

HARVEST HILLS DR SUBDIVISION
THE DRAKEFORD COMPANY
5265 HARVEST HILLS DRIVE
CHARLOTTE, NC 28212

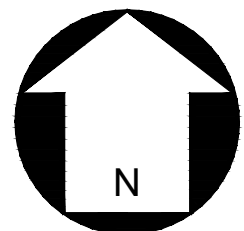
EXISTING
CONDITIONS AND
TECHNICAL DATA
SHEET

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
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED TREE SAVE AREA
- PROPOSED OPEN SPACE
- EXISTING IC-1 ZONING
- EXISTING MX-1 INNOV ZONING
- EXISTING N1-A ZONING
- PROPOSED SITE ENTRY

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- EXISTING N1-A ZONING
- PROPOSED SITE ENTRY

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



SCALE: 1"=60'

REVISIONS:

No.	Date	By	Description

CORPORATE CERTIFICATIONS

NO PE: C-2859 NO LA: C-2853
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDH

Drawn By: ADD

Checked By: MDL

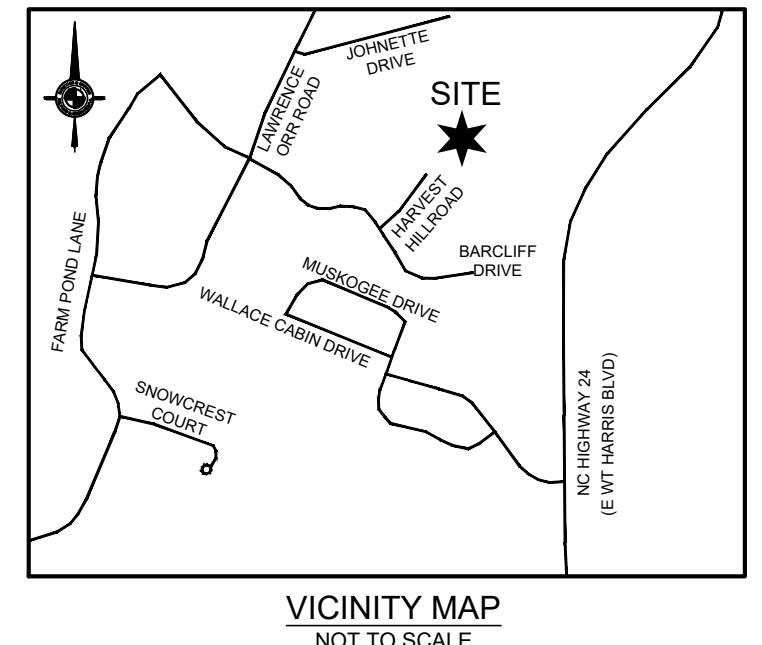
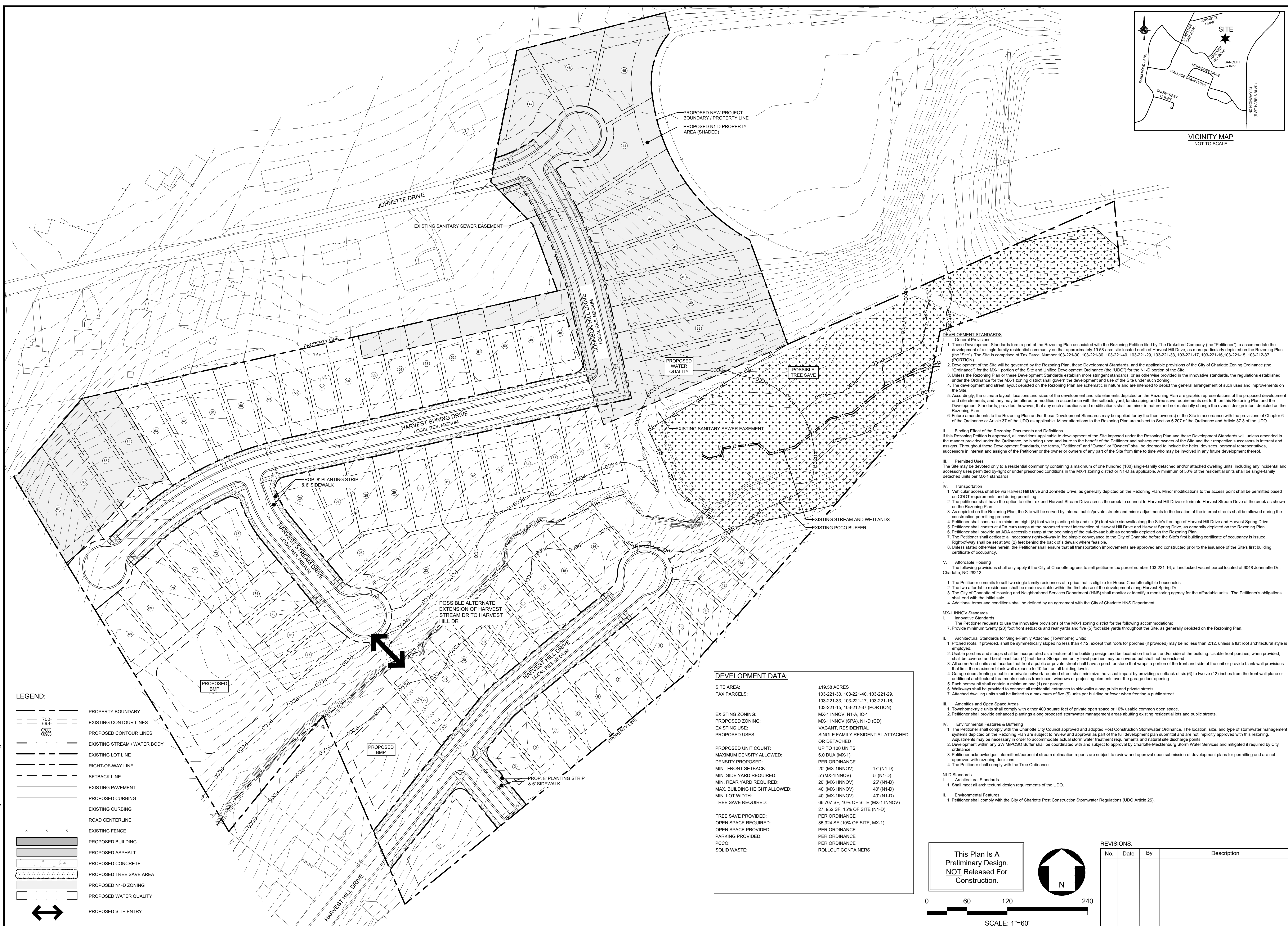
Date: 5/30/24

Project Number: 22101

Sheet Number:

RZ-1

SHEET # 01 OF 02



LEGEND:

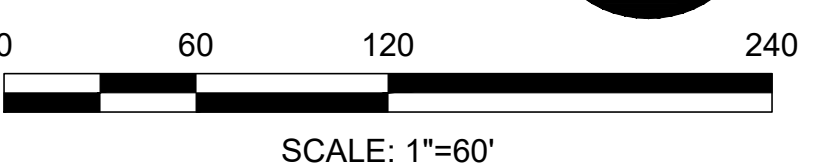
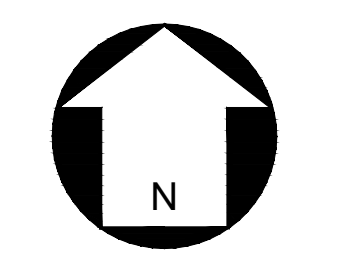
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	PROPOSED BUILDING
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED TREE SAVE AREA
	PROPOSED N1-D ZONING
	PROPOSED WATER QUALITY
	PROPOSED SITE ENTRY

DEVELOPMENT DATA:

SITE AREA:	±19.58 ACRES
TAX PARCELS:	103-221-30, 103-221-40, 103-221-29, 103-221-33, 103-221-17, 103-221-16, 103-221-15, 103-212-37 (PORTION)
EXISTING ZONING:	MX-1 INNOV, N1-A, IC-1
PROPOSED ZONING:	MX-1 INNOV (SPA), N1-D (CD)
EXISTING USE:	VACANT, RESIDENTIAL
PROPOSED USES:	SINGLE FAMILY RESIDENTIAL ATTACHED OR DETACHED
PROPOSED UNIT COUNT:	UP TO 100 UNITS
MAXIMUM DENSITY ALLOWED:	6.0 DUA (MX-1)
DENSITY PROPOSED:	PER ORDINANCE
MIN. FRONT SETBACK:	20' (MX-1 INNOV) 17' (N1-D)
MIN. SIDE YARD REQUIRED:	5' (MX-1 INNOV) 5' (N1-D)
MIN. REAR YARD REQUIRED:	20' (MX-1 INNOV) 25' (N1-D)
MAX. BUILDING HEIGHT ALLOWED:	40' (MX-1 INNOV) 40' (N1-D)
MIN. LOT WIDTH:	40' (MX-1 INNOV) 40' (N1-D)
TREE SAVE REQUIRED:	66,707 SF, 15% OF SITE (MX-1 INNOV) 27,952 SF, 15% OF SITE (N1-D)
TREE SAVE PROVIDED:	PER ORDINANCE
OPEN SPACE REQUIRED:	85,324 SF (10% OF SITE, MX-1)
OPEN SPACE PROVIDED:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	PER ORDINANCE ROLL-OUT CONTAINERS

- DEVELOPMENT STANDARDS**
- General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Drakeford Company (the "Petitioner") to accommodate the development of a single-family residential community on that approximately 19.58-acre site located north of Harvest Hill Drive, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 103-221-30, 103-221-30, 103-221-40, 103-221-29, 103-221-33, 103-221-17, 103-221-16, 103-221-15, 103-212-37 (PORTION).
 - 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") for the MX-1 portion of the Site and Unified Development Ordinance (the "UDO") for the N1-D portion of the Site.
 - Unless the Rezoning Plan or these Development Standards establish more stringent standards, or as otherwise provided in the innovative standards, the regulations established under the Ordinance for the MX-1 zoning district shall govern the development and use of the Site under such zoning.
 - 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 or Article 37 of the UDO as applicable. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance and Article 37.3 of the UDO.
- 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.
- Permitted Uses**
- The Site may be developed only to a residential community containing a maximum of one hundred (100) single-family detached and/or attached dwelling units, including any incidental and accessory uses permitted by-right or under prescribed conditions in the MX-1 zoning district or N1-D as applicable. A minimum of 50% of the residential units shall be single-family detached units per MX-1 standards.
- Transportation**
- Vehicular access shall be via Harvest Hill Drive and Johnette Drive, as generally depicted on the Rezoning Plan. Minor modifications to the access point shall be permitted based on CDOT requirements and during permitting.
 - The petitioner shall have the option to either extend Harvest Stream Drive across the creek to connect to Harvest Hill Drive or terminate Harvest Stream Drive at the creek as shown on the Rezoning Plan.
 - As depicted on the Rezoning Plan, the Site will be served by internal public/private streets and minor adjustments to the location of the internal streets shall be allowed during the construction permitting process.
 - Petitioner shall construct a minimum eight (8) foot wide planting strip and six (6) foot wide sidewalk along the Site's frontage of Harvest Hill Drive and Harvest Spring Drive.
 - Petitioner shall construct ADA curb ramps at the proposed street intersection of Harvest Hill Drive and Harvest Spring Drive, as generally depicted on the Rezoning Plan.
 - Petitioner shall provide an ADA accessible ramp at the beginning of the cul-de-sac bulb as generally depicted on the Rezoning Plan.
 - 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. Right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
 - 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.
- Affordable Housing**
- The following provisions shall only apply if the City of Charlotte agrees to sell petitioner tax parcel number 103-221-16, a landlocked vacant parcel located at 6048 Johnette Dr., Charlotte, NC 28212.
- The Petitioner commits to sell two single family residences at a price that is eligible for House Charlotte eligible households.
 - The two affordable residences shall be made available within the first phase of the development along Harvest Spring Dr.
 - The City of Charlotte of Housing and Neighborhood Services Department (HNS) shall monitor or identify a monitoring agency for the affordable units. The Petitioner's obligations shall end with the initial sale.
 - Additional terms and conditions shall be defined by an agreement with the City of Charlotte HNS Department.
- MX-1 INNOV Standards**
- Innovative Standards
 - The Petitioner requests to use the innovative provisions of the MX-1 zoning district for the following accommodations:
 - Provide minimum twenty (20) foot front setbacks and rear yards and five (5) foot side yards throughout the Site, as generally depicted on the Rezoning Plan.
 - Architectural Standards for Single-Family Attached (Townhome) Units:
 - Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches (if provided) may be no less than 2:12, unless a flat roof architectural style is employed.
 - Usable porches and stoops shall be incorporated as a feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered and be at least four (4) feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.
 - All corner/end units and facades that front 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 exposure to 10 feet on all building levels.
 - Garage doors fronting a public or private network-required street shall minimize the visual impact by providing a setback of six (6) to twelve (12) inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
 - Each home/unit shall contain a minimum one (1) car garage.
 - Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
 - Attached dwelling units shall be limited to a maximum of five (5) units per building or fewer when fronting a public street.
- Amenities and Open Space Areas**
- Townhome-style units shall comply with either 400 square feet of private open space or 10% usable common open space.
 - Petitioner shall provide enhanced plantings along proposed stormwater management areas abutting existing residential lots and public streets.
- Environmental Features & Buffering**
- 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.
 - Development within any SWM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City Ordinance.
 - Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
 - The Petitioner shall comply with the Tree Ordinance.
- N1-D Standards**
- Architectural Standards
 - Shall meet all architectural design requirements of the UDO.
 - Environmental Features
 - Petitioner shall comply with the City of Charlotte Post Construction Stormwater Regulations (UDO Article 25).

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



REVISIONS:

No.	Date	By	Description