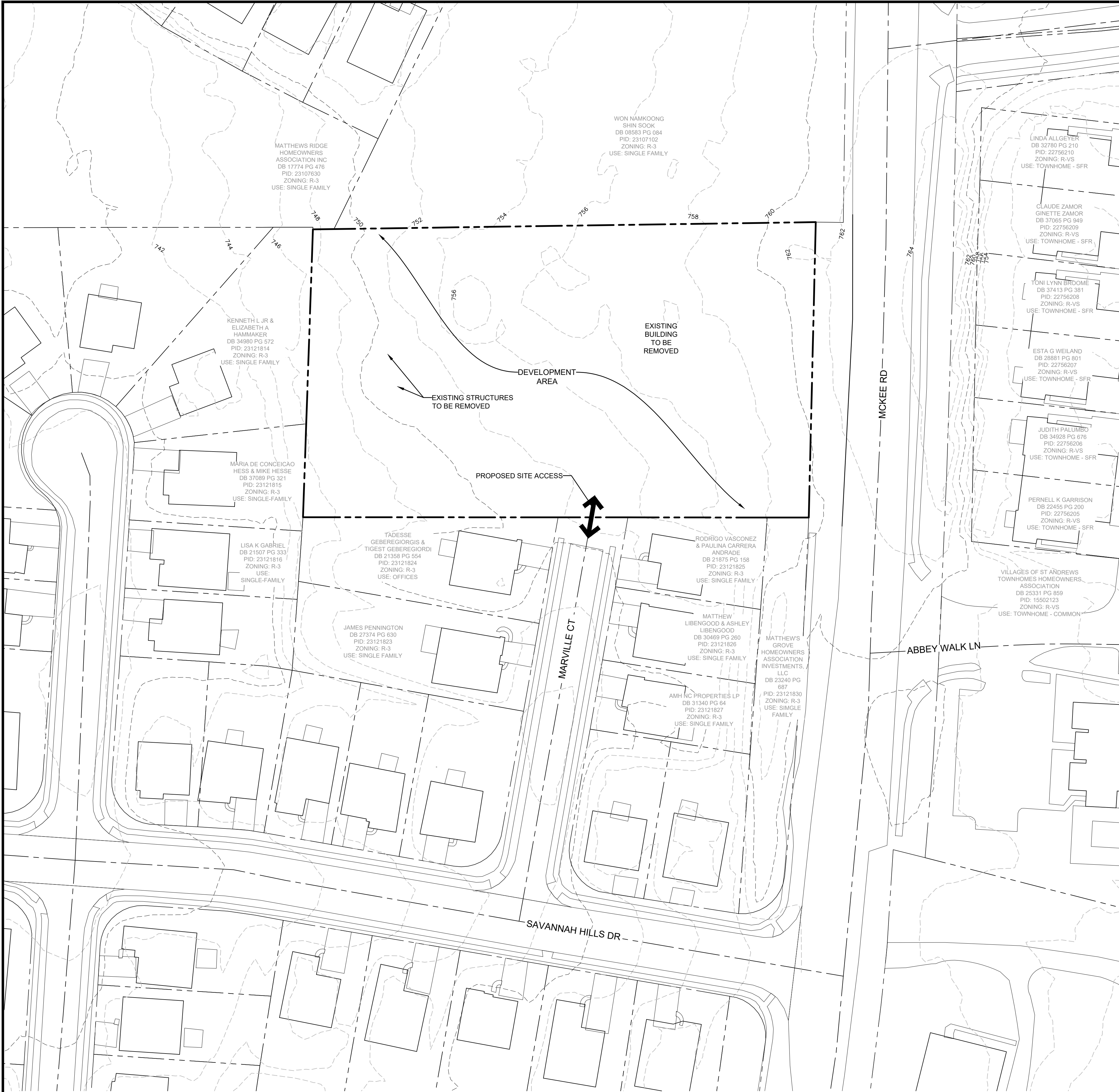
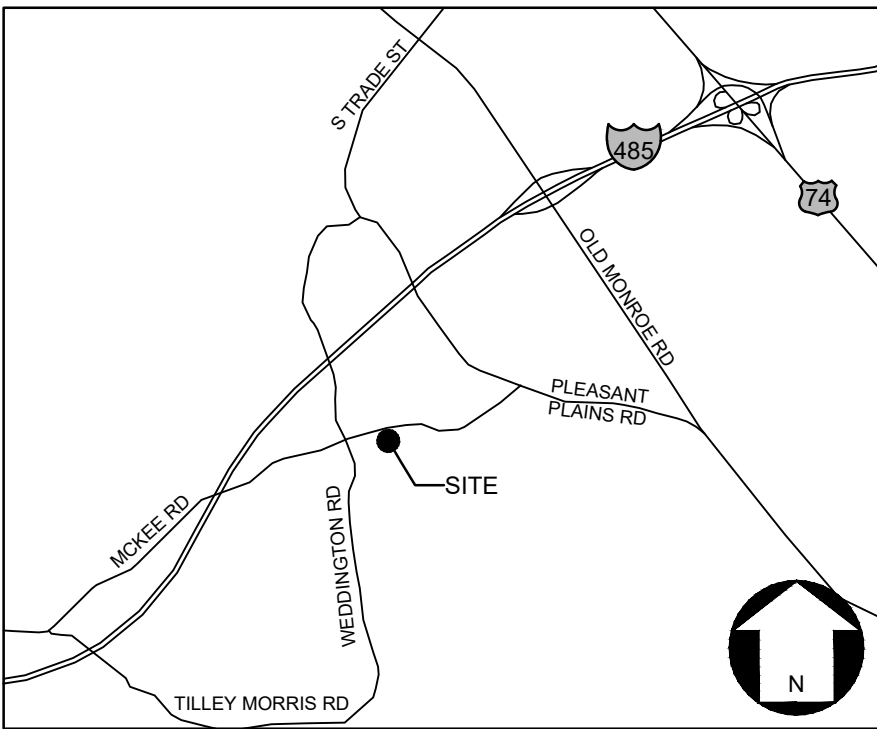


