



Chapter 21 City Tree Ordinance Code Summary
FOR COMMERCIAL SITES
(Reproduce the following data on site/landscape plans)

PERIMETER TREE REQUIREMENTS
Show linear feet of road frontage along public maintained right-of-way, including driveways. Calculate one large maturing tree every 40 linear feet or fraction thereof, or if overhead power is present, one small maturing tree every 30 feet or fraction thereof.

Street: McKee Road / 520 LFT = 13 trees required / 13 trees provided
Street: _____ LFT = _____ trees required / _____ trees provided
Street: _____ LFT = _____ trees required / _____ trees provided

If overhead distribution power lines exist, only small maturing trees are allowed within 25ft. of lines.

INTERNAL TREE REQUIREMENTS
One tree per 10,000 sq. ft. of impervious area or fraction thereof. All parking spaces to be within 40 feet of a tree. Minimum landscape area as a percentage of entire site is 10% for new sites and 5% for renovated sites.

Calculations: Total Site Area (Entire site) = 101,672 sq. ft.
Impervious area = 43,834 sq. ft. (*)
Landscape area = 57,838 sq. ft. = 26.1% of total imperv.

(*) Internal tree requirement: Impervious area/10,000 = 4.3 trees required / 6 trees provided.

TREE SAVE AREA (TSA) REQUIREMENTS

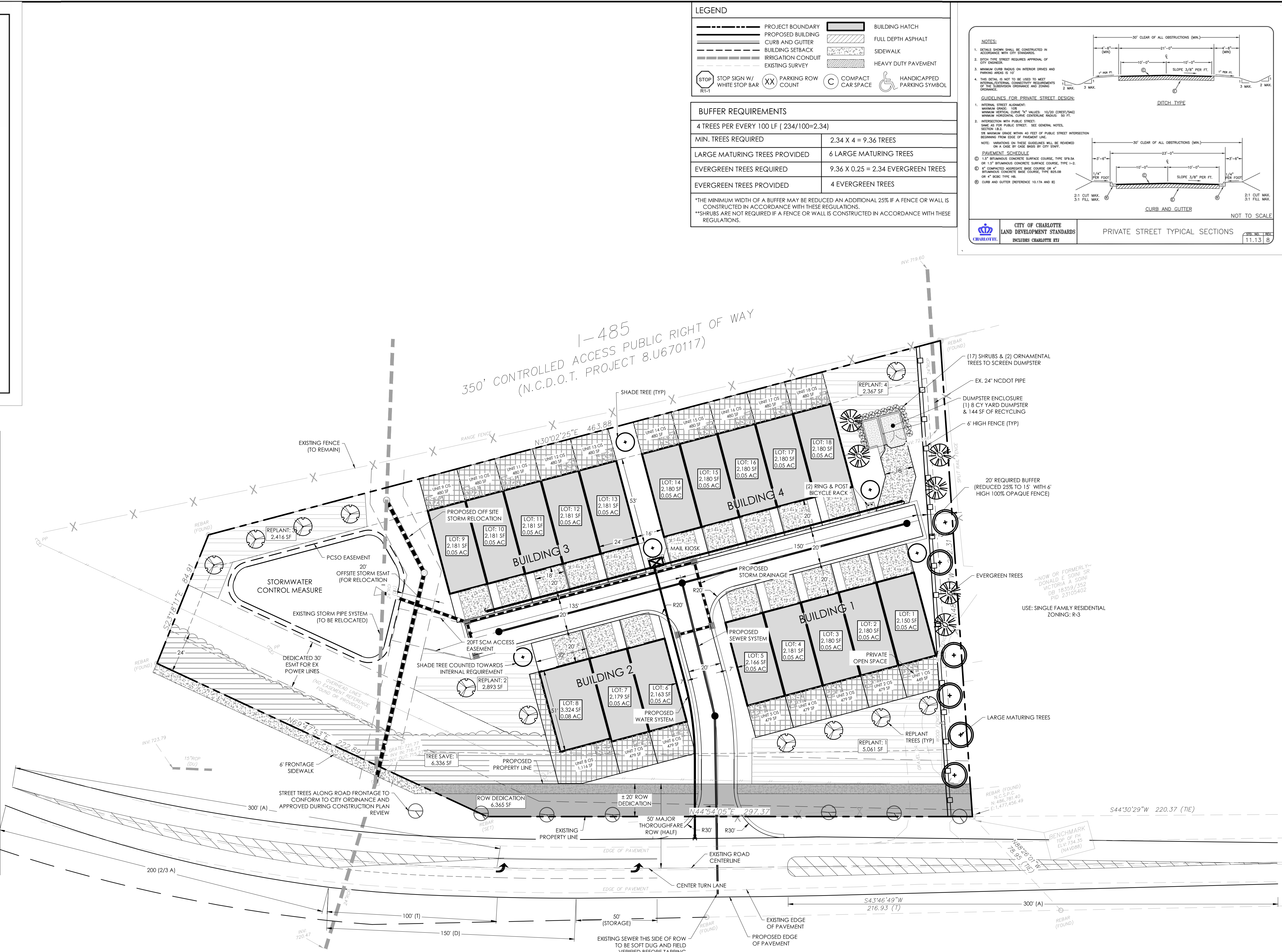
A minimum 15 percent of the overall commercial site must be preserved as tree save area (Unless the site falls under one of the exceptions).

Site Zoning: R-8MF(CD) Wedge, Corridor (transit), Center: Corridor
Calculations: Total Site Area (Entire site) = 101,672 acres (sq. ft.)
Total Tree Save Area = 15,250 acres (sq. ft.)
Percentage Tree Save Area = 15%
Option(s) if applicable: Replant

6,336 sf tree save provided - 15,250 tree save required = 8,914 sf still required x 150% = 13,371 sf
Replanting area provided = 12,737 sf & (36 trees / AC) = 11 replant trees
Fee in Lieu = 13,371sf required - 12,737 sf provided = 634 sf x (\$80.100/AC) = \$1,165.83

SITE DATA TABLE

PARCEL ID	23105401 (DB25576 - PG 468)
LOCATION	NO ADDRESS: MCKEE ROAD
JURISDICTION	CHARLOTTE
OWNER	LEWIS RE GROUP, LLC C/O TRANSCEND GROUP
	5960 FAIRVIEW ROAD STE 400 CHARLOTTE, NC 28210
ZONING	EXISTING: R-3 - PROPOSED: R-8MF(CD)
TOTAL PARCEL AREA	2.334 AC - 101,672 SF
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
PROPOSED BUILDING PRODUCT	3-STORY TOWNHOUSE
UNIT DENSITY	18 UNITS (8 UPA) (MAX. 18.67)
MIN. FRONT / STREET SETBACK	20'
MIN. SIDE SETBACK	20'
MIN. REAR SETBACK	20'
MAX. BUILDING HEIGHT	40'
BUILDING AREA	± 1,200 SF / UNIT (21,600 TOTAL) (FAR = 21.2%)
MAX. NUMBER OF BUILDINGS	4 BUILDINGS
PARKING SPACES REQUIRED	(2 PER UNIT) = 36 SPACES
PARKING SPACES PROVIDED	72 SPACES = (2 GARAGE / 2 DRIVEWAY)
REQUIRED OPEN SPACE	50% - (50,834 SF - 1.167 AC)
PROVIDED OPEN SPACE	58.5% - (59,491 SF - 1.37 AC)
REQUIRED TREE SAVE	15% - (15,250 SF - 0.350 AC)
TRASH COLLECTION	TRASH: (1) 8 CY DUMPSTER - RECYCLE: 144 SF
BUFFER REQUIREMENTS	NORTH & SOUTH: RIGHT OF WAY = NO BUFFER WEST: MF -> SF = 20' TYPE C BUFFER
ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 (ALTERATIONS TO APPROVALS)	
	ALL ARCHITECTURAL DESIGN STANDARDS SHALL APPLY
	SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS
	PROJECT TO BE DEVELOPED IN ONE (1) PHASE



McKEE RD (S.R. 3440)
VARIABLE PUBLIC RIGHT OF WAY
(N.C.D.O.T. PROJECT 8.U670117)

HensonFoley
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8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
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NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

NORTH ARROW

GRAPHIC SCALE 1"=30 FT.

PROFESSIONAL ENGINEER
TRAVIS S. GINGRICH
NO. 46973
N.C. ENGINEERING BOARD LICENSE #: C03981

3421 MCKEE ROAD REZONING
PIN #23105401
3421 MCKEE ROAD, CHARLOTTE, NC

EX01-REZONING PLAN

REVISIONS:

EX01-REZONING-220006 OPT 3.DWG
PROJECT NUMBER: 220006
DATE: 02/10/2020 DRAWN BY: ISG

EX01

SHEET

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.



1. GENERAL PROVISIONS
 THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LEWIS RE GROUP (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL TOWNHOME COMMUNITY ON APPROXIMATELY 2.334-ACRE SITE LOCATED ON 3421 MCKEE ROAD, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 23105401.

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"), 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 ALL DEVELOPMENT TAKING PLACE ON 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 PUBLIC STREETS AND THE INTERNAL PRIVATE STREETS, ALLEYS OR DRIVES 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 SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES AND MAXIMUM DEVELOPMENT
 THE SITE MAY BE DEVELOPED WITH UP TO 18 SINGLE-FAMILY ATTACHED DWELLING UNITS (TOWNHOMES), TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATED THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.

3. TRANSPORTATION
 A) VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.
 B) AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY PUBLIC AND/OR PRIVATE STREETS.
 C) INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ALONG ALL PUBLIC AND PRIVATE STREETS THROUGHOUT THE SITE. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
 D) WHERE NECESSARY, PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN. THE RIGHT-OF-WAY SHALL BE SET AT 2 FEET BEHIND THE BACK OF SIDEWALK WHERE FEASIBLE.
 E) UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS ALONG MCKEE ROAD SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR PRINCIPAL BUILDINGS WITHIN THE SITE.

4. ARCHITECTURAL STANDARDS
 A) THE PRINCIPAL BUILDINGS USED FOR RESIDENTIAL USES CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS MAY BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARD-PLANK), VINYL EPS OR WOOD.
 B) EACH ATTACHED RESIDENTIAL DWELLING UNIT SHALL BE PROVIDED WITH AT LEAST A 1 CAR GARAGE.
 C) TOWNHOUSE BUILDINGS WILL BE LIMITED TO 6 INDIVIDUAL UNITS OR FEWER OR WILL OTHERWISE BE MEANINGFULLY DIFFERENTIATED BETWEEN UNITS, INCLUDING, BUT NOT LIMITED TO, FORWARD OFFSETS IN THE FRONT WALLS OF UNITS, VERTICAL HEIGHT DIFFERENCES, OR ARCHITECTURAL DIFFERENCES IN ELEVATIONS (SUCH AS WINDOWS, DOORS, BAYS, TRIM, OR MATERIALS).
 D) USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR REAR OF THE BUILDING. USABLE FRONT PORCHES SHALL BE COVERED AND BE AT LEAST 6 FEET DEEP.

5. OPEN SPACE, STREETScape AND LANDSCAPING
 A) THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE AND POST CONSTRUCTION STORMWATER ORDINANCE.

6. LIGHTING
 A) ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 B) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE, EXCLUDING STREET LIGHTS LOCATED ALONG PUBLIC STREETS, SHALL BE 21 FEET.

7. 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 THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

FURTHER ALTERATIONS OR MODIFICATIONS TO THIS REZONING PLAN WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE 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.

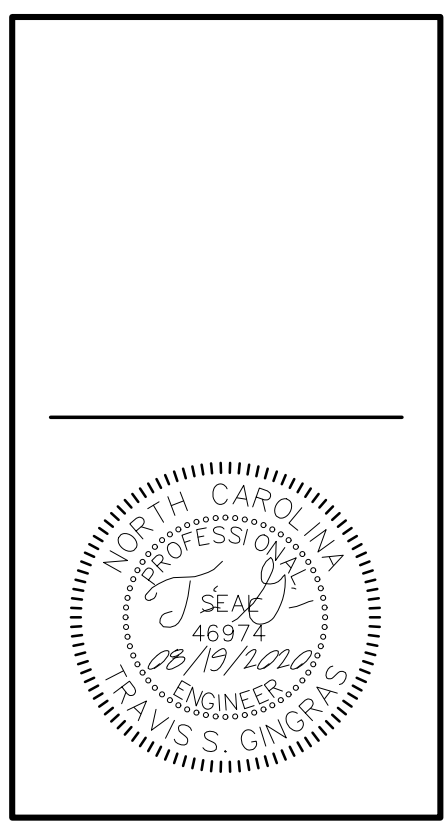
8. ENVIRONMENTAL FEATURES
 A) THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 B) DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
 C) DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 A) IF THIS REZONING PLAN 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.
 B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVICES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

UNITS FOR SALE STATUS:
 THE PROPOSED UNITS ARE NOT FOR SALE AT THIS TIME, BUT THE OWNER WANTS TO RESERVE THE RIGHT TO SELL THEM IN THE FUTURE DEPENDING ON MARKET CONDITIONS.
 AS SUCH, THE PRIVATE OPEN SPACE REQUIREMENTS OF 400 SF HAS BEEN PROVIDED TO LEAVE THAT OPTION OPEN FOR FUTURE CONDITIONS.

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3421 MCKEE ROAD REZONING
 PIN #23105401
 3421 MCKEE ROAD, CHARLOTTE, NC

EX02-REZONING PLAN

REVISIONS:

EX01-REZONING-220006 OPT 3.DWG
 PROJECT NUMBER: 220006
 DATE: 02/10/2020 DRAWN BY: TSG
EX02
 SHEET