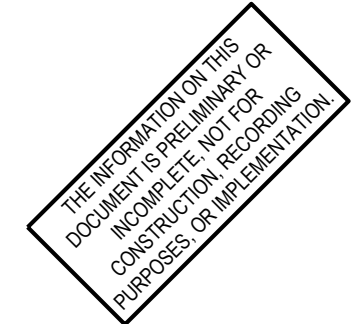
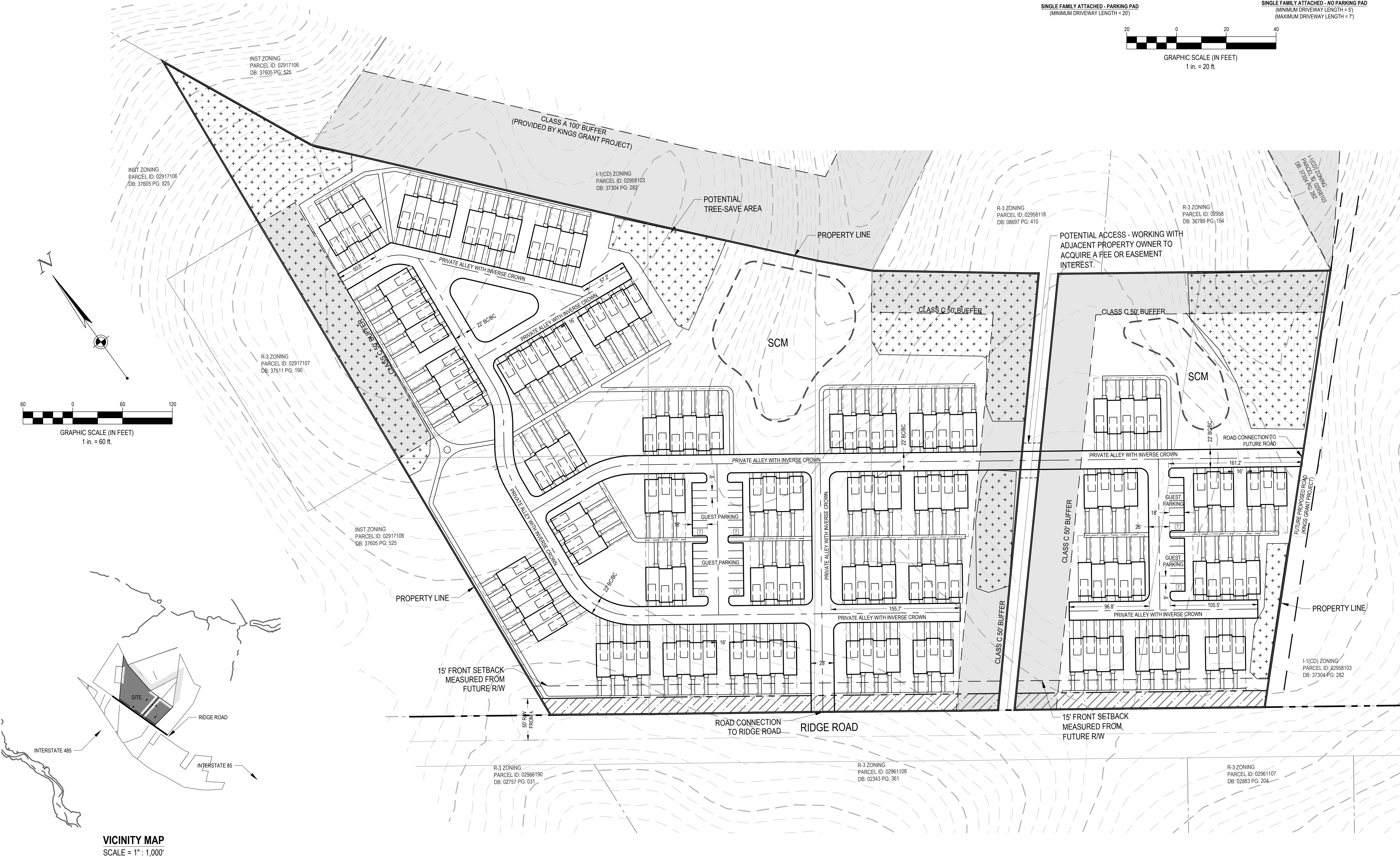


EXISTING PARCELS 02958120, 02958101, 02958102, 02958104, 02958105, 02958106, 02958108, 02958109 TOTAL ACREAGE: ± 14.2 AC	PROPOSED USE TOTAL AREA: 13.8 AC (14.2 AC) TOTAL DWELLING UNITS: 160 DENSITY: 11.27 UNITS/ACRE 160 (SEE DEVELOPMENT STANDARDS)
ZONING AND USES EXISTING ZONING: R-3 PROPOSED ZONING: R-17MF	PRIVATE OPEN SPACE REQUIRED: 400 SF PER LOT PRIVATE OPEN SPACE PROPOSED: 400 SF PER LOT
EXISTING USES: SINGLE FAMILY PROPOSED USES: SINGLE FAMILY ATTACHED	TREE SAVE REQUIREMENTS: 15% (2.13 ACRES) TREE SAVE PROPOSED: 15% (42.13 ACRES)
REQUIRED BUFFERS PLANNED SINGLE FAMILY ATTACHED ABUTTING SINGLE-FAMILY: CLASS C 50' BUFFER PLANNED MULTI-FAMILY ABUTTING INDUSTRIAL: CLASS A 100' BUFFER (CLASS A 100' BUFFER IS LOCATED ON THE SIDE OF THE INDUSTRIAL PROPERTY)	NOTE: IF ATTACHED UNITS ARE FOR SALE, UNITS WILL COMPLY WITH EITHER PRIVATE OPEN SPACE OR USEABLE COMMON OPEN SPACE.
	PARKING SINGLE FAMILY ATTACHED REQUIRED: 1.5 SPACES PER UNIT PROVIDED: 1.5 SPACES PER UNIT
	OFF-STREET PARKING PROVIDED FOR GUEST PARKING.

- NO PART OF THE BUILDING WALL INCLUDING SUPPORT POSTS FOR ANY UPPER-LEVEL UNENCLOSED UNCOVERED DECKS OR BALCONIES ARE PERMITTED TO BE CLOSER THAN 5' TO THE BACK OF THE ALLEY.
- NO EXTERIOR ENTRY DOORS ARE ALLOWED WITHIN 15' OF THE ALLEY.
- THIS SITE PLAN IS DEPICTIVE/CONCEPTUAL IN NATURE. MINOR ADJUSTMENTS TO THE LAYOUT MAY BE ALLOWED/NEEDED DURING SITE DESIGN AND DEVELOPMENT AFTER THE REZONING IS APPROVED. THIS SHALL BE ACCEPTABLE AS LONG AS THE INTENT OF THE REZONING IS UPHOLD.



COVINGTON TOWNS

1640 RIDGE ROAD
CHARLOTTE, NC 28262

ID	Description	Date
Drawing Title:		
Project Number:	761622-01	
Scale:	1" = 60'	
Drawn By:	JCR/HH	
Checked By:	EJL	
Date:	01/25/2023	
Issue:	REZONING	

REZONING PLAN

RZ-1

W:\PROJECTS\RYAN HOMES-NVR - Ryan Homes - Charlotte\761622-01 Ryan NVR - Ridge Road_Chartotte, NC\06-LA_PLAN\PLAN_ZONE\YIELD-SKETCH\BASE\NVR-RIDGE-BASE-221101.dwg - user: Hanaa Ismail

DEVELOPMENT STANDARDS

JANUARY 31, 2023

A. SITE DEVELOPMENT DATA

- ACREAGE: ± 14.2
- TAX PARCEL NOS: 029-581-04, 029-581-08, 029-581-02, 029-581-01, 029-581-20, 029-581-09, 029-581-05 AND 029-581-06
- EXISTING ZONING: R-3
- PROPOSED ZONING: R-17 MF (CD)
- EXISTING USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: UP TO 160 SINGLE FAMILY ATTACHED DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-17 MF ZONING DISTRICT

1. GENERAL PROVISIONS

- a. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY NVR, INC. (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 14.2 ACRE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 029-581-04, 029-581-08, 029-581-02, 029-581-01, 029-581-20, 029-581-09, 029-581-05 AND 029-581-06.
- b. **ZONING DISTRICTS/ORDINANCE:** THE DEVELOPMENT AND USE 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"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-17 MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- c. **GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, BUILDINGS, INTERNAL PRIVATE STREETS/ALLEYS, SIDEWALKS, DRIVEWAYS 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- a. THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 160 SINGLE FAMILY ATTACHED DWELLING UNITS TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-17 MF ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENT'S SUCH AS A DOG PARK, PLAYGROUND AND GATHERING AREAS.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS

- a. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- b. THE ALIGNMENTS OF THE INTERNAL PRIVATE STREETS/ALLEYS, INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND THE SITE LAYOUT AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- c. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.

4. ARCHITECTURAL STANDARDS

- a. THE MAXIMUM HEIGHT OF THE SINGLE FAMILY ATTACHED DWELLING UNITS CONSTRUCTED ON THE SITE SHALL BE GOVERNED BY THE ORDINANCE.
- b. THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS CONSTRUCTED ON THE SITE MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
- c. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK SHALL BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
- 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, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- e. EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A COVERED FRONT STOOP. THE FRONT STOOP MAY BE COVERED BY AN AWNING, CANOPY, ROOF EXTENSION OR OTHER ARCHITECTURAL FEATURE CHOSEN BY PETITIONER.
- f. ALL CORNER OR END SINGLE FAMILY ATTACHED DWELLING UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL 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 15 FEET ON ALL BUILDING LEVELS.
- g. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE OR PROVIDE ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- h. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS. THIS MAY BE ACCOMPLISHED BY CONNECTING THE WALKWAYS TO THE DRIVEWAYS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS.
- i. EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A GARAGE

5. BUFFERS/STREETSCAPE

- a. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. NOTWITHSTANDING THE FOREGOING, AND PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF A BUFFER BY 25% BY INSTALLING A WALL, FENCE OR BERM THAT MEETS THE STANDARDS OF SECTION 12.302(8) OR SECTION 12.302(8A) OF THE ORDINANCE AS APPLICABLE

- b. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.

6. ENVIRONMENTAL FEATURES:

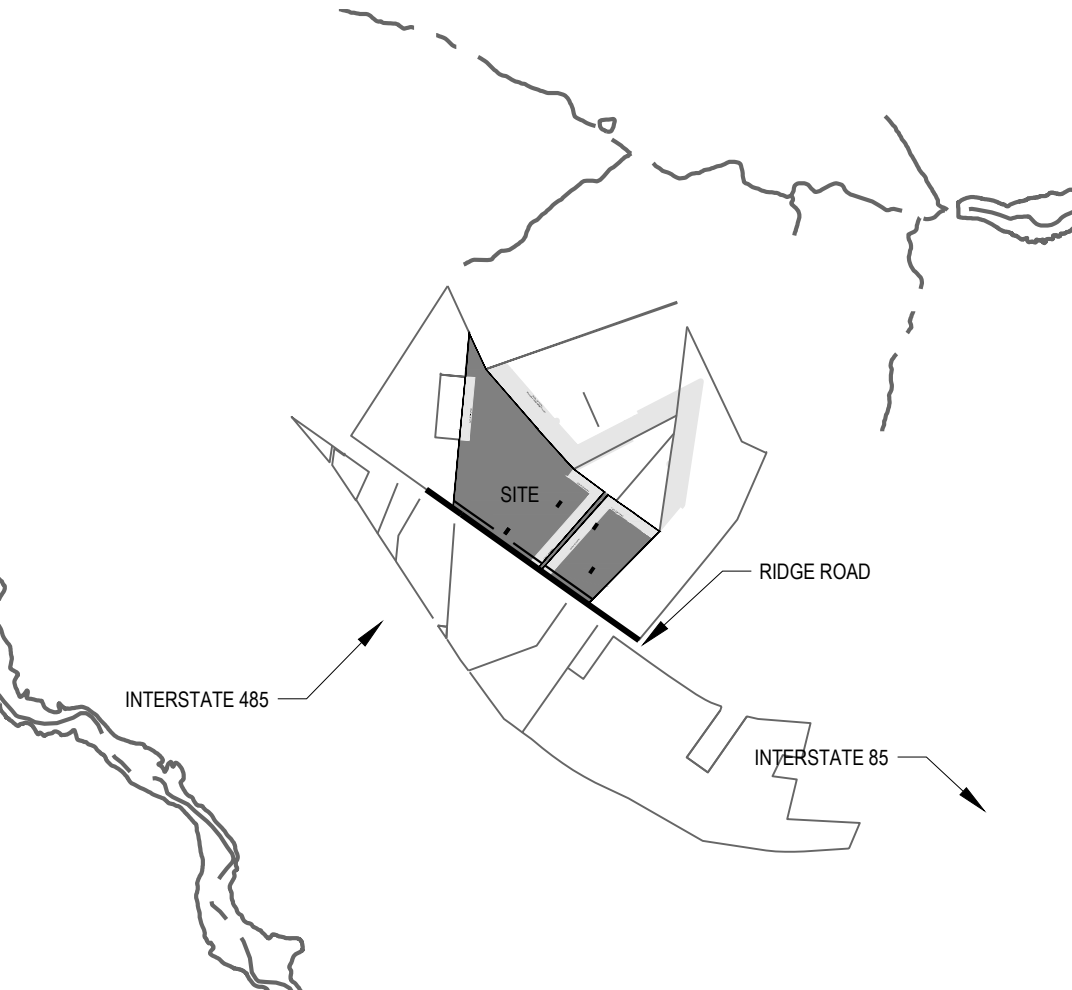
- a. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- b. THE TREE SAVE AREAS DEPICTED ON THE REZONING PLAN ARE CONCEPTUAL AND THE ACTUAL TREE SAVE AREAS PROVIDED ON THE SITE MAY DIFFER FROM WHAT IS DEPICTED ON THE REZONING PLAN PROVIDED THAT THE SITE COMPLIES WITH THE REQUIREMENTS OF THE TREE ORDINANCE.
- c. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

