

TECHNICAL DATA
RYANS WAY APARTMENTS
REZONING
CHARLOTTE, NC

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
3/7/25	1ST RZNG SUBMITTAL
3/31/25	ADDED TREE SURVEY
4/24/25	2ND RZNG SUBMITTAL

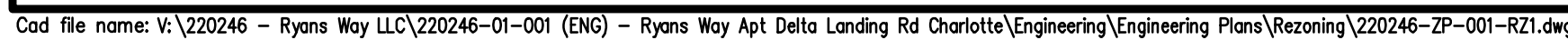
DATE	DESCRIPTION	
XXX DESIGN	XXX DRAWN	XXX CHKD
SCALE	H: 1" = 50' V:	

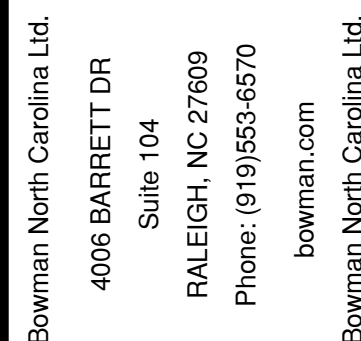
JOB No. 220246-01-001

DATE MARCH 7, 2025

FILE No.

SHEET RZ-1

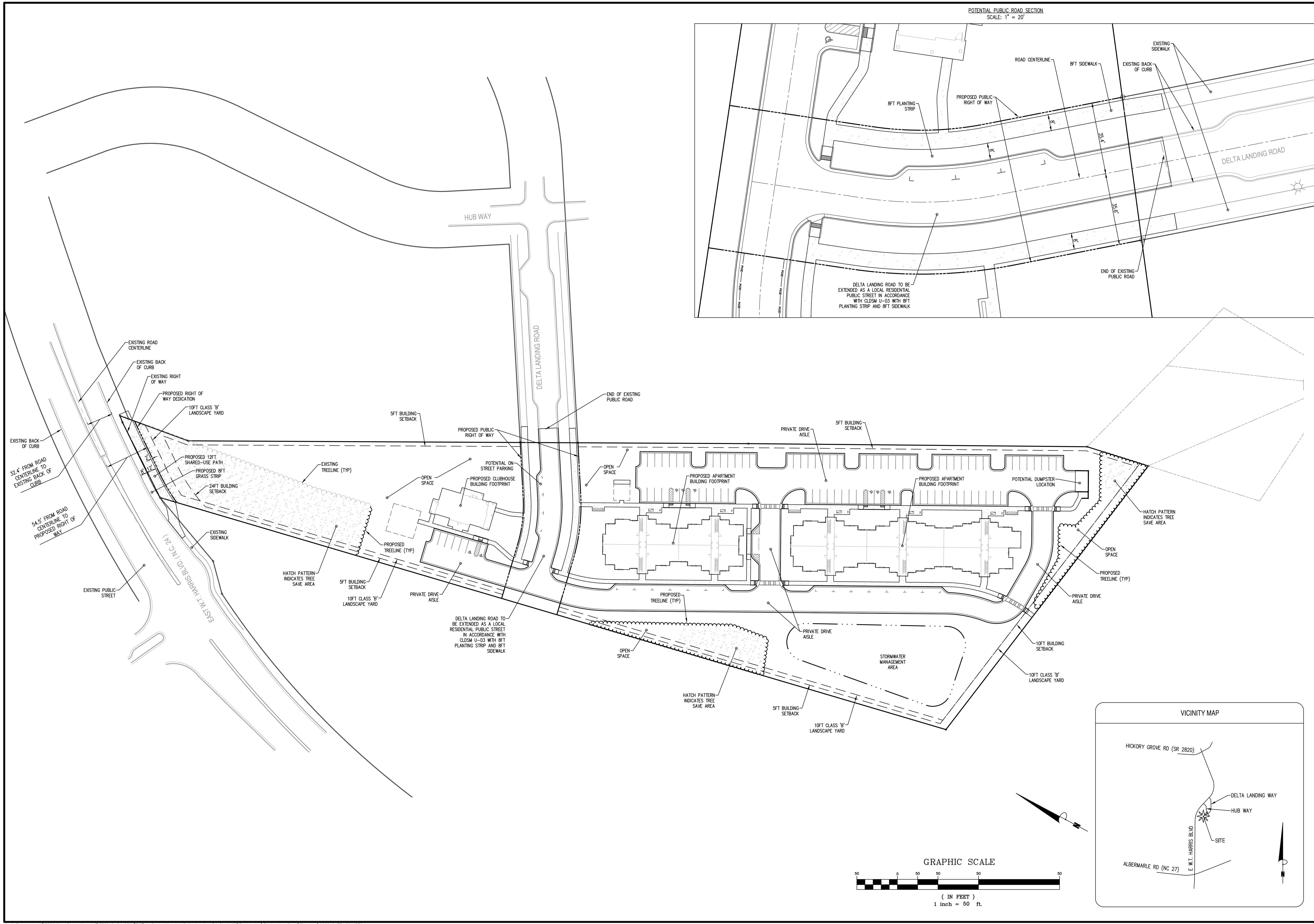




SCHEMATIC SITE PLAN
RYANS WAY APARTMENTS
REZONING
CHARLOTTE, NC

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PLAN STATUS		
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SHEET		
RZ-2		



ACREAGE: 5.79 AC
ACREAGE (AFTER R/W DEDICATIONS): 5.42 AC
TAX PARCEL #: 10915109
EXISTING ZONING: R-20M(CD)
PROPOSED ZONING: N2-B(CD)
EXISTING USE: VACANT
PROPOSED USE: UP TO 60 UNIT MULTI-FAMILY STACKED COMPLEX WITH CLUBHOUSE
AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE
N2-B(CD) ZONING DISTRICT

PARKING: AS REQUIRED BY THE ORDINANCE

1.A. SITE LOCATION, THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY RYAN W. MY, LLC (PETITIONER) TO RECONVENE THE BOARD OF ZONING ADJUSTMENTS TO RECONVENE A FAMILY APARTMENT COMPLEX ON AN APPROXIMATELY 7.15-ACRE SITE LOCATED NORTH OF ALBERMARLE RD. AND EAST OF E. WY. HARRIS BLVD. ON DELTA LANDING RD. (THE "SITE").

1.B. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REZONING PLAN WILL ESTABLISH THE SAME STANDARDS AS THE CITY OF CHARLOTTE ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

1.C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, BUILDING AND PARKING LAYOUTS, OPEN SPACE, LANDSCAPES AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ORDINANCE 37.02.000. THE REZONING PLAN IS NOT INTENDED TO UNDERGO 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. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE REVIEW AND APPROVAL OF THE BOARD OF ZONING ADJUSTMENTS. THE ORDINANCE DOES NOT INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA SET FORTH ABOVE, THE PETITIONER SHALL HAVE THE OPTION TO REAPPLY TO THE AMENDED PROCESS PER ARTICLE 37.3 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY: THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL NOT EXCEED THE NUMBER OF BUILDINGS AND STRUCTURES LOCATED ON THE SITE. SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS, AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE.

- 2.1. THE SITE MAY BE DEVELOPED WITH UP TO 60 MULTI-FAMILY APARTMENT UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-B ZONING DISTRICT.
- 2.2. ALL UNITS ARE AFFORDABLE HOUSING FUNDED BY NORTH CAROLINA HOUSING FINANCE AGENCY. ALL UNITS WILL BE AT OR BELOW 60% AMI FOR 30 YEARS.

- 3.1. ACCESS TO THE SITE WILL BE FROM DELTA LANDING RD. AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE THE ADJUTANT GENERAL'S OFFICE.
- 3.2. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- 3.3. THE PETITIONER WILL CONSTRUCT THE EXTENSION OF DELTA LANDING RD. THROUGH THE SUBJECT PROPERTY, AS REQUIRED BY THE UDO AS PART OF THE DEVELOPMENT OF THE SITE IF NOT EXTENDED BY OTHERS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY OF THE BUILDINGS THAT HAVE FRONTAGE ON THESE STREETS. THE PETITIONER MAY POST A BOND WITH THE CITY OF CHARLOTTE FOR ANY IMPROVEMENTS NEEDED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT.
- 3.4. THE ROADWAY IMPROVEMENTS, IF ANY, WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE, SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- 3.5. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE CITY'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- 3.6. 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 SUBMITTING AN ENCROACHMENT AGREEMENT.
- 3.7. 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 STREET WICKLEBURG CORRIDOR BY ANY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- 3.8. COMMIT TO DEDICATE 55-FOOT EIGHT-OF-WAY FROM THE ROAD CENTERLINE ALONG EAST W T HARRIS BOULEVARD.
- 3.9. COMMIT TO CONSTRUCT 12-FOOT SHARED-USE PATH ALONG EAST W T HARRIS BOULEVARD ALONG FRONTAGE.
- 3.10. COMMIT TO DEDICATE 33.5- FEET MINIMUM OF RIGHT-OF-WAY FROM THE ROAD CENTERLINE ALONG DELTA LANDING ROAD.

- 4.1. ALONG THE PROPOSED DELTA LANDING RD. EXTENSION AN EIGHT-FOOT (8') PLANTING STRIP AND EIGHT-FOOT (8') SIDEWALK WILL BE PROVIDED.
- 4.2. THE PROPOSED MULTI-FAMILY ATTACHED DWELLING UNITS SHALL PROVIDE ON-SITE OPEN SPACE ARE REQUIRED BY ARTICLE 5.4.A. SUCH OPEN SPACE MAY BE PRIVATE OPEN SPACE (25,265 SF), COMMON OPEN SPACE, PUBLIC OPEN SPACE, OR ANY COMBINATION THEREOF. RESIDENTIAL ON-SITE OPEN SPACE SHALL MEET THE DESIGN REQUIREMENTS OF ARTICLE 16.5 OF THE ORDINANCE.
- 4.3. 10FT CLASS B LANDSCAPE YARD ALONG THE NORTH, WEST AND SOUTH PROPERTY BOUNDARY.

- 5.1. THE BUILDINGS ON THE SITE WILL COMPLY WITH THE APPLICABLE RESIDENTIAL SITE LAYOUT, BUILDING DESIGN STANDARDS, AND BUILDING MATERIAL RESTRICTIONS FOUND IN ARTICLE 5 OF THE ORDINANCE.
FOLLOWING BUILDING MATERIALS REQUIREMENTS WILL BE CONSTRUCTED UTILIZING SUIABLE BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS, AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE.
- 5.2. METER BANKS ABOVE GROUND LEVEL WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM PUBLIC STREETS WITH LANDSCAPING.
- 5.3. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE WITH LANDSCAPING. GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL NOT BE IN THE ESTABLISHED SETBACK ALONG DELTA LANDING RD. FRONTAGE. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY AN ARCHITECTURAL ELEMENT SO THAT IT IS NOT VISIBLE FROM AN ADJUTING FRONTAGE.
- 5.4. DUMPSITER AND RECYCLING AREA WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSITER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS.

6.1. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST

CONSTRUCTION STORMWATER ORDINANCE FOUND IN ARTICLE 25 OF THE ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEM(S) 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 PETITION. ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

6.2. THE SITE WILL COMPLY WITH THE TREE PROVISIONS OF THE ORDINANCE FOUND IN ARTICLE 20. THE FINAL LOCATION OF THE REQUIRED TREE SAVE AREAS WILL BE DETERMINED DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. TREE SAVE AREAS WILL COMPLY WITH THE REQUIREMENTS OF THE TREE ORDINANCE.

6.3. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFERS SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY ORDINANCE. THERE ARE NO WATER QUALITY BUFFERS IDENTIFIED ON THE SITE.

7.1. ALL FREESTANDING EXTERIOR LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH ARTICLE 16.2 OF THE ORDINANCE.

7.2. IF PROVIDED, FREESTANDING LIGHTING SHALL BE NO MORE THAN 15' IN HEIGHT, DIRECTED DOWNWARD, AND SHIELDED.

8.1. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF ARTICLE 37.3 OF THE ORDINANCE.

9.1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

Bowman

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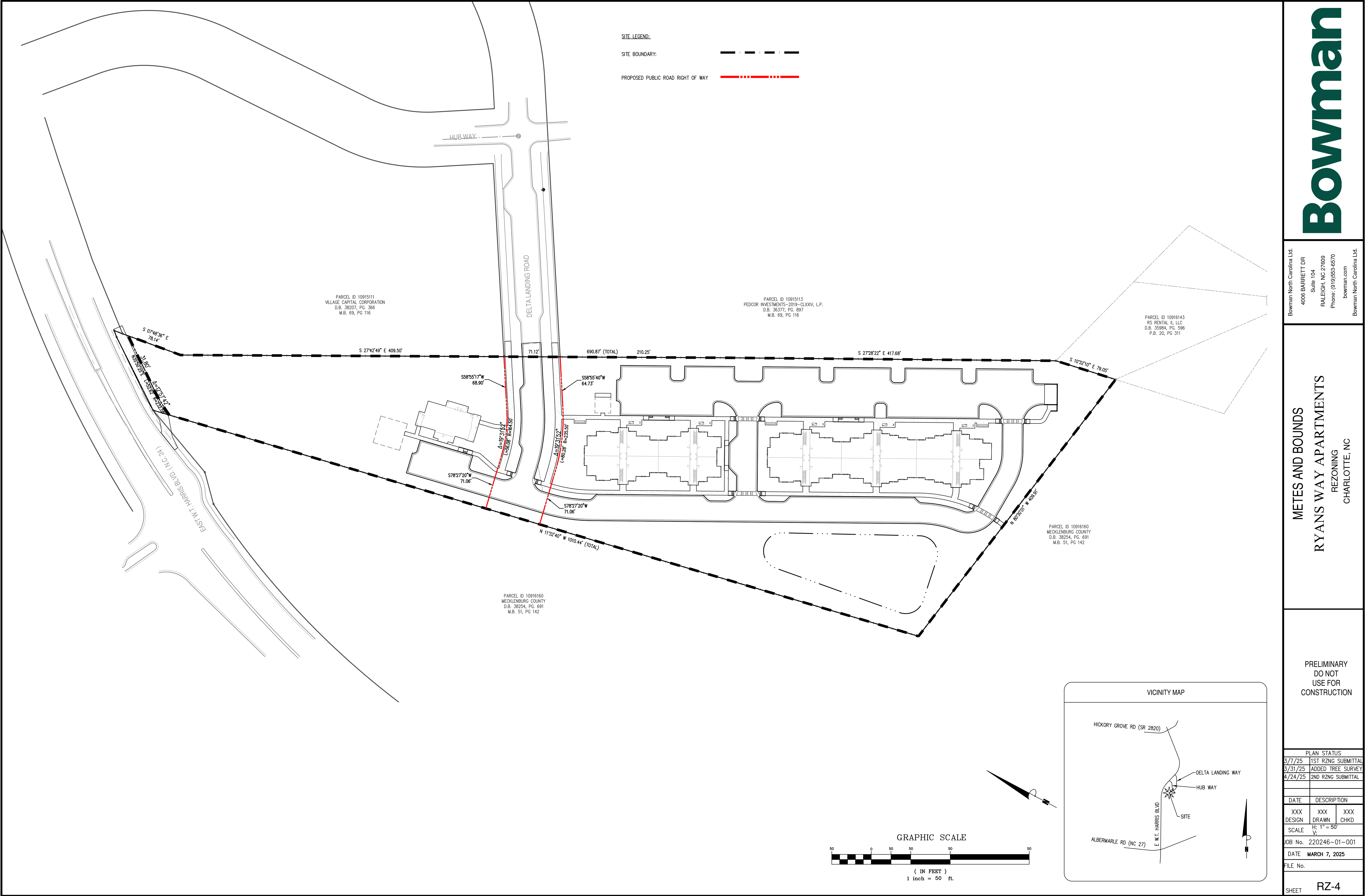
DATE	DESCRIPTION	
XXX DESIGN	XXX DRAWN	XXX CHKD
SCALE	H: V:	

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FILE No.

SHEET RZ-3



PLAN STATUS	
3/7/25	1ST RZNG SUBMITTAL
3/31/25	ADDED TREE SURVEY
4/24/25	2ND RZNG SUBMITTAL

DATE	DESCRIPTION
XXX	XXX
DESIGN	DRAWN CHKD
SCALE	H: 1" = 50'
	V:

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