

Rezoning Petition No. 2025-058

1. Development Data Table:

- A. Acreage: 4.1,607 acres
- B. Tax Parcel #: 08702225, 08702224
- C. Existing Zoning: N1-B
- D. Proposed Zoning: N2-A (CD)
- E. Number residential units: 16 Multi-Family Attached
- F. Square footage of non-residential uses: 0
- G. Maximum Building Height: As Defined by Ordinance
- H. Maximum Number of Buildings: 2
- I. Number and ratio parking spaces: 24 spaces, (1.5 spaces per unit)
- J. Amount of Open Space: 4,000 SF
- K. Front Setback: 20'
- L. Side Setback: 5'
- M. Rear Setback: 20'

2. General Provisions:

- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Royal Cab, Inc. ("Petitioner") to accommodate the development of a residential community on approximately 1.607-acre site, made up of 2 parcels, generally located at Honduras Dr and Anna Garrison Rd, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 08702225 and 08702224, located in the City of Charlotte.
- b. Development 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").
- c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N2-A zoning district shall govern the development and use of the Site.
- d. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in with the setback, yard, landscaping, and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- e. 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.

3. Permitted Uses:

- a. The Site may be developed with up to 16 multi-family attached dwellings units developed in two (2) buildings and any incidental and accessory uses allowed in the N2-A zoning district as generally depicted on the Rezoning Plan.

4. Transportation:

- a. Access to the Site will be from a new Public road as generally depicted on the Rezoning Plan.
- b. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE
- c. DEDICATE 33.5 FEET RIGHT-OF-WAY FROM THE ROAD CENTERLINE FOR HONDURES DRIVE AND 62- FEET RIGHT-OF-WAY FOR THE EXTENSION OF ANNA GARRISON ROAD
- d. CONSTRUCT AN 8-FOOT PLANTING STRIP AND 8 FOOT SIDEWALK ON HONDURES DRIVE PER CLDSM U-03A1
- e. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVEMENT, 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
- f. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED
- g. 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 in accordance with published standards
- h. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layout, and any adjustments required for approval by CDOT in accordance with published standards
- i. THE PETITIONER COMMITS TO INSTALLING AN 8-FOOT SIDEWALK AND 8-FOOT PLANTING STRIP ALONG ANNA GARRISON ROAD EXTENSION IN ACCORDANCE WITH THE CLDSM STANDARD U-02B.

5. Architectural Standards:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of some of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
- b. Preferred Exterior Building Materials: All principal and accessory buildings shall comprise a minimum of 20% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Staff.
- c. Prohibited Exterior Building Materials:
 - i. Vinyl siding (but not vinyl hand rails, windows or door trim).
 - ii. Concrete Masonry Units not architecturally finished.
- d. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
- e. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - i. Buildings exceeding 100 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 4 feet and extend up and down along the exterior of the building facade.
 - f. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - i. Building elevations shall be designed with vertical bays or articulated architectural facade features which shall include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
 - ii. Buildings shall be designed with a recognizable architectural base on all facades. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.
 - iii. On buildings facing public streets blank wall shall be limited to 20 ft in all directions.

6. Open Space, Buffering, and Amenities:

- a. Petitioner shall provide a twenty (20) foot wide Class C Landscape Yard along the Western and Eastern Property Line as depicted on the Rezoning Plan.
- b. Improved open space areas will be provided as generally depicted on the Rezoning Plan. The proposed open space amenity areas will be improved with landscaping, seating areas, hardscape elements and shade structures as applicable and appropriate to the proposed amenity area.

PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE A DYNAMIC AND PROGRAMMABLE OPEN SPACE CENTRALLY ACCESSIBLE TO NEIGHBORHOOD RESIDENTS THAT PROVIDE A LAYERING OF ACTIVITIES DESIGNED FOR MULTIPLE USERS. TO ACCOMPLISH THIS, THE DESIGN OF THE OPEN SPACE SHALL CONSIST OF FOUR (4) OR MORE OF THE FOLLOWING POTENTIAL COMPONENTS:

- 1. ENHANCED PLANTINGS
- 2. SPECIALTY PAVING MATERIALS
- 3. SEATING OPTIONS - BENCH SEATING
- 4. INTERACTIVE ELEMENTS - FOUNTAIN/WATER FEATURE

250SF PER UNIT X 16= 4,000 SF MIN. OPEN SPACE REQ'D.

- 1,250 SF 25% GRASS AND GROUND COVER
- 1,250 SF 25% SHRUBS & TREES
- 1,250 SF 25% ADDITIONAL TREES
- 500 SF 10% ENHANCED PLANTING
- 250 SF 5% BENCH SEATING (167 LINEAL FT.)
- 250 SF 5% HARDSCAPE SPECIALTY PAVEMENT
- 250 SF 5% FOUNTAIN/WATER FEATURE

5,000 SF TOTAL OPEN SPACE PROPOSED

7. Environmental Features:

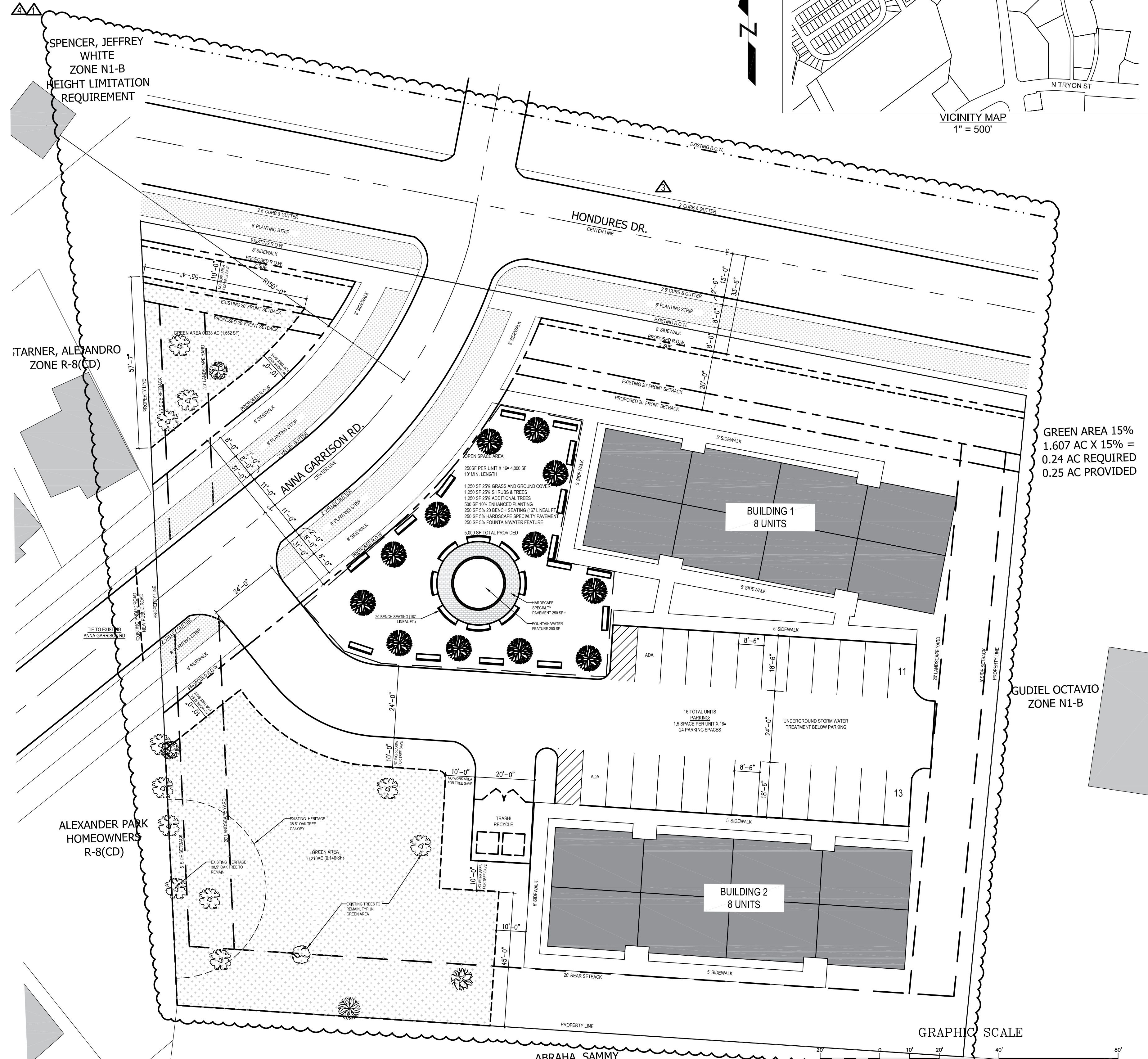
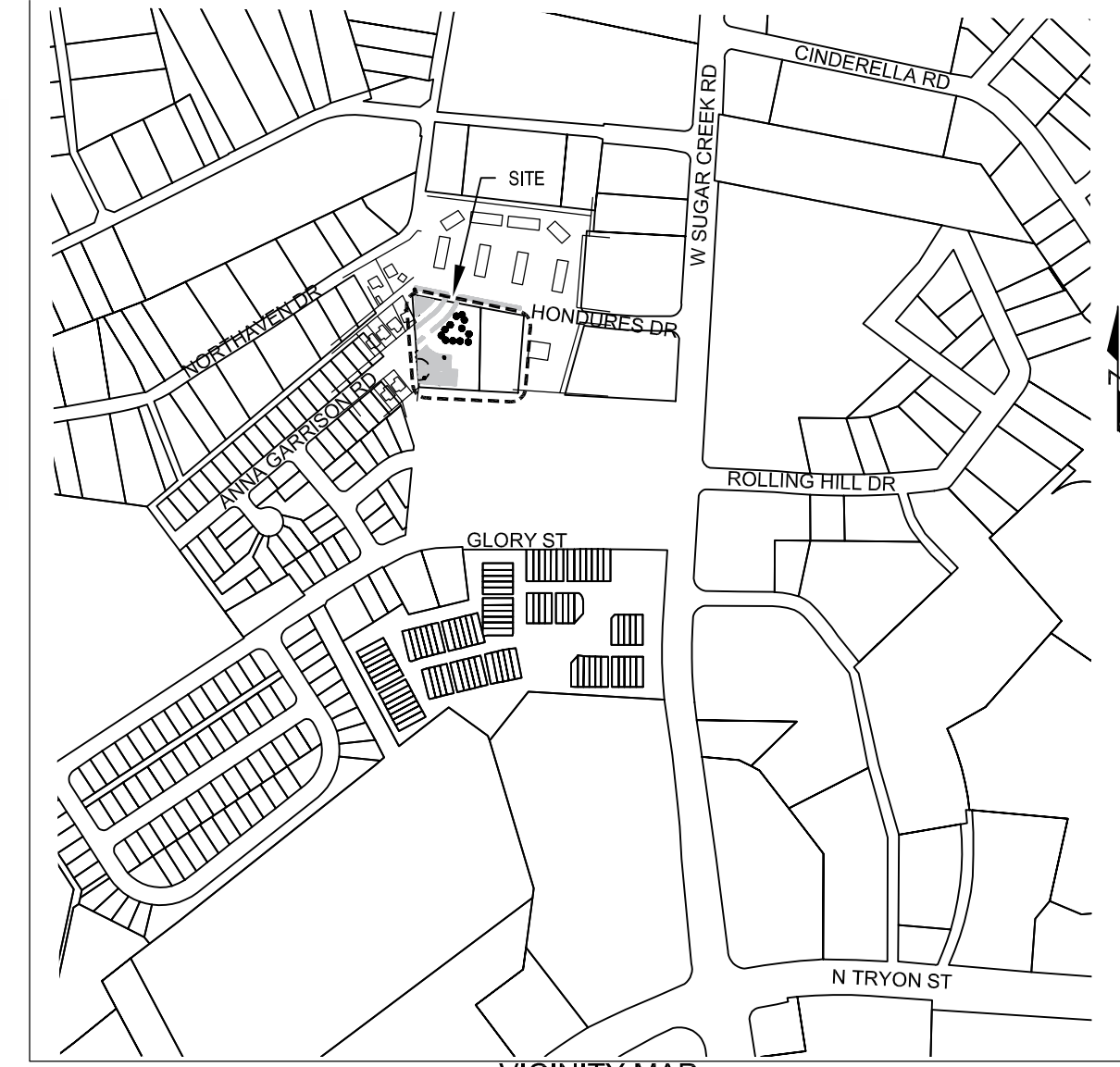
- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. The Petitioner shall comply with Article 25 of the Ordinance. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning.
- b. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- c. Development within the SWIM/PCWQ Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

8. Lighting:

- a. All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e. excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

Binding Effect of the Rezoning Documents and Definitions

- 1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.
- 2. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



SEEDWATER ENGINEERING

120 ACADEMY ST. STE 102-0303
FORT MILL, SC 29715
NC PRN LICENSE NO. C-4622

NORTH CAROLINA PROFESSIONAL SEAL
SEAL 030919
SACHARY E. HOWE
REGISTERED PROFESSIONAL ENGINEER
09-26

Project No.	Date	Revision
25-058	11/05/25	1. REVISED PER REZONING COMMENTS
08/13/25	4/12/26	2. REVISED PER REZONING COMMENTS
05/21/26	5/21/26	3. REVISED PER REZONING COMMENTS
06/09/26	6/09/26	4. REVISED PER REZONING COMMENTS

HONDURES APARTMENTS
REZONING PETITION #2025-058

4216 HONDURES DR
CHARLOTTE, NC 28206
PIN: 08702225 & 08702224
ROYAL CAB, INC.

REZONING SITE PLAN

RZ-1.0

HONDURES APARTMENTS