

FOR PUBLIC HEARING REZONING PETITION: #2017-104

McKee Road Single Family Development Standards

a. Gross Site Acreage: 25.5; Proposed McKee Road ROW: 0.9; Site Net Acreage: 24.6 b. Tax Parcel: 23121168

d. Proposed Zoning: R-5 (CD)

1. Min. Lot area: 4,500 SF

3. Min. Front Setback: 20 FT (50 FT R/W)

4. Min. Side yard: 5 FT

5. Min. Rear yard: 35 FT except for interior lots which will be a minimum of 20 FT e. Maximum Number of SF Residential Lots: 81 f. Amount Open Space: Minimum of 10% of Net Site Acreage

g. Amount of Tree Save Area: Minimum of 15% of Net Site Acreage

a. Development of the Site will be controlled by the standards depicted on this Technical Data Sheet and by the standards of the Charlotte Zoning Ordinance. The development depicted on this Sheet is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual Site elements may be altered or modified within the limits prescribed by the Zoning Ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this Site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this Technical Data Sheet. Unless specifically noted in the conditions for this Technical Data Sheet, these other standard development requirements will be applied to the development of this Site as defined by those other City ordinances.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in the development from

a. The purpose of this Rezoning Petition is to provide for the development of a single family residential community comprised of up to 81 detached single family dwelling units. To achieve this purpose, the Rezoning Petition is to change the Site from R-3 to the R-5 (CD) District. Petitioner may elect Cluster Development as outlined is Section 9.205 of the Charlotte Zoning Ordinance.

b. A Schematic Site Plan (RZ-2) is included for illustration purposes only to depict a potential plan for developing the Site with up to 81 single family homes with minimum lot widths of 40'.

Uses allowed on the Site included in this Rezoning Petition will be detached single family dwelling units and related accessory uses including a gazebo, dock, fire pit and exercise trails as are permitted in the R-5

a. Petitioner agrees to dedicate fee simple conveyances of all rights-of-way for internal streets to the City.

b. Petitioner agrees to dedicate fee simple conveyance of addition Right-of Way along the Site frontage with McKee Road of 55' from the center McKee Road line.

6. Architectural standards:

a. The development of the Site will be governed by the District Regulations of the Zoning Ordinance for the R-5 District and by the conditions included as part of this Technical Data Sheet.

b. No vinyl siding will be used for siding materials; however, vinyl may be used for soffit and trim including window and door trim.

7. Streetscape and Landscaping

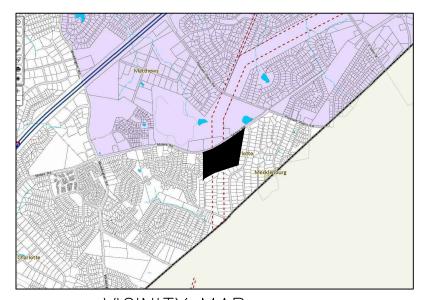
The Petitioner reserves the right to install entrance features at the two (2) proposed driveway connections to McKee Road, subject to all sight distance restrictions in the location generally depicted on the Technical

a. The location, size and type of storm water management systems are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this Rezoning Petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural discharge points.

b. Replanted Tree Save Area may be graded provided that any trees that are lost shall be replanted

No on-street parking on roads less than 26' clear width

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McKEE ROAD PROPERT CITY OF CHARLOTTE, NC	TECHNICAL DATA SHEET
REVISION	ITEM



VICINITY MAP

