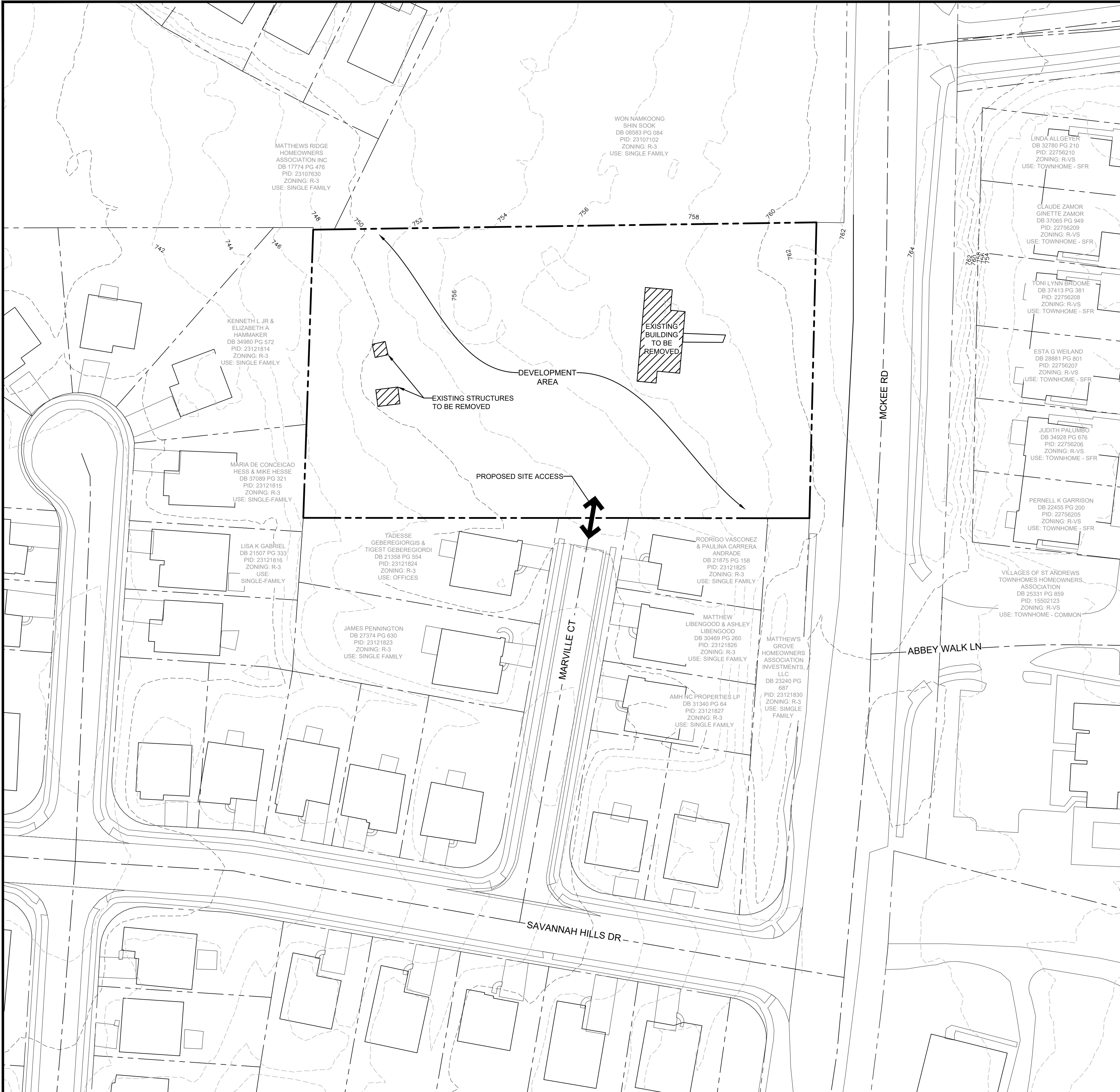
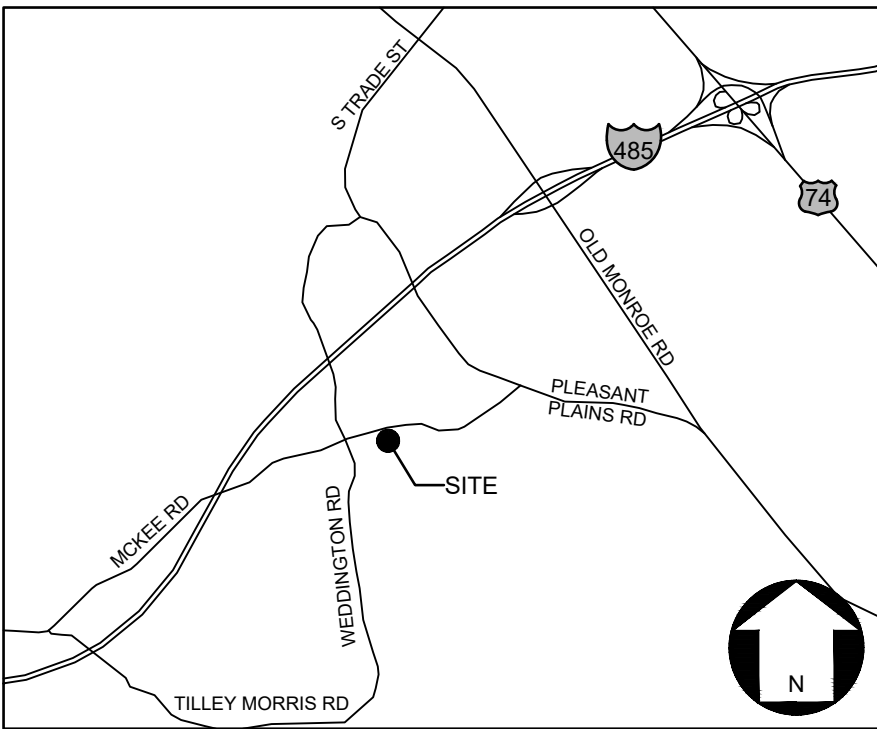


