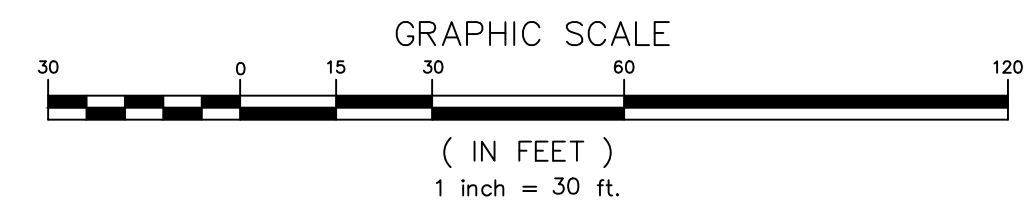
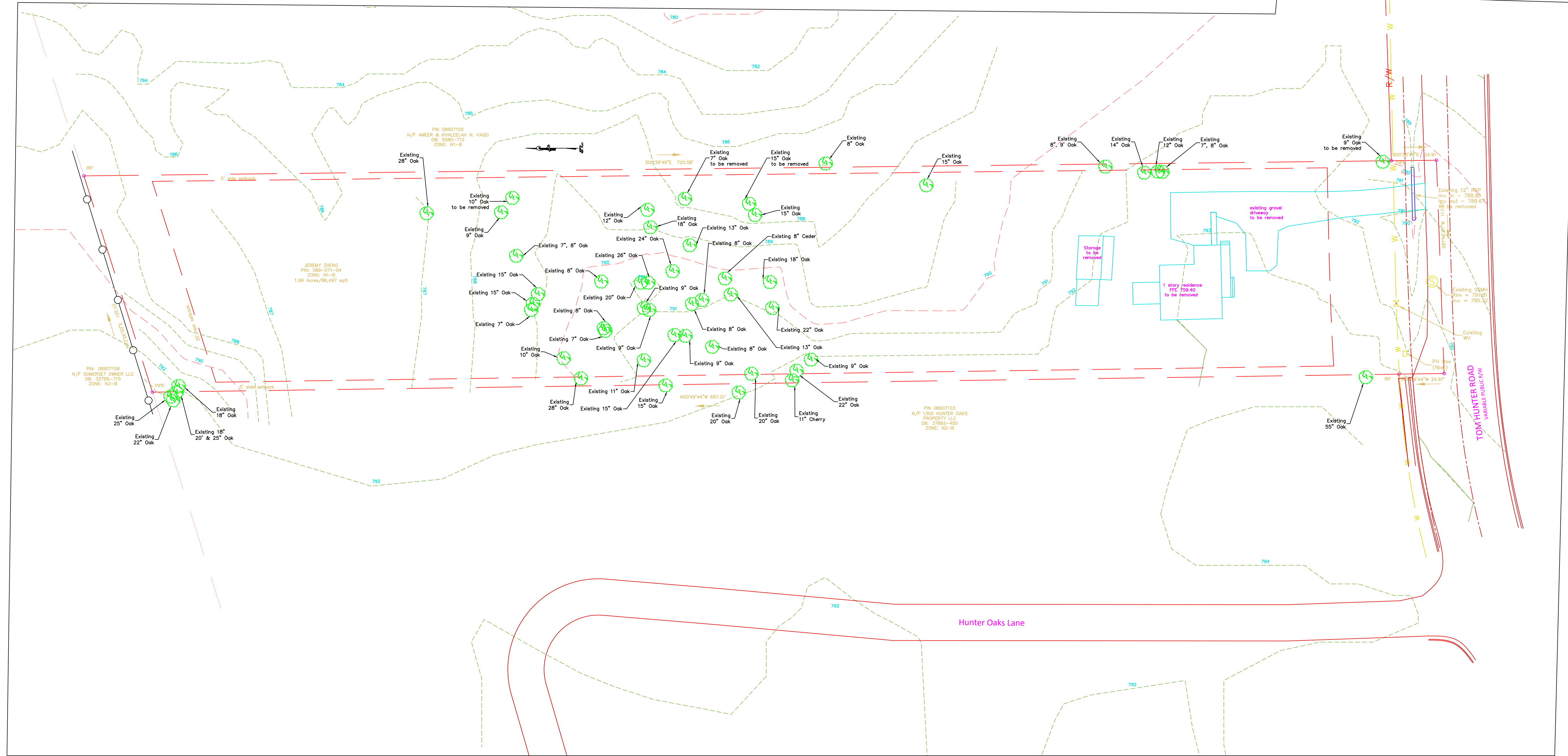


