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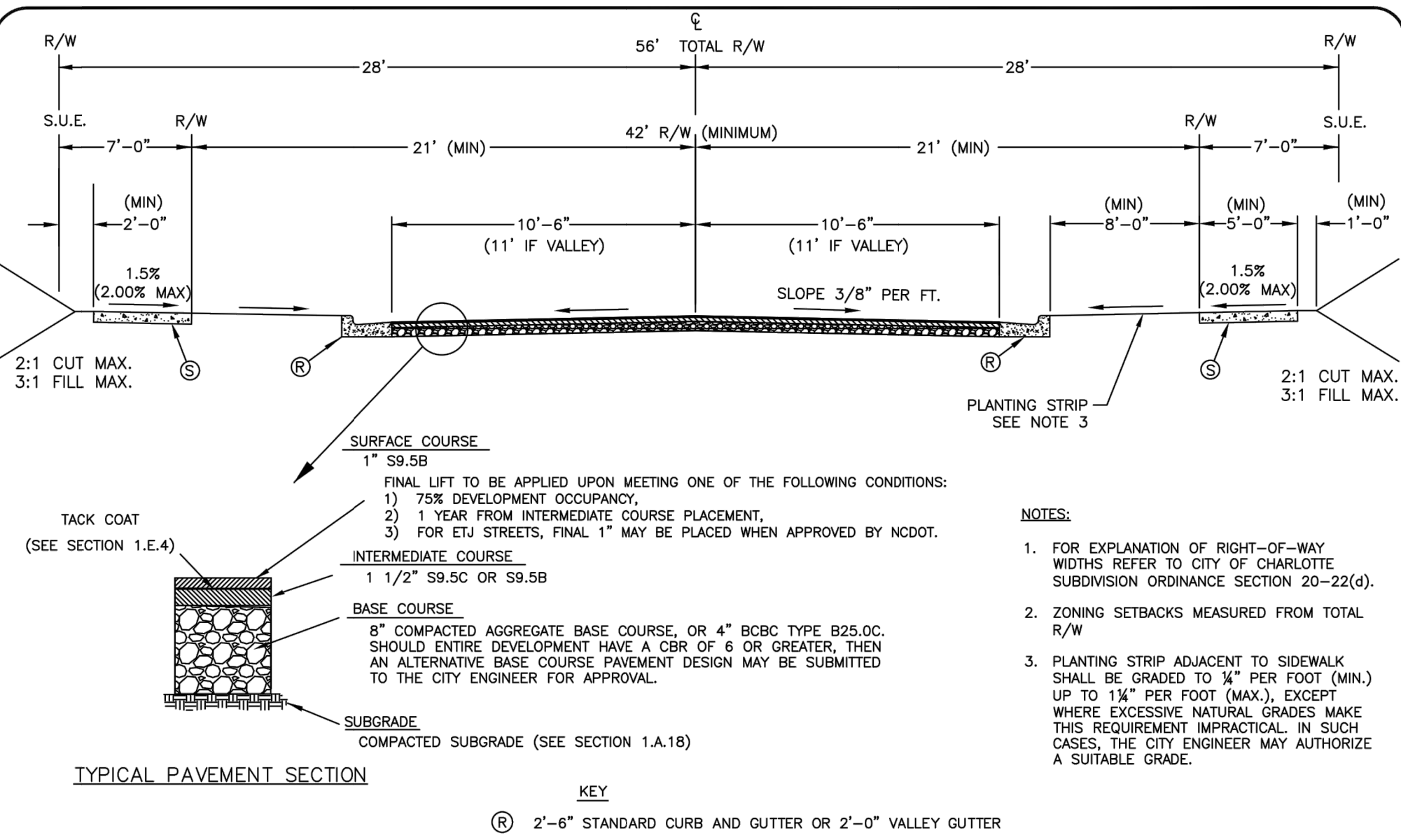
Neal Road Residential 02 Unit Duplex, Triplex, and Townhome Subdivision


PROJECT NUMBER: 00827.00

SCALE: 1" = 60'

