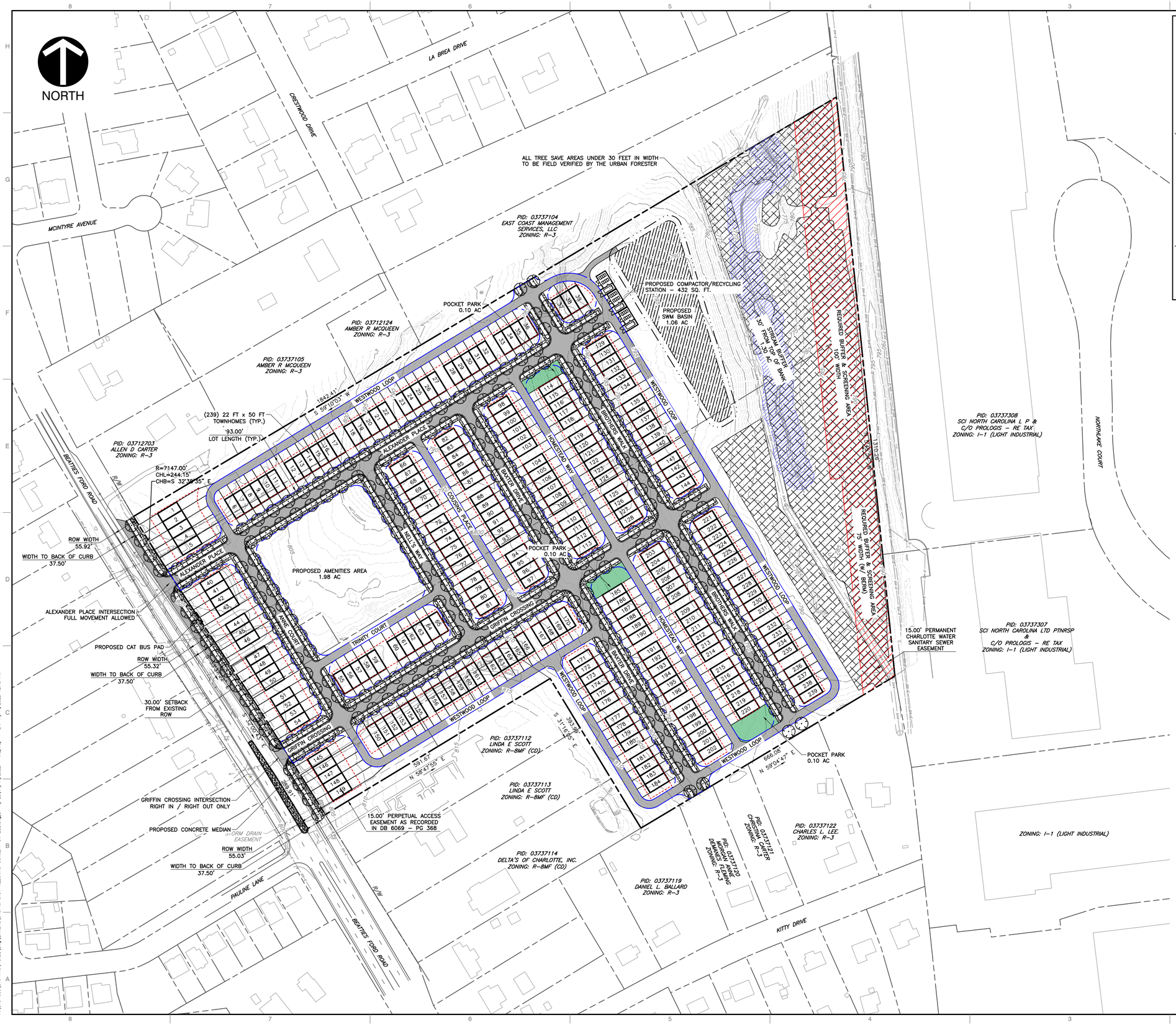

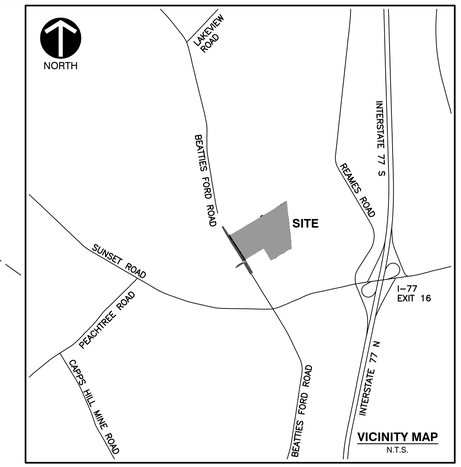

VICINITY MAP
N.T.S.

LEGEND

- SUBJECT PARCEL LINE
- ADJOINING PARCEL LINE
- SETBACK LINE (17' FRONT/20' BACK/5' SIDE)
- PROPOSED ROW (56' RESIDENTIAL ROAD/18' ALLEY)
- ACCESS/UTILITIES EASEMENT
- 720 EXISTING CONTOUR
- PROPOSED STREET TREE

SITE ZONING INFORMATION FOR PARCEL NO. 03737107, 03737108, 03737109, 03737110, & 03737111	
SITE AREA	±37.00 AC
EXISTING ZONING	PROPOSED ZONING
R-3	UR-2(CD)
MAXIMUM RESIDENTIAL DENSITY	8 UNITS/AC
PROPOSED RESIDENTIAL DENSITY	6.4 UNITS/AC
MINIMUM TREE SAVE AREA	6.18 AC
TREE SAVE REQUIRED: 15.0% = 5.57 ACRES	
TREE SAVE PROVIDED: 16.65% = 6.18 ACRES	
MAXIMUM BUILDING HEIGHT	40 FT*
MAXIMUM FLOOR-AREA RATIO	1.0
WATERSHED	LONG
OPEN SPACE – WILL COMPLY WITH ORDINANCE REQUIREMENTS WITH VARIANCE	
PARKING – MIN OF 1 SPACE PER UNIT / MAX OF 2 SPACES PER UNIT	
PARKING PROVIDED WITHIN LOT	2 SPACES PER UNIT
SHORT-TERM BICYCLE PARKING – WILL COMPLY WITH ORDINANCE REQUIREMENTS	
* MAXIMUM HEIGHT ADJACENT TO RESIDENTIAL CAN BE INCREASED PER CODE WITH INCREASED YARDS	

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REVISION RECORD

NO	DATE	DESCRIPTION

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GRIFFIN BROTHERS TIRE SALES, INC.
WESTWOOD RESERVE
MULTI-FAMILY DEVELOPMENT
CHARLOTTE, NORTH CAROLINA

REZONING SKETCH PLAN

DATE:	OCTOBER 2022	DRAWN BY:	MAS
DWG SCALE:	AS SHOWN	CHECKED BY:	DRAFT
PROJECT NO:		316-710	
APPROVED BY:		DRAFT	

DRAWING NO.:
SP-1
SHEET 1 OF 2

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GRIFFIN FAMILY INVESTMENTS, LLC
REZONING PETITION NO. 2022–065

DEVELOPMENT DATA TABLE:

SITE AREA:	±37.1 ACRES
TAX PARCEL:	03737107, 03737108, 03737109 03737110, AND 03737111
EXISTING ZONING:	R–3
PROPOSED ZONING:	UR–2 (CD)
EXISTING USE:	VACANT
PROPOSED USES:	UP TO 236 SINGLE–FAMILY ATTACHED (TOWNHOME) DWELLING UNITS
MAXIMUM BUILDING HEIGHT:	PER THE ORDINANCE
PARKING:	SHALL MEET ORDINANCE STANDARDS
MAXIMUM FAR:	1.0

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY GRIFFIN FAMILY INVESTMENTS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE–FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 37.1–ACRE SITE LOCATED ON THE EAST SIDE OF BEATTIES FORD ROAD, SOUTH OF MCINTYRE AVENUE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 03737107, 03737108, 03737109, 03737110, AND 03737111.
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE URS–2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
4. 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.
5. 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 CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF TWO HUNDRED THIRTY–NINE (239) SINGLE–FAMILY ATTACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE UR–2 ZONING DISTRICT.

III. TRANSPORTATION

1. 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). SITE ACCESS FROM GRIFFIN CROSSING SHALL BE LIMITED TO RIGHT–IN/RIGHT–OUT ONLY AND ACCESS FROM ALEXANDER PLACE SHALL BE FULL MOVEMENT.
2. 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.
3. PETITIONER WILL COORDINATE ALL OFF–SITE ROADWAY IMPROVEMENTS RELATED TO TURN LANE CONSTRUCTION WITH NCDOT. COORDINATION ITEMS WILL INCLUDE, BUT ARE NOT LIMITED TO, STORAGE LANE LENGTHS, TAPER LENGTHS, STRIPING AND PAVEMENT MARKINGS, SIGNAGE, LANE WIDTHS, BIKE LANES, SIDEWALKS AND PLANTING STRIP DIMENSIONS.
4. PETITIONER SHALL CONSTRUCT A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND SIX (6) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE OF BEATTIES FORD ROAD.
5. PETITIONER SHALL CONSTRUCT A FIVE (5) FOOT WIDE BIKE LANE WITH CURB AND GUTTER LOCATED 27.5 FEET FROM THE CENTERLINE OF THE ROADWAY ALONG THE SITE'S FRONTAGE OF BEATTIES FORD ROAD.
6. PETITIONER SHALL PROVIDE INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS ON THE SITE. INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
7. PETITIONER SHALL DEDICATE ALL RIGHTS–OF–WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY. RIGHT–OF–WAY SHALL BE SET AT TWO (2) FEET BEHIND THE BACK OF SIDEWALK WHERE FEASIBLE.
8. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, PETITIONER SHALL PROVIDE THE PROPOSED INTERNAL ROAD NETWORK TO SUB GRADE AND INSTALL CURB, GUTTER, AND STORM PIPE/DRAINS.
9. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIFTIETH (50TH) BUILDING CERTIFICATE OF OCCUPANCY.
10. 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 BROAD NORTH WESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
11. PETITIONER SHALL CONSTRUCT AN ADA COMPLIANT WAITING PAD AND SHELTER PAD PER LAND DEVELOPMENT STANDARD 60.04A NORTH OF PAULINE LANE, FINAL LOCATION TO BE DETERMINED DURING THE LAND DEVELOPMENT PLAN REVIEW PROCESS IN COORDINATION WITH CATS.

IV. ARCHITECTURAL STANDARDS

1. 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.
2. 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.
3. FOR ALL UNITS, PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO TWENTY (20) FEET ON ALL BUILDING LEVELS, PROVISIONS SHALL INCLUDE ONE OR MORE OF THE FOLLOWING BUT NOT BE LIMITED TO DOORS, WINDOWS, SHUTTERS, AWNINGS, MATERIAL OR COLOR CHANGES, BRICK OR STONE FOUNDATION WATER–TABLES, TRIM BANDS, AND/OR ENHANCEMENTS. PORCHES OR STOOPS AND OVERHANGS THAT EXTEND BEYOND THE WALLS OF THE MAIN BUILDING FOOTPRINT SHALL NOT BE USED IN CALCULATING THE TWENTY (20) FOOT EXPANSES FOR BLANK WALL PURPOSES. FOR TOWNHOMES ENTERING THE FRONT DOOR ON THE SIDE OF THE HOME, FRONT DOOR AREA PORCHES OR STOOPS SHALL BE USED IN CALCULATING THE TWENTY (20) FOOT EXPANSES FOR BLANK WALL PURPOSES. SIDE ENTRY PORCHES OR STOOPS SHALL BE CONSIDERED TO BE PROVISIONS OR ENHANCEMENTS.
4. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN FIFTEEN (15) FEET OF THE SIDEWALK SHALL BE RAISED OR LOWERED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF TWELVE (12) TO TWENTY–FOUR (24) INCHES.
5. ALL CORNER/END UNITS WHERE THE SIDE OF THE UNIT FRONTS A PUBLIC OR PRIVATE STREET SHALL HAVE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO TEN (10) FEET ON ALL BUILDING LEVELS FOR THE APPLICABLE SIDE ELEVATION.
6. ALL TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) CAR.
7. ALL GARAGE DOORS SHALL MINIMIZE THE VISUAL IMPACT BY EITHER PROVIDING A SETBACK OF TWELVE (12) TO TWENTY–FOUR (24) INCHES FROM THE FRONT WALL PLANE OR INCLUDE ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
8. PEDESTRIAN WALKWAYS SHALL BE PROVIDED TO CONNECT TO DRIVES WHICH SHALL CONNECT TO SIDEWALKS ALONG PUBLIC/PRIVATE STREETS.
9. BUILDINGS SHALL HAVE A MAXIMUM OF FIVE (5) UNITS PER BUILDING WHEN FRONTING A PUBLIC STREET.
10. THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE SITE WITH NO SIDE OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.

V. OPEN SPACE, AMENITIES AND BUFFERING

1. THE PETITIONER SHALL PROVIDE AN AMENITY AREA AND/OR COMMON OPEN SPACE AREA(S), AS GENERALLY DEPICTED ON THE REZONING PLAN, FOR A MINIMUM TOTAL AREA OF 1.4 ACRES AND WHICH MAY INCLUDE A MINIMUM OF TWO (2) AMENITIES INCLUDING: A CLUBHOUSE, COMBINATION OF HARDSCAPE AND SOFTSCAPE, POOL, CABANA, SEATING, ENHANCED LANDSCAPING, ART, FOUNTAINS, POOL, CABANA, GARDEN, CLUBHOUSE, DOG PARK, AND/OR OTHER SIMILAR AMENITIES.
2. THE PETITIONER SHALL PROVIDE A MINIMUM 100 FOOT WIDE BUFFER (WHICH MAY BE REDUCED 25% WITH A BERM PER THE ORDINANCE) ALONG THE EASTERN PROPERTY LINE ADJACENT TO THE INDUSTRIALLY–ZONED PARCEL 03737308, AS GENERALLY DEPICTED ON THE REZONING PLAN.

VI. ENVIRONMENTAL FEATURES

1. 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.
2. 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. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.
3. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

VII. 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" AND "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.

VIJ. STORM WATER QUALITY TREATMENT

FOR DEFINED WATERSHEDS GREATER THAN 12% BUILT–UPON AREA (BUA), CONSTRUCT WATER QUALITY STORMWATER CONTROL MEASURES (SCMS) DESIGNED FOR THE RUNOFF GENERATED FROM THE FIRST 1–INCH OF RAINFALL FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. SCMS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE–MECKLENBURG BMP DESIGN MANUAL.

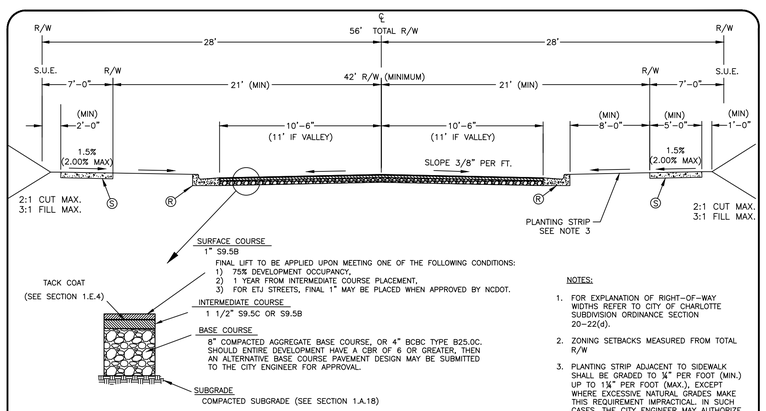
VIK. VOLUME AND PEAK CONTROL

FOR DEFINED WATERSHEDS GREATER THAN 12% BUILT–UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1–YEAR, 24–HOUR STORM FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. RUNOFF VOLUME DRAWDOWN TIME SHALL BE IN ACCORDANCE WITH THE CHARLOTTE–MECKLENBURG BMP DESIGN MANUAL.

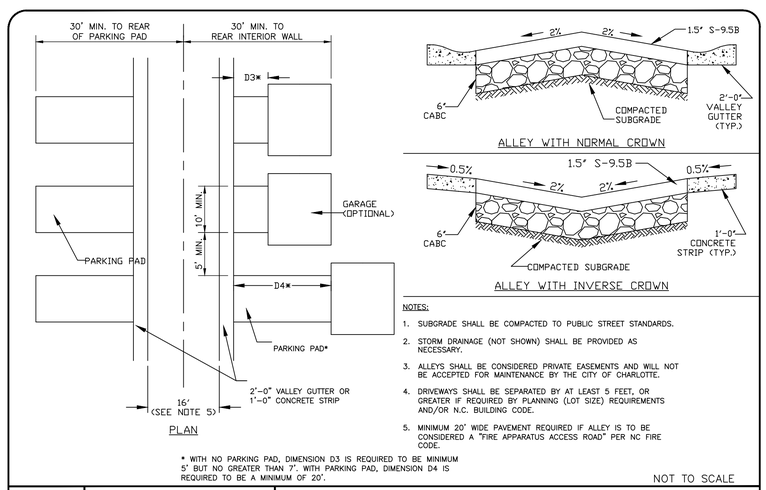
FOR COMMERCIAL PROJECTS WITH GREATER THAN 12% BUA, CONTROL THE PEAK TO NOT EXCEED THE PREDEVELOPMENT RUNOFF RATES FOR THE 10–YR, 6–HR STORM AND PERFORM A DOWNSTREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSTREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10–YR AND 25–YR, 6–HOUR STORMS.

FOR RESIDENTIAL PROJECTS WITH GREATER THAN 12% BUA, CONTROL THE PEAK TO NOT EXCEED THE PREDEVELOPMENT RUNOFF RATES FOR THE 10–YEAR AND 25–YEAR, 6–HOUR STORMS OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.

STAFF IS AVAILABLE TO DISCUSS MITIGATION OPTIONS PRIOR TO THE REZONING PLAN APPROVAL SHOULD THE PROJECT HAVE PRACTICAL CONSTRAINTS THAT PRECLUDE PROVIDING THE ABOVE REFERENCED STORMWATER MANAGEMENT.



CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION | STD. NO. U–02 | REV. 17



CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | RESIDENTIAL ALLEY DETAIL DOUBLE LOADED W/ TWO–WAY OPERATION | STD. NO. 11.19B | REV. 17

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CHARLOTTE, NORTH CAROLINA

DEVELOPMENT STANDARDS NOTES

DATE:	OCTOBER 2022	DRAWN BY:	MAS
DWG SCALE:	AS SHOWN	CHECKED BY:	DRAFT
PROJECT NO:			316-710
APPROVED BY:			DRAFT

DRAWING NO.: SP-2

SHEET 2 OF 2

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