



**BAUCOM MIXED USE
REZONING PETITION #2023-107
PENMITH 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.

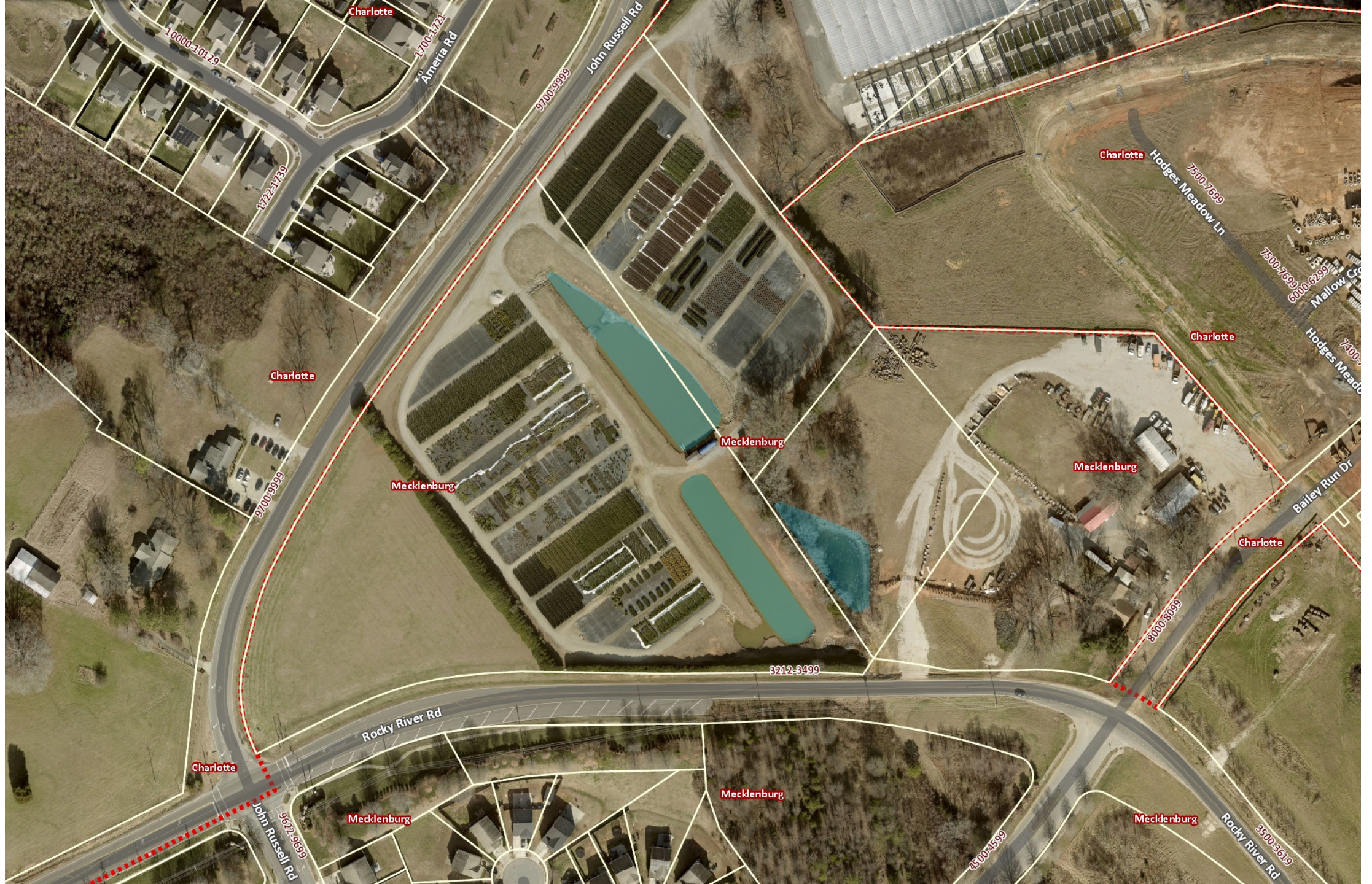


JOHN RUSSELL RD

★
SITE

ROCKY RIVER RD

BAILEY RUN DR



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

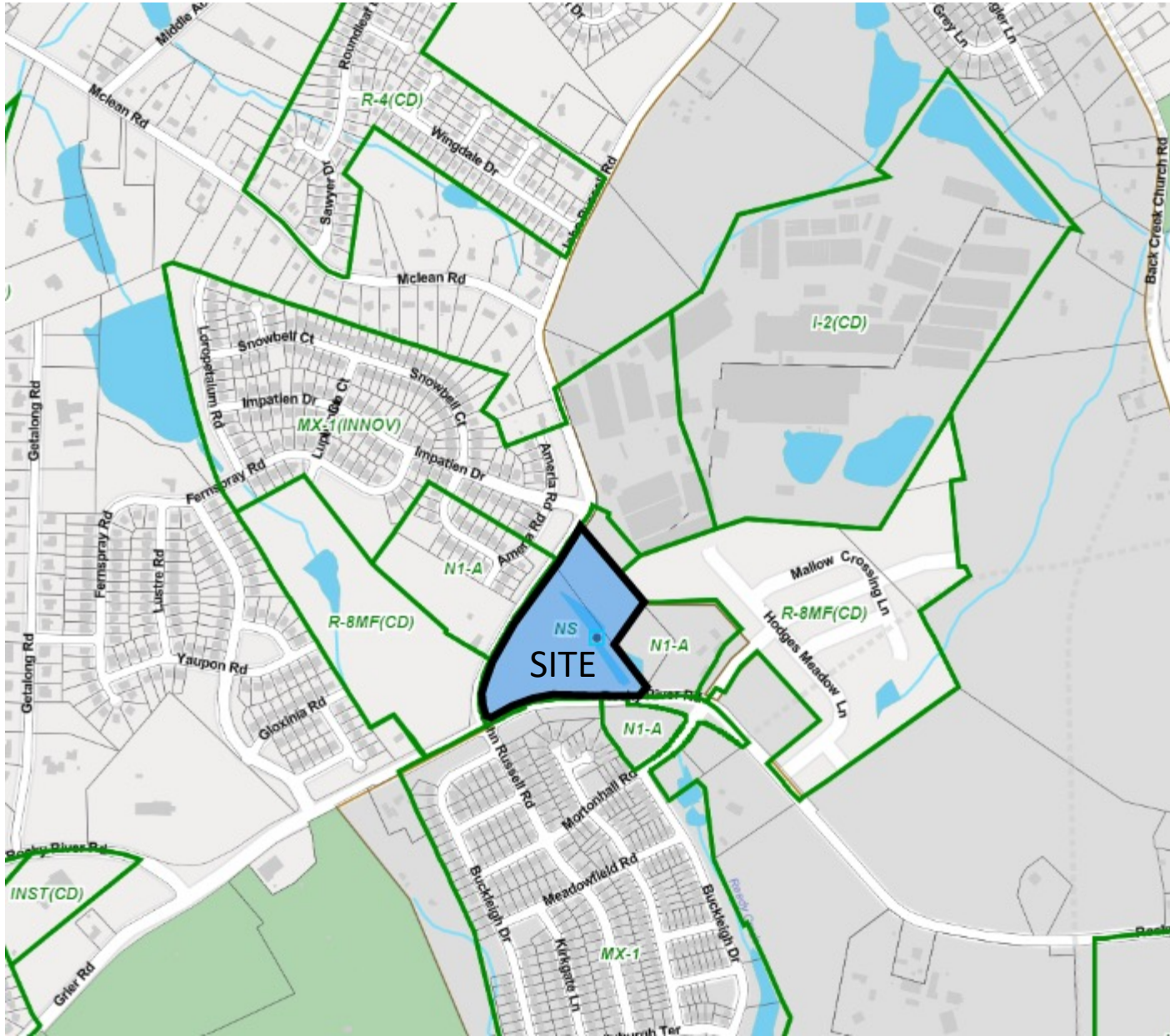
The Comprehensive Plan is a living document that provides a policy framework that will guide our city's decision-making and investment in both the near and long term. CLTFuture2040plan.com

