

DEVELOPMENT STANDARDS
AUGUST 11, 2020

- A. GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY NEST COMMUNITIES, LLC. (THE PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 28.80 ACRE SITE LOCATED ON ROCKY RIVER RD W AT SOUTHWEST CORNER OF ITS INTERSECTION WITH ROCKLAND DR., CONSISTING OF ALL OF TAX PARCEL NOS. 049-221-21, 049-202-04, AND 049-202-08, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").
 - 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").
 - UNLESS 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 BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PRIVATE STREETS/ALLEYS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE 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 6.207 OF THE ORDINANCE.
- B. PERMITTED USES**
- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 187 DUPLEX 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**
- 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.
 - THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED PRIVATE DRIVE." MINOR ADJUSTMENTS TO THE

- LOCATIONS OF THE INTERNAL PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- D. ARCHITECTURAL STANDARDS**
- BUILDING MATERIALS FOR THE BUILDING CONSTRUCTED ON THE SITE MAY INCLUDE THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING, VINYL SIDING, OR WOOD.
 - 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.
 - DUMPSTER AND RECYCLING AREAS, IF PROVIDED, WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A GATE. WALL OR FENCE SHALL BE COMPATIBLE WITH COLORS OF PRINCIPLE BUILDINGS.
 - ALL HOME AND TOWNHOME UNITS SHALL INCLUDE A COVERED STOOP OR FRONT PORCH.
 - BUILDINGS CONTAINING SINGLE FAMILY ATTACHED DWELLING UNITS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO 8 INDIVIDUAL UNITS OR FEWER.
 - THE PLACEMENT AND CONFIGURATION OF THE DRIVEWAYS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE MODIFIED DUE TO GRADING/TOPOGRAPHY OF THE SITE AND/OR ARCHITECTURAL FEATURES OF THE BUILDINGS CONSTRUCTED ON THE SITE.
- E. LIGHTING**
- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, PRIVATE STREETS/PRIVATE ALLEYS AND SIDEWALKS, WALKWAYS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 - THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.

- F. ENVIRONMENTAL FEATURES**
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
 - 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 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.
 - DEVELOPMENT WITHIN ANY SWAMP/POSS BUFFER, INCLUDING POTENTIAL BUFFERS AROUND THE EXISTING POND ON SITE, SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE/MECKLENBURG STORMWATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERMANENT STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT DECISIONS.
 - 100' UNDISTURBED PCSO STREAM BUFFER MUST BE EXTENDED TO INCLUDE THE ENTIRE FLOODPLAIN PER PCSO SECTION 19-145.
 - PETITIONER WILL NEED TO PROVIDE SURVEY OF EXISTING TREES IN RIGHTS OF WAY AT THE TIME OF SITE PLAN SUBMITTAL. TREES LOCATED IN EXISTING RIGHTS OF WAY WILL BE PRESERVED UNLESS GRADING OR UTILITY CONFLICTS OCCUR IN CONSTRUCTION DOCUMENTS.
- G. AFFORDABLE DWELLING UNITS**
- A MINIMUM OF TWENTY PERCENT OF THE UNITS CONSTRUCTED ON THE SITE WILL BE PROVIDED TO BUYERS AT OR BELOW 80% OF THE AREA MEDIAN INCOME AS PUBLISHED AND PERIODICALLY UPDATED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. HOUSEHOLD INCOME WILL BE DETERMINED BY HOUSEHOLD INCOME VERIFICATION UNDER FEDERAL CODE OF REGULATIONS CITATION 24 CFR PART 5. FOR EACH SUCH UNIT, PETITIONER SHALL EXECUTE A PURCHASE AGREEMENT WITH THE CITY OF CHARLOTTE TO PROVIDE A 15 YEAR DEED RESTRICTION LIMITING THE INITIAL AND SUBSEQUENT SALES TO INCOME ELIGIBLE BUYERS AND TO PROVIDE THE CITY OF CHARLOTTE WITH A FIRST RIGHT OF REFUSAL ON SUBSEQUENT SALES.
- H. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT

ZONING SUMMARY:

OWNER: JOHN CLARK JR.
OWNER ADDRESS: 224 ROBIN LYNN ROAD, CHARLOTTE, NC 28105
CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
BLOC DESIGN PHONE #: 704-849-2883

ZONING DESIGNATION (EXISTING): R-3
ZONING DESIGNATION (PROPOSED): R-8MF(CD) PARCEL SIZE: 28.80 ACRES
JURISDICTION: CITY OF CHARLOTTE

PARCEL NUMBERS: 04922121, 04920204, & 04920208

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' FROM PROPOSED SIDEWALK (5'-7' SETBACK FROM PROPOSED SIDEWALK MAY BE USED ON PRIVATE STREETS)
SIDE YARD: 20'
REAR YARD: 50'
(SIDE YARD AND REAR YARD MAY BE INTERCHANGEABLE BASED ON PLANNED MULTI-FAMILY BUILDING ORIENTATION)

BUFFERS REQUIRED

NORTH PARCEL: 50' CLASS 'C' BUFFER
SOUTH PARCEL: 50' CLASS 'C' BUFFER REDUCED TO 37.5' WITH FENCE WHERE ILLUSTRATED

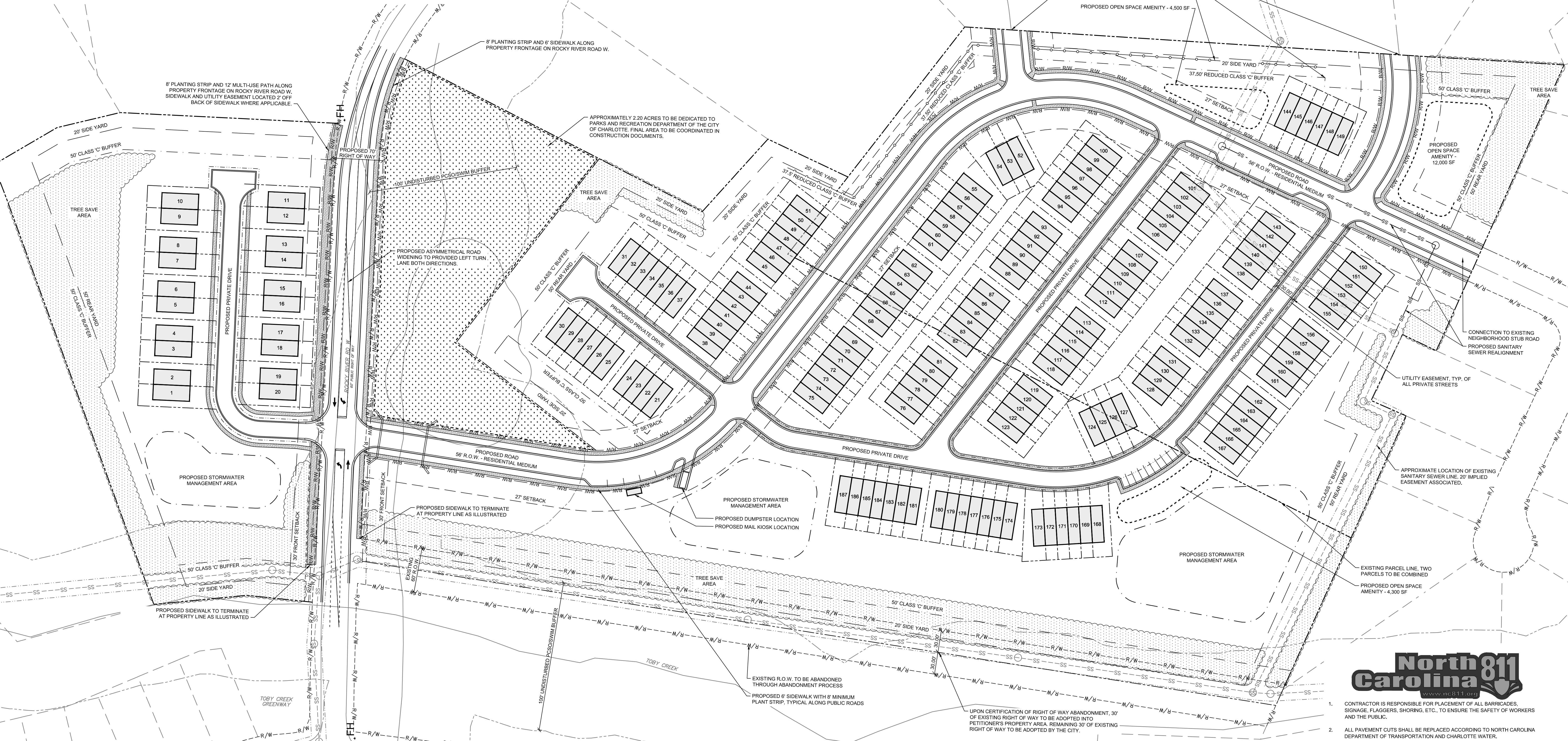
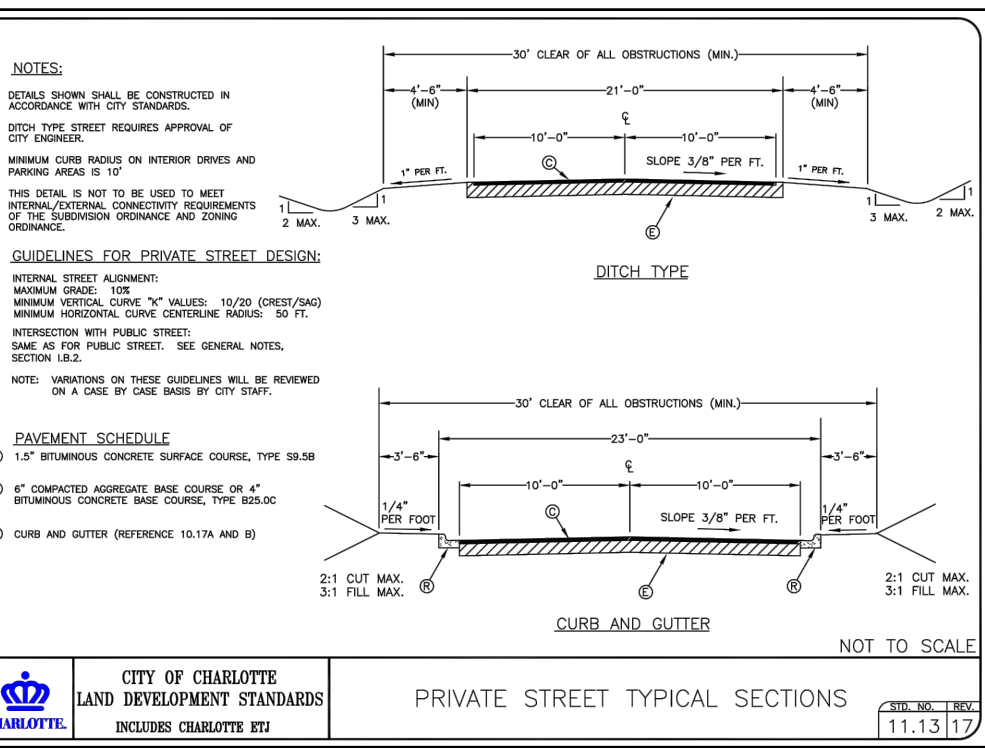
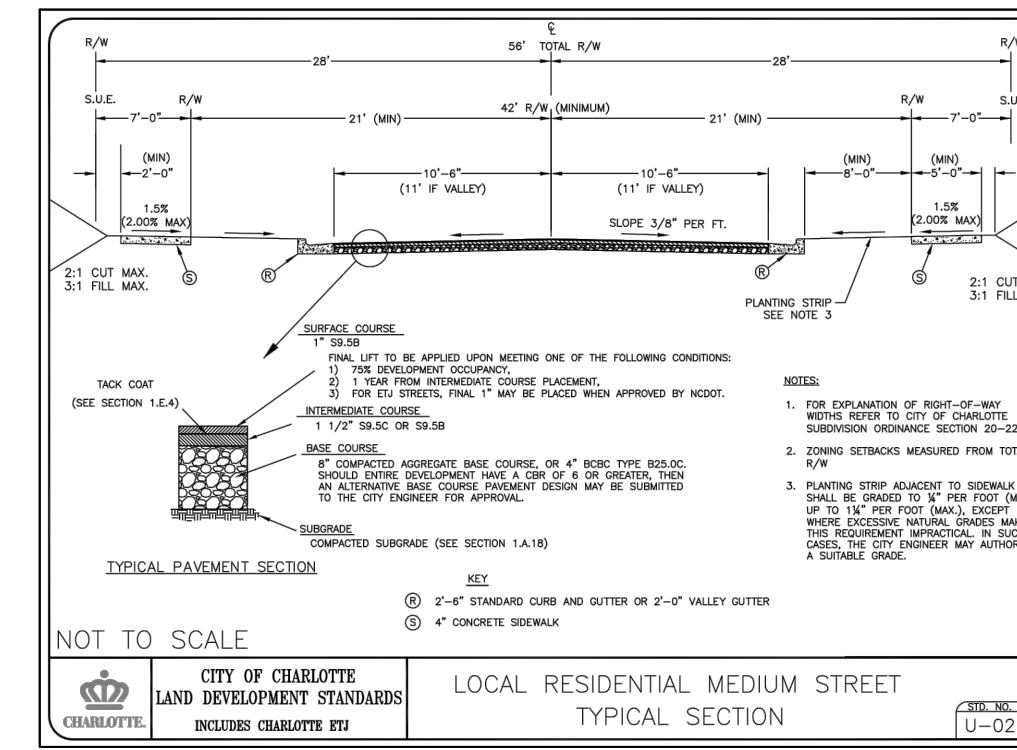
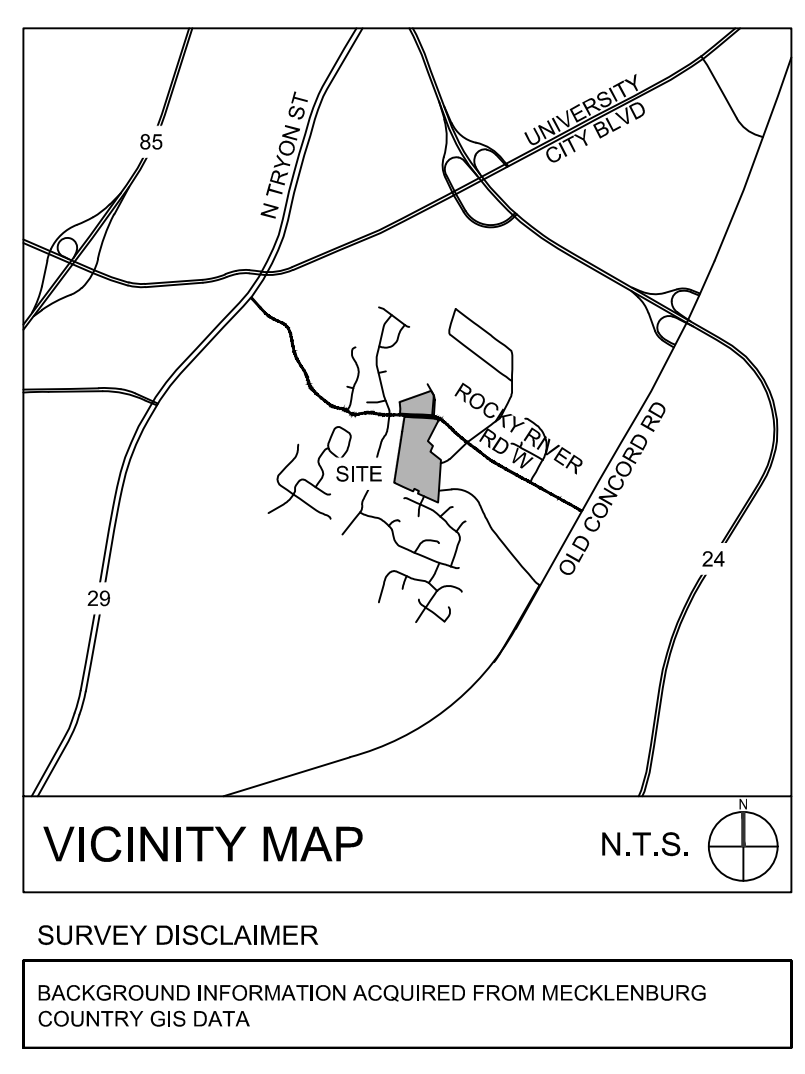
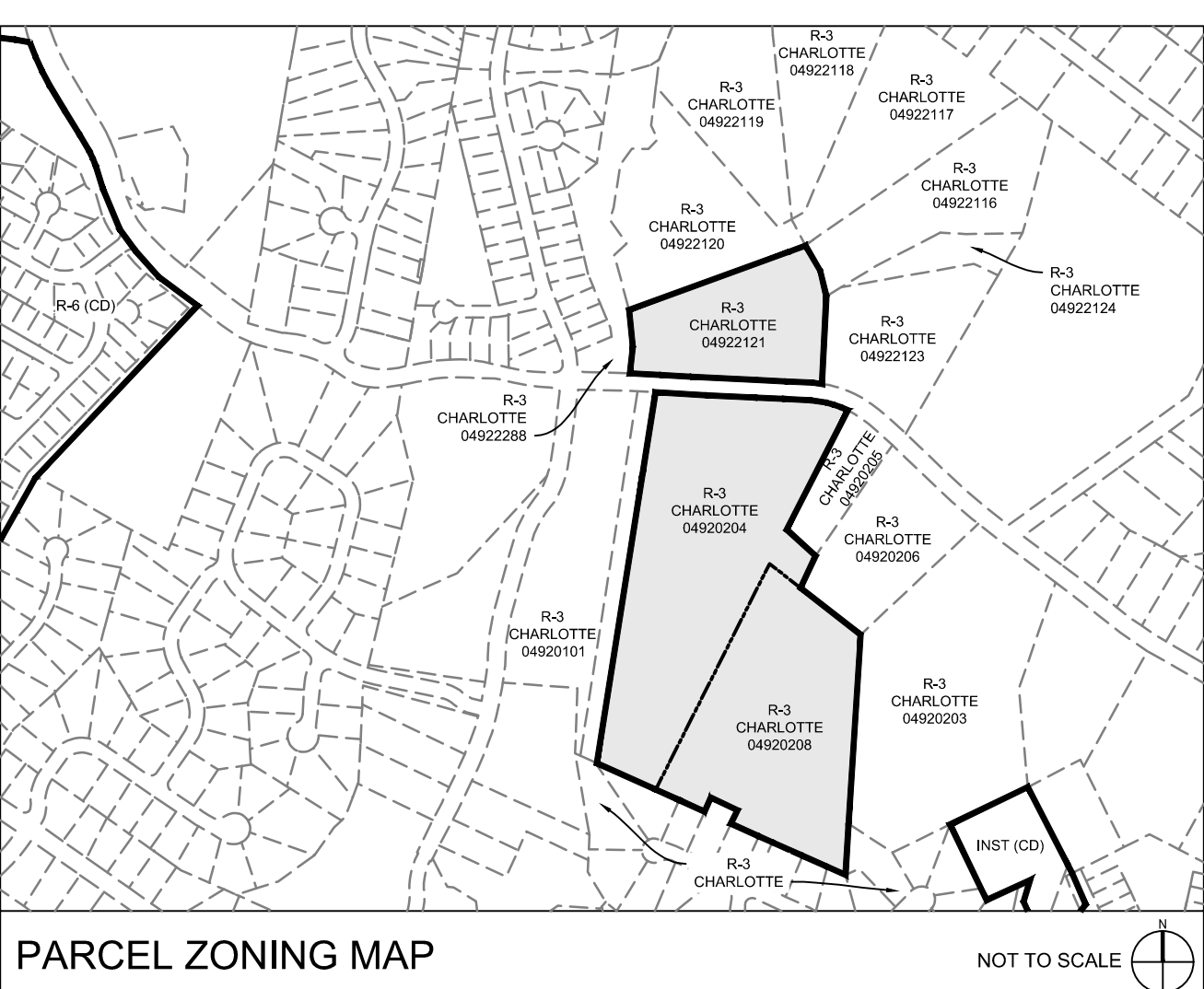
BUILDING SEPARATION
MINIMUM 12' BUILDING SEPARATION REQUIRED

DEVELOPMENT SUMMARY:

DUPLEX UNITS: 20 UNITS
TOWNHOMES UNITS: 167 UNITS
PROPOSED DENSITY: 6.50 DUA

TREE SAVE AREA:

TOTAL PARCEL AREA: 28.80 ACRES
AREA IN ROW: 2.82 ACRES
AREA DEDICATED TO PARKS AND RECREATION: 2.20 ACRES
REMAINING PARCEL AREA: 23.88 ACRES
REQUIRED: 15% (15 X 23.88 AC) = 3.60 ACRES
PROVIDED: MIN. 3.80 ACRES

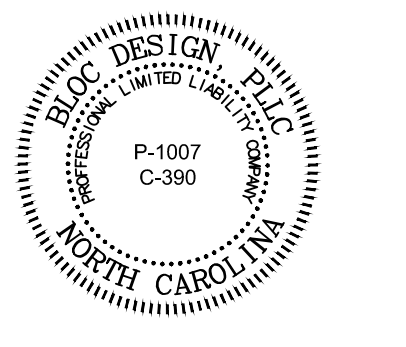


REVISIONS

NO.	DATE	DESCRIPTION

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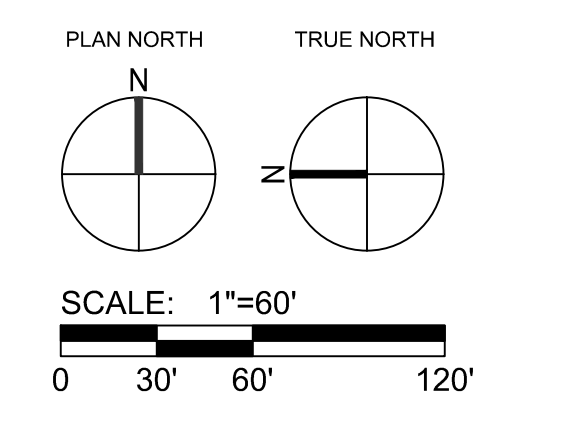


NOT FOR CONSTRUCTION

REZONING PETITION : 2020-137

Clark Village Duplex and Townhome Subdivision

900 Rocky River Rd W
Charlotte, NC 28213



DATE: 08/11/20	MPIC: WILL
DRAWN BY: DSB	CHECKED BY: WILL
PROJECT NUMBER: 00777.00	
SCALE: 1" = 60'	
TITLE: CONCEPTUAL SITE PLAN	
SHEET NO. RZ-1	



- CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
- ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.