SITE DEVELOPMENT DATA

ACREAGE: +/- 5.47 ACRES
TAX PARCEL: 089-12-102
EXISTING ZONING: B-2 (CD)
PROPOSED ZONING: TOD-RO
EXISTING USES: VACANT
PROPOSED USES: RESIDENTIAL

TOD-RO ZONING SUMMARY

DISTANCE TO PROPOSED LIGHT RAIL STATION: 4 MILES

MAXIMUM BUILDING HEIGHT: 40 FEET AT RESIDENTIAL ZONING, INCREASING BY 1 FT PER EVERY 10 FEET TO A MAXIMUM OF 120" PER ZONING ORDINANCE 9.1208 (3). HOWEVER, PER DEVELOPMENT STANDARDS OF THIS PLAN (SEE RZ-3); THE MAXIMUM BUILDING HEIGHT IN STORIES IS FOUR STORIES AND THE MAXIMUM HEIGHT IN FEET IS 56 FEET.

MINIMUM FRONT SETBACK: 20' BUILDING SETBACK ALONG PUBLIC ROADS

MINIMUM REAR YARD: 20' ABUTTING RESIDENTIAL ZONING PER ZONING ORDINANCE 9.1208 (2).

BUFFER YARD: 10' ABUTTING RESIDENTIAL ZONING PER ZONING ORDINANCE 9.1208 (9(b))
GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY NRP PROPERTIES LLC TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON APPROXIMATELY 5.474 ACRES LOCATED ON THE EAST SIDE OF NORTHCHASE DRIVE, NORTH OF THE OLD CONCORD STATION - NORTHCHASE STATION - CHARLOTTE, NC 28213.

2. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

3. 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.

4. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM “PETITIONER” SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST.

5. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS


7. THE AMOUNT OF OFF-STREET PARKING PROVIDED ON THE SITE SHALL MEET THE MINIMUM REQUIREMENTS OF THE ORDINANCE, AND IT SHALL NOT EXCEED THE MAXIMUM REQUIREMENTS SET OUT BELOW.


10. IN ACCORDANCE WITH THE ZONING REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-R ZONING DISTRICT.

11. THE DEVELOPMENT OF THE SITE MAY ONLY BE DEVOTED TO A MULTI-FAMILY RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 120 DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES PERMITTED UNDER THE ORDINANCE.

12. THE DEVELOPMENT OF THE SITE SHALL NOT BE REQUIRED TO MEET THE MINIMUM RESIDENTIAL DENSITY REQUIREMENTS OF THE TOD-R ZONING DISTRICT.

13. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE IN Stories SHALL BE 4 STORIES.

14. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE IN FEET SHALL BE 56 FEET.

15. THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 5.474 ACRE SITE LOCATED ON THE EAST SIDE OF NORTHCHASE DRIVE, NORTH OF THE OLD CONCORD STATION - NORTHCHASE STATION - CHARLOTTE, NC 28213.

16. THE MAXIMUM NUMBER OF Dwellings PERMITTED TO BE CONSTRUCTED ON THE SITE IS 120.

17. THE MAXIMUM NUMBER OF MULTI-FAMILY DWELLING UNITS ACTUALLY CONSTRUCTED ON THE SITE SHALL MAINTAIN MONTHLY RENTS THAT ARE INCOME ELIGIBLE FOR RENTAL ASSISTANCE.

18. THE DEVELOPMENT PLAN SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE BUILDINGS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED TO BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE BUILDINGS AS SHOWN ON THE ATTACHED REZONING PLAN.

19. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY NRP PROPERTIES LLC TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON APPROXIMATELY 5.474 ACRES LOCATED ON THE EAST SIDE OF NORTHCHASE DRIVE, NORTH OF THE OLD CONCORD STATION - NORTHCHASE STATION - CHARLOTTE, NC 28213.

20. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

21. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM “PETITIONER” SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST.

22. PETITIONER SHALL INSTALL A MINIMUM 10 FOOT WIDE LANDSCAPING STRIP THAT MEETS THE REQUIREMENTS OF SECTION 9.1208(9) OF THE ORDINANCE ALONG THOSE PORTIONS OF THE SITE THAT

23. PETITIONER SHALL INSTALL A MINIMUM 10 FOOT WIDE MULTI-USE PATH ALONG THE SITE'S FRONTAGE ON NORTHCHASE DRIVE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

24. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 10 FOOT WIDE MULTI-USE PATH ALONG THOSE PORTIONS OF THE SITE'S INTERNAL STREET THAT ARE MOST IMPACTED BY STORM WATER MANAGEMENT SYSTEMS.

25. PETITIONER SHALL INSTALL A MINIMUM 10 FOOT WIDE MULTI-USE PATH ALONG THOSE PORTIONS OF THE SITE'S INTERNAL STREET THAT ARE MOST IMPACTED BY STORM WATER MANAGEMENT SYSTEMS.

26. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 10 FOOT WIDE MULTI-USE PATH ALONG THOSE PORTIONS OF THE SITE'S INTERNAL STREET THAT ARE MOST IMPACTED BY STORM WATER MANAGEMENT SYSTEMS.

27. PETITIONER SHALL INSTALL A MINIMUM 10 FOOT WIDE LANDSCAPING STRIP THAT MEETS THE REQUIREMENTS OF SECTION 9.1208(9) OF THE ORDINANCE ALONG THOSE PORTIONS OF THE SITE THAT

28. PETITIONER SHALL INSTALL A MINIMUM 10 FOOT WIDE LANDSCAPING STRIP THAT MEETS THE REQUIREMENTS OF SECTION 9.1208(9) OF THE ORDINANCE ALONG THOSE PORTIONS OF THE SITE THAT

29. PETITIONER SHALL INSTALL A MINIMUM 10 FOOT WIDE LANDSCAPING STRIP THAT MEETS THE REQUIREMENTS OF SECTION 9.1208(9) OF THE ORDINANCE ALONG THOSE PORTIONS OF THE SITE THAT

30. PETITIONER SHALL INSTALL A MINIMUM 10 FOOT WIDE LANDSCAPING STRIP THAT MEETS THE REQUIREMENTS OF SECTION 9.1208(9) OF THE ORDINANCE ALONG THOSE PORTIONS OF THE SITE THAT