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BELFAST
NORTH TN

841 SHANNON BRADLEY RD

PLMAC #2023-400

OZ REALTY, LLC

URBAN DESIGN PARTNERS





I-85

OATES ROAD



SITE

SHANNON BRADLEY ROAD

BELFAST DRIVE



★
SITE

Northwynn Road

Brighton Lane

Colebrook Drive

WHAT IS ZONING?

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

RLD

TMU

C-1

I-2

RS-20

OM

C-2

I-3

RS-12

O-1

C-3

IU

RS-8

OLC

CBD

SP

RMF

UMU

I-1

PD

- Conventional vs Conditional
- “CD” Conditional Ex: RMF (CD)
- Types of Zoning Districts:
 - Residential
 - Office
 - Commercial
 - Industrial
 - Special Purpose & Overlay

GASTONIA 2025 COMPREHENSIVE PLAN

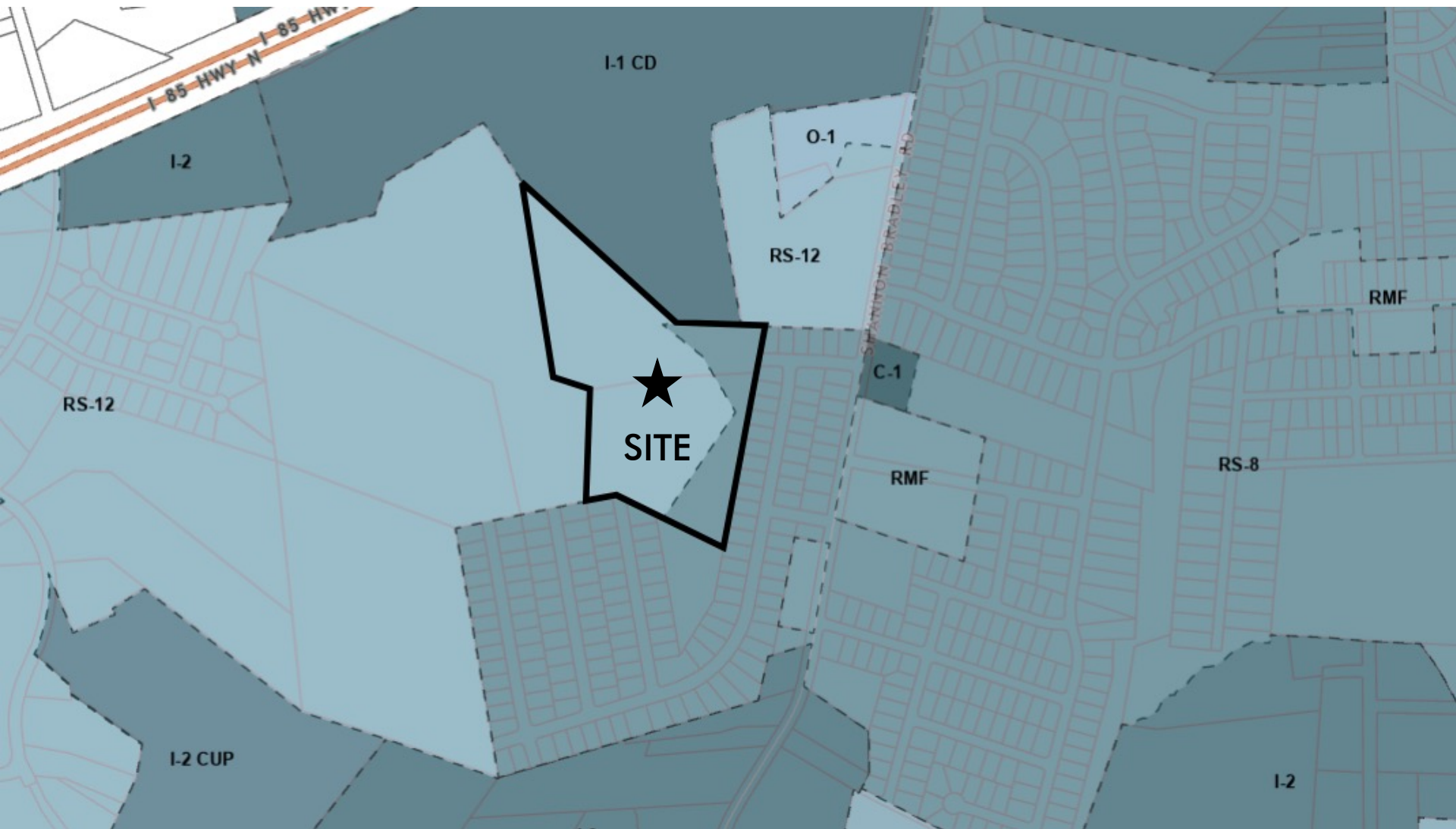
The Comprehensive Plan is a living document that provides a policy framework that will guide the city's decision-making and investment in both the near and long term.

GASTONIA UNIFIED DEVELOPMENT ORDINANCE (UDO)

The UDO simplifies, consolidates and updates the regulations that guide Gastonia's development into a single document and aligns these standards with the vision of the 2025 Comprehensive Plan.

FUTURE LAND USE MAP

A map that translates place-based policies from the 2025 plan to specific locations throughout the community. This is used as a guide for zoning map amendments.



EXISTING ZONING MAP AND DISTRICTS:

- RS-12
- RS-8
- RMF
- C-1
- O-1
- I-1 (CD)
- I-2



ORNBORNTON AVENUE, SUITE 100
 CHARLOTTE, NC 28203
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CONCEPTUAL SITE PLAN
 PROJECT CARPENTER
 GASTONIA, NORTH CAROLINA
 MARCH 18, 2022



THIS DOCUMENT, TOGETHER WITH THE CONCEPTUAL DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE PROJECT PURPOSES AND CANNOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN AUTHORIZATION AND APPROVAL OF ORSBORN ENGINEERING GROUP. IT SHALL BE RETURNED IMMEDIATELY TO ORSBORN ENGINEERING GROUP, P.A.



Figure 13-9: Future Land Use Map

Comprehensive
Plan
2025
City of Gastonia,
North Carolina

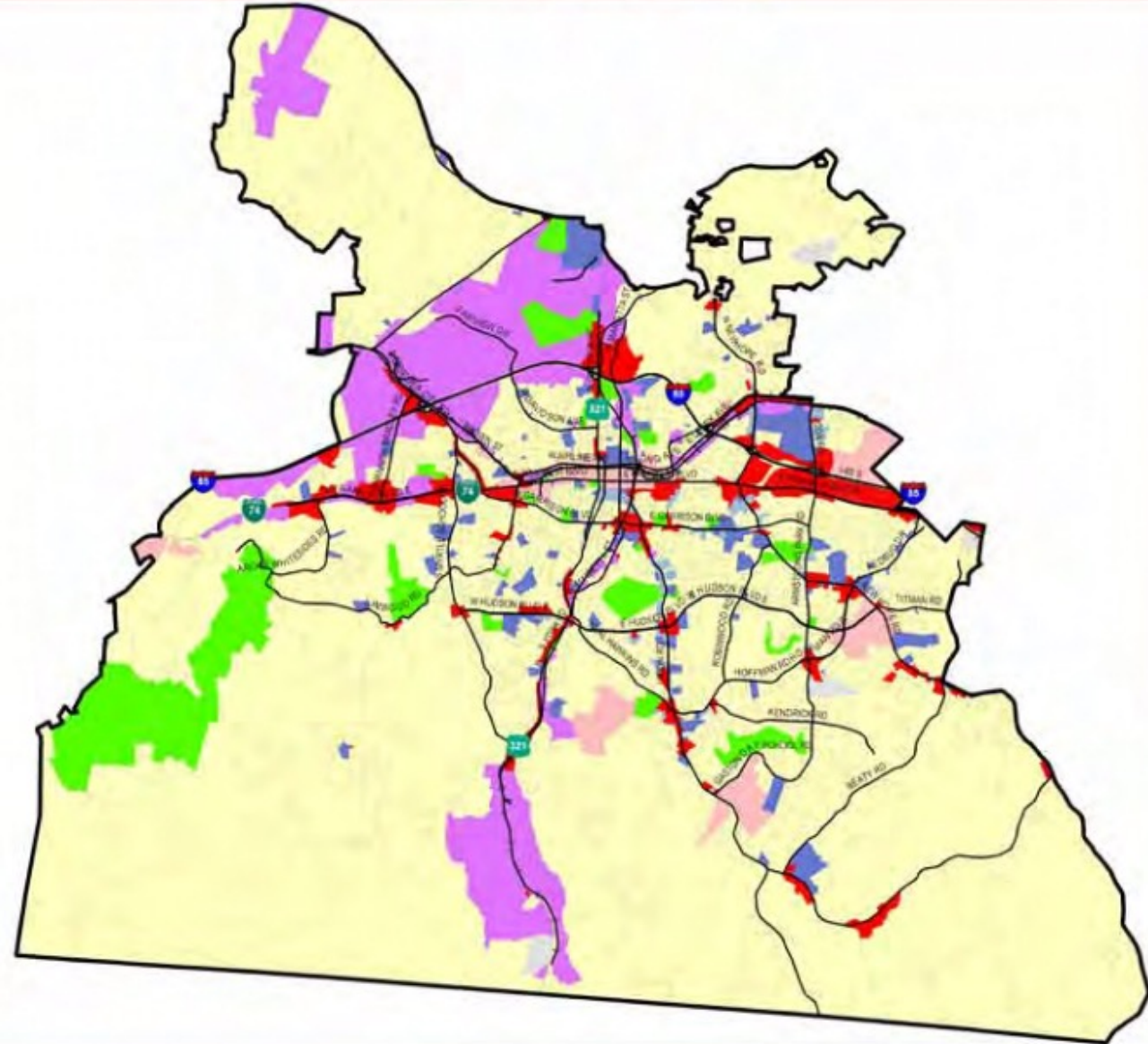
Legend

- 2025 Planning Area
- Railroads
- Main Streets
- Roads
- 2025 Land Use**
- Residential
- Commercial
- Office Centers
- Industrial
- Mixed Use
- Parks and Open Space
- Public and Institutional
- Utilities



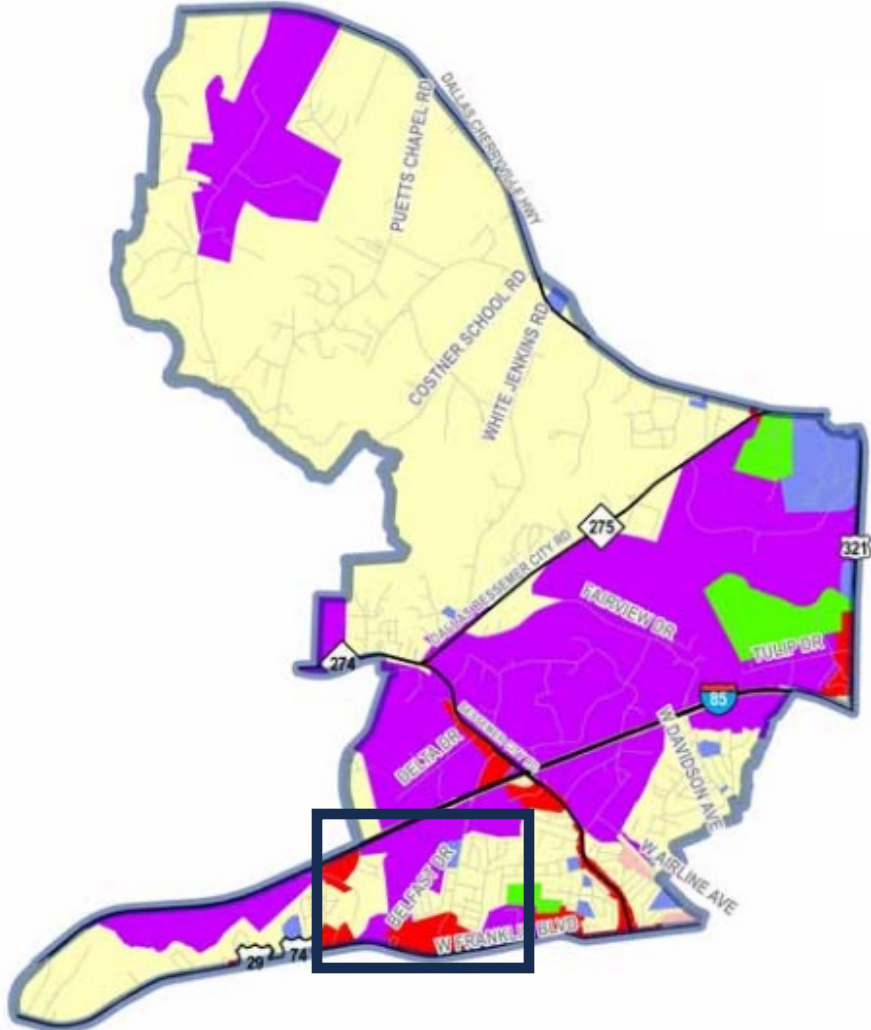
1 inch = 11,000 feet

Map Date: March 2015
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 Gastonia, North Carolina Planning Department



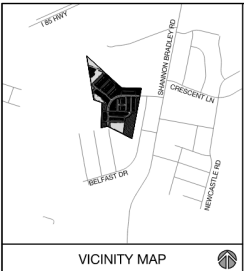
NORTHWEST SECTOR PROFILES

Figure 13-16: Northwest Sector, Future Land Use Map



2025 Land Use	
	Residential
	Commercial
	Office Centers
	Industrial
	Mixed Use
	Parks and Open Space
	Public and Institutional
	Utilities





