

**SITE LEGEND**

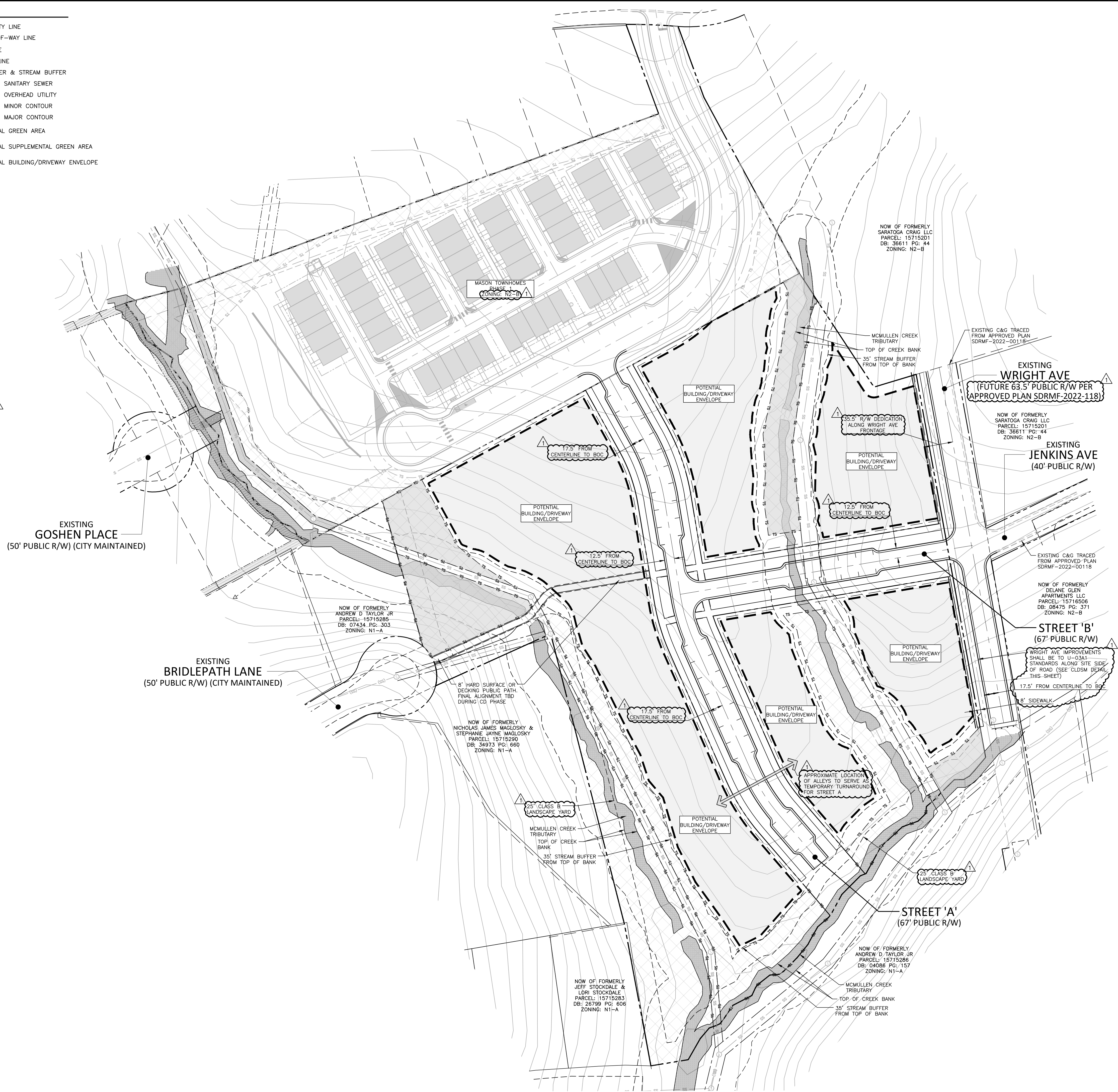
---	PROPERTY LINE
- - - -	RIGHT-OF-WAY LINE
---	LOT LINE
---	CENTERLINE
---	PERIMETER & STREAM BUFFER
---	EXISTING SANITARY SEWER
---	EXISTING OVERHEAD UTILITY
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	POTENTIAL GREEN AREA
---	POTENTIAL SUPPLEMENTAL GREEN AREA
---	POTENTIAL BUILDING/DRIVEWAY ENVELOPE

**SITE DATA**

DEVELOPER: EMPIRE COMMUNITIES 8008 CORPORATE CENTER DRIVE, SUITE 300 CHARLOTTE, NC 28226	PREPARED BY: MCADAMS COMPANY (MARC VAN DINE) 2100 S TRYON STREET, SUITE 400 CHARLOTTE, NC 28203 704.527.0800 VANDINE@MCADAMSCO.COM
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PARCEL ID NUMBER: PORTION OF 15715286, 15715287
TOTAL SITE ACREAGE: 9.24 AC
CURRENT ZONING: N1-A
PROPOSED ZONING: N2-A (CD)
CURRENT USE: VACUUM
PROPOSED USE: UP TO 99 SINGLE FAMILY ATTACHED DWELLINGS
MAXIMUM BUILDING HEIGHT ALLOWED: 48 FT
SETBACK REQUIREMENTS:
FRONT SETBACK FROM FUTURE BACK OF CURB: 20 FT
SIDE YARD: 5 FT
REAR YARD: 10' NOT ABUTTING NEIGHBORHOOD 1 PLACE TYPE; 20' ABUTTING NEIGHBORHOOD PLACE TYPE
BUILDING SEPARATION: 10 FT MIN
REQUIRED PRIVATE OPEN SPACE: 250 SF PER UNIT PER UDO REQUIREMENT
REQUIRED GREEN AREA: +/- 1.39 AC (15% OF SITE AREA)
POTENTIAL GREEN AREA: +/- 1.45 AC (15.7% OF TOTAL SITE AREA)
POTENTIAL SUPPLEMENTAL GREEN AREA: +/- 0.71 AC
STORMWATER FACILITIES: UNDERGROUND

- NOTES:**
- PETITIONER COMMITS TO MEETING PROWAG REQUIREMENTS FOR ON-STREET PARKING
  - SOLID WASTE REQUIREMENTS WILL BE MET PER ARTICLE 21.
- ENVIRONMENTAL FEATURES**
- DEVELOPMENT WITHIN THE SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
  - ALL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.
  - THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION STORMWATER REGULATIONS (UDO ARTICLE 25).

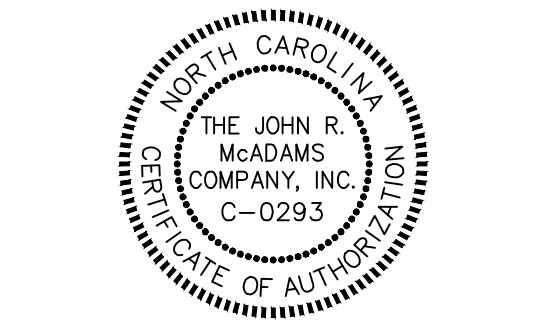


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PHONE: 501. 658. 9191

**EMPIRE**

**MASON TOWNHOMES PHASE 2**  
REZONING PETITION # 2023-122  
WRIGHT AVENUE  
CHARLOTTE, NORTH CAROLINA, 28211



**REVISIONS**

NO.	DATE	PER CITY COMMENTS
1	11.13.2023	PER CITY COMMENTS

**PLAN INFORMATION**

PROJECT NO.	EMP22011
FILENAME	EMP22011X-Phase2
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1" = 60'
DATE	08.18.2023

**REZONING PLAN**

**RZ.01**

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**EMPIRE COMMUNITIES  
REZONING PETITION NO. 2023-122  
11/13/2023**

**Development Data Table:**

Site Area: +/- 9.24 acres  
 Tax Parcel: 157-152-87 and a portion of 157-152-86  
 Existing Zoning: N1-A  
 Proposed Zoning: N2-A(CD)  
 Existing Use: Vacant/Single-Family Residential  
 Proposed Uses: Up to 93 Single-family Attached (Townhome) Dwelling Units  
 Maximum Building Height: Per the Ordinance  
 Parking: Shall meet or exceed Ordinance standards

**I. General Provisions**

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Empire Communities (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 9.24-acre site located east of Bridlepath Lane, north of Linda Lane and west of Jenkins Avenue, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 157-152-87 and a portion of 157-152-86.
- 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 for the N2-A zoning district 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 Article 37 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Article 37.3 of the Ordinance.

**II. Permitted Uses**

The Site may be devoted only to a residential community containing a maximum of 93 single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted in the N2-A zoning district.

**III. Transportation**

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Charlotte Department of Transportation (CDOT).
- As depicted on the Rezoning Plan, the Site will be served by internal public and/or private streets, and minor adjustments to the location of these streets shall be allowed during the construction permitting process in coordination with CDOT.
- 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.
- Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy. Right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
- Petitioner shall dedicate 35.5 feet of right of way as shown on the zoning plan for Wright Avenue.
- Unless stated otherwise herein, the Petitioner shall ensure that all off-site transportation improvements are substantially completed prior to the issuance of the Site's first (1<sup>st</sup>) building certificate of occupancy.
- Final locations of proposed stub connection(s) shall be coordinated with the City of Charlotte Subdivision Services.
- Streets shall meet horizontal and vertical curve roadway geometry CDOT standards.
- On street parking shall meet Public Right of Way Accessibility Guidelines (PROWAG) requirements.

**IV. Architectural Standards**

- Buildings shall meet the design standards listed in Article 5 of the Ordinance.

**V. Landscape yards/ Screening**

- A twenty-five (25) foot Class B buffer shall be provided along the western and southern property lines as shown on the zoning plan.

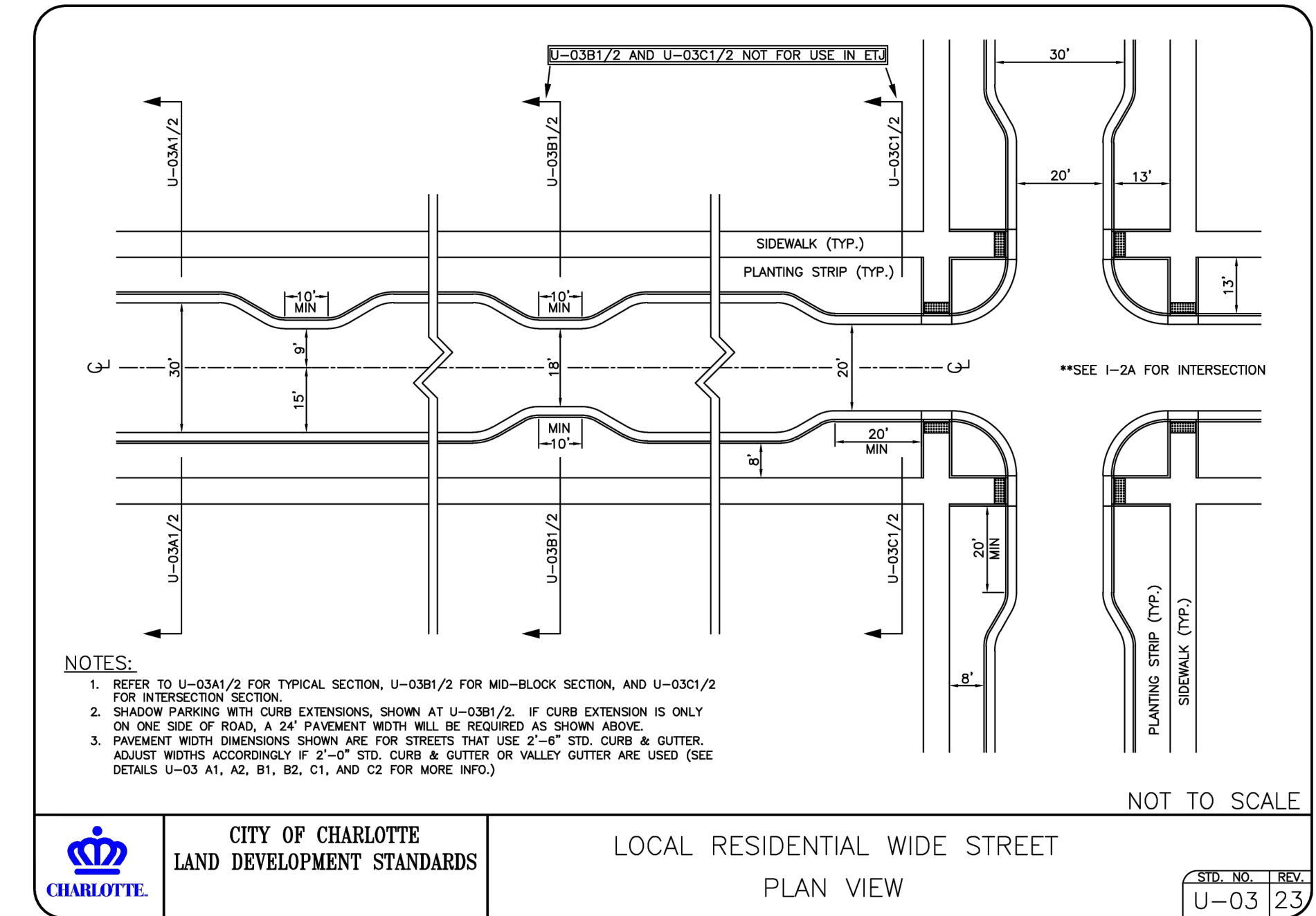
**VI. Environmental Features**

- The petitioner shall comply with the City of Charlotte Post Construction Stormwater Regulations (UDO Article 25).
- Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

