



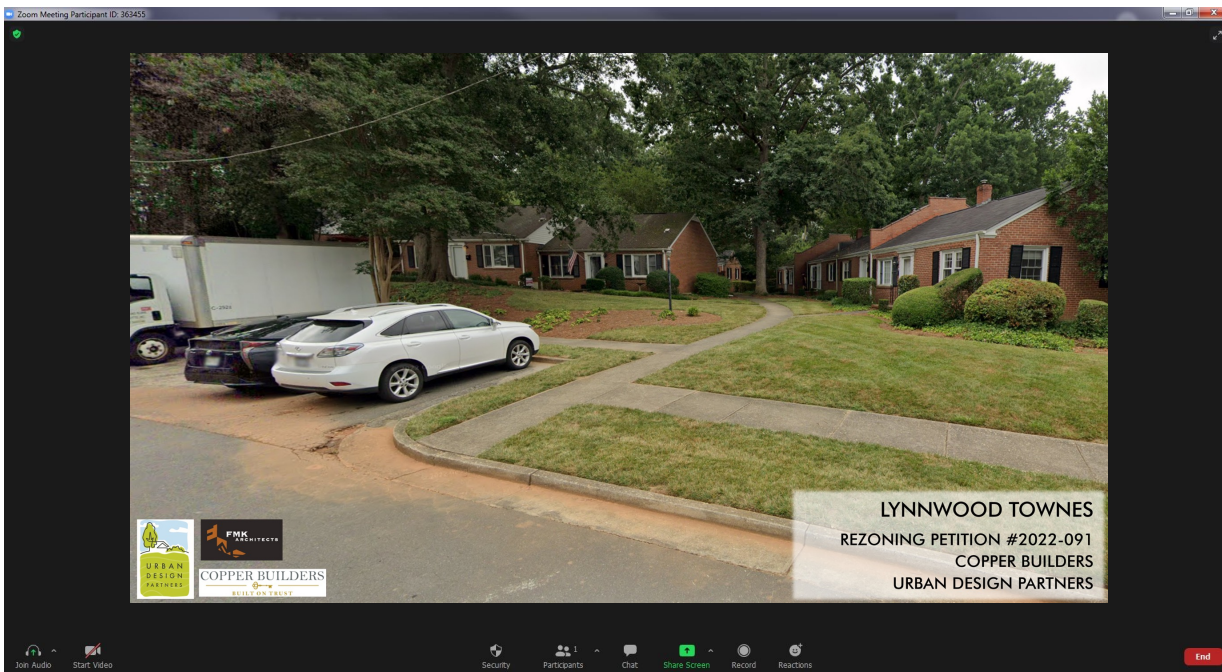
LYNNWOOD TOWNES


REZONING PETITION #2022-091

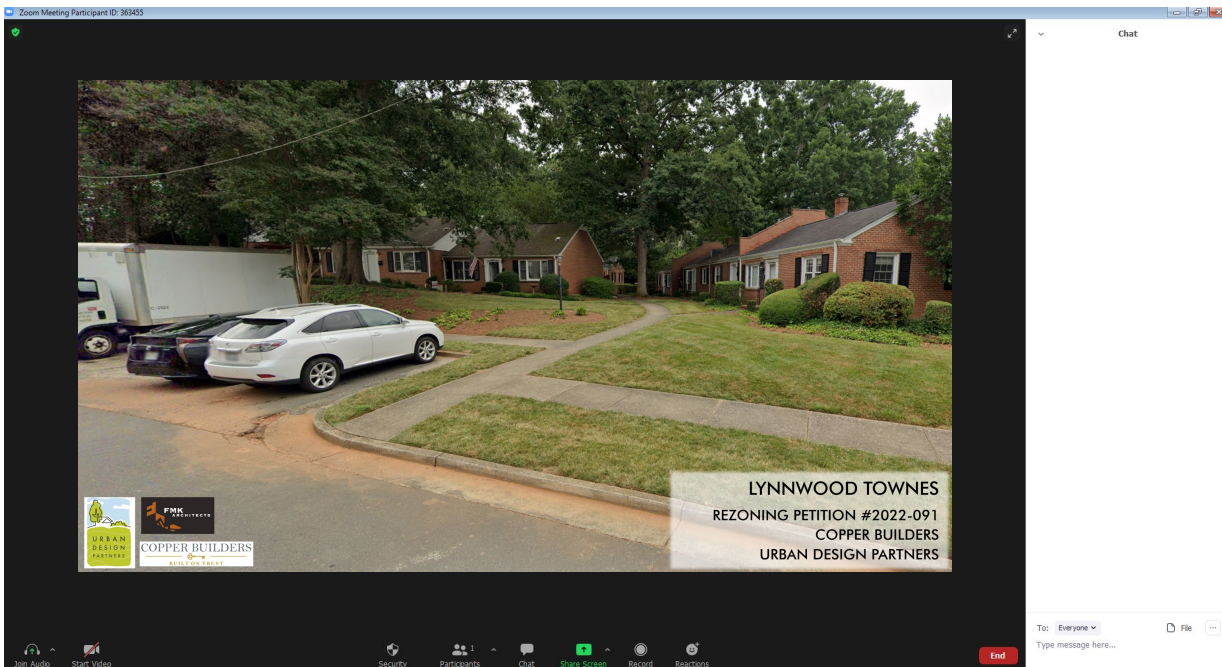
COPPER BUILDERS

URBAN DESIGN PARTNERS





1. To ask a question during the virtual meeting, click '**Chat**'  in the meeting controls.



2. This will open the **chat window** on the right-hand side your screen. You can then type your question into the chat box and hit the '**Enter**' key on your keyboard to send the question.

LITTLE SUGAR CREEK

WESTFIELD RD

RIDGEWOOD AVE

LYNNWOOD DR

JAMESTON DR



SITE

STERLING RD

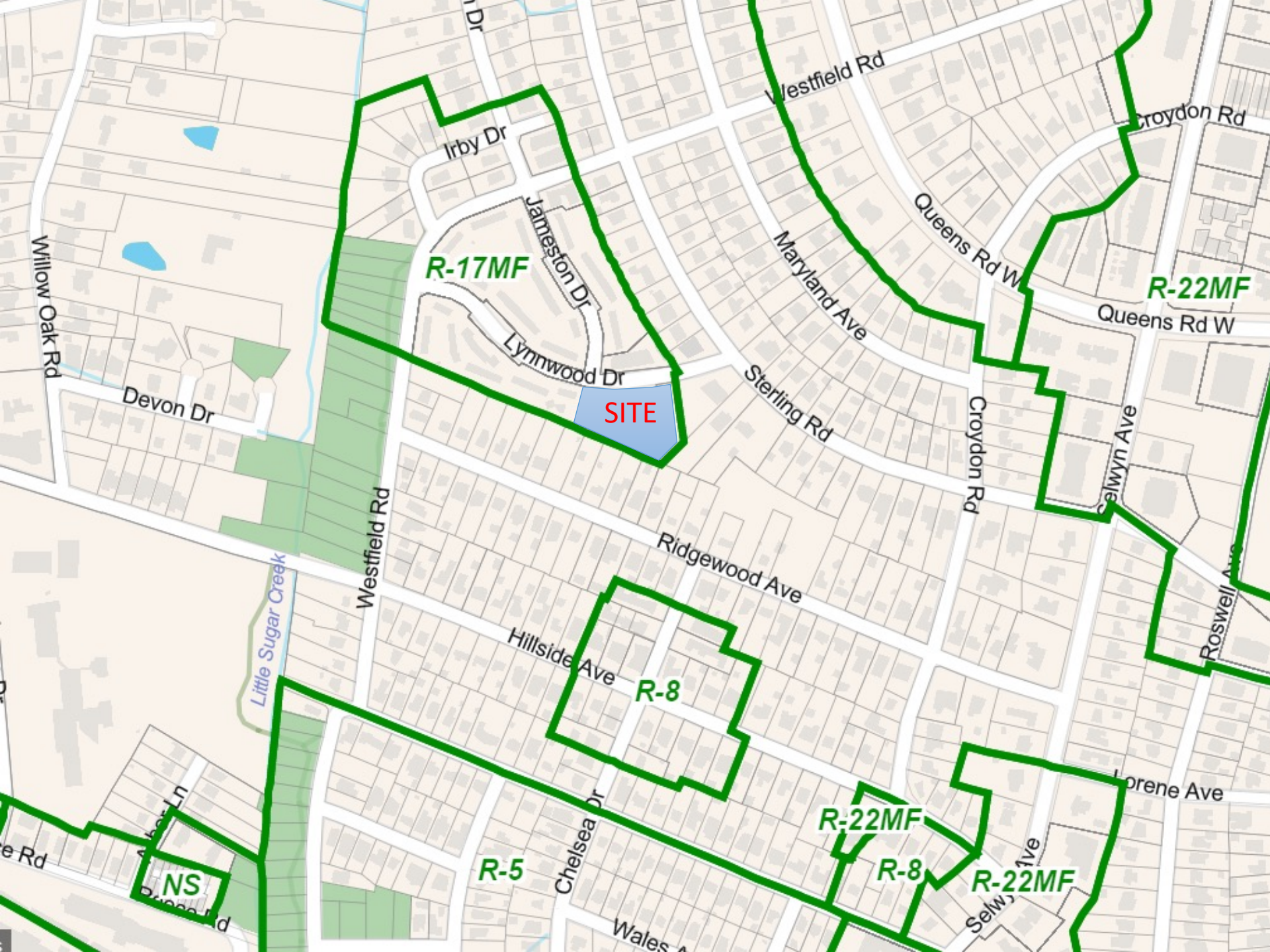
WHAT IS ZONING?

