

VICINITY MAP  
NOT TO SCALE

LEGEND:

ROAD CENTERLINE:	
EXISTING CURBING:	
EXISTING BUILDINGS:	
EXISTING LOT LINE:	
CONTOUR LINE:	
EXISTING FENCE:	
TREE SAVE AREA:	

DEVELOPMENT DATA

SITE AREA:	±6.57 ACRES
TAX PARCELS:	061-112-10, 061-112-11, 061-112-12, 061-112-15, 061-113-27, 061-113-28, 061-111-01 (PORTION)
EXISTING ZONING:	R-12MF
PROPOSED ZONING:	UR-2 (CD)
EXISTING USES:	RESIDENTIAL
PROPOSED USES:	UP TO 107 SINGLE-FAMILY ATTACHED
PROPOSED UNIT COUNT:	107 UNITS
FAR PROPOSED:	±.68
MIN. SETBACK:	14' FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER, WHERE ROW LINE EXCEEDS THE SETBACK, THE ROW LINE SHALL BECOME THE SETBACK
MIN. SIDE YARD REQUIRED:	5' SIDE YARD
MIN. REAR YARD REQUIRED:	10' REAR YARD
MAXIMUM BUILDING HEIGHT:	50' AS MEASURED PER THE ORDINANCE
OPEN SPACE REQUIRED:	400 SF/UNIT POS OR 10% UCOS
OPEN SPACE PROVIDED:	PETITIONER RESERVES THE RIGHT TO PROVIDE EITHER
TREE SAVE REQUIRED:	15% OF SITE
TREE SAVE PROVIDED:	PER ORDINANCE INCLUDING PAY-IN-LIEU (CORRIDOR)
PARKING:	PER ORDINANCE
POCC:	PER ORDINANCE
SOLID WASTE:	PER ORDINANCE

**DEVELOPMENT STANDARDS**

**I. General Provisions**

- These Development Standards form a part of the Zoning Plan associated with the Zoning Petition filed by Drakeford Communities (the "Petitioner") to accommodate the development of a single-family detached (townhome) residential community on that approximately 6.57-acre site located near the southern intersection of Ashley Road and Alleghany Street, as more particularly depicted on the Zoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 061-112-10, 061-112-11, 061-112-12, 061-113-27, 061-113-28, and a portion of parcel 061-111-01.
- Development of the Site will be governed by the Zoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Zoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- The development and street layout depicted on the Zoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Zoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Zoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Zoning Plan.
- Future amendments to the Zoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Zoning Plan are subject to Section 6.207 of the Ordinance.

**II. Permitted Uses**

- The Site may be devoted only to: a residential community containing a maximum of one hundred seven (107) single-family detached dwelling units (subject to conversion rights below for single-family detached homes including any incidental and accessory uses that are permitted by-right or under prescribed conditions in the UR-2 zoning district.
- Conversion Rights. Attached dwelling units may be converted to detached single-family homes at a rate of two (2) townhome units to one (1) single-family home.

**III. Transportation**

- As depicted on the Zoning Plan, the Site will be served by an internal private drive(s) and alleys, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
- The Petitioner shall construct an ADA compliant bus pad per Land Development Standard 60.01B along Ashley Road. The final location of the pad will be coordinated with CATS during the permitting process.
- As related to the right-of-way areas depicted on the Zoning Plan to be abandoned, the Petitioner shall complete and submit the Right of Way Abandonment Petition form to CDOT for review. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right of Way Abandonment process that is controlled by North Carolina General Statutes.
- Adjacent properties access to the paper right-of-way and alley rights-of-way to remain shall not be impeded.

**IV. Environmental Features**

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Zoning 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.
- The Petitioner shall comply with the Tree Ordinance.

**V. Binding Effect of the Zoning Documents and Definitions**

- If this Zoning Petition is approved, all conditions applicable to development of the Site imposed under the Zoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

**ADJACENT PROPERTY OWNERS**

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
1	EASTGROUP PROPERTIES, LP C/O JOHN F COLEMAN	06113307	21624-331	I-1	INDUSTRIAL
2	ROSEN CHARLOTTE LLC C/O BBI00-MECKLENBURG	06113101	22678-278	B-1(CD)	COMMERCIAL
3	BIGW ELEVATION GROUP LLC	06113106	33177-341	B-1(CD)	COMMERCIAL
4	COLLEGE TRUSTEES THE CENTRAL PIEDMONT COMMUNITY	06711343	09216-778	INST(CD)	COMMERCIAL
5	MW GROUP PROPCO LLC	06711346	29338-494	B-D(CD)	COMMERCIAL
6	ALBERTA ROBERTSON PUGH	06111209	07966-476	R-12MF	SINGLE-FAMILY
7	FRANKLIN LEE LEFLER	06111208	04770-571	R-12MF	SINGLE-FAMILY
8	SHELTONIA QUENTEZ EVERETT	06111207	26092-191	R-12MF	SINGLE-FAMILY
9	HENRY R HELMS	06111206	12472-051	R-12MF	SINGLE-FAMILY
10	MATTIE E R JORDAN	06111205	08228-367	R-12MF	SINGLE-FAMILY
11	TAFON MANSAH	06111204	34444-350	R-12MF	SINGLE-FAMILY
12	JOSE HAIR HOYOS JIMENEZ	06111203	30009-601	R-12MF	SINGLE-FAMILY
13	RJN HOLDINGS LLC	06111202	33702-692	R-12MF	SINGLE-FAMILY
14	JENNIFER J NOCH	06111201	35980-463	R-12MF	SINGLE-FAMILY
15	FRANCISCA HERNANDEZ	06111214	27318-464	R-12MF	SINGLE-FAMILY

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
16	STARNES RESIDENTIAL PROPERTIES LLC	06111213	26188-978	R-12MF	SINGLE-FAMILY
17	NATHANIEL THOMAS WAGONER	06109108	30454-496	R-12MF	SINGLE-FAMILY
18	BARCELO HOMES LLC	06109114	34780-362	R-12MF	SINGLE-FAMILY
19	BARCELO HOMES LLC	06109115	34780-382	R-12MF	SINGLE-FAMILY
20	MOHAMMED MOUJAHID	06109102	35867-831	R-12MF	SINGLE-FAMILY
21	DANITA MCADAMS	06109103	31067-861	R-12MF	SINGLE-FAMILY
22	EUREKA E BULLOCK	06109109	31781-239	R-12MF	SINGLE-FAMILY
23	MARTIN PEREZ	06109110	30067-965	R-12MF	SINGLE-FAMILY
24	MICHAEL J JR BOSSOLINA	06109104	35949-265	R-12MF	SINGLE-FAMILY
25	EGG ASHLEY LP	06109202	36015-796	UR-2(CD)	MULTI-FAMILY
26	ESTEFANY LISSETH APARICIO AND LIVNI KAINA APARICIO	06111401	32829-848	R-12MF	SINGLE-FAMILY
27	LEO C HOLSHOUSER	06111326	23542-693	R-12MF	MULTI-FAMILY
28	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION	06111330	27025-514	R-12MF	SCHOOL-PUBLIC
29	SUNNYSIDE PARTNERS & FRANK H CONNER JR	06111329	09546-043	R-12MF	MULTI-FAMILY



- LEGEND:**
- ROAD CENTERLINE:
  - EXISTING CURBING:
  - EXISTING BUILDINGS:
  - EXISTING LOT LINE:
  - CONTOUR LINE:
  - EXISTING FENCE:
  - TREE SAVE AREA:
  - PROPOSED ADA ACCESSIBLE CURB RAMP:

**ASHLEY TOWNS**  
 CHARLOTTE, NC  
 DRAKEFORD COMMUNITIES  
 CHARLOTTE, NC

**REZONING SITE PLAN**

REZONING PETITION: 2021-133

CORPORATE CERTIFICATIONS  
 NC PE - C-2930 NC LA - C-253  
 SC ENG. NO. 3399 SC LA - NO. 211

Project Manager: MDL

Drawn By: CAC

Checked By: MDL

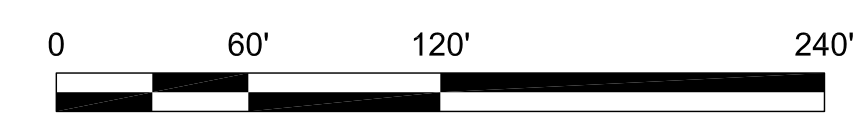
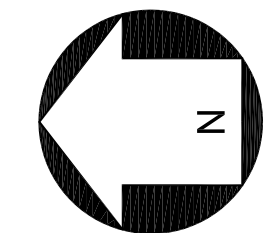
Date: 01/17/22

Project Number: 21033

Sheet Number:

**RZ-2**

This Plan Is A Preliminary Design. NOT Released For Construction.



SCALE: 1"=60'

No.	Date	By	Description
1	11/15/21	CAC	PER STAFF COMMENTS
2	1/5/22	CAC	PER STAFF COMMENTS

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