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## DEVELOPMENT STANDARDS

- General Provisions**
  - 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.
  - 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 R-8 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.
- Permitted Uses**
  - The Site may be devoted only to residential uses containing a maximum of fourteen (14) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the R-8 zoning district.
- Transportation**
  - The Site will be served by an extension of an existing public street (Marville Ct).
  - The Petitioner will dedicate right of way along the site's McKee Rd frontage 52' 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.
  - 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.*
  - 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.
  - 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.
- 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 ("HardPlank"), EIFS, decorative block, vinyl, wood 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.
  - Petitioner shall provide blank wall provisions that limit the maximum blank building wall expanse to ten (20) feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
- Open Space, Buffers and Landscaping**
  - The Petitioner shall provide a minimum five (5) foot Class C Buffer along the Western and Eastern property lines, as generally depicted on the Rezoning Plan.
- 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 Charlotte Tree Ordinance.
- Lighting**
  - All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- 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.

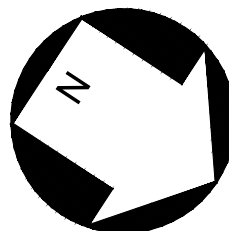


VICINITY MAP  
NOT TO SCALE

## 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

## 2101 MCKEE RD SITE 2101 MCKEE ROAD MATTHEWS, NC 28105

## REZONING TECHNICAL DATA SHEET

PETITION NO. XXXX

CORPORATE CERTIFICATIONS  
NC PE - C-2930 NC LA - C-253  
SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: MDL

Drawn By: ADD

Checked By: MDL

Date: 12/19/2022

Project Number: 22091

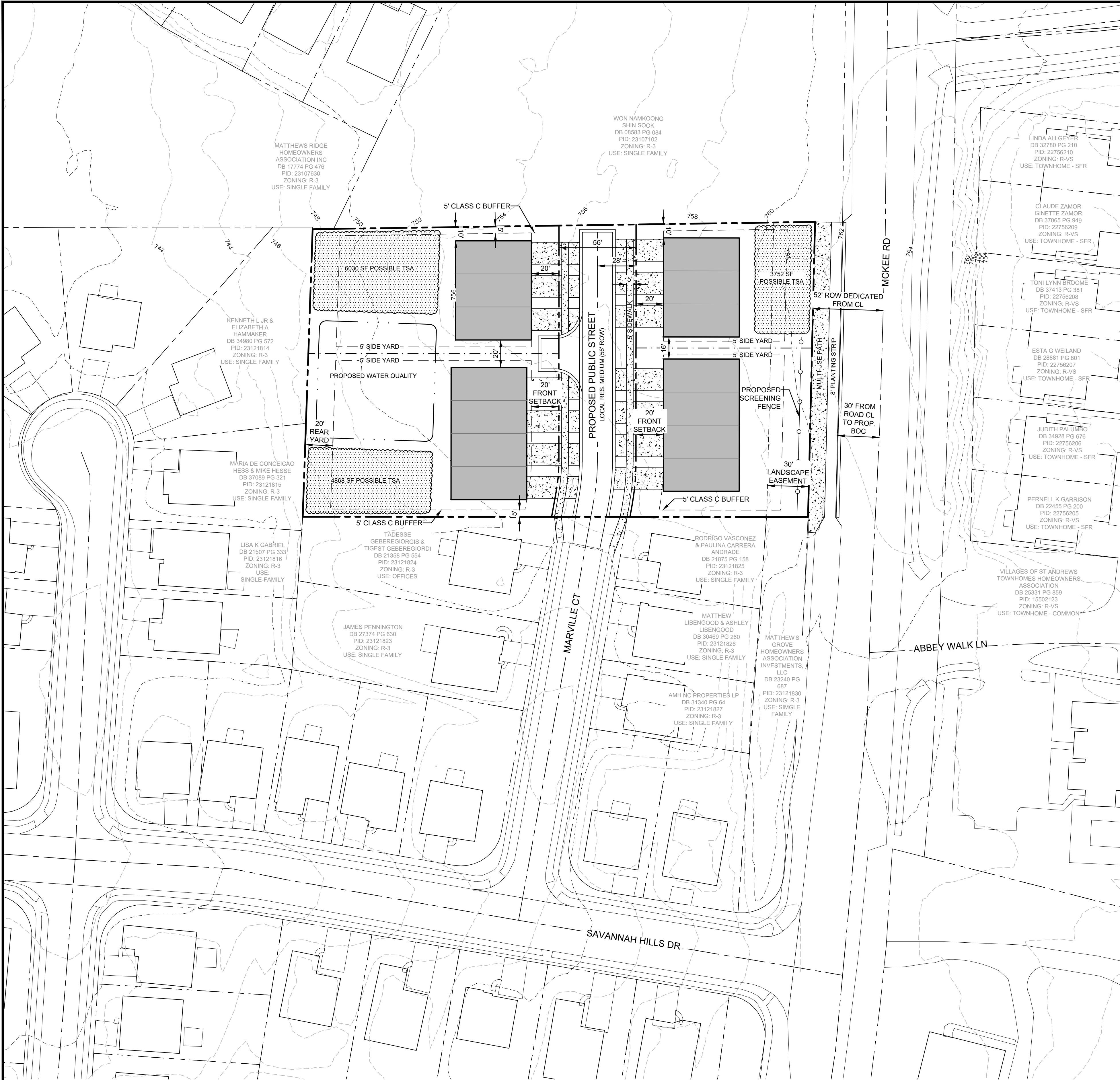
Sheet Number:

RZ-1

SHEET # 01 OF 02



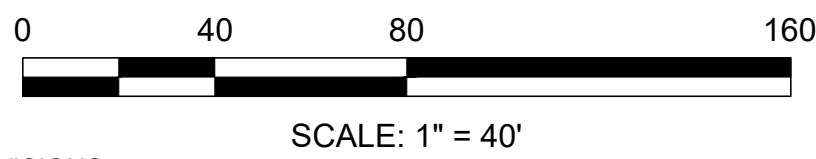
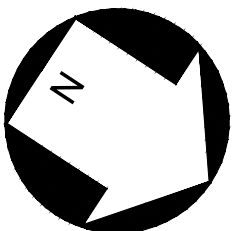
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DEVELOPMENT DATA:	
SITE AREA:	±1.77 ACRES
TAX PARCELS:	231-071-20
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8 (CD)
EXISTING USE:	SINGLE FAMILY
PROPOSED USES:	TRIPLEXES / QUADRUPLICES
PROPOSED UNIT COUNT:	14 UNITS
MAXIMUM DENSITY ALLOWED:	8 DUA
DENSITY PROPOSED:	7.9 DUA
MIN. FRONT SETBACK:	30' FROM ROW OF THOROUGHFARE
MIN. SIDE YARD REQUIRED:	2'
MIN. REAR YARD REQUIRED:	20'
MAX. BUILDING HEIGHT ALLOWED:	35' (ONE ADDITIONAL FOOT OF HEIGHT IS ALLOWED FOR EACH ADDITIONAL ONE FOOT IN DISTANCE THE PORTION OF THE BUILDING IS FROM THE REQUIRED SIDE YARD LINE)
TREE SAVE REQUIRED:	11,565 SF (15% OF SITE)
TREE SAVE PROVIDED:	11,565 SF MIN.
OPEN SPACE REQUIRED:	50% OF LOT
OPEN SPACE PROVIDED:	50% MIN.
PARKING REQUIRED:	PER ORDINANCE
PARKING PROVIDED:	2 SPACES PER UNIT MIN.
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLLOUT CONTAINERS

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

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



REVISIONS:			
No.	Date	By	Description

**2101 MCKEE RD SITE**  
2101 MCKEE ROAD  
MATTHEWS, NC 28105

**REZONING SITE PLAN**

PETITION NO. XXXX

CORPORATE CERTIFICATIONS  
NC PE: C-2630 NC LA: C-263  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ADD

Checked By: MDL

Date: 12/19/2022

Project Number: 22091

Sheet Number:

**RZ-2**

SHEET # 02 OF 02