

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY JMJ HOLLY (THE 'PETITIONER') TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 2.99 ACRE SITE LOCATED ON THE SOUTH SIDE OF SAM NEELY ROAD BETWEEN KRISLYN WOODS PLACE AND WESTHALL DRIVE, WHICH SIT MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE 'SITE'). THE SITE IS COMPRISED OF TAX PARCEL NO. X.
- THE DEVELOPMENT AND USE 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').
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R8 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZES OF THE BUILDING FOOTPRINTS, AS WELL AS THE INTERNAL PUBLIC STREET 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 PROCESS.
- FUTURE AMENDMENTS TO THE REZONING 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 CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL OF THE ORDINANCE.
- ALL LOTS TO BE SERVED WITH CITY WATER AND SEWER UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF CHARLOTTE STANDARD SPECIFICATIONS AND DETAILS.

B. PERMITTED USES

- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 24 SINGLE-FAMILY ATTACHED DWELLING UNITS IN 6 QUADRAPLEX BUILDINGS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R8 ZONING DISTRICT.

C. TRANSPORTATION

- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING 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 DESIGN AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY AN INTERNAL PUBLIC STREET AND MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL PUBLIC STREET SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
- PETITIONER SHALL CONSTRUCT A 6' WIDE CONCRETE SIDEWALK ALONG SAM NEELY ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. 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.
- PETITIONER SHALL DEDICATE VIA FEE SIMPLE CONVEYANCE THE .193 ACRES EXISTING IN THE ROW OF SAM NEELY ROAD AS DEPICTED ON THE REZONING PLAN TO CDOT PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW SINGLE FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE.
- A MINIMUM OF 6 VISITOR PARKING SPACES SHALL BE PROVIDED ON THE SITE.

D. ARCHITECTURAL STANDARDS

- THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE SINGLE-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE WILL BE ONE OR MORE OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.
- VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY BUILDING TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
- THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS CONSTRUCTED ON THE SITE SHALL BE AS DEPICTED ON THE REZONING PLAN.
- 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.
- ALL CORNER/END UNITS THAT FACE A PUBLIC 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 EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
- EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A TWO-CAR GARAGE. THE TWO-CAR GARAGES MAY BE TANDEM TWO-CAR GARAGES.
- WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS.
- FENCES SHALL BE 6' TALL OPAQUE WOOD PANELS.

E. STREETScape & LANDSCAPING

- A MINIMUM 6 FOOT WIDE PLANTING STRIP AND A MINIMUM 5' WIDE CONCRETE SIDEWALK SHALL BE INSTALLED ON BOTH SIDES OF THE INTERNAL PUBLIC STREET ON THE SITE.
- A 29 FOOT WIDE 'TYPE A' BUFFER, REDUCED BY 25% TO 21.75 FEET WITH THE INCLUSION OF A 6' OPAQUE FENCE, SHALL BE PROVIDED ALONG THE EASTERN PROPERTY LINE. IF EXISTING TREES AND SHRUBS LOCATED WITHIN THIS BUFFER DO NOT MEET THE TREE AND SHRUB REQUIREMENTS OF A 'TYPE A' BUFFER, THE PETITIONER SHALL INSTALL SUPPLEMENTAL TREES AND SHRUBS TO BRING THE BUFFER AREA INTO COMPLIANCE WITH THE TREE AND SHRUB REQUIREMENTS OF A 'TYPE A' BUFFER.
- A BUFFER OF APPROXIMATELY 8' SHALL BE PROVIDED ALONG THE REAR OF THE BUILDINGS THAT BACK UP TO THE WESTERN PROPERTY LINE. THE BUFFER SHALL INCLUDE A 6' HIGH OPAQUE FENCE AND ONE (1) ROW OF EVERGREEN SCREENING PLANTS.

F. ENVIRONMENTAL

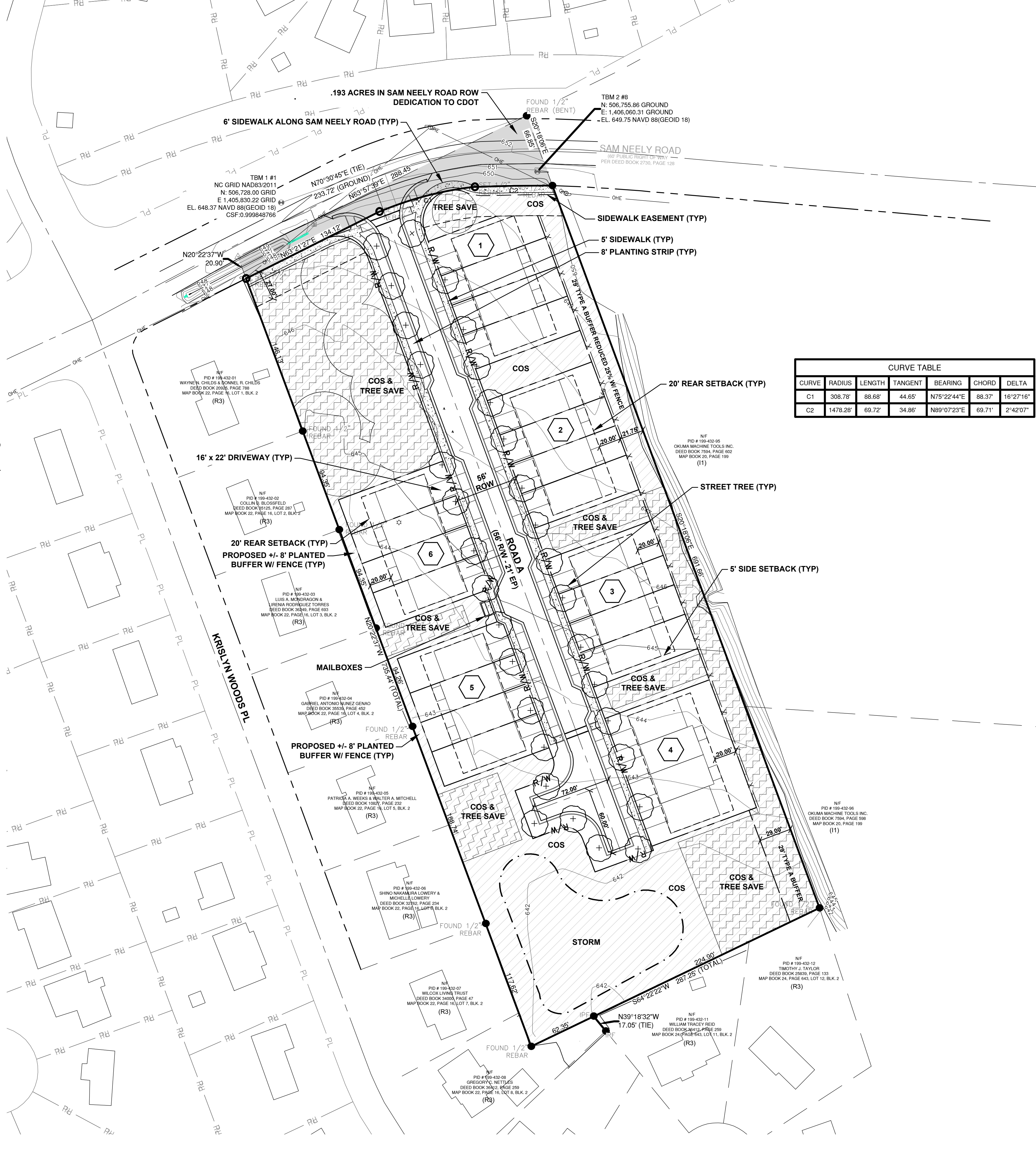
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT 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.

G. LIGHTING

- FREESTANDING LIGHTING FIXTURES THAT MAY BE INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG DRIVEWAYS AND SIDEWALKS, AND LANDSCAPE LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE THAT MAY BE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.

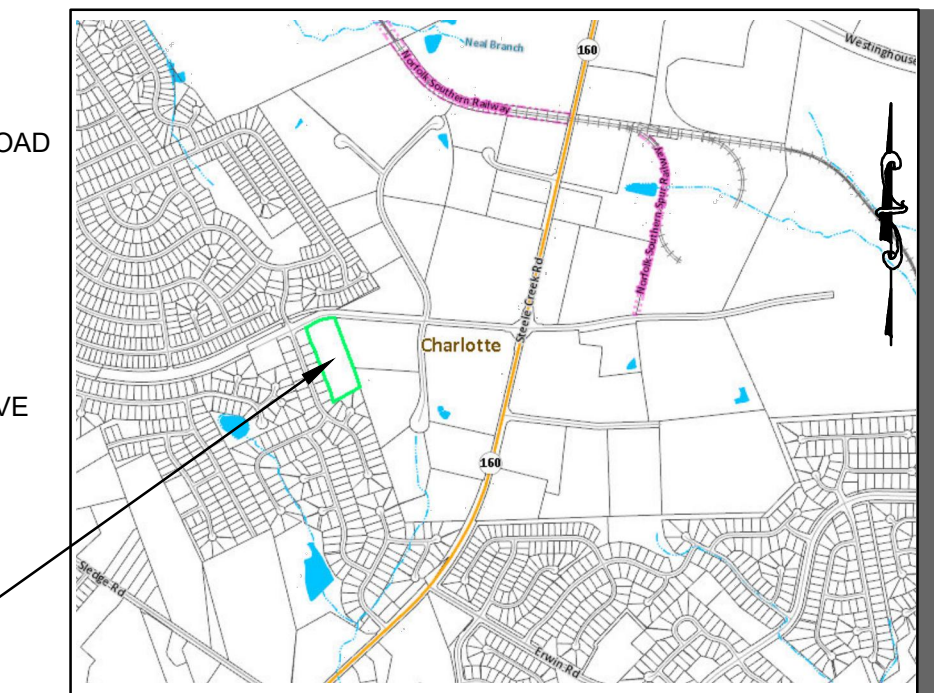
H. AMENITIES

- TREE SAVE AND OPEN SPACE AREAS SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. TWO AMENITY/OPEN SPACE AREAS SHALL BE PROVIDED ON THE SITE, AND THE TOTAL COMBINED MINIMUM SIZE OF THESE AREAS SHALL BE 3,000 SF. THESE AMENITY/OPEN SPACE AREAS SHALL, AT A MINIMUM, CONTAIN LAWN, SHRUBS, ORNAMENTAL TREES, OUTDOOR SEATING, AND/OR PICNIC TABLES.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	308.78'	88.68'	44.65'	N75°22'44"E	88.37'	16°27'16"
C2	1478.28'	69.72'	34.86'	N89°07'23"E	69.71'	2°42'07"

VICINITY MAP N.T.S.



OWNER/DEVELOPER
 NAME: JMJ HOLLY, LLC
 JOSEPH BOYAPATI
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 CHARLOTTE, NC 28278
 PHONE #: (704) 916-9999
 EMAIL: contact@gayati.com

ENGINEER
 NAME: MCKIM & CREED
 ADDRESS: 8020 TOWER POINT DRIVE
 CHARLOTTE, NC 28227
 PHONE #: (704) 841-2588

A. DEVELOPMENT DATA TABLE:

1. PROJECT AREA/SITE ACREAGE:	4.79 ACRES (4.98 AC - .193 AC IN ROW)
2. TAX PARCEL INCLUDED IN REZONING:	199-43-294
3. EXISTING ZONING:	R-3
4. PROPOSED ZONING:	R-8 CONDITIONAL
5. EXISTING LAND USE:	SINGLE FAMILY DETACHED
6. PROPOSED LAND USE:	SINGLE FAMILY ATTACHED (QUADRAPLEX)
7. NUMBER OF UNITS:	24 UNITS IN 6 QUADRAPLEX BUILDINGS
8. RESIDENTIAL DENSITY:	4.8
9. SF OF NON-RESIDENTIAL USES:	N/A
10. FLOOR AREA RATIO:	N/A
11. MAXIMUM BUILDING HEIGHT:	PER ZONING
12. MAXIMUM NUMBER OF BUILDINGS:	6
13. PARKING:	REQUIRED: 1.5 SPACES PER UNIT = 24 UNITS X 1.5 SP = 36 SPACES PROPOSED: 53 SPACES (2 / UNIT OFF-STREET IN GARAGES + 6 ON-STREET)
14. OPEN SPACE:	REQUIRED: 2.39 AC (50% OF 4.79 AC) PROVIDED: +/- 2.39 AC (50%)
15. WATERSHED:	STEELE CREEK
16. FEMA PANEL:	3710450000K (9-2-2015)
17. PCC DISTRICT:	CENTRAL CATAWBA
18. WATERSHED:	STEELE
19. CENTER/CORRIDOR/WEDGE:	LAKE WYLIE WEDGE
20. MINIMUM BUILDING SETBACKS:	FRONT 20' MIN FROM RW SIDE 5' REAR 20'
21. BUFFERS:	NORTH BOUNDARY: NONE REQUIRED SOUTH BOUNDARY: NONE REQUIRED EAST BOUNDARY: 29' TYPE 'A' (50% OF 58') WEST BOUNDARY: NONE REQUIRED, BUT +/- 8' BUFFER BEHIND BUILDINGS PROVIDED *TYPE A = 10 TREES, 60 SHRUBS PER 100 LF
22. TREE SAVE:	REQUIRED: 15% = 4.79 AC x .15 = .72 AC PROVIDED: +/- 23.8% (1.14 AC) IN COS
23. PERIMETER (STREET) TREES:	REQUIRED: 32 TREES (625' / 40' = 16 (2) = 32) PROVIDED: 32 TREES

FLOODPLAIN NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING 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.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM 'PETITIONER' SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTERESTS 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.
- ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

LEGEND:

- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. OE STRUCTURE
- BUILDING NUMBER (TYP)
- TREE SAVE AREA
- COMMON OPEN SPACE



REVISION	DATE	DESCRIPTIONS
E	07-25-2022	REVISED TO ADD CONDITIONAL ZONING NOTES & RESPOND TO AGENCY COMMENTS
D	02/25/2022	REVISED PER CLIENT COMMENT TO ADD SPACE BETWEEN BUILDINGS & ADD 1 ADDITIONAL UNIT
C	02/24/2022	REVISED TO SHOW TOWNHOMES - CLIENT-PROVIDED FLOORPLANS
B	01/25/2022	REVISED TO SHOW TOWNHOMES
A	01/20/2022	REVISED TO SHOW STAFF COMMENTS

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**12300 SAM NEELY RD
 CHARLOTTE, NC 28278
 REZONING PETITION # 2022-051**

CONCEPT PLAN - SF ATTACHED

DATE: JANUARY 2022
 MCE PROJ. #: 08311-0002
 DRAWN: BBB
 DESIGNED: BBB
 CHECKED: OKD
 PROJ. MGR: BBB

SCALE: HORIZONTAL: 1/1
 VERTICAL: 1"=50'

DRAWING NUMBER: E
 REVISION

STATUS: **PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION**