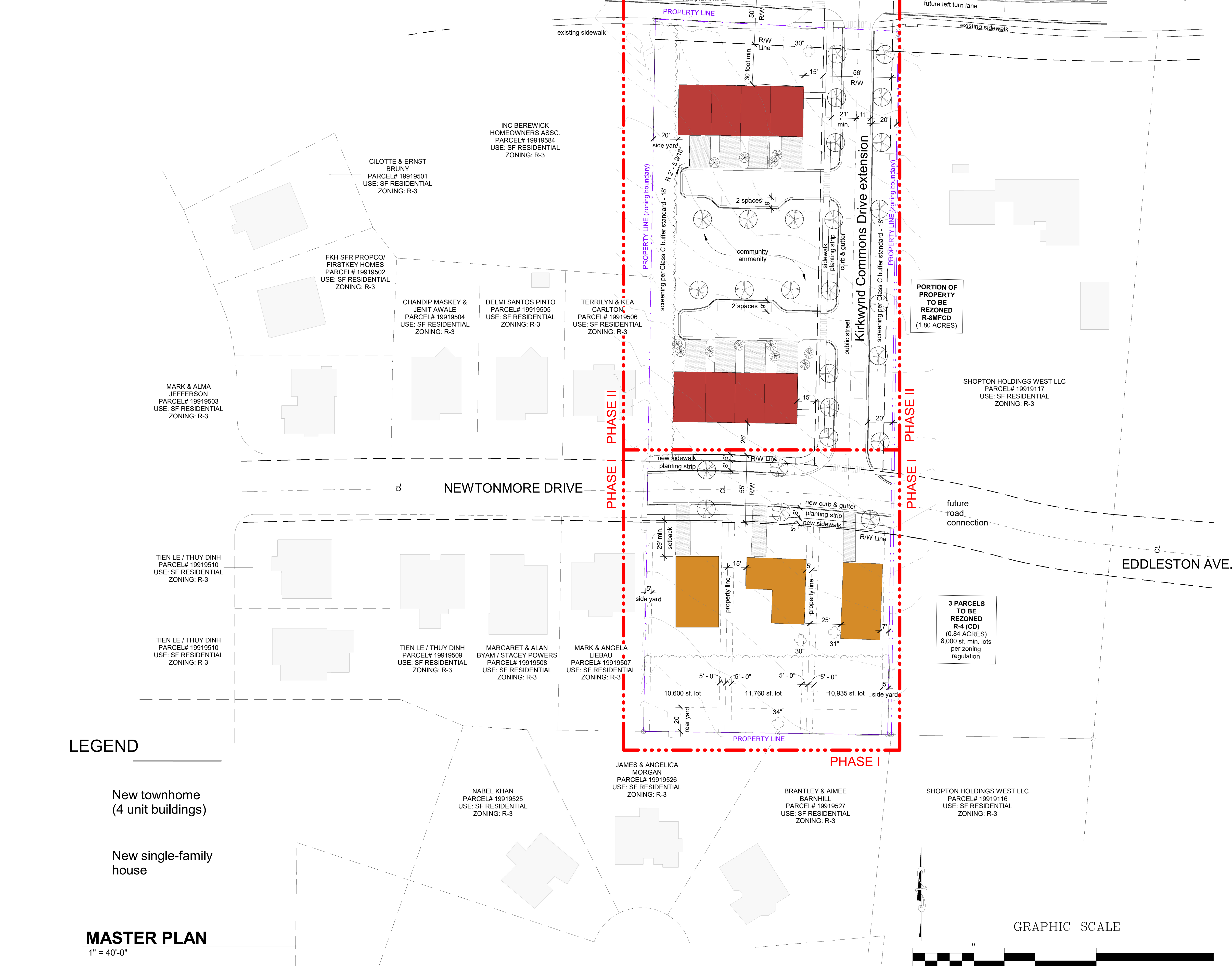
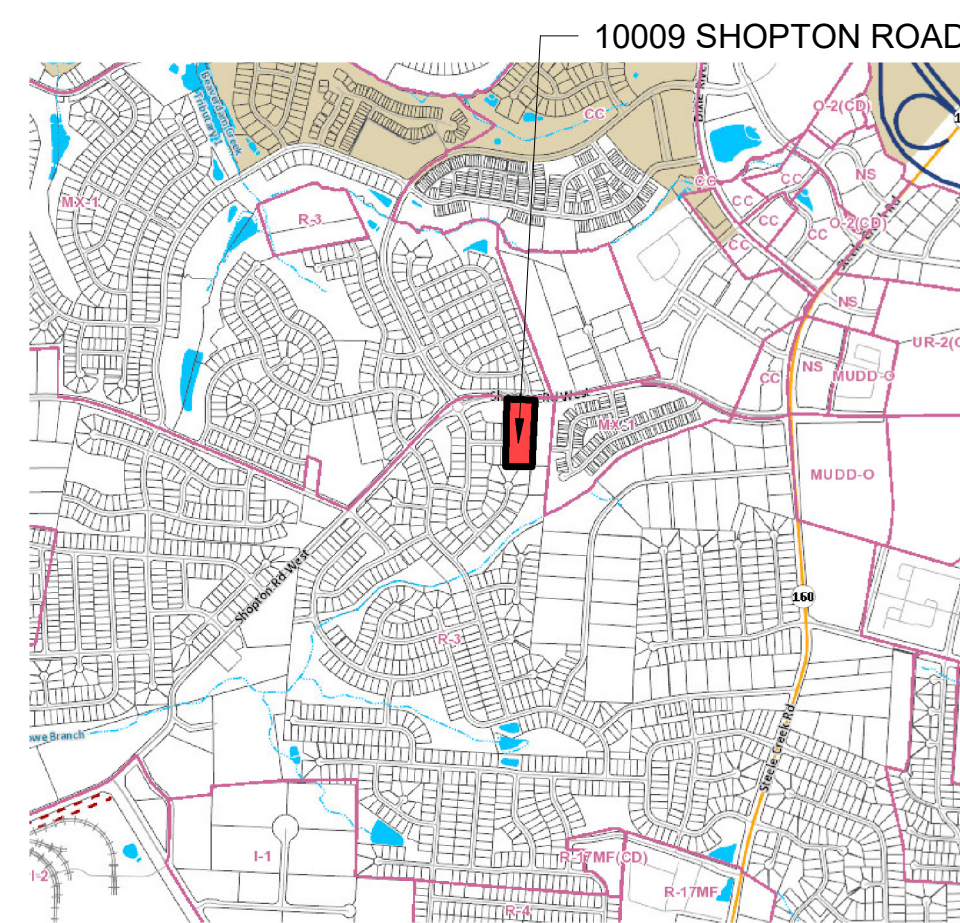


LOCATION MAP



PETITION NO. 2022-189
DEVELOPMENT STANDARDS

Petitioner(s): Bach Tuyet Le and Hoang Dinh Luong
April 11, 2023

1. Development Data Table:	
a. Site Acreage:	2.64 acres (115,087 sf)
b. Tax parcels included in Rezoning:	19919118
c. Existing Zoning:	R-3
d. Proposed Zoning:	R-8MF (CD) and R-4 (CD)
e. Existing Use:	Single family residential
Proposed Use:	Residential Use - Single family (0.84 acres R-4) - Multi-family (1.80 acres R-8MF)
f. Number of Residential Units by Housing Type:	8 townhomes for sale, 3 single family homes
j. Maximum Number of Buildings:	R-8MF (CD): 8 dwelling units per acre R-4 (CD) : 4 dwelling units per acre
i. Tree Save Area	Acceptable tree save must be shown on the plans.

2. General Provisions:
- These Development Conditions form a part of the rezoning petition filed by Bach Tuyet Le and Hoang Dinh Luong ("petitioner" or "owner") to accommodate the future development of a multi-family townhome development. The building will consist of a maximum of 10 (ten) townhome units and a maximum of 3 (three) single family homes
 - The development of this site will be governed by the City of Charlotte Zoning Ordinance (the "Ordinance").
 - Portion of property north of the Newtonmore Drive extension to be rezoned to R-8MF (CD) (1.80 acres). Portion of property south of Newtonmore Drive extension to be rezoned to R-4 (CD) (.84 acres). Each lot on property to be rezoned to R-4 (CD) exceeds minimum lot area (8,000 sf.) set forth in Section 9.205.1 of the Zoning Ordinance.
3. Optional Provisions: N/A
4. Permitted Uses: Per ordinance.
5. Transportation:
- Newtonmore Drive to be extended to connect to private street and Shopton Road West.
 - Kirkwynd Commons Drive extension is a public street (U-02 local residential medium street). Modified on the east side to meet alignment with Kirkwynd Commons Drive and meet 20 foot side yard requirement.
 - A new valley curb and gutter will be installed on the extension of Newtonmore Drive to meet standards set forth for Local Residential Medium collector street in Charlotte Land Development Standards Manual (LDSM).
 - A new 8' planting strip and 5' sidewalk will be installed on the extension of Newtonmore Drive to meet standards set forth for Local Residential Medium collector street in Charlotte LDSM.
 - A new sidewalk connection will be installed from the existing sidewalk on Shopton Road West through the subdivision, terminating at the new street extension of Newtonmore Drive.
 - New crosswalks will be installed along the sidewalk connection from Shopton Road West to Newtonmore Drive, with ADA compliant curb cuts at street crossings.
 - New 5' sidewalks will be installed to cross over driveways, allowing pedestrian access from residences to sidewalk connection.
 - A new pedestrian crossing will be installed at Shopton Road West on the west side of Kirkwynd Commons Drive.
 - A new left turn lane will be installed for traffic headed west on Shopton Road West. Existing pedestrian crossing to be demolished and to be removed permanently, this includes the pedestrian refuge island, 2 ADA ramps, and the marked crosswalk. ted as described in item (f) upon the installation of new turn lane.
 - Ten parallel visitor parking spaces to be installed along private streets in new subdivision.
 - 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.
 - the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
 - All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
 - All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad southwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

6. Architectural Standards:
- 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.
 - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs and porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is used.
 - 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.
 - All corner/ and 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 expanse to 10 feet on all building levels.
 - Garage doors proposed along public or private streets should minimize the visual impact by providing setback of 12 to 24 inches from the front wall plane and additional architectural treatment such as translucent windows or projecting elements over the garage door opening.

7. Streetscape and Landscaping
- All applications for grading, building, demolition, land use, change of use or rezoning permits on all property, except single-family development shall require a tree survey. The survey shall identify all trees of eight-inch dbh or greater and all planted trees of two-inch caliper or greater and six feet in height that grow partially or wholly within the city right-of-way.
 - A Class C buffer of 18' will be provided at zoning boundaries between the rezoned (R-8MF) portion of the property and any adjacent land uses (R-3). Existing trees and shrubs to be supplemented with plantings as required to meet buffer standards set forth in the Zoning Ordinance.

8. Environmental Features:
- New 8' planting strip according to Urban Forestry Guidelines.
9. Parks, Greenways and Open Space: Space allocated on site plan for outdoor community amenity.
10. Fire Protection
- Fire Lane Treatment:
Buildings will not be sprinklered. Firetrucks can be staged on new private street and in front of townhouse driveways and on Shopton Road West and Newtonmore Drive. Fire trucks can enter through either Shopton Road West or Newtonmore Drive and leave on the opposite side.
 - Fire hydrant shall be located within 750' to the most remote point of building as truck travel for all buildings.

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SHOPTON RD
WEST
REZONING

10009 Shopton Road W
Charlotte, NC 28278

Prepared for:

Date 04/11/2023
Architect's Project # 2212

REVISIONS

No. Revision Date

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SITE PLAN