

### Development Data Table

SITE ACREAGE (GROSS BEFORE R/W DEDICATION)	25.17 Acres
TAX PARCEL ID	02954103
EXISTING ZONING	O-1
PROPOSED ZONING	R-12MF(CD)
RESIDENTIAL UNITS	276 MULTI-FAMILY 24 TOWNHOMES
	300 UNITS TOTAL
RESIDENTIAL DENSITY	12 UNITS/ACRE
SF OF NON-RESIDENTIAL USES	8,000 SF ± (CLUB AND MAINTENANCE)
FLOOR AREA RATIO	0.34
MAXIMUM BUILDING HEIGHT	48'
OPEN SPACE	56%

\* ALL PROPOSED NUMBERS LISTED ARE APPROXIMATE PENDING FURTHER REVIEW WITH REGULATORY AGENCIES AND DETAILED ENGINEERING/ARCHITECTURE DESIGN. NUMBERS CALCULATED USING GROSS SITE ACREAGE BEFORE R/W DEDICATION

### Parking Summary Chart

Required	
300 UNITS X 1.5 SPACES/UNIT =	450
Provided	
ON-STREET	25
TOWNHOUSE ATTACHED	24
DETACHED GARAGES	60
STANDARD SURFACE SPACES	401
TOTAL SPACES PROVIDED	510



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Vicinity Map  
Not To Scale



**Carter Multifamily Rezoning 2021-210**  
Floyd Smith Office Park Drive  
Charlotte, NC

No.	Revision	Date	App'd.

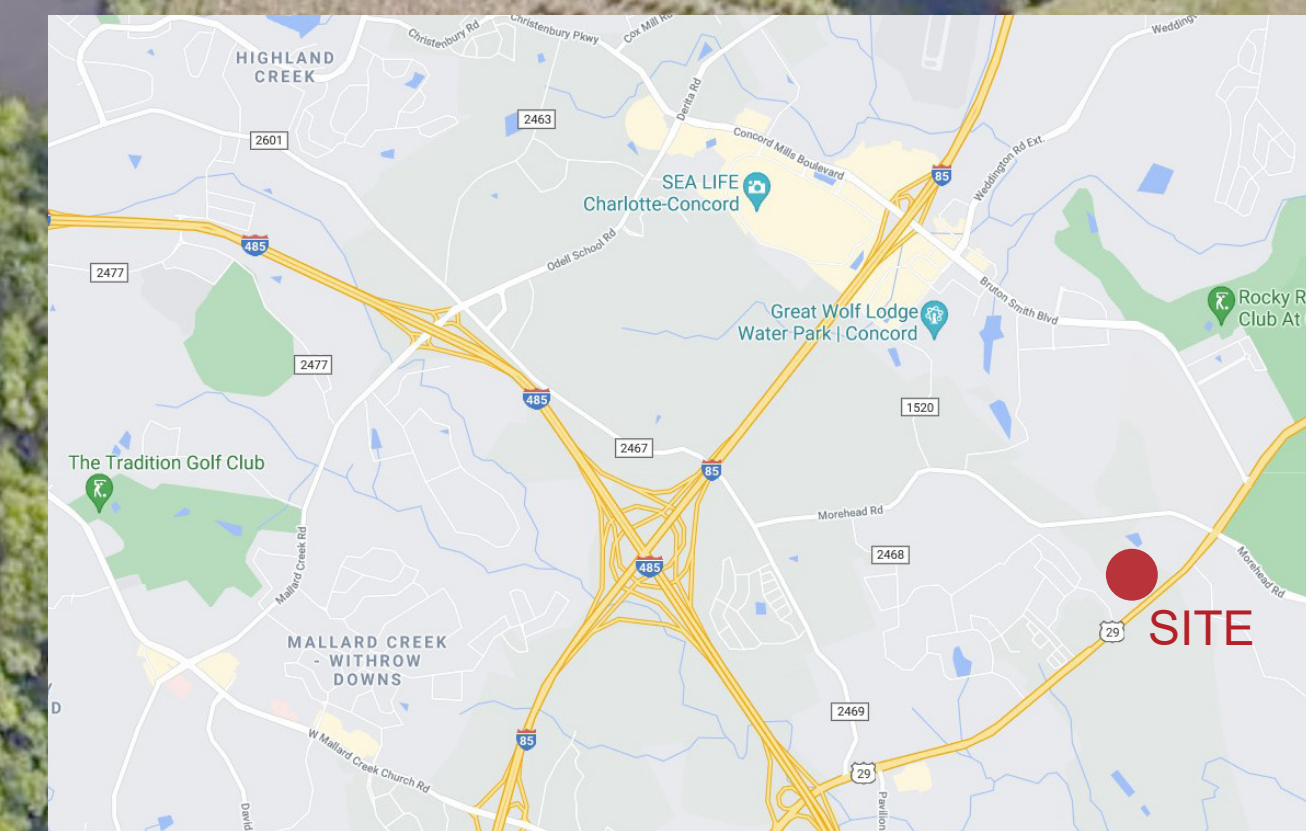
Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
Issued for: \_\_\_\_\_ Date: \_\_\_\_\_  
**Review** December 8, 2021

