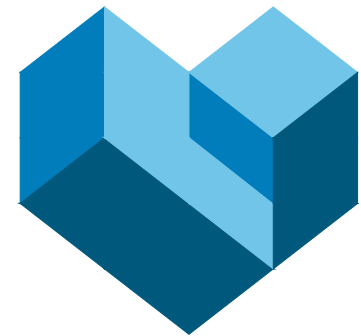


NEWELL ASSEMBLAGE REZONING PLANS

FOR
NVR, INC

PROPOSED
SUBDIVISION
LOCATION OF SITE
OLD CONCORD ROAD, CHARLOTTE, NC
PARCELS: 04913101, 04906101, 04907101, 04903208



CESO
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3601 Rigny Rd., Suite 300
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PURPOSES, OR IMPLEMENTATION.

NVR, INC

BLANKENSHIP

OLD CONCORD ROAD CHARLOTTE, NC 28213

Revisions / Submissions

BOHLER	1ST REVIEW	06-14-2022
BOHLER	2ND REVIEW	08-22-2022
CESO	3RD REVIEW	01-10-2023
CESO	4TH REVIEW	03-13-2023

REZONING PLANS
2021-256

Project Number:	761304
Scale:	
Drawn By:	HHL
Checked By:	EJL
Date:	01/10/2023
Issue:	REVIEW SET

Drawing Title:

COVER SHEET

RZ-0

REFERENCES AND CONTACTS

REFERENCES
♦BOUNDARY & TOPOGRAPHIC SURVEY:
BOHLER INC. PLLC
1927 S. TRYON STREET, STE 700
CHARLOTTE, NC 28203
DATED: 01/05/2022
JOB NC212902 SURVEY JOB #NCS212802
ELEVATIONS: NAD83
♦WETLAND AND STREAM
INVESTIGATION REPORT:
LABELLA ASSOCIATES
400 SOUTH TRYON STREET, STE. 1300
CHARLOTTE, NC 28285
DATED: 09/2021
GOVERNING AGENCIES
♦PLANNING, ZONING COMMITTEE
CITY OF CHARLOTTE
PLANNING DEPARTMENT
600 E. 4TH STREET
CHARLOTTE, NC 28202
♦MECKLENBURG COUNTY/CHARLOTTE
PARKS AND RECREATION
KATIE LLOYD
MCRP
5841 BROOKSHIRE BLVD.
CHARLOTTE, NC 28216
(980) 314-1000
ROW JURISDICTION
♦CDOT
BRANDON BREZEAL, PE
600 E. 4TH STREET
CHARLOTTE, NC 28202

* THE ABOVE REFERENCED DOCUMENTS ARE
INCORPORATED BY REFERENCE AS PART OF THESE
PLANS. HOWEVER, CESO DOES NOT CERTIFY THE
ACCURACY OF THE WORK REFERENCED OR DERIVED
FROM THESE DOCUMENTS, BY OTHERS.

REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BLVD., SUITE 100
WARREN, NJ 07059
DATED: MM/DD/YY (REV. X)
JOB # (SURVEY JOB #)
ELEVATIONS: NAVD 1988 OR NGVD1929 OR ELSE
(IDENTIFY SOURCE)
♦GEOTECHNICAL INVESTIGATION
REPORT:
WHITESTONE ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
DATED: MM/DD/YY
♦ARCHITECTURAL PLAN:
KRAMER & SEINFELD
1 PENN PLAZA
NEW YORK, NY 11111
DATED: MM/DD/YY

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FROM THESE DOCUMENTS, BY OTHERS.

GENERAL NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT
WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO
THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN
WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE
ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN
FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL CODES.



LOCATION MAP
SCALE: N.T.S.

