



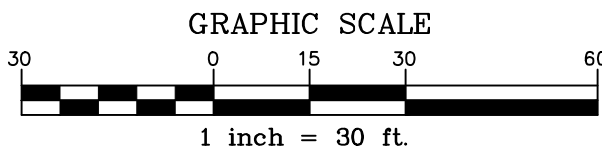
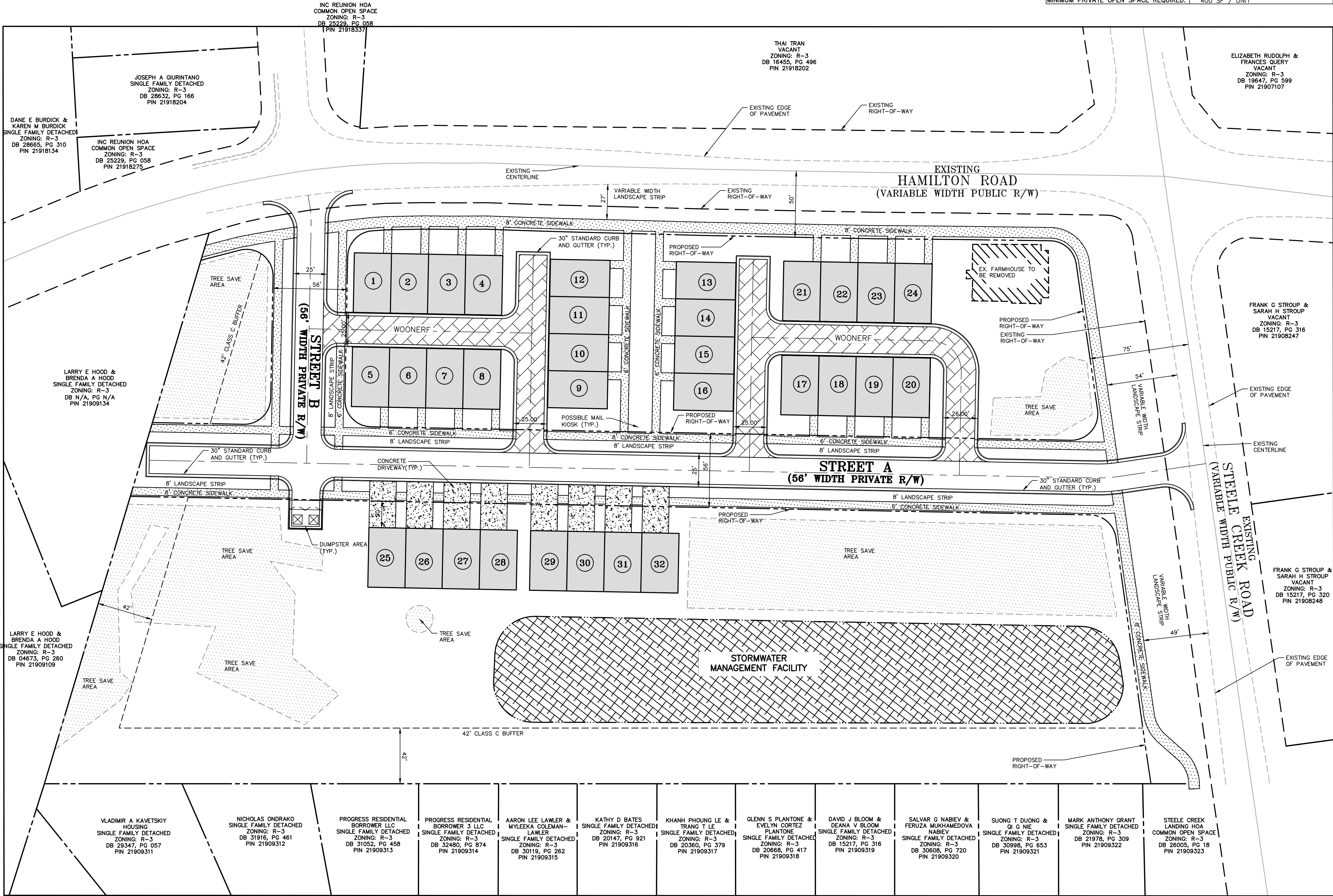
## VICINITY MAP NTS

### SITE LEGEND

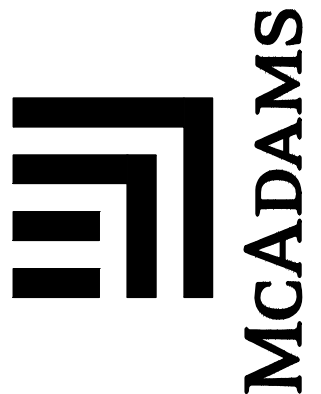
|  |                                |
|--|--------------------------------|
|  | PROPERTY LINE                  |
|  | EXISTING RIGHT-OF-WAY          |
|  | PROPOSED RIGHT-OF-WAY          |
|  | CURB AND GUTTER                |
|  | CENTERLINE                     |
|  | BUFFER LINE                    |
|  | EXISTING EDGE OF PAVEMENT      |
|  | CONCRETE SIDEWALK              |
|  | TREE SAVE                      |
|  | WOONERF PAVEMENT               |
|  | CONCRETE DRIVEWAY              |
|  | STORMWATER MANAGEMENT FACILITY |

### SITE DATA

|                                      |                                                                      |      |        |
|--------------------------------------|----------------------------------------------------------------------|------|--------|
| DEVELOPER                            | R2 DEVELOPMENT<br>517 ALCOVE ROAD SUITE 302<br>MOORESVILLE, NC 28117 |      |        |
| PARENT PARCELS                       | TAX ID                                                               | AC   | ZONING |
|                                      | 219-091-27                                                           | 1.76 | R-3    |
|                                      | 219-091-26                                                           | 1.93 | R-3    |
|                                      | 219-091-28                                                           | 2.00 | R-3    |
|                                      | 219-091-29                                                           | 2.00 | R-3    |
| TOTAL SITE AREA                      | 7.69 AC                                                              |      |        |
| GROSS ACREAGE:                       | 7.04 AC                                                              |      |        |
| NET ACREAGE:                         | 7.04 AC                                                              |      |        |
| PROPOSED ZONING:                     | UR-1(CD)                                                             |      |        |
| PROPOSED USE:                        | SINGLE FAMILY ATTACHED TOWNHOMES                                     |      |        |
| TOTAL NUMBER OF UNITS PROPOSED:      | 32                                                                   |      |        |
| PROPOSED DENSITY:                    | 4.02 UNITS/AC                                                        |      |        |
| FAR ALLOWED:                         | 0.25 (87,120 SF : 348,480 SF)                                        |      |        |
| FAR PROPOSED:                        | 0.23 (80,640 SF : 348,480 SF)                                        |      |        |
| BUFFER TYPE:                         | 42' CLASS C                                                          |      |        |
| GARAGE SETBACK:                      | GREATER THAN 20' FROM BACK OF SIDEWALK                               |      |        |
| MAX BUILDING HEIGHT:                 | 48'                                                                  |      |        |
| TREE SAVE REQUIRED:                  | 46,013 SF (15% OF NET ACREAGE)                                       |      |        |
| TREE SAVE PROVIDED:                  | 51,537 SF                                                            |      |        |
| MINIMUM PRIVATE OPEN SPACE REQUIRED: | 400 SF / UNIT                                                        |      |        |



THE JOHN R. MCADAMS  
COMPANY, INC.  
3430 Tontogogen Way  
Suite 110  
Charlotte, North Carolina 28277  
License No.: C-0283  
704. 527. 0800 • McAdamsCo.com



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| REVISIONS: |
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|            |

OWNER:  
R2 DEVELOPMENT  
517 ALCOVE ROAD SUITE 302  
MOORESVILLE, NC 28117

STEELE CREEK TOWNHOMES  
REZONING PLAN  
SOUTH-WEST CORNER OF THE INTERSECTION OF  
STEELE CREEK ROAD AND HAMILTON ROAD  
CHARLOTTE, NORTH CAROLINA 28273

|             |               |
|-------------|---------------|
| PROJECT NO. | RTD-18000     |
| FILENAME    | RTD-18000-RZ1 |
| CHECKED BY: | RMR           |
| DRAWN BY:   | JDL           |
| SCALE:      | 1"=40'        |
| DATE:       | 06-05-2018    |
| SHEET NO.   | RZ-1          |



Y:\Projects\RTD\18000\Land\Construction Drawings\Current Drawings\RTD-18000-RZ1.dwg, 6/6/2018 9:38:13 AM, Lewis, Dylan

PETITION NO. 2018-xxx  
DEVELOPMENT STANDARDS  
R2 DEVELOPMENT  
6/5/18

Site Development Data:

Gross Acreage: +/- 7.69 acres  
Net Acreage: +/- 7.04 acres (after Steele Creek and Hamilton Roads ROW dedications)  
Tax Parcels: 219-091-26, 219-091-27, 219-091-28, and 219-091-29  
Existing Zoning: R-3  
Proposed Zoning: UR-1(CD)  
Existing Uses: Single-family dwellings (one occupied and one vacant)  
Proposed Uses: Up to 32 Single Family Attached (Townhome) Dwellings  
Max. Building Height: 48 feet  
Tree Save (Net Acreage): +/- 51,537 square feet provided  
Residential Gross Density: 4.2 units per acre

1. General Provisions:

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by R2 Development (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 7.69 gross acre site located at the southwest intersection of Steele Creek Road and Hamilton Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 219-091-26, 219-091-27, 219-091-28, and 219-091-29.

Development of the Site shall 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 UR-1 Zoning District shall govern all development taking place on the Site.

In as much as planning for the proposed development of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. Therefore, the configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Rezoning Plan are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the UR-1 District.

2. Permitted Uses and Maximum Development:

The Site may be developed with up to 32 single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the UR-1 zoning district. Each dwelling unit will have a two car garage.

3. Transportation:

- a) Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT and/or NCDOT for approval.
- b) As depicted on the Rezoning Plan, the Site will be served by private streets, built to public standards, and private driveways.
- c) Internal sidewalks and pedestrian connections shall be provided along all private streets throughout the Site. The internal sidewalks may meander to save existing trees.
- d) Where necessary along Steele Creek and Hamilton Roads, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.

4. Architectural Standards:

- a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), vinyl, EIFS or wood.
- b) Each attached single-family residential dwelling unit shall be provided with a minimum of either a one or two-car garage. Parking for the overall site will meet the Ordinance.
- c) 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.
- d) Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 15 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
- e) Walkways will be provided to connect all residential entrances to sidewalks along public and private streets, as generally depicted on the Rezoning Plan.
- f) Townhouse buildings will be limited to four (4) individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in

the front walls of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim, or materials).

5. Streetscape and Landscaping:

- a) The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.
- b) The Petitioner shall comply with the Tree Ordinance and Post Construction Stormwater Ordinance.

6. Lighting

- a) Pedestrian scale lighting will be provided within the Site along private streets.

7. Amendments to Rezoning Plan:

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

8. Binding Effect of the Rezoning Documents and Definitions:

- (a) If this Rezoning is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- (b) Throughout these Development Standards, the terms, "Petitioner" and "Owner" and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

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|-------------|---------------|
| PROJECT NO. | RTD-18000     |
| FILENAME    | RTD-18000-RZ1 |
| CHECKED BY: | RMR           |
| DRAWN BY:   | JDL           |
| SCALE:      | 1"=40'        |
| DATE:       | 06-05-2018    |
| SHEET NO.   | RZ-2          |



STEELE CREEK TOWNHOMES  
REZONING PLAN  
SOUTH-WEST CORNER OF THE INTERSECTION OF  
STEELE CREEKE ROAD AND HAMILTON ROAD  
CHARLOTTE, NORTH CAROLINA 28273

REZONING NOTES

OWNER:  
R2 DEVELOPMENT  
517 ALCOVE ROAD SUITE 302  
MOORESVILLE, NC 28117

REVISIONS:

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THE JOHN R. MCADAMS  
COMPANY, INC.  
3430 Torrington Way  
Suite 110  
Charlotte, North Carolina 28277  
License No.: C-0283  
704. 527. 0800 • McAdamsCo.com



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