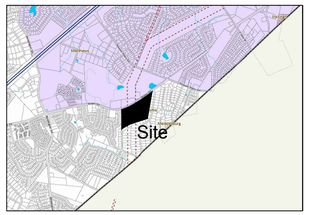
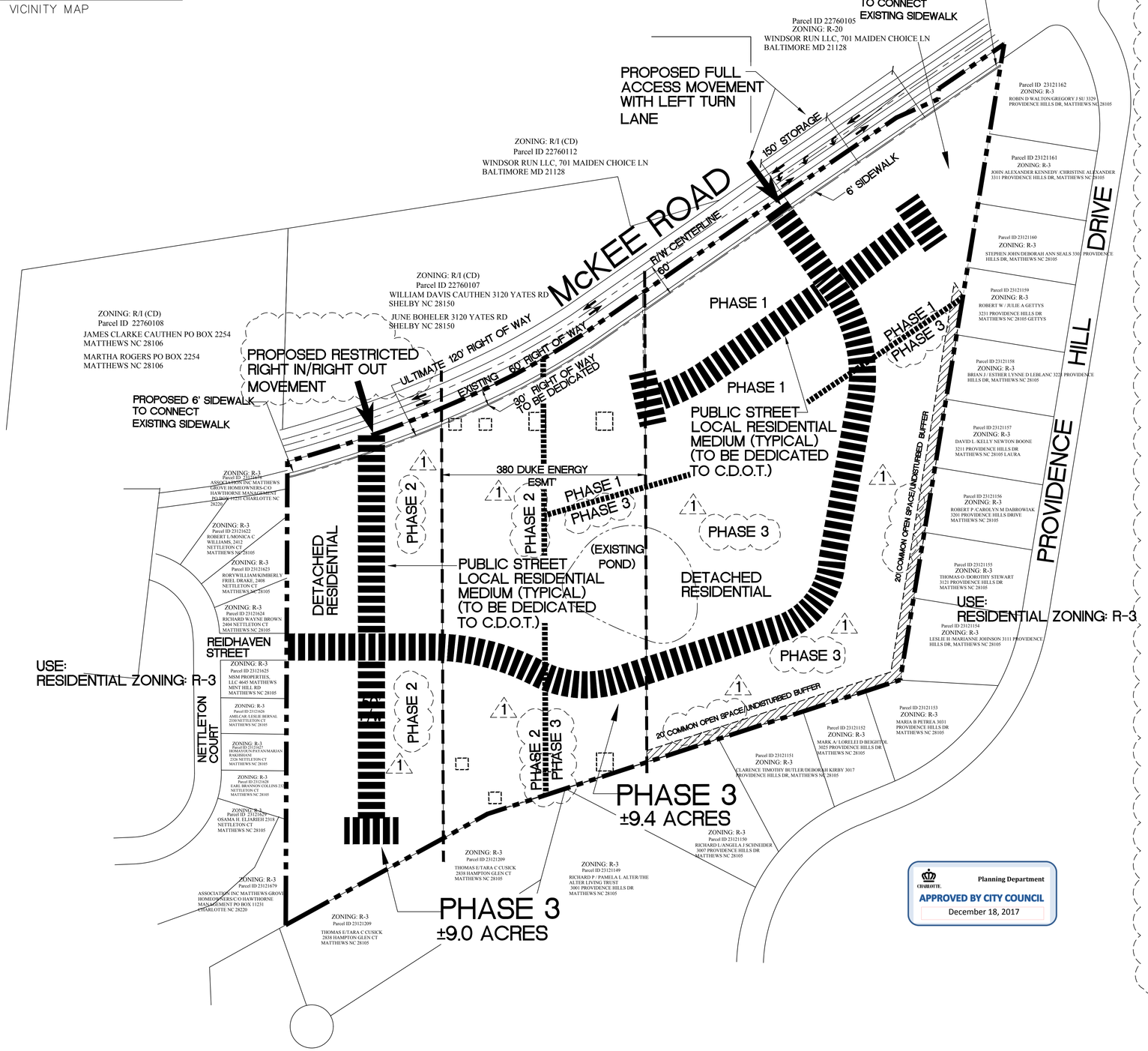


VICINITY MAP



CHARLOTTE. Planning Department
APPROVED BY CITY COUNCIL
December 18, 2017

1

McKee Road Single Family Development Standards

1. Development Data Table:
   a. Gross Site Area: 25.5 AC; Existing Duke Power Easement Area: 7.2 AC; Site Development Area: 18.3 AC
   b. Tax Parcel: 23121168
   c. Existing Zoning: R-3
   d. Proposed Zoning: R-5 (CD)
      1. Lot Standards shall meet R-5 standards. Petitioner elects to use Cluster Development as outlined in Section 9.205 of the Ordinance to achieve R-5 Cluster Lot Standards except as provided for below and as depicted on the Schematic Site Plan.
      2. Min. Rear yard:
         a. 35 FT measured from the internal boundary of 20 FT Common Open Space/Undisturbed Buffer where shown, for Lots abutting parcels along Providence Hills Drive as depicted on the Schematic Site Plan
         b. 35 FT for Lots abutting parcels along Nettleton Ct. measured from the property line.
         c. 20 FT for Interior Lots
   e. Maximum Number of SF Residential Lots: 80; Overall Site Density: 3.13 DU/ AC
   f. Open Space Area: Minimum of 10% of Gross Site Area
   g. Tree Save Area: Minimum of 15% of Site Development Area or 2.75 AC (Site Development Area: 18.3 AC * 15% = 2.75 AC)

2. General Provisions:
   a. Development of the Site will be controlled by the standards depicted on this Technical Data Sheet and by the standards of the Charlotte Zoning Ordinance. The development depicted on this Sheet is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual Site elements may be altered or modified within the limits prescribed by the Zoning Ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
   b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this Site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this Technical Data Sheet. Unless specifically noted in the conditions for this Technical Data Sheet, these other standard development requirements will be applied to the development of this Site as defined by those other City ordinances.
   c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in the development from time to time

3. Purpose:
   a. The purpose of this Rezoning Petition is to allow for the development of a single family residential community comprised of up to 80 detached single family dwelling units. To achieve this purpose, the Rezoning Petition is to change the Site from R-3 to the R-5 (CD) District.
   b. A Schematic Site Plan (RZ-2) is included only to depict a potential plan for developing the Site with up to 80 single family homes with minimum lot widths of 40'.

4. Permitted Use:

   Uses allowed on the Site included in this Rezoning Petition will be detached single family dwelling units and related accessory uses as are permitted in the R-5 District. Petitioner may include potential accessory amenities such as, but not limited to, a gazebo, dock, fire pit and exercise trails as generally depicted on the Schematic Site plan.

5. Transportation:
   a. Petitioner agrees to dedicate fee simple conveyances of all rights-of-way for internal streets to the City. The internal Public Streets shall be local residential medium with a 50 FT ROW dedication and a 3 FT sidewalk easement on both sides of the ROW. Petitioner shall construct such internal Public Street improvements as generally depicted on the Technical Data Sheet.
   b. Petitioner shall allow for a minimum of 20 FT from the back of sidewalk to the face of garage where parking is allowed on a driveway pad.
   c. Petitioner agrees to dedicate fee simple conveyance of additional Right-of Way along the Site frontage with McKee Road of 60 FT from the center line of McKee Road.
   d. Petitioner shall install a 6 FT sidewalk along the Site frontage on McKee Road connecting to existing sidewalks at the Eastern and Western edges of the Site. The sidewalk will be located 52 FT from the center line of McKee Road.
   e. Petitioner shall install a West bound left turn lane with 150 FT of storage from McKee Road at the Eastern entrance to the Site. Petitioner will discuss need for an additional West bound left turn lane at the Western entrance with CDOT as part of its driveway and encroachment application process.
   f. Petitioner shall dedicate through fee simple conveyance all rights of way for internal streets to CDOT as each Phase is developed prior to issuance of the first Certificate of Occupancy within such Phase area on the Site. All transportation improvements shall be approved and constructed for each Phase (3) as shown on the Site plan prior to issuance of the first Certificate of Occupancy within such Phase area on the Site.

6. Architectural standards:
   a. The development of the Site will be governed by the District Regulations of the Zoning Ordinance for the R-5 District and by the conditions included as part of this Technical Data Sheet and as generally depicted on the Schematic Site Plan.
   b. No vinyl siding will be used for siding materials; however, vinyl may be used for soffit and trim including window and door trim.

7. Streetscape and Landscaping:

   The Petitioner reserves the right to install entrance features at the two (2) proposed driveway connections to McKee Road, subject to all sight distance restrictions.

8. Features:
   a. The location, size and type of storm water management systems are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this Rezoning Petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural discharge points.
   b. Site development shall comply with City of Charlotte Tree Ordinance.
   c. For adjoining parcels receiving storm water discharge from proposed BMP's on the Site, the Petitioner shall analyze 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 otherwise mitigate the Stormwater discharge into the adjoining parcels.
   d. A 20 FT Undisturbed Buffer will be maintained within Common Open Space (COS) in the area depicted on the Technical Data Sheet. This Undisturbed Buffer is not included in the Lots and will be established as Common Open Space as part of the subdivision plat. Minimal grubbing, cleaning and clearing of dead trees is allowed. Clearing for utility easements that cross the Undisturbed Buffer in the Common Open Space is allowed.
   e. All Lots that adjoin the Providence Hills subdivision along the Eastern edge of the Site shall have a minimum 35 FT Rear Yard Setback measured, where applicable, from the internal COS boundary (i.e., 55FT from the adjoining property line). All Lots that adjoin the Matthews Grove subdivision along the western edge of the Site shall have a minimum 35 FT Rear Yard Setback measured from the adjoining property line.

9. Fire Protection:
   No on-street parking on roads less than 26 FT clear width.

FOR PUBLIC HEARING
REZONING PETITION: #2017-104

CAMBRIDGE PROPERTIES
831 East Morehead Street • Suite 245
Charlotte, North Carolina 28202
704/333-2393
cambridgeprop.com

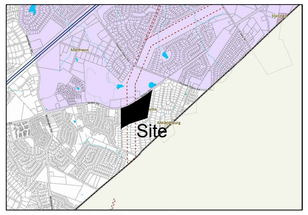
McKEE ROAD PROPERTY
CITY OF CHARLOTTE, NC

TECHNICAL DATA SHEET

REVISIONS

#	DATE	ITEM
1	10/16/2014	Staff Comments

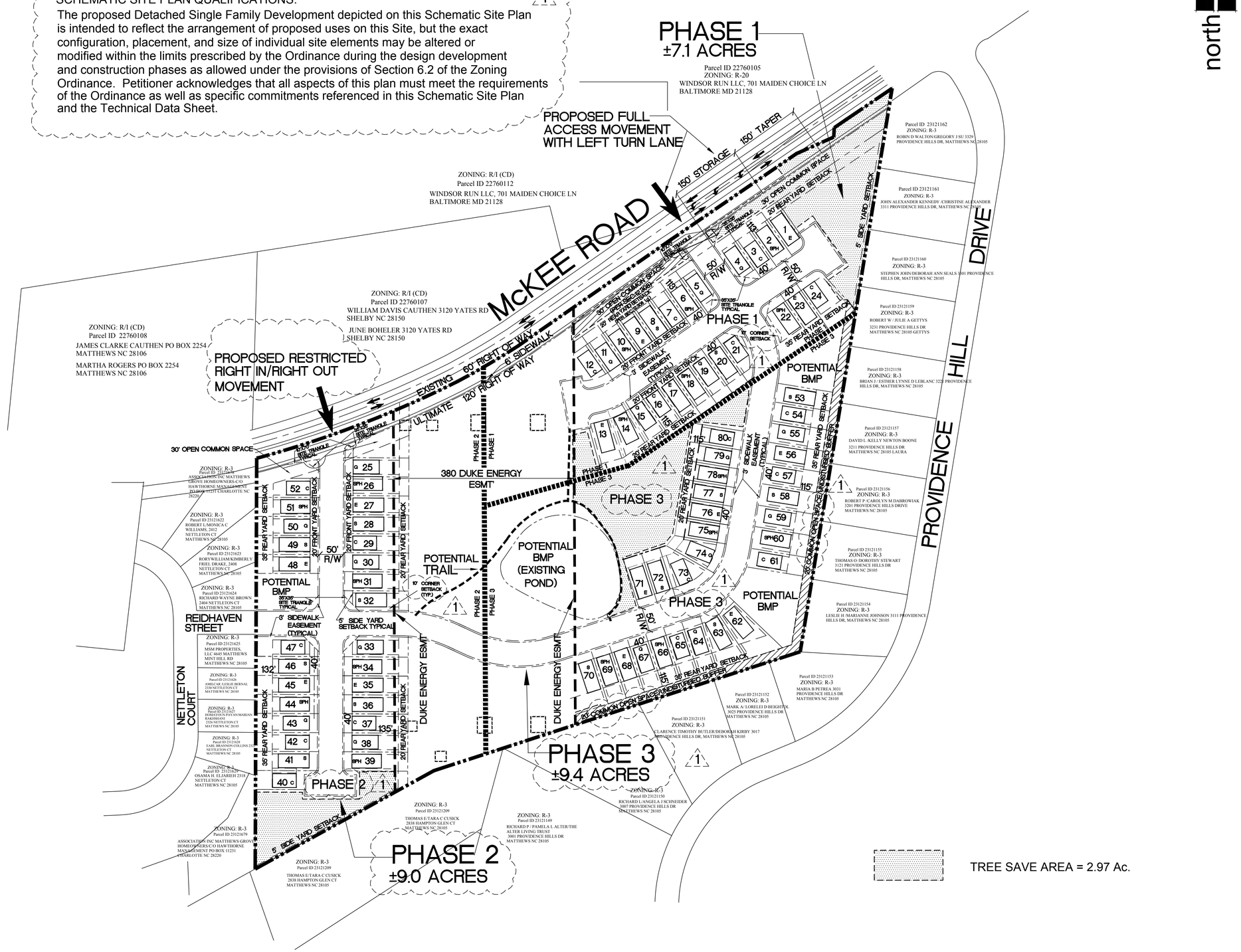
DATE 8/31/17
SCALE 1"=100'
DRAWN BY D.T.
CHECKED BY CPI
SHEET # RZ-1



VICINITY MAP

SCHEMATIC SITE PLAN QUALIFICATIONS:

The proposed Detached Single Family Development depicted on this Schematic Site Plan is intended to reflect the arrangement of proposed uses on this Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance. Petitioner acknowledges that all aspects of this plan must meet the requirements of the Ordinance as well as specific commitments referenced in this Schematic Site Plan and the Technical Data Sheet.



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CITY OF CHARLOTTE, NC

SCHEMATIC SITE PLAN

REVISIONS

#	DATE	ITEM
1	10/16/2014	Staff Comments

DATE 8/31/17
SCALE 1"=100'
DRAWN BY D.T.
CHECKED BY CPI
SHEET # RZ-2