**VII. 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.

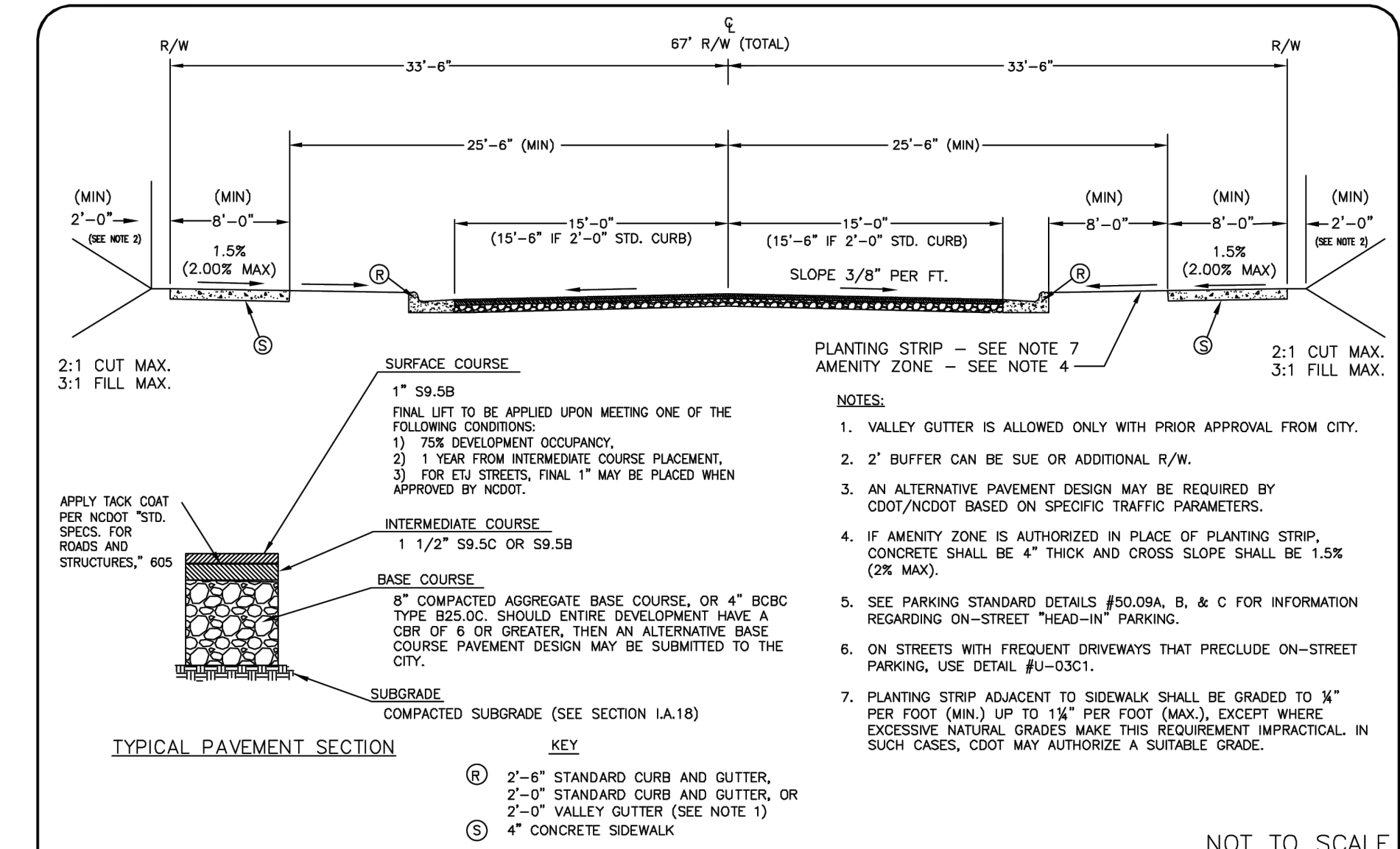
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



