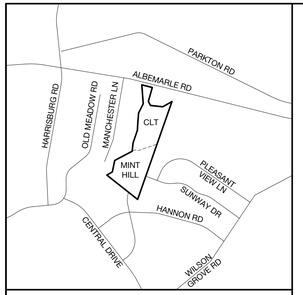


VICINITY MAP

Site Development Data:

Acreage:	+/- 26.62 AC
	+/-13.02 AC (City of Charlotte)
	+/-13.60 AC (Town of Mint Hill - ETJ)
Tax Parcel:	109-381-08
Existing Zoning:	B-2 & R-3 (City of Charlotte)
Proposed Zoning:	R-12MF (CD)
Existing Uses:	Single-Family Detached
Proposed Uses:	Single-Faminly Attached Townhomes
Max Density:	Up to sixty (60) Residential Units

General Provisions:

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Precept Construction, LLC (the "Petitioner") to accommodate the development of a residential development on an approximate 26.62 acre site located at 9600 Albemarle Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel 109-381-08.
2. 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 "R-12MF" Zoning District shall govern all development taking place on the Site. The configurations, placements and sizes of the buildings, parking areas, open space and right-of-way improvements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

Permitted Uses:

1. Uses allowed within the rezoning area, +/- 13.02 AC located exclusively within the City of Charlotte, included in this Petition are those uses that are permitted within the R-12MF zoning district including up to sixty (60) single family attached townhome units. However, those uses shall be limited as described within the following development conditions and as generally indicated within this petition.

Transportation:

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. The site shall provide two-way public road vehicular access at Albemarle Road as depicted on the site plan.
2. The petitioner agrees to provide accessible sidewalk ramps at the corner of Public Road 1 and Albemarle Road as illustrated on the Site plan to accommodate an accessible connection across proposed Public Road 1.
3. All transportation improvements, including sidewalk and accessible ramps, within the public right of way shall be approved and constructed prior to the sites first certificate of occupancy is issued.
4. A 6'-0" sidewalk and 8' landscape strip shall be provided on site within the public rights of way along Public Road 1 as generally depicted on the site plan.
5. A sidewalk utility easement (SUE) shall be provided between the existing public right of way to 1' behind proposed sidewalk along Public Road 1 as generally illustrated on the Site plan.

Architectural and Design Standards:

1. In addition to design provisions contained within the district regulations of the Zoning Ordinance for the R-12MF district, 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. It is the intent of these standards to provide design flexibility in design while achieving architectural
   a. Proposed residential structures constructed on the Site may use a variety of building materials. The building materials utilized will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, cementitious siding (such as Hardi-plank), EIFS, metal or wood.
   b. Vinyl will not be used as a primary exterior building material, but may be utilized for trim, soffits, architectural detailing, insulation
   c. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet adjacent public streets on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
   d. Residential units shall be provided walkways to connect to public rights of way, as generally depicted on the Site plan.
   e. Units fronting public rights of way shall provide entrances facing the street with a sidewalk connection to a public right of way. Sidewalk connection from residential structures to public right of way may be a shared path to public right of way.
   f. Residential unit finished floor elevations shall be elevated a minimum of 12" as related to the adjacent public sidewalk.

Streetscape and Landscaping:

1. The Petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.

Environmental Features:

1. The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
2. 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/compactor and recycling container placement as required.

Signage:

1. The Petitioner shall comply with the City of Charlotte Signage Ordinance.

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.
2. Detached lighting on the site, except street lights located along public streets, will be limited to 20' in height.

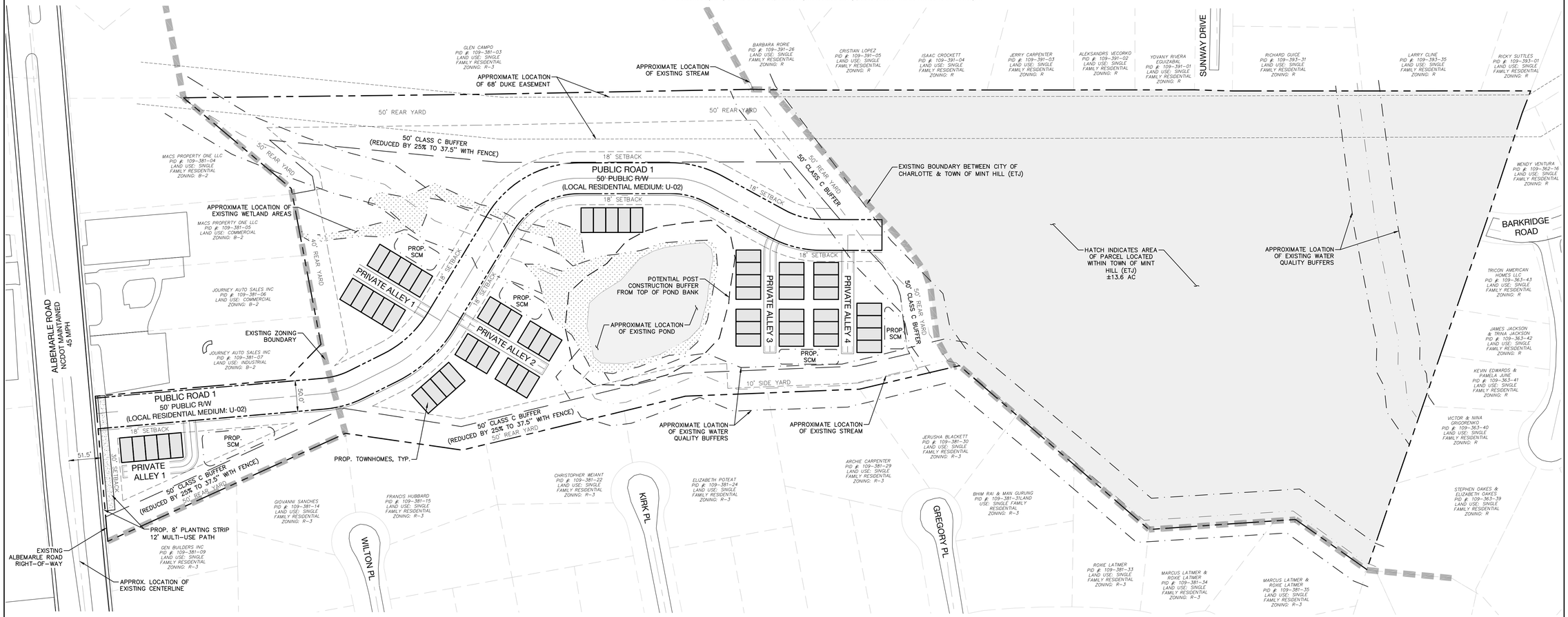
Amendments to Rezoning Plan:

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 the 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.



GRAPHIC SCALE

0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

REZONING PETITION # 2022-219

URBAN DESIGN PARTNERS
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Precept Construction, LLC.
Scott Allred
118 E. Avondale Dr.
Greensboro, NC 27403

9600 Albemarle Road

Rezoning Site Plan
9600 Albemarle Road, Charlotte, NC 28227

NO.	DATE:	BY:	REVISIONS:

Project No: 21-CLT-183
Date: 11.18.2022
Designed By: UDP
Checked By: UDP
Sheet No:

RZ-1.0