

ARLOTTE.	D.R. Horton Planningevelopment Standards Demmond Farm (3/21/2024) 2 (Rezoning Petition No. 2023 169) 1 Development Data:/ CITY COUNCIL	 a. The buildings on the Site will comply w standards, and building material restrictions found in b. Meter banks will be screened from adjoinin c. HVAC and related mechanical equipment adjacent properties at grade. Ground-mounted mechanical
Act Tax Exi Pro Exi	Pevelopment Data:/ CITY COUNCIL reage: x Parcel#: ZP-2023 1114603 sting Zoning: posed Zoning: 07/ N25A(OD)24 sting Uses: posed Uses: Residential dwellings units as permitted by right and under prescribed conditions,	 setback along the Lemmond Farm Drive frontage d. Dumpster and recycling area will be enclose gate. The wall or fence used to enclose the dum materials and colors used on the principal buildings. e. The number of <i>units</i> in a building can be exterior of the site do not increase in massing.
	together with accessory uses, as allowed in the N2-A zoning district (all as more specifically described and restricted below in Section 3). ximum Number of Residential Dwelling Units: Up to one hundred twenty-four (124) attached dwelling units as allowed by right and under prescribed conditions in the N2-A zoning district. Either 250 square feet of Private Open Space per dwelling unit on each unit Sublot or ten percent (10%) of the Site shall be provided as Useable Common Open Space.	 f. Preferred Exterior Building Materials: A combination of portions of brick, natural stone (or cement ("HardiPlank") and/or other materials appro g. Prohibited Exterior Building Materials: doors or door trim, and (ii) concrete masonry units r h. Pitched roofs, if provided, shall be symm porches and attached sheds may be no less than 2:12
	ximum Building Height:As per the N2-A building height standards.king:As required by the Ordinance.	 Buildings shall have either a porch or stoop <u>Environmental Features:</u>
	<u>General Provisions</u> : a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by D.R. Horton ("Petitioner") to accommodate the development of a residential community on an approximately 33.95-acre site located on Lemmond Farm Drive (the "Site").	a. The Site shall comply with the Charlott Stormwater Ordinance found in Article 25 of the management system(s) depicted on the Rezoning I development plan submittal and are not implicitly necessary in order to accommodate actual storm was
	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.	b. The Site will comply with the Tree provision of the required green space areas will be determined. Green space areas will comply with the requirement <i>site shall provide the required tree save of Phase I</i>
	c. Graphics and Alterations . The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, building 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	 c. Development within any SWIM/PCSO Buf Charlotte-Mecklenburg Storm Water Services and a Reports are subject to review and approval by Charl d. A 0.63 acre park shall be dedicated to M
	Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the Ordinance.	certificate of occupancy. The location is generally o
	Since the project has not undergone the design development and construction phases, it is intended that this <i>Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements.</i> 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.	 7. <u>Lighting:</u> a. All freestanding exterior lighting installed of 8. <u>Amendments to the Rezoning Plan</u>:
	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.	 a. Future amendments to the Rezoning Plan applied for by the then Owner or Owners of the ap such amendment in accordance with the provisions 1 Binding Effect of the Rezoning Application:
	d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site will be limited to twenty-eight (28). 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 will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site. Permitted Uses & Development Area Limitations:	a. If this Rezoning Petition is approved, all counder the Rezoning Plan will, unless amended in binding upon and inure to the benefit of the Peti Areas, as applicable, and their respective heirs, d assigns.
	a. The principal building(s) constructed on the Site shall be developed with up to one hundred twenty-four (124) attached residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the N2-A zoning district.	
3.	<u>Access and Transportation Improvements:</u>a. Access to the Site will be from Lemmond Farm Drive as generally depicted on the Rezoning Plan. 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.	Δ
	b. 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 and/or NCDOT in accordance with applicable published standards.	SITE DEVELOPMENT DATA - CO Proposed Trip Generation
	c.Required roadway improvements, if any, 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's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.	Land Uses Dens Single family - detached homes 12
	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.	2) 3) 4) 5)
	e. The Petitioner shall provide an eight (8) foot planting strip and eight (8) foot sidewalk along the Site's public streets. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks that are located along the 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.	Mulitmodal Mitigation List of Mitigations: 1) Reconstruct 2 accessible ramps (signalized
	f. In the event a Right-of-Way Encroachment Agreement is necessary 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 will be submitted for approved by CDOT prior to construction/installation.	 2) Reconstruct 2 accessible ramps (unsignaliz 3) Add APS to the existing crossing at the intervention of the south 4) Remove the channelization from the south pole in the channelization island and relocated
c	g. 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 northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.	Transportation Demand Management Mitigat List of Mitigations: 1) 2) 3)
4/2/2024 9:55:40 AM,	 h. The Petitioner shall implement the following improvements to achieve the required multi-modal mitigation points: i. Bring the curb ramps into ADA compliance at the intersection of Denbur and Albemarle and provide accessible pedestrian signals on both sides of Denbur. ii. Remove the channelization from the southbound turn lane and provide restriping if necessary. iii. Relocate the pedestrian pole in the channelization island and relocate to the corner. <i>It is understood the above multi-modal mitigation improvements may be substituted for other improvements upon CDOT approval.</i> 	4) 5) TIS Required (Yes/No): No CO Phasing (list CO phasing of CTR mitigation 1) 2) 3)
^{Ap} 'TZX-E008	Streetscape, Buffers, Yards, Open Space, and Landscaping:	4) 5)
ling\DRH23	a. Streets A and B are designed as a Local Residential Wide per CLDSM U-03C1. A minimum twenty (20) foot setback shall be provided from the back of the proposed sidewalks.	SITE DEVELOF
sring/Rezon	b. A twenty-five (25) foot wide Class B landscape yard will be provided as generally depicted on the Rezoning Plan as per Article 20.9 of the Ordinance.	RP_AssetID ¹ X Coordin
on/Enginee	c.Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets.	R103806 35.2167 R103940 35.2167 R111235 35.2167
04-Prod	d. The proposed development shall provide either 250 square feet of Private Open Space per dwelling unit on each unit Sublot or ten percent (10%) of the Site shall be provided as Useable Common Open Space. Such open space may be private open space, common open space, public open space, or any combination thereof. Residential on-site open space shall meet the design requirements of Article 16.5 of the Ordinance.	R100945 35.2165
rojects\DRH\DRH2.	<u>Architectural Standards:</u>	² From Survey (Use decimal degrees to 4 decir ³ Perpendicular, Directional, Parallel, Comina

l comply with the applicable residential site layout, building design ions found in Article 5 of the Ordinance.

rom adjoining properties and from public streets. cal equipment will be screened from public view and from view of nounted mechanical equipment shall not be located in the established

vill be enclosed by a solid wall or fence with one side being a decorative se the dumpster will be architecturally compatible with the building al buildings.

ilding can be increased or decreased so long as the buildings on the Ussing. Waterials: All principal and accessory buildings shall be comprised of a ral stone (or its synthetic equivalent), stucco, cementitious siding, fiber

terials approved by the Planning Director. Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, sonry units not architecturally finished.

all be symmetrically sloped no less than 5:12, except that roofs for ess than 2:12, unless a flat roof architectural style is employed. rch or stoop oriented toward the public street.

the Charlotte City Council approved and adopted Post Construction le 25 of the Ordinance. The location, size, and type of storm water Rezoning Plan are subject to review and approval as part of the full t implicitly approved with this rezoning petition. Adjustments may be al storm water treatment requirements and natural site discharge points.

Free provisions of the Ordinance found in Article 20. The final location be determined during the land development approval process for the Site. requirements of the Ordinance {It is understood that 2.07 acres of the e of Phase I for approved set SDRMF-2018-00122.} mmmm

/PCSO Buffer shall be coordinated with and subject to approval by ervices and mitigated if required by City ordinance. Stream Delineation val by Charlotte Storm Water Services.

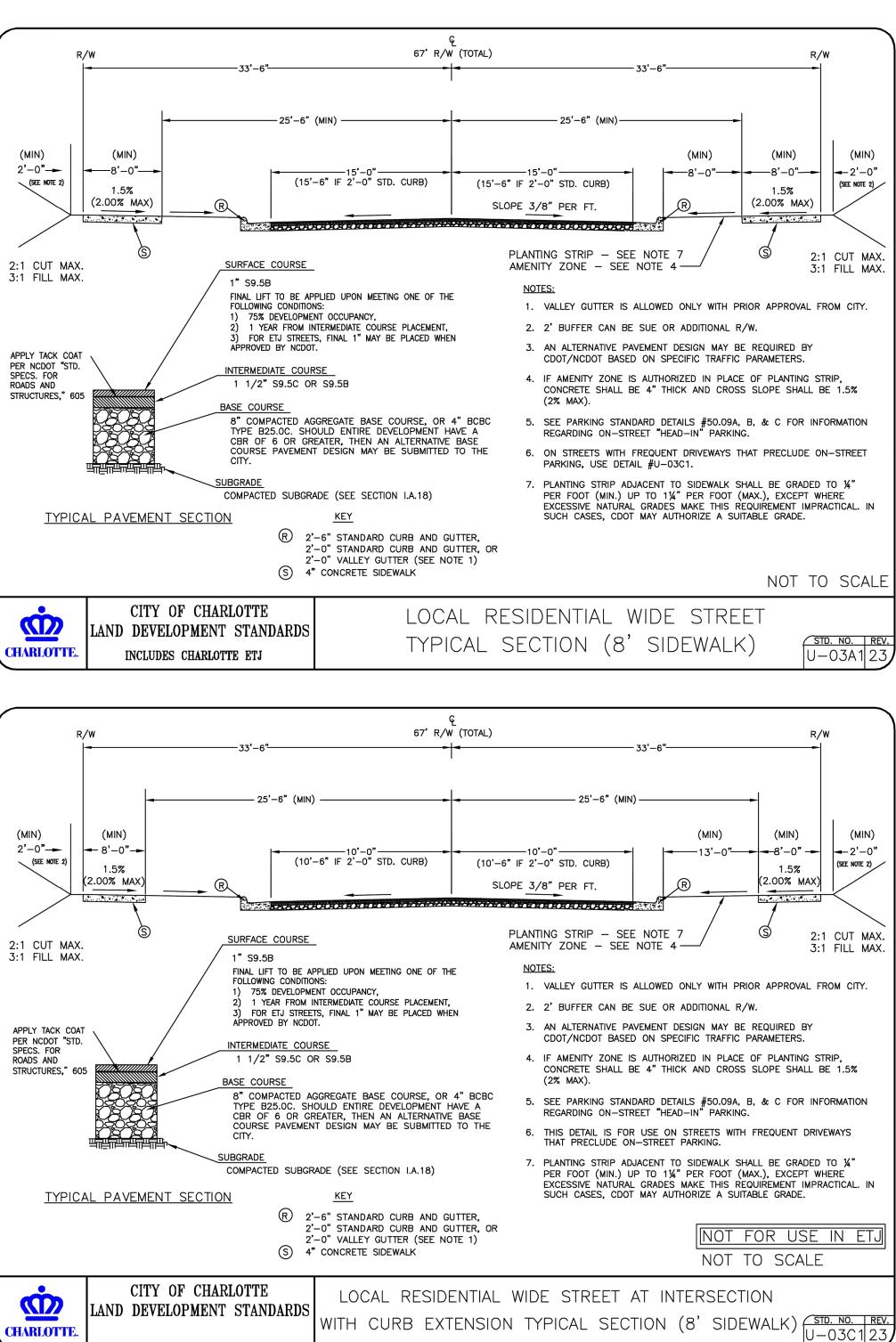
licated to Mecklenburg County Park and Recreation prior to the first generally depicted on the rezoning plan.

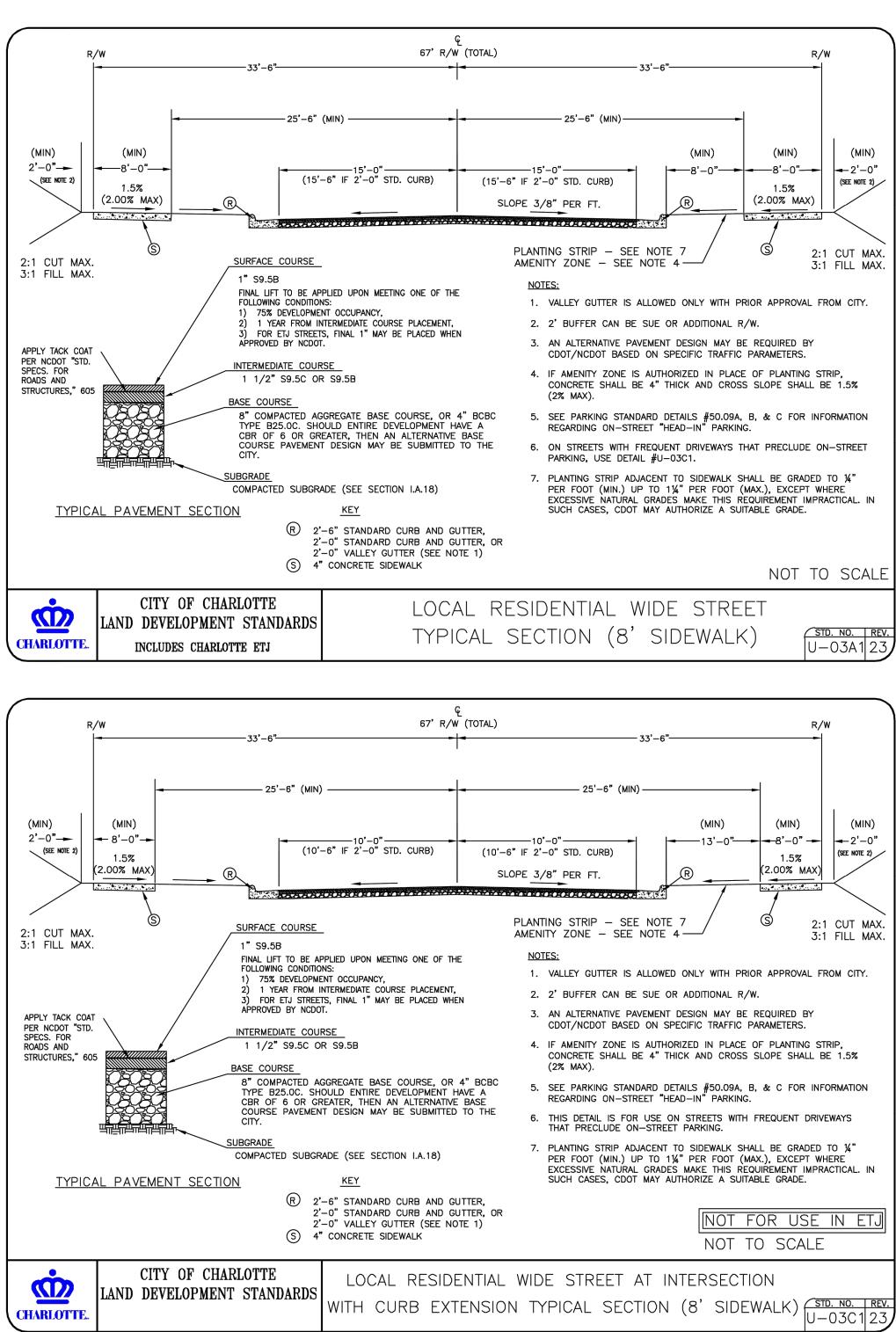
g installed on the Site shall comply with Article 16.2 of the Ordinance.

zoning Plan (which includes these Development Standards) may be ers of the applicable development area or portion of the Site affected by provisions herein and of Article 37.3 of the Ordinance.

proved, all conditions applicable to the development of the Site imposed amended in the manner provided herein and under the Ordinance, be of the Petitioner and subsequent owners of the Site or Development ive heirs, devisees, personal representatives, successors in interest or

	Daily Trips /Daak Hour Trips		
124	DensityDaily Trips/Peak Hour Trips124894 Daily / 59 AM peak / 70 PM peak		
	03 + Daily 7 33 / 111		
	Total: 894 Dai		
	Total: 894 Dai Tier:	ly / 59 AM peak / 70 PM peak	
	Required Points:		
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	g) at the intersection of Denbu		
* * *** * * ***	of Denbur Drive and Albemarle		
re southbound tur relocate to the co		f necessary. Relocate the pedest	
	Tier:		
Mitigation	Required Points:		
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tigations and/or T	IS improvements if applicable)	:	
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itigations and/or T	TS improvements if applicable)		
	IS improvements if applicable)		
VELOPMENT			
VELOPMENT	DATA - ADA CURB RA	MPS	
VELOPMENT	DATA - ADA CURB RA Y Coordinate ²	MPS Ramp Type ³	
VELOPMENT oordinate ² 35.2167 35.2167 35.2165	DATA - ADA CURB RA Y Coordinate ² -80.6563 -80.6564 -80.6566	MPS Ramp Type ³ Perpendicular Perpendicular Perpendicular	
VELOPMENT oordinate ² 35.2167 35.2167	DATA - ADA CURB RA Y Coordinate ² -80.6563 -80.6564	MPS Ramp Type ³ Perpendicular Perpendicular	





	PARCEL	DEED	OWNER	ZONING
1	11110355	26427-951	ENOCH BUXTON JR & CRYSTAL LEWIS	N1-A
2	11110353	32312-727	PROGRESS RESIDENTIAL BORROWER 2 LLC	N1-A
3	11110352	31282-754	IH6 PROPERTY NORTH CAROLINA LP	N1-A
4	11110351	25499-539	GWENDOLYN A AMET	N1-A
5	11110350	25432-439	MADELINE FREDERICK	N1-A
6	11110349	38475-165	OPENDOOR PROPERTY TRUST I	N1-A
7	11110347	26407-723	LASHANDA M NOBLES	N1-A
8	11110346	26080-359	SHIRLEY LOTT	N1-A
9	11110345	36327-664	HEIDI RODRIGUEZ & DANIEL RODRIGUEZ	N1-A
10	11110344	26217-043	BARBARA F UNDERWOOD	N1-A
11	11110343	37713-033	PROGRESS RESIDENTIAL BORROWER 23 LLC	N1-A
12	11110342	24269-612	ANNE MOTARD	N1-A
13	11110341		CHARLES CHRISTOPHER CONNOLLY	N1-A
14	11110340		JOY A RODRIGUZ COLBERT & DARON RODRIGUZ COLBERT	N1-A
15	11110339	27215-102	WILLIE BLANCHE PENN & PETRONILA ELENA CLARK	N1-A
_	11110338	31944-764	IH6 PROPERTY NORTH CAROLINA LP	N1-A
17	11110337	24004-781	JESSICA C JOHNSON & CARL E JOHNSON	N1-A
18	11110336	37381-567	JEFFREY NGAFUA JR & LATRICA YOUNG	N1-A
19	11110335	25538-232	STACEY CALDWELL	N1-A
20	11110334	33098-579	2108-4 IH BORROWER LP, C/O INVITATION HOMES	N1-A
21	11110333	31762-289	THR NORTH CAROLINA II LP, C/O INVITATION HOMES	N1-A
22	11110332	37881-599	LALAURA M SMITH	N1-A
23	11110673	32145-528		N1-A
24	11110672	33030-230		N1-A
25	11110671	27389-538	HIWOT FESSEHA	N1-A
26	11110670	23427-537	ELIZABETH L FLOWERS	N1-A
27	11110669	36429-257	PROGRESS RESIDENTIAL BORROWER 17 LLC	N1-A
28	11110668	27472-262	CARLA ELAINE GOLDSON	N1-A
29	11110667	32589-498	JAVIER O TURRO & ANA R FREY	N1-A
30	11110666		HYDAA LLC	N1-A
31	11110665	19979-925		N1-A
32	11110664	34932-582		N1-A
33	11110663	33024-859	LESLIE NICOLAS	N1-A
34	11110495	30498-913	WOODBURY HOMEOWNERS ASSOCIATION INC	N1-A

NOTE: PROPERTY INFORMATION BASED ON MECKLENBURG COUNTY GIS

MCADAMS

The John R. McAdams Company, Inc. 2100 South Tryon Street Suite 400 Charlotte, NC 28203 phone 704. 527. 0800 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MR. TIM DERYLAK D.R. HORTON- CAROLINA DIVISION 8025 ARROWRIDGE BOULEVARD CHARLOTTE, NORTH CAROLINA 28273

> σ 9 Η **ARM** #2023-1 E ROAD INA 28227 # Ш EMARLI SRTH CAROL **MMOND** ШШ S Ч ΟΤΤΕ, 4 ING 01 A N RE

REVISIONS

NO. DATE 1 02. 12. 2024 PER CITY COMMENTS

2 03. 21. 2024 PER CITY COMMENTS

3 04. 05. 2024 PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	DRH23003
FILENAME	DRH23003-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	12. 18. 2023
SHEET	

REZONING NOTES



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION