

SITE DEVELOPMENT DATA:

ACREAGE: +/-11.841 AC TOTAL: 10.011 MX-1 AND 1.83 B-2
TAX PARCEL: 10810101, 10810105, 10810122, 10810124
PROPOSED ZONING: MX-1 AND B-2
EXISTING USES: R-3 VACANT: SINGLE FAMILY RESIDENTIAL - ACREAGE
PROPOSED USES: RESIDENTIAL USES ALLOWABLE WITHIN THE MX-1 DISTRICT AND USES ALLOWED IN B-2 DISTRICT
MAX DENSITY: AS ALLOWED IN MX-1 AND B-2 DISTRICTS

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 an approximate 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 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 "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "MX-1" AND "B-2" Zoning Districts shall govern elements depicted on the Rezoning Plan are 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 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 the 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:

1) Uses allowed within the rezoning area shall be limited to residential uses allowable within the MX-1 zoning district and allowed uses of the B-2 zoning district. Allowable residential uses shall be limited on site as described within the following descriptions and as generally illustrated within the Site plan.

TRANSPORTATION:

- 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 Harrisburg Rd shall be limited to one (1).
- 2) As depicted on the Rezoning Plan, 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.
- 3) The Petitioner shall dedicate all Right-of-way in fee simple conveyance to the City of Charlotte before the site's first building certificate of occupancy is issue.

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/ end units that face a public or private street shall have a porch, stoop or blank wall provision that wraps a portion of the front and side of the unit.

STREETSCAPE AND LANDSCAPING:

- 1) The petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.
- 2) Tree save shall be provided on site, as generally depicted on the site plan, per the City of Charlotte Tree Ordinance.

ENVIRONMENTAL FEATURES:

- 1) The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
- 2) The petitioner shall analyze the adequacy of the existing storm water conveyance to the nearest public right-of-way and shall make a good faith effort to improve the storm water conveyance and discharge from the site.
- 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. Detached pole lighting on the site, except street lights located along public streets, will be limited to 15' in height.

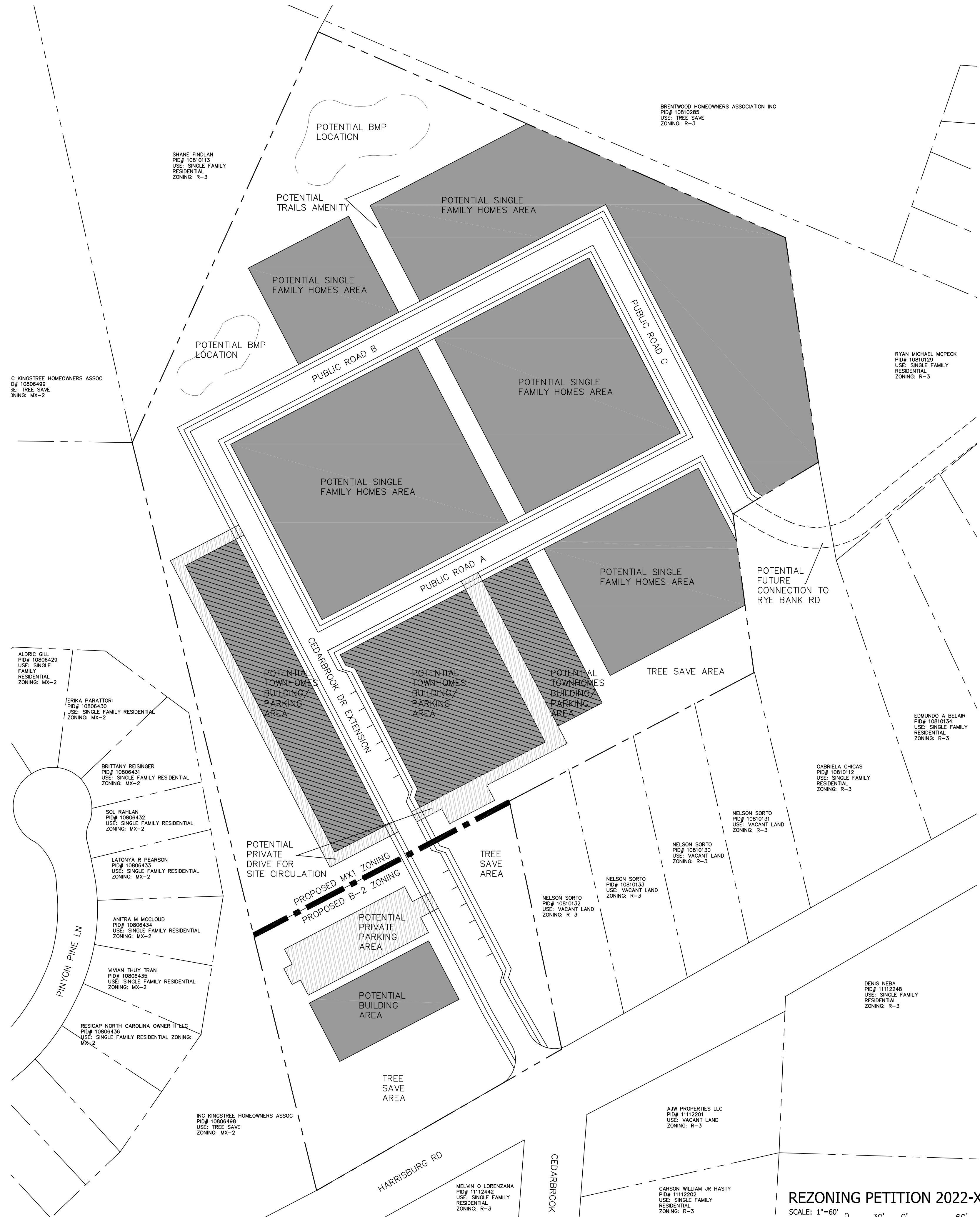
AMENDMENTS TO REZONING PLAN:

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 development shall not be deemed to be minor and may only be made in accordance with provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:

- 1) If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure 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" and "Owners" 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.



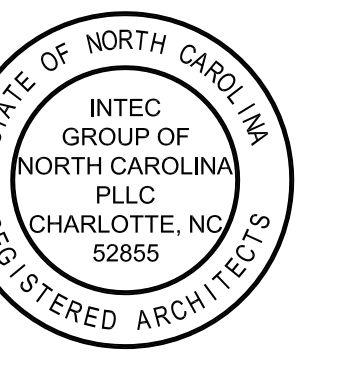
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PROJECT

8835 HARRISBURG RD CHARLOTTE NC 28215
REZONING

STAMP



DRAWING LOG

ISSUE:	REZONING
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SHEET INFORMATION

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