

VICINITY MAP
N.T.S.

SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY DATED MAY 10, 2019 PROVIDED BY CAROLINA SURVEYORS, INC., P.O. BOX 307, PINEVILLE, NC 28134 704-689-7001

ZONING SUMMARY:
OWNER: J.S. & ASSOC., INC.
OWNER ADDRESS: 5208 ADDISON DR., CHARLOTTE, NC 28211
CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
BLOC DESIGN PHONE #: 704-940-2883

ZONING DESIGNATION (EXISTING): R-4, RE-2, AND R-8MF(CD)
ZONING DESIGNATION (PROPOSED): R-8MF(CD) PARCEL SIZE: 23.369 ACRES
JURISDICTION: CITY OF CHARLOTTE
PARCEL NUMBER: 04711202

SETBACK AND YARD REQUIREMENTS
FRONT: 27' SETBACK ALONG PROPOSED R.O.W. 30' SETBACK ALONG EXISTING R.O.W.
FAÇADE GARAGES MUST BE SET BACK AT LEAST 20' OR 5'-7" FROM PROPOSED SIDEWALK.
SIDE YARD: 20' AGAINST SINGLE FAMILY
10' AGAINST MULTIFAMILY
REAR YARD: 50'

BUFFERS REQUIRED
CLASS C BUFFER: 50' (REDUCE TO 37.5' WITH FENCE)

BUILDING SEPARATION
MINIMUM BUILDING SEPARATION REQUIRED

PARKING SUMMARY
DUPLEX: REQUIRED: 2 SPACES PER UNIT
TRIPLEX AND TOWNHOMES: REQUIRED: 1.5 SPACES PER UNIT
PROVIDED: 2 SPACES PER UNIT

DEVELOPMENT SUMMARY:
DUPLEX UNITS: 18 UNITS
TRIPLEX UNITS: 9 UNITS
TOWNHOMES UNITS: 12 UNITS
PROPOSED DENSITY: 6.72 DUA

LOT MIN. REQUIRED: 400 SF
LOT MIN. PROVIDED: 347 SF
MINIMUM 2.5% AC (10% X 23.369 AC) COMMON OPEN SPACE PROVIDED

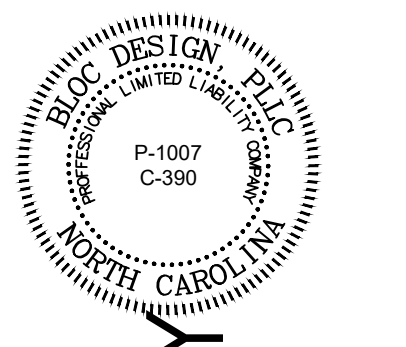
50% REQUIRED OPEN SPACE = 508,977 SF (11.68 AC)
508,977 SF ÷ 4,452 SF = 114.29 SF REQUIRED
MIN. PROVIDED: 513,429 SF

TREE SAVE AREA:
REQUIRED: 15% (15 X 23.369 AC) = 3.51 ACRES
PROVIDED: 3.51 ACRES MINIMUM

REVISIONS

NO.	DATE	DESCRIPTION
1	09/14/20	REZONING COMMENTS
2	11/16/20	REZONING COMMENTS
3	12/28/20	REZONING COMMENTS

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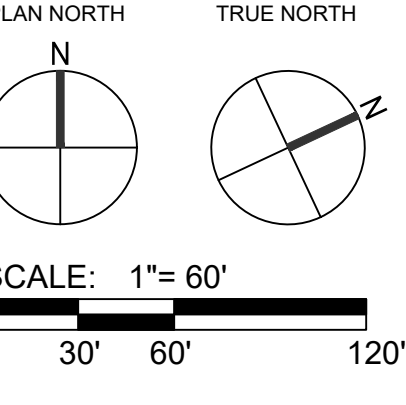


FOR REVIEW ONLY

REZONING PETITION 2020-102

The Vision at Neal
Duplex, Triplex, and Townhome
Subdivision

8001 Neal Road
Charlotte, NC 28262



DATE: 06/12/20 MPIC: WILL
DRAWN BY: LWH CHECKED BY: WILL
PROJECT NUMBER: 00627.01

SCALE: 1" = 60'
TITLE: CONCEPTUAL SITE PLAN

SHEET NO.: **RZ-1**

B. PERMITTED USES

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 107 DUPLEX, TRIPLEX AND/OR SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.

C. TRANSPORTATION

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGN AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

2. PETITIONER SHALL COORDINATE WITH THE PETITIONER FOR REZONING PETITION 2020-025, THE LOCATION OF INTERNAL STREET NETWORK CONNECTIONS BEHIND SIDEWALKS.

3. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NC DOT (AS APPLICABLE) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO NEAL ROAD AND I-85 DRIVE IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE TERMINUS OF THE SIDEWALK EASEMENT ON THE SITE SIDE OF NEAL ROAD SHALL BE LOCATED 2 FEET BEHIND THE BACK OF THE MULTIFAMILY PATHSIDEWALK AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. PETITIONER SHALL RESERVE THE SIDEWALK EASEMENT ON THE SITE SIDE OF I-85 DRIVE SHALL BE LOCATED 11.50 FEET BEYOND THE RIGHT OF WAY LIMIT AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

4. A MINIMUM 6 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTIFAMILY PATH SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON NEAL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

5. A MINIMUM 6 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON I-85 DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, PETITIONER RESERVES THE RIGHT TO TRIPLE OR QUADUPLE THE WIDTH OF THE REQUIRED PLANTING STRIP AS NECESSARY TO PRESERVE EXISTING TREE CANOPY ON THE SITE. PETITIONER ALSO RESERVES THE RIGHT TO VARY FROM THE REQUIREMENT TO INSTALL A MINIMUM 6 FOOT PLANTING STRIP AND A MINIMUM 12 FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON I-85 DRIVE. PETITIONER SHALL RESERVE THE SIDEWALK EASEMENT ON THE SITE SIDE OF I-85 DRIVE DESCRIBED IN NOTE C.3 FOR THE FUTURE CONSTRUCTION OF A 12 FOOT WIDE MULTIFAMILY PATH ALONG THE SITE'S FRONTAGE ON I-85 DRIVE TO BE CONSTRUCTED BY OTHERS.

6. THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS PROPOSED PRIVATE STREET. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.

7. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NC DOT (AS APPLICABLE) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO THE PROPOSED PUBLIC ROADS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS PROPOSED ROAD AND/OR PROPOSED ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING TO TWENTY-EIGHT (28) FEET FROM THE ROAD CENTERLINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

8. ALL INTERNAL STREET STUBS SHALL BE PUBLIC STREETS AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

9. PETITIONER SHALL PROVIDE TWO (2) ACCESSIBLE RAMPS ON EACH INTERSECTION CORNER OF THE SITE AT EACH OF THE PROPOSED ACCESS POINTS TO AND FROM THE SITE ON NEAL ROAD, AND ALSO AT THE SINGLE ACCESS POINT TO AND FROM THE SITE ON I-85 DRIVE, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. PETITIONER SHALL PROVIDE PEDESTRIAN TRAILS AND BENCHES FOR EACH DIRECTION ON EACH INTERSECTION CORNER AT THE INTERSECTION OF PROPOSED ROAD AND NEAL ROAD.

10. PETITIONER SHALL PROVIDE TWO (2) ACCESSIBLE RAMPS ON EACH INTERSECTION CORNER AT THE EXISTING SIGNALIZED INTERSECTION OF NEAL ROAD AND I-85 DRIVE. PETITIONER ALSO SHALL PROVIDE ACCESSIBLE PUSH BUTTONS/PEDESTRIAN BEACONS AT THE EXISTING SIGNALIZED INTERSECTION OF NEAL ROAD AND I-85 DRIVE.

11. SUBJECT TO THE APPROVAL OF NC DOT, CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT A WAITING PAD FOR A NEW BUS STOP ON NEAL ROAD ON THE SITE'S FRONTAGE ON NEAL ROAD ACROSS FROM EXISTING STOP #6493. THE ACTUAL LOCATION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS. IN THE EVENT THAT THE ENTIRE WAITING PAD CANNOT BE LOCATED WITHIN RIGHT OF WAY, PETITIONER SHALL GRANT A PERMANENT EASEMENT TO CATS TO ACCOMMODATE ANY PORTION OF THE WAITING PAD THAT CANNOT BE LOCATED WITHIN RIGHT OF WAY. THE WAITING PAD SHALL BE CONSTRUCTED TO LAND DEVELOPMENT STANDARD 60.01A. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY BENCH OR SHELTER ON THE WAITING PAD.

12. SUBJECT TO THE APPROVAL OF NC DOT, CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT A WAITING PAD IN ORDER TO UPDATE EXISTING STOP #4525 AT THE INTERSECTION OF NEAL ROAD AND I-85 DRIVE. THE ACTUAL LOCATION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS. IN THE EVENT THAT THE ENTIRE WAITING PAD CANNOT BE LOCATED WITHIN RIGHT OF WAY, PETITIONER SHALL GRANT A PERMANENT EASEMENT TO CATS TO ACCOMMODATE ANY PORTION OF THE WAITING PAD THAT CANNOT BE LOCATED WITHIN RIGHT OF WAY. THE WAITING PAD SHALL BE CONSTRUCTED TO LAND DEVELOPMENT STANDARD 60.03A. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY BENCH OR SHELTER ON THE WAITING PAD.

DEVELOPMENT STANDARDS
DECEMBER 28, 2020

A. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY KINGDOM DEVELOPMENT PARTNERS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 23.369 ACRES SITE LOCATED ON NEAL ROAD AT SOUTHWEST CORNER OF ITS INTERSECTION WITH I-85 DRIVE, CONSISTING OF ALL OF TAX PARCEL NO. 047-112-02 AND A PORTION OF TAX PARCEL NO. 047-112-01, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").

2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

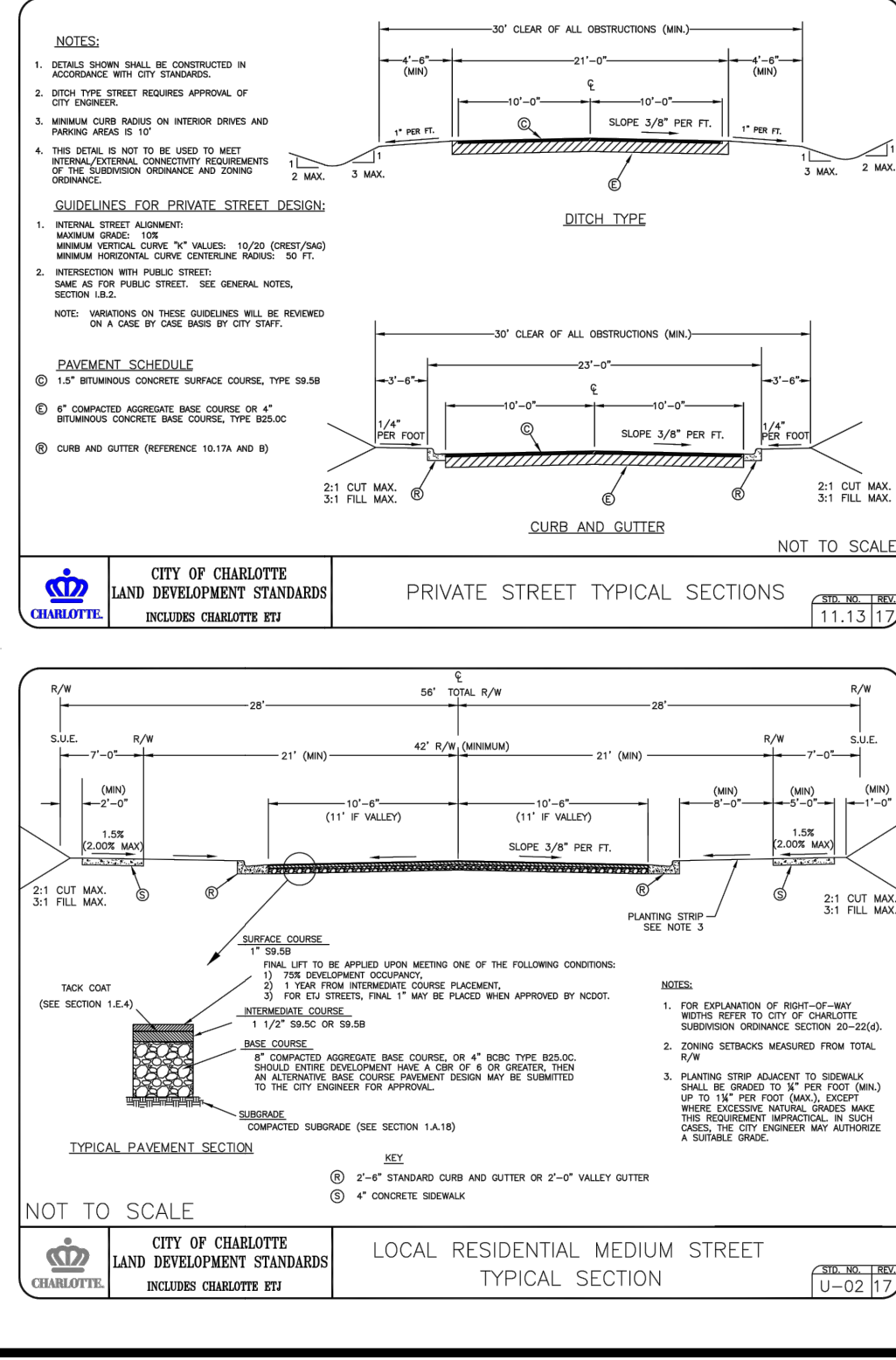
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

4. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPIC THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PRIVATE STREETS/PRIVATE ALLEYS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE AND ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 8 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 8.207 OF THE ORDINANCE.

R-4 AND RE-2 PARCEL LEGAL DESCRIPTION

BEGINNING AT AN EXISTING PIPE, BEING THE NORTHWESTERLY CORNER OF THE PROPERTY OF J.S. & ASSOCIATES INC. (NOW OR FORMERLY) RECORDED IN DEED BOOK 3334, PAGE 316; THENCE WITH A NEW LINE WITH A BEARING OF S 0° 28' 54" E AND A DISTANCE OF 345.71' TO A POINT ON THE SOUTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF I-85 DR. THENCE FOLLOWING THE MARGIN THEREOF TWO (2) CALLS: (1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 194.89' AND AN ARC LENGTH OF 68.66'; AND BEING CHORDED BY A BEARING OF S 48° 59' 11" E AND A DISTANCE OF 88.65' TO A POINT; (2) WITH A BEARING OF S 48° 10' 32" E AND A DISTANCE OF 97.936' TO A POINT AT THE INTERSECTION OF THE NORTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF NEAL RD.; THENCE FOLLOWING THE MARGIN THEREOF NINE (9) CALLS: (1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' AND AN ARC LENGTH OF 47.15'; AND BEING CHORDED BY A BEARING OF S 03° 18' 32" E AND A DISTANCE OF 42.43' TO A POINT; (2) WITH A BEARING OF S 41° 43' 29" E AND A DISTANCE OF 38.00' TO A POINT; (3) WITH A BEARING OF S 48° 18' 52" E AND A DISTANCE OF 10.00' TO A POINT; (4) WITH A BEARING OF S 41° 43' 29" W AND A DISTANCE OF 73.48' TO A POINT; (5) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 540.00' AND AN ARC LENGTH OF 245.90'; AND BEING CHORDED BY A BEARING OF S 02° 42' 31" W AND A DISTANCE OF 243.89' TO A POINT; (6) WITH A BEARING OF S 63° 43' 14" W AND A DISTANCE OF 20.250' TO A POINT; (7) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 360.00' AND AN ARC LENGTH OF 246.95'; AND BEING CHORDED BY A BEARING OF S 51° 30' 51" W AND A DISTANCE OF 244.71' TO A POINT; (8) WITH A BEARING OF S 30° 20' 00" W AND A DISTANCE OF 204.00' TO A POINT; (9) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 713.41' AND AN ARC LENGTH OF 63.89'; AND BEING CHORDED BY A BEARING OF S 34° 58' 59" W AND A DISTANCE OF 65.40' TO AN EXISTING PIPE, BEING THE POINT OF BEGINNING, HAVING AN AREA OF 10.154 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY BY CAROLINA SURVEYORS, INC.



PARCEL ZONING MAP

