



4000 JOHNSTON OEHLER RD
REZONING PETITION #2023-094
ROSEGATE HOLDINGS, 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.

I-485

RUMBLE ST



JOHNSTON OEHLER RD



WHAT IS ZONING?

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

N1-A

N1-B

N1-C

N1-D

N1-E

N1-F

N2-A

N2-B

N2-C

CG

CR

IC-1

IC-2

OFC

RC

ML-1

ML-2

IMU

NC

CAC-1

CAC-2

RAC

UE

UC

TOD-TR

TOD-CC

TOD-NC

TOD-UC

- Conventional vs By-right Development
- “CD” Conditional Ex: N1-F (CD)
- Types of Zoning Districts:
 - Neighborhood
 - Employment
 - Centers
 - Special Purpose & Overlay

CLT 2040 COMPREHENSIVE PLAN

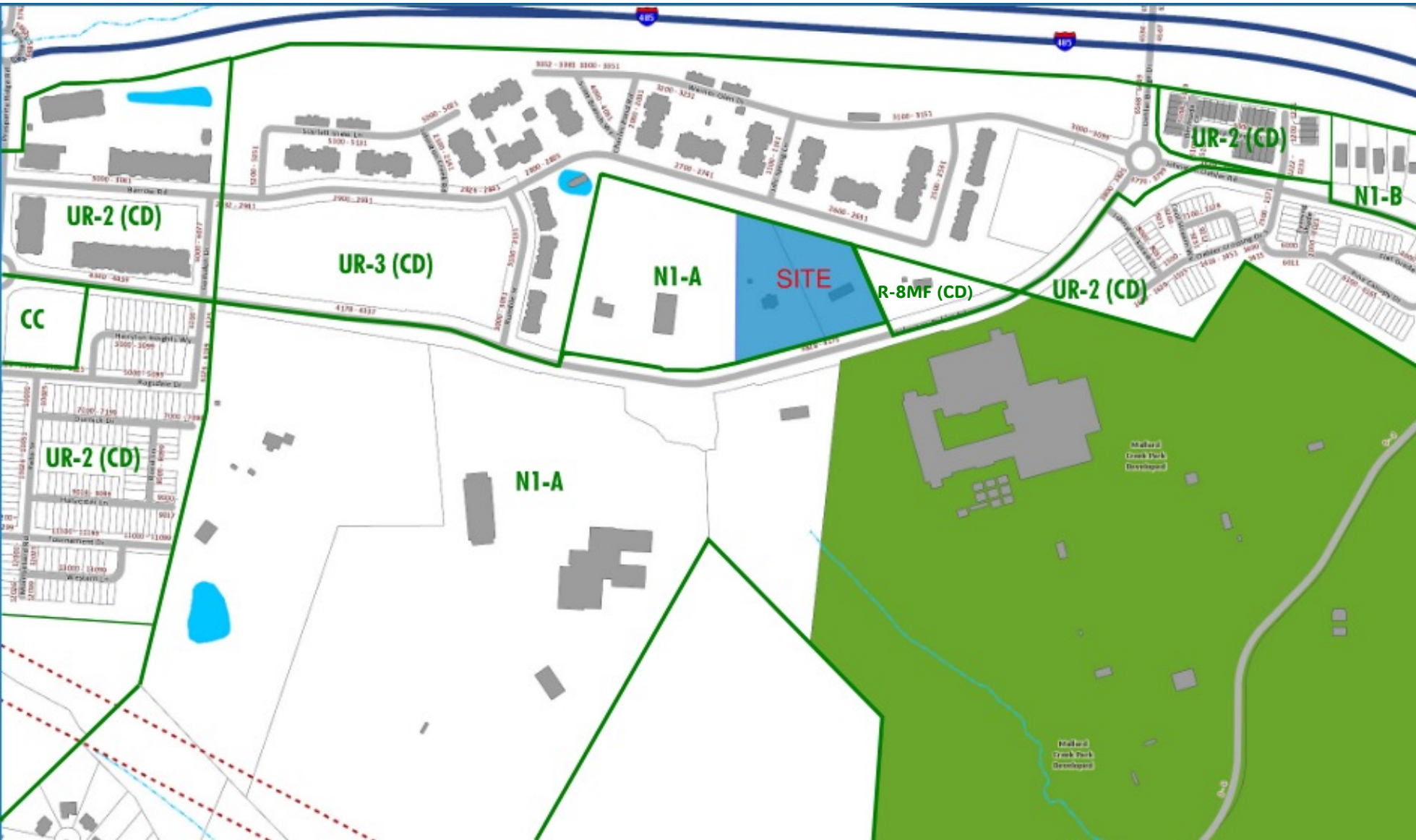
The Comprehensive Plan is a living document that provides a policy framework that will guide our city's decision-making and investment in both the near and long term. CLTFuture2040plan.com

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

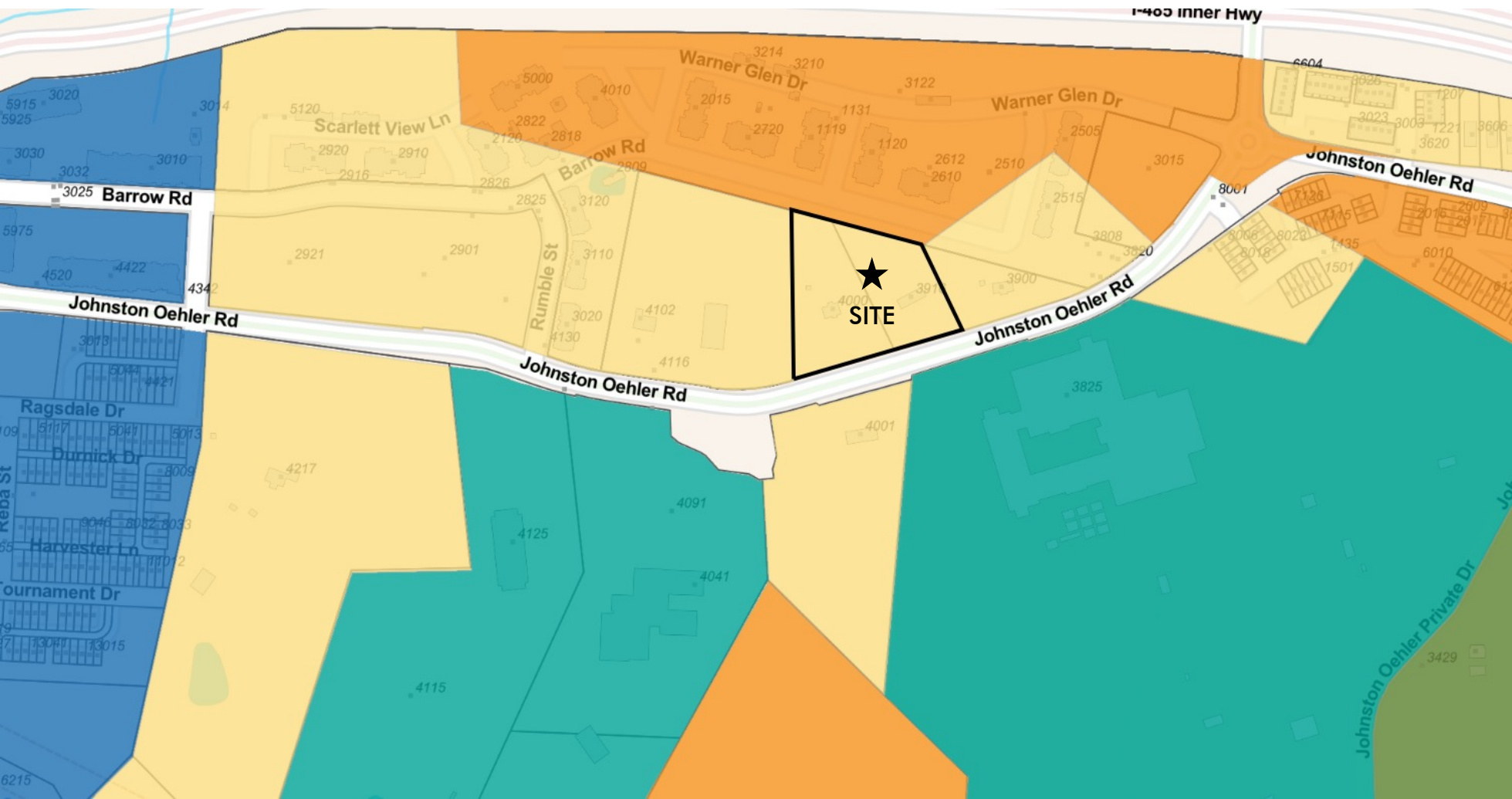
With continuing input from the community, the Planning Department is using a place types tool to create a map that translates place-based policies from the plan to specific locations throughout the community.



EXISTING ZONING MAP AND DISTRICTS:

- N1-A
- N1-B
- CC
- R-8MF (CD)
- UR-2 (CD)
- UR-3 (CD)

Charlotte Future 2040 Policy Map

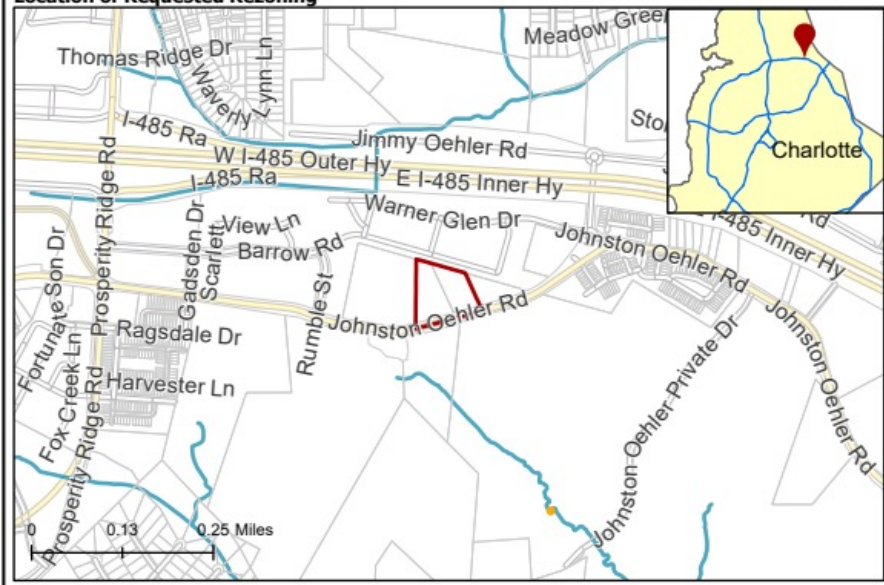


- Neighborhood 1
- Neighborhood 2
- Campus
- Community Activity Center

2023-094: Josh Jolley

Current Zoning N1-A (Neighborhood 1-A)
Requested Zoning N1-F(CD) (Neighborhood 1-F, Conditional)

Approximately 3.52 acres
Location of Requested Rezoning



Rezoning Map

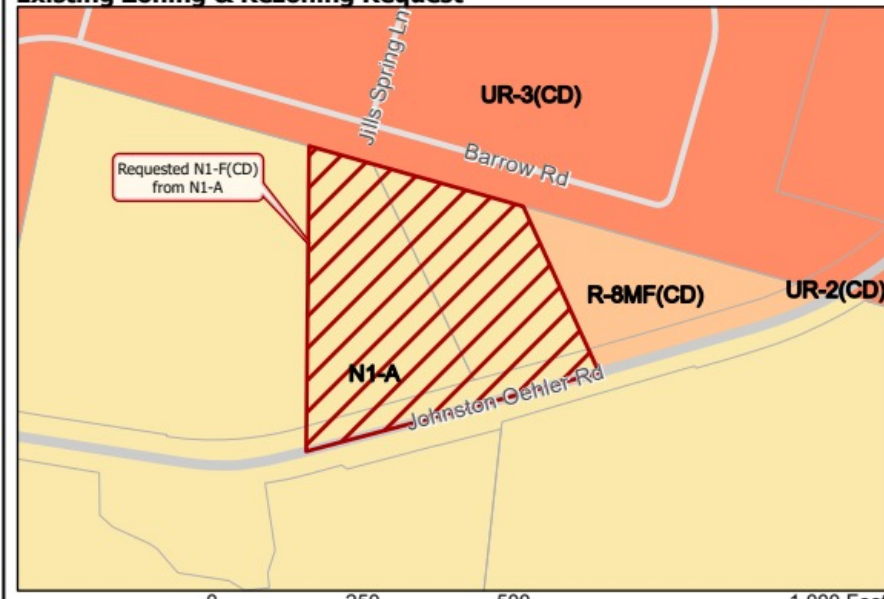


- 2023-094
- Inside City Limits
- Parcel
- Streams

City Council District
 4-Renee Johnson



Existing Zoning & Rezoning Request

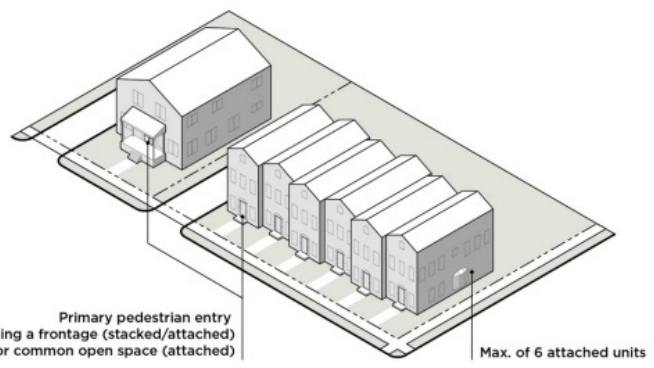


- Requested N1-F(CD) from N1-A
- Zoning Classification**
- Neighborhood 1
 - Multi-Family
 - Urban Residential



Map Created 9/11/2023

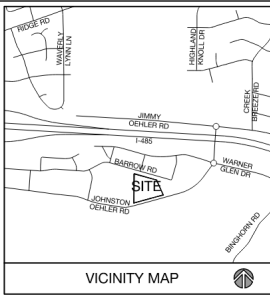
NEIGHBORHOOD 1



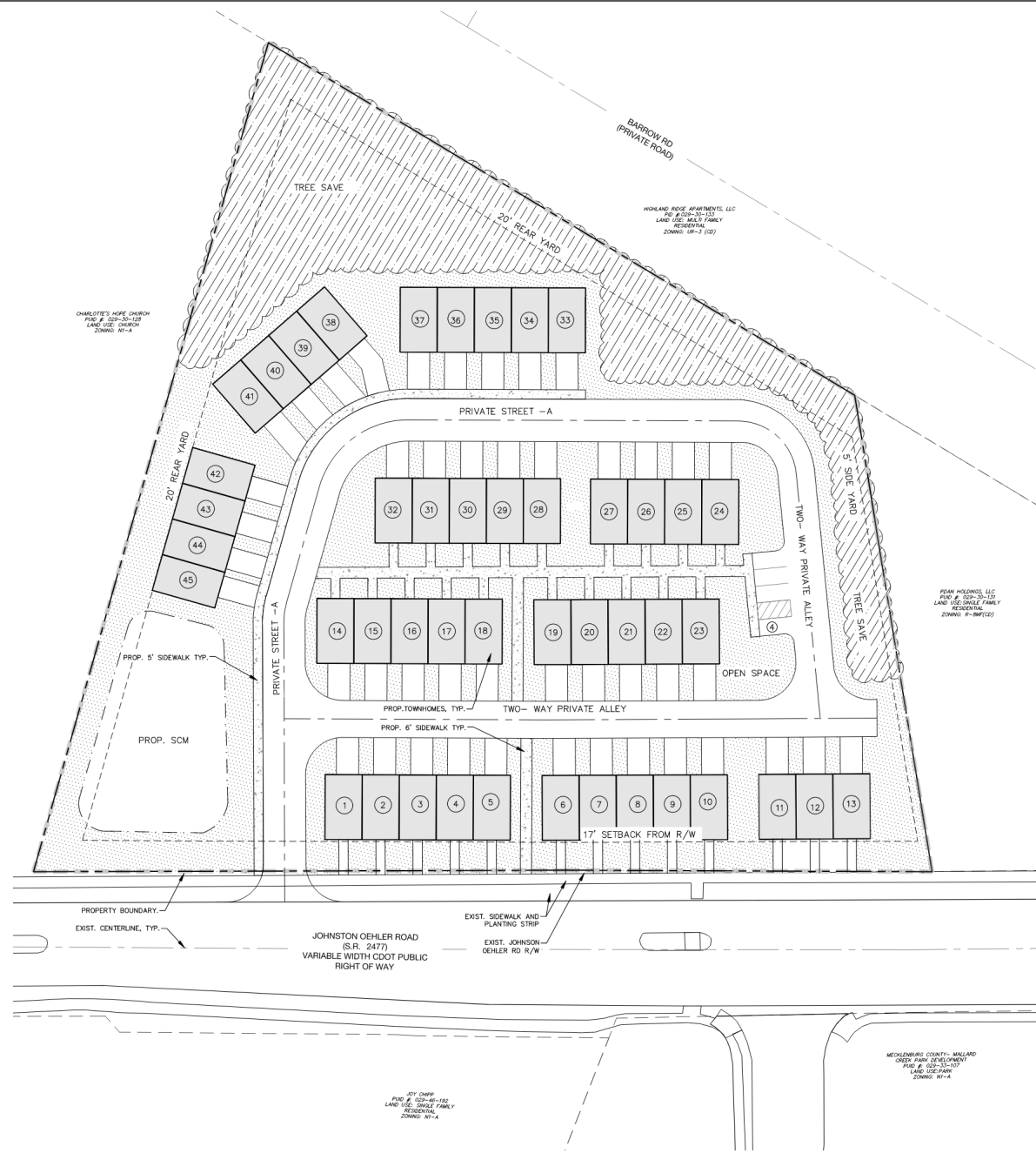
- A. Comfortable sidewalks with planting strips and shade trees
- B. Alleys in select locations to access garages and Accessory Dwelling Units (ADUs)
- C. Multiple housing types in proximity to each other
- D. ADUs typically accessed off alleys
- E. Transition to Adjacent Place Types

DESIGN CONSIDERATIONS

- Existing Site Conditions
- City of Charlotte Unified Development Ordinance
- Community Input
- Charlotte 2040 Plan and Policy Mapping
- Existing Entitlements
- Pedestrian Safety
- Vehicular Traffic Patterns
- Greenspace and Natural Areas



VICINITY MAP



HIGHLAND HOUSING APARTMENTS, LLC
 PAR. # 029-301-171
 LAND USE: MULTI-FAMILY RESIDENTIAL
 ZONING: R-1 (C2)

PEAN HOLLOW, LLC
 PAR. # 029-301-120
 LAND USE: SINGLE FAMILY RESIDENTIAL
 ZONING: R-1 (C2)

MECKLENBURG COUNTY - MILLARD GREEN PARK DEVELOPMENT
 PAR. # 029-321-107
 LAND USE: PARK
 ZONING: M-1-A

201 ONPP
 PAR. # 023-66-192
 LAND USE: SINGLE FAMILY RESIDENTIAL
 ZONING: R1-A

SITE DEVELOPMENT DATA:

ADREAGE:	+/- 3.52 AC
TAX PARCEL:	029-301-29, 029-301-30
EXISTING ZONING:	R-1
PROPOSED ZONING:	N1-F (C2)
EXISTING USES:	SINGLE FAMILY RESIDENTIAL
PROPOSED USES:	MULTI-FAMILY ATTACHED ON SUBLOTS
MAX DENSITY:	UP TO 45 RESIDENTIAL UNITS
PROP. DENSITY:	
SETBACKS:	
FRONT:	17'
SIDE:	5'
REAR:	20'
REQUIRED TREE SAVE:	.55 AC (15%)
PROPOSED TREE SAVE:	.55 AC (15%)

GENERAL PROVISIONS:

- THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY 40 HOMES, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MULTIFAMILY ATTACHED RESIDENTIAL DEVELOPMENT ON AN APPROXIMATE 3.52 ACRE SITE LOCATED ON THE NORTH SIDE OF JOHNSTON OEHLER ROAD, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 029-301-29 AND 029-301-30.
- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNITED DEVELOPMENT ORDINANCE (THE "ORDINANCE") UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N1-F ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE. THE COORDINATIONS, 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 INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED WITHIN THE N1-F ZONING DISTRICT INCLUDING UP TO FORTY-FIVE (45) MULTIFAMILY ATTACHED UNITS; HOWEVER, THESE 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 ONE (1) TWO-WAY VEHICULAR ACCESS POINTS ALONG JOHNSTON OEHLER ROAD AS DEPICTED ON THE SITE PLAN.
- 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 BEING ISSUED.
- 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 ROAD SYSTEM AUTHORITY, 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 NORTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- THE PETITIONER SHALL DEDICATE AND PROVIDE FEE SIMPLE CONVEYANCE OF ALL RIGHT-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY BEING ISSUED.

ARCHITECTURAL AND DESIGN STANDARDS:

- IN ADDITION TO DESIGN PROVISIONS CONTAINED WITHIN THE DISTRICT REGULATIONS OF THE UNITED DEVELOPMENT ORDINANCE FOR THE N1-F DISTRICT, THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE FOLLOWING PROVISIONS AND STANDARDS PROVIDED BY THE PETITIONER AND WHICH WILL BE BINDING ON THE DEVELOPMENT OF THE SITE.
 - PROPOSED RESIDENTIAL STRUCTURES CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS UTILIZED SHALL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRE-CAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS SOANS (SUCH AS HARD-PLANO), EPS, METAL OR WOOD.
 - B/VINYL WILL NOT BE USED AS A PRIMARY EXTERIOR BUILDING MATERIAL, BUT MAY BE UTILIZED FOR TRIM, SOFFITS, ARCHITECTURAL DETAILING, AND/OR INSULATION.
 - PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPOSURE TO 30 FEET ADJACENT PUBLIC STREETS ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, ANNINGS, 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 JOHNSTON OEHLER ROAD 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 UNITS FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED A MINIMUM OF 12" AS RELATED TO THE ADJACENT PUBLIC SIDEWALK.
 - BASE MAXIMUM HEIGHT OF RESIDENTIAL BUILDINGS ON SITE SHALL BE MEASURED AT THE REQUIRED SIDE YARD LINE. ADDITIONAL HEIGHT SHALL BE ALLOWABLE AS DESCRIBED BY THE ZONING ORDINANCE BUT TO A MAXIMUM HEIGHT OF 45' MEASURED TO THE PEAK OF THE ROOF.
 - HEADLIGHT ON SITE SHALL INCLUDE A ONE-CAR GARAGE AND DRIVEWAY PARKING SPACE TO SATISFY THE MINIMUM CITY OF CHARLOTTE PARKING REQUIREMENTS. IN ADDITION, OFF-STREET SURFACE PARKING SHALL BE PROVIDED ON SITE.
 - OPEN SPACE REQUIREMENTS ARE BEING MET ON SITE THROUGH A COMBINATION OF PRIVATE OPEN SPACE LOCATED AT GRADE ON INDIVIDUAL SUB LOTS AND COMMON OPEN SPACE AS GENERALLY DEPICTED ON THE SITE PLAN. FINAL LOCATIONS AND ORIENTATION OF COMMON OPEN SPACE AND AT GRADE PRIVATE OPEN SPACE ON SITE SHALL BE DETERMINED DURING THE PERMITTING PROCESS.

ENVIRONMENTAL FEATURES:

- THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION STORMWATER ORDINANCE.
- THE SITE SHALL COMPLY WITH ARTICLE 21 OF THE UNITED DEVELOPMENT ORDINANCE AND RESERVE AREA, AS GENERALLY DEPICTED ON THE SITE PLAN, TO COMPLY WITH DUMPSTER/COMPOSTOR AND RECYCLING CONTAINER PLACEMENT AS REQUIRED.
- THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE LANDSCAPE, SCREENING, AND TREE PRESERVATION ORDINANCE.

SIGNAGE:

- THE PETITIONER SHALL COMPLY WITH ARTICLE 22 OF THE UNITED DEVELOPMENT ORDINANCE.

LIGHTING:

- ALL EXTERIOR LIGHTNING SHALL COMPLY WITH ARTICLES A, B, AND C OF CHAPTER 16.2 OF THE UNITED DEVELOPMENT ORDINANCE.

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 ARTICLE 37 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 INCREASES THE INTENSITY OF DEVELOPMENT SHALL NOT BE PERMITTED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 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 "OWNERS" SHALL BE DEEMED TO INCLUDE THE PERSONS, 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.

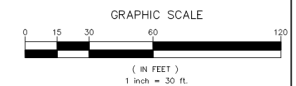
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 Charlotte, NC 28208
 P: 704.334.3303
 urban@designpartners.com
 nc firm no: P-0418 sc con no: C-03044

40 HOMES, LLC
 4807 Bonner Drive
 Matthews, NC 28104

4000 Johnston Oehler Road
 Rezoning Site Plan
 4000 Johnston Oehler Rd Charlotte, NC 28269

NO. DATE: BY: REVISIONS:

Project No: 22-CLT-176
 Date: 06.15.2023
 Designed By: UDP
 Checked By: UDP
 Sheet No:

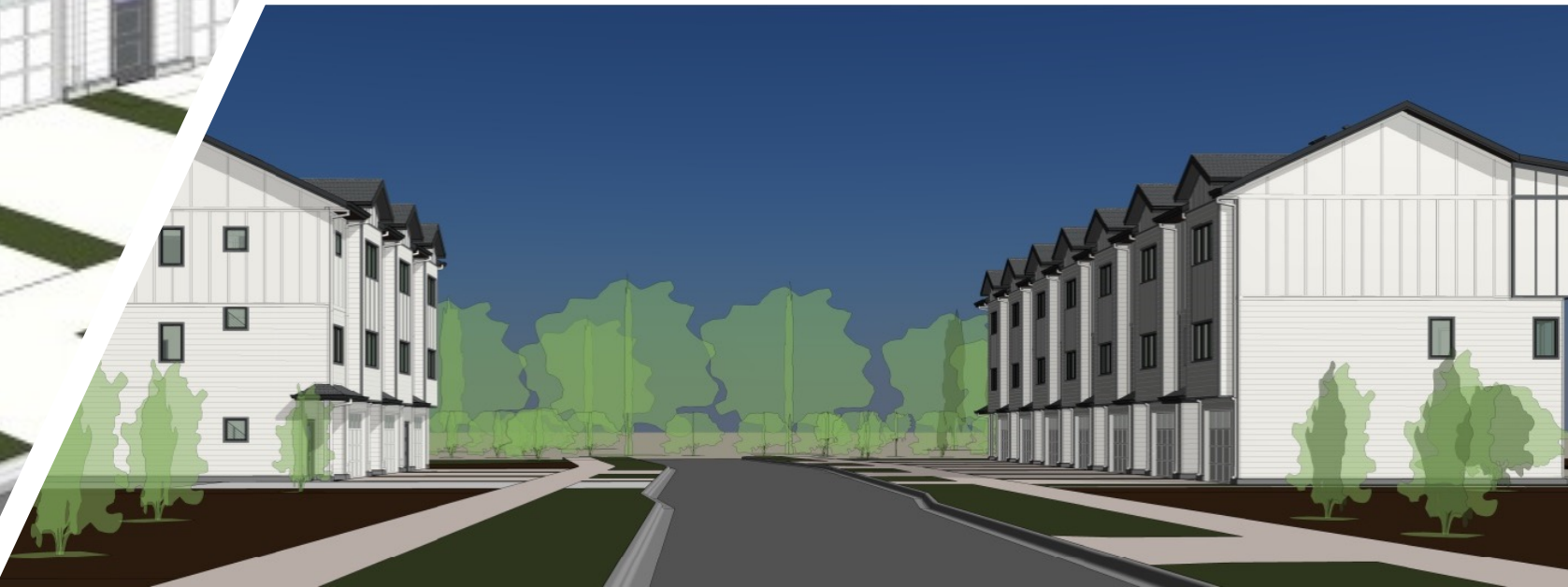




JOHNSTON OEHLER ROAD | SITE RENDERING

1" = 30'-0"
SEPTEMBER 2023

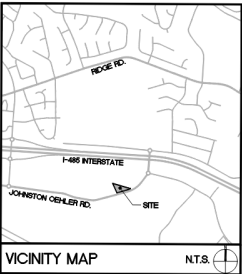
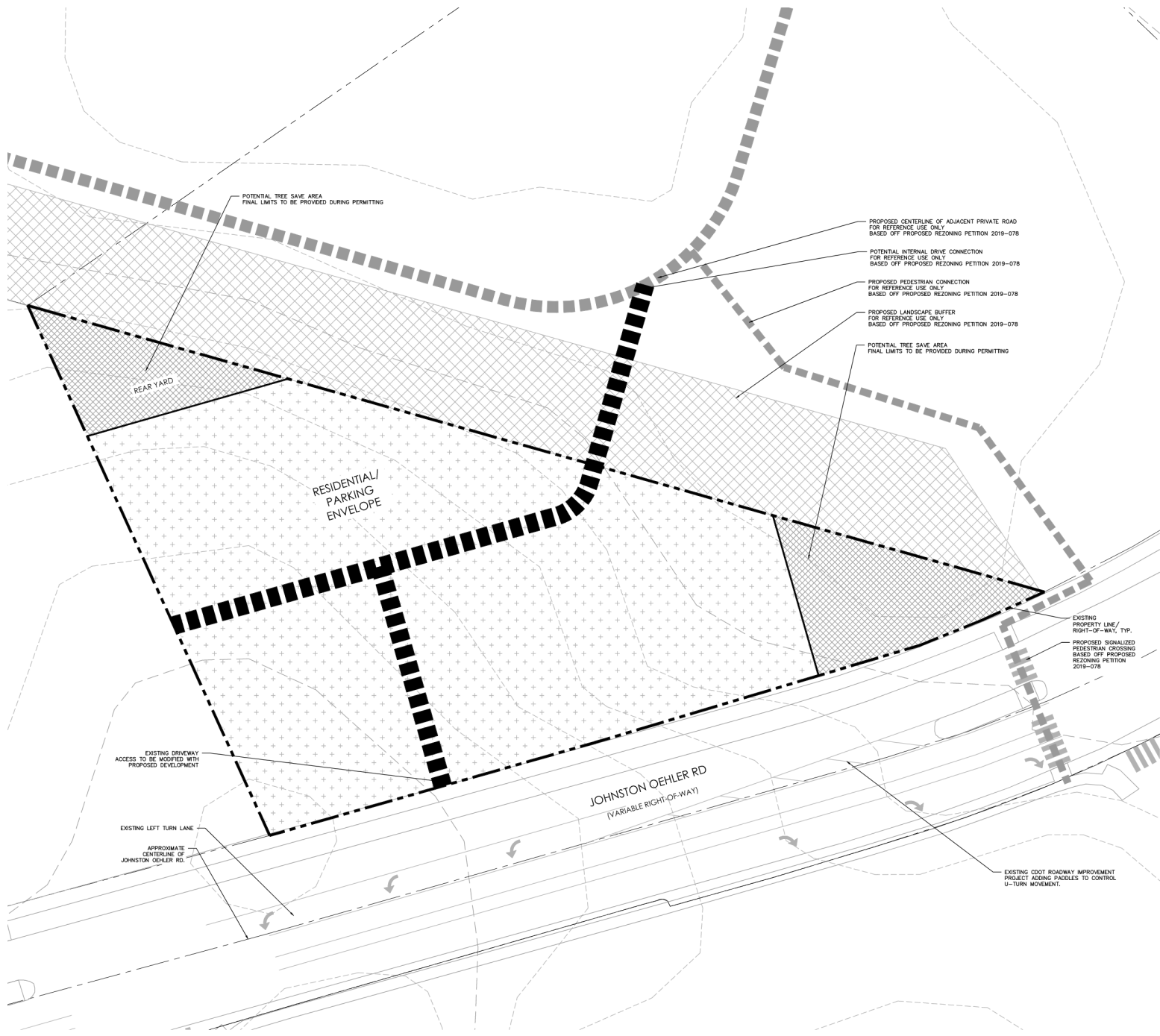




2023-094 ZONING PETITION TIMELINE

- Petitioner Community Meeting: October 4, 2023
- Public Hearing: November 20, 2023
- Zoning Committee: December 5, 2023
- City Council Decision: December 18, 2023

Questions?



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1600
Charlotte, North Carolina 28202
PH 704.376.1555 FX 704.376.3951
WWW.COLEJENESTANDSTONE.COM

LEGEND

- SYMBOL
- PROPERTY LINE/RIGHT-OF-WAY
- + + + RESIDENTIAL/PARKING ENVELOPE
- ▨ POTENTIAL TREE SAVE AREA

REZONING SUMMARY:

PETITIONER:	PDAN HOLDINGS LLC.
PROPERTY OWNER:	PDAN HOLDINGS LLC.
REZONING SITE AREA:	1.100± AC
TAX PARCELS:	029-301-31
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8M ¹ CD
PREVIOUS PETITION NO.:	N/A
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	UP TO EIGHT (8) ATTACHED AND/OR DETACHED SINGLE FAMILY RESIDENTIAL UNITS
BUILDING SETBACK*:	20' FROM THE RIGHT-OF-WAY ALONG A PUBLIC STREET
MIN. SIDE YARD*:	5'
MIN. REAR YARD*:	20'
MAX. HEIGHT:	UP TO 40'
NO. OF RESIDENTIAL UNITS:	UP TO 8
RESIDENTIAL DENSITY:	8 DWELLING UNITS/ACRE
MAX. NO. OF BUILDINGS:	UP TO 3
REQUIRED PARKING:	PER ORDINANCE
OPEN SPACE PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
<p>POTENTIAL TREE SAVE AREA (TSP): 15% MIN (4,017 SQUARE) OF 1.10 ACRE SITE TO BE PRESERVED. FINAL LIMITS OF 10% MAY VARY FROM WHAT IS DEPICTED ON REZONING PLAN. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING.</p> <p>* FINAL BUILDING ORIENTATION AND PLANNED MULTI-FAMILY DESIGNATION WILL DETERMINE SETBACKS ASSOCIATED WITH PARCEL(S).</p> <p>**PETITIONER RESERVES THE RIGHT TO MAINTAIN THE EXISTING RESIDENTIAL STRUCTURE AS PART OF THE R & DUA.</p>	

GENERAL REZONING NOTES:

1. SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS
2. SEE SHEET RZ-2 FOR ZONING EXHIBIT

PDAN HOLDINGS LLC.
13016 EASTFIELD RD STE 200-263
HUNTERVILLE, NC 28078

3900 JOHNSTON OEHLER REZONING
3900 JOHNSTON OEHLER RD
CHARLOTTE, NC 28269

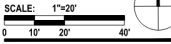
TECHNICAL DATA SHEET

Project No.

Issued
10/22/19

Revised

02/24/20 - REVISIONS PER CITY OF CHARLOTTE STAFF COMMENTS
03/08/20 - REVISIONS PER CITY OF CHARLOTTE STAFF COMMENTS



RZ-2

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