

# PARKSIDE TOWNHOMES SITE

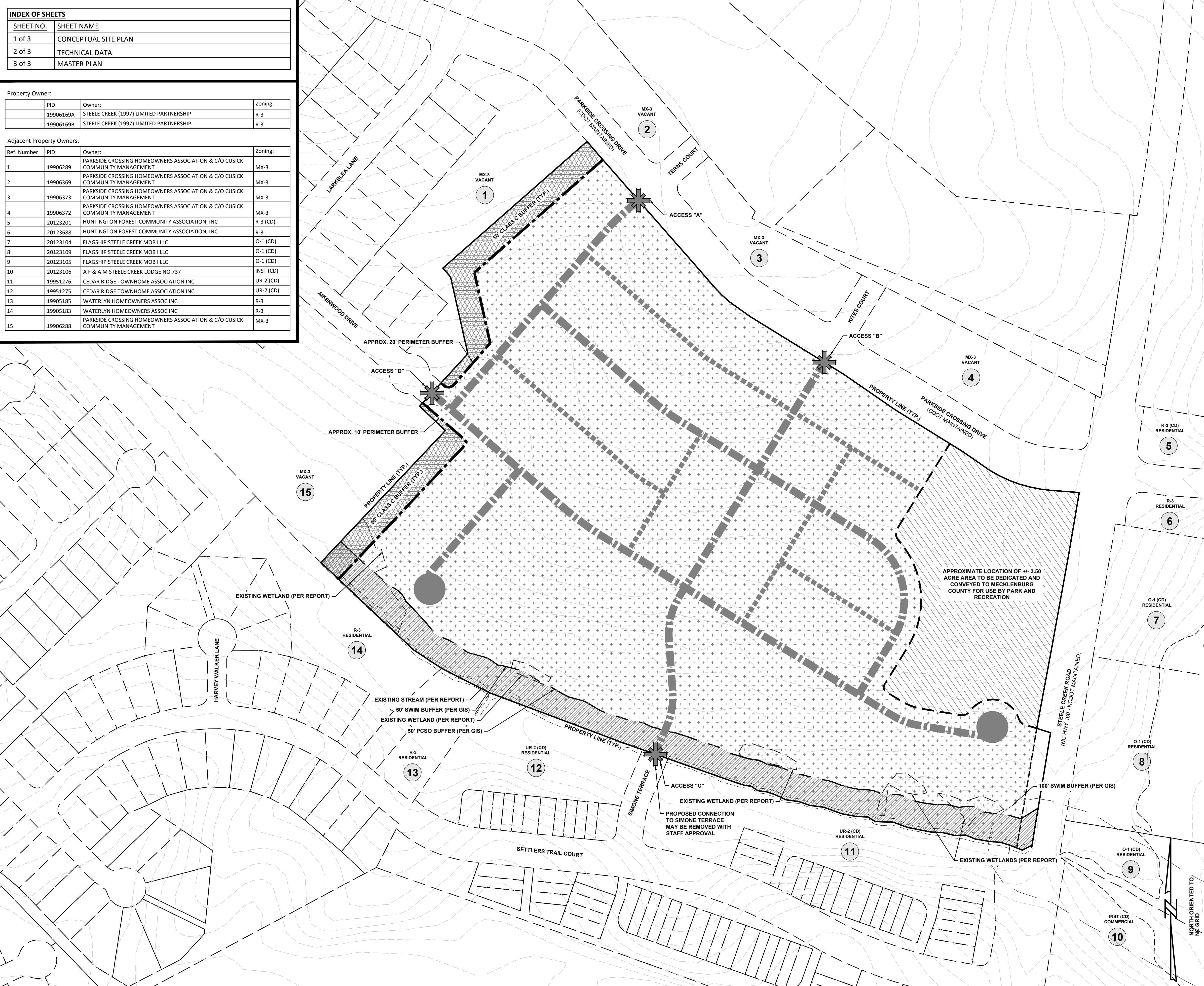
## Rezoning Petition # 2022-161

Located In:  
City of Charlotte, North Carolina

INDEX OF SHEETS	
SHEET NO.	SHEET NAME
1 of 3	CONCEPTUAL SITE PLAN
2 of 3	TECHNICAL DATA
3 of 3	MASTER PLAN

Property Owner:		
PID:	Owner:	Zoning:
19906169A	STEELE CREEK (1997) LIMITED PARTNERSHIP	R-3
19906169B	STEELE CREEK (1997) LIMITED PARTNERSHIP	R-3

