

VICINITY MAP
SCALE 1"=1000'

DEVELOPMENT DATA:

TAX PARCEL ID:	103-221-30
LAND USE:	RESIDENTIAL
TOTAL SITE AREA:	15.3 ACRES
TOTAL LOT AREA:	6.12 ACRES
TOTAL R.O.W. AREA:	1.98 ACRES
TOTAL OPEN SPACE AREA:	7.2 ACRES
TOTAL NUMBER OF LOTS:	63
SINGLE-FAMILY LOTS:	35
MULTI-FAMILY UNITS:	28

ZONING DATA:

FEMA FLOOD PANEL:	3710458300K
WATERSHED:	MCALPINE
PC DISTRICT:	CENTRAL CATAWBA
ZONING DISTRICT:	CURRENT: R-3 PROPOSED: MX-1 INNOV

INNOVATIVE STANDARDS:

MIN. LOT SIZE:	
MIN. SINGLE-FAMILY LOT SIZE:	4,500 SF
MIN MULTI-FAMILY SUBLOT SIZE:	1725 SF
MIN LOT WIDTH:	
MIN. SINGLE-FAMILY LOT WIDTH:	40 FT
MIN MULTI-FAMILY SUBLOT WIDTH:	18 FT
MAX HEIGHT:	40 FT
MAX DENSITY:	6 DUA
SETBACKS:	
FRONT YARD:	MIN 20 FT
SIDE YARD:	MIN 5'
REAR YARD:	MIN 20'

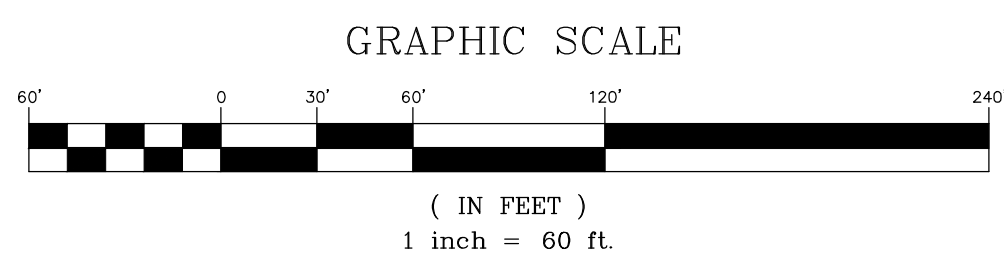
OPEN SPACE:

PROVIDED:	7.2 ACRES
REQUIRED:	1.53 ACRES

TREE SAVE CALCULATIONS:

TOTAL BOUNDARY ACREAGE:	15.3 ACRES
MULTIFAMILY AREA (15% OF 2.48 ACRES)	0.37 ACRES
SINGLE FAMILY AREA (10% OF 12.82 ACRES)	1.28 ACRES
TOTAL TREE SAVE REQUIRED:	1.65 ACRES
TOTAL TREE SAVE PROVIDED:	SHALL BE PROVIDED PER ORDINANCE

- NOTES:**
1. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED IS NEEDED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
 2. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
 3. APPROVED PLANTINGS SHALL BE INSTALLED AROUND STORMWATER MANAGEMENT FACILITIES THAT WILL SERVE TO ENHANCE THESE FACILITIES AND THE OVERALL COMMUNITY.
 4. TOWNHOMES WILL COMPLY WITH EITHER 400 SQUARE FEET OF PRIVATE SPACE OR 10% UCCS.
 5. ENHANCED LANDSCAPE AREA AROUND BMPs SHALL CONSIST OF 4 TREES AND 20 SHRUBS PER 100 LF. ALL SHRUBS SHALL BE EVERGREEN. 25% OF TREES SHALL BE EVERGREEN.



SEEDWATER ENGINEERING
120 Academy Street
Fort Mill, SC 29715
(704) 544-8800
www.seedwater.com
NC Firm License No. C-4622

THE DRAKEFORD COMPANY
1914 E BRUNSWICK AVE, STE. 1A
CHARLOTTE, NC 28207

HARVEST HILLS DR SUBDIVISION
HARVEST HILLS DR
CHARLOTTE, NC 28212

REZONING PETITION 2021-280

Revisions	No.	Name	Date
	1.	REVISED PER CITY COMMENTS	6-13-22
	2.	REVISED PER CITY COMMENTS	7-18-22
	3.	REVISED PER CITY COMMENTS	8-18-22

REZONING PLAN

RZ-1.0

**THE DRAKEFORD COMPANY
HARVEST HILL DEVELOPMENT
REZONING PETITION NO. 2021-280
7/21/2022**

Development Data Table:

Site Area: +/- 15.3 acres
 Parcel Number: 103-221-30
 Existing Zoning: R-3
 Proposed Zoning: MX-1 (INNOV)
 Existing Use: Vacant
 Proposed Uses: Up to Sixty-Four (64) Single-Family Detached and/or Attached Dwelling Units
 Maximum Building Height: Up to Forty (40) feet as measured per the Ordinance

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Drakeford Company (the "Petitioner") to accommodate the development of a single-family residential community on that approximately 15.3-acre site located north of Harvest Hill Drive, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 103-221-30.
- 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, or as otherwise provided in the innovative standards, the regulations established under the Ordinance for the MX-1 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 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 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 owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Innovative Standards

The Petitioner requests to use the innovative provisions of the MX-1 zoning district for the following accommodations:

- Provide minimum twenty (20) foot front setbacks and rear yards and five (5) foot side yards throughout the Site, as generally depicted on the Rezoning Plan.

III. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of sixty-four (64) single-family detached and/or attached dwelling units, including any incidental and accessory uses permitted by-right or under prescribed conditions in the MX-1 zoning district. A minimum of 50% of the residential units shall be single-family detached units per MX-1 standards.

IV. Transportation

- Vehicular access shall be via Harvest Hill Drive, as generally depicted on the Rezoning Plan. Minor modifications to the access point shall be permitted based on CDOT requirements and during permitting.
- As depicted on the Rezoning Plan, the Site will be served by internal public/private streets and minor adjustments to the location of the internal streets shall be allowed during the construction 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 Harvest Hill Drive and Road A.
- Petitioner shall construct ADA curb ramps at the proposed street intersection of Harvest Hill Drive and Road A, as generally depicted on the Rezoning Plan.
- Petitioner shall provide an ADA accessible ramp at the beginning of the cul-de-sac bulb as generally depicted on the Rezoning Plan.
- The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued. Right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
- Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are approved and constructed prior to the issuance of the Site's first building certificate of occupancy.

V. Architectural Standards for Single-Family Attached (Townhome) Units:

- Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches (if provided) may be no less than 2:12, unless a flat roof architectural style is employed.
- Usable porches and stoops shall be incorporated as a feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered and be at least four (4) feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.
- All corner/end units and facades that front 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 10 feet on all building levels.
- Garage doors fronting a public or private network-required street shall minimize the visual impact by providing a setback of six (6) to twelve (12) inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- Each home unit shall contain a minimum one (1) car garage.
- Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
- Attached dwelling units shall be limited to a maximum of five (5) units per building or fewer when fronting a public street.

VI. Amenities and Open Space Areas

- Townhome-style units shall comply with either 400 square feet of private open space or 10% usable common open space.
- Petitioner shall provide enhanced plantings along proposed stormwater management areas abutting existing residential lots and public streets.

VII. Environmental Features & Buffering

- 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.
- Development within any SWIMP/CSO 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.
- The Petitioner shall comply with the Tree Ordinance.
- The Petitioner shall provide a Class C buffer as generally depicted on the Rezoning Plan if townhome-style units are proposed adjacent to existing single-family residential zoning.

I. 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 or owners of any part of the Site from time to time who may be involved in any future development thereof.



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