
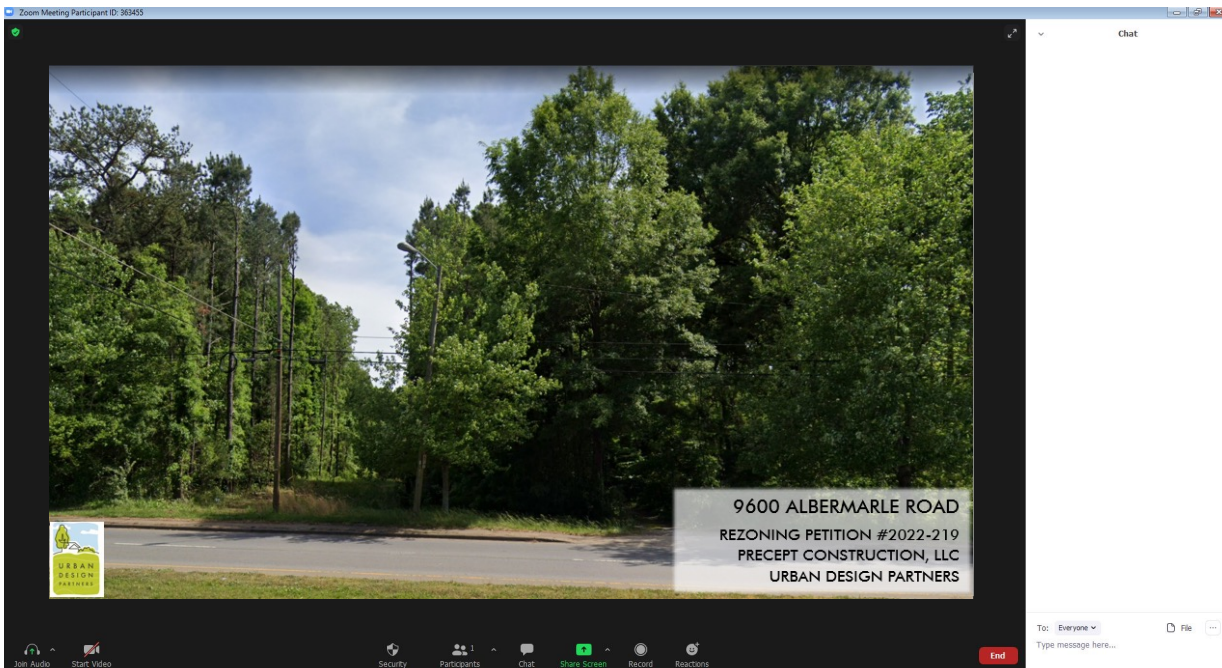




**9600 ALBERMARLE ROAD
REZONING PETITION #2022-219
PRECEPT CONSTRUCTION, LLC
URBAN DESIGN PARTNERS**



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.



