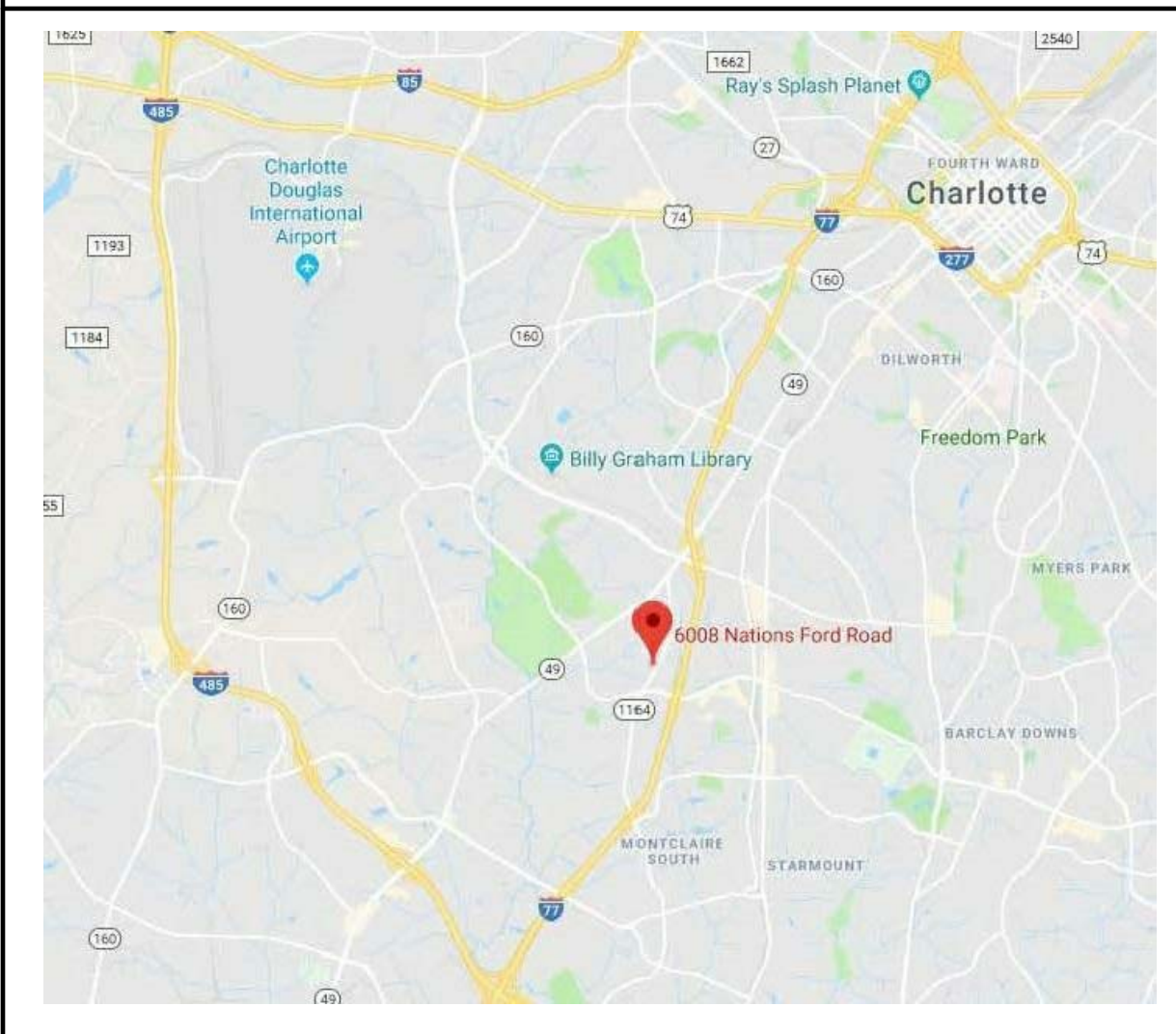


VICINITY MAP



DEVELOPMENT DATA TABLE

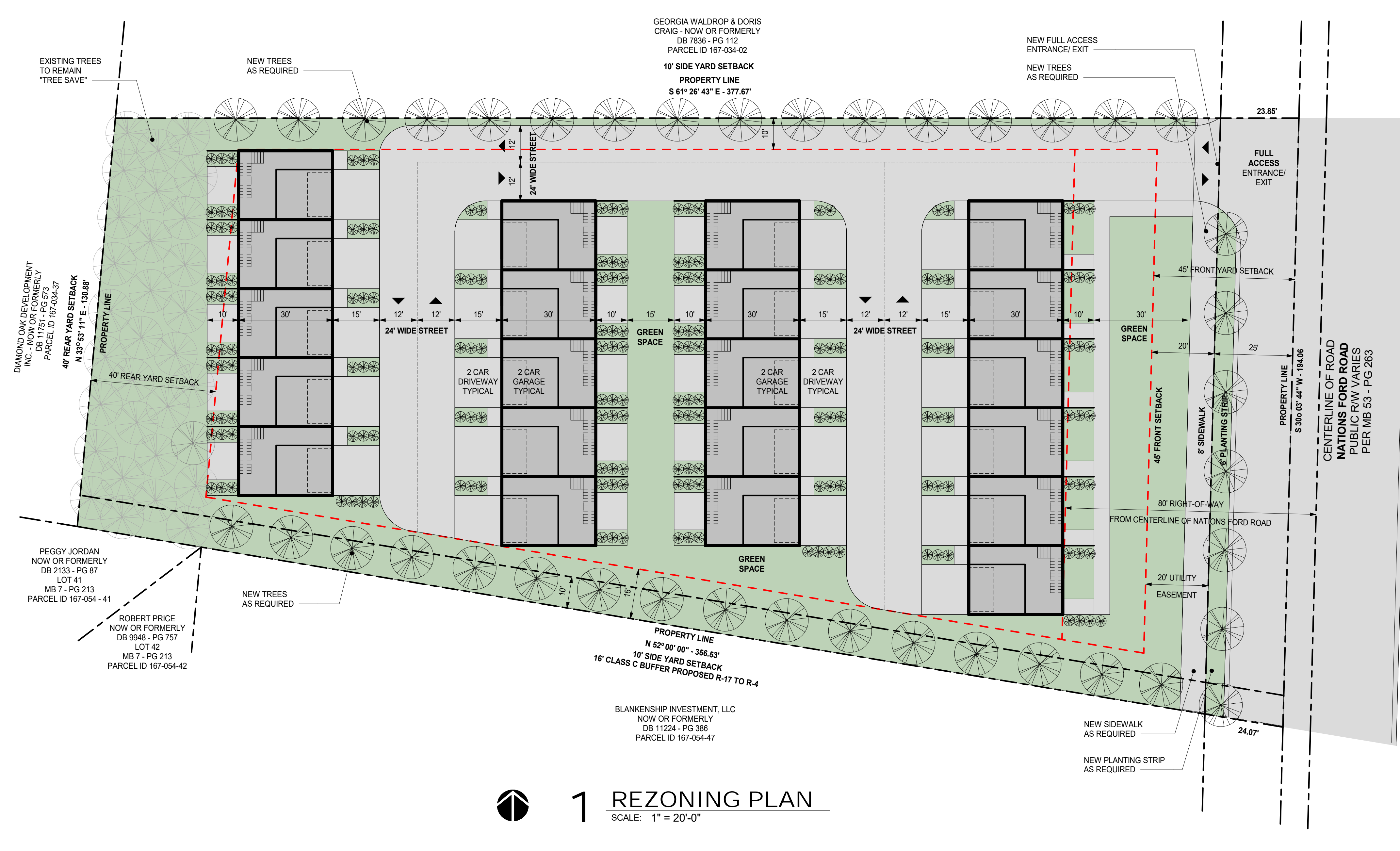
SITE DATA		ZONING	
ADDRESS:	6008 NATIONS FORD ROAD CHARLOTTE, NORTH CAROLINA 28217	CURRENT ZONING:	R-4 RESIDENTIAL SINGLE FAMILY
JURISDICTION:	CITY OF CHARLOTTE	PROPOSED ZONING:	R-17 MF (CD) RESIDENTIAL MULTI-FAMILY
TAX PARCEL ID(S):	167-03-401 DB 29863 - PG 828	R-17 MAX. UNITS:	17 PER ACRE X 1.43 ACRES = 24.31 = 24 UNITS MAX.
OWNER:	US DEVELOPMENT, INC.	PROPOSED UNITS:	22 UNITS
TOTAL SITE AREA:	1.43 ACRES (62,290 SF)	PARKING/ SITE	
SETBACKS/ BUFFERS/ EASEMENTS/ RIGHT-OF-WAYS		PARKING REQUIRED:	1.5 PER RESIDENTIAL UNIT 33 REQUIRED
REQUIRED SETBACKS:	40' REAR YARD SETBACK 45' FRONT YARD SETBACK 10' SIDE YARD SETBACK(S)	PARKING PROVIDED:	4 PER RESIDENTIAL UNIT 2 DRIVEWAY + 2 CAR GARAGE 88 PROVIDED
REQUIRED BUFFERS:	16' SIDE YARD CLASS C BUFFER BETWEEN PROPOSED R-17 & ADJACENT R-4	IMPERVIOUS AREA:	0.61 ACRES (37,990 SF)
EASEMENTS:	20' FRONT UTILITY EASEMENT	BUILDING	
RIGHT-OF-WAYS:	80' RIGHT-OF-WAY FROM CENTERLINE OF NATIONS FORD ROAD	MAXIMUM GROSS BUILDING FOOTPRINT:	NOT TO EXCEED 20,000 SF
		OCCUPANCY TYPE:	R-2 RESIDENTIAL, MULTI-FAMILY APARTMENTS/ TOWNHOMES 2 OR 3 STORY WOOD FRAMED

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 SUBMITTAL:
RZ101 REZONING PLAN

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 Apartment/ Townhome Community on an approximately 1.43 acre site located at 6008 Nations Ford Road.
 - Unless more stringent standards are established herein, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the R-17MF (CD) zoning district classification shall be followed in connection with development proposed on the Site.
 - The schematic depictions of the structures, sidewalks, landscaping, driveways, internal streets and other development/ site elements indicated in the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/ Site elements depicted on the Rezoning Plan are graphic representations of the Development/ Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
 - Since the project has not undergone the Design Development phase, it is intended that this 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 6.207 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-17MF (CD) zoning classification.
 - The gross floor area (footprints) of all buildings constructed on the Site may not exceed, in the aggregate, twenty thousand (20,000) square feet.
 - 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 an eighty (80) foot right of way reservation or 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 required/ provided
- 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, stucco, wood, EIFS, 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 offsets (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.
 - Building placement on site shall focus on minimizing the impervious pavement.
 - Driveways and internal roads shall be constructed between the residential building in 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.
- STREETScape, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:**
 - Building Front Yard setbacks shall be forty-five (45) feet measured from the R/W 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 ten (10) 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.
- 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 location, size and type of Storm Management Systems will be determined during the Design Development phase.
- PARKS, GREENWAYS AND OPEN SPACE:**
 - Open Areas will be provided as generally depicted on the Rezoning Plan
- FIRE PROTECTION:**
 - In accordance with the Ordinance.
- SIGNAGE:**
 - No more than one (1) detached monumental project identification sign shall be permitted. This sign may not exceed seven (7) feet in height and the actual sign area may not exceed sixty-four (64) square feet on either side.
- LIGHTING:**
 - All freestanding lighting fixtures shall be uniform in design, boxed and fully shielded 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 lower, 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 for 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



1 REZONING PLAN
SCALE: 1" = 20'-0"

NATIONS FORD MULTIFAMILY
FOR US DEVELOPMENT INC.

6008 NATIONS FORD ROAD
CHARLOTTE, NORTH CAROLINA 28217
MECKLENBURG COUNTY, N. CAROLINA

Revisions		
#	Date	Description

REZONING PETITION #2018-000

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

DRAWING TITLE
REZONING PLAN

SHEET NUMBER
RZ101