



VICINITY MAP

N.T.S.

TOPOGRAPHIC SURVEY DATED MAY 10, 2019 PROVIDED BY CAROLINA
SURVEYORS, INC., P.O. BOX 267, PINEVILLE, NC 28134 704-889-7601

OWNER: J.S. & ASSOC., INC.
OWNER ADDRESS: 5228 ADDISON DR., CHARLOTTE, NC 28211
CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
BLOC DESIGN, PLLC, 10000 W. LANTANA BLVD., SUITE 200, WEST PALM BEACH, FL 33411

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

JUNE 28, 2019

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY J.S. & ASSOCIATES, INC., AND ARE HEREBY INCORPORATED INTO THIS ORDINANCE. THE PROPOSED SITE IS LOCATED IN THE CITY OF CHICAGO, IL, IN THE COMMUNITY ON THAT APPROXIMATELY 13.21 ACRE SITE LOCATED ON NEAL STREET, BETWEEN ITS INTERSECTION WITH WILSON AVENUE AND 60TH STREET, OFF OF 162-12402, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").
- ZONING ORIGINALLY WAS GOVERNED BY THE ZONING PLAN. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHICAGO ZONING ORDINANCE (THE "ORDINANCE") WILL APPLY TO THE REZONING PLAN FOR THE SITE.
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS REQUIRE OTHERWISE, THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS SHALL BE USED UNDER THE ORDINANCE FOR THE R-MF ZONING DISTRICT SHALL GVERN THE USES AND DEVELOPMENTS PERMITTED ON THE SITE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND STRUCTURES STRATEGICALLY PLACED ON THE SITE. IT DOES NOT INDICATE THE PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PRIVATE STREET/Private ALLEYS DEPICTED ON THE REZONING PLAN. SUCH DETAILS WILL BE DETERMINED BY THE APPLICABLE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE REQUIRED BY ANY FUTURE OWNER OF THE SITE. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4 OF THE ORDINANCE, ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 4-10-01 OF THE ORDINANCE.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

1. 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-SMF ZONING DISTRICT.
- TRANSPORTATION**
- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE READING MAP. 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.

2. THE SITE WITH

- LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED "PROPOSED PRIVATE DRIVE". MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERSECTIONS OF THE DRIVE SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
3. 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 CHICAGO THE ENTIRE WIDTH OF THE DRIVE AND PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO THE PROPOSED PUBLIC ROADS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED "PROPOSED PUBLIC DRIVE". THE DEDICATION SHALL BE SUFFICIENT TO PROVIDE RIGHT OF WAY MEASURING, WHERE FEASIBLE, TO TWO FEET BEHIND THE BACK OF SIDEWALK AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
4. 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

D. ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT IN FEET OF THE DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE AS MEASURED UNDER THE ORDINANCE.
2. THE ACTUAL WIDTHS OF THE DWELLING UNITS MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.

E. LIGHTING

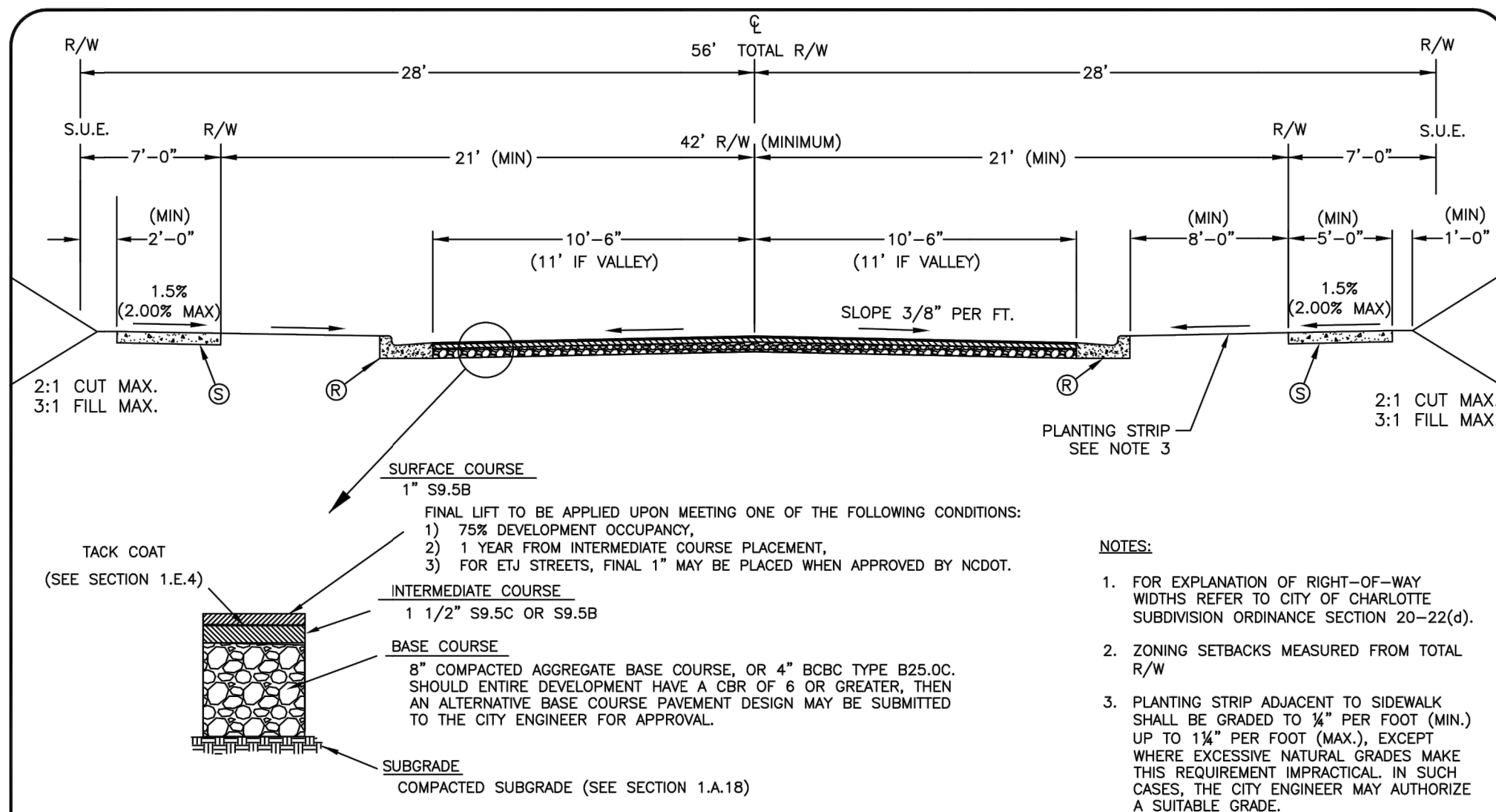
1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, PRIVATE STREETS/PRIVATE ALLEYS AND SIDEWALKS, WALKWAYS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

F. ENVIRONMENTAL FEATURES

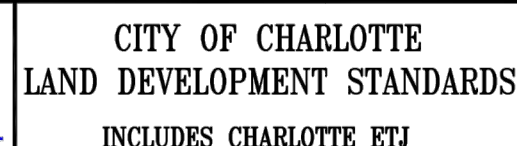
1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
2. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

G. 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 REMAIN UNAMENDED AND SHALL BE ENFORCED UNDER THE CURRENT ZONING ORDINANCE. THE PETITIONER AGREES TO HOLD THE PETITIONER AND ALL SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE PETITIONER SHALL BE DEEMED TO INCLUDE THE PETITIONER, THEIR HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS OR 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 OF THE SITE.



NOT TO SCALE



LOCAL RESIDENTIAL MEDIUM STREET
TYPICAL SECTION

STD. NO.	REV.
U-02	17