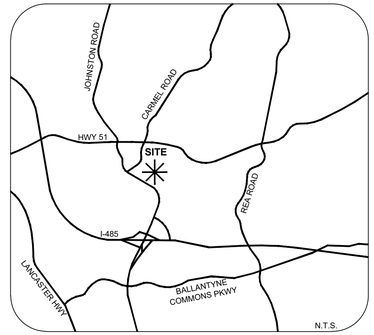
VICINITY MAP



DEVELOPMENT SUMMARY:

TAX PARCEL NUMBERS
- 22126102, PORTION OF 22126105

SITE JURISDICTION
- CITY OF CHARLOTTE

TOTAL SITE ACREAGE
- ± 4.35 ACRES

EXISTING ZONING
- R-12MF (CD)

PROPOSED ZONING
- R-12MF(CD)

PROPOSED USE
- ATTACHED RESIDENTIAL DWELLING UNITS

DIMENSIONAL REQUIREMENTS
- 30' SETBACK
- 10', OR 20' SIDE YARD WHERE ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND
- 40' REAR YARD

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PROJECT

CARMEL CHACE

CHARLOTTE, NC

REZONING

#2021-272

LANDDESIGN PROJ.#
1021223

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12.07.21
2	PER STAFF COMMENTS	05.16.22

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE
VERT: N/A
HORZ: 1"=40'
0 20' 40' 80'

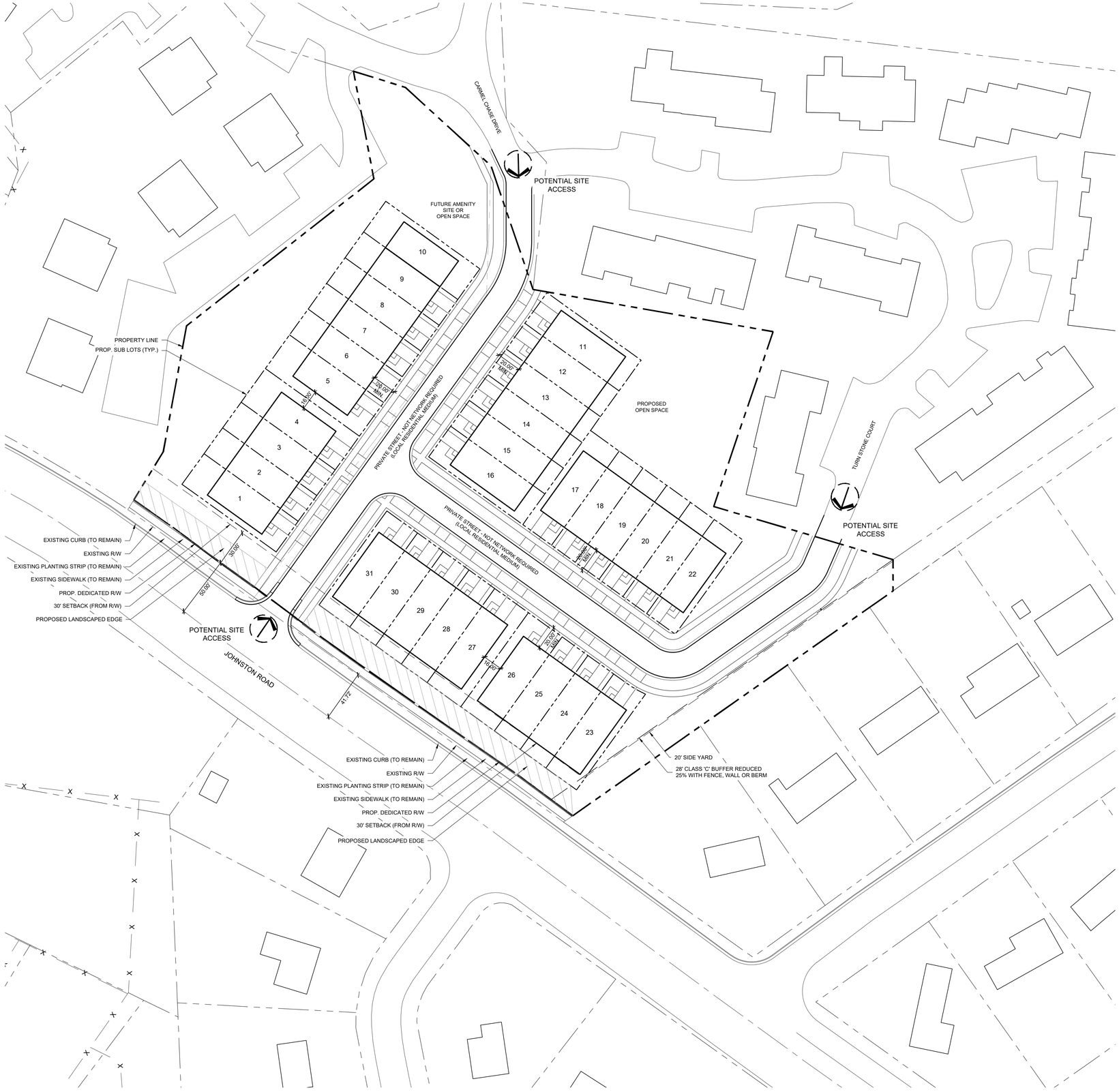
NORTH

SHEET TITLE
TECHNICAL DATA

SHEET NUMBER
RZ-1

5/16/2022 12:26 PM CASHIER\DESIGN\DWG\1021223_REZONING.DWG

ORIGINAL SHEET SIZE: 24" X 36"



CARMEL CHASE DEVELOPMENT STANDARDS

GENERAL PROVISIONS

a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, STORM WATER, EROSION, SEDIMENTATION, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THE PETITIONER WILL COMPLY WITH THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS AS THEY MAY BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY COMPOSED OF UP TO 31 SINGLE FAMILY ATTACHED HOMES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE R 12 MF (CD) DISTRICT.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE TOWNHOME UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE R 12 MF DISTRICT.

