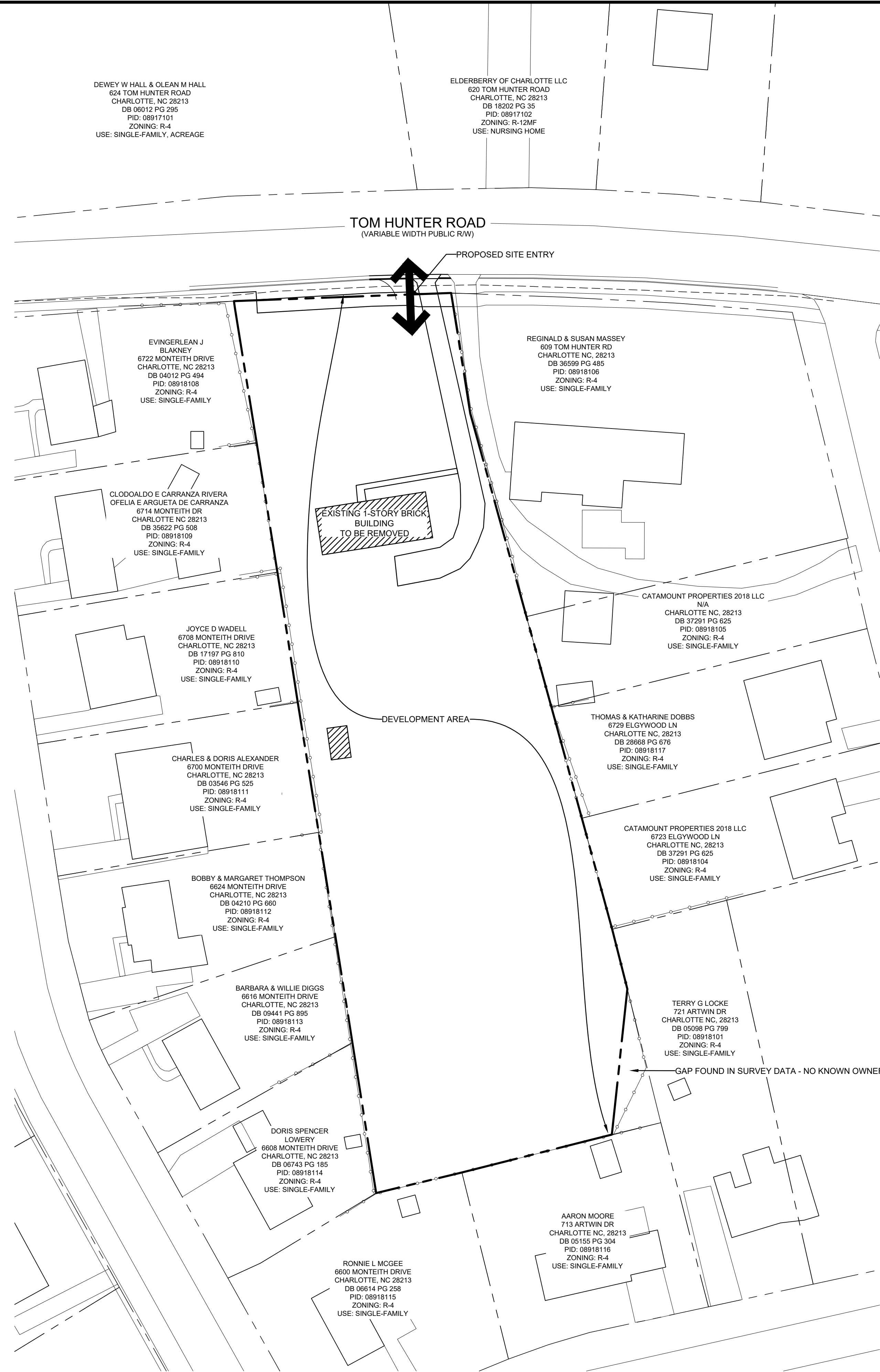


P:\2022 Jobs\2016 - Tom Hunter Site - Urban Trends\CAD\Sketch Planning\2016 RZ Base.dwg



DEWEY W HALL & OLEAN M HALL
624 TOM HUNTER ROAD
CHARLOTTE, NC 28213
DB 06012 PG 295
PID: 08917101
ZONING: R-4
USE: SINGLE-FAMILY, ACREAGE

ELDERBERRY OF CHARLOTTE LLC
620 TOM HUNTER ROAD
CHARLOTTE, NC 28213
DB 16202 PG 35
PID: 08917102
ZONING: R-12MF
USE: NURSING HOME

EVINGERLEAN J BLAKNEY
6722 MONTEITH DRIVE
CHARLOTTE, NC 28213
DB 10612 PG 494
PID: 08918108
ZONING: R-4
USE: SINGLE-FAMILY

REGINALD & SUSAN MASSEY
609 TOM HUNTER RD
CHARLOTTE, NC 28213
DB 36599 PG 485
PID: 08918106
ZONING: R-4
USE: SINGLE-FAMILY

CLODOLDO E CARRANZA RIVERA
OFELIA E ARGUETA DE CARRANZA
6714 MONTEITH DR
CHARLOTTE, NC 28213
DB 35622 PG 508
PID: 08918109
ZONING: R-4
USE: SINGLE-FAMILY

JOYCE D WADELL
6708 MONTEITH DRIVE
CHARLOTTE, NC 28213
DB 17197 PG 810
PID: 08918110
ZONING: R-4
USE: SINGLE-FAMILY

CATAMOUNT PROPERTIES 2018 LLC
N/A
CHARLOTTE, NC 28213
DB 37291 PG 625
PID: 08918105
ZONING: R-4
USE: SINGLE-FAMILY

CHARLES & DORIS ALEXANDER
6700 MONTEITH DRIVE
CHARLOTTE, NC 28213
DB 03546 PG 525
PID: 08918111
ZONING: R-4
USE: SINGLE-FAMILY

THOMAS & KATHARINE DOBBS
6729 ELYWOOD LN
CHARLOTTE, NC 28213
DB 28668 PG 676
PID: 08918117
ZONING: R-4
USE: SINGLE-FAMILY

BOBBY & MARGARET THOMPSON
8624 MONTEITH DRIVE
CHARLOTTE, NC 28213
DB 04210 PG 690
PID: 08918112
ZONING: R-4
USE: SINGLE-FAMILY

CATAMOUNT PROPERTIES 2018 LLC
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CHARLOTTE, NC 28213
DB 37291 PG 625
PID: 08918104
ZONING: R-4
USE: SINGLE-FAMILY

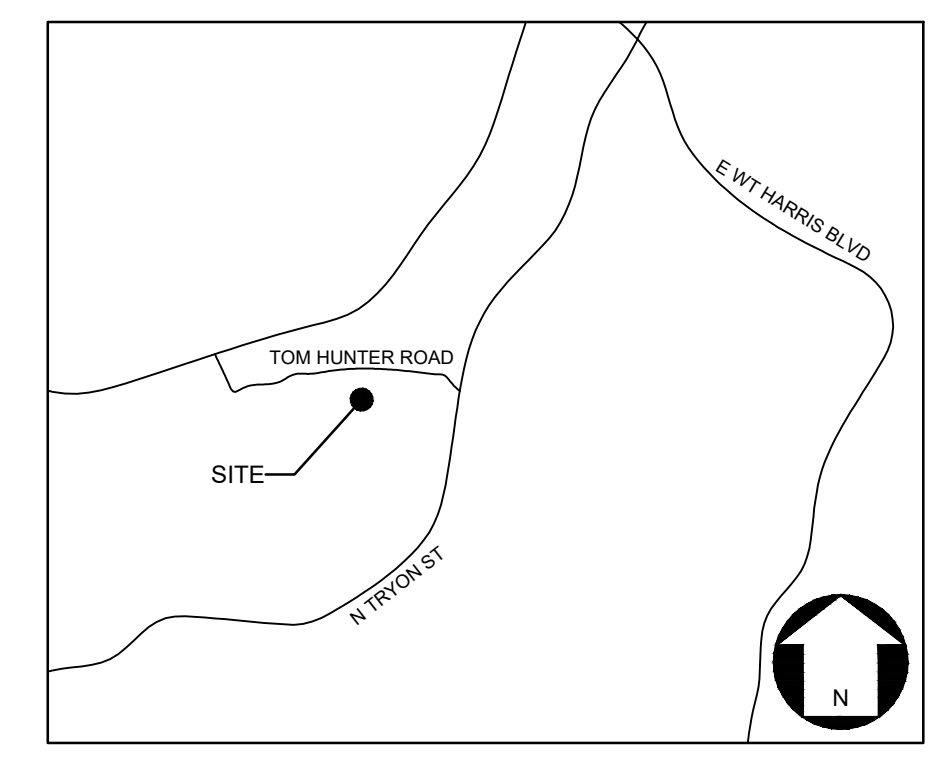
BARBARA & WILLIE DIGGS
6616 MONTEITH DRIVE
CHARLOTTE, NC 28213
DB 09441 PG 895
PID: 08918113
ZONING: R-4
USE: SINGLE-FAMILY

TERRY G LOCKE
721 ARTWYN DR
CHARLOTTE, NC 28213
DB 05098 PG 799
PID: 08918101
ZONING: R-4
USE: SINGLE-FAMILY

DORIS SPENCER LOWERY
6636 MONTEITH DRIVE
CHARLOTTE, NC 28213
DB 06743 PG 185
PID: 08918114
ZONING: R-4
USE: SINGLE-FAMILY

AARON MOORE
713 ARTWYN DR
CHARLOTTE, NC 28213
DB 05155 PG 304
PID: 08918116
ZONING: R-4
USE: SINGLE-FAMILY

RONNIE L MCGEE
8600 MONTEITH DRIVE
CHARLOTTE, NC 28213
DB 06614 PG 258
PID: 08918115
ZONING: R-4
USE: SINGLE-FAMILY



VICINITY MAP
NOT TO SCALE

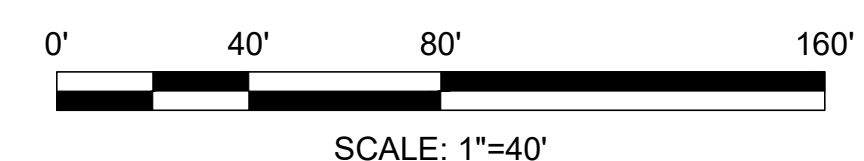
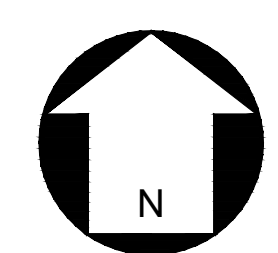
LEGEND:

- PROPERTY BOUNDARY
- EXISTING LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PAVEMENT
- ROAD CENTERLINE
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING BUILDING TO BE REMOVED
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED TREE SAVE AREA

DEVELOPMENT DATA:

SITE AREA:	±1.84 ACRES
TAX PARCELS:	08918107
WATERSHED:	MALLARD
EXISTING ZONING:	R-4
PROPOSED ZONING:	UR-1 (CD)
EXISTING USE:	SINGLE FAMILY
PROPOSED USES:	SINGLE FAMILY
PROPOSED UNIT COUNT:	10 UNITS
DENSITY PROPOSED:	5.5 DUA
MIN. FRONT SETBACK:	14' FROM BOC (20' TO GARAGE BEHIND SIDEWALK)
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	10'
MAX. BUILDING HEIGHT ALLOWED:	PER ORDINANCE
TREE SAVE REQUIRED:	12,022 SF (15% OF SITE)
PARKING REQUIRED:	1/UNIT MIN - 2/UNIT MAX
PARKING PROVIDED:	2/UNIT
PCCO:	EXTENDED DRY DETENTION
SOLID WASTE:	PRIVATE ROLLOUT CONTAINERS

This Plan Is A Preliminary Design.
NOT Released For Construction.



SCALE: 1"=40'

REVISIONS:

No.	Date	By	Description
1	3/31/23	SCP	REVISIONS PER CLIENT AND CITY COMMENTS

TOM HUNTER SITE
CHARLOTTE, NC
URBAN TRENDS REAL ESTATE, INC.
227 W 4TH STREET, SUITE 100
CHARLOTTE NC 28202

TECHNICAL DATA SHEET

PETITION NO. 2022-115

M-D-YY

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: KRT

Drawn By: ENL

Checked By: MDL

Date: 03/30/2023

Project Number: 22016

Sheet Number:

