

PAW CREEK RD.
60' PUBLIC R/W
D.B. 37891, PG. 505

38' RIGHT-OF-WAY FROM ROAD CENTERLINE
PROPOSED 6' CONCRETE SIDEWALK

PROPOSED FBOD 24' FROM CENTERLINE

LYNN S. UMBACH
D.B. 6516, PG. 621
PARCEL# 059-131-30

JULIAN R. & JANET M. MOSE
D.B. 3454, PG. 207
PARCEL# 059-131-28

JEFFERY D. SEXTON
D.B. 35884, PG. 49
PARCEL# 059-131-44

AREA TO BE DEDICATED AS RIGHT OF WAY

10' CLASS C LANDSCAPE BUFFER
PROPOSED OPEN SPACE

PROPOSED RESIDENTIAL ALLEY

PROPOSED GUEST PARKING

PROPOSED RESIDENTIAL ALLEY

POTENTIAL SOLID WASTE LOCATION

PROPOSED OPEN SPACE

10' CLASS C LANDSCAPE BUFFER

URBANA DR.
60' PUBLIC R/W
M.B. 2369, PG. 257

PROPOSED 8' CONCRETE SIDEWALK
PROPOSED 8' PLANTING STRIP

PROPOSED SINGLE FAMILY LOT

VERONICA PEOPLES
D.B. 32024, PG. 304
LOT 18 M.B. 2369, PG. 257
PARCEL# 059-131-05

ROBIN L. & WILLIE E. EMMONS
D.B. 29635, PG. 93
PARCEL# 059-131-01

MECKLENBURG COUNTY
D.B. 18898, PG. 489
M.B. 30, PG. 255
PARCEL# 059-132-02

EXISTING FEMA FLOODWAY

EXISTING CREEK CENTERLINE

PROPOSED GREEN AREA

PROPOSED SCM

PROPOSED PUBLIC RESIDENTIAL WIDE STREET (CLDSM U-03A1)

PROPOSED OPEN SPACE

PROPOSED RESIDENTIAL ALLEY

PROPOSED RESIDENTIAL ALLEY

PROPOSED RESIDENTIAL ALLEY

PROPOSED 6' CONCRETE SIDEWALK

PROPOSED FBOD 24' FROM CENTERLINE

10' CLASS C LANDSCAPE BUFFER

PARALLEL PARKING PER CLDSM U-03

PROPOSED STUB TO ADJACENT PARCEL

ANGEL C. GUZMAN
D.B. 32520, PG. 239
PARCEL# 059-131-32 & 059-131-58

JESUS E. M. ARELLANO
D.B. 36703, PG. 579
TRACT 2 M.B. 26, PG. 896
PARCEL# 059-131-33

DANIEL M. McDONALD
D.B. 33184, PG. 934
PARCEL# 059-131-31

CARLOS BRAXTON
D.B. 20753, PG. 739
LOT 11 M.B. 2369, PG. 257
PARCEL# 059-131-11

BLANCA RIBAS
D.B. 10101, PG. 191
LOT 12 M.B. 2369, PG. 257
PARCEL# 059-131-10

MARIA CANALES
D.B. 15777, PG. 100
LOT 13 M.B. 2369, PG. 257
PARCEL# 059-131-09

RONALD G. & RACHEL E. KISER
D.B. 4043, PG. 366
PARCEL# 059-131-45

CHRISTOPHER N. ROBERTS
D.B. 23582, PG. 972
PARCEL# 059-131-36

TAX PARCEL ID #:	059-131-49, 059-131-50, 059-131-48, 059-131-36
TOTAL SITE AREA:	11.16 AC (486,130 SF)
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-A (CD)
PROPOSED USE:	MULTI-FAMILY ATTACHED SINGLE FAMILY
UNIT COUNT:	89
MULTI-FAMILY ATTACHED:	88
SINGLE FAMILY:	1
VEHICULAR PARKING:	
REQUIRED MINIMUM:	1.5 SPACE/DU MF-ATTACHED 2.0 SPACE/DU SINGLE FAMILY
PROPOSED:	PER ORDINANCE
OPEN SPACE:	
REQUIRED:	22,250 SF (250 SF PER UNIT)
PROPOSED:	PER ORDINANCE
GREEN AREA:	
REQUIRED:	1.67 AC (72,919 SF) (15% OF TOTAL SITE AREA)
PROPOSED:	PER ORDINANCE

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Kingdom Development Partners, LLC (the "Petitioner") to accommodate a residential development on an approximate 116-acre site located east of Jensen Valley Court, south of Paw Creek Road and west of Urbana Drive, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel 000131465, 000131466, 000131467, 000131468, 000131469, 000131470, 000131471, 000131472, 000131473, 000131474, 000131475, 000131476, 000131477, 000131478, 000131479, 000131480, 000131481, 000131482, 000131483, 000131484, 000131485, 000131486, 000131487, 000131488, 000131489, 000131490, 000131491, 000131492, 000131493, 000131494, 000131495, 000131496, 000131497, 000131498, 000131499, 000131500, 000131501, 000131502, 000131503, 000131504, 000131505, 000131506, 000131507, 000131508, 000131509, 000131510, 000131511, 000131512, 000131513, 000131514, 000131515, 000131516, 000131517, 000131518, 000131519, 000131520, 000131521, 000131522, 000131523, 000131524, 000131525, 000131526, 000131527, 000131528, 000131529, 000131530, 000131531, 000131532, 000131533, 000131534, 000131535, 000131536, 000131537, 000131538, 000131539, 000131540, 000131541, 000131542, 000131543, 000131544, 000131545, 000131546, 000131547, 000131548, 000131549, 000131550, 000131551, 000131552, 000131553, 000131554, 000131555, 000131556, 000131557, 000131558, 000131559, 000131560, 000131561, 000131562, 000131563, 000131564, 000131565, 000131566, 000131567, 000131568, 000131569, 000131570, 000131571, 000131572, 000131573, 000131574, 000131575, 000131576, 000131577, 000131578, 000131579, 000131580, 000131581, 000131582, 000131583, 000131584, 000131585, 000131586, 000131587, 000131588, 000131589, 000131590, 000131591, 000131592, 000131593, 000131594, 000131595, 000131596, 000131597, 000131598, 000131599, 000131600, 000131601, 000131602, 000131603, 000131604, 000131605, 000131606, 000131607, 000131608, 000131609, 000131610, 000131611, 000131612, 000131613, 000131614, 000131615, 000131616, 000131617, 000131618, 000131619, 000131620, 000131621, 000131622, 000131623, 000131624, 000131625, 000131626, 000131627, 000131628, 000131629, 000131630, 000131631, 000131632, 000131633, 000131634, 000131635, 000131636, 000131637, 000131638, 000131639, 000131640, 000131641, 000131642, 000131643, 000131644, 000131645, 000131646, 000131647, 000131648, 000131649, 000131650, 000131651, 000131652, 000131653, 000131654, 000131655, 000131656, 000131657, 000131658, 000131659, 000131660, 000131661, 000131662, 000131663, 000131664, 000131665, 000131666, 000131667, 000131668, 000131669, 000131670, 000131671, 000131672, 000131673, 000131674, 000131675, 000131676, 000131677, 000131678, 000131679, 000131680, 000131681, 000131682, 000131683, 000131684, 000131685, 000131686, 000131687, 000131688, 000131689, 000131690, 000131691, 000131692, 000131693, 000131694, 000131695, 000131696, 000131697, 000131698, 000131699, 000131700, 000131701, 000131702, 000131703, 000131704, 000131705, 000131706, 000131707, 000131708, 000131709, 000131710, 000131711, 000131712, 000131713, 000131714, 000131715, 000131716, 000131717, 000131718, 000131719, 000131720, 000131721, 000131722, 000131723, 000131724, 000131725, 000131726, 000131727, 000131728, 000131729, 000131730, 000131731, 000131732, 000131733, 000131734, 000131735, 000131736, 000131737, 000131738, 000131739, 000131740, 000131741, 000131742, 000131743, 000131744, 000131745, 000131746, 000131747, 000131748, 000131749, 000131750, 000131751, 000131752, 000131753, 000131754, 000131755, 000131756, 000131757, 000131758, 000131759, 000131760, 000131761, 000131762, 000131763, 000131764, 000131765, 000131766, 000131767, 000131768, 000131769, 000131770, 000131771, 000131772, 000131773, 000131774, 000131775, 000131776, 000131777, 000131778, 000131779, 000131780, 000131781, 000131782, 000131783, 000131784, 000131785, 000131786, 000131787, 000131788, 000131789, 000131790, 000131791, 000131792, 000131793, 000131794, 000131795, 000131796, 000131797, 000131798, 000131799, 000131800, 000131801, 000131802, 000131803, 000131804, 000131805, 000131806, 000131807, 000131808, 000131809, 000131810, 000131811, 000131812, 000131813, 000131814, 000131815, 000131816, 000131817, 000131818, 000131819, 000131820, 000131821, 000131822, 000131823, 000131824, 000131825, 000131826, 000131827, 000131828, 00

1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the N2-A zoning district, including a maximum of (88) Multi-Family Attached residential dwelling units and one (1) Single Family detached dwelling unit along with any incidental and accessory uses relating to and allowable within the associated zoning district.

Transportation:

1. Vehicular access to public rights of way will be 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 CDDT for approval.
2. The site shall be served by a combination of public roads, network required private streets, 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 CDDT prior to construction/installation. Contact CDDT for additional information concerning cost, submittal, and liability insurance coverage requirements.
4. Dedication of transportation rights of way within the Site Plan shall be conveyed fee simple prior to the site's first certificate of occupancy being issued.
5. All transportation improvements will be approved and constructed before the site's first certificate of occupancy is issued.
6. All public roadway improvements will be subject to the standards and criteria of CDDT 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.
7. The proposed Urban Drive extension shall be constructed to the Local Residential Wide cross section, CLDSM U-03A1. On street parking shall be provided where feasible. Location and number of spaces shall be determined during land development.
8. The Petitioner shall dedicate 36' of right-of-way from the centerline of Paw Creek road.

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 and which will be binding on the development of the site.
2. Vinyl siding shall be prohibited as a primary building material. It will only be allowed on windows, soffits, and trim features.
3. 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) Buildings shall be placed so as to present a front or side facade to all public streets.
 - b) 6' porches or 3' stoops may form an element of the building design.
 - c) Direct pedestrian connections shall be provided from residential units to adjacent public streets.
 - d) Height of residential structures on site shall be limited to 48 feet. Building height shall be measured on site as described within the Unified Development ordinance.
 - e) All HVAC and mechanical shall be screened from public right of way view.
4. Multi-family attached buildings shall be limited to a maximum of four (4) residential units.
 - f) Quadplexes (four-dwelling unit) buildings shall comprise less than 50 percent of the total number of buildings on the site.
5. 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.
6. A 20' setback shall be provided where buildings abut a Neighborhood 1 place type. This shall not include the proposed single family lot included in the rezoning petition.
7. Multi-family attached dwellings adjacent to N-1 Zoning/Place type shall not exceed three stories in height.

1. The Petitioner shall comply with Article 20 of the Unified Development Ordinance.
2. 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.
3. The Petitioner shall provide landscaping along proposed residential alleys such that each driveway is within 40' of a planted tree.
4. On site open space shall be accessible to residents and provide a layering of activities design for multiple users. Open space may include a combination of the following:
 - a. Enhanced plantings in excess of minimum planting standards required of the ordinance. Enhanced plantings may take the form of trees and/or planting beds (standard, raised and/or terraced with native species).
 - b. Specialty paving materials (not including standard finished concrete or asphalt)
 - c. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
 - d. Seating options that include movable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches.
 - e. Have a minimum dimension of 50 feet or more measured in all directions.
 - f. Public art/sculpture.
 - g. Interactive elements that children or others to experience sensory stimulation including but not limited to music, water, and light.
 - h. Decorative lighting elements that include lighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space.
5. At least one 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 trail connections, to the nearest point of the open space. Multiple open space areas may be needed to meet this requirement.
6. The Petitioner shall dedicate and convey a minimum of the 100' SWM buffer of Pow Creek to Mecklenburg County for use by Park and Recreation. In addition, a minimum 25' wide access easement shall be dedicated and conveyed to the proposed public right-of-way. All greenway easements can be co-located with any required tree save/green area. All conveyances shall be finalized prior to the issuance of the first certificate of occupancy.

Environmental Features

1. The Petitioner shall comply with Part IX of the Unified Development Ordinance.

2. The petitioner shall comply with the Charlotte City Council approve and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

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 actual storm water treatment requirements and natural site drainage patterns.

4. Development within any SWM/PCSD 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 for permitting and are not approved with rezoning decisions.

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

2. All exterior lighting shall comply with Article 16 of the Unified Development Ordinance.
3. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
4. Detached lighting on the site, except street lights located along public streets, will be limited to twenty-one (21') feet in height.

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 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.

1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Site Plan 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 and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



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PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

02/14/2025

James Scruggs
Kingdom Development Partners, LLC

3338 S. Sharon Amity Road Pmb 263
Charlotte, NC 28211

Paw Creek

Rezoning Site Plan

NO.	DATE:	BY:	REVISIONS:
01	04.14.2025	UDP	Revision 1
02	05.22.2025	UDP	Revision 2

Project No: 24-CLT-244

Date: 02.07.2025

Sheet No:

RZ-1.0