

SEE SHEET RZ.02 FOR ADJACENT
PROPERTY OWNER INFORMATION

TREE SAVE & GREEN SPACE REQUIREMENTS	
REZONING PETITION 2023-169 SITE AREA:	± 33.95 AC
PORTION OF SITE FULFILLING TREE SAVE FOR APPROVED SDRMF-2018-00112:	± 2.07 AC (GENERALLY DEPICTED AS PHASE 1 TREE SAVE)
REMAINING SITE LESS PHASE 1 TREE SAVE:	± 31.88 AC
REZONING PETITION 2023-169 15% GREEN SPACE REQUIRED:	± 4.78 AC (GENERALLY DEPICTED AS PHASE 2 GREEN SPACE)

THIS TABLE SUMMARIZES HOW THE SUBJECT SITE PROVIDES TREE SAVE
REQUIREMENTS FOR APPROVED SET SDRMF-2018-00122 AND GREEN
SPACE FOR PETITION 2023-169.

SITE DATA

PREPARED BY:
MCADAMS
2100 SOUTH TRYON STREET, SUITE 400
CHARLOTTE, NC 28203

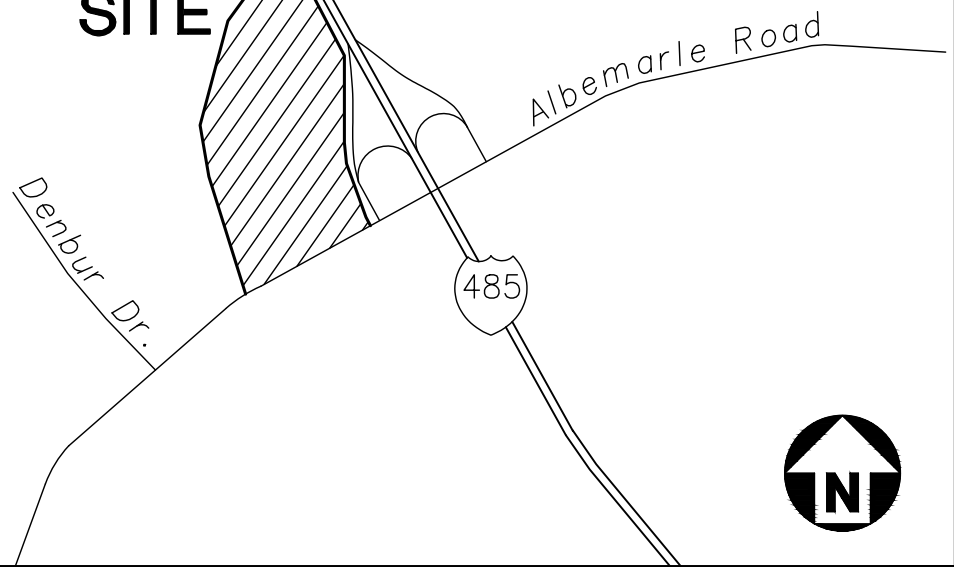
PID:	11146113
EXISTING ZONING:	MX-1
PROPOSED ZONING:	N2-A (CD)
TOTAL DEVELOPMENT AREA:	± 33.95 AC
TOWNHOMES:	
23' X 50'	56 UNITS
22' X 50'	68 UNITS
TOTAL UNIT COUNT:	124 UNITS
MAXIMUM BUILDING HEIGHT:	34' 0"
OPEN SPACE REQUIRED:	250 SF PER UNIT = 31,000 SF
OPEN SPACE PROVIDED:	41,910 SF
STORMWATER FACILITIES:	± 0.89 AC

NOTES:
• SOLID WASTE FOR THE SITE SHALL COMPLY WITH CHAPTER 10 OF THE CITY CODE.
• ON-STREET PARKING TO BE PROVIDED ALONG ROAD A AND ROAD B WHERE APPLICABLE.
• FINAL LOCATIONS OF PROVIDED PARKING TO BE DETERMINED DURING CONSTRUCTION
DRAWING PHASE.

VICINITY MAP

NTS

SITE



SITE LEGEND

---	PROPERTY LINE
---	REZONING PETITION BOUNDARY
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	ROAD CENTERLINE
---	BUFFER LINE
---	SETBACK LINE
---	PHASE 1 TREE SAVE
---	PORTION OF SITE TO FULFILL PHASE 1 TREE SAVE
---	PHASE 2 GREEN SPACE

LEMMOND FARM
REZONING PETITION #2023-169
11901 ALBEMARLE ROAD
CHARLOTTE, NORTH CAROLINA 28227

REVISIONS

NO.	DATE	PER CITY COMMENTS
1	02.12.2024	PER CITY COMMENTS
2	03.21.2024	PER CITY COMMENTS

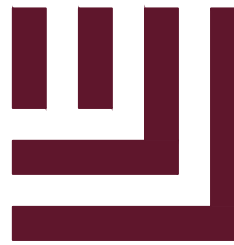
PLAN INFORMATION

PROJECT NO.	DRH23003
FILENAME	DRH23003-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1" = 100'
DATE	12.18.2023

SHEET

REZONING PLAN

RZ.01



McADAMS

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CLIENT

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8025 ARROWRIDGE BOULEVARD
CHARLOTTE, NORTH CAROLINA 28273

M:\Projects\DRH\DRH23003\04-Production\Engineering\Rezoning\DRH23003-RZ1.dwg, 3/21/2024 3:06:38 PM, Drew Singleton

D.R. Horton
Development Standards - Lemmond Farm
C-212023-169
Rezoning Petition No. 2023-169

Site Development Data:
--Acreage: ± 33.95
--Tax Parcel #: 11146113
--Existing Zoning: MX-1(CD)
--Proposed Zoning: N2-A(CD)
--Existing Uses: Vacant
--Proposed Uses: Residential dwellings units as permitted by right and under prescribed conditions, together with accessory uses, as allowed in the N2-A zoning district (all as more specifically described and restricted below in Section 3).

--Maximum 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.
--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, 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").

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, 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 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 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.

2. Permitted Uses & Development Area Limitations:

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. Access and Transportation Improvements:

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.

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.

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.

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.

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.

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.

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.

h. The Petitioner shall implement the following improvements to achieve the required multi-modal mitigation points:

- Bring the curb ramps into ADA compliance at the intersection of Denbur and Albemarle and provide accessible pedestrian signals on both sides of Denbur.
- Remove the channelization from the southbound turn lane and provide restriping if necessary.
- Relocate the pedestrian pole in the channelization island and relocate to the corner.
It is understood the above multi-modal mitigation improvements may be substituted for other improvements upon CDOT approval.

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

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.

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.

c. Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets.

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.

5. Architectural Standards:

- The 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.
- Meter banks will be screened from adjoining properties and from public streets.
- HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade. Ground-mounted mechanical equipment shall not be located in the established setback along the Lemmond Farm Drive frontage.
- Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.
- The number of units in a building can be increased or decreased so long as the buildings on the exterior of the site do not increase in massing.

f. **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") and/or other materials approved by the Planning Director.

g. **Prohibited Exterior Building Materials:** (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.

h. 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.

i. Buildings shall have either a porch or stoop oriented toward the public street.

6. Environmental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance found in Article 25 of the Ordinance. The location, size, and type of storm water management system(s) 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 petition. 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 green space areas will be determined during the land development approval process for the Site. *Green space areas will comply with the requirements of the Ordinance. It is understood that 2.07 acres of the site shall provide the required tree save of Phase 1 for approved set SDRMF-2018-00122.*

c. 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. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

d. A 0.63 acre park shall be dedicated to Mecklenburg County Park and Recreation prior to the first certificate of occupancy. The location is generally depicted on the rezoning plan.

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.

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY			
Proposed Trip Generation		Daily Trips/Peak Hour Trips	
Land Uses		Density	
Single family - detached homes		124	894 Daily / 59 AM peak / 70 PM peak
2)			
3)			
4)			
5)			
Total:			894 Daily / 59 AM peak / 70 PM peak
Multimodal Mitigation		Tier:	1
		Required Points:	3
List of Mitigations:			
1) Reconstruct 2 accessible ramps (signalized with APS buttons) at the intersection of Denbur Drive and Albemarle Road			
2) Reconstruct 2 accessible ramps (unsignalized crossing) at the intersection of Denbur Drive and Albemarle Road			
3) Add APS to the existing crossing at the intersection of Denbur Drive and Albemarle Road			
4) Remove the channelization through restriping of the southbound right-turn lane and relocate the pedestrian pole at the intersection of Denbur Drive and Albemarle Road			
Transportation Demand Management Mitigation		Tier:	
		Required Points:	
List of Mitigations:			
1)			
2)			
3)			
4)			
5)			
TIS Required (Yes/No): No			
CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable):			
1)			
2)			
3)			
4)			
5)			

SITE DEVELOPMENT DATA - ADA CURB RAMPS			
RP_AssetID ¹	X Coordinate ²	Y Coordinate ²	Ramp Type ³
R103806	35.2167	-80.6563	Perpendicular
R103940	35.2167	-80.6564	Perpendicular
R111235	35.2165	-80.6566	Perpendicular
R100945	35.2165	-80.6566	Perpendicular

¹Existing Curb Ramps that are replaced will need to include RP_AssetID's using the following link:

<https://charlotte.maps.arcgis.com/apps/webappviewer/index.html?id=17b4dac6098747eabf1aa47ca1343d1f>

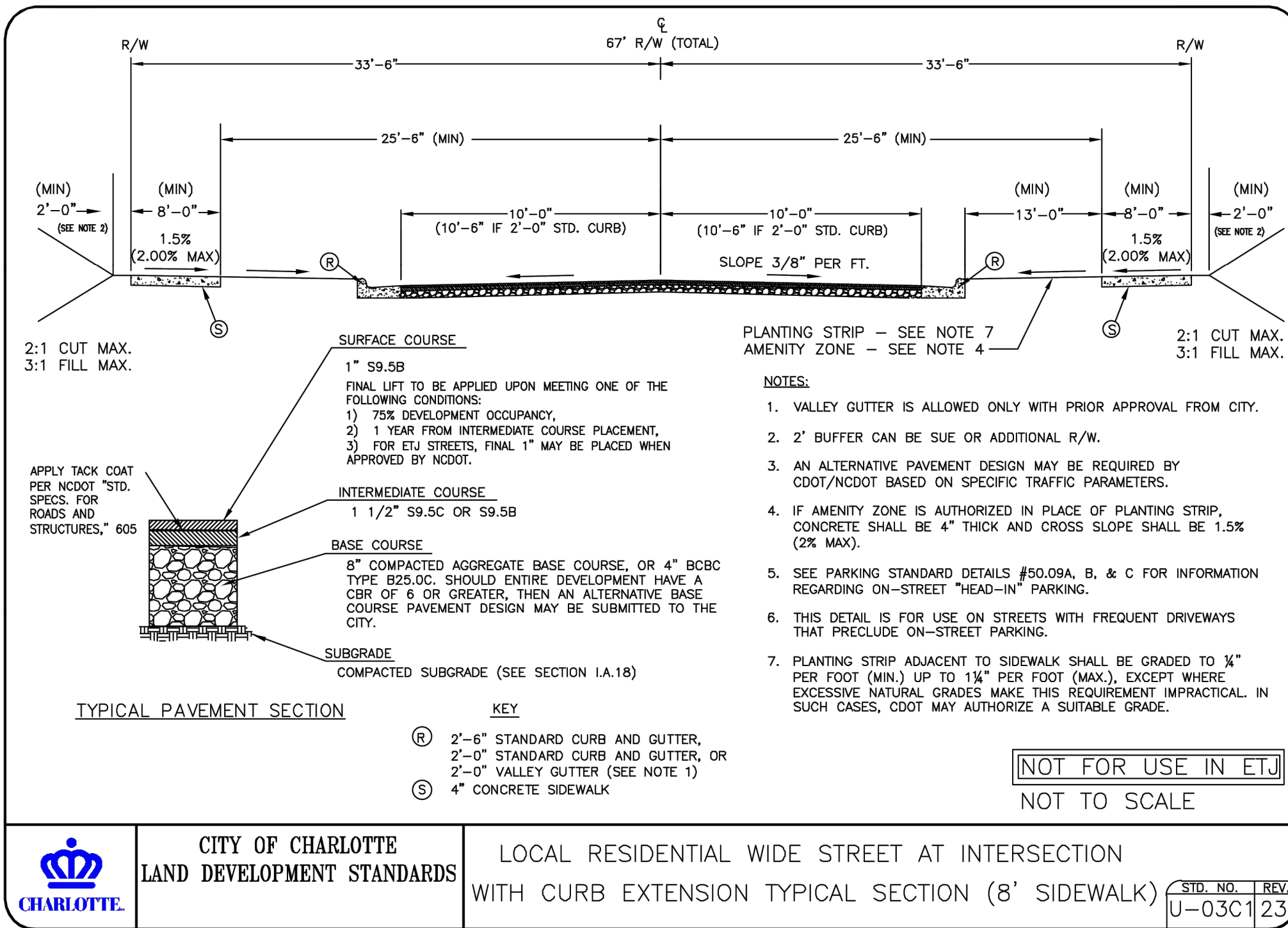
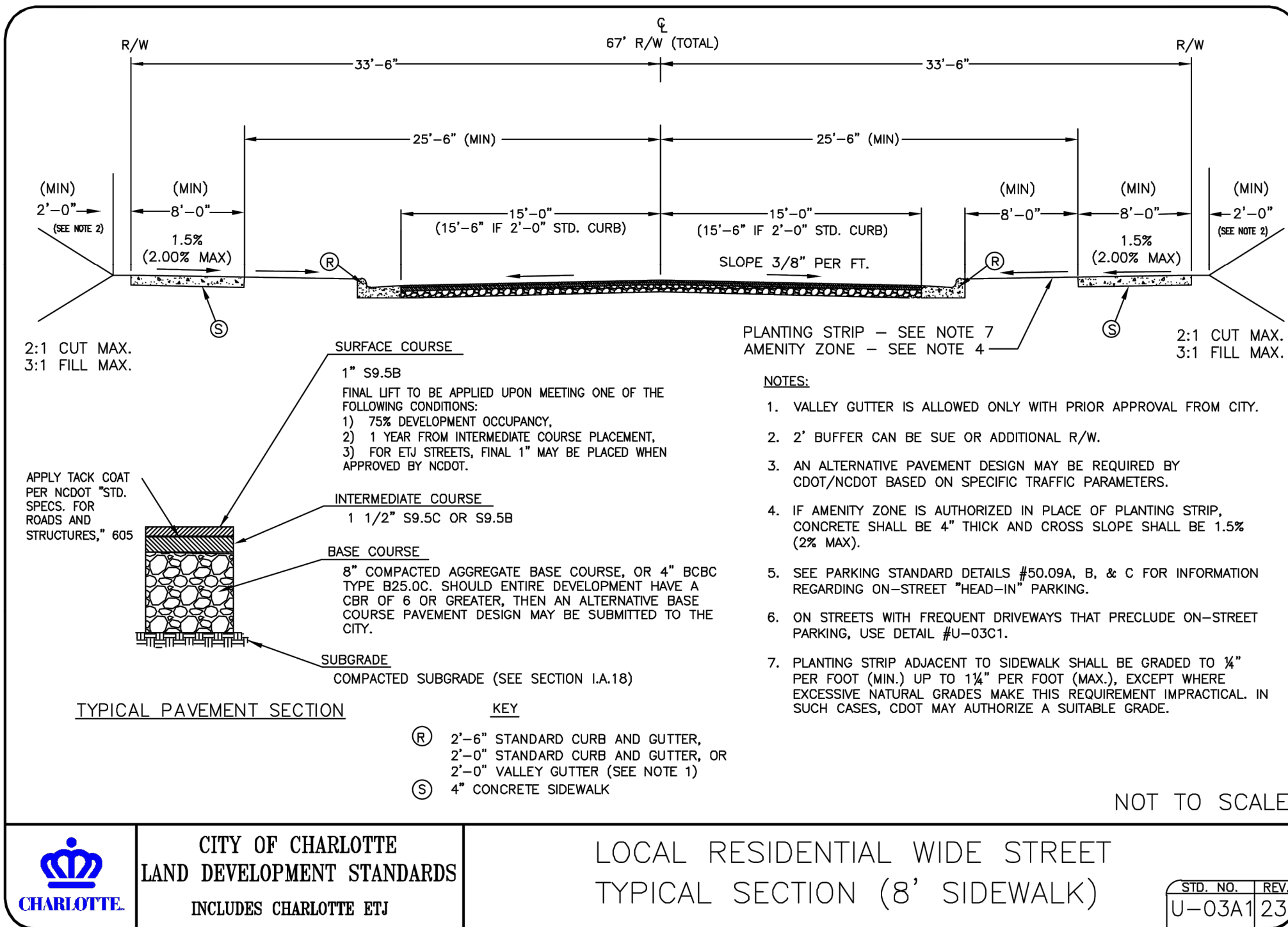
²From Survey (Use decimal degrees to 4 decimal places. Longitudinal typically starts with "-80" and latitude with "35")

³Perpendicular, Directional, Parallel, Combination, Blended Transition, Median/Refuge

ADJACENT PROPERTY OWNERS

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 JHS 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 HEDY 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	24658-867 CHARLES CHRISTOPHER CONNOLLY	N1-A
14	11110340	30985-562 JOY A RODRIGUEZ COLBERT & DARGON RODRIGUEZ COLBERT	N1-A
15	11110339	27215-102 WILLIE BLANCHE PENN & PETRONILA ELENA CLARK	N1-A
16	11110338	31944-764 JHS 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 & LATRICIA YOUNG	N1-A
19	11110335	25538-232 STACEY CALDWELL	N1-A
20	11110334	33008-579 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 CSHP ONE LP	N1-A
24	11110672	33030-230 PROGRESS RESIDENTIAL BORROWER 7 LLC	N1-A
25	11110671	27389-538 HINOTT ESSENA	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	36976-506 HYDRA LLC	N1-A
31	11110665	19979-925 CENTEX HOMES	N1-A
32	11110664	34932-582 FKH SFR PROPCO A LP, C/O FIRSTKEY HOMES LLC	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



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1	02.12.2024	PER CITY COMMENTS
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PLAN INFORMATION

PROJECT NO. DRH23003
FILENAME DRH23003-RZ1
CHECKED BY EM
DRAWN BY JDS
SCALE
DATE 12.18.2023
SHEET

REZONING NOTES

RZ.02