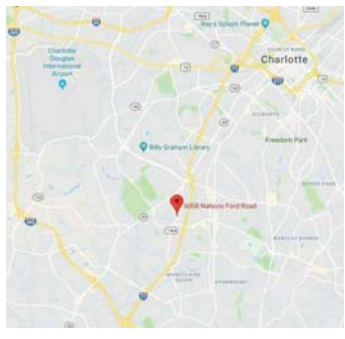


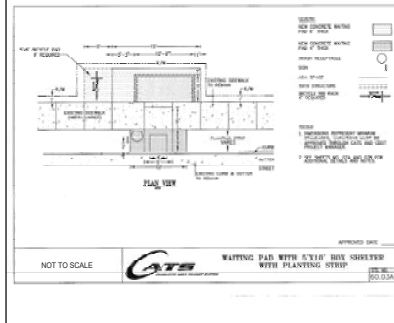
### VICINITY MAP



### DEVELOPMENT DATA TABLE

SITE DATA		ZONING	
ADDRESS:	6008 NATIONS FORD ROAD CHARLOTTE, NORTH CAROLINA 28217	CURRENT ZONING:	R-4 RESIDENTIAL SINGLE FAMILY
JURISDICTION:	CITY OF CHARLOTTE	PROPOSED ZONING:	R-12 MF (CD)
TAX PARCEL ID(S):	07-03-401 08-2065 - PG 828	PROPOSED DENSITY:	11.80 DWELLING UNITS PER ACRE
OWNER:	US DEVELOPMENT, INC.	PROPOSED UNITS:	17 UNITS FOR-SALE TOWNHOMES
TOTAL SITE AREA:	1.43 ACRES (62,290 SF)	PARKING / SITE	
REQUIRED SETBACKS:	40' REAR YARD SETBACK 30' FRONT YARD SETBACK 5' SIDE YARD SETBACKS	PARKING REQUIRED:	1 PER RESIDENTIAL UNIT 32 REQUIRED
REQUIRED BUFFERS:	15' SIDE YARD CLASS C BUFFERS AT ADJACENT PARCELS NORTH AND SOUTH. BUFFERS MAY BE REDUCED BY 25%	PARKING PROVIDED:	4 PER RESIDENTIAL UNIT 2 DRIVEWAY + 2 CAR GARAGE (6 PROVIDED)
EASEMENTS:	20' FRONT UTILITY EASEMENT	IMPERVIOUS AREA:	0.54 ACRES (23,371 SF)
RIGHT-OF-WAYS:	42' DEDICATED RIGHT-OF-WAY FROM CENTERLINE OF NATIONS FORD ROAD	BUILDING	
TREE SAVE AREA (HATCHED):	0.21 ACRES REQUIRED 30' WIDE MINIMUM	MAXIMUM GROSS BUILDING FOOTPRINT:	MAX PER ORDINANCE
		OCCUPANCY TYPE:	RESIDENTIAL TOWNHOMES 3 STORY WOOD FRAMED
		MAX HEIGHT:	40'

### CATS BUS SHELTER



### DEVELOPMENT STANDARDS

- GENERAL PROVISIONS:**
  - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by US Development, Inc. (Petitioner) to accommodate the development of a Residential Townhome Community on approximately 1.43 acres located at 6008 Nations Ford Road in the City of Charlotte.
  - Unless more stringent standards are established herein, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") by the R-12MF (CD) zoning district classification shall be in full connection with development proposed on the Site.
  - The schematic depictions of the site, setbacks, landscaping, driveways, internal streets and other development site elements indicated in the Rezoning Plan shall be reviewed in conjunction with the provisions of the Development Standards. The layout, location, size and form of the Development Site elements depicted on the Rezoning Plan are graphic representations of the Development Site proposed as shown by Section 6.02F of the Ordinance.
  - Since the project has not undergone the Design Development phase, it is intended that the Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development Site elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment process per section 6.02F of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.
- PERMITTED USES:**
  - Permitted uses shall be those allowed in the R-12MF (CD) zoning classification.
  - The total number of Residential Buildings shall not exceed four (4) buildings.
  - There will be no parking provided outside that of the primary residence(s).
- TRANSPORTATION:**
  - There shall be a forty-two (42) foot right-of-way dedication required for the Site measured from the centerline of Nations Ford Road.
  - The placement and configuration of the access point from Nations Ford Road to the site is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the NC Department of Transportation.
  - Four (4) Parking spaces provided for each Private Residence, no additional parking provided.
  - No on-street parking permitted.
  - The Petitioner is requested to provide and construct a new bus shelter with a planting strip along Nations Ford Road. See detail this sheet.
  - According to the City of Charlotte's Driveway Regulations, CDDOT has the authority to regulate/approve all private driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
  - Adequate sight triangles must be reserved at the existing/proposed street entrances). Two 30' x 30' sight triangles (and two 10' x 10' sight triangles on North Carolina Department of Transportation on NCDOT maintained streets) are required for the entrances to meet requirements. All proposed street, berm, walls, fences, and/or identification signs must not interfere with sight triangles at the entrances). Such items should be identified on the site plan.
  - The proposed driveway connection(s) to public streets will require a driveway permit to be submitted to CDDOT (and the North Carolina Department of Transportation on NCDOT maintained streets) for review and approval. The road driveway location(s) and topography of the driveway(s) will be determined by CDDOT 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.
  - All proposed commercial driveway connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
  - Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDDOT.
  - A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (irrigation systems, decorative concrete pavement, sink cavities, etc.) within a proposed/required City maintained street right-of-way by a private individual, group, business, or homeowner/business association. An encroachment agreement must be approved by CDDOT prior to the construction/installation of the non-standard items). Contact CDDOT for additional information concerning cost, submital, and liability insurance coverage requirements.
- ARCHITECTURAL STANDARDS:**
  - The exterior elevations of each of the buildings to be constructed on the Site shall be designed and constructed of materials that may include a combination of but are not limited to the following materials: fiber cement panel, fiber cement siding, brick, stone, wood, GFS, vinyl siding, synthetic stone.
  - Building elevations shall be designed with vertical bays or articulated architectural features that shall include a combination of at least three of the following: a combination of exterior wall colors (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
  - Buildings to be a minimum of two stories and a maximum of three stories.
  - Driveways and internal roads shall be constructed between the residential building on such a way as to minimize the visibility of such elements from Nations Ford Road.
  - Meters, HVAC units and other utility type elements will be screened from adjacent properties.
  - Street facing units should include porches and/or a minimum of six (6) feet deep.
- STREETSCAPE, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:**
  - Building Front Yard setbacks shall be forty-two (42) feet measured from the RW line of Nations Ford Road.
  - Building Rear Yard setbacks shall be forty (40) feet measured from the rear property line.
  - Building Side Yard setback shall be twenty (20) feet measured from the side property lines.
  - Screening shall conform with the standards and treatments specified in the Ordinance.
  - The Site shall comply with the City of Charlotte Tree Ordinance.
  - A sidewalk shall be provided along Nations Ford Road, which shall be at least eight (8) feet in width and have a planting strip between the sidewalk and the street curb or edge of pavement which is at least six (6) feet in width. Planting strips and sidewalks may be located within the setback and/or the rights-of-way subject to any necessary government approval.
  - An existing twenty (20) foot utility easement along Nations Ford Road shall remain.
  - A sixteen (16) foot Class C Buffer is required between the Site and the adjacent R-4 Property.
  - Buffers may be reduced by 25% (4'-0") to 12'-0" with a wall as a buffer.
  - Dedicated right-of-way from centerline of Nations Ford Road shall be forty-two (42) feet.
  - CATS bus waiting pad and bus shelter required to be installed in location on this plan and per detail on this sheet.
- ENVIRONMENTAL FEATURES:**
  - Site shall comply with the City of Charlotte Tree Ordinance.
  - Existing trees along the Rear Yard Setback shall remain as depicted on the plan.
  - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. 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 parcel. If the existing stormwater conveyance on the adjoining parcel 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 parcel.
  - No trees can be planted in the right-of-way without explicit authorization from the City Arborist or his designee.
  - No trees can be planted in the right-of-way of any City maintained street (Nations Ford Rd) without explicit permission of the City Arborist's office. Tree species must be approved by the City Arborist's office prior to planting.
  - The petitioner shall submit a tree survey for all trees two (2) inches in diameter at breast height (DBH) or larger located in the public right-of-way. Tree survey may be completed by landscape architect, surveyor, or other arborist/development professional.
  - Tree save shall be a minimum of 15% of 1.43 acres for total of 0.21 acres. Tree save must be 30' minimum wide.
- PARKS, GREENWAYS AND OPEN SPACE:**
  - Open Areas will be provided per the Ordinance.
  - Seating areas, benches and open areas provided per the Ordinance.
- FIRE PROTECTION:**
  - In accordance with the Ordinance.
  - Fire hydrant to be located seven hundred and fifty (750) feet from most remote point of building.
- SIGNAGE:**
  - Signage will be provided per the Ordinance.
- LIGHTING:**
  - All freestanding lighting fixtures shall be uniform in design, boxed and fully shaded and not exceed twenty-two (22) feet in height, including any structural base.
  - Parking lot light poles shall not be placed in the tree islands, but decorative, pedestrian-oriented lighting may be in tree islands.
  - All lighting shall be full cut-off type lighting fixtures excluding tower, decorative lighting that may be installed along driveways, sidewalks, parking areas, and open green space areas.
- PHASING:**
  - Buildings on the Site may be built in sequences, but the sidewalk and required street trees along Nations Ford Road shall be installed with the initial building on the Site.
- AMENDMENTS TO THE REZONING PLAN**
  - Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied by the then Owner of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- OTHER:**
  - Not Applicable



Ragana Architecture & Design, PLLC  
1448 Saddleback Road, Charlotte, NC 28209  
1-704-272-0116 www.rad-arch.com

## NATIONS FORD MULTIFAMILY FOR US DEVELOPMENT INC.

6008 NATIONS FORD ROAD  
CHARLOTTE, NORTH CAROLINA 28217  
MECKLENBURG COUNTY, NC, CAROLINA

#### Revisions

#	Date	Description
1	08.28.18	PLANNING COMMENTS
2	10.04.18	PLANNING COMMENTS
3	11.20.18	PLANNING COMMENTS

## REZONING PETITION #2018-093

Project Number: 17040  
Issued for: REZONING  
Issue Date: 07/12/2018

### DRAWING TITLE REZONING PLAN

SHEET NUMBER  
RZ101

### GENERAL NOTES

- TOPOGRAPHICAL, PARCEL AND RIGHT-OF-WAY INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS DATABASE.
- REFER TO BOUNDARY AND PHYSICAL SURVEY CREATED BY METROLINA ENGINEERING AND SURVEYING ASSOCIATES DATED MARCH 30, 2016 FOR BOUNDARY AND EASEMENT INFORMATION.
- ALL PLAN AND ELEVATION INFORMATION SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE.
- DRAWINGS INCLUDED IN THIS SUBMITAL:

RZ101 REZONING PLAN

## 1 REZONING PLAN

SCALE: 1" = 20'-0"