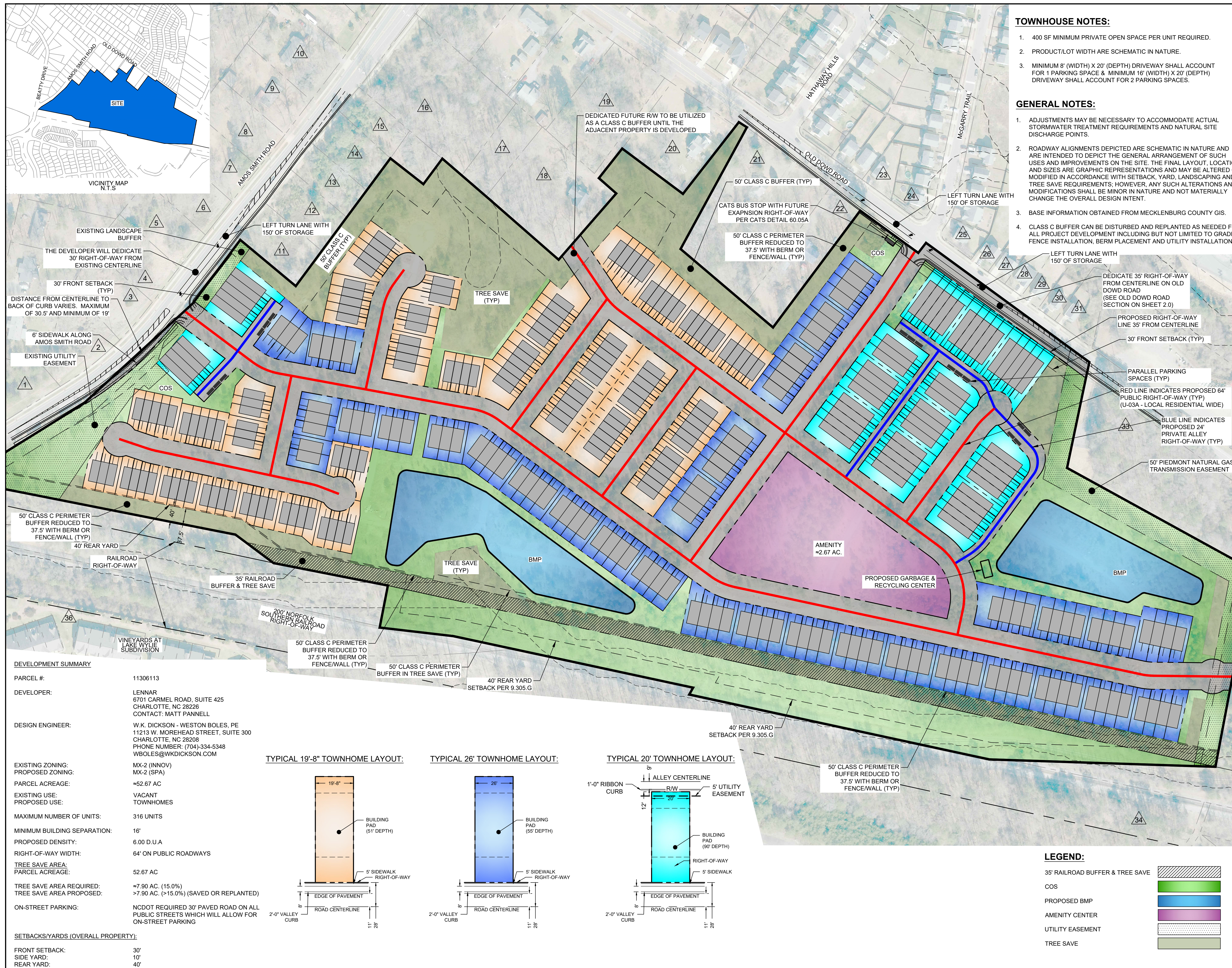




LENNAR CAROLINAS, LLC
AMOS SMITH ROAD TOWNHOMES
REZONING PETITION NO. 2021-257
6/13/2022

Development Data Table:

Site Area:	+/- 52.67 acres
Parcel Number:	113-061-13
Existing Zoning:	MX-2(INNOV)
Proposed Zoning:	MX-2 (SPA)
Existing Use:	Vacant
Maximum Proposed Uses:	Up to Three Hundred Sixteen (316) Single-Family Attached Dwelling Units
Maximum Building Height:	Up to Forty (40) feet as measured per the Ordinance

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Lennar Carolinas, LLC (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 52.67-acre site located on the east side of Amos Smith Road, near the southeast intersection with Old Dowd Road, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 113-061-13.
- 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"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, or as otherwise provided in the innovative standards, the regulations established under the Ordinance for the MX-2 zoning district shall govern the development and use of the Site.
- 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.
- 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. Innovative Standards

The Petitioner requests to use the innovative provisions of the MX-2 zoning district for the following accommodations:

- Minimum lot (unit) width of nineteen (19) feet.
- Minimum individual lot area of one thousand seven hundred (1,700) square feet (1 unit lot);
- Minimum building footprint of one thousand six hundred (1,600) square feet (1 unit);
- Minimum individual unit heated area of one thousand two hundred (1,200) square feet (1 unit); and
- Minimum side setback width of ten (10) feet adjacent to rights-of-way and alleyways.

III. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of three hundred sixteen (316) single-family attached dwelling units, including any incidental and accessory uses permitted by-right or under prescribed conditions in the MX-2 zoning district.

IV. Transportation

- Vehicular access shall be via Amos Smith Road and Old Dowd Road, as generally depicted on the Rezoning Plan. Minor modifications to the access point shall be permitted based on CDOT requirements and during permitting.
- As depicted on the Rezoning Plan, the Site will be served by internal public/private streets and/or private alleys, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
- The Petitioner shall construct a road stub to the east of the Site, as generally depicted on the Rezoning Plan. However, the street stub as proposed extends into an easement area owned by Piedmont Natural Gas (PNG) so final location of the street stub shall be coordinated with PNG during permitting with the potential for the remainder of the stub connection area to be dedicated as right-of-way for the future completion of the road network by others if the adjacent parcel develops, or other arrangement subject to PNG and CDOT approval, which shall not unreasonably delay the permitting process.
- The Petitioner shall construct a minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage of Old Dowd Road and a minimum six (6) foot wide sidewalk along all other public streets, including the Site's frontage of Amos Smith Road.
- All pedestrian infrastructure shall be located outside of the right-of-way and within a public access easement, including internal streets. The pedestrian infrastructure shall be constructed and maintained by the Petitioner and/or future Site owner.

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- Petitioner shall provide a 100-foot protected driveway stem at the Site's access from Old Dowd Road, as generally depicted on the Rezoning Plan.
- At the intersection of Old Dowd Road and McGarry Trail/Access A (unsignalized intersection), the Petitioner shall:
 - Provide one ingress and two egress lanes with a 125-foot internal protected stem (a northbound thru/left lane and a right turn lane with 150 feet of storage) on proposed Access A; and
 - Construct eastbound and westbound left turn lanes with 150 feet of storage on Old Dowd Road.
- At the intersection of Old Dowd Road and Sam Wilson Road (future traffic signal by others), the Petitioner shall:
 - Modify phasing to include protected/permitted phasing for the westbound left turn lane movement
 - Modify phasing to include permitted/overlap phasing for the southbound right turn movement.
- At the intersection of Amos Smith Road and Access B (unsignalized intersection), the Petitioner shall:
 - Provide one ingress and one egress lane with a 100-foot internal protected stem (a westbound terminating shared left/right turn lane) on proposed Access B; and
 - Construct a southbound left turn lane with 150 feet of storage. This improvement shall be provided prior to plat approval for the 51st lot.
- The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte and/or NCDOT, as applicable, before the Site's first building certificate of occupancy is issued.
- Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to plat approval for the 101st lot, as authorized by NCDOT. (As referenced in IV.9.b. above, the left turn lane on Amos Smith Road shall be provided prior to plat approval for the Site's 51st lot.)
- 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 or other public sector project support.

V. Architectural Standards

- Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
- Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches (if provided) may be no less than 2:12, unless a flat roof/architectural style is employed.
- Attached dwelling units shall be limited to a maximum of five (5) units per building or fewer when fronting Old Dowd Road or Amos Smith Road.
- Each attached dwelling unit shall contain a minimum one (1) car garage.
- 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) inches.
- All corner/end units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or shall provide blank wall provisions that limit the maximum blank wall expanse to ten (10) feet on all building levels.
- Garage doors visible from public or private streets shall minimize the visual impact by either providing a setback of 12-24 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.

VII. Open Space and Amenity Areas

The Petitioner shall provide an amenity area and common open space area(s), as generally depicted on the Rezoning Plan, for a minimum total amenitized area of 2.5 acres and which may include amenities such as, but not limited to, a clubhouse, combination of hardscape and softscape, pool, cabana, seating, landscaping, art, fountains, pool, cabana, garden, clubhouse, mail kiosk, dog park, and/or other similar amenities.

VIII. Landscaping and Buffering

- The Petitioner shall provide a minimum thirty-five (35) foot landscaped area planted to Class C buffer standards along the Site's southern property line adjacent to the Norfolk Southern Railroad Right-of-Way.
- The Petitioner shall provide a minimum fifty (50) foot Class C perimeter buffer, which may be reduced to 37.5 feet with a berm or fence/wall in the area(s) as generally depicted on the Rezoning Plan.

VIII. Environmental Features

- 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.
- Development within any SWIM/PCSO Buffer shall be coordinated with and subject to the 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.
- The Petitioner shall comply with the Tree Ordinance.

IX. 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.

NUMBER	PROPERTY OWNER (NOW OR FORMERLY)	PID	ZONING	LAND USE
1	DR HORTON	11306234	R-MH	MOBILE HOME SUBDIVISION
2	DR HORTON	11306233	R-MH	MOBILE HOME SUBDIVISION
3	DR HORTON	11306232	R-MH	MOBILE HOME SUBDIVISION
4	DR HORTON	11306231	R-MH	MOBILE HOME SUBDIVISION
5	DR HORTON	11306230	R-MH	MOBILE HOME SUBDIVISION
6	DR HORTON	11306221	R-MH	MOBILE HOME SUBDIVISION
7	DR HORTON	11306240	R-MH	MOBILE HOME SUBDIVISION
8	SANDRA ANDERSON WILLIAMS	11306222	R-MH	MOBILE HOME SUBDIVISION
9	SANDRA ANDERSON WILLIAMS	11306220	R-MH	MOBILE HOME SUBDIVISION
10	TERRY A AND SANDA WILLIAMS	11306219	R-MH	MOBILE HOME SUBDIVISION
11	DR HORTON	11306119	R-MH	MOBILE HOME SUBDIVISION
12	DR HORTON	11306118	R-MH	MOBILE HOME SUBDIVISION
13	DR HORTON	11306114	R-MH	MOBILE HOME SUBDIVISION
14	DR HORTON	11306123	R-MH	MOBILE HOME SUBDIVISION
15	DR HORTON	11306115	R-MH	MOBILE HOME SUBDIVISION
16	DR HORTON	11306112	R-MH	MOBILE HOME SUBDIVISION
17	DR HORTON	11306122	R-MH	MOBILE HOME SUBDIVISION
18	ANA & OSCAR CABALLERO	11306108	R-MH	MOBILE HOME SUBDIVISION
19	ANA & OSCAR CABALLERO	11306133	R-MH	MOBILE HOME SUBDIVISION
20	ANA & OSCAR CABALLERO	11306116	R-MH	MOBILE HOME SUBDIVISION
21	RAYMOND EUGENE & SHARON CHAPMAN	11306107	R-MH	MOBILE HOME SUBDIVISION
22	MICHELLE R WALLACE	11306106	R-MH	MOBILE HOME SUBDIVISION
23	JOHN G REESE	11304703	R-MH	SINGLE FAMILY RESIDENTIAL
24	SABRINA & HAROLD J RICHARDSON	11304704	R-MH	SINGLE FAMILY RESIDENTIAL
25	ROSE M WILLIAMS	11304661	R-MH	SINGLE FAMILY RESIDENTIAL
26	DREAM HOMES OF CHARLOTTE LLC	11304662	R-MH	SINGLE FAMILY RESIDENTIAL
27	TOAN T THAI	11304663	R-MH	SINGLE FAMILY RESIDENTIAL
28	JERRY SR & VELMA CALDWELL	11304664	R-MH	SINGLE FAMILY RESIDENTIAL
29	ROBERT SCHNEIDER	11304665	R-MH	SINGLE FAMILY RESIDENTIAL
30	ANDREA M WILLIAMS	11304666	R-MH	SINGLE FAMILY RESIDENTIAL
31	SHIRAHBA RASHEED	11304667	R-MH	SINGLE FAMILY RESIDENTIAL
32	YAKIM PROPERTIES LLC	11304613	I-1	INDUSTRIAL
33	TURNSTONE GROUP LLC	11335103	NS	INDUSTRIAL
34	BROOKLINE HOMES LLC	11322579	MX-2(INNOV)	NA
35	VINEYARDS KENWOOD TOWNHOME OWNERS ASSOCIATION	11335282	MX-2(INNOV)	TOWN HOUSE COMMON AREA
36	VINEYARDS KENWOOD TOWNHOME OWNERS ASSOCIATION	11335283	MX-2(INNOV)	TOWN HOUSE COMMON AREA



community infrastructure consultants

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NC LICENSE NO.F-0374

CLIENT:



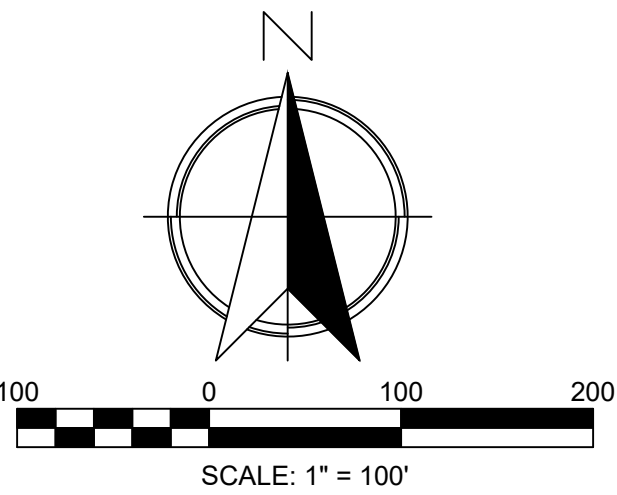
PROJECT:

THE VINES
SUBDIVISION
Conditional Rezoning
Petition # 2021-257

SHEET TITLE:

REZONING
NOTES

SEAL:



PROJ. MGR.:	WGB
DESIGN BY:	WGB
DRAWN BY:	WGB
PROJ. DATE:	SEPT 2021
DRAWING NUMBER:	

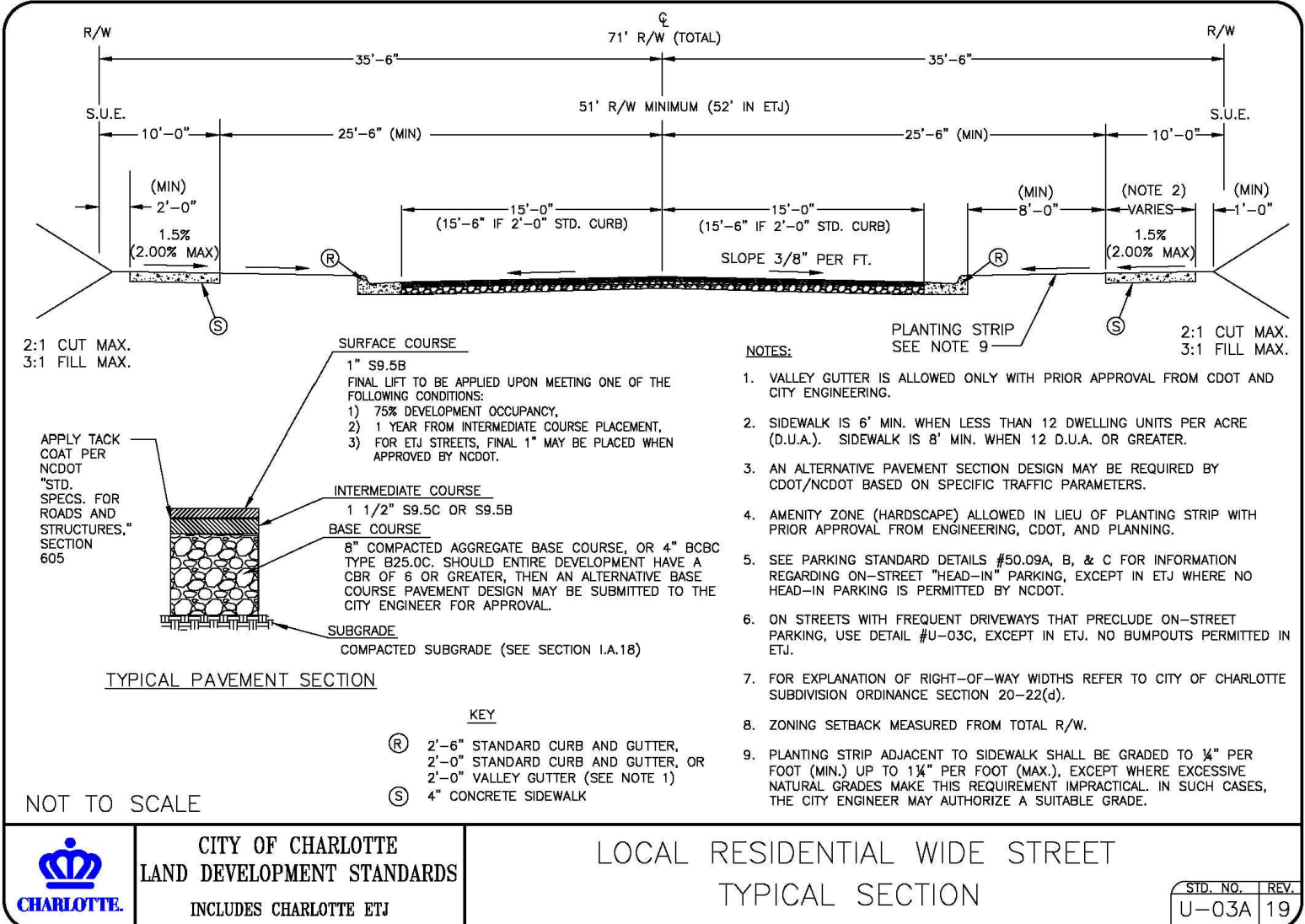
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WKD PROJ. NO.:
20210569.00.CL

REVISED:	
DATE:	COMMENT:

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REZONING PLAN - DO NOT USE FOR CONSTRUCTION



OLD DOWD ROAD PROPOSED - SECTION