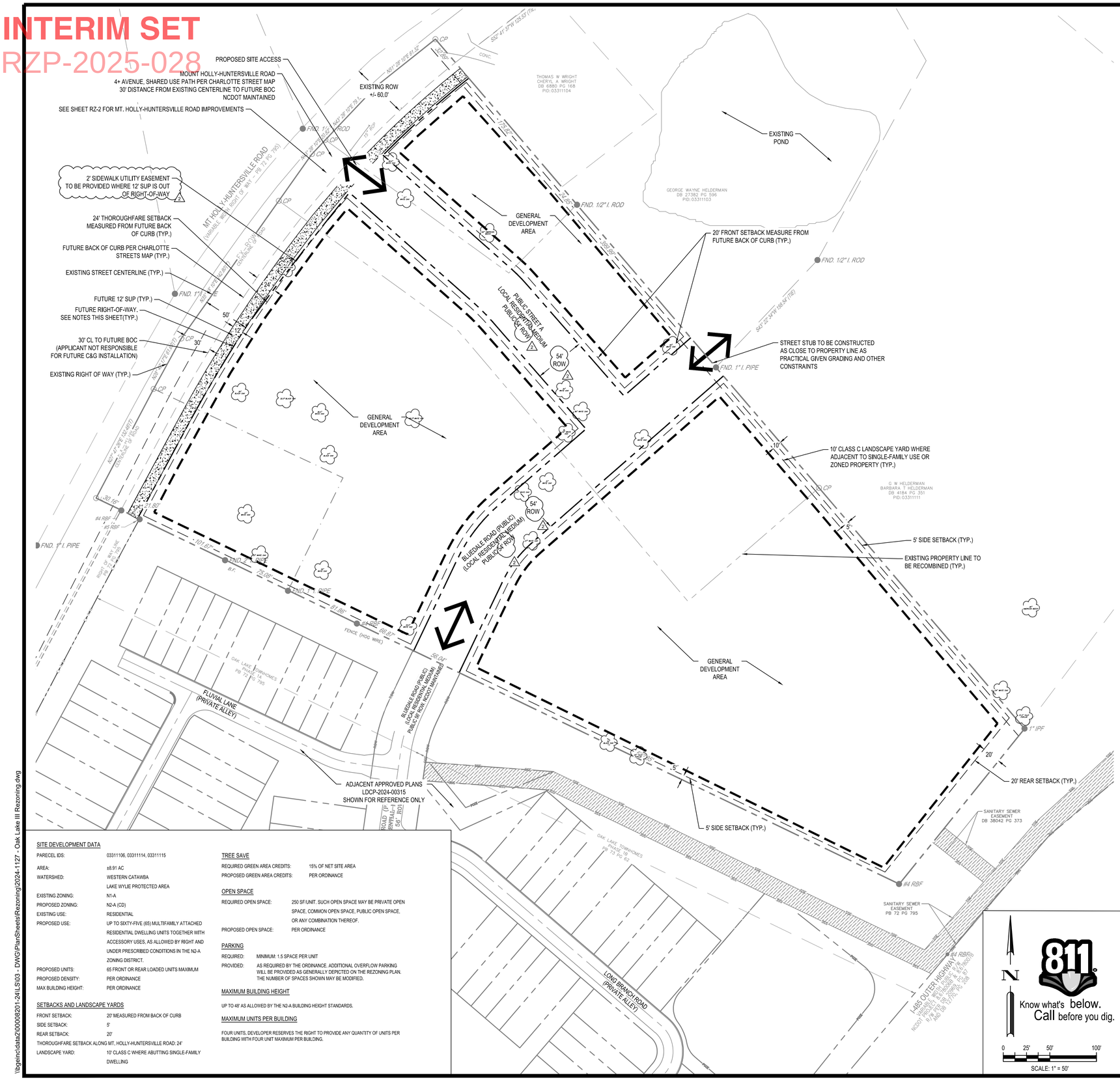
INTERIM SET

RZP-2025-028



SITE DEVELOPMENT DATA

PARECEL IDS:	03311106, 03311114, 03311115
AREA:	±8.91 AC
WATERSHED:	WESTERN CATAWBA LAKE WYLIE PROTECTED AREA
EXISTING ZONING:	N1-A
PROPOSED ZONING:	NZ-A (CD)
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	UP TO SIXTY-FIVE (65) MULTIFAMILY ATTACHED RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE NZ-A ZONING DISTRICT.
PROPOSED UNITS:	65 FRONT OR REAR LOADED UNITS MAXIMUM
PROPOSED DENSITY:	PER ORDINANCE
MAX BUILDING HEIGHT:	PER ORDINANCE

