

P:\2023 Jobs\23127 - Paw Creek_Site - SDH\CAD\Sketch Planning\23127 SKETCH PLAN.dwg



DEVELOPMENT STANDARDS

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Smith Douglas Homes (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 14.85-acre site located along Paw Creek Road, east of Little Rock Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 059-212-26.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N2-A zoning district shall govern the development and use of the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Article 37 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Article 37.3 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 127 single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted in the N2-A zoning district.

III. Transportation

- 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.
- Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first (1st) building certificate of occupancy.
- Final locations of proposed stub connection(s) shall be coordinated with the City of Charlotte Subdivision Services.
- 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.
- The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
- Streets shall meet horizontal and vertical curve roadway geometry CDOT standards.

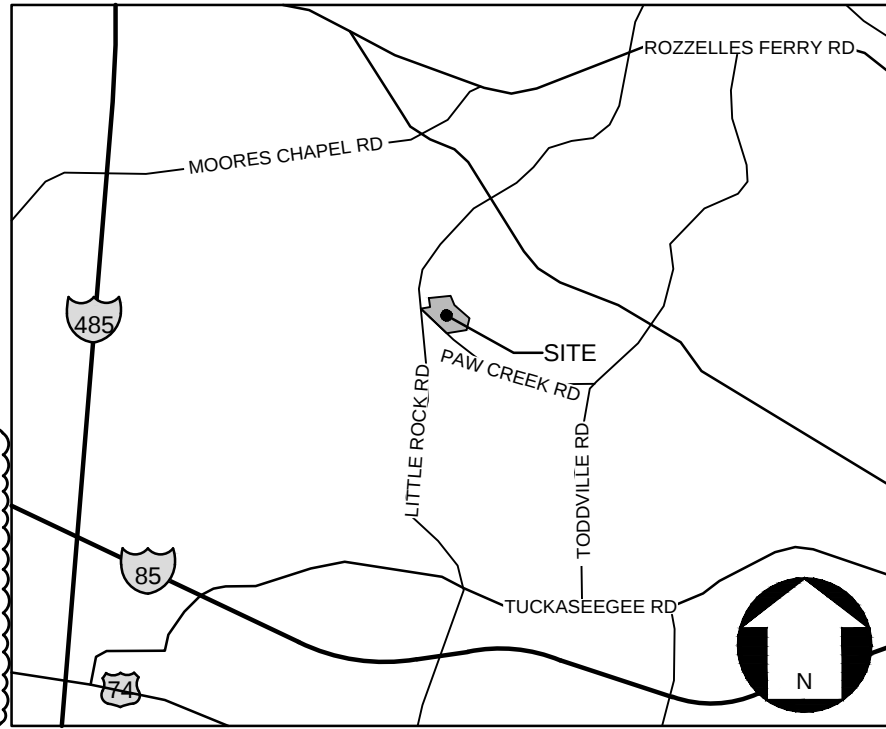
IV. Environmental Features

- The petitioner shall comply with the City of Charlotte Post Construction Stormwater Regulations (UDO Article 25).
- Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
- The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. 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 in order to accommodate actual storm water treatment requirements and natural site discharge points.
- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardPlank"), vinyl and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
- Meter banks shall be located outside of the setback and screened from view from all public rights-of-way and abutting properties.
- Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, 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 or stoops shall form a predominant feature of the building design for units fronting public streets and shall be located on the front and/or side of the building. Stoops may be covered but shall not be enclosed.
- All end units that directly abut Paw Creek Road shall include a covered stoop that faces Paw Creek Road and include blank wall provisions that limit blank wall expanses to a maximum of ten (10) feet on all building levels directly facing Paw Creek Road.
- Buildings shall be limited to a maximum of four (4) units per building.
- No more than fifty (50) percent of the buildings within the Site shall be quadraplexes.
- For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, including but not limited to doors, windows, awnings, material or color changes, and/or architectural design elements.

VI. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" or "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



VICINITY MAP
NOT TO SCALE

LEGEND:

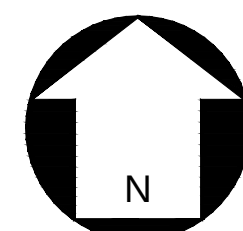
- | | |
|--|---------------------------------|
| | PROPERTY BOUNDARY |
| | EXISTING CONTOUR LINES |
| | PROPOSED CONTOUR LINES |
| | EXISTING STREAM / WATER BODY |
| | EXISTING LOT LINE |
| | RIGHT-OF-WAY LINE |
| | SETBACK LINE |
| | EXISTING PAVEMENT |
| | PROPOSED CURBING |
| | EXISTING CURBING |
| | ROAD CENTERLINE |
| | EXISTING FENCE |
| | PROPOSED BUILDING |
| | EXISTING BUILDING |
| | EXISTING BUILDING TO BE REMOVED |
| | PROPOSED ASPHALT |
| | PROPOSED CONCRETE |
| | PROPOSED TREE SAVE AREA |
| | PROPOSED OPEN SPACE |
| | PROPOSED WATER QUALITY |
| | PROPOSED TREE |
| | EXISTING TREE |
| | PROPOSED SITE ENTRY |



