



**FIRE DEPARTMENT NOTES:**

1. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN 20' UNOBSTRUCTED CLEAR WIDTH & SHALL BE CAPABLE OF SUPPORTING 80,000 LBS.
2. FOR NON-SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTIONS OF THE BUILDING.
3. FOR SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTIONS OF THE BUILDING.
4. FOR BUILDINGS THAT ARE EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM & 750' FOR A NFPA 13R SPRINKLER SYSTEM.
5. FIRE HYDRANTS SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVELS FOR ALL BUILDING.
6. PROVIDE NUMBER OF STORIES, SQUARE FOOTAGE OF EACH FLOOR, TYPE OF CONSTRUCTION & WATER MODEL FOR PRIVATE HYDRANTS.

**GENERAL NOTES:**

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

**DEVELOPMENT DATA:**

|                      |   |
|----------------------|---|
| TAX PARCEL ID:       | 029-021-29 & 029-021-030                      |
| EXISTING ZONING:     | R3  |
| PROPOSED ZONING:     | UR-2 (CD)                                     |
| EXISTING USES:       | SINGLE FAMILY RESIDENTIAL                     |
| PROPOSED USES:       | SINGLE FAMILY ATTACHED                        |
| JURISDICTION:        | CITY OF CHARLOTTE                             |
| PROPERTY AREA:       | ±8.0 AC.                                      |
| FAR:                 | 1.0   |
| PROPOSED # OF LOTS:  | 48 (SINGLE FAMILY ATTACHED)                   |
| PROPOSED DENSITY:    | 6.0 UNITS PER ACRE                            |
| OPEN SPACE PROVIDED: | ≈0.8 AC. (>10%)                               |
| NATURAL AREA:        | ≈0.8 AC. (>10%)                               |
| TREE SAVE:           | ≈1.2 AC. (>15%)                               |
| MAX BUILDING HEIGHT: | MAX. 48 FT                                    |
| PARKING:             | PER ORDINANCE STANDARDS - SEE DEV. STDS. RZ-2 |



1213 W. MOREHEAD STREET  
SUITE 300  
CHARLOTTE, NC 28208  
(704) 334-5348  
(704) 334-0078  
WWW.WKDICKSON.COM  
NC LICENSE NO. F-0374

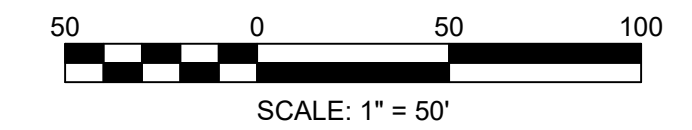
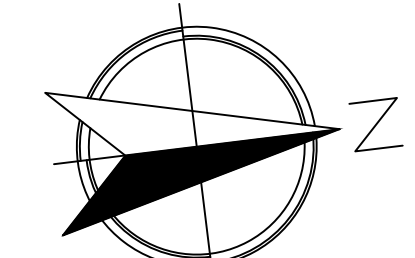


**GALLOWAY RD TOWNHOMES**

SHEET TITLE

**REZONING PLAN**

SCALE



|                 |           |
|-----------------|-----------|
| PROJ. MGR.:     | WGB       |
| DESIGN BY:      | WGB       |
| DRAWN BY:       | WGB       |
| PROJ. DATE:     | MAR. 2022 |
| DRAWING NUMBER: |           |

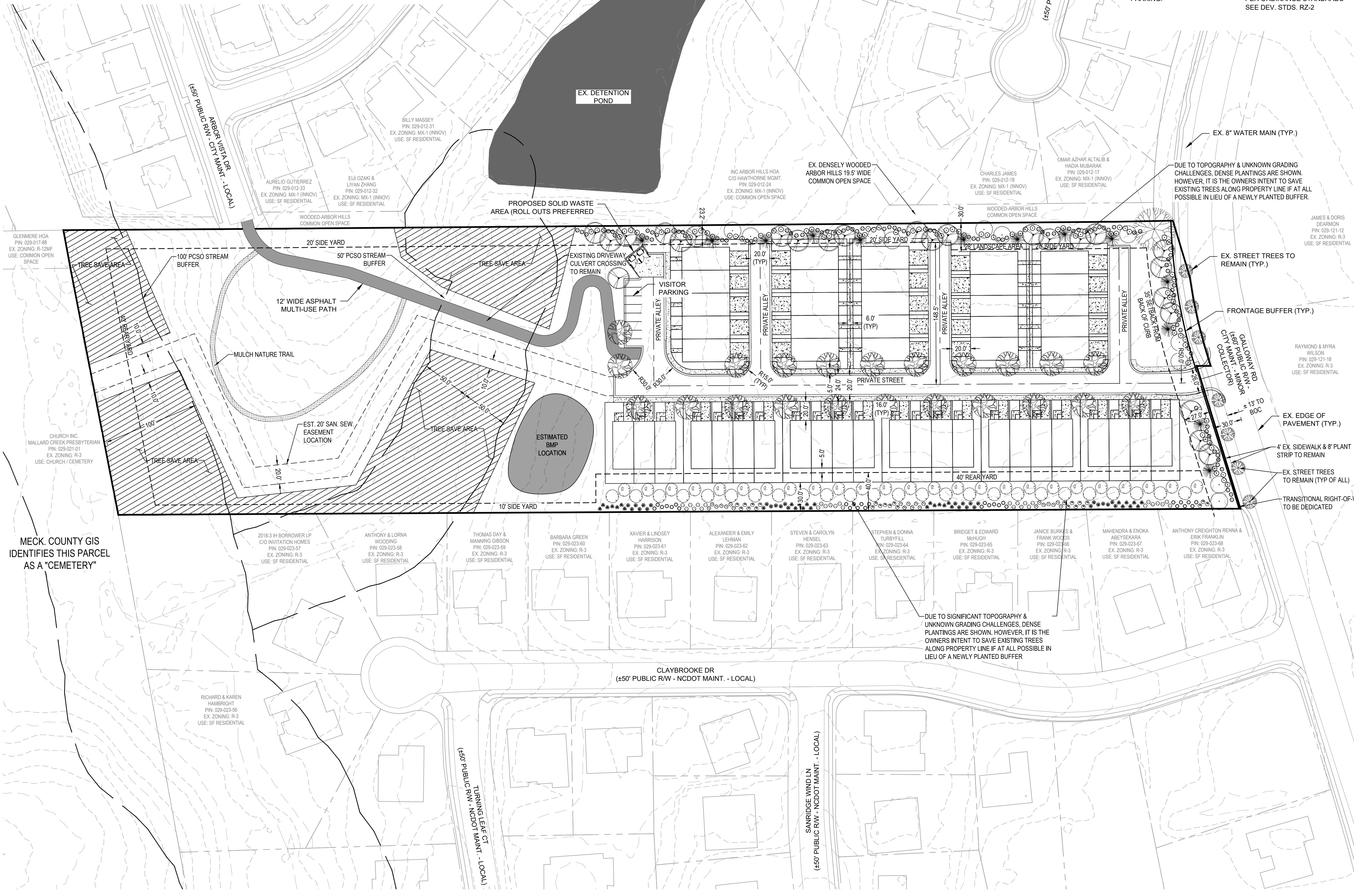
**1.0**

WKD PROJ. NO.:  
**20210756.00.CL**

| DATE: | COMMENT: |
|-------|----------|
|       |          |
|       |          |
|       |          |

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

COPYRIGHT © W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT, ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.



MECK. COUNTY GIS IDENTIFIES THIS PARCEL AS A "CEMETERY"

DUE TO SIGNIFICANT TOPOGRAPHY & UNKNOWN GRADING CHALLENGES, DENSE PLANTINGS ARE SHOWN, HOWEVER, IT IS THE OWNERS INTENT TO SAVE EXISTING TREES ALONG PROPERTY LINE IF AT ALL POSSIBLE IN LIEU OF A NEWLY PLANTED BUFFER

DUE TO TOPOGRAPHY & UNKNOWN GRADING CHALLENGES, DENSE PLANTINGS ARE SHOWN, HOWEVER, IT IS THE OWNERS INTENT TO SAVE EXISTING TREES ALONG PROPERTY LINE IF AT ALL POSSIBLE IN LIEU OF A NEWLY PLANTED BUFFER.



**GALLOWAY RD  
TOWNHOMES**

**REZONING  
PLAN NOTES**

|                 |                |
|-----------------|----------------|
| PROJ. MGR.:     | WGB            |
| DESIGN BY:      | WGB            |
| DRAWN BY:       | WGB            |
| PROJ. DATE:     | MAR. 2022      |
| DRAWING NUMBER: | <b>RZ1.1</b>   |
| WKD PROJ. NO.:  | 20210756.00.CL |
| DATE:           | COMMENT:       |

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

**Appalosa Real Estate Partners  
Development Standards  
3/13/2022  
Rezoning Petition No. 2021-226**

**Site Development Data:**  
 -Acreage: ± 8.02 acres  
 -Tax Parcel #: 029-021-29 and 029-021-30  
 -Existing Zoning: R-3  
 -Proposed Zoning: UR-2(CD)  
 -Existing Uses: Residential  
 -Proposed Uses: Residential dwellings units as permitted by right and under prescribed conditions, together with accessory uses, as allowed in the UR-2 zoning district (all as more specifically described and restricted below in Section 3).  
 -Maximum Number of Residential Dwelling Units: Up to forty-eight (48) attached dwelling units as allowed by right and under prescribed conditions in the UR-2 zoning district. Either 400 square feet of Private Open Space per dwelling unit on each unit Sublot or ten percent (10%) of the Site shall be provided as Usable Common Open Space.  
 -Maximum Building Height: Up to forty-eight (48) feet. Height to be measured per the Ordinance, any increase in building height above 40 feet will comply with Section 9.406(2)(A).  
 -Parking: As required by the Ordinance. Visitor/guest and/or overflow parking will be provided as generally depicted on the Rezoning Plan.

- General Provisions:**
  - Site Location:** These Development Standards, the Technical Data Sheet / Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Appalosa Real Estate Partners ("Petitioner") to accommodate the development of a residential community on an approximately 8.02 acre site located on the west side of Galloway Road, north of Claybrooke Drive (the "Site").
  - Zoning Districts/Ordinance:** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2(CD) zoning classification shall govern all development taking place on the Site.
  - Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, building and parking envelopes other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the

Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- minor and don't materially change the overall design intent depicted on the Rezoning Plan.
- The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance, in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- Permitted Uses, Development Area Limitations:**
  - The principal buildings constructed on the Site may be developed with up to 48 attached dwelling units as permitted by right and under prescribed conditions together with accessory uses allowed in the UR-2(CD) zoning district.
  - The proposed residential community will provide either: (i) 400 square feet of Private Open Space per dwelling unit on each unit Sublot; or (ii) ten percent (10%) of the Site shall be provided as Usable Common Open Space.

- Access, Connectivity and Transportation:**
  - Access to the Site will be from Galloway Road.
  - Vehicular access to the site shall be as generally depicted on the rezoning plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Charlotte Department of Transportation (CDOT).
  - As depicted on the rezoning plan, the site will be served by internal private alleys or street as generally depicted on the Rezoning Plan, and minor adjustments to the location of these alleys or street shall be allowed during the construction permitting process in coordination with CDOT.
  - Petitioner shall provide a twelve (12) foot multi-use path connecting to Arbor Vista Drive as generally depicted on the Rezoning Plan. Other internal asphalt paths may be provided with a minimum width of five (5) feet.
  - Petitioner shall dedicate 30-foot of right-of-way from the centerline of Galloway Road.
  - Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the site's first building certificate of occupancy.
  - Unless stated otherwise herein, the petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the site's first building certificate of occupancy.
  - The Petitioner will construct all required roadway improvements and provide any required sidewalk and utility easements needed for these improvements prior to the issuance of the first certificate of occupancy, subject to the Petitioner's ability to request that CDOT allow a bond to be post for any roadway improvements not finalized at the time of the issuance of the first certificate of occupancy, as allowed by City regulations.

- Streetscape, Buffer, Landscaping Open Space and Screening:**
  - Along Galloway Road the setback shall be thirty-five (35) feet as measured from the future back of curb as generally indicated on the Rezoning Plan. Encroachments into the setback as allowed by the Ordinance are permitted.
  - The petitioner will construct an eight (8) foot planting strip and an eight (8) foot sidewalk along Galloway Road as generally depicted on the Rezoning plan.
  - Landscape buffers will be provided along property line as generally depicted on the Rezoning Plan. The landscape buffer shall be a combination of existing and supplemental trees and shrubs to meet a minimum standard of eight (8) trees and twenty (20) shrubs per 100 linear feet. A solid six (6) foot privacy fence may also be provided as part of these buffers in lieu of shrubs.
  - In addition to the twelve (12) foot multi-use path set forth above, the open space shall be improved with a natural surface trails, seating areas, and/or other amenity features.

- Architectural Standards:**
  - The residential dwelling units will have slab foundations. The foundations will be parged foundations colored to blend with the color schemes of the residential dwelling units.
  - The actual sizes of the residential dwelling units/lots may vary from the sizes depicted on the Rezoning Plan.
  - Each residential dwelling unit constructed on the Site shall have a garage
  - 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.
  - Usable porches and/or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building when possible. Usable front porches,

When provided, should be covered and be at least 5 feet deep. Stoops and entry-level porches may be covered but should not be enclosed. Stoops are not required to be 5' minimum depth but shall have a covering over the entry door. Porches and stoops fronting on the interior private streets and parking areas will be located behind the sidewalk. Units with frontage only on the internal parking areas or private alleys are not required to provide a porch or a stoop.

Corner/end units fronting public streets shall have enhanced side elevations with a front or rear stoop and/or porch or otherwise provide windows or other architectural details to limit the maximum blank wall expanse to 20 feet on each level of the unit. If a porch is utilized, it may be located on the second story of such unit. Landscaping, which shall include a minimum of (3) 5' tall evergreen trees, may be used to break up blank walls on the 1<sup>st</sup> floor.

The front elevation of each dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the dwelling unit.

Garage doors proposed along public or private streets should minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.

Residential buildings that are adjacent to and front a public street shall not contain more than 5 individual single family attached dwelling units. This requirement shall not apply to buildings that do not front a public street or buildings that are perpendicular to a public street.

The primary exterior building materials for buildings constructed on the Site shall be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.

Vinyl, EIFS or masonry may not be used as an exterior building material on any buildings constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings. Additionally, aluminum may be used on trim and garage doors.

- Environmental Features:**
  - The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. 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 to accommodate actual storm water treatment requirements and natural site discharge points.
  - The Site will comply with the Tree Ordinance. The final location of the required tree save areas will be determined during the land development approval process for the Site. Tree save areas will comply with the requirements of the Tree Ordinance.

**Lighting:**

- All freestanding 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.
- The Petitioner will work with CDOT to provide pedestrian scale lighting fixtures along the Site's Galloway Road frontages. The location and number will be determined during the land development approval process for the Site. The Petitioner will contact the appropriate CDOT representative to attain and coordinate pedestrian lighting recommendations.

- Amendments to the Rezoning Plan:**
  - Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

- Binding Effect of the Rezoning Application:**
  - If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

