

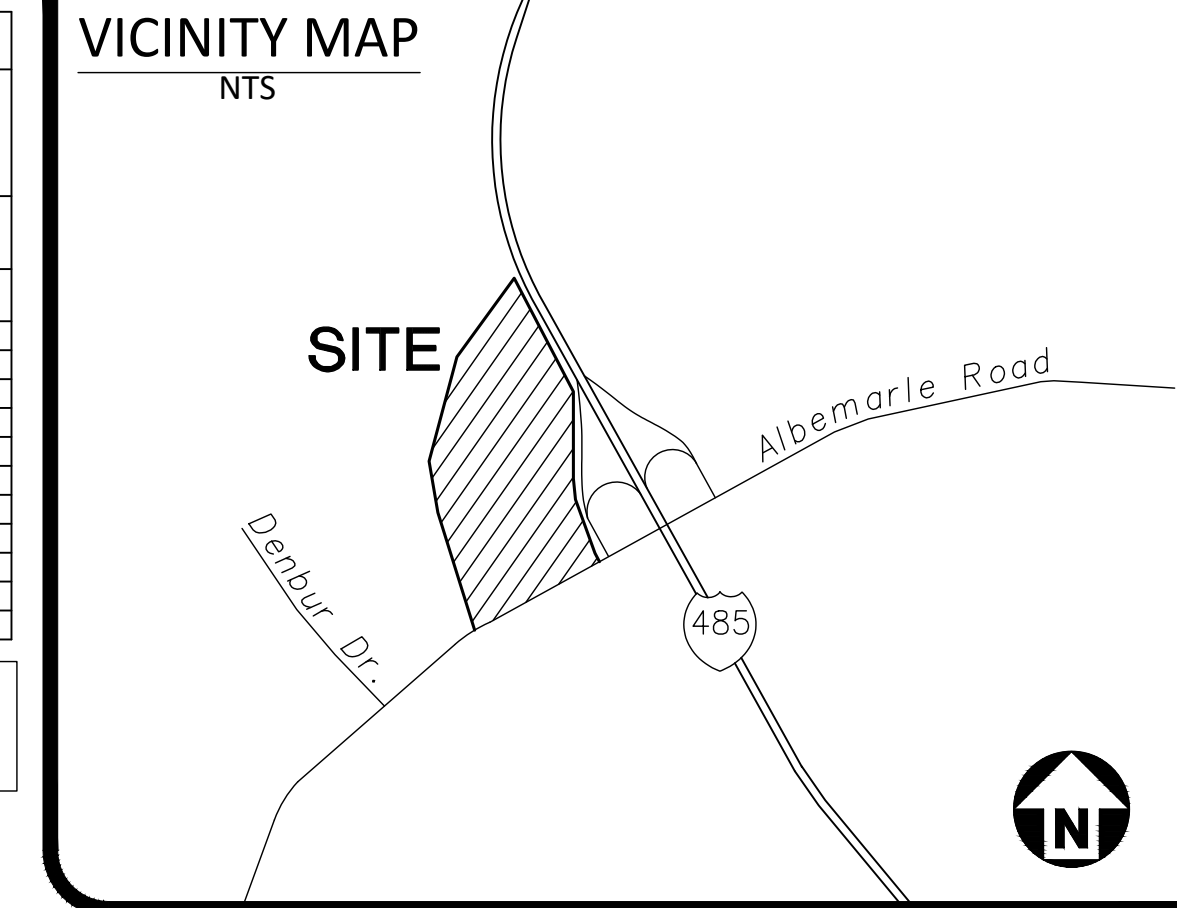
SEE SHEET RZ.02 FOR ADJACENT  
 PROPERTY OWNER INFORMATION

TREE SAVE & GREEN SPACE REQUIREMENTS	
REZONING PETITION 2023-169 SITE AREA:	± 33.95 AC
PORTION OF THE 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.

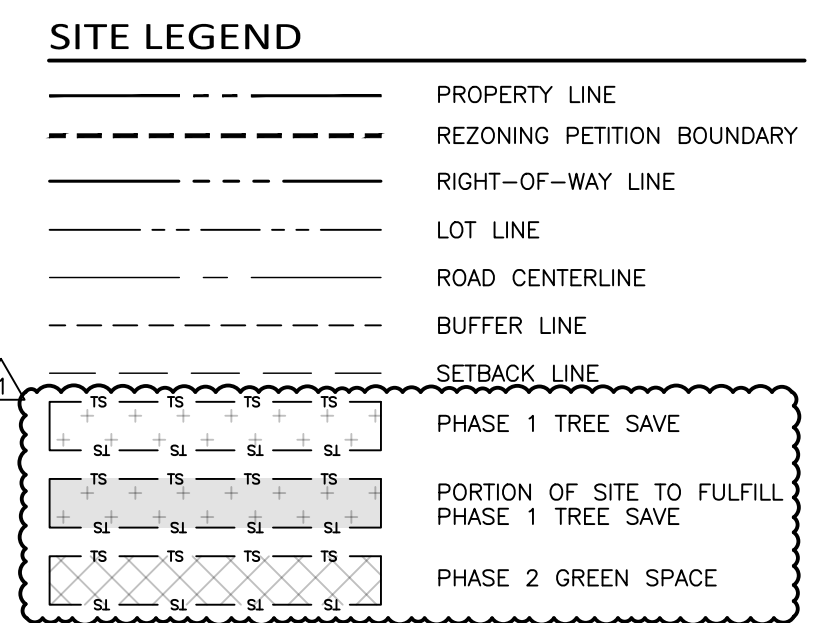
SITE DATA	
PREPARED BY: MCADAMS 2100 SOUTH TRYON STREET, SUITE 400 CHARLOTTE, NC 28203	
PID:	11146113
EXISTING ZONING:	MX-1
PROPOSED ZONING:	N2-A (CD)
TOTAL DEVELOPMENT AREA:	± 33.95 AC
TOWNHOMES:	
23' X 50'	56 UNITS
22' X 50'	68 UNITS
TOTAL UNIT COUNT:	124 UNITS
MAXIMUM BUILDING HEIGHT:	33 FEET
OPEN 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.



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 D.R. HORTON - CAROLINA DIVISION  
 8025 ARROWWIDGE BOULEVARD  
 CHARLOTTE, NORTH CAROLINA 28273



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

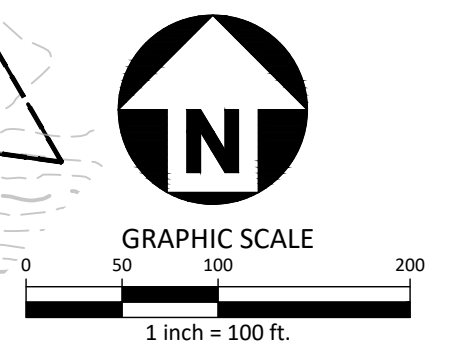
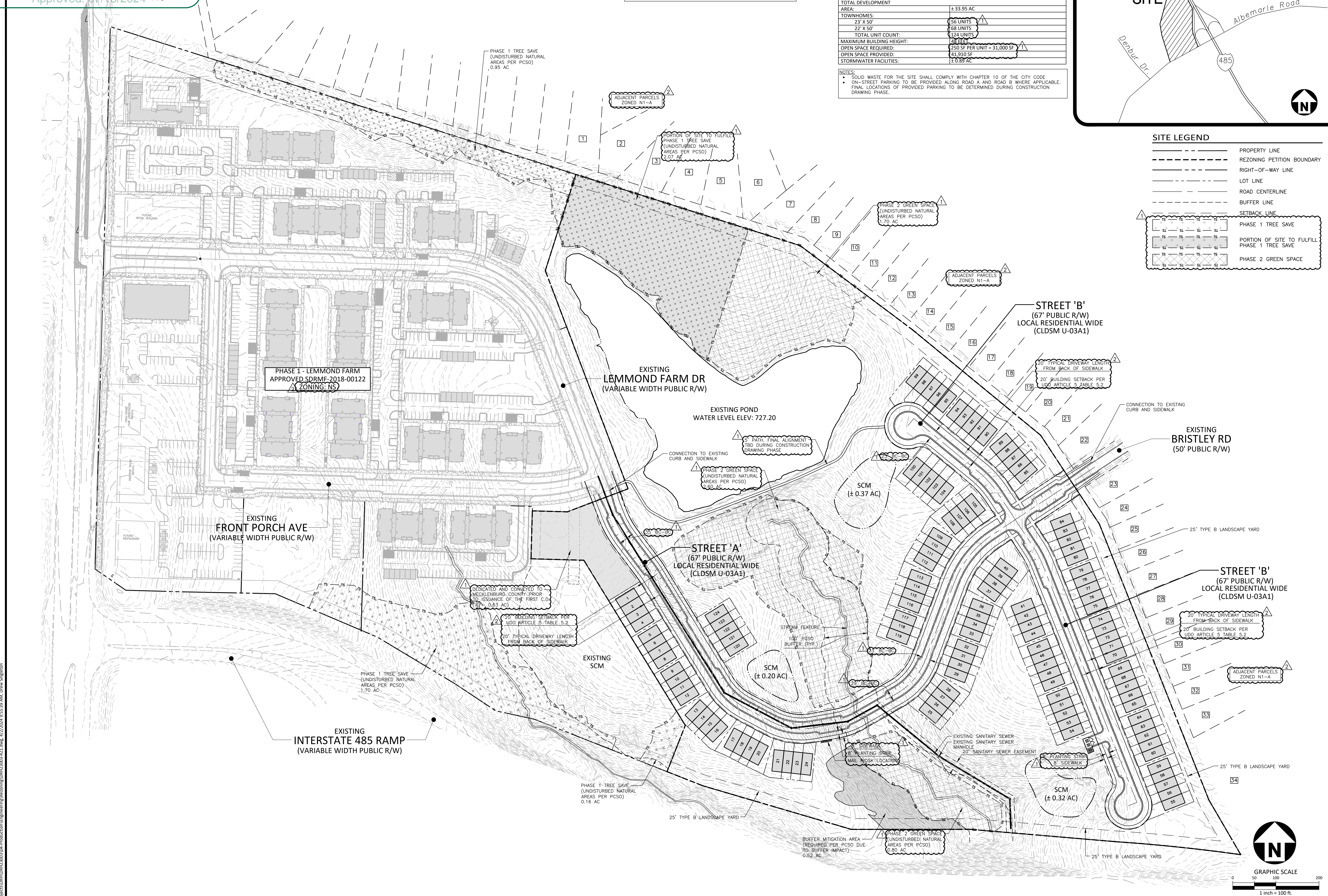
**REVISIONS**

NO.	DATE	PER CITY COMMENTS
1	02.12.2024	PER CITY COMMENTS
2	03.21.2024	PER CITY COMMENTS
3	04.05.2024	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**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\DRH\DRH23003\04\_Production\Engineering\Rezone\DRH23003-RZ1.dwg, 4/7/2024, 9:55:39 AM, Drew Singleton

**Charlotte**

**Planning Department**

**D.R. Horton**  
Development Standards for Lemmond Farm  
C21-2023-169  
Rezone Petition No. 2023-169

**APPROVED BY CITY COUNCIL**

**Site Development Data**  
Acreage: 33.95  
Tax Parcel #: 11146113  
Existing Zoning: MX-(1CD)  
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) detached 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.

**General Provisions:**

- a. 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.
- b. Meter banks will be screened from adjoining properties and from public streets.
- c. 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.
- d. 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.
- e. 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 composed 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.

10. **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.
11. **Permitted Uses & Development Area Limitations:**
- a. The principal building(s) constructed on the Site shall be developed 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.
12. **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 approval 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.*

**SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY**

Proposed Trip Generation	Density	Daily Trips/Peak Hour Trips
Land Uses		
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	Required Points:	1
		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 from the southbound turn lane and provide restriping if necessary. Relocate the pedestrian pole in the channelization island and relocate to the corner.

Transportation Demand Management Mitigation

Mitigation	Tier	Required Points
1)		
2)		
3)		
4)		
5)		

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 <sup>1</sup>	X Coordinate <sup>2</sup>	Y Coordinate <sup>2</sup>	Ramp Type <sup>3</sup>
R103806	35.2167	-80.6563	Perpendicular
R103940	35.2167	-80.6564	Perpendicular
R111235	35.2165	-80.6566	Perpendicular
R100945	35.2165	-80.6566	Perpendicular

<sup>1</sup>Existing 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=17b4dac6098747eab1aa47ca1343d1f>

