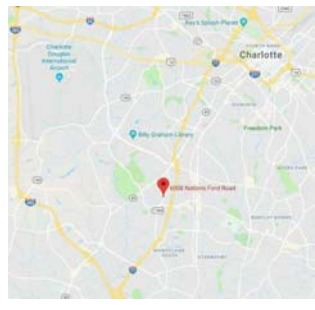


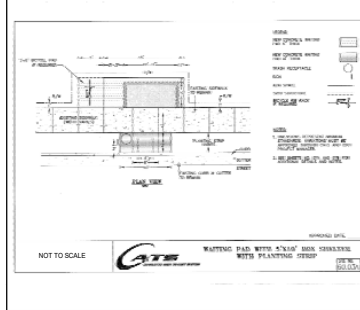
VICINITY MAP



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	PROPOSED ZONING:	R-12 MF (CD)
TAX PARCEL IDS:	167-03-401 DB 29863 - PG 828	PROPOSED ZONING:	12 PER ACRE X 1.43 ACRES = 17.16 ± 17 UNITS MAX.
OWNER:	US DEVELOPMENT, INC.	PROPOSED ZONING:	17 UNITS FOR-SALE TOWNHOMES
TOTAL SITE AREA:	1.43 ACRES (62,260 SF)	PROPOSED ZONING:	17 UNITS FOR-SALE TOWNHOMES
SETBACKS/BUFFERS/EASEMENTS/RIGHT-OF-WAYS		PARKING/SITE	
REQUIRED SETBACKS:	40' REAR YARD SETBACK 10' FRONT YARD SETBACK 10' SIDE YARD SETBACKS	PARKING REQUIRED:	1.5 PER RESIDENTIAL UNIT 32 REQUIRED
EASEMENTS:	10' SIDE YARD CLASS C BUFFERS AT ADJACENT PARCELS NORTH AND SOUTH. BUFFERS MAY BE REDUCED BY 25%.	PARKING PROVIDED:	4 PER RESIDENTIAL UNIT 2 DRIVEWAY + 2 CAR GARAGE 68 PROVIDED
RIGHT-OF-WAYS:	20' FRONT UTILITY EASEMENT 42' DEDICATED RIGHT-OF-WAY FROM CENTERLINE OF NATIONS FORD ROAD	IMPERVIOUS AREA:	0.54 ACRES (23,371 SF)
TREE SAVE AREA (HATCHED):	0.1 ACRES REQUIRED 30' WIDE MINIMUM	BUILDING	
		MAXIMUM GROSS BUILDING FOOTPRINT:	MAX PER ORDINANCE RESIDENTIAL TOWNHOMES 3 STORY WOOD FRAMED
		OCCUPANCY TYPE:	MAX HEIGHT 42'

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, all 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 form 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 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 sheet.
 - According to the City of Charlotte's Driveway Regulations, CDDT has the authority to regulate/approve all private streets/driveways 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 intersections. Two 35' x 35' sight triangles (and two 10' x 10' sight triangles on North Carolina Department of Transportation or NCDOT maintained streets) are required to be maintained to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the intersection. Such items should be identified on the site plan.
 - Any proposed driveway connections to public streets will require a driveway permit to be submitted to CDDT (and the North Carolina Department of Transportation on NCDOT maintained streets) for review and approval. The road design location(s) and length(s) of the driveway(s) will be determined by CDDT 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 CDDT for review and approval.
 - Any fence or wall constructed adjacent to or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDDT.
 - 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 to a private residential group, business, or homeowner/business association. An encroachment agreement must be approved by CDDT prior to the construction/installation of the non-standard item(s). Contact CDDT for additional information concerning cost, submit, and liability insurance coverage requirements.
- ARCHITECTURAL STANDARDS:**
 - The exterior elevation 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: fire, cement panel, fiber cement siding, brick, stone, wood, GFS, vinyl siding, stucco, etc.
 - Building elevations shall be designed with vertical bays or articulated architectural features that shall include a combination of at least three of the following: architectural features, exterior wall panels, 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.
 - Do not use.
 - Driveways and internal roads shall be constructed between the residential building in such a way as to minimize the visibility of such elements from Nations Ford Road.
 - Modern, vintage units and other utility design elements shall be screened from adjacent properties.
 - Street facing units should include porches and/or stoops a minimum of six feet deep.
- STREETSCAPE, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:**
 - Building Front Yard setbacks shall be forty-two (42) feet measured from the right-of-way of Nations Ford Road.
 - Building Rear Yard setbacks shall be forty (40) feet measured from the rear property line.
 - Building Side Yard setbacks shall be twenty (20) 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 strip and sidewalks may be located within the setback and/or the right-of-way subject to any necessary permit 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.
 - Buffers may be reduced by 25% (4'-0" to 12'-0") with a wall as a buffer.
 - Dedicated right-of-way from centerline of Nations Ford Road shall be forty-two (42) feet.
 - CATS bus waiting pad and bus shelter required to be installed in location on site plan and per detail on this sheet.
- 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 SSW/Water Quality Basin, 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 Attorney 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 Attorney's office. Tree species must be approved by the City Attorney's office prior to planting.
 - The petitioner shall submit a tree survey for all trees less than (2) inches in diameter at breast height (DBH) or larger located in the public right of way. This survey may be completed by landscape architect, surveyor, or other land development professional.
 - Tree save shall be a minimum of 10% of 1.43 acres for total of 0.21 acres. Tree save must be 30' minimum wide.
- 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 installed in tree islands.
 - All lighting shall be full cut-off type lighting fixtures excluding tower, decorative lighting that may be installed along driveway, sidewalk, parking area 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 Petitioner or 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	10/28/18	PLANNING COMMENTS
2	10/04/18	PLANNING COMMENTS
3	11/20/18	PLANNING COMMENTS

REZONING PETITION #2018-093

Project Number: 17640
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"