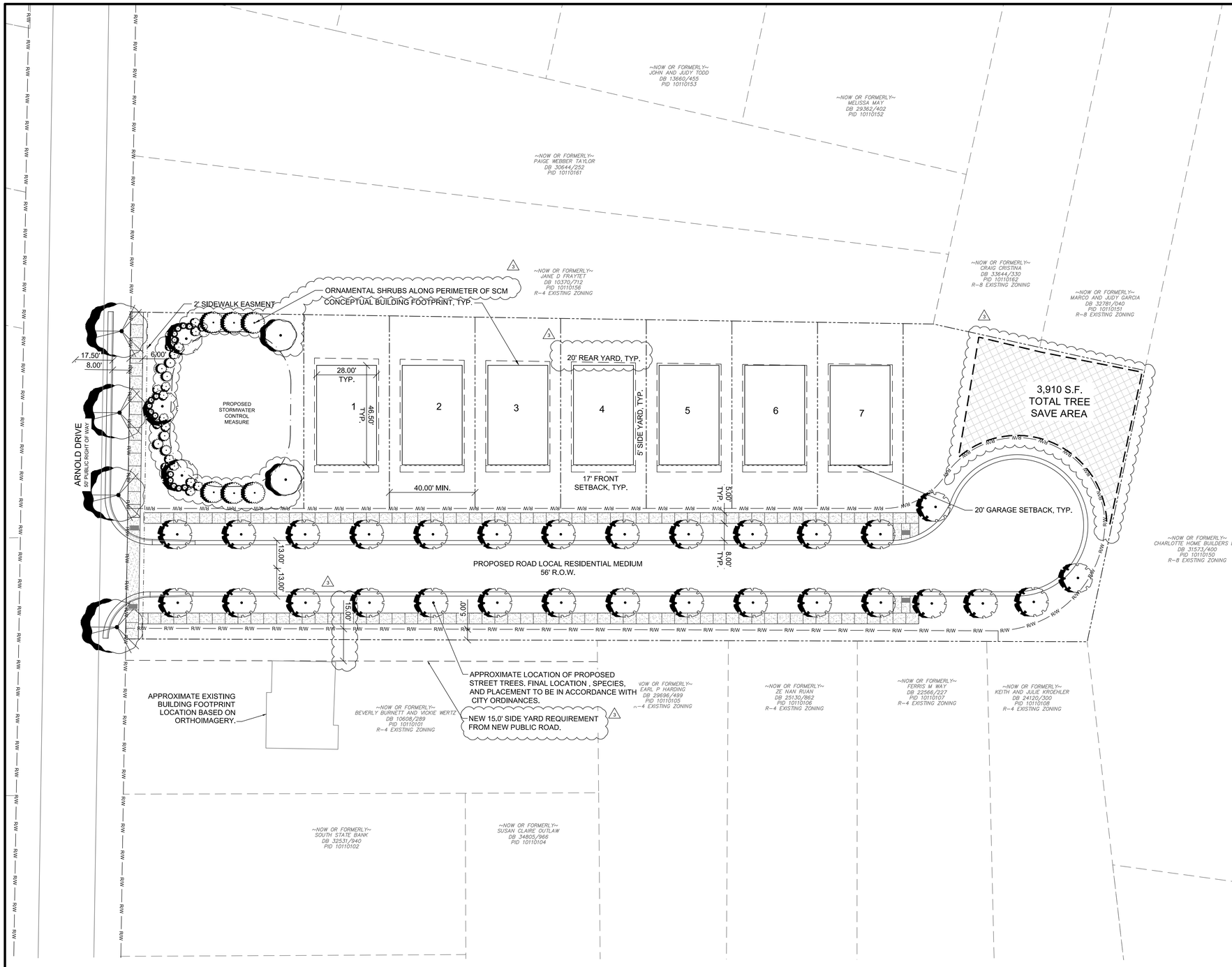
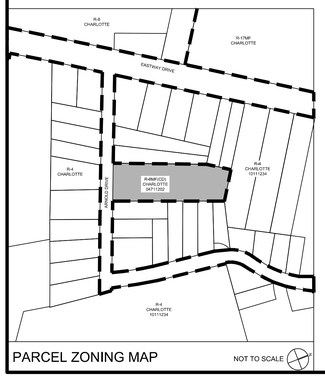
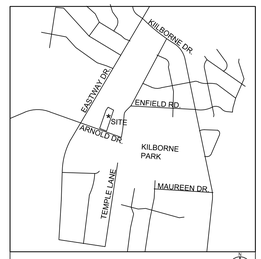




PARCEL ZONING MAP NOT TO SCALE



VICINITY MAP N.T.S.

BACKGROUND DISCLAIMER

BACKGROUND INFORMATION TAKEN FROM MECKLENBURG COUNTY GIS.

ZONING SUMMARY:

OWNER: THE BUILDING AGENCY,LLC
OWNER ADDRESS: 105 ELMORE ST, BELMONT, NC 28012

CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
BLOC DESIGN PHONE #: 704-940-2883

ZONING DESIGNATION (EXISTING): R-4
ZONING DESIGNATION (PROPOSED): R-8 (CD) PARCEL SIZE: 1.572 ACRES
JURISDICTION: CITY OF CHARLOTTE

PARCEL NUMBER: 10110157

SETBACK AND YARD REQUIREMENTS
FRONT: 17'
SIDE YARD: 5'
REAR YARD: 20'

BUFFERS REQUIRED
NO BUFFER REQUIRED

PARKING SUMMARY
PARKING PROVIDED BY ORDINANCE

DEVELOPMENT SUMMARY:
MIN. LOT AREA: 3,500 SF
MIN. LOT WIDTH: 40'
TOTAL LOTS: 7

OPEN SPACE REQUIRED: N/A
PROPOSED DENSITY: 4.45 DUA

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TREE SAVE AREA:
REQUIRED: 10% (0.10 X 0.897 AC) = 0.0897 ACRES (3,907 SF)
PROVIDED: 0.0897 ACRES (3,907 SF) MINIMUM

BUILDING HEIGHT:
THE MAXIMUM HEIGHT IS 40'-0"

DEVELOPMENT STANDARDS

JANUARY 29, 2021

A. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE BUILDING AGENCY, LLC, (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 1.572 ACRE SITE LOCATED ON ARNOLD DRIVE, CONSISTING OF ALL OF TAX PARCEL NO. 10110157, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").
2. 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").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
4. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE LOTS AS WELL AS THE INTERNAL STREET DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
6. A 25.5' RIGHT-OF-WAY FROM THE CENTERLINE OF ARNOLD DRIVE WILL BE DEDICATED TO THE CITY OF CHARLOTTE.
7. A FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE WILL DEDICATED PRIOR TO ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
8. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY ISSUED IS NEEDED.
9. PETITIONER WILL ENHANCE TREATMENT OF PROPOSED SCM ADJACENT TO ARNOLD DRIVE WITH DECORATIVE LANDSCAPING AND TREES.

B. PERMITTED USES

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 7 SINGLE FAMILY DETACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8 ZONING DISTRICT.

C. TRANSPORTATION

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
2. THE SITE WILL BE SERVED BY AN INTERNAL PUBLIC STREET IN THE LOCATION MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED ROAD A." MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL PUBLIC STREET SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.

D. ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT IN FEET OF THE DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE AS MEASURED UNDER THE ORDINANCE.
2. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG THE PUBLIC STREET.
3. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
4. 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, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
5. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.

E. LIGHTING

1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, PUBLIC STREET, SIDEWALKS, WALKWAYS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.

F. ENVIRONMENTAL FEATURES

1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
2. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
3. 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 STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

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4. PETITIONER SHALL PROVIDE ENHANCED LANDSCAPING TO INCLUDE ORNAMENTAL SHRUBS AND TREES AGAINST THE ARNOLD DRIVE ROW.
5. THIS CONDITIONAL PLAN IS NOT COMPLIANT WITH THE TREE ORDINANCE AS SHOWN. THE PROJECT WILL COMPLY WITH THE TREE ORDINANCE DURING THE LAND DEVELOPMENT PROCESS. THE PETITIONER ACKNOWLEDGES THAT CHANGES AND ALTERATIONS MAY BE NEEDED TO COMPLY WITH THE TREE ORDINANCE DURING PERMITTING. ALL CHANGES WOULD BE EVALUATED UNDER CHAPTER 6 OF THE ORDINANCE, AND MAY RESULT IN SUBSEQUENT REZONING.

G. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

bloc

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landscape architecture I planning I civil engineering

REVISIONS

NO.	DATE	DESCRIPTION
1	02.24.21	ADDITIONAL INFORMATION
2	03.23.21	RESPONSE TO COMMENTS
3	04.05.21	RESPONSE TO COMMENTS

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stamp / seal:

BLOC DESIGN LANDSCAPE ARCHITECTURE PLLC P-1007 C-390 NORTH CAROLINA

NOT FOR CONSTRUCTION

REZONING PETITION 2020-168

Arnold Drive
Single Family

2733 Arnold Drive,
Charlotte NC 28203

PLAN NORTH TRUE NORTH

SCALE: 1"= 20'
0 10' 20' 40'

DATE: 10/14/20	MPIC: WLL
DRAWN BY: EMW	CHECKED BY: DCT/WLL
PROJECT NUMBER: 00774.01	
SCALE: 1"=20'	

TITLE:
CONCEPTUAL SITE PLAN

SHEET NO.:
RZ-1