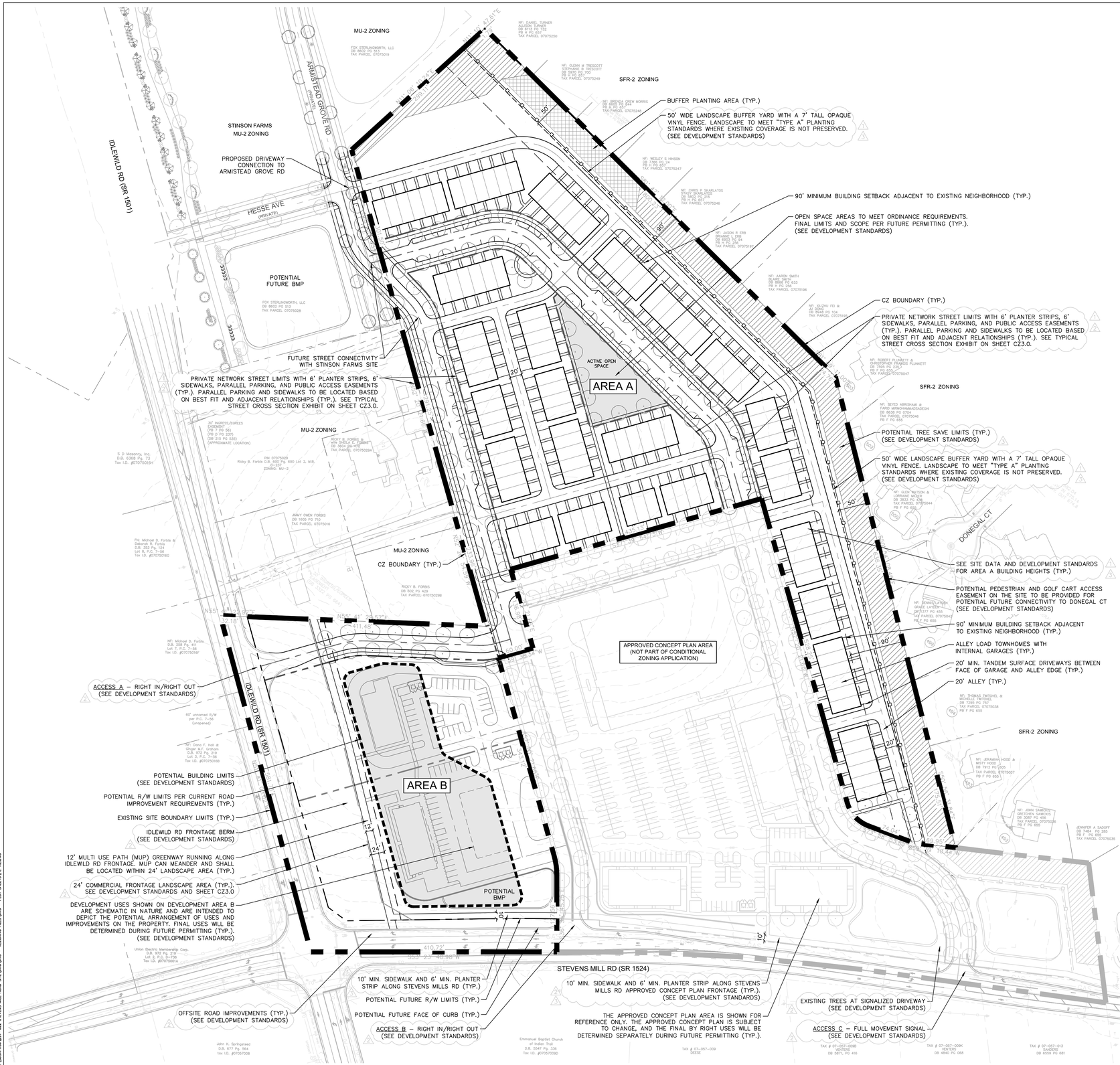
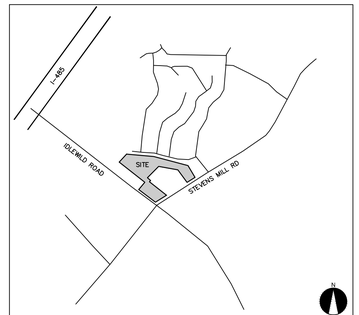




VICINITY MAP
SCALE: NTS

SITE DATA

TAX PARCEL #'S:	07075016A, 07075016I, 07075024A, 07075024B, 07075024. PORTIONS OF: 07057009A, 07075025
MUNICIPALITY:	TOWN OF STALLINGS
EXISTING ZONING:	MU-2
PROPOSED ZONING:	MU-2 CZ
EXISTING SITE AREA:	±17.97 ACRES (782,823 SF) TOTAL
FUTURE SITE AREA:	PER FINAL R/W LIMITS
AREA A:	±12.35 ACRES (538,134 SF)
AREA B:	±5.62 ACRES (244,689 SF)
AREA A	
PROPOSED USE:	118 ATTACHED HOUSE (TOWNHOMES)
PARKING:	PER ORDINANCE
BUILDING HEIGHT:	35' (SEE DEVELOPMENT STANDARDS)
AREA B	
PROPOSED USE:	SEE DEVELOPMENT STANDARDS
PARKING:	PER ORDINANCE
BUILDING HEIGHT:	SEE DEVELOPMENT STANDARDS
OPEN SPACE REQUIRED:	PER ORDINANCE 10% MINIMUM (IMPROVED OPEN SPACE = 5%)
TREE SAVE REQUIRED:	6.0% MINIMUM

TREE SAVE AND OPEN SPACE NOTE:
TREE SAVE AND OPEN SPACE LOCATIONS MAY VARY FROM WHAT IS DEPICTED ON THE CONDITIONAL PLAN. LOCATIONS MAYBE UTILIZED TO COUNT TOWARDS THE APPROVED CONCEPT PLAN AREA DURING FUTURE PERMITTING. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING.

MINIMUM SETBACK REQUIREMENTS

AREA A:	
FRONT YARD SETBACK:	16' FROM OUTER PRIVATE STREET LIMITS OR OPEN SPACE LIMITS
SIDE YARD SETBACK:	5'
SIDE CORNER SETBACK:	8'
REAR YARD SETBACK:	12'
AREA B:	
FRONT YARD SETBACK:	12' (FROM STREET R/W)
SIDE YARD SETBACK:	12' WHEN NO BUFFER IS REQ.
REAR YARD SETBACK:	12' WHEN NO BUFFER IS REQ.

DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
OPW 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

CONDITIONAL PETITION

FOR PUBLIC HEARING

CZ25.08.01

CONDITIONAL PLAN

STEVENS VILLAGE
STALLINGS, NC

STEVENS VILLAGE, LLC
1341 EAST MOREHEAD STREET, SUITE 201
CHARLOTTE, NC 28204
(704) 344-1868

SCHEMATIC SITE PLAN

40 0 40 80
SCALE: 1" = 80'

PROJECT #: 297-022
DRAWN BY:
CHECKED BY:

AUGUST 22, 2025

REVISIONS:
1. 02.16.26 - PER SITE UPDATES
2. 03.02.26 - PER SITE UPDATES
3. 04.06.26 - PER SITE UPDATES
4. 04.14.26 - PER SITE UPDATES

CZ1.0

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G:\2025\PROJ\297-022 STEVENS MILL ROAD SITE\PWD\DRD - REZONING FILES\DRD - PLOT SHEETS\PL-REZ.dwg

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL ZONING PLAN ASSOCIATED WITH THE CONDITIONAL ZONING APPLICATION FILED BY STEVENS VILLAGE, LLC (THE "APPLICANT") FOR AN APPROXIMATELY 17.97-ACRE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE CONDITIONAL ZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 07075016A, 07075016I, 07075024, 07075024A AND 07075024B, AND PORTIONS OF 07057009A AND 07075025.

B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL ZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE STALLINGS DEVELOPMENT ORDINANCE (THE "ORDINANCE"). SUBJECT TO PARAGRAPH 10 BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE-2 (MU-2) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. THE DEVELOPMENT AND USES DEPICTED ON THE CONDITIONAL ZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE USES AND THE IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATIONS AND SIZES OF THE USES, IMPROVEMENTS AND SITE ELEMENTS DEPICTED ON THE CONDITIONAL ZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED USES, IMPROVEMENTS AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND PERIMETER LANDSCAPING REQUIREMENTS SET FORTH ON THIS CONDITIONAL ZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE CONDITIONAL ZONING PLAN.

D. FOR ENTITLEMENT PURPOSES AND EASE OF REFERENCE WHEN PLACING CERTAIN CONDITIONS ON PORTIONS OF THE SITE OR DESCRIBING CERTAIN FEATURES OF THE PROPOSED DEVELOPMENT, THE SITE IS DIVIDED INTO TWO SEPARATE DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE CONDITIONAL ZONING PLAN AS DEVELOPMENT AREA A AND DEVELOPMENT AREA B.

ANY REFERENCE HEREIN TO THE SITE SHALL BE DEEMED TO INCLUDE DEVELOPMENT AREA A AND DEVELOPMENT AREA B UNLESS OTHERWISE NOTED HEREIN.

E. THE SITE SHALL BE CONSIDERED TO BE A UNIFIED DEVELOPMENT.

F. PURSUANT TO THE ORDINANCE AND SECTION 160D-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE CONDITIONAL ZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF FIVE (5) YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.

G. MINOR MODIFICATIONS TO THE CONDITIONAL ZONING PLAN MAY BE APPROVED BY THE DEVELOPMENT ADMINISTRATOR.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. DEVELOPMENT AREA A

(1) SUBJECT TO THE LIMITATIONS SET OUT BELOW, THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA A ON THE CONDITIONAL ZONING PLAN MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING ATTACHED HOUSE DWELLING UNITS AND ANY ACCESSORY AND INCIDENTAL STRUCTURES AND USES RELATING THERETO THAT ARE PERMITTED IN THE MU-2 ZONING DISTRICT. INCIDENTAL AND ACCESSORY STRUCTURES AND USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR USE BY THE RESIDENTS OF THE RESIDENTIAL COMMUNITY, SUCH AS THOSE LISTED IN PARAGRAPH 8.B. BELOW.

(2) A TOTAL MAXIMUM OF 118 ATTACHED HOUSE DWELLING UNITS MAY BE CONSTRUCTED ON DEVELOPMENT AREA A.

B. DEVELOPMENT AREA B

(1) SUBJECT TO THE LIMITATIONS SET OUT BELOW, THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA B ON THE CONDITIONAL ZONING PLAN MAY BE DEVOTED TO ANY NON-RESIDENTIAL USE OR USES LISTED BY RIGHT, ANY NON-RESIDENTIAL USE OR USES LISTED WITH ADDITIONAL STANDARDS AND/OR ANY NON-RESIDENTIAL USE OR USES PERMITTED WITH A CONDITIONAL ZONING IN THE MU-2 ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES), AND TO ANY NON-RESIDENTIAL ACCESSORY AND INCIDENTAL USES RELATING THERETO THAT ARE PERMITTED IN THE MU-2 ZONING DISTRICT.

(2) A MAXIMUM OF 1 CONVENIENCE STORE WITH GASOLINE PUMPS MAY BE LOCATED ON DEVELOPMENT AREA B. A CONVENIENCE STORE WITH GASOLINE PUMPS SHALL HAVE A MAXIMUM OF 8 MULTI-PRODUCT DISPENSERS. A CONVENIENCE STORE WITH GASOLINE PUMPS SHALL NOT BE OPEN FOR BUSINESS 24 HOURS PER DAY.

(3) A MAXIMUM OF 1 RESTAURANT WITH ACCESSORY DRIVE-THROUGH WINDOWS MAY BE LOCATED ON DEVELOPMENT AREA B.

(4) NOTWITHSTANDING THE TERMS OF SUBPARAGRAPH (3) ABOVE, IN THE EVENT THAT A CONVENIENCE STORE WITH GASOLINE PUMPS IS NOT DEVELOPED ON DEVELOPMENT AREA B, THEN A MAXIMUM OF 2 RESTAURANTS WITH ACCESSORY DRIVE-THROUGH WINDOWS MAY BE LOCATED ON DEVELOPMENT AREA B.

(5) A TOTAL MAXIMUM OF 15,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE PERMITTED NON-RESIDENTIAL USES MAY BE DEVELOPED ON DEVELOPMENT AREA B.

(6) A MINIMUM OF 3,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE PERMITTED NON-RESIDENTIAL USES SHALL BE DEVELOPED ON DEVELOPMENT AREA B.

(7) A MAXIMUM OF TWO PRINCIPAL BUILDINGS MAY BE CONSTRUCTED ON DEVELOPMENT AREA B. THIS LIMITATION SHALL NOT APPLY TO ACCESSORY STRUCTURES.

(8) NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, AND AT THE OPTION OF THE APPLICANT, THE TWO BUILDINGS ON DEVELOPMENT AREA B MAY BE COMBINED INTO ONE BUILDING.

