A. **GENERAL PROVISIONS**

1. 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 4.79 ACRE SITE LOCATED ON THE SOUTH SIDE OF SAM NEELY ROAD BETWEEN KRISLYN WOODS PLACE AND WESTHALL DRIVE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE 'SITE').
2. 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').
3. 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.
4. 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.
5. 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.
6. 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**

1. 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** (F)

1. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND WILL BE SUBJECT TO CDOT APPROVAL DURING PERMITTING.
2. AS DEPICTED ON THE REZONING PLAN, THE PETITIONER SHALL CONSTRUCT PROPOSED PUBLIC ROAD A IN ACCORDANCE WITH CLDSM U-02, LOCAL RESIDENTIAL MEDIUM STREET.
3. 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.
4. PETITIONER SHALL CONSTRUCT CURB & GUTTER ALONG THE FRONTAGE OF SAM NEELY ROAD, MEASURED AT 19' FROM EXISTING CENTERLINE TO BACK OF CURB.
5. PETITIONER SHALL CONSTRUCT AN 8' PLANTING STRIP AND A 12' WIDE SHARED-USE PATH ALONG SAM NEELY ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
6. PETITIONER SHALL DEDICATE VIA FEE SIMPLE CONVEYANCE A 43-FOOT RIGHT-OF-WAY THAT INCLUDES 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.
7. THE PROPOSED PUBLIC STREET CONNECTION MUST MEET THE INTERSECTION SIGHT DISTANCE REQUIREMENTS, OUTLINED IN CDOT'S SIGHT DISTANCE POLICY, IN ACCORDANCE WITH A 45MPH DESIGN SPEED LIMIT. IF INTERSECTION SIGHT DISTANCE IS UNABLE TO BE MET, THEN THE PROPOSED PUBLIC ROAD MAY BE SUBJECT TO RELOCATION AND/OR LIMITED IN FUNCTIONALITY.
8. A MINIMUM OF 6 VISITOR PARKING SPACES SHALL BE PROVIDED ON THE SITE.

D. **ARCHITECTURAL STANDARDS**

1. 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.
2. 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.
3. THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS CONSTRUCTED ON THE SITE MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
4. 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.
5. 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 MAZIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
6. EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A TWO-CAR GARAGE. THE TWO-CAR GARAGES MAY BE TANDEM TWO-CAR GARAGES.
7. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS.
8. FENCES SHALL BE 6' TALL OPAQUE WOOD PANELS.

E. **STREETSCAPE & LANDSCAPING**

1. 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.
2. 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.
3. 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** (F)

1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
2. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
3. 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.
4. FOR ADJOINING PARCELS RECEIVING STORMWATER DISCHARGE FROM THE PROPOSED BMP/WATER QUALITY FEATURE, THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS. IF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORMWATER CONVEYANCE OR MITIGATE THE STORMWATER DISCHARGE ONTO THE ADJOINING PARCELS.
5. STORM WATER QUALITY TREATMENT
   FOR DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA (BUA), CONSTRUCT WATER QUALITY STORMWATER CONTROL MEASURES (SCMS) DESIGNED FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. SCMS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL. VOLUME AND PEAK CONTROL
   - FOR DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. RUNOFF VOLUME DRAWDOWN TIME SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.
   - FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO NOT EXCEED THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.

G. **LIGHTING**

6. 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.
7. 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. **TREE SAVE**

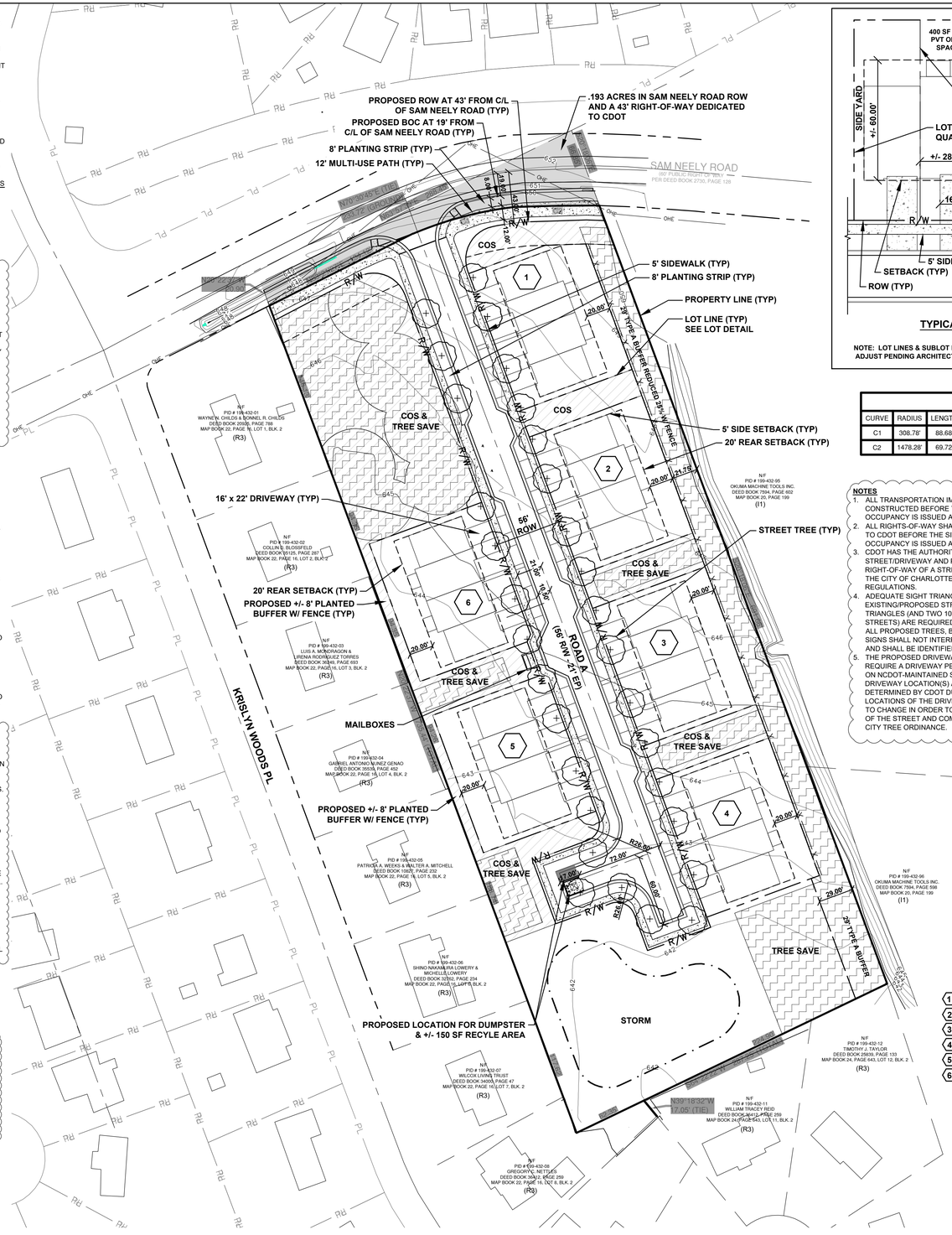
1. TREE SAVE AREAS SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND PER TREE ORDINANCE REQUIREMENTS. (F)

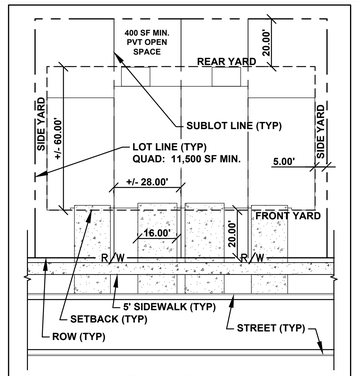
I. **OPEN SPACE**

1. OPEN SPACE AREAS SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. OPEN SPACE AREAS NOT CONTAINING TREE SAVE SHALL, AT A MINIMUM, CONTAIN LAWN, AND/OR SHRUBS, ORNAMENTAL TREES, OUTDOOR SEATING/PICNIC TABLES.

J. **FIRE**

THE PETITIONER SHALL COMPLY WITH THE FIRE CODE, FIRE ACCESS ROAD AND FIRE HYDRANT LOCATION REQUIREMENTS.





TYPICAL LOT LAYOUT

1" = 30'

NOTE: LOT LINES & SUBLOT LINES SHOWN ARE CONCEPTUAL AND MAY ADJUST PENDING ARCHITECTURAL DESIGN, PLAN REVIEW & PLATTING

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"

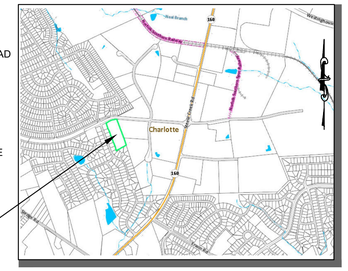
NOTES

1. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. (F)
2. ALL RIGHTS-OF-WAY SHALL BE DEDICATED BY FEE SIMPLE CONVEYANCE TO CDOT BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED.
3. CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE, PER THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS.
4. ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCE(S). TWO 50' X 50' SIGHT TRIANGLES (AND TWO 10' X 70' SIGHT TRIANGLES ON NCDOT-MAINTAINED STREETS) ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS SHALL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S) AND SHALL BE IDENTIFIED ON THE SITE PLAN.
5. THE PROPOSED DRIVEWAY CONNECTION(S) TO PUBLIC STREETS WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT (AND NCDOT ON NCDOT-MAINTAINED STREETS) FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION(S) AND TYPE/WIDTH OF THE DRIVEWAY(S) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY(S) SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.

LOT SIZES

1. +/- 12,051 SF
2. +/- 12,243 SF
3. +/- 12,244 SF
4. +/- 12,244 SF
5. +/- 12,211 SF
6. +/- 12,211 SF

VICINITY MAP N.T.S.



OWNER/DEVELOPER

NAME: JMJ HOLLY, LLC
JOSEPH BOYAPATI
ADDRESS: 9135 INVERNESS BAY ROAD
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 (CD)
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 ORDINANCE STANDARDS (F)
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 + 6 ON-STREET)
14. OPEN SPACE:
    REQUIRED : MINIMUM 50% OPEN SPACE PER QUAD LOT
    PROVIDED: 50% PER QUAD LOT (F)
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 R/W
    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: 15% 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:

1. 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 SIT AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. 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.
3. 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

Know what's below. Call before you dig.

50' 25' 0 50' 100'
1"=50'

REV.NO.	DESCRIPTIONS	DATE
F	REVISED PER AGENCY COMMENTS	09-09-2022
E	REVISED TO ADD CONDITIONAL ZONING NOTES & RESPOND TO AGENCY COMMENTS	07-25-2022
D	REVISED PER CLIENT COMMENT TO ADD SPACE BETWEEN BUILDINGS & ADD 1 ADDITIONAL UNIT	02/25/2022
C	REVISED TO SHOW TOWNHOMES - CLIENT-PROVIDED FLOORPLANS	02/24/2022
B	REVISED TO SHOW TOWNHOMES	01/25/2022
A	REVISED TO SHOW STAFF COMMENTS	01/20/2022

REVISIONS

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www.mckimcreed.com

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	DKD
PROJ. MGR.	BBB

SCALE
HORIZONTAL: 1"=50'
VERTICAL:

1/1
DRAWING NUMBER
F
REVISION

STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION

I:\08311\0002\ENG\80-DWG\1_PRODUCTION_SHEETS\1_PLAN_SHEETS\1_PRELIMINARY_DWGS\REZONING\08311-0002_REZONING SITE PLAN.DWG ---- 09/12/2022 14:58:53