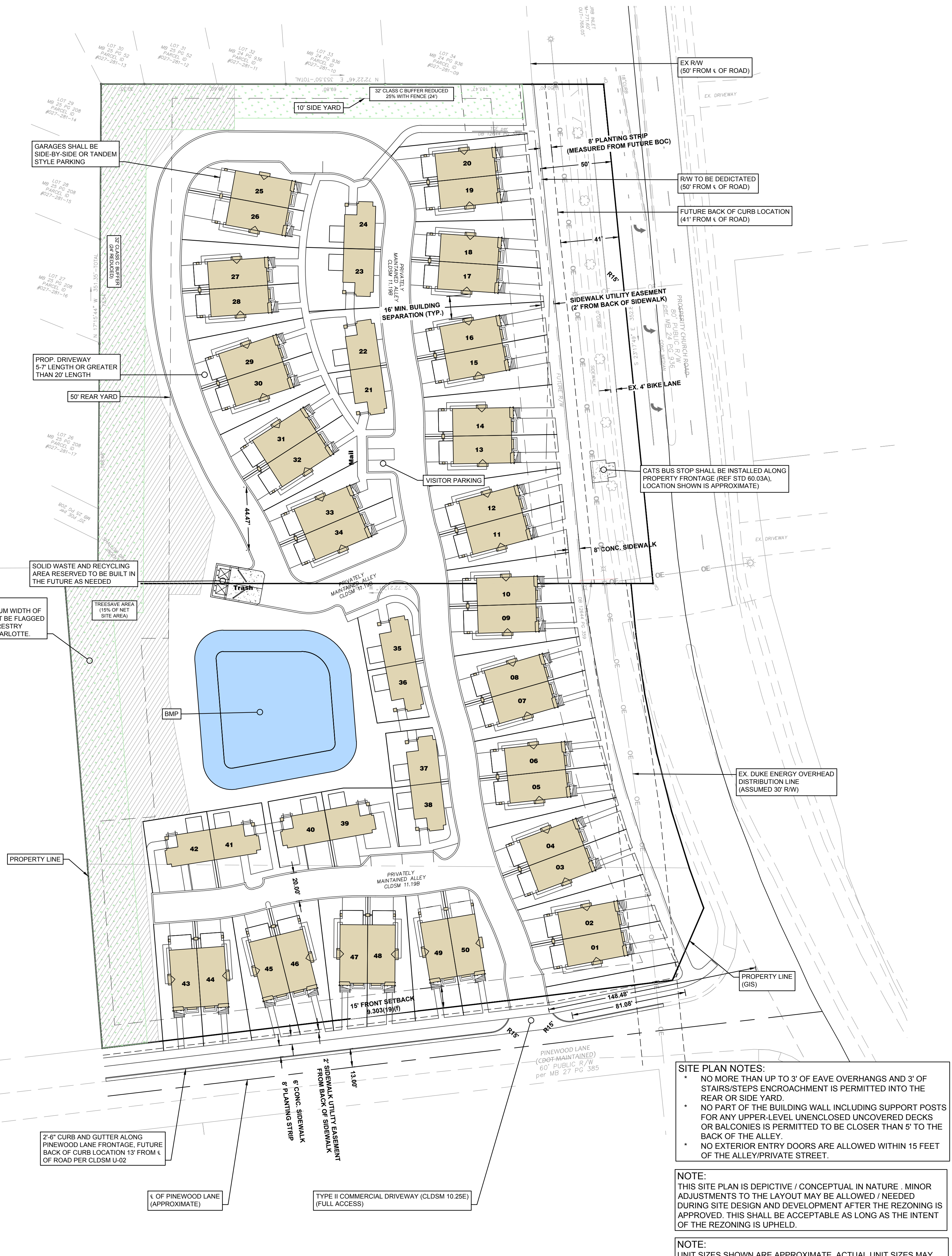
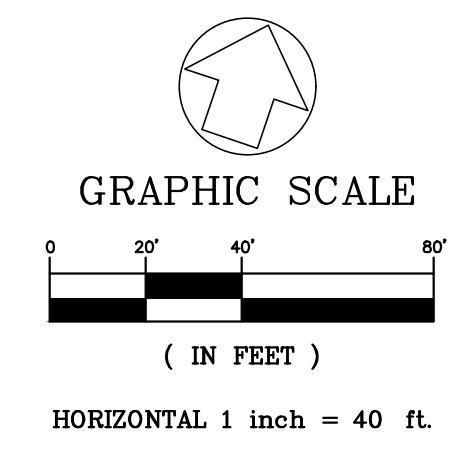
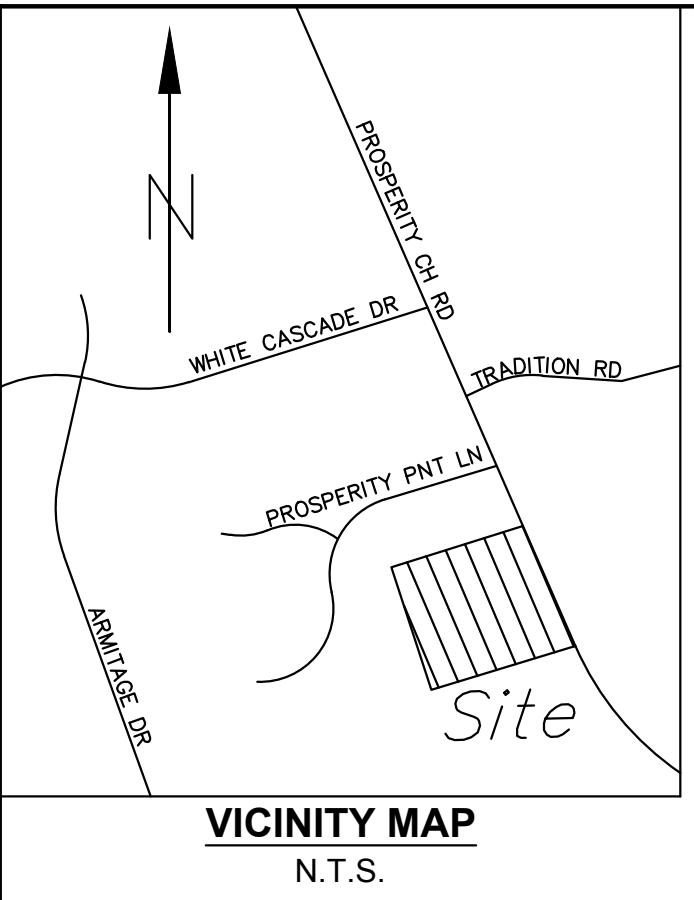


PRELIMINARY
NOT FOR CONSTRUCTION

3231 PROSPERITY CHURCH RD

PROJECT ADDRESS: 3231 Prosperity Church Road, Charlotte, NC 28269

REZONING PETITION: 2022-053



General Provisions:
These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Rayna Properties, LLC (the "Petitioner") to accommodate the development of a residential community on an approximate 5.63 acre site located at 3231 Prosperity Church Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of tax parcel numbers 02728101, 02727189, 02727188.

Development of the Site shall be governed by the Rezoning Plan 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-17MF" Zoning District shall govern all development taking place on the Site. The configurations, placements and sizes of the buildings, parking areas, tree save area, common open space, private roads and ancillary site elements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. Since the project has not undergone the design development and construction phases, 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.

Permitted Uses:
1) Uses allowed within the rezoning area shall be limited to residential uses allowable within the R-17MF zoning district. Allowable residential uses shall be limited on site as described within the following descriptions and as generally illustrated within the Site plan.
a) A maximum of Twenty Five (25) buildings which may include up to (2) total attached single family residential units, as depicted on the Site plan.
b) Maximum height is 40 feet with additional height allowance per Table 9.305(1)(j)(B) of the Zoning Ordinance.

Transportation:
1) The placement and configuration of the vehicular access points shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs.
2) Internal vehicular access to the site provided as generally depicted on the Site Plan. Internal alleys shall be constructed in accordance with CLDSM 11.198 and privately maintained.
3) Public sidewalk improvements along Prosperity Church Road shall include an 8' landscape strip and 8' sidewalk measured from the future back of curb 4' from the existing centerline.
4) Public sidewalk improvements along Pinewood Lane shall include an 8' landscape strip and 6' sidewalk measured from the future back of curb 13' from the existing centerline.
5) All transportation improvements within the public right of way shall be approved and constructed before the site's first building certificate of occupancy is issued.
6) The petitioner shall dedicate fee simple conveyance of all rights of way 50' from the centerline of Prosperity Church Road to the City of Charlotte as depicted on the Site Plan prior to the Site's first building certificate of occupancy is issued.
7) Parking shall be provided at a minimum of (1.5) parking spaces per residential unit on site per the City Charlotte Ordinance as generally depicted on the site plan.

Architectural and Design Standards:
The exterior building materials for all four sides will be primarily of brick, cementitious siding, precast concrete, and/or stone, EIFS, stucco, metal panel (excluding windows, doors, soffits, gables, roof, and architectural detail or trim). The use of vinyl/aluminum siding (excluding windows, doors, soffits, gables and trim), will not be permitted. Where pitched roofs occur, the roofs shall be architectural grade shingles.
Buildings shall not exceed 160' in length
Blank wall area shall not exceed 20'

Fence Wall Standards:
1. Fence standards shall comply with proposed zoning. Chain Link fences are not allowed.

Streetscape and Landscaping:
3) The Petitioner shall provide an 8 ft planting strip and an 8 ft sidewalk on Prosperity Church Rd and Pinewood Lane as generally shown on the site plan.
4) Petitioner shall comply with the City of Charlotte Tree Ordinance.

Environmental Features:
1) The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
2) The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
3) For adjoining parcels receiving stormwater discharge from the proposed BMP/Water Quality feature, the petitioner shall analyze the adequacy of the existing stormwater conveyance on the adjoining parcels. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or mitigate the stormwater discharge onto the adjoining parcels.

(i) Storm Water Quality Treatment
For defined watersheds greater than 10% built-up area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.
(ii) Volume and Peak Control
For defined watersheds greater than 10% built-up area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual.
For commercial projects with greater than 10% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.
For residential projects with greater than 10% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

Lighting:
1) All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.

Amendments to Rezoning Plan:
1) Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 5 of the Ordinance. Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:
1) If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2) Throughout these Development Standards, the terms "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest or assigns.

TREE SAVE NOTE:
ALL TREE SAVE AREAS MUST HAVE A MINIMUM WIDTH OF 20'. ANY AREA LESS THAN 30' IN WIDTH MUST BE FLAGGED IN THE FIELD AND REVIEWED BY URBAN FORESTRY PRIOR TO PLAN SUBMISSION TO CITY OF CHARLOTTE.

SITE DEVELOPMENT TABLE:			
TAX MAP NUMBER:	02728101, 02727189, 02727188	REQUIRED PARKING:	PER ORDINANCE
EXISTING ZONING:	R-3	PROVIDED PARKING:	PER ORDINANCE
PROPOSED ZONING:	R-17MF(CD)	SETBACKS AND YARDS:	
		FRONT:	30 FT FROM R/W 30 FT (REDUCED TO 15' ALONG PINEWOOD LN PER 9.303(1)(9)(II))
		SIDE:	10 FT (ADJOINING SFR)
		REAR:	50 FT (ADJOINING SFR)
		MAX HEIGHT OF BUILDING:	40 FT.
			ADDITIONAL HEIGHT ALLOWANCE PERMITTED PER TABLE 9.305(1)(j)(B)
TOTAL SITE AREA:	5.63 AC (GIS)	SOLID WASTE REQUIRED (IF NEEDED):	(1) 8 CY DUMPSTER PER 30 UNITS
NET SITE AREA:	5.63 AC (GIS)	RECYCLING STATIONS REQUIRED (IF NEEDED):	(1) 144 SF STATION PER 80 UNITS
DEED INFORMATION:	DB 36733 PG 239, DB 01678 PG 208, DB 05959 PG 870	WATER AND SEWER:	CHARLOTTE WATER (PUBLIC)
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL UNITS WITH LAND FOR SALE	UTILITIES:	ALL UTILITIES WILL BE UNDERGROUND AS REQUIRED BY CURRENT LAND DEVELOPMENT STANDARDS
UNITS PROPOSED:	50		
DENSITY PROPOSED:	8.88 DU/ACRE	POST CONSTRUCTION DISTRICT:	YADKIN SOUTHEAST CATAWBA
GARBAGE COLLECTION:	ROLL OUT CONTAINERS (PRIVATE PICK UP)	WATERSHED:	MALLARD
TREE SAVE REQUIRED:	15% (0.85 AC, 37,026 SF)	FLOOD DATA:	ZONE 'X' PER COMMUNITY PANEL
TREE SAVE PROVIDED:	15% (0.85 AC, 37,026 SF)		371045-7800K, EFF. 11/16/2018
PVT OPEN SPACE REQUIRED:	400 SF PER LOT		
PVT OPEN SPACE PROVIDED:	400 SF PER LOT (MINIMUM)		
OPEN SPACE REQUIRED:	45%	SITE IMPERVIOUS:	3.94 AC.
OPEN SPACE PROVIDED:	45%	SITE IMPERVIOUS %:	70.0%

SITE PLAN NOTES:
• NO MORE THAN UP TO 3' OF EAVE OVERHANGS AND 3' OF STAIRS/STEPS ENCROACHMENT IS PERMITTED INTO THE REAR OR SIDE YARD.
• NO PART OF THE BUILDING WALL INCLUDING SUPPORT POSTS FOR ANY UPPER-LEVEL UNENCLOSED UNCOVERED DECKS OR BALCONIES IS PERMITTED TO BE CLOSER THAN 5' TO THE BACK OF THE ALLEY.
• NO EXTERIOR ENTRY DOORS ARE ALLOWED WITHIN 15 FEET OF THE ALLEY/PRIVATE STREET.

NOTE:
THIS SITE PLAN IS DEPICTIVE / CONCEPTUAL IN NATURE. MINOR ADJUSTMENTS TO THE LAYOUT MAY BE ALLOWED / NEEDED DURING SITE DESIGN AND DEVELOPMENT AFTER THE REZONING IS APPROVED. THIS SHALL BE ACCEPTABLE AS LONG AS THE INTENT OF THE REZONING IS UPHOLD.

NOTE:
UNIT SIZES SHOWN ARE APPROXIMATE. ACTUAL UNIT SIZES MAY VARY WITHIN BUILDING ENVELOPE.