(9) DEVELOPMENT AREA B MAY BE SUBDIVIDED INTO TWO SEPARATE LOTS OR PARCELS.

3. PROHIBITED USES – DEVELOPMENT AREA B

A. NOTWITHSTANDING THE TERMS OF PARAGRAPH 2.B.(1) ABOVE, THE USES SET OUT BELOW SHALL BE PROHIBITED ON DEVELOPMENT AREA B.

(1) ABC STORE (LIQUOR SALES).
(2) ATHLETIC FIELDS.
(3) AUDITORIUM, COLISEUM OR STADIUM.
(4) BARS (WITH/WITHOUT BEVERAGE PRODUCTION ACCESSORY USE).
(5) BATTING CAGES, OUTDOOR.
(6) BED & BREAKFAST (TOURIST HOME, BOARDING HOUSE).
(7) BILLIARD PARLORS.
(8) BOWLING LANES (BOWLING ALLEY).
(9) BUILDING SUPPLY SALES (NO STORAGE YARD).
(10) BUS TERMINAL.
(11) CLUB OR LODGE.
(12) CONVENIENCE STORE WITH GASOLINE PUMPS THAT IS OPEN FOR BUSINESS 24 HOURS PER DAY.
(13) COUNTRY CLUB WITH OR WITHOUT GOLF COURSE.
(14) EMERGENCY DISASTER RESTORATION SERVICES WITH FENCED OUTDOOR STORAGE.
(15) FUNERAL HOME WITH OR WITHOUT CREMATORIUM.
(16) GAME ROOM, VIDEO GAME ROOM, COIN OPERATED.
(17) GOLF COURSE.
(18) HOTEL OR MOTEL.
(19) LAUNDROMAT, COIN-OPERATED.
(20) MANUFACTURED HOME/DWELLING SALES.
(21) SALE OF VAPE, TOBACCO, CBD, AND SIMILAR PRODUCTS AS A PRINCIPAL USE.
(22) SHOOTING RANGE, INDOOR.
(23) TATTOO AND/OR BODY PIERCINGS STUDIO.
(24) TAXIDERMIST.
(25) WIRELESS TELECOMMUNICATIONS FACILITIES, TOWER.

4. DIMENSIONAL STANDARDS

A. EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPH 10 BELOW, THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE MU-2 ZONING DISTRICT.

5. TRANSPORTATION AND PARKING

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING 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 ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF STALLINGS (THE "TOWN") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. THE ALIGNMENTS OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY APPLICANT TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN, THE UNION COUNTY FIRE MARSHAL AND/OR NCDOT.

C. EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPH 10 BELOW, THE SITE SHALL MEET THE MINIMUM AND MAXIMUM PARKING REQUIREMENTS OF THE ORDINANCE.

D. IF REQUESTED BY THE SHANNAMARA HOMEOWNERS ASSOCIATION, INC., THE APPLICANT SHALL, SUBJECT TO THE APPROVAL OF THE TOWN OF STALLINGS AND THE EXISTENCE OF DEDICATED RIGHT OF WAY FROM THE DONEGAL COURT CUL-DE-SAC TO THE EASTERN BOUNDARY OF THE SITE (THE "DEDICATED RIGHT OF WAY"), INSTALL A PEDESTRIAN AND GOLF-CART ACCESS POINT AND PATH FROM THE SITE TO DONEGAL COURT USING THE DEDICATED RIGHT OF WAY AND AN ACCESS EASEMENT ON THE SITE PROVIDED BY THE APPLICANT.

E. ANY REFERENCE TO THE TERM "SUBSTANTIALLY COMPLETE" IN THIS SECTION 5 OF THE DEVELOPMENT STANDARDS SHALL MEAN A DETERMINATION BY THE TOWN AND/OR NCDOT THAT THE APPLICABLE ROADWAY IMPROVEMENTS ARE DEEMED "SUBSTANTIALLY COMPLETE" FOR THE PURPOSE OF THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR BUILDING(S) ON THE SITE. HOWEVER, IN THE EVENT THAT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY THE TOWN AND/OR NCDOT) ARE NOT COMPLETED AT THE TIME THAT APPLICANT SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE, THEN THE TOWN AND/OR NCDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT APPLICANT MAY BE REQUIRED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH CERTIFICATES OF OCCUPANCY ARE ISSUED TO SECURE THE COMPLETION OF THE RELEVANT IMPROVEMENTS.

F. SUBJECT TO REVISIONS BY AND THE APPROVAL OF NCDOT AND THE TOWN, AND SUBJECT TO N.C.G.S. 136-44.18, AS AMENDED BY SL 2025-47, THE TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY THE DEVELOPER OF THE SITE IN THE APPROVED TRAFFIC IMPACT ANALYSIS FOR IDLEWILD VILLAGE COMPLETED BY RAMEY KEMP ASSOCIATES AND DATED JULY 19, 2023 AND DESCRIBED IN THE APPROVED TRANSPORTATION TECHNICAL MEMORANDUM PREPARED BY DESIGN RESOURCE GROUP AND DATED JANUARY 16, 2026, SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.

6. ARCHITECTURAL AND DESIGN STANDARDS

A. DEVELOPMENT AREA A

(1) THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING LOCATED ON DEVELOPMENT AREA A SHALL BE 35 FEET AS MEASURED UNDER THE ORDINANCE.

(2) THE MAXIMUM HEIGHT IN STORIES OF ANY BUILDING LOCATED ON DEVELOPMENT AREA A SHALL BE 3 STORIES.

(3) SUBJECT TO THE TERMS OF PARAGRAPH 10 BELOW, ANY BUILDING CONTAINING ATTACHED HOUSE DWELLING UNITS LOCATED ON DEVELOPMENT AREA A SHALL MEET THE "ATTACHED HOUSE LOT TYPE AND BUILDING TYPE STANDARDS" (INCLUDING ARCHITECTURAL STANDARDS) SET OUT IN SECTION 9.3 OF THE ORDINANCE.

(4) BUILDINGS LOCATED ON DEVELOPMENT AREA A SHALL BE LOCATED A MINIMUM OF 90 FEET FROM THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE CONDITIONAL ZONING PLAN.

(5) EACH ATTACHED HOUSE BUILDING DEVELOPED ON DEVELOPMENT AREA A SHALL BE SUBJECT TO THE FOLLOWING ARCHITECTURAL STANDARDS:

(a) EACH ATTACHED HOUSE DWELLING UNIT SHALL HAVE A MINIMUM OF 18 INCHES OF BRICK OR STONE MATERIAL AT THE BASE OF THE BUILDING.