SETBACKS AND LANDSCAPE YARDS

FRONT SETBACK:	20' MEASURED FROM BACK OF CURB
SIDE SETBACK:	5'
REAR SETBACK:	20'
THOROUGHFARE SETBACK ALONG MT. HOLLY-HUNTERSVILLE ROAD: 24'	
LANDSCAPE YARD:	10' CLASS C WHERE ABUTTING SINGLE-FAMILY DWELLING

TREE SAVE

REQUIRED GREEN AREA CREDITS:	15% OF NET SITE AREA
PROPOSED GREEN AREA CREDITS:	PER ORDINANCE

OPEN SPACE

REQUIRED OPEN SPACE:	250 SF/UNIT. SUCH OPEN SPACE MAY BE PRIVATE OPEN SPACE, COMMON OPEN SPACE, PUBLIC OPEN SPACE, OR ANY COMBINATION THEREOF.
PROPOSED OPEN SPACE:	PER ORDINANCE

PARKING

REQUIRED:	MINIMUM: 1.5 SPACE PER UNIT
PROVIDED:	AS REQUIRED BY THE ORDINANCE. ADDITIONAL OVERFLOW PARKING WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE NUMBER OF SPACES SHOWN MAY BE MODIFIED.

MAXIMUM BUILDING HEIGHT

UP TO 48' AS ALLOWED BY THE N2-A BUILDING HEIGHT STANDARDS.

MAXIMUM UNITS PER BUILDING

FOUR UNITS. DEVELOPER RESERVES THE RIGHT TO PROVIDE ANY QUANTITY OF UNITS PER BUILDING WITH FOUR UNIT MAXIMUM PER BUILDING.

1. GENERAL PROVISIONS:

A. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CANVAS RESIDENTIAL PARTNERS, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY ATTACHED RESIDENTIAL DWELLING UNIT COMMUNITY ON AN APPROXIMATELY 8.91-ACRE SITE GENERALLY LOCATED ON MT. HOLLY-HUNTERSVILLE ROAD AND OAKDALE ROAD (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 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, BUILDING AND PARKING ENVELOPES, OPEN SPACE 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 AND 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 37.3 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 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 EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

D. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED TWENTY-FIVE (25). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

A. THE SITE MAY BE DEVELOPED WITH UP TO SIXTY-FIVE (65) MULTI-FAMILY ATTACHED RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

A. ACCESS TO THE SITE SHALL BE FROM MT. HOLLY-HUNTERSVILLE ROAD AND THE ADJACENT COMMUNITY AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

B. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. 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 AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

D. BLUEDALE STREET AND PUBLIC STREET A AS GENERALLY DEPICTED ON THE REZONING PLAN SHALL BE A PUBLIC STREETS CONSTRUCTED TO PUBLIC LOCAL RESIDENTIAL MEDIUM STANDARDS WITHIN A PROPOSED PUBLIC RIGHT OF WAY.

E. THE INSTALLATION OF CURB AND GUTTER ALONG MT. HOLLY-HUNTERSVILLE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN SHALL BE PROVIDED UPON APPROVAL FROM THE APPROPRIATE DEPARTMENT OF TRANSPORTATION. THE PETITIONER SHALL ALSO INSTALL THE TWELVE (12) FOOT SHARED USE PATH AS GENERALLY DEPICTED ON THE REZONING PLAN.

F. THE PETITIONER SHALL DEDICATE AND FEE SIMPLE CONVEY RIGHTS-OF-WAY FIFTY (50) FEET FROM THE EXISTING CENTERLINE OF MT. HOLLY-HUNTERSVILLE ROAD TO THE APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER SHALL PROVIDE AN ADDITIONAL TWO (2) FEET OF RIGHT-OF-WAY BEHIND THE SIDEWALK WHERE FEASIBLE. IF NOT FEASIBLE, A TWO (2) FOOT SIDEWALK UTILITY EASEMENT WILL BE PROVIDED. ON PUBLIC STREETS INTERNAL TO THE SITE, A SIDEWALK UTILITY EASEMENT WILL BE PROVIDED TWO (2) FOOT BEHIND THE SIDEWALK.

G. REQUIRED ROADWAY IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF PETITIONER, IF ANY, WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE, SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS ARE PHASING ARE SPECIFICALLY DESCRIBED IN SITE PLAN NOTES.

H. ALL ON-SITE RIGHT-OF-WAY DEDICATION WILL BE COMPLETED AS REQUIRED BY THE ORDINANCE. 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.

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 HOMEOWNERS/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. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND/OR NCDOT. 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 REGIONAL ROADWAY NETWORK. ADDITIONAL RIGHT-OF-WAY, OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

K. THE PETITIONER SHALL CONSTRUCT A LEFT TURN LANE ALONG MT. HOLLY-HUNTERSVILLE ROAD PER NCDOT REQUIREMENTS. THE LEFT TURN LANE INTO THE SITE SHALL HAVE A 3-LANE SECTION WITH 150-FOOT TAPER AND 100 FEET OF STORAGE.

L. THE PETITIONER SHALL CONSTRUCT A RIGHT TURN LANE ALONG MT. HOLLY-HUNTERSVILLE ROAD PER NCDOT REQUIREMENTS. RIGHT TURN LANE INTO THE SITE SHALL HAVE A 150-FOOT TAPER AND 100 FEET OF STORAGE.

4. STREETSCAPE, PREFERS, YARDS, OPEN SPACE AND LANDSCAPING:

A. A TWENTY (20) FOOT BUILDING SETBACK AS MEASURED FROM THE BACK OF CURB ON PUBLIC STREET A AND BLUEDALE ROAD WILL BE PROVIDED. GARAGES MUST BE LOCATED TWENTY (20) FEET FROM THE BACK OF SIDEWALK.

B. A TWENTY-FOUR (24) FOOT THROUGHFARE SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB ON MT. HOLLY-HUNTERSVILLE ROAD WILL BE PROVIDED PER SECTION 5.3C OF THE ORDINANCE AND AS GENERALLY DEPICTED ON THE REZONING PLAN.

C. ALONG PUBLIC STREET A AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

D. ALONG MT. HOLLY-HUNTERSVILLE ROAD AN EIGHT (8) FOOT PLANTING STRIP AND A TWELVE (12) FOOT SHARED USE PATH WILL BE PROVIDED.

E. AMENITY AREA(S) SHALL INCLUDE HARDSCAPE, GATHERING AREAS, SEATING OPPORTUNITIES, AND/OR OTHER SIMILAR FEATURES.

F. ON STREET PARKING FOR PUBLIC LOCAL RESIDENTIAL MEDIUM STREETS MAY BE PROVIDED WITH A SIDEWALK UTILITY EASEMENT TWO (2) FEET BEYOND THE PROPOSED BACK OF SIDEWALK.

G. OPEN SPACE WITHIN THE DEVELOPMENT WILL COMPLY WITH THE REQUIREMENTS OF ARTICLES 5.4.A AND 16.5 OF THE UDO. THE OPEN SPACE AREA(S) PROVIDED MAY BE MADE UP OF A COMBINATION OF PUBLIC, COMMON, AND PRIVATE OPEN SPACE. OPEN SPACE WITHIN THE POTENTIAL TREE SAVE AREAS AND THE AREAS OF THE WATER QUALITY BUFFERS WILL BE FOR PASSIVE RECREATION.

H. 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. THIS OPEN SPACE AREA IS TO BE LOCATED AT THE CORNER OF NEW PUBLIC STREET A AND BLUEDALE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. 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 PLANTING STANDARDS REQUIRED OF THE ORDINANCE.
   a. ENHANCED PLANTINGS MAY TAKE THE FORM OF TREES AND/OR PLANTING BEDS (STANDARD, RAISED AND/OR TERRACED WITH NATIVE SPECIES).
ii. SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT)
iii. SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE.
iv. SEATING OPTIONS THAT INCLUDE MOVEABLE TABLES AND CHAIRS. OTHER SEATING ELEMENTS TO BE CONSIDERED INCLUDE SEATING WALLS AND IMMOVABLE BENCHES.
v. CONSIST OF A MINIMUM DIMENSION OF 50 FEET OR MORE MEASURED IN ALL DIRECTIONS.
vi. PUBLIC ART/SCULPTURE
vii. INTERACTIVE ELEMENTS THAT CHILDREN OR OTHERS TO EXPERIENCE SENSORY STIMULATION, INCLUDING BUT NOT LIMITED TO MUSIC, WATER, AND LIGHT.
viii. 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.
v. AT LEAST ONE COMMON OPEN SPACE AREA SHALL BE ACCESSIBLE FROM ALL RESIDENTIAL LOTS 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 TRAIL CONNECTIONS, TO THE NEAREST POINT OF THE OPEN SPACE. MULTIPLE COMMON OPEN SPACE AREAS MAY BE NEEDED TO MEET THIS REQUIREMENT.

