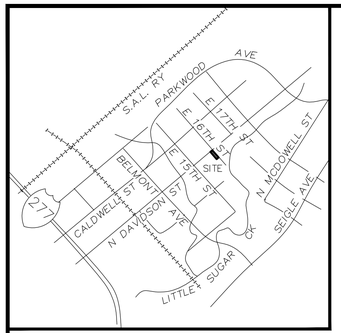
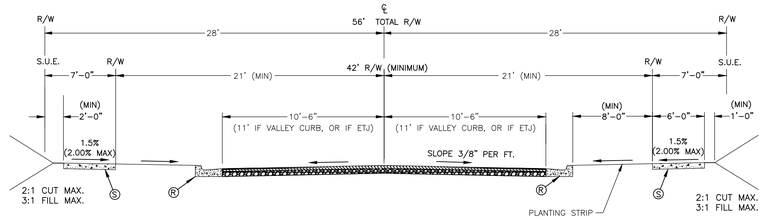


VICINITY MAP

NOT TO SCALE



LOCAL RESIDENTIAL MEDIUM STREET
TYPICAL SECTION

CONCEPTUAL NORTH ALEXANDER STREET ELEVATION
SCALE: 1" = 10'-0"

MRL HOLDINGS LLC
REZONING PETITION NO. 2020-128
11/16/2020

Development Data Table:

Site Area:	+/- 0.34 acres
Tax Parcels:	081-094-01 and 081-092-09
Existing Zoning:	R-22MF
Proposed Zoning:	UR-3(CD)
Existing Use:	Vacant
Proposed Uses:	Up to four (4) Single-family Attached (Townhome) Dwelling Units
Maximum Building Height:	Up to Forty (40) feet, as measured per the Ordinance
Parking:	Shall meet or exceed Ordinance standards
Floor Area Ratio (FAR):	Maximum of 1.8

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by MRL Holdings LLC (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 0.34-acre site located at 1138 North Alexander Street and 625 East 15th Street, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 081-094-01 and 081-092-09.
2. 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").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-3 zoning district shall govern the development and use of the Site.
4. The development and 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.
5. 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. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of four (4) single-family attached dwelling units and any incidental and accessery uses relating thereto that are permitted in the UR-3 zoning district. Parcel 081-092-09 shall not contain any dwelling units.

III. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Charlotte Department of Transportation (CDOT).
2. The Petitioner shall improve the Site frontage of N Alexander Street and 15th Street with curb and gutter to the Local Residential Medium standard and include an eight (8) foot wide planting strip and six (6) foot wide sidewalk.
3. Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy.
4. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.

IV. Architectural & Landscaping Standards

1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
2. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors, garage doors, railings, or trim, and (ii) concrete masonry units not architecturally finished.
3. 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.
4. Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks and yards.
5. The corner/end unit fronting North Alexander Street shall have enhanced side elevations to limit the maximum blank wall expanse to ten (10) feet on each level of the unit.
6. For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, including but not limited to doors, windows, awnings, material or color changes, and/or architectural design elements.
7. Rooftop terraces may be installed on any/all units on the Site, at the Petitioner's option.
8. All townhome units shall be provided with a garage for a minimum of two (2) cars.
9. Garage doors fronting East 15th Street shall include translucent garage door windows and other projecting architectural elements such as, but not limited to, arbors.
10. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.
11. The Petitioner requests the ability to utilize the Ordinance Section 9.406(3) footnote 4, allowing for 25% reduction in the required rear yard dimension, as generally depicted on the Rezoning Plan, as a more efficient use of the Site that does not unduly diminish the provision of light, air and privacy to abutting properties.
12. Trash and recycling will be picked up by City services. Roll out containers will be placed on 15th Street for collection.
13. 400 square foot private/common open space requirement shall be satisfied with a combination of rooftop and/or ground-level open space.

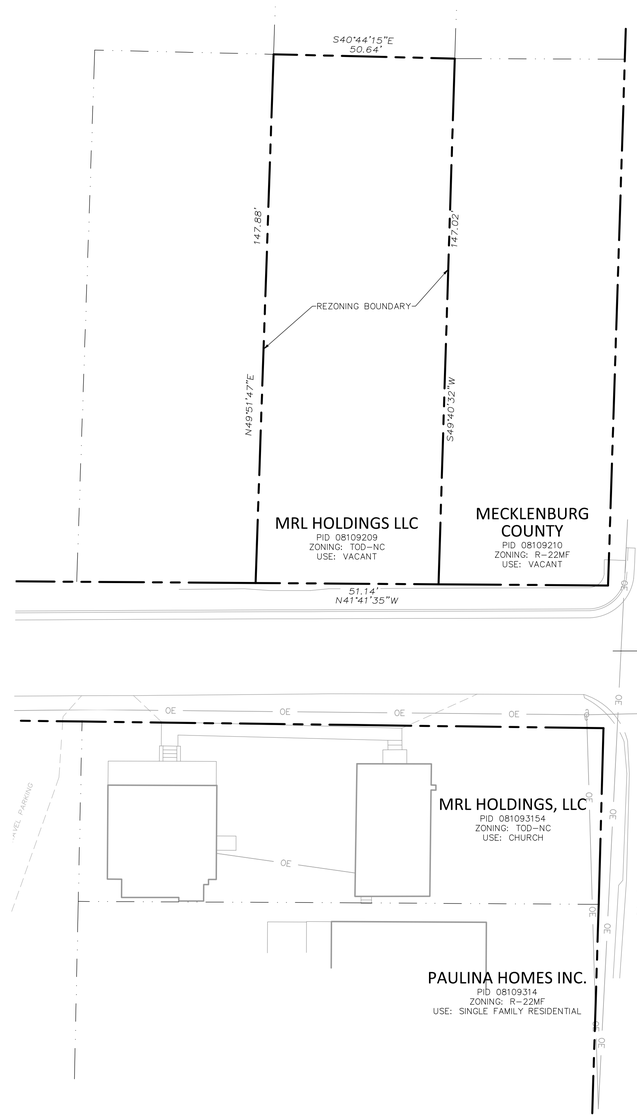
V. Environmental Features

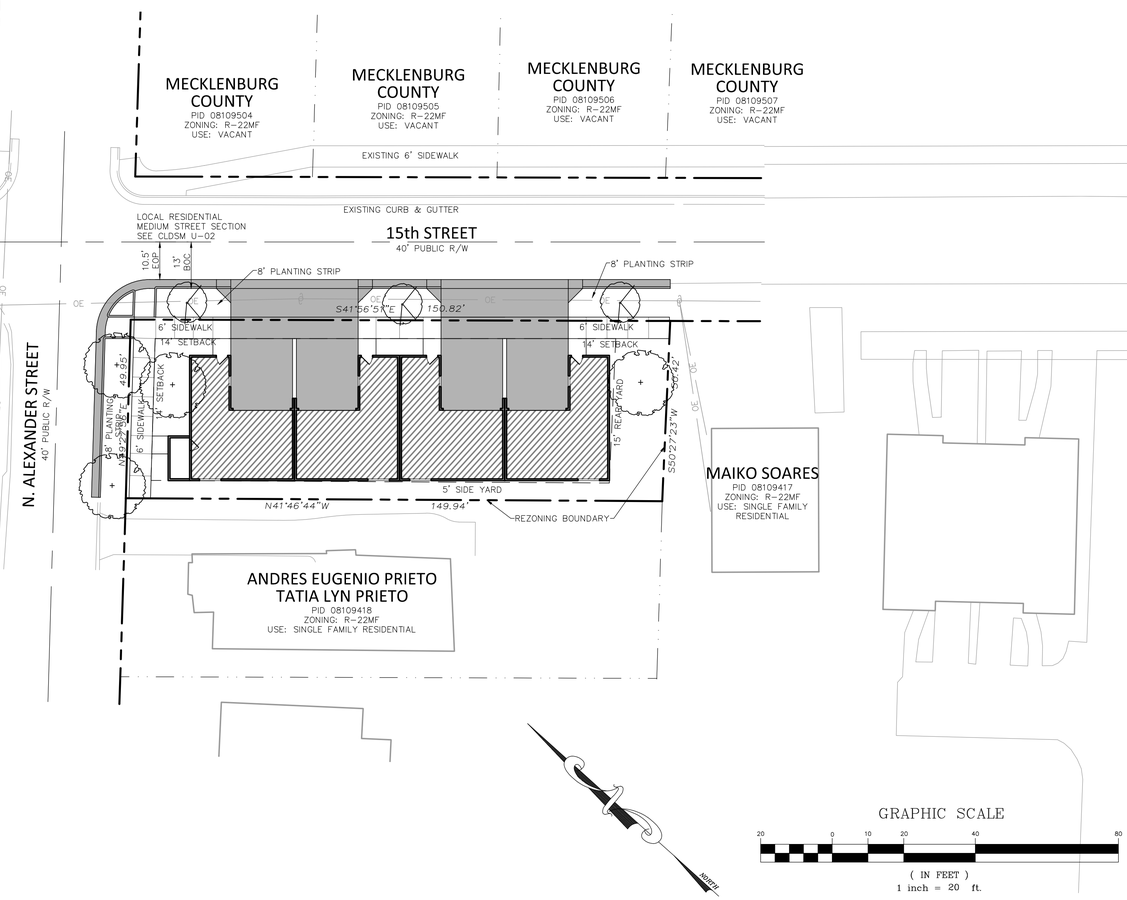
1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and 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
2. The Petitioner shall comply with the Charlotte Tree Ordinance.

VI. 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.





ORSBORN ENGINEERING GROUP
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CHARLOTTE, NC 28203
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TECHNICAL SITE PLAN
PETETION #2020-XX
FOR
1138 N. ALEXANDER STREET
CHARLOTTE, NORTH CAROLINA

MRL HOLDINGS, LLC
2488 CHATHAN DRIVE
FORT MILL, SC 29707

NORTH CAROLINA PROFESSIONAL ENGINEERING COMPANY C-3139

DATE	REVISIONS

JOB #	20010
DATE:	07/17/2020
SCALE:	1" = 20'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

November 16, 2020 - 1:48pm By: JWinkler
P:\20010 1138 N Alexander Street\Dwg\20010 RZ1.dwg

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