**CITY OF CHARLOTTE  
LAND DEVELOPMENT STANDARDS**

LOCAL RESIDENTIAL WIDE STREET  
PLAN VIEW

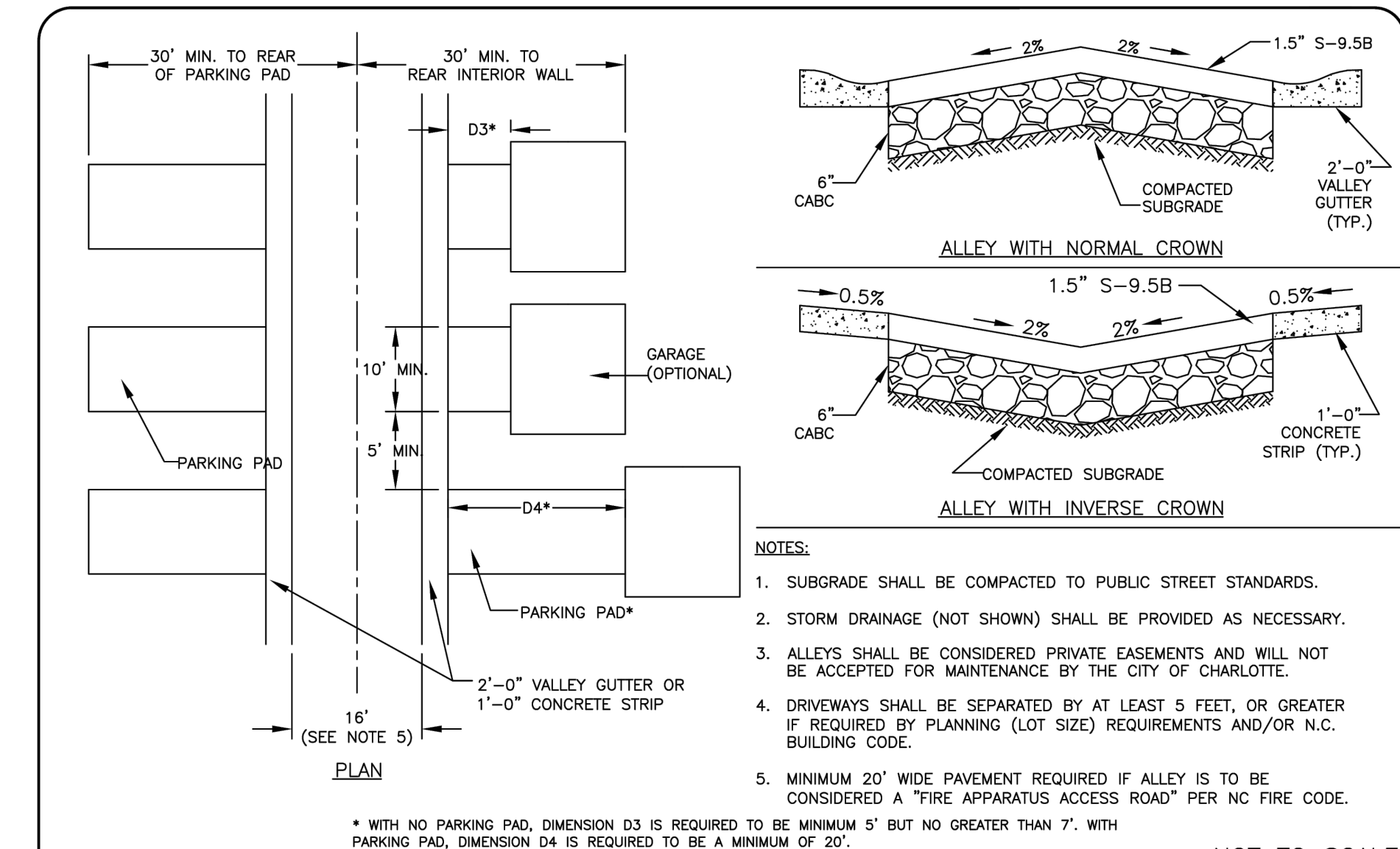
STD. NO. REV.  
U-03 23



**CITY OF CHARLOTTE  
LAND DEVELOPMENT STANDARDS**

LOCAL RESIDENTIAL WIDE STREET  
TYPICAL SECTION (8' SIDEWALK)

STD. NO. REV.  
U-03A1 23



**CITY OF CHARLOTTE  
LAND DEVELOPMENT STANDARDS**

RESIDENTIAL ALLEY DETAIL  
DOUBLE LOADED W/ TWO-WAY OPERATION

STD. NO. REV.  
11.19B 17

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PROJECT NO. EMP22011  
 FILENAME EMP22011X-Phase2  
 CHECKED BY EM  
 DRAWN BY JDS  
 SCALE  
 DATE 08.18.2023

**SHEET**

**REZONING NOTES**

**RZ.03**

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