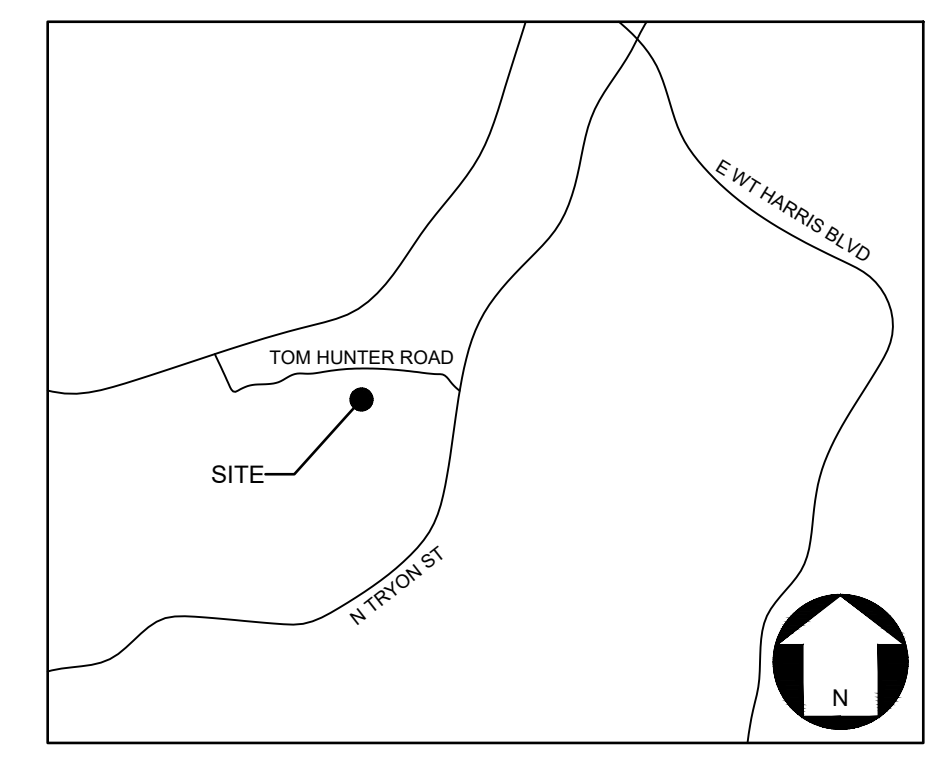
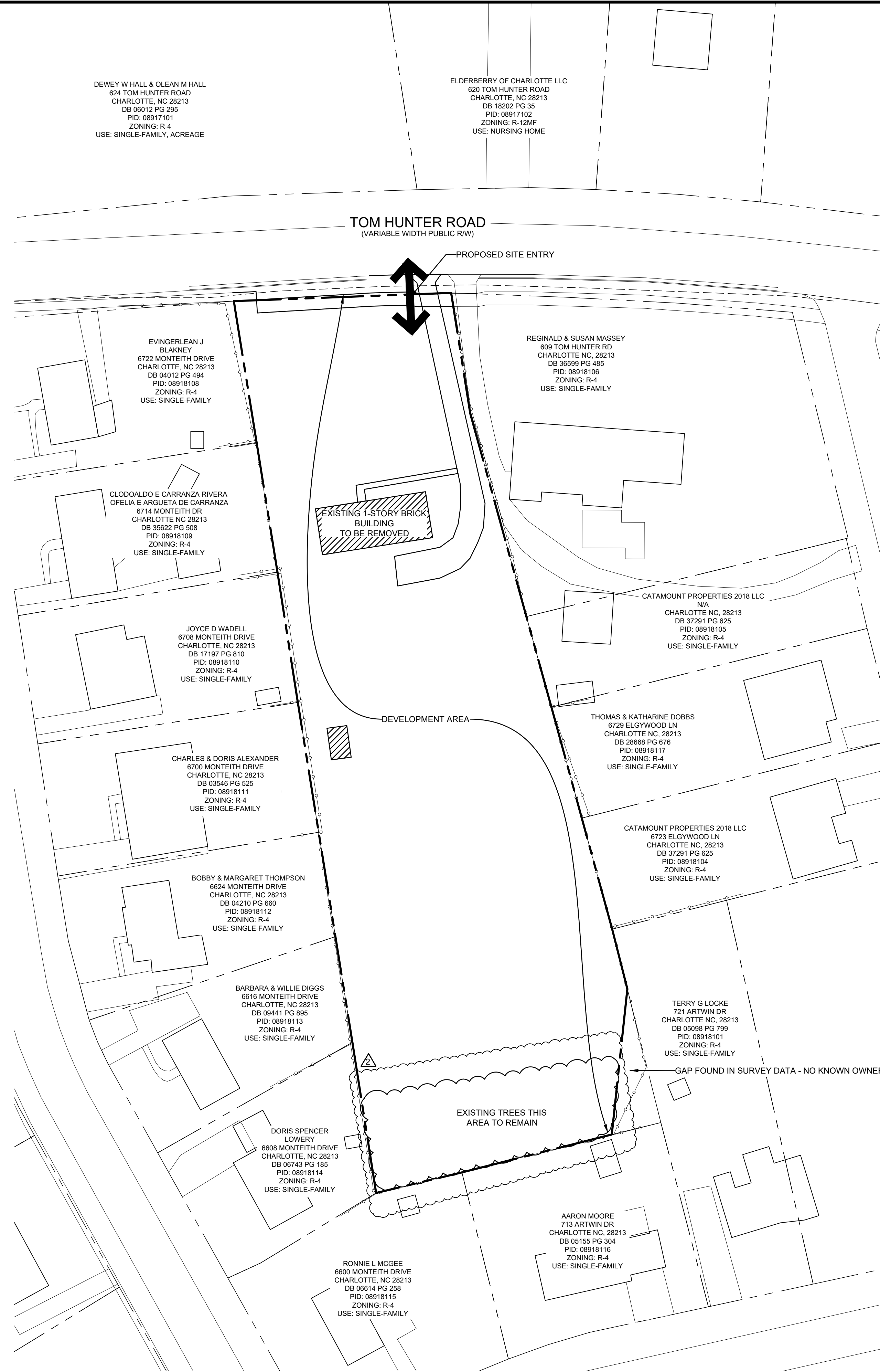


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VICINITY MAP  
NOT TO SCALE

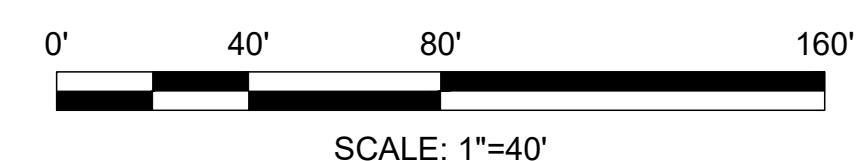
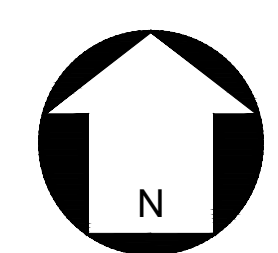
**LEGEND:**

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	ROAD CENTERLINE
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	PROPOSED ASPHALT
	EXISTING TREES TO REMAIN

**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 DETACHED
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
MIN. LOT WIDTH:	20'
MIN. LOT AREA:	30'
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 ROLL-OUT 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
2	6/12/23	LHS	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: 06/12/2023

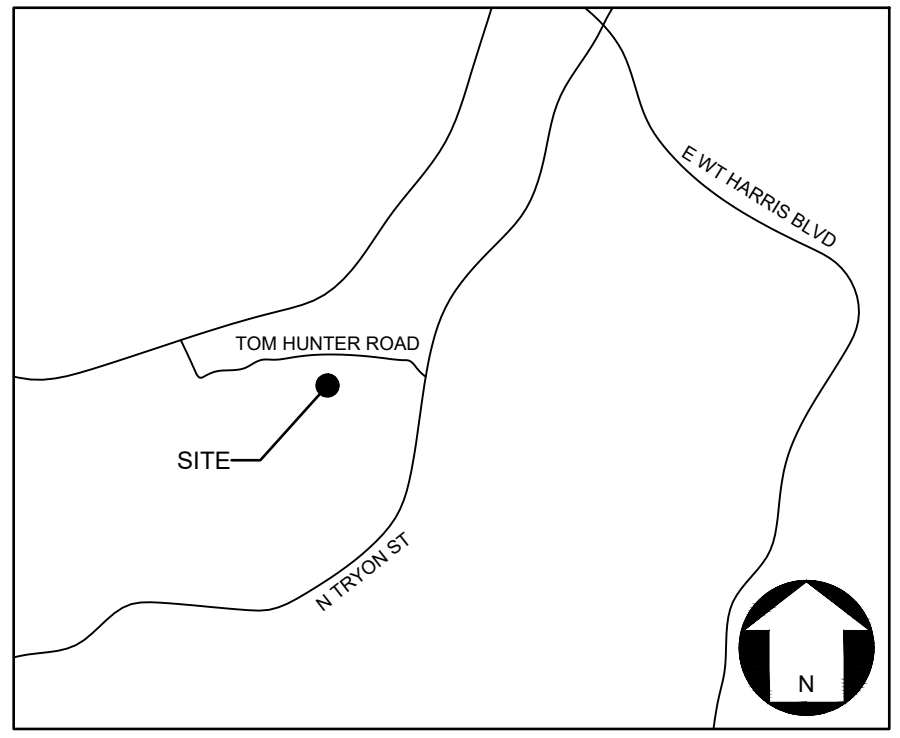
Project Number: 22016

Sheet Number:

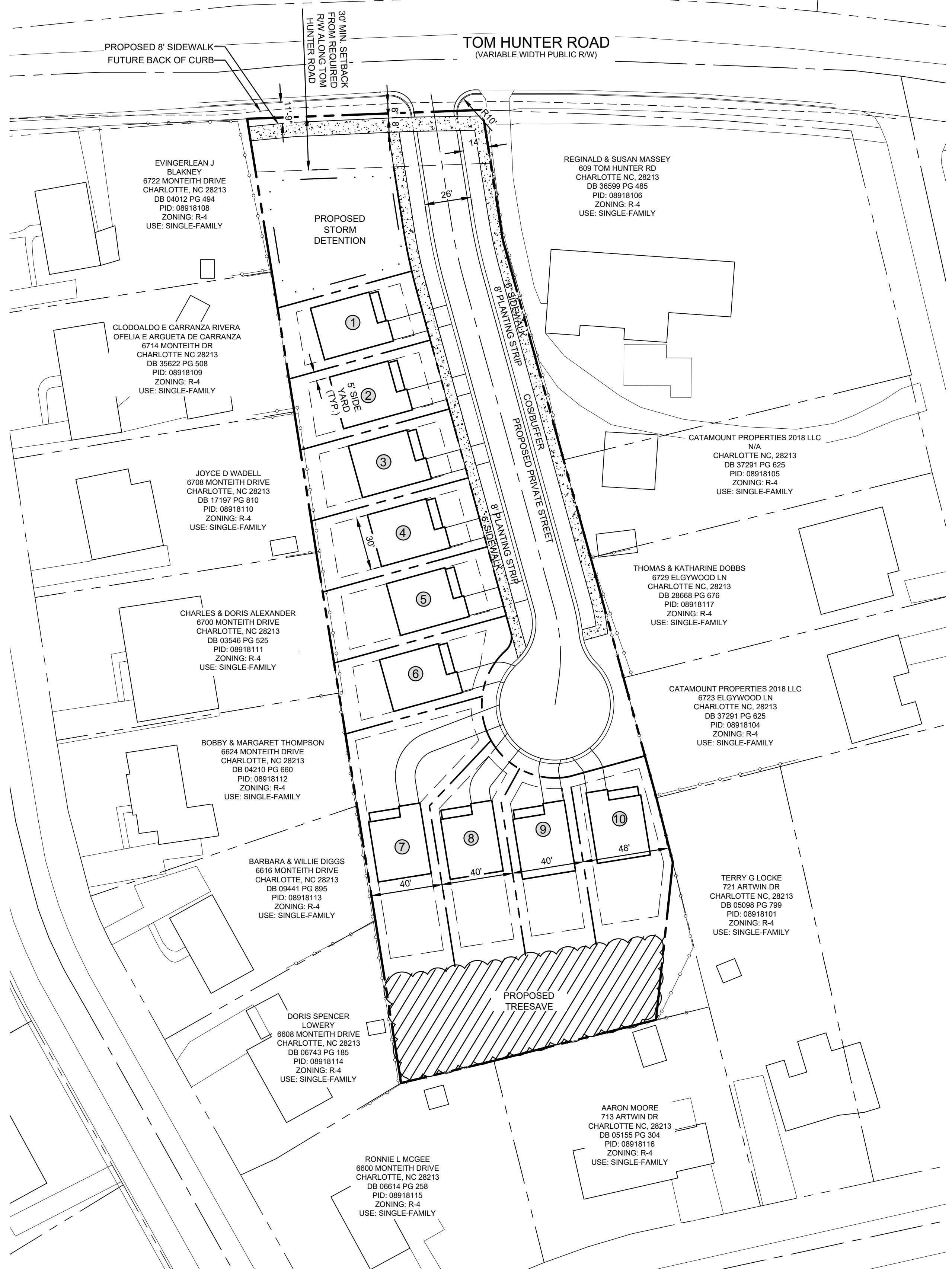
**RZ-1**

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

ELDERBERRY OF CHARLOTTE LLC  
620 TOM HUNTER ROAD  
CHARLOTTE, NC 28213  
DB 18202 PG 35  
PID: 08917102  
ZONING: R-12MF  
USE: NURSING HOME



VICINITY MAP  
NOT TO SCALE



EVINGERLEAN J BLANEY  
6722 MONTEITH DRIVE  
CHARLOTTE, NC 28213  
DB 04012 PG 494  
PID: 08918108  
ZONING: R-4  
USE: SINGLE-FAMILY

REGINALD & SUSAN MASSEY  
609 TOM HUNTER RD  
CHARLOTTE, NC 28213  
DB 26399 PG 455  
PID: 08918106  
ZONING: R-4  
USE: SINGLE-FAMILY

CLODOALDO E CARRANZA RIVERA  
OFELIA E ARGUETA DE CARRANZA  
6714 MONTEITH DR  
CHARLOTTE, NC 28213  
DB 35522 PG 508  
PID: 08918109  
ZONING: R-4  
USE: SINGLE-FAMILY

JOYCE D WADELL  
8708 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 ELOYWOOD LN  
CHARLOTTE, NC 28213  
DB 28668 PG 676  
PID: 08918117  
ZONING: R-4  
USE: SINGLE-FAMILY

BOBBY & MARGARET THOMPSON  
6624 MONTEITH DRIVE  
CHARLOTTE, NC 28213  
DB 04210 PG 660  
PID: 08918112  
ZONING: R-4  
USE: SINGLE-FAMILY

CATAMOUNT PROPERTIES 2018 LLC  
6723 ELOYWOOD LN  
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 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: 08918114  
ZONING: R-4  
USE: SINGLE-FAMILY

RONNIE L MCGEE  
6600 MONTEITH DRIVE  
CHARLOTTE, NC 28213  
DB 06614 PG 258  
PID: 08918115  
ZONING: R-4  
USE: SINGLE-FAMILY

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

DEVELOPMENT STANDARDS

- General Provisions
  - 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.
  - Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Ordinance for the UR-1 (CD) zoning district shall govern the development and use of the Site.
  - 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.
  - 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.
- 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.
- Transportation
  - 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. The street will be constructed to City of Charlotte Local Residential Medium Standard CLDSM U-02B and the cul-de-sac to City of Charlotte Residential Cul-de-sac Detail 1116.
  - A maximum of one (1) access point shall be provided from Tom Hunter Rd, 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 or a two (2) foot SUE shall be provided at the back of the sidewalk.
  - 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.
  - A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- Architectural Standards
  - 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.
  - Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
  - 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.
  - 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.
  - Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
  - Trash/recycling service areas may be located interior to the Site within the property development envelope rather than located along the street frontages.
- Environmental Features
  - 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.
  - The Petitioner shall comply with the Charlotte Tree Ordinance.
- 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.
- Binding Effect of the Rezoning Documents and Definitions
 

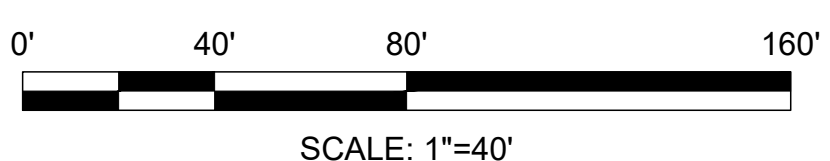
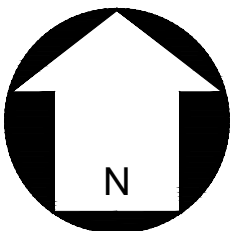
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners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

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



SCALE: 1"=40'

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