I. OPEN SPACE AREAS WILL INCLUDE ENHANCED PLANTINGS IN EXCESS OF MINIMUM PLANTING STANDARDS REQUIRED OF THE ORDINANCE AND WILL INCLUDE A MINIMUM OF 18 TREES PER ONE ACRE OF COMMON AND PUBLIC OPEN SPACE. SEATING OPTIONS WILL BE PROVIDED THAT INCLUDE A MINIMUM OF ONE BENCH PER 4,000 SQUARE FEET OF PUBLIC OPEN SPACE.

5. GENERAL DESIGN GUIDELINES:

A. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK, AND/OR WOOD. ALUMINUM AND VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.

B. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS AT GRADE.

C. DUMPSTER AND RECYCLING AREA 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. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12.

E. END UNITS THAT ABUT PUBLIC AND INTERNAL PRIVATE STREETS WILL HAVE MULTIPLE WINDOWS ON THE END FACADES TO AVOID A BLANK STREET WALL. THE MAXIMUM BLANK WALL DISTANCE SHALL BE LIMITED TO TEN (10) FEET IN ALL DIRECTIONS.

F. THE VISUAL IMPACT OF GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL BE MINIMIZED BY PROVIDING ONE OR MORE OF THE FOLLOWING:
   i. A SETBACK OF TWELVE (12) TO TWENTY-FOUR (24) INCHES FROM THE FRONT WALL PLANE; OR
   ii. ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS

G. ALL BUILDINGS ON THE SITE WILL BE LIMITED TO FOUR (4) UNITS OR LESS.

H. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHALL BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES WILL BE COVERED BUT SHALL NOT BE ENCLOSED.

I. PROHIBITED EXTERIOR BUILDING MATERIALS: VINYL SIDING (EXCEPT FOR WINDOWS, SOFFITS, DOORS, AND TRIM) AND CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

6. ENVIRONMENTAL FEATURES:

A. THE SITE PETITIONER WILL COMPLY WITH CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION UNIFIED DEVELOPMENT ORDINANCE STORMWATER ORDINANCE FOUND IN ARTICLE 27 OF THE ORDINANCE ARTICLES 23 THROUGH 28. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEM(S) 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 PETITION. ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

B. THE SITE SHALL COMPLY WITH THE TREE PROVISIONS FOUND IN ARTICLE 20 OF THE ORDINANCE.

C. DEVELOPMENT WITHIN ANY DRAINAGE DUTY FEE SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.

7. LIGHTING:

A. ALL FREESTANDING EXTERIOR LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH ARTICLE 16.2 OF THE ORDINANCE

B. 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.

C. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO TWENTY-ONE (21) FEET IN HEIGHT.

8. 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 HEREIN AND OF ARTICLE 37.3 OF THE ORDINANCE.

9. 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.

REV	DATE	DESCRIPTION
1		
2		
3		
4	06/18/2025	PER 2ND REZONING SUBMITTAL CITY COMMENTS
5	05/12/2025	PER 1ST REZONING SUBMITTAL CITY COMMENTS

DESIGNED BY: MKE

DRAWN BY: MKE

REVIEWED BY: JMN

BGE
1111 METROPOLITAN AVE, SUITE 250
CHARLOTTE, NC 28204
WWW.BGEINC.COM
NC LICENSE #C-4397
©2025

CANVAS residential
2228 THRIFT ROAD
CHARLOTTE, NC 28208

OAK LAKE 3
MT. HOLLY-HUNTERSVILLE RD,
SOUTHEAST OF GLEN TEAGUE RD
CHARLOTTE, NC 28216

REZONING PETITION #2025-028
REZONING PLAN AND
TECHNICAL DATA SHEET

NOT FOR CONSTRUCTION

FILE NUMBER: 8201-24

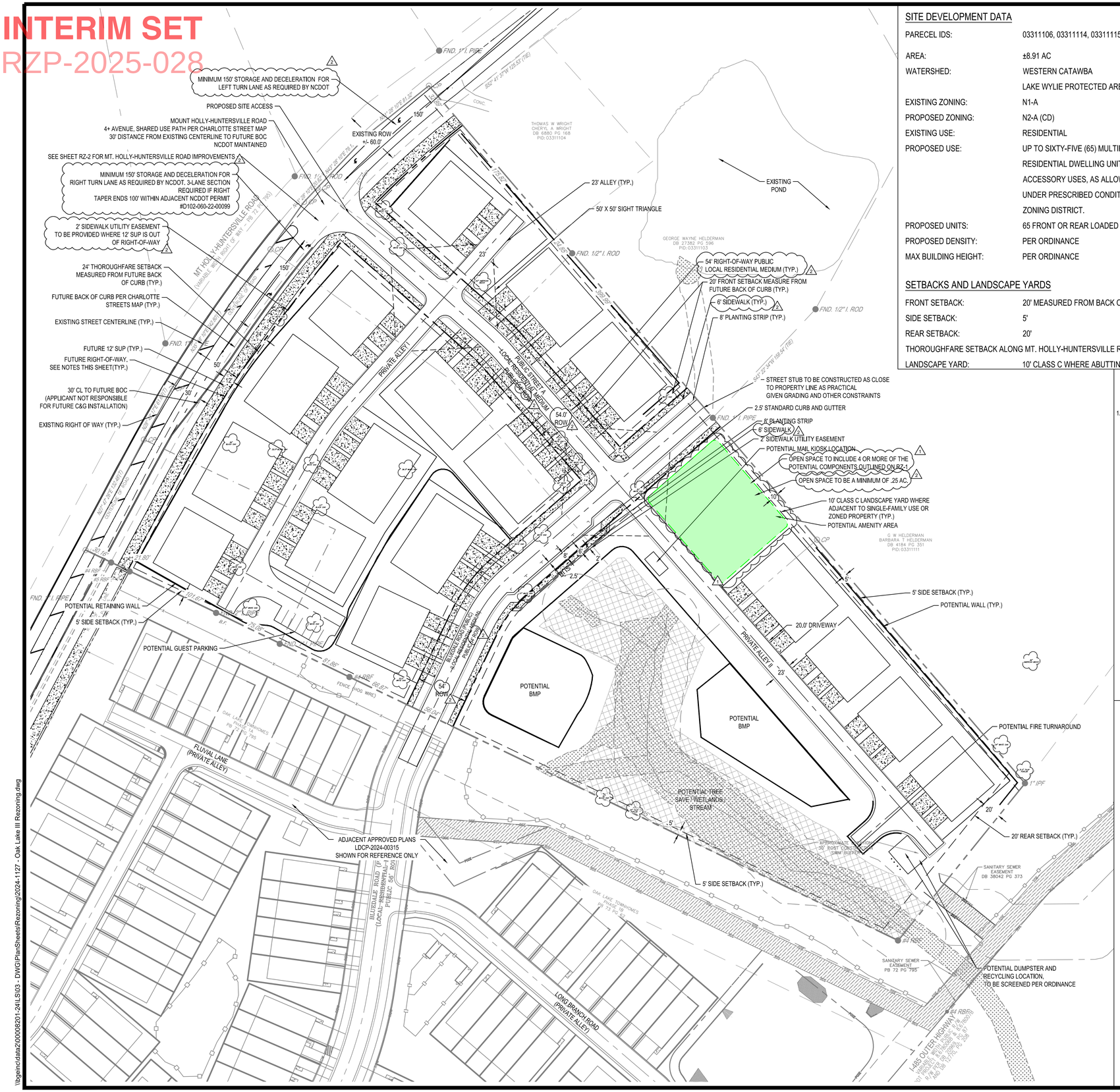
MARCH 11, 2025

RZ-1

\\bgeinc\data2\00008201-24\LS\03 - DWG\PlanSheets\Rezoning\2024-1127 - Oak Lake III Rezoning.dwg

INTERIM SET

RZP-2025-028



SITE DEVELOPMENT DATA

PARECEL IDS:	03311106, 03311114, 03311115
AREA:	±8.91 AC
WATERSHED:	WESTERN CATAWBA LAKE WYLIE PROTECTED AREA
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-A (CD)
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	UP TO SIXTY-FIVE (65) MULTIFAMILY ATTACHED RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT.
PROPOSED UNITS:	65 FRONT OR REAR LOADED UNITS MAXIMUM
PROPOSED DENSITY:	PER ORDINANCE
MAX BUILDING HEIGHT:	PER ORDINANCE

