

Rezoning Petition No. 2025-058

1. Development Data Table:

- A. Acreage: 1.607 acres
B. Tax Parcel #: 08702225, 08702224
C. Existing Zoning: N1-B
D. Proposed Zoning: N2-A (CD)
E. Number residential units: 20 Multi-Family Attached
F. Square footage of non-residential uses: 0
G. Maximum Building Height: As Defined by Ordinance
H. Maximum Number of Buildings: 3
I. Number and ratio parking spaces: 30 spaces, (1.5 spaces per unit)
J. Amount of Open Space: 5,000 SF
K. Front Setback: 20'
L. Side Setback: 5'
M. Rear Setback: 20'

2. General Provisions:

- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Royal Cab, Inc. ("Petitioner") to accommodate the development of a residential community on approximately 1.607-acre site, made up of 2 parcels, generally located at Honduras Dr and Anna Garrison Rd, which is more particularly depicted on the Rezoning Plan (the "Site").
b. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N2-A zoning district shall govern the development and use of the Site.
d. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site.
e. 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 portion of the Site affected by such amendment in accordance with the provisions of ARTICLE 37 of the Ordinance.

3. Permitted Uses:

- a. The Site may be developed with up to 20 multi-family attached dwellings units developed in three (3) buildings and any incidental and accessory uses allowed in the N2-A zoning district as generally depicted on the Rezoning Plan.

4. Transportation:

- a. Access to the Site will be from a new Public road as generally depicted on the Rezoning Plan.
b. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
c. DEDICATE 33.5 FEET RIGHT-OF-WAY FROM THE ROAD CENTERLINE FOR HONDURES DRIVE AND 62-FEET RIGHT-OF-WAY FOR THE EXTENSION OF ANNA GARRISON ROAD.
d. CONSTRUCT AN 8-FOOT PLANTING STRIP AND 8 FOOT SIDEWALK ON HONDURES DRIVE PER CLDSM U-03A1
e. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVEMENT, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION.
f. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED
g. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
h. 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 in accordance with published standards.

5. Architectural Standards:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of some of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood.
b. Preferred Exterior Building Materials: All principal and accessory buildings shall comprise a minimum of 20% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Staff.
c. Prohibited Exterior Building Materials: Vinyl siding (but not vinyl hand rails, windows or door trim).
d. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
e. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
f. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

6. Open Space, Buffering, and Amenities:

- a. Petitioner shall provide a twenty (20) foot wide Class C Landscape Yard along the Western and Eastern Property Line as depicted on the Rezoning Plan.
b. Improved open space areas will be provided as generally depicted on the Rezoning Plan. The proposed open space amenity areas will be improved with landscaping, seating areas, hardscape elements and shade structures as applicable and appropriate to the proposed amenity area.

PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE A DYNAMIC AND PROGRAMMABLE OPEN SPACE CENTRALLY ACCESSIBLE TO NEIGHBORHOOD RESIDENTS THAT PROVIDE A LAYERING OF ACTIVITIES DESIGNED FOR MULTIPLE USERS. TO ACCOMPLISH THIS, THE DESIGN OF THE OPEN SPACE SHALL CONSIST OF FOUR (4) OR MORE OF THE FOLLOWING POTENTIAL COMPONENTS:

- 1. ENHANCED PLANTINGS
2. SPECIALTY PAVING MATERIALS
3. SEATING OPTIONS - BENCH SEATING
4. INTERACTIVE ELEMENTS - FOUNTAIN/WATER FEATURE

250SF PER UNIT X 20= 5,000 SF MIN. OPEN SPACE REQ'D.

- 1,250 SF 25% GRASS AND GROUND COVER
1,250 SF 25% SHRUBS & TREES
1,250 SF 25% ADDITIONAL TREES
500 SF 10% ENHANCED PLANTING
250 SF 5% BENCH SEATING (167 LINEAL FT.)
250 SF 5% HARDSCAPE SPECIALTY PAVEMENT
250 SF 5% FOUNTAIN/WATER FEATURE

5,000 SF TOTAL OPEN SPACE PROPOSED

7. Environmental Features:

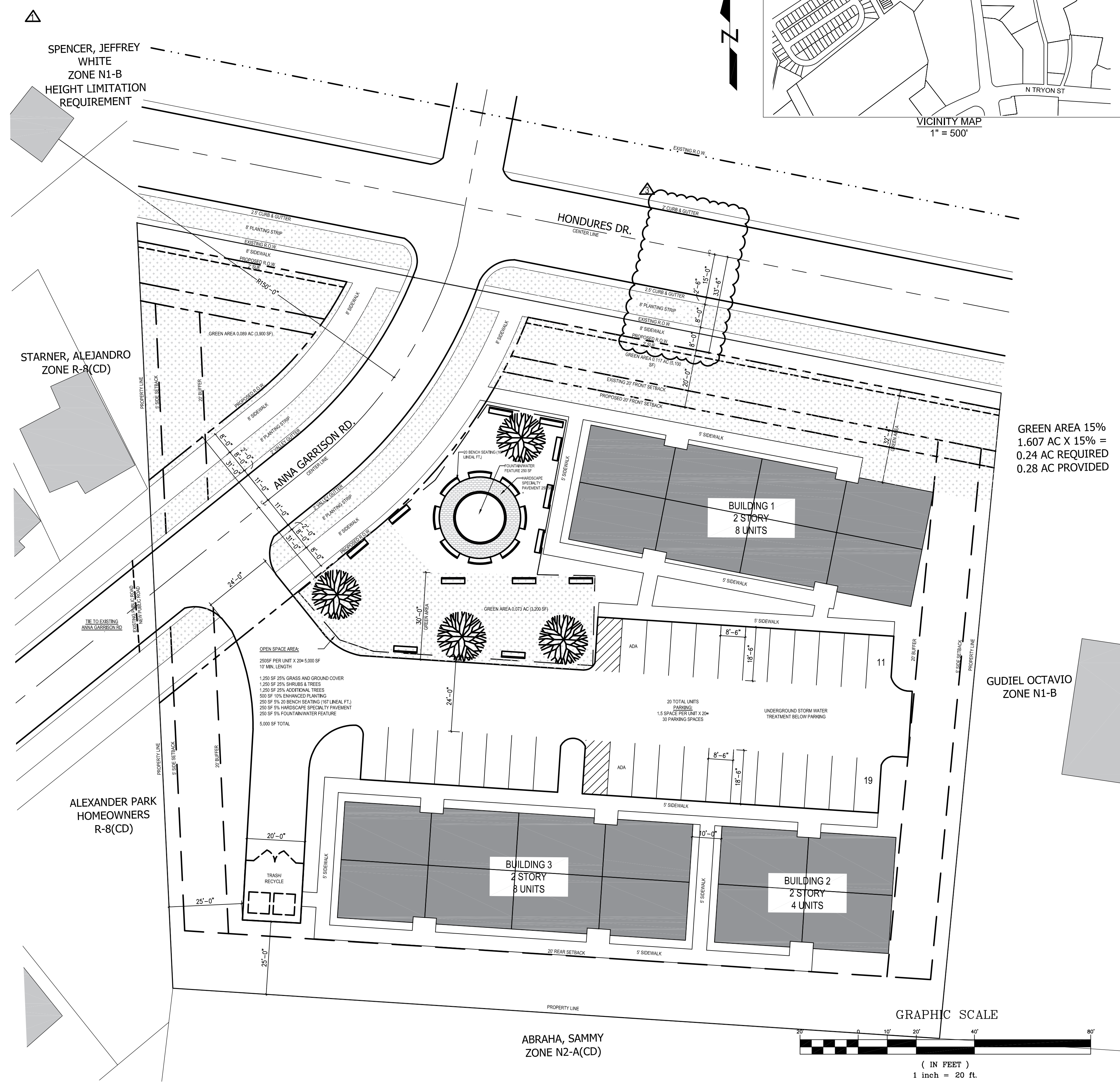
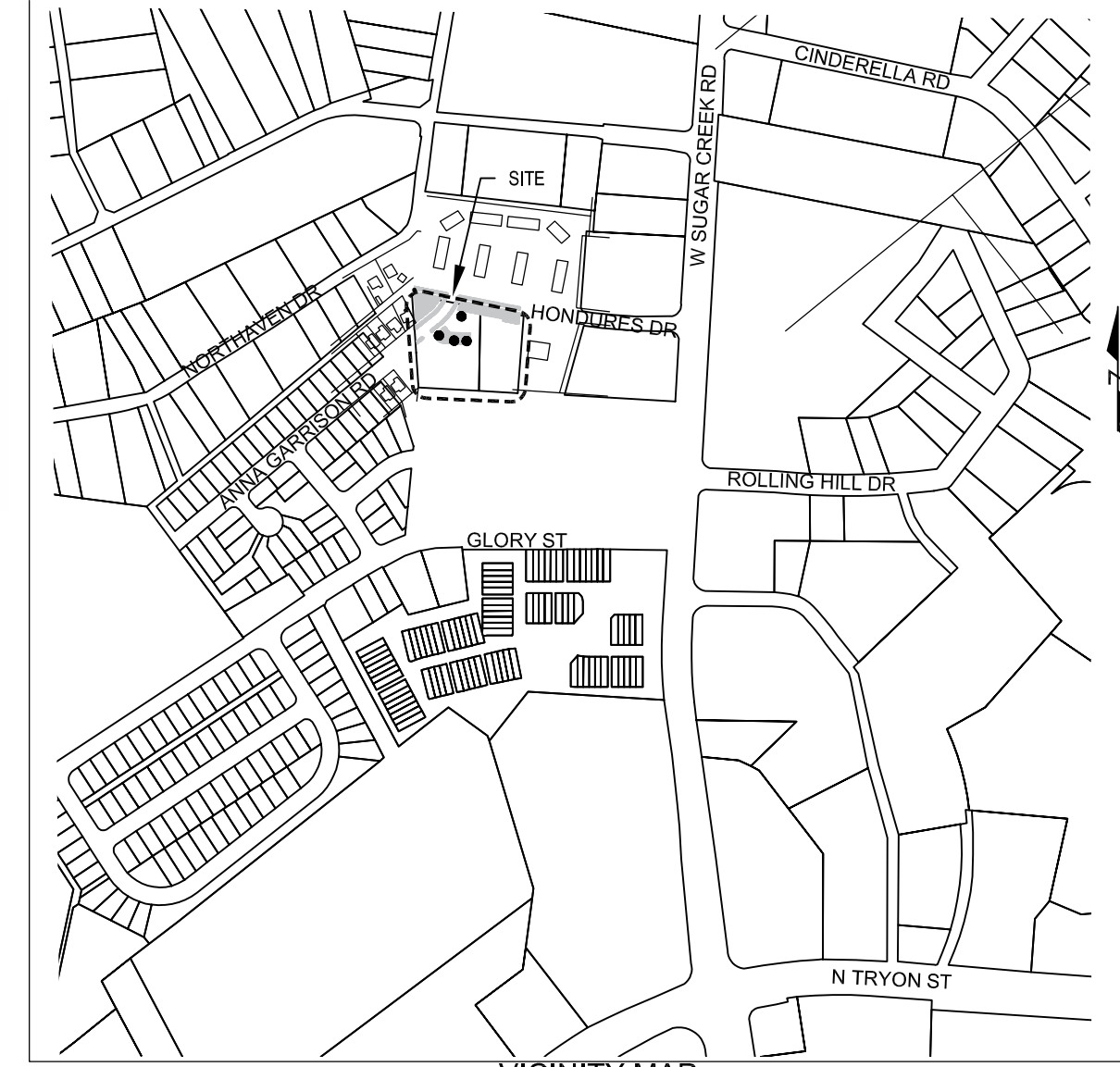
- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. The Petitioner shall comply with Article 25 of the Ordinance. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning.
b. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
c. Development within the SWIM/PCWQ Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

8. Lighting:

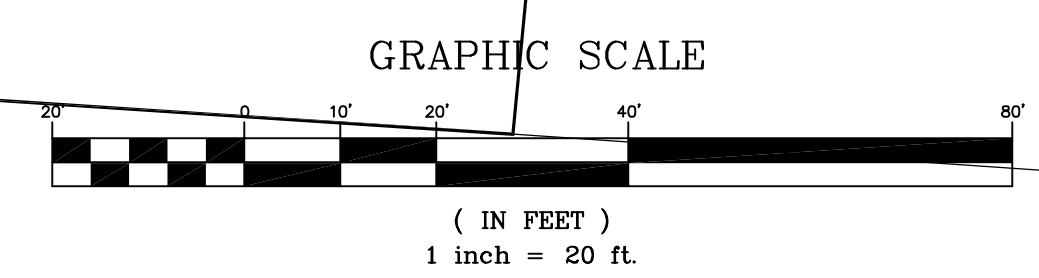
- a. All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e. excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

Binding Effect of the Rezoning Documents and Definitions

- 1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



GREEN AREA 15%
1.607 AC X 15% =
0.24 AC REQUIRED
0.28 AC PROVIDED



SEEDWATER ENGINEERING logo and contact info. NORTH CAROLINA PROFESSIONAL SEAL 030918. HONDURES APARTMENTS REZONING PETITION #2025-058. 4216 HONDURES DR, CHARLOTTE, NC 28206. PIN: 08702225 & 08702224. ROYAL CAB, INC.