SITE DEVELOPMENT DATA:
--ACREAGE: ± 4.44
--TAX PARCEL #: 041-081-12
--EXISTING ZONING: N1-B
--PROPOSED ZONING: N2-A(CD)
--EXISTING USES: SINGLE FAMILY RESIDENTIAL
--PROPOSED USES: A MULTI-DWELLING DEVELOPMENT WITH UP TO FORTY (40) RESIDENTIAL DWELLING UNITS WHICH MAY INCLUDE A COMBINATION OF DUPLEX, TRIPLEX, QUADRAPLEX, AND/OR MULTI-FAMILY ATTACHED DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS MORE SPECIFICALLY RESTRICTED BELOW IN SECTION 2.
--MAXIMUM BUILDING HEIGHT: NOT TO EXCEED MAXIMUM PERMITTED BY ORDINANCE.
--PARKING: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.
--MAXIMUM FLOOR AREA RATIO: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY DREAMKEY PARTNERS TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY ±4.44-ACRE SITE LOCATED ON EAST SIDE OF BEATTIES FORD ROAD, WEST OF I-77. (THE "SITE").

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, (I) THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N2-A ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS 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 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 AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

(i) MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT GENERALLY 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 DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH A MULTI-DWELLING DEVELOPMENT WITH UP TO FORTY (40) RESIDENTIAL DWELLING UNITS WHICH MAY INCLUDE A COMBINATION OF DUPLEX, TRIPLEX, QUADRAPLEX, AND/OR MULTI-FAMILY ATTACHED DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT TOGETHER WITH ACCESSORY USES.

b. WORKFORCE HOUSING: THE PETITIONER SHALL VOLUNTARILY PROVIDE A WORKFORCE HOUSING PROGRAM TO ENSURE THAT UNITS ARE REASONABLY PRICED FOR PERSONS EARNING LESS THAN AREA MEDIAN INCOME. THE PETITIONER SHALL ENSURE THAT NO FEWER THAN 30% OF THE TOTAL NUMBER OF UNITS DEVELOPED ON THE SITE, FOR A PERIOD OF NOT LESS THAN 30 YEARS, MAINTAIN MONTHLY RENTS OR COMPARABLE SALES PRICE THAT ARE INCOME RESTRICTED FOR HOUSEHOLDS EARNING 80% OR LESS OF THE AREA MEDIAN INCOME. IT IS UNDERSTOOD THAT THIS VOLUNTARY PROVISION IS SPECIFIC TO RENT AND/OR SALES COST AND DOES NOT INCLUDE UTILITIES.

THE AREA MEDIAN INCOME (OR AMI) IS THE MIDPOINT OF A REGION'S INCOME DISTRIBUTION, MEANING THAT HALF OF THE HOUSEHOLDS IN A REGION EARN MORE THAN THE MEDIAN AND HALF EARN LESS THAN THE MEDIAN, BASED ON APPLICABLE STANDARDS AS ESTABLISHED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") FOR THE CHARLOTTE-CONCORD-GASTONIA, NC AREA.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

a. ACCESS TO THE SITE WILL BE FROM BEATTIES FORD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A TWELVE (12) FOOT MULTI-USE PATH ALONG THE SITE'S FRONTAGE ALONG BEATTIES FORD ROAD.

c. THE PETITIONER SHALL WORK WITH CDOT DURING THE LAND DEVELOPMENT PROCESS TO REFINE THE GEOMETRY OF THE 4TH LEG OF THE INTERSECTION. IT IS UNDERSTOOD THE ADDITION OF THE SITE ACCESS MAY NECESSITATE RESTRIPING CAPPS HILL MINE ROAD.

d. IT IS UNDERSTOOD THAT THE UPDATED GEOMETRY OF THE INTERSECTION MAY NECESSITATE THE PETITIONER RE-ALIGN AND RESTRIPE THE CROSSWALKS.

e. ALL TRANSPORTATION IMPROVEMENTS, IF ANY, SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES OR AGREED TO DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. THE PETITIONER MAY REQUEST THAT CDOT ALLOW A BOND TO BE POSTED FOR ANY IMPROVEMENTS NOT COMPLETED AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED AND RELEASED.

f. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT AND NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

g. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

h. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE RIGHT-OF-WAY FOR PUBLIC STREET A AND PUBLIC STREET B AND ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS 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.

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

j. THE PETITIONER SHALL DEDICATE REQUIRED OF RIGHT-OF-WAY FROM THE CENTERLINE OF BEATTIES FORD ROAD.

k. THE PETITIONER RESERVES THE RIGHT TO MAKE ADDITIONAL ADJUSTMENTS THAT MAY BE NECESSARY TO ACCOMMODATE CHANGES THROUGHOUT THE CONSTRUCTION PROCESS AS APPROVED BY NCDOT/CDOT.

l. IN THE EVENT A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS NECESSARY 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 WILL BE SUBMITTED FOR APPROVAL BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION.

4. STREETSCAPE, YARDS, AND LANDSCAPING:

a. A TWENTY-FOUR (24) FOOT BUILDING SETBACK WILL BE PROVIDED AS MEASURED FROM THE FUTURE BACK OF CURB ALONG BEATTIES FORD ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY ORDINANCE. IT IS UNDERSTOOD HEIGHT MAY BE INCREASED WITH INCREASED YARDS AS PERMITTED BY ORDINANCE.

5. GENERAL DESIGN GUIDELINES:

a. PERMITTED BUILDING MATERIALS FOR PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE INCLUDE: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, VINYL, DECORATIVE BLOCK AND/OR WOOD.

b. THE FOLLOWING STANDARDS SHALL APPLY TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE:

i. ALL BUILDINGS LOCATED WITHIN THE SITE WILL BE ARCHITECTURALLY INTEGRATED TO COMPLEMENT ONE ANOTHER BY USING SIMILAR OR COMPATIBLE ARCHITECTURAL STYLES, BUILDING MATERIALS, LANDSCAPE ELEMENTS, PLANTS, AND SIGNAGE TREATMENTS TO CREATE A UNIFIED AND COHESIVE DEVELOPMENT. IN ADDITION, BUILDINGS LOCATED WITHIN THE SITE MUST BE DESIGNED USING A SIMILAR: (I) ARCHITECTURAL STYLE, (II) BUILDING MATERIALS, (III) COLORS AND (IV) SIGNAGE SO THAT DEVELOPMENT ON THE SITE CREATES A COHESIVE WHOLE AND NOT A SERIES OF BUILDINGS WITH UNRELATED AND WHOLLY DISSIMILAR ARCHITECTURAL STYLES, BUILDING MATERIALS, COLORS, AND SIGNAGE.

ii. BUILDINGS ON THE SITE MAY BE CONSTRUCTED WITH THE FOLLOWING MATERIALS: BRICK, STONE, SYNTHETIC STONE, VINYL, AND/OR PRECAST STONE.

iii. ENTRANCES WILL BE CONNECTED VIA A SIDEWALK TO ADJACENT PUBLIC OR PRIVATE STREET SIDEWALKS.

iv. ROOF FORM AND ARTICULATION – ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS: (I) LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMER OR PARAPETS; AND (II) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.

v. RESIDENTIAL BUILDING ENTRANCES SHALL BE AT OR SLIGHTLY ABOVE GRADE.

c. ALL RESIDENTIAL BUILDINGS FRONTING BEATTIES FORD ROAD WILL HAVE FRONT DOORS FACING THE PUBLIC STREET.

d. DUMPSTER AND RECYCLING AREA, IF PROVIDED, WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS.

e. IN NO EVENT SHALL A BUILDING HAVE MORE THAN SIX UNITS.

6. OPEN SPACE:

a. WILL BE PROVIDED AS REQUIRED BY ORDINANCE AND WILL BE ACCESSED VIA PUBLIC STREET B.

7. ENVIRONMENTAL FEATURES:

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. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. THE AREAS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO CHANGE AND THE PETITIONER RESERVES THE RIGHT TO UTILIZE PROVISIONS PERMITTED BY ORDINANCE FOR AFFORDABLE HOUSING.

c. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

8. LIGHTING:

a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.

9. SIGNS:

a. RESERVED.

10. AMENDMENTS TO THE REZONING PLAN:

a. 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 PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION:

a. 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 UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

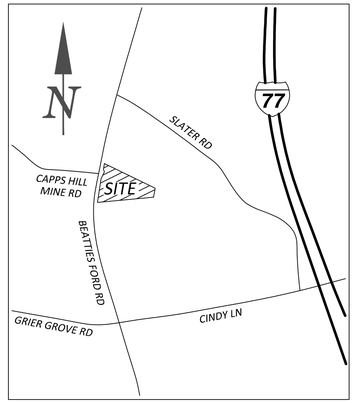
GREEN AREA REQUIREMENTS:

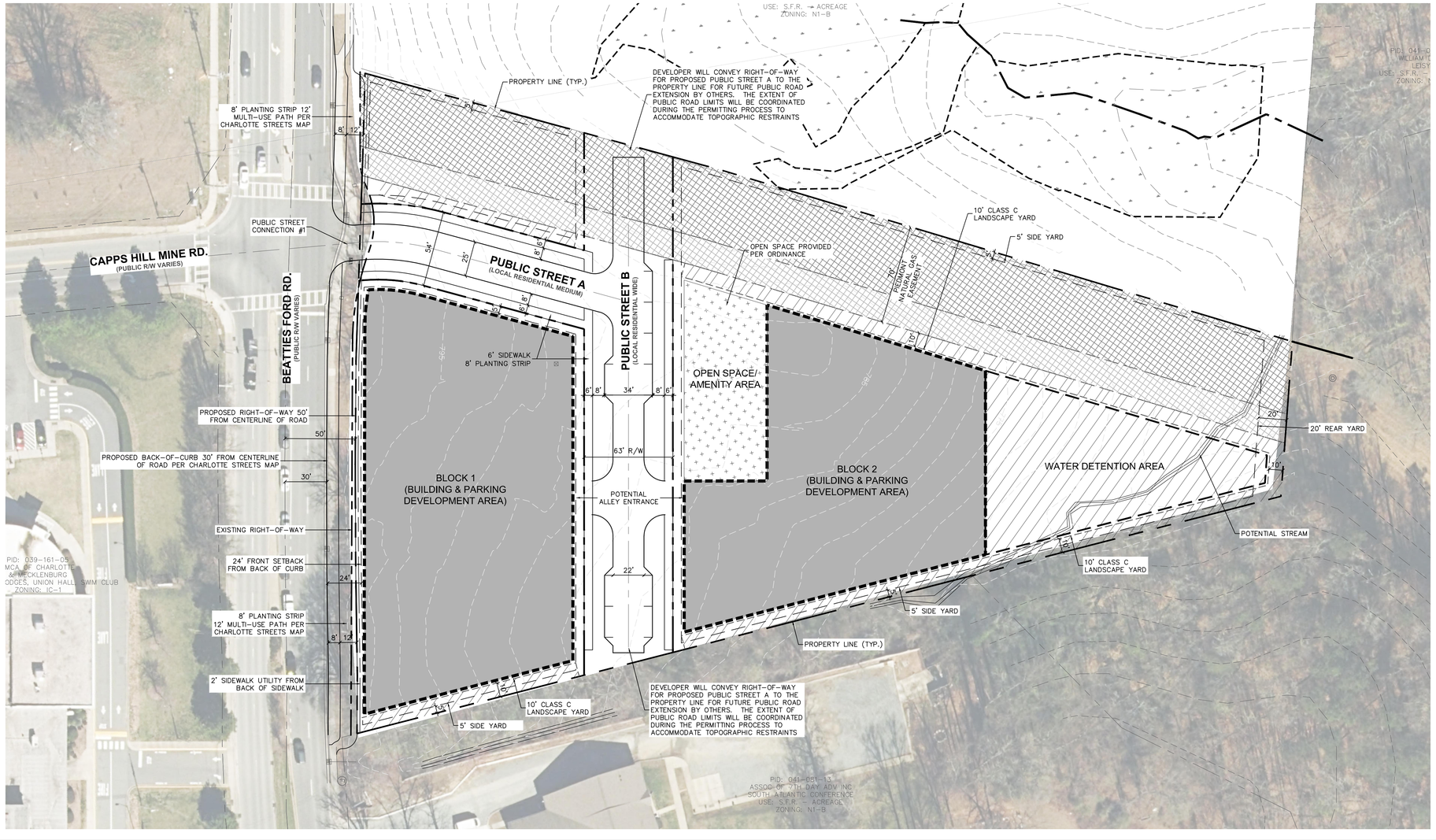
GREEN AREA REQUIRED: 15% = 21,670 SF
GREEN AREA PROVIDED: PER ORDINANCE

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation

Land Uses	Density	Daily Trips/Peak Hour Trips
1) Single-Family (Attached) Housing	40	254 Daily/ 15 AM Peak/ 20 PM Peak
2)		
3)		
4)		
5)		
	Total:	254 Daily/ 15 AM Peak/ 20 PM Peak
Mulitmodal Mitigation	Tier:	N/A
	Required Points:	N/A
List of Mitigations:		
1)		
2)		
3)		
4)		
5)		
Transportation Demand Management Mitigation	Tier:	N/A
	Required Points:	N/A
List of Mitigations:		
1)		
2)		
3)		
4)		
5)		
TIS Required (Yes/No): Not Required		
CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable):		
1)		
2)		
3)		
4)		
5)		





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REZONING PETITION FOR PUBLIC HEARING 2024-112

REZONING DOCUMENTS

3840 BEATTIES FORD
CHARLOTTE, NORTH CAROLINA

DREAMKEY PARTNERS
4601 CHARLOTTE PARK DRIVE, SUITE 350
CHARLOTTE, NC 28217
704.342.0933

SCHEMATIC SITE PLAN

20 0 20 40
SCALE: 1" = 40'

PROJECT #: 700-008
DRAWN BY: MH
CHECKED BY: BG

JUNE 18, 2025

REVISIONS:

RZ1.00

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