

Site Development Data:  
 Acreage: +/- 10.54 AC  
 Tax Parcel: 055-191-68  
 Existing Zoning: MX-2  
 Proposed Zoning: N2-B  
 Proposed Uses: Up to (120) Age Restricted (as defined below) Multi-Family Stacked Residential Units



nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING  
 FOR REVIEW PURPOSES ONLY

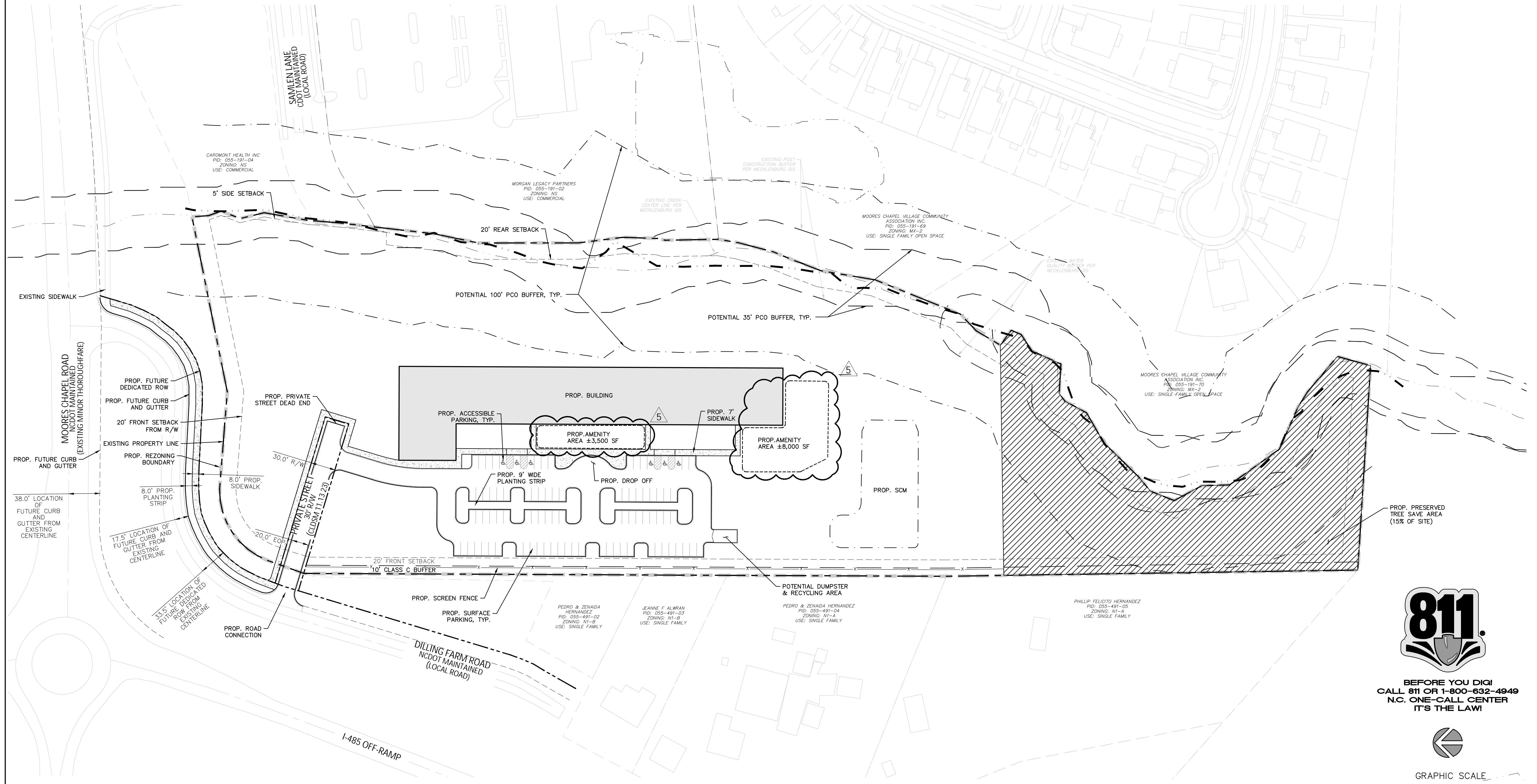
The Paces Foundation  
 Renee Sandell

2730 Cumberland Blvd. SE  
 Smyrna, GA 30080

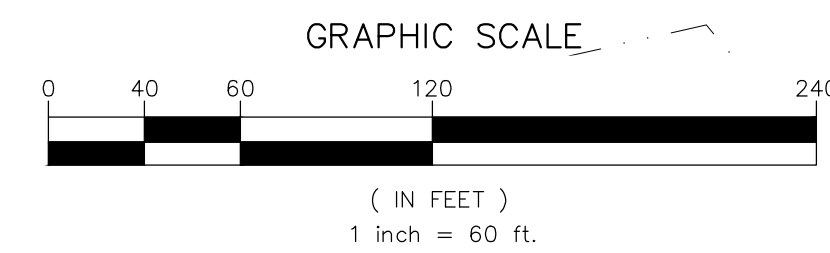
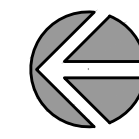
# Kendall MF

## Rezoning Plan

Charlotte, NC 28214



BEFORE YOU DIG!  
 CALL 811 OR 1-800-632-4949  
 N.C. ONE-CALL CENTER  
 IT'S THE LAW!