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

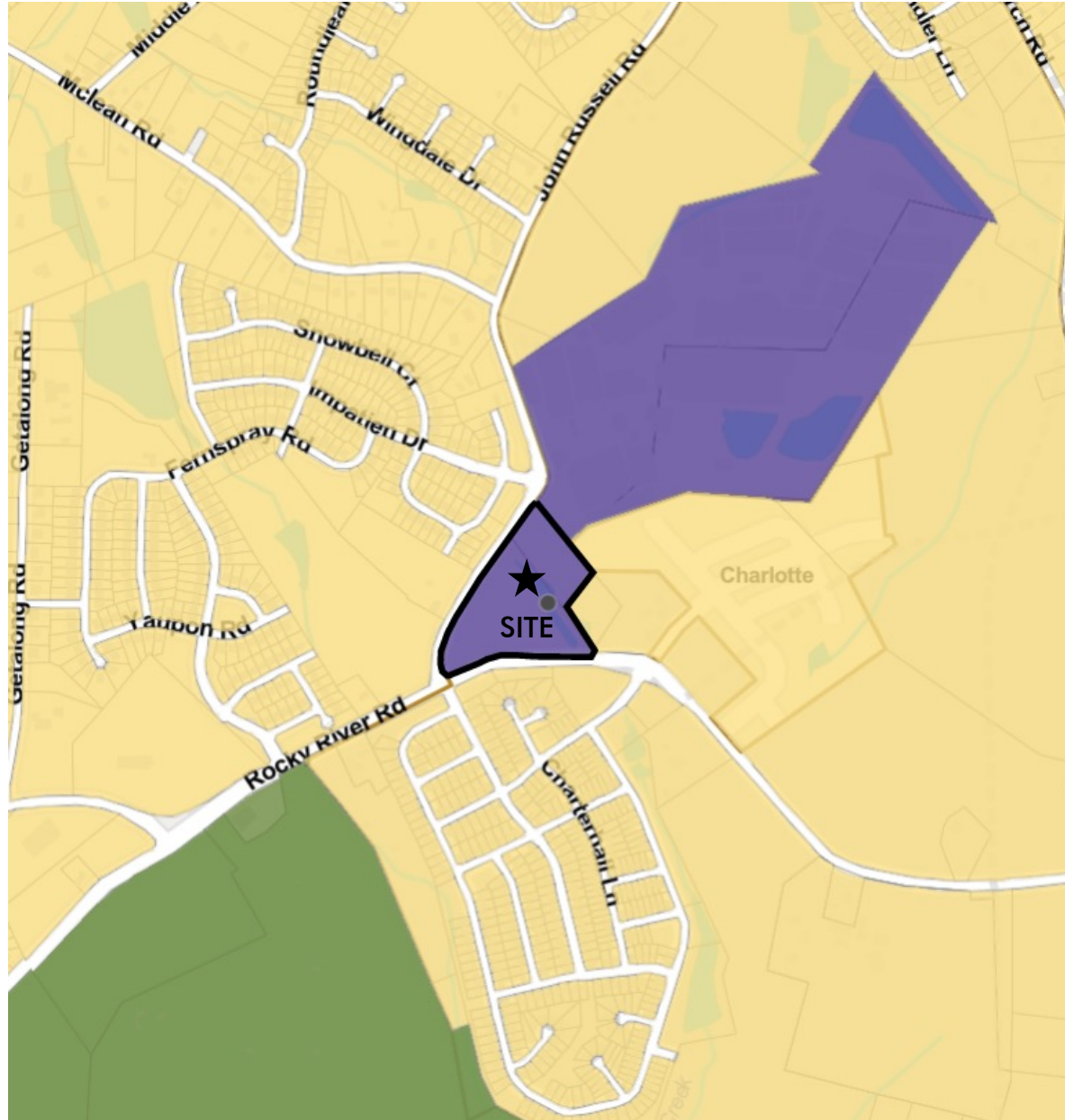
With continuing input from the community, the Planning Department is using a place types tool to create a map that translates place-based policies from the plan to specific locations throughout the community.





CURRENT ZONING MAP AND DISTRICTS:

- NS
- N1-A
- R-4 (CD)
- R-8MF (CD)
- MX-1
- MX-1 (INNOV)
- INST (CD)
- I-2 (CD)

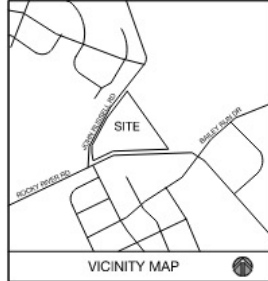
Charlotte Future 2040 Policy Map



-  Neighborhood 1
-  Parks & Preserves
-  Manufacturing & Logistics

DESIGN CONSIDERATIONS

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



Site Development Data:

Acreage:	± 12.3 AC
Tax Parcel:	105-092-03 & 106-050-01
Existing Zoning:	RS
Proposed Zoning:	RD-A
Existing Uses:	Single Family Residential
Proposed Uses:	Up to (115) Multi-Family Attached Residential Units Up to (8,000) sf of Non-Residential Uses
Required Green Area:	1.83 AC (15% of Total Site Area)



