



- **Acreage:** # 15.8 acres
- **Tax Parcel:** 108-121-02
- **Existing Zoning:** B-1(CD)
- **Proposed Zoning:** NC(CD) and N2-A(CD)
- **Existing Uses:** Vacant
- **Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the N2-A and NC zoning districts, respectively  
not otherwise limited herein
- **Maximum Density:** 10 multi-family attached residential (townhouse) units within the N2-A portion and 20,000 square feet of athletic club, health/fitness club, and/or racquet/tennis club and 4,500 square feet of strip retail plaza containing non-residential uses in the NC portion, as further described below
- **Maximum Building Height:** per the UDO, not otherwise restricted herein

a. **Site Association.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Queen City Land ("Petitioner") to accommodate the development of a multi-family attached residential care facility on the subject property, located at approximately 15-acre site in the south side of the River Road Extension, west of Hood Road, northeast of Baltham Court, north of Peckham Place, and north of Rolling Wheels Road, more particularly described as the County Tax Map Parcel 10-00-000-000-000-000.

b. **Intent.** This Rezoning is intended to accommodate development on the Site of multi-family attached residential care facilities, as consistent with the townhouse form for the N1 plat, and a neighborhood-serving commercial use consistent with the NC plattype.

c. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charleston Unified Development Ordinance (the "UDO").

d. **UDO.** Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the N2-A and NC zoning districts are applicable, shall govern development taking place on the designated portion of the Site.

The N2-A portion of the Site shall contain a maximum of ninety-four (94) Multi-family Attached (Townhome) Residential Units and accessory and incidental use as permitted in the UDO.

The NE portion of the Site shall contain the following:

- A maximum of 20,000 square feet of athletic club, health/fitness club, and/or racquet/tennis club or similar uses; and
- A strip of plaza containing a maximum of 4,500 square feet of neighborhood-serving non-residential use. However, the following uses shall be **prohibited**:
  - Residential Uses
  - Vehicle fueling facility
  - Vehicle rental, enclosed
  - Vehicle repair facility, minor
  - Beneficial fill site
  - Parking lot as principal use
  - Cemetery
  - Accessory drive-through
  - Churches and Religious Institutions

a. Petitioner shall provide a minimum 10 foot wide Landscape Yard along the southern property border where adjacent to N1 existing residential placetype, as generally depicted on the Rezoning Plan.

b. Petitioner shall provide pedestrian walking trails in the areas as generally depicted on the Rezoning Plan.

- c. 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. To accomplish this, the design of the open space shall consist of four (4) or more of the following potential components:
  1. Enhanced plantings in excess of minimum planting standards required of the ordinance.
  2. Planting plantings may take the form of trees and/or enhanced plantings, including arched and/or tiered and/or terraced with native species.
  3. Specially varying materials (not including standard finished concrete or asphalt)
  4. Seating options such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
  5. Standing elements that include benches and/or seating walls. Other seating elements to be considered include movable tables and chairs, swings or interactive features.
  6. Have a minimum dimension of 50 feet or more measured in all directions.
  7. Public art/sculpture.
  8. Interactive elements that children or others to experience sensory stimulation including but not limited to music, water, and light.
  9. 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.
- d. At least one common open space area shall be accessible from all residential lots in the conversion residential building 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 rail connections, to the nearest point of the open space. Multiple common open space areas may be needed to meet this requirement.

d. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance Post Construction Stormwater Regulations (PCSR) Article 23 therein.

a. Petitioner shall provide a minimum 10 foot wide Landscape Yard along the southern property border where adjacent to N1 existing residential placetype, as generally depicted on the Rezoning Plan.

- c. Petitioner shall provide a twelve (12) foot wide multi-use path along the Site's frontage of the Plaza Road Extension and eight (8) foot wide sidewalks on internal roads.
- d. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance Post Construction Stormwater Regulations (PCSR) Articles 23 through 28.
- e. The location, size, type and type of water management systems if depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved by this decision. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.
- f. Development within any SWMPCOS Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

a. A vehicle access will be as generally depicted on the Rezoning Plan. Temporary construction access may be provided in addition to the vehicle access points as shown. The placements and configurations of the vehicle access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT/NDOT for approval.

b. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation system, decorative concrete pavement blocks, 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/NDOT prior to construction/installation. Contact CDOT/NDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

c. Petitioner shall dedicate 38' right-of-way from the road centerline for the Site's frontage of Hood Road and a 39' right-of-way from the road centerline for the Site's frontage of Plaza Road.

d. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the first building certificate or other development permit is issued for the proposed project. The dedication shall be in accordance with the provisions of the City of Charlotte's Ordinance 37-2007, as amended.

e. Unless otherwise stated herein, all transportation improvements shall be approved and constructed prior to the issuance of the first building certificate or occupancy for the N-2A and N-2C portion of the Site, respectively.

f. All public roadway improvements shall be subject to the standards and criteria of CDDOT and NCDOT, as applicable, to the roadway improvements within the respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other public or private roadway projects taking place within the broad northern Mecklenburg area, by way of a private-public partnership or other public sector project support.

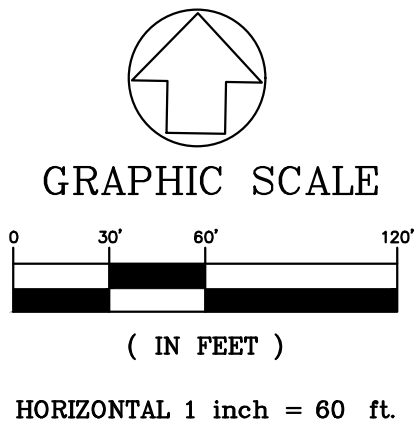
g. Where a planting strip is provided adjacent to an alley, Petitioner will provide street trees at 40-foot spacing where feasible.

h. The Petitioner shall construct and maintain the 12-foot shared-use path along Plaza Road and sidewalk along Hood Road for the length of the Plaza Road Extension on either side of the 12-foot shared-use path and sidewalk along Hood Road. The Petitioner shall construct and maintain the 12-foot shared-use path and sidewalk along Hood Road for the length of the 8' (eight foot) wide planting strip and six (6) foot wide sidewalk on Hood Road, and eight (8) foot wide sidewalks and variable planting strips per CLDSM 41.01 on either side.

i. The Petitioner shall maintain the site remains in the FTT, the shared-use path along Plaza Road and sidewalk along Hood Road must be constructed outside of the right of way and within a public access easement. Development will both construct and maintain the 12-foot shared-use path and 6-foot sidewalk on Plaza Road and Hood Road respectively.

[illegible]

## a[Reserved]



PROPER SEPARATION SHALL BE PROVIDED BETWEEN TREE  
SAVE AREA AND ELECTRIC LINES. EASEMENT SHALL BE SHOWN  
APPROPRIATELY AND CANNOT COUNT TOWARDS TREE SAVE  
AREA.

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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

# PLAZA & HOOD RD TOWNHOMES

PROJECT ADDRESS: Plaza & Hood Rd. Charlotte, NC 28215

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NO.	BY	DATE	REVISION
PROJECT # : 2025-040      DATE: 7/10/2025			
DRAWN BY : JB		CHECKED BY: JB	
TITLE			
REZONING PLAN			
SHEET NO.			
RZ-1			