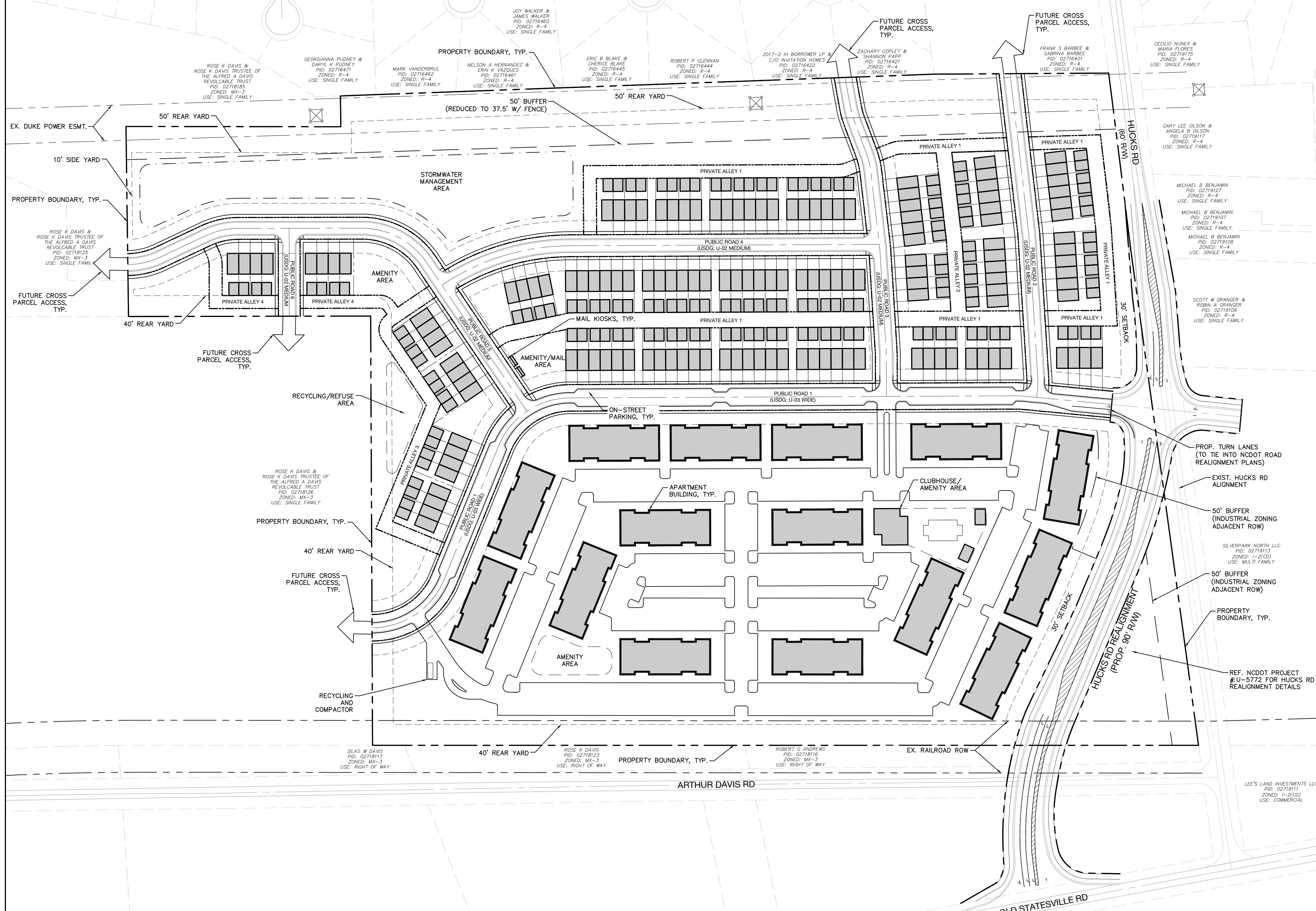


URBAN DESIGN PARTNERS
 1318-e6 central ave. # 704.334.3303
 charlotte, nc 28205 # 704.334.3305
 urbandesignpartners.com
 nc firm no: P-0418
 sc cda no: C-03044



Site Development Data:

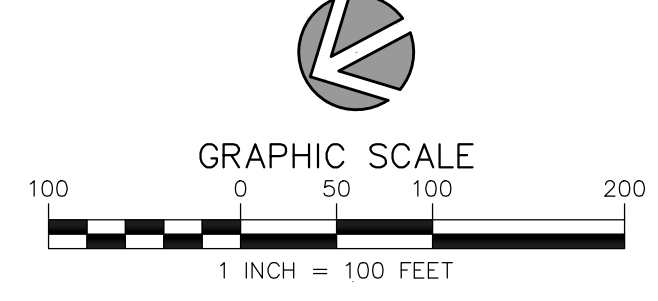
- Acreage: +/- 50.03 AC
- Tax Parcel: 027-181-24
- Existing Zoning: MX-3
- Proposed Zoning: R-12 MF (CD)
- Existing Uses: Single-Family
- Proposed Uses: Up to (140) Single Family Attached Residential Units
Up to (390) Multi-Family Residential Units

MVP Equities Corporation

Hucks Residential Rezoning

Rezoning Site Plan
 6106 Hucks Rd., Charlotte, NC 28269

NO.	DATE	BY	REVISIONS:



SITE DEVELOPMENT DATA:

ACREAGE: +/- 50.03 AC
TAX PARCEL: 027-181-24
EXISTING ZONING: MX-3
PROPOSED ZONING: R-12MF(CD)
EXISTING USES: SINGLE FAMILY
PROPOSED USES: UP TO (140) SINGLE-FAMILY ATTACHED RESIDENTIAL UNITS
UP TO (300) MULTI-FAMILY RESIDENTIAL UNITS

GENERAL PROVISIONS:

- 1. THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION...
2. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN...
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS...
4. THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE...
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S)...

PERMITTED USES:

- 1. USES ALLOWED WITHIN THE REZONING AREA INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED WITHIN THE R-12MF ZONING DISTRICT...

TRANSPORTATION:

- 1. VEHICULAR ACCESS TO PUBLIC RIGHTS OF WAY WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN...
2. THE SITE SHALL BE SERVED BY A COMBINATION OF PUBLIC ROADS, PRIVATE ROADS AND PRIVATE ALLEYS...
3. THE PETITIONER AGREES TO PROVIDE ACCESSIBLE SIDEWALK RAMPS AT EACH CORNER OF PUBLIC ROAD 1...
4. THE PETITIONER SHALL COMMIT TO THE FOLLOWING TRANSPORTATION IMPROVEMENTS...
5. THE PETITIONER AGREES TO INSTALL PUBLIC ROAD 1 AND IMPROVEMENTS INDICATED WITHIN TRANSPORTATION NOTE #3...
6. THE PETITIONER AGREES TO INSTALL PUBLIC ROAD 2, 3, 4, 5 & 6 PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY...
7. INSTALLATION OF THE ROAD WEARING/SURFACE COURSE FOR PUBLIC ROADS 2, 3, 4, 5 & 6 MUST BE COMPLETED...
8. THE PETITIONER AGREES TO INSTALL A 6' SIDEWALK AND MINIMUM 8' WIDE LANDSCAPE STRIP ADJACENT PUBLIC ROAD 1, 2, 3, 4, 5 & 6...

ARCHITECTURAL AND DESIGN STANDARDS:

- 1. IN ADDITION TO DESIGN PROVISIONS CONTAINED WITHIN THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE...
2. THE PETITIONER SHALL LIMIT THE BASE MAXIMUM AVERAGE HEIGHT OF EACH RESIDENTIAL STRUCTURE ON SITE TO 40' AND THREE (3) STORIES...
3. A VARIETY OF PRINCIPAL BUILDING MATERIALS MAY BE UTILIZED ON SITE AND WILL BE A COMBINATION OF THE FOLLOWING: MASONRY, BRICK, CONCRETE, PRE-CAST CONCRETE, STONE, PRECAST STONE, PRE-FINISHED METAL, ALUMINUM, STEEL, STUCCO, WOOD, CERAMIC TILE, CEMENTITIOUS FIBER BOARD AND GLASS FIBER REINFORCED CONCRETE...
4. BUILDING PLACEMENT AND SITE DESIGN OF THE MULTI-FAMILY APARTMENT BUILDINGS ON SITE SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ADJACENT PUBLIC STREETS...
5. PLACEMENT AND DESIGN OF SINGLE-FAMILY ATTACHED TOWNHOME RESIDENTIAL UNITS ON SITE SHALL ADHERE TO THE FOLLOWING GUIDELINES...
6. THE SITE SHALL COMPLY WITH SECTION 12-403 OF THE ZONING ORDINANCE, DUMPSTER AND RECYCLING SERVICE AREAS ASSOCIATED WITH RESIDENTIAL USES SHALL BE LOCATED AS GENERALLY DEPICTED ON THE SITE PLAN...

STREETSCAPE AND LANDSCAPING:

1. THE PETITIONER SHALL COMPLY WITH CHAPTER 21 OF THE CITY OF CHARLOTTE CODE OF ORDINANCES.

ENVIRONMENTAL FEATURES:

1. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION ORDINANCE.

SIGNAGE:

1. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE SIGNAGE ORDINANCE.

LIGHTING:

- 1. ALL ATTACHED AND DETACHED LIGHTING WILL BE FULL CUTOFF FIXTURES AND DOWNWARDLY DIRECTED...
2. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO TWENTY-ONE (21) FEET IN HEIGHT.

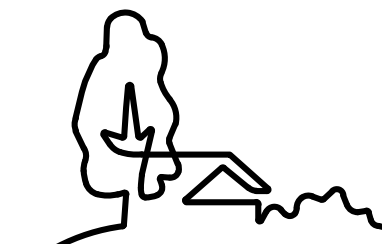
AMENDMENTS TO REZONING PLAN:

FUTURE AMENDMENTS TO 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 THE REZONING PLAN WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE APPROVED 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.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:

- 1. IF THIS SITE PLAN AMENDMENT 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...
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, 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.



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MVP Equities Corporation

Hucks Residential Rezoning

Development Notes & Standards
6106 Hucks Rd., Charlotte, NC 28269

NO. DATE: BY: REVISIONS:

Project No: 20-CLT-060
Date: 07.10.2020
Designed By: NCG
Checked By: GPP
Sheet No: