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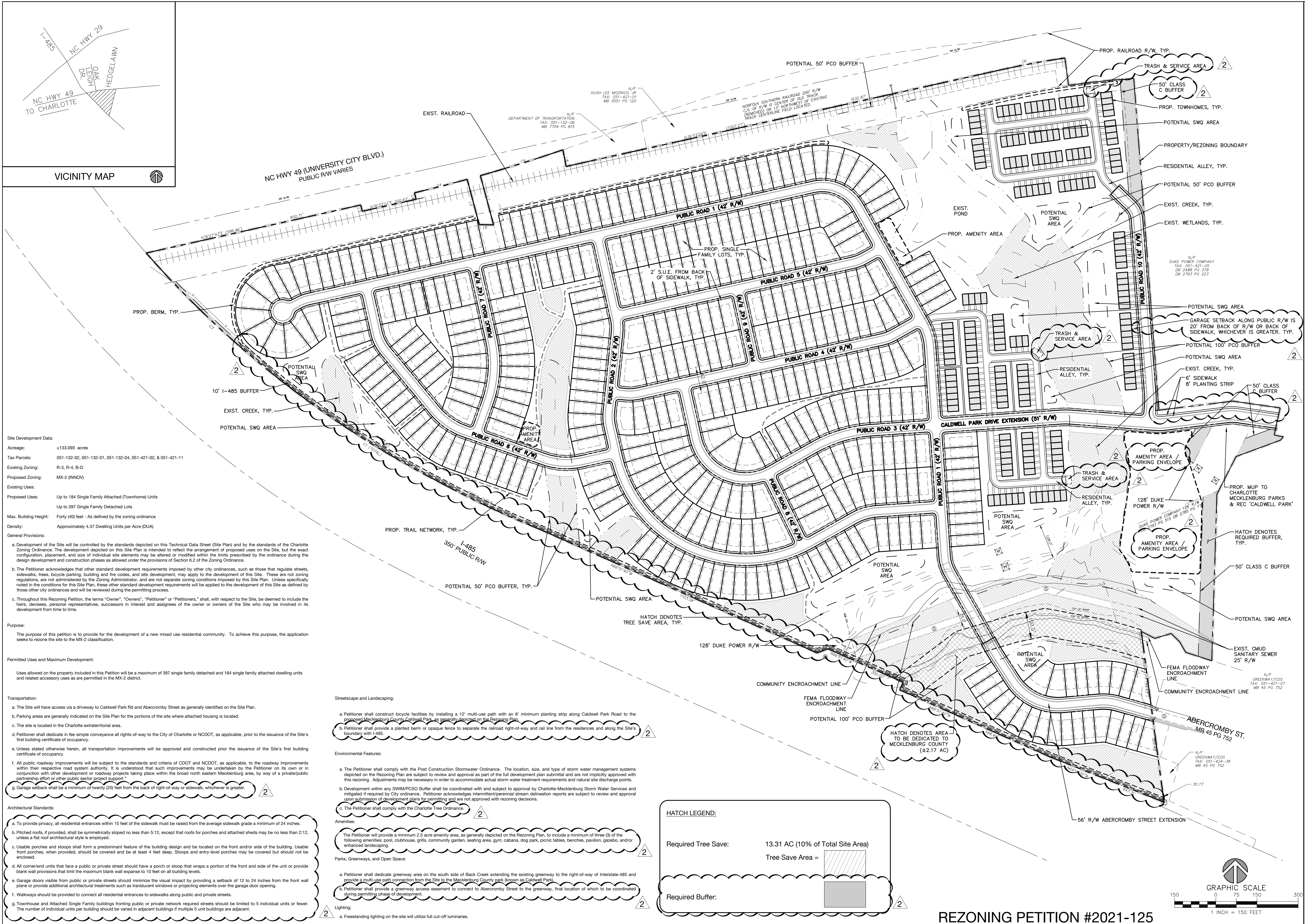
Caldwell Park

Rezoning Site Plan
11220 University City Boulevard, Charlotte, NC 28262

NO.	DATE	BY:	REVISIONS:
1	11/15/2021	UDP	PER PLANNING COMMENTS
2	01/17/2022	UDP	PER PLANNING COMMENTS

Project No: 21-CLT-036
Date: 05/04/2021
Designed By: UDP
Checked By: BDS
Sheet No:

RZ-1.0



Site Development Data:
Acreage: +133.093 acres
Tax Parcels: 051-132-02, 051-132-01, 051-132-04, 051-421-02, & 051-421-11
Existing Zoning: R-3, R-4, B-D
Proposed Zoning: MX-2 (NNOV)
Existing Uses:
Proposed Uses: Up to 184 Single Family Attached (Townhome) Units
Up to 397 Single Family Detached Lots
Max. Building Height: Forty (40) feet - As defined by the zoning ordinance
Density: Approximately 4.37 Dwelling Units per Acre (DUA)
General Provisions:

a. Development of the Site will be controlled by the standards depicted on this Technical Data Sheet (Site Plan) and by the standards of the Charlotte Zoning Ordinance. The development depicted on this Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, building and fire codes, and site development, may apply to the development of this Site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this Site Plan. Unless specifically noted in the conditions for this Site Plan, these other standard development requirements will be applied to the development of this Site as defined by those other city ordinances and will be reviewed during the permitting process.
c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose:
The purpose of this petition is to provide for the development of a new mixed use residential community. To achieve this purpose, the application seeks to rezone the site to the MX-2 classification.

Permitted Uses and Maximum Development:
Uses allowed on the property included in this Petition will be a maximum of 397 single family detached and 184 single family attached dwelling units and related accessory uses as are permitted in the MX-2 district.

Transportation:
a. The Site will have access via a driveway to Caldwell Park Rd and Abercromby Street as generally identified on the Site Plan.
b. Parking areas are generally indicated on the Site Plan for the portions of the site where attached housing is located.
c. The site is located in the Charlotte extrajurisdiction area.
d. Petitioner shall dedicate in fee simple conveyance all rights-of-way to the City of Charlotte or NCDOT, as applicable, prior to the issuance of the Site's first building certificate of occupancy.
e. Unless stated otherwise herein, all transportation improvements will be approved and constructed prior to the issuance of the Site's first building certificate of occupancy.
f. 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 conjunction with other development or roadway projects taking place within the broad north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
g. Garage setback shall be a minimum of twenty (20) feet from the back of right-of-way or sidewalk, whichever is greater.

Architectural Standards:
a. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
b. 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.
c. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least 4 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
d. All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.
e. Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or provide additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
f. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.
g. Townhouse and Attached Single Family buildings fronting public or private network required streets should be limited to 5 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 5 unit buildings are adjacent.

Streetscape and Landscaping:
a. Petitioner shall construct bicycle facilities by installing a 12' multi-use path with an 8' minimum planting strip along Caldwell Park Road to the proposed Mecklenburg County Caldwell Park, as generally depicted on the Rezoning Plan.
b. Petitioner shall provide a planted berm or opaque fence to separate the railroad right-of-way and rail line from the residences and along the Site's boundary with I-485.

Environmental Features:
a. The Petitioner shall comply with the Post Construction Stormwater 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. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
b. 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 development plans for permitting and are not approved with rezoning decisions.
c. The Petitioner shall comply with the Charlotte Tree Ordinance.

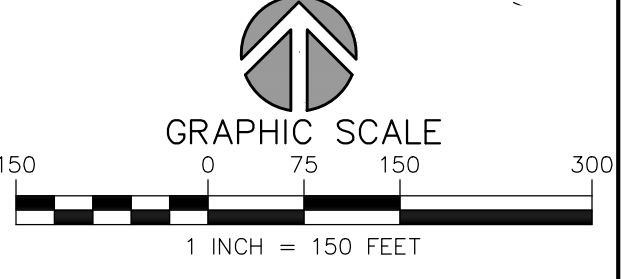
Amenities:
The Petitioner will provide a minimum 2.5 acre amenity area, as generally depicted on the Rezoning Plan, to include a minimum of three (3) of the following amenities: pool, clubhouse, grills, community garden, seating area, gym, cabana, dog park, picnic tables, benches, pavilion, gazebo, and/or enhanced landscaping.
Parks, Greenways, and Open Space:
a. Petitioner shall dedicate greenway area on the south side of Back Creek extending the existing greenway to the right-of-way of Interstate-485 and provide a multi-use path connection from the Site to the Mecklenburg County park (known as Caldwell Park).
b. Petitioner shall provide a greenway access easement to connect to Abercromby Street to the greenway, final location of which to be coordinated during permitting phase of development.
Lighting:
a. Freestanding lighting on the site will utilize full cut-off luminaires.

HATCH LEGEND:

Required Tree Save: 13.31 AC (10% of Total Site Area)

Tree Save Area =

Required Buffer:



REZONING PETITION #2021-125