

DEVELOPMENT STANDARDS:

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Drakeford Communities (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 9.34-acre site located near the intersection of East W.T. Harris Boulevard and District Drive, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 105-012-21.
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 R-12MF 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

1. The Site may be devoted only to: a residential community containing a maximum of ninety eight (98) single-family attached dwelling units, including any incidental and accessory uses relating to the residential components that are permitted by-right or under prescribed conditions in the R-12MF zoning district.

III. Transportation

1. As depicted on the Rezoning Plan, the Site will be served by internal private drive(s) and alleys, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
2. The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
3. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.
4. Petitioner shall construct the appropriate ADA compliant curb ramps, in accordance with CLDSM standards, at each public street intersection and/or any additional location along the Site frontage to be determined by CDOT during permitting.
5. Petitioner shall incorporate a sidewalk utility easement two (2) feet behind the back of all proposed sidewalks along each public street, where feasible, where sidewalk is not already two (2) feet within right-of-way.
6. 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 central Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

IV. Architectural Standards

1. 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 ("HardiPlank"), vinyl and/or other materials approved by the Planning Director.
2. Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
3. 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.
4. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered and be at least three (3) feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.
5. Walkways shall be provided to connect all residential entrances to sidewalks along public or private streets.
6. Attached dwelling units shall be limited to a maximum of six (6) units per building or fewer when fronting a public street.
7. Driveway lengths shall either be between five (5) and seven (7) feet in length or a minimum of twenty (20) feet in length.
8. Garage doors visible from public streets shall minimize the visual impact by providing a setback of 4 to 12 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
9. Building heights shall be limited to forty (40) feet for buildings A, B, C, D, N, and O, and forty eight (48) feet for all other buildings.

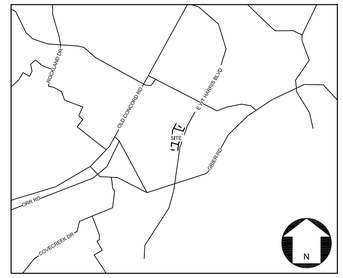
V. Environmental Features

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater 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. The Petitioner shall comply with the Tree Ordinance.
3. 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. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

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" 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.



VICINITY MAP
NOT TO SCALE

LEGEND:

ROAD CENTERLINE:
EXISTING CURBING:
EXISTING BUILDINGS:
EXISTING LOT LINE:
CONTOUR LINE:
EXISTING FENCE:
TREE SAVE AREA:

DEVELOPMENT DATA:

SITE AREA:	±9.34 ACRES
TAX PARCELS:	10501221
EXISTING ZONING:	O-1 (CD)
PROPOSED ZONING:	R-12MF (CD)
EXISTING USE:	VACANT
PROPOSED USES:	ATTACHED TOWNHOMES
PROPOSED UNIT COUNT:	98 UNITS
MAXIMUM DENSITY:	12 DUA
DENSITY PROPOSED:	10.5 DUA
MIN. SETBACK:	30' FROM RIGHT-OF-WAY ALONG DESIGNATED THOROUGHFARE 27' WITH THE OPTION TO REDUCE TO 15' PER 9.303(19)(f) ALONG LOCAL AND COLLECTOR STREETS
MIN. SIDE YARD REQUIRED:	10', OR 20' WHERE ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND
MIN. REAR YARD REQUIRED:	40', OR 50' WHERE ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND
MAXIMUM BUILDING HEIGHT:	48' AS MEASURED PER THE ORDINANCE
OPEN SPACE REQUIRED:	50% OVERALL & 400 POS/UNIT OR 10% UCOS
OPEN SPACE PROVIDED:	PER ORDINANCE
TREE SAVE REQUIRED:	61,052.86 SF (15% OF SITE)
TREE SAVE PROVIDED:	± 46,000 SF, OPTION TO PAY-IN-LIEU (CORRIDOR)
PARKING:	PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED
PCCO:	PER ORDINANCE
SOLID WASTE:	PRIVATE HAULER

This Plan Is A Preliminary Design. NOT Released For Construction.

N

0 60 120 240

SCALE: 1"=60'

REVISIONS:

No.	Date	By	Description
1	3/14/22	CAC	PER STAFF COMMENTS

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SHORTHORN SITE
CHARLOTTE, NC
THE DRAKEFORD COMPANY

TECHNICAL DATA SHEET

RZP-2021-239

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

Project Manager: MDL
Drawn By: CAC
Checked By: MDL
Date: 03/14/2022
Project Number: 21040

Sheet Number:

RZ-1

SHEET # 1 OF 2

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SHORTHORN SITE
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REZONING SITE PLAN

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SHEET # 2 OF 2

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