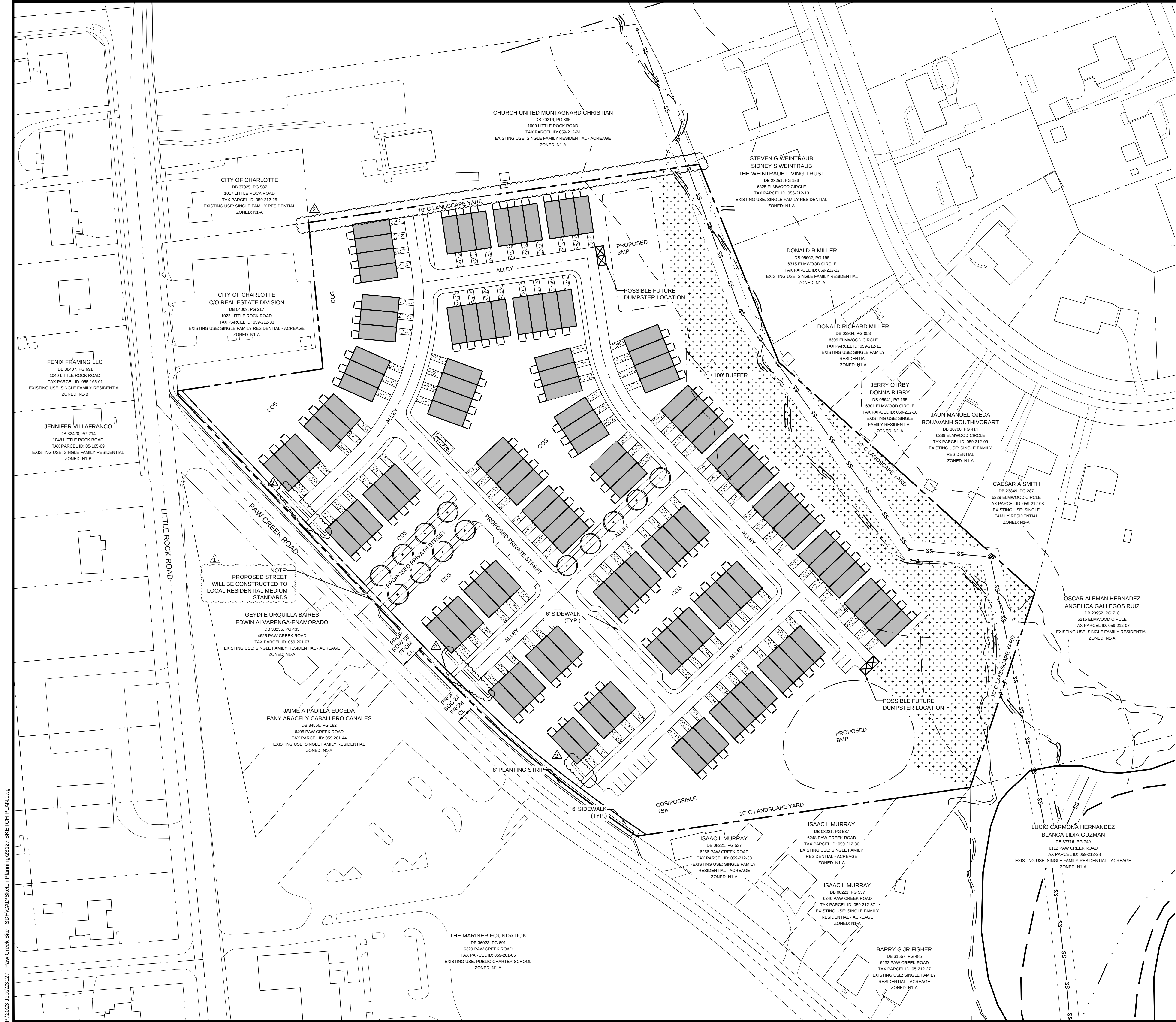
SCALE: 1"=100'

REVISIONS:

No.	Date	By	Description
1	2/12/24	LHS	PER STAFF COMMENTS
2	3/21/24	ENL	PER STAFF COMMENTS



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DEVELOPMENT DATA:	
SITE AREA:	±14.85 ACRES
TAX PARCELS:	059-212-26
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-A(CD)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL-ACREAGE
PROPOSED USES:	SINGLE FAMILY ATTACHED (MULTI-DWELLING DEVELOPMENT)
PROPOSED UNIT COUNT:	127 UNITS
MAX. BUILDING HEIGHT ALLOWED:	PER ORDINANCE
GREEN AREA REQUIRED:	97,030 SF (15% OF SITE)
GREEN AREA PROVIDED:	PER ORDINANCE
OPEN SPACE REQUIRED:	PER ORDINANCE
OPEN SPACE PROVIDED:	PER ORDINANCE
PARKING PROVIDED:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	PRIVATE ROLLOUT CONTAINERS

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	POSSIBLE GREEN AREA
	PROPOSED WATER QUALITY
	PROPOSED TREE
	EXISTING TREE



SCALE: 1" = 60'

REVISIONS:

No.	Date	By	Description
1	2/12/24	LHS	PER STAFF COMMENTS
2	3/21/24	ENL	PER STAFF COMMENTS

PAW CREEK SITE
SMITH DOUGLAS HOMES
CLIENT/OWNER'S NAME
CLIENT OR PROJECT ADDRESS
CITY OR TOWN, STATE ZIP

REZONING
SITE PLAN

PETITION NO. RZP-2023-176

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: BMC

Checked By: MDL

Date: 2/12/2024

Project Number: 23127

Sheet Number:

RZ-2

SHEET # 02 OF 02