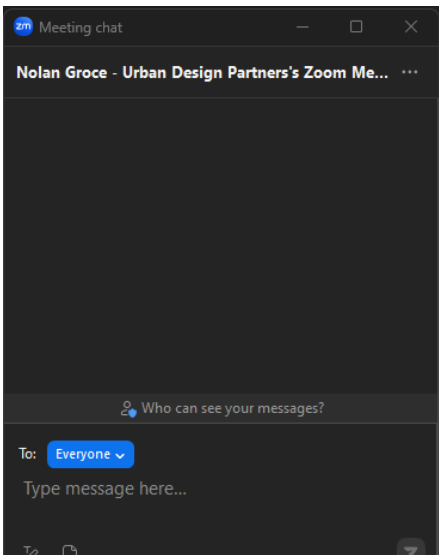
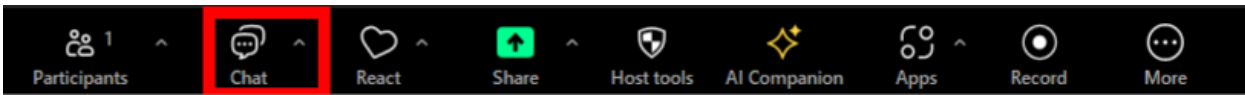




CEDAR MILL TOWNES
REZONING PETITION #2024-125
TAY HOLDINGS, LLC
URBAN DESIGN PARTNERS



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.



SITE



STONEYRIDGE DR

SONOMA VALLEY DR



SITE

MOUNT HOLLY
ROAD/NC 27

I-485



Sonoma Valley Drive

Minitree Lane

Knothole Lane

Lumber Lane

Old Forester Lane

Crosscut Drive

Stoneyridge Drive

Leffield Road

Mount Holly Road (NC 27)

Sonoma Valley Drive

WHAT IS ZONING?

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

N1-A	CG	NC
N1-B	CR	CAC-1
N1-C	IC-1	CAC-2
N1-D	IC-2	RAC
N1-E	OFC	UE
N1-F	RC	UC
N2-A	ML-1	TOD-TR
N2-B	ML-2	TOD-CC
N2-C	IMU	TOD-NC
		TOD-UC

- Conventional vs Conditional
- “CD” Conditional Ex: N2-A (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-D
- R-17MF(CD)
- MX-2(INNOV)
- NS
- ML-1
- I-1(CD)



Turnbull Sigmon Design
1204 Woodland Square Dr.
Suite 200
Charlotte, NC 28203
Phone: 704.220.0200
Fax: 704.220.0882

LAND DEVELOPMENT DESIGN SERVICES



FOR RECORD AND FOR OTHER USES: THIS PLAN AND INFORMATION IS FOR THE USE OF THE CITY OF CHARLOTTE, NORTH CAROLINA, AND THE RECORDATION INFORMATION IS THE PROPERTY OF THE RECORDING OFFICE. THE CITY OF CHARLOTTE, NORTH CAROLINA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION. DATE: 08/08

Development Data

Total Site Area	91.28 Ac.
Gross Commercial Area	17.22 Ac.
Gross Residential Area	74.06 Ac.
Existing Zoning	R-1, TMF and R-3
Proposed Zoning	NS and MX-2

Innovative Standards

Minimum Lot Size	4,000 SF
Minimum Front Setback	10'
Minimum Side Yard	Zero for lot
Minimum Rear Yard	20'
Minimum Lot Width	40'
Minimum Private Open Space	400 SF (Townhome)
Minimum Building Separation	7' Single Family Detached 16' Townhome

Residential (proposed MX-2 Zoning)

Common Open Space	8.9 Ac. (12%)
Total Residential Area	74.06 Ac.
Total Number of Units	418
Maximum Density	5.64 d.u./ac.
Tree Save	6.0 Ac.

Parcel "A"

Single Family Detached	50 x 117 SPD
Number of Units	150 Units
Site Area	15.5 Ac.

