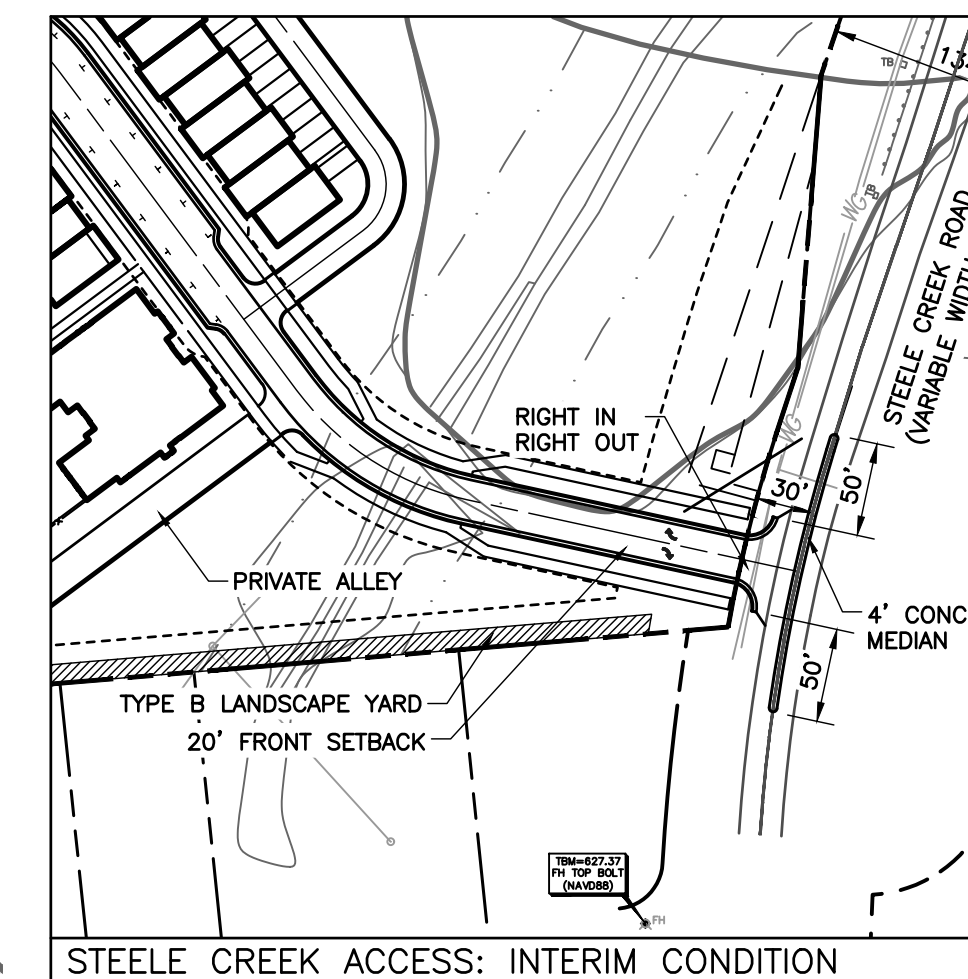


**Steele Creek Multifamily Trip Generation** 3/8/2024

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	108
<b>Comprehensive Transportation Review (CTR) Requirements</b>								
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:  
LAND DEDICATED TO NCDOT ±23.42 ACRES  
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

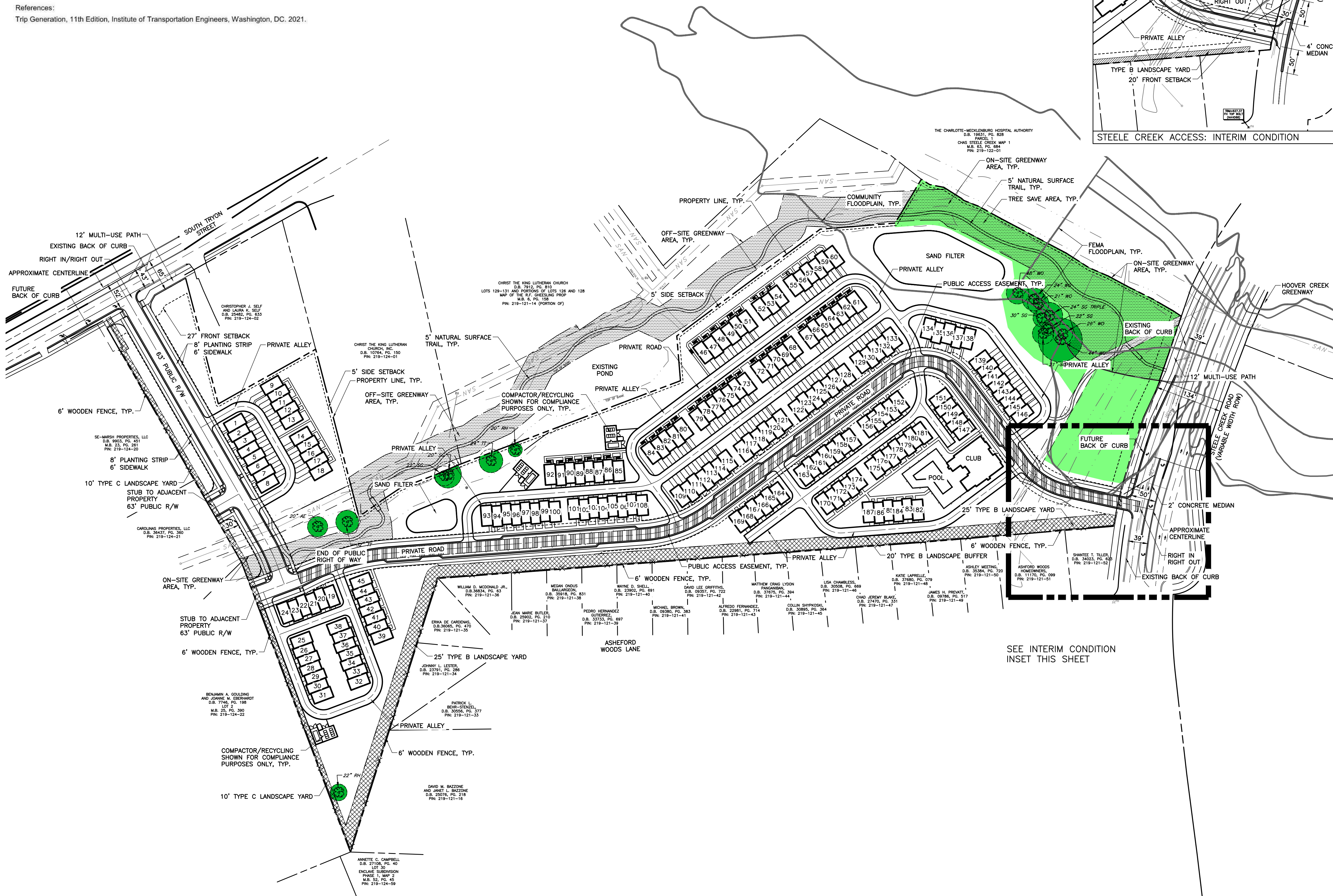
**GREEN AREA REQUIREMENTS:**  
TIER 3 PLACE TYPE.  
REQUIRED: 144,366 SF (15.00%)  
PROVIDED: 18,815 SF (2.0 MULTIPLIER)  
TREE SAVE: 110,171 SF (1.0 MULTIPLIER)  
HERITAGE TREES: 18,815 SF (2.0 MULTIPLIER)  
TOTAL: 147,801 SF (15.36%)

**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



SEE INTERIM CONDITION INSET THIS SHEET

**CEC**  
**Civil & Environmental Consultants, Inc.**  
3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273  
Ph: 980.237.0373 - Fax: 980.237.0372  
www.cecinc.com

**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  
DWG SCALE: AS NOTED | CHECKED BY: MEK  
PROJECT NO: 328-312  
APPROVED BY: MLG



DRAWING NO.: **RZ-01**

A:\2023-2024\13621-164\13621-164-01.dwg [C:\Users\mjb\AppData\Local\Temp\13621-164-01.dwg] - L.P. 6/20/2024 9:44 AM

