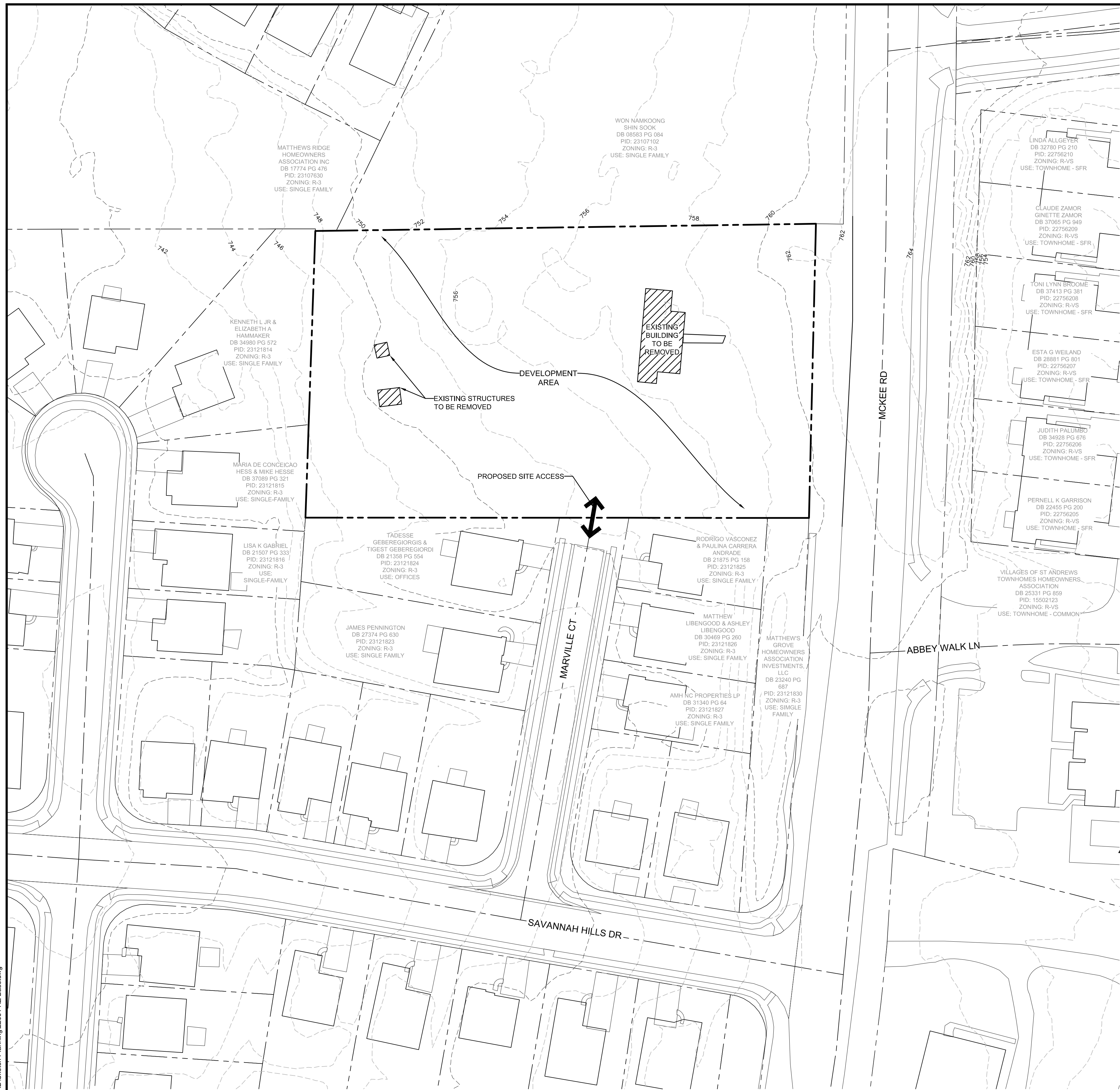
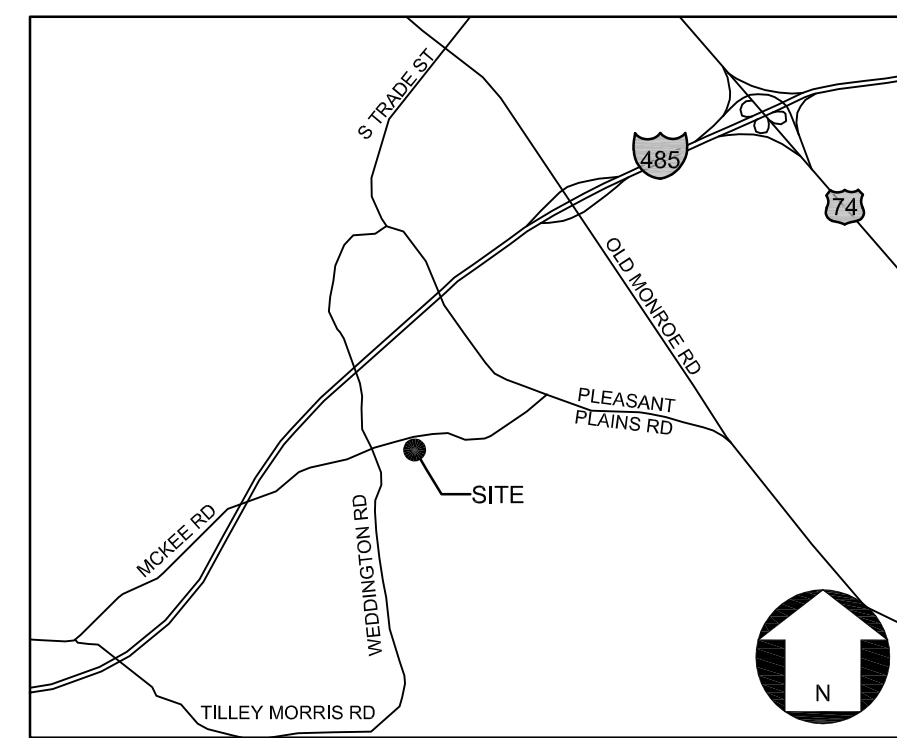


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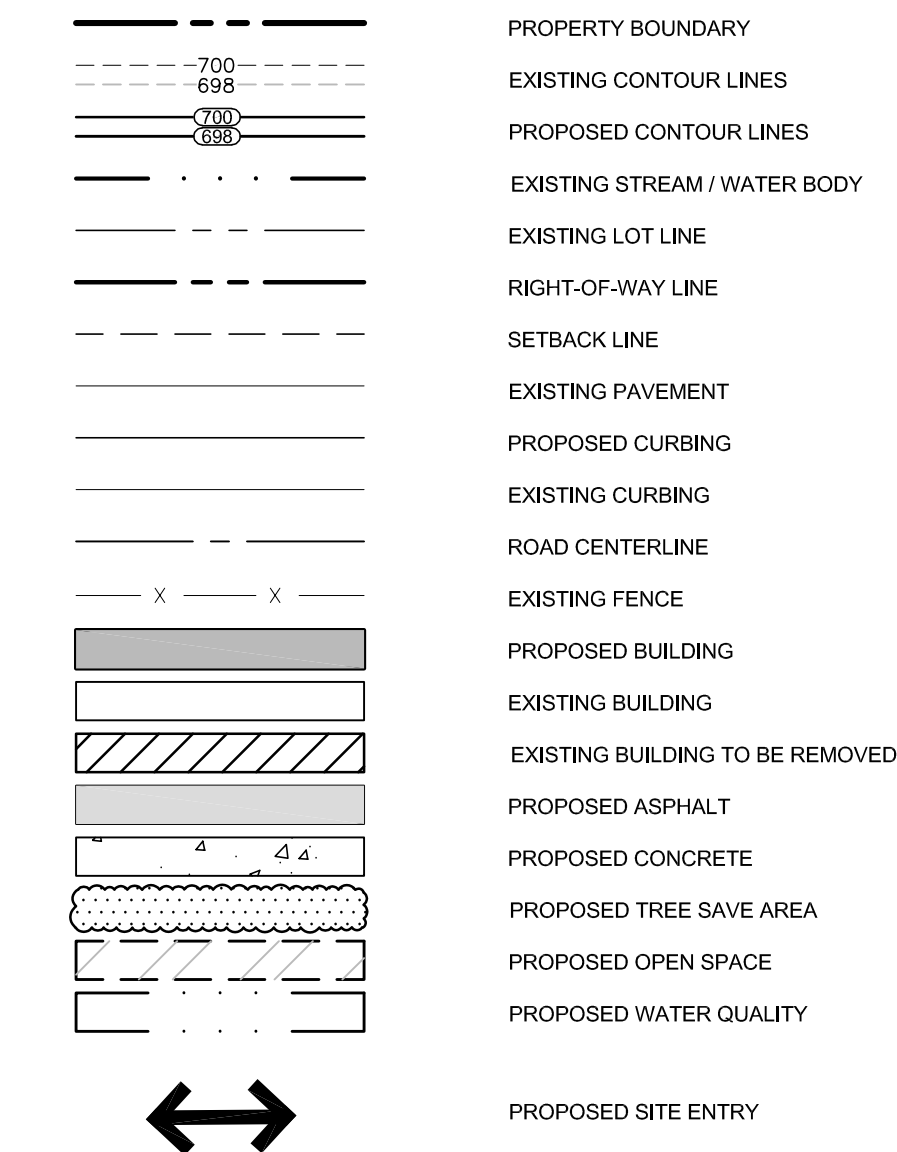
DEVELOPMENT STANDARDS

