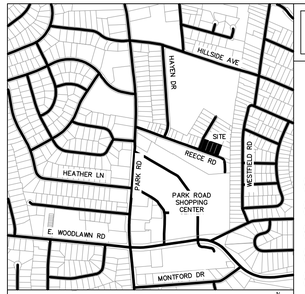

VICINITY MAP
NTS

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR PER SECTION 6.207 OF THE ZONING ORDINANCE.

PROPOSED STREET TREE (TYP.)
POTENTIAL MASONRY SCREEN WALL; FINAL LOCATION AND HEIGHT TO BE DETERMINED DURING PERMITTING (TYP.)
8' PLANTING STRIP WITH 6' SIDEWALK (TYP.)
EXISTING CURB TO REMAIN (TYP.)
POTENTIAL OFF-SITE EVERGREEN SCREEN PLANTING (TYP.)
20' REAR YARD SETBACK (TYP.)
PROPERTY LINE (TYP.)
PARCEL ID# 17518209
JOE MAYES
MAYES REAL ESTATE LLC
USE: MULTI FAMILY
R-22 MF
PARCEL ID 17518227
ZONED: R-22 MF
USE: CONDOMINIUM
R-22 MF
ARBOR LANE
50' PUBLIC RIGHT OF WAY
POTENTIAL REAR DECKS, PATIOS AND PORCHES MAY BE INCORPORATED PER THE ALLOWANCE AND REGULATIONS OF THE ZONING ORDINANCE (TYP.)
SWIM BUFFER (100' FROM T.O.B.)
FEMA FLOODPLAIN
TOWNHOME (TYP.)
POTENTIAL STREET DRIVEWAY CONNECTION
14' SETBACK FROM EXISTING BACK OF CURB (TYP.)
SIDEWALK AND DRIVEWAY APRON (TYP.);
EXISTING R/W (TYP.)
PARKING INTERNAL TO GARAGE FOR ALL UNITS (TYP.)
SWIM BUFFER (TYP.)
10' SIDE YARD (TYP.)
PROPERTY LINE (TYP.)
DRIVEWAY APRON (TYP.)
POTENTIAL TRASH ENCLOSURE LOCATION (FOR REFERENCE ONLY) PRIVATE TRASH COLLECTION WILL BE PROVIDED FOR SITE.
PARCEL ID# 17518225
MECKLENBURG COUNTY
USE: VACANT
LOT [illegible]
MECKLENBURG [illegible]
D.B. 22571 [illegible]
R-22 MF
PROPOSED STREET TREE (TYP.)
14' SETBACK FROM EXISTING BACK OF CURB (TYP.)
8' PLANTING STRIP WITH 6' SIDEWALK (TYP.)
STREET DRIVEWAY CONNECTION
REECE ROAD
(~42.5' PUBLIC RIGHT OF WAY PER GIS)
POTENTIAL TREE PRESERVATION (TYP.)
LOCATIONS OF RETAINING WALLS ARE CONCEPTUAL; FINAL LOCATIONS AND HEIGHTS TO BE ESTABLISHED DURING PERMITTING (TYP.)
EXISTING OAK TREE TO REMAIN (TYP.)
SIDEWALK TO MEANDER TO PROTECT EXISTING TREE (TYP.)
EXISTING R/W (TYP.)
APPROXIMATE LOCATION OF REECE ROAD CENTERLINE (TYP.)
PARCEL ID 17518102
ZONED: R-22 MF
USE: MULTI FAMILY
R-22 MF
POTENTIAL PEDESTRIAN STREET CURB RAMPS. FINAL LOCATION AND FEASIBILITY TO BE COORDINATED WITH CDOT DURING THE SITE PERMITTING PROCESS.
EXISTING CURB TO REMAIN (TYP.)
SWIM BUFFER (100' FROM T.O.B.)
COMMUNITY FLOODPLAIN FUTURE CONDITIONS
LITTLE SUGAR CREEK
FEMA FLOOD FRINGE LINE

SITE DEVELOPMENT DATA:

ACREAGE:	±0.86 ACRES
TAX PARCELS:	17518221, 17518222, 17518223, AND 17518224
EXISTING ZONING:	R-22MF
PROPOSED ZONING:	NS(CD)
EXISTING USES:	SINGLE FAMILY DETACHED
PROPOSED USES:	UP TO 16 RESIDENTIAL-ONLY SINGLE FAMILY ATTACHED (TOWNHOME) UNITS
DENSITY:	±18.6 DUA
MAX. HEIGHT:	50' (SHALL MEET ZONING REQUIREMENTS FOR THE NS ZONING DISTRICT)
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS (PROVIDE MINIMUM 800 SQUARE FEET)

1. **GENERAL PROVISIONS**

THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE DRAKEFORD COMPANY (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL-ONLY TOWNHOME COMMUNITY ON THAT APPROXIMATELY 0.86 ACRE SITE LOCATED ON REECE ROAD, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 17518221, 17518222, 17518223, AND 17518224.

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 NS ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

INASMUCH AS PLANNING FOR THE PROPOSED REDEVELOPMENT OF THE SITE HAS NOT YET ADVANCED BEYOND THE FORMATIVE STAGE, THE ULTIMATE LAYOUTS OF THE DEVELOPMENT PROPOSED, THE EXACT ALIGNMENTS OF STREETS AND POINTS OF ACCESS, THE CONFIGURATIONS AND PLACEMENTS OF PARKING AREAS AND THE HEIGHTS AND MASSES OF BUILDINGS HAVE NOT YET BEEN DETERMINED. AS A CONSEQUENCE, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDINGS AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES SO LONG AS THE MAXIMUM PARKING AND BUILDING ENVELOPE LINES ESTABLISHED ON THE REZONING PLAN ARE NOT VIOLATED AND THE PROPOSED ALTERATIONS OR MODIFICATIONS DO NOT EXCEED THE PARAMETERS ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND UNDER THE ORDINANCE FOR THE NS DISTRICT.

2. **PERMITTED USES AND MAXIMUM DEVELOPMENT**

THE SITE MAY BE DEVELOPED WITH UP TO SIXTEEN (16) RESIDENTIAL-ONLY SINGLE-FAMILY ATTACHED DWELLING UNITS (TOWNHOMES), TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATED THERETO THAT ARE ALLOWED IN THE NS ZONING DISTRICT.

3. **TRANSPORTATION**

A) VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.

B) IF, AFTER FURTHER EVALUATION FROM ALL APPLICABLE GOVERNMENTAL DEPARTMENTS AND PRIVATE TRASH COLLECTION SERVICES, IT IS DETERMINED THAT THE SITE'S ENTRANCE ONTO ARBOR LANE IS NOT REQUIRED OR DESIRED, THE PETITIONER MAY REMOVE THIS CONNECTION, THEREBY LIMITING THE SITE TO ONE (1) ENTRANCE POINT LOCATED ON REECE ROAD.

C) INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.

D) PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE RIGHT-OF-WAY SHALL EITHER BE SET AT TWO (2) FEET BEHIND THE BACK OF SIDEWALK OR, ALTERNATIVELY, IN LIEU OF THE DEDICATION OF RIGHT-OF-WAY, THE PETITIONER MAY CONVEY A SIDEWALK UTILITY EASEMENT TO THE CITY OF CHARLOTTE LOCATED TWO (2) FEET BEHIND THE SIX (6) FOOT SIDEWALKS ALONG THE SITE'S FRONTAGES OF REECE ROAD AND ARBOR LANE.

E) ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

4. **ARCHITECTURAL STANDARDS**

A) THE TWO (2) PROPOSED BUILDINGS FRONTING REECE ROAD SHALL CONTAIN A MAXIMUM OF FOUR (4) UNITS PER BUILDING, AS SHOWN ON THE REZONING PLAN.

B) THE PRINCIPAL BUILDINGS USED FOR RESIDENTIAL USES CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTATIOUS SIDING (SUCH AS HARDI-PLANK), VINYL, EIFS OR WOOD. THE BUILDINGS SHALL INCLUDE LARGE EXPANSIVE WINDOWS.

C) EACH ATTACHED SINGLE-FAMILY RESIDENTIAL DWELLING UNIT SHALL BE PROVIDED WITH A MINIMUM TWO-CAR GARAGE.

D) ALL RESIDENTIAL ENTRANCES WITHIN FIFTEEN (15) FEET OF THE REECE ROAD SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF TWELVE (12) INCHES.

E) PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO FIFTEEN (15) FEET ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, AND/OR ARCHITECTURAL DESIGN ELEMENTS.

F) WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS, AS GENERALLY DEPICTED ON THE REZONING PLAN.

G) TOWNHOUSE BUILDINGS FRONTING PUBLIC RIGHT-OF-WAY WILL BE LIMITED TO FOUR (4) INDIVIDUAL UNITS OR FEWER OR WILL OTHERWISE BE MEANINGFULLY DIFFERENTIATED BETWEEN UNITS, INCLUDING, BUT NOT LIMITED TO, FORWARD OFFSETS IN THE FRONT WALLS OF UNITS, VERTICAL HEIGHT DIFFERENCES, OR ARCHITECTURAL DIFFERENCES IN ELEVATIONS (SUCH AS WINDOWS, DOORS, BAYS, TRIM, OR MATERIALS).

H) PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS, IF PROVIDED, MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.

I) USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES SHOULD BE COVERED. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.

J) END UNITS ON ARBOR LANE SHALL PROVIDE SIDE ENTRANCES, WRAP AROUND PORCHES, OR BLANK WALL EXPANSES TO TEN (10) FEET ON ALL BUILDING LEVELS TO ENSURE THAT THE SIDE ELEVATION PROVIDES ARCHITECTURAL ARTICULATION AND INTEREST.

K) GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF EIGHT (8) TO TWELVE (12) INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS, ENHANCED DOOR, OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.

5. **STREETSCAPE AND LANDSCAPING**

A) THE PETITIONER SHALL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON REECE ROAD AND ARBOR LANE. SIDEWALKS AND PLANTING STRIPS MAY MEANDER TO SAVE EXISTING TREES.

B) THE PROPOSED RETAINING WALL, AS SHOWN ON THE SITE PLAN, SHALL BE CONSTRUCTED OF MATERIALS GENERALLY COMPATIBLE WITH THE BUILDINGS TO WHICH THEY RELATE AND SHALL INCLUDE ENHANCED LANDSCAPING ALONG STREETS.

C) THE PETITIONER SHALL INSTALL LARGE MATURING STREET TREES OF 4" MINIMUM CALIPER ALONG THE SITE'S STREET FRONTAGES, AS SHOWN ON THE REZONING PLAN.

D) THE PETITIONER SHALL EMPLOY BEST EFFORTS TO PRESERVE THE LARGE EXISTING OAK TREE LOCATED AT 1313 REECE ROAD, AS INDICATED ON THE REZONING PLAN.

E) SUBJECT TO APPROVAL FROM THE ADJACENT PROPERTY OWNER AND/OR THE APPLICABLE HOA, THE PETITIONER SHALL INSTALL SCREEN TREES ALONG THE SITE'S REAR PROPERTY LINE ADJACENT TO THE EXISTING ARBOR LANDING CONDOMINIUMS, IN THE AREA AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER SHALL PROVIDE UP TO TEN (10) TREES SUCH AS, BUT NOT LIMITED TO, ARBORVITAE OR OTHER EVERGREEN TREES IN THE CYPRESS FAMILY AND PROVIDE MAINTENANCE COSTS FOR TWELVE (12) MONTHS FOLLOWING PLANTING.

6. **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 APPROVED PLAN FOR THE CITY PARK DEVELOPMENT WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE APPROVED TECHNICAL DATA SHEET FOR THE CITY PARK DEVELOPMENT 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.

7. **BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

A) 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.

B) 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 F

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NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REZONING PETITION
FOR PUBLIC HEARING
2018-024

REZONING DOCUMENT

REECE ROAD SITE
CHARLOTTE, NORTH CAROLINA

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVENUE SUITE 1A
CHARLOTTE, NORTH CAROLINA 28207

SCHEMATIC SITE PLAN

10 0 10 20
SCALE: 1"=20'
N

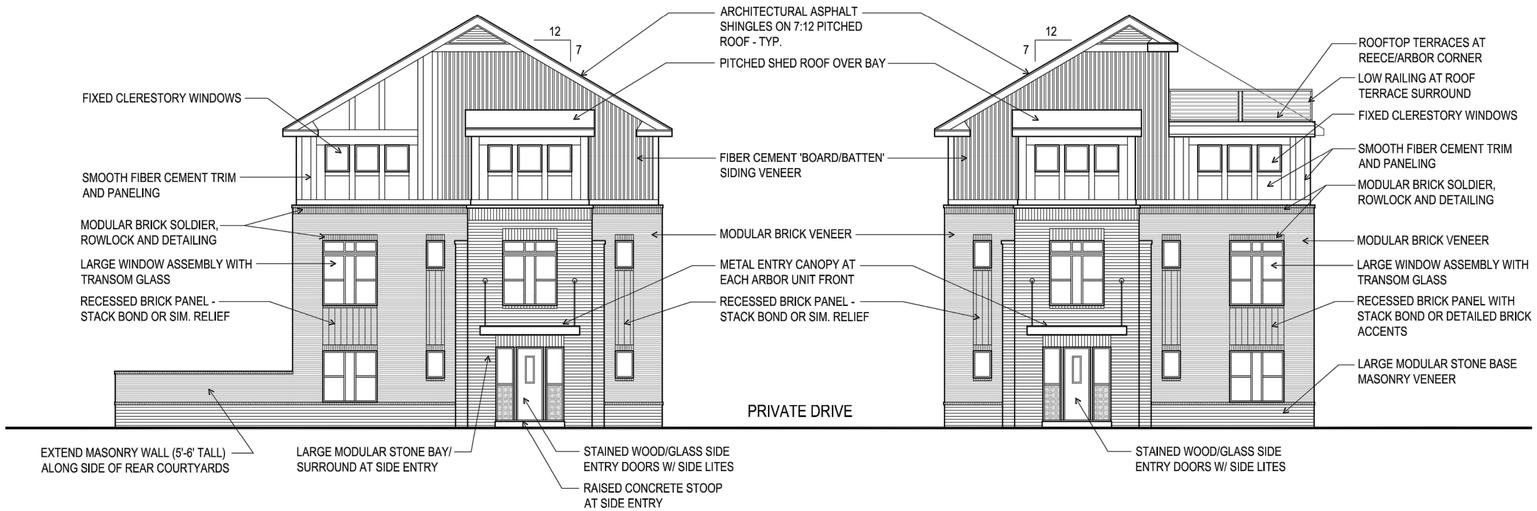
PROJECT #: 090-026
DRAWN BY: BS
CHECKED BY: NB

FEBRUARY 13, 2018

REVISIONS:
1. 04/16/18 - PER SITE UPDATES
2. 05/14/18 - PER SITE UPDATES
3. 07/23/18 - PER SITE UPDATES

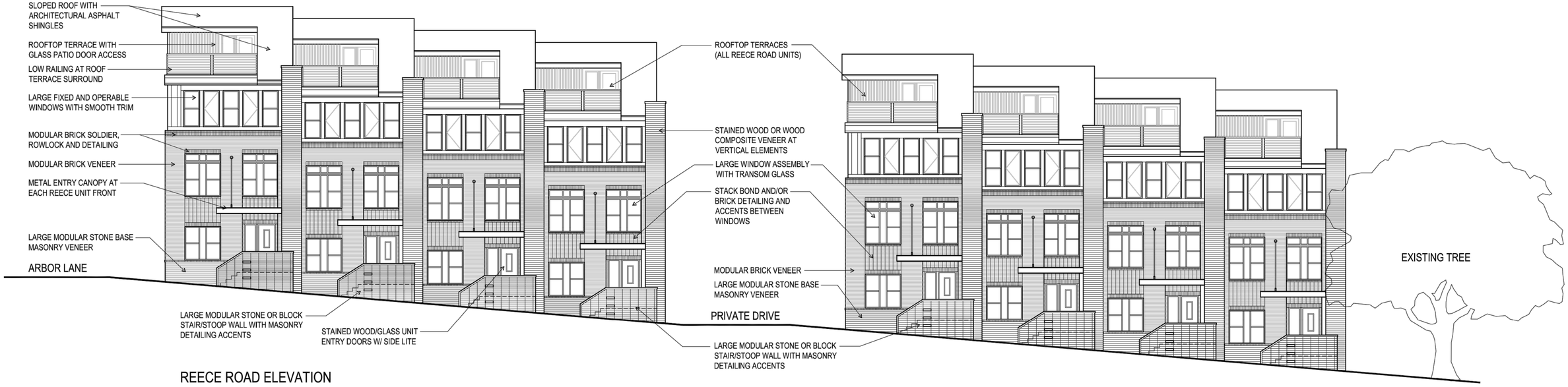
RZ1.0

S:\DESIGN\PROJECTS\090-026 - REECE ROAD SITE\DRAWINGS\090-026 - SITE.DWG



ARBOR LANE ELEVATION

SCALE: N.T.S.



REECE ROAD ELEVATION

SCALE: N.T.S.

THE DRAKEFORD CO.
1914 BRUNSWICK AVE.
SUITE 1A
CHARLOTTE, NORTH CAROLINA

REECE ROAD SITE

CHARLOTTE, NORTH CAROLINA

AXIOM ARCHITECTURE
333 W. TRADE ST. | SUITE 200 | CHARLOTTE, NC 28202 | T 704.927.9900 | WWW.AXIOMARCHITECTURE.COM

RENDERING PROVIDED IS TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE TOWNHOMES THAT MAY BE CONSTRUCTED ON THE SITE. THE ACTUAL TOWNHOMES CONSTRUCTED ON THE SITE MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED.

THE DRAKEFORD CO.
1914 BRUNSWICK AVE.
SUITE 1A
CHARLOTTE, NORTH CAROLINA

REECE ROAD SITE

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