MANCHESTER LN

ALBEMARLE RD

★
SITE

SUNWAY DR

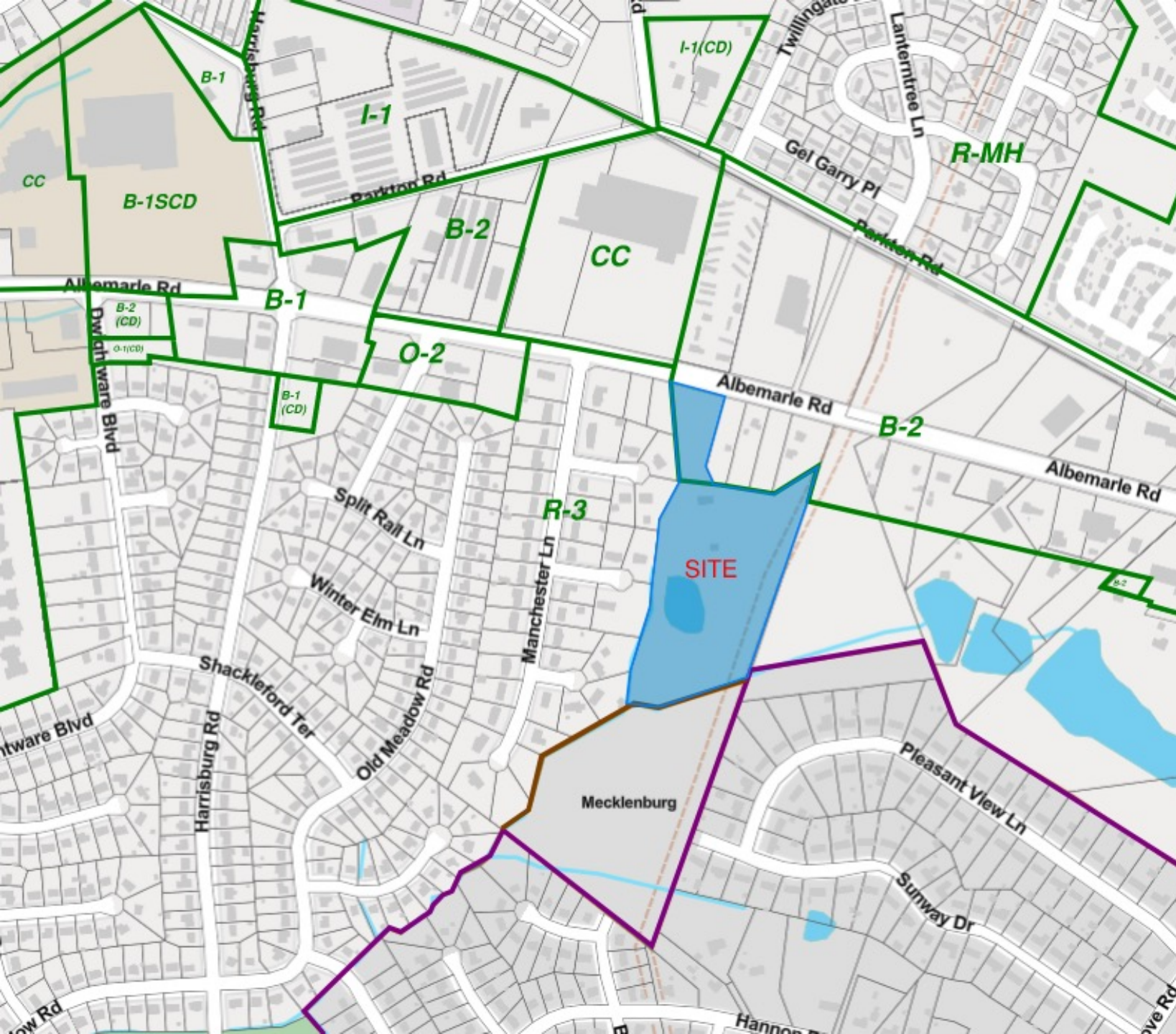
BARKRIDGE RD

WHAT IS ZONING?

Zoning is the city's method of classifying land by usage.

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-12MF(CD)
- R (Residential) R-MF (Residential Multi-Family)
- B-2 (General Business)



EXISTING ZONING MAP AND DISTRICTS:

- R-3
- R-MH
- B-1
- B-1 (CD)
- B-2
- CC
- O-2
- I-1
- I-1 (CD)

CLT 2040 COMPREHENSIVE PLAN

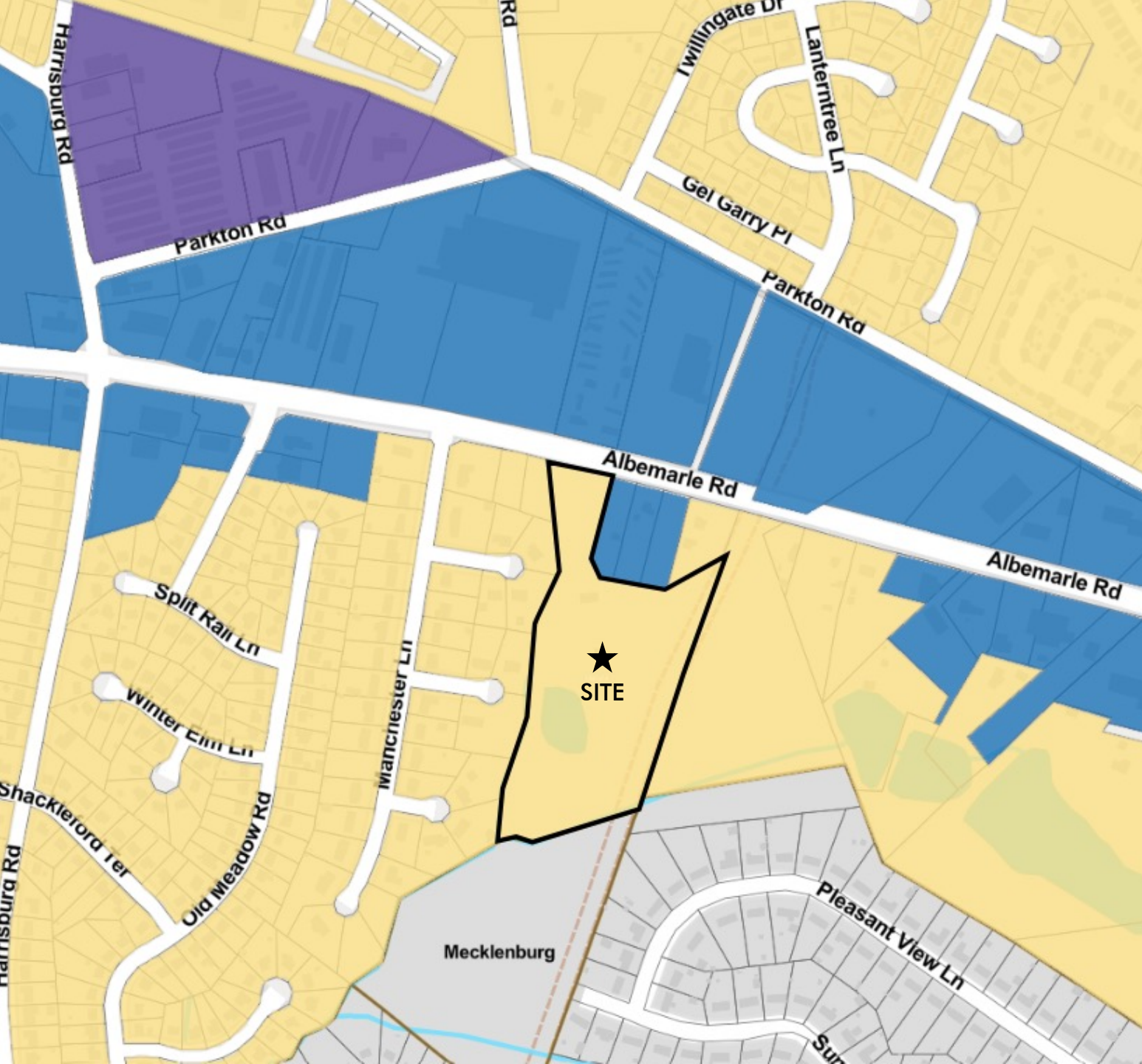
The Comprehensive Plan is a living document that provides a policy framework that will guide our city's decision-making and investment in both the near and long term. CLTFuture2040plan.com

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

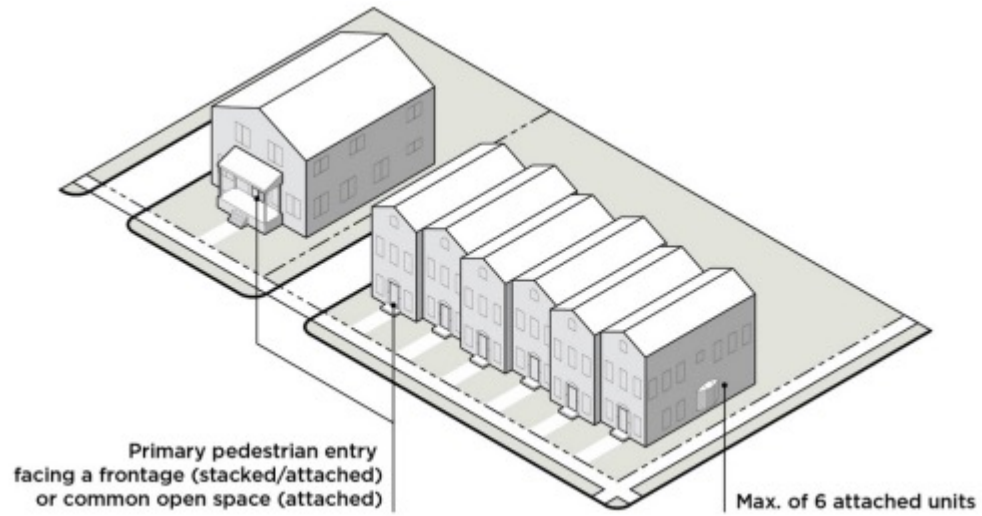
With continuing input from the community, the Planning Department is using a place types tool to create a map that translates place-based policies from the plan to specific locations throughout the community.



