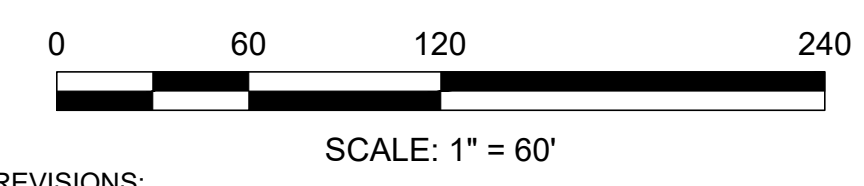


**LEGEND:**

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED TREE SAVE AREA
	PROPOSED OPEN SPACE
	PROPOSED WATER QUALITY
	PROPOSED TREE
	EXISTING TREE
	PROPOSED SITE ENTRY

This Plan Is A Preliminary Design. NOT Released For Construction.



**REVISIONS:**

No.	Date	By	Description
1	4/15/24	ADD	REVISIONS PER COMMENTS
2	5/13/24	ADD	REVISIONS PER COMMENTS
3	6/20/24	ADD	REVISIONS PER COMMENTS
4	7/15/24	ADD	REVISIONS PER COMMENTS
5	8/2/24	MDL	REVISIONS PER COMMENTS

**1400 SUNSET ROAD**  
 QTR DEVELOPMENT  
 CHARLOTTE, NC 28216

**REZONING TECHNICAL DATA SHEET**  
 PETITION NO. RZP-2024-022

CORPORATE CERTIFICATIONS  
 NC PE: C-2930 NC LA: C-253  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: FOK

Checked By: MDL

Date: 07/15/2024

Project Number: 23122

Sheet Number:

**RZ-1**

P:\2023 Jobs\03122 - 1400 Sunset Rd - QTR Dev\CAD\Sketch Planning\23122 RZ Base.dwg



**DEVELOPMENT DATA:**

Site Development Data:  
 -Acreage: ± 12.11  
 -Tax Parcel #: 037-031-02 & 037-031-13  
 -Existing Zoning: N1-A  
 -Proposed Zoning: N2-A(CD)  
 -Existing Uses: Single Family  
 -Proposed Uses: Up to 110 single family attached residential dwelling units and up to four (4) residential duplex lots, together with accessory uses, as allowed in the N2-A zoning district.  
 -Proposed # of Units: Up to 115 Units  
 -Maximum Building Height: As per the N2-A building height standards.  
 -Parking: As required by the Ordinance.

**SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY**

Proposed Trip Generation	Density	Daily Trips/Peak Hour Trips
Land Uses	Low	838 Trips
1) Single Family Attached	Total:	838 Trips
Multimodal Mitigation	Tier:	ONE
	Required Points:	3

List of Mitigations:  
 1) Construction of MUP along Sunset Road (8.5 pts)  
 2)  
 3)  
 4)  
 5)

Transportation Demand Management Mitigation  
 Tier: N/A  
 Required Points:

List of Mitigations:  
 1) TIS Required (Yes/No): No  
 2) CO phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable): N/A

**DEVELOPMENT STANDARDS**

1. **General Provisions:**

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by QTR Development ("Petitioner") to accommodate the development of a residential community on an approximately 12.11-acre site located on Sunset Road (the "Site").

b. **Zoning District/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 Ordinance establishes more stringent standards, the regulations established under the Ordinance for the N2-A zoning classification 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 and parking envelopes, open space areas, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan shall 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. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 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 Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and do not materially change the overall design intent 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 Minor 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.

d. **Number of Buildings Principal and Accessory.** The total number of principal residential buildings as part of the single family attached component to be developed on the Site will be limited to twenty-four (24). It is understood that twenty-two (22) buildings are generally depicted. The increase in two buildings permits the ability to increase the number of buildings so long as the building massing along an exterior property line is not increased and the number of units does not exceed 110 units. Buildings on the residential duplex lots, accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures associated with the single family attached component will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.



2. **Permitted Uses & Development Area Limitations:**

a. The Site may be developed with up to one hundred and ten (110) single family attached residential dwelling units and up to four (4) residential duplex lots for a total of 118 units, together with accessory uses, as allowed by right and under prescribed conditions in the N2-A zoning district.

3. **Access and Transportation Improvements:**

a. Access to the Site will be from Sunset Road as generally depicted on the Rezoning Plan along with the extension of McCauley Meadows Drive from the abutting single family attached development located south of the Site. There is also a proposed street stub extending to the western property line of the Site. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards.

b. 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 and/or NCDOT in accordance with published standards.

c. All transportation improvements, if any, will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site, subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

d. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.

e. Sunset Road is designated a 2+ Avenue with a shared-use path on the adopted Charlotte Streets Map. The required distance from the centerline to the future back of curb is nineteen (19) feet.

f. The Petitioner shall provide a minimum eight (8) foot wide planting strip and twelve (12) foot shared-use path along the Site's Sunset Road frontage. If the Site is allowed into City and allowed by NCDOT, additional right-of-way along Sunset Road will be dedicated to the shared-use path within the right-of-way. The right-of-way or a permanent sidewalk easement will be located a minimum of two (2) feet behind the shared use path where feasible. If the Site remains within the City's ET2, the shared-use path will be constructed outside the Sunset Road right-of-way, within a public access easement, and maintained by the Petitioner.

g. In the event a Right-of-Way Encroachment Agreement is necessary for the installation of any non-standard items (irrigation systems, decorative concrete pavement, brick paving, 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.

h. 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 partnership with other development or roadway projects taking place within the broad northwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

i. A left turn lane with 150 feet of storage will be provided on Sunset Road at the intersection with the proposed new public street as generally depicted on the Rezoning Plan.

j. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Based on the daily trips, the petitioner will be required to satisfy Tier 1 Multimodal assessment (3 points). Possible mitigation options are indicated in the attached Comprehensive Transportation Review (CTR) summary table.

k. Cross-access shall be provided to the adjacent western parcel as required per the provisions found in Article 31.2 of the Ordinance.

4. **Streetscape, Buffers, Yards, Open Space, and Landscaping:**

a. A minimum eight (8) foot planting strip and a twelve (12) foot shared-use path will be provided along Sunset Road as generally depicted on the Rezoning Plan. The required perimeter trees shall be located behind the shared-use path and out of the right-of-way if not allowed within the Sunset Road right-of-way by NCDOT.

b. A ten (10) foot wide Class C buffer will be provided as generally depicted on the Rezoning Plan as per Article 20.9 of the Ordinance.

c. Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets.

d. Open space will be provided per the N2-A requirements found in Article 5.4.

e. Internal trees (including parking trees, internal trees, and non-code required trees) shall be provided along internal private alleys and streets totaling a minimum equivalent to 40-foot spacing along the total measured centerlines of internal private alleys and streets (e.g., 1600 linear feet of internal alley centerline = 40 internal trees minimum to be planted).

5. **General Design Guidelines:**

a. The single family attached buildings on the Site will comply with the applicable residential site layout, building design standards and building material restrictions found in Article 5 of the Ordinance. Accessory buildings and structures associated with the single family attached component will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

b. Windows, doors, porches, or other architectural features are required on all frontage-facing facades to avoid the appearance of blank walls. All ground floor entrances to individual units on a frontage with a sidewalk shall be between 1' and 5' above or below the grade of the adjacent sidewalk when located within 10' of the back of sidewalk.

c. The endsides of the buildings abutting Sunset Road, McCauley Meadows Drive, or internal network required streets will not have blank walls that exceed twenty (20) feet in length on all building levels. The end units will have multiple windows on the endside facades with a minimum 25% transparency on the ground floor and 15% transparency on the upper floors to avoid blank walls.

d. The attached dwellings shall incorporate one of the following into the design of the structure: a. Variation in the facade depth of adjoining dwelling units of at least 1'. Such variation shall extend the entire height of the facade. b. Architectural features, such as balconies, bay windows, or other elements along the facade of each dwelling unit, subject to the standards of Article 18.

e. Meter banks will be screened from adjoining properties and from public streets.

f. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade. Ground-mounted mechanical equipment shall be located in the established setback along the Sunset Road frontage.

g. Dumpster and recycling area 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.

h. No more than five (5) attached dwelling units may be located in each residential building.

6. **Environmental Features:**

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance found in Article 25 of the Ordinance. The location, size, and type of storm water management system(s) depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submitted and are not implicitly approved with the rezoning petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

b. The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required tree save areas will be determined during the land development approval process for the Site. Tree save areas will comply with the requirements of the Tree Ordinance.

c. Development within any GHMPCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance.

7. **Lighting:**

a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.

