

**SITE LEGEND**

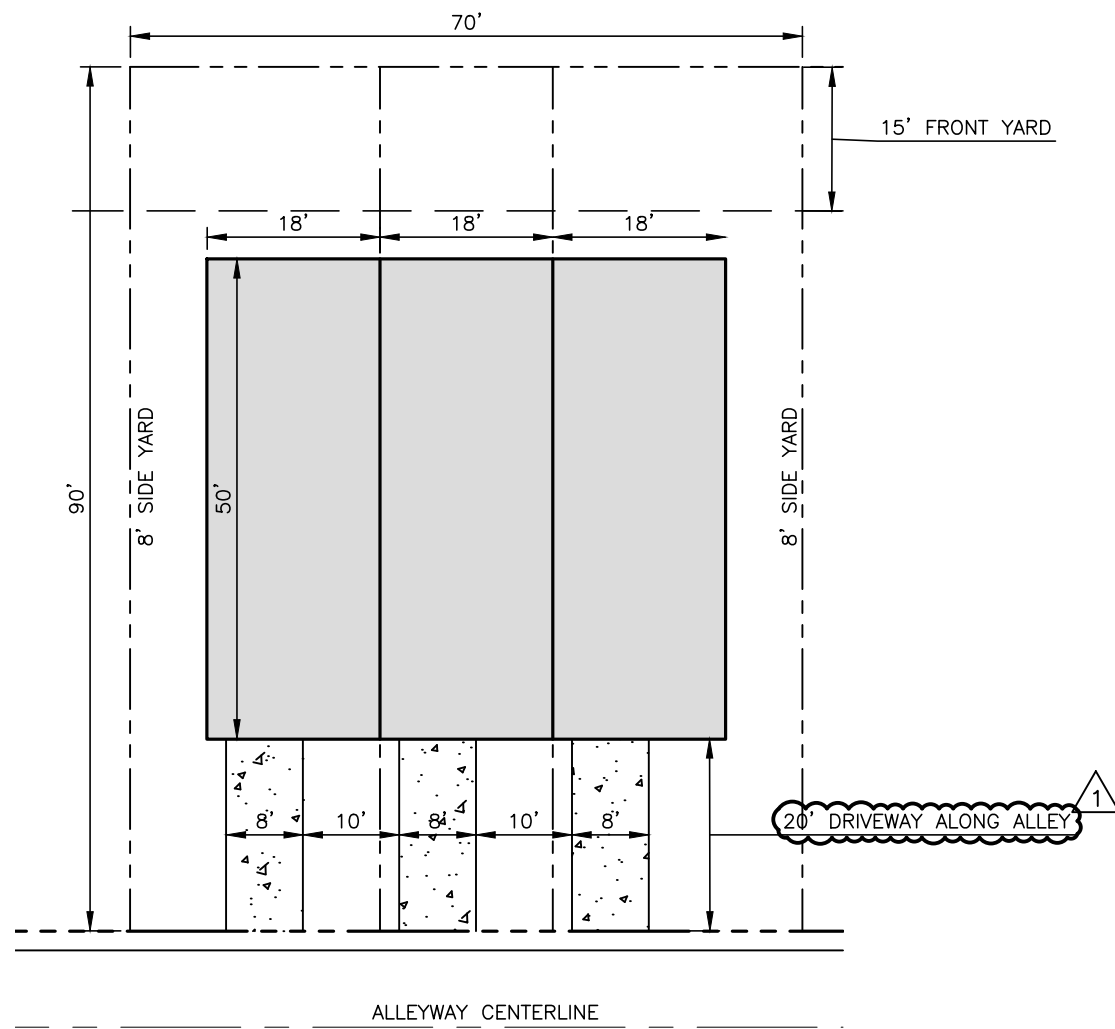
|     |                   |
|-----|-------------------|
| --- | PROPERTY LINE     |
| --- | RIGHT-OF-WAY LINE |
| --- | LOT LINE          |
| --- | BUFFER LINE       |
| --- | SETBACK LINE      |
|     | OPEN SPACE        |
|     | TREE SAVE         |
|     | CONCRETE          |

**SITE DATA**

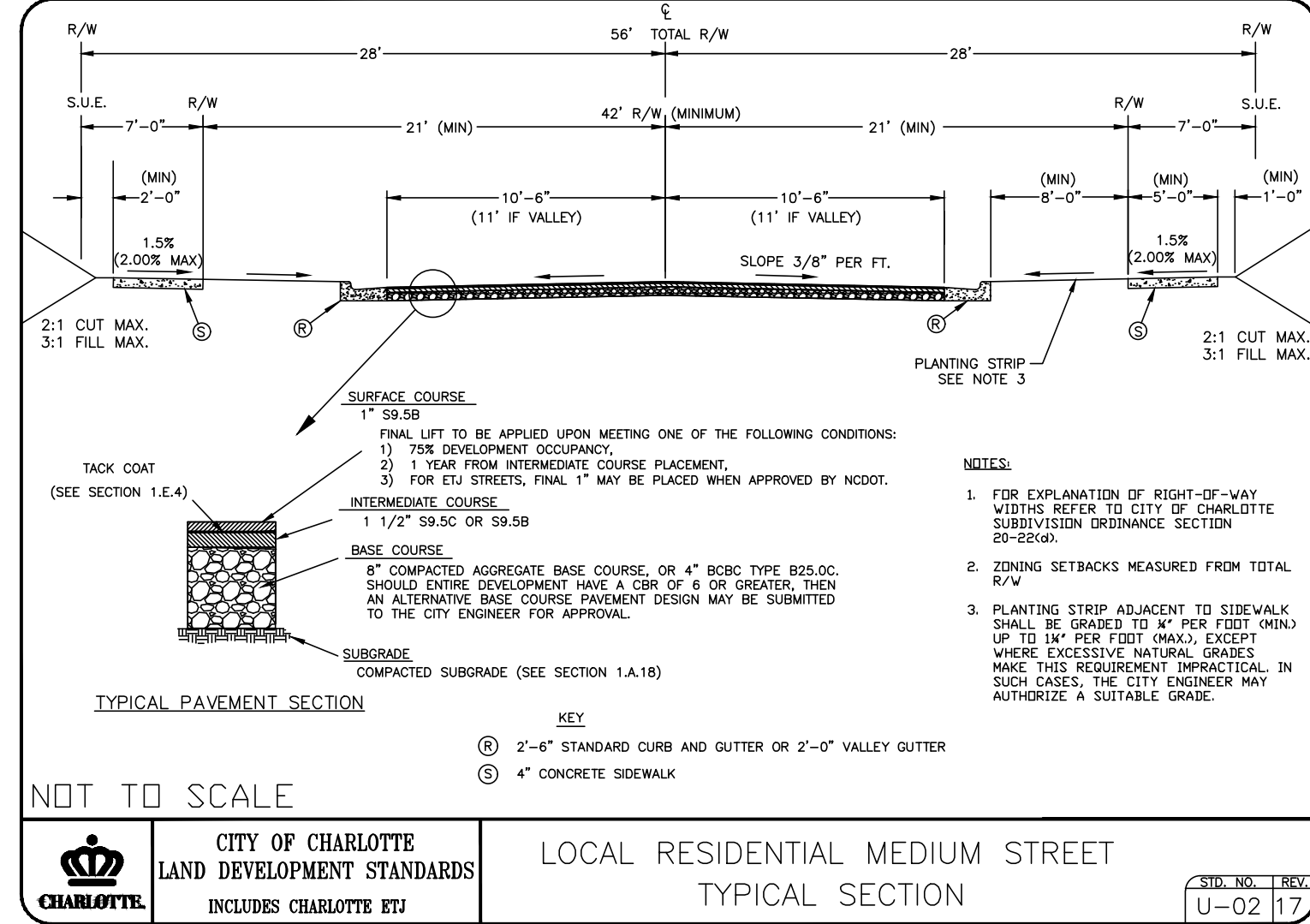
PREPARED BY:  
MCADAMS  
3430 TORRINGTON WAY, SUITE 110  
CHARLOTTE, NC 28277