VICINITY MAP

Site Development Data:

Acreage:	±: 21.26 AC
Tax Parcel:	152925 & 152927
Existing Zoning:	RS-8, RS-12 (City of Gastonia)
Proposed Zoning:	PD-FRDD
Existing Uses:	Single-Family Detached
Proposed Uses:	Single-Family Attached Townhomes
Max Density Allowed:	22 Units per Acre
Proposed Density:	6.39 Units per Acre
Proposed Alley Load:	±: 119 Units
Proposed Front Load:	±: 12 Units
Required Parking:	1.5 spaces per unit
Setbacks:	
From Primary Street (rear load):	10'
From Primary Street (front load):	25'
Side Lot Line:	3'
Rear Lot Line:	5'
Open Space:	
Required:	2.12 AC (10%)
Proposed:	2.8 AC
Tree Preservation Area:	
Required:	3.18AC (15%)
Proposed:	3.21 AC

General Provisions:

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Oz Realty (the "Petitioner") to accommodate the development of a residential community on an approximately 21.26-acre site located west of Shannon Bradley Road and North of Colebrook Drive, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number(s) 152925 and 152927.
- Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Gastonia Unified Development Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "PD-FRDD," Zoning District shall govern all development taking place on the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the final layout, location and sizes of the development and site elements depicted on the Rezoning Plan are graphic representation of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard(s), landscaping and tree save requirements set forth on the Rezoning Plan and the Development Standards, provided, however, that any such alterations and modification shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the Ordinance.

Permitted Uses:

- Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the PD-FRDD zoning district including up to (100) Single Family Attached residential units along with any incidental and accessory uses relating to and allowable within the associated zoning district.

Transportation:

- Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Final locations, placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to minor modification required to accommodate final permitting and construction plan adjustments as required by NCDOT and the City of Gastonia for approval.

Architectural and Design Standards:

- A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, vinyl, ceramic tile, cementitious fiber board and glass fiber reinforced concrete.
- Building placement and site design of the single family attached buildings on site shall focus on and enhance the pedestrian environment adjacent public streets.
 - Buildings shall be placed so as to present a front or side façade to all public streets.
 - Height of residential structures on site shall be limited to 45 feet/3 floors. Building height shall be measured on site as described within the Ordinance.

Amenities, Streetscape and Landscaping:

- The Petitioner shall provide open space and amenity areas within the Site, as generally depicted on the Rezoning Plan in the locations labeled as Amenity Area or Open Space, which may include, but shall not be limited to, a pocket park, hardscaped patio areas, grills, fire pit, benches, and/or picnic tables and amenitized Green Area.

Environmental Features:

- 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 natural site discharge points.
- No swales, retaining walls, or storm water management systems can be located within buffers.

Signage:

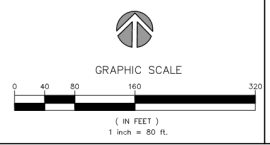
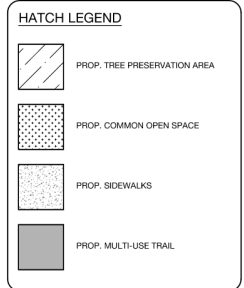
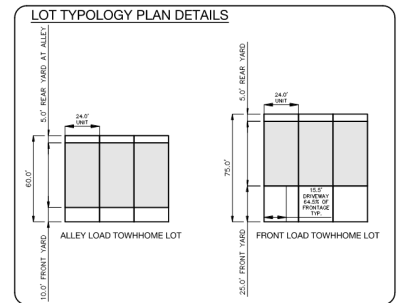
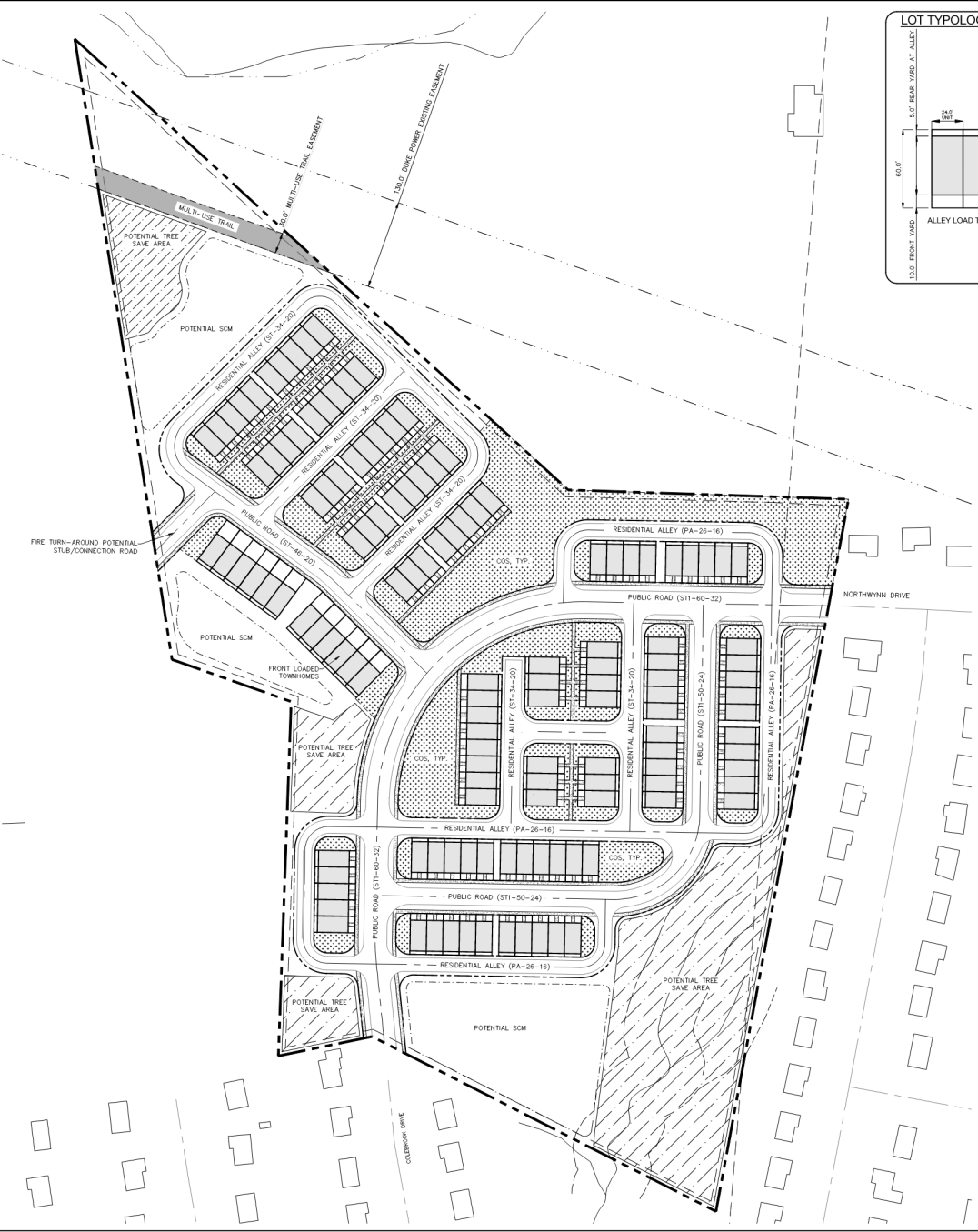
- The Petitioner shall comply with Chapter 12 of the Unified Development Ordinance.

Amendments to Rezoning Plan:

Future amendments to 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 the Ordinance.

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 Site Plan 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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nc firm no: P-0418 sc oca no: C-00044

PRELIMINARY DRAWING
FOR PRELIMINARY PURPOSES ONLY

Oz Realty, LLC
Moshik Zemach

6001 Fallview Rd., STE 200
Charlotte, NC 28210

Shannon Bradley Townhomes

Rezoning Site Plan

841 Shannon Bradley Road, Gastonia, NC 28052

<p>NO. DATE BY: REVISIONS: 01 11/09/2023 CLP Revision 01</p>	<p>Project No: 23-CLT-089 Date: 10.09.2023 Sheet No:</p>
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RZ-1.0



SITE DATA:

PARCEL ID:	152925 & 152927
SITE AREA:	(21.26 AC)
EXISTING ZONING:	RS-8, RS-12
PROPOSED ZONING:	PD-RRDD
PROPOSED USE:	131 UNITS
OPEN SPACE:	2.8 AC
TREE SAVE:	3.21 AC

LEGEND:

	24' X 45' UNIT
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SHANNON BRADLEY TOWNHOMES | SITE RENDERING

NOT TO SCALE
DECEMBER 2023





ZONING PETITION TIMELINE

Petitioner Community Meeting: December 4, 2023

Planning Commission: January 4, 2024

Questions?

Nolan Groce

ngroce@urbandesignpartners.com

(O) 704-334-3303