

VICINITY MAP: (N.T.S.)

**PARK SOUTH TOWNS**  
**PARK SOUTH TOWNHOME**  
**COMMUNITY, LLC**  
 6300 PARK SOUTH DRIVE  
 CHARLOTTE, NC 28210

RZP-2023-134

**EXISTING**  
**CONDITIONS**  
**PLAN**

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

Project Manager: MDL

Drawn By: LHS

Checked By: MDL

Date: 1/18/2024

Project Number: 23057

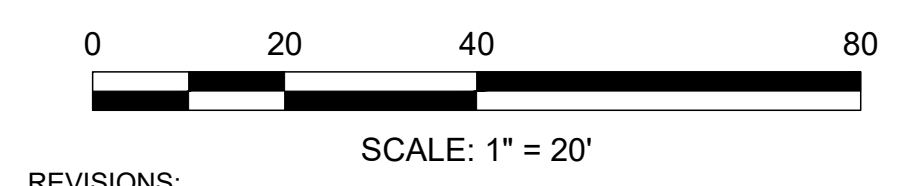
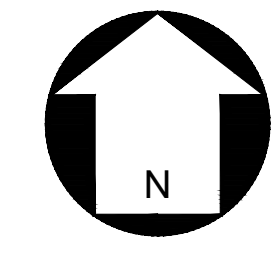
Sheet Number:

**RZ-1**

SHEET # 1 OF 2

**LEGEND:**

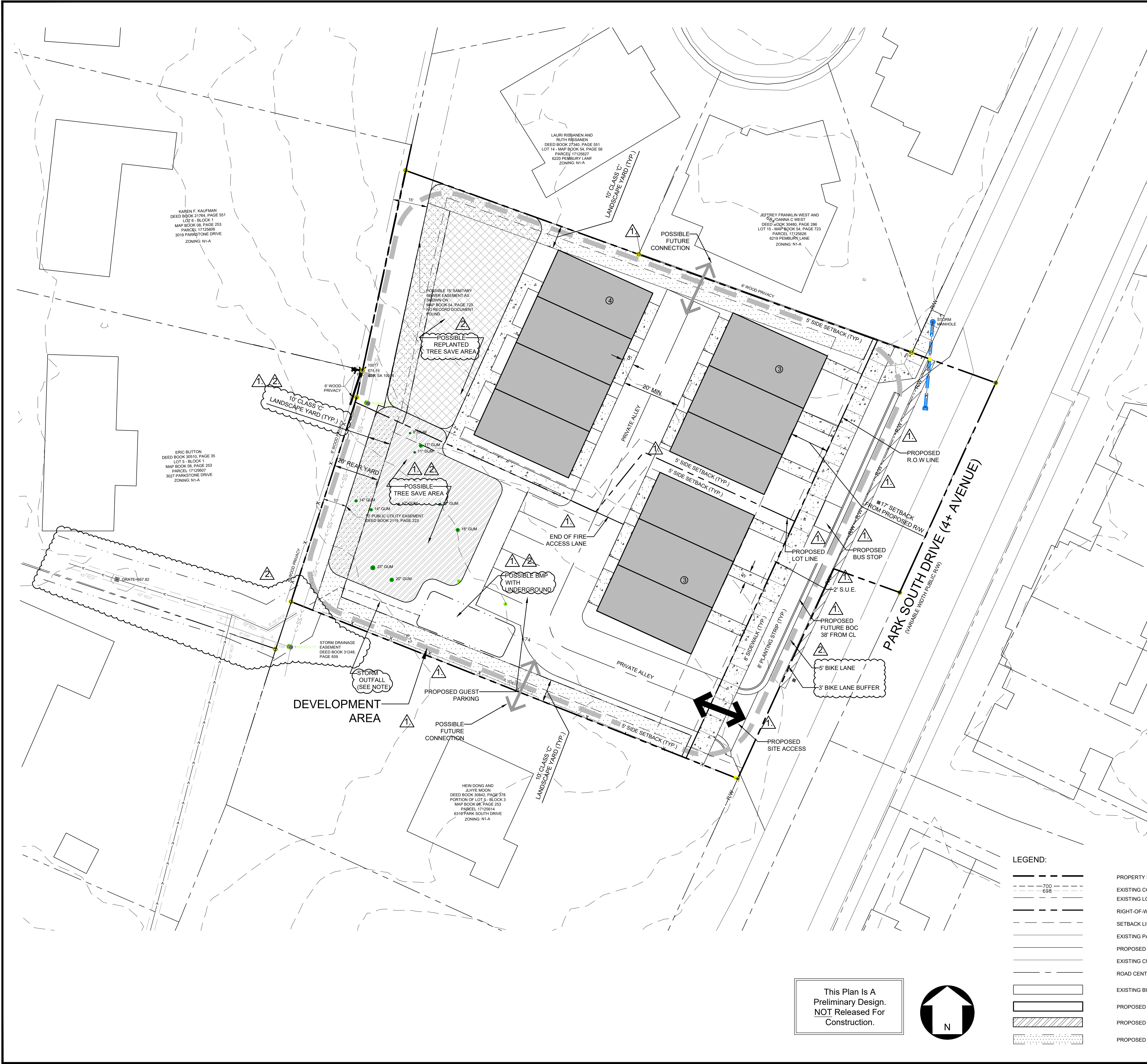
	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED TREE SAVE AREA
	PROPOSED CLASS 'C' BUFFER



**REVISIONS:**

No.	Date	By	Description
1.	12/11/23	LHS	STAFF REVIEW COMMENTS
2.	1/18/24	LHS	STAFF REVIEW COMMENTS

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



**DEVELOPMENT DATA:**

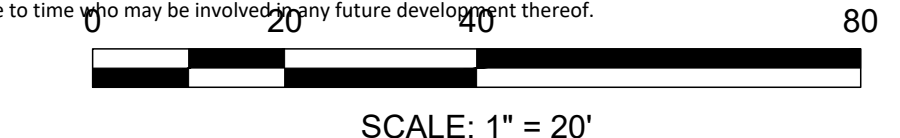
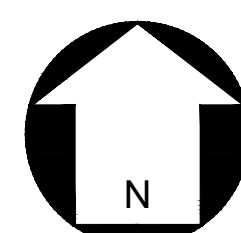
SITE AREA:	±0.997 ACRES
TAX PARCELS:	17125615, 17125616
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N1-F (CD)
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USES:	UP TO TEN (10) SINGLE-FAMILY ATTACHED DWELLING UNITS (MULTI-DWELLING DEVELOPMENT)
MIN. SETBACK:	17' FROM FUTURE R.O.W.
MIN. SIDE SETBACK REQUIRED:	5'
MIN. REAR YARD REQUIRED:	20'
MAXIMUM BUILDING HEIGHT:	UP TO FORTY (40') AS MEASURED PER THE ORDINANCE
MINIMUM BUILDING SEPARATION:	10'
TREE SAVE REQUIRED:	6,514 SF (15% OF SITE)
TREE SAVE PROVIDED:	PER ORDINANCE
OPEN SPACE REQUIRED:	250 S.F. PER DWELLING UNIT
OPEN SPACE PROVIDED:	250 S.F. X 10 = 2500 S.F.
PARKING REQUIRED:	PER ORDINANCE
SOLID WASTE:	ROLL OUT CONTAINERS (PRIVATE HAULER) SPACE WILL BE RESERVED TO MEET MINIMUM ORDINANCE REQUIREMENTS

- General Provisions
  - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Lanier Management, LLC (the "Petitioner") to accommodate the development of a single-family attached residential community on that approximately 0.997-acre site located at 6300 Park South Drive, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 17125615 and 17125616.
  - 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").
  - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance shall govern the development and use of the Site.
  - 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.
  - 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
  - The Site may be devoted only to a residential community containing a maximum of ten (10) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the N1-F zoning district.
- Transportation
  - As depicted on the Rezoning Plan, the Site will be served by internal alleys, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
  - A maximum of one (1) access point shall be provided along Park South Drive, as generally depicted on the Rezoning Plan.
  - The Petitioner may allow a future connection via the Site's internal drive to parcels 17125615 and/or 17125626 if those parcels are redeveloped in the future for multiple units, as generally depicted on the Rezoning Plan in accordance with Article 31 of the UDO, if mutually agreeable between the Rezoning Site and adjacent site property owners.
  - The Petitioner shall widen the pavement along the Park South Drive frontage to 38' from CL to back of curb in accordance with the Charlotte Streets Map.
  - Petitioner shall construct a minimum eight (8) foot wide planting strip and eight (8) foot wide sidewalk along the Site's frontage of Park South Drive.
  - Petitioner shall dedicate ROW for Park South Drive 54' from the CL and include a 2' sidewalk utility easement (SUE).
  - Petitioner shall align the entry drive across from Winslow Green Dr as generally depicted on the Rezoning Site Plan.
  - Petitioner shall construct an ADA compliant bus stop per CLDSM 60.01A as generally depicted on the Rezoning Site Plan. Final location shall be coordinated with CATS.
  - 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.
  - The Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.
  - 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 north central Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
  - 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.
- Architectural Standards
  - Architectural Standards shall comply with the Ordinance, as applicable for N1-F development.
- Open Space, Buffering & Amenities
  - Petitioner shall provide a minimum ten (10) foot wide C Landscape Yard as generally depicted on the Rezoning Plan.
- Environmental Features
  - 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.
  - The Petitioner shall comply with Article 20 of the Ordinance.
  - The Petitioner intends to connect site storm discharge to the existing Charlotte storm pipe system located to the west of the site, either on-site or off-site. Petitioner will make a good faith effort to secure a storm drainage easement from an adjoining property owner. If existing storm pipe infrastructure does not exist on-site however, Petitioner is not obligated to connect underground.
- Lighting
  - 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
  - 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.

**LEGEND:**

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED TREE SAVE AREA
	PROPOSED CLASS 'C' BUFFER

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



**REVISIONS:**

No.	Date	By	Description
1.	12/11/23	LHS	STAFF REVIEW COMMENTS
2.	1/18/24	LHS	STAFF REVIEW COMMENTS