

SITE DATA	
PREPARED BY: MCADAMS 2100 S TRYON STREET, SUITE 400 CHARLOTTE, NC 28277	
PID:	04545215, 04545220, 04545226, + PORTION OF 04545222
EXISTING ZONING:	N1-A
PROPOSED ZONING:	R2-A(CD)
TOTAL DEVELOPMENT	
AREA:	± 3.33 AC
TOWNHOMES (18' x 50'):	39 UNITS
DENSITY:	SEE NOTES BELOW
OPEN SPACE REQUIRED:	10% OF SITE OR ± 0.33 AC
OPEN SPACE PROVIDED:	MIN. ± 0.33 TO ± 0.6 AC
TREE SAVE REQUIRED (15% OF SITE):	SEE NOTES BELOW
TREE SAVE PROVIDED:	SEE NOTES BELOW
STORMWATER DETENTION PROVIDED:	POND IN EARLIER PHASE
NOTE:	
• TREE SAVE IS BASED ON THE COMBINATION OF THE NORTHERN PHASE AND THESE ADDITIONAL PARCELS	
• TOTAL ACREAGE OF SITE = 41.569 AC	
• 41.569 X 15% = 6.23 AC	
• PROVIDED TREE SAVE = 6.24 AC	
• OVERALL PROJECT DENSITY	
• PHASE 1 = 287 UNITS	
• PHASE 2 = 39 UNITS	
• OVERALL = 326	
• 326 UNITS / 41.569 AC = 7.84 DUA	

SITE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	BUFFER LINE
	CENTERLINE
	FLOODPLAIN



McADAMS
The John R. McAdams Company, Inc.
2100 S Tryon Street
Suite 400
Charlotte, NC 28203
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
MATT KEARNS
MUNGO HOMES
441 WESTERN LANE
IRMO, SOUTH CAROLINA 29063

EASY STREET TOWNS
REZONING PETITION #2023-XXX
BEWTEEN EASY STREET & GIBBON ROAD
CHARLOTTE, NORTH CAROLINA 28269

REVISIONS

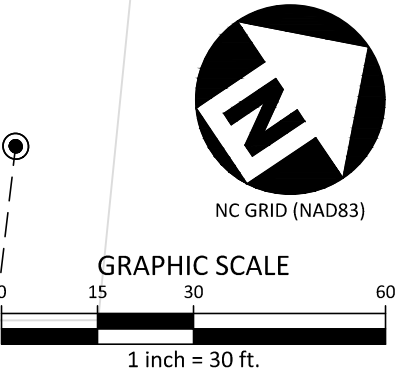
NO.	DATE

PLAN INFORMATION

PROJECT NO.	SPEC-22232
FILENAME	SPEC22232-MNG22007-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1" = 30'
DATE	12.20.2023

REZONING PLAN

RZ.01



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\SP22\SPEC\2023\SPEC\22232-Gibbon Road - Title Production\Engineering\Sketch\Plan\SPEC22232-MNG22007-RZ1.dwg, 12/21/2023 11:47:36 AM, Heather Madden

**Mungo Homes
Development Standards
12/20/2023
Rezoning Petition No. 2023-xxx**

Site Development Data:

--Acreage: ±3.33
--Tax Parcel #: 045-452-20, 045-452-15, 045-452-26 and a portion of 045-452-22
--Existing Zoning: N1-A and R-8MF(CD)
--Proposed Zoning: N2-A(CD)
--Existing Uses: Vacant
--Proposed Uses: Up to 39 single-family attached residential dwelling units together with accessory uses, as allowed in the N2-A 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 Mungo Homes ("Petitioner") to accommodate the development of a residential community on approximately 3.33-acre site generally located on Gibbon Road and Easy Street (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 Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the N2-A zoning classification shall govern all development taking place on the Site.

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 Article 37.3 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. Changes may include a reduction in the number of units, change in number of units per building so long as buildings on the exterior of the site do not increase in maxing, and/or amendments to building orientation. 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.

a. **Number of Buildings Principal and Accessory.** The total number of principal residential buildings to be developed on the Site shall not exceed ten (10). 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 thirty-nine (39) single-family attached residential dwelling units together with accessory uses allowed in the N2-A zoning district as generally depicted on the Rezoning Plan.

3. Access and Transportation Improvements:

a. Access to the Site shall be from Easy Street 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.

c. The Petitioner shall dedicate forty-one (41) feet of right-of-way from the centerline of Gibbon Road.

d. Location of curb and gutter shall be nineteen (19) feet from roadway centerline.

e. The Petitioner shall upgrade existing Easy Street to meet the CLDSM Standard U-02.

f. The Petitioner shall dedicate and fee simple convey all rights-of-way along Gibbon Road to the City 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 two (2) feet behind the sidewalk.

g. Site will be developed in multiple phases. All transportation improvements that are the responsibility of the Petitioner, per phase in accordance with the Ordinance, shall be approved and constructed prior to the issuance of the first certificate of occupancy and 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.

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

i. All on-site right-of-way dedication will be completed as required by the 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.

4. Streetscape, Buffers, Yards, Open Space and Landscaping:

a. A thirty (30) foot setback will be provided as measured from the future right-of-way of Gibbon

Road will be provided as generally depicted on the Rezoning Plan.

b. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along all internal roadways as generally depicted on the Rezoning Plan.

c. An eight (8) foot planting strip and a twelve (12) foot multi-use path will be provided along Gibbon Road as generally depicted on the Rezoning Plan.

d. It is understood, 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.

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, vinyl 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 shall 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. No more than four (4) buildings on the site may have a max of five (5) units per building; all other buildings must have four (4) units or less. Applicant to provide calculations during plan review to reflect compliance with this requirement. It is understood that attached conceptual plan depicts two buildings with five units and that may be increased in the interior of the site.

g. Covered porches or stoops shall be provided that are a minimum of three (3) feet deep.

6. Environmental Features:

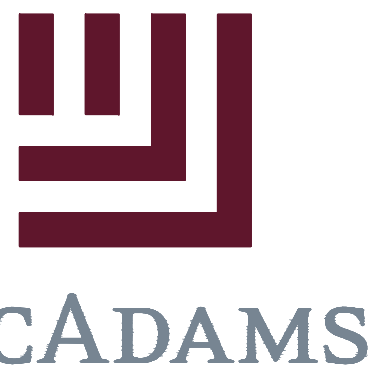
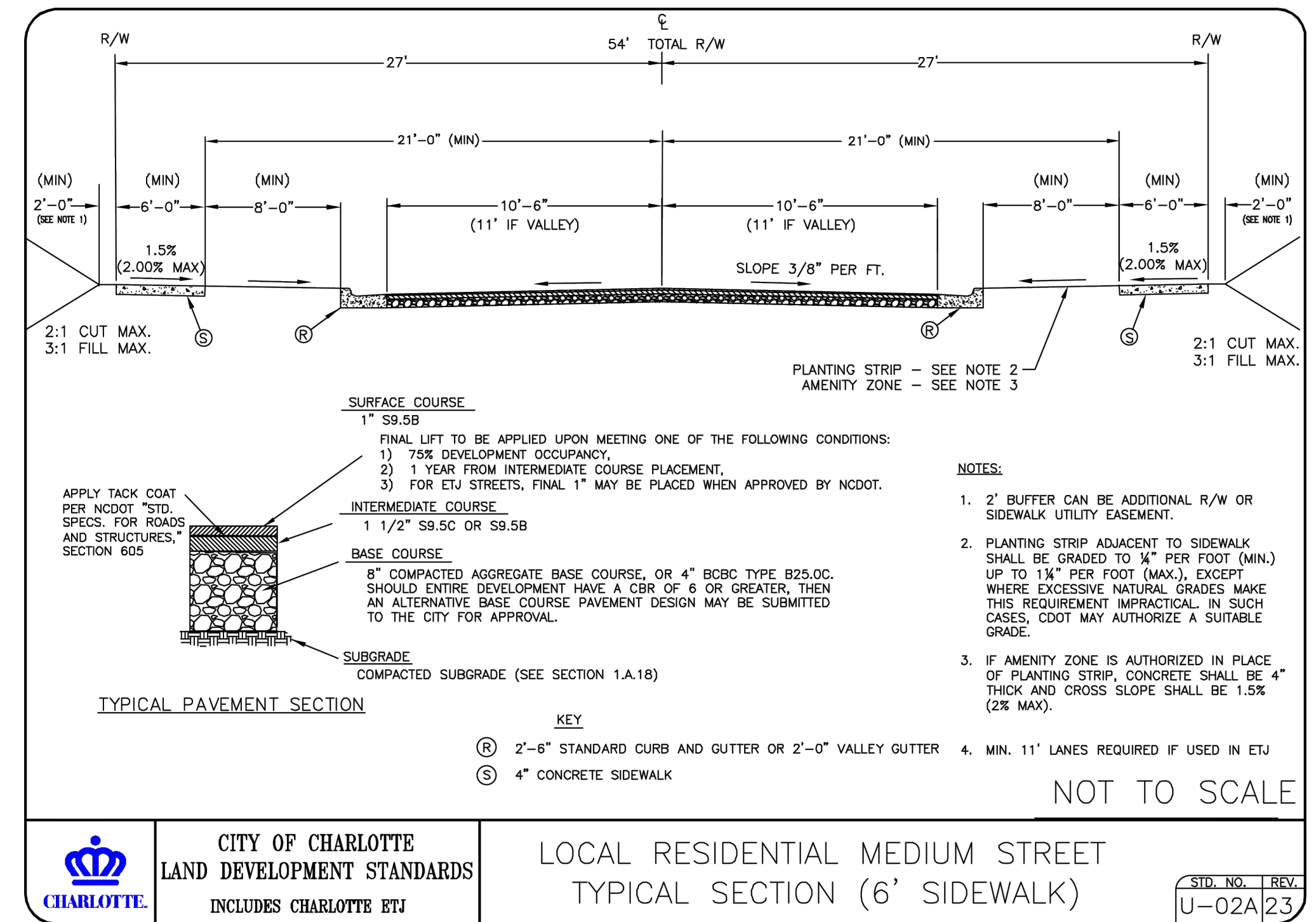
a. The Petitioner shall provide open space as required by Ordinance. The open space shall include amenities to promote gathering included but not limited to specialty landscaping, pavers, dog park, seating, and/or gazebos.

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 applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 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.



The John R. McAdams Company, Inc.
2100 S Tryon Street
Suite 400
Charlotte, NC 28203
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MATT KEARNS
MUNGO HOMES
441 WESTERN LANE
IRMO, SOUTH CAROLINA 29063

EASY STREET TOWNS
REZONING PETITION #2023-XXX
BEWTEEN EASY STREET & GIBBON ROAD
CHARLOTTE, NORTH CAROLINA 28269

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. SPEC-22232
FILENAME SPEC22232-MNG22007-RZ1
CHECKED BY EM
DRAWN BY JDS
SCALE
DATE 12.20.2023

SHEET

REZONING NOTES

RZ.02