

DEVELOPMENT SUMMARY

PROJECT TAX PARCEL ID: 229-021-01
 REZONING TAX PARCEL ID: 229-021-01
 OVERALL PROJECT AREA: 4.76 AC
 REZONING SITE AREA: 4.76 AC
 JURISDICTION: CITY OF CHARLOTTE
 EXISTING ZONING: R-3
 PROPOSED ZONING: R-8(CD)
 EXISTING USES: SINGLE FAMILY HOUSE
 PROPOSED USES: SINGLE-FAMILY SUBDIVISION WITH QUAD & TRIPLEX BLDGS. MAXIMUM 4 UNITS PER BUILDING
 PROPOSED DEVELOPMENT: 28 UNITS MAX.
 PROPOSED DENSITY: 6.6 DWELLING UNITS PER ACRE (DU/A)
 MAX. BUILDING HEIGHT: PER ORDINANCE STANDARDS.
 PARKING: PER ORDINANCE STANDARDS.
 PROPOSED IMPERVIOUS: ± 45%
 PRIVATE OPEN SPACE REQUIRED: 400 SF MIN. PER SUBLOT
 OPEN SPACE REQUIRED: MINIMUM 50% OPEN SPACE PER QUAD/TRIPLEX LOT WILL BE PROVIDED
 NATURAL AREA: REQUIRED: 10% (0.48 AC); PROVIDED: 10% (0.48 AC)
 TREE SAVE (WEDGE): PER ORDINANCE STANDARDS
 DATA SOURCE(S):
 BASE INFORMATION OBTAINED FROM CLONINGER SURVEY DATED 08.02.21 & MECKLENBURG COUNTY GIS INFORMATION

GENERAL NOTES:

- PETITIONER SHALL ESTABLISH HOMEOWNERS ASSOCIATION DOCUMENTS OR SIMILARLY BINDING DOCUMENTATION TO REQUIRE ROLL-OUT CONTAINER USE FOR TRASH AND RECYCLING RATHER THAN A COMMON DUMPSTER FOR THE SITE. HOWEVER, A SOLID WASTE AND RECYCLE AREA IS SHOWN ON THE REZONING PLAN PER SOLID WASTE'S REQUIREMENTS.
- TREE SAVE AREA WILL BE DELINEATED VIA BOUNDARY & PROPERTY LINES PER TREE ORDINANCE REQUIREMENTS IN FORTHCOMING CONSTRUCTION DOCUMENT SUBMITTAL TO CITY OF CHARLOTTE.

FIRE DEPARTMENT NOTES:

- Fire department access road shall have a min. 20' unobstructed clear width and shall be capable of supporting 85,000 lbs. If road exceeds 150' in length, an approved turnaround will be provided.
- For non-sprinkled buildings, fire department must be able to reach 150' to all exterior portions of building.
- Fire hydrant shall be located within 600' to the most remote point of building as truck travels for all buildings.
- Buildings not exceeding 2 stories in height will require a fire flow of 1,500 gpm.

I. GENERAL PROVISIONS

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by BlueHeel Development, LLC (the "Petitioner") to accommodate a residential community on 4.76 ac.
- Development and use of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect the maximum development rights, building envelopes, the arrangements and locations of access points.
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-8 Zoning District shall govern all development taking place on the Site.
- The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Rezoning Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, 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. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes 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.

II. PERMITTED USES, MAXIMUM DEVELOPMENT & LIMITATIONS

- The Site may be developed as a single-family subdivision with quad & triplex buildings. Maximum of 4 units per building, together with any incidental and accessory uses related thereto that are allowed in the R-8 zoning district.
- Development of the Rezoning Site shall generally comply with the dimensional standards of the R-8 zoning district set out in the Ordinance and the dimensional standards noted in the Site Data table.

III. TRANSPORTATION

- Vehicular access will be as generally depicted on the Rezoning Plan. The placement(s) and configuration(s) of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by NCDOT, CDOT and/or City of Charlotte for approval.
- The maximum number of access points on Wade Ardrey shall be one (1) and Garden View Dr. will be extended as shown.
- Parking for each unit will be provided via internal garage and driveway area. Two-car garages and a driveway which allows for two-side-by-side vehicles. Combined, each unit will effectively be able to accommodate 4 vehicles.
- The Petitioner shall construct a minimum of eight (8) foot wide planting strip and five (5) foot wide sidewalk along all public street frontages as generally depicted on the Rezoning Plan.
- Where necessary, the 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.
- All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
- All public roadway improvements will be subject to the standards and criteria of CDOT 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 south-central Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

IV. ARCHITECTURAL STANDARDS

- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), stucco, cementitious siding, and vinyl. If vinyl is used, it will be .042 inches minimum thickness.
- Prohibited Exterior Building Materials: EIFS or masonry.
- All residential entrances 15 feet of the public sidewalk must be raised from the average sidewalk grade twelve (12) to twenty-four (24) inches.
- Pitched 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.
- All units shall have enhanced entry doors and stoops. Corner/end units fronting public streets shall also have enhanced side elevations with entry doors and stoops.
- Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (10) feet on all building levels, including but not limited to doors, windows, awnings, changes in materials, and/or architectural design elements.
- Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
- Townhouse buildings will be limited to four (4) individual units (quadplex) or fewer.
- Units shall be meaningfully differentiated between one another through a variety of methods including, but not limited to, forward offsets in the front wall of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim or materials).
- The Petitioner shall establish Homeowners Association documents or similarly binding documentation to require roll-out container use for trash and recycling rather than a common dumpster for the Site.

V. SETBACKS, OPEN SPACE, BUFFERS AND SCREENING

- The Petitioner shall comply with Ordinance requirements by providing 50% open space per Quad/Triplex lot which will include 400 sf of private open space per sublot.
- With the exception of Tree save area on north side, parcel perimeter and along Wade Ardrey road will provide additional landscaping at a rate of 6 trees and 20 shrubs per 100 sf.

