

DATA DEVELOPMENT TABLE:

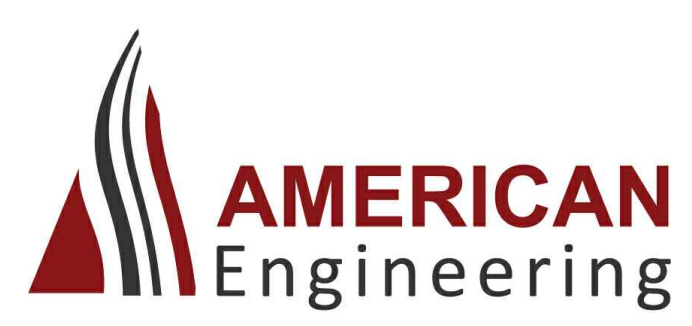
SITE ACREAGE:	16.0 ACRES
TAX PARCELS INCLUDED IN REZONING:	03714104, 03714103, 03714102, 03714101
EXISTING ZONING:	B-2 & R-3
PROPOSED ZONING:	R-8 MF (CD)
EXISTING USES:	SINGLE-FAMILY DETACHED AND HORIZONTAL MIXED-USE
PROPOSED USES:	TOWNHOMES
NUMBER OF UNITS:	128 TOWNHOMES
PROPOSED DENSITY:	8.0 UNITS/ACRE
REQUIRED TREE SAVE:	2.4 ACRES (15%)
PROPOSED TREE SAVE:	2.4 ACRES (15%)

DRAWING COMPONENTS

- PROPERTY INFORMATION FROM ALTA AND TOPOGRAPHIC SURVEY PROVIDED BY CES GROUP ENGINEERS, LLP
- WETLANDS INFORMATION FROM JURISDICTIONAL REPORT PROVIDED BY CAROLINA WETLANDS SERVICES, INC. DATED APRIL 26, 2018
- PROPERTY SETBACKS FROM CITY OF CHARLOTTE ZONING ORDINANCE

Rezoning Conceptual Plan 2019-009

Beatties Ford and Trinity Road Properties

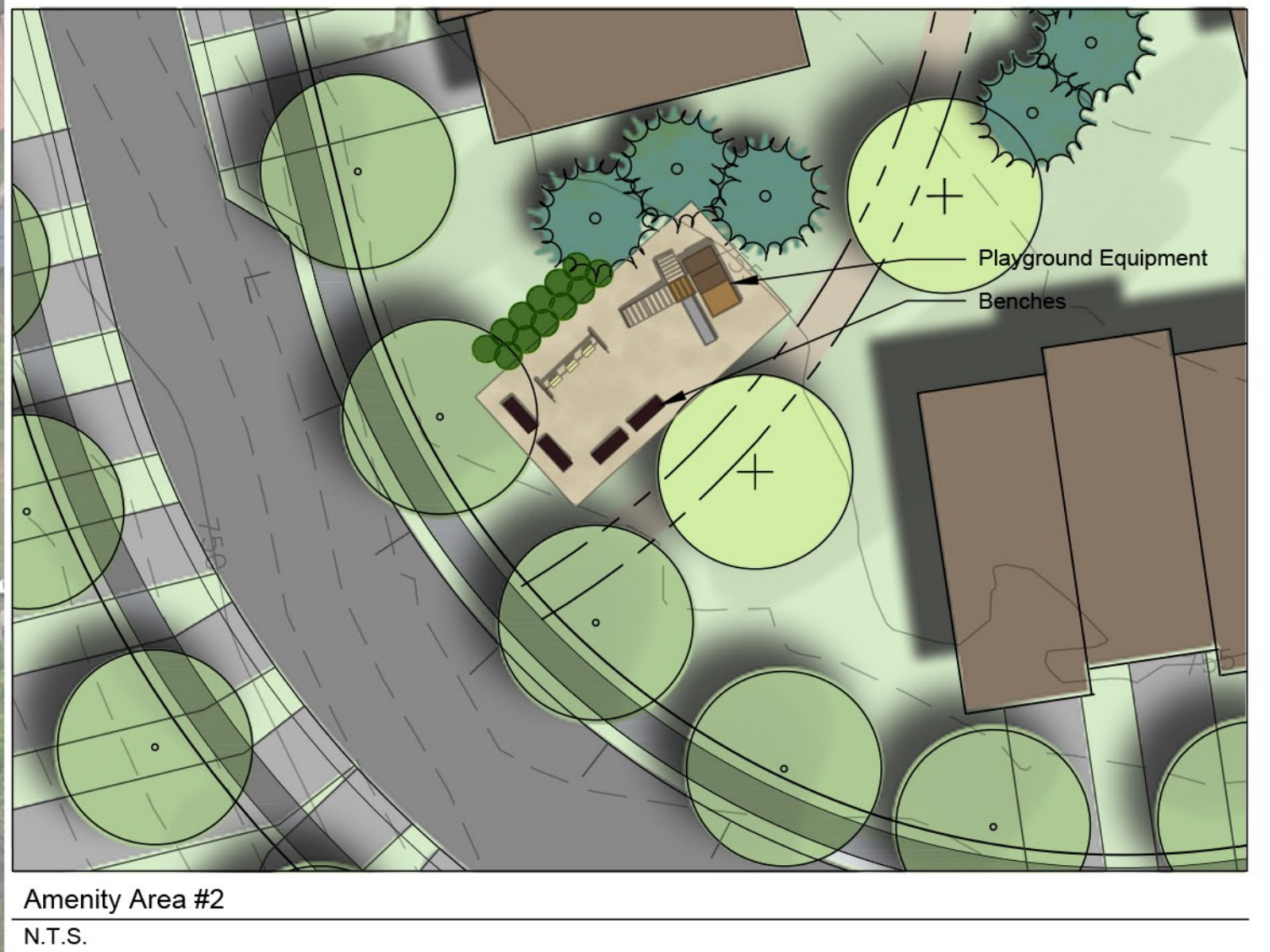
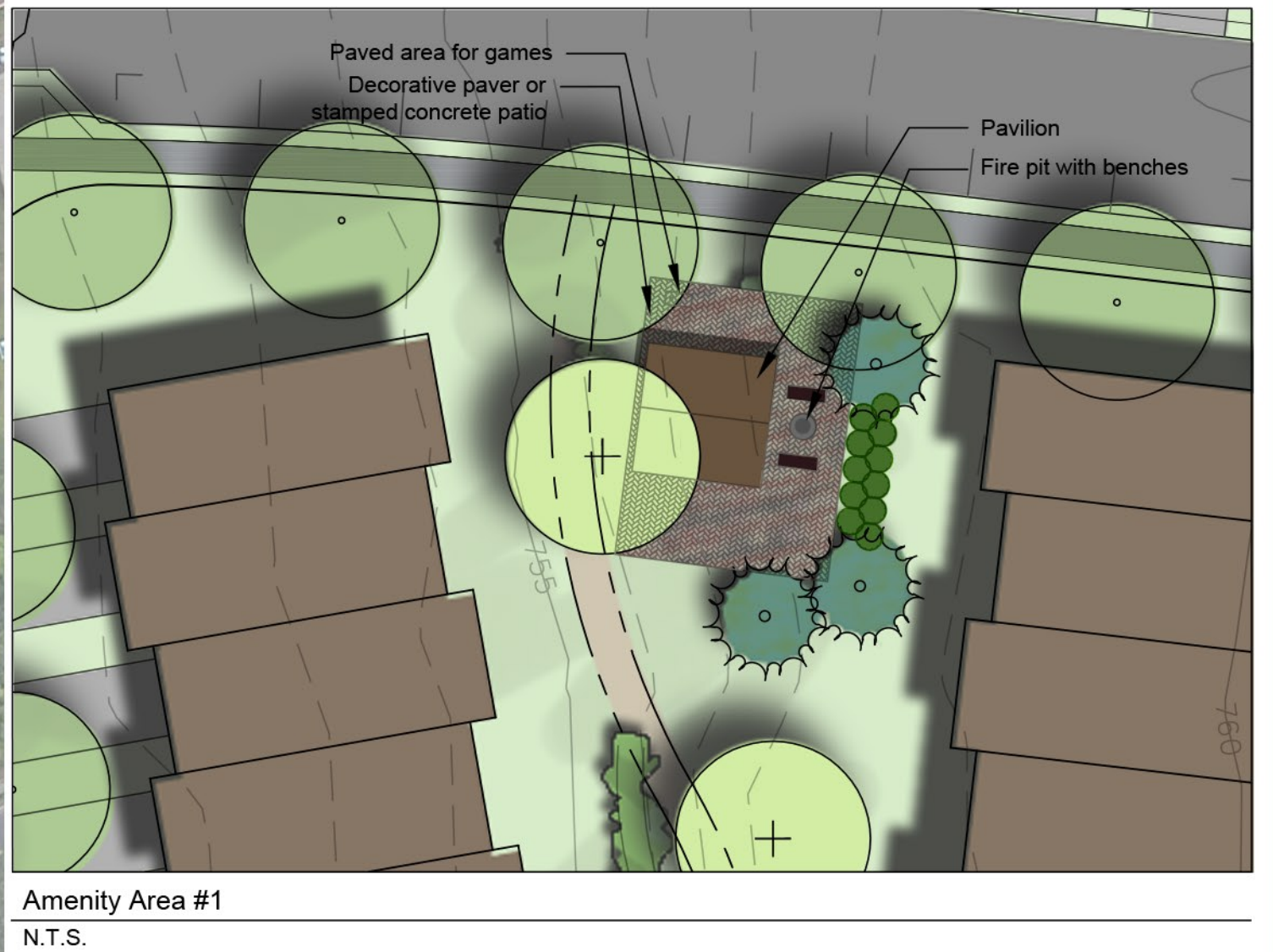
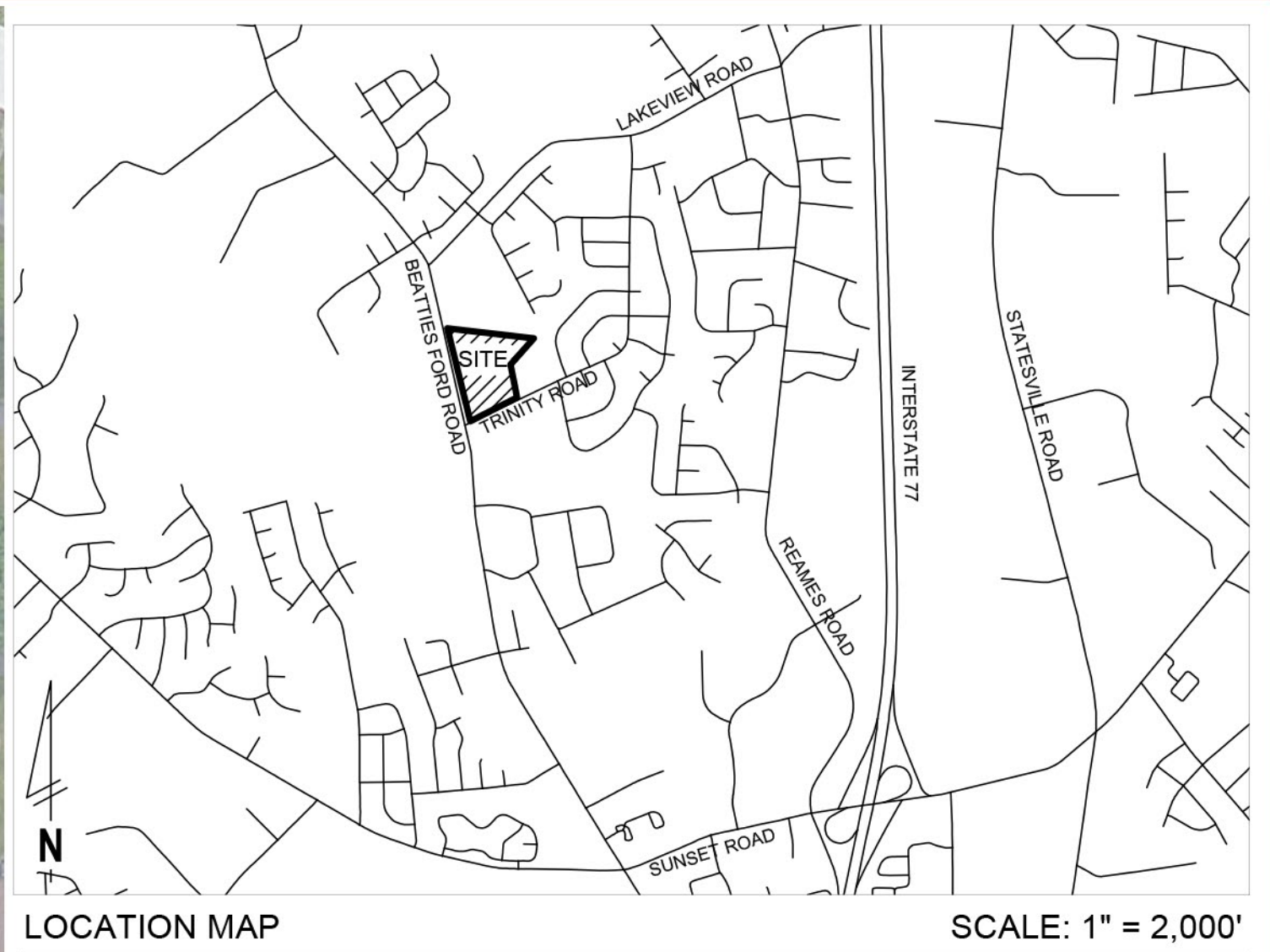


