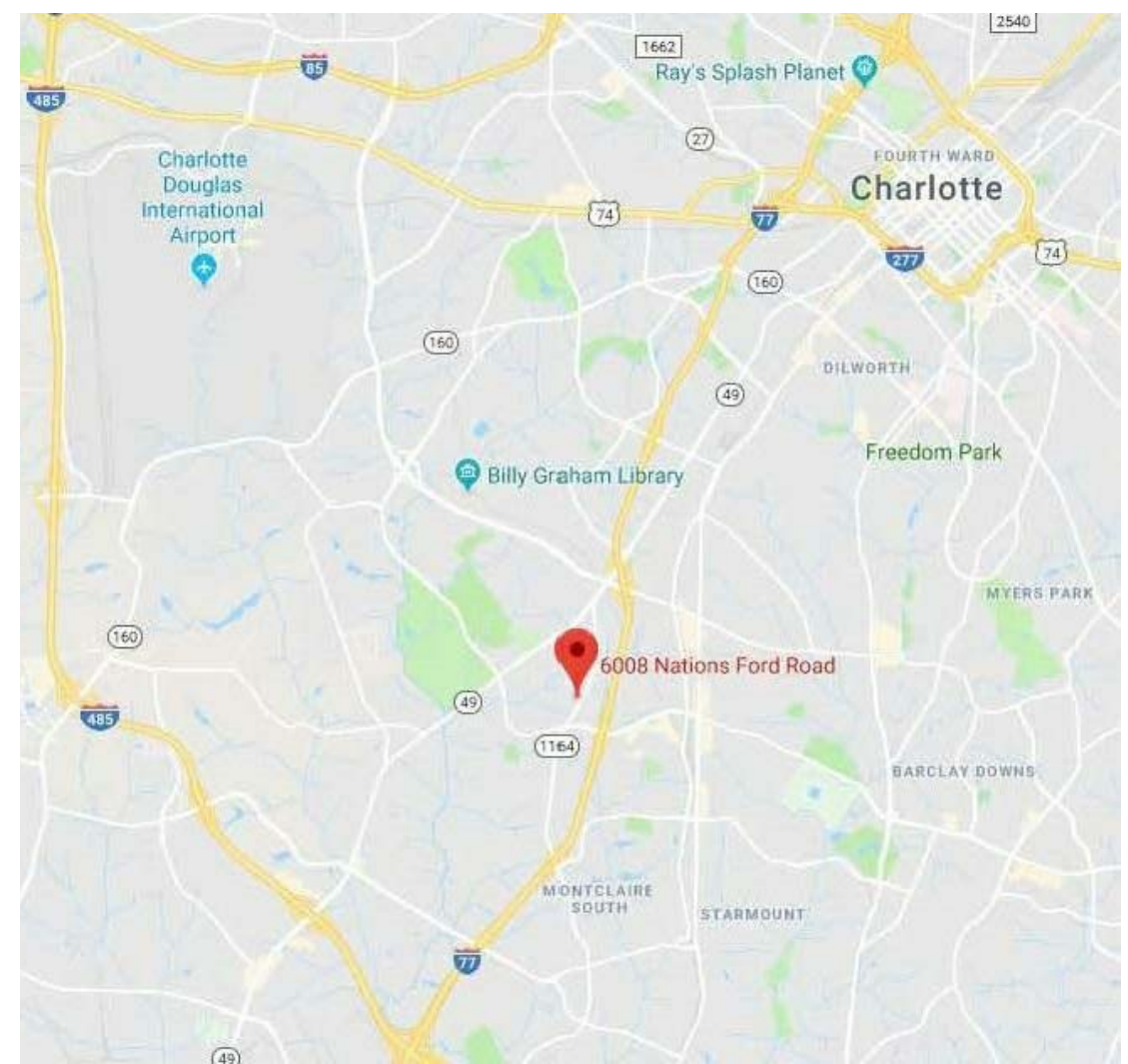


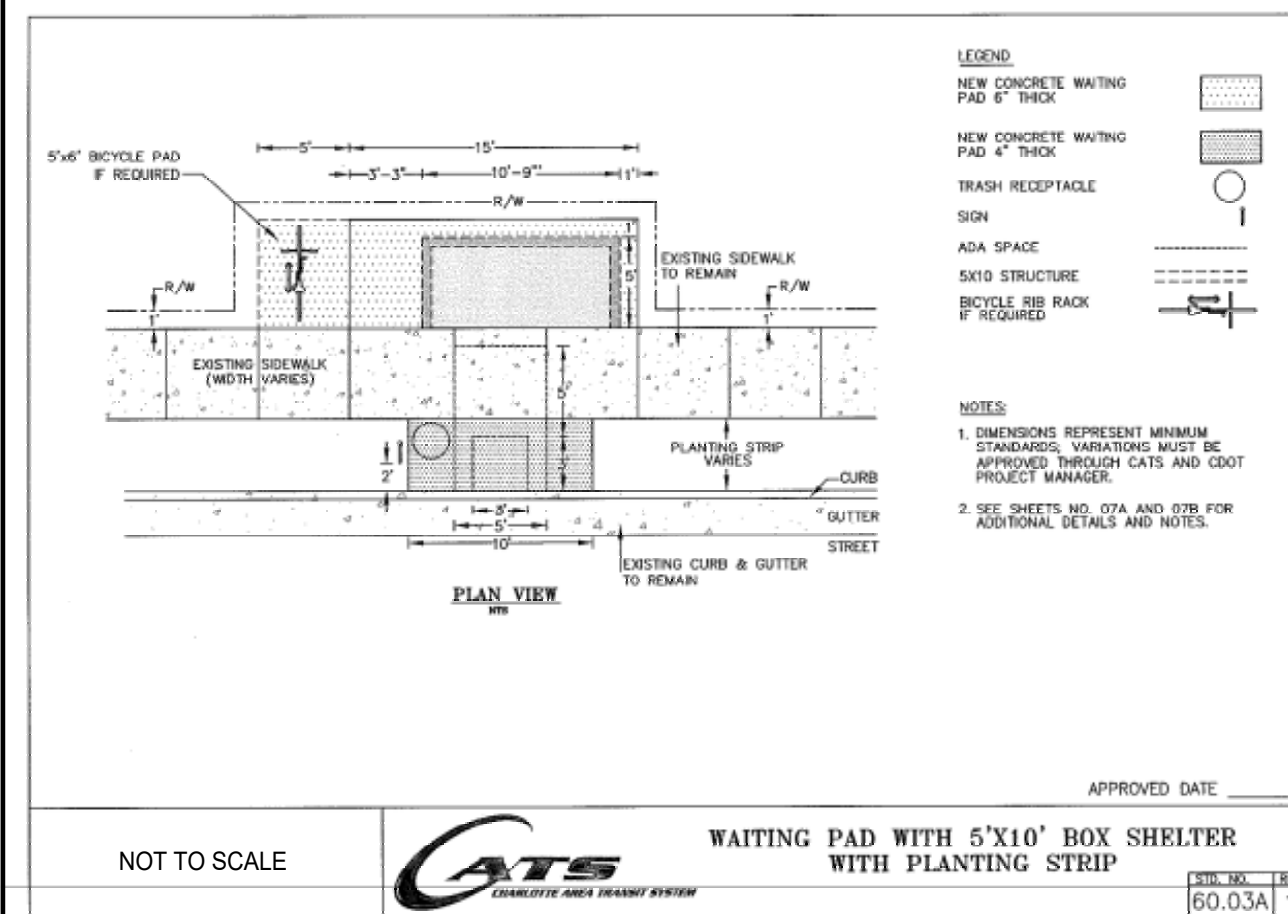
VICINITY MAP



DEVELOPMENT DATA TABLE

SITE DATA		ZONING	
ADDRESS:	6008 NATIONS FORD ROAD CHARLOTTE, NORTH CAROLINA 28217	CURRENT ZONING:	R-4 RESIDENTIAL SINGLE FAMILY
JURISDICTION:	CITY OF CHARLOTTE	CURRENT USE:	
TAX PARCEL ID(S):	167-03-401 DB 29863 - PG 828	PROPOSED ZONING:	R-12 MF (CD)
OWNER:	US DEVELOPMENT, INC.	R-12 MAX. UNITS:	12 PER ACRE X 1.43 ACRES = 17.16 = 17 UNITS MAX.
TOTAL SITE AREA:	1.43 ACRES (62,290 SF)	PROPOSED UNITS:	17 UNITS FOR-SALE TOWNHOMES
SETBACKS/ BUFFERS/ EASEMENTS/ RIGHT-OF-WAYS		PARKING/ SITE	
REQUIRED SETBACKS:	40' REAR YARD SETBACK 45' FRONT YARD SETBACK 10' SIDE YARD SETBACK(S)	PARKING REQUIRED:	1.5 PER RESIDENTIAL UNIT 32 REQUIRED
REQUIRED BUFFERS:	16' SIDE YARD CLASS C BUFFERS AT ADJACENT PARCELS NORTH AND SOUTH	PARKING PROVIDED:	4 PER RESIDENTIAL UNIT 2 DRIVEWAY + 2 CAR GARAGE 68 PROVIDED
EASEMENTS:	20' FRONT UTILITY EASEMENT	IMPERVIOUS AREA:	0.54 ACRES (22,371 SF)
RIGHT-OF-WAYS:	42' DEDICATED RIGHT-OF-WAY FROM CENTERLINE OF NATIONS FORD ROAD	BUILDING	
TREE SAVE AREA (HATCHED)	EXIST. 4,800 SF = 0.110 ACRES NEW 5,066 SF = 0.116 ACRES TOTAL 9,866 SF = 0.226 ACRES	MAXIMUM GROSS BUILDING FOOTPRINT:	MAX PER ORDINANCE
		OCCUPANCY TYPE:	RESIDENTIAL TOWNHOMES 3 STORY WOOD FRAMED
			MAX HEIGHT 40'

CATS BUS SHELTER



DEVELOPMENT STANDARDS

- GENERAL PROVISIONS:**
 - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by US Development Inc. (Petitioner) to accommodate the development of a Residential Townhome Community on an approximately 1.43 acre site located at 6008 Nations Ford Road.
 - Unless more stringent standards are established herein, the development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the R-12MF (CD) zoning district classification shall be followed in connection with development proposed on the Site.
 - The schematic depictions of the structures, sidewalks, landscaping, driveways, internal streets and other development/ site elements indicated in 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 phase, 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 minor and don't materially change the overall design intent depicted on the Rezoning Plan.
- PERMITTED USES:**
 - Permitted uses shall be those allowed in the R-12MF (CD) zoning classification.
 - The total number of Residential Buildings shall not exceed four (4) buildings.
 - There will be no parking provided outside that of the primary residence(s).
- TRANSPORTATION:**
 - There shall be a forty-two (42) foot right of way reservation or dedication required for the Site measured from the centerline of Nations Ford Road.
 - The placement and configuration of the access point from Nations Ford Road to the site is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the NC Department of Transportation.
 - Four (4) Parking spaces provided for each Private Residence, no additional parking required/ provided
 - No on-street parking permitted
 - The Petitioner is requested to provide and construct a new bus shelter with a planting strip along Nations Ford Road. See detail this sheet
 - According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
 - Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles (and two 10' x 70' sight triangles on North Carolina Department of Transportation on NCDOT maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.
 - The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and the North Carolina Department of Transportation on NCDOT maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
 - All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
 - Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by 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 the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- ARCHITECTURAL STANDARDS:**
 - The exterior elevations of each of the buildings to be constructed on the Site shall be designed and constructed of materials that may include a combination of but are not limited to the following materials: fiber cement panel, fiber cement siding, brick, stucco, wood, EIFS, vinyl siding, synthetic stone.
 - Building elevations shall be designed with vertical bays or articulated architectural features that shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - Buildings to be a minimum of two stories and a maximum of three stories.
- STREETSCAPE, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:**
 - Building Front Yard setbacks shall be forty-five (45) feet measured from the RW line of Nations Ford Road.
 - Building Rear Yard setbacks shall be forty (40) feet measured from the rear property line.
 - Building Side Yard setback shall be ten (10) feet measured from the side property lines.
 - Screening shall conform with the standards and treatments specified in the Ordinance.
 - The Site shall comply with the City of Charlotte Tree Ordinance.
 - A sidewalk shall be provided along Nations Ford Road, which shall be at least eight (8) feet in width and have a planting strip between the sidewalk and the street curb or edge of pavement which is at least six (6) feet in width.
 - Planting strips and sidewalks may be located within the setback and/or the rights-of-way subject to any necessary government approval.
 - An existing twenty (20) foot utility easement along Nations Ford Road shall remain.
 - A sixteen (16) foot Class C Buffer is required between the Site and the adjacent R-4 Property
 - Dedicated right-of-way from centerline of Nations Ford Road shall be forty-two (42) feet
- ENVIRONMENTAL FEATURES:**
 - Site shall comply with the City of Charlotte Tree Ordinance.
 - Existing trees along the Rear Yard Setback shall remain as depicted on the plan.
 - The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. For adjoining parcels receiving stormwater discharge from the proposed BMP/Water Quality feature, the petitioner shall analyze the adequacy of the existing stormwater conveyance on the adjoining parcels. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or mitigate the stormwater discharge onto the adjoining parcels.
 - No trees can be removed from the right of way without explicit authorization from the City Arborist or his designee.
 - No trees can be planted in the right of way of any City maintained street (Nations Ford Rd.) without explicit permission of the City Arborist's office. Tree species must be approved by the City Arborist's office prior to planting.
 - The petitioner shall submit a tree survey for all trees two (2) inches in diameter at breast height (DBH) or larger located in the public right of way. Tree survey may be completed by landscape architect, surveyor, or other land development professional.
- PARKS, GREENWAYS AND OPEN SPACE:**
 - Open Areas will be provided per the Ordinance.
 - Seating areas, benches and open areas provided per the Ordinance.
- FIRE PROTECTION:**
 - In accordance with the Ordinance.
 - Fire hydrant to be located seven hundred and fifty (750) feet from most remote point of building.
- SIGNAGE:**
 - Signage will be provided per the Ordinance.
- LIGHTING:**
 - All freestanding lighting fixtures shall be uniform in design, boxed and fully shielded and not exceed twenty-two (22) feet in height, including any structural base.
 - Parking lot light poles shall not be placed in the tree islands, but decorative, pedestrian-oriented lighting may be in tree islands.
 - All lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along driveways, sidewalks, parking areas and open green space areas.
- PHASING:**
 - Buildings on the Site may be built in sequences, but the sidewalk and required street trees along Nations Ford Road shall be installed with the initial building on the Site.
- AMENDMENTS TO THE REZONING PLAN**
 - Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- OTHER:**
 - Not Applicable



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NATIONS FORD MULTIFAMILY

FOR US DEVELOPMENT INC.

6008 NATIONS FORD ROAD
CHARLOTTE, NORTH CAROLINA 28217
MECKLENBURG COUNTY, N. CAROLINA

Revisions		
#	Date	Description
1	08.28.18	COMMENTS
2	10.04.18	COMMENTS

REZONING PETITION #2018-093

Project Number: 17040
Issued for: REZONING
Issue Date: 07/12/2018

DRAWING TITLE
REZONING PLAN

SHEET NUMBER
RZ101

GENERAL NOTES

- TOPOGRAPHICAL, PARCEL AND RIGHT-OF WAY INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS DATABASE
- REFER TO BOUNDARY AND PHYSICAL SURVEY CREATED BY METROLINA ENGINEERING AND SURVEYING ASSOCIATES DATED MARCH 30, 2016 FOR BOUNDARY AND EASEMENT INFORMATION
- ALL PLAN AND ELEVATION INFORMATION SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE
- DRAWINGS INCLUDED IN THIS SUBMITTAL:
RZ101 REZONING PLAN



1 REZONING PLAN

SCALE: 1" = 20'-0"