

DEVELOPMENT STANDARDS
AUGUST 11, 2020

- A. GENERAL PROVISIONS
1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY NEST COMMUNITIES, LLC...
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN...
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ENTAIL MORE STRINGENT STANDARDS...
4. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE...
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS...
B. PERMITTED USES
1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 167 DUPLEX AND/OR SINGLE FAMILY ATTACHED DWELLING UNITS...
C. TRANSPORTATION
1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN...

- LOCATIONS OF THE INTERNAL PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS...
3. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING...
4. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY...
6. PETITIONER SHALL DEDICATE 30' OF RIGHT-OF-WAY FROM THE ROCKY RIVER ROAD WEST CENTERLINE...
D. ARCHITECTURAL STANDARDS
1. BUILDING MATERIALS FOR THE BUILDING CONSTRUCTED ON THE SITE MAY INCLUDE...
2. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED...
3. DUMPSTER AND RECYCLING AREAS, IF PROVIDED, WILL BE ENCLOSED BY A SOLID WALL OR FENCE...
4. ALL HOME AND TOWNHOME UNITS SHALL INCLUDE A COVERED STOOP OR FRONT PORCH...
6. THE PLACEMENT AND CONFIGURATION OF THE DRIVEWAYS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE MODIFIED...
7. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL HAVE A PORCH OR STOOP...
8. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT...
H. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 9. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS...
E. LIGHTING
1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS...
2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE...
F. ENVIRONMENTAL FEATURES
1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE...
2. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE...
4. DEVELOPMENT WITHIN ANY SWIMPCSO BUFFER, INCLUDING POTENTIAL BUFFERS AROUND THE EXISTING POND ON SITE...
5. 100' UNDISTURBED PCSO STREAM BUFFER MUST BE EXTENDED TO INCLUDE THE ENTIRE FLOOR/JAM PER PCSO SECTION 18-416...
6. PETITIONER WILL NEED TO PROVIDE SURVEY OF EXISTING TREES IN RIGHTS OF WAY...
G. AFFORDABLE DWELLING UNITS
1. 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...
H. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

ZONING SUMMARY:
OWNER: JOHN CLARK JR.
OWNER ADDRESS: 224 ROBINLYNN ROAD, CHARLOTTE, NC 28105
CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
ZONING DESIGNATION (EXISTING): R-3
ZONING DESIGNATION (PROPOSED): R-SMF(CD)
PARCEL SIZE: 28.80 ACRES
JURISDICTION: CITY OF CHARLOTTE
PARCEL NUMBERS: 04922121, 04922024, & 04922028
SETBACK AND YARD REQUIREMENTS
FRONT: 27' SETBACK ALONG PROPOSED R.O.W.
SIDE: 20' SETBACK FROM PROPOSED SIDEWALK
REAR: 50' (SIDE YARD AND REAR YARD MAY BE INTERCHANGEABLE)
BUFFERS REQUIRED
NORTH PARCEL: 50' CLASS 'C' BUFFER
SOUTH PARCEL: 50' CLASS 'C' BUFFER
BUILDING SEPARATION
MINIMUM 10' BUILDING SEPARATION REQUIRED
DEVELOPMENT SUMMARY:
TOWNHOME UNITS: 167 UNITS
PROPOSED DENSITY: 5.80 DU/A
TREE SAVE AREA:
TOTAL PARCEL AREA: 24.35 ACRES
AREA IN R.O.W.: 2.82 ACRES
REMAINING PARCEL AREA: 21.74 ACRES
REQUIRED: 10% (1.174 AC) + 4.16 AC = 5.334 AC
PROVIDED MIN. 4.16 ACRES

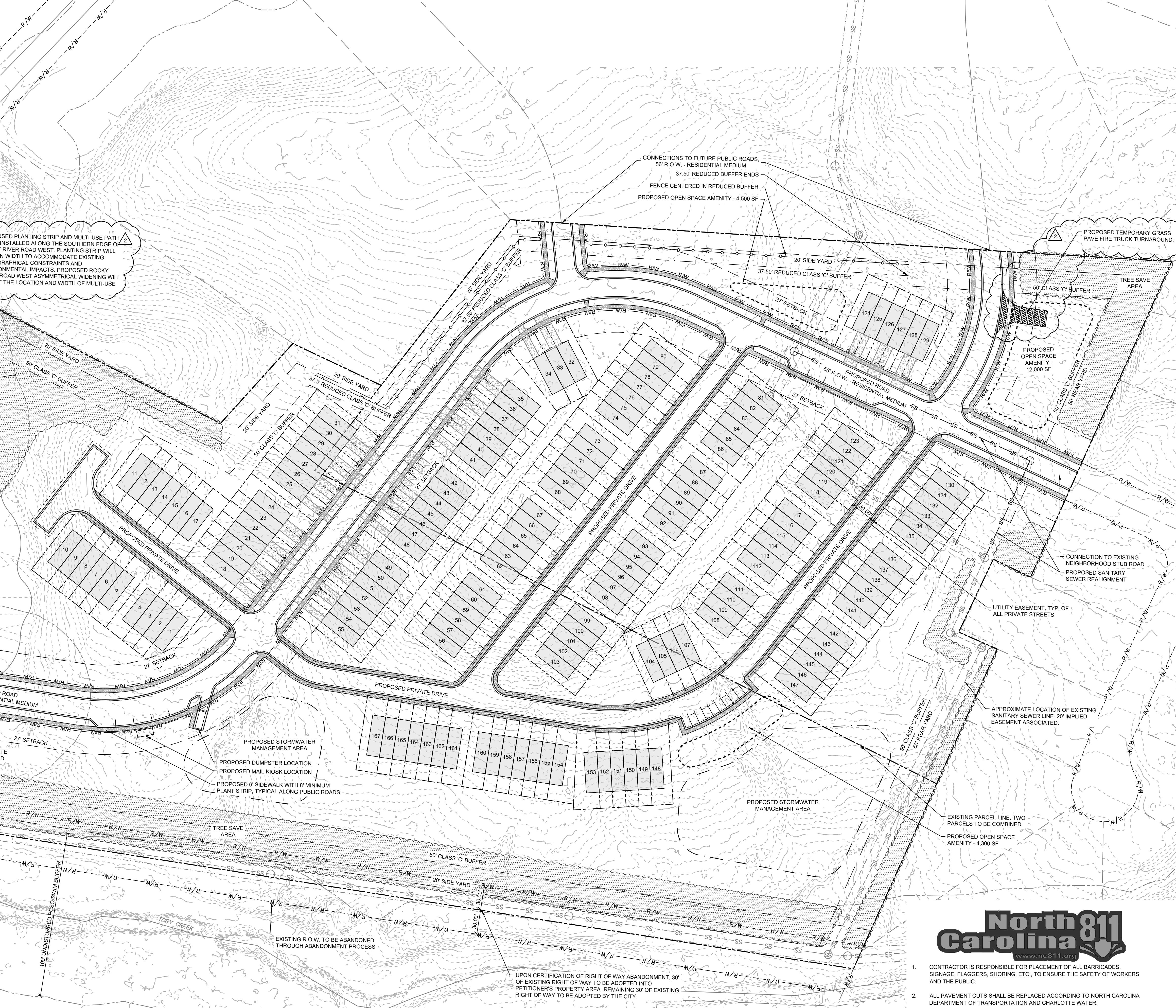
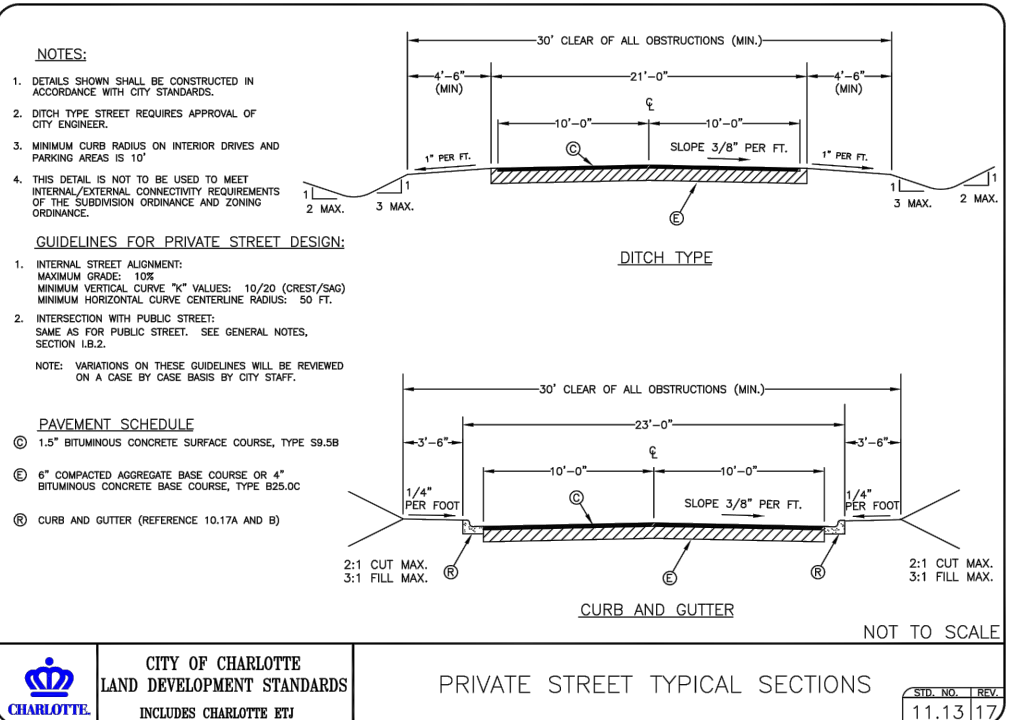
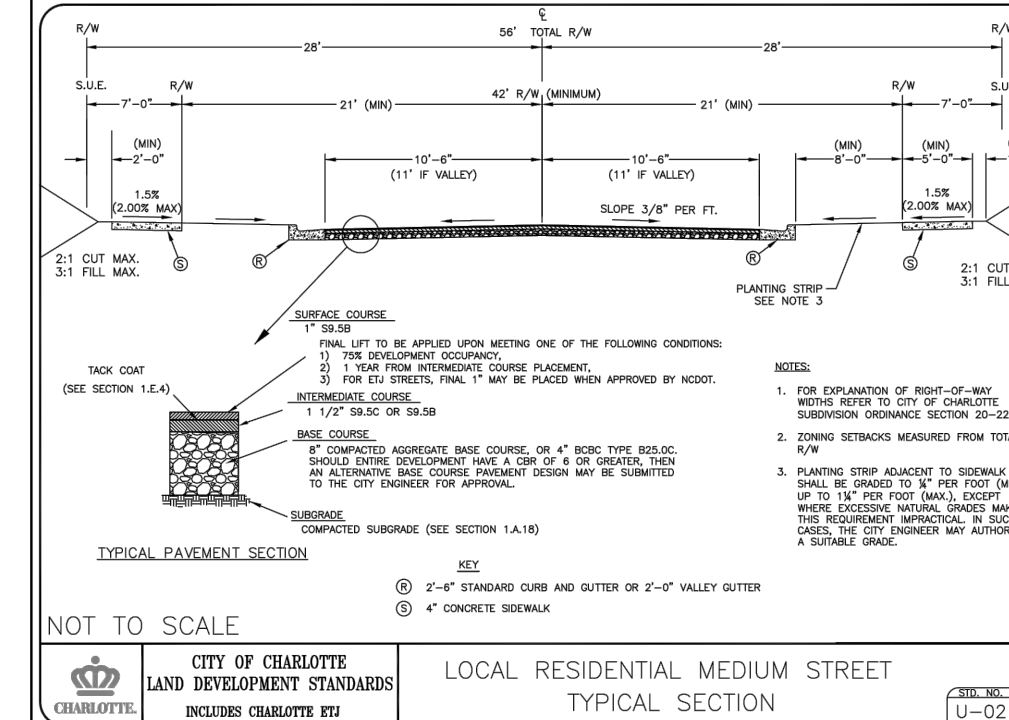
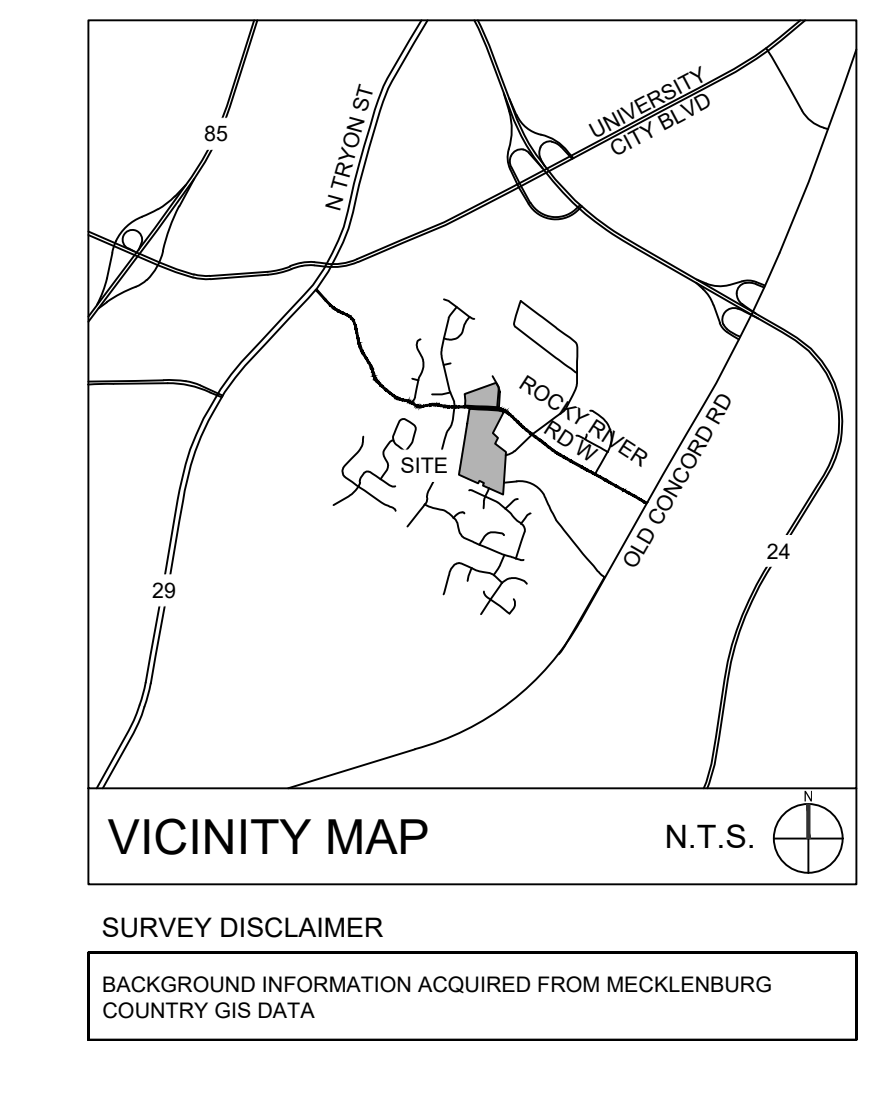
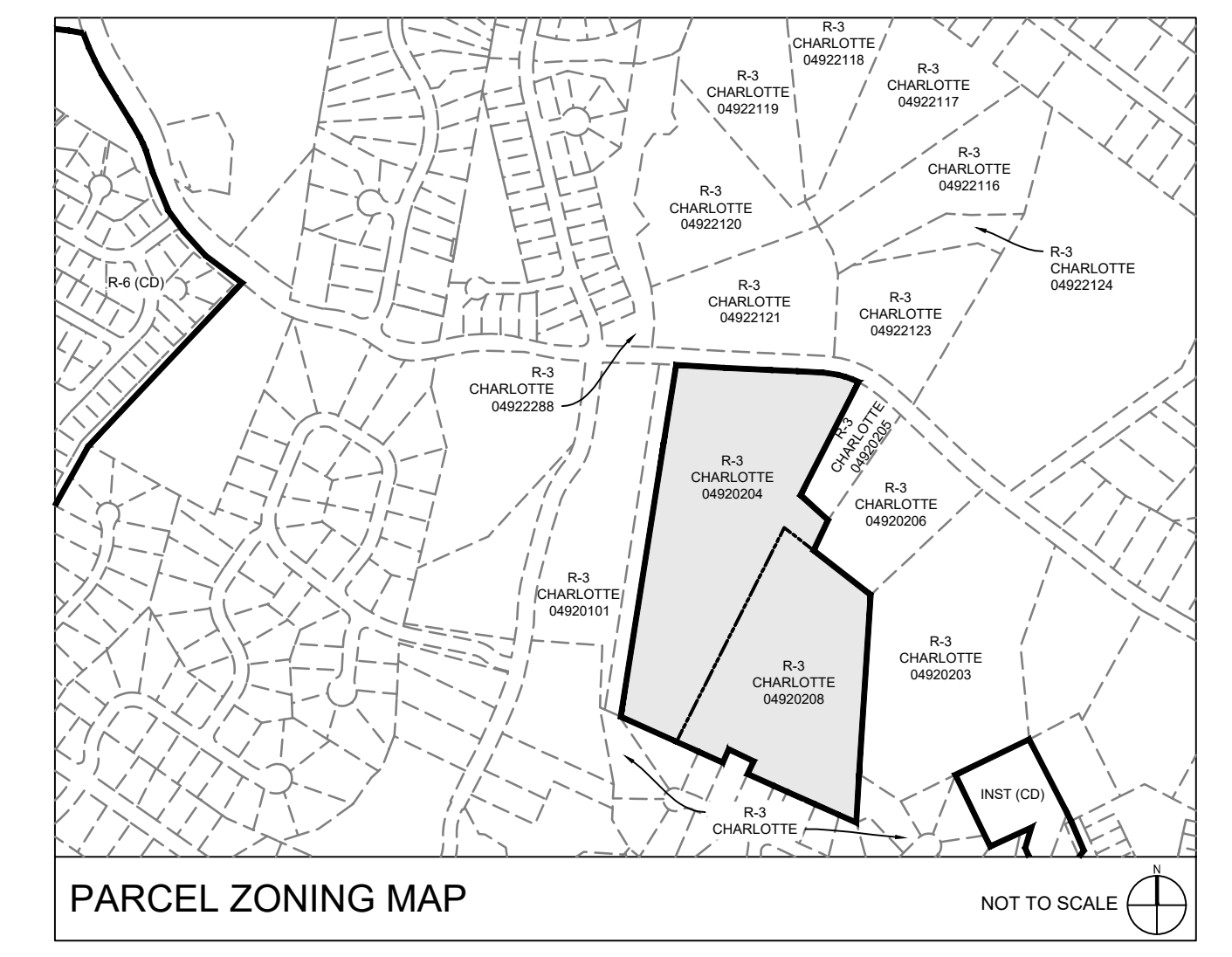
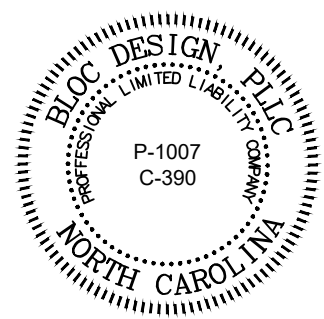


Table with 3 columns: No., Date, Description. Shows revision history for the rezoning petition.

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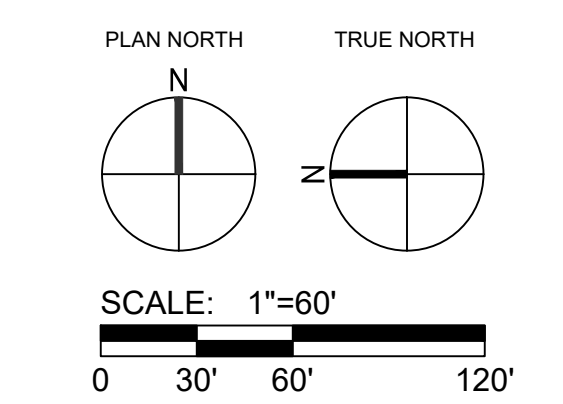


NOT FOR CONSTRUCTION

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



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