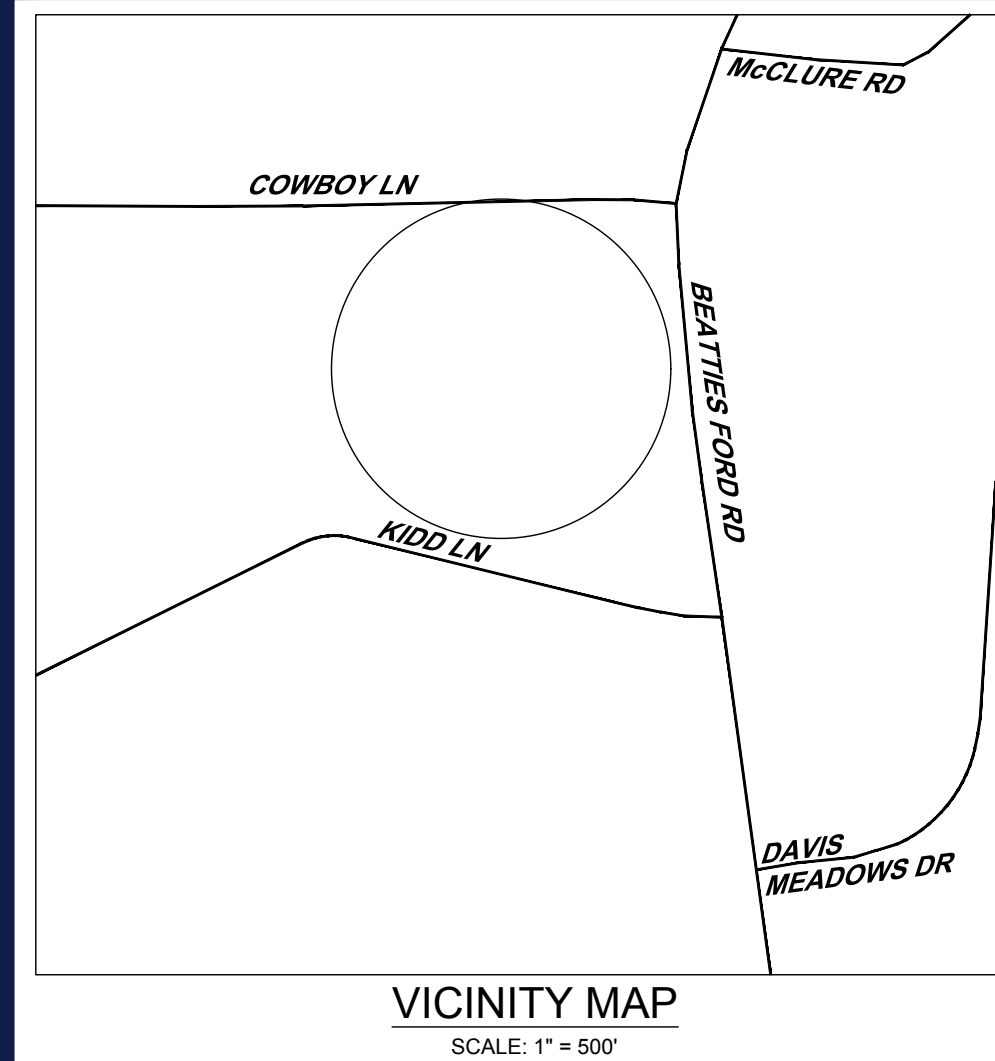


\\BOHLER\NET\SHARED\PROJECTS\2020\NC\202013\DRAWINGS\PLAN SET\REZONING\NC202013 - REZONING PLAN - 0-----LAYOUT RZ1.0 - REZONING CONCEPTUAL SITE PLAN

AF



DEVELOPMENT DATA TABLE:	
PARCEL INFORMATION	
ADDRESS	7221 BEATTIES FORD ROAD
TAX PARCEL ID	03709205, 03709204
CURRENT ZONING/USE:	R-3 (SINGLE FAMILY RESIDENTIAL WITH MAX 3 UNITS PER ACRE)
PROPOSED ZONING/USE:	R8-MF CD (MULTI FAMILY RESIDENTIAL WITH MAX 8 UNITS PER ACRE)
SITE DATA	
TOTAL AREA	±22.44 AC (±3.72 FUTURE DEDICATED ROW NOT INCLUDED IN TOTAL)
OPEN SPACE REQUIRED	±11.22 AC (50%)
OPEN SPACE PROVIDED	±11.22 AC (50%)
RESIDENTIAL DWELLINGS	UP TO 123
PROPOSED DENSITY	123 UNITS/22.44 AC = ±5.48DUA
PROPOSED BUA	±9.75AC (37%)
MINIMUM BUILDING SEPARATION	16'
MAXIMUM BUILDING HEIGHT	ALLOWED - 40'
NATURAL AREA/TREE SAVE REQUIRED	±3.36 AC (15%)
NATURAL AREA/TREE SAVE PROVIDED	±2.96 AC (13.2%)
IF LESS THAN 15% OF THE SITE HAS EXISTING TREES, ADDITIONAL TREES SHALL BE PLANTED AT A RATE OF 36 TREES PER ACRE.	3.36 AC - 2.96 AC = 0.4 AC 0.4 AC x 36 = 15 TREES REQUIRED
PARKING DATA	
AUTO PARKING REQUIRED	185 SPACES (1.5 SPACE/UNIT)
AUTO PARKING PROVIDED	250 SPACES
GARAGE	123
DRIVEWAY	123
GUEST	4
BICYCLE PARKING REQUIRED	5 (SHORT TERM), 0 (LONG TERM)
BICYCLE PARKING PROVIDED	6 (SHORT TERM), 0 (LONG TERM) *PARKING SHALL BE A MAXIMUM 120LF FROM ANY APARTMENT UNIT ON SITE
LANDSCAPE BUFFERS	
WEST (R-3)	50 FT (CLASS C)
EAST (BEATTIES FORD RD)	N/A
NORTH (COWBOY LANE)	N/A
SOUTH (KIDD LANE)	N/A
BUILDING SETBACKS	
PUBLIC ROAD A	20 FT
PUBLIC ROAD B	27 FT
BEATTIES FORD ROAD	30 FT
KIDD LANE	30 FT
FRED D. ALEXANDER BLVD (FUTURE)	30 FT

#### PURPOSE:

THE CONDITIONAL DISTRICT ZONING OF (2) PARCELS TOTALING ±26.16 ACRES FOR THE PURPOSES OF MULTI-FAMILY APARTMENT HOUSING.

WORK TO INCLUDE UP TO 123 SINGLE-STORY MULTI-FAMILY APARTMENT DWELLINGS.

#### NOTES:

- SITE PLAN IS SCHEMATIC IN NATURE, SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.
- DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY AND NCDOT SHALL BE PROVIDED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDDOT REQUESTS RIGHT-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- ALL BUILDINGS ON SITE SHALL BE SPRINKLERED WITH 13D SPRINKLER SYSTEM. PER IFC, APPENDIX D107 EXCEPTION 1, PROPOSED DWELLINGS WILL BE EQUIPPED WITH NFPA 13D AUTOMATIC SPRINKLER SYSTEMS (MEETING ALL REQUIREMENTS OF IFC).
- SITE IS LOCATED IN THE CITY OF CHARLOTTE'S ETJ. DEVELOPER WILL VOLUNTARILY ANNEX BOTH PARCELS INTO THE CITY OF CHARLOTTE WITH THIS DEVELOPMENT. ALL PUBLIC RODS PROPOSED WITH THIS PROJECT WILL BE DEDICATED TO THE CITY OF CHARLOTTE WITH THIS DEVELOPMENT.
- TREE SAVE REQUIREMENTS (UDO SEC. 21-03)
  - TREE SAVE AREAS MAY INCLUDE THE PLANTING OF SMALL MATURING TREES IN ACCORDANCE WITH DUKE ENERGY'S APPROVED PLANTING LIST AND WITHIN 20 FEET OF THE CENTERLINE OF POWER DISTRIBUTION EASEMENTS THAT ARE ACCESSIBLE FOR MAINTENANCE BY MECHANICAL EQUIPMENT.
  - TREE SAVE AREAS MAY INCLUDE EXISTING TREE CANOPY WHICH OVERHANGS EXISTING UNDERGROUND UTILITY EASEMENTS.
  - TREE SAVE REQUIREMENTS (UDO SEC. 21-06)
  - "SQUARE FOOTAGE FOR EXISTING ROAD RIGHTS-OF-WAY WILL BE SUBTRACTED FROM THE TOTAL SITE AREA BEFORE THE REQUIRED PERCENT OF TREE SAVE AREA IS CALCULATED."
- PROPOSED DWELLINGS WILL BE EQUIPPED WITH NFPA 13D AUTOMATIC SPRINKLER SYSTEMS (MEETING ALL REQUIREMENTS OF IFC), THUS PER APPENDIX D107 EXCEPTION 1 OF IFC, (1) PRIMARY PUBLIC ACCESS INTO SITE IS ALLOWED.

#### PROJECT TEAM:



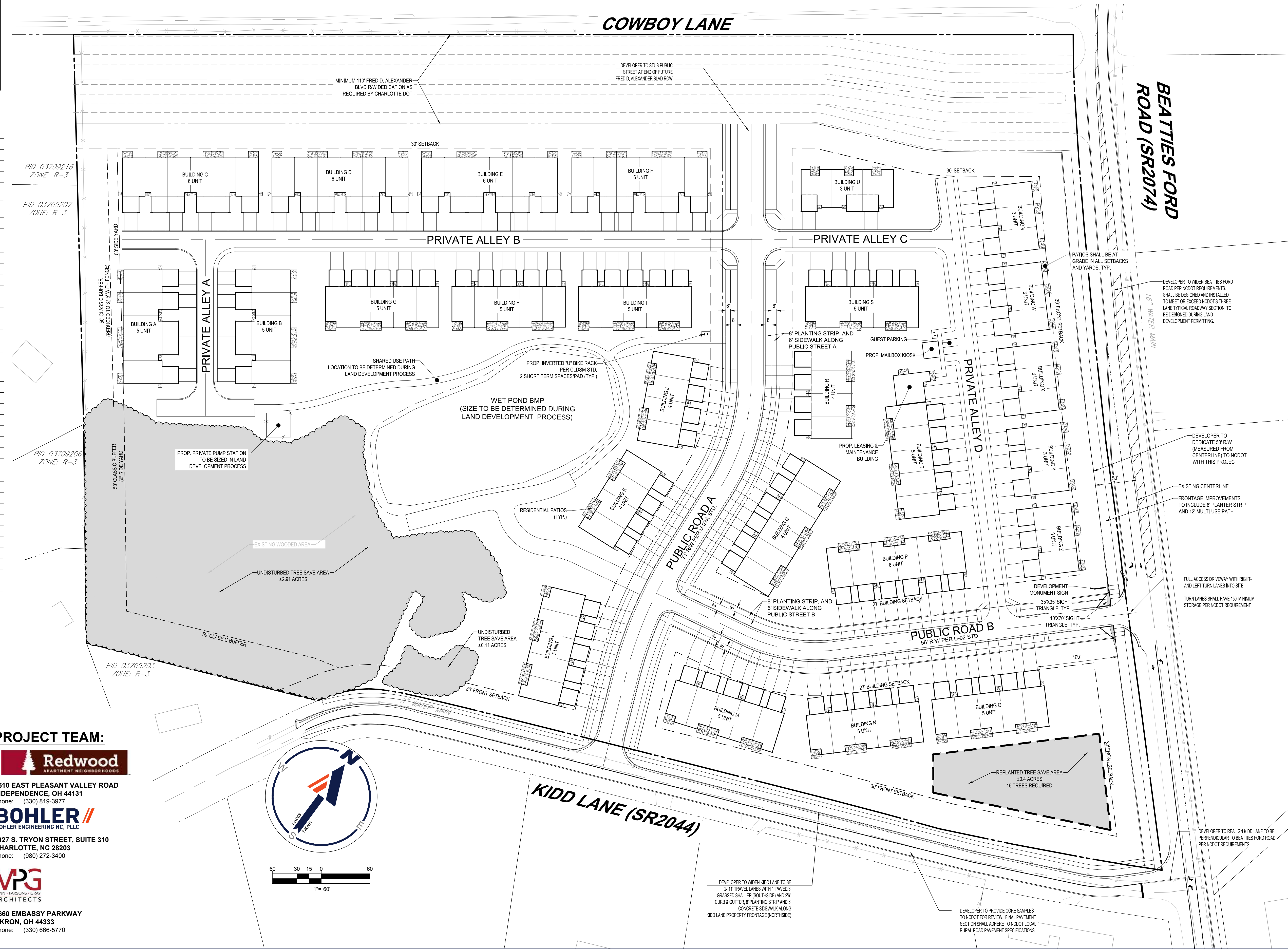
7510 EAST PLEASANT VALLEY ROAD  
INDEPENDENCE, OH 44131  
Phone: (330) 819-3977



1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400



3660 EMBASSY PARKWAY  
AKRON, OH 44333  
Phone: (330) 666-5770



TM

**BOHLER**

BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY / CHECKED BY	

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#### ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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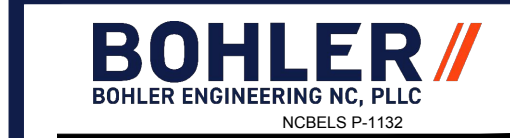
PROJECT No.: NC2020313  
DRAWN BY: AF  
CHECKED BY: SS  
DATE: 4/21/22  
CAD ID: CPT

PROJECT:

#### REZONING PLANS



REDWOOD BEATTIES FORD RD  
7221 BEATTIES FORD ROAD  
CITY OF CHARLOTTE  
CHARLOTTE, NC 28216



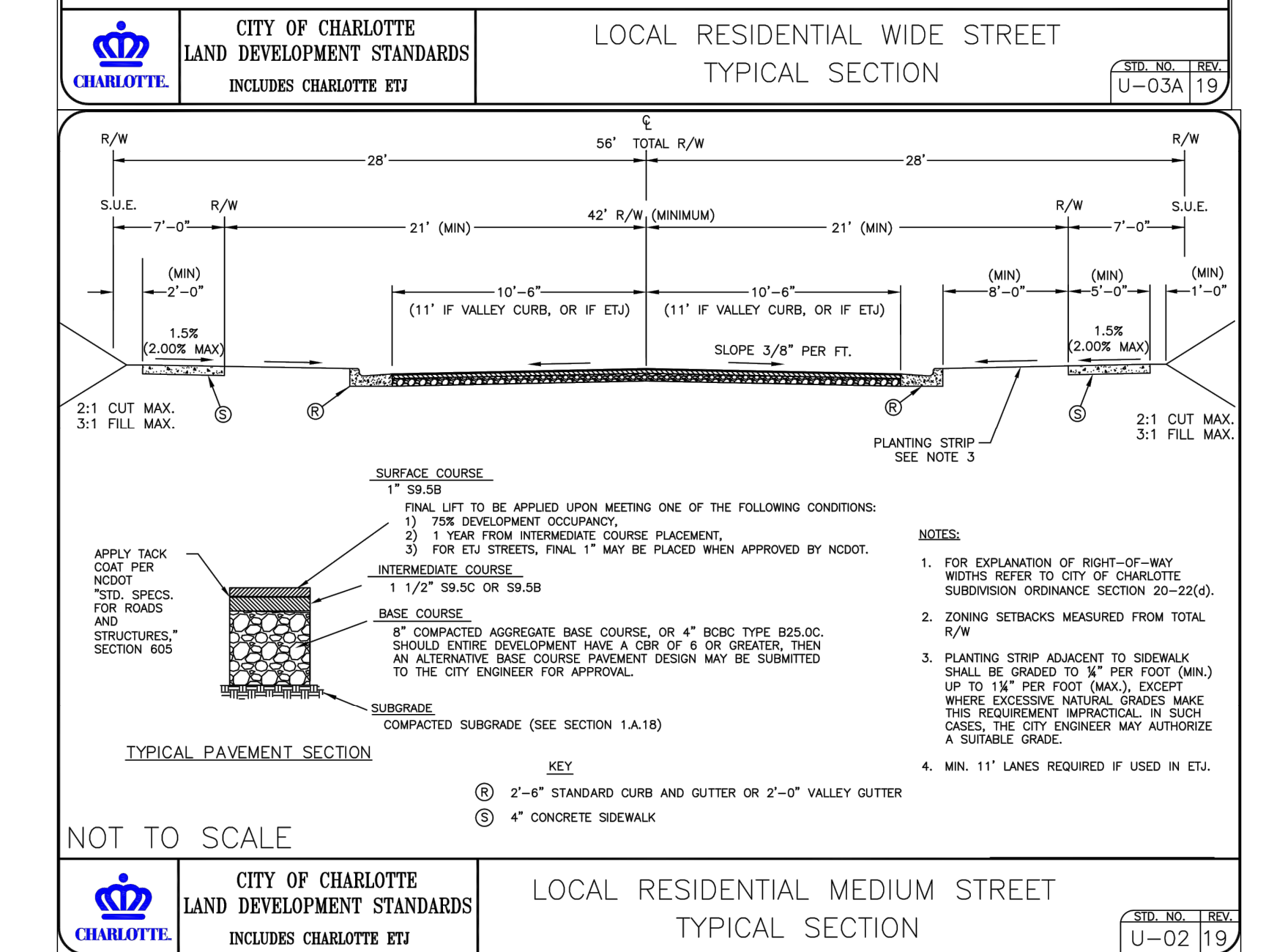
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com

#### CONDITIONAL REZONING: CONCEPTUAL SITE PLAN

SHEET NUMBER:  
RZ1.0

ORG. DATE - 12/03/21





## b) THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS

1. THE SITE SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

FOR :



7221 BEATTIES FORD ROAD  
CITY OF CHARLOTTE  
CHARLOTTE, NC 28216



SHEET TITLE:  
**CONDITIONAL  
REZONING:  
DEVELOPMENT  
STANDARDS**

SHEET NUMBER

# RZ2.0

ORG. DATE - 12/03/21