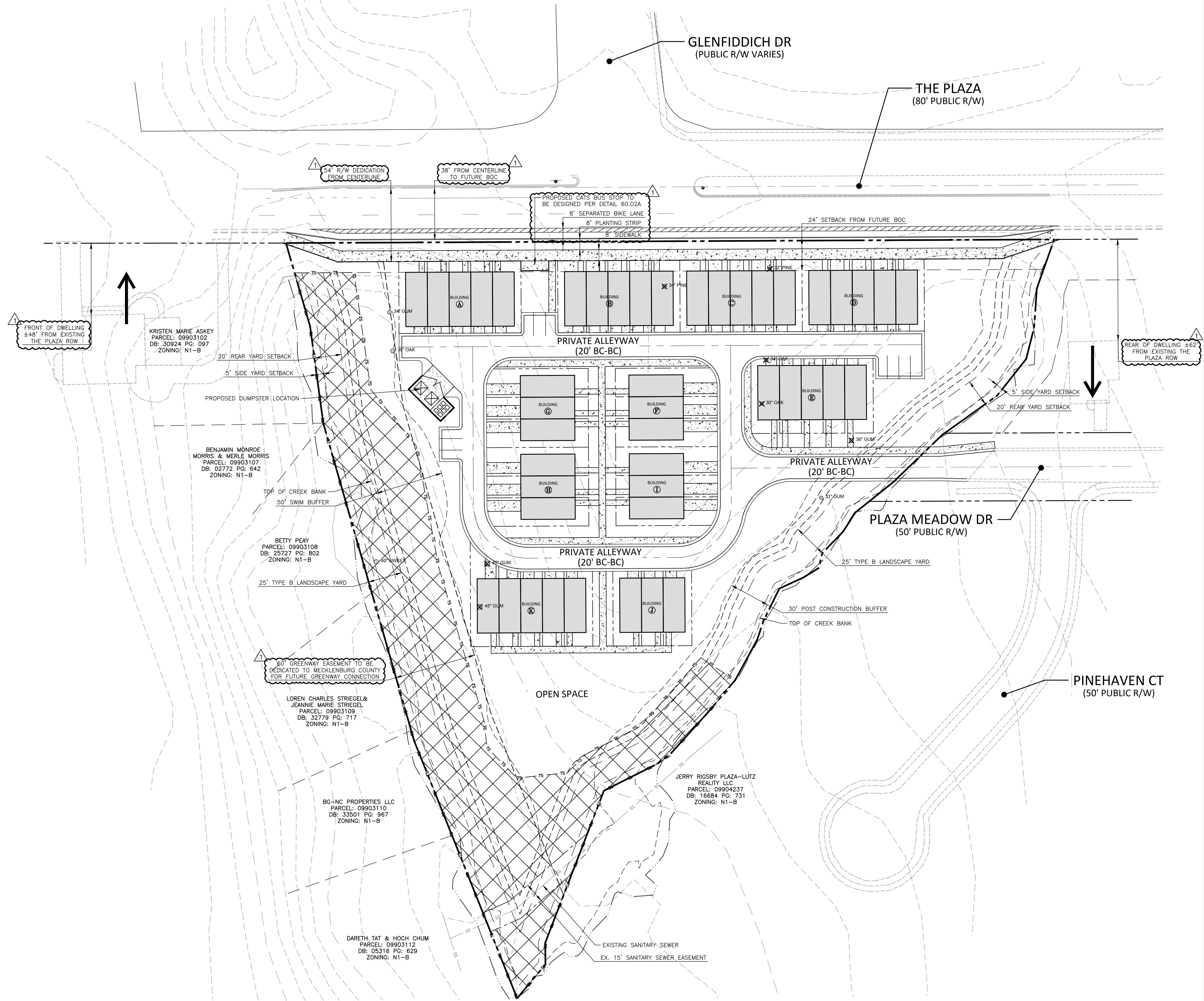


**SITE LEGEND**

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY LINE
---	LOT LINE
---	CENTERLINE
---	PERIMETER & STREAM BUFFER
---	EXISTING SANITARY SEWER
---	EXISTING OVERHEAD UTILITY
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
XXXXXX	POTENTIAL GREEN AREA

**SITE DATA**

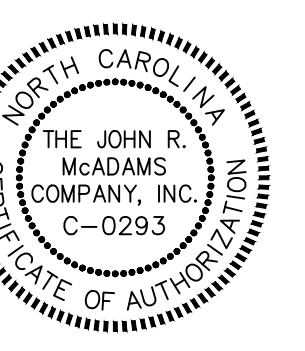
DEVELOPER: THE DRAKEFORD COMPANY 1914 BRUNSWICK AVENUE, 1A CHARLOTTE, NC 28207	PREPARED BY: MCADAMS COMPANY (MARC VAN DINE) 2100 S TRYON STREET, SUITE 400 CHARLOTTE, NC 28203 704.527.0800 VANDINE@MCADAMSCO.COM
PARCEL ID NUMBER: 09904125 & 09904161	± 3.72 AC
TOTAL SITE ACREAGE:	N1-B
CURRENT ZONING:	N2-A (CD)
PROPOSED ZONING:	RESIDENTIAL DWELLING
CURRENT USE:	UP TO 45 MULTI-FAMILY ATTACHED DWELLINGS UNITS
PROPOSED USE:	UP TO 48'
MAXIMUM BUILDING HEIGHT ALLOWED:	
SETBACK REQUIREMENTS:	
FRONT SETBACK FROM FUTURE BACK OF CURB:	24 FT FROM PROPOSED BACK OF CURB ALONG THE PLAZA
SIDE YARD:	5 FT
REAR YARD:	20 FT
BUILDING SEPARATION:	10 FT MIN
REQUIRED PRIVATE OPEN SPACE:	250 SF PER UNIT OR 11,250 SF BASED ON 45 UNITS
POTENTIAL PRIVATE OPEN SPACE:	MIN. 11,250 SF
REQUIRED GREEN AREA:	± 7.056 AC (15% OF TOTAL SITE AREA)
POTENTIAL GREEN AREA:	
STORMWATER FACILITIES:	UNDERGROUND




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**CLIENT**  
MR. BOBBY DRAKEFORD  
THE DRAKEFORD COMPANY  
1914 BRUNSWICK AVENUE, 1A  
CHARLOTTE, NC 28207

**5042 THE PLAZA**  
REZONING PETITION # 2024-045  
CHARLOTTE, NORTH CAROLINA, 28211



**REVISIONS**

1	07.15.2024	PER CITY COMMENTS
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**PLAN INFORMATION**

PROJECT NO.	SPEC24150
FILENAME	SPEC24150-R21
CHECKED BY	EM
DRAWN BY	HM
SCALE	1" = 40'
DATE	06.24.2024

**SHEET**

**REZONING PLAN**

**RZ.01**

M:\Projects\USPEC\SPEC 2024\5042 The Plaza\04-Production\Engineering\SPEC24150-R21.dwg: 7/15/2024 2:49:53 PM, Drew Singleton

**Development Standards**  
**Rezoning Petition No. 2024-045**

**Site Development Data:**

- Acreage: 3.72
- Tax Parcel #: 09904125 & 09904161
- Existing Zoning: N1-B
- Proposed Zoning: N2-A(CD)
- Existing Uses: Residential
- Proposed Uses: Residential dwellings units as permitted by right and under prescribed conditions, together with accessory uses, as allowed in the N2-A zoning district (all as more specifically described and restricted below in Section 3).

--Maximum Number of Residential Dwelling Units: Up to forty five (45) multi-family attached dwelling units as allowed by right and under prescribed conditions in the N2-A zoning district.

--Maximum Building Height: Up to 48'  
--Parking: As required by the Ordinance.

**1. General Provisions:**

- a. Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by The Drakeford Company ("Petitioner") to accommodate the development of a residential community on an approximately 3.72-acre site located on The Plaza (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, 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, streets, building and parking envelopes, open space 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 37.3 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 don't 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 buildings to be developed on the Site will be limited to eleven (11). 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 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 principal building(s) constructed on the Site shall be developed with up to forty five (45) multi-family attached residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the N2-A zoning district.
- b.** The site may also be used as a park or other open space activities with related improvements such as walking trails, exercise, equipment, athletic activity courts, etc.

**3. Access and Transportation Improvements:**

- a.** Access to the Site will be from The Plaza as generally depicted on the Rezoning Plan. 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 placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and/or NCDOT in accordance with applicable 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.** The Petitioner shall provide an eight (8) foot planting strip, eight (8) foot sidewalk/shared-use path and bike lane along the Site's The Plaza frontage. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks that are located along the public streets and outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- f.** 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 approved by CDOT prior to construction/installation.
- g.** All transportation 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 southwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

- h.** An ADA compliant bus stop, meeting standard detail 60.02A, along The Plaza will be provided. The final location will be coordinated with the Petitioner during the Land Development plan review process.

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

- a.** A twenty-five (25) foot wide Class B landscape yard will be provided as generally depicted on the Rezoning Plan as per Article 20.9 of the Ordinance.
- b.** Walkways shall be provided to connect all residential entrances to the proposed sidewalk along The Plaza.

- c.** The proposed development shall provide either 250 square feet of Private Open Space per dwelling unit on each unit Sublot or outside the Sublots of the Site shall be provided as Useable Common Open Space per Article 5.4 A.2. Such open space may be private open space, common open space, public open space, or any combination thereof. Residential on-site open space shall meet the design requirements of Article 16.5 of the Ordinance.

- d.** The Petitioner shall dedicate and convey a greenway and stormwater easement to Mecklenburg County which would include a minimum of 60' width along the western property boundary, which includes the 50' SWIM buffer of Briar Creek Tributary. The easement can overlap the tree save areas. The easement will be conveyed prior to the first certificate of occupancy.

**5. Architectural Standards:**

- a.** The 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 will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.
- b.** Meter banks will be screened from adjoining properties and from public streets.
- c.** HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade. Ground-mounted mechanical equipment shall not be located in the established setback along The Plaza frontage and not visible from an abutting frontage.
- d.** 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.
- e.** The number of units in a building may be increased or decreased so long as the number of total buildings do not exceed eleven (11). No more than five (5) units may be within each building.
- f. Preferred Exterior Building Materials:** All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
- g. Prohibited Exterior Building Materials:** (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
- h.** 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.
- i.** Buildings along The Plaza shall have either a porch or stoop oriented toward The Plaza.

**6. Environmental Features:**

- a.** The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management systems that may be depicted on the Rezoning Plan are subject to review an approval as part of the full development 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.
- 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 SWIM/PCSO 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.



**McADAMS**

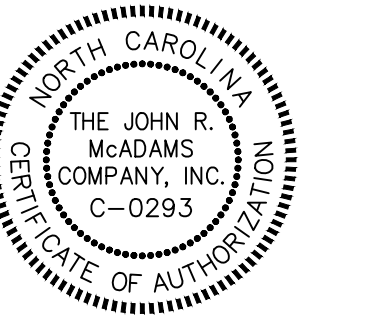
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**REVISIONS**

1 07.15.2024 PER CITY COMMENTS

**PLAN INFORMATION**

PROJECT NO. SPEC24150  
FILENAME SPEC24150-R21  
CHECKED BY EM  
DRAWN BY HM  
SCALE  
DATE 06.24.2024

**SHEET**

**REZONING NOTES**

**RZ.02**