GENERAL PROVISIONS:

THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SIVA REDDY (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A

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PRELIMINARY

NOT FOR CONSTRUCTION

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") UNI ESS 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 CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDINGS, PARKING AREAS, TREE SAVE AREA, COMMON OPEN SPACE, PRIVATE ROADS AND ANCILLARY SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT / SITE ELEMENTS.

RESIDENTIAL COMMUNITY ON AN APPROXIMATE 4.37 ACRE SITE LOCATED AT 3822 DAVID COX ROAD, WHICH IS MORE PARTICULARLY

DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS

COMPRISED OF TAX PARCEL NUMBER 02711418.

PERMITTED USES:

1. USES ALLOWED WITHIN THE REZONING AREA SHALL BE LIMITED TO RESIDENTIAL USES ALLOWABLE WITHIN THE R-17MF ZONING DISTRICT. ALLOWABLE RESIDENTIAL USES SHALL BE LIMITED ON SITE AS DESCRIBED WITHIN THE FOLLOWING DESCRIPTIONS AND AS GENERALLY ILLUSTRATED WITHIN THE SITE PLAN. a. A MAXIMUM OF NINE (9) BUILDINGS WHICH MAY INCLUDE UP TO SIX (6) TOTAL ATTACHED SINGLE FAMILY RESIDENTIAL UNITS, AS

DEPICTED ON THE SITE PLAN.

MAXIMUM HEIGHT SHALL NOT EXCEED REQUIREMENT AS SET FORTH IN THE ZONING ORDINANCE. AN INCREASE IN HEIGHT OF 1' FOR EVERY 2' OF DISTANCE FROM SIDE YARD SHALL BE ALLOWABLE PER TABLE 9.305(1)(j)(B).

TRANSPORTATION: 1. VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE FROM OLD SUGAR CREEK ROAD WILL BE GENERALLY DEPICTED ON THE

- REZONING PLAN. 2. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS.
- INTERNAL VEHICULAR ACCESS TO THE SITE PROVIDED AS GENERALLY DEPICTED ON THE SITE PLAN. PUBLIC SIDEWALK IMPROVEMENTS SHALL INCLUDE 8' LANDSCAPE
- STRIP AND 5' SIDEWALK ALONG OLD SUGAR CREEK ROAD. ALL TRANSPORTATION IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- 6. THE PETITIONER SHALL EITHER DEDICATE FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY AND SIDEWALKS TO THE CITY OF CHARLOTTE, OR PROVIDE AN EASEMENT OF ALL RIGHTS OF WAYS AND SIDEWALKS TO THE CITY OF CHARLOTTE PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS
- 7. A MINIMUM OF TWO (2) PARKING SPACES PER RESIDENTIAL UNIT ON SITE AS GENERALLY DEPICTED ON THE SITE PLAN.

ARCHITECTURAL AND DESIGN STANDARDS: 1. THE EXTERIOR BUILDING MATERIALS FOR ALL FOUR SIDES WILL BE

- PRIMARILY OF BRICK, CEMENTITIOUS SIDING, PRECAST CONCRETE, AND/OR STONE, EIFS, STUCCO, METAL PANEL (EXCLUDING WINDOWS, DOORS, SOFFITS, GABLES, ROOF, AND ARCHITECTURAL DETAIL OR TRIM). THE USE OF VINYL / ALUMINUM SIDING (EXCLUDING WINDOWS, DOORS, SOFFITS, GABLES, AND TRIM), WILL NOT BE PERMITTED. WHERE PITCHED ROOFS OCCUR, THE ROOFS SHALL BE ARCHITECTURAL GRADE SHINGLES.
- BUILDINGS SHALL NOT EXCEED 160' IN LENGTH. BLANK WALL AREA SHALL NOT EXCEED 20'. TOWNHOME ENTRIES SHALL BE RECESSED OR RAISED WITH A
- UNITS WITH INTERNAL ELEVATORS SHALL HAVE COVERED OR RECESSED ENTRIES AT SIDEWALK LEVEL. THE PRIMARY PEDESTRIAN ENTRY TO EACH TOWNHOME SHALL
- FACE A FRONTAGE (STREET, VEHICULAR WAY OR COMMON GREEN FENCE WALL STANDARDS:

1. FENCE STANDARDS SHALL COMPLY WITH PROPOSED ZONING. CHAIN LINK FENCES ARE NOT ALLOWED.

STREETSCAPE AND LANDSCAPING: THE PETITIONER SHALL PROVIDE AN 8 FT PLANTING STRIP AND A 5

FT SIDEWALK ALONG OLD SUGAR CREEK ROAD AS GENERALLY SHOWN ON SITE PLAN. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

ENVIRONMENTAL FEATURES:

- 1. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION ORDINANCE.
- 1. ALL ATTACHED AND DETACHED LIGHTING WILL BE FULL CUTOFF FIXTURES AND DOWNWARDLY DIRECTED. HOWEVER, UPWARD FACING ARCHITECTURAL AND LANDSCAPE ACCENT LIGHTING SHALL BE PERMITTED.

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 PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH 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: 1. 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 OR ASSIGN

26' CLASS 'C' BUFFER REDUCED WI FENCE MB 9 PG 261 50' REAR YARD PARCEL ID #027-114-16 ZONED: R-3 SWCM 10' SIDE YARD PRIVATE STREET 10' SIDE YARD MB 9 PG 261 PARCEL ID #027-114-17 ZONED: R-3RIVATE STREET , 26' CLASS 'C' BUFFER REDUCED WI FENCE TRASH/RECYCLE AREA (15% OF GROSS SITE AREA) PRIVATE STREET MB 9 PG 261 PARCEL ID #027-114-19 ZONEĎ: R-3 PRIVATE STREET FRONT SETBACK PER ZONING ORDINANCE (REDUCTION ALLOWED PER SECTION 9.303(19)(f)) 50' REAR YARD **UCOS WITH** SEATING AREAS PROPOSED CURB & GUTTER, TYP. PROPOSED PUBLIC STREET EXTENSION PER CLDSM U-02 GRACE A.M.E ZION CHURCH NOW OR FORMERLY DB 10473 PG 387 PARCEL ID #027-114-37 ZONED: R-3 HGF PROPERTIES LLC NOW OR FORMERLY DB 33792 PG 313 PARCEL ID #027-341-82 ZONED; R-3 GRAPHIC SCALE SSMH RIM-802.14' (IN FEET) INV OUT- 789.44' HORIZONTAL 1 inch = 40 ft.

VARIABLE WIDTH PUBLIC R/W

per MECKLENBURG Co. GIS

TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS. 29

TRASH/RECYCLING ACCESS EXHIBIT

OPEN SPACE REQUIRED: 45%

OPEN SPACE PROVIDED: 45%

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HAYDEN DR

VICINITY MAP

N.T.S.

YORKFORD DR

DAVID COX RD

ADDITIONAL ARCHITECTURAL NOTES:

CDOT CONDITIONAL NOTES:

REQUIREMENTS

ENVIRONMENTAL FEATURES NOTES:

ADJOINING PARCELS.

1. FOR ADJOINING PARCELS RECEIVING STORM WATER

ADEQUACY OF THE EXISTING STORM WATER

CONVEYANCE ON THE ADJOINING PARCELS TO

HAYDEN DRIVE. IF THE EXISTING STORM WATER

CONVEYANCE ON THE ADJOINING PARCELS IS FOUND

TO BE INADEQUATE, THE PETITIONER SHALL MAKE A

GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S)

TO IMPROVE THE STORM WATER CONVEYANCE OR

MITIGATE THE STORM WATER DISCHARGE ONTO THE

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

2. THE LOCATION, SIZE, AND TYPE OF STORM WATER

DISCHARGE THE PETITIONER SHALL ANALYZE THE

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

ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION

CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE

THE PETITIONER NEEDS TO COMPLETE AND SUBMIT THE RIGHT OF WAY

STATUTES AND IS INDEPENDENT OF THIS REZONING PROCESS

THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL

TO THE APPROVAL OF APPROPRIATE CITY DEPARTMENTS

BACK OF SIDEWALK WHERE FEASIBLE."

OTHER PUBLIC SECTOR PROJECT SUPPORT

ABANDONMENT PETITION FORM TO CDOT FOR REVIEW. THE RIGHT OF WAY

ABANDONMENT PROCESS IS CONTROLLED BY NORTH CAROLINA GENERAL

CHANGES TO SITE PLAN ELEMENTS ALONG EXISTING RIGHT-OF-WAY TO BE

ABANDONED MAY BE REQUIRED IF ABANDONMENT IS NOT APPROVED, SUBJECT

RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE

OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND

ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS

PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR

MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR

ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN

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

PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN

- 1. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
- 2. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

Usable porches and stoops shall form a

predominant feature of the building design

- and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed. 4. All corner/end units that face a public or
- private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions thatlimit the maximum blank wall expanse to 10 feet on all building levels.
- 5. Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- Walkways should be provided to connect all residential entrances to sidewalks.
- Townhouse and Attached Single Family buildings fronting public or private network required streets should be limited to 6 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 6 unit buildings are adjacent.

SITE IMPERVIOUS: 3.01 AC.

SITE IMPERVIOUS %: 68.0%

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SITE DEVELOPMENT TABLE:		
	REQUIRED PARKING:	PER ORDINANCE
02711418	PROVIDED PARKING:	PER ORDINANCE
	SETBACKS AND YARDS:	
R-3	FRONT:	30 FT FROM R/W OR REDUCTION PER (9.303(19)(F))
R-17MF(CD)	SIDE:	10 FT (ADJOINING SFR)
	REAR:	50 FT (ADJOINING SFR)
	MAX HEIGHT OF BUILDING:	40 FT.
4.429 AC		ADDITIONAL HEIGHT ALLOWANCE PERMITTED
0.428 AC		PER TABLE 9.305(1)(j)(B)
4.001 AC		
DB 37495 PG 259		
	SOLID WASTE REQUIRED (IF NEEDED):	(1) 8 CY DUMPSTER PER 30 UNITS
SINGLE FAMILY ATTACHED RESIDENTIAL UNITS WITH	RECYCLING STATIONS REQUIRED (IF NEEDED):	(1) 144 SF STATION PER 80 UNITS
LAND FOR SALE	WATER AND SEWER:	CHARLOTTE WATER (PUBLIC)
43	UTILITIES:	ALL UTILITIES WILL BE UNDERGROUND AS
43		REQUIRED BY CURRENT LAND DEVELOPMENT
9.7 DU/ACRE		STANDARDS
	POST CONSTRUCTION DISTRICT:	YADKIN SOUTHEAST CATAWBA
ROLL OUT CONTAINERS (PRIVATE PICK UP)	WATERSHED:	MALLARD
15% OF GROSS SITE AREA	FLOOD DATA:	ZONE 'X' PER COMMUNITY PANEL
15% OF GROSS SITE AREA		371045-6800K, EFF. 11/16/2018
10% UCOS OR 400 SF POS PER UNIT		
10% UCOS OR 400 SF POS PER UNIT		
	02711418 R-3 R-17MF(CD) 4.429 AC 0.428 AC 4.001 AC DB 37495 PG 259 SINGLE FAMILY ATTACHED RESIDENTIAL UNITS WITH	REQUIRED PARKING: 02711418 PROVIDED PARKING: SETBACKS AND YARDS: R-3 R-17MF(CD) SIDE: REAR: MAX HEIGHT OF BUILDING: 4.429 AC 0.428 AC 4.001 AC DB 37495 PG 259 SOLID WASTE REQUIRED (IF NEEDED): SINGLE FAMILY ATTACHED RESIDENTIAL UNITS WITH LAND FOR SALE WATER AND SEWER: 43 9.7 DU/ACRE POST CONSTRUCTION DISTRICT: ROLL OUT CONTAINERS (PRIVATE PICK UP) WATERSHED: 15% OF GROSS SITE AREA 10% UCOS OR 400 SF POS PER UNIT

UNIT SIZES SHOWN ARE APPROXIMATE. ACTUAL UNIT SIZES MAY VARY WITHIN BUILDING ENVELOPE.

PROJECT #: 2023-014 DATE: 4/4/2023 DRAWN BY: JB CHECKED BY: JE

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REZONING PLAN

SHEET NO. RZ-1