

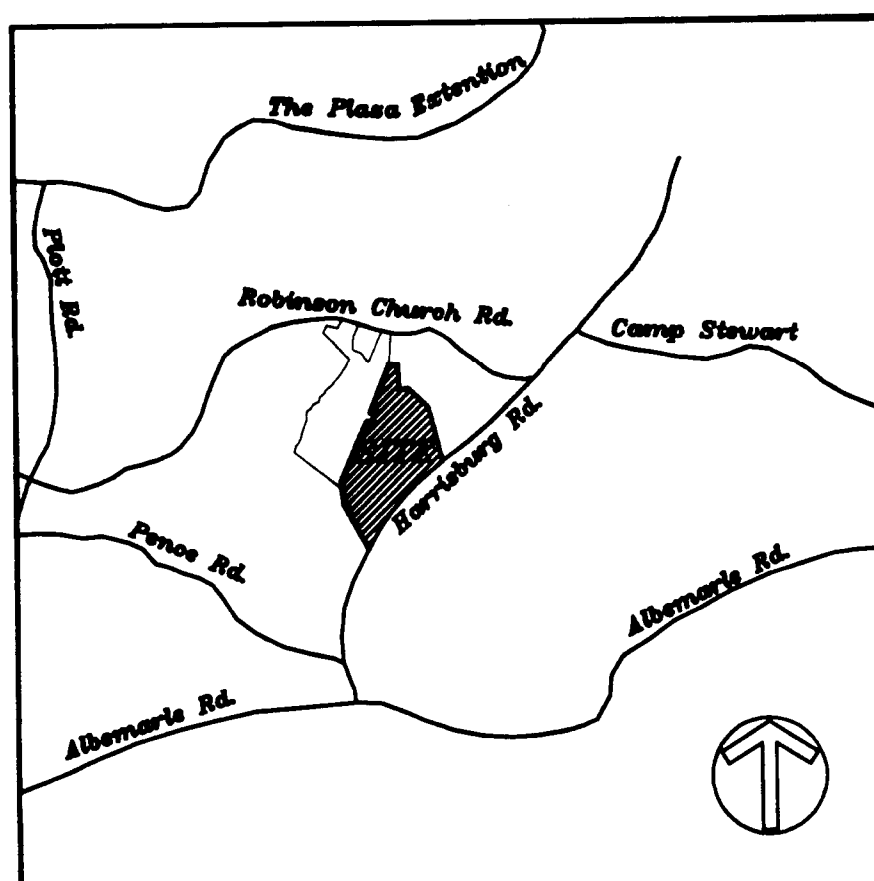
**Development Data:**

Total Area (Excluding area in R/W): **321.9 Ac.**  
 Existing Zoning: **R-3**  
 Proposed Zoning: **MX-2**  
 Maximum Proposed Development:  
 Maximum Dwelling Units: **1,287**  
 Proposed Density: **4.0 D.U./Acre**  
 Minimum Open Space Area: **64.4 Ac.(20.0%)**

**General Notes**

- Boundary information from survey by Killough Surveys, dated December 15, 1989. Topographic information from digital topographic information by Mecklenburg County Mapping/GIS services.
- See attached sheets for adjacent property owners.
- The percentage of open space within the project shall meet or exceed the minimum requirements as established in the City of Charlotte Zoning Ordinance.

**Vicinity Map**



**Development Standards**

**General Provisions**  
 It is intended that this site be developed as a unified development, even though a portion of the site falls within the City of Charlotte EIT which was adopted after this petition was filed. The same notes and site plan will accompany both Charlotte and Mecklenburg Co. petitions, even though jurisdiction contains only a portion of the property. If the portion in the Charlotte EIT is not approved, then an administrative site plan revision will be sought for the Mecklenburg County portion to insure compliance with applicable codes.

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the MX-2 zoning district shall apply to this site.

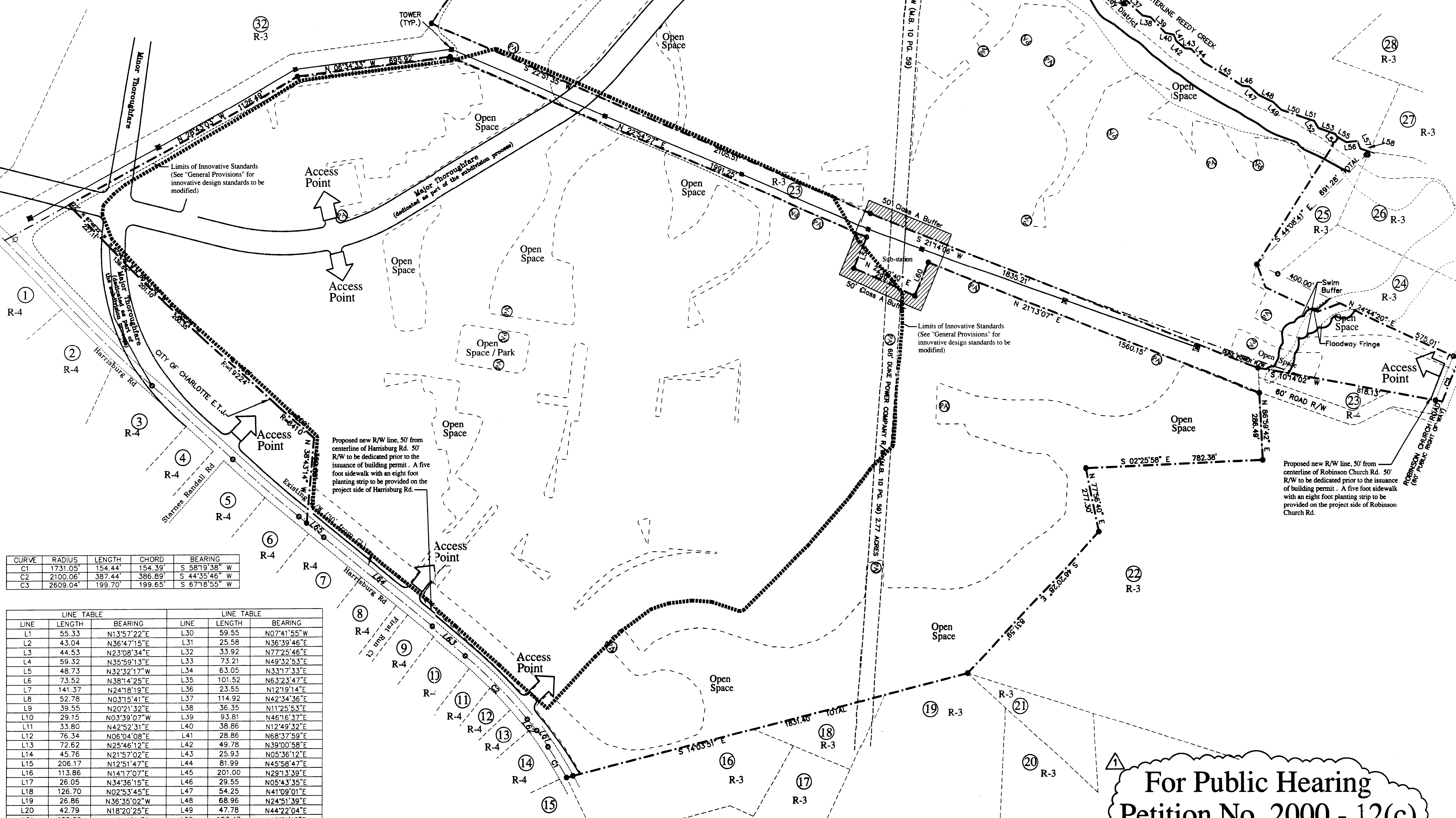
The building configurations, placements and sizes as well as the locations of all development shown on the Schematic Site Plan (Sheet MRZ-2) are schematic in nature and may be altered or modified during design development and construction document phases. Innovative development standards may be utilized as described in Section 12.002 of the Ordinance. Innovative standards to be utilized include lot sizes, yards and setbacks, street right-of-way widths, single family frontage on private streets. Site Plan (MRZ-2) shows general location where standard requirements will not be met.

**Permitted Uses**  
 Up to 1,287 dwelling units for single family detached or attached, multi-family or condominium units for sale. No more than 4 units per building will be allowed for the attached units. Additionally, any incidental or accessory uses permitted under the Ordinance by right or under prescribed conditions within the MX-2 zoning district shall be allowed.

**Phasing and Cash Deposit Requirements**  
 Phase 1. Following approval of this Rezoning Petition, no more than 300 dwelling units may be occupied on the Site prior to June 30, 2003.  
 Phase 2. (a) No additional dwelling units may be occupied on the Site after June 30, 2003 unless and until the cash payment described under paragraph C below has been made.  
 (b) If the payment described under paragraph C below has not been made on or before June 30, 2003, then no additional dwelling units may be occupied on the Site unless and until such payment has been made. Following such payment, all dwelling units authorized in the Technical Data Sheet shall be built and occupied by any time after June 30, 2003.  
 (c) The petitioner agrees to pay to Mecklenburg County for off-site improvements to the intersection between Harrisburg Road and Robinson Church Rd, the sum of \$38,250 on or before the first to occur:  
 1. June 30, 2003.  
 2. The date on which a contract has been let by the State of North Carolina or the City of Charlotte (as the case may be) for improving the intersection between Harrisburg Road and Robinson Church Rd.

**Development Standards (continued)**

- Possible Unit Reduction**  
 The petitioner is currently in the process of negotiating with the Charlotte-Mecklenburg Parks and Recreation Department for the site of up to 26 acres (1.7%) of this Site for a park/active facility. In the event Parks and Recreation does acquire any portion of the Site, subsequent to the Rezoning, then the number of single family detached dwelling units authorized for the Site shall be reduced at the rate of four (4) dwelling units for each acre (or fraction thereof) sold to the Parks and Recreation Department.
- Buffer Areas**  
 (a) Buffer areas provided on this site shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof.  
 (b) Buffer areas shall remain as open space and, subject to the provisions of paragraph (c) and (d) below, will remain undeveloped, once established.  
 (c) Where there are existing trees, the Petitioner reserves the right to clear, grade and fill within the first 10 feet on the interior side of the buffer and, where buffer areas are open, Petitioner reserves the right to grade and to create berms.  
 (d) The Petitioner reserves the right, within all portions of buffer areas, to install utilities and pedestrian paths. However, utility installations may cross buffer areas only at angles which are between 75 and 90 degrees to the property line.  
 (e) No buildings, parking spaces or maneuvering areas (except street crossings) may be placed within the buffer area.  
 (f) Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared unimproved area of the buffer shall be landscaped with trees and shrubs. The cleared unimproved area shall be landscaped with trees and shrubs. The Petitioner will landscape any remaining areas (shown at entrances) to establish a visually attractive transition between Harrisburg Road and the residences to be built behind those areas. The Petitioner shall also maintain or cause to be maintained all such planted material.  
 (g) Landscape areas will be planted and maintained in sequences which are keyed to each phase of development taking place on the Site.
- Landscaping areas and screening**  
 (a) Screening shall conform with the standards and treatments specified in section 12.303 of the Ordinance.  
 (b) The Petitioner will preserve existing trees within the 100 foot wide landscape area established along Harrisburg Road as depicted on this sheet, except where removal may be required for utilities, etc. Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared unimproved area shall be landscaped with trees and shrubs. The Petitioner will landscape any remaining areas (shown at entrances) to establish a visually attractive transition between Harrisburg Road and the residences to be built behind those areas. The Petitioner shall also maintain or cause to be maintained all such planted material.  
 (c) Landscape areas will be planted and maintained in sequences which are keyed to each phase of development taking place on the Site.
- Setbacks, Site Yards and Rear Yards**  
 All buildings constructed within the Site shall satisfy or exceed the applicable setback, rear yard, and side yard requirements established under the Ordinance, except as may be allowed under the innovative section of the Ordinance. Lots abutting existing R-3 zoning shall have R-3 rear yards for all lots backing up to exterior property lines; except those lots backing up to R-3 zoned Duke Power R/W.
- Open Space**  
 The petition provides for a minimum 20% open space (64.4 acres). This open space is to be primarily preserved in its natural state to serve as storm water buffer, wildlife and plant habitat, and passive recreation area. Active recreation areas shall be provided in the form of one neighborhood swim club and a park area in the central portion of the site as shown on MRZ-2. A minimum of 15 points of pedestrian access shall be provided to the open space areas generally as depicted by the PA symbol shown on this plan. A trail system may be provided within unimproved open space, and a ball field may also be provided.
- Access Points**  
 Direct vehicular access to the Site from Harrisburg Road will be limited to 3 access points shown on the Technical Data Sheet (2 within this petition, one within that portion within the City of Charlotte EIT) and will be located in the general area depicted. The configurations and ultimate locations of these access points are subject to any other modifications required to accommodate final site and architectural plans and designs. All driveways and new public street access points shall be subject to approval by the County Engineering Department and, if applicable, North Carolina Department of Transportation.
- Internal Street Pattern**  
 All buildings shown on the Schematic Site Plan (Sheet MRZ-2) are schematic in nature and may be altered or modified during the design development and construction document phases.
- Parking**  
 (a) The parking spaces depicted on the Schematic Site Plan (Sheet MRZ-2) may vary in layout and location but, in all events, will be sufficient to either the minimum off-street parking standards established under the Ordinance, including Sections 12.201(1) and 12.302(2) of the Ordinance.  
 (b) No parking will be permitted within buffer areas.
- Lighting**  
 (a) All freestanding lighting fixtures installed along public streets within the Site will be uniform in design.  
 (b) Except for public street lights, the maximum height of any freestanding lighting fixture, including its pole, shall not exceed 20 feet in height.  
 (c) All direct lighting within the Site shall be designed such that direct illumination does not extend past boundary property lines. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards Harrisburg Road and adjacent properties.
- Signs**  
 (a) A uniform signage and graphic system will be employed throughout the Site.  
 (b) All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Fire Protection**  
 Fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's standard specifications.
- Owners Association**  
 (a) Development taking place within the Site will be subject to covenants and restrictions creating a Master Owner's Association and various sub-associations including covenants to provide for maintenance of the exterior yards and exterior structures on all attached units.  
 (b) Individual parcels within the Site shall contain one or more of the following features: 1) appointed amenities, 2) open space peculiarly associated with that parcel, 3) private streets, and 4) private utilities may be governed by separate sub-associations.  
 (c) Except as otherwise provided in the next succeeding paragraph, each owner of property within the Site must be a member of the Master Owner's Association and may be a member of a sub-association.  
 (d) Any sub-association representing a group of owners in a particular area or project may be the member of the Master Owner's Association in lieu of all owners in such area or project being members. By way of example, a condominium association may be a member of the Master Owner's Association rather than all owners of the condominium units, and a homeowner's association may be the member of the Master Owner's Association rather than all Owners of lots within a single family project.  
 (e) Common open space not otherwise owned and maintained by any sub-association or public body shall be owned and maintained by the Master Owner's Association.  
 (f) These documents may contain such other covenants, restrictions and bylaws as the Petitioner may deem necessary or advisable for the effective administration of the association(s) or to insure compliance with local, state and federal laws.
- Storm Drainage Management and Floodway**  
 Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the Mecklenburg County Engineering Department. A detention facility may be shared between users.
- Required drainage buffers (SMB buffers) will be provided. The site has also been designed to exceed the SMB buffers in most cases, and to preserve drainage swales which are smaller than those requiring SMB buffers. NCDENR & U.S. Army Corps of Engineers should be contacted regarding floodplain, wetland, and water quality permits.**
- No storm water detention and filling in floodway fringe will be allowed, except as necessary for required street crossings.
- Amendments to Rezoning Petition**  
 Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner owners of the parcel or parcels involved in accordance with the Chapter 6 of the Ordinance.
- Binding Effect of the Rezoning Application**  
 (a) If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, and their respective heirs, devisees, personal representatives, successors in interest and assigns.
- (b) Throughout these Development Standards, the terms "Petitioner" and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the current and subsequent owners of the Site who, from time to time, may be involved in any future development of the Site.



CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1731.05'	154.44'	154.39'	S 58°19'38" W
C2	2100.06'	387.44'	386.89'	S 44°35'46" W
C3	2609.04'	199.70'	199.65'	S 67°18'55" W

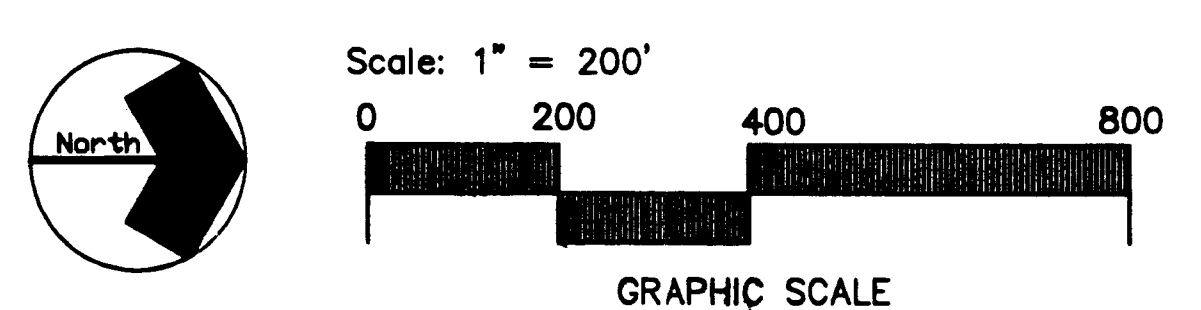
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	55.33	N133°22'E	L30	59.85	N07°41'55"W
L2	43.04	N38°47'15"E	L31	25.58	N38°39'46"E
L3	44.53	N23°08'34"E	L32	33.92	N77°25'46"E
L4	59.32	N35°59'13"E	L33	73.21	N49°32'53"E
L5	48.73	N32°32'17"W	L34	63.05	N3317'33"E
L6	73.52	N38°14'25"E	L35	101.52	N83°24'7"E
L7	141.37	N24°18'19"E	L36	23.55	N121°19'14"E
L8	52.78	N03°15'41"E	L37	114.92	N42°34'36"E
L9	39.55	N20°21'32"E	L38	36.35	N11°25'53"E
L10	29.15	N03°39'07"W	L39	93.81	N45°16'37"E
L11	33.80	N42°52'31"E	L40	38.86	N124°9'32"E
L12	76.34	N06°04'08"E	L41	28.86	N68°37'59"E
L13	72.62	N25°46'12"E	L42	49.78	N39°00'58"E
L14	45.76	N21°57'02"E	L43	25.93	N05°36'12"E
L15	206.17	N12°51'47"E	L44	81.99	N45°58'47"E
L16	113.86	N14°17'07"E	L45	201.00	N29°13'39"E
L17	26.05	N34°36'15"E	L46	29.55	N05°43'35"E
L18	128.70	N02°53'45"E	L47	54.25	N41°09'01"E
L19	26.86	N36°35'02"W	L48	68.96	N24°51'39"E
L20	42.79	N19°20'25"E	L49	47.78	N44°21'04"E
L21	105.09	N42°10'01"E	L50	103.47	N18°31'15"E
L22	103.14	N48°06'15"E	L51	49.15	N16°46'44"E
L23	44.71	N07°39'31"W	L52	35.12	N89°55'10"E
L24	64.62	N64°42'22"E	L53	76.31	N19°12'51"E
L25	169.35	N64°18'25"E	L54	16.37	N52°12'36"E
L26	42.88	N32°43'09"E	L55	45.20	N28°27'24"E
L27	102.48	N02°05'44"E	L56	49.46	N05°11'59"W
L28	138.92	N45°24'28"E	L57	34.56	N68°17'28"E
L29	73.53	N56°23'47"E	L58	43.03	N17°46'20"E
L59			L60		
L60			L61		
L61			L62		
L62			L63		
L63			L64		
L64			L65		

