

Weekley Homes, LLC
Development Standards - Lakeview Road
12/16/2024
Rezoning Petition No. 2024-118

Site Development Data:
 --Acreage: ± 9.4
 --Tax Parcel #: 037-166-01, 037-166-05, 037-166-13, 037-166-14, and 037-166-15
 --Existing Zoning: N1-A
 --Proposed Zoning: N2-A(CD)
 --Existing Uses: Vacant and one single family dwelling.
 --Proposed Uses: A multi-dwelling development with up to one hundred thirty-two (132) dwelling units which may include a combination of duplex, triplex, quadplex and/or multi-family attached dwelling units as allowed by right and under prescribed conditions in the N2-A zoning district together with accessory uses as more specifically restricted below in Section 2.
 --Maximum Building Height: As per the N2-A building height standards.
 --Parking: As required by the Ordinance.

1. General Provisions:

a. Site Location: These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Weekley Homes, LLC ("Petitioner") to accommodate the development of a residential community on an approximately 9.4-acre site located on the south side of Lakeview Road which extends south along the western boundary of Interstate 77 to Hickory Lane (the "Site").

b. 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 "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the N2-A zoning classification shall govern all development taking place on the Site.

c. Graphics and Alterations: The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and parking envelopes, open space areas, and other development matters and site elements (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 Article 37.3 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 allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially 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 the criteria described above, the Petitioner shall then follow the Administrative Minor Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Number of Buildings Principal and Accessory: The total number of principal residential buildings as part of the multi-dwelling development component to be developed on the Site will be limited to twenty-nine (29). It is understood that twenty-eight (28) buildings are generally depicted. The increase in one building permits the ability to increase the number of buildings so long as the building massing along an exterior property line is not increased and the number of units does not exceed 132 units. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures associated with the multi-dwelling development will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

2. Permitted Uses & Development Area Limitations:

a. The Site may be developed with a multi-dwelling development which is to be made up of a combination of duplex, triplex, quadplex and/or multi-family attached dwelling units for a maximum total of 132 dwelling units, together with accessory uses, as allowed by right and under prescribed conditions in the N2-A zoning district.

3. Access, Transportation Improvements & Streetscape:

a. Access to the Site will be provided by a new public local residential wide street extending from Lakeview Road to Hickory Lane as generally depicted on the Rezoning Plan. There is also a proposed street stub extending to the western property line of the Site. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards. The new local residential streets will include a streetscape consisting of a minimum eight (8) foot wide planting strip and six (6) foot wide sidewalk. No on-street parking will be provided along the portion of the street between tax parcels 037-166-04 & 06 and CLDSM U-03C1 may be utilized for that portion of the street.

b. 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 and/or NCDOT in accordance with published standards.

c. All required transportation improvements will be approved and constructed before the Site's first building certificate of occupancy is issued, subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy as approved by the City of Charlotte.

d. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks that are located along public streets and outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

e. Lakeview Road is designated a 4+ Avenue with a shared use path on the adopted Charlotte Streets Map. The required distance from the centerline to the future back of curb is a minimum of thirty (30) feet. Right-of-way measuring 50 feet from the centerline of Lakeview Road will be dedicated if it does not currently exist.

f. The Petitioner shall provide a minimum eight (8) foot wide planting strip and twelve (12) foot wide shared-use path along the future back of curb of the Site's Lakeview Road frontage where feasible due to the limited frontage. If allowed by NCDOT, additional right-of-way along Lakeview Road will be dedicated so the shared-use path is within the right-of-way. The right-of-way or a permanent sidewalk easement will be located a minimum of two (2) feet behind the shared use path where feasible. If the shared-use path is not allowed within the Lakeview Road right-of-way, it will be constructed outside the Lakeview Road right-of-way, within a public access easement, and maintained by the Petitioner. The required perimeter trees shall be located behind the shared-use path and out of the

right-of-way if not allowed within the Lakeview Road right-of-way by NCDOT.

g. Transportation improvements will be made to the Hickory Lane frontage as required by Article 33 of the Ordinance for a local residential street. A minimum eight (8) foot wide planting strip and eight (8) foot wide sidewalk will be provided along the Site's Hickory Lane frontage. The location of the future back of curb and gutter is to be relocated per the appropriate residential wide street cross section. Right-of-way measuring 33.5 feet from the centerline of Hickory Lane will be dedicated.

h. In the event a Right-of-Way Encroachment Agreement is necessary for the installation of any non-standard items (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 will be submitted for approval by CDOT prior to construction/installation.

i. 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 Western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

j. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Based on the daily trips, the petitioner will be required to satisfy Tier 1 Multimodal assessment (3 points). Possible mitigation options are indicated in the attached Comprehensive Transportation Review (CTR) summary table.

k. A left turn lane shall be provided along Lakeview Road into the development onto Road A as generally depicted on the Rezoning Plan. A 100-foot stem shall be provided along Road A measured from Lakeview Road where no parking is permitted.

4. Buffers, Yards, Open Space, and Landscaping:

a. Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets. For dwelling units which front along a network required street, a direct pedestrian connection will be provided from the entrance to the adjacent public sidewalk.

b. A required ten (10) foot wide Class C landscape yard will be provided as generally depicted on the Rezoning Plan as per Article 20.9 of the Ordinance for portions of the Site abutting single family, duplex, triplex, and quadplex dwellings.

c. A conditional ten (10) foot wide Class C landscape yard will be provided along the right-of-way for Interstate 77 within the area where residential buildings are identified on the Rezoning Plan; not within the tree save area identified on the Rezoning Plan. No fence or wall is required within the landscape yard due to the existing noise abatement wall along the interstate.

d. Front, side and rear setbacks will be provided as required by the Ordinance.

e. Open space will be provided per the N2-A requirements found in Article 5.4. In areas where common open space is provided, such areas will be amenitized with usable outdoor landscape features, such as courtyards, seating areas, and include various landscape features, such as grass, groundcover, trees, and shrubs.

f. Residential buildings which abut both a frontage and common open space may have sidewalks which orient perpendicularly to the common open space rather than a frontage within the areas as generally depicted on the Rezoning Plan. The common open space shall have a minimum width of 50 feet and a maximum length of 500 feet.

g. The front setback along Hickory Lane shall be increased to the N1-A required 27-foot setback from the future right-of-way to create a better transition from the adjacent N1-A zoning district.

5. General Design Guidelines:

a. The residential buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance. Accessory buildings and structures associated with the multi-dwelling development will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

b. Windows, doors, porches, stoops, or other architectural features are required on all frontage-facing facades to avoid the appearance of blank walls. All ground floor entrances to individual units on a frontage with a sidewalk shall be between 1' and 5' above or below

the grade of the adjacent sidewalk when located within 10' of the back of sidewalk.

c. The facades of the buildings abutting public streets and internal network required streets will not have blank walls that exceed twenty (20) feet in length on all building levels. Windows will be provided on these facades abutting public streets and internal network required streets in order to accommodate a minimum 25% transparency on the ground floor and 15% transparency on the upper floors to avoid blank walls.

d. The dwelling front entry shall be recessed a minimum of one foot.

e. Front elevation rooflines shall include a variation treatment such as a pitch break or shed roof.

f. Front elevations shall include a stone or masonry water table; it is understood stone or masonry may extend above the water table.

g. Meter banks, HVAC, and related mechanical equipment will be screened as required per the UDO. Ground-mounted or wall-mounted mechanical equipment shall not be located in the established setbacks along the a frontage.

h. Dumpster and recycling area will be fully enclosed on three sides by a minimum 75% opaque fence with one side being a decorative gate. The fence used to enclose the dumpster will be of a material prescribed by the Ordinance and be of a compatible color used on the principal buildings.

i. No more than six (6) attached dwelling units may be located in a residential building and no more than four of such residential buildings shall be constructed within the multi-dwelling development.

j. All dwelling units will have garages and all residential buildings fronting a network required street or common open space will have rear load garages.

6. Environmental Features:

a. The 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.

b. The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required tree save/replanted tree save areas 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 and are subject to change.

c. Development within any SWIM/PCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance. Stream delineation reports are subject to review and approval by Charlotte Storm Water Services.

7. Lighting:

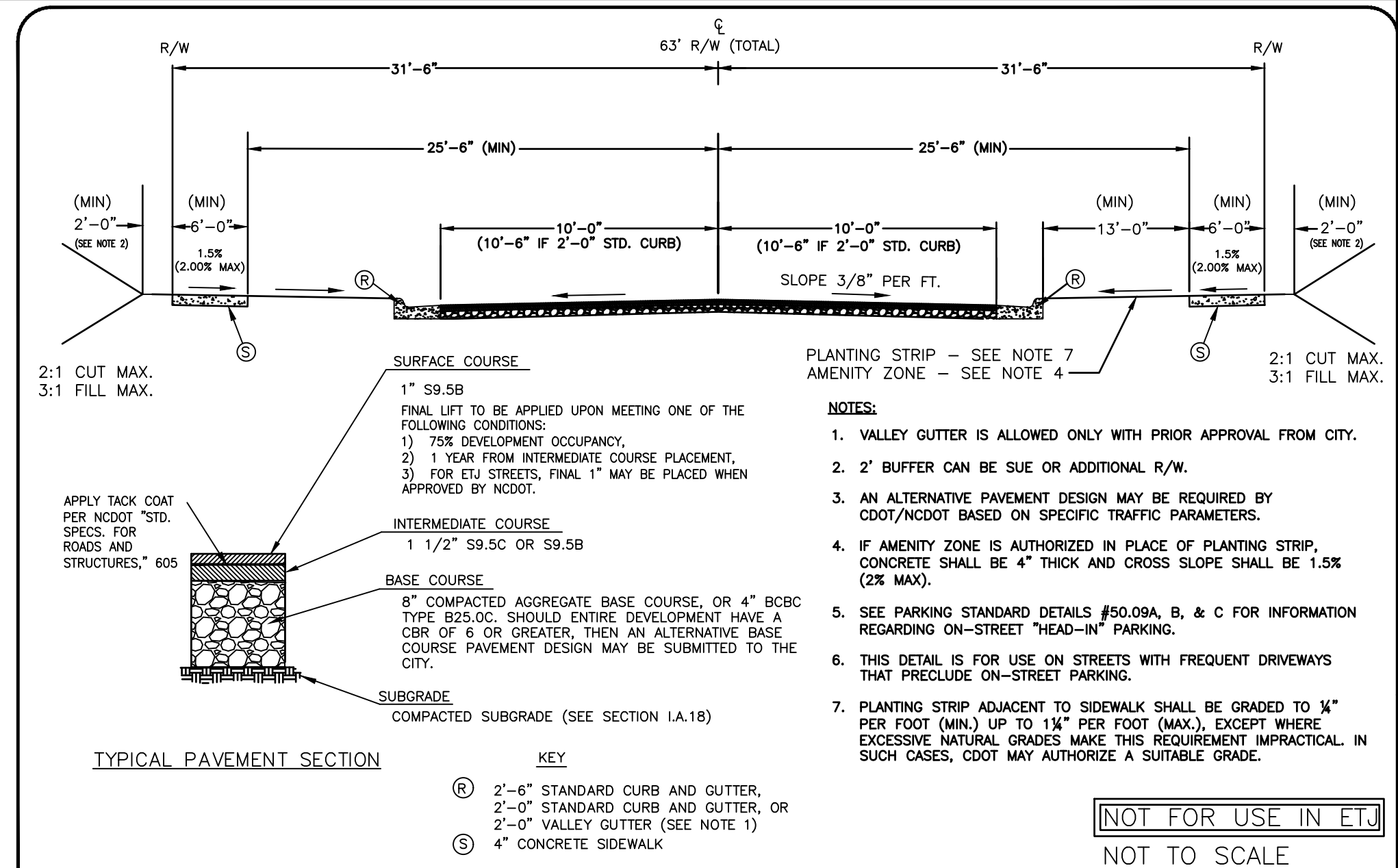
a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.

8. Amendments to the Rezoning Plan:

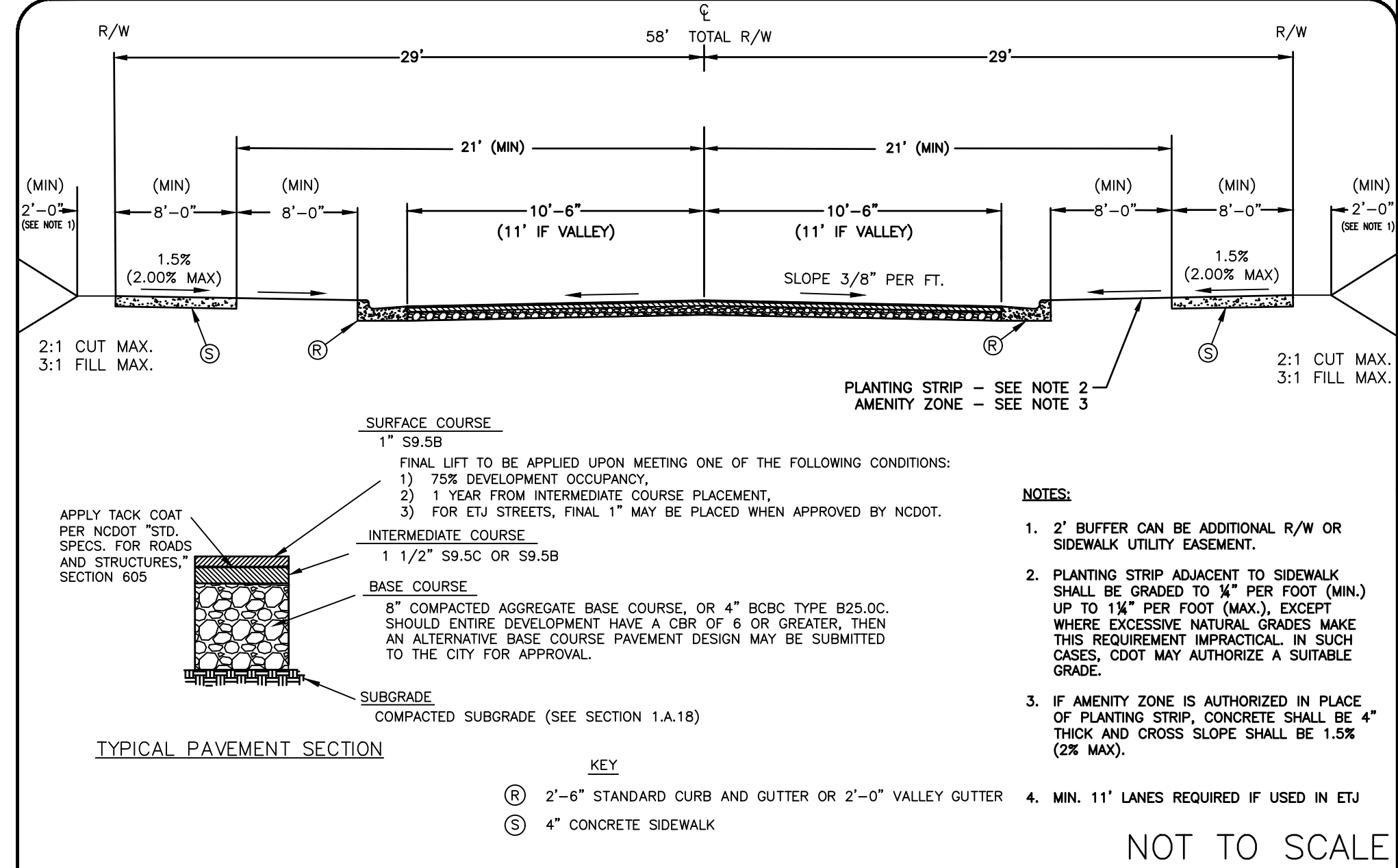
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

9. Binding Effect of the Rezoning Application:

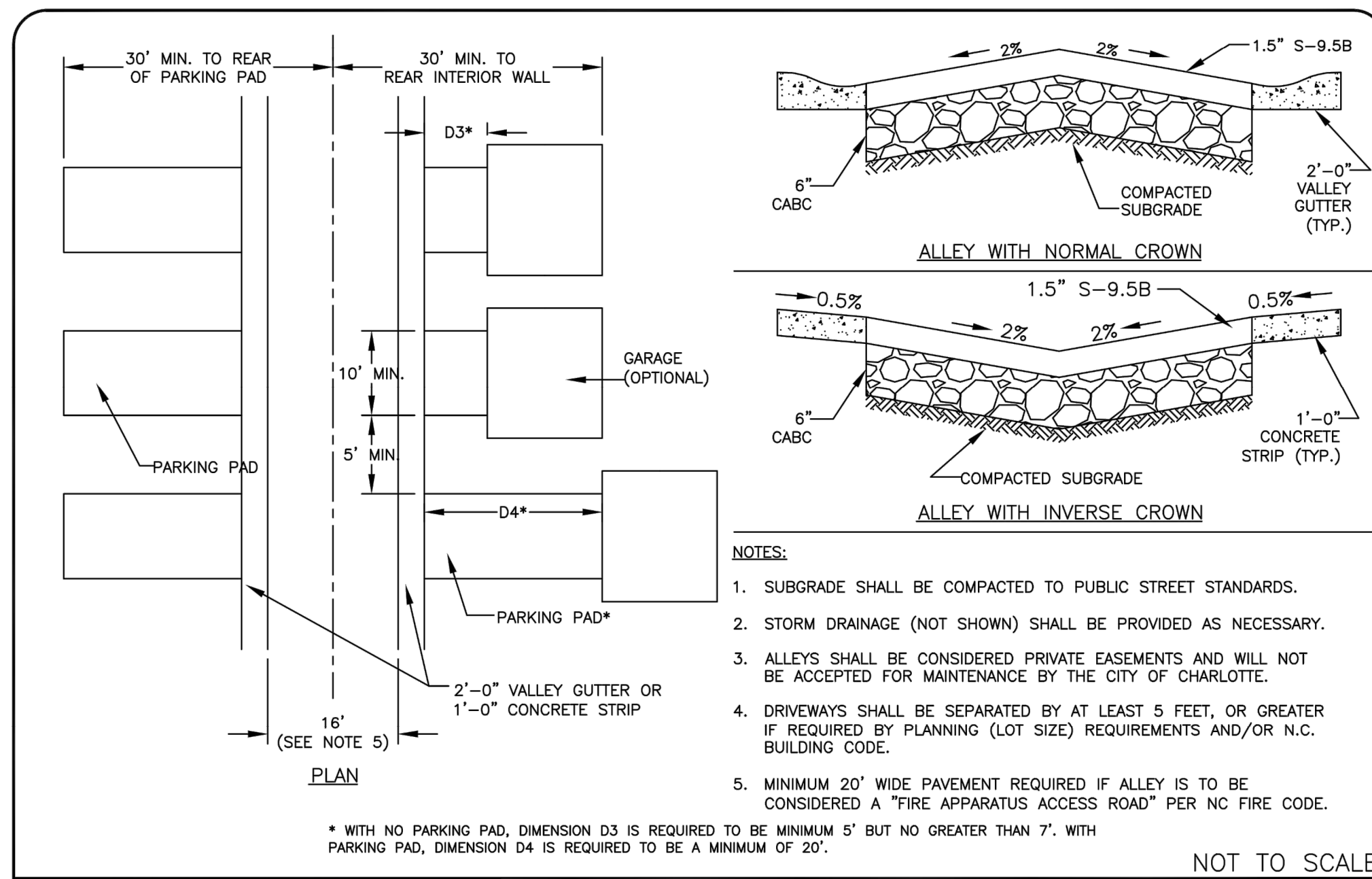
a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



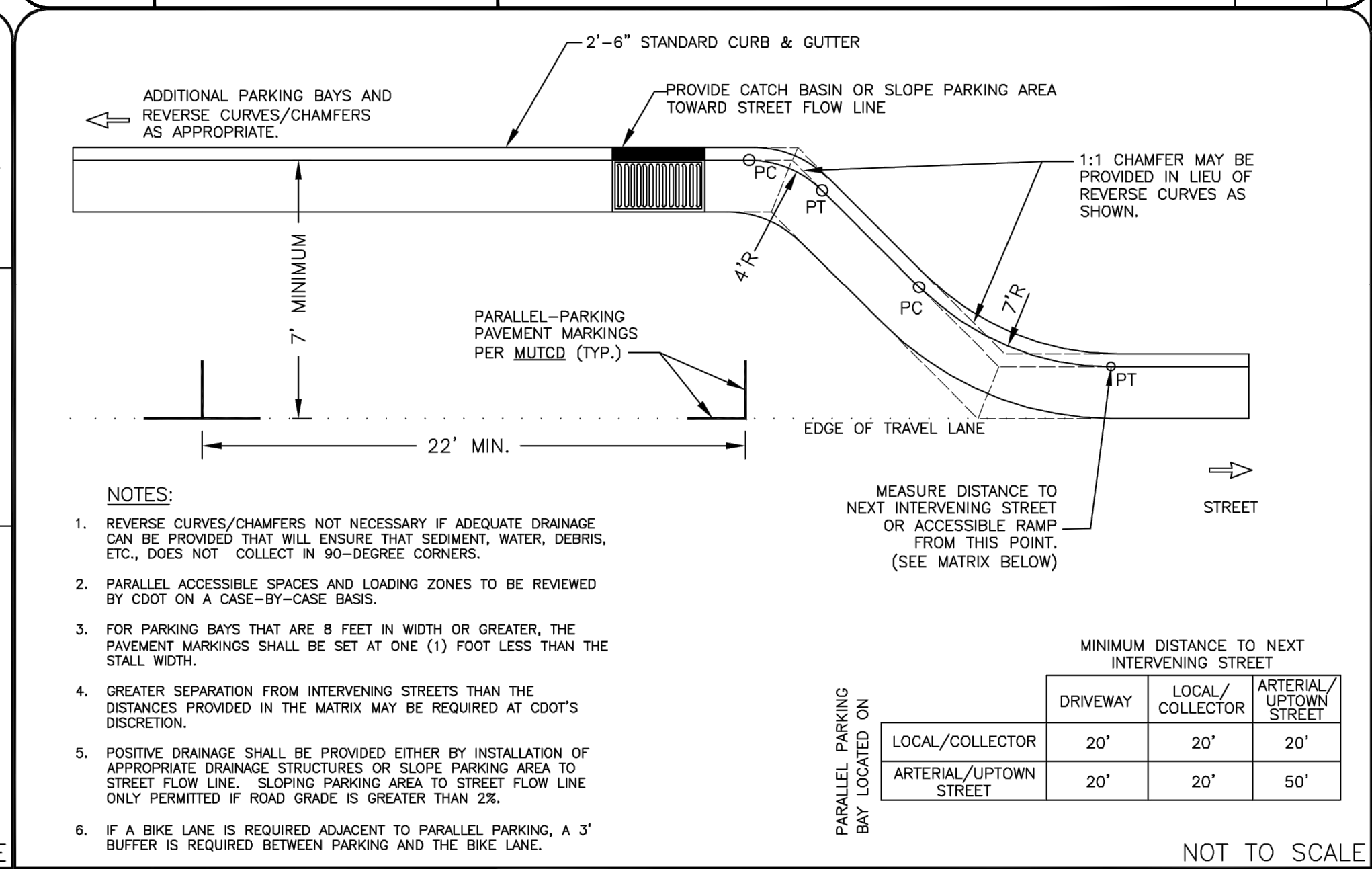
CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
LOCAL RESIDENTIAL WIDE STREET AT INTERSECTION
WITH CURB EXTENSION TYPICAL SECTION (6' SIDEWALK)
 STD. NO. REV. U-03C2/23



CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ
LOCAL RESIDENTIAL MEDIUM STREET
TYPICAL SECTION (8' SIDEWALK)
 STD. NO. REV. U-02B/23



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



CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ
PARALLEL PARKING STANDARDS
 STD. NO. REV. 50.09C/23

REVISION RECORD

NO.	DATE	DESCRIPTION
1	11/14/2024	CONDITIONAL ZONING REQUEST

5434 LAKEVIEW ROAD SITE
DAVID WEEKLEY HOMES
CITY OF CHARLOTTE
MECKLENBURG CO., NORTH CAROLINA

Civil & Environmental Consultants, Inc.
 3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273
 Ph: 980.237.0373 - Fax: 980.237.0372
 www.cecinco.com

DEVELOPMENT STANDARDS

DATE: DECEMBER 16, 2024 | DRAWN BY: MEK
 DWG SCALE: AS SHOWN | CHECKED BY: MEK
 PROJECT NO: 335-150
 APPROVED BY: MLG

RZ-02

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