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City of Charlotte, North Carolina

November 26, 2018
revised: July 9, 2019
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Note: Conceptual Plans Only, layout subject to change based on final design and approvals.



Rezoning Conceptual Landscape Plan

Beatties Ford and Trinity Road Properties



BEATTIES FORD AND TRINITY ROAD TOWNHOMES - PETITION #2019-009
CONDITIONAL DISTRICT REZONING - DEVELOPMENT STANDARDS

GENERAL PROVISIONS

a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LAND PARTNERS OF AMERICA (THE "PETITIONER"), TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 16-ACRE SITE LOCATED NORTHEAST OF THE CORNER OF BEATTIES FORD AND TRINITY ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 03714104, 03714103, 03714102, 03714101

b. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

c. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

d. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE PRINCIPAL BUILDING FOOTPRINT AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

PERMITTED USES

a. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 128 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.

TRANSPORTATION

a. VEHICULAR ACCESS TO THE SITE WILL BE AS GENERALLY DEPICTED ON REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

b. PETITIONER SHALL INSTALL THE PUBLIC DRIVES IN THE LOCATIONS GENERALLY DEPICTED ON REZONING PLAN. PUBLIC STREETS CONSTRUCTED ON SITE WILL CONFORM TO THE LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION AS DEPICTED ON REZONING PLAN.

c. THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES FOR THE FINAL LAYOUT, TRAFFIC PATTERNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS, MODIFICATIONS SHALL BE MINOR.

d. ALL OFF-SITE TRANSPORTATION IMPROVEMENTS INCLUDING PEDESTRIAN AND LANDSCAPE IMPROVEMENTS WILL BE INSTALLED AND CONTRIBUTIONS WILL BE PAID BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

e. PARKING FOR EACH INDIVIDUAL UNIT IS PROVIDED IN A ONE-CAR GARAGE WITH ONE ADDITIONAL SPACE WITHIN THE DRIVEWAY AREA.

f. PETITIONER SHALL INSTALL 25 MILES PER HOUR MUTCD SIGNS FOR THE INTERNAL PUBLIC STREETS.

g. IMPROVEMENTS ALONG BEATTIES FORD:

- PETITIONER WILL DEDICATE 60' RIGHT-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. RIGHT OF WAY SHALL BE SET AT TWO (2)-FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.;
- PETITIONER SHALL PROVIDE ONE (1) - 150-FOOT SOUTHBOUND LEFT TURN STORAGE LANE WITH APPROPRIATE BAY TAPERS AT THE SITE'S NORTHERN ENTRANCE ON BEATTIES FORD.
- PETITIONER WILL CONSTRUCT AN EIGHT (8)-FOOT PLANTING STRIP, SIX (6)-FOOT SIDEWALK IN THE PROPOSED FUTURE LOCATION AS DICTATED BY CDOT.
- PETITIONER AGREES TO PAYMENT IN LIEU OF CONSTRUCTION IN THE AMOUNT OF \$113,600 FOR TRANSPORTATION IMPROVEMENTS, I.E., CURB, GUTTER AND STORMWATER DRAINAGE, ALONG BEATTIES FORD ROAD TO BE TRANSFERRED TO THE CITY'S CURRENT BEATTIES FORD-SUNSET ROAD PEDESTRIAN IMPROVEMENT PROJECT.

h. IMPROVEMENTS ALONG TRINITY ROAD:

- PETITIONER WILL DEDICATE 35' RIGHT-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. RIGHT OF WAY SHALL BE SET AT TWO (2)-FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.;
- PETITIONER SHALL WIDEN TRINITY ROAD TO PROVIDE A THREE (3)-LANE CONTINUOUS TWO-WAY LEFT TURN LANE SECTION BETWEEN BEATTIES FORD ROAD AND THE PROPOSED NEIGHBORHOOD'S ENTRANCE ON TRINITY ROAD. THE TRINITY ROAD FRONTAGE IMPROVEMENTS WILL INCLUDE A FIVE (5)-FOOT BIKE LANE, EIGHT (8)-FOOT PLANTING STRIP, SIX (6)-FOOT SIDEWALK AND TWO AND ONE-HALF (2.5)-FOOT CURB AND GUTTER LOCATED 24-FEET AS MEASURED FROM THE STREET'S EXISTING CENTERLINE.

ARCHITECTURAL STANDARDS

a. ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF SIX (6) TOWNHOME UNITS PER BUILDING.

b. IT IS ANTICIPATED THAT SOLID WASTE AND RECYCLING COLLECTION SERVICES ARE TO BE PROVIDED BY A PRIVATE COLLECTION SERVICE AND IN THIS EVENT, ROLL-OUT BINS WILL BE PROVIDED FOR EACH DWELLING UNIT.

c. WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENT ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS.

d. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.

e. 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.

f. 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 EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.

g. TOWNHOME UNITS WILL VARY IN COLOR FROM UNIT TO UNIT SO THAT EACH UNIT IS VISUALLY DIFFERENT FROM THE UNIT NEXT TO IT. VINYL MAY BE USED AS A SIDING MATERIAL ON NO MORE THAN 20% OF THE BUILDING'S ENTIRE FRONT ELEVATION

h. UNITS WITH REAR YARDS ADJACENT TO BEATTIES FORD ROAD WILL HAVE PRIVATE, FENCED-IN COURTYARDS. FENCES USED FOR THESE UNITS WILL BE MADE OF SIMILAR BUILDING MATERIALS AS USED FOR THE HOMES. THESE HOMES WILL ALSO BE PROVIDED WITH AN ENHANCED LANDSCAPE BUFFER TO EXCEED THE MINIMUM PLANTING REQUIREMENTS OF THE 30' THOROUGHFARE BUFFER.

i. LONG-TERM RENTALS WILL BE RESTRICTED TO NO LESS THAN 6 MONTH LEASES. DAILY OR NIGHTLY RENTALS ARE SPECIFICALLY PROHIBITED.

STREETSCAPE AND LANDSCAPING

a. THE PETITIONER WILL PROVIDE AN 8' PLANTING STRIP AND A 5' SIDEWALK FOR ALL INTERNAL PUBLIC DRIVES AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE DEVELOPMENT OF THIS SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

c. THE PETITIONER SHALL PROVIDE A 50 FOOT CLASS C BUFFER IN THE AREA AS INDICATED ON THE REZONING PLAN WHICH MAY BE REDUCED TO A MINIMUM OF 37.5 FEET WITH A BOUNDARY FENCE, PER ORDINANCE PROVISIONS.

d. PETITIONER HAS PROVIDED A CONCEPTUAL LANDSCAPE PLAN FOR THE OVERALL SITE TO DEMONSTRATE DESIGN INTENT FOR STREETSCAPES AS WELL AS OPEN SPACE AND PERIMETER BUFFER AREAS.

e. AMENITY AREAS AND STORMWATER FACILITY AS SHOWN ON THE PLAN WILL BE PROVIDED WITH AMENITIES SUCH AS, BUT NOT LIMITED TO,; PLAYGROUND(S), PAVILION(S), FIRE PIT/GRILL(S), GAME AND/OR PLAY AREA(S)

FIRE

a. FIRE HYDRANTS SHALL BE LOCATED WITHIN 750 FEET OF THE MOST REMOTE PART OF THE BUILDING AS THE TRUCK TRAVELS.

b. THE DEAD END ACCESS AS SHOWN ON THE PLAN SHALL MEET THE TEMPORARY TURNAROUND DETAIL 11.18B.

ENVIRONMENTAL FEATURES

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

b. 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 ACTUAL SITE DISCHARGE POINTS.

c. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORMWATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

LIGHTING

a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND 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.

b. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.

c. ANY LIGHTING FIXTURES ATTACHED TO PRINCIPAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

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 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.

b. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

Images shown are conceptual in nature and intended to display design intent. Actual elevations are subject to change based on final design and approvals.

Rezoning Notes and Details

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