**For Public Hearing  
 Petition No. 2000 - 12(c)**

**Technical Data Sheet**  
**KINGSTREE**  
 A MULVANEY GROUP COMMUNITY  
 CHARLOTTE, NORTH CAROLINA

**DPR ASSOCIATES, INC.**  
 Landscape Architects  
 Planners & Engineers  
 420 Hawthorne Lane  
 Charlotte, NC 28204  
 704/332-1204

DPR # 99049.2  
 DATE: 12/20/99 Original submission date.  
 REVISION DATE: 1/21/00 Revised per staff review comments.  
 Removed all references to 3-story condominiums.  
 REVISION DATE: 11/16/01 Revised number of swim clubs, changed open space and innovative delineated



ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: December 12, 2001  
 BY: MARTIN R. CRAMTON, JR.  
 2000-12(c)

Sheet MRZ-1 of 2

**CHARLOTTE-MECKLENBURG  
 PLANNING COMMISSION**  
 INTER-OFFICE COMMUNICATION

DATE: December 12, 2001  
 TO: Robert Brandon, Zoning Administrator  
 FROM: Martin R. Cramton, Jr., Planning Director  
 SUBJECT: Administrative Approval for Petition No. 2000-12(c), The Mulvaney Group, Ltd.

Attached is a revised plan for the above referenced petition to require only one swim club and relocate the open space. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.



**General Provisions**  
 Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the M-2 zoning district classification shall be followed in connection with development taking place on this Site.

The building configurations, placements and sizes as well as the locations of all development shown on the Schematic Site Plan (Sheet MR2-2) are schematic in nature and may be altered or modified during design development and construction document phases. Innovative development standards may be utilized as described in Section 12.008 of the Ordinance. Innovative standards to be utilized include: lot sizes, yards and setbacks, street right-of-way widths, single family frontage on private streets. Site Plan (MR2-2) shows general location where standard requirements will not be met.

**Permitted Uses**  
 Up to 1,287 dwelling units for sale may be constructed within this petition area. At least 800 single family detached dwelling units will be constructed within the area generally depicted on this Sheet MR2-2. The remainder of the units shall be single family detached or attached, multi-family or condominium units for sale. No more than 4 units per building will be allowed for the attached units, except for 3-story condominium units shown as large buildings near the "park" area near the center of the site. Additionally, any incidental or accessory uses permitted under the Ordinance by right or under prescribed conditions within the M-2 zoning district shall be allowed.

**Phasing and Cash Deposit Requirements**  
 Phase 1. Following approval of this Rezoning Petition, no more than 300 dwelling units may be occupied on the Site prior to June 30, 2003.  
 Phase 2. (a) No additional dwelling units may be occupied on the Site after June 30, 2003 unless and until the cash payment described under paragraph C below has been made.  
 (b) If the payment described under paragraph C below has not been made on or before June 30, 2003, then no additional dwelling units may be occupied on the Site unless and until such payment has been made. Following such payment, all dwelling units authorized by this Technical Data Sheet may be built and occupied at any time after June 30, 2003.  
 (c) The petitioner agrees to pay to Mecklenburg County for off-site improvements to the intersection of Harrisburg Road and Robinson Church Road, the sum of \$36,000 or before the first to occur of:  
 i. June 30, 2003, or  
 ii. The date on which a contract has been let by the State of North Carolina or the City of Charlotte (as the case might be) for improving the intersection between Harrisburg Road and Robinson Church Road.

**Amendments to Rezoning Plan**  
 Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners of the parcel or parcels involved in accordance with the Chapter 6 of the Ordinance.

**Binding Effect of the Rezoning Application**  
 (a) If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, and their respective heirs, devisees, personal representatives, successors in interest and assigns.  
 (b) Throughout these Development Standards, the terms, "Petitioner" and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the current and subsequent owners of the Site who, from time to time, may be involved in any future development of the Site.

**Possible Unit Reduction**  
 The petitioner is currently in the process of negotiating with the Charlotte-Mecklenburg Parks and Recreation Department the sale of up to 36 acres (4%) of this Site for a park/fitness facility. In the event the Parks and Recreation Department acquires any portion of the Site, subsequent to the Rezoning, then the number of single family detached dwelling units authorized for the Site shall be reduced to the rate of four (4) dwelling units for each acre (or fraction thereof) sold to the Parks and Recreation Department.

**Buffer Areas**  
 Buffer areas provided on this site shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 thereof.  
 (a) Buffer areas shall remain as open space and, subject to the provisions of paragraph (c) and (d) below, will remain undisturbed, once established.  
 (b) Where there are existing trees, the Petitioner reserves the right to clear, grade and fill within the first 10 feet on the interior side of the buffer and, where buffer areas are open, Petitioner reserves the right to grade and to create berms.  
 (c) The Petitioner reserves the right, within all portions of buffer areas, to install utilities and pedestrian paths. However, utility installations may cross buffer areas only at angles which are between 75 and 90 degrees to the property line.  
 (d) No buildings, parking spaces or maneuvering areas (except street crossings) may be placed within the buffer areas.  
 (e) Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared unimproved areas of the buffer shall be landscaped with trees and shrubs. In the event zoning or uses on the adjacent property should change at some point in the future so that the buffer requirements changes or is not required, then the buffers specified in the petition shall change accordingly.  
 (f) However, once a buffer and use is established and constructed on these parcels, such buffers and uses may remain internal to the project (not at adjacent properties) 50 Class "C" buffers shall be provided between multi-family and single-family uses; however petitioner reserves the right to grade and install buffers as final site design dictates.

**Landscaped areas and screening**  
 (a) Screening shall conform with the standards and treatments specified in section 12.303 of the Ordinance.  
 (b) The Petitioner will preserve existing trees within the 100 feet wide landscape areas established along Harrisburg Road as depicted on this sheet, except where removal may be required for utilities, etc. Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared unimproved areas shall be landscaped with trees and shrubs. The Petitioner will landscape any remaining areas (shown as planted) to establish a visually attractive transition between Harrisburg Road and the residences to be built behind these areas. The Petitioner shall also maintain or cause to be maintained all such planted materials.  
 (c) Landscape areas will be planted and maintained in sequences which are keyed to each phase of development taking place on the Site.

**Setbacks, Site Yards and Rear Yards**  
 All buildings constructed within the Site shall satisfy or exceed the applicable setback, rear yard, and site yard requirements established under the Ordinance, except as may be allowed under the innovative section of the Ordinance. Lots abutting existing R-3 zoning shall have 6'-3" rear yards for all lots backing up to exterior property lines, except those lots backing up to R-3 zoned Duke Power R/W.

**Open Space**  
 This petition provides for a minimum 20% open space (84+ acres). This open space will be primarily preserved in its natural state to serve as storm water buffer, wildlife plant habitat, and passive recreation area. Active recreation areas shall be provided in the form of two neighborhood swim clubs and a park area in the central portion of the site as shown on MR2-2. A minimum of 15 points of pedestrian access will be provided to the passive open space generally as depicted by the P-W symbol shown on this plan. A trail system may be provided within unimproved open space, and a ball field may also be provided.

**Access Points**  
 Direct vehicular access to the Site from Harrisburg Road will be limited to 3 access points shown on the Technical Data Sheet (2 within this petition, one within that portion within the City of Charlotte (1)) and will be located in the general area depicted. The configurations and ultimate locations of these access points are subject to any minor modifications required to accommodate final site and architectural plans and designs. All driveways and new public street access points shall be subject to approval by the County Engineering Department and, if applicable, North Carolina Department of Transportation.

**Internal Street Pattern**  
 The street pattern shown on the Schematic Site Plan (Sheet MR2-2) is schematic in nature and may be altered or modified during the design development and construction document phases.

**Parking**  
 (a) The parking spaces depicted on the Schematic Site Plan (Sheet MR2-2) may vary in layout and location but, in all events, will be sufficient to satisfy the minimum off-street parking standards established under the Ordinance, including Sections 12.203(X) and 12.303(Z) of the Ordinance.  
 (b) No parking will be permitted within buffer areas.

**Lighting**  
 (a) All freestanding lighting fixtures installed along public streets within the Site will be uniform in design.  
 (b) Candel for public street lights, the maximum height of any freestanding lighting fixture, including its base, shall not exceed 20 feet in height.  
 (c) All direct lighting within the Site shall be designed such that direct illumination does not extend past petition property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards Harrisburg Road and adjacent properties.

**Signs**  
 (a) A uniform signage and graphic system will be employed throughout the Site.  
 (b) All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

**Fire Protection**  
 Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte standard specifications.

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: 1-20-2015  
 APPROVED BY: [Signature]

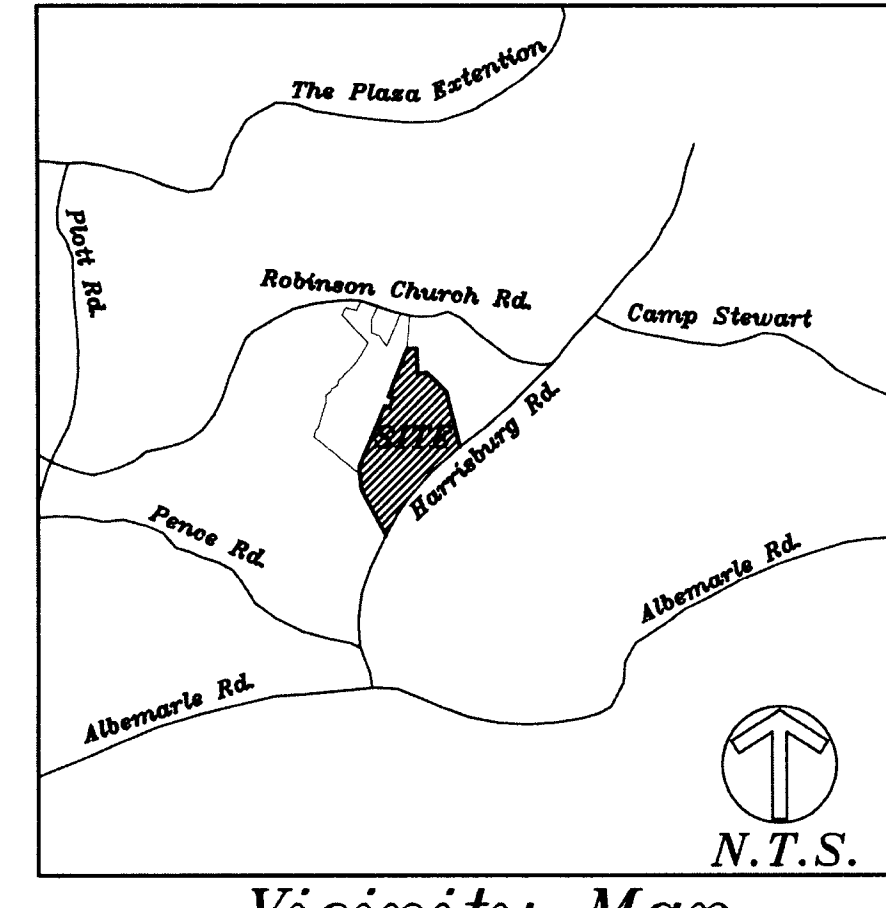
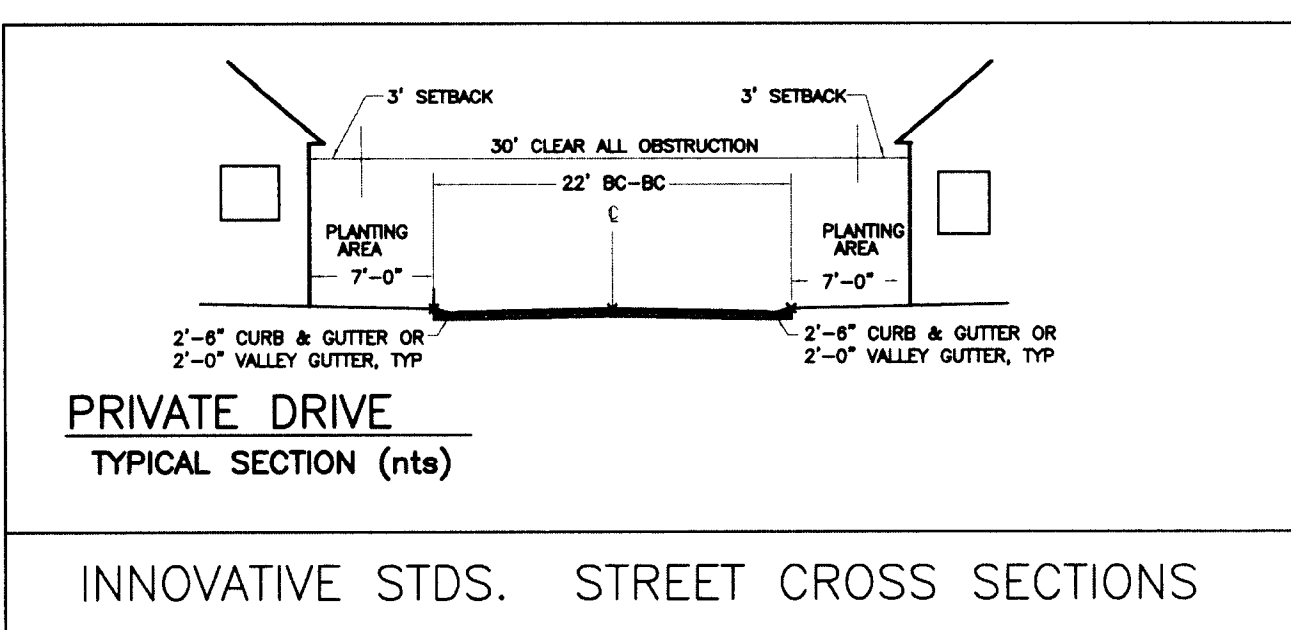
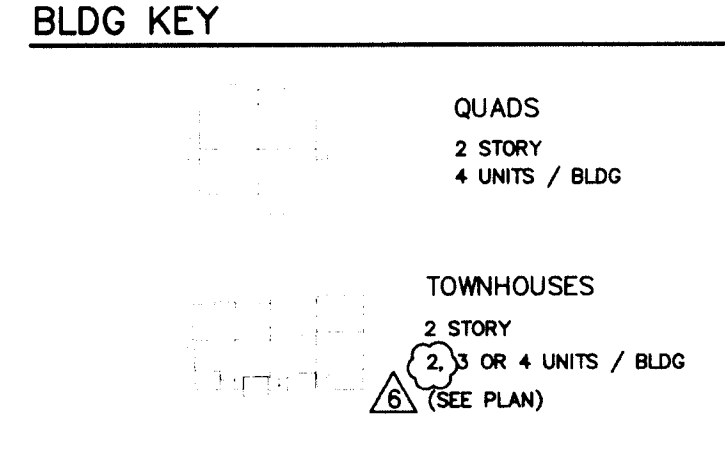
REPLACE 'QUADS' WITH SINGLE FAMILY INNOVATIVE LOTS PER SECTION 'A' UNDER 'INNOVATIVE DEVELOPMENT STANDARDS' ON THIS SHEET.

REZONED TO NEIGHBORHOOD SERVICES, SEE PETITION NUMBER 2003-033

No.	Date	By	Revision
1	12/21/14	LM	REVISED PRODUCT TYPE WEST OF FUTURE THOROUGHFARE AND ALONG FIRST COUR
2	11/18/08	CG	REVISED PORTION OF PHASE 4 INNOVATIVE STANDARDS
3	11/16/03	ACR	REVISED LOT LINES IN FUTURE PHASE 6
4	10/21/03	SSW	REVISED MIN LOT WIDTH TO 35' FOR S.F.
5	11/21/00	ssw	REVISED INNOVATIVE NOTES PER CMPR COMMENTS
6	10/31/00	CRS	REVISED INNOVATIVE NOTES

## Reasons For Requesting Innovative Standards

The innovative development standards being requested here are necessary to achieve the character promised by petitioner during the rezoning process, and anticipated by elected officials when they approved this petition. More compact development makes possible the preservation of significant open spaces which are of more significance environmentally (wooded, wetlands, floodplain, etc.). The innovative standards being sought also facilitate an offering of a variety of housing types which would not otherwise be possible.



