

REZONING PETITION

FOR PUBLIC HEARING

2024-138

REZONING PETITION

SHOPTON RD WEST SITE

PEAK DEVELOPMENT
CHARLOTTE, NC
801 WOOD RIDGE CENTER DRIVE-SUITE A
CHARLOTTE, NORTH CAROLINA 28217
704.905.6844

SCHEMATIC SITE PLAN

30 0 30 60
SCALE: 1" = 60'

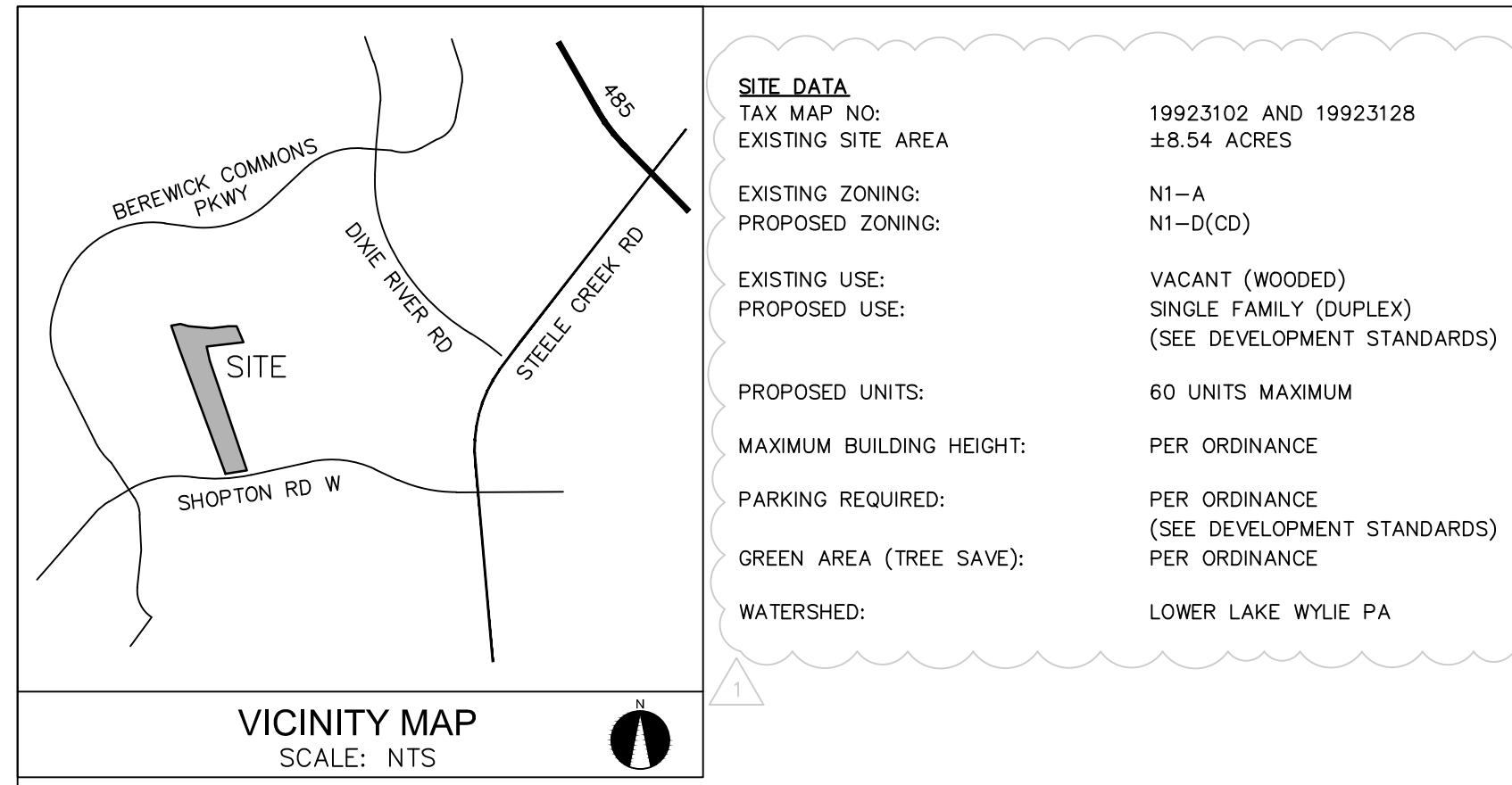
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REVISIONS:

1.01.13.25 - PER REVIEW COMMENTS
03.20.25 - PER REVIEW COMMENTS

RZ1.0



VICINITY MAP
SCALE: NTS

SITE DATA
EXISTING SITE AREA 19923102 AND 19923128 ±8.54 ACRES
EXISTING ZONING: N1-A
PROPOSED ZONING: N1-D(CD)
VACANT (WOODED) SINGLE FAMILY (DUPLEX) (SEE DEVELOPMENT STANDARDS)
PROPOSED UNITS: 60 UNITS MAXIMUM
MAXIMUM BUILDING HEIGHT: PER ORDINANCE
PARKING REQUIRED: PER ORDINANCE (SEE DEVELOPMENT STANDARDS)
GREEN AREA (TREE SAVE): PER ORDINANCE
WATERSHED: LOWER LAKE WYLIE PA

I. GENERAL PROVISIONS:

- a. SITE DESCRIPTION. 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 PEAK DEVELOPMENT ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THE SITE AS A WHOLE, OR AN APPROXIMATELY 8.54-ACRE SITE LOCATED AT 9920 SHOPTON ROAD WEST, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBERS 199-231-02 AND 199-231-28 (THE "SITE").
- b. INTENT. THIS REZONING IS INTENDED TO ACCOMMODATE DEVELOPMENT ON THE SITE OF SINGLE-FAMILY ATTACHED AND/OR DETACHED RESIDENTIAL USES.
- 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 CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE ("UDO"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE UDO FOR THE N1-D ZONING DISTRICT SHALL GOVERN DEVELOPMENT TAKING PLACE ON THE DESIGNATED PORTION OF THE SITE.
- d. PLANNED/UNIFIED DEVELOPMENT. THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT AS SUCH SEPARATELY, SINCE ANY REQUIRED BOUNDARY SEPARATION STANDARDS AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNER OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE PORTIONS OR ALL OF THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS, AND PUBLIC/PRIVATE STREET FRONTOAGE REQUIREMENTS, PROVIDED, HOWEVER, THAT ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE SHALL BE ADHERED TO AND TREATED AS THE SITE AS A WHOLE AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN.

II. MAXIMUM DEVELOPMENT

A MAXIMUM OF SIXTY (60) DUPLEX AND/OR DETACHED SINGLE-FAMILY DWELLINGS MAY BE PROVIDED ON THE SITE.

III. ARCHITECTURE AND DESIGN

- a. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, BRICK VENEER, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), AND/OR CEMENT BOARD. VINYL SIDING SHALL NOT BE PERMITTED AS AN EXTERIOR BUILDING MATERIAL EXCEPT FOR LIMITED USE FOR WINDOWS, DOORS, SOFFITS, TRIM AND THE LIKE.
- b. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- c. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS WILL MINIMIZE THE VISUAL IMPACT BY PROVIDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- d. WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.

IV. BUFFERS, LANDSCAPING, OPEN SPACE, & AMENITIES

- a. PETITIONER SHALL PROVIDE A MINIMUM TEN (10) FOOT WIDE LANDSCAPE AREA PLANTED TO CLASS C LANDSCAPE YARD STANDARDS IN THE AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. PETITIONER SHALL PROVIDE THE FOLLOWING FOUR (4) AMENITIES IN THE USABLE COMMON OPEN SPACE AREA:
 - i. SHADING ELEMENTS SUCH AS A SHADE STRUCTURE GAZEBO,
 - ii. SEATING OPTIONS THAT INCLUDE MOVEABLE TABLES AND CHAIRS OR SEATING BENCH(ES),
 - iii. ENHANCED LANDSCAPING,
 - iv. SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT).

V. TRANSPORTATION

- a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINT(S) 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/NCDOT FOR APPROVAL, AS APPLICABLE.
- b. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC STREETS AND/OR PRIVATE STREETS/ALLEYS AND MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL STREETS/ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- c. PETITIONER SHALL PROVIDE DEDICATED, MARKED, AND RECESSED ON-STREET PARKING AS GENERALLY DEPICTED ON THE REZONING PLAN, SUBJECT TO CDOT-REQUIRED REVISIONS, ON THE EAST SIDE OF THE NETWORK-REQUIRED STREET ADJACENT TO THE PROPOSED OPEN SPACE. THESE PARKING SPACES SHALL MEET CDOT STANDARDS AND FINAL LIMITS SHALL BE COORDINATED DURING PERMITTING.
- d. PETITIONER SHALL PROVIDE A MINIMUM SIX (6) FOOT WIDE SIDEWALK AND EIGHT (8) FOOT WIDE PLANTING STRIP ALONG THE SITE'S INTERNAL STREET FRONTOAGE(S). A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND (8) FOOT WIDE SIDEWALK SHALL BE PROVIDED ALONG THE SHOPTON ROAD WEST FRONTOAGE, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- e. PETITIONER SHALL DEDICATE RIGHT-OF-WAY FROM THE ROAD CENTERLINE ALONG SHOPTON ROAD WEST AND INTERNAL PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.
- f. PETITIONER SHALL RESTRIPE THE EXISTING CENTER SPACE ON SHOPTON ROAD WEST FOR A LEFT TURN LANE INTO THE SITE, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- g. A RIGHT-OF-WAY ENROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.)

VI. ENVIRONMENTAL

- a. 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 TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- 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.