Penmith Holdings LLC
 1213 W. Morehead Street, Suite 450
 Charlotte, NC 28208

Baucom Mixed-Use

Rezoning Site Plan

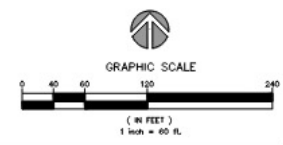
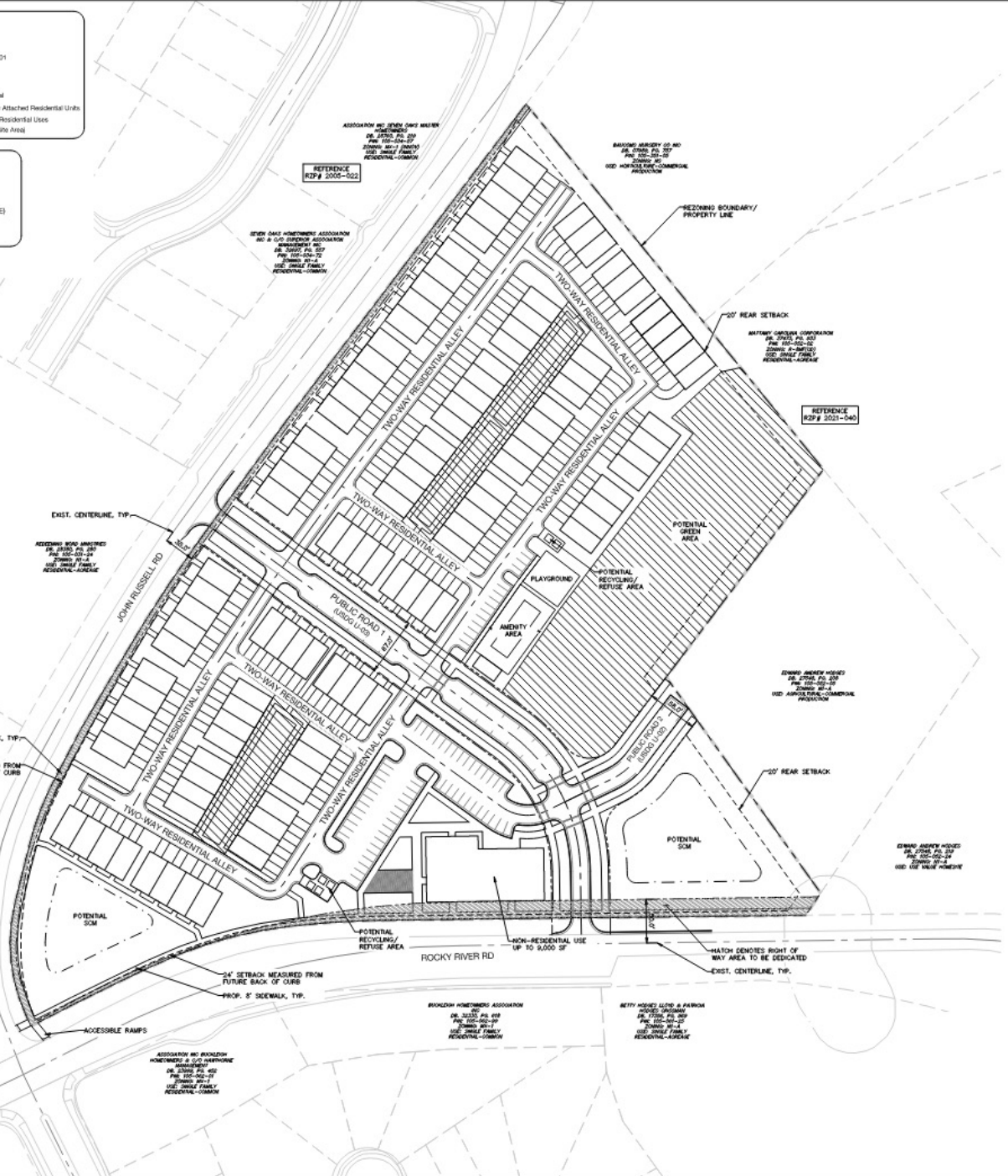
Rocky River Rd Charlotte, NC 28213

NO.	DATE	BY:	REVISIONS:

Project No: 23-CLT-0B2
 Date: 07.21.2023
 Sheet No:

RZ-1.0

REZONING PETITION #2023-XXX





SITE DATA:

PARCEL ID:	105-052-03 & 105-052-01
SITE AREA:	12.29 AC
EXISTING ZONING:	NS
PROPOSED ZONING:	N2-A
PROPOSED USE:	115 UNITS 9,000 SF OF RETAIL
PARKING:	
REQUIRED:	173 SPACES (1.5 PER UNIT) 12 SPACES (1/750 SF)
PROPOSED:	104 SURFACE SPACES 115 DRIVEWAY SPACES 115 GARAGE SPACES
GREEN AREA:	1.84 AC

LEGEND:

	20' X 45' UNIT
	24' X 45' UNIT
	RETAIL

BAUCOM MIXED USE | SITE CONCEPT

NOT TO SCALE
JULY 2023





LOUNGE SEATING



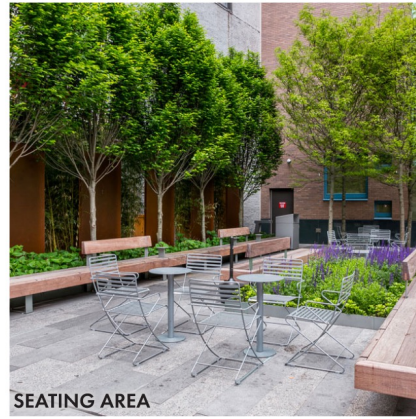
GRILL STATIONS



PAVERS



LOUNGE SEATING



SEATING AREA



PATHS



LIGHTING



BENCHES



DOG PARK



PATIOS



PATIOS



POOL



PLAY AREAS



COMMON OPEN SPACE



PLANTERS

BAUCOM MIXED USE | PRECEDENT IMAGES



ZONING PETITION TIMELINE

- Petitioner Community Meeting: November 2, 2023
- Public Hearing: Jan 16/Feb 19, 2024
- Zoning Committee: Jan 30/March 5, 2024
- Possible Council Decision: Feb 19/March 18, 2024

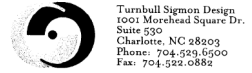
Questions?



RZ 2005-022

RZ 2021-089

RZ 2005-021



Turnbull Sigmon Design
1001 Morehead Square Dr.
Charlotte, NC 28203
Phone: 704.529.6500
Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES



THE DRAWINGS AND THE DESIGN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. #00410

Baucom's Development Partners, LLC

1909 CHARLOTTE DRIVE
CHARLOTTE, NC 28203

For Public Hearing

Seven Oaks Phase Two

CITY OF CHARLOTTE
NORTH CAROLINA

Rezoning Plan
Petition # 2005-022

PROJECT NUMBER: 04-112
DRAWN BY: ADH
DESIGNED BY: SRT
ISSUE DATE: 11/19/04

APPROVED BY CITY COUNCIL
DATE: 7/18/05

4. 10/17/05 AKK Revise per City Council Approval
3. 07/14/05 KST Revise per clients/staff comments
2. 05/24/05 TCS Revise per client comments
1. 05/18/05 KST Revise per client comments
NO. DATE. BY: REVISIONS

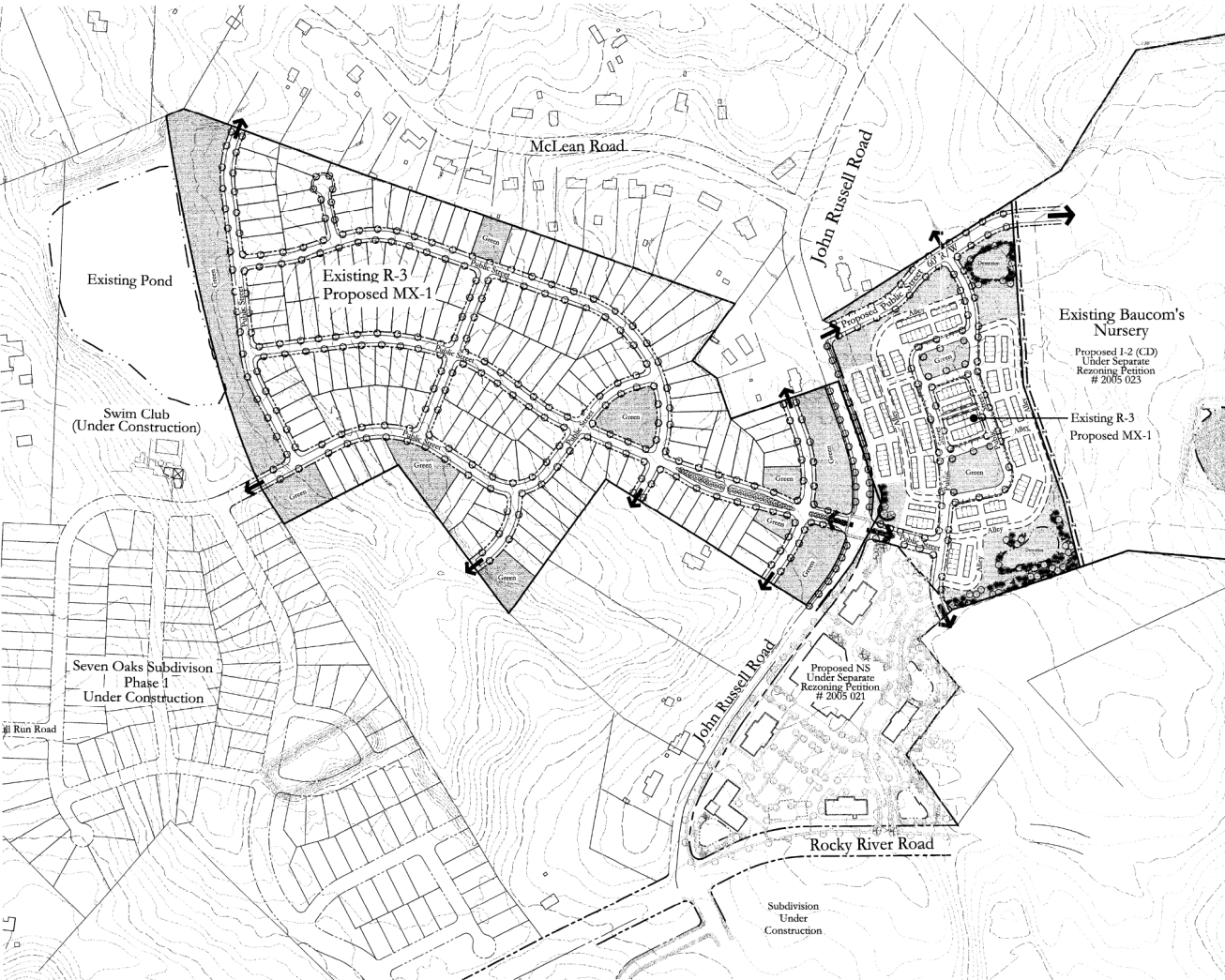
Development Standards

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
- The use of the site will be for the construction of single-family detached homes on individual lots and single-family attached along with related accessory uses under the MX-1 district standards.
- Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Access will be provided by street connections to John Russell Rd. and to existing or planned connections to other properties. Pedestrian and bicycle connections will be provided to other sites and uses inside and outside of the site. Vehicular and pedestrian connections will be provided to the proposed neighborhood center. As a planting strip and/or sidewalk will be provided on John Russell Rd.
- The Petitioner will establish the following building and design guidelines for the single family detached homes to be built on the site. These details will be added to the covenants and restrictions that will govern the development and use of the site.
 - The minimum floor area for any home constructed on the site will be 1400sq. ft. of heated/conditioned floor area.
 - All dwelling units will have at least one enclosed garage and at least 2 baths.
 - There will be no parking allowed in the front yards off of the driveway.
 - Two thirds of all homes will be constructed with front porches that are at least 6' in depth. For homes without a porch, adjacent homes on the same side of the street will have porches.
 - Garages will not protrude further than 6' from the front plane of the house.
 - In addition to normally expected rooms such as kitchens, bathrooms, formal rooms, or family rooms, the homes will have two rooms that could be used as bedrooms or for other purposes, such as a den, study, or home office.
 - All homes will be wired for phone and cable service. Optional wiring for security, audio, video, or other systems may also be included.
 - The homes will have a roof pitch of between 5/12 and 10/12 on the main portion of the structure (excluding design elements such as porches, dormers, etc.) and may use a variety of roofing materials. Roof styles may consist of a mixture of shad roofs, pitched, and gabled roofs.
 - Buildings will be limited to 40' in height.
 - The exterior siding of all single-family detached homes exclusive of doors, windows and window frames, dormers, and gables, will be composed of a combination of building materials including but not limited to brick, stone, synthetic stone, shakes, shingles or other similar durable masonry siding product or other durable material.
 - The exterior siding of all single-family attached homes exclusive of doors, windows and window frames, dormers, and gables, will be composed of a combination of building materials including but not limited to brick, stone, synthetic stone or other similar durable masonry product, shakes, but vinyl siding will not be used on any of the principal structures on the site.
 - The development will be furnished with uniform mailboxes.
 - No commercial vehicle parking will be permitted.
 - Pedestrian streetlights will be installed in the neighborhood.
 - A homeowners association will be established for the entire community to enforce these and other covenants and restrictions.
 - All dwelling units with frontage on more than one street will have architectural features (i.e. shutters) on both sides of frontage.
 - All exposed foundations shall be concrete or masonry.
- The Petitioner, in accordance with the provisions of Section 11.206, "Innovative Development Standards", may propose modifications to the following standards:

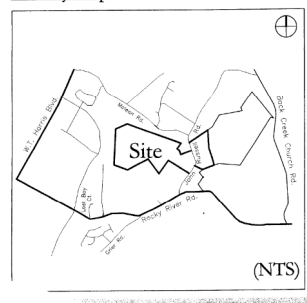
Street type, dimensions, and construction standards.
Side yards

 - Open space improvements in the single family portion of the site will include an area specifically set aside for a small children's play space with a play structure and benches. Open space improvements in the town home portion of the site will include pathways and seating areas and may include decorative arbors.
 - Along the perimeter of the site, the rear yards for single-family development will either be a minimum of 40' or will be a minimum of 30' with the installation of a durable low maintenance fence.
 - Pedestrian scale lighting will be installed as part of the development.
 - No storm water detention will be placed in any setbacks or buffers unless the low points of the site are located in these areas and the stormwater facilities are designed and maintained as part of the landscaping of the site. The Petitioner will tie-in to the existing storm water system(s) if any exist in the area. The Petitioner will have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the Petitioner will provide alternate methods to prevent this from occurring. If the system is already out of standard, then the Petitioner's development will be designed so as to not place the downstream system further out of standard. In addition, the following provisions will apply.
 - As a part of the redevelopment of the site and to comply with water quality requirements, the Petitioner may reconfigure the existing pond and may add new ponds to the site in appropriate areas to manage water quality.
 - The Petitioner will use existing ponds to satisfy water quality requirements in accordance with state Water Quality manual. Existing dams and outlet devices will be surveyed to determine whether or not modifications will be necessary in order to satisfy water quality objectives.
 - The Petitioner shall control and treat the post development runoff volume leaving the project site for the 1-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but no more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.
 - The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids (TSS) for the first inch of rainfall generated from the development according to specifications in the N.C. Department of Environment and Natural Resources Best Management Practices Manual, April 1999.
 - To enhance the point removal capabilities of the existing ponds, littoral shelves and forebays may need to be added.
 - Temporary or staged seeding will be performed on parking lots and other graded areas immediately following the completion of land disturbing activities to minimize the amount of disturbed area and reduce the potential for off-site sedimentation.
 - Double super-silt fences will be used in critical areas of the site such as at all intermittent and perennial streams, wetlands, at the base of slopes, and other locations where the potential for off-site sedimentation is greatest.
 - Orange construction barrier fence will be installed along stream buffers to preserve the buffers during construction.
 - Two-stage sediment basins with outlet weirs sized for a 50-year storm event will be used to prevent the risk of basin failure.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are separate zoning conditions imposed by this site plan.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Initial submission, November 22, 2004
Revised per staff comments, May 24, 2005
Revised per Zoning Committee approval July 14, 2005 (3)
Revised per City Council approval September 30, 2005 (4)



Vicinity Map:

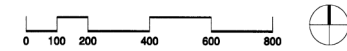


Legend:

- Proposed Zoning Line: — z — z —
- Public Street R.O.W.: - - - - -
- Existing Contour: [contour line symbol]
- Common Open Space: [shaded box symbol]
- Access Point/ Street Stub: →

Development Data:

Total Site Area:	±66 ac.
Existing Zoning:	R-3
Proposed Zoning:	MX-1
Maximum Number of Units:	273 d.u.
Townhomes:	106 D.U.
Single Family Lots:	167 D.U.
Minimum Lot Size:	4,500 S.F.
Density:	4.14 D.U./Ac.
Common Open Space:	11.0 Ac. (16.6%)





LAND DEVELOPMENT DESIGN SERVICES



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Baucom's Development Partners, LLC

1909 CHARLOTTE DRIVE
CHARLOTTE, NC 28203

For Public Hearing

The Village at Seven Oaks

CITY OF CHARLOTTE
NORTH CAROLINA

Rezoning Plan
Petition # 2005-021

PROJECT NUMBER:	04-112
DRAWN BY:	ADH
DESIGNED BY:	SRT
ISSUE DATE:	11/19/04

APPROVED BY CITY COUNCIL
DATE: 7/18/05

- 4. 10/17/05 AKK Revise per City Council Approval
 - 3. 07/14/05 KST Revise per client/staff comments
 - 2. 05/24/05 TCS Revise per client comments
 - 1. 05/18/05 KST Revise per client comments
- NO. DATE: BY REVISIONS:

Development Standards

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
2. Access to the site will be provided by driveway connections to John Russell Rd. and Rocky River Rd. as generally depicted on this site plan as well as to other properties through future connections. Vehicular and pedestrian connections will be provided to the adjoining neighborhood. An 8' planting strip and 6' sidewalk will be provided on John Russell Rd. The Petitioner will dedicate and/or convey right-of-way sufficient to create 50' of right-of-way measured from the centerline of Rocky River Rd. and 35' of right-of-way from the centerline of John Russell Rd., such dedication and/or conveyance to occur prior to the issuance of a Certificate of Occupancy for the first building on the site. Any such dedication and/or conveyance will take the form of an instrument such as a quitclaim, non-warranty deed with appropriate reversion clause wherein the rights in the property or right-of-way so dedicated and/or conveyed will revert to the owner of the property without cost should the purpose for which the dedication and/or conveyance no longer exist and the responsible governmental authority abandons its use or need for the property. The site will maintain two connections to the proposed townhome development to the north.
3. The proposed use of the property will be for the development of the site to accommodate a small multi-use development that may include retail, restaurant, office, and other locally serving uses along with associated parking and service areas.
4. Building orientation and placement will conform the site layout as generally depicted on the site plan. Buildings that border the public street frontages will include 'four-sided architecture' and will include windows with clear glass, doors, or architectural articulation to enhance the streetscape. Parking may not be located between buildings and the street, but may be located beside buildings that are oriented along the street.
5. All dumpsters will be screened with solid enclosures and gates. Buffer areas will be developed in accordance with the provisions of the Zoning Ordinance. The reduced buffer will include a landscaped berm. Required buffers on the site may be eliminated if the adjoining parcels are rezoned or the use changes such that buffers are no longer required by the Ordinance.
6. All outdoor lighting shall be full cut-off type lighting fixtures. However, lower, decorative street lighting may also be installed along interior streets or sidewalks. Site lighting will be limited to 30 feet in height and will be shielded or capped to prevent night sky light. No 'wall pack' lighting will be installed but architectural lighting on building facades will be permitted.
7. No storm water detention will be placed in any setbacks or buffers unless the low points of the site are located in these areas and the stormwater facilities are designed and maintained and part of the landscaping of the site. The Petitioner will tie-in to the existing storm water system(s) if any exist in the area. The Petitioner will have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the Petitioner will provide alternate methods to prevent this from occurring. If the system is already out of standard, then the Petitioner's development will be designed so as to not place the downstream system further out of standard. In addition, the following provisions will apply.
 - As a part of the redevelopment of the site and to comply with water quality requirements, the Petitioner may add new ponds to the site in appropriate areas to manage water quality.
 - The Petitioner will use existing ponds, if possible, to satisfy water quality requirements in accordance with state Water Quality manual. Existing dams and outlet devices will be surveyed to determine whether or not modifications will be necessary in order to satisfy water quality objectives.
 - The Petitioner shall control and treat the post development runoff volume leaving the project site for the 1-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but no more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.
 - The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids (TSS) for the 1-year 24-hour storm. Structural storm water systems to be in accordance with the specifications in the N.C. Department of Environment and Natural Resources Best Management Practices Manual, April 1999.
 - To enhance the point removal capabilities of the existing ponds, littoral shelves and forebays may need to be added.
 - Temporary or staged seeding will be performed on parking lots and other graded areas immediately following the completion of land disturbing activities to minimize the amount of disturbed area and reduce the potential for off-site sedimentation.
 - Double super-silt fences will be used in critical areas of the site such as at all intermittent and perennial streams, wetlands, at the base of slopes, and other locations where the potential for off-site sedimentation is greatest.
 - Orange construction barrier fence will be installed along stream buffers to preserve the buffers during construction.
 - Two-stage sediment basins with outlet weirs sized for a 50-year storm event will be used to prevent the risk of basin failure.
8. The site may have one independent freestanding building and other interconnected freestanding buildings as provided for in the General Development Policies subject to the review of the Planning Staff.
9. Rooftop mechanical and HVAC equipment will be screened from view from public streets or adjoining properties. The grocery store loading deck will be screened by combination of landscaping and a 6' solid fence as generally depicted on the site plan.
10. 8' planting strips and 6' sidewalks will be provided along John Russell Rd. and Rocky River Rd.
11. Although no building renderings are available at this time, the buildings on the site will be designed to reflect the character and scale of the surrounding community and may incorporate architectural features such as pitched or shed roofs, metal roofing materials, rural or agrarian utilitarian design elements, and varied siding materials to add variety and character to the center.
12. 15 'park and ride' spaces will be provided for CATS use at the time that transit service is initiated in the area.

13. Parking will be provided which meets or exceeds the requirements of the Ordinance.
14. The following street improvements will be installed by the Petitioner in conjunction with the development of the site. These roadway improvements are needed for access management and are directly attributable to the site traffic volumes for the specific movements and are included in the TIS performed for the site under the direction of CDOT. The specifics of these improvements may be modified by the Petitioner in conjunction with the review and approval of the construction drawings by CDOT and NCDOT.
 - Rocky River Road (SR 2828) and Back Creek Church Road (SR 2827)
 - Construct an eastbound left turn lane on Rocky River Road with a minimum 375' of storage and a 15:1 bay taper with 45:1 through lane tapers. This movement shall operate under protected phasing only due to the limited sight distance on Rocky River Road.
 - Rocky River Road (SR 2828) and Hood Road (SR 2826)
 - Construct an eastbound right turn lane on Rocky River Road with a minimum 150' of storage and a 20:1 bay taper.
 - John Russell Road (SR 2831) and McLean Road (SR 2831)
 - Construct a northbound left turn lane on John Russell Road with a minimum 150' of storage and a 15:1 bay taper with 35:1 through lane tapers.
 - Rocky River Road (SR 2828) and John Russell Road (SR 2831)
 - Construct a westbound right turn lane on Rocky River Road with a minimum 150' of storage and a 20:1 bay taper.
 - Rocky River Road (SR 2828) and Proposed Access "A"
 - As per CDOT, construct an eastbound left turn lane on Rocky River Road with a minimum of 150' of storage, a 15:1 bay taper and 45:1 through lane tapers(s).
 - Construct the southbound approach on Proposed Access "A" to include two existing lanes. The through-lane should terminate as a right turn lane and add a left turn lane with a minimum of 150' of storage. This driveway connection shall also be approved by NCDOT and CDOT and concur with the latest edition of the NCDOT Policy on Street and Driveway Access to North Carolina Highways.
 - John Russell Road (SR 2831) and Proposed Access "B"
 - As per CDOT, construct a southbound left turn lane on John Russell Road with a minimum of 150' of storage, a 15:1 bay taper and 45:1 through lane tapers(s).
 - Construct the westbound approach on Proposed Access "B" to include two existing lanes. The through-lane should terminate as a right turn lane and add a left turn lane with a minimum of 150' of storage. This driveway connection shall also be approved by NCDOT and CDOT and concur with the latest edition of the NCDOT Policy on Street and Driveway Access to North Carolina Highways.
 - John Russell Road (SR 2831) and Proposed Access "C"
 - As per CDOT, construct a southbound left turn lane on John Russell Road with a minimum of 150' of storage, a 15:1 bay taper and 45:1 through lane tapers(s).
 - Construct the westbound approach on Proposed Access "C" to include two existing lanes. The through-lane should terminate as a right turn lane and add a left turn lane with a minimum of 150' of storage. This driveway connection shall also be approved by NCDOT and CDOT and concur with the latest edition of the NCDOT Policy on Street and Driveway Access to North Carolina Highways.
15. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
16. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

November 22, 2004, Initial submission.
Revised per staff comments May 24, 2005
Revised per Zoning Committee approval July 14, 2005 (3)

Legend:

Proposed Zoning Line — Z — Z —

Public Street R.O.W. - - - - -

Existing Contour _____

Proposed Buildings [Symbol]

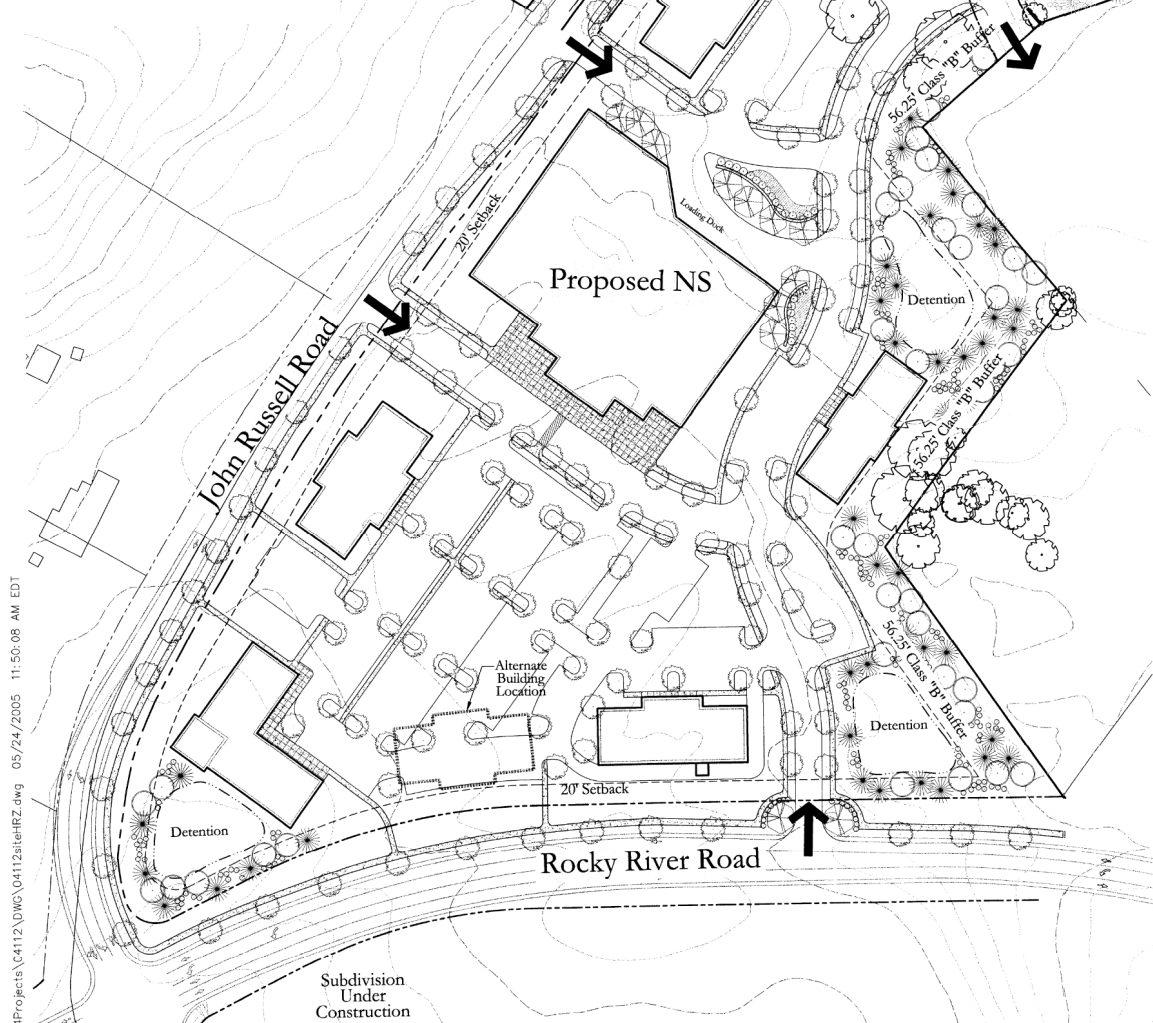
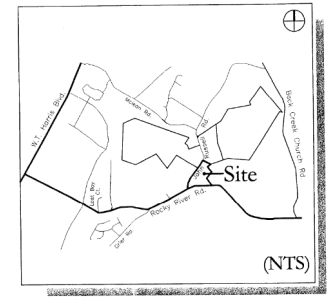
Access Point/ Street Stub [Symbol]

