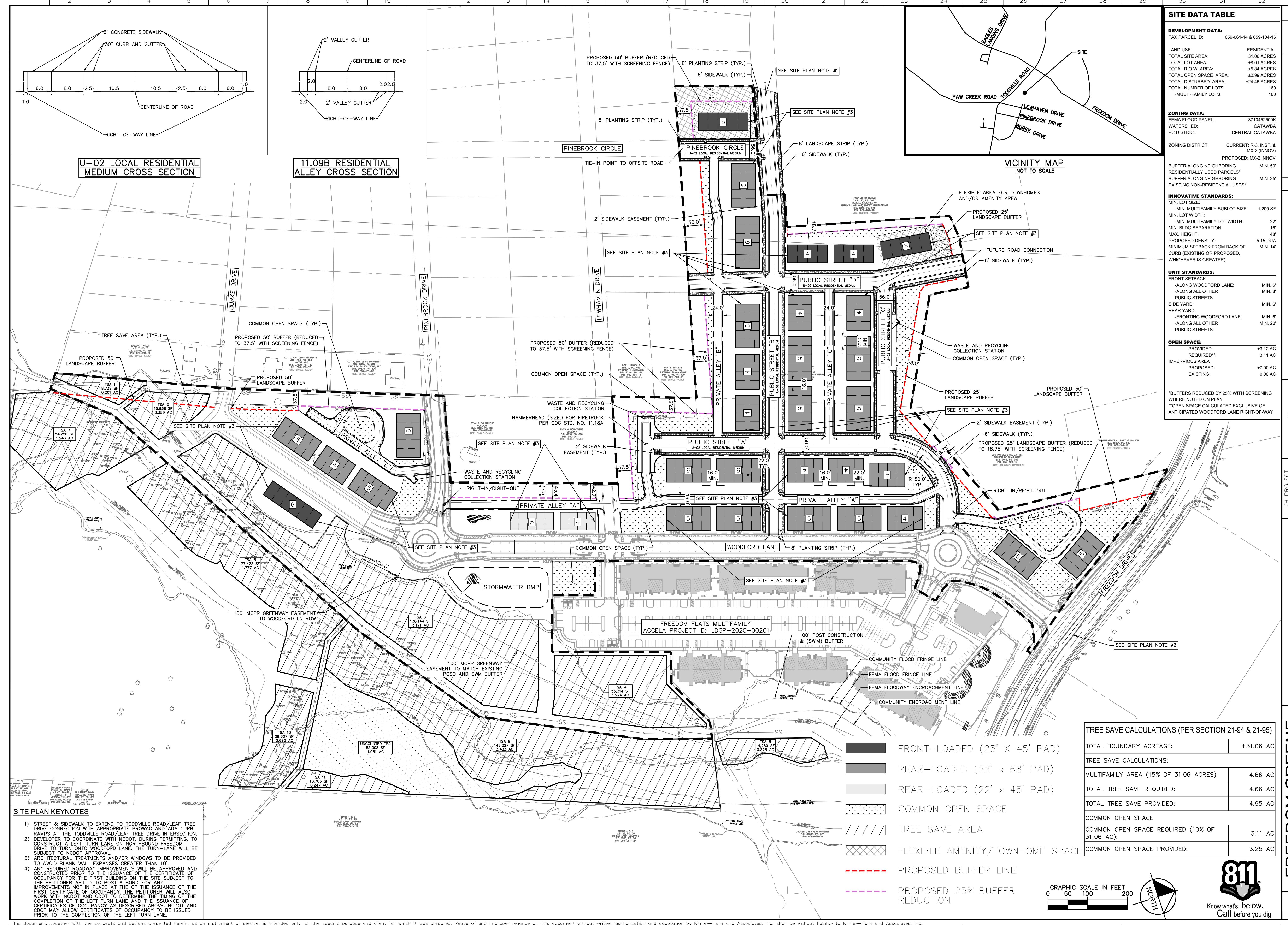


REZONING PLAN

**FREEDOM GREENE
TOWNHOMES**

PREPARED FOR
PROFILE HOMES
NORTH CAROLINA
CITY OF CHARLOTTE



SITE DATA TABLE

DEVELOPMENT DATA:	TAX PARCEL ID:
TAX PARCEL ID:	059-061-14 & 059-104-16
LAND USE:	RESIDENTIAL
TOTAL SITE AREA:	31.06 ACRES
TOTAL LOT AREA:	8.01 ACRES
TOTAL R.O.W. AREA:	5.84 ACRES
TOTAL OPEN SPACE AREA:	2.99 ACRES
TOTAL DISTURBED AREA:	24.45 ACRES
TOTAL NUMBER OF LOTS:	160
MULTI-FAMILY LOTS:	160

ZONING DATA:	FEMA FLOOD PANEL:
	3710452500K
WATERSHED:	CATAWBA
PC DISTRICT:	CENTRAL CATAWBA
ZONING DISTRICT:	CURRENT: R-3, INST. & MX-2 (INNOV) PROPOSED: MX-2 INNOV

BUFFER ALONG NEIGHBORING RESIDENTIALLY USED PARCELS*	MIN. 50'
BUFFER ALONG NEIGHBORING EXISTING NON-RESIDENTIAL USES*	MIN. 25'

INNOVATIVE STANDARDS:	MIN. LOT SIZE:
	1,200 SF
-MIN. MULTIFAMILY SUBLOT SIZE:	1,200 SF
-MIN. LOT WIDTH:	22'
-MIN. MULTIFAMILY LOT WIDTH:	16'
MIN. BLDG SEPARATION:	48'
MAX. HEIGHT:	5.15 DUA
PROPOSED DENSITY:	MIN. SETBACK FROM BACK OF CURB (EXISTING OR PROPOSED, WHICHEVER IS GREATER)

UNIT STANDARDS:	FRONT SETBACK
	-ALONG WOODFORD LANE: MIN. 6'
	-ALONG ALL OTHER PUBLIC STREETS: MIN. 8'
SIDE YARD:	MIN. 6'
REAR YARD:	-FRONTING WOODFORD LANE: MIN. 6' -ALONG ALL OTHER PUBLIC STREETS: MIN. 20'

OPEN SPACE:	PROVIDED: ±3.12 AC
REQUIRED**:	3.11 AC
IMPERVIOUS AREA:	±7.00 AC
PROPOSED:	0.00 AC
EXISTING:	0.00 AC

*BUFFERS REDUCED BY 25% WITH SCREENING WHERE NOTED ON PLAN
**OPEN SPACE CALCULATED EXCLUSIVE OF ANTICIPATED WOODFORD LANE RIGHT-OF-WAY

REZONING PETITION RZP-2021-119

KH PROJECT 013594000
DATE 12/13/2021
SCALE AS SHOWN C.J.W.
DESIGNED BY C.J.W.
DRAWN BY C.J.W.
CHECKED BY J.E.H.

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)

TOTAL BOUNDARY ACREAGE:	±31.06 AC
TREE SAVE CALCULATIONS:	
MULTIFAMILY AREA (15% OF 31.06 ACRES)	4.66 AC
TOTAL TREE SAVE REQUIRED:	4.66 AC
TOTAL TREE SAVE PROVIDED:	4.95 AC
COMMON OPEN SPACE	
COMMON OPEN SPACE REQUIRED (10% OF 31.06 AC):	3.11 AC
COMMON OPEN SPACE PROVIDED:	3.25 AC

811
Know what's below.
Call before you dig.
SHEET NUMBER RZ-1
CITY OF CHARLOTTE
NORTH CAROLINA

**DEVELOPMENT STANDARDS
PROFILE HOMES
REZONING PETITION NO. 2021-119**

12/13/2021

SITE DEVELOPMENT DATA:

-ACREAGE: ±30.16 ACRES
-TAX PARCELS: 059-061-14 & 059-104-16
-EXISTING ZONING: R-3, INST, MX-2 (INNOV)
-PROPOSED ZONING: MX-2 (INNOV) LWPA
-EXISTING USES: VACANT
-PROPOSED USES: UP TO 160 SINGLE-FAMILY ATTACHED DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MX-2 LWPA ZONING DISTRICT. SEE SECTION 2 BELOW FOR FURTHER INSTRUCTIONS.
-PARKING: PARKING AS REQUIRED BY THE ORDINANCE.

I. GENERAL PROVISIONS:

- A. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN FILED BY PROFILE HOMES ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED COMMUNITY ON APPROXIMATELY 31.06-ACRE SITE LOCATED AT 5005 FREEDOM DRIVE AND THE TERMINUS OF PINEBROOK CIRCLE (THE "SITE").
- B. **ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS UNDER THE ORDINANCE FOR THE MX-2 LWPA ZONING CLASSIFICATION SHALL GOVERN.
- C. **GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, SIDEWALKS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENT (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWED SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- i. MINOR AND DON'T MATTERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONERS APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

II. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- A. THE SITE MAY BE DEVELOPED WITH UP TO 160 SINGLE-FAMILY ATTACHED DWELLING UNITS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE MX-2 LWPA ZONING DISTRICT AND FURTHER RESTRICTED BELOW.

III. INNOVATIVE PROVISIONS:

THE PETITIONER REQUESTS THE FOLLOWING MODIFICATIONS TO THE MX-2 ZONING DISTRICT, AS PERMITTED IN SECTION 11.208 OF THE ORDINANCE

- A. ALL SINGLE-FAMILY ATTACHED DWELLING UNITS SHALL BE SETBACK 14-FEET FROM EXISTING OR PROPOSED BACK OF CURB.
- B. INTENT OF REDUCED FRONT SETBACKS AS ALLOWED UNDER MX-2 ZONING SHALL BE USED TO CREATE A MORE URBAN FEEL TO THE DEVELOPMENT AND CREATE A COMMUNITY THAT COMPLIMENTS THIS FREEDOM DRIVE AREA OF THE CITY.
- C. MINIMUM SIDE YARD OF SIX (6) FEET.
- D. MINIMUM REAR YARD OF SIX (6) FEET.
- E. MINIMUM MULTIFAMILY SUBLOT AREA OF 1,200 SQUARE FEET.
- F. MINIMUM MULTIFAMILY SUBLOT WIDTH OF TWENTY TWO (22) FEET.
- G. MAXIMUM DENSITY OF 5.5 DWELLING UNITS PER ACRE.
- H. MINIMUM BUILDING SEPARATION OF SIXTEEN (16) FEET.
- I. TOWNHOME BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREET SHALL BE LIMITED TO A MAXIMUM OF SIX (6) INDIVIDUAL UNITS.
- J. MAXIMUM HEIGHT: NOT TO EXCEED 48 FEET; BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY ORDINANCE AND IN COMPLIANCE WITH 9305(1)(j)(B).

IV. ACCESS, TRANSPORTATION AND IMPROVEMENTS:

- A. ACCESS TO THE SITE WILL BE FROM FREEDOM DRIVE, LEWHAVEN DRIVE, PINEBROOK DRIVE AND BURKE DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- B. AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK SHALL BE PROVIDED ON ALL PUBLIC STREETS.
- C. THE PETITIONER WILL PROVIDE SIDEWALKS AND PLANTING STRIPS ALONG THE INTERIOR PUBLIC STREETS, AS REQUIRED BY THE ORDINANCE AND AS REQUIRED BY CLDSM STANDARDS FOR A LOCAL RESIDENTIAL MEDIUM PUBLIC STREET.
- D. THE PETITIONER WILL, ALONG THE INTERNAL PUBLIC AND PRIVATE STREETS, USE BEST AND REASONABLE EFFORTS TO DESIGN THE BUILDINGS SO THE INDIVIDUAL DRIVEWAYS TO EACH UNIT ARE SEPARATED AS MUCH AS POSSIBLE FROM EACH OTHER.
- E. STREET TREES WILL ALSO BE PROVIDED ALONG THE PUBLIC AND PRIVATE STREETS AS REQUIRED.
- F. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- G. ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL ALSO WORK WITH NCDOT AND CDOT TO DETERMINE THE TIMING OF THE COMPLETION OF THE LEFT TURN LANE AND THE ISSUANCE OF CERTIFICATES OF OCCUPANCY AS DESCRIBED ABOVE. NCDOT AND CDOT MAY ALLOW CERTIFICATES OF OCCUPANCY TO BE ISSUED PRIOR TO THE COMPLETION OF THE LEFT TURN LANE.
- H. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
- I. THE PETITIONER SHALL DEDICATE AND CONVEY OF ALL RIGHTS-OF-WAY TO THE CITY PRIOR THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY. THE RIGHTS-OF-WAY WILL BE SET AT TWO (2) FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

V. ARCHITECTURAL STANDARDS, GENERAL DESIGN GUIDELINES FOR SINGLE-FAMILY ATTACHED DWELLING UNITS ("TOWNHOMES"):

- A. THE PRINCIPAL BUILDINGS USED FOR THE ATTACHED DWELLING UNITS ("TOWNHOMES") CONSTRUCTED ON THE SITE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARDY-PLANK), EIFS, DECORATIVE BLOCK, OR WOOD. VINYL, WHEN UTILIZED, SHALL BE A MINIMUM GAUGE OF 0.42.
- B. THE ENTRANCES (FRONT DOOR ENTRANCES) FOR THE PROPOSED TOWNHOMES LOCATED WITHIN 15 FEET OF A SIDEWALK WILL BE RAISED 12 INCHES ABOVE THE AVERAGE GRADE OF THE SIDEWALK.
- C. 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.
- D. PORCHES OR COVERED STOOPS SHALL FORM A PREDOMINATE MOTIF OF THE BUILDING DESIGN. EACH UNIT WILL BE CONSTRUCTED WITH A FRONT PORCH OR A COVERED STOOP. PORCHES AND STOOPS SHALL BE A MINIMUM OF FIVE (5) FEET.
- E. END UNITS ABUT A PUBLIC STREET WILL HAVE ARCHITECTURAL TREATMENT OR WINDOWS TO AVOID BLANK WALL EXPANSES GREATER THAN TEN (10) FEET ON ALL BUILDING LEVELS.
- F. UNITS WITH FRONT LOADED GARAGE DOORS VISIBLE FROM THE PUBLIC OR PRIVATE STREETS WILL BE RECESSED AT LEAST ONE (1) FOOT BEHIND THE FRONT MOST BUILDING FACE (A PORCH OR STOOP WILL BE CONSIDERED A PART OF THE BUILDING FACE), TO MINIMIZE THE VISUAL IMPACT OF THE GARAGE DOORS ON THE PUBLIC AND PRIVATE STREETS. IF THE GARAGES CANNOT BE RECESSED AS DESCRIBED ABOVE THEN A MINIMUM OF TWO OF THE FOLLOWING ARCHITECTURAL ELEMENTS WILL BE PROVIDED: (i) WINDOW IN THE GARAGE DOOR; (ii) GARAGE DOOR DECORATIVE HARDWARE; AND/OR (iii) LARGE REVERSE GABLE FEATURE WITH DECORATIVE BRACKETS.

VI. STREETSCAPE, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:

- A. PER SECTION 11.207 OF THE ORDINANCE AT LEAST 10% OF THE SITE SHALL BE SET ASIDE AS COMMON OPEN SPACE. THE REQUIRED OPEN SPACE WILL BE SET ASIDE AND IMPROVED AS REQUIRED BY THE ORDINANCE. A MINIMUM OF 4,000 SQUARE FEET OF THE REQUIRED COMMON OPEN SPACE AREA WILL BE IMPROVED WITH SEATING AREAS, WALKWAYS AND OTHER HARDCAPE AREAS, LANDSCAPE AREAS, AND LIGHTING. THE POSSIBLE LOCATIONS OF THE COMMON OPEN SPACE AREAS ARE GENERALLY DEPICTED ON THE REZONING PLAN.
- B. REAR YARDS WILL BE PROVIDED ALONG THE EXTERIOR PROPERTY LINES AS GENERALLY DEPICTED ON THE REZONING PLAN. THE REQUIRED PRIVATE OPEN SPACE FOR THE PROPOSED ATTACHED DWELLING UNITS MAY BE LOCATED WITHIN THE PROPOSED REAR AND SIDE YARDS, BUT NOT IN THE PROPOSED BUFFERS.
- C. BUFFERS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE BUFFER WIDTHS INDICATED MAY VARY FROM WHAT IS INDICATED (THE PROPOSED FENCE MAY BE ELIMINATED AND THE FULL BUFFER WIDTH PROVIDED) AS ALLOWED BY THE ORDINANCE. THE PETITIONER MAY ALSO SUBSTITUTE A BERM FOR THE FENCE AS ALLOWED BY THE ORDINANCE.
- D. THE LOCATION OF THE AMENITY AREAS GENERALLY DEPICTED ON THE REZONING PLAN ARE SUBJECT TO CHANGE. AS SUCH, UNITS MAY BE PROVIDED IN THE AREAS CURRENTLY DEPICTED AS AMENITY AREAS.

VII. ENVIRONMENTAL FEATURES:

- A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. 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.
- C. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATION IF REQUIRED BY CITY ORDINANCE.
- D. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. THE POSSIBLE LOCATION OF THE PROPOSED TREE SAVE AREAS ARE GENERALLY DEPICTED ON THE REZONING PLAN.

VIII. LIGHTING:

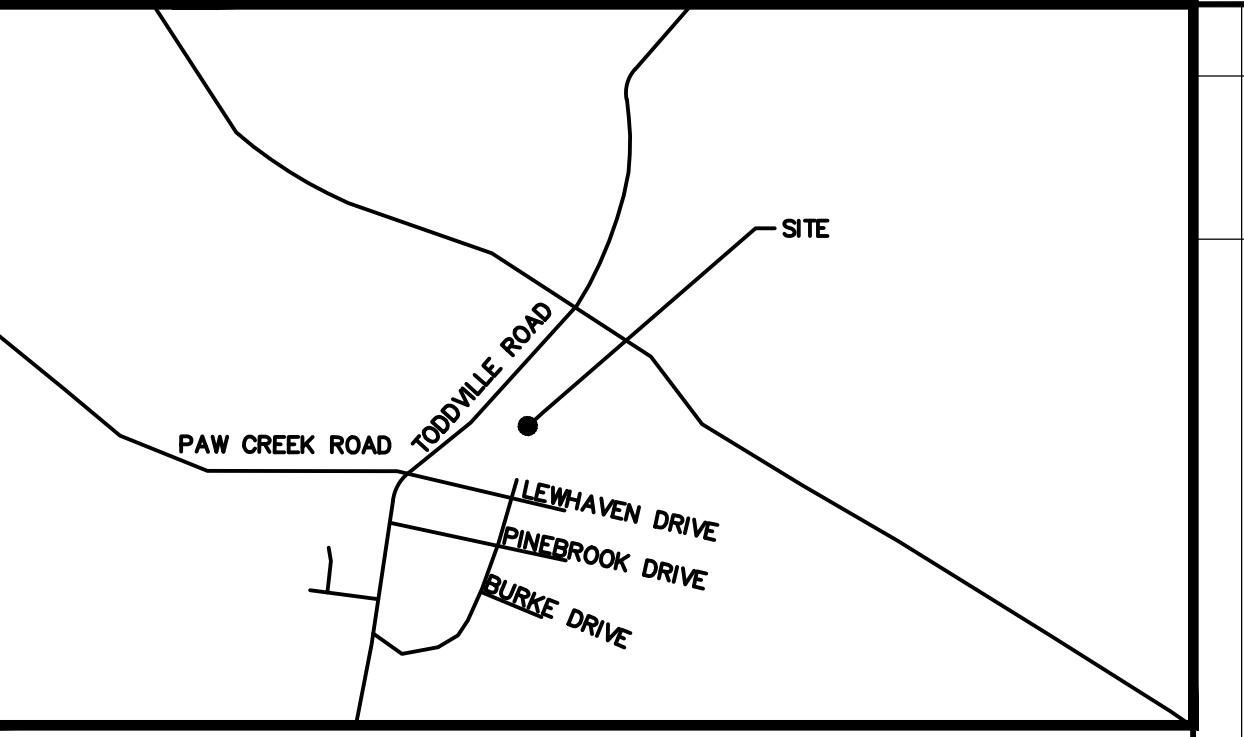
- A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
- B. ARCHITECTURAL LIGHTING ON BUILDING FAÇADES, SUCH AS BUT NOT LIMITED TO SCONCES, WILL BE PERMITTED.

IX. AMENDMENTS TO THE REZONING PLAN:

- A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDE THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

X. BINDING EFFECT OF THE REZONING APPLICATION:

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN 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 HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



VICINITY MAP

Kimley Horn

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DEVELOPMENT STANDARDS

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