7. AMENDMENTS TO THE REZONING PLAN

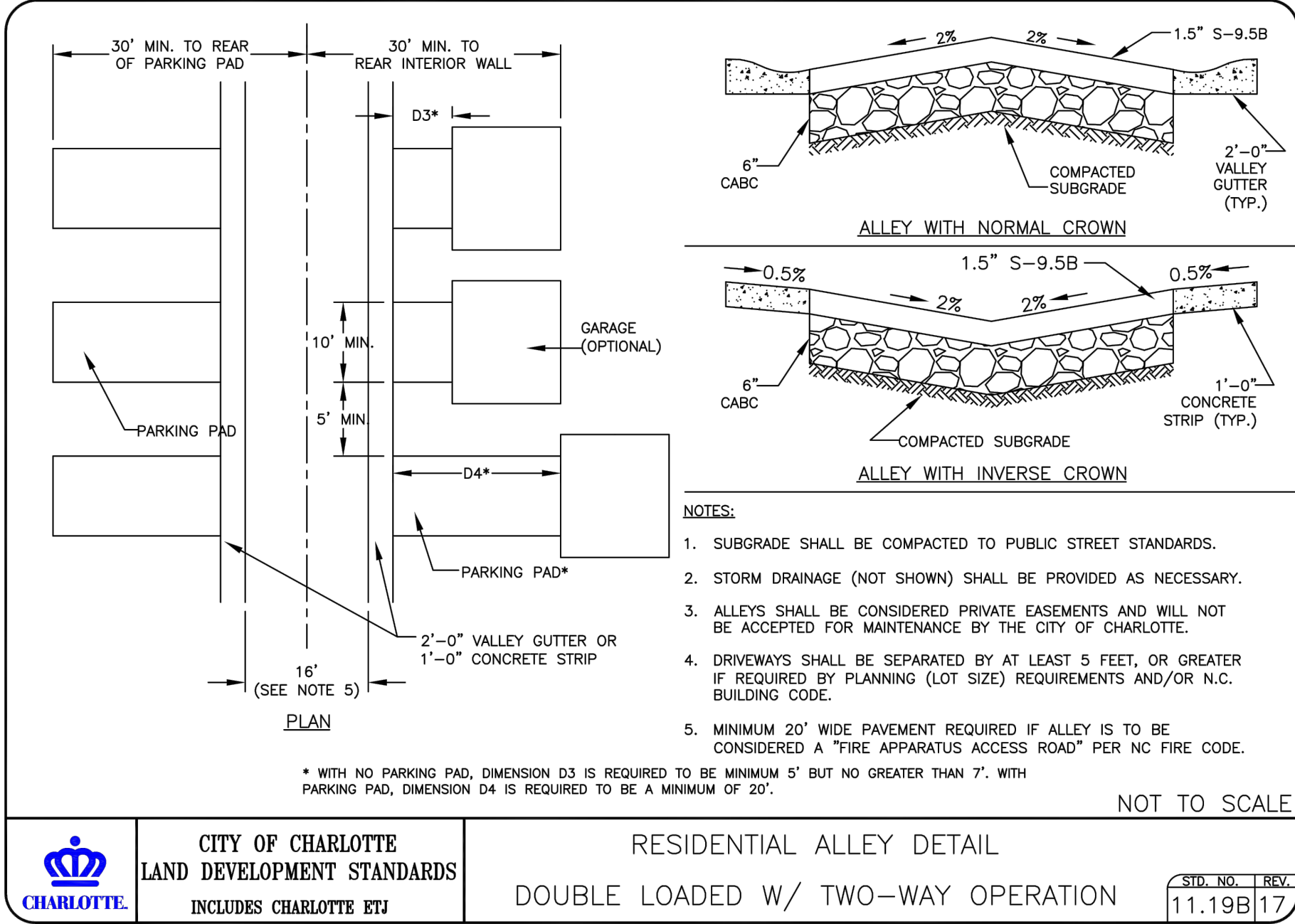
- a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

8. 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.



VICINITY MAP
SCALE = 1" = 1,000'



RYAN HOMES - NVR

COVINGTON TOWNS

1640 RIDGE ROAD
CHARLOTTE, NC 28262

Revisions / Submissions		
ID	Description	Date

Project Number: 761622-01
Scale: 1" = 60'
Drawn By: JCR
Checked By: E.JL
Date: 01/25/2023
Issue: REZONING

Drawing Title:
DEVELOPMENT NOTES

RZ-2