TRANSPORTATION

a. THE SITE WILL HAVE ACCESS VIA A NEW PRIVATE STREET CONNECTION TO JOHNSTON ROAD AND BY A CONNECTION TO THE EXISTING PRIVATE STREETS WITHIN THE LARGER CARMEL CHASE COMMUNITY AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.

b. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.

c. THE PETITIONER WILL PROVIDE FOR THE DEDICATION OF A TOTAL OF 50' OF RIGHT-OF-WAY MEASURED FROM THE JOHNSTON ROAD CENTERLINE IF 50' OF RIGHT OF WAY DOES NOT ALREADY EXIST ALONG THE FRONTAGE OF THE SITE. ALL SUCH DEDICATION AND CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED IS REQUESTED.

d. IN ADDITION TO THE DEDICATION OF RIGHT OF WAY, THE PETITIONER WILL PROVIDE FOR AN EASEMENT ALONG THE SITE FRONTAGE TO ACCOMMODATE THE INSTALLATION OF A 12' MULTIUSE PATH IN SOME COMBINATION WITH THE EXISTING SIDEWALK OR IN PLACE OF THE EXISTING SIDEWALK, SUCH THAT THE BACK OF THE EASEMENT WILL NOT EXCEED 24' FROM THE BACK OF THE EXISTING CURB LINE ON JOHNSTON ROAD.

e. ALL TRANSPORTATION IMPROVEMENTS, IF ANY ARE REQUIRED, WILL BE APPROVED AND CONSTRUCTED OR BONDED BEFORE THE SITE'S 14TH BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

ARCHITECTURAL STANDARDS

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE R 12 MF DISTRICT AND THE FOLLOWING STANDARDS:

1. PITCHED ROOFS, IF PROVIDED, SHALL BE 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.
2. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET WILL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
3. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS WILL INCLUDE ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS, DECORATIVE DOOR HARDWARE, AND/OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING TO MINIMIZE THE VISUAL IMPACT.
4. WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PRIVATE STREETS.
5. EACH HOME WILL BE PROVIDED WITH A MINIMUM OF 400 SQUARE FEET OF OPEN SPACE.
6. TOWNHOUSE BUILDINGS FACING PUBLIC STREETS WILL BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER.
7. BUILDING HEIGHTS FOR NEW RESIDENCES THAT ADJOIN SINGLE-FAMILY ZONING WILL BE LIMITED TO FORTY FEET.
8. GARAGE DOORS WILL BE SEPARATED FROM THE BACK OF THE SIDEWALK BY A MINIMUM DISTANCE OF 20'.
9. BUILDINGS ON THE SITE WILL BE LIMITED TO 40' IN HEIGHT.

STREETSCAPE AND LANDSCAPING

THE PETITIONER RESERVES THE RIGHT TO INSTALL AN ENTRANCE FEATURE AT THE PRIVATE STREET CONNECTION TO JOHNSTON ROAD. THE PETITIONER WILL INSTALL A LANDSCAPED EDGE ALONG THE FRONTAGE OF JOHNSTON ROAD.

ENVIRONMENTAL FEATURES

THE EXISTING CARMEL CHASE COMMUNITY HAS ROLL-OUT SERVICE PROVIDED BY THE CITY AND THE PETITIONER WILL SEEK TO HAVE THAT SERVICE EXTENDED INTO THIS LAST PHASE OF THE COMMUNITY. IF THAT IS NOT ALLOWED, THE SITE WILL EITHER INSTALL THE REQUIRED TRASH AND RECYCLING FACILITIES OR ARRANGE FOR PRIVATE COLLECTION. IF PRIVATE COLLECTION IS PROVIDED, THE AREAS SHOWN ON THE CONCEPT PLAN FOR THE SITE MAY BE USED FOR ADDITIONAL PARKING.

STORMWATER TREATMENT.

1. WATER QUALITY TREATMENT

FOR DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA (BUA), CONSTRUCT WATER QUALITY STORMWATER CONTROL MEASURES (SCMS) DESIGNED FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. SCMS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.

2. VOLUME AND PEAK CONTROL

FOR DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. RUNOFF VOLUME DRAWDOWN TIME SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL. FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO NOT EXCEED THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.

PARKS, GREENWAYS, AND OPEN SPACE

THE PETITIONER WILL INSTALL A LANDSCAPED CLASS C BUFFER, WHICH MAY INCLUDE A FENCE, ALONG THE PORTIONS OF THE SITE THAT ADJOIN EXISTING SINGLE FAMILY HOMES. THE PETITIONER WILL CONDUCT A TREE SURVEY AS MAY BE REQUIRED BY THE TREE ORDINANCE FOR SUBMISSION AS PART OF THE DESIGN AND DEVELOPMENT REVIEW PROCESS.

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

a. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.

PHASING

RESERVED

INITIAL SUBMISSION- 12-2-21, 1.1
REVISED PER STAFF ANALYSIS AND COMMUNITY MEETING- 05-16-22, 1.2

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NORTH

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2