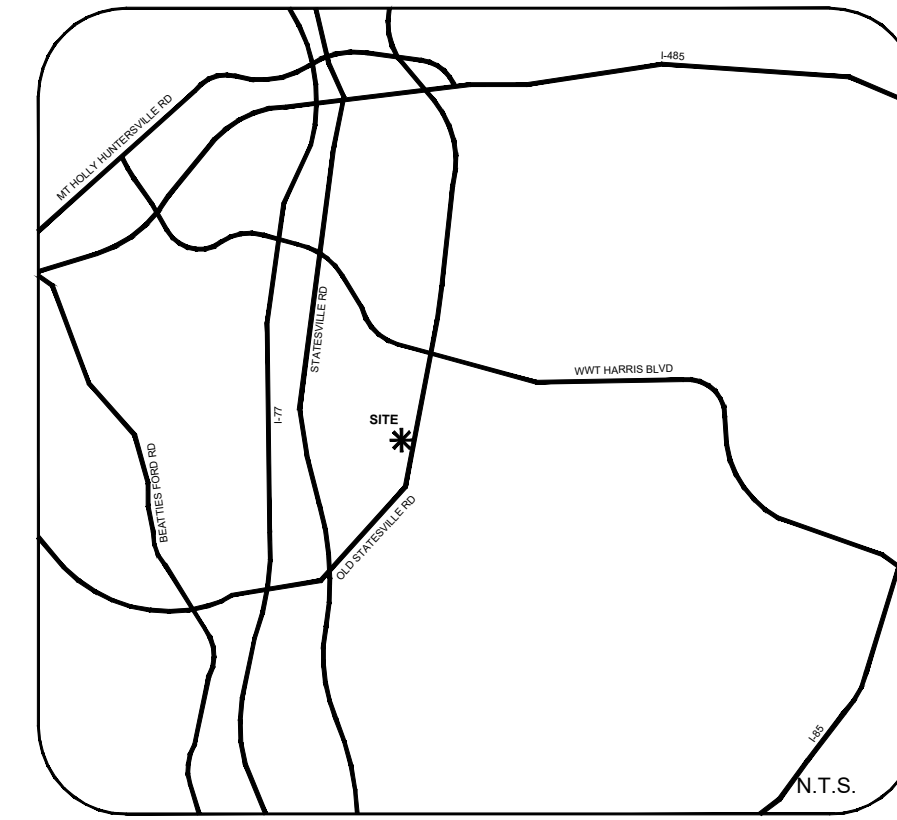


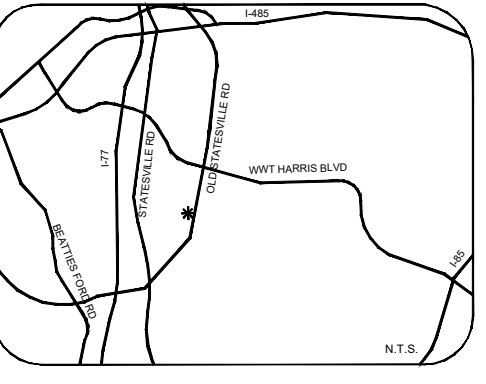
VICINITY MAP



SITE DEVELOPMENT DATA

ACREAGE: ± 16.91 ACRES  
 TAX PARCEL #: 037-214-02, 037-214-01, 037-214-05  
 EXISTING ZONING: MHP and CG  
 PROPOSED ZONING: N2-A(CD)  
 EXISTING USES: VACANT  
 PROPOSED USES: RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE N2-A ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).  
 MAXIMUM NUMBER OF DWELLING UNITS: UP TO TWO HUNDRED AND FIVE (205) ATTACHED DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT.  
 MAXIMUM BUILDING HEIGHT: AS PER THE N2-A BUILDING HEIGHT STANDARDS.  
 PARKING: AS REQUIRED BY ORDINANCE.

KEY MAP



SITE LEGEND

PROPOSED PUBLIC STREET

PROPOSED DEVELOPMENT AREA



PROJECT  
**OLD STATESVILLE**

REZONING  
CHARLOTTE, NC  
#2023-XXX

LANDDESIGN PROJ.# 1023150

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	01/05/24

DESIGNED BY: XX  
 DRAWN BY: XX  
 CHECKED BY: XX

SCALE: NORTH   
 VERT: N/A  
 HORZ: 1" = 60'

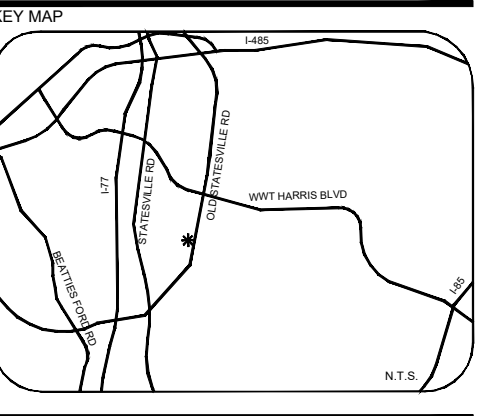
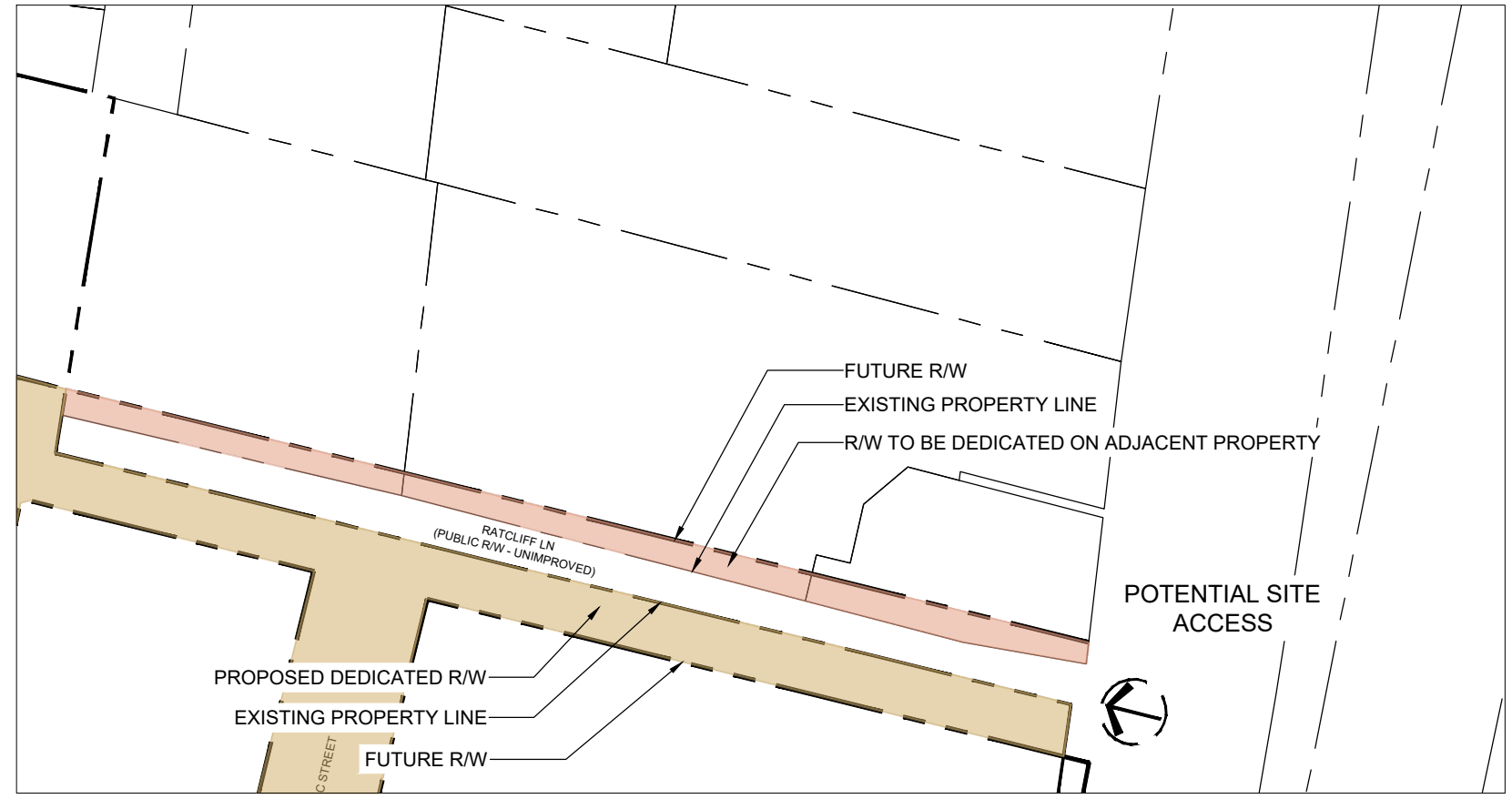
TECHNICAL DATA

SHEET NUMBER  
**RZ-1**



**SITE LEGEND**

- PROPERTY LINE ———
- PROPOSED PROPERTY LINE - - - - -
- SETBACK ———
- LANDSCAPE YARD ———
- PROP. TREE SAVE [Hatched Box]
- POTENTIAL ACCESS [Arrow]



**PROJECT**  
**OLD STATESVILLE**

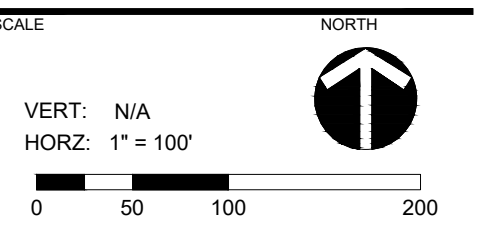
REZONING  
CHARLOTTE, NC  
#2023-XXX

LANDDESIGN PROJ.# 1023150

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	01/05/24

DESIGNED BY: XX  
DRAWN BY: XX  
CHECKED BY: XX



**SCHEMATIC SITE PLAN**

SHEET NUMBER  
**RZ-2**

SITE DEVELOPMENT DATA:

- ACREAGE: ± 16.91
- TAX PARCEL #: 037-214-01, 037-214-02, AND 037-214-05
- EXISTING ZONING: MHP AND CG
- PROPOSED ZONING: N2-A(CD)
- EXISTING USES: VACANT
- PROPOSED USES: RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE N2-A ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO TWO HUNDRED AND FIVE (205) ATTACHED DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: AS PER THE N2-A BUILDING HEIGHT STANDARDS.
- PARKING: AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

- a. SITE LOCATION, THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY ATAPCO ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 16.91-ACRE SITE LOCATED ON OLD STATESVILLE ROAD (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, BUILDING AND PARKING ENVELOPES, OPEN SPACE AREAS, 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 MINOR AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE 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 MINOR AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE, IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

- d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO FORTY-FIVE (45). IT IS UNDERSTOOD THAT FORTY-FOUR BUILDINGS ARE GENERALLY DEPICTED. THE INCREASE IN BUILDINGS PERMITS THE ABILITY TO INCREASE THE NUMBER OF BUILDINGS SO LONG AS THE BUILDING MASSING ALONG AN EXTERIOR PROPERTY LINE IS NOT INCREASED AND THE NUMBER OF UNITS DOES NOT EXCEED 205 UNITS. 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 BUILDING(S) LOCATED ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:

- a. THE PRINCIPAL BUILDING(S) CONSTRUCTED ON THE SITE SHALL BE DEVELOPED WITH UP TO TWO HUNDRED AND FIVE (205) ATTACHED RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

- a. ACCESS TO THE SITE WILL BE FROM OLD STATESVILLE ROAD 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 PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- c. REQUIRED ROADWAY IMPROVEMENTS, IF ANY, WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE, 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.
- d. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- e. THE PETITIONER SHALL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT WIDE SIDEWALK ALONG THE SITE'S OLD STATESVILLE ROAD FRONTAGE PER THE ADOPTED CHARLOTTE STREETS MAP AND AN EIGHT (8) FOOT PLANTING STRIP AND EIGHT (8) FOOT SIDEWALK ALONG THE SITE'S OTHER PUBLIC STREETS. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS THAT ARE LOCATED ALONG THE PUBLIC STREETS AND OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
- f. OLD STATESVILLE ROAD IS DESIGNATED AS A 4+ AVENUE WITH BIKE LANES PER THE CHARLOTTE STREETS MAP. THE REQUIRED DISTANCE FROM THE ROAD CENTERLINE TO THE FUTURE BACK OF CURB IS THIRTY-FIVE (35) FEET.

- g. IN THE EVENT A RIGHT-OF-WAY ENCRoACHMENT AGREEMENT IS NECESSARY 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 HOMEOWNERS/BUSINESS ASSOCIATION, AN ENCRoACHMENT AGREEMENT WILL BE SUBMITTED FOR APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION.

- 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 SOUTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

4. ARCHITECTURAL/BUILDING STANDARDS:

- a. THE NUMBER OF UNITS IN A BUILDING WITHIN THE SITE CAN BE INCREASED OR DECREASED SO LONG AS THE BUILDINGS ON THE PERIMETER OF THE SITE DO NOT INCREASE IN MASSING OR NUMBER OF UNITS. THE MAXIMUM NUMBER OF DWELLING UNITS IN A BUILDING IS LIMITED TO FIVE (5).

5. ENVIRONMENTAL FEATURES:

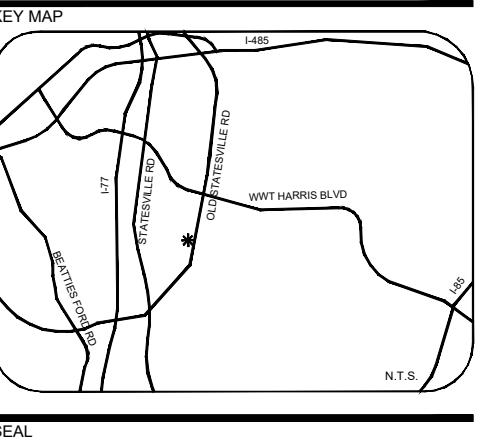
- a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE FOUND IN ARTICLE 25 OF THE ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEM(S) DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING PETITION. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- b. THE SITE WILL COMPLY WITH THE TREE PROVISIONS OF THE ORDINANCE FOUND IN ARTICLE 20. THE FINAL LOCATION OF THE REQUIRED TREE SAVE AREAS WILL BE DETERMINED DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. TREE SAVE AREAS WILL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

6. 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.

7. 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 HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



PROJECT

OLD STATESVILLE

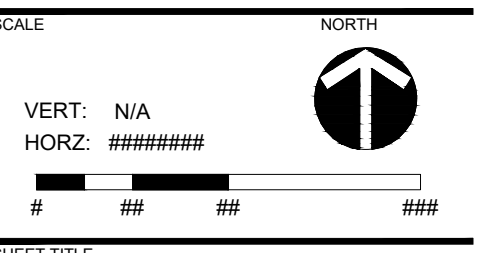
REZONING  
CHARLOTTE, NC  
#2023-XXX

LANDDESIGN PROJ.# 1023150

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	01/05/24

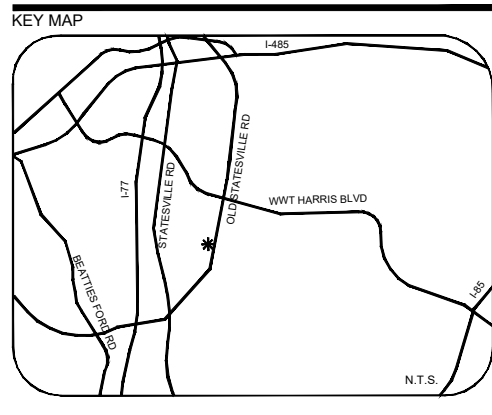
DESIGNED BY: XX  
DRAWN BY: XX  
CHECKED BY: XX



DEVELOPMENT STANDARDS

SHEET NUMBER  
RZ-3

SITE LEGEND	
PROPERTY LINE	— — — — —
PROPOSED PROPERTY LINE	— · — · — · —
SETBACK	- - - - -
LANDSCAPE YARD	- · - · - · -
PROP. TREE SAVE	▨ ▨ ▨ ▨ ▨
POTENTIAL ACCESS	↕



PROPOSED CENTERLINE  
 EXISTING CENTERLINE  
 EXISTING ADJACENT PROPERTY LINE  
 PROP RW TO FOLLOW LOCAL RESIDENTIAL WIDE TYP. SECTION  
 EXISTING ADJACENT PROPERTY LINE  
 FACE OF PROP. CURB TO FOLLOW EXISTING CURB LOCATION

EXISTING EDGE OF PAVEMENT

POTENTIAL SITE ACCESS

PROP. CURB (35' FROM CL)  
 3' PLANTING STRIP  
 5' SIDEWALK  
 PROP. R/W  
 EXISTING R/W

35.00'

24' SETBACK FROM BOC

189.24'

PROJECT  
**OLD STATESVILLE**

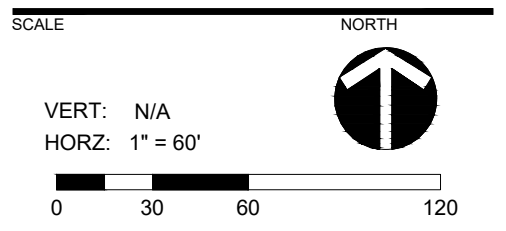
REZONING  
 CHARLOTTE, NC  
 #2023-XXX

LANDESIGN PROJ.# 1023150

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	01/05/24

DESIGNED BY: XX  
 DRAWN BY: XX  
 CHECKED BY: XX



SHEET TITLE

**SCHEMATIC MASTER PLAN**

SHEET NUMBER  
**RZ-4**