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DEVELOPMENT STANDARDS

- 1. General Provisions**
- 1.1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by JG Development, LLC (the "Petitioner") to accommodate the development of a single-family attached (triplex/quadruplex) residential community on that approximately 1.77-acre site located at the west end of existing Marville Ct, adjacent to McKee Rd, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel 231-071-20.
- 1.2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- 1.3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-8 zoning district shall govern the development and use of the Site.
- 1.4. 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 this 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.
- 1.5. 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.
- 2. Permitted Uses**
- 2.1. The Site may be devoted only to residential uses containing a maximum of fourteen (14) units total in two triplexes and two quadruplexes on individual lots meeting their development standards.
- 3. Transportation**
- 3.1. The Site will be served by an extension of an existing public street (Marville Ct).
- 3.2. The Petitioner will extend proposed curb and gutter to connect to existing curb and gutter on Marville Ct.
- 3.3. The Petitioner will enclose right-of-way along the site's McKee Rd frontage or from the road centerline and will widen McKee Rd to provide a back of curb dimension 30' from centerline across the site's frontage. The Petitioner will also construct of a 12' multi-use path and 8' planting strip across the site's McKee Rd frontage.
- 3.4. A maximum of one (1) access point shall be provided at the end of Marville Ct, as generally depicted on the Rezoning Plan. *Note: Marville Ct will be stubbed toward the west for future extension by others per the Subdivision Ordinance.*
- 3.5. The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- 3.6. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are approved and constructed prior to the issuance of the Site's first building certificate of occupancy.
- 3.7. The site's temporary construction entrance shall connect directly to McKee Rd, as allowed by NCDOT. Construction traffic on Marville Ct shall be limited to paving and utility work to connect the new street.
- 3.8. 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 the 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 for additional information concerning cost, submittal, and liability insurance coverage requirements.
- 3.9. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within the 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 South Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- 4. Architectural Standards**
- 4.1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank"), EIFS, decorative block, wood and/or other materials approved by the Planning Director.
- 4.2. Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
- 4.3. 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.
- 4.4. Petitioner shall provide blank wall provisions that limit the maximum blank building wall expanse to ten (10) feet on all building levels, including but not limited to doors, windows, awnings, and/or porches.
- 4.5. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised or lowered from the average sidewalk grade a minimum of 12"-24".
- 4.6. 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.
- 4.7. Useable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Useable 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.
- 4.8. All corner/end 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.
- 4.9. Garage doors proposed along 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.
- 4.10. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
- 4.11. 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.
- 5. Open Space, Buffers and Landscaping**
- 5.1. The Petitioner shall provide an opaque fence (5-6 ft. per ordinance) along the Western and Eastern property lines, as generally depicted on the Rezoning Plan.
- 5.2. Petitioner will endeavor to preserve existing trees along the eastern property line.
- 6. Environmental Features**
- 6.1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- 6.2. The Petitioner shall comply with the Charlotte Tree Ordinance.
- 7. Lighting**
- 7.1. All freestanding lighting fixtures installed on the Site shall be 12-15' ht. maximum.
- 8. Binding Effect of the Rezoning Documents and Definitions**
- 8.1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- 8.2. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