Parcel "B"

Single Family Detached	47 x 117 SPD
Number of Units	150 Units
Site Area	25.4 Ac.

Parcel "C"

Single Family Attached	Townhome for sale
Number of Units	60 units
Site Area	5.5 Ac.

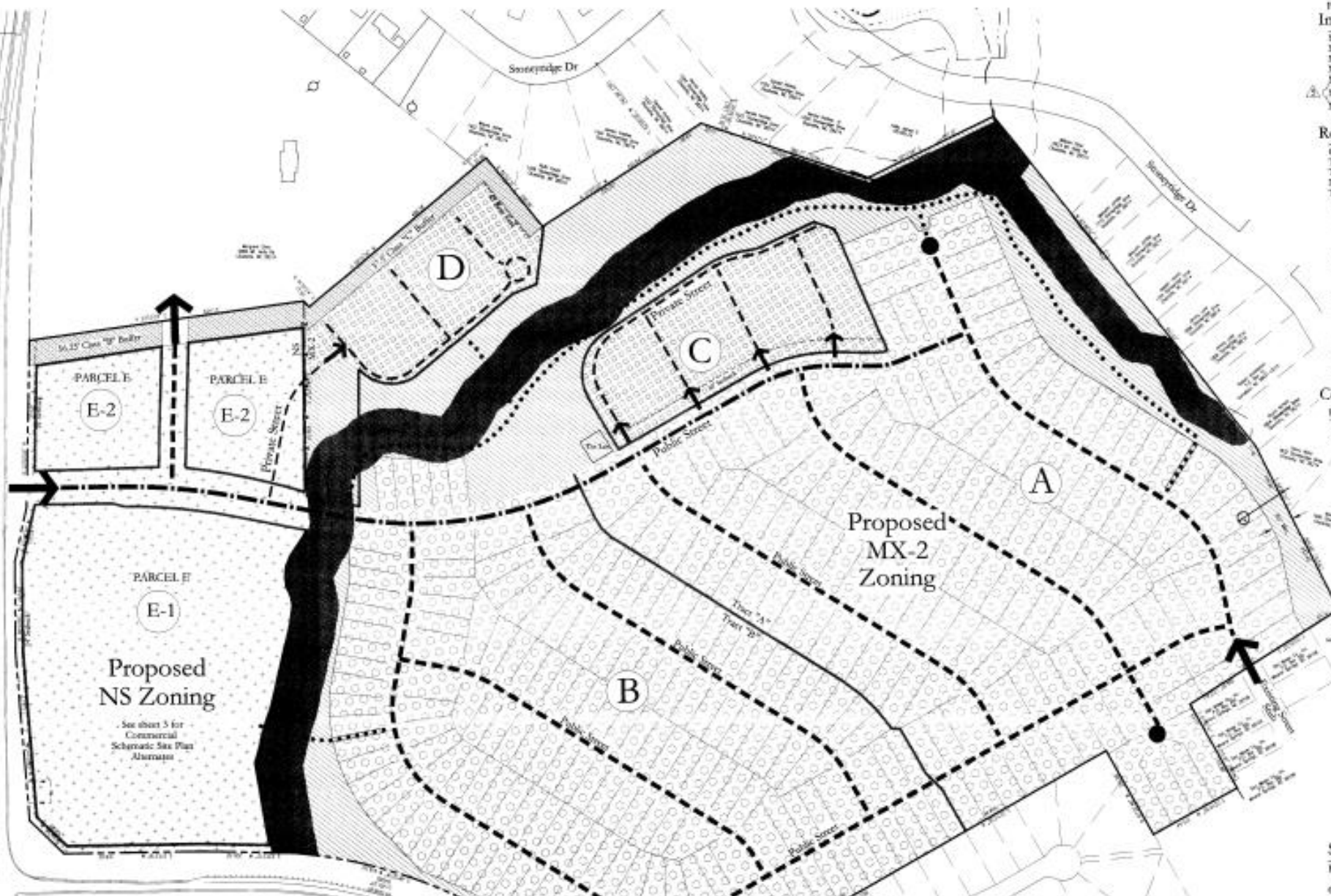
Parcel "D"

Single Family Attached	Townhome for sale
Number of Units	40 units
Site Area	4.2 Ac.

