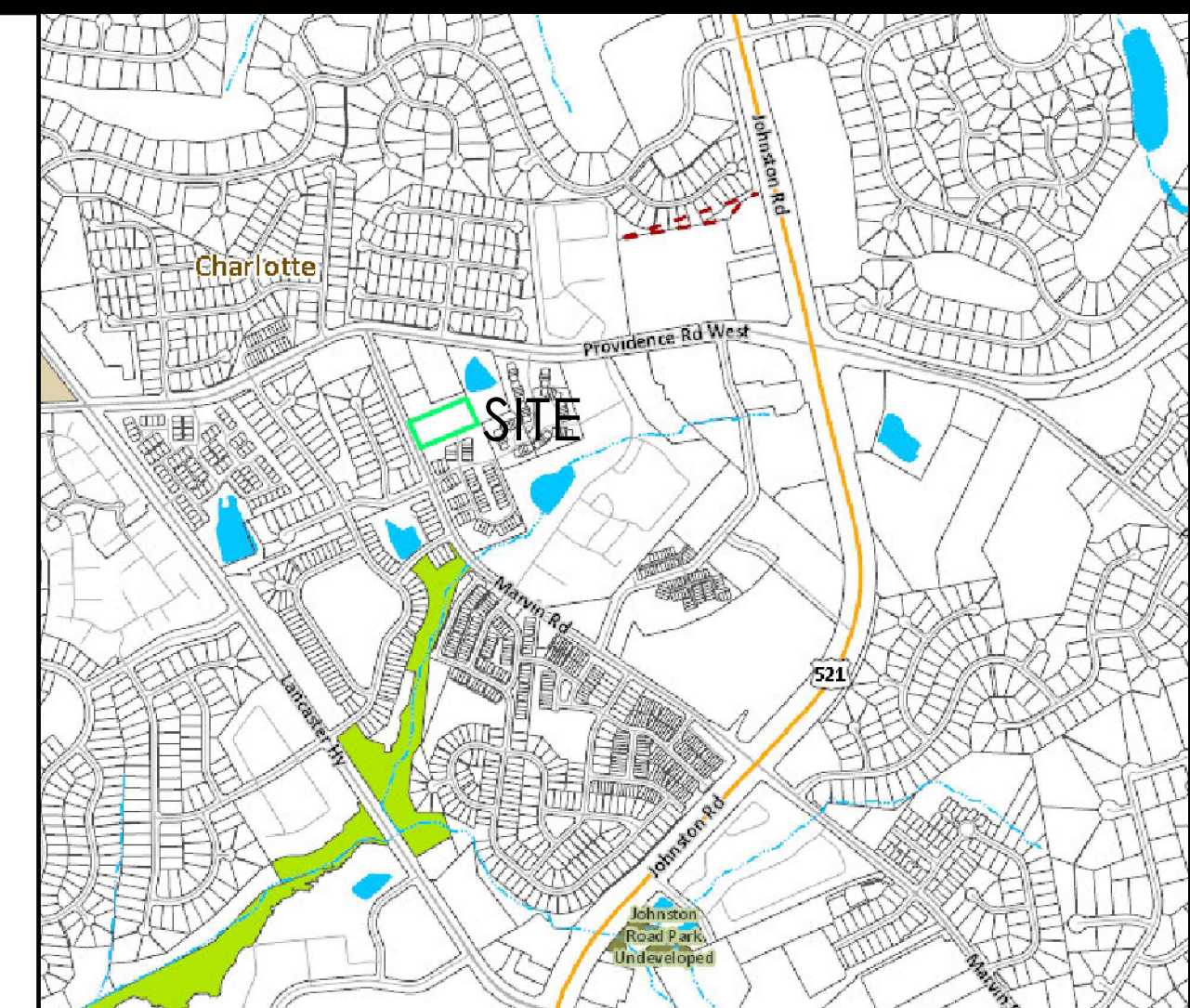


DEVELOPMENT STANDARDS

NOVEMBER 27, 2023

1. **GENERAL PROVISIONS**
 - A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN ASSOCIATED WITH THE ZONING PETITION FILED BY PEACHTREE RESIDENTIAL INC. LLC (THE "PETITIONER") FOR AN APPROXIMATELY 1.61 ACRE SITE LOCATED ON THE EAST SIDE OF MARVIN ROAD BETWEEN COVENTRY COURT LANE AND PROVIDENCE ROAD WEST, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE ZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 223-13225.
 - B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE ZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE").
 - C. UNLESS THE ZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N1-E ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - D. THE DEVELOPMENT DEPICTED ON THE ZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL STREET DEPICTED ON THE ZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
 - E. FUTURE AMENDMENTS TO THE ZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE.
2. **PERMITTED USES/DEVELOPMENT LIMITATIONS**
 - A. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 10 DWELLINGS - SINGLE FAMILY (SINGLE FAMILY DETACHED DWELLING UNITS) AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE N1-E ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENTS.
3. **TRANSPORTATION**
 - A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE ZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
4. **ARCHITECTURAL STANDARDS**
 - A. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 40 FEET.
5. **OPEN SPACE/GREEN AREA**
 - A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE OPEN SPACE AND GREEN AREA REQUIREMENTS OF THE ORDINANCE.
6. **ENVIRONMENTAL FEATURES**
 - A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE ORDINANCE.
7. **BINDING EFFECT OF THE ZONING DOCUMENTS AND DEFINITIONS**
 - A. IF THIS ZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE ZONING PLAN WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



VICINITY MAP
SCALE: N.T.S.

SITE DATA:

ADDRESS:	15317 MARVIN ROAD, CHARLOTTE, NC 28277
PARCEL ID:	#223 13 225
CURRENT ZONING:	N1-A
PROPOSED ZONING TO:	N1-E
PRODUCT:	SINGLE FAMILY DETACHED
EXISTING PROPERTY AREA:	1.61 ACRES
PROPERTY AREA AFTER FUTURE R/W DEDICATION:	1.45 ACRES
PROPOSED UNITS:	10
PROPOSED DENSITY:	6.2 DU/A EX. PROPERTY (6.9 DU/A AFTER R/W DEDICATION)

N1-E SINGLE FAMILY DETACHED REQUIREMENTS:

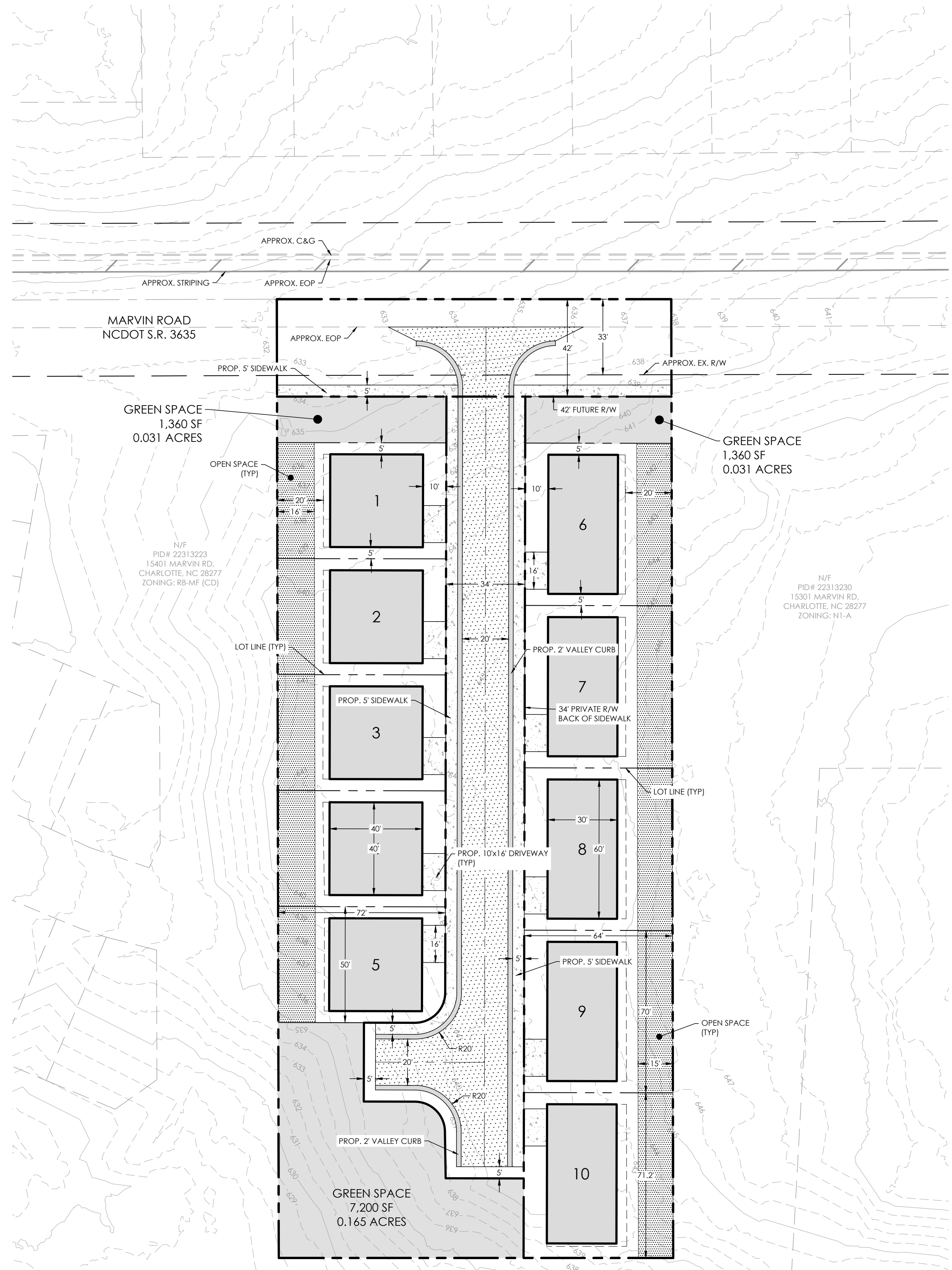
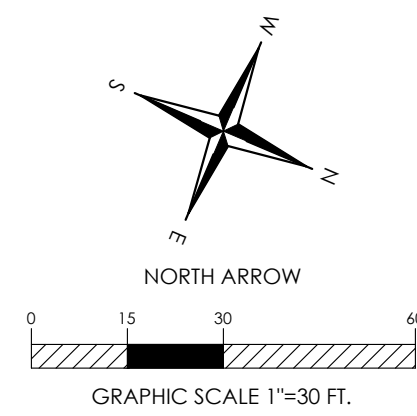
OPEN SPACE REQUIREMENT:	20% PER LOT
GREEN AREA REQUIREMENT:	15% (0.242 ACRES EX. PROPERTY, 0.218 AFTER R/W DEDICATION)
GREEN AREA PROVIDED:	0.23 ACRES
MINIMUM LOT AREA REQUIRED:	3,000 SF
MINIMUM LOT WIDTH REQUIRED:	30'
MINIMUM FRONT SETBACK FROM R/W:	10'
MINIMUM CORNER SETBACK FROM R/W:	10'
MINIMUM SIDE SETBACK:	5'
MINIMUM REAR SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	40'
NO LANDSCAPE YARD REQUIRED	

LOT SUMMARY TABLE

LOT #	WIDTH (FT)	LENGTH (FT)	AREA		OPEN SPACE	
			(SF)	(AC)	REQUIRED (SF)	PROVIDED (SF)
1	50	74	3,700	0.085	740	800
2	50	74	3,700	0.085	740	800
3	50	74	3,700	0.085	740	800
4	50	74	3,700	0.085	740	800
5	50	74	3,664	0.084	733	800
6	70	63	4,410	0.101	882	1,050
7	70	63	4,410	0.101	882	1,050
8	70	63	4,410	0.101	882	1,050
9	70	63	4,410	0.101	882	1,050
10	71.2	63	4,486	0.103	897	1,068

APPROXIMATE BUA

PAVEMENT	8,635 SF	0.198 AC
CURB	1,531 SF	0.035 AC
SIDEWALK	3,882 SF	0.089 AC
BUILDINGS	17,000 SF	0.390 AC
DRIVEWAYS	1,600 SF	0.037 AC
TOTAL	32,648 SF	0.749 AC



W&A ENGINEERING

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

121 GILEAD RD
HUNTERVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

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MARVIN ROAD MULTIFAMILY

MECKLENBURG COUNTY, NC
15317 MARVIN RD, CHARLOTTE NC 28277

Know what's below. Call before you dig.

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: 11/27/23

ISSUANCE DATE: 11/27/23



HFI PROJECT #: 223078

REZONING PLAN

01

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

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