CITY OF CHARLOTTE SITE DEVELOPMENT DATA TABLE:

PARCEL SUMMARY:
TAX PARCEL(S): 03714104, 03714103, 03714102, & 03714101
SITE ADDRESS: 6328 BEATTIES FORD RD, CHARLOTTE, NC
TOTAL SITE AREA: 16.384 ACRES PER GIS
EXISTING PARCEL ZONING: N1-A & CG
PROPOSED PARCEL ZONING: N2-B (CD)
EXISTING USE: DWELLING - SINGLE-FAMILY & WAREHOUSE - SERVICE GARAGE
DETAILED PERMITTED USE PER UDO:
DWELLING - DUPLEX (ON SUBLOTS); DWELLING - TRIPLEX (ON SUBLOTS);
DWELLING - QUADRAPLEX (ON SUBLOTS); DWELLING - LIVE WORK (ON SUBLOTS)
MULTI-FAMILY ATTACHED DWELLING (ON SUBLOTS)

ZONING AND BUILDING SUMMARY:
MAXIMUM NUMBER OF RESIDENTIAL UNITS: 147
MINIMUM LOT AREA REQUIRED: 3,000 SF
LOT WIDTH REQUIRED: 50'
BUILDING COVERAGE ALLOWED: 60%
FRONT SETBACK (LISTED BY STREET + STREET CLASSIFICATION):
PROPOSED INTERNAL ROAD (OTHER PRIMARY) = 20'
PROPOSED INTERNAL ROAD (OTHER SECONDARY) = 20'
TRINITY ROAD (PRIMARY) = 20'
BEATTIES FORD ROAD (4-5 LANE AVENUE/BOULEVARD) = 24'
SIDE SETBACK: 5'
REAR SETBACK: 10' (20' ABUTTING NEIGHBORHOOD 1 PLACE TYPE)
BUILD-TO-ZONE (LISTED BY STREET)
PROPOSED INTERNAL ROAD = N/A
PROPOSED INTERNAL ROAD = N/A
TRINITY ROAD = N/A
BEATTIES FORD ROAD = N/A
BUILD-TO-PERCENTAGE (LISTED BY STREET):
PROPOSED INTERNAL ROAD = N/A
PROPOSED INTERNAL ROAD = N/A
TRINITY ROAD = N/A
BEATTIES FORD ROAD = N/A
MINIMUM BUILDING LENGTH AS PERCENTAGE OF LOT WIDTH: N/A
BUILDING LENGTH PROPOSED AS A PERCENTAGE OF LOT WIDTH: N/A
LONGEST BUILDING LENGTH (IN FEET): 400'
MINIMUM BUILDING HEIGHT REQUIRED: N/A
MAXIMUM HEIGHT ALLOWED: 48'
BUILDING HEIGHT PROPOSED: MAX. 48' PER THE ORDINANCE
OUTDOOR STORAGE (PERCENTAGE OF BUILDING AREA): N/A

PARKING SUMMARY:
PARKING TIER DESIGNATION: TIER 2
MINIMUM PARKING REQUIRED:
REGULAR: 152 SPACES
DWELLING - MULTI-FAMILY ATTACHED: 1 SPACE PER UNIT = 142 SPACES
DWELLING - LIVE/WORK: 1 SPACE PER UNIT + 5 SPACES
1 SPACE PER 1,000 SF OF COMMERCIAL + 5 SPACES
EV CAPABLE: N/A
EVSE INSTALLED: N/A
MAXIMUM PARKING ALLOWED:
REGULAR: GARAGE = NO LIMIT, UNENCLOSED = 2 PER UNIT
COMPACT: N/A
ON-STREET: N/A SHARED: N/A
EV CAPABLE: N/A EV READY: N/A
EVSE INSTALLED: N/A REQUIRED ADA: N/A
PROPOSED PARKING: 2 SPACES PER UNIT (1 GARAGE & 1 DRIVEWAY SPACE)=294 SPACES
PROPOSED VISITOR PARKING: MINIMUM OF 20 SPACES
REQUIRED LOADING (QUANTITY AND SIZE): NONE REQUIRED
PROPOSED LOADING (QUANTITY AND SIZE): NONE REQUIRED
REQUIRED BICYCLE PARKING:
SHORT TERM: NONE REQUIRED
LONG TERM: NONE REQUIRED
PROPOSED BICYCLE PARKING:
SHORT TERM: 0 SPACES
LONG TERM: 0 SPACES

