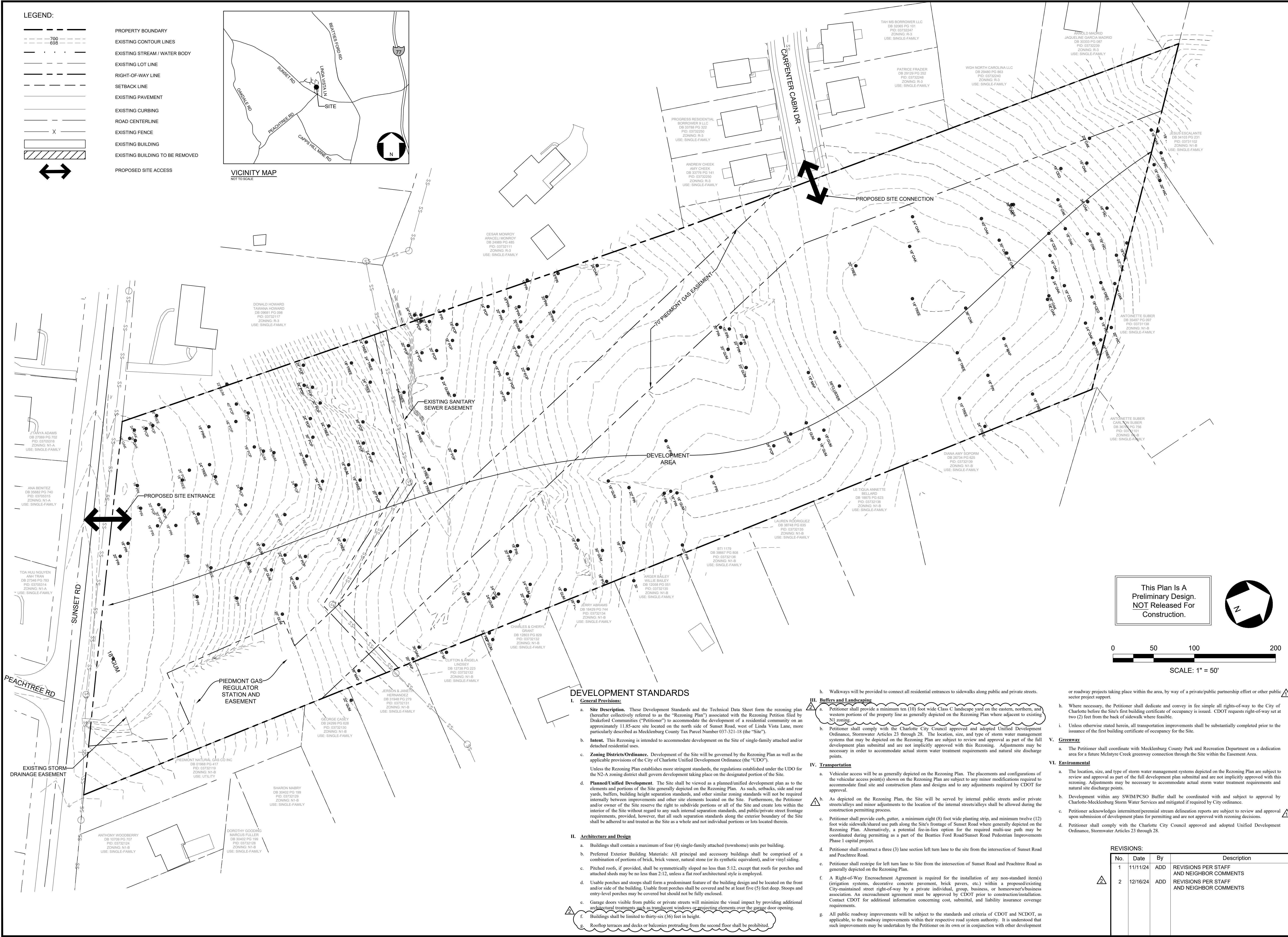


LEGEND:

- PROPERTY BOUNDARY  
EXISTING CONTOUR LINES  
EXISTING STREAM / WATER BODY  
EXISTING LOT LINE  
RIGHT-OF-WAY LINE  
SETBACK LINE  
EXISTING PAVEMENT  
EXISTING CURBING  
ROAD CENTERLINE  
EXISTING FENCE  
EXISTING BUILDING  
EXISTING BUILDING TO BE REMOVED  
PROPOSED SITE ACCESS

VICINITY MAP  
NOT TO SCALE



DEVELOPMENT STANDARDS

- I. General Provisions:
- Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Drakeford Communities ("Petitioner") to accommodate the development of a residential community on an approximately 11.85-acre site located on the north side of Sunset Road, west of Linda Vista Lane, more particularly described as Mecklenburg County Tax Parcel Number 037-321-18 (the "Site").
  - Intent.** This Rezoning is intended to accommodate development on the Site of single-family attached and/or detached residential uses.
  - Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the "UDO"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the N2-A zoning district shall govern development taking place on the designated portion of the Site.
  - Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.
- II. Architecture and Design
- Buildings shall contain a maximum of four (4) single-family attached (townhome) units per building.
  - Preferred Exterior Building Materials:** All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or vinyl siding.
  - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
  - Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches shall be covered and be at least five (5) feet deep. Sloops and entry-level porches may be covered but should not be fully enclosed.
  - Garage doors visible from public or private streets will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
  - Buildings shall be limited to thirty-six (36) feet in height.
  - Rooftop terraces and decks or balconies protruding from the second floor shall be prohibited.

- h. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.
- III. Buffers and Landscaping
- Petitioner shall provide a minimum ten (10) foot wide Class C landscape yard on the eastern, northern, and western portions of the property line as generally depicted on the Rezoning Plan where adjacent to existing N1 zoning.
  - 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 storm water treatment requirements and natural site discharge points.
- IV. Transportation
- Vehicle access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
  - As depicted on the Rezoning Plan, the Site will be served by internal public streets and/or private streets/alleys and minor adjustments to the location of the internal streets/alleys shall be allowed during the construction permitting process.
  - Petitioner shall provide curb, gutter, a minimum eight (8) foot wide planting strip, and minimum twelve (12) foot wide sidewalk/shared use path along the Site's frontage of Sunset Road where generally depicted on the Rezoning Plan. Alternatively, a potential fee-in-lieu option for the required multi-use path may be coordinated during permitting as a part of the Beatties Ford Road/Sunset Road Pedestrian Improvements Phase I capital project.
  - Petitioner shall construct a three (3) lane section left turn lane to the site from the intersection of Sunset Road and Peachtree Road.
  - Petitioner shall restripe for left turn lane to Site from the intersection of Sunset Road and Peachtree Road as generally depicted on the Rezoning Plan.
  - 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.
  - All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development

- or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support.
- Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
  - Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the issuance of the first building certificate of occupancy for the Site.
- V. Greenway
- The Petitioner shall coordinate with Mecklenburg County Park and Recreation Department on a dedication area for a future McIntyre Creek greenway connection through the Site within the Easement Area.
- VI. Environmental
- The location, size, and type of storm water management systems 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 to accommodate actual storm water treatment requirements and natural site discharge points.
  - Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
  - Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
  - Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

REVISIONS:

No.	Date	By	Description
1	11/11/24	ADD	REVISIONS PER STAFF AND NEIGHBOR COMMENTS
2	12/16/24	ADD	REVISIONS PER STAFF AND NEIGHBOR COMMENTS