Charlotte Future 2040 Policy Map

-  Manufacturing & Logistics
-  Neighborhood 1
-  Community Activity Center

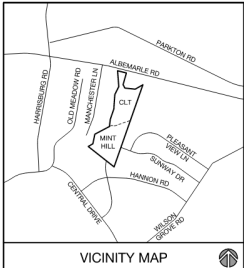
NEIGHBORHOOD 1



- A. Comfortable sidewalks with planting strips and shade trees
- B. Alleys in select locations to access garages and Accessory Dwelling Units (ADUs)
- C. Multiple housing types in proximity to each other
- D. ADUs typically accessed off alleys
- E. Transition to Adjacent Place Types

DESIGN CONSIDERATIONS

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



Site Development Data:
 Acreage: +/- 26.62 AC
 +/-13.02 AC (City of Charlotte)
 +/-13.60 AC (Town of Mint Hill - ETJ)

Tax Parcel: 109-381-08
 Existing Zoning: R-2 & R-3 (City of Charlotte)
 Proposed Zoning: R-12MF (C2)
 Existing Uses: Single-Family Detached
 Proposed Uses: Single-Family Attached Townhomes
 Max Density: Up to sixty (60) Residential Units

General Provisions:

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Precept Construction, LLC (the "Petitioner") to accommodate the development of a residential development on an approximate 26.62-acre site located at 9600 Albemarle Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel 109-381-08.
- 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 "R-12MF" 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:

- Uses allowed within the rezoning area, +/- 13.02 AC located exclusively within the City of Charlotte. Included in this Petition are those uses that are permitted within the R-12MF zoning district including up to sixty (60) single family attached townhome units. However, those uses shall be limited as described within the following development conditions and as generally indicated within this petition.

Transportation:

- Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. The site shall provide two-way public road vehicular access at Albemarle Road as depicted on the site plan.
- The petitioner agrees to provide accessible sidewalk ramps at the corner of Public Road 1 and Albemarle Road as illustrated on the Site plan to accommodate an accessible connection across proposed Public Road 1.
- All transportation improvements, including sidewalk and accessible ramps, within the public right of way shall be approved and constructed prior to the site's first certificate of occupancy is issued.

- A 6'-0" sidewalk and 8' landscape strip shall be provided on site within the public rights of way along Public Road 1 as generally depicted on the site plan.
 - A sidewalk utility assessment (SUA) shall be provided between the existing public right of way to 1' behind proposed sidewalk along Public Road 1 as generally illustrated on the Site plan.
- Architectural and Design Standards:**
- In addition to design provisions contained within the district regulations of the Zoning Ordinance for the R-12MF 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 goals.
 - 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: stone, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, cementitious siding (such as Hardi-plank), EIFS, metal or wood.
 - Vinyl will not be used as a primary exterior building material, but may be utilized for trim, soffits, architectural detailing, insulation.
 - 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.
 - Residential units shall be provided walkways to connect to public rights of way, as generally depicted on the Site plan.
 - Units fronting public rights of way shall provide entrances 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 a shared path to public right of way.
 - Residential unit finished floor elevations shall be elevated a minimum of 12" as related to the adjacent public sidewalk.
- Streetscape and Landscaping:**
- The Petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.
- Environmental Features:**
- The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
 - The Site shall comply with Section 12.003 of the Zoning Ordinance and reserve area, as generally depicted on the Site plan, to comply with dumpster/compactor and recycling container placement as required.
- Signage:**
- The Petitioner shall comply with the City of Charlotte Signage Ordinance.
- Lighting:**
- All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
 - 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 involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to the Rezoning Plan, 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 6.20(1)(i) or (2) of the Ordinance, as applicable.

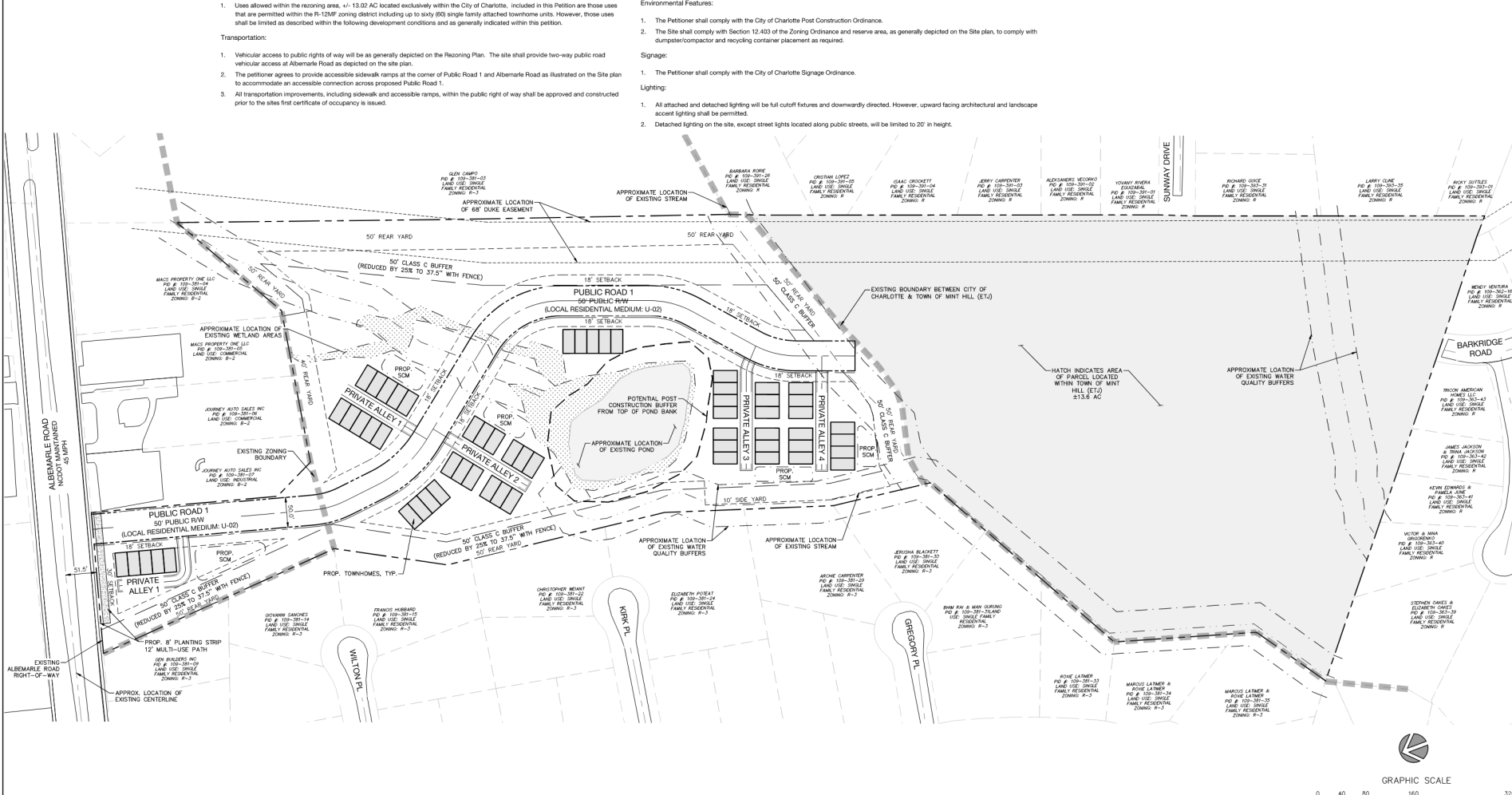
Binding Effect of the Rezoning Documents and Definitions:

- 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 inure 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 thereof.

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 Charlotte, NC 28208
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 info@urbandesignpartners.com

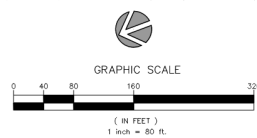
REG. NO. P-0418 02-088-000-C-03024

VICINITY MAP



9600 Albemarle Road
 Rezoning Site Plan
 Precept Construction, LLC.
 Scott Allred
 118 E. Avondale Dr.
 Greensboro, NC 27403
 9600 Albemarle Road, Charlotte, NC 28227

REZONING PETITION # 2022-219



NO. DATE: BY: REVISIONS:

Project No: 21-CLT-183
 Date: 11.18.2022
 Designed By: UDP
 Checked By: UDP
 Sheet No:

RZ-1.0



9600 ALBEMARLE ROAD | SITE RENDERING

NOT TO SCALE
MAY 2023



2022-219 ZONING PETITION TIMELINE

- Petitioner Community Meeting: May 11, 2023
- Public Hearing: June 20, 2023 or July 17th
- Zoning Committee:
(subject to change) July 5, 2023 or August 1st
- City Council Decision: July 17, 2023 or August 21st

Questions?