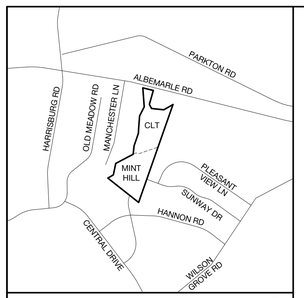


VICINITY MAP

Site Development Data:

Acreage:	+/- 26.62 AC
	+/-13.02 AC (City of Charlotte)
	+/-13.60 AC (Town of Mint Hill - ETJ)
Tax Parcel:	109-381-08
Existing Zoning:	CG & N1-A (City of Charlotte) 2
Proposed Zoning:	R-8MF (CD)
Existing Uses:	Single-Family Detached
Proposed Uses:	Single-Family Attached Townhomes
Max Density:	8 DUA, 104 Residential Units
Prop. Density:	4.6 DUA, 60 Residential Units
Required Parking:	1.5 spaces per unit
Setbacks:	
Front:	30' from R/W on Albemarle Road, 18' from R/W on Public Road 1 (when in compliance with Ordinance Section 9.303(19)(f) 2
Side:	10' (20' adjacent single family)
Rear:	40' (50' adjacent single family)
Required Open Space:	1.302 AC (10%)
Proposed Open Space:	3.89 AC (30%)
Required Useable Common Open Space:	1.302 AC (10%)
Proposed Useable Common Open Space:	1.302 AC (10%)
Required Preserved Tree Save Area:	1.95 AC (15%)
Proposed Preserved Tree Save Area:	1.95 AC (15%)

General Provisions:

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Precept Construction, LLC (the "Petitioner") to accommodate the development of a residential development on an approximate 26.62 acre site located at 9600 Albemarle Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel 109-381-08.
2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards 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-8MF" Zoning District shall govern all development taking place on the Site. The configurations, placements and sizes of the buildings, parking areas, open space and right-of-way improvements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. 2
3. These Development Standards shall apply to the 13.02 acres within the City of Charlotte's Zoning jurisdiction.

Permitted Uses:

1. Uses allowed within the rezoning area, +/- 13.02 AC located exclusively within the City of Charlotte, included in this Petition are those uses that are permitted within the R-8MF zoning district including up to sixty (60) single family attached townhome units.

Transportation:

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. The site shall provide two-way public road vehicular access at Albemarle Road as depicted on the site plan.
2. The petitioner agrees to provide accessible sidewalk ramps at the corner of Public Road 1 and Albemarle Road as illustrated on the Site plan to accommodate an accessible connection across proposed Public Road 1.
3. Fee simple conveyance of right-of-way dedication and all transportation improvements within the public right of way shall be approved and constructed prior to the sites first certificate of occupancy being issued.
4. Existing curb and gutter to be relocated where future back of curb is 44' from centerline of road right-of-way.
5. An 8' planting strip and 12' multi-use path shall be provided along Albemarle Road as generally depicted on the site plan.
6. A 6'-0" sidewalk and 8' landscape strip shall be provided on site within the public rights of way along Public Road 1 as generally depicted on the site plan.
7. A sidewalk utility easement (SUE) shall be provided between the existing public right of way to 2' behind proposed sidewalk along Public Road 1 as generally illustrated on the Site plan.
8. A Right-of-Way encroachment agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained Street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by ACDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
9. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad Southeastern Mecklenburg area, by way of private/public partnership effort or other public sector project support.
10. In coordination with NCDOT, the Petitioner agrees to construct a right turn lane on Albemarle Road to proposed Public Road 1.
11. The Petitioner shall dedicate 66' right-of-way from centerline of Albemarle Road. 2

Architectural and Design Standards:

1. In addition to design provisions contained within the district regulations of the Zoning Ordinance for the R-8MF district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.
   a. Proposed residential structures constructed on the site may use a variety of building materials. The building materials utilized will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, cementitious siding (such as Hardi-plank), EIFS, metal or wood. 2
   b. Vinyl will not be used as a primary exterior building material, but may be utilized for trim, soffits, architectural detailing, insulation
   c. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet adjacent public streets on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
   d. Residential units shall be provided walkways to connect to public rights of way, as generally depicted on the Site plan.
   e. Units fronting public rights of way shall provide entrances facing the street with a sidewalk connection to a public right of way. Sidewalk connection from residential structures to public right of way may be a shared path to public right of way.
   f. Residential unit finished floor elevations shall be elevated a minimum of 12" as related to the adjacent public sidewalk.
   g. Petitioner agrees to provide a usable porch or stoop for units facing the street. End units fronting the proposed public road, as generally shown on the site plan, shall have an entrance facing the street. 2

Streetscape and Landscaping:

1. The Petitioner shall comply with Chapter 12 of the City of Charlotte Code of Ordinances.

Environmental Features:

1. The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
2. The Site shall comply with Section 12.403 of the Zoning Ordinance and reserve area, as generally depicted on the Site plan, to comply with dumpster/compactor and recycling container placement as required.
3. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval By Charlotte Storm Water Services.
4. 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.

