initiative**

- a. All homes constructed shall be House CLT eligible.

**4. Access, and Transportation Improvements:**

- a. Access to the Site will be from Hovis Road as generally depicted on the Rezoning Plan.
- b. The Petitioner will provide an eight (8) foot planting strip and an eight (8) foot sidewalk along the Site's frontage along Hovis Road.
- c. All transportation improvements, if any, shall be constructed and approved prior to the release of the first 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 the 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 will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated 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.
- 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 eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- h. The Petitioner shall dedicate twenty-four (24) feet of right-of-way from the centerline of Hovis Road as generally depicted on the Rezoning Plan.
- i. The final design and location of southern driveway access will require additional coordination during the permitting process and may require infrastructure changes, such as re-stripping and/or concrete medians.
- j. The Petitioner reserves the right to make additional adjustments that may be necessary to accommodate changes throughout the construction process as approved by NCDOT/CDOT.
- k. In the event a Right-of-Way Encroachment Agreement is necessary 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 will be submitted for approval by CDOT prior to construction/installation.
- l. The Petitioner shall complete a right of way abandonment form to CDOT. It is understood the process is governed by North Carolina statutes and is independent of the rezoning process.

- m. The Petitioner shall provide a minimum fifty (50) foot driveway stem at Hovis Road into the proposed Site.
- n. If the final site access is in conflict with the existing utility pole, the Petitioner will work with the utility companies to relocate the existing pole.

**5. Streetscape, Yards, and Landscaping:**

- a. A thirty (30) foot frontage setback measured from the existing right of way for Hovis Road (prior to additional dedication per Note #4h above) will be provided or a twenty-four (24) foot frontage setback will be provided as measured from the future back of curb along Hovis Road (whichever is greater) as generally depicted on the Rezoning Plan.
- b. Side and rear yards will be provided as required by Ordinance.
- c. A ten (10) foot wide Class C landscape yard will be provided as generally depicted on the Rezoning Plan as per Article 20.9 of the Ordinance.

**6. General Design Guidelines:**

- a. Permitted building materials for principal buildings constructed on the Site include: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, vinyl, decorative block and/or wood.
- b. The following standards shall apply to the buildings to be constructed on the site:
  - i. All buildings located within the Site will be architecturally integrated to complement one another by using similar or compatible architectural styles, building materials, landscape elements, plants, and signage treatments to create a unified and cohesive development. In addition, buildings located within the Site must be designed using a similar: (i) architectural style, (ii) building materials, (iii) colors and (iv) signage so that development on the Site creates a cohesive whole and not a series of buildings with unrelated and wholly dissimilar architectural styles, building materials, colors, and signage.
  - ii. Buildings on the Site may be constructed with the following materials: brick, stone, synthetic stone, vinyl, and/or precast stone.
  - iii. Entrances will be connected via a sidewalk to adjacent public or private street sidewalks.
  - iv. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows: (i) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormer or parapets; and (ii) For pitched roofs the minimum allowed is 6:12 excluding buildings with a flat roof and parapet walls.
  - v. Residential building entrances (within 15 feet of a frontage sidewalk) shall be raised a minimum of one-foot above grade.
  - vi. The buildings along Hovis Road shall have unit(s) that orient to Hovis Road and these buildings along Hovis Road will be limited to no more than 4 units within the building.
  - vii. Units oriented to Hovis Road shall have individual sidewalk connections to the public sidewalk.
  - viii. The maximum building height shall be 44 feet rather than the 48 feet as allowed per the N2-A zoning district.
  - ix. Usable porches shall form a predominant feature of the building design and be located on the front of the building. The usable front porches shall be covered and be at least 6 feet deep.
- c. Dumpster and recycling area, if provided, will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.
- d. In no event shall a building have more than six units. Buildings fronting along Hovis Road shall be limited to no more than four units.

**7. Open Space:**

- a. Will be provided as required by Ordinance.

**8. Environmental Features:**

- a. 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 to accommodate actual storm water treatment requirements and natural site discharge points.
- b. The Site will comply with the Tree Ordinance regulations found in Article 20 of the Unified Development Ordinance. A survey of trees in the existing street right-of-way will be provided at the land development approval process for the Site.
- c. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance Stormwater Articles 23 through 28.

**9. Lighting:**

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.

**10. Signs:**

- a. Reserved.

**11. CATS**

- a. The Petitioner shall upgrade the existing bus stop on Hovis Road to an ADA-compliant bus detail 60.02A. The final location will be determined during the Land Development plan review process.

**12. Amendments to the Rezoning Plan:**

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Article 37 of the Ordinance.

**13. Binding Effect of the Rezoning Application:**

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

SEAL

**NOT FOR  
CONSTRUCTION**

PROJECT

**HOVIS RD  
REZONING**

RZ 2024-089

4500 HOVIS RD

CHARLOTTE, NC

LANDDESIGN PROJ.#  
PN1024140

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
0	INITIAL SUBMITTAL	07-15-2024
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SCALE NORTH

VERT: N/A

HORZ:

0 20 40 80

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

**RZ-3**