RZ-1

DEWEY W HALL & OLEAN M HALL
624 TOM HUNTER ROAD
CHARLOTTE, NC 28213
DB 06012 PG 295
PID: 0891701
ZONING: R-4
USE: SINGLE-FAMILY, ACREAGE

ELDERBERRY OF CHARLOTTE LLC
620 TOM HUNTER ROAD
CHARLOTTE, NC 28213
DB 18202 PG 35
PID: 0891702
ZONING: R-12MF
USE: NURSING HOME

EVINGERLEAN J BLANEY
6722 MONTEITH DRIVE
CHARLOTTE, NC 28213
DB 04012 PG 494
PID: 0891808
ZONING: R-4
USE: SINGLE-FAMILY

REGINALD & SUSAN MASSEY
609 TOM HUNTER RD
CHARLOTTE, NC 28213
DB 26599 PG 455
PID: 0891806
ZONING: R-4
USE: SINGLE-FAMILY

CLODOALDO E GARRANZA RIVERA
OFELIA E ARGUETA DE CARRANZA
6714 MONTEITH DR
CHARLOTTE, NC 28213
DB 35522 PG 408
PID: 0891809
ZONING: R-4
USE: SINGLE-FAMILY

JOYCE D WADELL
8708 MONTEITH DRIVE
CHARLOTTE, NC 28213
DB 17197 PG 810
PID: 0891810
ZONING: R-4
USE: SINGLE-FAMILY

CATAMOUNT PROPERTIES 2018 LLC
N/A
CHARLOTTE, NC 28213
DB 37291 PG 625
PID: 0891805
ZONING: R-4
USE: SINGLE-FAMILY

CHARLES & DORIS ALEXANDER
6700 MONTEITH DRIVE
CHARLOTTE, NC 28213
DB 03546 PG 525
PID: 0891811
ZONING: R-4
USE: SINGLE-FAMILY

THOMAS & KATHARINE DOBBS
6729 ELOYWOOD LN
CHARLOTTE, NC 28213
DB 28668 PG 676
PID: 0891817
ZONING: R-4
USE: SINGLE-FAMILY

BOBBY & MARGARET THOMPSON
6624 MONTEITH DRIVE
CHARLOTTE, NC 28213
DB 04210 PG 660
PID: 0891812
ZONING: R-4
USE: SINGLE-FAMILY

CATAMOUNT PROPERTIES 2018 LLC
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CHARLOTTE, NC 28213
DB 37291 PG 625
PID: 0891804
ZONING: R-4
USE: SINGLE-FAMILY

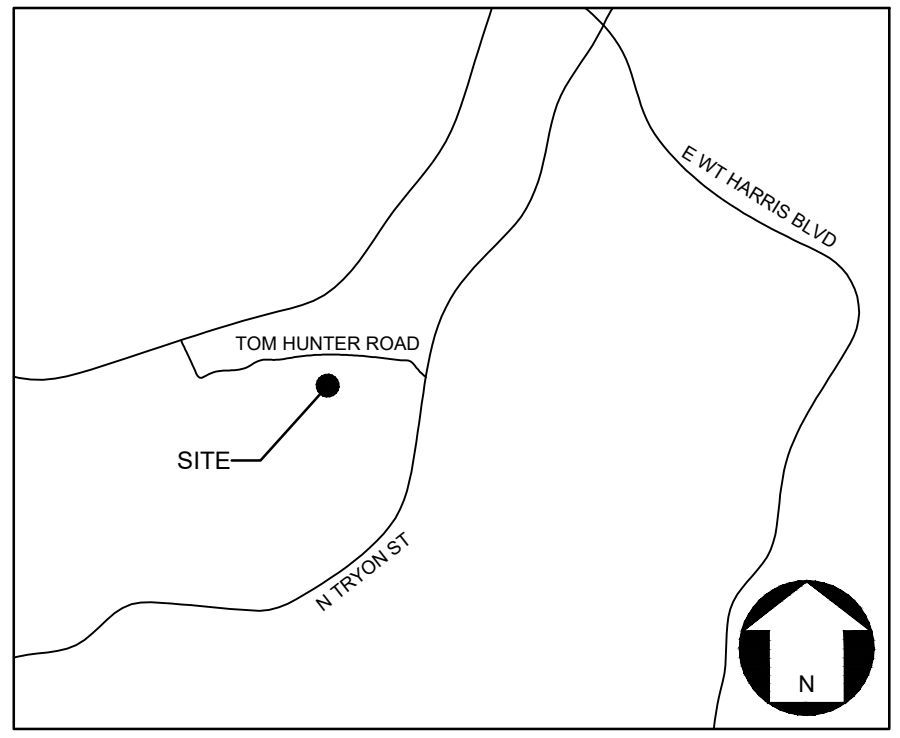
BARBARA & WILLIE DIGGS
6616 MONTEITH DRIVE
CHARLOTTE, NC 28213
DB 09441 PG 895
PID: 0891813
ZONING: R-4
USE: SINGLE-FAMILY

TERRY G LOCKE
721 ARTWIN DR
CHARLOTTE, NC 28213
DB 05098 PG 799
PID: 08918101
ZONING: R-4
USE: SINGLE-FAMILY

DORIS SPENCER LOWERY
6608 MONTEITH DRIVE
CHARLOTTE, NC 28213
DB 06743 PG 185
PID: 0891814
ZONING: R-4
USE: SINGLE-FAMILY

RONNIE L MCGEE
6600 MONTEITH DRIVE
CHARLOTTE, NC 28213
DB 06614 PG 258
PID: 0891815
ZONING: R-4
USE: SINGLE-FAMILY

AARON MOORE
713 ARTWIN DR
CHARLOTTE, NC 28213
DB 05155 PG 304
PID: 0891816
ZONING: R-4
USE: SINGLE-FAMILY



VICINITY MAP
NOT TO SCALE

DEVELOPMENT STANDARDS

- I. General Provisions
 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Urban Trends Real Estate, Inc. (the "Petitioner") to accommodate the development of a single-family detached residential community on that approximately 1.84-acre site located along Tom Hunter Road, west of North Tryon Street, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel 089-181-07.
 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 UR-1 (CD) zoning district shall govern the development and use of the Site.
 4. 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.
 5. 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. Permitted Uses

The Site may be devoted only to residential uses containing a maximum of ten (10) single-family detached dwelling units and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the UR-1 (CD) zoning district.
- III. Transportation
 1. The Site will be served by a new private street (from Tom Hunter Rd). Minor adjustments to the location of the private street and/or internal drives shall be allowed during the construction process.
 2. A maximum of one (1) access point shall be provided from Tom Hunter Rd, as generally depicted on the Rezoning Plan.
 3. 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 or a two (2) foot SUE shall be provided at the back of the sidewalk.
 4. 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.
- IV. Architectural Standards
 1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank"), EIFS, decorative block, vinyl, wood and/or other materials approved by the Planning Director.
 2. Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
 3. 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.
 4. Petitioner shall provide blank wall provisions that limit the maximum blank building wall expanse to ten (20) feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
 5. Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
 6. Trash/recycling service areas may be located interior to the Site within the property development envelope rather than located along the street frontages.
- V. Open Space, Buffers and Landscaping
 1. The Petitioner shall provide a minimum ten (10) foot Class C Buffer along the Eastern property line, as generally depicted on the Rezoning Plan.
- VI. Environmental Features
 1. 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.
 2. The Petitioner shall comply with the Charlotte Tree Ordinance.
- VII. Lighting

All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/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.
- VIII. Binding Effect of the Rezoning Documents and Definitions

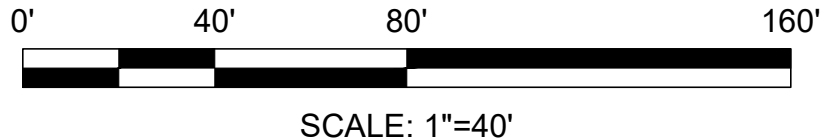
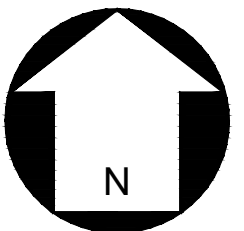
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners 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.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PAVEMENT
- ROAD CENTERLINE
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING BUILDING TO BE REMOVED
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED TREE SAVE AREA

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:

No.	Date	By	Description
1	3/31/23	SCP	REVISIONS PER CLIENT AND CITY COMMENTS

P:\2022 Jobs\20216 - Tom Hunter Site - Urban Trends\CAD\Sketch Planning\2016 RZ Base.dwg