LANDSCAPE SUMMARY:
ZONING TIER DESIGNATION: TIER 3
LANDSCAPE YARDS: 25' CLASS 'B' FOR THROUGH LOTS ALONG AVENUES (542.50 LF)
SHRUBS: 1 EVERGREEN PER 3 LF
LARGE/MEDIUM MATURING TREES: 1 PER 30 LF
% EVERGREEN TREES:40%
SMALL MATURING SUBSTITUTION: 1 LARGE = 2 SMALL
FENCE/WALL: OPTIONAL
SCREENING: NONE REQUIRED
FRONTAGE PLANTING:
1 LARGE MATURING TREE PER 40 LF OF FRONTAGE OR;
1 SMALL MATURING TREE PER 30 LF OF FRONTAGE
INTERNAL PLANTING:
10% OF SITE AREA REQUIRED: 67,892.30 SF (1.558 AC)
1 LARGE MATURING TREE PER 10,000 SF BUA: 29 TREES (282,672.91 SF BUA)

SOLID WASTE SUMMARY:
TRASH REQUIRED: 5-CY DUMPSTER PER 30 UNITS (5 REQUIRED)
TRASH PROPOSED: INDIVIDUAL UNIT ROLL OUT TRASH CANS (96-GAL)
RECYCLING REQUIRED: 2 RECYCLING STATION (288 SF = (10) 96-GAL)
RECYCLING PROPOSED: INDIVIDUAL UNIT ROLL OUT RECYCLING CANS (96-GAL)

OPEN SPACE SUMMARY:
OPEN SPACE REQUIRED: 150 SF PER DWELLING UNIT = 21,900 SF
OPEN SPACE PROVIDED: ±33,167 SF
PUBLIC OPEN SPACE: (IF APPLICABLE)
REQUIRED: N/A PROVIDED: ±0 SF
USABLE COMMON OPEN SPACE (IF APPLICABLE)
REQUIRED: N/A PROVIDED: ±33,167 SF
PRIVATE OPEN SPACE (IF APPLICABLE)
REQUIRED: N/A PROVIDED: ±0 SF

GREEN AREA SUMMARY:
ZONING TIER DESIGNATION: TIER 3 PLACE TYPE
GROSS PARCEL AREA: ±703,690 SF
LESS EXTERNAL R.O.W (NOTE: INTERNAL STREET R.O.W IS NOT EXCLUDED)
BEATTIES FORD ROAD: ±23,421 SF
TRINITY ROAD: ±2,773 SF
NET PARCEL AREA: ±677,496 SF
REQUIRED AREA: 15% NET PARCEL (±101,625 SF)
PROVIDED AREA: MIN. 15% (101,625 SF)

CTR Assessment Report

Vehicle Trips

Proposed: Land Uses	Square Footage	Daily/Peak Hour Trips	Existing: Land Use	Square Footage	Daily Trips /Peak Hr.	Net Trips
1)			1)			
2)			2)			
3)			3)			
Totals			Totals			

Mitigations

Assessments	Tier	Required Points	Mitigation (Total Points)			
MA			1)	2)	3)	4)
TDM			1)	2)	3)	4)

TIS Required? (Yes/No): *If yes, a full CTR TIS Scope and Report are required separate from this table and any TIS mitigations should be included below:*
1)
2)
3)
4)
Add additional lines, as needed

DEVELOPMENT STANDARDS

MARCH 20, 2024

1. GENERAL PROVISIONS

A. SITE. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CH LAND COMPANY, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 16.384 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF BEATTIES FORD ROAD AND TRINITY ROAD AND MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 037-141-01, 037-141-02, 037-141-03 AND 037-141-04.

B. ZONING DISTRICT/ORDINANCE. THE DEVELOPMENT AND USE OF THE SITE WILL 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-B ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, SIDEWALKS, DRIVEWAYS, INTERNAL STREETS 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 ARTICLE 37 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT 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 modifications will be allowed WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 37 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

(1) MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PURSUANT TO THIS AMENDMENT PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PURSUANT TO ARTICLE 37 OF THE ORDINANCE IN EACH INSTANCE, HOWEVER, SUBJECT TO PETITIONERS APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

D. AMENDMENTS. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF **THE ORDINANCE.**

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. SUBJECT TO PARAGRAPH B BELOW, THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 147 DWELLING UNITS TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE N2-B ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENTS SUCH AS A DOG PARK, PLAYGROUND AND GATHERING AREAS.

B. THE DWELLING UNITS DEVELOPED ON THE SITE SHALL BE COMPRISED OF QUADRAPLEXES, TRIPLEXES AND DUPLEXES. NOTWITHSTANDING THE FOREGOING, ONE BUILDING CONTAINING UP TO 5 MULTI-FAMILY ATTACHED DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE IN THE LOCATION GENERALLY DEPICTED ON THE REZONING PLAN (THE "POTENTIAL LIVE/WORK BUILDING"). ONE OR MORE OF THE 5 MULTI-FAMILY ATTACHED DWELLING UNITS LOCATED IN THE POTENTIAL LIVE/WORK BUILDING MAY, AT THE OPTION OF PETITIONER OR A RESIDENT, BE A LIVE/WORK DWELLING UNIT AS DEFINED UNDER THE ORDINANCE. ADDITIONALLY, AT THE OPTION OF PETITIONER, THE POTENTIAL LIVE/WORK BUILDING MAY BE CONVERTED TO A QUADRAPLEX BUILDING OR TWO DUPLEX BUILDINGS, AND LIVE/WORK DWELLING UNITS MAY BE LOCATED IN THE QUADRAPLEX BUILDING OR THE TWO DUPLEX BUILDINGS.

C. THE NON-RESIDENTIAL PORTION OF A LIVE/WORK DWELLING UNIT MAY ONLY BE LOCATED ON THE GROUND/FIRST FLOOR OF THE UNIT.

D. ONE OR MORE OF THE QUADRAPLEXES MAY BE CONVERTED TO TRIPLEXES AND/OR DUPLEXES, AND ONE OR MORE OF THE TRIPLEXES MAY BE CONVERTED TO DUPLEXES AT THE OPTION OF PETITIONER. ADDITIONALLY, ONE OR MORE OF THE DUPLEXES MAY BE CONVERTED TO TRIPLEXES AT THE OPTION OF PETITIONER PROVIDED THAT THE MAXIMUM DENSITY ON THE SITE DOES NOT EXCEED 147 DWELLING UNITS.

3. TRANSPORTATION

A. VEHICULAR ACCESS 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 DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. THE ALIGNMENTS OF THE INTERNAL PUBLIC STREETS, INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES TO TRAFFIC PATTERNS AND THE SITE LAYOUT AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS

C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.

D. PROPOSED INDIVIDUAL DRIVEWAYS TO BE PERMITTED AS SHOWN ON REZONING PLAN. DRIVEWAY WIDTHS TO BE 10' AND MAINTAIN 20' BEHIND PROPOSED SIDEWALKS.

E. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY OR DESIRABLE UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO BEATTIES FORD ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 50 FEET FROM THE EXISTING CENTERLINE OF BEATTIES FORD ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

F. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY OR DESIRABLE UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO TRINITY ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 33.5 FEET FROM THE EXISTING CENTERLINE OF TRINITY ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

G. 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.

H. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT A SOUTHBOUND LEFT TURN LANE WITH 150 FEET OF STORAGE ON BEATTIES FORD ROAD AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM BEATTIES FORD.

I. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT A NORTHBOUND RIGHT TURN LANE WITH 100 FEET OF STORAGE ON BEATTIES FORD ROAD AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM BEATTIES FORD.

J. PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE VIA FEE SIMPLE CONVEYANCE BY A NON-WARRANTY DEED ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED (SUBJECT TO A RESERVATION FOR ANY NECESSARY OR DESIRABLE UTILITY EASEMENTS), AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE. PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY PROPOSED SIDEWALK LOCATED ALONG A PUBLIC STREET LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

K. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.

L. 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 NORTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

M. SUBJECT TO THE APPROVAL OF CATS, CDOT AND/OR NCDOT AND ANY OTHER APPLICABLE GOVERNMENTAL AGENCIES, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, UPGRADE THE EXISTING BUS STOP WAITING PAD LOCATED ALONG THE SITE'S FRONTAGE ON TRINITY ROAD RELATED TO BUS STOP 42505 TO BUS STOP WAITING PAD DETAIL 60.03A. THE IMPROVEMENTS SHALL BE LOCATED ENTIRELY WITHIN RIGHT OF WAY. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO UPGRADE THE EXISTING BUS STOP WAITING PAD RELATING TO BUS STOP 42505, THEN PETITIONER SHALL HAVE NO OBLIGATION TO DO SO.

4. ARCHITECTURAL AND DESIGN STANDARDS

A. THE MAXIMUM HEIGHT OF ANY BUILDING DEVELOPED ON THE SITE SHALL BE 48 FEET.

B. THE PRIMARY EXTERIOR BUILDING MATERIALS WILL BE ONE OR MORE OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, PRECAST STONE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS BOARD AND WOOD.

C. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.

D. THE DWELLING UNITS ADJACENT TO BEATTIES FORD ROAD SHALL FRONT AN INTERNAL STREET.

E. THE DWELLING UNITS ADJACENT TO TRINITY ROAD SHALL FRONT AN INTERNAL STREET.

F. THE ACTUAL WIDTHS OF THE DWELLING UNITS CONSTRUCTED ON THE SITE MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.

G. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED WINGS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.

H. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 15 FEET ON ALL BUILDING LEVELS.

I. THE FRONT ELEVATION OF EACH DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 15 FEET ON EACH LEVEL OF THE DWELLING UNIT.

5. STREETSCAPE

A. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTI-USE PATH ALONG THE SITE'S FRONTAGE ON BEATTIES FORD ROAD. THE MINIMUM 12 FOOT WIDE MULTI-USE PATH (OR PORTIONS THEREOF) MAY BE LOCATED IN A PUBLIC ACCESS EASEMENT.

B. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON TRINITY ROAD. THE MINIMUM 8 FOOT WIDE SIDEWALK (OR PORTIONS THEREOF) MAY BE LOCATED IN A PUBLIC ACCESS EASEMENT.

6. ENVIRONMENTAL FEATURES

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE ORDINANCE.

B. 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.

C. DEVELOPMENT WITHIN THE PCSO BUFFER SHALL BE COORDINATED WITH CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

7. FENCE

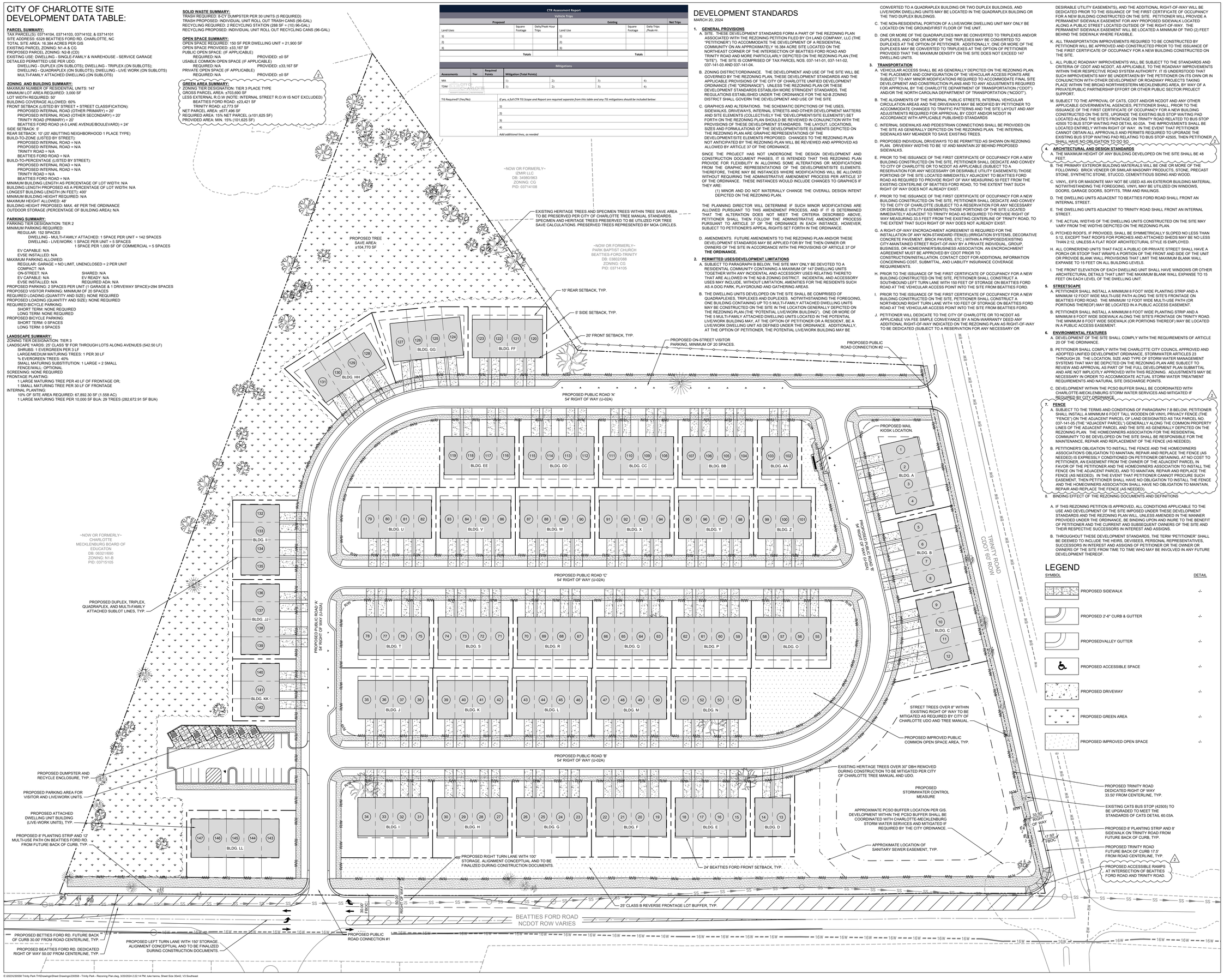
A. SUBJECT TO THE TERMS AND CONDITIONS OF PARAGRAPH 7.B BELOW, PETITIONER SHALL INSTALL A MINIMUM 6 FOOT TALL WOODEN OR VINYL PRIVACY FENCE (THE "FENCE") ON THE ADJACENT PARCEL OF LAND DESIGNATED AS TAX PARCEL NO. 037-141-05 (THE "ADJACENT PARCEL") GENERALLY ALONG THE COMMON PROPERTY LINES OF THE ADJACENT PARCEL AND THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTIAL COMMUNITY TO BE DEVELOPED ON THE SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE FENCE (AS NEEDED).

B. PETITIONER'S OBLIGATION TO INSTALL THE FENCE AND THE HOMEOWNERS ASSOCIATION'S OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE FENCE (AS NEEDED) IS EXPRESSLY CONDITIONED ON PETITIONER OBTAINING, AT NO COST TO PETITIONER, AN EASEMENT FROM THE OWNER OF THE ADJACENT PARCEL IN FAVOR OF THE PETITIONER AND THE HOMEOWNERS ASSOCIATION TO INSTALL THE FENCE ON THE ADJACENT PARCEL AND TO MAINTAIN, REPAIR AND REPLACE THE FENCE (AS NEEDED). IN THE EVENT THAT PETITIONER CANNOT PROCURE SUCH EASEMENT, THEN PETITIONER SHALL HAVE NO OBLIGATION TO INSTALL THE FENCE AND THE HOMEOWNERS ASSOCIATION SHALL HAVE NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE FENCE (AS NEEDED).

8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



LEGEND

SYMBOL		DETAIL
	PROPOSED SIDEWALK	-/-
	PROPOSED 2'-6" CURB & GUTTER	-/-
	PROPOSEDVALLEY GUTTER	-/-
	PROPOSED ACCESSIBLE SPACE	-/-
	PROPOSED DRIVEWAY	-/-
	PROPOSED GREEN AREA	-/-
	PROPOSED IMPROVED OPEN SPACE	-/-

VISIO VERTERE VIRTUTE

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CH LAND COMPANY

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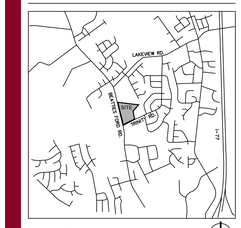
TRINITY PARK TOWNHOMES

6328 Beatties Ford Road
Charlotte, NC 28216



VICINITY MAP N.T.S.

BACKGROUND INFORMATION PROVIDED FROM CITY OF CHARLOTTE AND MECKLENBURG COUNTY GIS DATA.

NOT FOR CONSTRUCTION

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SCALE: 1"= 40'
0 20' 40' 80'

DATE: 11.17.23	PM: RAC
DRAWN BY: LWH	REVIEWED BY: RAC
PROJECT NUMBER: 230558	

CONCEPTUAL SITE PLAN

REVISIONS:

1	02.12.24	1ST CITY COMMENTS
2	03.20.24	2ND CITY COMMENTS

RZ-1

REZONING PETITION: 2023-155

E:\2023\230558 Trinity Park TH\Drawings\Sheet Drawings\230558 - Trinity Park - Rezoning Plan.dwg, 3/20/2024 2:22:14 PM, luke hanna, Sheet Size 30x42, V3 Southeast