Zoning is the city's method of classifying land by usage to ensure spaces relate to their surroundings in a way that preserves and promotes the development of the city and communities within it.

R-3	R-17MF	RE-3	CC	BP
R-4	R-22MF	INST	MX-3	BD
R-5	R-22MF	O-1	B-2	U-I
R-6	UR-1	O-2	TOD-TR	I-1
R-8	R-43MF	O-3	TOD-NC	I-2
MX-1	UR-2	UR-C	TOD-CC	
R-MH	UR-3	NS	TOD-UC	
R-8MF	RE-1	B-1	MUDD	
R-12MF	RE-2	MX-2	UMUD	

- Conventional vs By-right Development
- "CD" Conditional Ex: R-17MF(CD)
- R (Residential) R-MF (Residential Multi-Family)
- UR-2 (Urban Residential "2")

EXISTING ZONING MAP AND DISTRICTS:



- R-8
- R-17MF
- R-22MF
- NS

CLT 2040 COMPREHENSIVE PLAN

The Comprehensive Plan is a living document that provides a policy framework that will guide our city's decision-making and investment in both the near and long term. CLTFuture2040plan.com

CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (UDO)

The UDO simplifies, consolidates and updates the regulations that guide Charlotte's development into a single document and aligns these standards with the vision of the 2040 Comprehensive Plan.

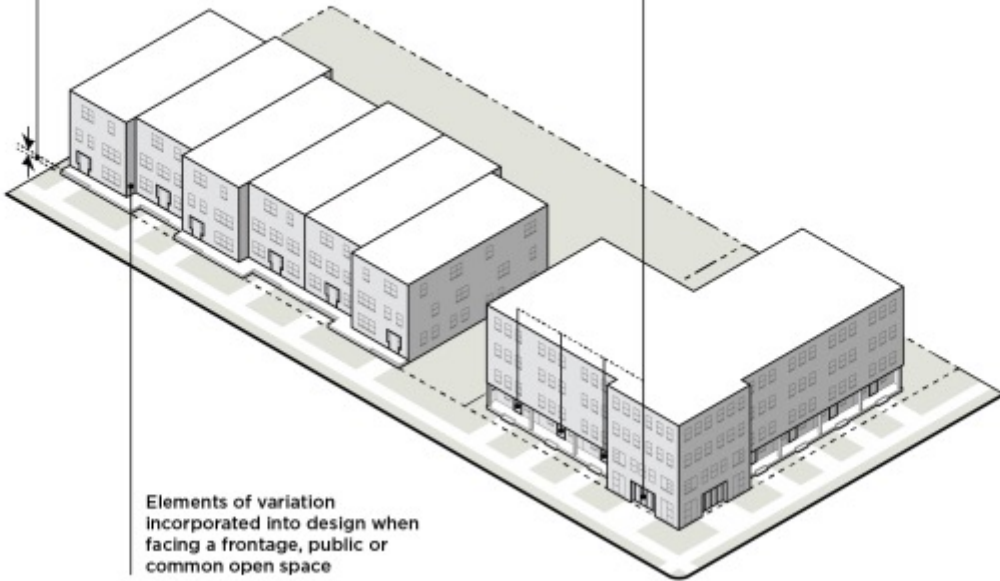
2040 POLICY MAP

With continuing input from the community, the Planning Department is using a place types tool to create a map that translates place-based policies from the plan to specific locations throughout the community.

NEIGHBORHOOD 2

All ground floor entrances to individual units on a frontage with a sidewalk shall be between 1' and 5' above the grade of the adjacent sidewalk when located within 10' of the back of sidewalk.

The primary pedestrian entry shall be a prominent entrance along a frontage. Where a building has multiple exterior entrances to individual units within the structure, this requirement applies to all exterior entrances.



B. N2-B Neighborhood 2 Zoning District

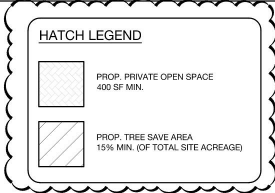
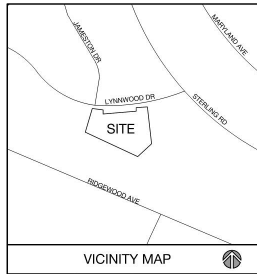
The N2-B Zoning District is intended for the development of multi-family dwellings, including multi-family attached and multi-family stacked units, and townhouse dwellings. Lower-intensity residential dwellings, including single-family, duplex, and triplex and quadraplex dwellings, are permitted only as a component of a multi-dwelling development within the zoning district, subject to the standards of the N1-E Zoning District.

NEIGHBORHOOD 2



DESIGN CONSIDERATIONS:

- Existing Site Conditions
- City of Charlotte Zoning Ordinance
- Community Input
- Charlotte 2040 Plan and Policy Mapping
- Residential Density
- Existing Environmental Features
- Pedestrian Safety
- Vehicular Traffic Patterns
- Greenspace and Natural Areas



Site Development Data

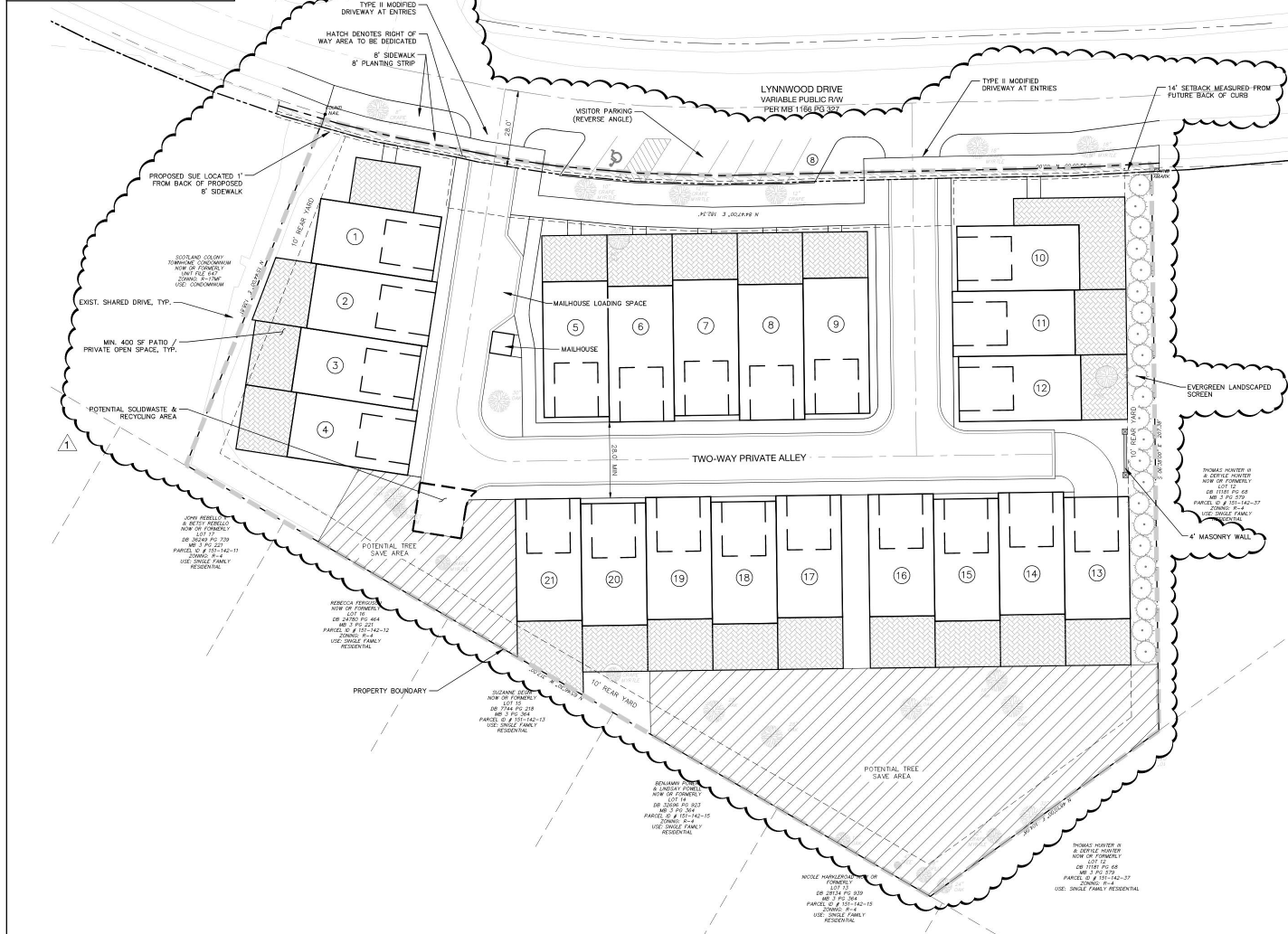
Acreage: +/- 1.58 AC
 Tax Parcel: 151-142-88

Proposed Zoning: UPR-2 (CU)
 Allowed Single-Family Townhomes

Proposed: UPR-2 (CU)
 Max Density: Up to 21/1 Residential Units
 FAR Required: 1.0
 FAR Proposed: 1.0

Tree Save Area:
 Required: 0.237 AC (15% of Total Site Acreage)
 Proposed: 0.237 AC (15% Min. of Total Site Acreage)

General Provisions:



- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Copper Builders, LLC. The Petitioner is requesting the development of a residential single-family attached townhome development on an approximate 1.58 acre site located on the south side of Lynnwood Drive, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 151-142-88.
- 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 (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UPR-2 Zoning District shall govern all development taking place on the Site. The configurations, placements and sizes of the buildings, parking areas, open space and right-of-way improvements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.
- Permitted Uses:**
- 1. Uses allowed under the rezoning plan included in the list of permitted uses that are permitted under the zoning district including up to twenty-one (21) single-family attached townhome units. However, those uses shall be limited as described within the following development conditions and are generally indicated within this petition.
- Transportation:**
- 1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. The site shall provide two (2) two-way vehicular access points along Lynnwood Drive as depicted on the site plan.
 - 2. All transportation improvements, including sidewalk and accessible ramps, within the public right of way shall be approved and constructed prior to the site first certificate of occupancy being issued.
 - 3. Petitioner shall dedicate necessary right of way to accommodate 28' of right of way measured from the road centerline adjacent to the site as described by CLDM Local Residential Medium Street requirements.
 - 4. An 8'-0" sidewalk and 8'-0" landscape strip shall be provided along the sites frontage from property line to property line as generally illustrated on the site plan within the public right of way along Lynnwood Drive as generally depicted on the site plan.
 - 5. Proposed driveway connections illustrated on the site plan shall follow City of Charlotte land detail modified driveway type II 10.25E. The petitioner shall be allowed to provide a 20' wide driveway connection to Lynnwood Drive as shown on the site plan.
 - 6. 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 jurisdiction. 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 metropolitan Metropolitan area. The cost of any such improvements shall be borne by the public sector and not the Petitioner.
 - 7. A sidewalk safety easement shall be provided between the existing public right of way and the proposed sidewalk along Lynnwood Drive as generally illustrated on the site plan.
 - 8. The petitioner shall dedicate and provide for simple conveyance of all right of way to the City of Charlotte before the site first building certificate of occupancy being issued.

- Architectural and Design Standards:**
- In addition to design provisions contained within the district regulations of the Zoning Ordinance for the UPR-2 district, the development of the Site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site. It is the intent of these standards to provide design flexibility in design while achieving architectural:
- a. Proposed residential structures constructed on the Site may use a variety of building materials. The building materials utilized will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, ceramic-tile siding (such as Hardi-plank, EIFS, masonry or wood).
 - b. Vinyl will not be used as a primary exterior building material, but may be utilized for trim, soffits, architectural detailing, insulation.
 - c. Petitioner shall provide blank wall provisions that limit the maximum blank wall exposure to 20 feet adjacent public streets on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
 - d. Residential units shall be provided walkways to connect to public rights of way, as generally depicted on the Site plan.
 - e. Units fronting Lynnwood Drive shall provide entrance facing the street with a sidewalk connection to a public right of way. Sidewalk connection from residential structures to public right of way may be shared path to public right of way.
 - f. Entrance and finished floor elevations shall be a minimum of 12" as related to the adjacent street grade.
 - g. Side maximum height of residential buildings on site shall be 20' measured at the required side yard line. Additional height shall be allowable as described by the zoning ordinance.
 - h. Each unit on site shall include a two-car garage to satisfy the minimum City of Charlotte parking requirements. In addition, existing or shared parking located within Lynnwood Drive shall be improved to meet such in coordination with CDOT.

- Environmental Features:**
- 1. The Petitioner shall comply with the City of Charlotte Public Utilities Department Ordinance.
 - 2. The site shall comply with Section 10.203 of the Zoning Ordinance and House Bill, as generally depicted on the Site plan, to comply with a permit/inspector and recycling container placement as required.
 - 3. The site shall comply with the City of Charlotte Tree Ordinance.

- Signage:**
- 1. The Petitioner shall comply with the City of Charlotte Signage Ordinance.
- Lighting:**
- 1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
 - 2. Detached lighting on the site, except street lights located along public streets, will be limited to 20' in height.

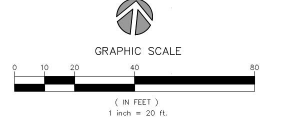
Amendments to Rezoning Plan:

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site provided in accordance with the provisions of Chapter 6 of the Ordinance. Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development of the Site.



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 urban@designpartners.com

SC 058 no. P-0418 SC 058 no. C-0004

Tim Pratt
Copper Builders

Lynnwood Townes

Rezoning Site Plan
 2058 Lynnwood Dr., Charlotte, NC 28209

NO. DATE: BY: REVISIONS:
 1 10/17/2022 UDP PERFORMER COMMENTS:

Project No: 22-CLT-007
 Date: 05.13.2022
 Designed By: UDP
 Checked By: UDP
 Sheet No:

RZ-1.0

REZONING PETITION #2022-091



LYNNWOOD TOWNES | SITE RENDERING

NOT TO SCALE
FEBRUARY 2023





2207
Lynnwood Townes
Conceptual Design

Lynnwood Townes



Conceptual Design

Lynnwood Townes

2207

Lynnwood Townes

Concept Elevation

0-2

Current Community Concerns

- Parking: 1) Removal of a portion of the 19 existing public parking spaces along Lynnwood Ave 2) Parking counts related to proposed units and available spaces 3) Parking during construction activities and planning ahead
- Stormwater: Existing stormwater runoff issues to adjacent parcels. Existing runoff currently causing damage to homes and leaving sidewalks underwater.
- Fire Access through the project.
- Vehicular access to the existing shared driveway between the proposed development and the existing residential development to the east.
- Building height and maintaining privacy of adjacent neighbors
- Retaining as many existing trees on site as possible.

2022-091 ZONING PETITION TIMELINE

- Initial Community Interaction/Meeting: August 23, 2022
- Petitioner Community Meeting: November 29, 2022
- Follow Up Petitioner Community Meeting: February 8, 2023
- Public Hearing: February 20, 2023
- Zoning Committee: March 7, 2023
- City Council Decision: March 20, 2023

Questions?