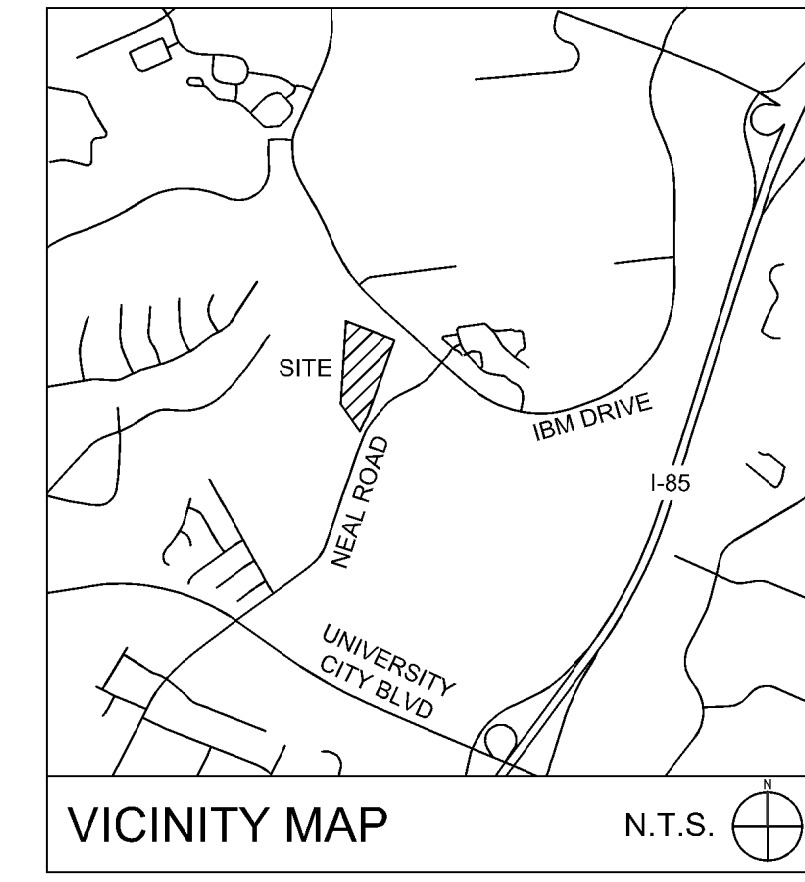




APPROVED REZONING PETITION 2020-035
(FOR REFERENCE ONLY)



SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY DATED MAY 10, 2019 PROVIDED BY CAROLINA SURVEYORS, INC., P.O. BOX 387, PINEVILLE, NC 28134 704-889-7601

ZONING SUMMARY:

OWNER: J.S. & ASSOC., INC.
OWNER ADDRESS: 3228 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.
FACE OF 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: 30'

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

BUILDING SEPARATION
MINIMUM 10' SIDE SEPARATION REQUIRED

PAVING 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
TOWNHOME UNITS: 12 UNITS
PROPOSED DENSITY: 6.72 DUA

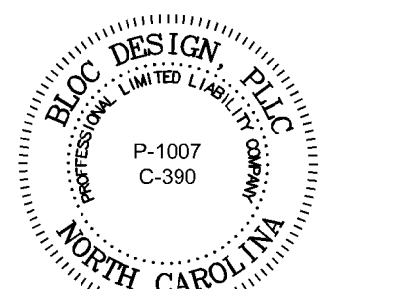
LOT MIN. REQUIRED: 400 SF
LOT MIN. PROVIDED: 347 SF
MINIMUM 2.5 AC. (10% X 23.369 AC); COMMON OPEN SPACE PROVIDED
50% REQUIRED OPEN SPACE = 508,977 SF (11.68 AC)
508,977 SF + 4,452 SF = 513,429 SF REQUIRED
MIN. PROVIDED: 513,429 SF

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
4	01/08/21	REZONING COMMENTS

Stamp/Seal: BLOC DESIGN, PLLC, P-1007, C-390, NORTH CAROLINA

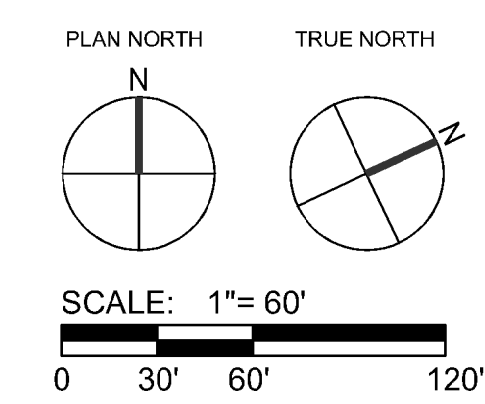


FOR REVIEW ONLY

REZONING PETITION 2020-102

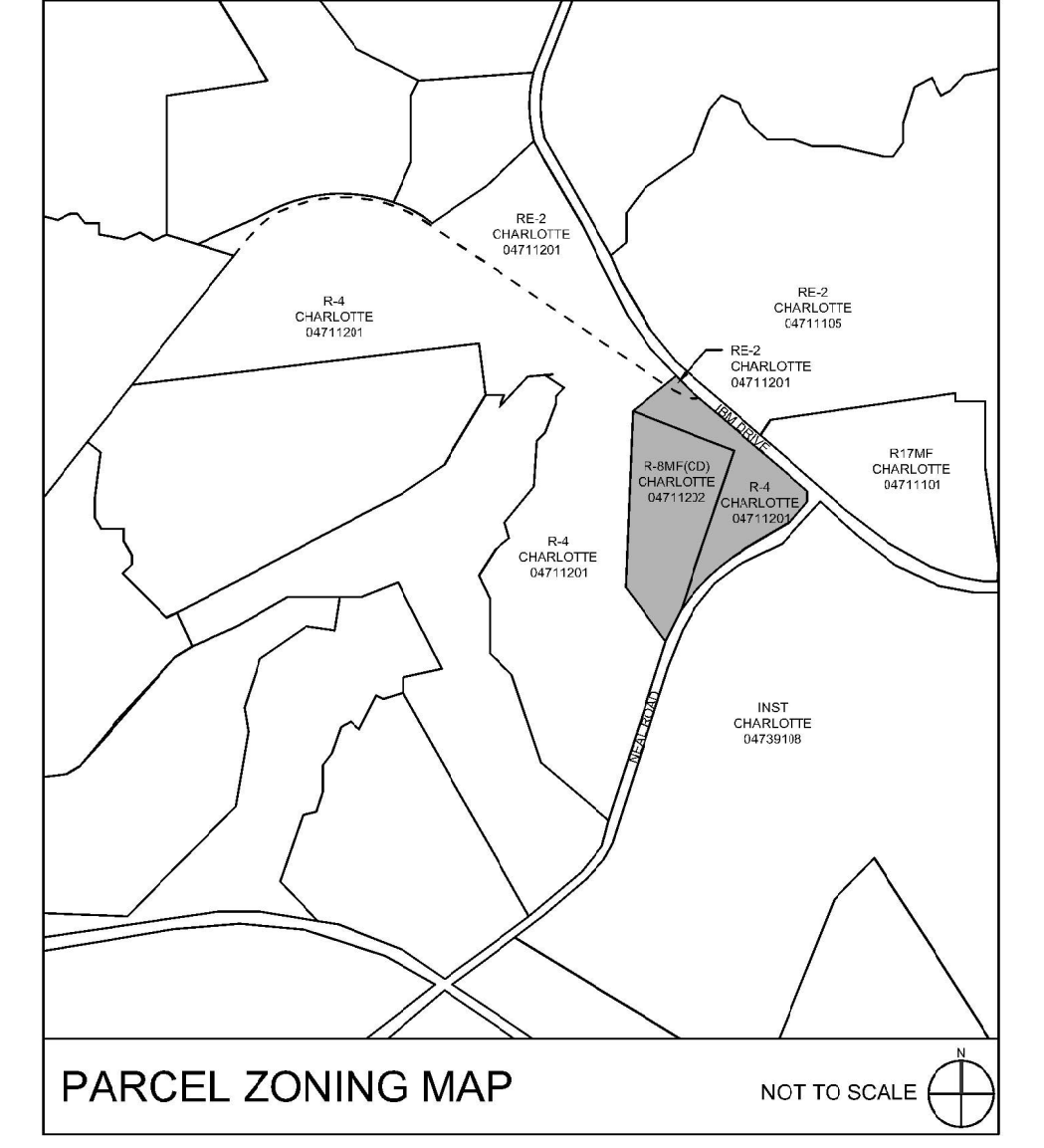
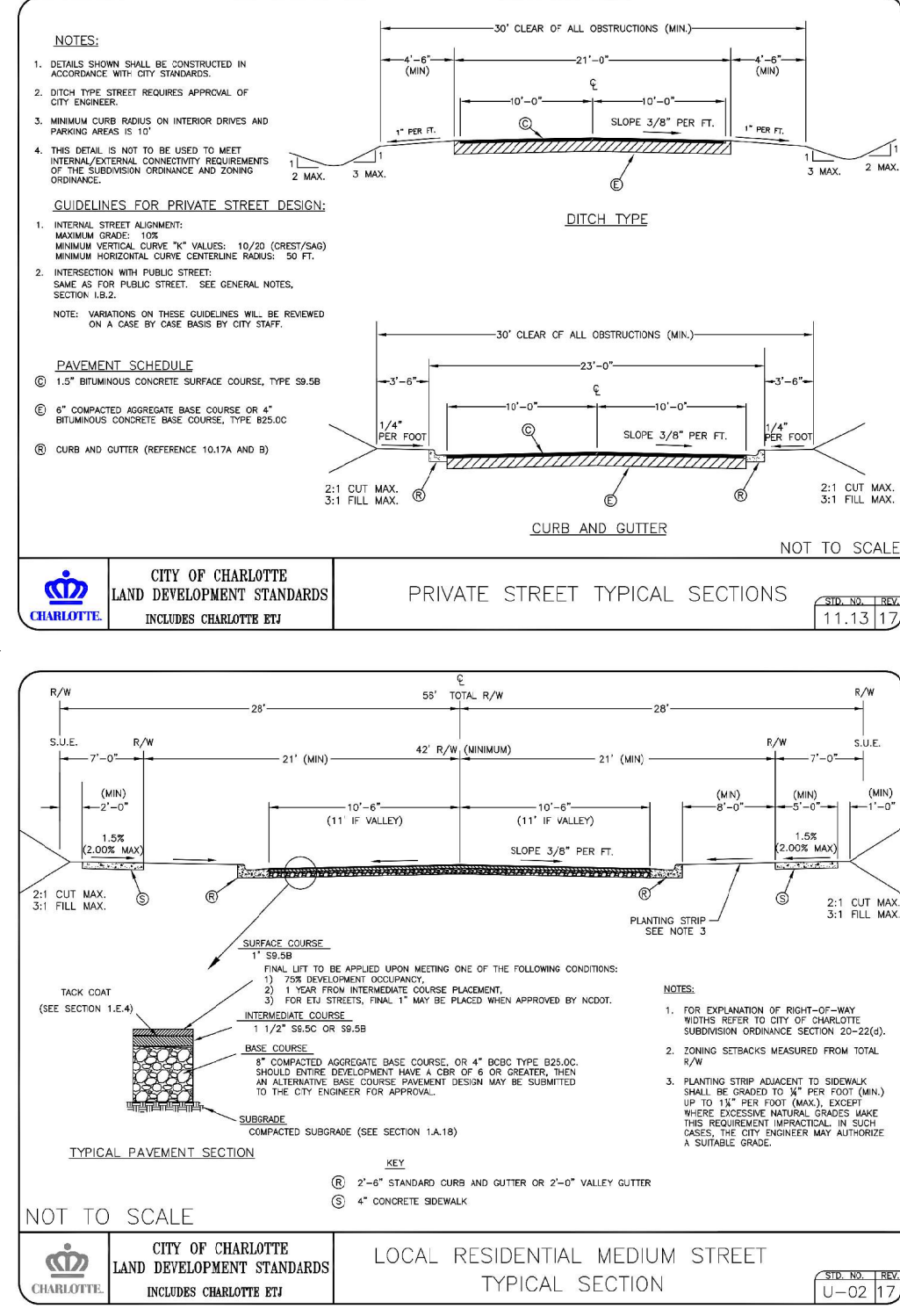
The Vision at Neal Duplex, Triplex, and Townhome Subdivision

8001 Neal Road
Charlotte, NC 28262



DATE: 06/12/20 MPIC: WLL
DRAWN BY: LWH CHECKED BY: WLL
PROJECT NUMBER: 00627.01
SCALE: 1" = 80'
TITLE: CONCEPTUAL SITE PLAN

SHEET NO: **RZ-1**



R-4 AND RE-2 PARCEL LEGAL DESCRIPTION

BEGINNING AT AN EXISTING PIPE, BEING THE NORTH-WESTERLY 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 N 89°25'54" E AND A DISTANCE OF 346.71' TO A POINT ON THE SOUTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF I-85 DR. THENCE FOLLOWING THE BEARING THEREOF TWO (2) CALLS (1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 194.86' AND AN ARC LENGTH OF 88.86'; AND BEING CHORDED BY A BEARING OF S 46°58'11" E AND A DISTANCE OF 88.65' TO A POINT; (2) WITH A BEARING OF S 48°16'22" E AND A DISTANCE OF 97.826' TO A POINT AT THE INTERSECTION OF THE NORTH-WESTERLY 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°16'32" E AND A DISTANCE OF 42.43' TO A POINT; (2) WITH A BEARING OF S 44°42'22" W AND A DISTANCE OF 38.00' TO A POINT; (3) WITH A BEARING OF S 48°16'22" E AND A DISTANCE OF 245.39' AND BEING CHORDED BY A BEARING OF S 52°42'31" W AND A DISTANCE OF 243.89' TO A POINT; (4) WITH A BEARING OF S 89°22'00" W AND A DISTANCE OF 244.70' TO A POINT; (5) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 580.00' AND AN ARC LENGTH OF 246.85' AND BEING CHORDED BY A BEARING OF S 51°30'51" W AND A DISTANCE OF 244.70' TO A POINT; (6) WITH A BEARING OF S 39°22'00" W AND A DISTANCE OF 244.70' TO A POINT; (7) 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 N 16°21'22" W AND A DISTANCE OF 614.42' TO AN EXISTING PIPE, BEING THE POINT OF BEGINNING, HAVING AN AREA OF 1.154 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY BY CAROLINA SURVEYORS, INC.

DEVELOPMENT STANDARDS
DECEMBER 28, 2020

- A. GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN AND SHALL BE APPLIED FOR THE ENTIRE PORTION OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 8 OF THE ORDINANCE.
 - THE DEVELOPMENT STANDARDS ON THIS SITE WILL BE GOVERNED BY THE REZONING PLAN 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-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - THE DEVELOPMENT DEPicted ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE DEVELOPMENT 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 SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
 - 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 8.227 OF THE ORDINANCE.

- B. PERMITTED USES**
- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 187 DUPLEX, TRIPLEX AND/OR SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THEREIN THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.
- C. TRANSPORTATION**
- 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 DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 - PETITIONER SHALL COORDINATE WITH THE PETITIONER FOR REZONING PETITION 2020-018, THE LOCATION OF INTERNAL STREET NETWORK CONNECTIONS BETWEEN THE TWO SITES.
 - 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 NCDOT (AS APPLICABLE) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO NEAL ROAD AND I-85 DRIVES AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING TO THIRTY-FIVE (35) FEET FROM THE ROAD CENTERLINE AS 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 MULTILANE PATHSIDEWALK AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE TERMINUS OF THE SIDEWALK EASEMENT ON THE SITE SIDE OF I-85 DRIVE SHALL BE LOCATED 11.50 FEET BEHIND THE RIGHT OF WAY LIMIT AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
 - A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTILANE PATH SHALL BE INSTALLED ALONG THE SITES FRONTAGE ON NEAL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT SIDEWALK SHALL BE INSTALLED ALONG THE SITES FRONTAGE ON I-85 DRIVE, AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, PETITIONER RESERVES THE RIGHT TO TAPER OR VARY THE WIDTH OF THE REQUIRED PLANTING STRIP AS NECESSARY TO PRESERVE EXISTING TREE CANOPY ON THE SITE. PETITIONER ALSO THE RIGHT TO SEEK A VARIANCE FROM THE REQUIREMENT TO INSTALL A MINIMUM 8 FOOT PLANTING STRIP AND A MINIMUM 8 FOOT SIDEWALK ALONG THE SITES 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 MULTILANE PATH ALONG THE SITES FRONTAGE ON I-85 DRIVE, TO BE CONSTRUCTED BY OTHERS.
 - THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT (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 A" AND "PROPOSED ROAD B" 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.
 - 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 NCDOT (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 A" AND "PROPOSED ROAD B" 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.
 - ALL INTERNAL STREET STUBS SHALL BE PUBLIC STREETS AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
 - PETITIONER SHALL RESTRIPE THE EXISTING CENTER LANE ON NEAL ROAD TO ACCOMMODATE A PROPOSED LEFT TURN LANE INTO THE SITE AT THE INTERSECTION OF NEAL ROAD AND PROPOSED ROAD "B" IN THE LOCATION AND AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
 - PETITIONER SHALL PROVIDE TWO (2) ACCESSIBLE RAMPS ON EACH INTERSECTION CORNER ON THE EXISTING SIGNALIZED INTERSECTION OF NEAL ROAD AND I-85 DRIVE. PETITIONER SHALL ALSO PROVIDE ACCESSIBLE PUSH BUTTONS/PEDESTRIAN BEACONS AT THE EXISTING SIGNALIZED INTERSECTION OF NEAL ROAD AND I-85 DRIVE.
 - SUBJECT TO THE APPROVAL OF NCDOT, CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT A WAITING PAD FOR A NEW BUS STOP ON NEAL ROAD ON THE SITES FRONTAGE ON NEAL ROAD, CROSS FROM EXISTING STOP MARKS. 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 THE RIGHT OF WAY, PETITIONER SHALL OBLIGATE TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY BENCH OR SHELTER ON THE WAITING PAD.
 - SUBJECT TO THE APPROVAL OF NCDOT, CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT A WAITING PAD ON I-85 DRIVE TO UPDATE EXISTING STOP MARKS 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 THE RIGHT OF WAY, PETITIONER SHALL OBLIGATE TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY BENCH OR SHELTER ON THE WAITING PAD.
 - SUBJECT TO THE APPROVAL OF NCDOT, CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT A WAITING PAD ON I-85 DRIVE TO UPDATE EXISTING STOP MARKS 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 THE RIGHT OF WAY, PETITIONER SHALL OBLIGATE TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY BENCH OR SHELTER ON THE WAITING PAD.