REZONING PETITION #2023-124

NO.	DATE	BY:	REVISIONS:
01	12.11.2023	UDP	REZONING REVISION
02	01.15.2024	UDP	REZONING REVISION
03	04.15.2024	UDP	REZONING REVISION
04	05.28.2024	UDP	REZONING REVISION
05	06.20.2024	UDP	REZONING REVISION

Project No: 23-CLT-058

Date: 08.21.2023

Sheet No:

# RZ-1.0

Site Development Data:

Acreage: +/- 10.54 AC
Tax Parcel: 055-191-68
Existing Zoning: MX-2
Proposed Zoning: N2-B (CD)

Proposed Uses: Up to (120) Age Restricted (as defined below) Multi-Family Stacked Residential Units
General Provisions:

- 1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by The Paces Foundation (the "Petitioner") to accommodate the development of an age-restricted community on an approximately 10.54 acre site located at the east corner of Moores Chapel Road and Dillings Farm Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 055-191-68.
2. 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").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "N2-B" Zoning District shall govern all development taking place on the Site.
4. 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 tree save 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.
5. 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:

- 1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the N2-B zoning district including a maximum of (120) Age-Restricted Multi-Family Stacked residential units along with any incidental and accessory uses relating to and allowable within the associated zoning district.
Age-restricted or age-restricted community shall mean: a community intended and operated for regular occupancy by persons fifty-five (55) years of age or older such that 100% of the units have at least one occupant who is fifty-five (55) years of age or older; in addition, other senior based housing and services, including, without limitation, independent living, retirement care and the like are permitted as part of age-restricted housing or community, whether as principle or accessory uses.

Transportation:

- 1. 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.
2. The Petitioner shall dedicate 33.5' of right-of-way as measured from the Dillings Farm Road centerline.
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. The Site shall be accessible to Dilling Farm Road by a private street as illustrated on the Site Plan.
5. 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.
6. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
7. 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.
8. Off-street parking shall comply Article 19 of the Ordinance.

Architectural and Design Standards:

- 1. In addition to design provisions contained within Article 5 & 18 of the Unified Development Ordinance for the N2-B district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and shall be binding on the development of the site.
2. 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.
3. Building placement and site design of the multi-family apartment buildings on site shall focus on and enhance the pedestrian environment adjacent public streets.
a) Buildings shall be placed so as to present a front or side facade to all public streets.
b) Usable porches or stoops may form an element of the building design and be located on the front and/or side of a building or residential unit. Dimensions of stoops and porches shall follow Article 18 of the Ordinance.
c) Direct pedestrian connections shall be provided between residential units adjacent public streets.
d) 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.
e) All HVAC and mechanical shall be screened from public right of way view.
f) Pitched roofs shall be symmetrically sloped no less than 5:12 except for roofs for porches that shall be no less than 2:12.
4. The Site shall comply with Article 21 of the Ordinance. Dumpster and recycling service areas associated with residential uses shall be as generally depicted on the Site plan and shall be screened from public view and described within the ordinance. Final locations of dumpster locations shall be determined during the land development review permit process.

Amenities, Streetscape and Landscaping:

- 1. The Petitioner shall comply with Article 20 of the Unified Development Ordinance.
2. The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of the unified development plan.
3. The Petitioner shall provide open space and amenity areas within the Site, as generally depicted on the Rezoning Plan in the locations labeled as Amenity Area or Amenity Space, which may include, but shall not be limited to, community garden, open air pavilion, hardscape patio/seating area with elevated plantings, a pocket park, fire pit, benches, and/or picnic tables and amenitized Green Area.

Environmental Features:

- 1. The Petitioner shall comply with Part IX of the Unified Development 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. Development within any SWIM/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.

Signage:

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

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.
2. Detached lighting on the site, except street lights located along public streets, will be limited to twenty-one (21) feet in height.
3. Pedestrian scale street lighting shall be provided along internal proposed public streets.

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:

- 1. 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.
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 and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



1213 W morehead st ste 450
charlotte, nc 28208
P 704.334.3303
urbandesignpartners.com

nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

The Paces Foundation
Renee Sandell
2730 Cumberland Blvd. SE
Smyrna, GA 30080

Kendall MF
Development Standards
Charlotte, NC 28214

Table with 2 columns: NO., DATE, BY, REVISIONS. Contains revision history from 01 to 05.

Project No: 23-CLT-058
Date: 08.21.2023
Sheet No: