



VICINITY MAP  
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 25.71 ACRES  
ACREAGE EXCLUDING DEDICATED R/W AND EXISTING POND: ±21.41 AC  
TAX PARCEL #: 03709205, 03709204  
EXISTING ZONING: R-8MF (CD), RZP #2021-222  
PROPOSED ZONING: N1-A (CD)  
EXISTING USES: VACANT/SINGLE-FAMILY RESIDENTIAL ACREAGE  
PROPOSED USES: RESIDENTIAL USES CONSISTENT WITH THE N1-A PLACETYPE (COMPACT DEVELOPMENT)  
MAXIMUM DEVELOPMENT: 160 RESIDENTIAL UNITS  
MAXIMUM BUILDING HEIGHT: PER THE ORDINANCE  
PARKING: SHALL MEET OR EXCEED ORDINANCE STANDARDS

Table 4.8: Compact Residential Development Standards		N1-A
Min. Front Setback		10'
Min. Corner Side Setback		10'
Min. Side Setback		5'
Min. Rear Setback		15'
Min. Lot Area - Residential		5,000 sf
Min. Lot Width - Residential		50
District Boundary		N/A
4.5.C.2.a.iv(B): Where a lot within the compact residential development abuts a public or network-required private street at the perimeter of the compact residential development, the minimum front setback shall be in accordance with the underlying zoning district requirements.		
4.5.C.2.b Common Open Space and Green Area		
Common Open Space		10% min. of development site area
4.5.C.2.b.i: The standards of Table 16-2 for common open space do not apply for compact residential development.		
4.5.C.2.b.(F): No more than 25% of the required common open space area shall be covered by water. Such water shall not be part of a stormwater control measure.		
Green area		15% Green Area (per section 20.15.D)
Required Landscape Yards		
Perimeter Landscape Yard		25' Class B Landscape Yard
4.5.C.2.a.ii: A 25 foot Class B landscape yard shall be provided along the perimeter of a compact residential development site where the site abuts the Neighborhood 1 Place Type, except for where the site abuts an existing public street or network required private street. The perimeter landscape yard shall not be in a lot or subplot and shall not count toward any required common open space.		

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY		
Proposed Trip Generation		
Land Uses	Density	Daily Trips/Peak Hour Trips
1) SF Attached Housing (LUC 215)	161 DU	1,176 Daily trips / 78 AM peak hour trips / 93 PM peak hour trips
2)		
3)		
4)		
5)		
Total:		
Multimodal Mitigation		Tier: One (1) Required Points: Three (3)
List of Mitigations:		
1) Construct 900 LF of Shared Use Path (SUP) along the properties frontage (along Beatties Ford Road).		
2)		
3)		
4)		
5)		
Transportation Demand Management Mitigation		Tier: N/A Required Points: N/A
List of Mitigations:		
1) N/A		
2)		
3)		
4)		
5)		
TIS Required (Yes/No): No		
CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable):		
1) N/A		
2)		
3)		
4)		
5)		

PRELIMINARY  
FOR REVIEW ONLY  
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF,  
XXXXX XXXXXXXX XXXX 01/19/24  
REGISTERED ENGINEER REC # DATE

NOT FOR  
CONSTRUCTION

BEATTIES FORD  
REZONING

CLIENT NAME  
7221 BEATTIES FORD RD  
CHARLOTTE, NC 28216

PETITION #: 2024-046

LANDDESIGN PROJ # 1024055

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	04/01/2024
1	REVISIONS PER STAFF COMMENTS	07/15/2024
2	REVISIONS PER STAFF COMMENTS	08/12/2024
3	REVISIONS PER STAFF COMMENTS	09/19/2024

DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: ST  
SCALE: NORTH  
VERT: N/A  
HORZ: CUSTOM  
0 30 60 120  
SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1



LENNAR CAROLINAS, LLC  
REZONING PETITION NO. 2024-046  
Q19 2024

Development Data Table:

Site Area:	+/- 26 acres
Tax Parcel:	037-092-04 and 037-092-05
Existing Zoning:	R-AMF(CD), RZF #2021-222
Proposed Zoning:	N1-A(CD)
Existing Use:	Vacant/Single-Family Residential Acreage
Proposed Uses:	Residential uses consistent with N1-A placetype
Maximum Development:	100 residential units
Maximum Building Height:	Per the Ordinance
Parking:	Shall meet or exceed Ordinance standards

I. Permitted Uses & Maximum Development

The Site may be devoted only to compact residential community containing a maximum of one hundred sixty (160) single-family detached, duplex and/or triplex dwelling units and any incidental and accessory uses relating thereto that are permitted in the Compact Ordinance of the N1-A zoning district, including as a compact development. The number of triplex units shall not exceed 25% of the units.

II. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Charlotte Department of Transportation (CDOT).
2. As depicted on the Rezoning Plan, the Site will be served by internal public and/or private streets, and minor adjustments to the location of these streets shall be allowed during the construction permitting process in coordination with CDOT.
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 CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
4. Petitioner shall construct and maintain a minimum twelve (12) foot wide multi-use path and eight (8) foot wide planting strip along the Site's frontage of Beatties Ford Road and minimum six (6) foot wide sidewalks and eight (8) foot wide planting strips on Kidd Lane and internal public streets. The multi-use path on Beatties Ford Road shall meet ADA/PROWAG requirements.
5. Petitioner shall reserve 110' of dedicated right-of-way for the future Fred D. Alexander Boulevard in coordination with CDOT, as generally depicted on the Rezoning Plan.
6. Petitioner shall provide a turn lane on Kidd Lane from Beatties Ford Road, as generally depicted on the Rezoning Plan.
7. Petitioner shall provide a left turn lane and right turn lane into the Site from Beatties Ford Road, as generally depicted on the Rezoning Plan.
8. Petitioner shall provide direct connections from buildings fronting Beatties Ford Road and Kidd Lane to sidewalks along those streets, as applicable.
9. Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy. Right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
10. Unless stated otherwise herein, the Petitioner shall ensure that all off-site transportation improvements are substantially completed prior to the issuance of the Site's first (1<sup>st</sup>) building certificate of occupancy for each phase of development.
11. On street parking shall meet Public Right of Way Accessibility Guidelines (PROWAG) requirements.

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

III. Architectural Standards

1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or vinyl siding.
2. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
3. 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, unless a flat roof architectural style is employed.
4. 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 should be covered and be at least five (5) feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
5. Garage doors visible from public or private streets should minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
6. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.

IV. Environmental Features & Buffering

1. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management systems that may be 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.
2. Petitioner shall comply with compact residential development provisions under the UDO Section 4.5A for reduced lot sizes and additional open space, if applicable.
3. If a compact development is constructed, a Class B landscape yard shall be provided where abutting Neighborhood 1 Placetype as required per the UDO, as generally depicted on the Rezoning Plan. If compact development is not constructed, a buffer shall not be otherwise required in excess of UDO standards.

V. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns. Throughout these Development Standards, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

REVISED

SEAL

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XXXXX XXXXXXXX    #000    3/29/24  
DESIGNER    REG #    DATE

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DESIGNED BY: AR  
DRAWN BY: AR  
CHECKED BY: AR

SCALE: NORTH

VERT: N/A  
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3