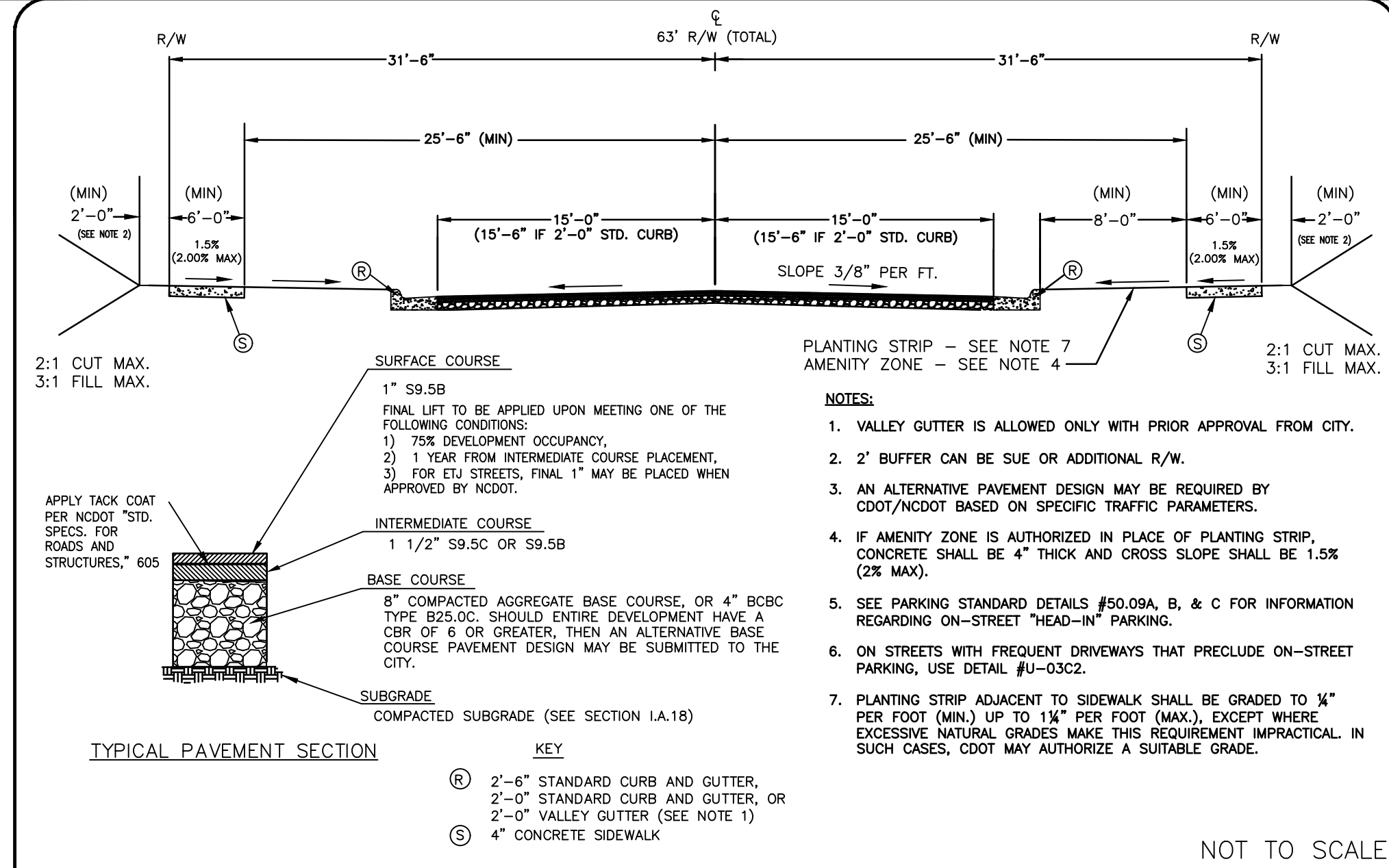
DEVELOPMENT STANDARDS

JUNE 20, 2024

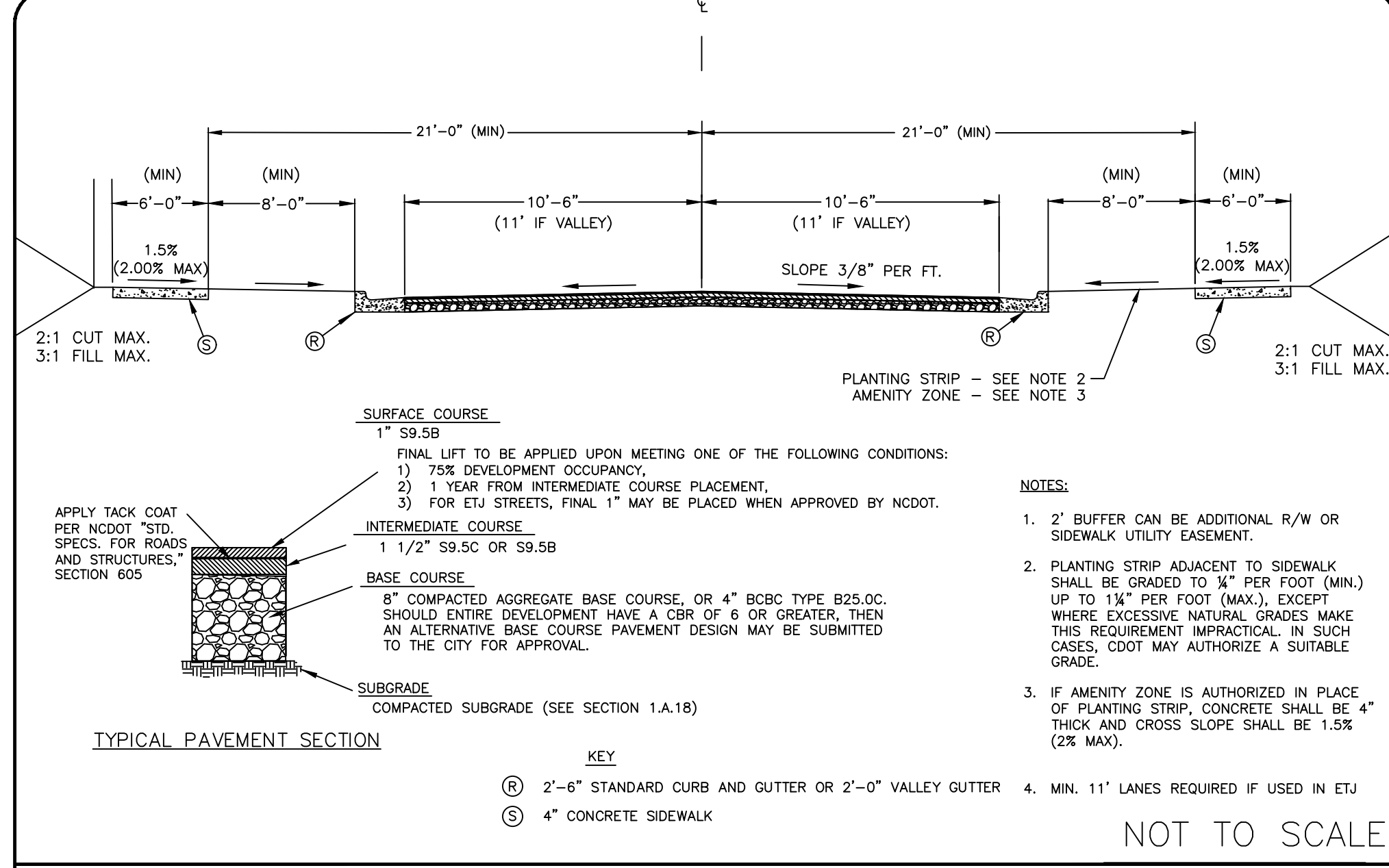
- 1. GENERAL PROVISIONS
A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EDEN ACQUISITIONS LLC...

- 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.

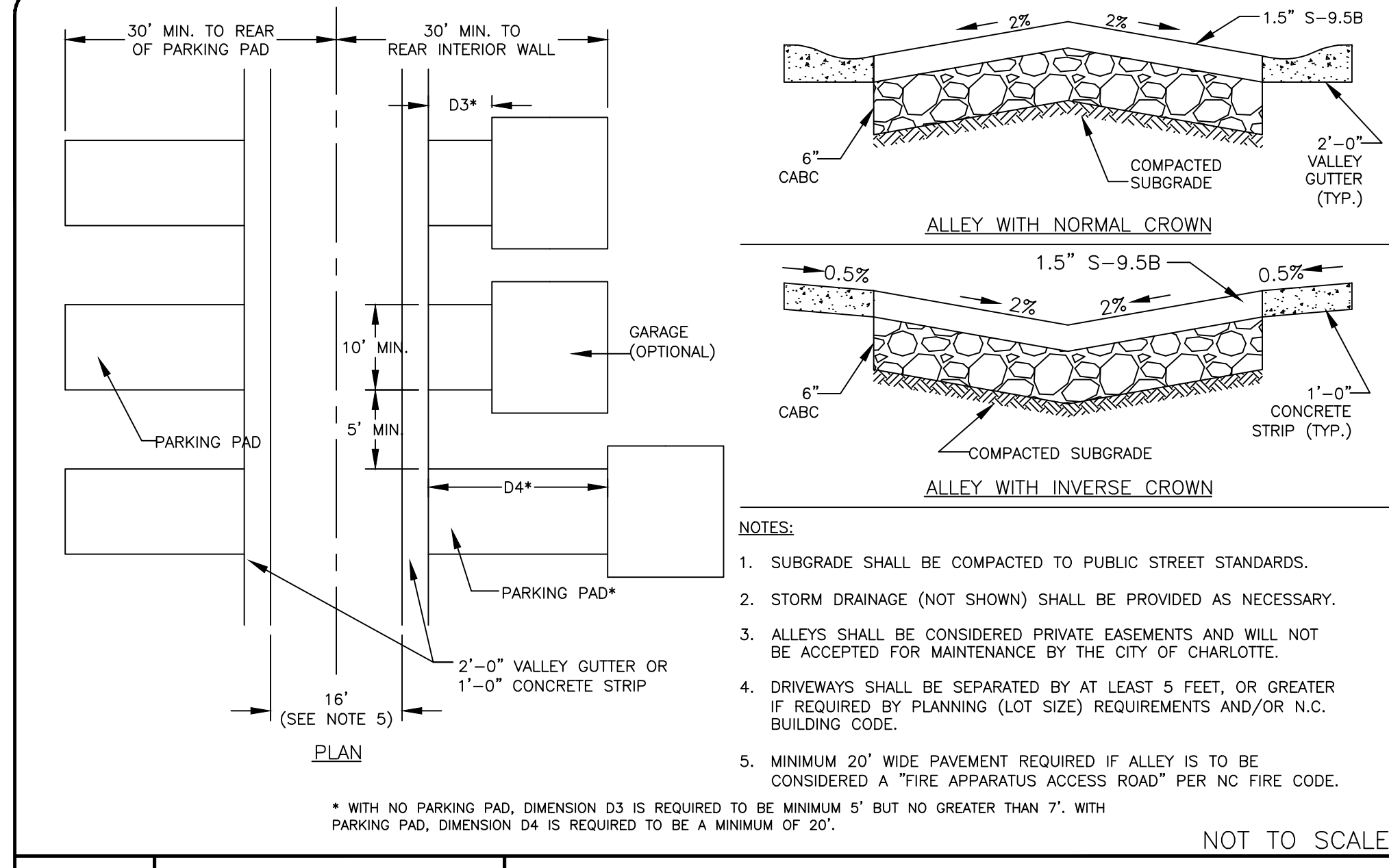
- 8. LANDSCAPE YARDS
A. AS GENERALLY DEPICTED ON THE REZONING PLAN, A 10 FOOT WIDE TYPE C LANDSCAPE YARD WITH A MINIMUM 6 FOOT TALL FENCE OR WALL SHALL BE ESTABLISHED ALONG THE WESTERN BOUNDARY OF THE SITE...



CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS LOCAL RESIDENTIAL WIDE STREET TYPICAL SECTION (6' SIDEWALK)



PRIVATE STREET TYPICAL SECTION (6' SIDEWALK)



CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS RESIDENTIAL ALLEY DETAIL DOUBLE LOADED W/ TWO-WAY OPERATION

REVISION RECORD table with columns for NO., DATE, and DESCRIPTION.

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

REZONING SITE PLAN table with columns for DATE, DWG SCALE, MEK, and MILG.

RZ-01 drawing title and project information.

Vertical text on the left margin: L:\2023\2023-3121-CDDP\Draw\Exhibits\2023-164-RZ-01-Layout.dwg - 11/16/2024 8:58 AM