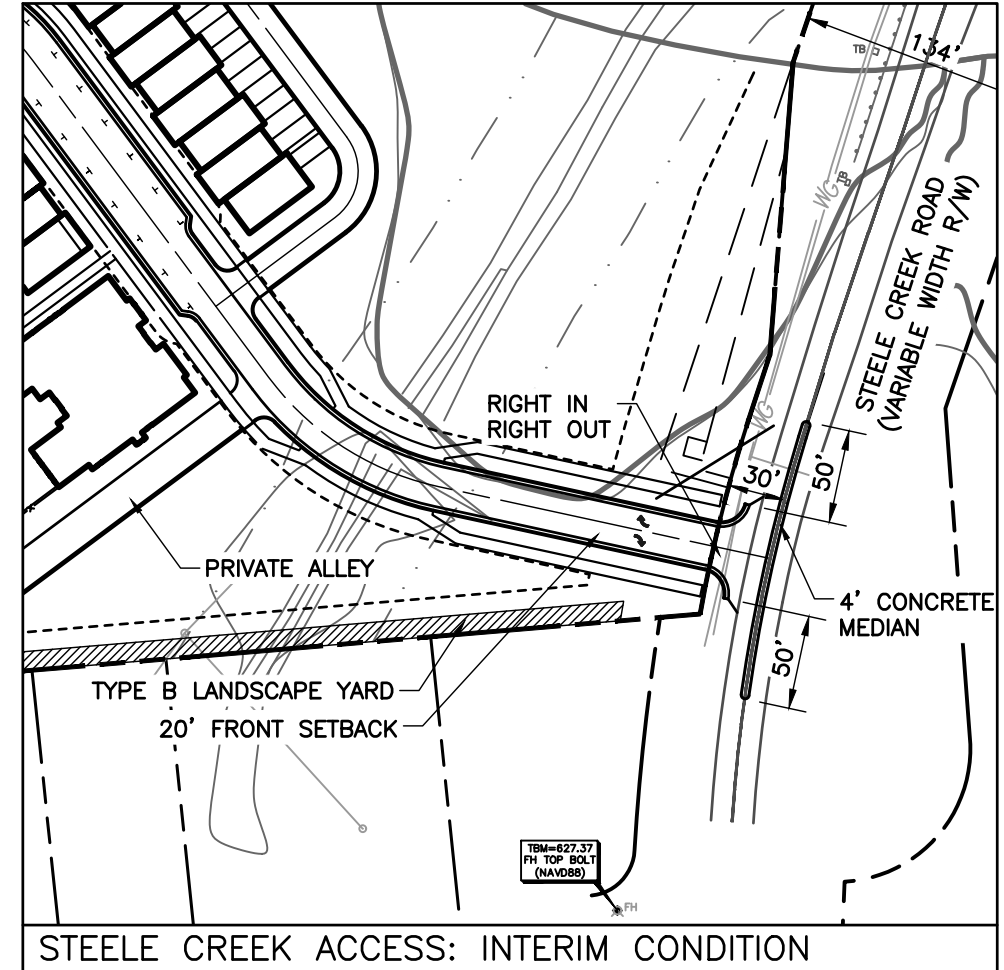
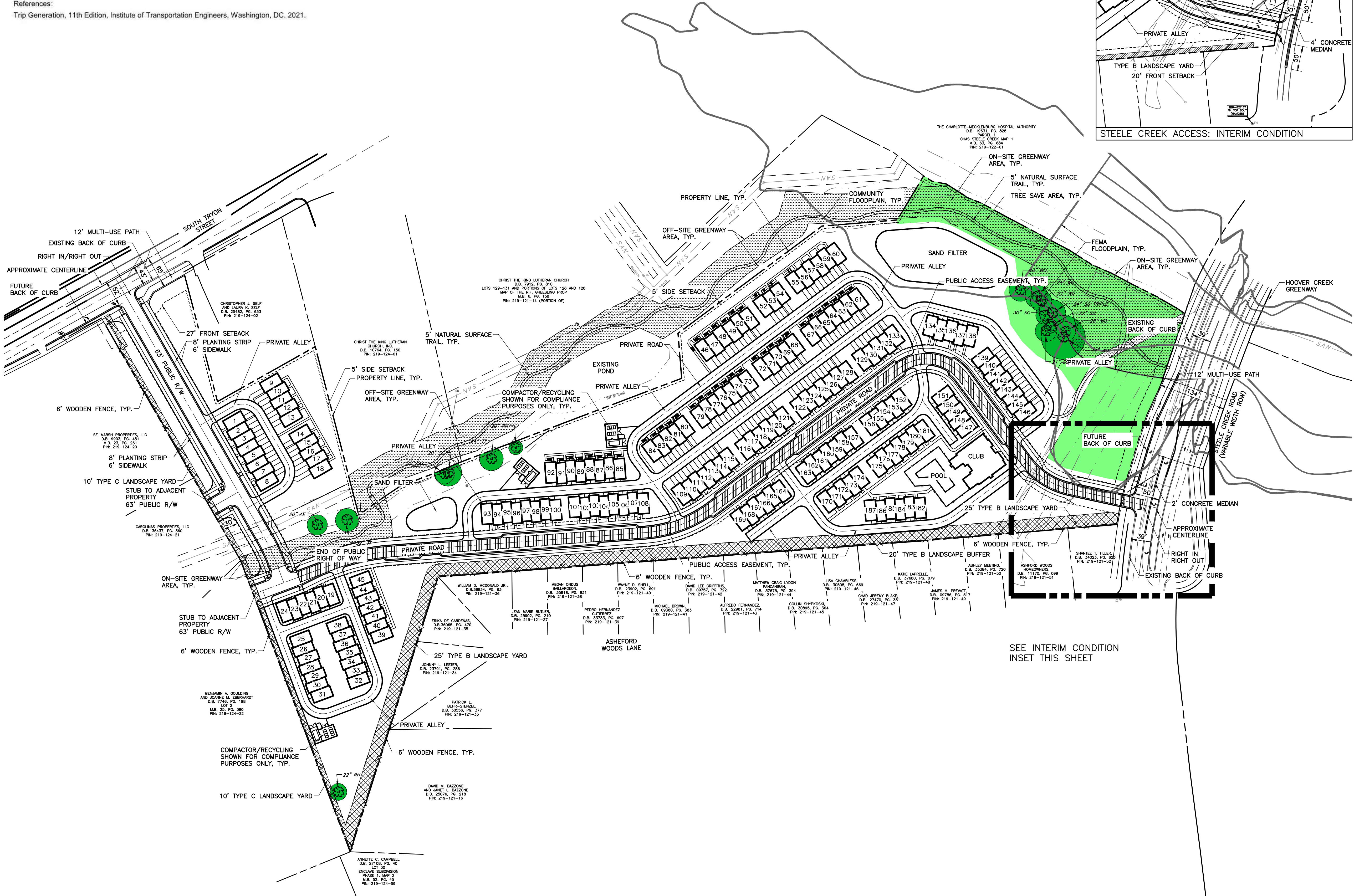