SETBACKS AND LANDSCAPE YARDS

FRONT SETBACK:	20' MEASURED FROM BACK OF CURB
SIDE SETBACK:	5'
REAR SETBACK:	20'
THOROUGHFARE SETBACK ALONG MT. HOLLY-HUNTERSVILLE ROAD:	24'
LANDSCAPE YARD:	10' CLASS C WHERE ABUTTING SINGLE-FAMILY

TREE SAVE

REQUIRED GREEN AREA CREDITS:	15% OF NET SITE AREA
PROPOSED GREEN AREA CREDITS:	PER ORDINANCE

OPEN SPACE

REQUIRED OPEN SPACE:	250 SF/UNIT. SUCH OPEN SPACE MAY BE PRIVATE OPEN SPACE, COMMON OPEN SPACE, PUBLIC OPEN SPACE, OR ANY COMBINATION THEREOF.
PROPOSED OPEN SPACE:	PER ORDINANCE

PARKING

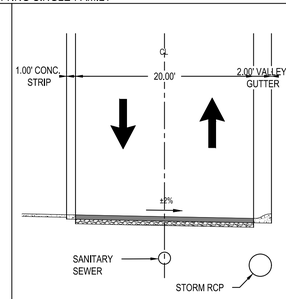
REQUIRED:	MINIMUM: 1.5 SPACE PER UNIT
PROVIDED:	AS REQUIRED BY THE ORDINANCE. ADDITIONAL OVERFLOW PARKING WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE NUMBER OF SPACES SHOWN MAY BE MODIFIED.

MAXIMUM BUILDING HEIGHT

UP TO 48' AS ALLOWED BY THE N2-A BUILDING HEIGHT STANDARDS.

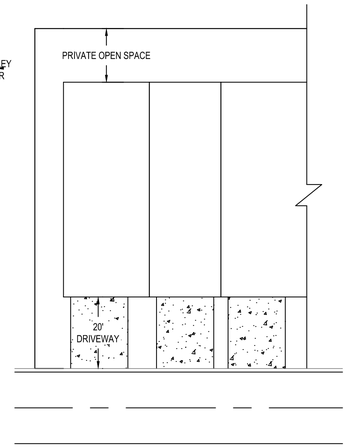
MAXIMUM UNITS PER BUILDING

FOUR UNITS. DEVELOPER RESERVES THE RIGHT TO PROVIDE ANY QUANTITY OF UNITS PER BUILDING WITH FOUR UNIT MAXIMUM PER BUILDING.



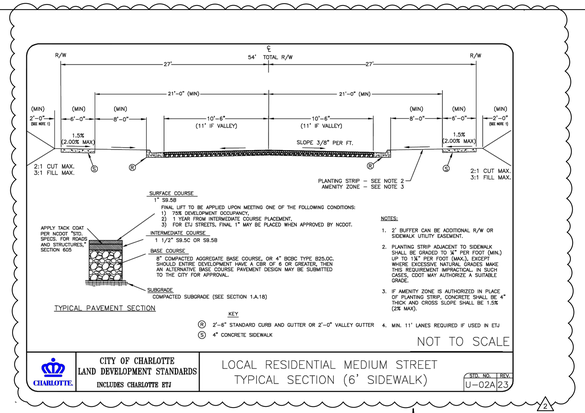
TYPICAL ALLEY

SCALE: 1" = NOT TO SCALE



TYPICAL LOT LAYOUT

SCALE: 1" = 20'



N

SCALE: 1" = 50'

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION
1	06/18/2025	PER 2ND REZONING SUBMITTAL CITY COMMENTS
1	05/12/2025	PER 1ST REZONING SUBMITTAL CITY COMMENTS

DESIGNED BY: MKE

DRAWN BY: MKE

REVIEWED BY: JMN

BGE
1111 METROPOLITAN AVE, SUITE 250
CHARLOTTE, NC 28204
WWW.BGEINC.COM
NC LICENSE #C-4397

©2025

CANVAS residential
2228 THRIFT ROAD
CHARLOTTE, NC 28208

OAK LAKE 3

MT. HOLLY-HUNTERSVILLE RD.
SOUTHEAST OF GLEN TEAGUE RD
CHARLOTTE, NC 28216

REZONING PETITION #2025-028
SCHEMATIC SITE PLAN

NOT FOR CONSTRUCTION

FILE NUMBER: 8201-24

MARCH 11, 2025

RZ-2

\\bgeinc\data\200008201-24\LS\03 - DWG\PlanSheets\Rezoning\2024-1127 - Oak Lake III Rezoning.dwg