TITLE:
REZONING PLAN

SHEET NO.:
RZ-1




 CITY OF CHARLOTTE
 LAND DEVELOPMENT STANDARDS
 INCLUDES CHARLOTTE ETJ

LOCAL RESIDENTIAL MEDIUM STREET
TYPICAL SECTION

STD. NO.	REV.
U-02	17

OWNER: J.S. & ASSOC., INC.
OWNER ADDRESS: 5226 ADDISON DR., CHARLOTTE, NC 28211
CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
BLOC DESIGN PHONE #: 704-940-2883

ZONING DESIGNATION (EXISTING): R-3
ZONING DESIGNATION (PROPOSED): R-8MF(CD) PARCEL SIZE: 13.215 ACRES
JURISDICTION: CITY OF CHARLOTTE

SETBACK AND YARD REQUIREMENTS

FRONT: FACE OF GARAGES MUST BE SET BACK AT LEAST 20' FROM PROPOSED R.O.W.
SIDE YARD: 20'
REAR YARD: 50'

BUFFERS REQUIRED
50' TYPE C BUFFER REQUIRED ON ALL SIDES DUE TO SINGLE FAMILY ADJACENT ZONING
MAY BE REDUCED 25% TO 37.5' WITH INSTALLATION OF FENCE

BUILDING SEPARATION
MINIMUM 16" BUILDING SEPARATION REQUIRED

PARKING SUMMARY
DUPLEX:
 REQUIRED: 2 SPACES PER UNIT
 PROVIDED: 2 SPACES PER UNIT

TRIPLEX AND TOWNHOMES
REQUIRED: 1.5 SPACES PER UNIT
PROVIDED: 2 SPACES PER UNIT

DEVELOPMENT SUMMARY:

DUPLEX UNITS:	20 UNITS
SEMI-DETACHED UNITS:	0 UNITS
SINGLE-FAMILY UNITS:	0 UNITS

PROPOSED DENSITY: 6.96 DUA

TREE SAVE AREA:
REQUIRED: 15% (.15 X 13.215AC) = 1.98 ACRES
PROVIDED: 1.98 ACRES MINIMUM

NOVEMBER 25, 2019

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY J.S. & ASSOCIATES, INC. TO AMEND THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") TO ADD TO ITS LIST OF ZONING DISTRICTS A NEW ZONING DISTRICT, COMMUNITY OF THAT APPROXIMATELY 13.21 ACRE SITE LOCATED ON NEAL STREET AND ITS ADJACENT LOTS, IDENTIFIED BY THE CITY OF CHARLOTTE ORF-112452, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE ATTACHED MAP.
- THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- THE FOLLOWING DEVELOPMENT STANDARDS AND THE APPLICABLE STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-4F ZONING DISTRICT SHALL GOVERN THE USE OF THE SITE UNLESS OTHERWISE SPECIFIED.
4. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND BUILDINGS ON THE SITE. THE DEVELOPMENT STANDARDS, INCLUDING PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE BUILDING STRUCTURES, SHALL BE SUBJECT TO THE DEVELOPMENT STANDARDS. THE PLAN IS SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS SHALL BE SUBJECT TO THE CITY OF CHARLOTTE ZONING PLAN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

B. PERMITTED USES

- THE SITE MAY BE DEVELOPED UP TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 30 DUPLEX, TRIPLEX AND/OR SINGLE FAMILY ATTACHED DWELLING UNITS. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING: THEREO THAT ARE PART OF THE R-8MF ZONING DISTRICT.
- TRANSPORTATION**
- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE MAP. THE MORE DETAILED CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO THE DISCRETION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
2. THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS IN THOSE AREAS WHERE THERE ARE NO EXISTING OR PLANNED PUBLIC STREETS AND LABELED AS "PROPOSED PRIVATE DRIVE". MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREET SHALL BE ALLOWED DURING THE DESIGN AND CONSTRUCTION PHASES OF THE PROJECT.
3. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT (AS APPLICABLE) THOSE PORTIONS OF THE PROJECT, INCLUDING BUT NOT LIMITED TO, SIDEWALKS AND PUBLIC ROADS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND THE REZONING APPLICATION, THAT ARE NECESSARY TO PROVIDE RIGHT OF WAY MEASURING, WHERE FEASIBLE, TO TWO FEET BEHIND THE BACK OF SIDEWALK AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

F. ENVIRONMENTAL FEATURES

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