OWNER

MALCOLM B. BLANKENSHIP
2250 GORBEY ROAD
WOODLEAF, NC 27054
MALCOLM B. BLANKENSHIP

DEVELOPER

NVR, INC
10710 SIKES PLACE, STE. 100
CHARLOTTE, NC 28277
JOHN ESKRIDGE
704-512-1262

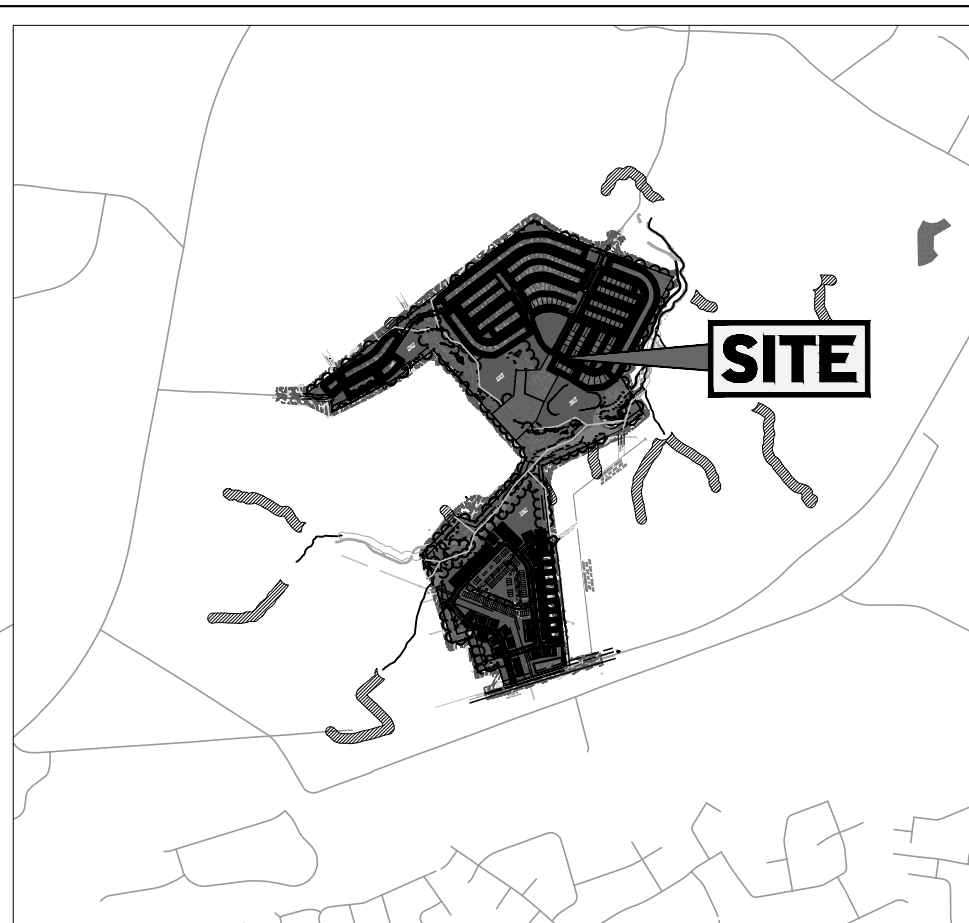
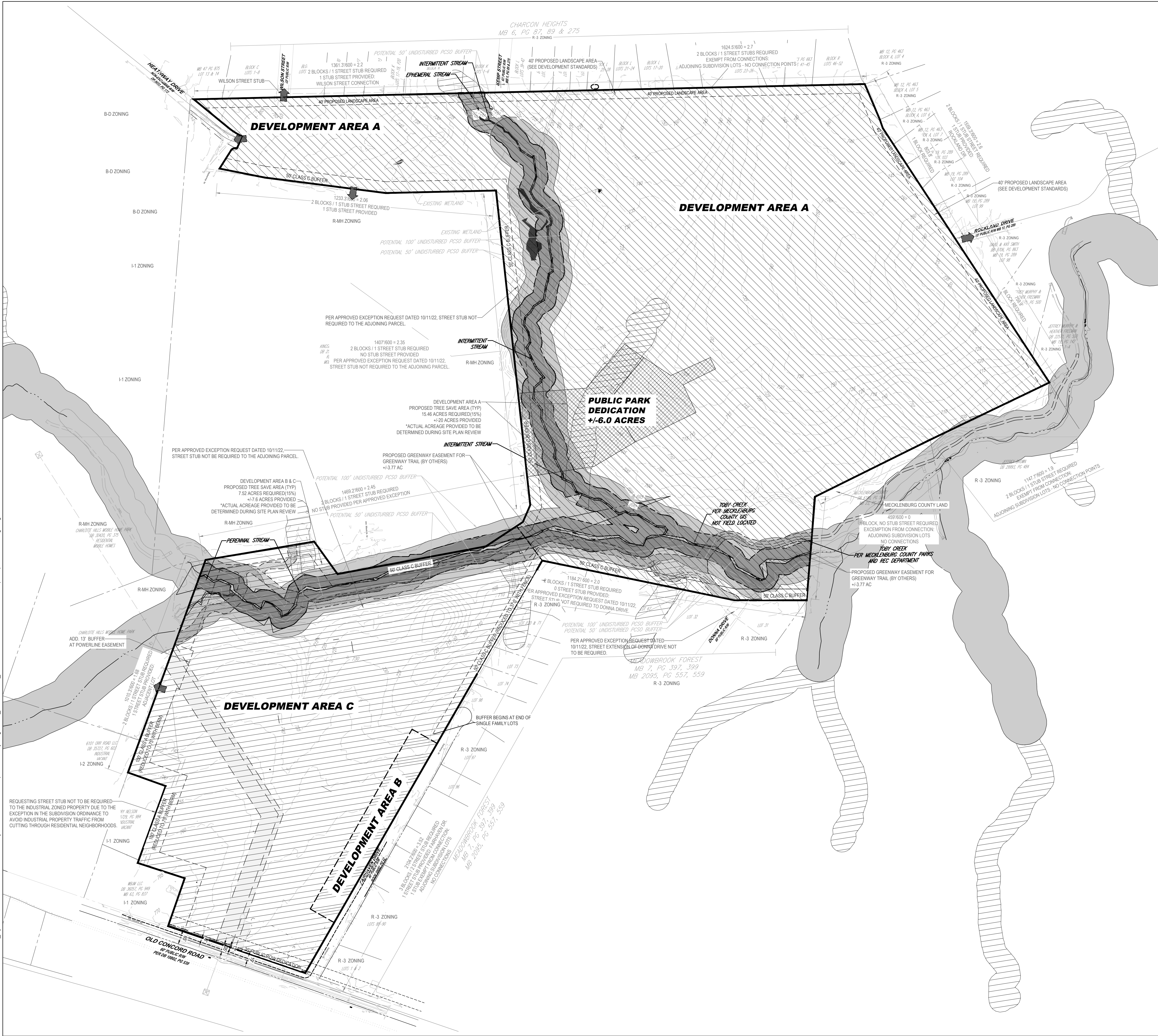
PREPARED BY



CONTACT

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4601 PARK ROAD, CHARLOTTE, NC 28209
(704) 521-7899
ERIC.LALONE@CESOINC.COM

W:\PROJECTS\RYAN HOMES-NVR - Blankenship Preliminary Eng\06-LA_Plan\PLAN_ZON\REZONING\NC212802 - Paper Space Rezoning.dwg - 3/14/2023 - Eric Lalone



VICINITY MAP
SCALE: 1" = 2,000'

DEVELOPMENT DATA TABLE

EXISTING PARCELS PIN: 04907101, 04913101, 04906101, 04903208	
TOTAL ACREAGE: 152.027	
ZONING AND USES EXISTING ZONING: R-3, R-4, R-6 (CD) PROPOSED ZONING: MX-2 EXISTING USES: VACANT PROPOSED USES: SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, MULTIFAMILY	
REQUIRED BUFFERS PLANNED MULTI-FAMILY ABUTTING SINGLE-FAMILY: CLASS C 50' BUFFER (37.5' WITH FENCE) PLANNED MULTI-FAMILY ABUTTING INDUSTRIAL: CLASS A 100' BUFFER (75' WITH BERM)	

DEVELOPMENT AREA DATA	
	DEVELOPMENT AREA A 310 SINGLE FAMILY LOTS 103.05 ACRES +16 ACRES PUBLIC PARK DEDICATION REQ. PROP. 10.31 AC (10%) 10.31 AC (10%) OPEN SPACE 10.31 AC (10%) TREE SAVE 15.46 AC (15%) ±19 AC (±18.4%)
	DEVELOPMENT AREA B 9 SINGLE FAMILY LOTS 2.82 ACRES OPEN SPACE AND TREE SAVE PART OF DEVELOPMENT AREA C.
	DEVELOPMENT AREA C 330 MULTI-FAMILY AND SINGLE FAMILY ATTACHED (SEE DEVELOPMENT STANDARDS B.3.) 46.36 ACRES REQ. PROP. 4.9 AC (10%) 4.9 AC (10%) OPEN SPACE 4.9 AC (10%) TREE SAVE 7.35 AC (15%) ±7.6 AC (±16.4%)
	PUBLIC PARK DEDICATION +/- 6.0 AC

NOTE:
AREA CALCULATIONS AND LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING THE SITE PLAN REVIEW PROCESS.
SEE SHEET RZ-3 FOR TREE SAVE AND OPEN SPACE LOCATIONS



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Maitland, OH 43052
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NVR, INC

BLANKENSHIP
OLD CONCORD ROAD CHARLOTTE, NC 28213

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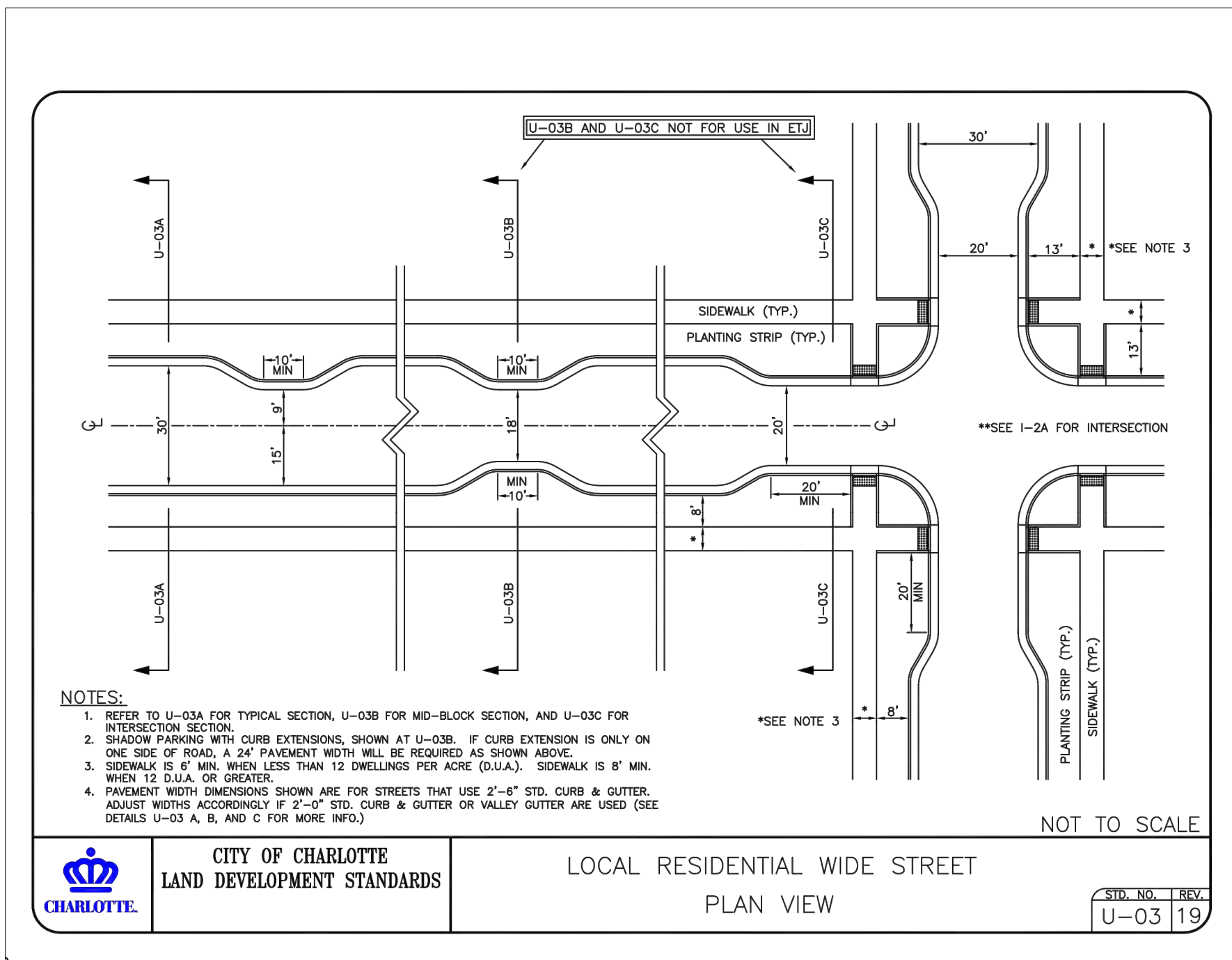
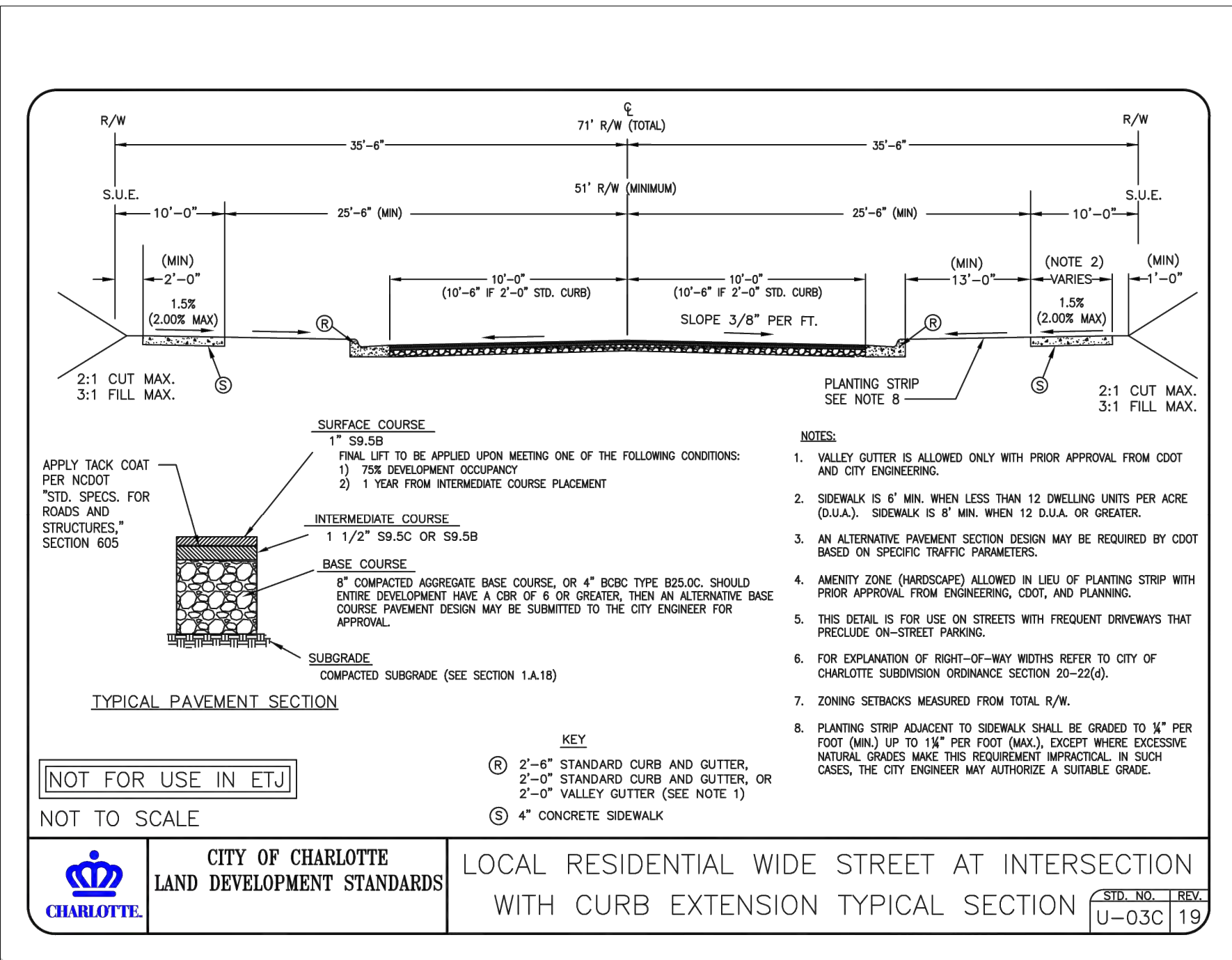
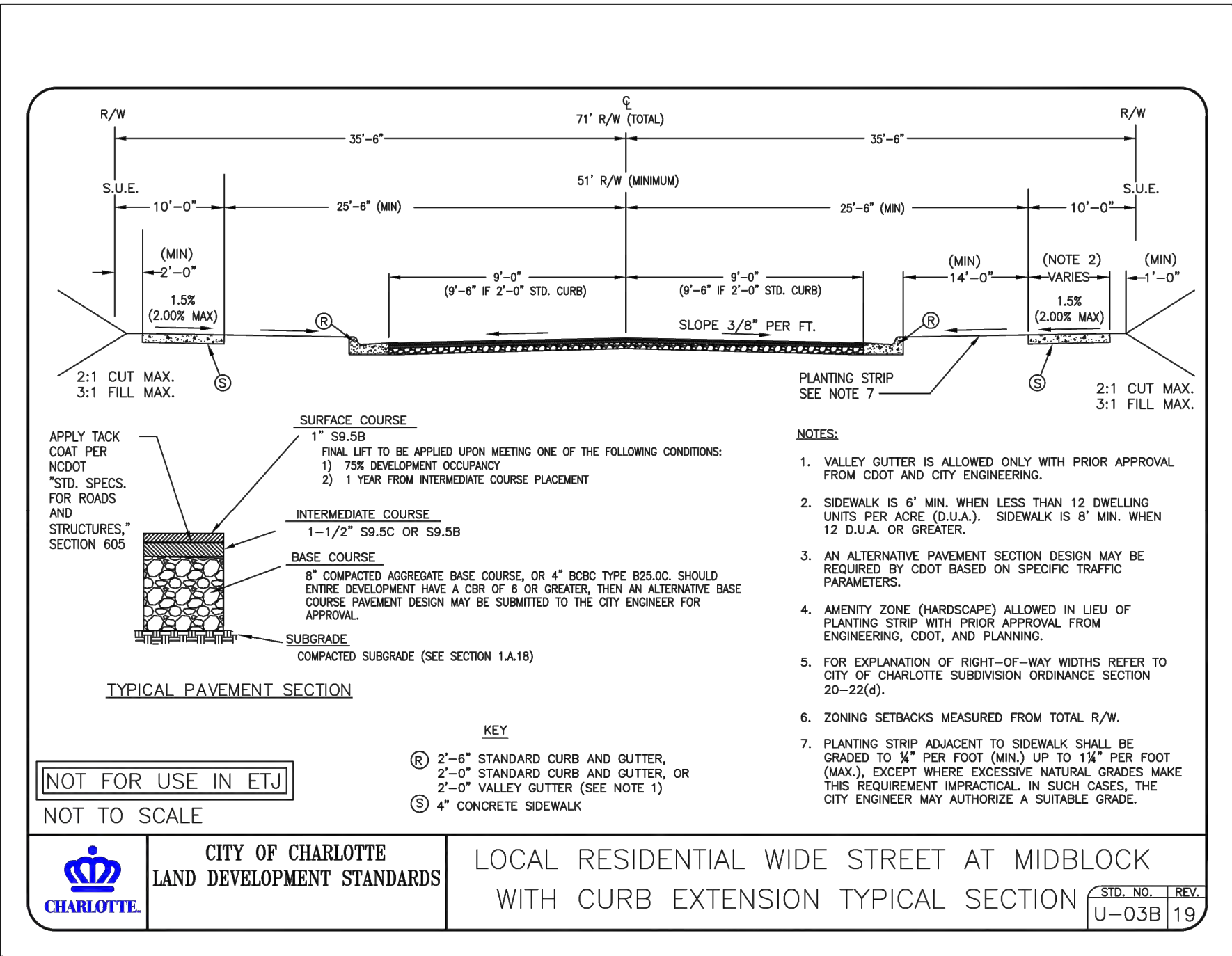
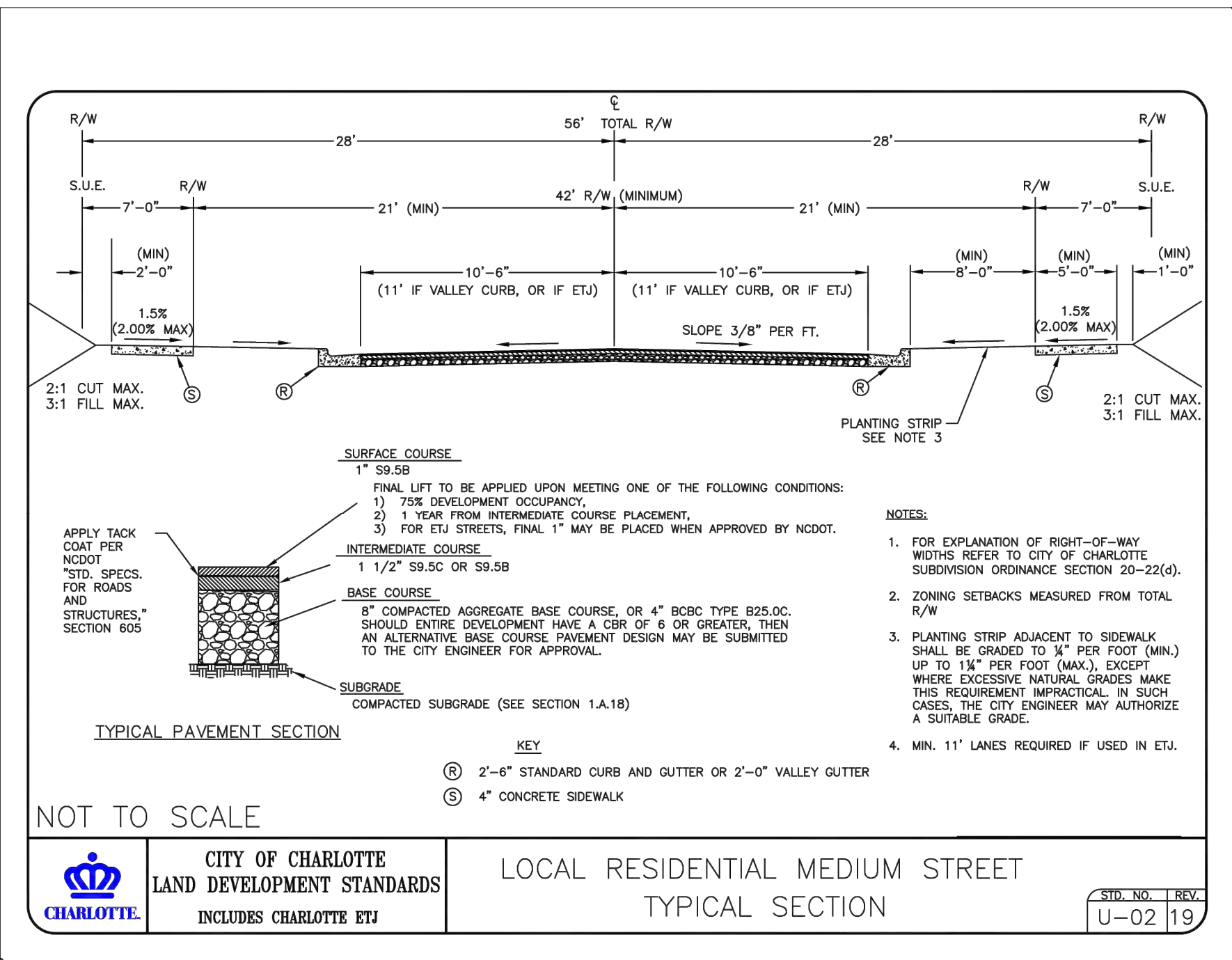
REZONING PLANS 2021-256

Project Number:	761304
Scale:	
Drawn By:	HHL
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Date:	01/10/2023
Issue:	REVIEW SET

Drawing Title:

**TECHNICAL PLAN
SHEET**

RZ-1



DEVELOPMENT STANDARDS

JANUARY 9, 2022

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY NVR, INC. TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 152.03 ACRE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 049-071-01, 049-131-01, 049-061-01 AND 049-032-08.
- THE 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 MX-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- FOR ENTITLEMENT PURPOSES, THE SITE IS DIVIDED INTO THREE SEPARATE DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS DEVELOPMENT AREA A, DEVELOPMENT AREA B AND DEVELOPMENT AREA C.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE LOTS AS WELL AS THE INTERNAL PUBLIC STREETS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE 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.
- THE DEVELOPMENT OF THE SITE PROPOSED UNDER THIS REZONING PLAN SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, BUFFERS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR THE OWNER(S) OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE PORTIONS OR ALL OF THE SITE AND TO CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS. PROVIDED, HOWEVER, THAT THE DEVELOPMENT OF THE SITE SHALL BE REQUIRED TO MEET ANY APPLICABLE SETBACK, SIDE YARD, REAR YARD AND BUFFER REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARIES OF THE SITE.
- PURSUANT TO SECTION 1.110 OF THE ORDINANCE AND SECTION 1600-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

- DEVELOPMENT AREA A**
 - DEVELOPMENT AREA A MAY BE DEVOTED ONLY TO A MAXIMUM OF 310 SINGLE FAMILY DETACHED DWELLING UNITS AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MX-2 ZONING DISTRICT.
 - NOTWITHSTANDING THE TERMS OF PARAGRAPH B.1.(A) ABOVE, A PUBLIC PARK MAY BE LOCATED IN DEVELOPMENT AREA A.
 - THOSE SINGLE FAMILY DETACHED DWELLING UNIT LOTS LOCATED ON DEVELOPMENT AREA A AND DESIGNATED ON SHEET RZ-3 OF THE REZONING PLAN SHALL HAVE A MINIMUM WIDTH OF 51 FEET AND A MINIMUM DEPTH OF 120 FEET.
 - THOSE SINGLE FAMILY DETACHED DWELLING UNIT LOTS LOCATED ON DEVELOPMENT AREA A AND DESIGNATED ON SHEET RZ-3 OF THE REZONING PLAN SHALL HAVE A MINIMUM WIDTH OF 41 FEET AND A MINIMUM DEPTH OF 120 FEET.
- DEVELOPMENT AREA B**
 - DEVELOPMENT AREA B MAY BE DEVOTED ONLY TO A MAXIMUM OF 9 SINGLE FAMILY DETACHED DWELLING UNITS AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MX-2 ZONING DISTRICT.
 - THE SINGLE FAMILY DETACHED DWELLING UNIT LOTS LOCATED ON DEVELOPMENT AREA B SHALL HAVE A MINIMUM WIDTH OF 100 FEET AND A MINIMUM DEPTH OF 127 FEET.
- DEVELOPMENT AREA C**
 - DEVELOPMENT AREA C MAY BE DEVOTED ONLY TO A MAXIMUM OF 330 DWELLING UNITS THAT MAY BE COMPRISED OF MULTI-FAMILY DWELLING UNITS, SINGLE FAMILY ATTACHED DWELLING UNITS OR A COMBINATION THEREOF, AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MX-2 ZONING DISTRICT.
 - A MAXIMUM OF 154 OF THE MAXIMUM 330 DWELLING UNITS PERMITTED ON DEVELOPMENT AREA C MAY BE MULTI-FAMILY DWELLING UNITS.
 - A MAXIMUM OF 8 MULTI-FAMILY DWELLING UNITS MAY BE LOCATED IN A SINGLE BUILDING.

C. TRANSPORTATION

- 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 TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- THE SITE WILL BE SERVED BY INTERNAL PUBLIC STREETS. THE ALIGNMENTS AND CONFIGURATIONS OF THE INTERNAL PUBLIC STREETS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, LOT LOCATIONS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW DWELLING UNIT CONSTRUCTED ON THE SITE, PETITIONER SHALL A DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO OLD CONCORD ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 35 FEET FROM THE EXISTING CENTERLINE OF OLD CONCORD ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
- ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER UNDER THIS SECTION C OF THE DEVELOPMENT STANDARDS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW DWELLING UNIT CONSTRUCTED ON THE SITE.
- PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW DWELLING UNIT CONSTRUCTED ON THE SITE. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
- 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 PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- IN THE EVENT THAT THERE IS NOT EXISTING RIGHT OF WAY FOR ANY REQUIRED OFF-SITE TRANSPORTATION IMPROVEMENT, PETITIONER SHALL NOT BE REQUIRED TO CONSTRUCT SUCH OFF-SITE TRANSPORTATION IMPROVEMENT. HOWEVER, IN SUCH EVENT, PETITIONER SHALL PAY TO CDOT AN AMOUNT EQUAL TO THE COST TO INSTALL (EXCLUSIVE OF THE COST OF THE RIGHT OF WAY) THE RELEVANT OFF-SITE TRANSPORTATION IMPROVEMENT IN LIEU OF CONSTRUCTING THE SAME.

D. ARCHITECTURAL STANDARDS

- THE MAXIMUM HEIGHT OF THE SINGLE FAMILY DETACHED DWELLING UNITS CONSTRUCTED ON THE SITE SHALL BE GOVERNED BY THE ORDINANCE.
- THE MAXIMUM HEIGHT OF THE SINGLE FAMILY ATTACHED DWELLING UNITS CONSTRUCTED ON THE SITE SHALL BE GOVERNED BY THE ORDINANCE.
- THE MAXIMUM HEIGHT OF A BUILDING CONTAINING MULTI-FAMILY DWELLING UNITS CONSTRUCTED ON THE SITE SHALL BE GOVERNED BY THE ORDINANCE.
- A MAXIMUM OF 8 MULTI-FAMILY DWELLING UNITS MAY BE LOCATED IN A SINGLE BUILDING.
- THE ARCHITECTURAL AND DESIGN STANDARDS SET OUT BELOW SHALL APPLY TO THE SINGLE FAMILY DETACHED DWELLING UNITS CONSTRUCTED ON DEVELOPMENT AREA B.
 - THE SETBACKS FOR THE LOTS LOCATED ON DEVELOPMENT AREA B SHALL MATCH THE SETBACKS OF THE EXISTING SINGLE FAMILY HOMES LOCATED DIRECTLY ACROSS FAIRHAVEN DRIVE FROM DEVELOPMENT AREA B.
 - ANY GARAGES LOCATED ON DEVELOPMENT AREA B SHALL BE EITHER SIDE LOADED OR REAR LOADED GARAGES.
- THE ARCHITECTURAL AND DESIGN STANDARDS SET OUT BELOW SHALL APPLY TO THE SINGLE FAMILY ATTACHED DWELLING UNITS CONSTRUCTED ON DEVELOPMENT AREA C.
 - THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS CONSTRUCTED ON THE SITE MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
 - TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK SHALL BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 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.
 - 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 OR END SINGLE FAMILY ATTACHED DWELLING UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL HAVE A PORCH OR 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 15 FEET ON ALL BUILDING LEVELS.
 - GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE OR PROVIDE 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. THIS MAY BE ACCOMPLISHED BY CONNECTING THE WALKWAYS TO THE DRIVEWAYS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS.
 - EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A GARAGE.
 - BUILDINGS CONTAINING SINGLE FAMILY ATTACHED DWELLING UNITS MAY NOT CONTAIN MORE THAN 5 INDIVIDUAL SINGLE FAMILY ATTACHED DWELLING UNITS.

E. STREETScape AND BUFFERS

- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTI-USE PATH SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON OLD CONCORD ROAD. THE MINIMUM 12 FOOT WIDE MULTI-USE PATH (OR PORTIONS THEREOF) MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
- MINIMUM 8 FOOT WIDE PLANTING STRIPS AND MINIMUM 5 FOOT WIDE SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF THE SITE'S INTERNAL PUBLIC STREETS.
- BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. NOTWITHSTANDING THE FOREGOING, AND PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF A BUFFER BY 25% BY INSTALLING A WALL, FENCE OR BERM THAT MEETS THE STANDARDS OF SECTION 12.302(B) OR SECTION 12.302(BA) OF THE ORDINANCE AS APPLICABLE.
- A MINIMUM 40 FOOT WIDE LANDSCAPE AREA SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF DEVELOPMENT AREA A'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. AT A MINIMUM, THIS 40 FOOT WIDE LANDSCAPE AREA SHALL MEET THE TREE AND SHRUB REQUIREMENTS OF A CLASS C BUFFER.
- IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS SET OUT ON THE REZONING PLAN ACCORDINGLY.
- INTERNAL BUFFERS SHALL NOT BE REQUIRED BETWEEN SINGLE FAMILY ATTACHED DWELLING UNITS, MULTI-FAMILY DWELLING UNITS AND SINGLE FAMILY DETACHED DWELLING UNITS CONSTRUCTED ON THE SITE.

F. ENVIRONMENTAL

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS 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 IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- DEVELOPMENT WITHIN ANY SWIMPMCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.
- PARK SITE**
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 400TH DWELLING UNIT CONSTRUCTED ON THE SITE AND SUBJECT TO THE APPROVAL OF MECKLENBURG COUNTY, PETITIONER SHALL CONVEY A MINIMUM 8 ACRE PORTION OF DEVELOPMENT AREA A THAT IS DESIGNATED ON SHEET RZ-3 OF THE REZONING PLAN AS THE PROPOSED PUBLIC PARK (THE "PARK SITE") TO MECKLENBURG COUNTY FOR A FUTURE PUBLIC PARK. PRIOR TO THE CONVEYANCE OF THE PARK SITE TO MECKLENBURG COUNTY, PETITIONER SHALL HAVE THE RIGHT TO INSTALL AND LOCATE A STORM WATER PIPE OR PIPES AND UNDERGROUND UTILITIES THROUGH THE PARK SITE AND TO RESERVE SUCH EASEMENTS OVER THE PARK SITE THAT ARE NECESSARY TO MAINTAIN, REPAIR AND REPLACE SUCH STORM WATER PIPE OR PIPES AND UNDERGROUND UTILITIES.
 - THE SOUTHERNMOST 2 ACRES OF THE PARK SITE SHALL BE A PASSIVE PARK, AND THE PASSIVE PARK SHALL COUNT TOWARDS THE SITE'S MINIMUM TREE SAVE REQUIREMENTS AND THE SITE'S MINIMUM OPEN SPACE REQUIREMENTS. THE PASSIVE PARK SHALL MEET THE APPLICABLE REQUIREMENTS OF THE TREE ORDINANCE.
 - THE NORTHERNMOST 2 ACRES OF THE PARK SITE SHALL BE AN ACTIVE NEIGHBORHOOD PARK, AND THE ACTIVE NEIGHBORHOOD PARK SHALL NOT COUNT TOWARDS THE SITE'S MINIMUM TREE SAVE REQUIREMENTS BUT SHALL COUNT TOWARDS THE SITE'S MINIMUM OPEN SPACE REQUIREMENTS.
 - MECKLENBURG COUNTY SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ANY IMPROVEMENTS TO THE ACTIVE NEIGHBORHOOD PARK.
 - IN THE EVENT THAT MECKLENBURG COUNTY DOES NOT APPROVE AND ACCEPT THE CONVEYANCE OF THE PARK SITE, THEN THE PARK SITE SHALL BE A PART OF THE SITE'S TREE SAVE AND OPEN SPACE AREAS, AND THE PARK SITE SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR A PROPERTY OWNERS ASSOCIATION.

H. OPEN SPACE/AMENITIES

- A MINIMUM OF 10 PERCENT OF THE SITE SHALL BE DEVOTED TO COMMON OPEN SPACE.
- A MINIMUM OF 3 ACRES IN DEVELOPMENT AREA A SHALL BE DEVOTED TO A COMMUNITY AMENITY AREA OR AMENITY AREAS. THE AMENITY AREA OR AMENITY AREAS SHALL COUNT TOWARDS THE SITE'S OPEN SPACE REQUIREMENT.
- A MINIMUM OF FOUR OF THE AMENITIES SET OUT BELOW SHALL BE LOCATED IN THE DEVELOPMENT AREA A.
 - POOL AND CABANA.
 - PLAYGROUND STRUCTURE.
 - COMMUNITY GATHERING SPACES.
 - SEATING AREAS/BENCHES.
 - AN OUTDOOR GYM.
 - ENHANCED LANDSCAPING.
 - GREENWAY CONNECTIVITY.
- A MINIMUM OF 3 ACRES IN DEVELOPMENT AREA C SHALL BE DEVOTED TO A COMMUNITY AMENITY AREA OR AMENITY AREAS. THE AMENITY AREA OR AMENITY AREAS SHALL COUNT TOWARDS THE SITE'S OPEN SPACE REQUIREMENT.
- A MINIMUM OF FOUR OF THE AMENITIES SET OUT BELOW SHALL BE LOCATED IN DEVELOPMENT AREA C.
 - DOG PARK.
 - PLAYGROUND STRUCTURE.
 - COMMUNITY GATHERING SPACES.
 - SEATING AREAS/BENCHES.
 - GRILLS.
 - ENHANCED LANDSCAPING.
 - GREENWAY CONNECTIVITY.

I. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

NVR, INC

BLANKENSHIP

OLD CONCORD ROAD CHARLOTTE, NC 28213

Revisions / Submissions

BOHLER	1ST REVIEW	06-14-2022
BOHLER	2ND REVIEW	08-22-2022
CESO	3RD REVIEW	01-10-2023
CESO	4TH REVIEW	03-13-2023

REZONING PLANS 2021-256

Blankenship	Blankenship
Blankenship	Blankenship
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Drawing Title:

DEVELOPMENT NOTES

RZ-2