Adjacent Property Owners:			
Ref. Number	PID:	Owner:	Zoning:
1	19906289	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT	MX-3
2	19906369	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT	MX-3
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10	20123106	A F & A M STEELE CREEK LODGE NO 737	INST (CD)
11	19951276	CEDAR RIDGE TOWNHOME ASSOCIATION INC	UR-2 (CD)
12	19951275	CEDAR RIDGE TOWNHOME ASSOCIATION INC	UR-2 (CD)
13	19905185	WATERLYN HOMEOWNERS ASSOC INC	R-3
14	19905183	WATERLYN HOMEOWNERS ASSOC INC	R-3
15	19906288	PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT	MX-3



**Vicinity Map**  
Not to Scale

Site Data	
Tax Parcel:	19906169A & 19906169B
Total Acreage:	+/- 29.33 Acres (per GIS)
Proposed Park Dedication:	+/- 3.50 Acres
Remaining Site Acreage:	+/- 25.83 Acres
Location:	City of Charlotte, North Carolina
Zoning:	Existing: R-3 Proposed: <b>UR-2(CD)A</b>
Land Use:	Existing: Vacant Proposed: Single Family Residential (Attached)
Total Potential Units:	+/- 169 Single Family Attached (Townhome) Units
Alley Loaded Units:	+/- 105 Units
Front Loaded Units:	+/- 64 Units
Proposed Density:	+/- 6.54 DU/AC*
*NOTE: Density calculations based on remaining site acreage (Approx. +/- 25.83 Acres)	
Parking:	Shall meet or exceed Ordinance Standards
Floor Area Ratio:	Shall meet Ordinance Standards
Open Space:	Required: 400 SF Private Open Space or 10% Useable Common Open Space
Tree Save:	Required: +/- 4.40 Acres (15%)*
**CALCULATION: Total Site Acreage x 15% = Required Tree Save	
29.33 Acres x 0.15 = 4.40 Acres	
Provided:	Park Dedication: +/- 0.53 Acres (15% of Park Dedication Acreage)***
***CALCULATION: Proposed Park Dedication Acreage x 15% = Proposed Tree Save to be located within the Park Dedication area	
3.50 Acres x 0.15 = 0.53 Acres	
Townhome Site: +/- 3.87 Acres (15% of Remaining Site Acreage)****	
****CALCULATION: Proposed Remaining Site Acreage x 15% = Proposed Tree Save to be located within the remaining site area/townhome site	
25.83 Acres x 0.15 = 3.87 Acres	
NOTE: It is understood, tree save areas on land to be dedicated to Mecklenburg County must first be planted and recorded as tree save and follow all tree save rules.	

**General Notes**

- Base information provided by Mecklenburg County GIS Data and should be verified for accuracy.
- All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
- Draft - Do not rely on this document.

**Floodplain Information**  
Floodplain information obtained from FEMA FIRMS Panel 3710450000K effective date of study 09/02/2015.

**Stream/Wetland Information**  
Stream/Wetland information is based on preliminary information provided to ESP by "Approximate Depiction of Aquatic Resources" provided by Wetland & Waters, Inc., dated 02/07/2022 and Mecklenburg County GIS data. For purposes of preparation of this Rezoning Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Rezoning Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - unit loss may occur.

**Access Points/Driveways/Streets**

- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
- All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Charlotte Zoning Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

**Open Space/Tree Save**  
Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

**Potential Stormwater Quality Areas**  
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

**Public Information**  
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

**Legend**

- Residential Development Area - Building & Parking Envelope
- Proposed Area to be Dedicated and Conveyed to Mecklenburg County for Use by Park and Recreation
- 56' Public Local Residential Medium Street
- 22' Private Residential Alley
- Proposed Access Location
- Proposed Buffer

**GRAPHIC SCALE**  
(IN FEET)  
1 inch = 100 ft.

**811**  
Know what's below.  
Call before you dig.

ESP Associates, Inc.  
P.O. Box 7030  
Charlotte, NC 28241  
3475 Lakemont Blvd  
Fort Mill, SC 29708  
704-583-9449 (NC)  
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www.espasociates.com

**ESP**

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

NO.	DATE	REVISION
1	04/10/2023	REVISED PER STAFF COMMENTS
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CONCEPTUAL SITE PLAN  
REZONING PETITION #2022-161  
PARKSIDE TOWNHOMES SITE  
PULTE GROUP  
CITY OF CHARLOTTE, NC

**PROJECT INFORMATION**

PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	JX01.100
ORIGINAL DATE:	08/18/2022

SHEET:  
**1 OF 3**

U:\2021 Projects\UJ\001 - Parkside Townhomes YMCA Site (Pulte)\Submittal Working Drawings\2023\07-14\_Parkside Townhomes YMCA Site (Pulte) - 4th Rezoning Submittal\Sheets\U01-CD\UR.dwg, CIVR, eibwg



**Parkside Townhomes Site - Petition # 2022-161**  
**Rezoning - Development Standards - 05/15/2023**

**Site Development Data:**

- Acreage: ± 29.33 acres
- Tax Parcel #: 19906169A and 19906169B
- Existing Zoning: R-3
- Proposed Zoning: UR-2(CD)
- Existing Uses: Vacant
- Proposed Uses: Up to one hundred sixty-nine (169) attached residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the UR-2 zoning district.
- Maximum Building Height: 48'
- Parking: As required by the Ordinance.

**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 Pulte Group ("Petitioner") to accommodate the development of a residential community on an approximately 29.33-acre site located to the west of Steele Creek 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 Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 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 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 Section 6.207 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 Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. 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 Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

i. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site will be limited to forty (40). 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 building(s) located within the same Residential Development Area as generally depicted on the Rezoning Plan.

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

a. The principal buildings constructed on the Site may be developed with up to one hundred sixty-nine (169) attached alley-loaded and front-loaded residential dwellings units as permitted by right, and under prescribed conditions, together with accessory uses, all as allowed in the UR-2 zoning district.

**3. Access and Transportation Improvements:**

a. Access to the Site will be from Parkside Crossing Drive, Simone Terrace, and Aikenwood Drive 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. The proposed connection to Simone Terrace may be removed if approved by City Staff. The existing turnaround on Aikenwood Drive at Access "D" shall be removed.

b. 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.

c. 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 in accordance with applicable published standards.

d. Required roadway improvements, 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.

e. 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, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner shall dedicate sixty-one (61) feet of right-of-way from the existing centerline of Steele Creek Road and shall provide an eight (8) foot planting strip and twelve (12) foot shared-use path along the Site's frontage. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks that are located along the public streets and outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible. On public streets internal to the Site, a sidewalk utility easement will be provided one (1) foot behind the sidewalk.

f. 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 approved by CDOT prior to construction/installation.

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 southwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

**4. Streetscape, Buffers, Yards, Open Space, and Landscaping:**

a. A thirty-five (35) foot setback as measured from the proposed back of curb along in the internal public streets will be provided for front loaded units. A twenty (20) foot setback as measured from the proposed back of curb along the internal public streets will be provided for alley loaded units. The sides of buildings along internal public streets will comply with the setback requirement of the UR-2 zoning district. Alley loaded units shall have the option to provide driveways that are full length of twenty (20) feet or reduced between five and seven feet as

measured from the edge of pavement in the alley. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along the internal public streets as generally depicted on the Rezoning Plan.

b. A twenty (20) foot setback will be provided along Parkside Crossing Drive as generally depicted on the Rezoning Plan. A twelve (12) foot shared-use path and an eight (8) foot planting strip shall be provided along both Parkside Crossing Drive and Steele Creek Road as generally depicted on the Rezoning Plan.

c. A fifty (50) foot Class C buffer will be provided as generally depicted on the Rezoning Plan. Perimeter buffers of lesser widths identified in proximity to the Aikenwood Drive connection will also contain vegetation per the Class C buffer standards based upon the provided buffer width.

d. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.

e. Visitor parking and mail kiosk shall be located on the Site as generally depicted on the Rezoning Plan. The final location of these facilities will be determined during the land development permitting process.

f. A pedestrian connection will be provided at the end of the proposed turnaround of the internal street closest to Steele Creek Road out to the twelve (12) foot shared-use path along Steele Creek Road as generally depicted on the Rezoning Plan.

**5. Architectural Standards:**

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 as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural asphalt shingles, and metal type roofing materials may also be used.

b. The ends of the buildings facing the internal private drives/streets and/or public streets will not have blank walls that exceed twenty (20) feet in length on all building levels. The end units will have multiple windows on the end facades to avoid blank walls.

c. Usable porches and/or 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, should be covered and be at least six (6) feet deep. Stoops and entry-level porches may be covered but should not be enclosed. Stoops and entry level porches shall be a minimum of three (3) feet deep.

d. Garage doors proposed along public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and/or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

e. Buildings fronting public or private network required streets should have no more than seven (7) buildings with a maximum of six (6) individual units. This requirement shall not apply to buildings that do not front a public street or buildings that are perpendicular to a public street. The remainder of the buildings will be limited to five (5) individual units or fewer.

f. Pedestrian connections on front loaded units shall be permitted to utilize driveways to connect to the sidewalks along public and private streets.

g. Meter banks will be screened from adjoining properties and from the proposed public street.

h. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

i. 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. Potential dumpster and recycling area locations are generally depicted on the Rezoning Plan. Construction of such facilities are not required if private trash service utilizing roll-out containers is provided for the Site.

**6. Environmental Features:**

a. The Site shall comply with the Charlotte City Council approved and adopted comply with the Post Construction Stormwater Ordinance. 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 in order to accommodate actual storm water treatment requirements and natural site discharge points.

b. The Site will comply with the Tree Ordinance. The final location of the required tree save areas will be determined during the land development approval process for the Site. Tree save areas will comply with the requirements of the Tree Ordinance.

c. The Petitioner shall dedicate and convey ± 3.5 acres to Mecklenburg County for use by Park and Recreation as generally depicted on the Rezoning Plan.

d. Amenity area(s) to include hardscape, gathering areas, seating opportunities, and/or other similar features.

e. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

**7. Lighting:**

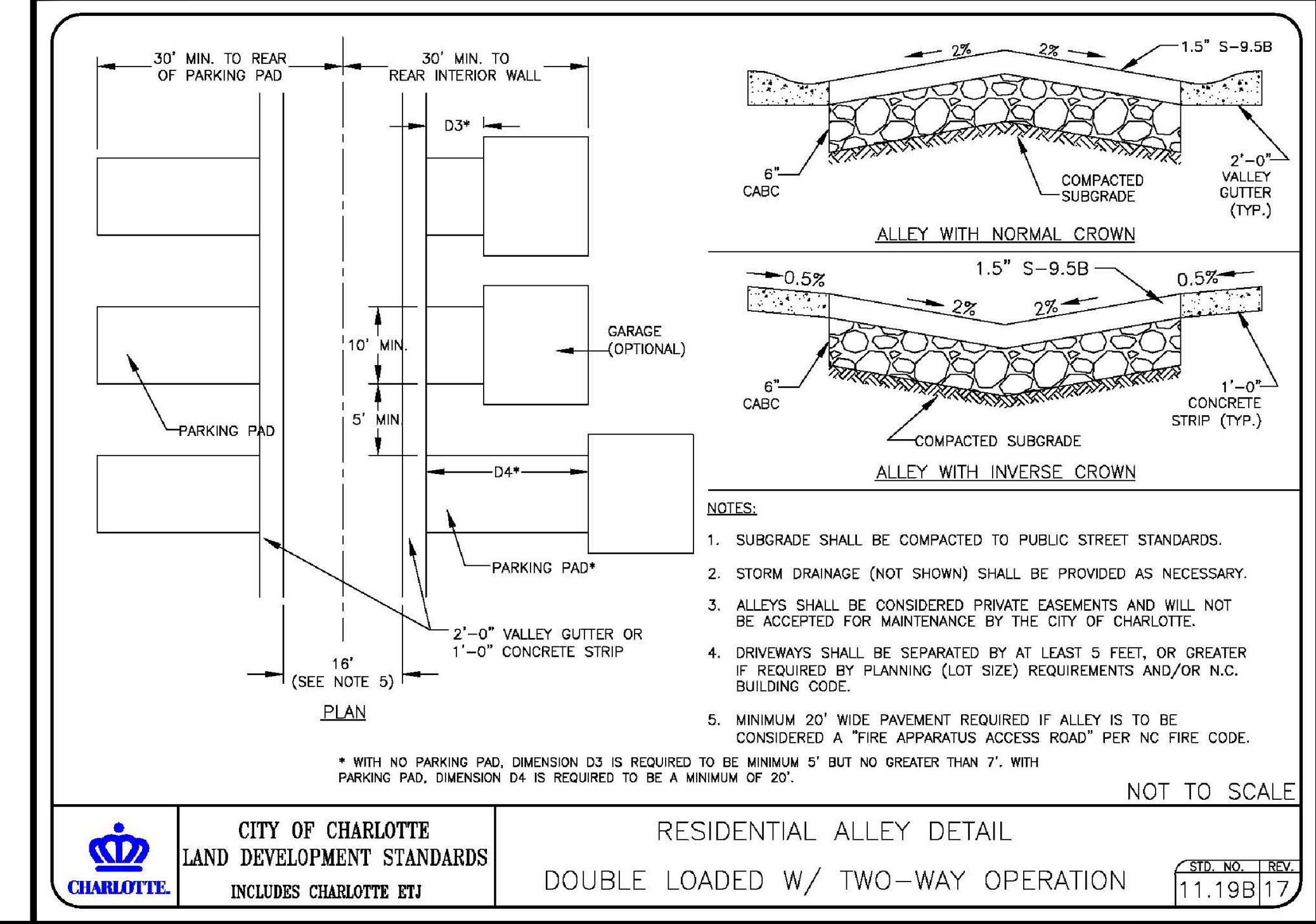
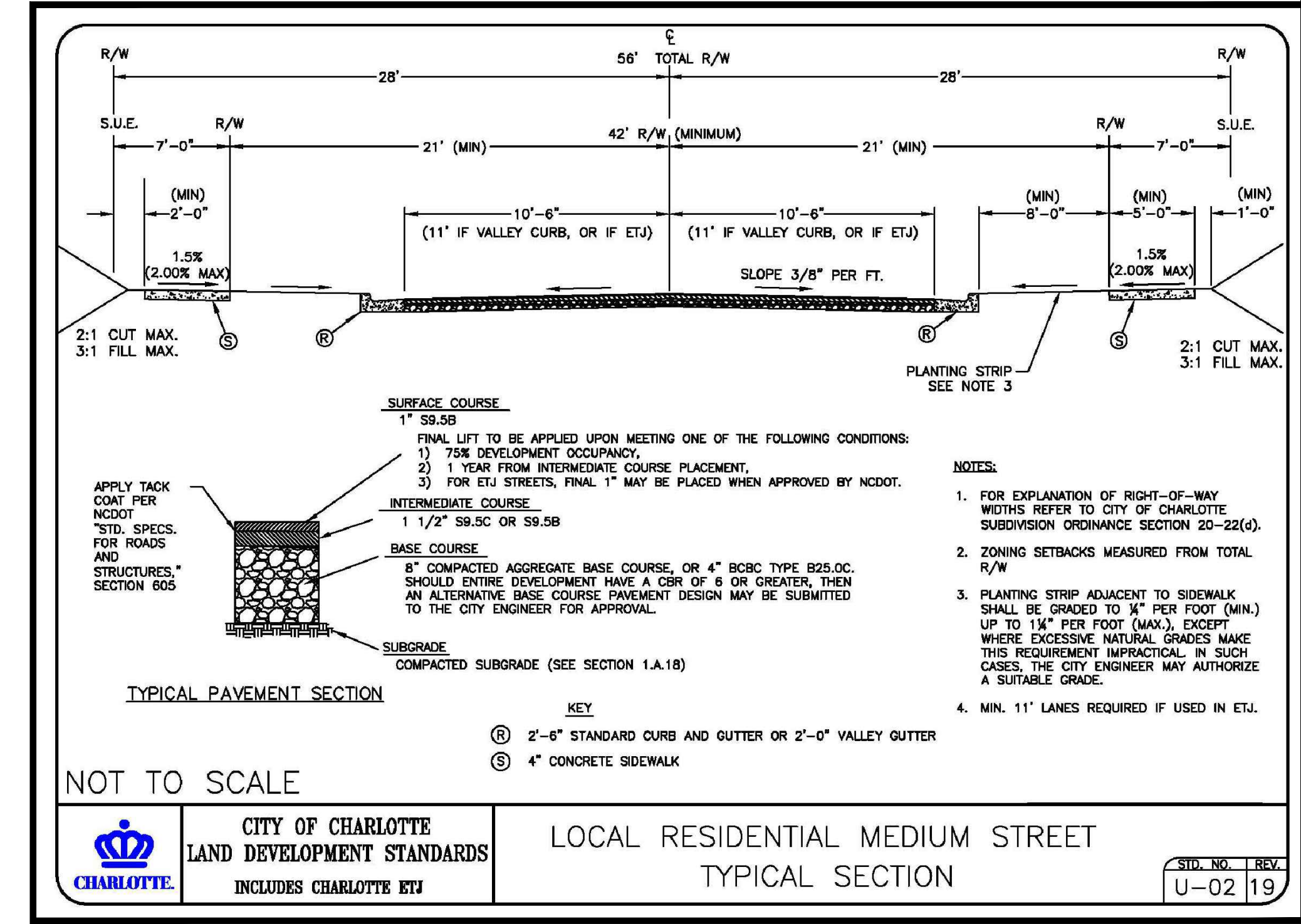
a. All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed.

**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 or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



ESP Associates, Inc.  
P.O. Box 7003  
Charlotte, NC 28241  
3475 Lakemont Blvd.  
Fort Mill, SC 29708  
704-583-0440 (NC)  
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www.espassociates.com



PRELIMINARY  
NOT FOR  
CONSTRUCTION

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2	05/15/2023	REVISED PER STAFF COMMENTS				
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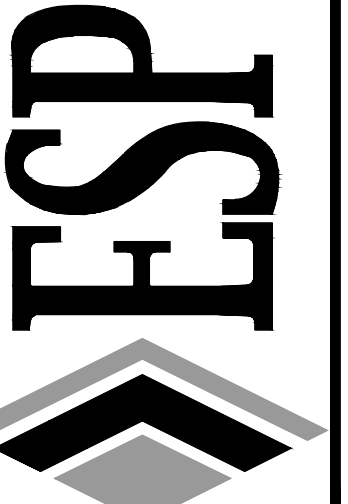
**PARKSIDE TOWNHOMES SITE**  
CITY OF CHARLOTTE, NC

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	JX01.100
ORIGINAL DATE:	08/18/2022

SHEET:  
**2 OF 3**





BY	DATE	REVISION	NO.
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MASTER PLAN  
REZONING PETITION #2022-161  
PARKSIDE TOWNHOMES SITE  
PULTE GROUP  
CITY OF CHARLOTTE, NC

PROJECT INFORMATION	
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<b>3 OF 3</b>	



Vicinity Map  
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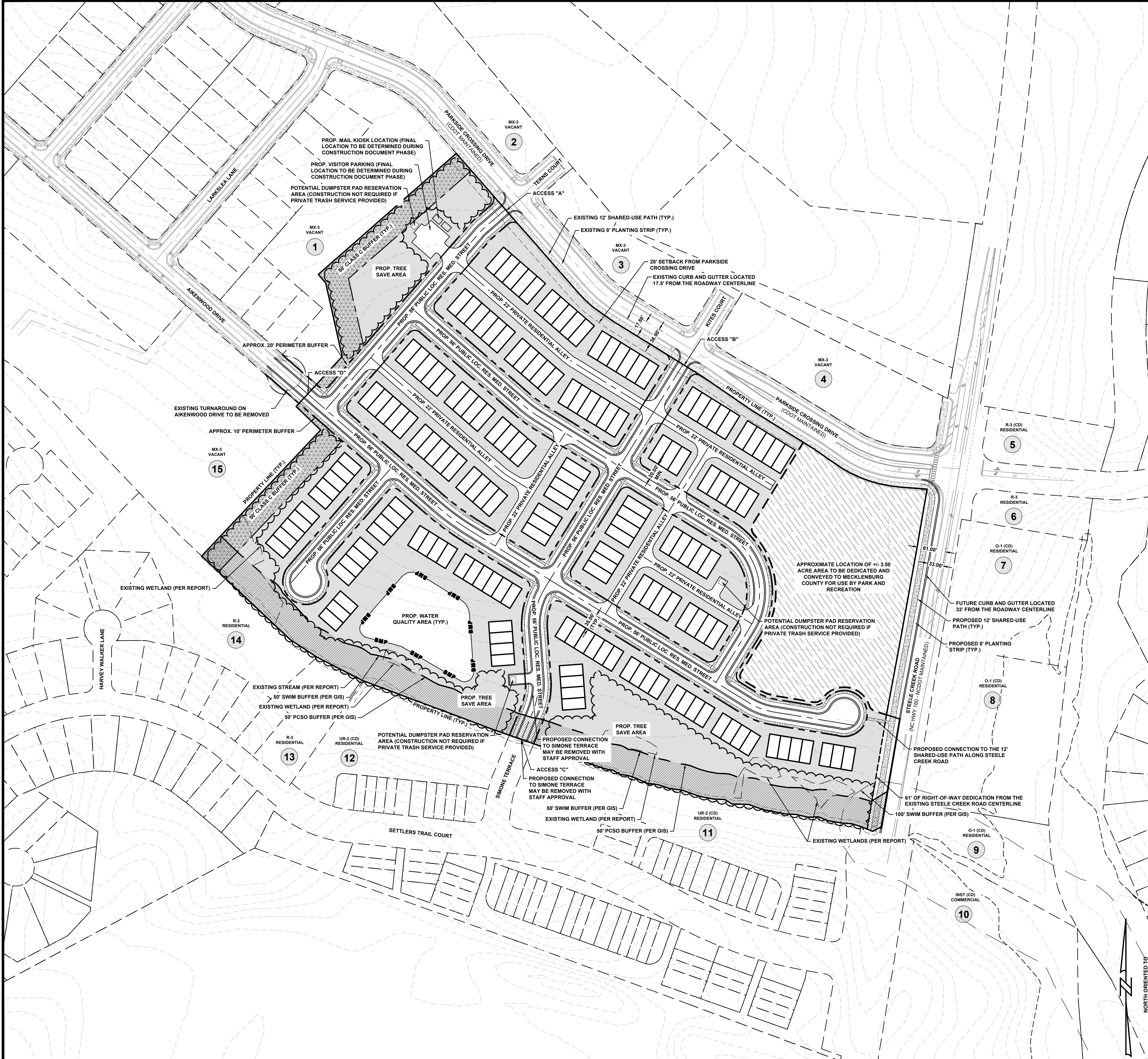
PROPERTY OWNER: STEELE CREEK (1997) LIMITED PARTNERSHIP

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ADJACENT PROPERTY OWNERS: PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT, HUNTINGTON FOREST COMMUNITY ASSOCIATION, INC, FLAGSHIP STEELE CREEK MOB I LLC, CEDAR RIDGE TOWNHOME ASSOCIATION INC, WATERLYN HOMEOWNERS ASSOC INC, PARKSIDE CROSSING HOMEOWNERS ASSOCIATION & C/O CUSICK COMMUNITY MANAGEMENT.

GRAPHIC SCALE  
1 inch = 100 feet

811 Know what's below. Call before you dig.



U:\2021 Projects\UJ\UJ01 - Parkside Townhomes YNCA Site (Pulite)\Submittal\Working Drawings\2023\07-14\_Parkside Townhomes YNCA Site (Pulite)-4th Rezoning Submittal\Sheets\UJ01-MAST.dwg, Layout, along