Not Approved for Construction  
Drawing Title: **Conceptual Site Layout**  
Drawing Number: \_\_\_\_\_

Progress Print  
For Review Only  
December 8, 2021

**C2.00**

Sheet \_\_\_\_\_ of \_\_\_\_\_  
Project Number: 39342.00



**SITE INFORMATION**

**TOTAL SITE AREA (APPROX.) :** 25.00 AC  
**PROPOSED ZONING :** R-12MF(CD)

**LEGEND**

**MULTIFAMILY**

- (M1) 3 STORY (TYPE VA) - 5 BLDGS  
TOTAL : 150 UNITS (30 UNITS/BLDG)
- (M2) 3 STORY (TYPE VA) - 3 BLDGS  
TOTAL : 126 UNITS (42 UNITS/BLDG)

TOTAL UNITS : 276  
 AVG HEATED AREA - MF : 960 SF (APPROX.)

**TOWN HOME**

- (TH) 2 STORY WITH TUCK UNDER GARAGES  
TOTAL : 24 UNITS

TOTAL UNITS : 24  
 UNIT MIX: 100% TWO BEDROOM  
 AVG HEATED AREA/UNIT : 1289 SF (APPROX.)

**TOTAL UNIT COUNT: 300**

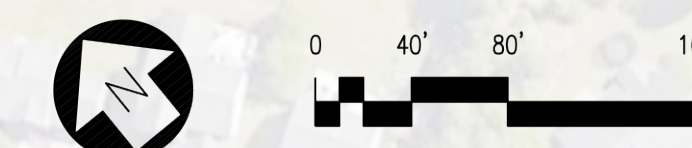
**AMENITIES**

- (C1) MULTIFAMILY CLUB / LEASING  
TOTAL : 5,500 SF
- (C2) MAINTENANCE / DOG WASH  
TOTAL : 950 SF

**GARAGES**

- (G) 6 BAY GARAGES  
NO. OF GARAGES : 10  
TOTAL GARAGE PARKING : 60 SPACES

TOTAL PARKING : 510 SPACES (INCLUDING GARAGES)  
 PARKING RATIO PROVIDED : 1.7 SPACES/DU



## DEVELOPMENT STANDARDS

December 15, 2021

### A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Carter Acquisitions, LLC (the “Petitioner”) to accommodate the development of a residential community on that approximately 25 acre site located on the east side of Morehead Road south of the border between Mecklenburg County and Cabarrus County, Tax Parcel No. 029-541-03, which site is more particularly depicted on the Rezoning Plan (the “Site”).
2. 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”).
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-12 zoning district shall govern the development and use of the Site.
4. 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 building footprints as well as internal private streets/private alleys 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.
5. 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 Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

### B. Permitted Uses/Development Limitations

1. The Site may be devoted only to a residential community containing a maximum of 276 multifamily dwelling units and a maximum of 24 single family attached dwelling units, and to any incidental and accessory uses relating thereto that are allowed in the R-12 zoning district.

### C. Transportation

1. 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 and/or the North Carolina Department of Transportation.

**D. Architectural Standards**

1. The maximum height in feet of the dwelling units to be located on the Site shall be as measured under the Ordinance.

**E. Lighting**

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along driveways, private streets/private alleys and sidewalks, walkways and 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.
2. The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.

**F. Environmental Features**

1. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
2. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

**G. Binding Effect of the Rezoning Documents and Definitions**

1. 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.
2. 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.