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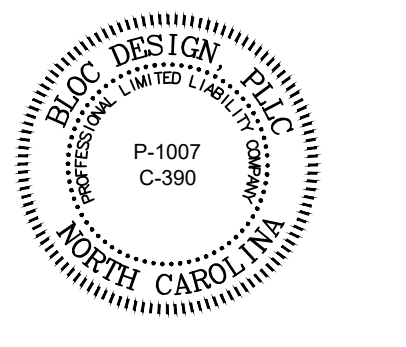


REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/21	CITY COMMENTS
2	12/21/21	CITY COMMENTS

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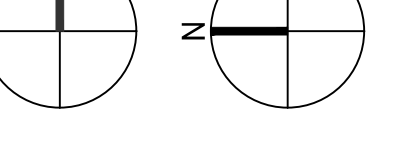
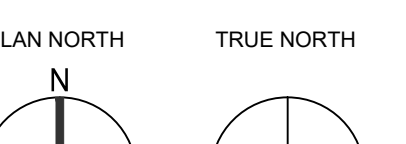


NOT FOR CONSTRUCTION

REZONING PETITION 2021-144

Statesville and Norris Townhomes Development

2700 Statesville Avenue
 Charlotte, NC 28206



DATE: 06/07/21 MPIC: WLL

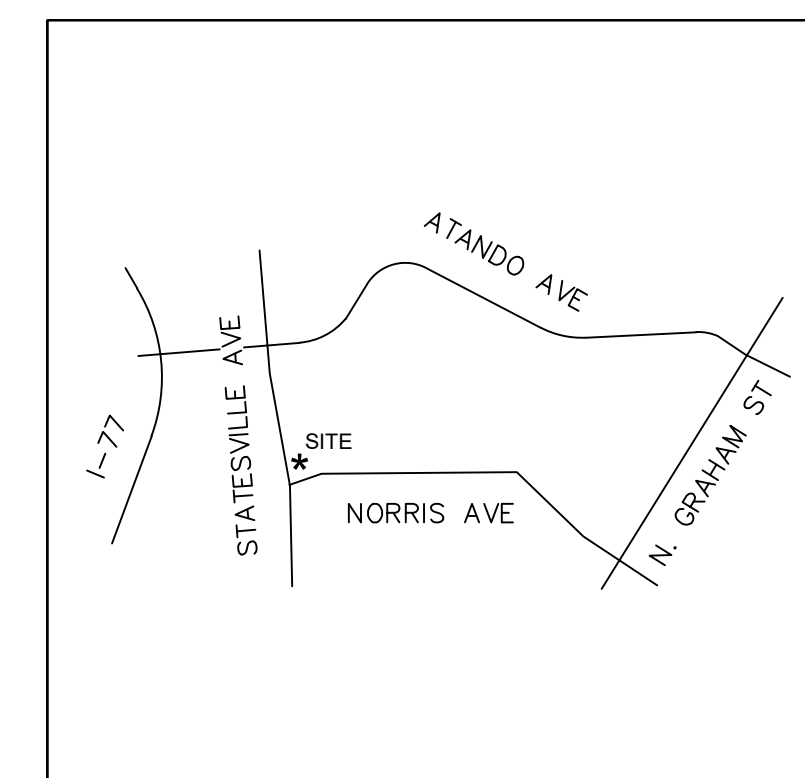
DRAWN BY: LWH CHECKED BY: WLL

PROJECT NUMBER: 00858.00

SCALE: 1" = 20'

TITLE: CONCEPTUAL SITE PLAN

SHEET NO.: **RZ-1**

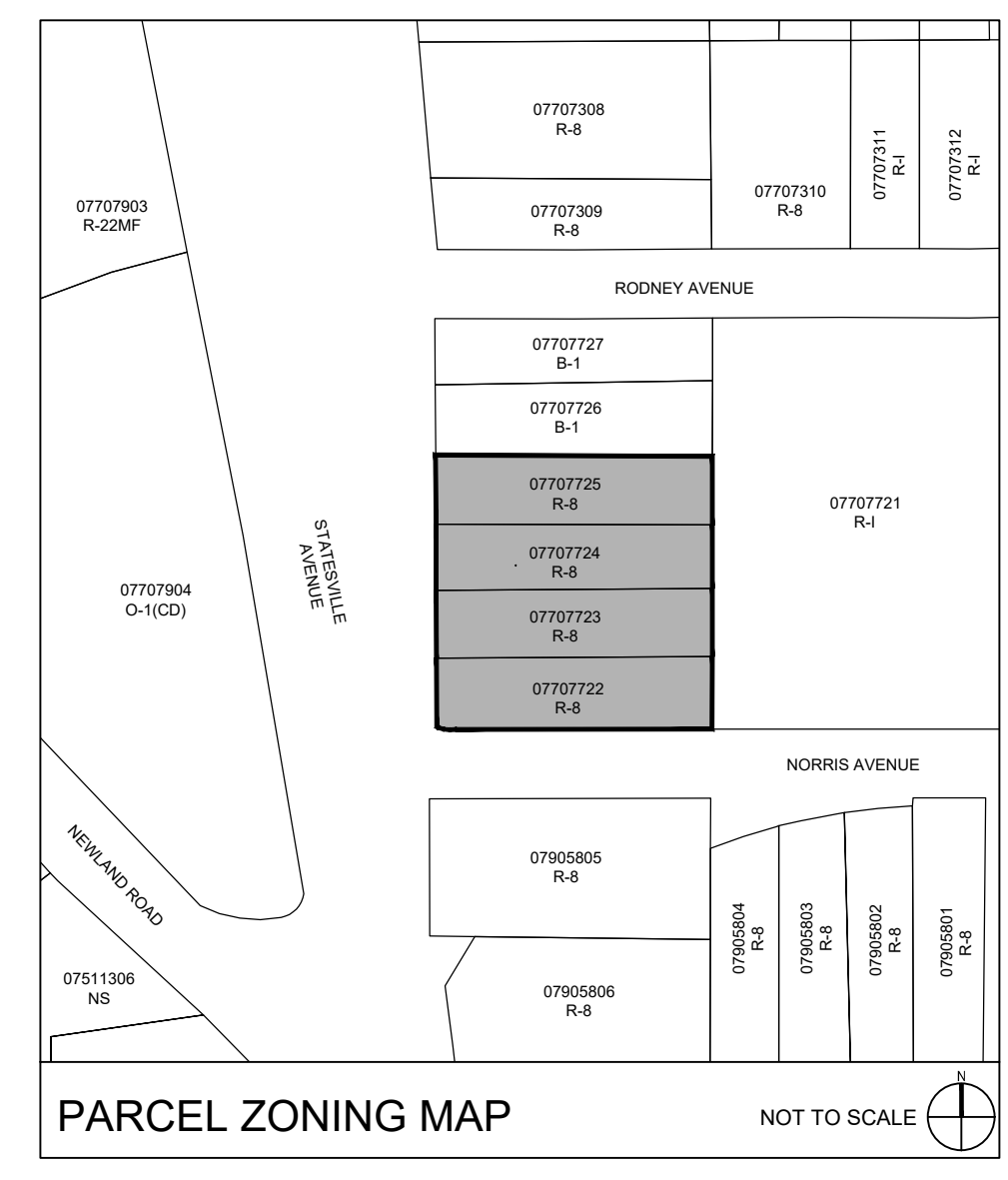


VICINITY MAP N.T.S.

SURVEY DISCLAIMER
 SURVEY DATED DECEMBER 11, 2019 PROVIDED BY CAROLINA SURVEYORS, INC. P.O. BOX 207, FINEVILLE, NC, 28134

DEVELOPMENT STANDARDS
 (December 21st, 2021)

- GENERAL PROVISIONS**
 - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LEH NC STATESVILLE, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 0.91-ACRE SITE LOCATED AT THE NORTHWEST INTERSECTION OF STATESVILLE AVENUE AND NORRIS AVENUE, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 077-077-22, 077-077-23, 077-077-24, AND 077-077-25.
 - 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 THE REZONING 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 REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE ACCORDINGLY. THE ULTIMATE LAYOUTS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING 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 REZONING 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 REZONING PLAN.
 - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 8 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 8.207 OF THE ORDINANCE.
- PERMITTED USES**
 - THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF TWENTY-ONE (21) SINGLE-FAMILY ATTACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATIVES THERETO THAT ARE PERMITTED BY-RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT.
- TRANSPORTATION**
 - AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY AN INTERNAL PRIVATE DRIVE AND ALLEYS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL DRIVE AND/OR ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
 - A MAXIMUM OF ONE (1) ACCESS POINT SHALL BE PROVIDED ALONG NORRIS AVENUE, AS GENERALLY DEPICTED ON THE REZONING PLAN. NO VEHICULAR ACCESS INTO THE SITE IS PROPOSED FROM NORRIS AVENUE.
 - PETITIONER SHALL CONSTRUCT AN ADA COMPLIANT BUS PAD PER LAND DEVELOPMENT STANDARD 60.018 ON NORRIS AVENUE. THE FINAL LOCATION OF THE PADS WILL BE COORDINATED WITH THE DEVELOPER THROUGH THE PERMITTING PROCESS.
 - PETITIONER SHALL CONSTRUCT A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND SIX (6) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE OF STATESVILLE AVENUE AND NORRIS AVENUE UNLESS OTHERWISE PROVIDED BY THE SDR-2018-0021 PROJECT FOR SIDEWALKS AND CURB RAMPS TO BE COMPLETED BY OTHERS.
 - THE PETITIONER SHALL DEDICATE ALL NECESSARY RIGHTS-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING PERMIT IS OBTAINED.
 - THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS REQUIRED AS PART OF THIS ZONING PETITION ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 - ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDDT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH CENTRAL MCKENZIEBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT, WITH THE UNDERSTANDING THAT THE SCOPE OF PROJECT SDR-2018-0021 WILL BE UNDERTAKEN BY OTHERS.
- ARCHITECTURAL STANDARDS**
 - PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT ("HardiePlank") AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
 - PROHIBITED EXTERIOR BUILDING MATERIALS: (I) VINYL SIDING, EXCLUDING VINYL HANDRAILS, WINDOWS, SOFFITS, DOORS OR DOOR TRIM, AND (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
 - PROTOD 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.
 - EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A COVERED FRONT STOOP. THE FRONT STOOP MAY BE COVERED BY AN AWNING, CANOPY, ROOF EXTENSION OR OTHER ARCHITECTURAL FEATURE CHOSEN BY PETITIONER.
 - ALL CORNER/END UNITS THAT FACE STATESVILLE AVENUE AND NORRIS AVENUE AND AREAS LABELED AS "ENHANCED FRONT CONSTRUCTION" SHALL EITHER HAVE A PORCH/STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO A MAXIMUM OF TEN (10) FEET ON BUILDING LEVELS.
 - WALKWAYS OR DRIVEWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC OR PRIVATE STREETS.
 - ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF SIX (6) UNITS PER BUILDING OR FEWER WHEN FORMING A PUBLIC AREA.
 - DRIVEWAY LENGTHS SHALL EITHER BE BETWEEN FIVE (5) AND SEVEN (7) FEET IN LENGTH OR A MINIMUM OF TWENTY (20) FEET IN LENGTH.
 - TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN FIFTEEN (15) FEET OF THE SIDEWALK MUST BE RAISED OR LOWERED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF THREE (3) TO TWENTY (20) INCHES.
 - GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
 - THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE MAY VARY FROM THE APPROXIMATE WIDTHS DEPICTED THE REZONING PLAN AS LONG AS THEY MEET MINIMUM ORDINANCE STANDARDS.
- OPEN SPACE & AMENITIES**
 - THE PETITIONER SHALL PROVIDE A MINIMUM OF 4,000 SQUARE FEET OF OPEN SPACE AREAS, TO BE AMENITIES WITH BENCHES, ENHANCED LANDSCAPING, OR OTHER SIMILAR AMENITIES.
- 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 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.
 - THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.
- LIGHTING**
 - ALL FREE-STANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY-ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21" IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/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.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING 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 SUCCESSOR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



PARCEL ZONING MAP NOT TO SCALE

DEVELOPMENT SUMMARY:

OWNER NAME: LEH NC STATESVILLE, LLC
OWNER ADDRESS: 3100 CAMBRIDGE RD., CHARLOTTE, NC 28209
OWNER PHONE: 864-5064479

DEVELOPER NAME: LISCHERONG DEVELOPMENT GROUP
DEVELOPER ADDRESS: 3100 CAMBRIDGE ROAD, CHARLOTTE, NC 28209

TAX PARCEL NUMBER: 07707722, 07707723, 07707724, 07707725
PARCEL SIZE: 0.919 ACRES (BASED ON SURVEY)

EXISTING ZONING: R-8
EXISTING USE: SINGLE FAMILY RESIDENTIAL

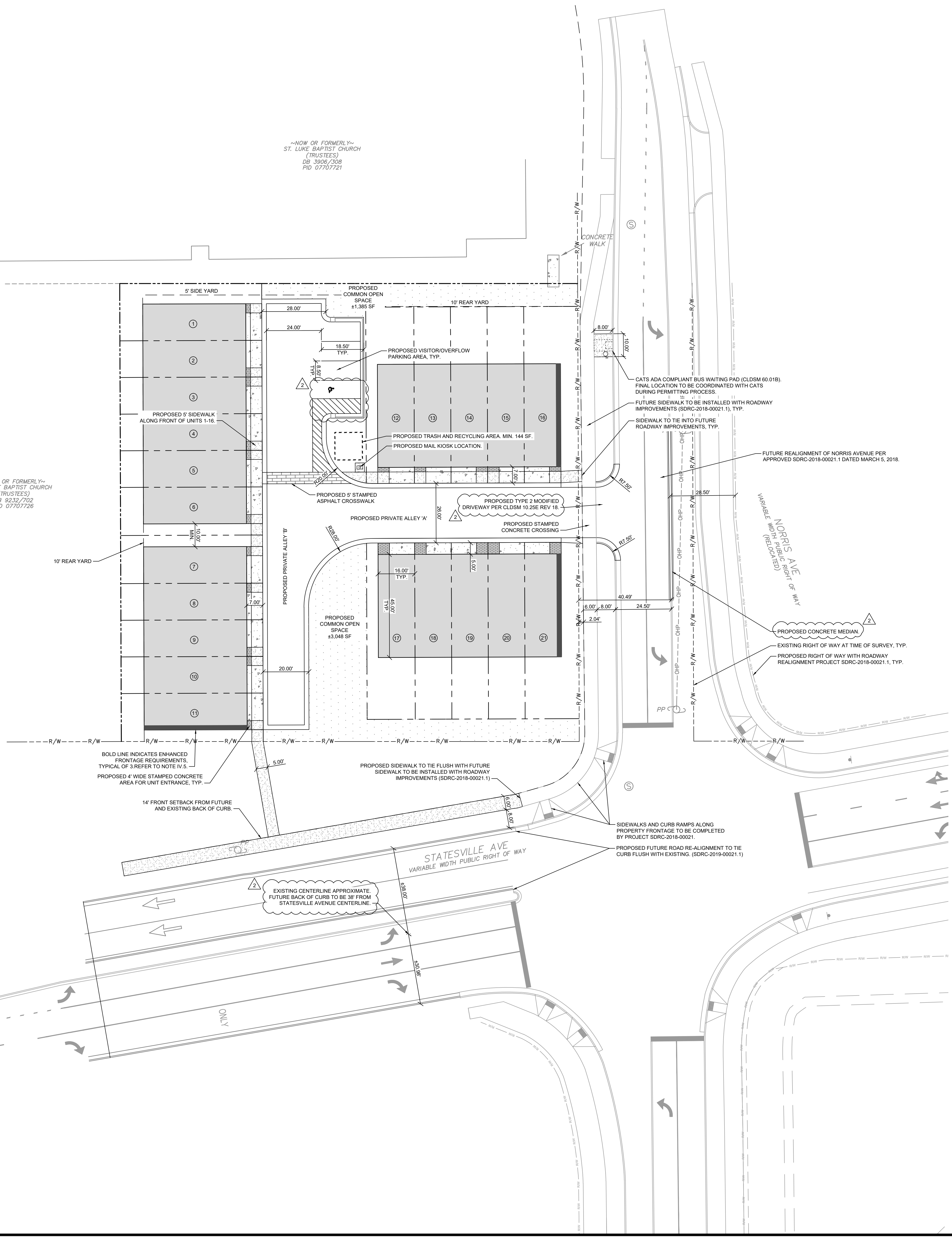
PROPOSED ZONING: UR-2 (CD)
PROPOSED USES: SINGLE FAMILY ATTACHED DWELLING UNITS (TOWNHOME)

REQUIRED OPEN SPACE: 400 SF PER SUBLOT, OR 10% OF DEVELOPMENT AREA
PROPOSED OPEN SPACE: MIN. 10% OF DEVELOPMENT AREA

PROPOSED ZONING REQUIREMENTS:
 MINIMUM FRONT SETBACK: 14' FROM FUTURE BACK OF CURB
 MINIMUM REAR YARD: 10'
 MINIMUM SIDE YARDS: 5'
 MAXIMUM FLOOR AREA RATIO: 1.0
 MINIMUM LOT WIDTH: 10'
 MAXIMUM BUILDING HEIGHT: 50'
 MIN. BUILDING SEPARATION: 10'

BUFFER REQUIREMENTS:
 REQUIRED BUFFER: N/A

PROPOSED DEVELOPMENT:
 PROPOSED LOT TOTAL: 21 UNITS
 PROPOSED GROSS DENSITY: 22.85 DUA



~NOW OR FORMERLY~
 ST. LUKE BAPTIST CHURCH
 (TRUSTEES)
 DO 3306/208
 PID 07707721

~NOW OR FORMERLY~
 ST. LUKE BAPTIST CHURCH
 (TRUSTEES)
 DO 9232/702
 PID 07707728