

12/7/2021 9:46 AM JEANHANKEDRNEDYZ:NTEIØ92/AT0ESNS2956AD\DD\SHIDENSYA.ANSNIGREEZ/2ANSKGDW271223 REZONING.DWG

CARMEL CHASE DEVELOPMENT STANDARDS

- a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
- b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY COMPOSED OF TOWNHOMES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE R 12 MF (CD) DISTRICT.

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE TOWNHOME UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE R 12 MF DISTRICT.

- a. THE SITE WILL HAVE ACCESS VIA A NEW PRIVATE STREET CONNECTION TO JOHNSTON ROAD AND BY A CONNECTION TO THE EXISTING PRIVATE STREETS WITHIN THE LARGER CARMEL CHASE COMMUNITY AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
- b. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.
- c. ALL TRANSPORTATION IMPROVEMENTS, IF ANY ARE REQUIRED, WILL BE APPROVED AND CONSTRUCTED OR BONDED BEFORE THE SITE'S 15TH BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE R 12 MF DISTRICT AND THE FOLLOWING STANDARDS:

PITCHED ROOFS, IF PROVIDED, SHALL BE 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.

2. ALL CORNER/END UNITS THAT FACE A PUBLIC STREET WILL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS. 3. GARAGE DOORS VISIBLE FROM PUBLIC STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING

- ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS, DECORATIVE DOOR HARDWARE, AND/OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- 4. WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PRIVATE STREETS.
- EACH HOME WILL BE PROVIDED WITH A MINIMUM OF 400 SQUARE FEET OF OPEN SPACE.
- TOWNHOUSE BUILDINGS FACING PUBLIC STREETS WILL BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER. BUILDING HEIGHTS FOR NEW RESIDENCES THAT ADJOIN SINGLE-FAMILY ZONING WILL BE LIMITED TO

STREETSCAPE AND LANDSCAPING

THE PETITIONER RESERVES THE RIGHT TO INSTALL AN ENTRANCE FEATURE AT THE PRIVATE STREET

ENVIRONMENTAL FEATURES

THE SITE WILL COMPLY WITH THE CITY REGULATIONS RELATING TO TRASH AND RECYCLING IF A PRIVATE

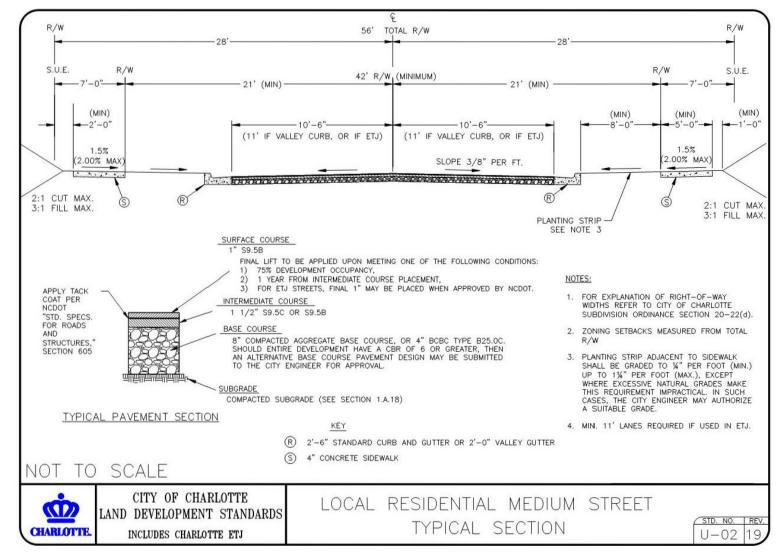
CONTRACTOR IS NOT USED FOR TRASH AND RECYCLING SERVICES.

PARKS, GREENWAYS, AND OPEN SPACE

FIRE PROTECTION

RESERVED

a. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.



CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM

CARMEL CHACE

CHARLOTTE, NC REZONING

#2021-XXX

1021223 REVISION / ISSUANCE DESCRIPTION

INITIAL SUBMITTAL 12.07.21

DESIGNED BY: XX DRAWN BY: XX CHECKED BY: XX

SCHEMATIC SITE PLAN

RZ-2

ORIGINAL SHEET SIZE: 24" X 36"