|   |               |
|---|---------------|
| PID:                                    | 03715511      |
| EXISTING ZONING:                        | R-4           |
| PROPOSED ZONING:                        | R-12MF (CD)   |
| TOTAL DEVELOPMENT AREA:                 | 4.27 AC       |
| TOWNHOMES (18' x 50'):                  | 41 UNITS      |
| DENSITY:                                | 9.60 UNITS/AC |
| OPEN SPACE REQUIRED (50% OF SITE):      | 2.14 AC       |
| OPEN SPACE PROVIDED:                    | 2.14 AC       |
| PRIVATE OPEN SPACE PER SUBLOT REQUIRED: | MIN. 400 SF   |
| PRIVATE OPEN SPACE PER SUBLOT PROVIDED: | 400 SF        |
| TREE SAVE REQUIRED (15% OF SITE):       | 0.64 AC       |
| TREE SAVE PROVIDED:                     | 0.64 AC       |

NOTE:  
• SOLID WASTE FOR THE SITE SHALL COMPLY WITH CHAPTER 10 OF THE CITY CODE



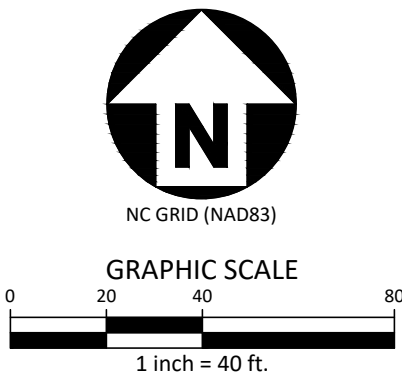
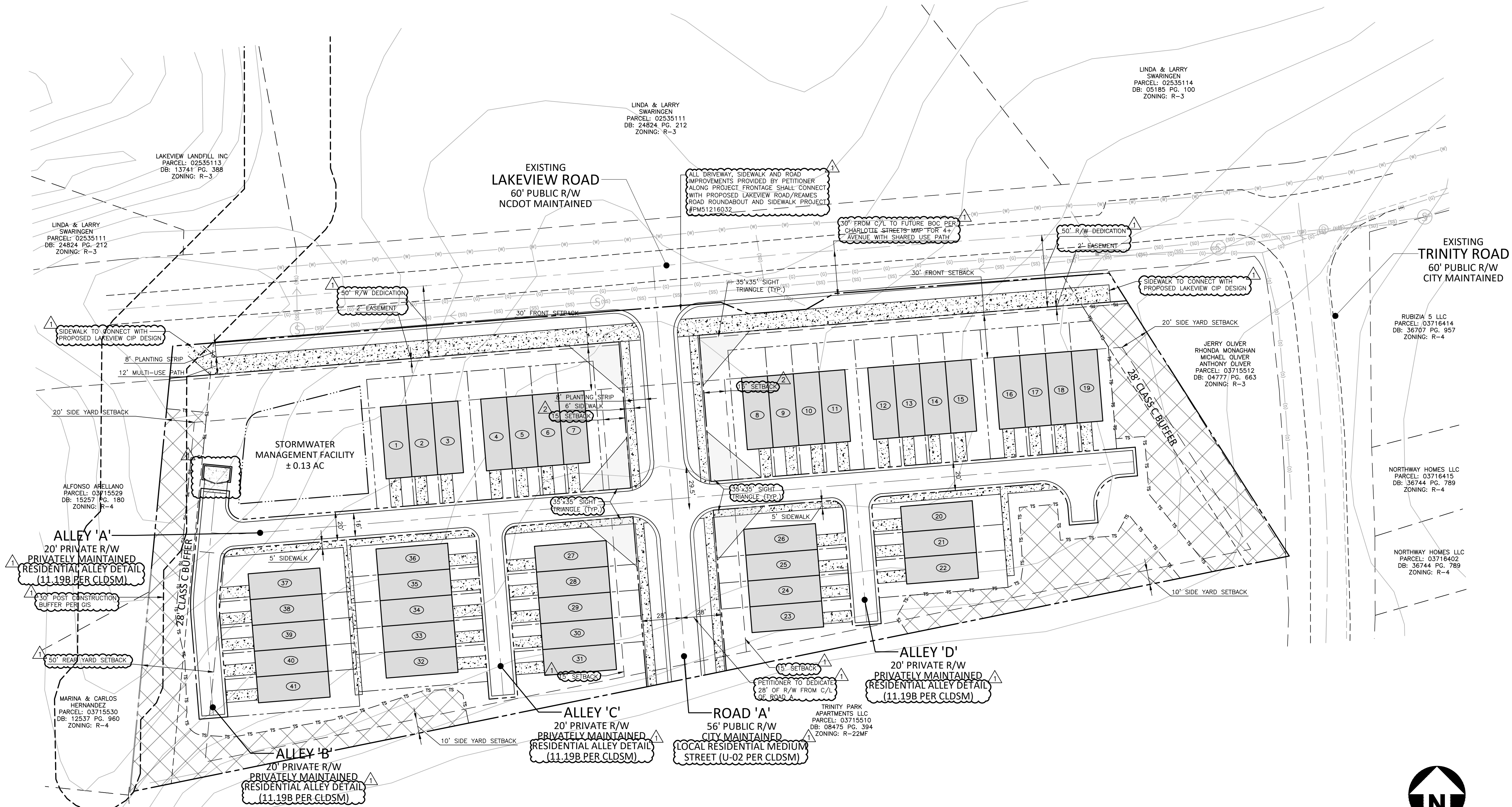
TYPICAL 18'x50' REAR LOAD TOWNHOME DIMENSIONS



NOT TO SCALE

|   |  |
|---|--|
| CITY OF CHARLOTTE<br>LAND DEVELOPMENT STANDARDS<br>INCLUDES CHARLOTTE ETJ | LOCAL RESIDENTIAL MEDIUM STREET<br>TYPICAL SECTION |
|---|--|

300.00 1.85V  
U-02 17



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**McADAMS**

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**CLIENT**

MATT KEARNS  
MUNGO HOMES  
441 WESTERN LANE  
IRMO, SOUTH CAROLINA 29063

**LAKEVIEW ROAD TOWNHOMES  
REZONING PLAN  
CORNER OF LAKEVIEW ROAD &  
TRINITY ROAD  
CHARLOTTE, NORTH CAROLINA**

**REVISIONS**

| NO. | DATE       | PER CITY COMMENTS |
|-----|------------|-------------------|
| 1   | 02.13.2023 | PER CITY COMMENTS |
| 2   | 03.23.2023 | PER CITY COMMENTS |

**PLAN INFORMATION**

|             |              |
|-------------|--------------|
| PROJECT NO. | MNG22003     |
| FILENAME    | MNG22003-RZ1 |
| CHECKED BY  | EM           |
| DRAWN BY    | JDS          |
| SCALE       | 1" = 40'     |
| DATE        | 12.05.2022   |

**SHEET**

**REZONING PLAN**

**RZ.01**

Site Development Data:

--Acreage: ±4.27  
--Tax Parcel #: 037-155-11  
--Existing Zoning: R-4  
--Proposed Zoning: R-12MF(CD)  
--Existing Uses: Vacant  
--Proposed Uses: Up to forty-one (41) attached residential dwelling units together with accessory uses, as allowed in the R-12MF zoning district.  
--Maximum Building Height: As allowed per the Ordinance.

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Mungo Homes (the "Petitioner") to accommodate the development of a residential community on approximately 4.27-acre site generally located on Lakeview Road (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 Zoning Ordinance in existence as of the date of approval of the Rezoning (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the R-12MF zoning classification shall govern.
- c.**Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets, 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 Section 6.207 of the Ordinance.

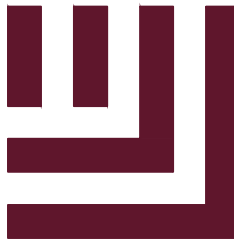
Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. 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 Amendment Process per Section 6.207 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 residential buildings to be developed on the Site shall not exceed eleven (11). 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 buildings located on the Site.
2. **Permitted Uses & Development Area Limitation:**
- a. The Site may be developed with up to forty-one (41) attached residential dwelling units together with accessory uses allowed in the R-12MF zoning district as generally depicted on the Rezoning Plan.
3. **Access and Transportation Improvements:**
- a. Access to the Site shall be from Lakeview Road as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards.
- b. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by CDOT and/or NCDOT in accordance with published standards.
- c. The Petitioner shall dedicate fifty (50) feet of right-of-way as measured from the centerline of Lakeview Road. The Petitioner shall provide an additional two (2) feet of right-of-way behind the sidewalk where feasible. Where not feasible, the petitioner shall provide a two (2) foot permanent sidewalk easement behind the right-of-way.
- d. The Petitioner shall dedicate and fee simple convey all rights-of-way along Lakeview Road to the City prior to the issuance of the first certificate of occupancy for the Site.
- e.All transportation improvements that are the responsibility of the Petitioner shall be approved and constructed prior to the issuance of the first certificate of occupancy for 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.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 northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- g. All on-site right-of-way dedication will be completed as required by the Subdivision Ordinance. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- h. It is understood that right-of-way encroachment agreements, if applicable, are required for the installation of any non-standard item(s) such as irrigation systems, pavers, and/or decorative concrete within a proposed/existing City-maintained street right-of-way. Such encroachment agreements, if applicable, must be approved prior to construction/installation within the right-of-way.
4. **Streetscape, Buffers, Yards, Open Space, and Landscaping:**
- a. A thirty (30) foot building setback as measured from the right-of-way shall be provided along Lakeview Road. Setbacks along "Road A" shall be provided as indicated in the Ordinance for the R-12MF zoning district as provided in Section 9.303(19)(f), and as generally depicted on the Rezoning Plan.
- b. A twenty (20) foot side yard will be provided as generally depicted on the Rezoning Plan.
- c.An eight (8) foot planting strip and a twelve (12) foot multi-use path will be provided along Lakeview Road as generally depicted on the Rezoning Plan.
- d. A twenty-eight (28) foot Class C Buffer will be provided along the Site's property line as generally depicted on the Site plan and as required by ordinance.
5. **General Design Guidelines:**
- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block, vinyl and/or wood.
- b. Meter banks will be screened from adjoining properties and from the abutting public streets at grade.

- 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. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.
- d. 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.
- e.No more than two (2) buildings on the Site may have a max of five (5) units per building; all other buildings must have four (4) units or less.
6. **Environmental Features:**
- a. The Site will comply with Post Construction Ordinance. The location, size and type of storm water 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. Development within the PCSO Buffer shall be coordinated with Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
- c.The Site shall comply with the City of Charlotte Tree Ordinance. Protected tree save shall be a minimum of 30' in width. All tree save areas less than a minimum of 30' in width shall be surveyed.
7. **Lighting:**
- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- b. Detached lighting on the Site will be limited to twenty-one (21) feet in height.
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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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| DRAWN BY    | JDS          |
| SCALE       |              |
| DATE        | 12. 05. 2022 |

SHEET

REZONING NOTES

RZ.02