

**SITE DEVELOPMENT DATA**

ACREAGE TOTAL	141,841 AC TOTAL (12,011 MX-1 AND 129 B-2)
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PROPOSED ZONING	R-3 VACANT SINGLE FAMILY RESIDENTIAL - MX-1 AND B-2
EXISTING ZONING	R-3 VACANT SINGLE FAMILY RESIDENTIAL - MX-1 AND B-2
PROPOSED USES	R-3 VACANT SINGLE FAMILY RESIDENTIAL - MX-1 AND B-2
RESERVED USES	RESERVED FOR FUTURE DEVELOPMENT
MAX DENSITY	1 DWELLING UNIT PER ACRE + 6 PLUS COMMON OPEN SPACE DENSITY BONUS AS DESCRIBED IN 11.207
	(97) SINGLE FAMILY DETACHED RESIDENTIAL UNITS
	(10,000 SF) COMMERCIAL BUILDING
	(10,000 SF) COMMERCIAL BUILDING

**COMMON OPEN SPACE:** 10% PLUS ANY ZONING BONUS TAKEN PER 11.207  
 PER 6.201 ZONING ORDINANCE (REVISED 11/1/2021)

**GENERAL PROVISIONS:**

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by 8835 HARRISBURG, LLC (the "Petitioner") to accommodate the development of a residential community with limited commercial on approximately 11,841 acre site located at 8835 Harrisburg Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a 4 tax parcel numbers, 108-101-01, 108-101-05, 108-101-22, 108-101-24.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance. The Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance shall be subject to the Ordinance for the MX-1 AND B-2 Zoning Districts shall govern elements depicted on the Rezoning Plan or schematic in nature and therefore are subject to refinements as part of the total design process.

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 improvements depicted on the rezoning plan are graphic representations of the proposed development and site elements and they are not intended to be construed as a final plan. The rezoning plan and the development standards provided hereunder are intended to be used in conjunction with the rezoning plan and the development standards provided hereunder. 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 6.201 of the ordinance.

1) Uses allowed within the rezoning area shall be limited to residential uses otherwise within the MX-1 zoning district. Uses allowed within the rezoning area shall be limited to commercial uses otherwise within the B-2 zoning district.

**TRANSFORMATION:**

1) Vehicular access will be as generally depicted on the rezoning plan. The placements and configurations of the vehicular access points shown on the rezoning plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval. The total number of access points from the rezoning plan to the site shall be served by internal public and / or private drives, and minor adjustments to the location of the internal private drives shall be allowed during the construction permitting process.

2) The Petitioner shall dedicate all Right-of-Way in fee simple conveyance to the City of Charlotte before the site's final building ARCHITECTURAL AND DESIGN STANDARDS.

1) In addition to design provisions contained within the district regulations of the Zoning Ordinance, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.

2) Vinyl shall be a prohibited building material, except for windows, trim, and soffits, architectural detailing and railings.

3) Dumpsters shall be screened from view from all network required streets.

4) All corner and units that face a public or private street shall have a porch, stoop or blank wall provision that wraps a portion of the building facade.

5) To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.

6) 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.

7) Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.

8) All cornered units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.

9) Garage doors, visible from public or private streets, should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

10) Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.

1) Townhouse and Attached Single Family buildings fronting public or private network required streets should be limited to 5 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 5 unit buildings are adjacent. Attached single family should be alley loaded.

2) The site shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.

3) Tree save shall be provided on site as generally depicted on the site plan per the City of Charlotte Tree Ordinance. Site is located in a tree save area and requires 10% minimum tree save.

**ENVIRONMENTAL FEATURES:**

1) The Petitioner shall comply with the City of Charlotte Code of Ordinances. 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 final development plan submitted to the City of Charlotte. Adjustments may be necessary in order to accommodate actual storm water retention, detention, and runoff site discharge points.

2) Vinyl used

3) The site shall comply with section 12.403 of the Zoning Ordinance and reserve area, as generally depicted on the Site Plan, to comply with dumpster/contractor and recycling container placement as required.

**Signage:**

The design and implementation of the site signage shall comply per ordinance standards.

**Lighting:**

1) All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted. Downward pole lighting on the site, except street lights located along public streets, will be limited to 15' in height.

**AMENDMENTS TO REZONING PLAN:**

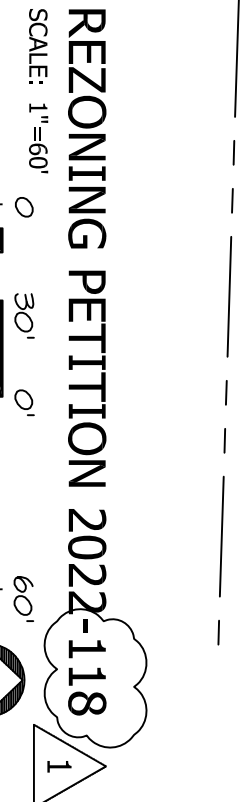
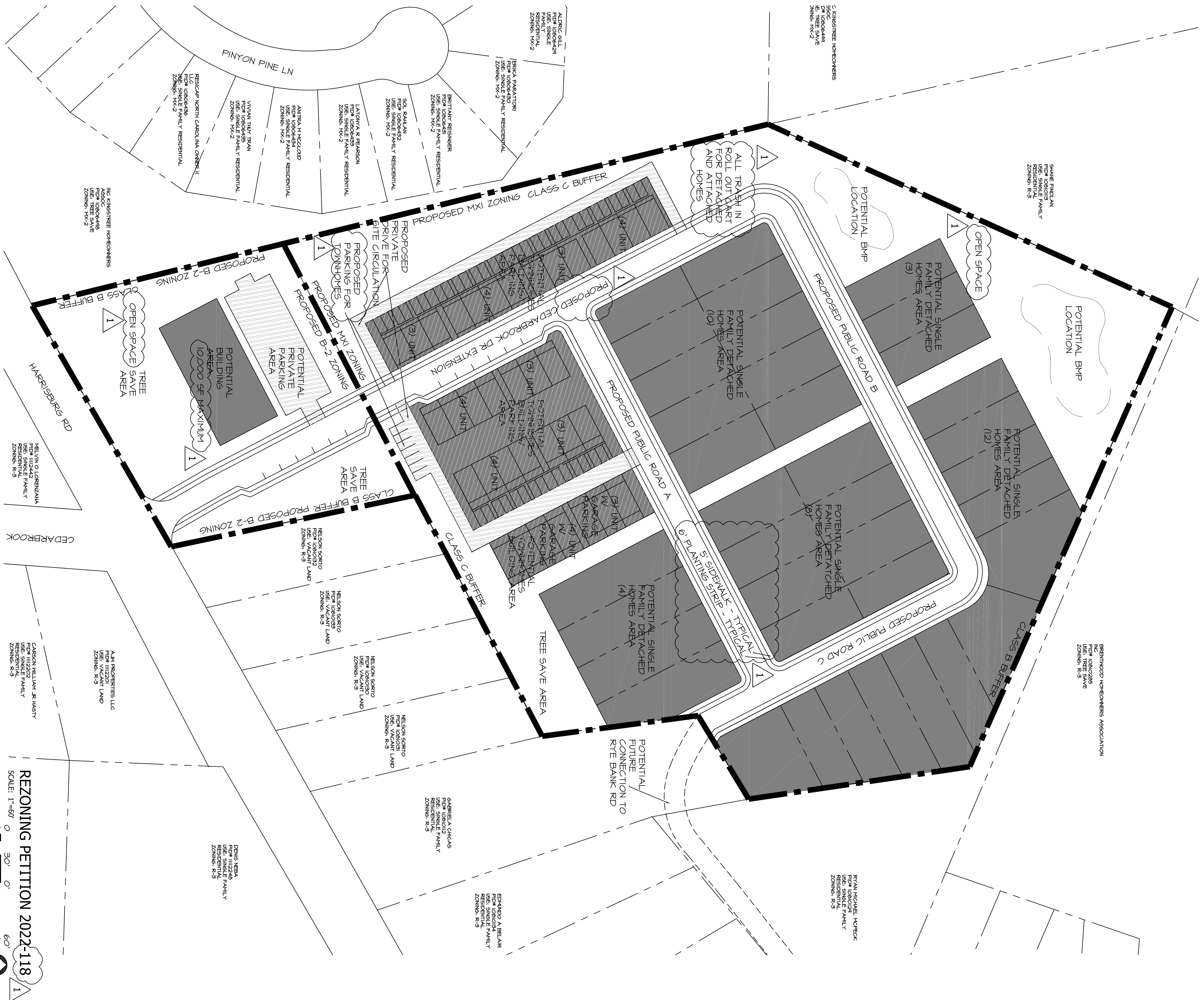
Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of the development, as applicable.

**BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:**

1) If the Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will be amended in the manner provided under the Ordinance, be binding upon and have to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

2) Throughout these Development Standards, the terms, "Petitioner" and "Owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



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**8835 HARRISBURG RD CHARLOTTE NC 28215**  
**REZONING**

**STAMP**

**DRAWING LOG**

ISSUE DATE:	REZONING
6/17/22	
1/16/23	1

**SHEET INFORMATION**

DATE OF DRAWING: 6/17/22  
 DRAWN BY:  
 JOB NUMBER: