

CITY OF CHARLOTTE SITE DEVELOPMENT DATA TABLE:

**PARCEL SUMMARY:**  
TAX PARCELS(S): 03714104, 03714103, 03714102, & 03714101  
SITE ADDRESS: 6328 BEATTIES FORD RD, CHARLOTTE, NC  
TOTAL SITE AREA: 16.384 ACRES PER GIS  
EXISTING PARCEL ZONING: N-1A & C-2  
PROPOSED PARCEL ZONING: N-1A (C-2)  
EXISTING USE: DWELLING - SINGLE-FAMILY & WAREHOUSE - SERVICE GARAGE  
DETAILED PERMITTED USE PER UDO:  
DWELLING - DUPLEX (ON SUBLOTS); DWELLING - TRIPLEX (ON SUBLOTS);  
DWELLING - QUADRAPLEX (ON SUBLOTS); DWELLING - LIVE-WORK (ON SUBLOTS)  
MULTI-FAMILY ATTACHED DWELLING (ON SUBLOTS)  
**OPEN SPACE SUMMARY:**  
OPEN SPACE REQUIRED: 150 SF PER DWELLING UNIT = 21,900 SF  
OPEN SPACE PROVIDED: 233,107 SF  
PUBLIC OPEN SPACE (IF APPLICABLE):  
REQUIRED: N/A PROVIDED: 40 SF  
USABLE COMMON OPEN SPACE (IF APPLICABLE):  
REQUIRED: N/A PROVIDED: 33,167 SF  
PRIVATE OPEN SPACE (IF APPLICABLE):  
REQUIRED: N/A PROVIDED: 40 SF

**ZONING AND BUILDING SUMMARY:**  
MAXIMUM NUMBER OF RESIDENTIAL UNITS: 147  
MINIMUM LOT AREA REQUIRED: 3,000 SF  
LOT WIDTH REQUIRED: 50'  
BUILDING COVERAGE ALLOWED: 60%  
FRONT SETBACK (LISTED BY STREET) = STREET CLASSIFICATION:  
PROPOSED INTERNAL ROAD (OTHER PRIMARY) = 20'  
PROPOSED VEHICLE LANE (OTHER SECONDARY) = 20'  
TRINITY ROAD (PRIMARY) = 20'  
BEATTIES FORD ROAD (4-5 LANE AVENUE/BOULEVARD) = 24'  
SIDE SETBACK: 7'  
REAR SETBACK: 10' (20' ADJUTING NEIGHBORHOOD 1 PLACE TYPE)  
BUILD-TO-ZONE (LISTED BY STREET):  
PROPOSED INTERNAL ROAD = N/A  
PROPOSED INTERNAL ROAD = N/A  
BEATTIES FORD ROAD = N/A  
BUILT-TO-PERCENTAGE (LISTED BY STREET):  
PROPOSED INTERNAL ROAD = N/A  
PROPOSED INTERNAL ROAD = N/A  
TRINITY ROAD = N/A  
BEATTIES FORD ROAD = N/A  
MINIMUM BUILDING LENGTH AS PERCENTAGE OF LOT WIDTH: N/A  
BUILDING LENGTH PROPOSED AS A PERCENTAGE OF LOT WIDTH: N/A  
LONGEST BUILDING LENGTH (IN FEET): 400'  
MINIMUM BUILDING HEIGHT REQUIRED: N/A  
MAXIMUM HEIGHT ALLOWED: 48'  
BUILDING HEIGHT PROPOSED: MAX. 48' PER THE ORDINANCE  
OUTDOOR STORAGE (PERCENTAGE OF BUILDING AREA): N/A

**PARKING SUMMARY:**  
PARKING TIER DESIGNATION: TIER 2  
MINIMUM PARKING REQUIRED:  
REGULAR: 152 SPACES  
DUPLEX - MULTI-FAMILY ATTACHED: 1 SPACE PER UNIT = 142 SPACES  
DWELLING - LIVE-WORK: 1 SPACE PER UNIT = 5 SPACES  
1 SPACE PER 1,000 SF OF COMMERCIAL = 5 SPACES  
EV CAPABLE: N/A  
EVSE INSTALLED: N/A  
MAXIMUM PARKING ALLOWED:  
REGULAR: GARAGE = 0 NO LIMIT, UNENCLOSED = 2 PER UNIT  
COMPACT: N/A  
ON-STREET: N/A  
EVSE INSTALLED: N/A  
EVSE INSTALLED: N/A  
PROPOSED PARKING: 2 SPACES PER UNIT (1 GARAGE & 1 DRIVEWAY SPACE)=294 SPACES  
PROPOSED VISITOR PARKING: MINIMUM OF 20 SPACES  
REQUIRED LOADING (QUANTITY AND SIZE): NONE REQUIRED  
PROPOSED LOADING (QUANTITY AND SIZE): NONE REQUIRED  
REQUIRED BICYCLE PARKING:  
SHORT TERM: NONE REQUIRED  
LONG TERM: NONE REQUIRED  
PROPOSED BICYCLE PARKING:  
SHORT TERM: 5 SPACES  
LONG TERM: 0 SPACES

**LANDSCAPE SUMMARY:**  
ZONING TIER DESIGNATION: TIER 3  
LANDSCAPE YARDS: 25' CLASS B FOR THROUGH LOTS ALONG AVENUES (542.50 SF)  
SHRUBS: 1 EVERGREEN PER 30' LF  
LARGE/MEDIUM MATURING TREES: 1 PER 30' LF  
% EVERGREEN TREES: 40%  
SMALL MATURING SUBSTITUTION: 1 LARGE = 2 SMALL  
FENCEWALL: OPTIONAL  
SCREENING: NONE REQUIRED  
FRONTAGE PLANTING:  
1 LARGE MATURING TREE PER 40 LF OF FRONTAGE OR:  
1 SMALL MATURING TREE PER 30 LF OF FRONTAGE  
INTERNAL PLANTING:  
10% OF SITE AREA REQUIRED: 67,892.30 SF (1,558 AC)  
1 LARGE MATURING TREE PER 10,000 SF BUA: 29 TREES (282,672.91 SF BUA)

~NOW OR FORMERLY~  
CHARLESTON BOARD OF  
EDUCATION  
ZONING: N-1-B  
PID: 03714105

PROPOSED DUPLEX, TRIPLEX,  
QUADRAPLEX, AND MULTI-FAMILY  
ATTACHED SUBLOT LINES, TYP.

PROPOSED DUMPSTER AND  
RECYCLE ENCLOSURE, TYP.

PROPOSED PARKING AREA FOR  
VISITOR AND LIVEWORK UNITS

PROPOSED ATTACHED  
DWELLING UNIT BUILDING  
(LIVE-WORK UNITS), TYP.

PROPOSED 8' PLANTING STRIP AND 12'  
MULTI-USE PATH ON BEATTIES FORD RD.  
FROM FUTURE BACK OF CURB, TYP.

PROPOSED BETTIES FORD RD. FUTURE BACK  
OF CURB 30.00' FROM ROAD CENTERLINE, TYP.

PROPOSED BEATTIES FORD RD. DEDICATED  
RIGHT OF WAY 50.00' FROM CENTERLINE, TYP.

PROPOSED LEFT TURN LANE WITH 150' STORAGE  
ALIGNMENT CONCEPTUAL AND TO BE  
FINALIZED DURING CONSTRUCTION DOCUMENTS

PROPOSED PUBLIC  
ROAD CONNECTION #1

**SOIL WASTE SUMMARY:**  
TRASH REQUIRED: 8-27 DUMPSTER PER 30 UNITS (5 REQUIRED)  
PUBLIC OPEN SPACE (IF APPLICABLE):  
RECYCLING PROPOSED: INDIVIDUAL UNIT ROLL OUT TRASH CANS (96-GAL)  
RECYCLING PROPOSED: INDIVIDUAL UNIT ROLL OUT RECYCLING CANS (96-GAL)  
**OPEN SPACE SUMMARY:**  
OPEN SPACE REQUIRED: 150 SF PER DWELLING UNIT = 21,900 SF  
OPEN SPACE PROVIDED: 233,107 SF  
PUBLIC OPEN SPACE (IF APPLICABLE):  
REQUIRED: N/A PROVIDED: 40 SF  
USABLE COMMON OPEN SPACE (IF APPLICABLE):  
REQUIRED: N/A PROVIDED: 33,167 SF  
PRIVATE OPEN SPACE (IF APPLICABLE):  
REQUIRED: N/A PROVIDED: 40 SF

**GREEN AREA SUMMARY:**  
ZONING TIER DESIGNATION: TIER 3 PLACE TYPE  
GROSS PARCEL AREA: 2103,890 SF  
NET PARCEL AREA: 4677,496 SF  
REQUIRED AREA: 50' NET PARCEL (101,625 SF)  
PROVIDED AREA: MIN. 15% (101,625 SF)

~NOW OR FORMERLY~  
PAVE BAPTIST CHURCH  
BEATTIES-FORD-TRINITY  
DB: 03802066  
ZONING: CG  
PID: 03714108

~NOW OR FORMERLY~  
12MIR LLC  
DB: 34308093  
ZONING: CG  
PID: 03714108

PROPOSED TREE  
SAVE AREA  
±104,770 SF

10' REAR SETBACK, TYP.

