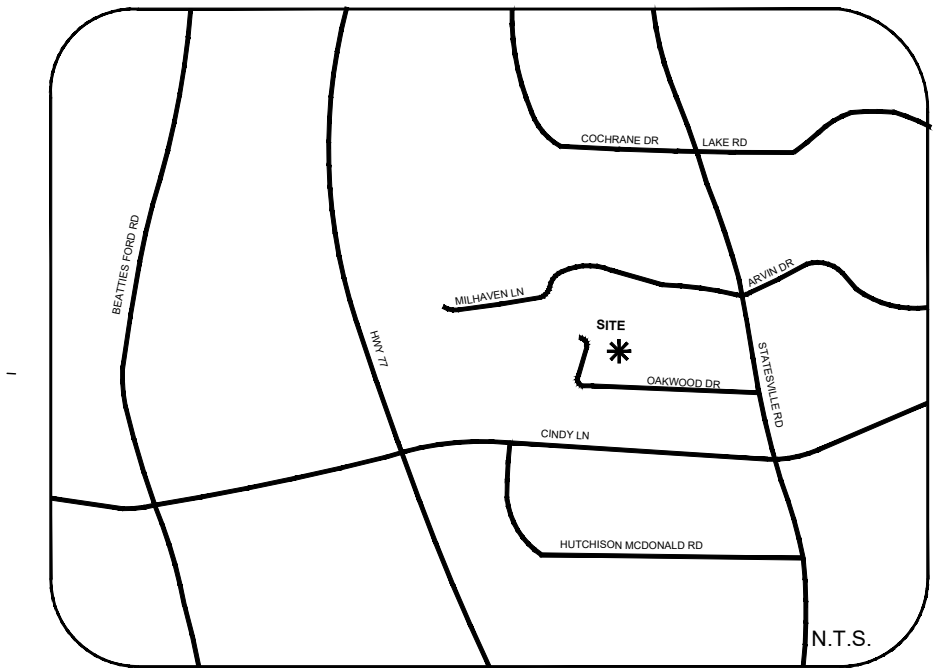


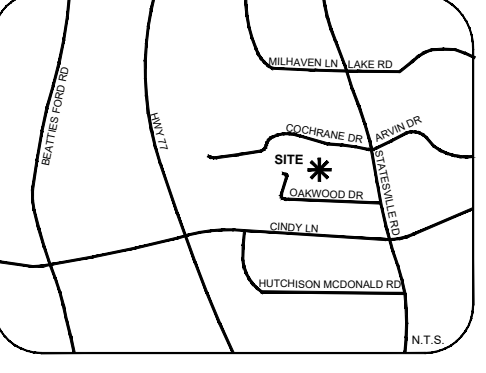
VICINITY MAP



SITE DEVELOPMENT DATA

ACREAGE: ± 3.80 ACRES
TAX PARCEL #: P.O. 041-156-14
EXISTING ZONING: UR-2(CD)
PROPOSED ZONING: N2-B(CD)
EXISTING USES: VACANT
PROPOSED USES: UP TO 53 MULTI-FAMILY ATTACHED RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-B ZONING DISTRICT.
MAXIMUM BUILDING HEIGHT: UP TO 50-FEET AS ALLOWED BY THE N2-B BUILDING HEIGHT STANDARDS.
PARKING: AS REQUIRED BY THE ORDINANCE.

