

**SURVEY DISCLAIMER**  
 TOPOGRAPHIC SURVEY DATED MAY 10, 2019 PROVIDED BY CAROLINA SURVEYORS, INC., P.O. BOX 307, PINEVILLE, NC 28134 704-888-7601

**ZONING SUMMARY:**

OWNER: J.S. & ASSOC., INC.  
 OWNER ADDRESS: 5206 ADDISON DR., CHARLOTTE, NC 28211  
 CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC  
 BLOC DESIGN PHONE # 704-940-2883  
 ZONING DESIGNATION (EXISTING): R-3  
 ZONING DESIGNATION (PROPOSED): R-8MF(CD) PARCEL SIZE: 13.215 ACRES  
 JURISDICTION: CITY OF CHARLOTTE  
 PARCEL NUMBER: 04711202

**SETBACK AND YARD REQUIREMENTS**  
 FRONT FACE OF GARAGES MUST BE SET BACK AT LEAST 20' FROM PROPOSED R.O.W.  
 SIDE YARD: 20'  
 REAR YARD: 50'

**BUFFERS REQUIRED**  
 50' TYPE 'C' BUFFER REQUIRED ON ALL SIDES DUE TO SINGLE FAMILY ADJACENT ZONING  
 MAY BE REDUCED 25% TO 37.5' WITH INSTALLATION OF FENCE

**BUILDING SEPARATION**  
 MINIMUM 16' BUILDING SEPARATION REQUIRED

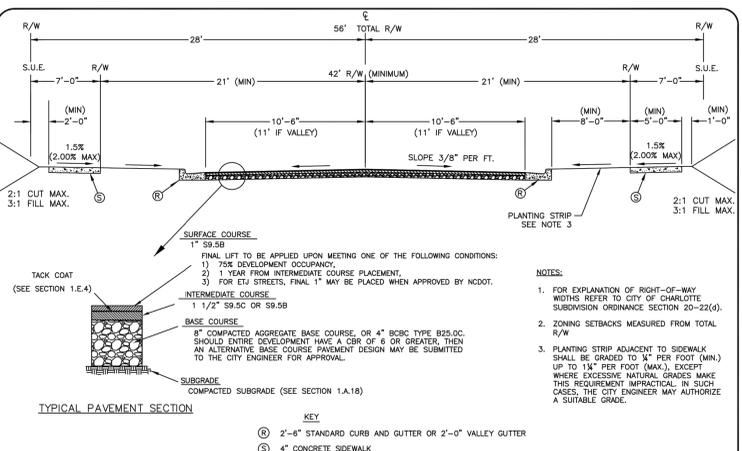
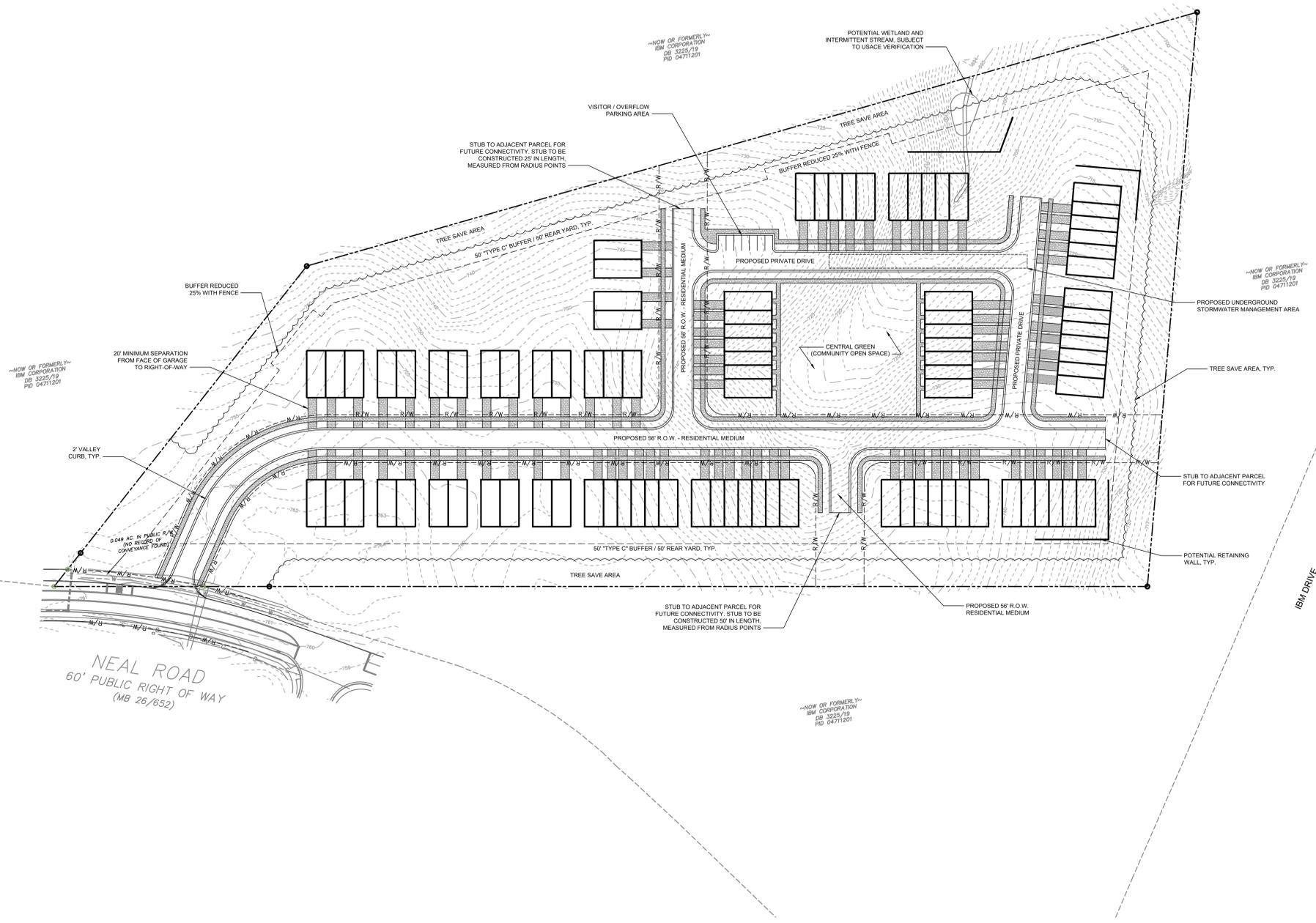
**PARKING SUMMARY**  
 DUPLEX:  
 REQUIRED: 2 SPACES PER UNIT  
 PROVIDED: 2 SPACES PER UNIT  
 TRIPLEX AND TOWNHOMES  
 REQUIRED: 1.5 SPACES PER UNIT  
 PROVIDED: 2 SPACES PER UNIT

**DEVELOPMENT SUMMARY:**  
 DUPLEX UNITS: 20 UNITS  
 TRIPLEX UNITS: 9 UNITS  
 TOWNHOMES UNITS: 63 UNITS  
 PROPOSED DENSITY: 6.96 DUA

**TREE SAVE AREA:**  
 REQUIRED: 15% (15 X 13.215AC) = 1.98 ACRES  
 PROVIDED: 1.98 ACRES MINIMUM

**DEVELOPMENT STANDARDS**

- JUNE 28, 2019
- A. GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY J.S. & ASSOCIATES, INC. (THE PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 13.21 ACRE SITE LOCATED ON NEAL ROAD SOUTH OF ITS INTERSECTION WITH IBM DRIVE, TAX PARCEL NO. 047-112-02, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE 'SITE').
  - DEVELOPMENT 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 R-8MF 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 CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PRIVATE STREETS/PRIVATE ALLEYS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE. ALTERATIONS TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
  - 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 REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- B. PERMITTED USES/DEVELOPMENT LIMITATIONS**
- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 92 DUPLEX, TRIPLEX AND/OR SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.
- C. TRANSPORTATION**
- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
  - THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED PRIVATE DRIVE". MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
  - PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT (AS APPLICABLE) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO THE PROPOSED PUBLIC ROADS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED 50' R.O.W. RESIDENTIAL MEDIUM" AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING, WHERE FEASIBLE, TO TWO FEET BEHIND THE BACK OF SIDEWALK AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
  - PETITIONER SHALL SUBSTANTIALLY COMPLETE THE CONSTRUCTION OF THE PROPOSED PUBLIC ROADS AS GENERALLY DEPICTED ON THE REZONING PLAN PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.
- D. ARCHITECTURAL STANDARDS**
- THE MAXIMUM HEIGHT IN FEET OF THE DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE AS MEASURED UNDER THE ORDINANCE.
  - THE ACTUAL WIDTHS OF THE DWELLING UNITS MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
- E. LIGHTING**
- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, PRIVATE STREETS/PRIVATE ALLEYS AND SIDEWALKS, WALKWAYS AND LANDSCAPING 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 FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.
- F. ENVIRONMENTAL FEATURES**
- 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.
- G. 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 NURE 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 INTEREST 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.



**NOT TO SCALE**

**CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS**  
 INCLUDES CHARLOTTE ET7

**LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION**

310.06.17  
 U-02

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landscape architecture | planning | civil engineering

**REVISIONS**

NO.	DATE	DESCRIPTION

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stamp / seal:



**Neal Road Residential**  
 92 Unit Duplex, Triplex, and Townhome Subdivision

8001 Neal Road  
 Charlotte, NC 28262

DATE: 06/28/19	MPIC: WILL
DRAWN BY: ASP	CHECKED BY: WILL/CBB
PROJECT NUMBER: 00627.00	
SCALE: 1" = 60'	
TITLE: REZONING PLAN	

SHEET NO:  
**RZ-1**