Land Use [ITE Code]	Daily	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Proposed Development							
Single Family Attached [215]	187 DU	1,374	23	69	92	64	44
Comprehensive Transportation Review (CTR) Requirements							
Zoning District (Intensity)	Land Use	Multimodal Tier & Points Required	TDM Tier & Points Required	TIS Required			
N2-A (Low Intensity)	Residential	Tier 1: 3 Mitigation Points Required	Not Required	Not Required			

References:
 Trip Generation, 11th Edition, Institute of Transportation Engineers, Washington, DC, 2021.



DEVELOPMENT SUMMARY:
 PARCELS:
 PIN: 21912411 ±5.40 ACRES
 PIN: 21912419 ±1.05 ACRES
 PIN: 21912104 ±8.57 ACRES
 PORTION OF PIN: 21912114 ±8.40 ACRES

TOTAL: ±23.42 ACRES
 LAND DEDICATED TO NCDOT FOR RIGHT OF WAY ±1.33 ACRES
 RESIDUAL ACREAGE: ±22.09 ACRES

EXISTING ZONING: N1-A AND IC-1
 PROPOSED ZONING: N2-A
 PROPOSED ZONING CASE #: 2023-164
 PROPOSED USE: TOWNHOMES

PRIMARY BUILDING SETBACKS:
 FRONT SETBACK: 20 FEET
 SIDE SETBACK: 5 FEET
 CORNER SETBACK: 10 FEET
 REAR SETBACK: 20 FEET
 MAXIMUM HEIGHT: 48 FEET
 MINIMUM TREE SAVE: 15%

OPEN SPACE REQUIREMENTS:
 PROVIDE A MINIMUM OF 250 SF PER DWELLING UNIT. OPEN SPACE ALLOWED TO BE PRIVATE, COMMON, PUBLIC OR ANY COMBINATION THEREOF. SHALL MEET SECTION 16.5

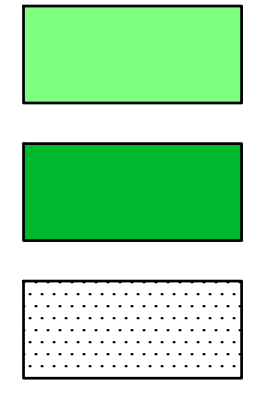
GREEN AREA REQUIREMENTS:
 TIER 3 PLACE TYPE:
 REQUIRED: 144,366 SF (15.00%)
 PROVIDED:
 TREE SAVE: 110,171 SF (1.0 MULTIPLIER)
 HERITAGE TREES: 18,815 SF (2.0 MULTIPLIER)
 TOTAL: 147,801 SF (15.36%)

PROPOSED DEVELOPMENT:
 TOTAL UNITS: 187 UNITS
 PARKING REQUIRED: 281 SPACES
 TOTAL SPACES PROVIDED: SITE WILL COMPLY WITH UDO MINIMUM REQUIRED PARKING 1.50/UNIT

LANDSCAPE YARDS:
 YARD CLASS TYPE B
 20'-25' WIDTH,
 1 TREE PER 30 LF (40% EVERGREEN)
 1 EVERGREEN SHRUB PER 3 LF
 6' MIN HEIGHT WALL/FENCE

YARD CLASS TYPE C
 10' WIDTH,
 1 TREE PER 50 LF (40% EVERGREEN)
 1 EVERGREEN SHRUB PER 5 LF
 6' MIN HEIGHT WALL/FENCE

TREE SAVE AREAS
 HERITAGE TREE PRESERVATION
 FUTURE GREENWAY EASEMENT



NO	DATE	DESCRIPTION
1	10/08/2023	INITIAL REZONING SUBMITTAL
2	2/12/2024	REZONING RESUBMITTAL 1
3	3/11/2024	REZONING RESUBMITTAL 2
4	8/02/2024	REZONING RESUBMITTAL 3

REVISION RECORD

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 NCBELS #C-3035
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**EDEN MULTIFAMILY
 STEELE CREEK MULTI-FAMILY
 13621 S TRYON STREET
 CHARLOTTE, NORTH CAROLINA
 REZONING PETITION 2023-164**

REZONING SITE PLAN

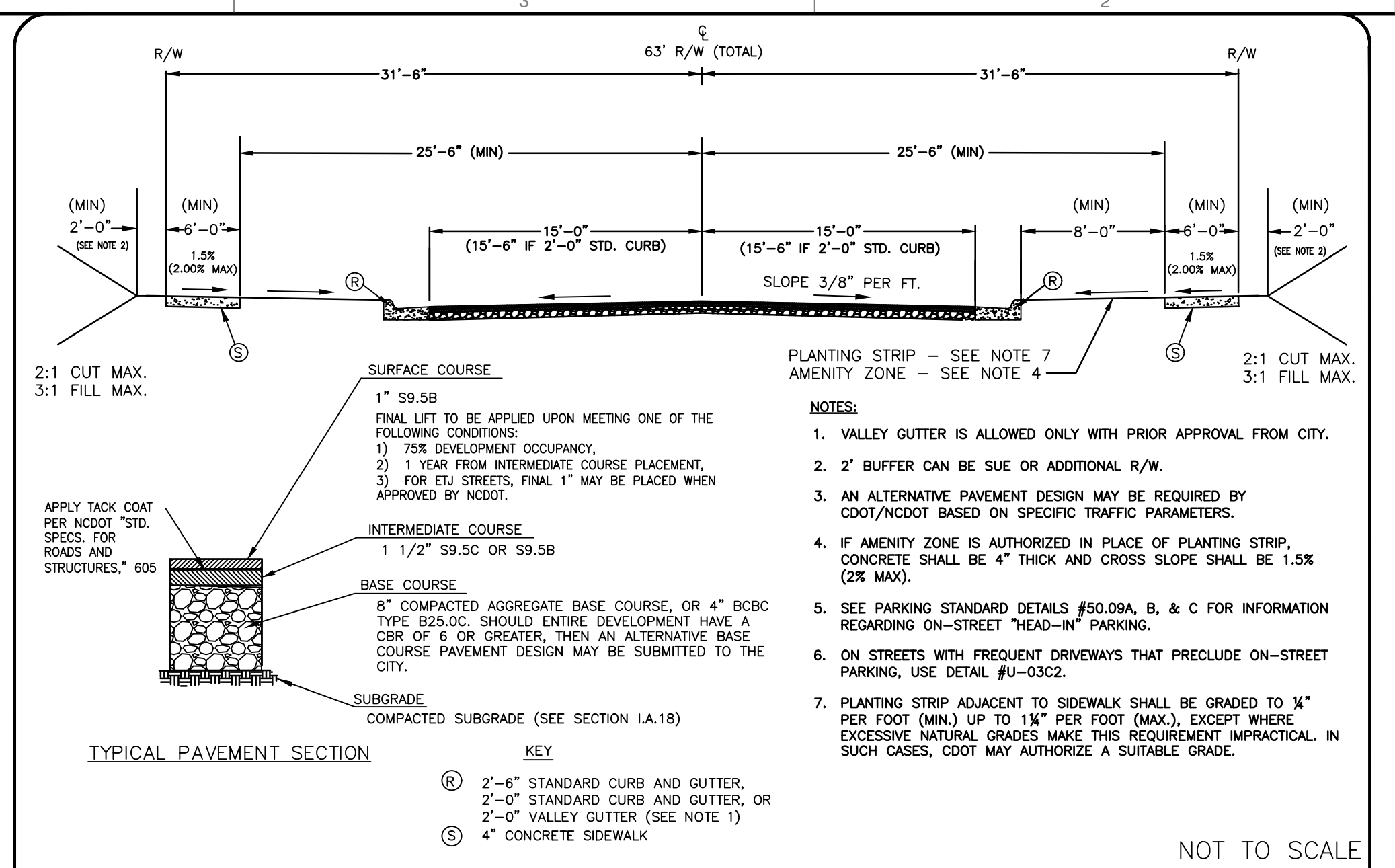
DATE: JUNE 20, 2024 | DRAWN BY: SRB
 DWS SCALE: AS NOTED | CHECKED BY: MEK
 PROJECT NO: 328-312
 APPROVED BY: MLG



DRAWING NO.: **RZ-01**

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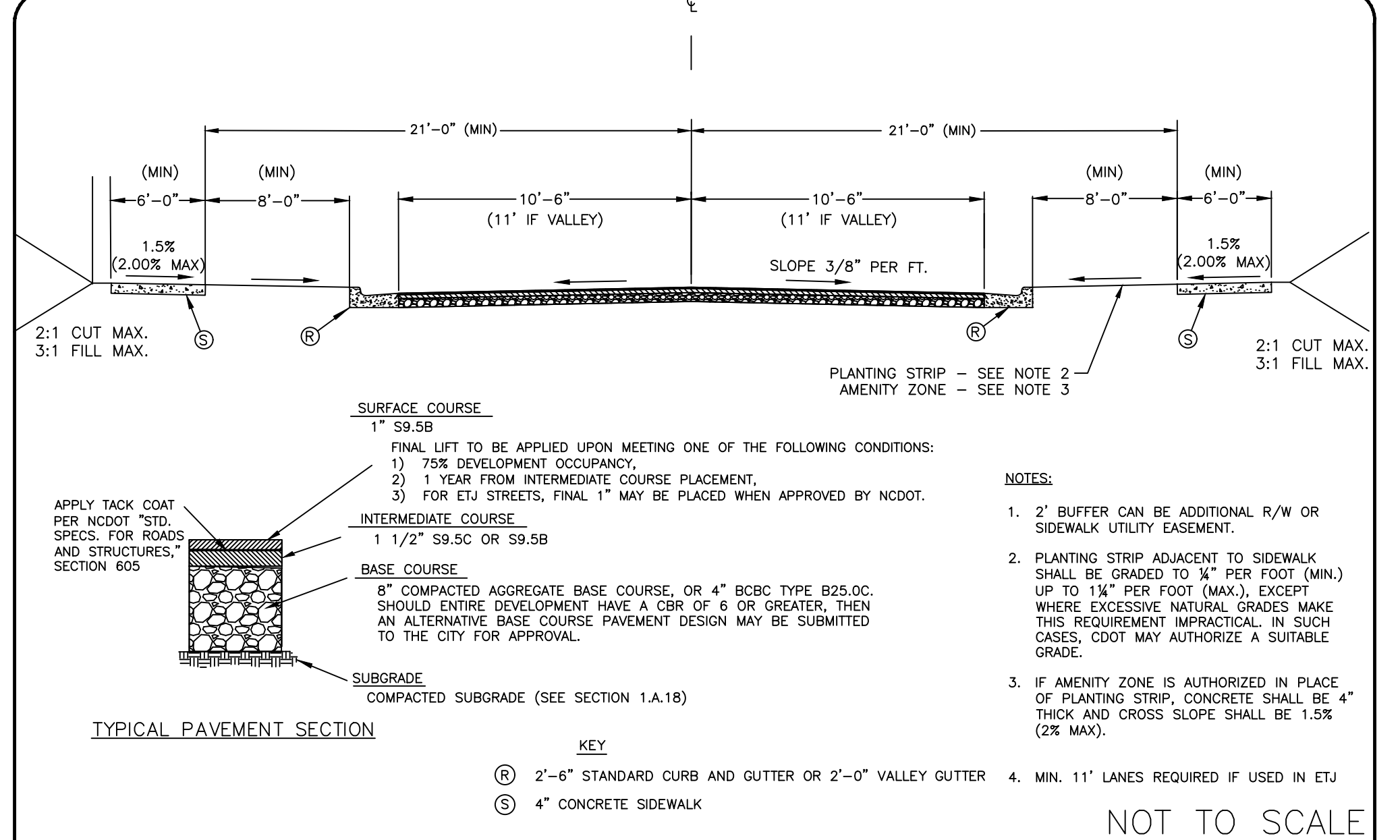
4. ARCHITECTURAL STANDARDS
- A. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 35 FEET.
 - B. THE MAXIMUM LENGTH OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 165 FEET.
 - C. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE MULTI-FAMILY DWELLING ATTACHED UNITS TO BE CONSTRUCTED ON THE SITE WILL BE ONE OF OR A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE AND CEMENTITIOUS SIDING.
 - D. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY MULTI-FAMILY DWELLING ATTACHED UNIT CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
 - E. THE ACTUAL SIZES OF THE MULTI-FAMILY DWELLING ATTACHED UNITS/LOTS MAY VARY FROM THE SIZES DEPICTED ON THE REZONING PLAN.
 - F. EACH MULTI-FAMILY DWELLING ATTACHED UNIT CONSTRUCTED ON THE SITE SHALL HAVE A GARAGE.
 - G. 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.
 - H. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL PERSPECTIVES OF THE FRONT AND REAR ELEVATIONS OF THE REAR LOADED MULTI-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE FRONT AND REAR ELEVATIONS OF THE REAR LOADED MULTI-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, THE FRONT AND REAR ELEVATIONS OF EACH REAR LOADED MULTI-FAMILY ATTACHED DWELLING UNIT TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THE FRONT AND REAR ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO RELEVANT ATTACHED CONCEPTUAL, ARCHITECTURAL PERSPECTIVES WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE FRONT AND REAR ELEVATIONS OF THE REAR LOADED MULTI-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
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 SOUTH TRYON STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - B. OPEN SPACE/GREEN AREA/PARK ACCESS
 - A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE OPEN SPACE AND GREEN AREA REQUIREMENTS OF THE ORDINANCE.
 - B. PUBLIC ACCESS TO GENERATIONS STREET PARK (TAX PARCEL NO. 219-124-22) SHALL BE PROVIDED FROM SOUTH TRYON STREET THROUGH THE SITE BY WAY OF THE PUBLIC STREET LOCATED ALONG THE WESTERN BOUNDARY OF THE SITE, THE TWO PUBLIC STUB STREETS TO THE WESTERN BOUNDARY OF THE SITE AND THE 6 FOOT WIDE SIDEWALKS LOCATED ON BOTH SIDES OF THE PUBLIC STREET AND BOTH SIDES OF THE TWO PUBLIC STUB STREETS.
 - C. PUBLIC ACCESS TO GENERATIONS STREET PARK (TAX PARCEL NO. 219-124-22) SHALL BE PROVIDED FROM STEELE CREEK ROAD BY WAY OF THE PUBLIC ACCESS EASEMENTS THAT ARE MORE PARTICULARLY DESCRIBED IN PARAGRAPH 3.E ABOVE.
6. ENVIRONMENTAL FEATURES
- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE ORDINANCE.
 - B. 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 IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - C. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF THE DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS. THE EXISTING POND ON SITE MAY REQUIRE A BUFFER DEPENDING ON THE RESULTS OF THE DELINEATION REPORT.
7. ENVIRONMENTAL FEATURES
- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE ORDINANCE.
 - B. 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 IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - C. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF THE DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS. THE EXISTING POND ON SITE MAY REQUIRE A BUFFER DEPENDING ON THE RESULTS OF THE DELINEATION REPORT.
8. LANDSCAPE YARDS
- A. AS GENERALLY DEPICTED ON THE REZONING PLAN, A 10 FOOT WIDE TYPE C LANDSCAPE YARD WITH A MINIMUM 6 FOOT TALL FENCE OR WALL SHALL BE ESTABLISHED ALONG THE WESTERN BOUNDARY OF THE SITE. THE FENCE OR WALL SHALL MEET THE REQUIREMENTS OF SECTION 20.9.H OF THE ORDINANCE.
 - B. A LANDSCAPE YARD MEETING THE LANDSCAPING STANDARDS OF A TYPE B LANDSCAPE YARD AND RANGING IN WIDTH FROM 20 FEET TO 25 FEET SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. ADDITIONALLY, A MINIMUM 6 FOOT TALL WOODEN OR PVC PRIVACY FENCE SHALL BE INSTALLED ALONG THESE BOUNDARY LINES AS GENERALLY DEPICTED ON THE REZONING PLAN.
9. GREENWAY
- A. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A MULTI-FAMILY DWELLING ATTACHED UNIT CONSTRUCTED ON THE SITE, PETITIONER SHALL EITHER DEDICATE AND CONVEY TO MECKLENBURG COUNTY FOR FUTURE GREENWAY PURPOSES THAT PORTION OF THE SITE DESIGNATED AS THE "ON-SITE GREENWAY AREA" ON THE REZONING PLAN (THE "ON-SITE GREENWAY AREA"), OR CONVEY A GREENWAY EASEMENT TO MECKLENBURG COUNTY FOR FUTURE GREENWAY PURPOSES OVER THE ON-SITE GREENWAY AREA.
 - B. THE TREES LOCATED WITHIN THE ON-SITE GREENWAY AREA SHALL COUNT TOWARDS THE SITE'S MINIMUM TREE SAVE REQUIREMENTS.
 - C. THE ON-SITE GREENWAY AREA SHALL COUNT TOWARDS THE SITE'S OPEN SPACE AND GREEN AREA REQUIREMENTS.
 - D. SUBJECT TO THE APPROVAL OF MECKLENBURG COUNTY AND ALL APPLICABLE GOVERNMENTAL AGENCIES, PETITIONER SHALL INSTALL WITHIN THE ON-SITE GREENWAY AREA A MINIMUM 5 FOOT WIDE NATURAL SURFACE TRAIL (THE "ON-SITE TRAIL") AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, MINOR ADJUSTMENTS TO THE LOCATION OF THE ON-SITE TRAIL MAY BE MADE DURING THE PERMITTING PROCESS. THE ON-SITE TRAIL SHALL BE MAINTAINED BY PETITIONER PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A MULTI-FAMILY DWELLING ATTACHED UNIT CONSTRUCTED ON THE SITE. THE ON-SITE TRAIL SHALL BE MAINTAINED BY PETITIONER AND SHALL REMAIN IN PLACE UNTIL A PERMANENT GREENWAY TRAIL IS CONSTRUCTED WITHIN THE ON-SITE GREENWAY AREA BY MECKLENBURG COUNTY. MECKLENBURG COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PERMANENT GREENWAY TRAIL CONSTRUCTED WITHIN THE ON-SITE GREENWAY AREA. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO INSTALL AND MAINTAIN THE ON-SITE TRAIL, THEN PETITIONER SHALL HAVE NO OBLIGATION TO INSTALL AND MAINTAIN THE ON-SITE TRAIL.
 - E. THE OWNER OF THE ADJACENT PARCEL OF LAND DESIGNATED AS TAX PARCEL NO. 219-121-14 (THE "ADJACENT PARCEL"), CHRIST THE KING LUTHERAN CHURCH, HAS AGREED TO CONVEY A GREENWAY EASEMENT (THE "GREENWAY EASEMENT") TO MECKLENBURG COUNTY FOR FUTURE GREENWAY PURPOSES OVER THAT PORTION OF THE ADJACENT PARCEL THAT IS DESIGNATED AS THE "OFF-SITE GREENWAY AREA" ON THE REZONING PLAN (THE "OFF-SITE GREENWAY AREA"). THE EASEMENT AGREEMENT RELATING TO THE GREENWAY EASEMENT SHALL BE RECORDED AFTER THE APPROVAL OF THIS REZONING PETITION AND PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A MULTI-FAMILY DWELLING ATTACHED UNIT CONSTRUCTED ON THE SITE.
 - F. SUBJECT TO THE APPROVAL OF MECKLENBURG COUNTY AND ALL APPLICABLE GOVERNMENTAL AGENCIES, PETITIONER SHALL INSTALL WITHIN THE OFF-SITE GREENWAY AREA A MINIMUM 5 FOOT WIDE NATURAL SURFACE TRAIL (THE "OFF-SITE TRAIL") AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, MINOR ADJUSTMENTS TO THE LOCATION OF THE OFF-SITE TRAIL MAY BE MADE DURING THE PERMITTING PROCESS. THE OFF-SITE TRAIL SHALL BE INSTALLED BY PETITIONER PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A MULTI-FAMILY DWELLING ATTACHED UNIT CONSTRUCTED ON THE SITE. THE OFF-SITE TRAIL SHALL BE MAINTAINED BY PETITIONER AND SHALL REMAIN IN PLACE UNTIL A PERMANENT GREENWAY TRAIL IS CONSTRUCTED WITHIN THE OFF-SITE GREENWAY AREA BY MECKLENBURG COUNTY. MECKLENBURG COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PERMANENT GREENWAY TRAIL CONSTRUCTED WITHIN THE OFF-SITE GREENWAY AREA. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO INSTALL AND MAINTAIN THE OFF-SITE TRAIL, THEN PETITIONER SHALL HAVE NO OBLIGATION TO INSTALL AND MAINTAIN THE OFF-SITE TRAIL.
 - G. THE ON-SITE TRAIL AND THE OFF-SITE TRAIL SHALL TOGETHER PROVIDE A PEDESTRIAN CONNECTION THROUGH THE ON-SITE GREENWAY AREA AND THE OFF-SITE GREENWAY AREA AS GENERALLY DEPICTED ON THE REZONING PLAN UNTIL A PERMANENT GREENWAY TRAIL IS CONSTRUCTED WITHIN THE ON-SITE GREENWAY AREA AND THE OFF-SITE GREENWAY AREA BY MECKLENBURG COUNTY.
10. 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.



CITY OF CHARLOTTE
 LAND DEVELOPMENT STANDARDS
 INCLUDES CHARLOTTE ETJ

LOCAL RESIDENTIAL WIDE STREET
 TYPICAL SECTION (6' SIDEWALK)

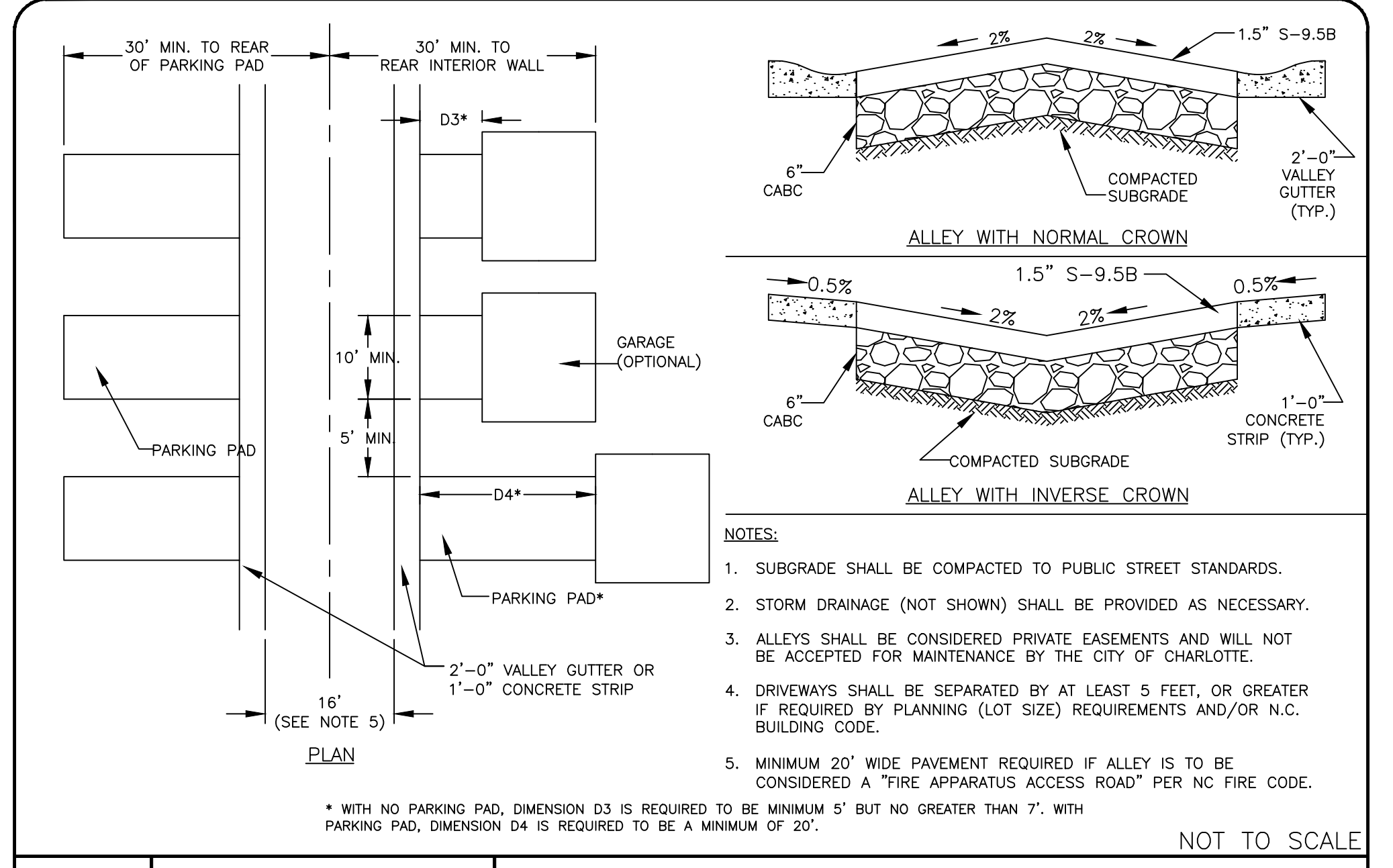
STD. NO. REV. U-03A2 23



CITY OF CHARLOTTE
 LAND DEVELOPMENT STANDARDS
 INCLUDES CHARLOTTE ETJ

PRIVATE STREET
 TYPICAL SECTION (6' SIDEWALK)

STD. NO. REV. U-03A2 23



CITY OF CHARLOTTE
 LAND DEVELOPMENT STANDARDS
 INCLUDES CHARLOTTE ETJ

RESIDENTIAL ALLEY DETAIL
 DOUBLE LOADED W/ TWO-WAY OPERATION

STD. NO. REV. 11.19B 17

REVISION RECORD	
NO.	DESCRIPTION
1	ISSUED FOR SUBMITTAL
2	REVISION RESUBMITTAL 1
3	REVISION RESUBMITTAL 2
4	REVISION RESUBMITTAL 3

EDEN MULTIFAMILY
STEELE CREEK MULTI-FAMILY
 13621 S TRYON STREET
 CHARLOTTE, NORTH CAROLINA
 REZONING PETITION 2023-164

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 www.cecinco.com

REZONING SITE PLAN	
DATE:	DATE:
JUNE 20, 2024	JUNE 20, 2024
DRAWN BY:	CHECKED BY:
AS NOTED	AS NOTED
SRB	MEK
328-312	328-312
MLG	MLG

REZONING SITE PLAN
 RZ-01