### INNOVATIVE DEVELOPMENT STANDARDS

#### A. SINGLE FAMILY DETACHED (MINIMUM REQUIREMENTS, EXCLUDING PHASE 4 AREA NOTED AS AREA 'A' ON PLAN)

- 1) Street Type & Right of Way: 50' public street R/W or 30' R/W private street (CMDS# 10.07)
- 2) Sidewalk: 4' width
- 3) Curb and Gutter: 2'-6" curb & gutter or valley gutter
- 4) Minimum Lot Size: 2,600 s.f.
- 5) Street Frontage: public or private
- 6) Setbacks and Yards: (measured from public R/W or private drive) 20' Min. setback of Public Street for front-loaded garages for rear or side-loaded garages 3' Min. setback at Private Street
- 7) Setbacks and Yards: 3' sideyard, 3' rear yard
- 8) Height of Fences and Walls: 6' typical 5'-6" Min. 6'-6" Max. height
- 9) Off-street Parking: 2 spaces per dwelling unit
- 10) Lot Width: 35' min
- 11) Building Separation: 6'

#### B. TOWNHOUSES (MINIMUM REQUIREMENTS)

- 1) Street Type: All public (see sheet RZ-2 of 2)
- 2) Minimum Lot Size: 9,500 s.f. (triplex dwellings) 11,500 s.f. (quadplex dwellings) (minimum sublot size - sufficient to accommodate the dwelling unit and 400 s.f. of private open space)
- 3) Setbacks and Yards: 7' setback, 5' sideyard, 20' rear yard
- 4) Open Space: 60%
- 5) Height of Fences and Walls: 6' maximum height
- 6) Off-street Parking: 2 spaces per dwelling unit
- 7) Building Separation: 10'
- 8) A 6" thick sidewalk will be required along public streets where quadplex lots from the public street

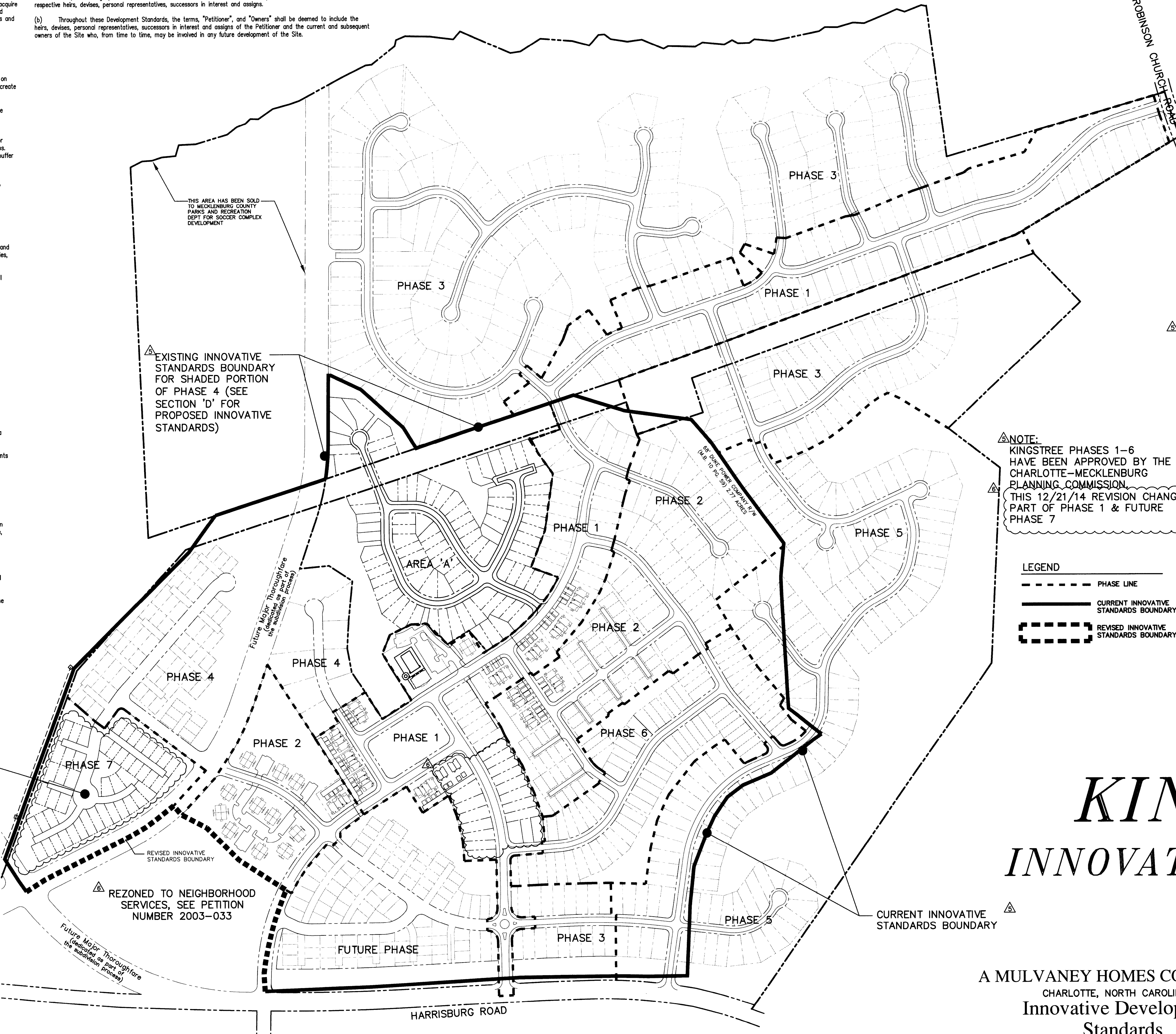
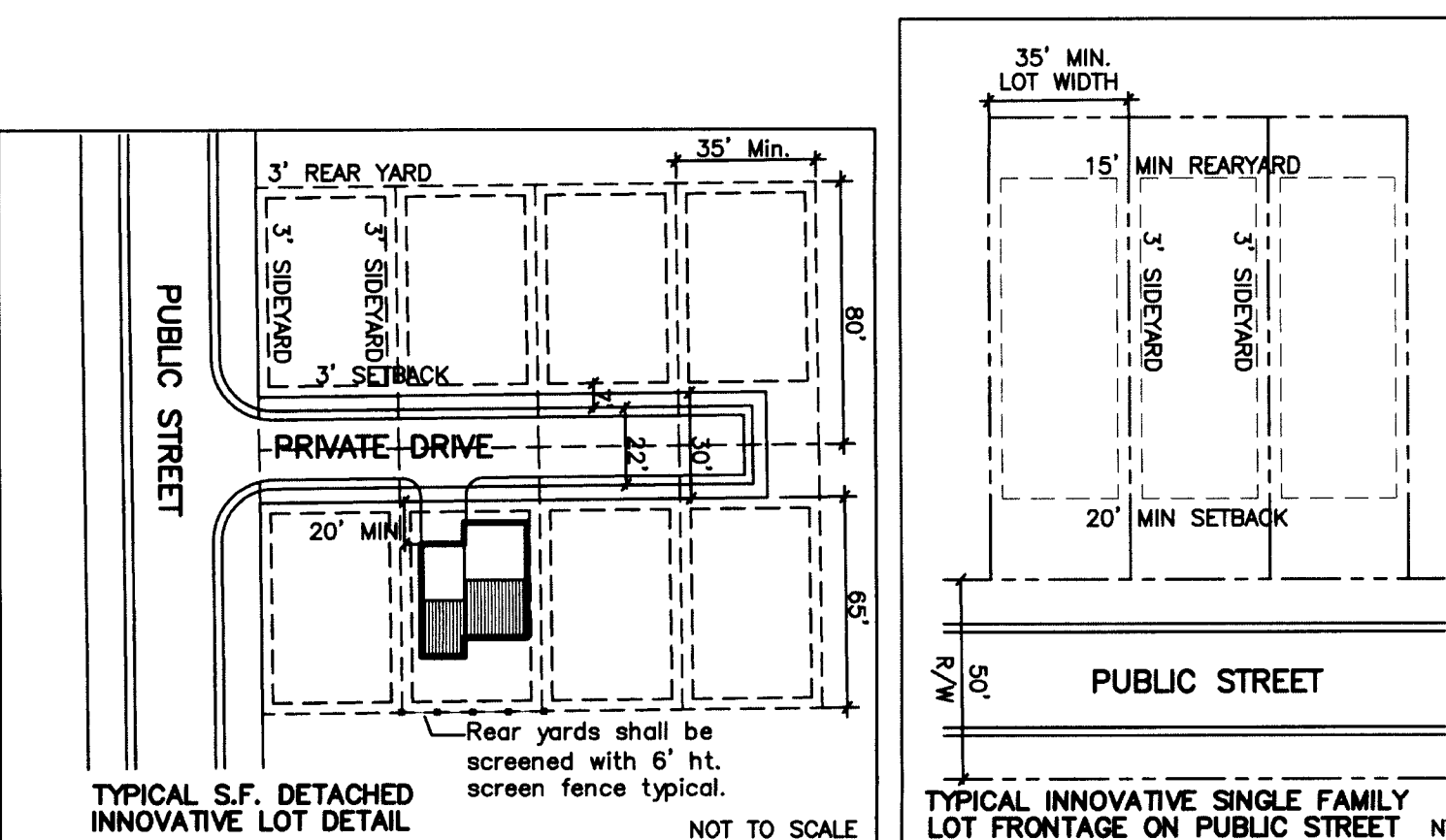
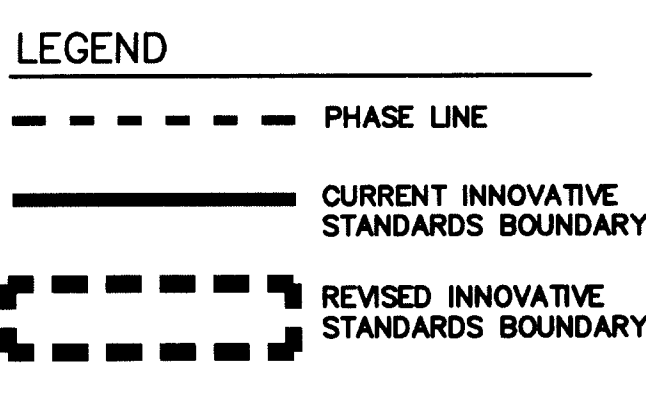
#### C. QUADS (MINIMUM REQUIREMENTS)

