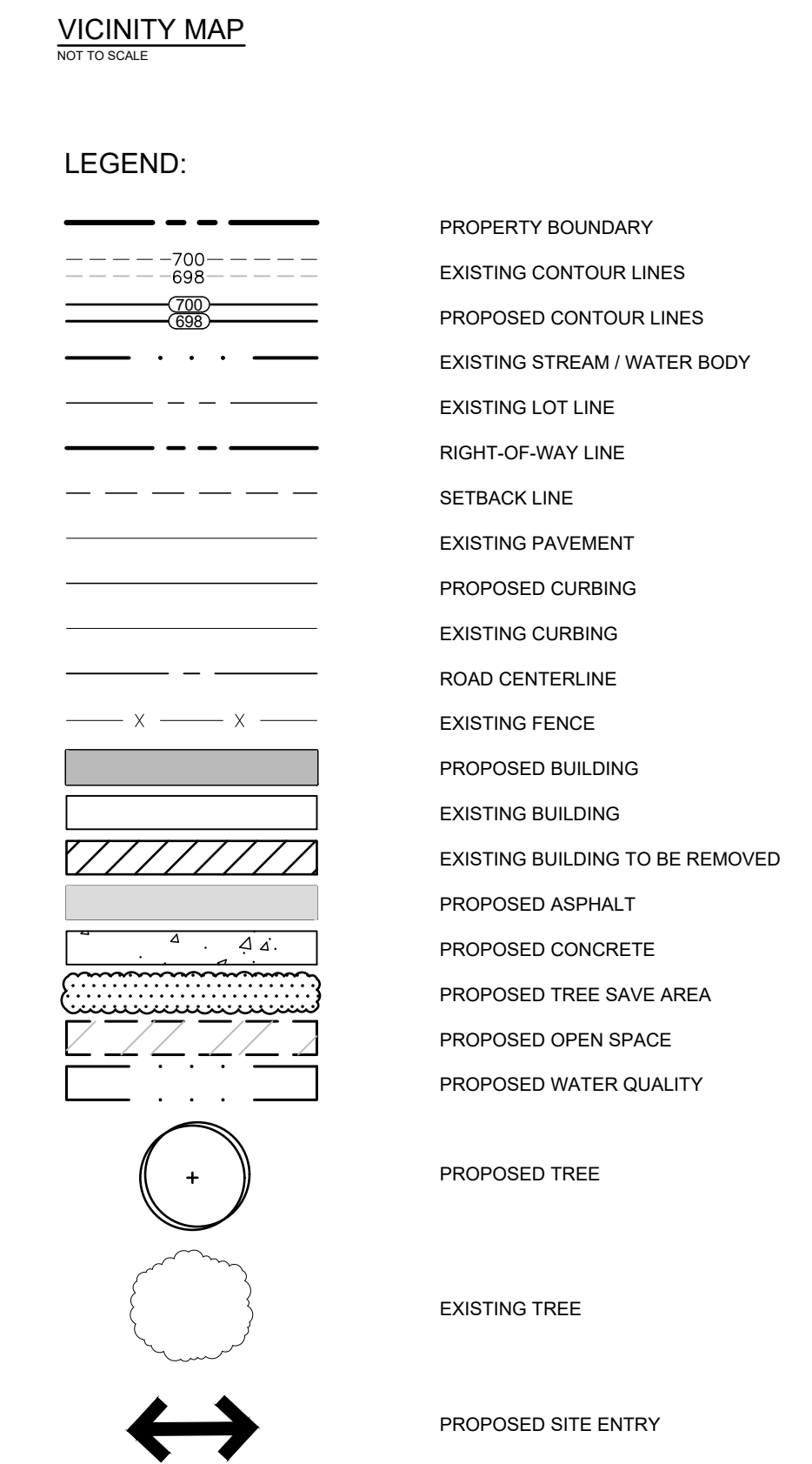
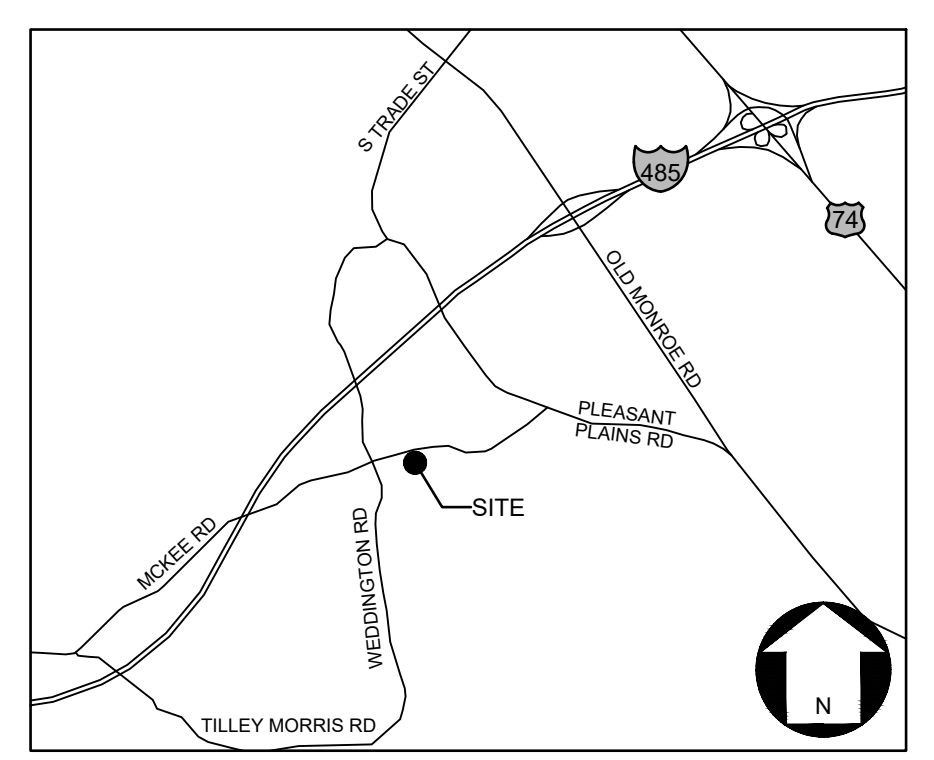
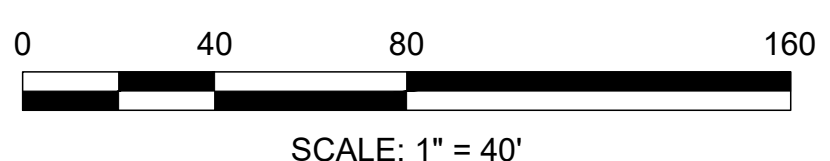


DEVELOPMENT STANDARDS

- 1. General Provisions
1.1. These Development Standards form a part of the Rezoning Plan...
1.2. Development of the Site will be governed by the Rezoning Plan...
1.3. Unless the Rezoning Plan or these Development Standards establish more stringent standards...
1.4. The development and street layout depicted on the Rezoning Plan are schematic in nature...
1.5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied...
2. Permitted Uses
2.1. The Site may be devoted only to residential uses containing a maximum of fourteen (14) units...
3. Transportation
3.1. The Site will be served by an extension of an existing public street (Marville Ct)...
3.2. The Petitioner will extend proposed curb and gutter to connect to existing curbs and gutter...
3.3. The Petitioner shall provide a back curb dimension of 30' from the road centerline...
3.4. A maximum of one (1) access point shall be provided at the end of Marville Ct...
3.5. The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City...
3.6. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements...
3.7. The site's temporary construction entrance shall connect directly to McKee Rd...
3.8. A Right-of-way Encroachment Agreement is required for the installation of any non-standard items...
3.9. All public roadway improvements will be subject to the standards and criteria of CDOT...
4. Architectural Standards
4.1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of...
4.2. Prohibited Exterior Building Materials: concrete masonry units not architecturally finished...
4.3. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12...
4.4. Petitioner shall provide blank wall provisions that limit the maximum blank building wall expanse...
4.5. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised...
4.6. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12...
4.7. Useable porches and stoops shall form a predominant feature of the building design...
4.8. All corner/end units that face a public or private street should have a porch or stoop...
4.9. Garage doors proposed along public or private streets should minimize the visual impact...
4.10. Walkways shall be provided to connect all residential entrances to sidewalks...
4.11. Townhouse and Attached Single Family buildings fronting public or private network required streets...
5. Open Space, Buffers and Landscaping
5.1. The Petitioner shall provide an opaque fence (6'-8' ht. per ordinance) along the Western and Eastern property lines...
5.2. Petitioner will endeavor to preserve existing trees along the eastern property line.
6. Environmental Features
6.1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance...
6.2. The Petitioner shall comply with the Charlotte Tree Ordinance.
7. Lighting
7.1. All freestanding lighting fixtures installed on the Site shall be 12'-15' ht. maximum.
8. Binding Effect of the Rezoning Documents and Definitions
8.1. 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...
8.2. 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...



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



REVISIONS table with columns: No., Date, By, Description. Row 1: 1, 6/9/23, LHS, REVISIONS PER STAFF COMMENTS