Signage:

1. The Petitioner shall comply with the City of Charlotte Signage Ordinance.

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.
2. Detached lighting on the site, except street lights located along public streets, will be limited to 20' in height.

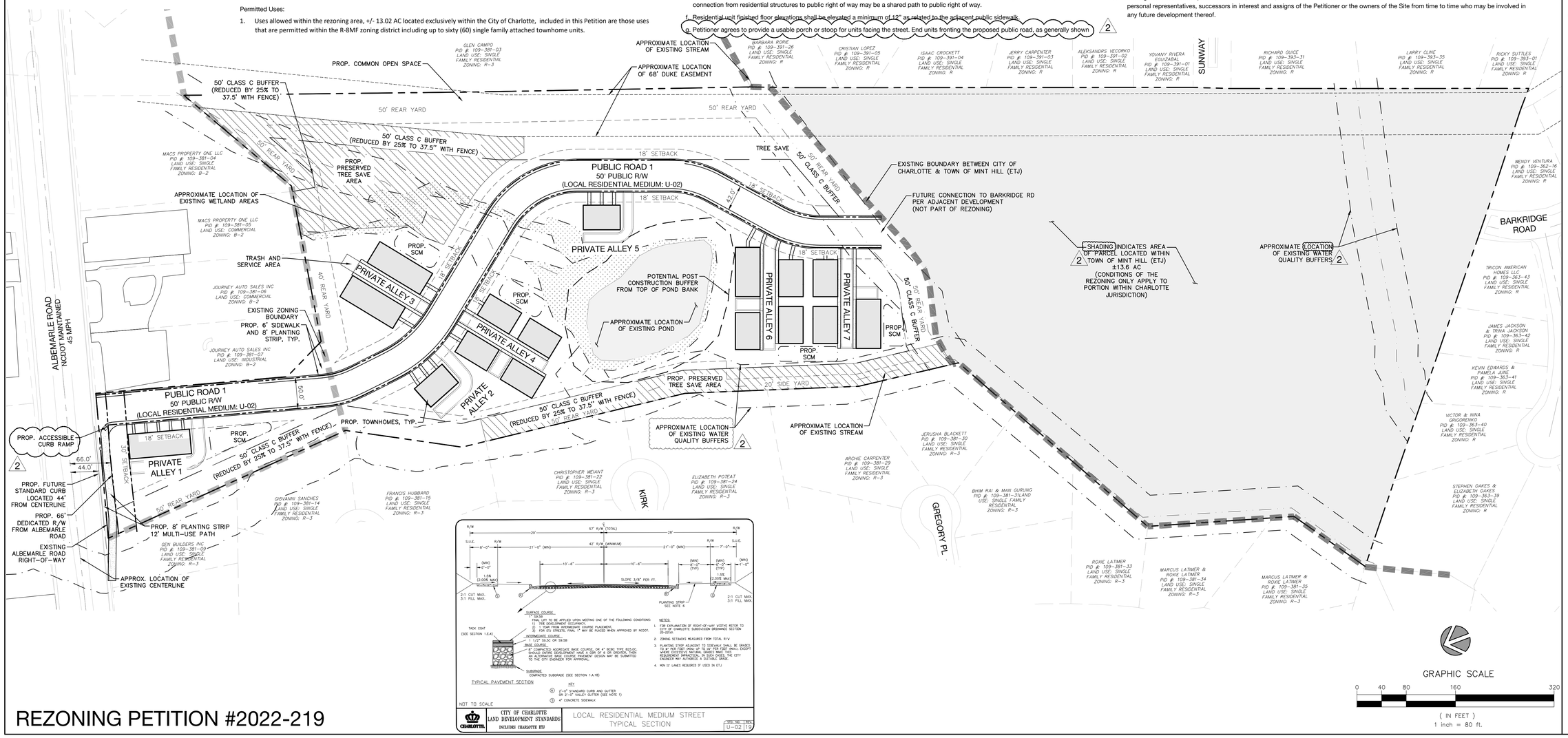
Amendments to Rezoning Plan:

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 6 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 and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



REZONING PETITION #2022-219

URBAN DESIGN PARTNERS
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Precept Construction, LLC.
Scott Allred
118 E. Avondale Dr.
Greensboro, NC 27403

9600 Albemarle Road

Rezoning Site Plan
9600 Albemarle Road, Charlotte, NC 28227

NO.	DATE:	BY:	REVISIONS:
01	06.12.2023	UDP	PER RZ SUBMITTAL #1 COMMENTS

Project No: 21-CLT-183
Date: 11.18.2022
Designed By: UDP
Checked By: UDP
Sheet No:
RZ-1.0