VICINITY MAP NOT TO SCALE



REVISION

ALL PRO DEVELOPMENT INC
 Mr. Angelo Tillman
 3557 N. Sharon Amity Road,
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Zheng Development, Rezoning petition # 2024-105
 Tom Hunter Rd.,
 Charlotte, NC
 PIN 089-071-04

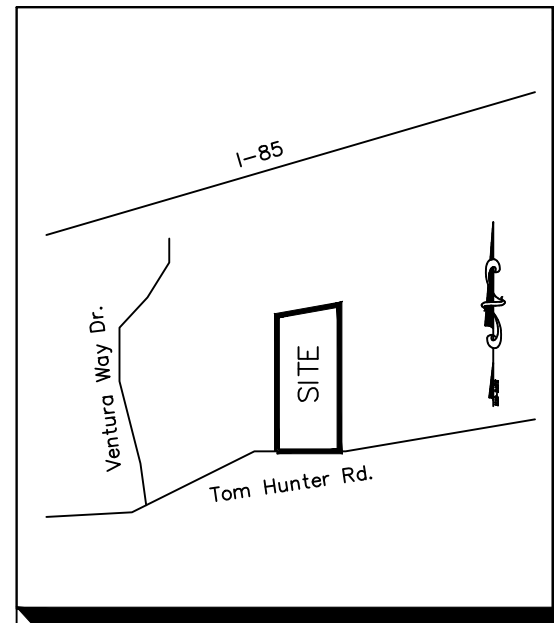
EXISTING SITE PLAN

SCALE: H: 1" = 30' V: = N/A DATE: October, 2024 SHEET: 1 of 2

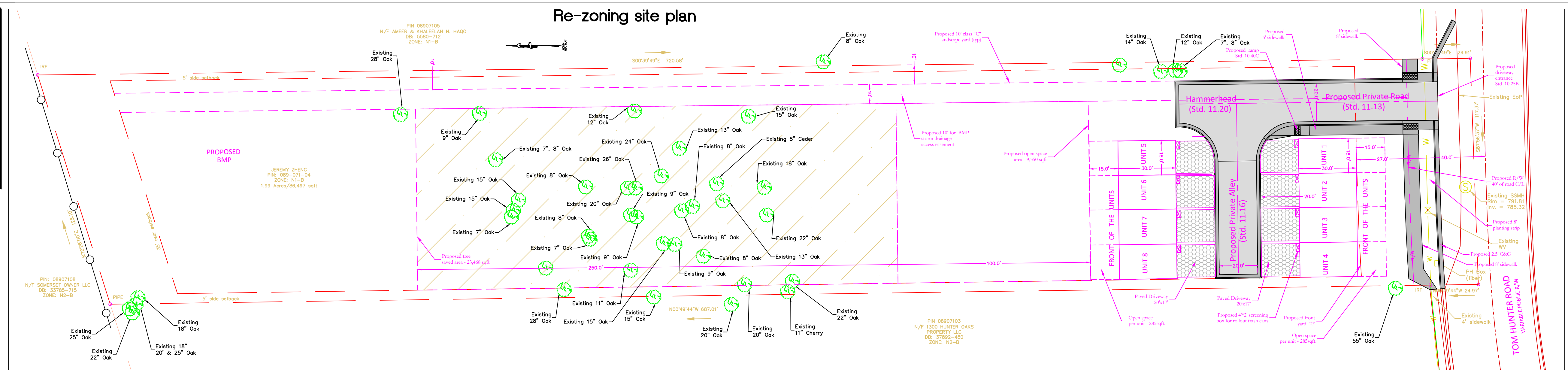


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Sheet #
C1.0



VICINITY MAP NOT TO SCALE



General Provisions

- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by **Jeremy Zheng** (the "Petitioner") to accommodate the development of a townhouse residential community on that approximately 1.99-acre site located at 930 Tom Hunter Road, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers **089-071-04**.
- b. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
- c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N1-F zoning district shall govern the development and use of the Site.
- d. 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. 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.
- e. 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. Minor alterations to the Rezoning Plan are subject to Article 37 of the Ordinance.

Permitted Uses

- a. The Site may be devoted only to a residential community containing a maximum of eight (8) single-family attached dwelling units in two (2) buildings and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the N1-F zoning district.

Transportation

- a. As depicted on the Rezoning Plan, the Site will be served by Private Road, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
- l. Petitioner shall provide a minimum five to seven (5-7) foot driveway apron for each unit. 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.
- o. 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.

Architectural Standards

- a. Architectural Standards shall comply with the Ordinance, as applicable for N1-F development.

Open Space, Buffering + Amenities

- a. Petitioner shall provide a minimum ten (10) foot wide C Landscape Yard as generally depicted on the Rezoning Plan.

Environmental Features

- a. The Petitioner shall comply with Article 25 of the 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.
- b. The Petitioner shall comply with Article 20 of the Ordinance.

Lighting

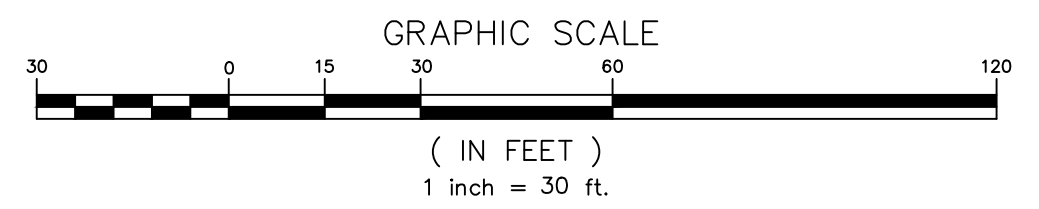
- a. All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

Binding Effect of the Rezoning Documents and Definitions

- a. 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.
- b. 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.

Development Data

Site area: ±1.99 acres
 Tax parcel: **089-071-04**
 Existing zoning: n1-b
 Proposed zoning: n1-f (cd)
 Existing use: single-family residential
 Proposed uses: up to eight (8) single-family attached Dwelling 3-bedrooms units with 2-cars garage under first floor (multi-dwelling development)
 Front setback: 27' from future RoW
 Side setback required: 5'; Rear yard required: 35'
 Maximum building height: up to forty (40') as measured per the ordinance
 Minimum building separation: 10'
 Tree save required: 12,975 sf (15% of site)
 Tree save provided: 22,468 sf
 Min open space required: 250 s.f. per dwelling unit
 Min open space provided: 285 s.f.
 Parking required: per ordinance
 Solid waste: roll out containers (private hauler)
 Space will be reserved to meet minimum ordinance requirements



Site data

Total area - 1.99 Acres (86,497 sqft)
 On-site open space required is 10% of parcel area = 8,650 sqft
 On-site open space provided = 9,350 sqft
 Proposed 8 of 2-story, 3 bedrooms units with 2-cars garage on the first floor

Transportation notes

1. 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.
2. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
3. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued

Urban design standards.

1. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
2. 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 2:12, unless a flat roof architectural style is employed.
3. 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, when provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
4. All corner/end units that face a public or private 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.
5. Garage doors proposed along public or private streets should minimize the visual impact by providing a setback of 10 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
6. Townhouse and Attached Single Family buildings fronting public or private network required streets should be limited to 5 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 5 unit buildings are adjacent.

REVISION	DATE
1	10.28.2024

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 Tom Hunter Rd.,
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REZONING SITE PLAN

SCALE: H: 1" = 30' / V: = N/A
 DATE: October, 2024
 SHEET: 2 of 2



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