2101 MCKEE RD SITE
2101 MCKEE ROAD
MATTHEWS, NC 28105

REZONING TECHNICAL DATA SHEET

PETITION NO. 2023-002

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

Project Manager: MDL

Drawn By: LHS

Checked By: MDL

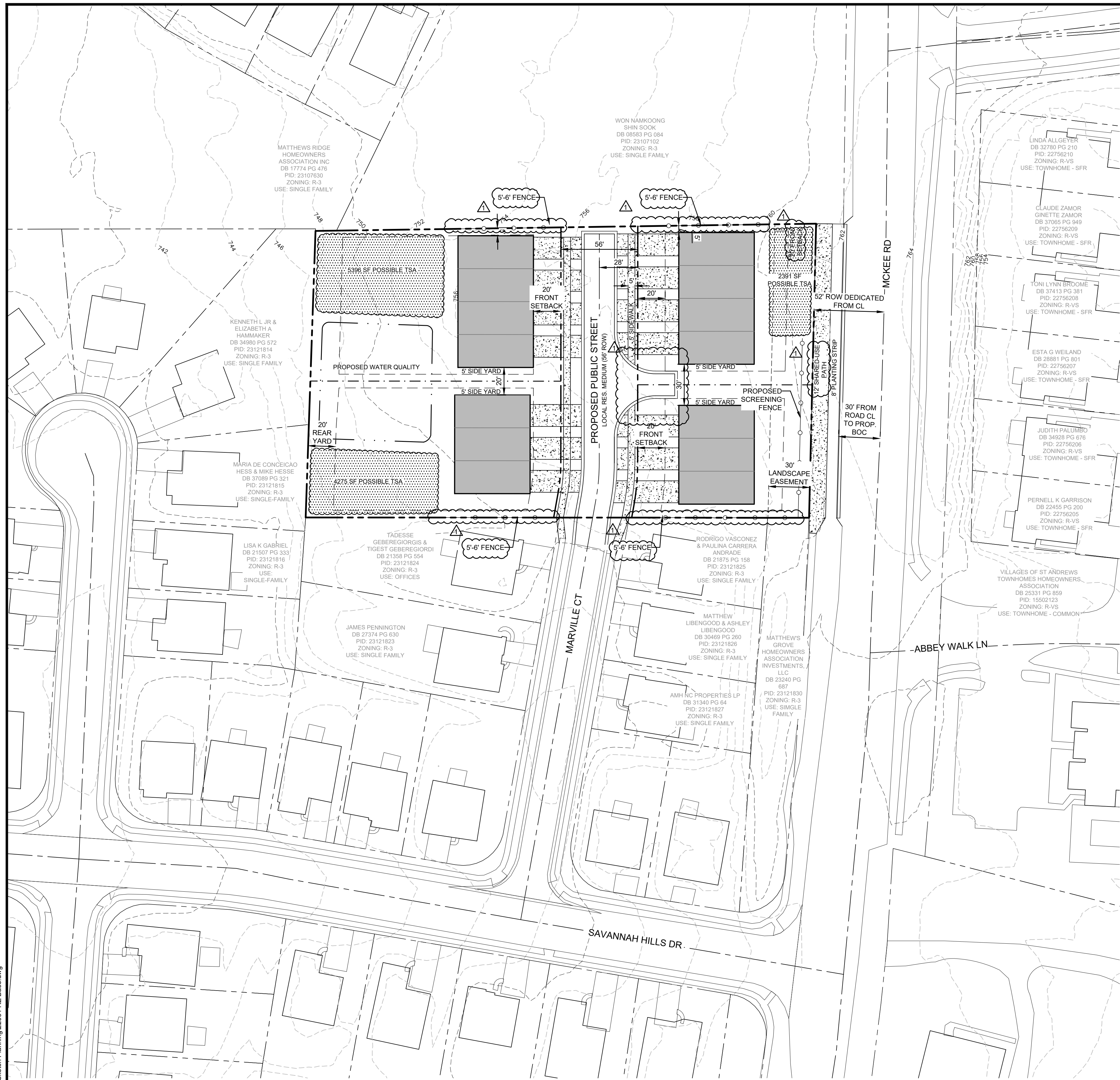
Date: 6/12/2023

Project Number: 22091

Sheet Number:

RZ-1

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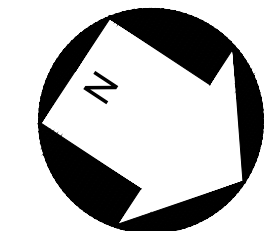
DEVELOPMENT DATA:

SITE AREA:	±1.77 ACRES
TAX PARCELS:	231-071-20
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8 (CD)
EXISTING USE:	SINGLE FAMILY
PROPOSED USES:	TRIPLEXES / QUADRUPEXES ON INDIVIDUAL LOTS 12 UNITS
PROPOSED UNIT COUNT:	8 DUA
DENSITY PROPOSED:	7.9 DUA
MIN. FRONT SETBACK:	30' FROM ROW OF THOROUGHFARE
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	20'
MAX. BUILDING HEIGHT ALLOWED:	35' AT THE REQUIRED SIDE YARD LINE UP TO 40' AT THE FRONT BUILDING LINE 11,565 SF (15% OF SITE)
TREE SAVE REQUIRED:	11,565 SF MIN.
TREE SAVE PROVIDED:	50% OF LOT
OPEN SPACE REQUIRED:	50% MIN.
PARKING PROVIDED:	PER ORDINANCE 2 SPACES PER UNIT MIN. (2 SPACES IN GARAGE / 2 SPACES IN DRIVEWAY)
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLLOUT CONTAINERS

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED TREE SAVE AREA
	PROPOSED OPEN SPACE
	PROPOSED WATER QUALITY
	PROPOSED TREE
	EXISTING TREE

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REVISIONS:

No.	Date	By	Description
1	6/9/23	LHS	REVISIONS PER STAFF COMMENTS

2101 MCKEE RD SITE
 2101 MCKEE ROAD
 MATTHEWS, NC 28105

REZONING SITE PLAN
 PETITION NO. 2023-002

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: 6/12/2023
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 Sheet Number: