
a. The development standards form a part of the rezoning plan associated with the rezoning petition filed by Redwood USA to rezone the approximately 20.54 acre site located on the southwest side of Ridge Road, which site is more particularly described on the rezoning plan (hereinafter referred to as the "Site"). The site is a component of the rezoning plan for Ridge Road, which is more particularly described on the rezoning plan (hereinafter referred to as the "Ridge Road Plan"). Unless for rezoning plans or development standards form a part of a rezoning plan, the regulations established under the rezoning plan for the Site shall govern the development and use of the Site.

b. Development of the Site shall be governed by the rezoning plan, these development standards and any applicable provisions of the City of Charlotte zoning ordinance ("Ordinance") or any amendments thereto that are allowed in the R-8MF zoning district.

c. The development depicted in the rezoning plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the site. Accordingly, any reductions, modifications and additions to the allowed building footprint (or the internal drives and parking areas depicted on the rezoning plan) are subject to review and approval of the City of Charlotte Department of Development Services ("Department") in accordance with the provisions of Chapter 6 of the Ordinance before the site's first building certificate of occupancy is issued.

d. Public Street Detail

2. Demolition

a. No structures shall be demolished or altered unless they contain a maximum of 30 attached dwelling units and are in any condition not considered structurally unsafe or are those allowed by the 500-foot exclusionary district.

b. A single story accessory structure such as a garage or storage shed may be altered or removed to accommodate changes for the overall site plan or for the benefit of the Petitioner and successors in interest or assigns. The alteration or removal of such a structure shall be permitted as long as it is incorporated in the overall design of the proposed development and construction documents.

c. No structures shall be demolished or altered that contain a maximum of 30 attached dwelling units and are in any condition not considered structurally unsafe.

3. Transportation

a. The Site shall be subject to the City standards for the rezoning plan, both as to the streets and the public parking areas located adjacent to the site. The development plan shows the streets and public parking areas as generally depicted on the rezoning plan.

b. Development of the Site shall be governed by the rezoning plan, these development standards and the applicable provisions of the City of Charlotte zoning ordinance ("Ordinance") or any amendments thereto that are allowed in the R-8MF zoning district.

4. Architectural Standards

a. The maximum height in feet of the principal buildings to be constructed on the site shall be: 21 feet.

b. The maximum height in stories of the principal buildings to be constructed on the site shall be: 1 story.

c. The site will include private streets and private driveway connections, as well as the construction of two public streets that will connect to Ridge Road and provide future connectivity to adjacent properties to the northwest and southeast.

d. Parking and access to the principal buildings shall be in accordance with an approved site plan for the site's development. Additionally, if a contiguous street has been approved and is not currently served by the street, it shall be served by the site's development.

5. Development Plan

a. The Petitioner will provide a resident dog park.

b. The Petitioner will provide an 8' planting strip and a 6' sidewalk for Public Street A and Public Street B as generally depicted on the rezoning plan.

c. The Petitioner will provide a residential utility pole.

6. Development Considerations

a. The Site may only be devoted to a multi-family residential community containing a maximum of 95 attached dwelling units and as in any condition not considered structurally unsafe or are those allowed by the 500-foot exclusionary district.

b. The Petitioner will provide a resident dog park.

c. Parking and access to the principal buildings shall be in accordance with an approved site plan for the site's development. Additionally, if a contiguous street has been approved and is not currently served by the street, it shall be served by the site's development.

7. Site

a. The Site shall be 21 feet from grade.

b. The development of this site shall comply with the City of Charlotte tree ordinance.

c. Decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting (including but not limited to tree lighting) shall be fully capped and shielded.


9. Signage

a. The sign(s) for the Site shall consist of a sign style and location to be determined at site entry and will be in accordance with the City's Land Development Standards Manual and per ordinance.

b. The sign(s) for the Site shall consist of a sign style and location to be determined at site entry and in accordance with the City's Land Development Standards Manual and per ordinance.

c. The sign(s) for the Site shall consist of a sign style and location to be determined at site entry and in accordance with the City's Land Development Standards Manual and per ordinance.

d. The sign(s) for the Site shall consist of a sign style and location to be determined at site entry and in accordance with the City's Land Development Standards Manual and per ordinance.

10. Phasing

a. The Project will be constructed under one continuous phase, with initial construction occurring at project entry at Ridge Road.

b. All construction occurring at project entry at Ridge Road.

c. The development of the site shall comply with the City of Charlotte tree ordinance.

d. The development of this site shall comply with the City of Charlotte tree ordinance.

e. The development of this site shall comply with the City of Charlotte tree ordinance.

11. Lighting

a. The maximum height in feet of a building to be constructed on the site shall be: 21 feet.

b. The maximum height in stories of a building to be constructed on the site shall be: 1 story.

c. The maximum height in feet of a building to be constructed on the site shall be: 21 feet.

12. Revisions

a. Any changes to the rezoning plan may be made in accordance with the provisions of chapter 6 of the Ordinance. Alterations to the rezoning plan may be made in accordance with the provisions of chapter 6 of the Ordinance.

b. The Petitioner will provide a resident dog park.

c. The Petitioner will provide an 8' planting strip and a 6' sidewalk for Public Street A and Public Street B as generally depicted on the rezoning plan.

d. The Petitioner will provide a residential utility pole.

13. Public Street Detail

a. The Petitioner will provide a resident dog park.

b. The Petitioner will provide an 8' planting strip and a 6' sidewalk for Public Street A and Public Street B as generally depicted on the rezoning plan.

c. The Petitioner will provide a residential utility pole.

14. Construction Considerations

a. Redwood Living

b. Columbus

Columbus

15. Preparing for Redwood Living

16. Site

a. The Petitioner will provide a resident dog park.

b. The Petitioner will provide an 8' planting strip and a 6' sidewalk for Public Street A and Public Street B as generally depicted on the rezoning plan.

c. The Petitioner will provide a residential utility pole.

17. Notes

a. The Petitioner will provide a resident dog park.

b. The Petitioner will provide an 8' planting strip and a 6' sidewalk for Public Street A and Public Street B as generally depicted on the rezoning plan.

c. The Petitioner will provide a residential utility pole.

18. Signage

a. The sign(s) for the Site shall consist of a sign style and location to be determined at site entry and will be in accordance with the City's Land Development Standards Manual and per ordinance.

b. The sign(s) for the Site shall consist of a sign style and location to be determined at site entry and will be in accordance with the City's Land Development Standards Manual and per ordinance.

c. The sign(s) for the Site shall consist of a sign style and location to be determined at site entry and will be in accordance with the City's Land Development Standards Manual and per ordinance.

19. Lighting

a. The maximum height in feet of a building to be constructed on the site shall be: 21 feet.

b. The maximum height in stories of a building to be constructed on the site shall be: 1 story.

c. The maximum height in feet of a building to be constructed on the site shall be: 21 feet.

20. Revisions

a. Any changes to the rezoning plan may be made in accordance with the provisions of chapter 6 of the Ordinance. Alterations to the rezoning plan may be made in accordance with the provisions of chapter 6 of the Ordinance.

b. The Petitioner will provide a resident dog park.

c. The Petitioner will provide an 8' planting strip and a 6' sidewalk for Public Street A and Public Street B as generally depicted on the rezoning plan.

d. The Petitioner will provide a residential utility pole.

21. Public Street Detail

a. The Petitioner will provide a resident dog park.

b. The Petitioner will provide an 8' planting strip and a 6' sidewalk for Public Street A and Public Street B as generally depicted on the rezoning plan.

c. The Petitioner will provide a residential utility pole.

22. Notes

a. The Petitioner will provide a resident dog park.

b. The Petitioner will provide an 8' planting strip and a 6' sidewalk for Public Street A and Public Street B as generally depicted on the rezoning plan.

c. The Petitioner will provide a residential utility pole.

23. Signage

a. The sign(s) for the Site shall consist of a sign style and location to be determined at site entry and will be in accordance with the City's Land Development Standards Manual and per ordinance.

b. The sign(s) for the Site shall consist of a sign style and location to be determined at site entry and will be in accordance with the City's Land Development Standards Manual and per ordinance.

c. The sign(s) for the Site shall consist of a sign style and location to be determined at site entry and will be in accordance with the City's Land Development Standards Manual and per ordinance.

24. Lighting

a. The maximum height in feet of a building to be constructed on the site shall be: 21 feet.

b. The maximum height in stories of a building to be constructed on the site shall be: 1 story.

c. The maximum height in feet of a building to be constructed on the site shall be: 21 feet.

25. Revisions

a. Any changes to the rezoning plan may be made in accordance with the provisions of chapter 6 of the Ordinance. Alterations to the rezoning plan may be made in accordance with the provisions of chapter 6 of the Ordinance.

b. The Petitioner will provide a resident dog park.

c. The Petitioner will provide an 8' planting strip and a 6' sidewalk for Public Street A and Public Street B as generally depicted on the rezoning plan.

d. The Petitioner will provide a residential utility pole.

26. Public Street Detail

a. The Petitioner will provide a resident dog park.

b. The Petitioner will provide an 8' planting strip and a 6' sidewalk for Public Street A and Public Street B as generally depicted on the rezoning plan.

c. The Petitioner will provide a residential utility pole.

27. Notes

a. The Petitioner will provide a resident dog park.

b. The Petitioner will provide an 8' planting strip and a 6' sidewalk for Public Street A and Public Street B as generally depicted on the rezoning plan.

c. The Petitioner will provide a residential utility pole.

28. Signage

a. The sign(s) for the Site shall consist of a sign style and location to be determined at site entry and will be in accordance with the City's Land Development Standards Manual and per ordinance.

b. The sign(s) for the Site shall consist of a sign style and location to be determined at site entry and will be in accordance with the City's Land Development Standards Manual and per ordinance.

c. The sign(s) for the Site shall consist of a sign style and location to be determined at site entry and will be in accordance with the City's Land Development Standards Manual and per ordinance.
PROPERTY LINE

50' CLASS C BUFFER REDUCED 25% TO 37.5' WITH 6' FENCE

R.O.W.

UTILITY EASTMENT

PROPERTY LINE

30' FRONT YARD SETBACK

PROPERTY LINE

RIDGE ROAD

R.O.W.

PROPOSED R.O.W. (49' FROM RIDGE ROAD CENTERLINE)

PROPERTY LINE

PROPERTY LINE

COMMUNITY FLOODPLAIN

FEMA FLOODPLAIN

R.O.W.

R.O.W.

50' CLASS C BUFFER

50' CLASS C BUFFER

TREE SAVE AREA

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 50'

0
25
50
100

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

POD-design.net

Redwood Ridge Road
Ridge Road
Charlotte, NC 28218

POD

Prepared For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

Project Info
Project Name
Redwood Ridge

Project # 17034
Date 02/12/18
By SO, TF
Scale As Noted

Sheet Title
Conceptual Landscape Plan

Sheet # RZ3.0

Conditional Rezoning Request:
Conceptual Landscape Plan
Redwood Ridge Road Illustrative Site Plan | 02.12.2018

- Existing stream to be preserved
- 100' undisturbed post construction stormwater ordinance buffer & for Mecklenburg County Park & Recreation Department future greenway use
- 50' Class C buffer reduced 25% to 37.5' with 6' fence
- 27' building setback reduced to 15' per 9.303(19)(F)
- 30' front yard setback
- Utility easement
- Landscaped entry feature with project signage
- Proposed R.O.W. (49' from Ridge Road centerline)
- Proposed BMP
- Existing stream to be preserved
- 100' undisturbed post construction stormwater ordinance buffer & for Mecklenburg County Park & Recreation Department future greenway use
- 50' Class C buffer reduced 25% to 37.5' with 6' fence
- 27' building setback reduced to 15' per 9.303(19)(F)