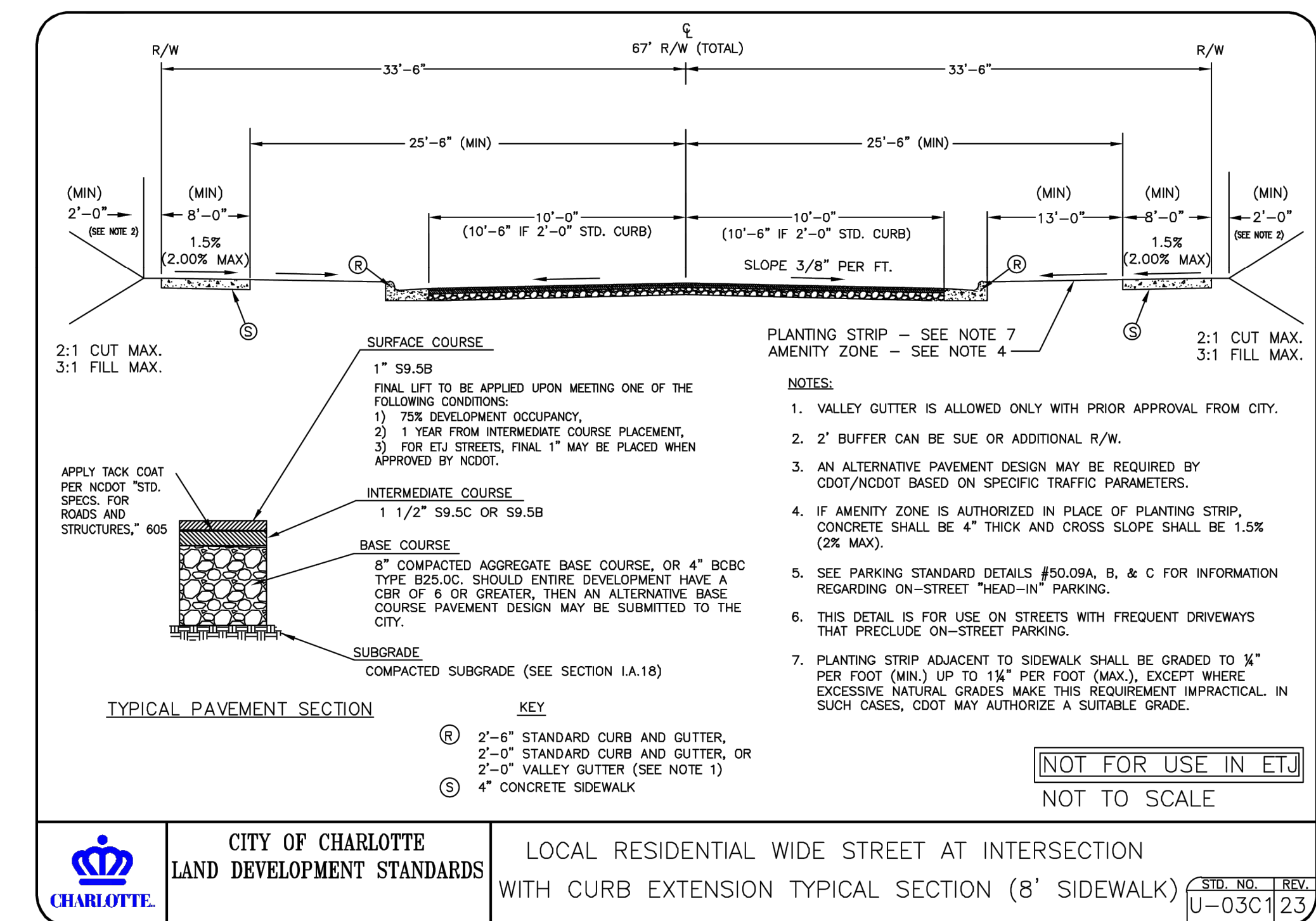
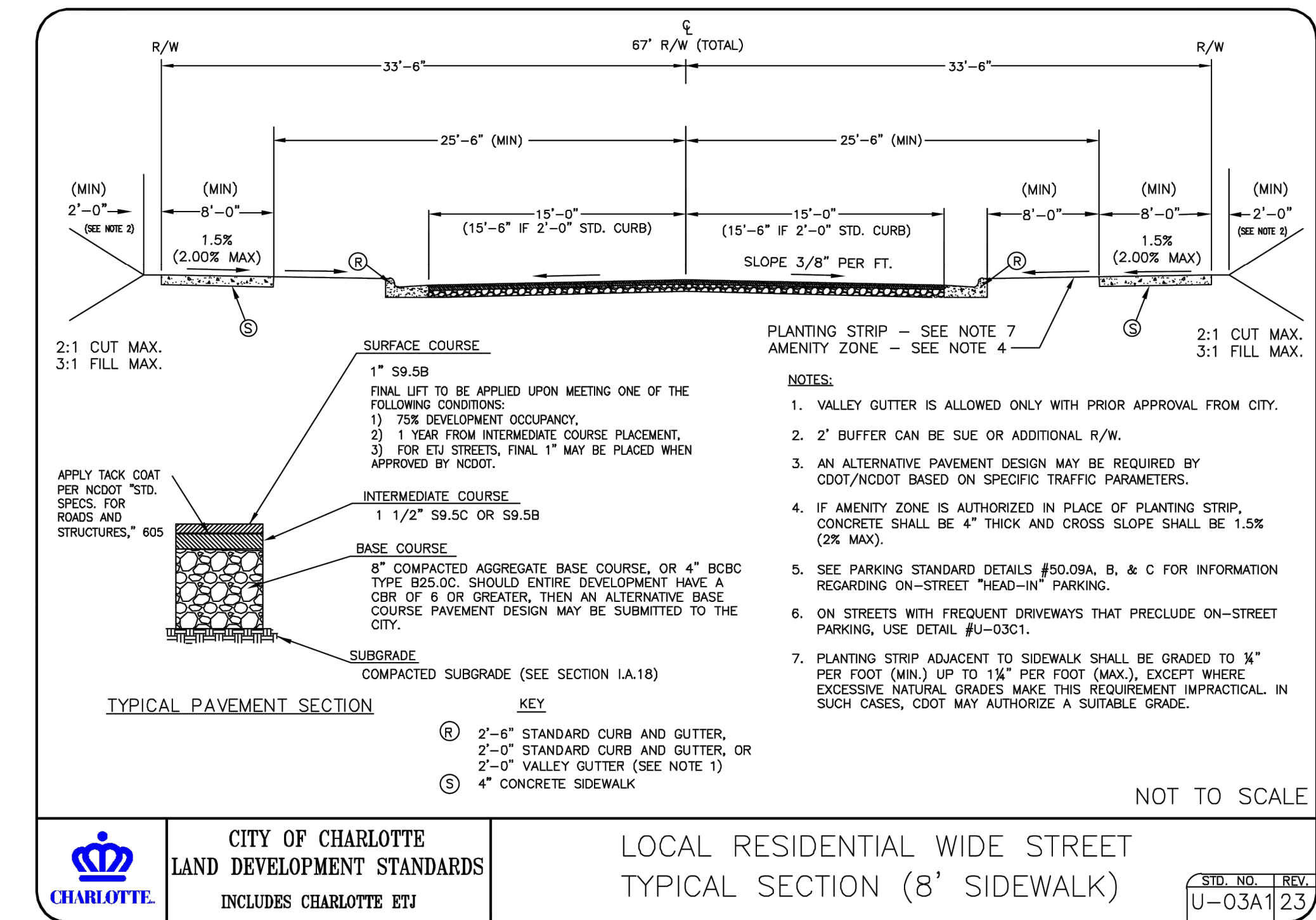
<sup>2</sup>From Survey (Use decimal degrees to 4 decimal places. Longitudinal typically starts with "-80" and latitude with "35")

<sup>3</sup>Perpendicular, 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 IHS PROPERTY NORTH CAROLINA LP	N1-A
4	11110351	35499-539 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	36337-664 HEDI 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 & DARON RODRIGUEZ COLBERT	N1-A
15	11110339	27215-102 WILLIE BLANCHE PENN & PETRONILA ELENA CLARK	N1-A
16	11110338	31944-764 IHS 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	33098-579 2108-A 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	37380-538 HINOKI ESENA	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 FKX 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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**LEMMOND FARM**  
REZONING PETITION #2023-169  
11901 ALBEMARLE ROAD  
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**REVISIONS**

NO.	DATE	PER CITY COMMENTS
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-R21  
CHECKED BY JEM  
DRAWN BY JDS  
SCALE  
DATE 12.18.2023

**REZONING NOTES**

**RZ.02**