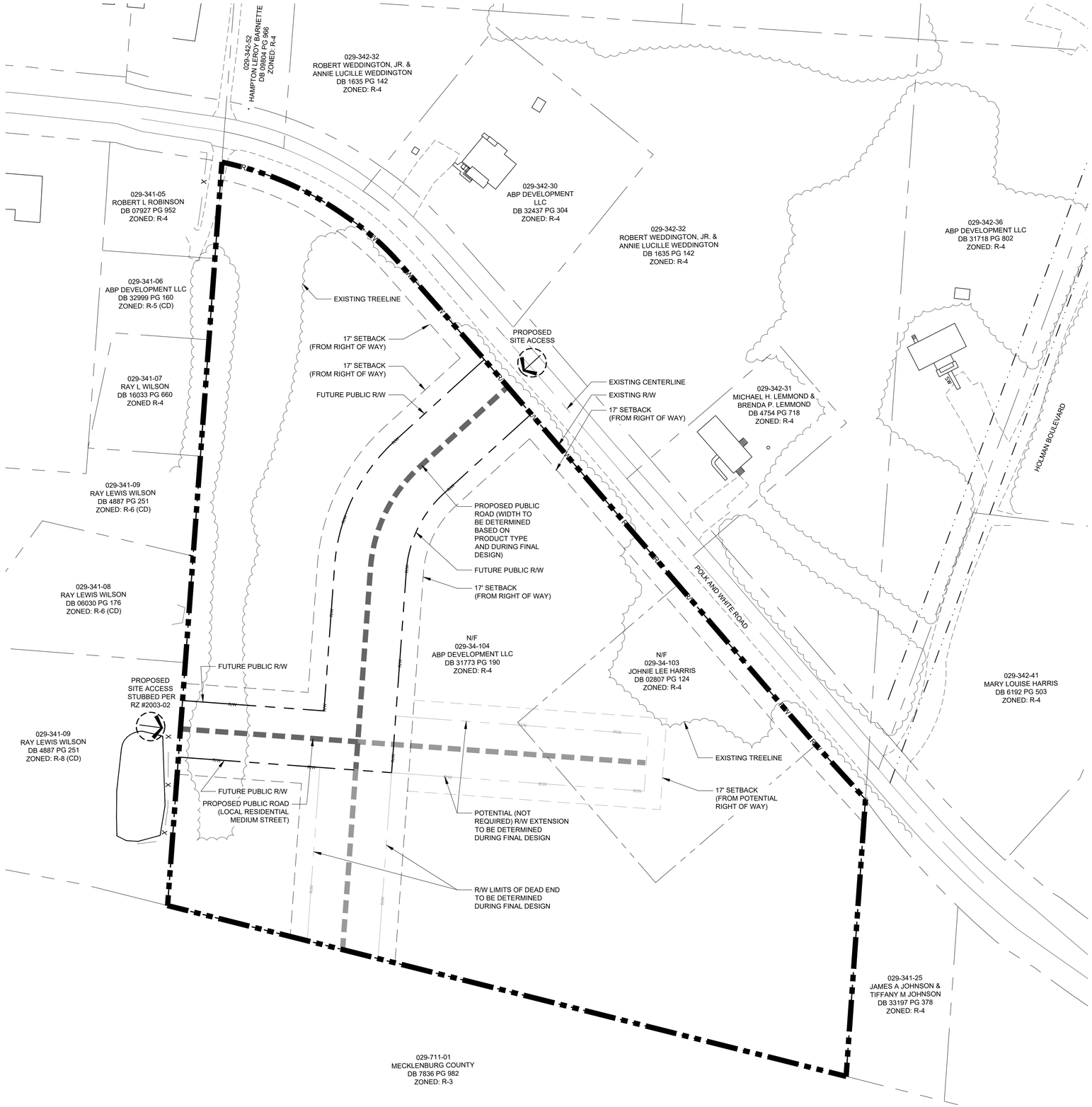

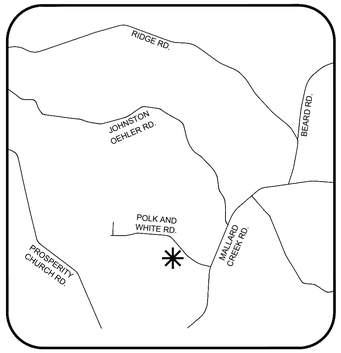

VICINITY MAP

NTS

SITE DEVELOPMENT DATA

SITE AREA: ±8.5 ACRES

TAX PARCELS: 029-341-03 AND 029-341-04

EXISTING ZONING: R-4

PROPOSED ZONING: R - 8MF

EXISTING USES: RESIDENTIAL/VACANT

PROPOSED USES: SINGLE-FAMILY RESIDENTIAL

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223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

POLK AND WHITE SINGLE FAMILY

CHARLOTTE, NC
REZONING PETITION #2019-XXX

LANDDESIGN PROJ.#
1019311

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10.03.19

DESIGNED BY: JRY
DRAWN BY: EHK
CHECKED BY: FJM

SCALE

VERT: N/A
HORZ: 1"=50'

0 25' 50' 100'

NORTH

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1

--- CHRIS YOUNG DRAWING2.DWG

ORIGINAL SHEET SIZE: 24" X 36"

SITE LEGEND

PROPERTY LINE	
PROPOSED PUBLIC STREET	
DEVELOPMENT AREAS	
PROPOSED R/W	R/W
PROPOSED SETBACK	
PROPOSED BUILDING FRONTAGE	

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SCALE

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0 25' 50' 100'

NORTH

SHEET TITLE

SCHEMATIC SITE DATA
OPTION A

SHEET NUMBER

RZ-2

DEVELOPMENT STANDARDS

September 23, 2019

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by ABP Development LLC to accommodate the development of a residential community on that approximately 8.5 acre site located on the south side of Polk and White Road, between Hattie Little Street and Mallard Creek Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 029-341-04 and 029-341-03.
2. The 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").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-8 MF zoning district shall govern the development and use of the Site.
4. 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 internal public streets, internal private drives and/or alleys depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
5. The Site is divided into three separate development areas on the Rezoning Plan designated as Development Area A, Development Area B and Development Area C. The dwelling units referenced below under Permitted Uses and any accessory structures shall be located within one of the development areas. Additionally, public streets, private drives and/or alleys and open space/tree save areas may be located in the development areas.
6. 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 Section 6.207 of the Ordinance.

B. Permitted Uses

1. The Site may be devoted only to a residential community containing a maximum of 68 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-8 MF zoning district.
2. The dwelling units may only be comprised of single family detached dwelling units, single family attached dwelling units or a combination thereof.

C. Transportation

1. 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.
2. The Site will be served by internal public streets and may also be served by internal private drives and/or alleys. Minor adjustments to the locations of the internal public streets and the internal private drives and/or alleys shall be allowed during the construction permitting process.

D. Architectural Standards

1. The maximum height in feet of the dwelling units to be located on the Site shall be 48 feet.
2. The primary exterior building materials for the dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
3. Vinyl, EIFS or masonite may not be used as an exterior building material on any dwelling unit to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

E. Streetscape and Landscaping

1. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's public street frontages. The width of the planting strip and/or the sidewalk may be reduced as necessary to tie into an existing sidewalk located on Polk and White Road.
2. The sidewalks described above in paragraph 1 may be located in a sidewalk utility easement.

F. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks 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.
2. The maximum height of any freestanding lighting fixtures installed on the Site, excluding street lights located along public streets, shall be 21 feet.

G. Environmental

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
2. Development of the Site shall comply with the Tree Ordinance.

H. 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, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. 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.
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

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SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3