

VICINITY MAP  
NOT TO SCALE

DEVELOPMENT DATA	
SITE AREA:	46.57 ACRES
TAX PARCELS:	061-111-03, 061-112-10
EXISTING ZONING:	R-12MF
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	RESIDENTIAL
PROPOSED USES:	UP TO 123 SINGLE-FAMILY ATTACHED
PROPOSED UNIT COUNT:	123 UNITS
MIN. SETBACK:	14' FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER. WHERE ROW LINE EXCEEDS THE SETBACK, THE ROW LINE SHALL BECOME THE SETBACK
MIN. SIDE YARD REQUIRED:	5' SIDE YARD
MIN. REAR YARD REQUIRED:	10' REAR YARD
MAXIMUM BUILDING HEIGHT:	50' AS MEASURED PER THE ORDINANCE
OPEN SPACE REQUIRED:	400 SF/UNIT POS OR 10% UCOS
OPEN SPACE PROVIDED:	PETITIONER RESERVES THE RIGHT TO PROVIDE EITHER
TREE SAVE REQUIRED:	15% OF SITE
TREE SAVE PROVIDED:	PAY-IN-LIEU (CORRIDOR)
PARKING:	PER ORDINANCE
PCCC:	PER ORDINANCE
SOLID WASTE:	PER ORDINANCE

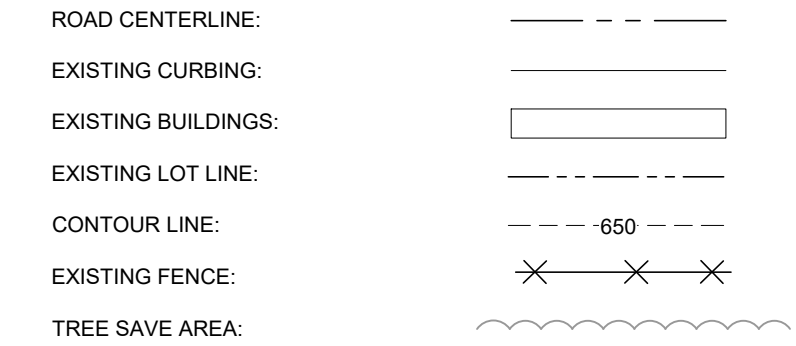
**ASHLEY TOWNS**  
CHARLOTTE, NC  
DRAKEFORD COMMUNITIES  
CHARLOTTE, NC

**EXISTING CONDITIONS PLAN AND TECHNICAL DATA SHEET**  
REZONING PETITION:  
2023-043

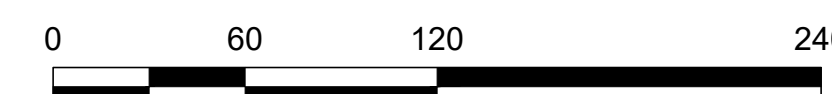
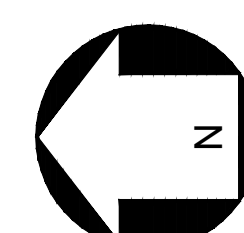
**ADJACENT PROPERTY OWNERS**

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
1	EASTGROUP PROPERTIES, LP C/O JOHN F COLEMAN	06113307	21624-331	R-15(CD)	INDUSTRIAL
2	PC FLP LLC	06113101	37373-566	B-1(CD)	COMMERCIAL
3	BGW ELEVATION GROUP LLC	06113106	33177-341	B-1(CD)	COMMERCIAL
4	COLLEGE TRUSTEES THE CENTRAL PIEDMONT COMMUNITY	06711343	09216-778	INST(CD)	COMMERCIAL
5	MW GROUP PROPOCO LLC	06711346	29338-494	R-22MF(CD)	COMMERCIAL
6	ALBERTA ROBERTSON PUGH	06111209	07966-476	N2-B	SINGLE-FAMILY
7	FRANKLIN LEE LEFLER	06111208	04770-571	N2-B	SINGLE-FAMILY
8	SHELTONIA QUENTEZ EVERETT	06111207	26092-191	N2-B	SINGLE-FAMILY
9	HENRY R HELMS	06111206	12472-051	N2-B	SINGLE-FAMILY
10	MATTIE E R JORDAN	06111205	08228-367	N2-B	SINGLE-FAMILY
11	TAFON MAINSAH	06111204	34444-350	N2-B	SINGLE-FAMILY
12	MARLYN KELLY NGUYEN	06111203	36917-915	N2-B	SINGLE-FAMILY
13	RJN HOLDINGS LLC	06111202	33702-692	N2-B	SINGLE-FAMILY
14	JENNIFER J NOCH	06111201	35980-463	N2-B	SINGLE-FAMILY
15	FRANCISCA HERNANDEZ	06111214	27318-464	N2-B	SINGLE-FAMILY

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
16	KEN MURPHY & XIN YUAN	06111213	37949-506	N2-B	SINGLE-FAMILY
17	BARCELO HOMES LLC	06109120	36394-14	N2-B	SINGLE-FAMILY
18	CARTER WILLIAM REID	06109114	36326-346	N2-B	SINGLE-FAMILY
19	Y MANAGEMENT INC	06109115	37226-633	N2-B	SINGLE-FAMILY
20	KRML INVESTMENT GROUP LLC	06109102	37954-450	N2-B	SINGLE-FAMILY
21	DANITA MCADAMS	06109103	31067-861	N2-B	SINGLE-FAMILY
22	EUREKA E BULLOCK	06109109	31781-239	N2-B	SINGLE-FAMILY
23	MARTIN PEREZ	06109110	30067-965	N2-B	SINGLE-FAMILY
24	MICHAEL J JR BOSSOLINA	06109104	35949-265	N2-B	SINGLE-FAMILY
25	ECG ASHLEY LP	06109202	36015-796	UR-2(CD)	MULTI-FAMILY
26	ESTEFANY LISSETH APARICIO	06111401	32829-848	N2-B	SINGLE-FAMILY
27	RICHARD E RANDLE	06111326	23542-693	N2-B	MULTI-FAMILY
28	RICHARD E RANDLE	06111326	23542-693	N2-B	MULTI-FAMILY
29	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION	06111331	27025-514	N2-B	SCHOOL-PUBLIC
30	SUNNYSIDE PARTNERS & FRANK H CONNER JR	06111329	09546-043	N2-B	MULTI-FAMILY



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



REVISIONS: SCALE: 1"=60'

No.	Date	By	Description
1	10/19/23	CAC	REVISIONS TO DEVELOPMENT STANDARDS
2	11/06/23	ADD	REVISIONS PER STAFF COMMENTS

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

Project Manager: MDH

Drawn By: CAC

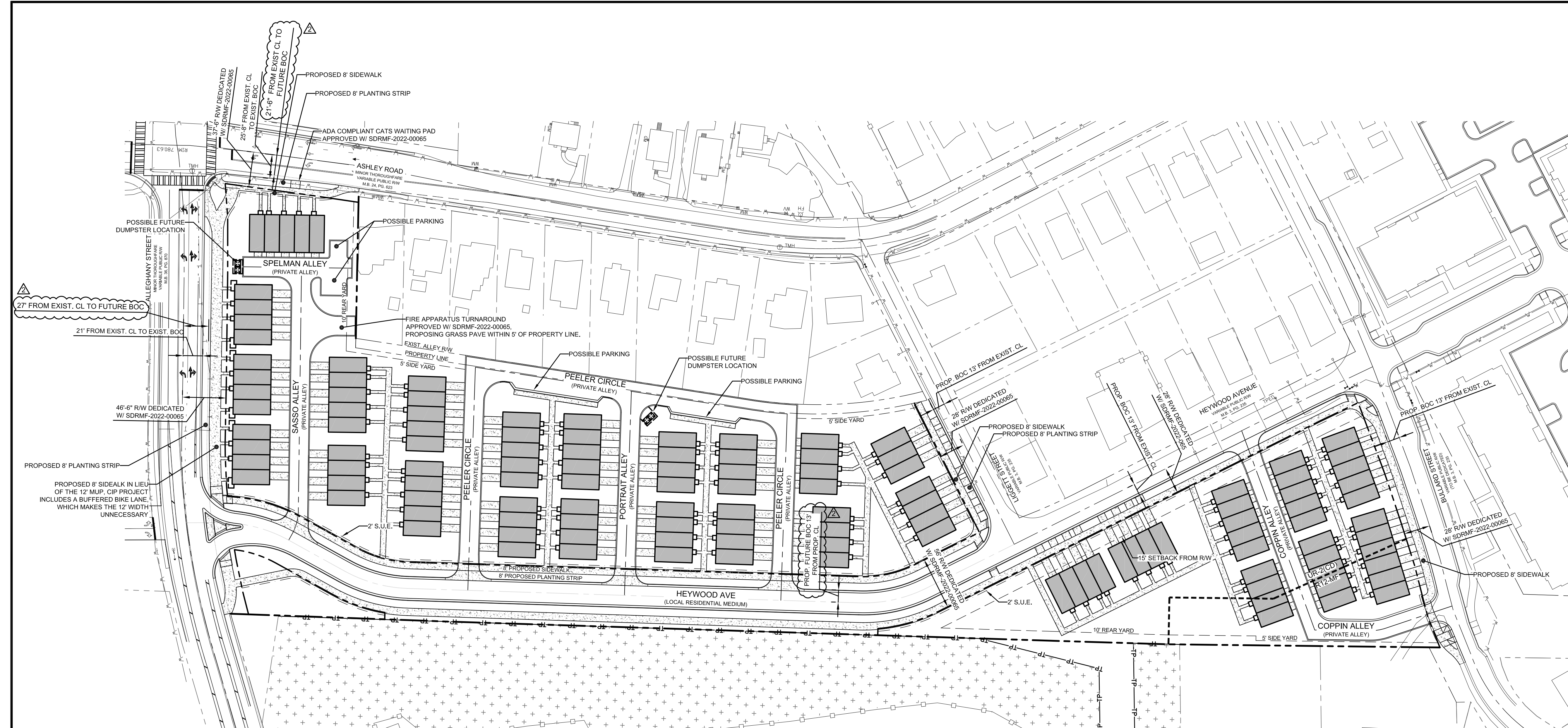
Checked By: MDL

Date: 11/06/2023

Project Number: 21033

Sheet Number:

**RZ-1**



**DEVELOPMENT STANDARDS**

**I. General Provisions**

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Drakeford Communities (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 7.7-acre site located at the southwest intersection of Ashley Road and Alleghany Street, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 061-111-03 and 061-112-16.
- 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").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- 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.
- 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.

**II. Permitted Uses**

- The Site may be devoted only to a residential community containing a maximum of one hundred twenty-three (123) single-family attached dwelling units (subject to conversion rights below for single-family detached homes) including any incidental and accessory uses that are permitted by-right or under prescribed conditions in the UR-2 zoning district.
- Conversion Rights.** Attached dwelling units may be converted to detached single-family homes at a rate of two (2) townhome units to one (1) single-family home.

**III. Transportation**

- As depicted on the Rezoning Plan, the Site will be served by an internal private drive(s) and/or alley(s), and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
- Petitioner shall use best efforts to coordinate with the property owner of Parcel ID Number 061-113-26 to extend the sidewalk through the corner of the property and connect to the existing sidewalk stub along Bullard Street. Assuming cooperation of adjacent property owner, a sidewalk utility easement shall be provided for the segment of sidewalk located on Parcel ID 061-113-26. The widths of the planting strip and sidewalk may vary across Parcel ID 061-113-26, subject to CDOT approval.
- Petitioner shall incorporate a sidewalk utility easement two (2) feet behind the back of all proposed sidewalks along each public street, where feasible.
- Petitioner shall construct the appropriate ADA compliant curb ramps, in accordance with CLDSM standards, at each public street intersection and/or any additional locations along the Site frontage to be determined by CDOT during permitting.
- Petitioner shall dedicate all necessary right-of-way in fee simple conveyance to the City of Charlotte before the first building certificate of occupancy is issued for the applicable development area per the phasing as generally depicted on the Rezoning Plan. Right-of-way shall either be set at 2' behind the back of sidewalk where feasible or provided in a sidewalk utility easement.
- Petitioner shall construct an ADA compliant bus shelter pad standard 60.03A on Ashley Road at least fifty (50) feet from the crosswalk at Alleghany Street. CATS will consolidate the existing stop on Ashley Road in front of the single family parcels.
- Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements servicing these parcels are substantially completed prior to the issuance of the first building certificate of occupancy for the associated phase of development as generally depicted on the Rezoning Plan.

- 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 central Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

- In accordance with CDOT's Sight Distance Policy, all proposed buildings will be placed outside of the required sight triangles at each proposed public street intersection and each proposed private alley and public street intersection.

- A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (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. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

**IV. Architectural Standards**

- 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"), vinyl and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
- 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.
- Usable porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, if provided, shall be covered and be at least four (4) feet. Stairs and entry-level porches may be covered but shall not be enclosed.
- All corner-end units, that are not between another building that front Bullard Street or Heywood Avenue shall either have a porch/stoop that wraps a portion of the front and side of the unit and provide blank wall provisions that limit the maximum blank wall exposure to a maximum of ten (10) feet on all building levels fronting public streets.
- To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk and oriented toward a public sidewalk must be raised or lowered from the average sidewalk grade a minimum of twelve (12) inches.
- Garage doors visible from a public street shall minimize the visual impact by providing a setback of 6 to 12 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- Units fronting existing single-family homes will be side loaded or have garage doors that are recessed a minimum of 6 to 12 inches with transparency or have additional architectural treatments such as translucent windows or projecting elements over the garage door opening to lessen their visual impact.

**V. Environmental Features**

- 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.
- The Petitioner shall comply with the Tree Ordinance.

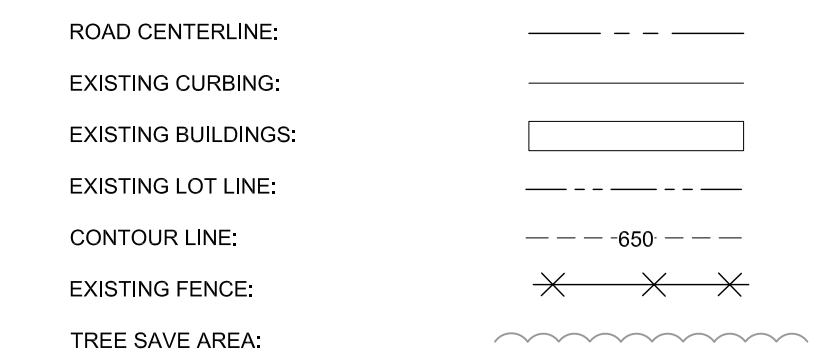
**VI. Binding Effect of the Rezoning Documents and Definitions**

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.

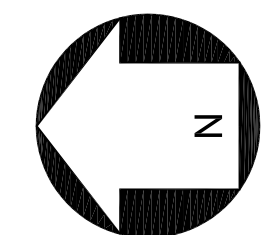
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

**NOTE:**  
STREET NAMES CONSISTENT WITH APPROVED LAND DEVELOPMENT PLANS SDRMF-2022-00065.

**NOTE:**  
FUTURE BACK OF CURB LOCATION SHOWN FOR REFERENCE ONLY. PETITIONER SHALL CONSTRUCT ALLEGHANY ST. CURB LINE PER APPROVED PLANS SDRMF-2022-00065.



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



SCALE: 1"=60'

REVISIONS:			
No.	Date	By	Description
1	10/19/23	CAC	REVISIONS TO DEVELOPMENT STANDARDS
2	11/06/23	ADD	REVISIONS PER STAFF COMMENTS