5' SIDE SETBACK, TYP.

20' FRONT SETBACK, TYP.

PROPOSED PUBLIC ROAD 'A'  
54' RIGHT OF WAY (U-2A)

PROPOSED PUBLIC ROAD 'C'  
54' RIGHT OF WAY (U-2A)

PROPOSED PUBLIC ROAD 'B'  
54' RIGHT OF WAY (U-2A)

PROPOSED RIGHT TURN LANE WITH 100'  
STORAGE ALIGNMENT CONCEPTUAL AND TO BE  
FINALIZED DURING CONSTRUCTION DOCUMENTS

24' BEATTIES FORD FRONT SETBACK, TYP.

25' CLASS B REVERSE FRONTAGE LOT BUFFER, TYP.

PROPOSED IMPROVED PUBLIC  
COMMON OPEN SPACE AREA, TYP.

PROPOSED STORMWATER CONTROL  
MEASURE

APPROXIMATE PCSO BUFFER LOCATION PER GIS  
DEVELOPMENT WITHIN THE PCSO BUFFER SHALL BE  
COORDINATED WITH CHARLOTTE-MECKLENBURG  
STORM WATER SERVICES AND MITIGATED IF  
REQUIRED BY THE CITY ORDINANCE

APPROXIMATE LOCATION OF  
SANITARY SEWER EASEMENT, TYP.

EXISTING HERITAGE TREES OVER 8" WITHIN  
EXISTING RIGHT OF WAY TO BE  
MITIGATED AS REQUIRED BY CITY OF  
CHARLOTTE UDO AND TREE MANUAL

CTR Assessment Report					
Proposed			Existing		
Land Uses	Square Feet	Daily/Weekly Trips	Land Uses	Square Feet	Daily/Weekly Trips
1) SINGLE FAMILY ATTACHED/TOWNHOMES	N/A	1,065	3) TO BE REMOVED	N/A	N/A
2)					
3)					
Totals			Totals		

Mitigation					
Assessments	Tier	Required Points	Mitigation (Total Points)	1) CONSTRUCT USE PATH OF 2) DEDICATED USE PATH	3)
MA	1	3	1) MAPS (UNDESIGNATED)	2)	4)
TD	N/A	N/A	1)	2)	4)

If yes, a full CTR TIS Scope and Report are required separate from this table and any TIS mitigations should be included below:

Add additional items, as needed

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PURSUANT TO THIS AMENDMENT PROCESS, AND IF IT IS DETERMINED THAT THE ALTERNATIVE DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PURSUANT TO ARTICLE 37 OF THE ORDINANCE IN EACH INSTANCE, HOWEVER, SUBJECT TO PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS  
A. SUBJECT TO PARAGRAPH B BELOW, THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 147 DWELLING UNITS TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE N-2-B ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENTS SUCH AS A DOG PARK, PLAYGROUND AND GATHERING AREAS.

B. THE DWELLING UNITS DEVELOPED ON THE SITE SHALL BE COMPRISED OF QUADRAPLEXES, TRIPLEXES AND DUPLEXES. NOTWITHSTANDING THE FOREGOING, ONE BUILDING CONTAINING UP TO 5 MULTI-FAMILY ATTACHED DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE IN THE LOCATION GENERALLY DEPICTED ON THE REZONING PLAN (THE POTENTIAL LIVEWORK BUILDING). ONE OR MORE OF THE 5 MULTI-FAMILY ATTACHED DWELLING UNITS LOCATED IN THE POTENTIAL LIVEWORK BUILDING MAY, AT THE OPTION OF PETITIONER OR A RESIDENT, BE A LIVEWORK DWELLING UNIT AS DEFINED UNDER THE ORDINANCE. ADDITIONALLY, AT THE OPTION OF PETITIONER, THE POTENTIAL LIVEWORK BUILDING MAY BE

CONVERTED TO A QUADRAPLEX BUILDING OR TWO DUPLEX BUILDINGS, AND LIVEWORK DWELLING UNITS MAY BE LOCATED IN THE QUADRAPLEX BUILDING OR FOR A NEW BUILDING CONSTRUCTED ON THE SITE. PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FROM ANY PROPOSED SIDEWALK LOCATED ALONG A PUBLIC STREET LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

K. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER WILL BE APPROPRIATE AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.