(b) EACH ATTACHED HOUSE DWELLING UNIT SHALL BE ALLEY LOADED.

(c) THE PRIMARY EXTERIOR BUILDING MATERIALS ON EXTERIOR WALLS SHALL BE A COMBINATION OF STONE, BRICK OR CEMENTITIOUS SIDING WITH SHAKE OR BOARD AND BATTEN ACCENTS.

(d) VINYL MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.

(e) DIMENSIONAL SHINGLES SHALL BE UTILIZED ON THE ROOF.

(f) EACH ATTACHED HOUSE DWELLING UNIT SHALL HAVE A COVERED FRONT PORCH LOCATED ON THE FRONT OR TO THE SIDE OF THE DWELLING. WHEN ATTACHED TO THE FRONT, THEY SHALL EXTEND OVER AT LEAST FORTY PERCENT (40%) OF THE FRONT FAÇADE.

(g) THE MINIMUM FLOOR-TO-CEILING HEIGHT OF THE FIRST FLOOR OF EACH ATTACHED HOUSE DWELLING UNIT SHALL BE 9 FEET.

(h) THE FRONT FAÇADE (STREET-FACING FAÇADE) SHALL BE ARTICULATED THROUGH THE USE OF GABLES AND OFFSETS.

(i) CRAWL-SPACE CONSTRUCTION TECHNIQUES AND PROFESSIONAL LANDSCAPE DESIGN SHALL BE EMPLOYED TO ESTABLISH FINISHED FLOOR ELEVATIONS A MINIMUM OF 2 FEET ABOVE THE ADJACENT SIDEWALK.

B. DEVELOPMENT AREA B

(1) SUBJECT TO THE TERMS OF PARAGRAPH 10 BELOW, ANY BUILDING LOCATED ON DEVELOPMENT AREA B SHALL MEET THE "HIGHWAY LOT TYPE AND BUILDING TYPE STANDARDS" (INCLUDING ARCHITECTURAL STANDARDS) SET OUT IN SECTION 9.8 OF THE ORDINANCE.

(2) APPLICANT SHALL POST SIGNAGE NEAR THE VEHICULAR ENTRANCES TO DEVELOPMENT AREA B THAT PROHIBITS LOITERING AND THE USE OF VAPE, TOBACCO, CBD AND SIMILAR PRODUCTS ON THE SITE.

(3) THE PRIMARY EXTERIOR BUILDING MATERIAL OF ANY BUILDING LOCATED ON DEVELOPMENT AREA B SHALL BE BRICK, STONE OR SIMILAR MASONRY MATERIALS.

(4) THE EXTERIOR BUILDING MATERIALS AND COLORS OF THE COLUMNS SUPPORTING THE CANOPY OVER THE GAS PUMPS ASSOCIATED WITH A CONVENIENCE STORE SHALL MATCH THOSE OF THE CONVENIENCE STORE BUILDING.

(5) ALL BUILDING MECHANICAL EQUIPMENT, WHETHER ROOF MOUNTED OR GROUND MOUNTED, SHALL BE FULLY SCREENED FROM VIEW AT GRADE ALONG STEVENS MILL ROAD AND IDLEWILD ROAD USING ENCLOSURES, LANDSCAPING OR OTHER APPROPRIATE SCREENING THAT MATCH THE BUILDING ARCHITECTURE OR OTHER SITE ELEMENTS.

7. MULTI-USE PATH/GREENWAY TRAIL, STREETSCAPE AND INTERNAL SIDEWALKS

A. A MINIMUM 24-FOOT-WIDE LANDSCAPE AREA SHALL BE ESTABLISHED ALONG THE SITE'S FRONTAGE ON IDLEWILD ROAD AS DEPICTED ON THE CONDITIONAL ZONING PLAN. A CONCEPTUAL IMAGE OF THIS 24-FOOT-WIDE LANDSCAPE AREA IS SET OUT ON SHEET 2 OF THE CONDITIONAL ZONING PLAN. THE 24-FOOT-WIDE LANDSCAPE AREA SHALL MEET THE FOLLOWING PLANTING STANDARDS: 20 EVERGREEN SHRUBS AND 2 CANOPY TREES OR 3 SMALL MATURING TREES PER 100 LINEAR FEET. PERIMETER STREET TREES MAY BE LOCATED WITHIN THIS LANDSCAPE AREA TO SATISFY TREE REQUIREMENTS. HEDGES, GARDEN WALLS OR KNEE WALLS MAY BE BUILT WITHIN OR ALONG THE REAR/INNER EDGE OF THE 24-FOOT-WIDE LANDSCAPE AREA AS A CONTINUATION OF BUILDING WALLS.

B. APPLICANT SHALL INSTALL A MINIMUM 12-FOOT-WIDE MULTI-USE PATH/GREENWAY TRAIL ALONG THE SITE'S FRONTAGE ON IDLEWILD ROAD WITHIN THE 24-FOOT-WIDE LANDSCAPE AREA AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN. THIS 12-FOOT-WIDE MULTI-USE PATH/GREENWAY TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE STANDARDS SET OUT IN THE TOWN OF STALLINGS PARKS, RECREATION AND GREENWAY MASTER PLAN.

C. APPLICANT SHALL INSTALL A MINIMUM 6-FOOT-WIDE PLANTING STRIP AND A MINIMUM 10-FOOT-WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON STEVENS MILL ROAD.

D. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.

E. THE APPLICANT SHALL INSTALL A BERM WITH A MINIMUM HEIGHT OF 4 FEET ALONG THE SITE'S FRONTAGE ON IDLEWILD ROAD ON A PORTION OF THE SITE LOCATED ON DEVELOPMENT AREA B BETWEEN THE FRONT BUILDING LINE AND THE IDLEWILD ROAD RIGHT OF WAY. WITH THE APPROVAL OF THE DEVELOPMENT ADMINISTRATOR, THE APPLICANT MAY RELOCATE, ADJUST OR REMOVE THE BERM OR PORTIONS OF THE BERM BASED ON DRAINAGE CONDITIONS, ORDINANCE REQUIREMENTS, NCDOT REQUIREMENTS, OR UNION COUNTY WATER REQUIREMENTS, PROVIDED, HOWEVER, THAT ANY RELOCATED OR ADJUSTED PORTION OF THE BERM MUST BE OF THE SAME QUALITY AS THE REMAINDER OF THE BERM AS DETERMINED BY THE DEVELOPMENT ADMINISTRATOR.

8. OPEN SPACE/TREE SAVE/BUFFERS

A. THE SITE SHALL COMPLY WITH THE OPEN SPACE REQUIREMENTS OF THE ORDINANCE.

B. THE ACTIVE OPEN SPACE AREA GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN MAY INCLUDE ONE OR MORE OF THE FOLLOWING: A COMMUNITY CLUBHOUSE, AUXILIARY BUILDING, SWIMMING POOL, SHADE STRUCTURES, DOG PARK, PLAY STRUCTURES, POCKET PARK, OUTDOOR GRILLING STATION, SEATING BENCHES, ENHANCED LANDSCAPING, COMMUNITY TRAILS/PATHWAYS, COMMUNITY MAILBOXES AND/OR OTHER FEATURES THAT PROVIDE OPPORTUNITIES FOR RECREATION OR FOSTER COMMUNITY ENGAGEMENT.

C. THE SITE SHALL COMPLY WITH THE TREE SAVE REQUIREMENTS OF THE ORDINANCE.

D. THE SITE SHALL COMPLY WITH THE LANDSCAPING REQUIREMENTS OF THE ORDINANCE.

E. A MINIMUM 50-FOOT-WIDE LANDSCAPE BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE CONDITIONAL ZONING PLAN. WHERE PRACTICAL, EXISTING VEGETATION WITHIN THIS 50-FOOT-WIDE LANDSCAPE BUFFER SHALL BE PRESERVED. AREAS WHERE EXISTING VEGETATION CANNOT BE PRESERVED SHALL BE REPLANTED TO THE STANDARDS OF A TYPE A BUFFER YARD. ADDITIONALLY, AREAS WHERE THERE ARE NOT EXISTING TREES SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF A TYPE A BUFFER YARD.

NOTWITHSTANDING THE FOREGOING AND SUBJECT TO THE TERMS OF SUBPARAGRAPHS 8.E.(1), (2) AND (3) BELOW, THE EXTERIOR 30 FEET OF THE 50-FOOT-WIDE LANDSCAPE BUFFER SHALL REMAIN UNDISTURBED (THE "UNDISTURBED AREA").

(1) THE UNDISTURBED AREA MAY BE DISTURBED TO REMOVE DEAD TREES AND SHRUBS, PROVIDED, HOWEVER, THAT DISTURBED AREAS SHALL BE LANDSCAPED WITH TREES AND SHRUBS IN ACCORDANCE WITH THE REQUIREMENTS OF A TYPE A BUFFER YARD.

(2) THE UNDISTURBED AREA MAY BE DISTURBED TO INSTALL UTILITY LINES THAT SERVE THE SITE, PROVIDED, HOWEVER, THAT UTILITY LINES MAY ONLY CROSS THE UNDISTURBED AREA AT INTERIOR ANGLES MEASURED AT THE NORTHERN BOUNDARY LINE OF THE SITE THAT ARE NOT LESS THAN 75 DEGREES. WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED WITHIN THE UNDISTURBED AREA TO ACCOMMODATE THE INSTALLATION OF UTILITY LINES, THE CLEARED, UNIMPROVED AREAS SHALL BE LANDSCAPED WITH TREES AND SHRUBS IN ACCORDANCE WITH THE REQUIREMENTS OF A TYPE A BUFFER YARD.

(3) THE UNDISTURBED AREA MAY BE DISTURBED TO ACCOMMODATE THE INSTALLATION AND MAINTENANCE OF THE PEDESTRIAN AND GOLF-CART ACCESS POINT AND PATH FROM THE SITE TO DONEGAL COURT REFERENCED ABOVE IN PARAGRAPH 5.D, IF SUCH ACCESS POINT AND PATH ARE CONSTRUCTED AND INSTALLED.

F. A MINIMUM 7-FOOT-TALL OPAQUE VINYL FENCE SHALL BE INSTALLED ALONG THE INNER EDGE OF THE MINIMUM 50-FOOT-WIDE LANDSCAPE BUFFER DESCRIBED ABOVE IN PARAGRAPH 8.E. AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.

G. AS NOTED ABOVE IN PARAGRAPH 1.E., THE DEVELOPMENT OF THE SITE SHALL BE CONSIDERED TO BE A UNIFIED DEVELOPMENT. ACCORDINGLY, THE TREE SAVE AND OPEN SPACE REQUIREMENTS OF THE ORDINANCE MAY BE CALCULATED AND SATISFIED OVER THE ENTIRE SITE, RATHER THAN WITHIN EACH INDIVIDUAL DEVELOPMENT AREA. AS A RESULT, EACH INDIVIDUAL DEVELOPMENT AREA SHALL NOT BE REQUIRED TO MEET THE TREE SAVE AND OPEN SPACE REQUIREMENTS OF THE ORDINANCE PROVIDED THAT THE SITE AS A WHOLE MEETS SUCH TREE SAVE AND OPEN SPACE REQUIREMENTS.

H. SUBJECT TO STATE AND LOCAL REQUIREMENTS RELATING TO STORMWATER CONTROL MEASURES, ENHANCED LANDSCAPING (WITH PLANTING STANDARDS OF 10 EVERGREEN SHRUBS AND 2 CANOPY TREES OR 3 SMALL MATURING TREES PER 100 LINEAR FEET) SHALL BE INSTALLED AROUND ANY STORMWATER POND THAT IS DESIGNED TO BE A "DRY" POND AND--OUTSIDE OF WEATHER EVENTS--DOES NOT TYPICALLY RETAIN WATER LIKE A "WET" POND THAT TYPICALLY RETAINS WATER. THE REQUIREMENT FOR ENHANCED LANDSCAPING SHALL NOT APPLY TO "WET" STORMWATER PONDS.

9. SIGNS

A. EXCEPT AS OTHERWISE PROVIDED BELOW IN PARAGRAPH 9.C AND PARAGRAPH 10, ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

B. NOTWITHSTANDING THE TERMS OF PARAGRAPH 9.A. ABOVE, APPLICANT MAY, EITHER CONCURRENTLY WITH THIS REZONING APPLICATION OR SUBSEQUENT THERETO, PURSUE THE APPROVAL OF A MASTER SIGN PLAN FOR THE SITE PURSUANT TO SECTION 17.10 OF THE ORDINANCE. THE APPROVED MASTER SIGN PLAN MAY INCLUDE SIGNS OF DIFFERENT SIZES, TYPES, LOCATIONS, PLACEMENTS AND HEIGHTS FROM THOSE OTHERWISE ENUMERATED OR PERMITTED IN THE ORDINANCE.

C. THE SITE MAY CONTAIN NO MORE THAN 3 FREESTANDING MONUMENT SIGNS: ONE FOR THE OVERALL SITE AND ONE FOR EACH OF THE TWO DEVELOPMENT AREAS. THE MAXIMUM HEIGHT OF EACH MONUMENT SIGN SHALL BE 6 FEET, AND THE MAXIMUM SIGN AREA OF EACH MONUMENT SIGN SHALL BE 36 SQUARE FEET PER SIDE. THE LOCATION OF EACH OF MONUMENT SIGN SHALL BE DETERMINED BY THE APPLICANT DURING THE PERMITTING PROCESS.

D. POLE SIGNS AND PYLON SIGNS SHALL NOT BE PERMITTED ON THE SITE.

10. SPECIFIC CHANGES/EXCEPTIONS TO THE DEVELOPMENT ORDINANCE

A. PURSUANT TO SECTION 5.4-3(C) OF THE ORDINANCE, THE CHANGES/EXCEPTIONS TO THE ORDINANCE SET OUT BELOW IN THIS PARAGRAPH 10 ARE BEING REQUESTED BY APPLICANT, AND SUCH CHANGES/EXCEPTIONS WILL BE DEEMED TO BE APPROVED IN THE EVENT THAT THE CONDITIONAL ZONING REQUEST IS APPROVED BY TOWN COUNCIL.

B. EXCEPTIONS APPLICABLE TO THE ENTIRE SITE

(1) IN ADDITION TO THOSE CHANGES/EXCEPTIONS SET OUT BELOW, A CHANGE/EXCEPTION TO THE ORDINANCE TO ALLOW THE SITE TO BE DEVELOPED AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.

(2) BUILDING SETBACKS FROM INTERNAL PRIVATE STREETS SHALL BE MEASURED FROM THE BACK OF THE CURB.

(3) A CHANGE/EXCEPTION FROM SECTIONS 11.8-2, TABLE 11.3 AND SECTION 11.8-3 OF THE ORDINANCE TO PROVIDE THAT IN SELECTING WHICH EXISTING TREE STANDS ARE TO BE DESIGNATED AS "TREE CONSERVATION AREA" (TCA) AND WHICH EXISTING INDIVIDUAL TREES ARE TO BE PRESERVED, THE HIGHEST PRIORITY SHALL BE GIVEN TO PRESERVING TREE STANDS AND INDIVIDUAL TREES LOCATED WITHIN THE 50-FOOT-WIDE LANDSCAPE BUFFER DESCRIBED ABOVE IN PARAGRAPH 8.E. AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN AND MAY INCLUDE TREES LESS THAN 4 INCHES DIAMETER AT BREAST HEIGHT (DBH).

C. DEVELOPMENT AREA A

(1) A CHANGE/EXCEPTION FROM SECTION 2.13-7(A) OF THE ORDINANCE TO ALLOW A SWIMMING POOL TO BE LOCATED IN THE ACTIVE OPEN SPACE AREA GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.

(2) A CHANGE/EXCEPTION FROM SECTION 2.13-8(A) OF THE ORDINANCE TO ALLOW RETAINING WALLS TO EXCEED 8 FEET IN HEIGHT.

(3) A CHANGE/EXCEPTION FROM SECTION 8.4-6(E)(2) OF THE ORDINANCE TO ALLOW THE DENSITY OF THE RESIDENTIAL COMMUNITY ON DEVELOPMENT AREA A TO BE 118 DWELLING UNITS.

(4) A CHANGE/EXCEPTION FROM SECTION 9.3-2(A)(1) OF THE ORDINANCE TO ALLOW 10 FEET OF SEPARATION BETWEEN UNITS THAT ARE NOT ATTACHED.

(5) A CHANGE/EXCEPTION FROM SECTION 9.3-2(A)(4) OF THE ORDINANCE TO ALLOW THE BUILDINGS TO FRONT ONTO A PRIVATE STREET AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.

(6) A CHANGE/EXCEPTION FROM SECTION 9.3-3(A)(1) OF THE ORDINANCE TO ALLOW THE ATTACHED HOUSE BUILDINGS TO HAVE A MAXIMUM HEIGHT IN FEET OF 35 FEET AS MEASURED UNDER THE ORDINANCE.

(7) A CHANGE/EXCEPTION FROM SECTION 11.6-1 AND TABLE 11.1 OF THE ORDINANCE TO ALLOW A BUFFER YARD AS DESCRIBED ABOVE IN PARAGRAPH 8.E. AND PARAGRAPH 8.F.

(8) A CHANGE/EXCEPTION FROM SECTION 12.12(A)(1), TABLE 12.1 OF THE ORDINANCE TO ALLOW THE ATTACHED HOUSE BUILDINGS TO HAVE DRIVEWAYS WITH A MINIMUM LENGTH OF 20 FEET.

(9) A CHANGE/EXCEPTION FROM SECTION 2.2(E), SECTION 13.2-5, SECTION 16.2-6 AND SECTION 16.2-7 OF THE ORDINANCE TO ALLOW THE PRIVATE STREETS IN DEVELOPMENT AREA A TO BE BUILT TO THE STANDARDS SET FORTH ON THE CONDITIONAL ZONING PLAN.

D. DEVELOPMENT AREA B

(1) A CHANGE/EXCEPTION FROM SECTION 2.3 OF THE ORDINANCE TO ALLOW BUILDING PLACEMENT AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.

(2) A CHANGE/EXCEPTION FROM SECTION 9.8-2(A)(1) OF THE ORDINANCE TO ALLOW BUILDING PLACEMENT AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.

(3) A CHANGE/EXCEPTION FROM SECTION 9.8-2(A)(4) OF THE ORDINANCE TO ALLOW THE PARKING AREAS TO BE LOCATED AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.

(4) A CHANGE/EXCEPTION FROM SECTION 9.8-2(A)(7) OF THE ORDINANCE TO ALLOW TRASH CONTAINERS TO BE LOCATED ON THE SIDE OF A BUILDING, PROVIDED THAT THE TRASH CONTAINERS SHALL BE SCREENED FROM THE RIGHT OF WAY PER STANDARDS SET FORTH IN SECTION 11.6-2 OF THE ORDINANCE.

(5) A CHANGE/EXCEPTION FROM SECTION 9.8-2(A)(8) OF THE ORDINANCE TO ALLOW MECHANICAL EQUIPMENT TO BE LOCATED ON THE SIDE OF A BUILDING, PROVIDED THAT THE MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE RIGHT OF WAY PER STANDARDS SET FORTH IN SECTION 11.6-2 OF THE ORDINANCE.

(6) A CHANGE/EXCEPTION FROM SECTION 9.8-2(B)(2) OF THE ORDINANCE TO ALLOW MENU BOARD(S), SPEAKER BOXES AND/OR WINDOWS ASSOCIATED WITH DRIVE-THROUGH FACILITIES TO BE LOCATED ON ANY FAÇADE OF A BUILDING PROVIDED THAT THE DRIVE AISLE FOR CIRCULATION PURPOSES SHALL BE SCREENED FROM ADJACENT PUBLIC STREETS BY A GARDEN WALL, HEDGE OR KNEE WALL THAT COMPLIES WITH THE DESIGN REQUIREMENTS FOR A GARDEN WALL, HEDGE OR KNEE WALL SET OUT IN SECTION 9.8-2(A)(5).

(7) A CHANGE/EXCEPTION FROM SECTION 9.8-3(B)(1) OF THE ORDINANCE TO ALLOW BUILDING ELEVATIONS FRONTING OR VISIBLE FROM PUBLIC STREETS TO BE PRIMARILY CLAD WITH BRICK, STONE OR SIMILAR MASONRY MATERIALS.

(8) A CHANGE/EXCEPTION FROM SECTION 9.8-4(D)(3) OF THE ORDINANCE TO ALLOW A MINIMUM OF 30% OF THE LENGTH AND 15% OF THE SURFACE OF THE PRIMARY STRUCTURES TO BE IN PUBLIC ENTRANCES OR WINDOWS.

(9) A CHANGE/EXCEPTION FROM SECTION 9.8-4(G)(1) OF THE ORDINANCE TO ALLOW CEMENT BOARD, METAL, VINYL AND SIMILAR MATERIALS AS TRIM MATERIALS.

(10) A CHANGE/EXCEPTION FROM SECTION 10.1-6(B)(1) OF THE ORDINANCE TO ALLOW DRIVE-THROUGH FACILITIES TO BE LOCATED ON THE SIDE OF THE BUILDING FOR ANY BANK, SAVINGS AND LOAN OR CREDIT UNION.

(11) A CHANGE/EXCEPTION FROM SECTION 10.1-6(B)(2) OF THE ORDINANCE TO ALLOW UP TO 4 DRIVE-THROUGH LANES FOR ANY BANK, SAVINGS AND LOAN OR CREDIT UNION. A SEPARATE CIRCULATION DRIVE FOR PASSAGE AROUND AND ESCAPE FROM THE OUTERMOST DRIVE-THROUGH SERVICE LANE SHALL NOT BE REQUIRED.

(12) A CHANGE/EXCEPTION FROM SECTION 10.1-17(B)(1) OF THE ORDINANCE TO ALLOW DRIVE-THROUGH SERVICE WINDOWS, STACKING LANE(S) AND CIRCULATION TO BE LOCATED IN THE FRONT SETBACK OF THE PRINCIPAL BUILDING OR IN AN ESTABLISHED SIDE YARD WHICH ABUTS A STREET.

(13) WITH RESPECT TO EACH NON-BANK/SAVINGS AND LOAN/CREDIT UNION USE, A CHANGE/EXCEPTION FROM SECTION 10.1-17(B)(4) OF THE ORDINANCE TO ALLOW UP TO 2 DRIVE-THROUGH LANES WITH NO SEPARATE CIRCULATION DRIVE FOR PASSAGE AROUND AND ESCAPE FROM THE OUTERMOST DRIVE-THROUGH SERVICE LANE FOR EACH USE WITH A DRIVE-THROUGH ACCESSORY USE.

(14) A CHANGE/EXCEPTION FROM SECTION 10.1-17(B)(6) OF THE ORDINANCE TO ALLOW UP TO 2 DRIVE-THROUGH WINDOWS AND UP TO 4 AUTOMATED SERVICE DEVICES FOR EACH USE WITH A DRIVE-THROUGH ACCESSORY USE.

(15) A CHANGE/EXCEPTION FROM SECTION 10.1-17(B)(7) OF THE ORDINANCE TO ALLOW AS FEW AS 0 ELECTRIC VEHICLE CHARGING DEVICES PER DRIVE-THROUGH WINDOW OR DRIVE-THROUGH DEVICE.

(16) A CHANGE/EXCEPTION FROM TABLE 12.1 IN SECTION 12.12 OF THE ORDINANCE TO ALLOW A MAXIMUM OF 10 AUTOMOBILE SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR "RETAIL SALES, RESTAURANTS, AND GENERAL COMMERCIAL" USES.

(17) A CHANGE/EXCEPTION FROM SECTION 2.2(E), SECTION 13.2-5, SECTION 16.2-6 AND SECTION 16.2-7 OF THE ORDINANCE TO ALLOW THE PRIVATE STREETS IN DEVELOPMENT AREA B TO BE BUILT TO THE STANDARDS SET FORTH ON THE CONDITIONAL ZONING PLAN.

(18) A CHANGE/EXCEPTION FROM SECTION 17.6-1(B) OF THE ORDINANCE TO ALLOW MORE THAN ONE FREESTANDING MONUMENT SIGN PER STREET FRONTAGE.

11. FLEXIBLE DEVELOPMENT STANDARDS

A. APPLICANT MAY UTILIZE THE FLEXIBLE DESIGN PROCESS SET OUT IN ARTICLE 14 OF THE ORDINANCE DURING THE PERMITTING AND DEVELOPMENT PROCESS.

12. LIGHTING

A. APPLICANT SHALL INSTALL LIGHTING ALONG SIDEWALKS AND GREENWAYS THAT IS DESIGNED TO ENHANCE SAFETY AND DISCOURAGE LOITERING DURING NIGHTTIME HOURS. THE LIGHTING SHALL BE DIRECTED ON THE SIDEWALKS AND GREENWAYS AND SHALL NOT SPILL OFF THE SITE. THE LIGHTING MAY BE LOWER DECORATIVE LIGHTING.

G:\SDSKPROJ\297-022 STEVENS MILL ROAD SITE\DWG\DRG - REZONING FILES\DRG - PLOT SHEETS\PL-RZ.DWG

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CONDITIONAL PETITION
FOR PUBLIC HEARING
CZ25.08.01

CONDITIONAL PLAN

STEVENS VILLAGE
STALLINGS, NC

STEVENS VILLAGE, LLC
1341 EAST MOREHEAD STREET, SUITE 201
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TECHNICAL DATA SHEET

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SCALE:

PROJECT #: 297-022
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CHECKED BY:

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3. 04.06.26 - PER SITE UPDATES
4. 04.14.26 - PER SITE UPDATES

CZ2.0

13. CLEARING AND GRADING OF DEVELOPMENT AREA A

A. THE APPLICANT SHALL NOT CLEAR OR GRADE DEVELOPMENT AREA A UNTIL SUCH TIME THAT UNION COUNTY WATER HAS APPROVED A SKETCH PLAN, OR ANOTHER THIRD-PARTY PUBLIC UTILITY HAS APPROVED A DEVELOPMENT AGREEMENT WITH APPLICANT, FOR WATER AND SEWER SERVICES FOR THE USES AND IMPROVEMENTS TO BE LOCATED ON DEVELOPMENT AREA A. NOTWITHSTANDING THE FOREGOING, IF THE CLEARING AND GRADING OF PORTIONS OF DEVELOPMENT AREA A IS NECESSARY TO BALANCE THE REMAINDER OF THE SITE AND/OR THE ADJACENT COMMERCIAL SITE (AS DEFINED BELOW), THEN PORTIONS OF DEVELOPMENT AREA A MAY BE CLEARED AND GRADED. WITH RESPECT TO SEWER SERVICES, THE SITE SHALL NOT CONTAIN ANY SEPTIC SYSTEM, PACKAGE PLANT OR PRIVATE SEWER PLANT, AND WITH RESPECT TO WATER SERVICES, THE SITE SHALL NOT CONTAIN ANY WELLS OTHER THAN THOSE INSTALLED FOR IRRIGATION PURPOSES.

14. AMENDMENTS TO APPROVED CONCEPT PLAN

A. THE SITE IS ADJACENT TO AND OVERLAPS A 14.59-ACRE SITE (THE "ADJACENT COMMERCIAL SITE") THAT IS SUBJECT TO A CONCEPT PLAN FOR A COMMERCIAL DEVELOPMENT THAT WAS SUBMITTED TO THE TOWN BY THE APPLICANT AND APPROVED BY THE TOWN OF STALLINGS PLANNING AND ZONING DEPARTMENT ON NOVEMBER 13, 2025 (THE "APPROVED CONCEPT PLAN").

B. WITHIN 6 MONTHS OF THE APPROVAL OF THIS CONDITIONAL ZONING PLAN, THE APPLICANT SHALL SUBMIT AN APPLICATION TO AMEND THE APPROVED CONCEPT PLAN, WHICH SHALL INCLUDE THE FOLLOWING AMENDMENTS, SUBJECT TO THE APPROVAL OF THE TOWN OF STALLINGS PLANNING AND ZONING DEPARTMENT.

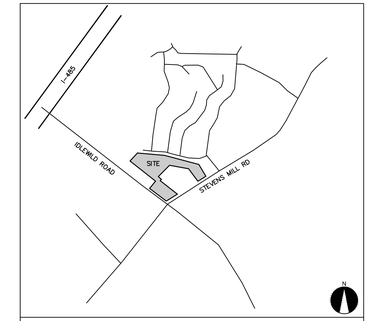
(1) THE APPLICANT SHALL SAVE AT LEAST TWO OF THE THREE 48-INCH DBH OAK TREES ON THE ADJACENT COMMERCIAL SITE THAT ARE LOCATED NEAR THE ACCESS POINT LABELED AS "FULL MOVEMENT SIGNALIZED DRIVEWAY ACCESS" ON THE APPROVED CONCEPT PLAN.

(2) THE SIDEWALK TO BE INSTALLED ALONG THE ADJACENT COMMERCIAL SITE'S FRONTAGE ON STEVENS MILL ROAD THAT IS DEPICTED ON THE APPROVED CONCEPT PLAN SHALL HAVE A MINIMUM WIDTH OF 10 FEET.

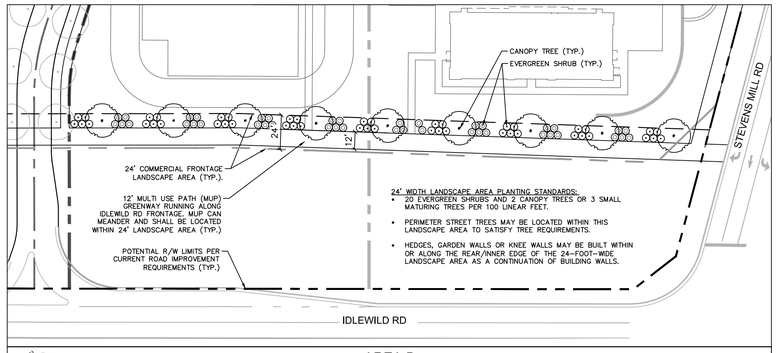
(3) SUBJECT TO STATE AND LOCAL REQUIREMENTS RELATING TO STORMWATER CONTROL MEASURES, ENHANCED LANDSCAPING (WITH PLANTING STANDARDS OF 10 EVERGREEN SHRUBS AND 2 CANOPY TREES OR 3 SMALL MATURING TREES PER 100 LINEAR FEET) SHALL BE INSTALLED AROUND ANY STORMWATER POND THAT IS DESIGNED TO BE A "DRY" POND AND--OUTSIDE OF WEATHER EVENTS--DOES NOT TYPICALLY RETAIN WATER LIKE A "WET" POND THAT TYPICALLY RETAINS WATER. THE REQUIREMENT FOR ENHANCED LANDSCAPING SHALL NOT APPLY TO "WET" STORMWATER PONDS. ANY "WET" STORMWATER POND SHALL CONTAIN A FOUNTAIN.

15. BINDING EFFECT OF THE REZONING APPLICATION

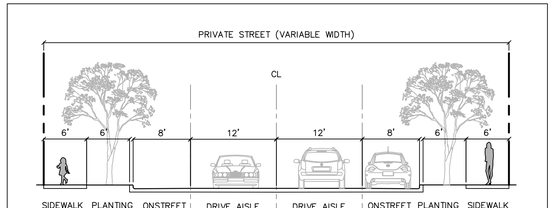
A. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS CONDITIONAL ZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF APPLICANT AND THE CURRENT AND SUBSEQUENT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



VICINITY MAP
SCALE: NTS



AREA B
24' LANDSCAPE AREA CONCEPT
SCALE: 1" = 50'



NOTES:
PARALLEL PARKING LOCATED BASED ON BEST FIT AND ADJACENT RELATIONSHIPS (TYP.)

PRIVATE STREET DETAIL
SCALE: 1" = 10'

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CZ3.0

G:\DESIGN\297-022 STEVENS MILL ROAD SITE\DWG\RZ - REZONING FILES\RZ - PLOT SHEETS\PL-REZONE

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