

SITE DATA	
DEVELOPER/APPLICANT ABACUS CAPITAL 1200 E. MOREHEAD STREET, SUITE 280 CHARLOTTE, NORTH CAROLINA 28204	
PID:	17708201
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
DEVELOPMENT AREA	
AREA:	± 0.889 AC
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	
TOWNHOME UNITS:	6 UNITS
PROPOSED DENSITY:	± 6.75 UNITS/AC
PARKING:	6 SPACES
TREE SAVE REQUIRED (15%):	± 0.133 AC
TREE SAVE PROVIDED:	± 0.185 AC
USABLE COMMON OPEN SPACE REQUIRED (10%):	± 0.088 AC
USABLE COMMON OPEN SPACE PROVIDED:	± 0.133 AC

SITE LEGEND	
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	EASEMENT LINE
---	BUFFER LINE
---	CENTERLINE



**DEVELOPMENT STANDARDS**

- A. General Provisions**
  - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Blackwater Capital Partners, L.L.C. to accommodate the development of a residential community on that approximately .889 acre site located west of Colony Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 177-082-01.
  - 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 UR-2 zoning district shall govern the development and use of the Site.
  - 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 building footprints as well as the internal public streets and the internal private streets, alleys or drives 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.
  - 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**
  - The Site may be devoted only to a residential community containing a maximum of 9 single-family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
- 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.
  - The Site will be served by internal public streets and internal private streets, alleys or drives. Minor adjustments to the locations of the internal public streets and the internal private streets, alleys or drives shall be allowed during the construction permitting process.
  - 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.
  - It is anticipated that roll out trash and recycling containers for individual dwelling units shall be utilized.
  - All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is requested.
  - The Petitioner will dedicate 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 the first certificate of occupancy. 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.
- D. Architectural Standards**
  - The primary exterior building materials for the single-family attached dwelling units to be constructed on the Site will 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 building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
  - The actual widths of the single-family attached dwelling units to be constructed on the Site may vary from the widths depicted on the Rezoning Plan.
  - 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.
  - Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
  - Each single-family attached dwelling unit shall have a garage.
- E. Streetscape and Buffers**
  - Petitioner shall install an 8 foot wide planting strip and a 6 foot wide sidewalk along the Site's frontage on Colony Road as depicted on the Rezoning Plan.
  - Proposed single-family dwelling units will have rear loaded garage access. No garages will face Colony Road.
  - 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, pursuant to the Ordinance, Petitioner may reduce the required width of a buffer by 25% by installing a fence that meets the standards of Section 12.302(8) of the Ordinance.
  - 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.
- F. Lighting**
  - All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks 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.
  - The maximum height of any freestanding lighting fixtures installed on the Site, excluding streetlights located along public streets, shall be 21 feet.
- G. 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 Tree Ordinance.
- H. 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.

**McADAMS**  
The John R. McAdams Company, Inc.  
3430 Toringdon Way  
Suite 110  
Charlotte, NC 28277  
phone 704.527.0800  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
MR. WES MCADAMS  
BLACKWATER CAPITAL PARTNERS, LLC  
1200 E MOREHEAD STREET, SUITE 280  
CHARLOTTE, NORTH CAROLINA 28204

**3424 COLONY ROAD  
REZONING PLAN  
3424 COLONY ROAD  
CHARLOTTE, NORTH CAROLINA 28211**

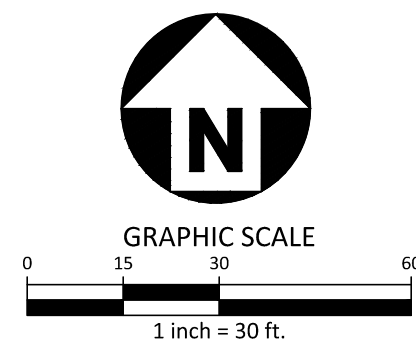
**REVISIONS**

NO.	DATE

**PLAN INFORMATION**

PROJECT NO. ABA-21003  
FILENAME ABA21003X  
CHECKED BY EM  
DRAWN BY JDS  
SCALE 1"=30'  
DATE 11.05.2021  
**SHEET**

**REZONING PLAN  
RZ.01**



M:\Projects\ABA\ABA21003\04-Production\Engineering\ABA21003.dwg, 11/27/2021, 3:35:58 PM, Drew Singleton