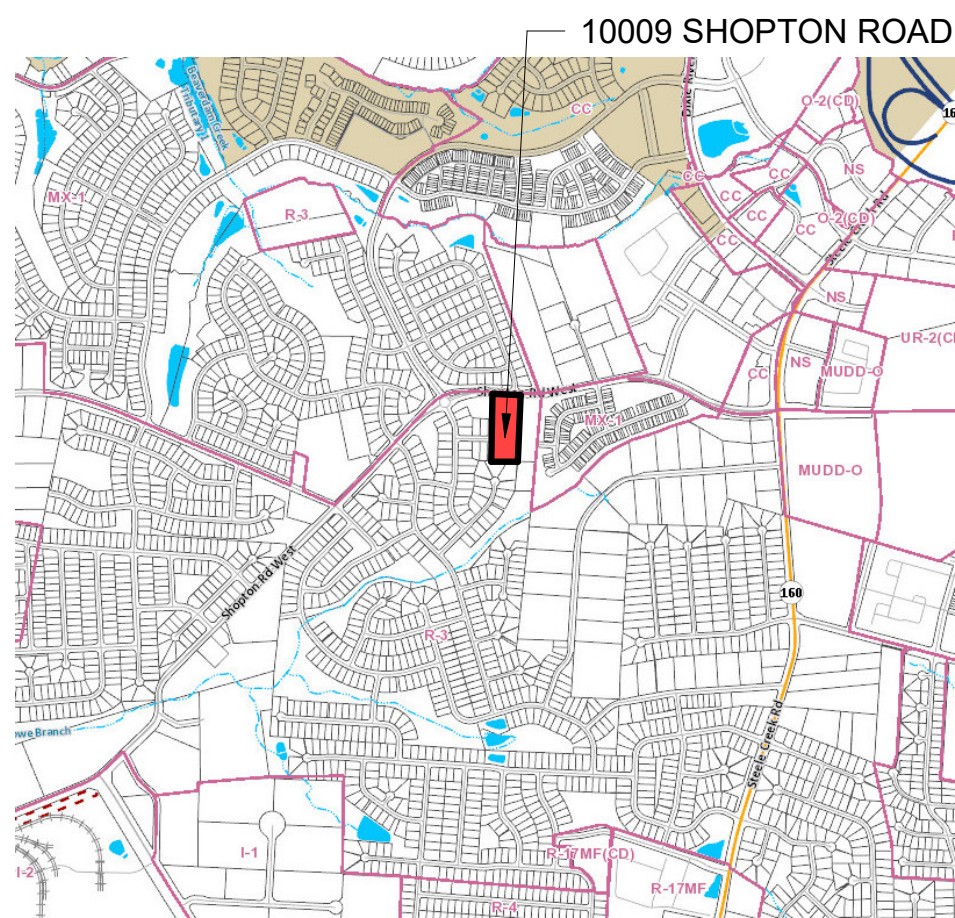


MASTER PLAN

1" = 40'-0"

PETITION NO.	
DEVELOPMENT STANDARDS	
Petitioner(s): Bach Tuyet Le and Hoang Dinh Luong	
October 11, 2022	
1. Development Data Table:	
a. Site Acreage:	2.64 acres (115,087 sf) - see proposed use
b. Tax parcels included in Rezoning:	19919118
c. Existing Zoning:	R-3
d. Proposed Zoning:	R-8MF and R-4
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:	Max. 10 townhomes for sale, 3 single family homes
h. Floor/ Area Ratio:	Per ordinance
i. Maximum Building Heights:	Per ordinance
j. Maximum Number of Buildings:	R-8MF: 8 dwelling units per acre R-4: 4 dwelling units per acre
k. Parking:	Per ordinance
l. Tree Save Area	Per ordinance
2. General Provisions:	
a) 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	
b) The development of this site will be governed by the City of Charlotte Zoning Ordinance (the "Ordinance").	
c) Portion of property north of the Newtonmore Drive extension to be rezoned to R-8MF (1.80 acres). Portion of property south of Newtonmore Drive extension to be rezoned to R-4 (.84 acres). Each lot on property to be rezoned to R-4 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:	
a) Newtonmore Drive to be extended to connect to private street and Shopton Road West.	
b) A new 6" curb and 1'-6" 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).	
c) 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.	
d) 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.	
e) New crosswalks will be installed along the sidewalk connection from Shopton Road West to Newtonmore Drive, with ADA compliant curbs cuts at street crossings.	
f) New 5' sidewalks will be installed to cross over driveways, allowing pedestrian access from residences to sidewalk connection.	
g) A new pedestrian crossing will be installed at Shopton Road West on the west side of Kirkwynd Commons Drive.	
h) A new left turn lane will be installed for traffic headed west on Shopton Road West. Existing pedestrian crossing to be demolished and relocated as described in item (f) upon the installation of new turn lane.	
i) Ten parallel visitor parking spaces to be installed along private streets in new subdivision.	
6. Architectural Standards:	
a) Buildings to maximize frontage at public roads (Newtonmore Drive and Shopton Road West).	
7. Streetscape and Landscaping	
a) Site will comply with Tree Ordinance.	
b) A Class C buffer of 15' 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:	
a) New 8' planting strip according to Urban Forestry Guidelines.	
b) Above ground stormwater detention pond to be located centrally on site.	
9. Parks, Greenways and Open Space: Space allocated on site plan for outdoor community amenity.	
10. Fire Protection	
a) 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.	
b) Fire hydrant shall be located within 750' to the most remote point of building as truck travel for all buildings.	
11. Signage: Per ordinance	
12. Lighting: Per ordinance	
13. Phasing: NA	
14. Other:	
a) Trash collection method to be individual roll-out bins. No on-site dumpster required per Charlotte Zoning Ordinance Chapter 12.403.	

LOCATION MAP



1307 West Morehead Street  
Suite 108  
Charlotte, NC 28208

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● PRELIMINARY ●  
NOT FOR  
CONSTRUCTION

10/11/2022

SHOPTON  
ROAD  
WEST  
REZONING

10009 Shopton Road W  
Charlotte, NC 28278

Prepared for:

Bach Tuyet Le &  
Hoang Dinh Luong

Date 10/11/2022  
Architect's Project # 2212

#	REVISION	DATE
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SITE PLAN

A110

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