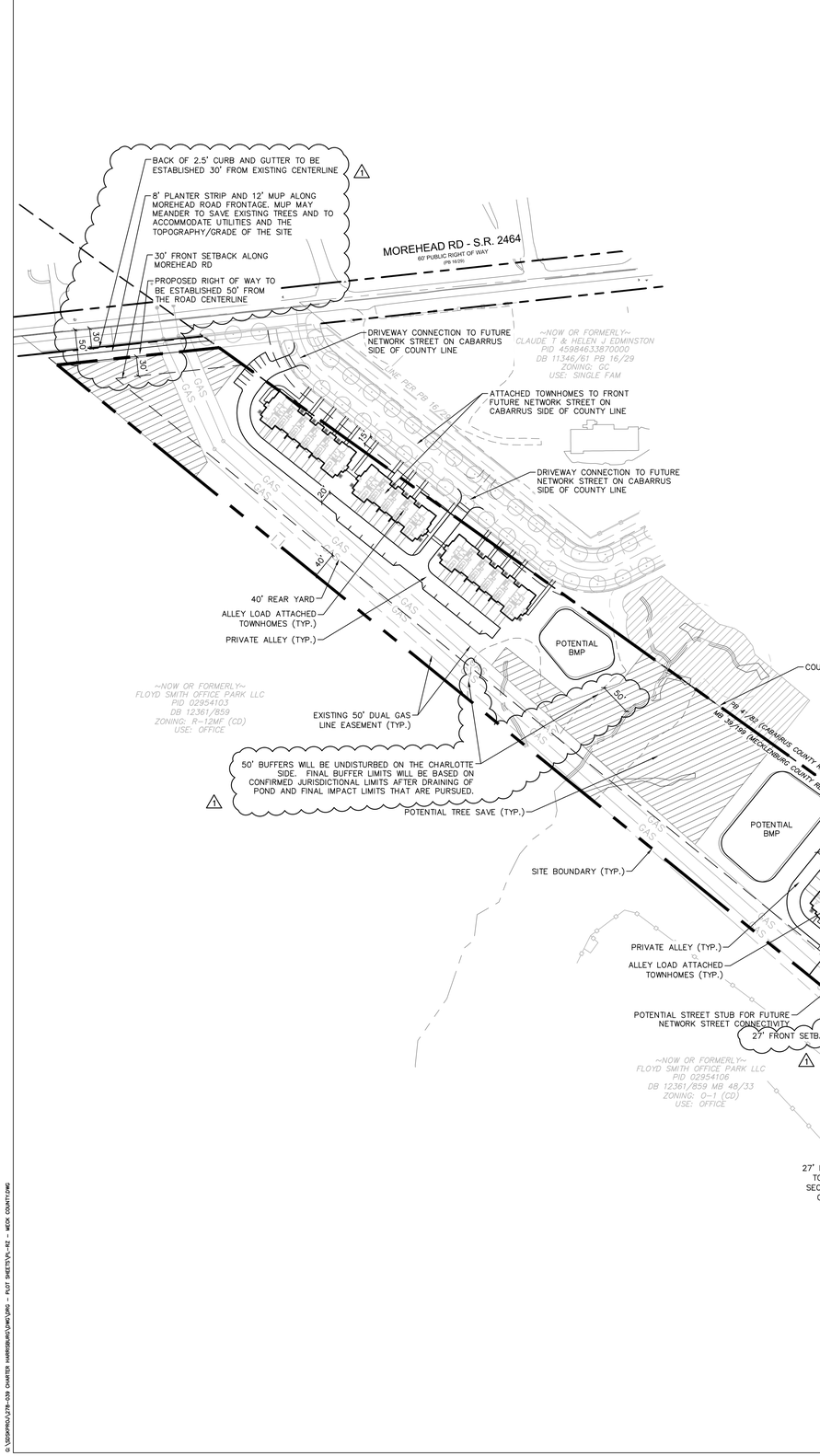

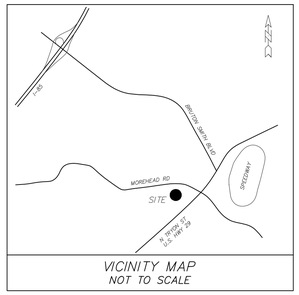

SITE DATA

TAX MAP NO:	02954104
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8MF(CD)
TOTAL SITE AREA:	±11.61 AC
EXISTING USE:	VACANT (UTILITY)
PROPOSED USE:	ATTACHED TOWNHOMES (FOR RENT AND FOR SALE)
TOTAL PROPOSED UNITS:	70 TOTAL UNITS
PROPOSED DENSITY:	±5.97 DUA
PARKING:	SHALL MEET ORDINANCE REQUIREMENTS
MAX BUILDING HEIGHT:	SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE REQUIRED:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE REQUIRED:	15% (CORRIDOR) SHALL MEET ORDINANCE REQUIREMENTS

SITE DEVELOPMENT DATA:

--ACREAGE: ±11.61
--TAX PARCEL #: 029-541-04
--EXISTING ZONING: R-3
--PROPOSED ZONING: R-8MF(CD)
--EXISTING USES: VACANT
--PROPOSED USES: UP TO SEVENTY (70) ATTACHED RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-8MF ZONING DISTRICT.
--MAXIMUM BUILDING HEIGHT: AS ALLOWED PER THE ORDINANCE.

1. GENERAL PROVISIONS:

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CHARTER PROPERTIES (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 11.72-ACRE SITE GENERALLY LOCATED ON NORTH TRYON STREET AT THE MECKLENBURG COUNTY AND CABARRUS COUNTY BORDER (THE "SITE").

b. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING CLASSIFICATION SHALL GOVERN.

c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED FIFTEEN (15). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH UP TO SEVENTY (70) ATTACHED RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-8MF ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

a. ACCESS TO THE SITE SHALL BE FROM NORTH TRYON STREET AND THE ADJACENT SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

b. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

1 c. A MINIMUM OF FIFTY (50) FEET OF RIGHT-OF-WAY SHALL BE DEDICATED FROM THE ROAD CENTERLINE ALONG THE SITE'S FRONTAGE OF MOREHEAD ROAD.

d. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE APPROPRIATE JURISDICTION PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER SHALL PROVIDE AN ADDITIONAL TWO (2) FEET OF RIGHT-OF-WAY BEHIND THE SIDEWALK WHERE FEASIBLE. ON PUBLIC STREETS INTERNAL TO THE SITE, A SIDEWALK UTILITY EASEMENT WILL BE PROVIDED ONE (1) FOOT BEHIND THE SIDEWALK.

e. ALL TRANSPORTATION IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE PETITIONER, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

f. 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 NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

g. ALL ON-SITE RIGHT-OF-WAY DEDICATION WILL BE COMPLETED AS REQUIRED BY THE SUBDIVISION ORDINANCE. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

h. IT IS UNDERSTOOD THAT 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.

1 i. EIGHT (8) FOOT PLANTING STRIPS AND TWELVE (12) FOOT MULTI-USE PATHS SHALL BE CONSTRUCTED ON TRYON STREET AND MOREHEAD ROAD. THE MULTI-USE PATHS SHALL BE OUTSIDE OF THE RIGHT-OF-WAY AND WITHIN A PUBLIC ACCESS EASEMENT.

4. STREETSCAPE, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:

1 a. A FIFTEEN (15) FOOT BUILDING SETBACK AS MEASURED FROM THE RIGHT-OF-WAY ON INTERNAL PUBLIC STREETS WILL BE ALLOWED AS PROVIDED FOR IN SECTION 9.303.(19)(F) OF THE ORDINANCE. GARAGES MUST BE LOCATED TWENTY (20) FEET FROM THE BACK OF SIDEWALK OR BACK OF RIGHT-OF-WAY, WHICHEVER IS GREATER.

b. A THIRTY (30) FOOT SETBACK WILL BE PROVIDED AS MEASURED FROM THE FUTURE RIGHT-OF-WAY OF NORTH TRYON STREET AND MOREHEAD ROAD WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK WILL BE PROVIDED ALONG ALL PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.

d. YARDS AND BUFFERS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

5. GENERAL DESIGN GUIDELINES:

a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK, AND/OR WOOD.

b. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS AT GRADE.

c. DUMPSTER AND RECYCLING AREA WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREA IS GENERALLY DEPICTED ON THE REZONING PLAN.

d. 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.

e. GARAGE DOORS PROPOSED ALONG PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING ONE OR MORE OF THE FOLLOWING:

i. A SETBACK OF TWELVE (12) TO TWENTY-FOUR (24) INCHES FROM THE FRONT WALL PLANE;

ii. ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS AND PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING;

iii. A GARAGE DOOR WITH WINDOWS AND LIGHT FIXTURES ON EITHER SIDE OR ABOVE THE GARAGE DOOR

f. COVERED PORCHES OR STOOPS SHALL BE PROVIDED THAT ARE A MINIMUM OF THREE (3) FEET DEEP.

6. ENVIRONMENTAL FEATURES:

a. THE SITE WILL COMPLY WITH POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLIOTLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

1 b. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.

c. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

d. THE PETITIONER SHALL PROVIDE OPEN SPACE AS REQUIRED BY ORDINANCE.

7. LIGHTING:

a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.

b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO TWENTY-ONE (21) FEET IN HEIGHT.

8. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

9. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN 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 HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

1 **ROADWAY NOTES:**

- TRYON STREET: LOCATION OF CURB AND GUTTER TO BE 44-FEET FROM ROADWAY CENTERLINE TO ACCOMMODATE THE CHARLOTTE STREETS MAP WITH A ROADWAY TYPICAL SECTION OF A 6+ AVENUE, SHARED USE PATH.

- MOREHEAD ROAD: LOCATION OF CURB AND GUTTER TO BE 30-FEET FROM ROADWAY CENTERLINE TO ACCOMMODATE THE CHARLOTTE STREETS MAP WITH A ROADWAY TYPICAL SECTION OF A 4+ AVENUE, SHARED USE PATH.

DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
O P W 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgrp.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REZONING PETITION
FOR PUBLIC HEARING
2023-022

REZONING PETITION

CHARTER HARRISBURG
CHARLOTTE (ETJ), NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

SCHEMATIC SITE PLAN

50 0 50 100 N
SCALE: 1" = 100'

PROJECT #: 278-039
DRAWN BY: JO
CHECKED BY: NB

JANUARY 25, 2023

REVISIONS:
1 1. 7.17.23 - PER 1st ROUND COMMENTS

RZ1.0

G:\2022PROJ\278-039 CHARTER HARRISBURG\DWG\RZ - PLOT SHEETS\RZ - MECK COUNTY.DWG

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