

WH OFFICE 6 LLC
D.B. 31437 PG 599
PARCEL 201-043-04
USE: OFFICE
ZONED: O-2(CD)(AND)

CATAWBA LANDS CONSERVANCY
D.B. 8663 PG 275
PARCEL 201-021-12
USE: WETLAND
ZONED: 1-1(CD)(AND0)

Site Development Data:

Acreage: +/- 15.87AC

Tax Parcel: 201-02-132, 201-02-104, 201-02-133, 201-02-105, 201-02-106,
201-02-107, 201-02-08, 201-02-109

Existing Zoning: N1-A

Proposed Zoning: N2-A

Proposed Uses: MULTIFAMILY ATTACHED (194 UNITS)

Req. Green Area: 1.99 AC (INCREASE - ROW DEDICATION)

Proposed Green Area: 1.99 AC

Req. Open Space: 48,500 SF

Proposed Open Space: 48,500 SF



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PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

10/24/2024

The Drox Group, LLC

P.O. Box 11145
Charlotte, NC 28220

Sandy Porter Townhomes

Rezoning Site Plan

NO.	DATE:	BY:	REVISIONS:
01	08-12-2024	UDP	Revision 01
02	09-16-2024	UDP	Revision 02
03	10-24-2024	UDP	Revision 03

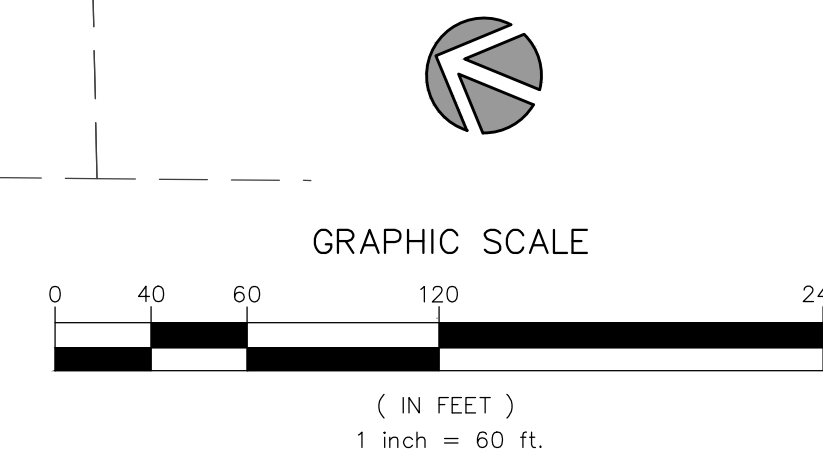
Project No: 24-CLT-108

Date: 05.10.2024

Sheet No. _____

RZ-1.0

REZONING PETITION #2024-077



Site Development Data:

Acreage: +/- 15.87AC
Tax Parcel: 201-021-32, 201-021-04, 201-021-33, 201-021-05, 201-021-06, 201-021-07, 201-021-08, 201-021-09
Existing Zoning: N1-A (AND0)
Proposed Zoning: N2-A (CD) (AND0)
Proposed Uses: Up to (194) Multi-Family Attached Residential Units

General Provisions:

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by The Drox Group, LLC (the "Petitioner") to accommodate the development of a multi-family attached residential development on an approximate 15.87-acre site located east of Sandy Porter Road and south of West Arrowood Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 20102132, 20102104, 20102133, 20102105, 20102106, 20102107, 20102108, and 20102109 located in the City of Charlotte.
- Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "N2-A" Zoning District shall govern all development taking place on the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the final layout, location and sizes of the development and site elements depicted on the Rezoning Plan are graphic representation of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard(s), landscaping and green area requirements set forth on the Rezoning Plan and the Development Standards, provided, however, that any such alterations and modification shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Article 37 of the Unified Development Ordinance. Minor alterations to the Rezoning Plan are subject to Article section 37.3 of the Ordinance.

Permitted Uses:

- 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 (194) Multi-Family Attached residential dwelling units along with any incidental and accessory uses relating to and allowable within the associated zoning district.

Transportation:

- Vehicular access to public rights of way will be as 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 CDOT for approval.
- The site shall be served by a combination of public roads and 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.
- All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The Petitioner may phase transportation improvements if said improvements and phasing are approved by CDOT and explicitly described in site plan notes.
- 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.
- The Petitioner shall dedicate right of way from the centerline of Sandy Porter Road to the back of the shared use path.
- 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.
- The Petitioner needs to complete and submit the Right of way Abandonment Petition form to CDOT for review. The Right of Way Abandonment process is controlled by North Carolina General Statutes and is independent of this rezoning process.
- Shared use path shall tie in with existing sidewalk north of the site.
- In coordination with NCDOT, the Petitioner shall install a left turn lane with 100' of storage at the southern full access driveway.
- In coordination with NCDOT, the Petitioner shall extend the existing median (4' median) to limit the northern access to right-in/right-out.
- The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT request rights-of-way set at 2' behind back of sidewalk where feasible.
- The Petitioner shall review and assess the publicly accessible pedestrian network within 1/2 mile walking distance of the site to identify multimodal infrastructure to meet the Tier 1 (3 mitigation points) for multimodal assessment.
- Proposed SCM in the right-of-way abandonment area is contingent on the successful abandonment of the right-of-way.

Architectural and Design Standards:

- 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.
- A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
- 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:
 - Buildings shall be placed to present a front or side façade to all public streets.
 - Usable porches or stoops may form an element of the building design. Dimensions of stoops and porches shall follow Article 18 of the Ordinance.
 - Direct pedestrian connections shall be provided from residential units to adjacent public streets.
 - 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.
 - All HVAC and mechanical shall be screened from public right of way view.
- The Site shall comply with Article 21 of the Ordinance. Dumpster and recycling service areas associated with residential uses shall be screened from public view as described within the ordinance. Final locations of dumpster locations shall be determined during the land development review permit process.

Amenities, Streetscape and Landscaping:

- The Petitioner shall comply with Article 20 of the Unified Development Ordinance.
- The Petitioner shall provide a minimum ten (10) foot wide Class C landscape yard, as generally depicted on the Rezoning Plan along the southern property boundary.
- The Development shall provide open space and amenity areas within the Site as generally depicted on the Rezoning Plan. Amenity features may include, but shall not be limited to: community pool, open air pavilion, grilling area, splash pad, sports court, elevated hardscape patio/seating area, community garden, dog park, and elevated landscape plantings.

Environmental Features:

- The Petitioner shall comply with Part IX of the Unified Development Ordinance.
- 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.
- Development within any SWM/PCSO 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.
- The 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.

Signage:

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

Lighting:

- All exterior lighting shall comply with Article 16 of the Unified Development Ordinance.

Amendments to Rezoning Plan:

Future amendments to 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 Article 37 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 Site Plan 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 Article 37 of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

- 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.
- 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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Townhomes
Development Standards
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