- 1) units shall be for sale condominiums
- 2) Setbacks and Yards: 10' setback(to public street), 10' sideyard, 20' rear yard
- 3) Open Space: 40%
- 4) Height of Fences and Walls: 6' maximum height
- 5) Off-street Parking: 2.0 spaces per dwelling unit
- 6) Building Separation: 16'

#### D. SINGLE FAMILY DETACHED (MINIMUM REQUIREMENTS, PHASE 4 AREA NOTED AS AREA 'A' ON PLAN)

- 1) Street Type & Right of Way: 40-50' public street R/W
- 2) Sidewalk: 4' width
- 3) Curb and Gutter: 2'-6" curb & gutter or valley gutter
- 4) Minimum Lot Size: 4,000 s.f.
- 5) Street Frontage: public
- 6) Setbacks and Yards: (measured from public R/W) 20' Min. setback of Public Street for front-loaded garages for rear or side-loaded garages 15' rear yard
- 7) Height of Fences and Walls: 6' typical 5'-6" Min. 6'-6" Max. height
- 8) Off-street Parking: 2 spaces per dwelling unit
- 9) Lot Width: 35' min
- 10) Building Separation: 6'

NOTE: KINGSTREE PHASES 1-6 HAVE BEEN APPROVED BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. THIS 12/21/14 REVISION CHANGES PART OF PHASE 1 & FUTURE PHASE 7



# KINGSTREE INNOVATIVE SITE PLAN

A MULVANEY HOMES COMMUNITY  
 CHARLOTTE, NORTH CAROLINA  
 Innovative Development Standards

Scale: 1" = 200'

0 200 400 800

DPD  
 DESIGN PROFESSIONAL  
 2225 WILSON ST. SUITE 400  
 CHARLOTTE, NC 28208  
 TEL: 704-336-2000  
 FAX: 704-336-5122

PROJECT: 15.2014 - PROJECTS: INNOVATIVE PLAN, 2014-CAD-14-038 - INNOVATIVE PLAN, 14-038

Charlotte-Mecklenburg Planning Department

DATE: January 26, 2015

TO: Mark Fowler, Zoning Supervisor

FROM: Ed McKinney, Interim, Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-012C The Mulvaney Group, Ltd.

Attached is the revised site plan for the petition above. This request allows single-family development for Phase 7 that will develop under previously approved innovative standards in 2008. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Reasons for Staff's support of the request:  
 • The site plan complies with the conditional notes and still meets the intent of the approved site plan by the County Commissioners.

Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was note reviewed as part of this request.