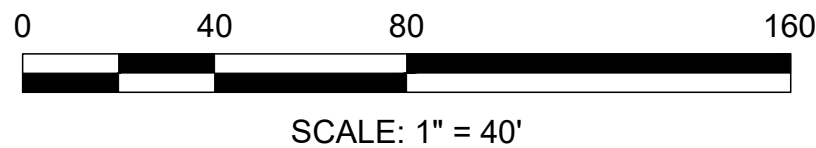
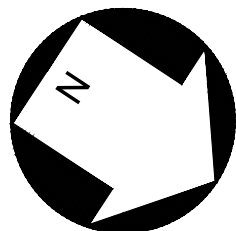


VICINITY MAP
NOT TO SCALE

LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOUR LINES
- PROPOSED CONTOUR LINES
- EXISTING STREAM / WATER BODY
- EXISTING LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PAVEMENT
- PROPOSED CURBING
- EXISTING CURBING
- ROAD CENTERLINE
- EXISTING FENCE
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING BUILDING TO BE REMOVED
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED TREE SAVE AREA
- PROPOSED OPEN SPACE
- PROPOSED WATER QUALITY
- PROPOSED TREE
- EXISTING TREE
- PROPOSED SITE ENTRY

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



SCALE: 1" = 40'

REVISIONS:

No.	Date	By	Description
1	6/9/23	LHS	REVISIONS PER STAFF COMMENTS

2101 MCKEE RD SITE
2101 MCKEE ROAD
MATTHEWS, NC 28105

REZONING
TECHNICAL
DATA SHEET

PETITION NO. 2023-002

CORPORATE CERTIFICATIONS
NC PE - C-2930 NC LA - C-293
SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: MDL

Drawn By: LHS

Checked By: MDL

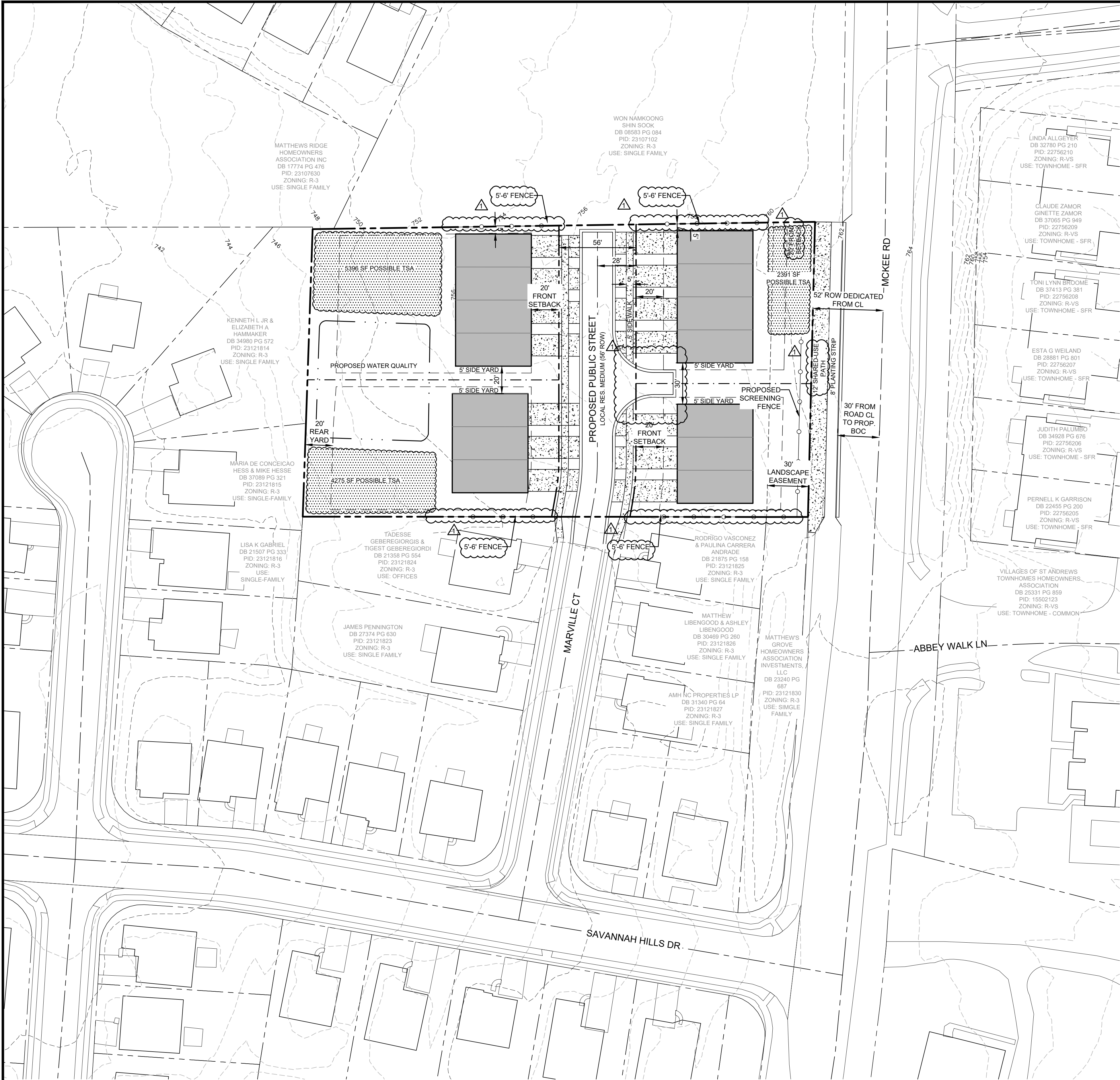
Date: 6/12/2023

Project Number: 22091

Sheet Number:

RZ-1

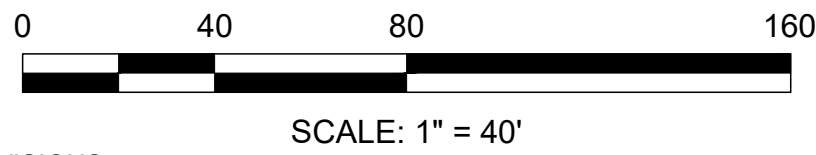
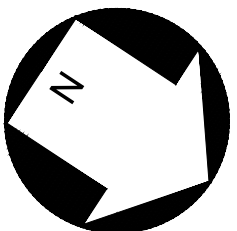
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DEVELOPMENT DATA:	
SITE AREA:	±1.77 ACRES
TAX PARCELS:	231-071-20
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8 (CD)
EXISTING USE:	SINGLE FAMILY
PROPOSED USES:	TRIPLEXES / QUADRUPLICES ON INDIVIDUAL LOTS 12 UNITS
PROPOSED UNIT COUNT:	8 DUA
MAXIMUM DENSITY ALLOWED:	7.9 DUA
DENSITY PROPOSED:	30' FROM ROW OF THOROUGHFARE
MIN. FRONT SETBACK:	20'
MIN. SIDE YARD REQUIRED:	35' AT THE REQUIRED SIDE YARD LINE UP TO 40' AT THE FRONT
MIN. REAR YARD REQUIRED:	BUILDING LINE 11,565 SF (15% OF SITE)
MAX. BUILDING HEIGHT ALLOWED:	11,565 SF MIN. 50% OF LOT 50% MIN. PER ORDINANCE
TREE SAVE REQUIRED:	2 SPACES PER UNIT MIN. (2 SPACES IN GARAGE / 2 SPACES IN DRIVEWAY)
TREE SAVE PROVIDED:	PER ORDINANCE
OPEN SPACE REQUIRED:	PER ORDINANCE
OPEN SPACE PROVIDED:	ROLL-OUT CONTAINERS
PARKING REQUIRED:	
PARKING PROVIDED:	
PCCO:	
SOLID WASTE:	

LEGEND:	
	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
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	PROPOSED CURBING
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	PROPOSED TREE SAVE AREA
	PROPOSED OPEN SPACE
	PROPOSED WATER QUALITY
	PROPOSED TREE
	EXISTING TREE

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Preliminary Design.
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1	6/9/23	LHS	REVISIONS PER STAFF COMMENTS	