

LOCATION 3500 HARRIS HOUSTON RD, CHARLOTTE, NC 28262 57,004 SF **JURISDICTION** CHARLOTTE OWNER A1 GROUP LLC 83,610 SF 3924 DUNHAGAN RD GREENVILLE, NC 27858 THESE DEVELOPMENT STANDARDS FORM A PART OF THE RETONING PLAN ASSOCIATED WITH THE EXISTING ZONE: N1-A; PROPOSED ZONE: N1-D(CD) ZONING REZONING PETITION FILED BY HEAVEN PROPERTIES (THE "PETITIONER") TO ACCOMMODATE THE TOTAL PARCEL AREA 12.773 AC / 556,394 SF DEVELOPMENT OF A DUPLEX RESIDENTIAL COMMUNITY ON THE APPROXIMATELY 12.77 -ACRE SINGLE FAMILY DETACHED HOME **CURRENT USE** SITE LOCATED AT 3500 HARRIS HOUSTON RD. MORE PARTICULARLY DEPICTED ON THE REZONING PLAN **DUPLEX DWELLINGS - COMPACT DEVELOPMENT** PROPOSED USE (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER(S) 05106114. PROPOSED BUILDING PRODUCT DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT 76 UNITS PROPOSED UNIT DENSITY STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT N1-D: 3,500 SF; COMPACT: 3,000 SF MIN. LOT AREA ORDINANCE (THE "ORDINANCE"). UNLESS THE RETONING PLAN OR THESE N1-D: 40'; COMPACT: 30' MIN. LOT WIDTH DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS MIN. FRONT / ROW SETBACK N1-D: 17'; COMPACT: 5' ESTABLISHED UNDER THE ORDINANCE FOR THE N1-D **70NING DISTRICT AND THE COMPACT RESIDENTIAL** N1-D: 5'/10'5'; COMPACT: 5'/5' (CORNER) MIN. SIDE SETBACK DEVELOPMENT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE. MIN. REAR SETBACK N1-D: 25'; COMPACT: 10' THE DEVELOPMENT AND STREET LAYOUT DEPICTED MAX. BUILDING HEIGHT ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE 1.5 SPACES PER UNIT = 76 x 1.5 = 114 SPACES PARKING SPACES REQUIRED GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE, ACCORDINGLY, TH I GARAGE SPACE + 1 DRIVEWAY SPACE PER UNIT = 152 SPACES ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE PARKING SPACES PROVIDED 9 ON-STREET PARKING SPACES = 161 DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC OPEN SPACE REQUIRED 10% COMMON OPEN SPACE REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH SEE OPEN SPACE TABLE OPEN SPACE PROVIDED THE SETBACK, YARD, LANDSCAPING, AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING REQUIRED TREE SAVE 15% GREEN AREA REQUIRED - SEE TABLE PLAN AND THE DEVELOPMENT STANDARDS PROVIDED, HOWEVER THAT ANY SUCH PROVIDED TREE SAVE 77,713 SF / 1.78 AC ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE FEMA MAP NUMBER 3710459700M THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. FEMA MAP DATE 11/16/2018 FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE SOIL TYPES IrB (42%), WkD (40%), WkE (14%), MeB (4%) APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF SECTION TRASH COLLECTION DUMPSTER ON-SITE; ROLL OUT BIN PROVIDED (1) PER UNIT 37.3 AND 37.4 OF THE UDO. MINOR ALTERATIONS LANDSCAPE THROUGH YARD ALONG HARRIS HOUSTON; ALL

PARCEL ID

PROVIDED

SITE DATA TABLE

05106114

APPLICABLE LANDSCAPE & SCREENING REQUIREMENTS PER UDC

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 76 DUPLEX UNITS, USING THE GUIDELINE FOR COMPUTING THE MAXIMUM NUMBER OF LOTS FOR A COMPACT DEVELOPMENT, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE N1-D ZONING

BUFFER REQUIREMENTS

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH CDOT.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- 4. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE
- PETITIONER SHALL CONSTRUCT A MINIMUM SIX (6) FOOT SIDEWALK AND EIGHT(8) FOOT WIDE PLANTING STRIP ALONG THE SITE'S FRONTAGE OF HARRIS HOUSTON
- 6. PETITIONER SHALL COMPLETE ROAD IMPROVEMENTS AS SHOWN ON THE SITE PLAN ALONG THE FRONTAGE ON HARRIS HOUSTON ROAD AND DEDICATE 33.5 FEET OF RIGHT OF WAY AS SHOWN ON THE ZONING PLAN FOR HARRIS HOUSTON ROAD.
- 7. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL OFF-SITE TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST (1ST) BUILDING CERTIFICATE OF OCCUPANCY.
- 8. FINAL LOCATIONS OF PROPOSED STUB CONNECTION(S) SHALL BE COORDINATED WITH THE CITY OF CHARLOTTE SUBDIVISION SERVICES.
- 9. STREETS SHALL MEET HORIZONTAL AND VERTICAL CURVE ROADWAY GEOMETRY CDOT STANDARDS
- 10. ON-STREET PARKING SHALL MEET PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) REQUIREMENTS.
- 11. THE SITE SHALL COMPLY WITH ALL CDOT SIGHT DISTANCE POLICY AND ALL ISD AND SIGHT TRIANGLE REQUIREMENTS.
- 12. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND A FIRE APPARATUS. AT A MINIMUM 120' HAMMERHEAD 20' IN WIDTH (28' RADIUS) 26' ACCESS WIDTH; 60' Y 20' IN WIDTH (26' RADIUS) 20' ACCESS WIDTH; A 96' DIAMETER CUL-DE-SAC (28' RADIUS) 26' ACCESS WIDTH; OR OTHER APPROVED ACCESS.
- IV. ARCHITECTURAL STANDARDS 1. IN ADDITION TO DESIGN PROVISIONS CONTAINED WITHIN THE UNIFIED DEVELOPMENT ORDINANCE FOR THE N1-D DISTRICT, THE DEVELOPMENT OF THIS SITE WILL BE GOVERNED BY THE FOLLOWING PROVISIONS AND STANDARDS PRODUCED BY THE PETITIONER AND WHICH WILL BE BINDING ON THE DEVELOPMENT OF THE SITE.
- 2. DIRECT PEDESTRIAN CONNECTIONS SHALL BE PROVIDED BETWEEN RESIDENTIAL UNITS AND ADJACENT PUBLIC STREETS, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- 3. HEIGHT OF RESIDENTIAL STRUCTURES ON SITE SHALL BE LIMITED TO 40 FEET. BUILDING HEIGHT SHALL BE MEASURED ON SITE AS DESCRIBED WITHIN THE UNIFIED
- 4. THE SITE SHALL COMPLY WITH ARTICLE 21 OF THE ORDINANCE. TRASH WILL BE COLLECTED VIA ROLLOUT BINS, ONE (1) PROVIDED PER UNIT.
- 5. PETITIONER TO CONSIDER INCORPORATING DESIGN REQUIREMENTS THAT RECESS THE GARAGE DOOR NO LESS THAN 1' AND/OR REQUIRE GARAGE DOORS TO HAVE TRANSPARENCY (GLASS). PETITIONER WILL CONSIDER THE INCORPORATION OF FRONT PORCHES AGAINST PUBLIC/PRIVATE STREETS AND OPEN SPACE.
- 6. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHOULD HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE AMOUNT OF BLANK WALL EXPANSE TO 10' ON ALL BUILDING LEVELS.
- V. AMENITIES, STREETSCAPE AND LANDSCAPING
- 1. THE PETITIONER SHALL COMPLY WITH ARTICLE 20 OF THE UNIFIED DEVELOPMENT ORDINANCE.
- 1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE 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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- 3. FOR ADJOINING PARCELS RECEIVING STORMWATER DISCHARGE FROM THE PROPOSED BMP/WATER QUALITY FEATURE, THE PETITIONER SHALL ANALYZE THE 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 MITIGATE THE STORMWATER DISCHARGE ONTO THE ADJOINING PARCELS.

VII. PARKS, GREENWAYS, AND OPEN SPACE 1. THE PETITIONER SHALL COMPLY WITH ARTICLE 20 OF THE UNIFIED DEVELOPMENT ORDINANCE.

- 1. THE PETITIONER SHALL COMPLY WITH THE ARTICLE 22 OF THE UNIFIED DEVELOPMENT ORDINANCE.
- 1. ALL EXTERIOR LIGHTING SHALL COMPLY WITH ARTICLES A, B AND C OF CHAPTER 16.2 OF THE UNIFIED DEVELOPMENT ORDINANCE
- X. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS 1. IF THIS SITE PLAN AMENDMENT IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS
- 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 OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

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SITE PLAN