L. 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 REQUIRED BY PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHEAST CORNER AREA. PETITIONER WILL PROVIDE A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

M. SUBJECT TO THE APPROVAL OF CATS, CDOT AND/OR NCDOT AND ANY OTHER APPLICABLE GOVERNMENTAL AGENCIES, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, UPGRADE THE EXISTING BUS STOP WAITING PAD LOCATED ALONG THE SITE'S FRONTAGE ON TRINITY ROAD RELATED TO BUS STOP 42505 TO BUS STOP WAITING PAD DETAILED 60.03A. THE IMPROVEMENTS SHALL BE LOCATED ENTIRELY WITHIN RIGHT OF WAY. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO UPGRADE THE EXISTING BUS STOP WAITING PAD RELATING TO BUS STOP 42505, THEN PETITIONER SHALL HAVE NO OBLIGATION TO DO SO.

N. THE MAXIMUM HEIGHT OF ANY BUILDING DEVELOPED ON THE SITE SHALL BE 48 FEET.

O. THE PRIMARY EXTERIOR BUILDING MATERIALS WILL BE ONE OR MORE OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, PRECAST STONE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING AND/OR CONCRETE.

P. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.

Q. THE DWELLING UNITS ADJACENT TO BEATTIES FORD ROAD SHALL FRONT AN INTERNAL STREET.

R. THE DWELLING UNITS ADJACENT TO TRINITY ROAD SHALL FRONT AN INTERNAL STREET.

S. THE ACTUAL WIDTHS OF THE DWELLING UNITS CONSTRUCTED ON THE SITE MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.

T. 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.

U. ALL CORNERED UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL HAVE A PORCH OR STOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSION TO 15 FEET ON ALL BUILDING LEVELS.

V. THE FRONT ELEVATION OF EACH DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSION TO 15 FEET ON EACH LEVEL OF THE DWELLING UNIT.

DEVELOPMENT STANDARDS

APRIL 05, 2024

1. GENERAL PROVISIONS

A. SITE. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CH LAND COMPANY, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 16.384-ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF BEATTIES FORD ROAD AND TRINITY ROAD AND MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCELS NOS. 03714104, 03714103, 03714102 AND 03714101.

B. ZONING DISTRICT/ORDINANCE. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N-2-B ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, SIDEWALKS, DRIVEWAYS, INTERNAL STREETS 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. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ARTICLE 37 OF THE ORDINANCE.

D. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES, IT IS INTENDED THAT THE 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 MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PURSUANT TO ARTICLE 37 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

(1) MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

E. AMENDMENTS. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. SUBJECT TO PARAGRAPH B BELOW, THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 147 DWELLING UNITS TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE N-2-B ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENTS SUCH AS A DOG PARK, PLAYGROUND AND GATHERING AREAS.

B. THE DWELLING UNITS DEVELOPED ON THE SITE SHALL BE COMPRISED OF QUADRAPLEXES, TRIPLEXES AND DUPLEXES. NOTWITHSTANDING THE FOREGOING, ONE BUILDING CONTAINING UP TO 5 MULTI-FAMILY ATTACHED DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE IN THE LOCATION GENERALLY DEPICTED ON THE REZONING PLAN (THE POTENTIAL LIVEWORK BUILDING). ONE OR MORE OF THE 5 MULTI-FAMILY ATTACHED DWELLING UNITS LOCATED IN THE POTENTIAL LIVEWORK BUILDING MAY, AT THE OPTION OF PETITIONER OR A RESIDENT, BE A LIVEWORK DWELLING UNIT AS DEFINED UNDER THE ORDINANCE. ADDITIONALLY, AT THE OPTION OF PETITIONER, THE POTENTIAL LIVEWORK BUILDING MAY BE

CONVERTED TO A QUADRAPLEX BUILDING OR TWO DUPLEX BUILDINGS, AND LIVEWORK DWELLING UNITS MAY BE LOCATED IN THE QUADRAPLEX BUILDING OR FOR A NEW BUILDING CONSTRUCTED ON THE SITE. PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FROM ANY PROPOSED SIDEWALK LOCATED ALONG A PUBLIC STREET LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

