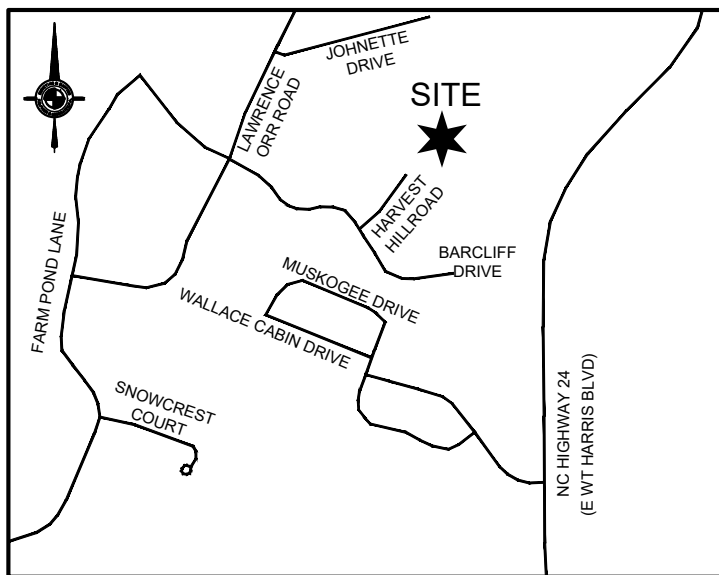
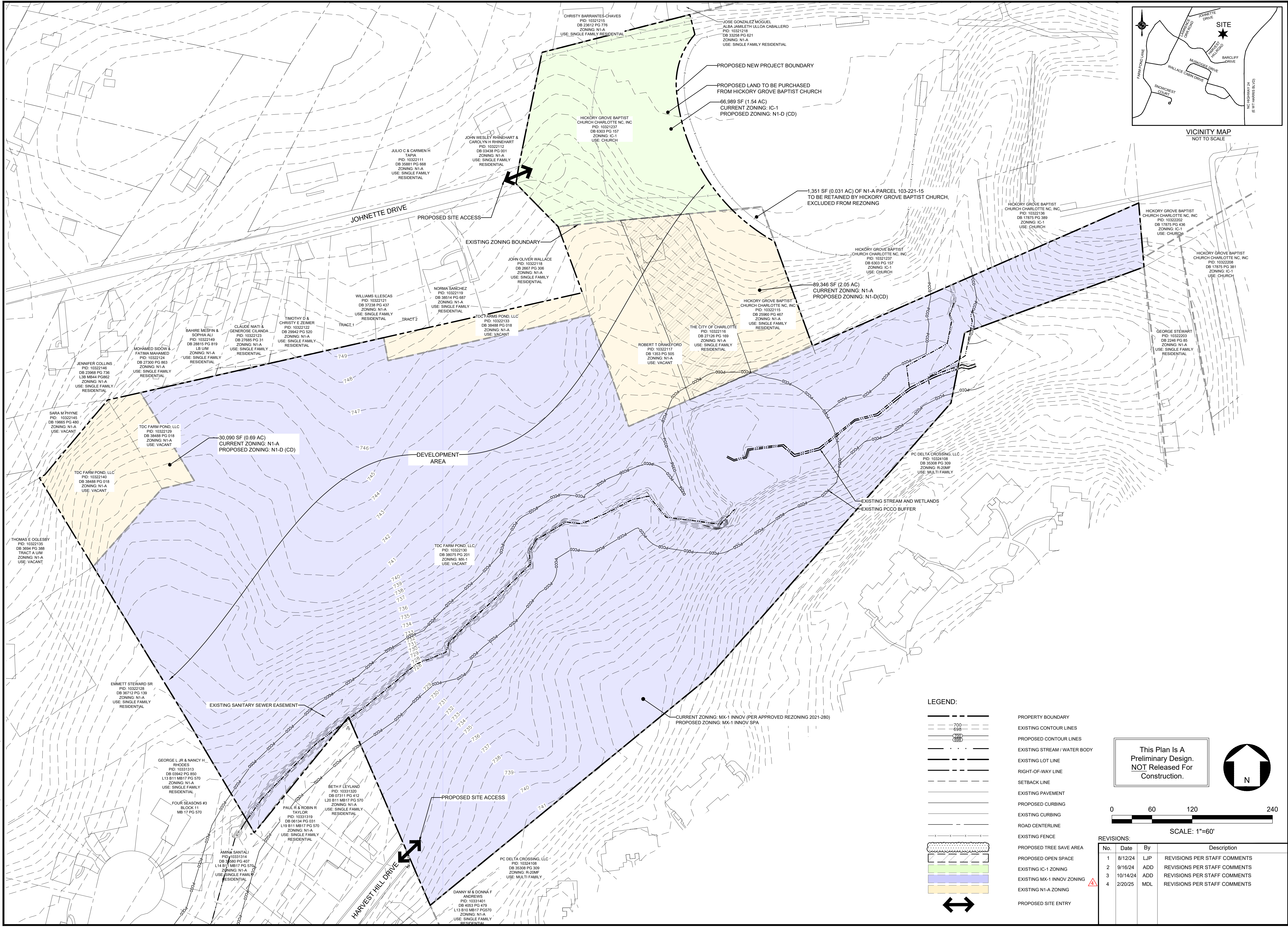


P:\2022 Jobs\22101 - Harvest Hills\CAD\Sketch Planning\22101 RZ SPA Base.dwg



HARVEST HILLS DR SUBDIVISION
THE DRAKEFORD COMPANY
5265 HARVEST HILLS DRIVE
CHARLOTTE, NC 28212

**EXISTING
CONDITIONS AND
TECHNICAL DATA
SHEET**
RZP-2024-072

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

Project Manager: MDH

Drawn By: ADD

Checked By: MDL

Date: 5/30/24

Project Number: 22101

Sheet Number:

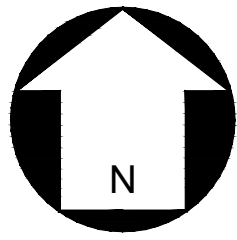
RZ-1

P:\2022_Jobs\22101 - Harvest Hills\CAD\Skinch Planning\22101_RZ SPA Base.dwg

LEGEND:

- PROPERTY BOUNDARY
EXISTING CONTOUR LINES
PROPOSED CONTOUR LINES
EXISTING STREAM / WATER BODY
EXISTING LOT LINE
RIGHT-OF-WAY LINE
SETBACK LINE
EXISTING PAVEMENT
PROPOSED CURBING
EXISTING CURBING
ROAD CENTERLINE
EXISTING FENCE
PROPOSED TREE SAVE AREA
PROPOSED N1-D (CD) ZONING
PROPOSED WATER QUALITY
PROPOSED SITE ENTRY

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



0 60 120 240
SCALE: 1"=60'

DEVELOPMENT DATA:

SITE AREA: ±19.58 ACRES (15.30 ACRES MX-1)
TAX PARCELS: 103-221-30, 103-221-40, 103-221-29, 103-221-33, 103-221-17, 103-221-16, 103-221-15, 103-212-37 (PORTION)
EXISTING ZONING: MX-1 INNOV N1-A, IC-1
EXISTING USE: VACANT, RESIDENTIAL
PROPOSED UNIT COUNT: UP TO 96 UNITS
PROPOSED UNIT COUNT: MX-1 INNOV SPA UNITS: 68
N1-D(CD) UNITS: 28
6.0 DUA (MX-1)
PER ORDINANCE: 20' (MX-1 INNOV SPA) 17' (N1-D(CD))
MIN. FRONT SETBACK: 10' (MX-1 INNOV SPA) 10' (N1-D(CD))
MIN. CORNER SETBACK: 5' (MX-1 INNOV SPA) 5' (N1-D(CD))
MIN. SIDE YARD REQUIRED: 25' (MX-1 INNOV SPA) 25' (N1-D(CD))
MIN. REAR YARD REQUIRED: 40' (MX-1 INNOV SPA) 40' (N1-D(CD))
MAX. BUILDING HEIGHT ALLOWED: 40' (MX-1 INNOV SPA) 40' (N1-D(CD))
MIN. LOT WIDTH: 15% OF SITE (MX-1 INNOV SPA, IF MULTIFAMILY)
10% OF SITE (MX-1 INNOV SPA, IF SINGLE FAMILY)
15% OF SITE (N1-D(CD))
TREE SAVE PROVIDED: 10% OF SITE (MX-1 INNOV SPA)
OPEN SPACE REQUIRED: PER ORDINANCE
PARKING PROVIDED: PER ORDINANCE
PCCO: PER ORDINANCE
SOLID WASTE: ROLLOUT CONTAINERS

REVISIONS:

- I. General Provisions
1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Drakeford Company (the "Petitioner") to accommodate the development of a single-family residential community on that approximately 19.58-acre site located north of Harvest Hill Drive, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is composed of Tax Parcel Number 103-221-30, 103-221-40, 103-221-29, 103-221-33, 103-221-17, 103-221-16, 103-221-15, 103-212-37 (PORTION).
2. 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") for the MX-1 portion of the Site and Unified Development Ordinance (the "UDO") for the N1-D portion of the Site.
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, or as otherwise provided in the innovative standards, the regulations established under the Ordinance for the MX-1 zoning district shall govern the development and use of the Site under such zoning.
4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site.
5. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
6. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance or Article 37 of the UDO as applicable. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance and Article 37.3 of the UDO.
II. Binding Effect of the Rezoning Documents and Definitions
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. 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.
III. Permitted Uses
The Site may be developed only to a residential community containing a maximum of sixty-eight (68) single-family detached and/or attached dwelling units, including any incidental and accessory uses permitted by-right or under prescribed conditions in the MX-1 zoning district portion of the Site and maximum of twenty-eight (28) single-family detached and/or detached dwelling units, including any incidental and accessory uses permitted by-right or under prescribed conditions in the N1-D portion of the Site, as applicable, for a total maximum number of ninety-six (96) units. A group of up to 20% of the permitted units shall be single-family detached units per MX-1 standards.
IV. Transportation
1. Vehicular access shall be via Harvest Hill Drive and Johnette Drive, as generally depicted on the Rezoning Plan. Minor modifications to the access point shall be permitted based on CDOT requirements and during permitting. There shall be no cross-access allowed between the development areas as shown on the Rezoning Plan.
2. As depicted on the Rezoning Plan, the Site will be served by internal public/private streets and minor adjustments to the location of the internal streets shall be allowed during the construction permitting process.
3. Petitioner shall construct a minimum eight (8) foot wide planting strip and six (6) foot wide sidewalk along the Site's frontage of Harvest Hill Drive, Johnette Drive, Harvest Stream Drive, and Harvest Spring Drive.
4. Petitioner shall commit to dedicate twenty-seven (27) foot right-of-way from the road centerline for all internal roads.
5. Petitioner shall construct ADA curb ramps at the proposed street intersection of Harvest Hill Drive and Harvest Spring Drive, as generally depicted on the Rezoning Plan.
6. Petitioner shall provide an ADA accessible ramp at the beginning of the cul-de-sac built as generally depicted on the Rezoning Plan.
7. The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued. Right-of-way shall be at least two (2) feet behind the back of sidewalk where feasible.
8. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are approved and constructed prior to the issuance of the Site's first building certificate of occupancy.
9. 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 CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
V. Affordable Housing
The following provisions shall only apply if the City of Charlotte agrees to sell petitioner tax parcel number 103-221-16, a landlocked vacant parcel located at 6048 Johnette Dr., Charlotte, NC 28212.

1. The Petitioner agrees to sell two single-family residences at a price that is eligible for House Charlotte eligible households.
2. The two units for affordable home ownership (either two single-family residences or one duplex building (two units)) shall be provided along Harvest Spring Drive. Affordable units must reflect the design and character of the units constructed within the development. Affordable units shall be delivered subject to the terms of the agreement between the City of Charlotte and Petitioner.
3. The City of Charlotte or Housing and Neighborhood Services Department (HNS) shall retain the authority to monitor compliance for the affordable units. The Petitioner's obligations shall end with the initial sale.
4. Additional terms and conditions shall be defined by an agreement with the City of Charlotte HNS Department. Any contradictory terms between these Rezoning notes and the City of Charlotte agreement shall be determined by the City of Charlotte agreement.

MX-1 INNOV SPA Standards

- I. Innovative Standards
The Petitioner requests to use the innovative provisions of the MX-1 zoning district for the following accommodations:
5. Provide minimum twenty (20) foot front setbacks and rear yards and five (5) foot side yards throughout the Site, as generally depicted on the Rezoning Plan.
II. Architectural Standards for Single-Family Attached (Townhome) Units with Three (3) or More Units per Building:
1. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches (if provided) may be no less than 2:12, unless a flat roof architectural style is employed.
2. Usable porches and stoops may be incorporated as a feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered and be at least four (4) feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.
3. All common units and facades that front a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that are the same height as the porch or stoop.
4. Garage doors fronting a public or private network-required street shall minimize the visual impact by providing a setback of four (4) to twelve (12) inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
5. Each home shall contain a minimum of one (1) car garage.
6. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
III. Amenities and Open Space Areas
1. Townhome-style units shall comply with either 400 square feet of private open space or 10% usable common open space.
2. Petitioner shall provide enhanced plantings along proposed stormwater management areas abutting existing residential lots and public streets. Enhanced landscaped areas around BMPs shall consist of four (4) trees and twenty (20) shrubs per one hundred (100) linear feet. All shrubs shall be evergreen and a minimum of 25% of trees shall be evergreen.
IV. Environmental Features & Buffering
1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater 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.
2. 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.
3. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
4. The Petitioner shall comply with the Tree Ordinance.
5. Petitioner shall provide a Class C buffer per Ordinance requirements where abutting single-family residential districts or uses per Section 9.303(19). In the event attached residential units are not developed in the location abutting existing single-family use or single-family residential zoning, then a buffer shall not be required.

N1-D(CD) Standards

- I. Architectural Standards
1. Shall meet all architectural design requirements of the UDO.
II. Environmental Features & Buffering
1. Petitioner shall comply with the City of Charlotte Post Construction Stormwater Regulations (UDO Article 25).
2. As to the N1-D portion of the Site, the Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management systems that may be 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. Petitioner shall provide a Class C buffer per UDO requirements where abutting single-family residential districts or uses per Sections 11.203(b). In the event attached residential units are not developed in the location abutting existing single-family use or single-family residential zoning, then a buffer shall not be required.

REVISIONS:

No.	Date	By	Description
1	8/12/24	LJP	REVISIONS PER STAFF COMMENTS
2	9/16/24	ADD	REVISIONS PER STAFF COMMENTS
3	10/14/24	ADD	REVISIONS PER STAFF COMMENTS
4	2/20/25	MDL	REVISIONS PER STAFF COMMENTS