VI. FIRE

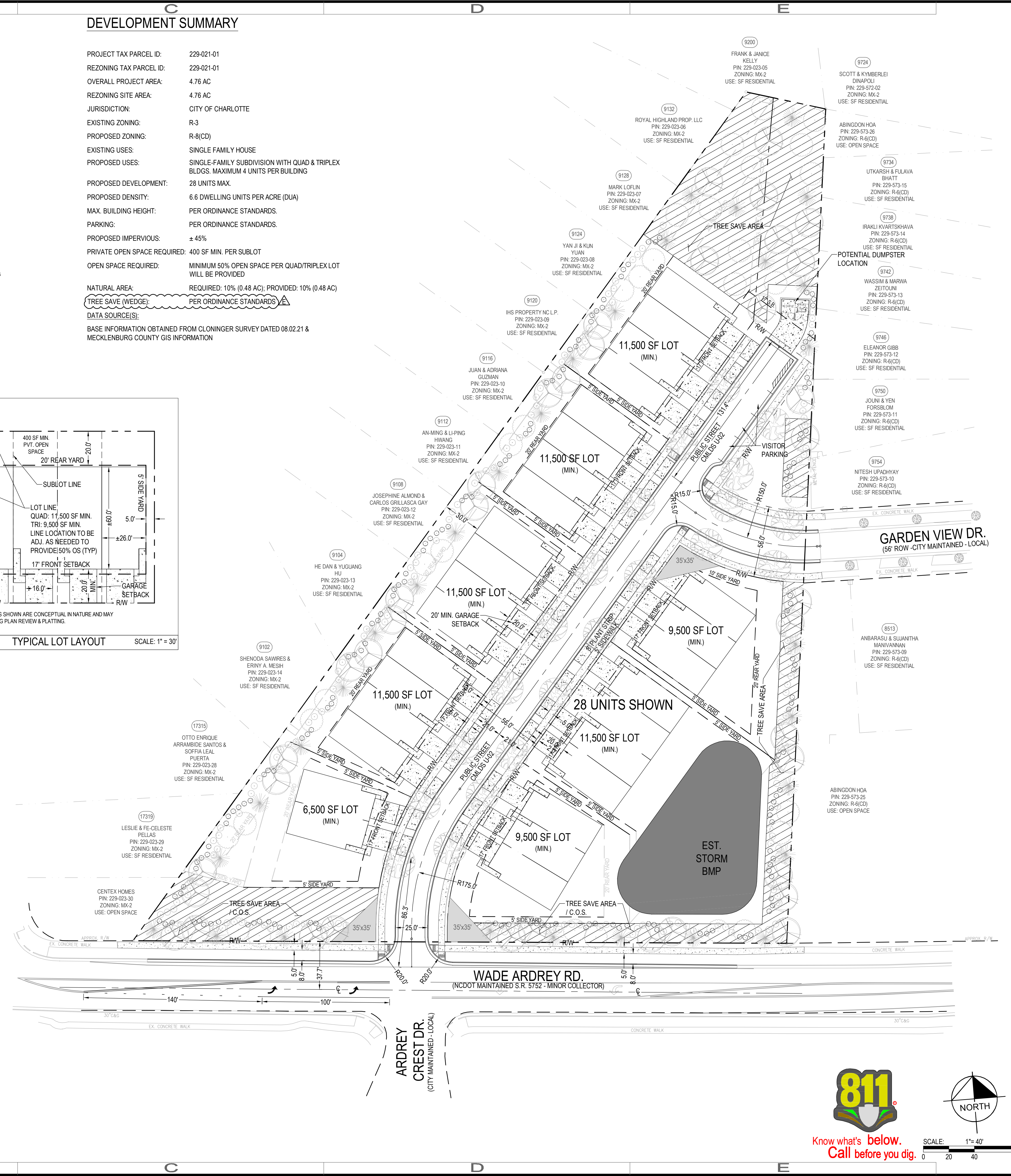
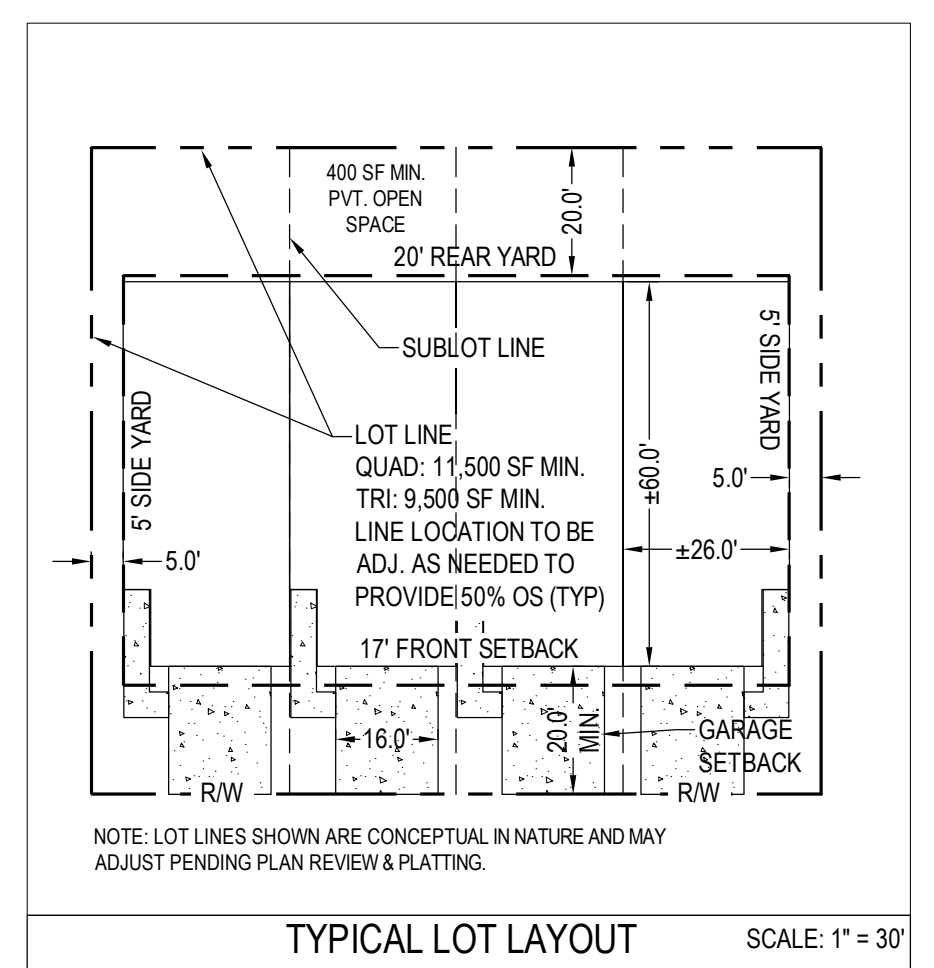
The Petitioner shall comply with the Fire Code, fire access road and fire hydrant location requirements.

VII. ENVIRONMENTAL FEATURES

- The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
- The location, size and type of storm water management systems 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.
- 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. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

VIII. 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 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(s) of any part of the Site from time to time who may be involved in any future development thereof.



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blue heel
 BLUE HEEL DEVELOPMENT
 9606 BAILEY ROAD, SUITE 285
 CORNELIUS, NC 28031

CLIENT:
 WADE ARDREY TOWNHOMES
 Wade Ardrey Rd.
 Charlotte, NC 28277

PETITION: 2021-1-90

PROJECT:
 WADE ARDREY TOWNHOMES
 Wade Ardrey Rd.
 Charlotte, NC 28277

TECHNICAL DATA / SCHEMATIC SITE

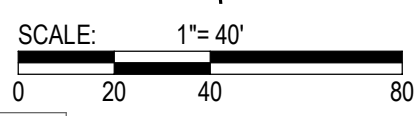
REV.	DATE	DESCRIPTION
E	03.31.22	Revised tree save text to "Per ordinance"
D	03.22.22	Added parallel spaces & extended drive stem length
C	02.14.22	Revised per 3rd COC review comments
B	02.04.22	Revised per 2nd COC review comments
A	01.14.22	Revised per 1st COC review comments

DESIGNED: JDB
 DRAWN:
 CHECKED:
 PROJECT: 1060002
 DATE: 08.03.21

RZ-1



Know what's below.
 Call before you dig.



March 11, 2022 - 4 (Open By: Jay Banks)

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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BANKS ENGINEERING, PLLC, SHALL BE WITHOUT LIABILITY TO BANKS ENGINEERING, PLLC.



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 9606 BAILEY ROAD, SUITE 265
 CORNELIUS, NC 28031

CLIENT:

PETITION: 2021-190

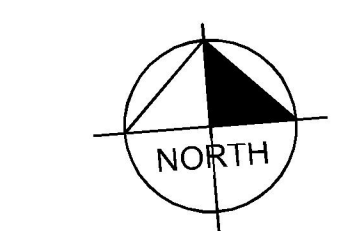
PROJECT:
WADE ARDREY TOWNHOMES
 Wade Ardrey Rd.
 Charlotte, NC 28277

SHEET:
SITE RENDERING

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DESIGNED: JDB
 DRAWN:
 CHECKED:
 PROJECT: 1060002
 DATE: 08.03.21

RZ-2



SCALE: 1"=40'
 0 20 40 80

March 31, 2022 - 4:07pm By: Jay Banks

1

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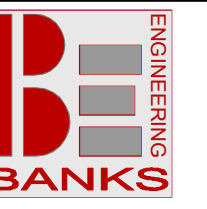
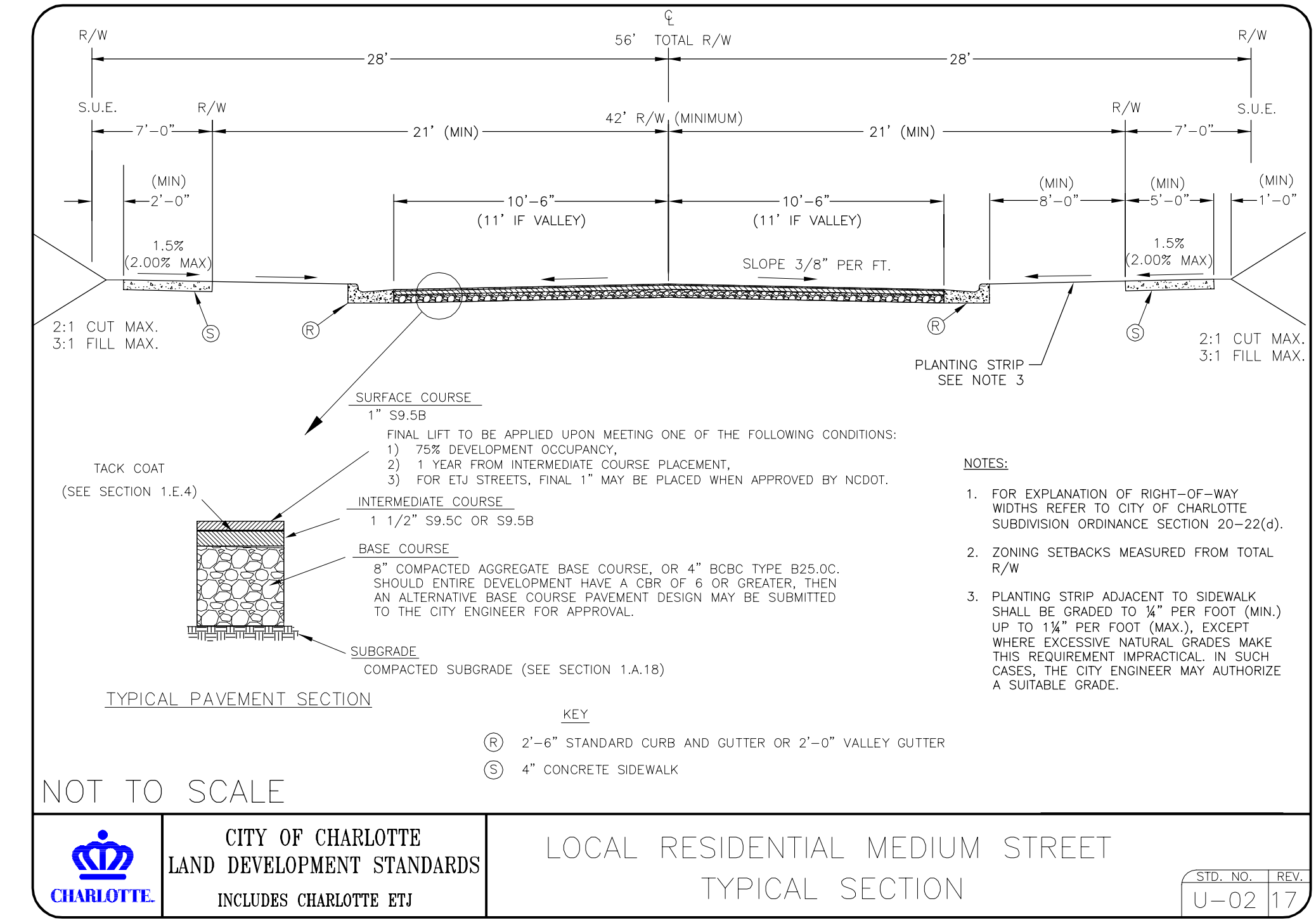
A

B

C

D

E



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CLIENT:
BLUE HEEL DEVELOPMENT
9606 DAILEY ROAD, SUITE 285
CORNELIUS, NC 28031

PROJECT:
WADE ARDREY TOWNHOMES
Wade Ardrey Rd.
Charlotte, NC 28277

PETITION: 2021-190

SHEET:
DETAILS

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DESIGNED: JDB
 DRAWN:
 CHECKED:
 PROJECT: 1060002
 DATE: 08.03.21

RZ-3