D. ONE OR MORE OF THE QUADRAPLEXES MAY BE CONVERTED TO TRIPLEXES AND/OR DUPLEXES, AND ONE OR MORE OF THE TRIPLEXES MAY BE CONVERTED TO DUPLEXES, AT THE OPTION OF PETITIONER. ADDITIONALLY, ONE OR MORE OF THE DUPLEXES MAY BE CONVERTED TO TRIPLEXES AT THE OPTION OF PETITIONER PROVIDED THAT THE MAXIMUM DENSITY ON THE SITE DOES NOT EXCEED 147 DWELLING UNITS.

3. TRANSPORTATION

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE LAYOUT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. THE ALIGNMENTS OF THE INTERNAL PUBLIC STREETS, INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES TO TRAFFIC PATTERNS AND THE SITE LAYOUT AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. INTERNAL, SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.

D. PROPOSED INDIVIDUAL DRIVEWAYS TO BE PERMITTED AS SHOWN ON REZONING PLAN. DRIVEWAY WIDTHS TO BE 10' AND MAINTAIN 20' BEHIND PROPOSED SIDEWALKS.

E. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE, SUBJECT TO A RESERVATION FOR ANY NECESSARY OR DESIRABLE UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO TRINITY ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 33.5 FEET FROM THE EXISTING CENTERLINE OF BEATTIES FORD ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

F. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY OR DESIRABLE UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO TRINITY ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 33.5 FEET FROM THE EXISTING CENTERLINE OF TRINITY ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

G. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED 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 HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

H. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT A SOUTHBOUND LEFT TURN LANE WITH 150 FEET OF STORAGE ON BEATTIES FORD ROAD AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM BEATTIES FORD ROAD.

I. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT A NORTHBOUND RIGHT TURN LANE WITH 100 FEET OF STORAGE ON BEATTIES FORD ROAD AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM BEATTIES FORD ROAD.

J. PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE VIA EASEMENT OR CONVEYANCE A 50' WIDE RIGHT-OF-WAY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED (SUBJECT TO A RESERVATION FOR ANY NECESSARY OR

DESIRABLE UTILITY EASEMENTS), AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE. PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FROM ANY PROPOSED SIDEWALK LOCATED ALONG A PUBLIC STREET LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

K. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER WILL BE APPROPRIATE AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.

L. 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 REQUIRED BY PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHEAST CORNER AREA. PETITIONER WILL PROVIDE A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

M. SUBJECT TO THE APPROVAL OF CATS, CDOT AND/OR NCDOT AND ANY OTHER APPLICABLE GOVERNMENTAL AGENCIES, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, UPGRADE THE EXISTING BUS STOP WAITING PAD LOCATED ALONG THE SITE'S FRONTAGE ON TRINITY ROAD RELATED TO BUS STOP 42505 TO BUS STOP WAITING PAD DETAILED 60.03A. THE IMPROVEMENTS SHALL BE LOCATED ENTIRELY WITHIN RIGHT OF WAY. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO UPGRADE THE EXISTING BUS STOP WAITING PAD RELATING TO BUS STOP 42505, THEN PETITIONER SHALL HAVE NO OBLIGATION TO DO SO.

4. ARCHITECTURAL AND DESIGN STANDARDS

A. THE MAXIMUM HEIGHT OF ANY BUILDING DEVELOPED ON THE SITE SHALL BE 48 FEET.

B. THE PRIMARY EXTERIOR BUILDING MATERIALS WILL BE ONE OR MORE OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, PRECAST STONE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING AND/OR CONCRETE.

C. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.

D. THE DWELLING UNITS ADJACENT TO BEATTIES FORD ROAD SHALL FRONT AN INTERNAL STREET.

E. THE DWELLING UNITS ADJACENT TO TRINITY ROAD SHALL FRONT AN INTERNAL STREET.

F. THE ACTUAL WIDTHS OF THE DWELLING UNITS CONSTRUCTED ON THE SITE MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.

G. 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.

H. ALL CORNERED UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL HAVE A PORCH OR STOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSION TO 15 FEET ON ALL BUILDING LEVELS.

I. THE FRONT ELEVATION OF EACH DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSION TO 15 FEET ON EACH LEVEL OF THE DWELLING UNIT.

5. STREETS/SCAPE

A. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTI-USE PATH ALONG THE SITE'S FRONTAGE ON BEATTIES FORD ROAD. THE MINIMUM 12 FOOT WIDE MULTI-USE PATH OR PORCH THEREOF MAY BE LOCATED ALONG A PUBLIC ACCESS EASEMENT.

B. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON TRINITY ROAD. THE MINIMUM 8 FOOT WIDE SIDEWALK (OR PORTIONS THEREOF) MAY BE LOCATED IN A PUBLIC ACCESS EASEMENT.

C. DEVELOPMENT WITHIN THE PCSO BUFFER SHALL BE COORDINATED WITH CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.







D. SUBJECT TO THE TERMS AND CONDITIONS OF PARAGRAPH 7 B BELOW, PETITIONER SHALL INSTALL A MINIMUM 6 FOOT TALL WOODEN OR VINYL PRIVACY FENCE (THE "FENCE") ON THE ADJACENT PARCEL OF LAND DESIGNATED AS TAX PARCEL NO. 03714105 (THE "ADJACENT PARCEL"), GENERALLY ALONG THE COMMON PROPERTY LINES OF THE ADJACENT PARCEL, AND THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTIAL COMMUNITY TO BE DEVELOPED ON THE SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE FENCE (AS NEEDED).

E. PETITIONER'S OBLIGATION TO INSTALL THE FENCE AND THE HOMEOWNERS ASSOCIATION'S OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE FENCE (AS NEEDED) IS EXPRESSLY CONDITIONED ON PETITIONER OBTAINING, AT NO COST TO PETITIONER, AN EASEMENT FROM THE OWNER OF THE ADJACENT PARCEL IN FAVOR OF THE PETITIONER AND THE HOMEOWNERS ASSOCIATION TO INSTALL THE FENCE ON THE ADJACENT PARCEL AND TO MAINTAIN, REPAIR AND REPLACE THE FENCE (AS NEEDED). IN THE EVENT THAT PETITIONER CANNOT PROCURE SUCH EASEMENT, THEN PETITIONER SHALL HAVE NO OBLIGATION TO INSTALL THE FENCE AND THE HOMEOWNERS ASSOCIATION SHALL HAVE NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE FENCE (AS NEEDED).

F. SUBJECT TO THE APPROVAL OF ALL RELEVANT GOVERNMENTAL AGENCIES AND UTILITY PROVIDERS, PETITIONER SHALL INSTALL A 3 FOOT TALL OPaque WHITE VINYL FENCE ALONG THAT PORTION OF THE SITE'S SOUTHERN BOUNDARY LINE ALONG TRINITY ROAD THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

G. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS  
A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN SHALL BE AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.  
B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

LEGEND

SYMBOL		DETAIL
	PROPOSED SIDEWALK	↙
	PROPOSED 2'-6\"/>	↙
	PROPOSED VALLEY GUTTER	↙
	PROPOSED ACCESSIBLE SPACE	↙
	PROPOSED DRIVEWAY	↙
	PROPOSED GREEN AREA	↙
	PROPOSED IMPROVED OPEN SPACE	↙

EXISTING HERITAGE TREES OVER 8" DBH REMOVED DURING CONSTRUCTION TO BE MITIGATED PER CITY OF CHARLOTTE TREE MANUAL AND UDO.

APPROXIMATE PCSO BUFFER LOCATION PER GIS DEVELOPMENT WITHIN THE PCSO BUFFER SHALL BE COORDINATED WITH CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY THE CITY ORDINANCE.

APPROXIMATE LOCATION OF SANITARY SEWER EASEMENT, TYP.

EXISTING HERITAGE TREES OVER 8" DBH REMOVED DURING CONSTRUCTION TO BE MITIGATED PER CITY OF CHARLOTTE TREE MANUAL AND UDO.

APPROXIMATE PCSO BUFFER LOCATION PER GIS DEVELOPMENT WITHIN THE PCSO BUFFER SHALL BE COORDINATED WITH CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY THE CITY ORDINANCE.

**V3 SouthEast**  
3700 South Blvd., Suite 200  
Charlotte, NC 28209  
P: 704-940-2883  
www.v3co.com

landscape architecture | planning  
civil engineering | surveying

**CH LAND COMPANY**

6412 Bonnington Road  
Charlotte, NC 28266

**TRINITY PARK TOWNHOMES**

6328 Beatties Ford Road  
Charlotte, NC 28216