KEY MAP



HERITAGE TREE
SPECIES: WILLOW OAK
DBH: 37.25"
CONDITION: FAIR

HERITAGE TREE
SPECIES: ELM
DBH: 32"
CONDITION: FAIR

HERITAGE TREE
SPECIES: SWEET GUM
DBH: 36"
CONDITION: FAIR

TREE	SPECIES	DBH	CONDITION	TREE	SPECIES	DBH	CONDITION
77	WILLOW OAK	2	FAIR	724	WILLOW OAK	2.25	FAIR
73	WILLOW OAK	2	FAIR	725	WILLOW OAK	2	FAIR
75	WILLOW OAK	1.75	FAIR	726	WILLOW OAK	2	FAIR
77	WILLOW OAK	1.75	FAIR	727	WILLOW OAK	2	FAIR
79	WILLOW OAK	2	FAIR	728	WILLOW OAK	2.25	FAIR
711	WILLOW OAK	2	FAIR	729	WILLOW OAK	2	FAIR
713	WILLOW OAK	2	FAIR	730	RED MAPLE	2.5	FAIR
714	WILLOW OAK	2	FAIR	731	RED MAPLE	2.75	FAIR
715	WILLOW OAK	2	FAIR	732	RED MAPLE	2.75	FAIR
716	WILLOW OAK	2	FAIR	733	RED MAPLE	2.5	FAIR
717	WILLOW OAK	2	FAIR	734	RED MAPLE	2.5	FAIR
718	WILLOW OAK	2	FAIR	736	RED MAPLE	2.75	FAIR
719	WILLOW OAK	2.25	FAIR	737	RED MAPLE	2.75	FAIR
720	WILLOW OAK	2	FAIR	738	RED MAPLE	2.75	FAIR
721	WILLOW OAK	1.75	FAIR	739	RED MAPLE	2.75	FAIR
722	WILLOW OAK	2	FAIR	740	RED MAPLE	2.5	FAIR
723	WILLOW OAK	2	FAIR	741	RED MAPLE	2.5	FAIR

①	041-158-42	DILLON LAKES LLC	37017-706	UR-2	⑫	041-154-02	JEFFREY N ELLEN	04854-543	N1-B
②	041-158-41	NVR INC	37017-706	UR-2	⑬	041-154-12	MARCO AURELIO EUCENDA-MORENO	20588-443	N1-B
③	041-158-34	NVR INC	38619-796	UR-2	⑭	041-154-05	AGEO GJON RIOS	31600-859	N1-B
④	041-158-33	NVR INC	38765-318	UR-2	⑮	041-154-06	K & K INVESTMENTS	24210-187	N1-B
⑤	041-158-26	NVR INC	38828-970	UR-2	⑯	041-154-07	MICHAEL A PAIGE	33287-213	N1-B
⑥	041-158-25	NVR INC	38890-458	UR-2	⑰	041-154-08	ROBERT DUDLEY JR MOORE	09138-930	N1-B
⑦	041-158-18	NVR INC	38943-490	UR-2	⑱	041-155-01	ROBERT DUDLEY JR MOORE	01864-179	N1-B
⑧	041-185-17	NVR INC	38954-606	UR-2	⑲	041-155-02	ZACHARY WHEELER	29280-716	N1-B
⑨	041-158-63	DILLON LAKES HOA INC	36384-318	UR-2	⑳	041-155-03	WILLIE MAE TRAPP	27100-198	N1-B
⑩	041-154-01	TELLA HOMES INC	36315-340	N1-B	㉑	041-155-04	HERNAN A ARGUETA	38775-488	N1-B
⑪	041-154-09	MARIA LORENA WATTS	37598-500	N1-B	㉒	041-156-01	CHURCH STATESVILLE ROAD BAPTIST	09493-725	N1-B

SITE LEGEND

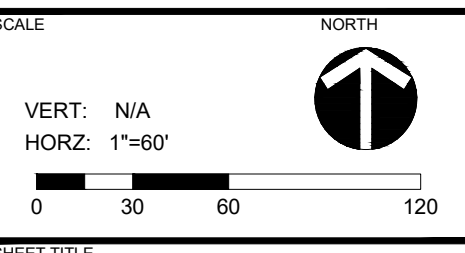
- PROPOSED PRIVATE ALLEY
- PROPOSED DEVELOPMENT AREA
- PROPOSED AMENITIZED OPEN SPACE
- SITE BOUNDARY
- PROPOSED PUBLIC ROAD (TO BE BUILT WHEN PARCEL 24115614 MULTI-FAMILY IS DEVELOPED OR BY PETITIONER IF NOT IN PLACE BY TIME OF CONSTRUCTION)

PROJECT
PARKVIEW TOWNHOMES
REZONING
CHARLOTTE, NC
#2024-114

LANDDESIGN PROJ# 1024275

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	09/13/24
1	PER CITY COMMENTS	11/11/24