Development Data:

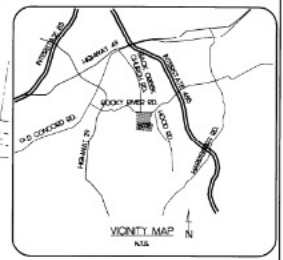
Total Site Area:	12.60 Ac.
Existing Zoning:	R-3
Proposed Zoning:	NS
Max. Square Footage:	100,000 S.F.



Vicinity Map:



H:\2004\Projects\04112\DWG\04112siteHRZ.dwg 05/24/2005 11:50:08 AM EDT



LandDesign
 211 N Green Street, Charlotte, NC 28202
 704.333.1316
 www.LandDesign.com

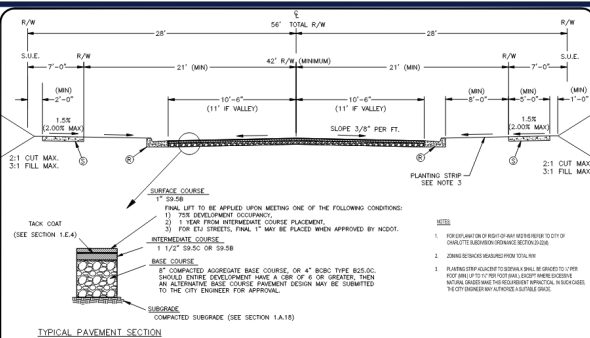
ROCKY RIVER ROAD SITE
CHARLOTTE, NORTH CAROLINA
 JDH-CAPITAL
SCHEMATIC SITE PLAN

ATTACHED TO AN INTERIM
 APPROVAL
 DATED: February 14, 2018
 BY: DEBRA D. CAMPBELL

NOTE:
 SCHEMATIC SITE PLAN IS CONCEPTUAL IN NATURE AND
 SUBJECT TO THE PROVISIONS SET FORTH UNDER DEVELOPMENT
 STANDARDS, AND MAY BE ALTERED OR MODIFIED DURING
 DESIGN DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE
 MAXIMUM DEVELOPABLE BOUNDARIES ESTABLISHED ON
 TECHNICAL DATA SHEET.

DATE: 02/14/18
 DRAWN BY: JDC
 CHECKED BY: JDC
 CAC BY: JDC
 PROJECT #: 100450

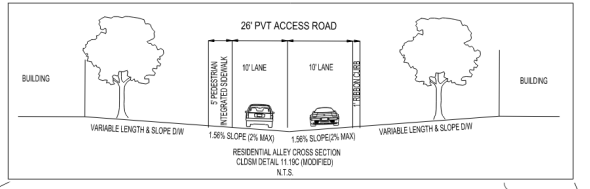
SHEET #
RZ-2



NOT TO SCALE

2" - 4" STANDARD CURB AND OUTER OR 2"-0" VALLEY OUTER
 4" CONCRETE SIDEWALK

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE RT7		LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION



DEVELOPMENT DATA TABLE	
PARCEL INFORMATION	
ADDRESS	3101 ROCKY RIVER ROAD
TAX PARCEL ID	10503127, 10503128, 10503125
EXISTING ZONING DISTRICT	R-3 (SINGLE FAMILY RESIDENTIAL WITH MAX 3 UNITS PER ACRE)
PROPOSED ZONING DISTRICT	R8-MF (CO) (MULTI FAMILY RESIDENTIAL WITH MAX 8 UNITS PER ACRE)
SITE DATA	
TOTAL AREA	427.30 AC
OPEN SPACE REQUIRED	5%
RESIDENTIAL DWELLINGS (FOR RENT SINGLE FAMILY ATTACHED UNITS)	75
PROPOSED DENSITY	75 UNITS/21.30 AC = #3.52/DUA
MINIMUM BUILDING SEPARATION	10'
MAXIMUM BUILDING HEIGHT	ALLOWED - 40'
NATURAL AREA/TREE SAVE REQUIRED	15%
PARKING DATA	
AUTO PARKING REQUIRED	1.5 SPACE/UNIT
GUEST PARKING REQUIRED	1 SPACE / 20 UNITS
BICYCLE PARKING REQUIRED	5 (SHORT TERM)
LANDSCAPE BUFFERS	
WEST (R-3)	50 FT (CLASS C)
EAST (ROCKY RIVER RD)	N/A
NORTH (R-3)	50 FT (CLASS C)
SOUTH (R-3)	50 FT (CLASS C)
BUILDING SETBACKS	
FRONT	30 FT, 27 FT
REAR	50 FT
SIDE	20 FT

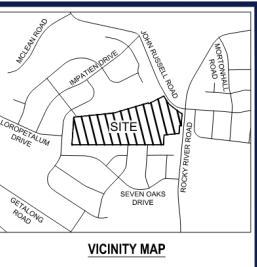
PURPOSE:
 THE CONDITIONAL DISTRICT ZONING OF (3) PARCELS TOTALING 21.30 ACRES FOR THE PURPOSES OF FOR RENT SINGLE FAMILY ATTACHED UNITS. WORK TO INCLUDE 75 TOWNHOUSE STYLE APARTMENTS.

- NOTES:**
- SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY AND NCDOT SHALL BE PROVIDED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. GOOD REQUESTER'S RIGHT-OF-WAY SET AT 7' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
 - ALL BUILDINGS ON SITE SHALL BE SPRINKLERED WITH 130 SPRINKLER SYSTEM. PER IFC APPENDIX D107 EXCEPTION 1, PROPOSED DWELLINGS WILL BE EQUIPPED WITH NFPA 130 AUTOMATIC SPRINKLER SYSTEMS MEETING ALL REQUIREMENTS OF IFC.
 - SETBACKS SHALL BE MEASURED FROM THE FULL RIGHT-OF-WAY.
 - PRIVATE STREETS AND SURFACE PARKING WILL COMPLY WITH THE UDD SECTION 9.303.19(a).

Redwood
 7007 EAST PLEASANT VALLEY ROAD
 INDEPENDENCE, OH 44131
 Phone: (980) 360-0441

BOHLER
 BOHLER ENGINEERING, INC. PLLC
 1927 S. TRYON STREET, SUITE 310
 CHARLOTTE, NC 28203
 Phone: (980) 272-3400

MPG
 MAIN - PARSONS - GRAY
 ARCHITECTS
 3660 EMBASSY PARKWAY
 AKRON, OH 44333
 Phone: (330) 666-5770



BOHLER
 BOHLER ENGINEERING INC. PLLC
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROFESSIONAL ARCHITECTURE
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	ISSUED BY
1	08/31/2021	Revising SUB2	
2	11/01/2021	Revising SUB3	
3	11/30/2021	Revising SUB4	
4	01/20/2022	Revising SUB5	

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCC020308
 DRAWN BY: AW
 CHECKED BY: JS
 DATE: 01/20/2022
 CALL NO.: 01/20/2022

**REZONING PLANS
 RPZ 21-089**

Redwood
 LANDSCAPE ARCHITECTURE

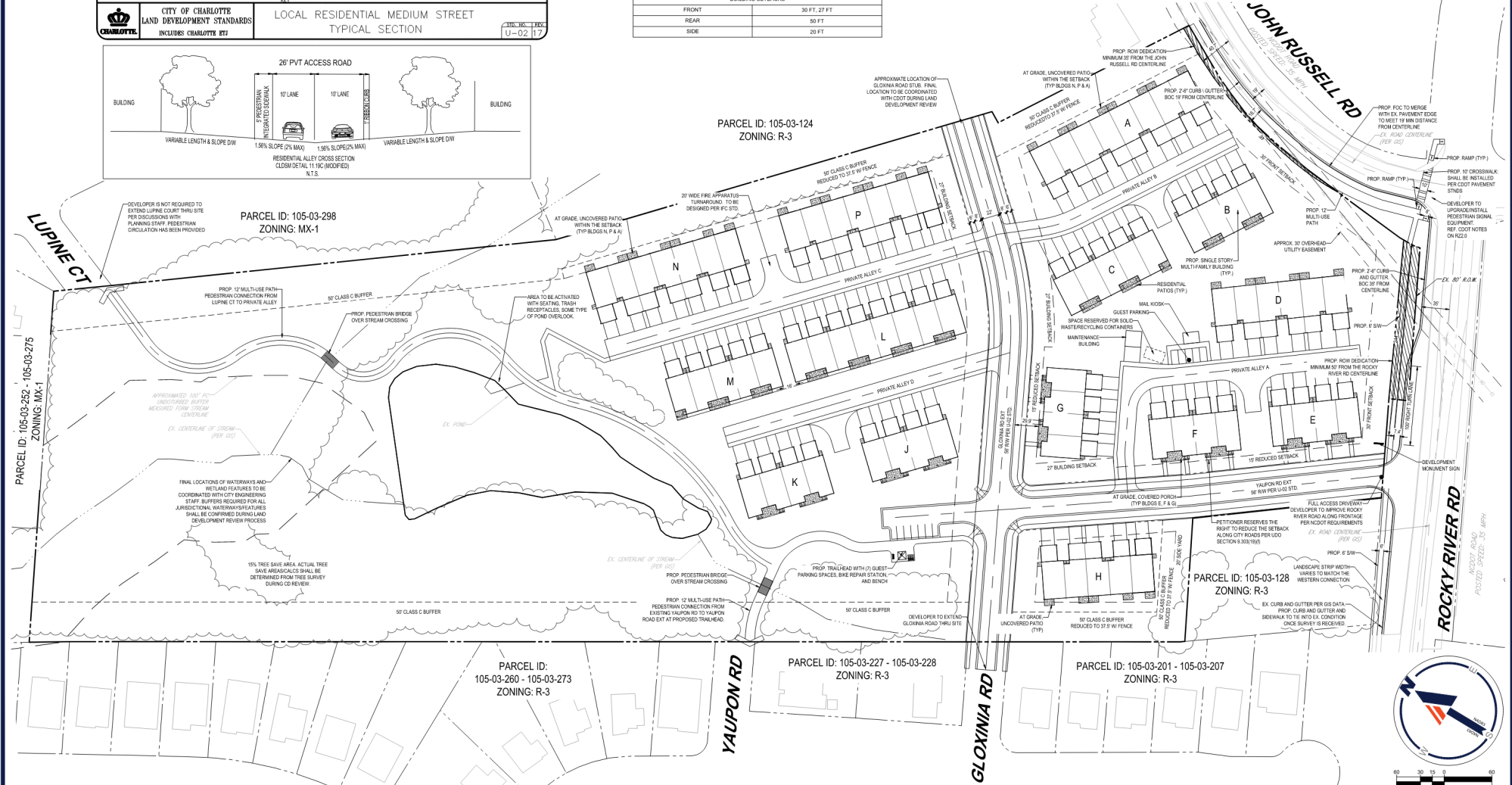
REDWOOD ROCKY RIVER
 3101 ROCKY RIVER RD
 CITY OF CHARLOTTE
 CHARLOTTE, NC 28262

BOHLER
 BOHLER ENGINEERING INC. PLLC
 1927 S. TRYON STREET, SUITE 310
 CHARLOTTE, NC 28203
 Phone: (980) 272-3400
 Fax: (980) 272-3401
 NC@BohlerEng.com

SHEET TITLE:
**CONDITIONAL
 REZONING:
 CONCEPTUAL
 SITE PLAN**

SHEET NUMBER:
RZ1.0

ORG. DATE - 03/24/2021



PARCEL ID: 105-03-252 - 105-03-276
 ZONING: MX-1

PARCEL ID: 105-03-298
 ZONING: MX-1

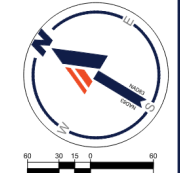
PARCEL ID: 105-03-124
 ZONING: R-3

PARCEL ID: 105-03-128
 ZONING: R-3

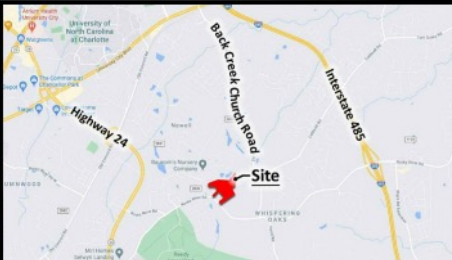
PARCEL ID: 105-03-260 - 105-03-273
 ZONING: R-3

PARCEL ID: 105-03-227 - 105-03-228
 ZONING: R-3

PARCEL ID: 105-03-201 - 105-03-207
 ZONING: R-3



Conceptual Master Plan



Vicinity Map
Not to Scale



NO.	DATE	REVISION	BY
1	8/17/2021	REVISED FOR CIVIL COMMENTS	MM
2	8/24/2021	REVISED FOR CIVIL COMMENTS	EL

CONCEPTUAL MASTER PLAN
REZONING PETITION #2021-040
ED HODGES SITE
CITY OF CHARLOTTE

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	LTJ
DRAWN BY:	LTJ
PROJECT NUMBER:	0225.100
ORIGINAL DATE:	03/08/2021
SHEET:	4 OF 4

