



DEVELOPMENT STANDARDS

I. GENERAL COMMITMENT:
Unless more stringent standards are established by the Rezonator, the minimum Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MCK-2 zoning district classification shall be followed in connection with development taking place on the Site subject to the following provisions outlined on the Rezoning Site Sheet.

STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE REZONING SITE PLAN

The ultimate layout of the development proposed for the Site, the exact alignments of streets and points of access, the configurations and placements of parking areas and the precise locations, heights and masses of buildings and other individual site elements to be constructed have not been determined. As a consequence, the graphics and building elevations which accompany the Rezoning Site Plan are schematic in nature and are not to be construed as final specific site development plans but rather as preliminary graphic representations of the types and quality of development proposed. It being understood that the exact configurations and placements of streets, driveways, parking areas, buildings and other individual site elements may be altered or modified within the limits prescribed by the Rezoning Site Plan and the Ordinance during the design development and construction phases. All such changes are subject to the normal review processes. Without limiting the generality of the foregoing, buildings generally depicted on the Rezoning Site Plan may be combined or separated provided that the maximum number of buildings may not be increased above the number of buildings generally depicted on the Rezoning Site Plan.

II. PERMITTED USES:
The Site may be developed with up to 78 for sale, single family attached dwelling units, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the MCK-2 Zoning District (including but not limited to temporary sales centers).

III. VEHICULAR ACCESS POINTS/TRANSPORTATION:

A. The number of access points to and from the Site shall be limited to those shown on the Rezoning Site Plan.

B. Access points shall be located in the general areas depicted on this Rezoning Site Plan. The final location of each access point is subject to any modifications required to accommodate final site and construction plans, design, and site-specific conditions, and to any adjustments required for approval by the Charlotte Department of Transportation under the North Carolina Department of Transportation.

C. The Petitioner agrees to dedicate and convey (by easement deed and subject to a reservation for any necessary utility easements) prior to the issuance of any building permits those portions of the Site immediately abutting the following roadways as required to provide right of way as outlined below if such right-of-way does not presently exist:

MCKEE ROAD
(2) feet from centerline
INTERSTATE 85
175 feet from centerline

D. The Petitioner shall install a left turn lane on MCKEE Road into the Site with a minimum of 150 feet of storage, a 15:1 bay taper and 45:1 turning lane taper.

E. Specialty paving materials may be permitted within public and/or private streets internal to the Site subject to any necessary review and approval by CDOT.

IV. REGION GUIDELINES:

A. ARCHITECTURAL TREATMENT

(1) The primary exterior building materials to be employed in the construction of the single family attached dwelling units shall be brick or stone masonry and cement fiber board (i.e. Hard-Plank). A minimum of 50% of the front elevation of each dwelling unit shall consist of brick or stone masonry. A minimum of 30% of the side and rear elevation of each dwelling unit shall consist of brick or stone masonry.

(2) The elevations of the buildings along MCKEE Road shall be substantially similar to the attached renderings.

B. YARD RESTRICTIONS AND BUFFER REQUIREMENTS

(1) Building setbacks and yards will be established in the manner depicted on the Rezoning Site Plan.

(2) Class C buffers shall be provided along the eastern and southern edges of the Site boundary. The site development may require grading within a portion of the buffers. However, once the buffers have been established, they will remain undisturbed. The Petitioner reserves the right to reduce the width of some or portions of these buffers by up to 25 percent in accordance with Section 12.302 (f) of the Ordinance.

(3) A Class C buffer shall be provided along the western edge of the Site boundary in the manner generally shown on the Rezoning Site Plan. This buffer is one-half the width of the buffers along the eastern and southern edges of the Site. The Petitioner reserves the right to reduce the width of the buffer by 25 percent to 18 feet in accordance with Section 12.302 (f) of the Ordinance.

(4) In the event that an adjacent parcel is either rezoned to a zoning district or devoted to a use that utilizes or reduces the buffer requirements on the eastern or western edges of the Site, then the Petitioner may reduce or eliminate the buffer along the eastern edge of the Site by up to 25 percent to 18 feet in accordance with Section 12.302 (f) of the Ordinance.

C. OFF-STREET PARKING

Off street parking shall meet the minimum standards established under the Ordinance.

D. STORM WATER MANAGEMENT

(1) Storm water shall be managed in accordance with the requirements of the City of Charlotte.

(2) Surface level storm water detention, if required, shall not be located within the required setbacks or buffers.

(3) Water quality best management practices (BMPs) will be incorporated into the Site to achieve 85% Total Suspended Solids removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1998, Section 4.0. (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.

(4) The Petitioner shall control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours. The peak shall be contained to reduce the drawdown time for the 10-year and 25-year, 8-hour storms or, in the alternative, the Petitioner can perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

(5) The Petitioner shall have the receiving drainage system analyzed to ensure that it will not be taken out of standard due to the development. If it is found that the development will cause the storm drainage system to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring.

E. SIDEWALKS

(1) A 6 foot wide sidewalk and an 8 foot wide planting strip will be installed along the Site's frontage on MCKEE Road, as generally depicted on the cross section on the Rezoning Site Plan.

(2) The Petitioner will provide internal sidewalks substantially in the locations depicted on the Rezoning Site Plan and in conformance with the Ordinance.

(3) In the event that the sidewalk on MCKEE Road is located wholly or partially outside of the right-of-way, a sidewalk easement will be provided.

F. TREE SAVINGS/OPEN SPACE

(1) A minimum of 17.5 percent of the site will be devoted to tree save areas(s). The exact locations of the tree save area(s) will be determined through the subdivision review process.

(2) Development of the Site shall include common open space areas in the general locations shown on the Rezoning Site Plan.

G. LANDSCAPING AND SCREENING

(1) Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.

(2) Landscaping will be installed in stages in accordance with the Ordinance as the Site is developed.

(3) It is contemplated that garbage disposal shall be provided by way of roll out cans and pick up by a private service. If temporary or trash receptacle areas are installed on the Site, they will be screened with solid enclosures with gates, trash receptacles and recycling facilities will be located in the areas generally depicted on the Rezoning Site Plan, provided, however, other improvements, such as parking and landscaping areas may be located in such areas if the private roll-out trash collection is used.

(4) The Site will conform to the City of Charlotte's D.C. Ordinance.

(5) Street trees shall be installed along both sides of internal streets at a minimum spacing of 40 feet on center on internal public streets and a minimum spacing of 50 feet on center on internal private streets.

H. SIGNS

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

I. LIGHTING

(1) All exterior lighting within the site (except streetlights which may be installed along MCKEE Road and/or I-485) will be downwardly directed to project light downward and otherwise designed such that direct illumination does not extend past any adjacent property line.

THE PURPOSE OF THIS REVISION IS TO SHOW THE FOLLOWING PROPOSED SIDEWALK REVISIONS:

1. RELOCATION OF SIDEWALK IN PUBLIC ROAD. GRASS STRIP REDUCED FROM 8' TO 4' MINIMUM.

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REZONING SITE PLAN

FOR PUBLIC HEARING
REZONING PETITION #2006-76

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RECEIVED
SEP 01 2006

Scale: 1" = 60'
Date: 20 MAY 2006
Project No.: 185-002

Revisions:
22 MAY 2006 PER CHPC
28 MAY 2006 PER CHPC-INTG
16 JUNE 2006 PER CHPC-CDDT

CITY COUNCIL
JUL 17 2006

Sheet 1

Charlotte-Mecklenburg Planning Department

DATE: June 18, 2013

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2006-076 Landmark Llewellyn Holdings, LLC

Attached is a revised site plan for the above referenced rezoning petition. The site plan attached allows for a modification of the planting strip and sidewalk on a section of the site. 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.

Note all other Zoning Ordinance and conditional requirements still apply.

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