- 1. General Provisions
1.1. These Development Standards form a part of the Rezoning Plan...
1.2. Development of the Site will be governed by the Rezoning Plan...
1.3. Unless the Rezoning Plan or these Development Standards establish more stringent standards...
1.4. The development and street layout depicted on the Rezoning Plan are schematic in nature...
1.5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied...
2. Permitted Uses
2.1. The Site may be devoted only to residential uses containing a maximum of fourteen (14) units...
3. Transportation
3.1. The Site will be served by an extension of an existing public street (Marville Ct)...
3.2. The Petitioner will extend proposed curb and gutter to connect to existing curbs and gutter...
3.3. The Petitioner will add pedestrian signage on Marville Ct...
3.4. The Petitioner will dedicate right of way along the site's McKee Rd frontage...
3.5. A maximum of one (1) access point shall be provided at the end of Marville Ct...
3.6. The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance...
3.7. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements...
3.8. The site's temporary construction entrance shall connect directly to McKee Rd...
3.9. A Right-of-way Encroachment Agreement is required for the installation of any non-standard items...
3.10. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT...
4. Architectural Standards
4.1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone or its synthetic equivalent...
4.2. Prohibited Exterior Building Materials: concrete masonry units not architecturally finished...
4.3. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12...
4.4. Porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed...
4.5. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised or lowered from the average sidewalk grade a minimum of 12"-24"...
4.6. Useable porches and stoops shall form a predominant feature of the building design...
4.7. Garage doors proposed along public or private streets should minimize the visual impact...
4.8. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets...
5. Open Space, Buffers and Landscaping
5.1. The Petitioner shall provide an opaque fence (5'-6' ht, per ordinance) along the Western and Eastern property lines...
6. Environmental Features
6.1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance...
6.2. The Petitioner will treat stormwater including the pre-existing BUA...
6.3. The Petitioner will coordinate with downstream neighbor(s) to make a good faith effort to connect storm drain bmp outfall to existing nearby storm pipe...
6.4. The Petitioner shall comply with the Charlotte Tree Ordinance...
7. Lighting
7.1. All freestanding lighting fixtures installed on the Site shall be 12-15 ft. maximum...
8. Binding Effect of the Rezoning Documents and Definitions
8.2. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns...
8.3. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



VICINITY MAP

LEGEND:



2101 MCKEE RD SITE
2101 MCKEE ROAD
MATTHEWS, NC 28105

REZONING TECHNICAL DATA SHEET

PETITION NO. 2023-002

CORPORATE CERTIFICATIONS
NC PE - C-2930 NC LA - C-253
SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: MDL

Drawn By: LHS

Checked By: MDL

Date: 8/14/2023

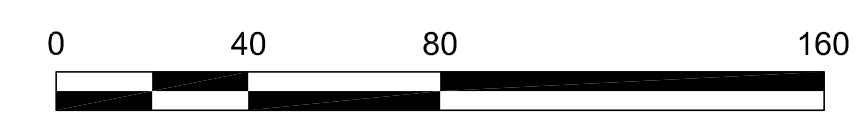
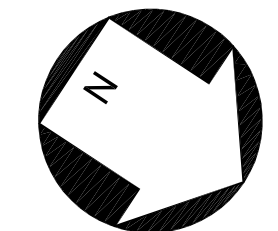
Project Number: 22091

Sheet Number:

RZ-1

SHEET # 01 OF 02

This Plan Is A Preliminary Design. NOT Released For Construction.

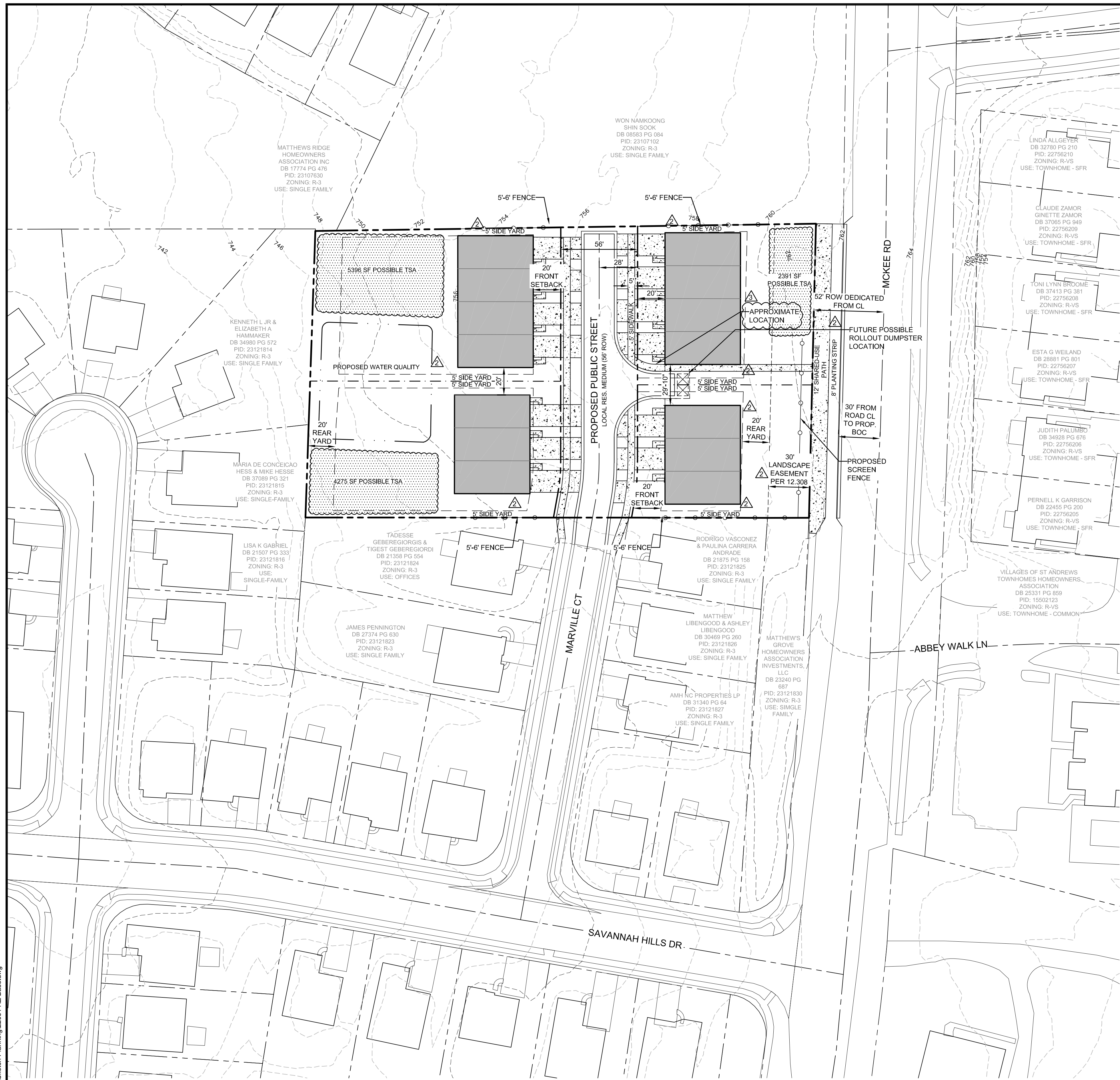


SCALE: 1" = 40'

REVISIONS:

Table with 4 columns: No., Date, By, Description. Row 1: 1, 6/9/23, LHS, REVISIONS PER STAFF COMMENTS. Row 2: 2, 7/19/23, LHS, REVISIONS PER STAFF COMMENTS.

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DEVELOPMENT DATA:

SITE AREA:	±1.77 ACRES
TAX PARCELS:	231-071-20
EXISTING ZONING:	R-1-A
PROPOSED ZONING:	R-8 (CD)
EXISTING USE:	SINGLE FAMILY
PROPOSED USES:	TRIPLEXES / QUADRUPLICES ON INDIVIDUAL LOTS
PROPOSED UNIT COUNT:	14 UNITS
MAXIMUM DENSITY ALLOWED:	8 DUA
DENSITY PROPOSED:	7.9 DUA
MIN. FRONT SETBACK:	20'
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	20'
MAX. BUILDING HEIGHT ALLOWED:	35' AT THE REQUIRED SIDE YARD LINE UP TO 40' AT THE FRONT BUILDING LINE
TREE SAVE REQUIRED:	11,565 SF (15% OF SITE)
TREE SAVE PROVIDED:	11,565 SF MIN.
OPEN SPACE REQUIRED:	50% OF LOT
OPEN SPACE PROVIDED:	50% MIN.
PARKING PROVIDED:	PER ORDINANCE 2 SPACES PER UNIT MIN. (2 SPACES IN GARAGE / 2 SPACES IN DRIVEWAY)
PCCO:	PER ORDINANCE
SOLID WASTE:	PRIVATE ROLLOUT CONTAINERS

LEGEND:

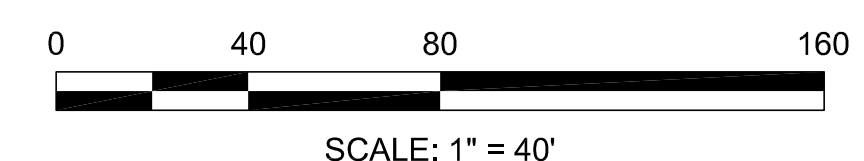
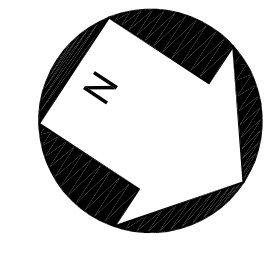
	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED TREE SAVE AREA
	PROPOSED OPEN SPACE
	PROPOSED WATER QUALITY

2101 MCKEE RD SITE
2101 MCKEE ROAD
MATTHEWS, NC 28105

**REZONING
SITE PLAN**

PETITION NO. 2023-002

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



SCALE: 1" = 40'

REVISIONS:

No.	Date	By	Description
2	7/19/23	LHS	REVISIONS PER STAFF COMMENTS
3	8/14/23	LHS	REVISIONS PER ZONING COMMENTS

CORPORATE CERTIFICATIONS
NC PE - C-2930 NC LA - C-253
SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: MDL

Drawn By: LHS

Checked By: MDL

Date: 8/14/2023

Project Number: 22091

Sheet Number:

RZ-2