8. **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 or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

9. **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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

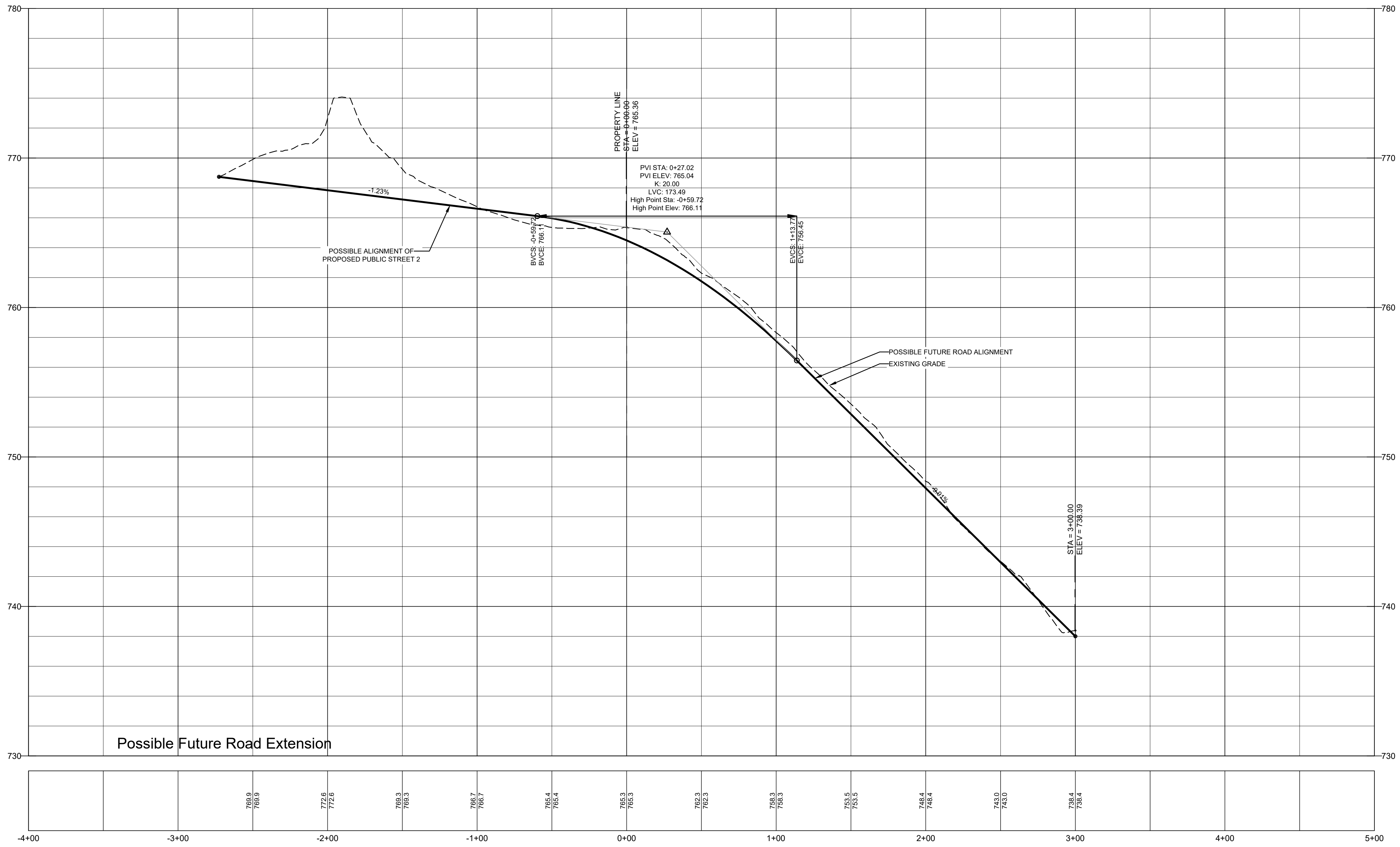
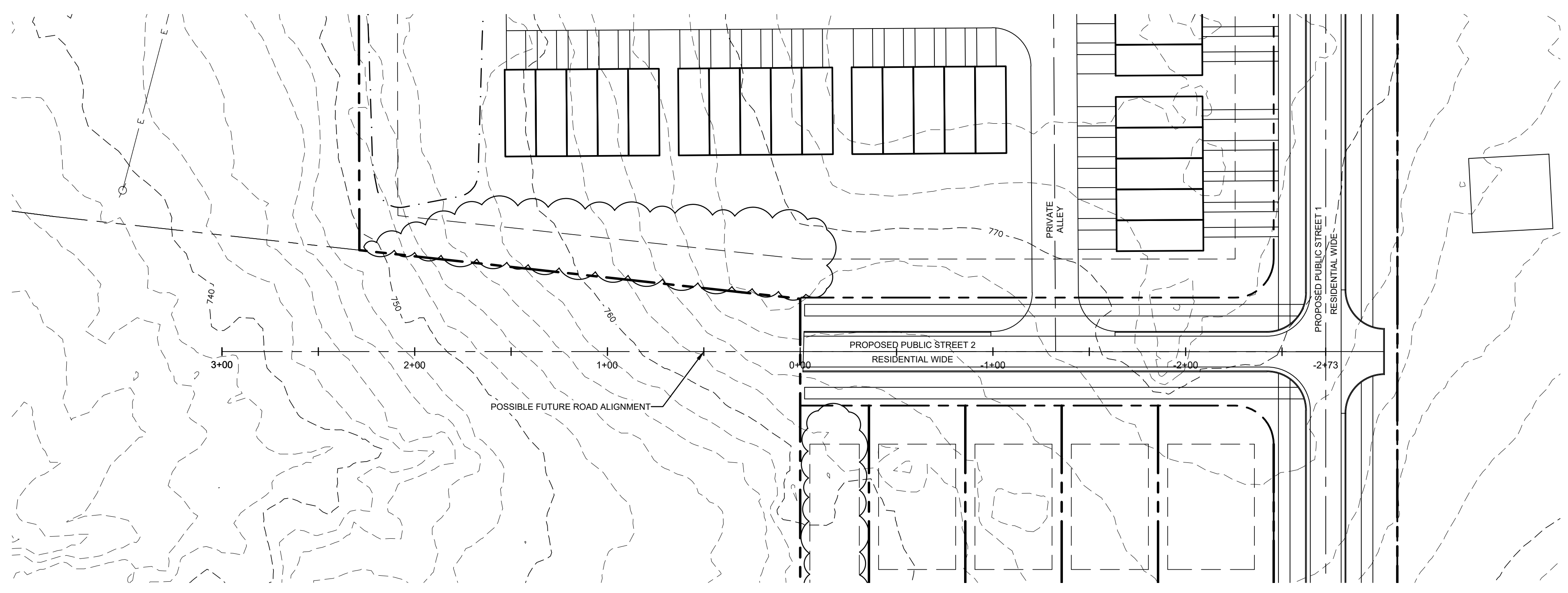
0 60 120 240  
 SCALE: 1" = 60'

**REVISIONS:**

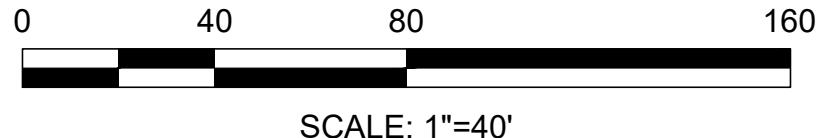
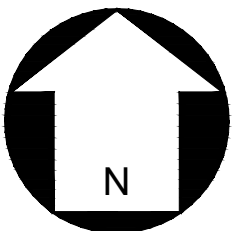
No.	Date	By	Description
1	4/15/24	ADD	REVISIONS PER COMMENTS
2	5/13/24	ADD	REVISIONS PER COMMENTS
3	6/20/24	ADD	REVISIONS PER COMMENTS
4	7/15/24	ADD	REVISIONS PER COMMENTS
5	8/2/24	MDL	REVISIONS PER COMMENTS

P:\2023 Jobs\23122 - 1400 Sunset Rd - QTR Dev\CAD\Sketch Planning\23122 RZ Base.dwg





This Plan Is A Preliminary Design. NOT Released For Construction.



SCALE: 1"=40'

REVISIONS:

No.	Date	By	Description

**1400 SUNSET ROAD**  
 QTR DEVELOPMENT  
 CHARLOTTE, NORTH CAROLINA 28216

**POSSIBLE FUTURE ROAD EXTENSION**  
 PETITION NO. RZP-2024-022

CORPORATE CERTIFICATIONS  
 NC PE: C-2930 NC LA: C-253  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ADD

Checked By: MDL

Date: 04/16/24

Project Number: 23122

Sheet Number:

**L-EXH**

P:\2023 Jobs\23122 - 1400 Sunset Rd - QTR Dev\CAD\Sketch Planning\23122 RZ Base.dwg