



SITE DATA SUMMARY

PIN:	10814373, 10814375
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8 (CD)
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	QUADRAPLEXES
TOTAL SITE AREA:	4.86 ACRES
PROPOSED DENSITY:	6.6 UNITS/ACRE
PROPOSED # OF UNITS:	32 UNITS (8 LOTS)
SETBACKS AND YARDS:	FRONT: 17' SIDE: 5' REAR: 20' PLOTT ROAD: 20'
MINIMUM LOT WIDTH:	40 FT
MINIMUM LOT SIZE:	11,500 SF
MAX HEIGHT OF BUILDING:	40 FT
REQUIRED PARKING:	1.5/UNIT
TREE SAVE REQUIRED:	15% (0.729 AC)
TREE SAVE PROVIDED:	21% (1.014 AC)
OPEN SPACE REQUIRED:	50% PER LOT
COS PROVIDED:	31% (1.53 AC)
DENSITY:	HIGH
POST CONSTRUCTION DISTRICT:	YADKIN-SOUTHEAST
WATERSHED:	REEDY
FLOOD DATA:	ZONE X PER FIRM PANEL 3710458400K EFF. 2/19/2014
GARBAGE COLLECTION:	ROLL OUT CONTAINERS
BMP LOCATIONS ARE APPROXIMATE	

PLOTT ROAD TOWNHOMES

PRELIMINARY
Do Not Use For Construction

NO.	DATE	BY	DESCRIPTION
1	04/20/23		CITY'S 1ST ROUND COMMENTS

REZONING PLAN	WFS	1" = 40'	2022-04-25
	DRAWN BY	SCALE	PROJ.#
	DATE		

NO.	DATE	BY	DESCRIPTION
1	04/20/23		CITY'S 1ST ROUND COMMENTS

REZONING PLAN	WFS	1" = 40'	2022-04-25	PRI01 #
	DRAWN BY	SCALE	DATE	
	APRIL 2023			

RZP 2022-191

General Provisions:

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Red Cedar Capital Partners, LLC (the "Petitioner") to accommodate the development of a residential community on an approximate 4.86 acre site located at 7832 Plott Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a two parcels identified as tax parcel numbers 10814373 and 10814375.

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-8" Zoning District (as more specifically described and restricted below) 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 a maximum of eight (8) buildings, each building with a maximum of four (4) attached townhome-style residential units, as generally depicted on the Site plan. The total townhome residential units on site shall not exceed thirty-two (32) residential units.

Transportation:

- 1) Vehicular and pedestrian access to the site from Plott Road shall connect to the existing public right of way as generally depicted on the Rezoning Plan by development of a private street as generally depicted on the Rezoning Plan, which shall be dedicated as a public street.
- 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 6' sidewalk along Plott Rd. and the internal street as generally depicted on the Site plan.
- 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 two (2) parking spaces per residential unit on site as generally depicted on the site plan, however, additional parking may be provided.
- 8) 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.
- 9) Petitioner shall dedicate forty (40) feet of right-of-way from the Plott Road centerline as generally depicted on the Site Plan.

Architectural and Design Standards:

- 1) In addition to design provisions contained within the district regulations of the Zoning Ordinance, 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. The proposed single-family attached buildings on site shall be designed to provide architectural elements that follow the design provisions noted below.
 - a) Maximum building height shall be a maximum of forty (40') feet in height as measured by the applicable Ordinance standards.
 - b) To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of eighteen (18) inches.
 - c) Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds shall be no less than 2:12, unless a flat roof architectural style is employed.
 - d) 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, shall be at least 6 feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.
 - e) The maximum blank wall expanse shall be limited to fifteen (15) feet on all building levels.
 - f) Garage doors visible from public or private streets shall minimize the visual impact by providing additional architectural treatments of either translucent windows, placement of the garage door so that it is recessed a minimum of twelve (12) inches from the exterior wall or projecting elements over the garage door opening.
 - g) Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.

Streetscape and Landscaping:

- 1) The Petitioner shall provide 8 ft planting strip and 6 ft sidewalks as generally shown on the site plan.
- 2) Petitioner 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.
- 3) For adjoining parcels receiving storm water discharge the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels. If the existing storm water conveyance is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.

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.