Commercial (proposed NS Zoning)

Parcel "E"

Use: Commercial/Office	
Site Area	17.22 Ac.
Maximum Total S.F.	150,000 SF
Maximum Retail	10,000 SF
Maximum Office	14,000 SF



Symbol Legend

Public Street	—————
Collector Street	—————
Private Street	—————
Developer's Area Boundary	—————

Crosland
It's our place to improve yours.
Cline Property
Charlotte, North Carolina
APPROVED BY CITY COUNCIL
DATE: 8/18/08

For Public Hearing

REZONING

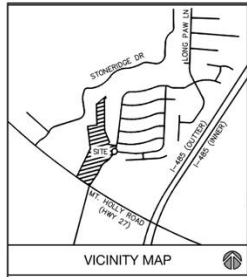
Charlotte Future 2040 Policy Map



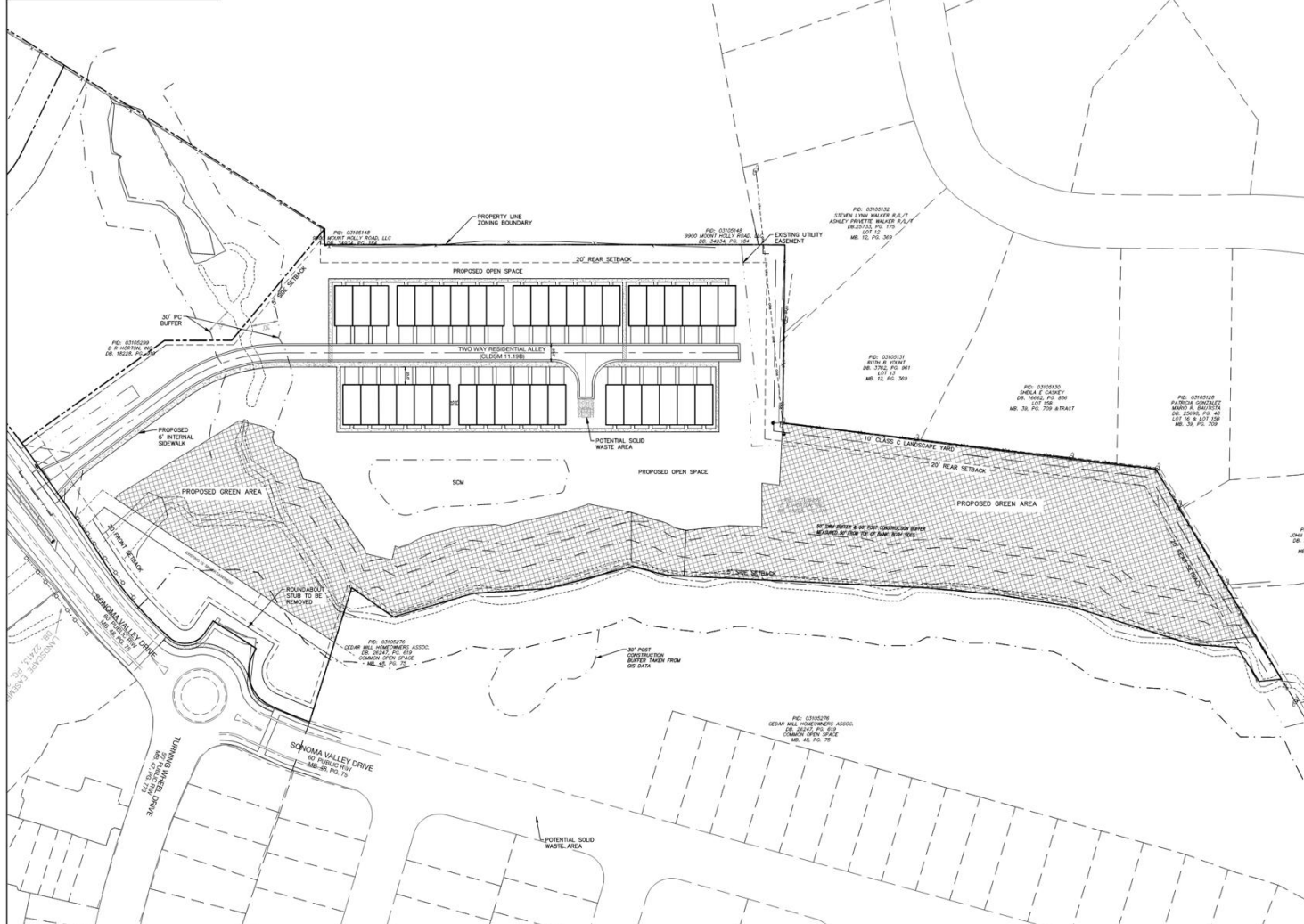
- Neighborhood 1
- Neighborhood 2
- Manufacturing & Logistics
- Community Activity Center

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



DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	031-052-82
TOTAL SITE AREA:	8.47 AC (369,365 SF)
EXISTING ZONING:	MK-2 IN/NCV
PROPOSED ZONING:	N2-A (CD)
PROPOSED USES:	UP TO 39 MULTI-FAMILY ATTACHED DWELLING UNITS
REQUIRED GREEN AREA:	55,404 SF
PROPOSED GREEN AREA:	55,404 SF
REQUIRED OPEN SPACE:	9,750 SF
PROPOSED OPEN SPACE:	9,750 SF

- General Provisions:
- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Tay Holdings, LLC (the "Petitioner") to accommodate the development of a multi-family attached (townhome) residential community on approximately 8.47 acres located along Stoveridge Valley Drive, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 031-052-82.
 - Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
 - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the N2-A zoning district shall govern the development and use of 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 size of the development and site elements and site elements may be altered or modified in accordance with the setback, parking, landscaping and green area 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 provisions of Article 37 of the Unified Development Ordinance. Minor amendments to the Rezoning Plan are subject to Article section 07.3 of the Ordinance.

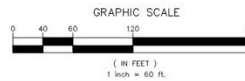
- Permitted Uses:
- Uses allowed within the rezoning area of this Petition are up to 39 Multi-Family Attached dwelling units along with any incidental and accessory uses relating to and allowable within the N2-A zoning district.
- Transportation:
- Vehicle access to public rights of way will be as generally 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 CDDT for approval.
 - The site shall be served by a combination of public roads and/or non-network required private alleys as depicted on the Rezoning Plan. Final locations of these drives are subject to minor modifications and adjustments to accommodate final permitting and construction plans as required to obtain their approval.
 - A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner/business association. Encroachment agreement must be approved by CDDT prior to construction/installation. Contact CDDT for additional information concerning cost, submission, and liability insurance coverage requirements.
 - The Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.
 - Creation of novel transportation rights of way within the Site Plan shall be conveyed fee simple prior to the site's first certificate of occupancy being issued.
 - All public roadway improvements will be subject to the standards and criteria of CDDT and NCDOT, as applicable, to the roadway improvements within their respective and 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.

- Architectural and Design Standards:
- In addition to design provisions contained within Article 5 & 18 of the Unified Development Ordinance for the N2-A 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.
 - Building placement and site design of the multi-family attached units on site shall focus on and enhance the pedestrian environment when located adjacent public streets through the following:
 - Direct pedestrian connections shall be provided from residential units to adjacent public streets.
 - Height of residential structures on site shall be limited to 48 feet. Building height shall be measured on site as described within the Unified Development Ordinance.
 - All HVAC and mechanical shall be screened from public right of way view.
 - The Site shall comply with Article 21 of the Ordinance. Dumpster and recycling service areas associated with residential uses shall be as generally depicted on the Site plan and shall be screened from public view and described within the ordinance. Final locations of dumpster locations shall be determined during the land development review permit process.

- Amenities, Streetcapes and Landscaping:
- The Petitioner shall comply with Article 20 of the Unified Development Ordinance.
 - The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of the unified development plan.
 - The Petitioner shall provide landscape buffers as generally depicted on the Rezoning Plan, in compliance with Article 23 of the Ordinance.
- Environmental Features:
- The Petitioner shall comply with Part IX of the Unified Development Ordinance.
 - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
 - 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 submitted 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.
 - Development within any SW84/PCSD Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services or mitigated if required by City ordinance. Petitioner acknowledges that stormwater stream restoration projects are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

- Signage:
- The Petitioner shall comply with the Article 22 of the Unified Development 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 twenty-one (21) feet in height.
- 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 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 Site Plan or any of its conditions or which decrease the intensity of development shall not be deemed 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 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" 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.



URBAN DESIGN PARTNERS

1213 W. Montford at Site 450
Charlotte, NC 28208
P: 704.354.3303
info@urbandesignpartners.com

NC Form No. P-0418 02/08/08 rev. C 03/04

10/15/2024

Tay Holdings, LLC

6711 Lenoir Court
Charlotte, NC 28205

Cedarmill Townhomes
Rezoning Site Plan
Sonoma Valley Dr., Charlotte, NC 28214

NO.	DATE	BY	REVISIONS

Project No: 24-CLT-212
Date: 10/01/2024
Designed By: UDP
Checked By: UDP
Sheet No:

RZ-1.0

SITE DATA:

PARCEL ID:	031-052-82
SITE AREA:	+/- 8.8 AC
EXISTING ZONING:	MX-2 (INNOV)
PROPOSED ZONING:	N2-A
PROPOSED USE:	MULTI-FAMILY ATTACHED
UNIT COUNT:	39
OPEN SPACE: REQUIRED:	9,750 SF (250 SF PER UNIT)
GREEN AREA: REQUIRED:	1.32 AC (15%)

LEGEND:

	PROPOSED TOWNHOMES
	PROPOSED SCM



SCALE: 1"=40'-0"
0' 20' 40' 80'

DECEMBER 2024



CEDAR MILL TOWNHOMES | REZONING SITE RENDERING





2024-125 ZONING PETITION TIMELINE

- Petitioner Community Meeting: December 5, 2024
- Public Hearing: January 21, 2025
- Zoning Committee: February 4, 2025
- City Council Decision: February 17, 2025

Questions?

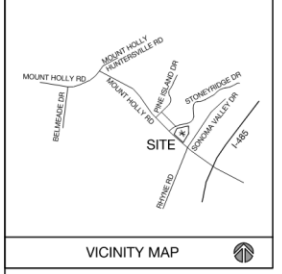
Nolan Groce, MPA

Urban Design Partners

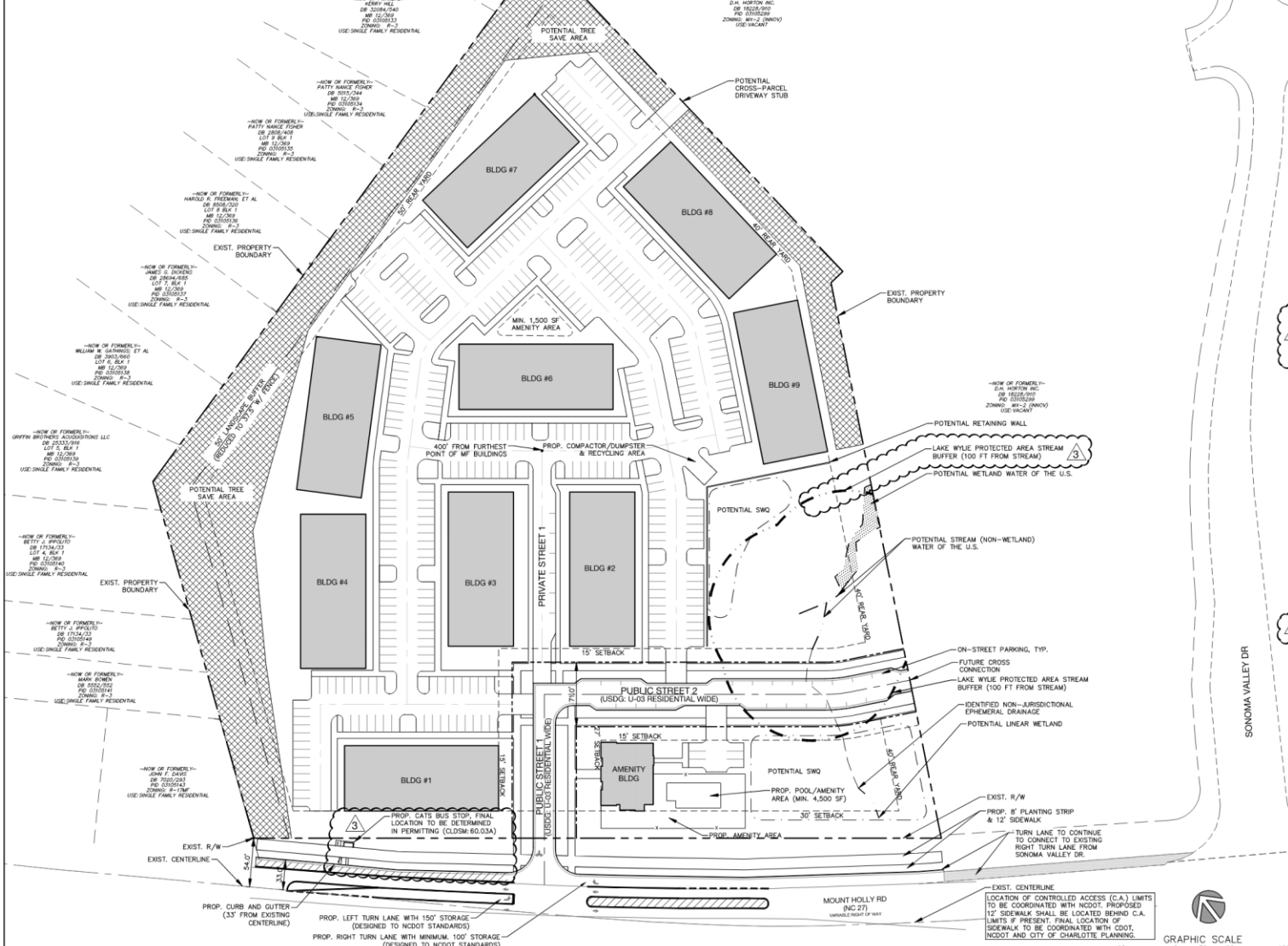
ngroce@urbandesignpartners.com

(704) 334-3303





Planning Department
APPROVED BY CITY COUNCIL
 March 15, 2021



Site Development Data
 Acreage: +/- 13.04 AC
 Tax Parcel: 031-051-48
 Existing Zoning: R-17MF & R-3
 Proposed Zoning: R-17MF(CD) LWPA
 Existing Uses: Single Family
 Proposed Uses: Up to (221) Multi-Family Residential Units

- General Provisions:**
- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by 9900 Mount Holly LLC (the "Petitioner") to accommodate the development of multi-family residential unit types on an approximately 13.04-acre site located to the north of Mount Holly Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 031-051-48.
 - 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-17MF" 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 the proposed representation of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yarding, 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 provisions of Chapter 6 of the Zoning Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

- Permitted Uses:**
- Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the R-17MF zoning district containing a maximum of (221) Multi-Family residential units along with any incidental and accessory uses relating to and allowable in 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 CDOT for approval.
- The site shall be served by a combination of public and private roads as depicted on the Rezoning Plan. Final locations of these drives are subject to minor modifications and adjustments to accommodate final permitting and construction plans as required to obtain final approval.
- The petitioner agrees to provide accessible sidewalk ramps at each corner of Private Road 1 and Mount Holly Road as generally depicted on the Rezoning Plan.
- The petitioner shall provide a 12' multi-use path and landscape strip along Mount Holly Road adjacent the Site. The sidewalk may be located in a limited capacity and final location shall be coordinated with NCDOT and CDOT. NCDOT's controlled access limits along Mount Holly Road extends along the Site's frontage of Mount Holly Road. The Petitioner will place the proposed multi-use path within a sidewalk utility easement.
- The petitioner shall commit to constructing the following transportation improvements as generally illustrated within the Mount Holly Road right of way, in coordination with NCDOT and CDOT. Modifications and adjustments to these improvements shall be permissible, as directed by NCDOT, to obtain development permits.
 - A left turn lane to Private Road 1 with 150 linear feet of storage located along Mount Holly Road, designed according to NCDOT standards.
 - A right turn lane to Private Road 1 with 100' linear feet of storage located along Mount Holly Road, designed according to NCDOT standards.

6. Petitioner shall provide a private driveway connection across the northern property line, in the location as generally depicted on the Rezoning Plan, prior to the issuance of the final building certificate of occupancy (i.e., the 7' multi-family building, if the adjacent property owner of parcel 031-052-89 has provided a corresponding sidewalk connection at such time.
7. The Petitioner shall contribute \$50,000 to the City of Charlotte for the NCDOT traffic signal to be constructed at the intersection of Rhyme Road and Mount Holly Road, to be coordinated between CDOT and NCDOT. This contribution shall be made prior to the issuance of the first building certificate of occupancy.

8. The Petitioner agrees to install improvements as noted within Transportation note 3, 4 & 5 above adjacent and within the Mount Holly Road right of way prior to the site's first certificate of occupancy being issued. Petitioner shall dedicate in fee simple conveyance all rights-of-way to the City of Charlotte before the site's first building certificate of occupancy is issued.

- Architecture and Design Standards:**
- In addition to design provisions contained within the district regulations of the Zoning Ordinance for the R-17MF 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.
 - The petitioner shall limit the base maximum average height of each residential structure on site to 40' and three (3) stories as further described in the Ordinance.
 - 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, treated stone, finished metal, aluminum, steel, stucco, wood, ceramic tile, composite fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
 - Building placement and site design of the multi-family apartment 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 facade to all public streets.
 - Usable porches or stoops may form an element of the building design and be located on the front and/or side of a building or residential unit.
 - Direct pedestrian connections should be provided between residential units adjacent public rights of way.
 - The facade of background floor of the buildings along public streets shall incorporate a minimum of 20% masonry materials.
 - Building elevations shall not have expanses of blank walls greater than 20 feet in all direction and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - The Site shall comply with Section 12.403 of the Zoning Ordinance. Dumpster and recycling service areas associated with residential uses shall be located as generally depicted on the Site plan and shall be screened from public view where applicable through the use of opaque materials consistent with building materials used throughout the site, consistent with ordinance requirements.
 - The Petitioner shall provide a minimum of 8,000 square feet of amenity space within the site, which shall include a minimum of three (3) of the following: pool, cabana, enhanced landscaping, seating area, community garden, hot tub, dog park, walking trails, mail kiosk, storage and laundry room, car wash area, gas/grill area, and/or other amenities approved by the planning director.

1. 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 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 treatment requirements and natural site discharge points.
 - Development within any 50M/PCSD Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City Ordinance. Petitioner acknowledges intermittent perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

- 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 twenty-one (21) feet in height.
- 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 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 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" 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.

REZONING PETITION #2020-153