TECHNICAL DATA

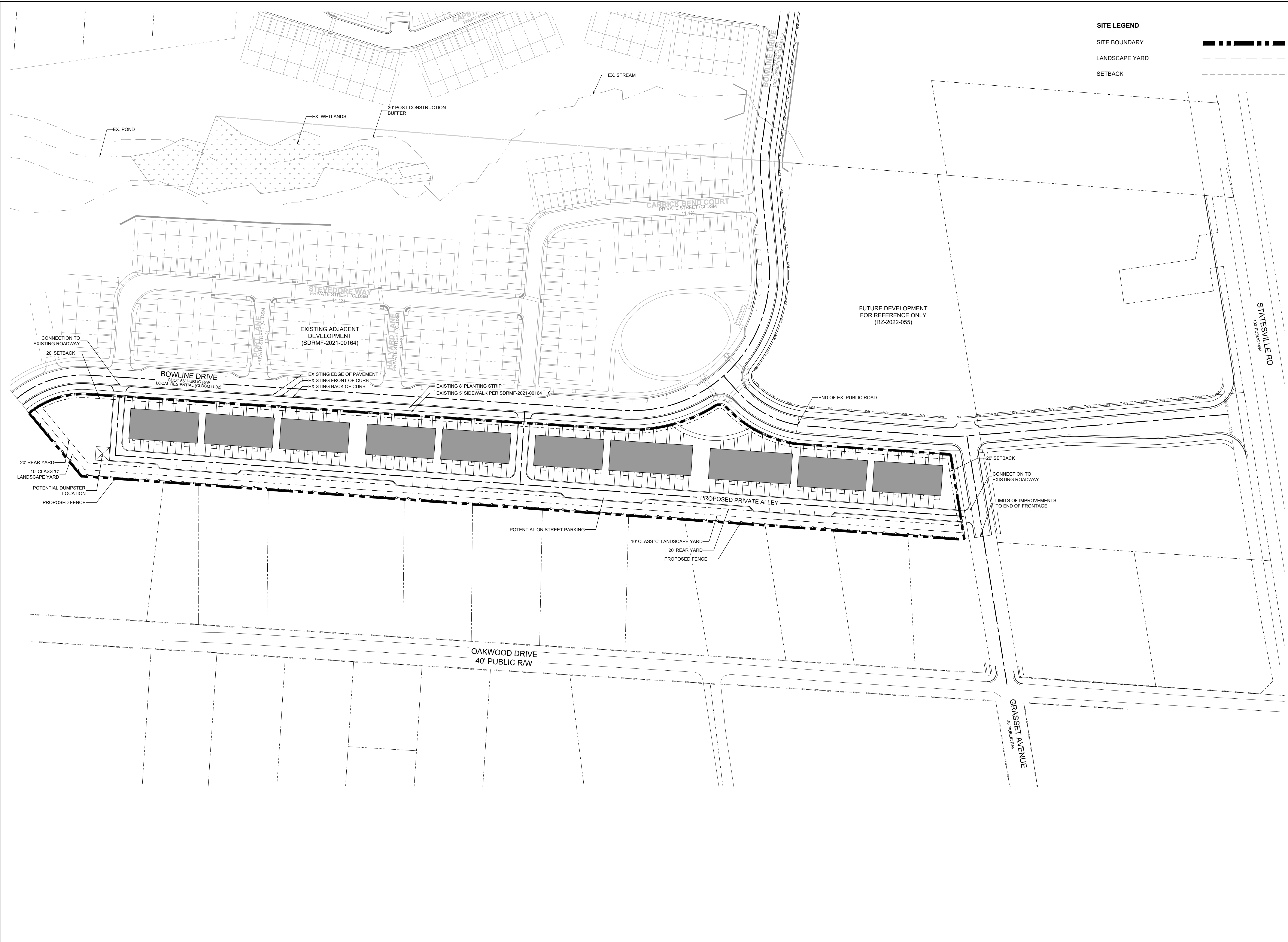
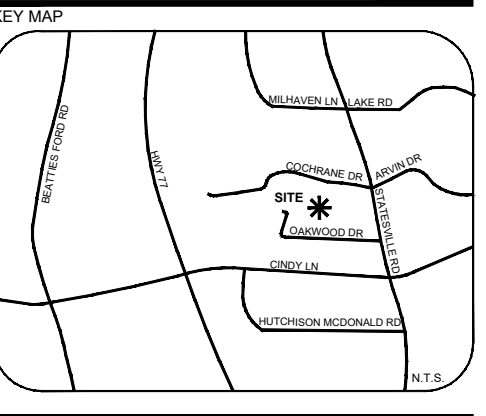
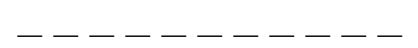
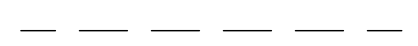
SHEET NUMBER
RZ-1

SITE LEGEND

SITE BOUNDARY

LANDSCAPE YARD

SETBACK



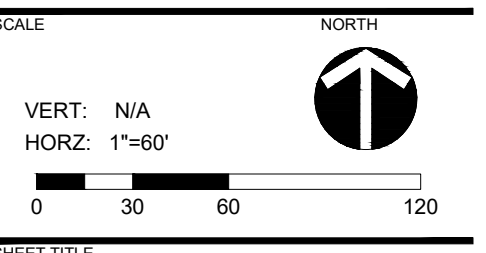
PARKVIEW TOWNHOMES

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SCHEMATIC SITE PLAN

SHEET NUMBER
RZ-2

Dreamkey Partners
Development Standards for Parkview Townhomes
(11/1/24)
Rezoning Petition No. 2024-114

- Site Development Data:**
- Acreage: ± 3.80 acres
 - Tax Parcel #: P.O. 041-156-14
 - Existing Zoning: UR-2(CD)
 - Proposed Zoning: N2-B(CD)
 - Existing Uses: Vacant
 - Proposed Uses: Up to 53 multi-family attached residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the N2-B zoning district.
 - Maximum Building Height: Up to 12 feet as allowed by the N2-B building height standards.
 - Parking: As required by the Ordinance. Additional overflow parking will be provided as generally depicted on the Rezoning Plan. The number of spaces show may be modified.

1. **General Provisions:**
- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Dreamkey Partners ("Petitioner") to accommodate the development of multi-family attached residential dwelling unit community on an approximately 3.80-acre site located north of Cindy Ln. and west of Statesville Rd. on Bowline Drive (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the N2-B zoning classification shall govern all development taking place on the Site.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, building and parking envelopes, open space areas, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the Ordinance. 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. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Minor Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site will be limited to 10. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.
2. **Permitted Uses & Development Area Limitations:**

- a. The Site may be developed with up to 53 multi-family attached residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the N2-B zoning district.
- b. The proposed multi-family attached residential dwelling units will be designed to be rear loaded units with driveway access provided from a private alley as generally depicted on the Rezoning Plan.

3. **Access and Transportation Improvements:**
- a. Access to the Site will be from Bowline Drive and the extension of Grasset Ave. as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT in accordance with applicable published standards.
- b. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.

c. The Petitioner will construct the extension of Debut Street and Grasset Avenue along the side of the subject property as required by the UDO as part of the development of the Site if not extended by others prior to the issuance of a building permit for any of the buildings that have frontage on these streets. The petitioner may post a bond with the City of Charlotte for any improvements not in place at the time of the issuance of the building permit.

d. The existing curb and gutter along Bowline Dr. and Debut will remain in its current location as allowed by Article 32.7.C.3.b.(B).

e. Required roadway improvements, if any, will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site, subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

f. The Petitioner shall dedicate and convey to the City all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests right-of-way set at 2' behind back of sidewalk where feasible.

g. 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.

h. All public roadway improvements will be subject to the standards and criteria of CDOT. 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 northern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

4. **Streetscape, Buffers, Yards, Open Space, and Landscaping:**

a. Bowline Dr. and Debut St. are roads that were previously approved and are under construction by the developer of the adjoining parcels. Along existing Bowline Drive and existing Debut St. an eight-foot (8) planting strip and a five-foot (5) sidewalk will be provided as required by the previously approved subdivision plans for these existing streets (SDRMF-2021-00164). The Petitioner reserves the right to request that the previously approved 5-foot sidewalk along Bowline and Debut be allowed to remain as allowed by Article 32.7.D.2. Sidewalks and planting strips will be required along the extension of Debut St. and Grasset as required by the UDO.

b. Existing Bowline Dr., and existing Debut St., are local streets and the future back of curb is the existing back of curb. These streets were previously approved and are under construction by the developer of the adjoining parcels. A twenty (20) foot setback will be provided from the existing back of curb along Bowline Dr. and existing Debut St. A 20-foot setback will be provided from the future back for curb for the extension of Grasset and Debut St., as generally depicted on the Rezoning Plan.

c. A ten (10) foot wide Class C landscape yard with a six-foot fence as specified by Article 20.9 will be provided along the southern property boundary as generally depicted on the Rezoning Plan.

d. Five (5) foot sidewalk or 4-foot sidewalk as required by article 16.6 of UDO shall be provided to connect all residential entrances to sidewalks along abutting streets.

e. The proposed multi-family attached dwelling units shall provide on-site open space as required by Article 5.4. Such open space may be private open space, common open space, public open space, or any combination thereof. Residential on-site open space shall meet the design requirements of Article 16.5 of the Ordinance.

f. The Petitioner will provide a minimum of 4,000 square feet of amenitized open space as generally depicted on the Rezoning Plan. The amenitized open space will be improved with landscape areas, seating areas, landscaping, and lighting.

5. **Architectural Standards:**

- a. The buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.
- b. The principal building(s) within the development on the Site will front along Bowline Dr. and Debut St. as generally depicted on the rezoning plan. Vehicular access to the units will be from a private alley located at the rear of the units.
- c. Meter banks will be screened from adjoining properties and from public streets.
- d. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade. Ground-mounted mechanical equipment shall not be in the established setback along the Bowline Dr. and Debut St. frontage. Roof-mounted mechanical equipment shall be screened by an architectural element so that it is not visible from an abutting frontage.
- e. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.

g. The maximum allowed building length shall be 150 feet.

h. To provide privacy, all residential entrances within 15 feet of the sidewalk along network required street must be raised from

the average sidewalk grade a minimum of 24 inches.

i. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 3:12, unless a flat roof architectural style is employed.

j. Usable porches or 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, when provided, should be covered and be at least 6 feet deep from the entry door. Stoops and entry-level porches may be covered but should not be enclosed.

k. All corner/end units that face a public or private network required street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.

l. Garage doors proposed along public or private network required streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening. This standard does not apply to garages along a private alley.

6. **Environmental Features:**

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance found in Article 25 of the Ordinance. The location, size, and type of storm water management system(s) 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 petition. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.

b. The Site is part of an approved master plan that includes tree save areas for this Site, therefore additional on-site tree save areas are not required. The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required tree save areas will be determined during the land development approval process for the Site. Tree save areas will comply with the requirements of the Tree Ordinance.

c. Development within any SWIM/PCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance. There are no Water Quality Buffers identified on the Site.

7. **Lighting:**

a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.

b. If provided, freestanding lighting shall be no more than 15' in height, directed downward, and shielded.

8. **Amendments to the Rezoning Plan:**

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

9. **Binding Effect of the Rezoning Application:**

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

KEY MAP

REAL

PROJECT

PARKVIEW
TOWNHOMES

REZONING

CHARLOTTE, NC

#2024-114

LANDDESIGN PROJ.# 1024275

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SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

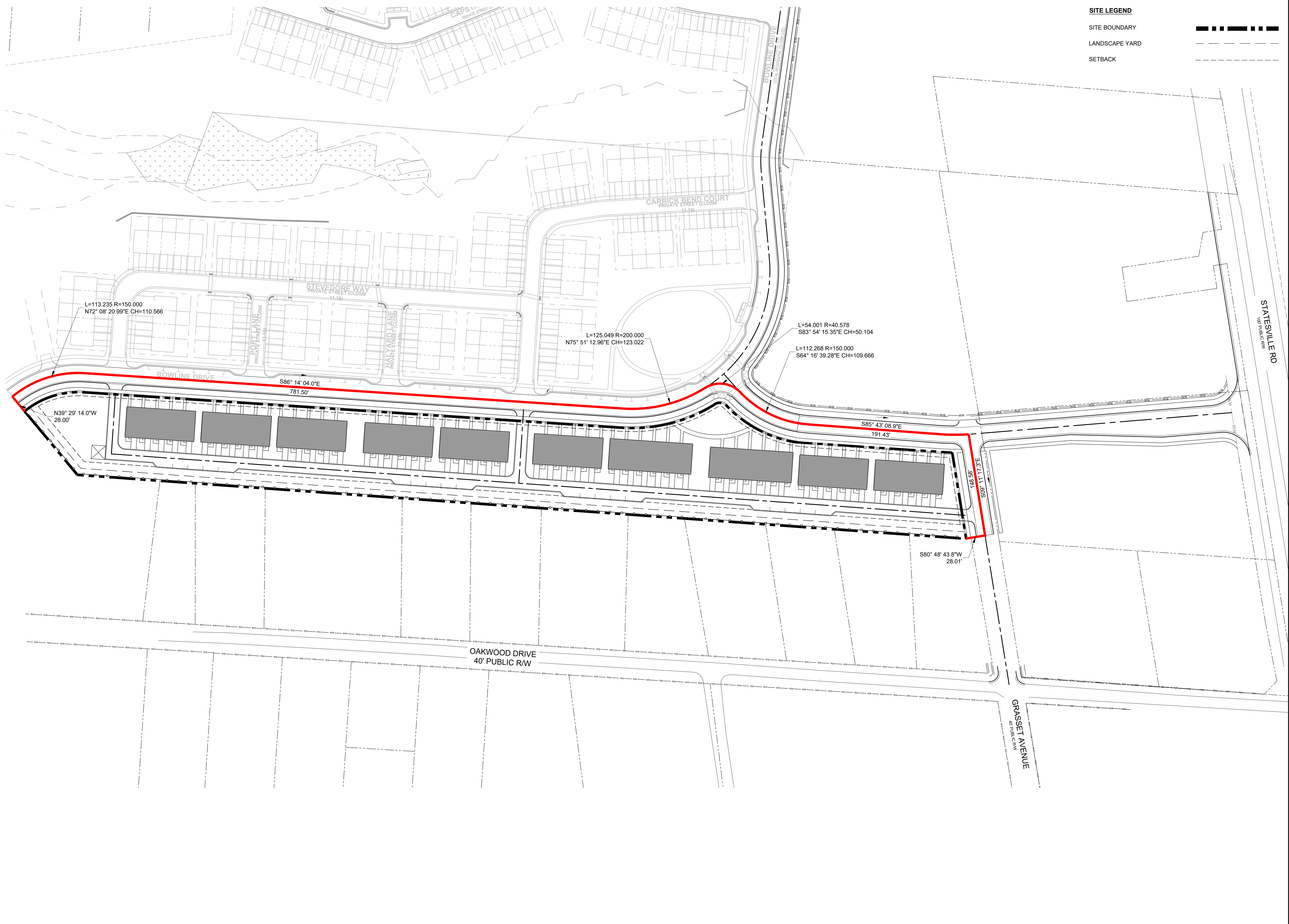
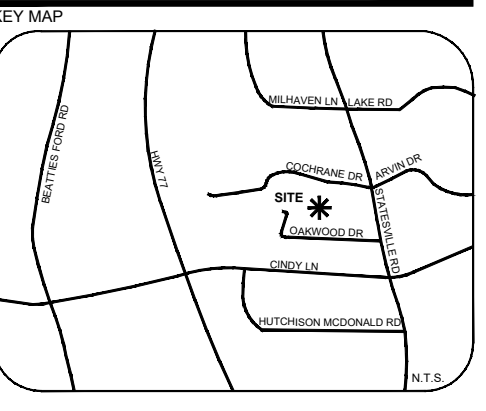
RZ-3

SITE LEGEND

SITE BOUNDARY

LANDSCAPE YARD

SETBACK



PROJECT

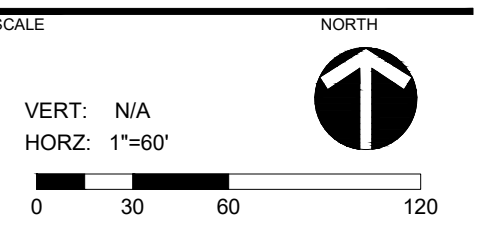
**PARKVIEW
TOWNHOMES**

REZONING
CHARLOTTE, NC
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METES AND BOUNDS

SHEET NUMBER

RZ-4