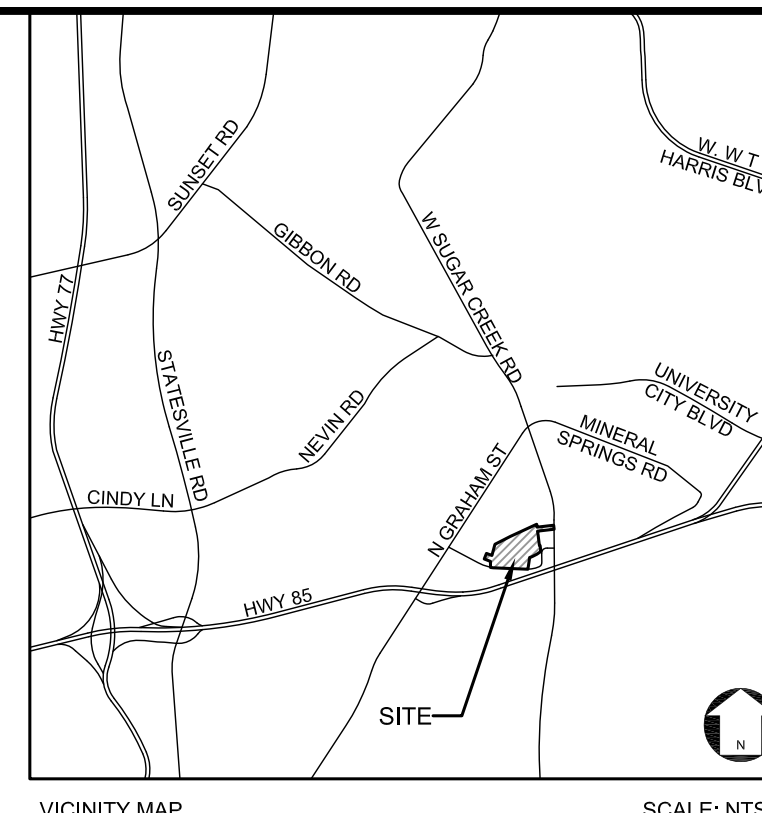


W SUGAR CREEK ROAD (NCDOT MAINTAINED)

W SUGAR CREEK ROAD (NCDOT MAINTAINED)



**DEVELOPMENT DATA:**

Site Area:	+/- 36.83 acres
Tax Parcel:	04507101, 04509301
Existing Zoning:	R-4
Proposed Zoning:	UR-2(CD)
Existing Use:	RURAL HOMESITE - ACREAGE, RURAL HOMESITE
Proposed Uses:	See Development Standards
Development Area:	+/- 30.29 AC
Proposed Development:	326 Units
Min. Setback:	14' From BOC
Min. Side Yard:	5'
Min. Rear Yard:	10'
Minimum Building Height:	10'
Parking Provided:	1.5 Spaces per unit, min. plus on-street
Min. Private Open Space:	400 s.f./unit as required by ordinance
Tree Save Required:	+/- 5.82 AC (15% Min)
Tree Save Provided:	+/- 5.82 AC Min; +/- 19.15 AC Shown
PCCO:	Per Ordinance

**LEGEND:**

PROPERTY LINE	---
POSSIBLE STREAM	~~~~~
EXISTING TREELINE	~~~~~
EXISTING LOT LINE	---
EXISTING CONTOUR	---
EXISTING PCO BUFFER	---
EXISTING 35' S.W.I.M. BUFFER	---
EXISTING P.C.O. BUFFER	---

NOTE: STREAM LOCATIONS SUBJECT TO VERIFICATION BY U.S.A.C.O.E. AND CHARLOTTE STORM WATER SERVICES.

**Charlotte**

Planning Department

**APPROVED BY CITY COUNCIL**

December 16, 2019

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

N



**REVISIONS:**

No.	Date	By	Description
1	08/12/19	DRW	PER STAFF COMMENTS
2	09/16/19	DRW	PER STAFF COMMENTS
3	11/25/19	DRW	PER STAFF COMMENTS

**1515 CANNON AVE**  
**CHARLOTTE, NC 28269**  
 THE ARDENT COMPANIES  
 REZONING PETITION #: 2019-072

**EXISTING CONDITIONS PLAN**

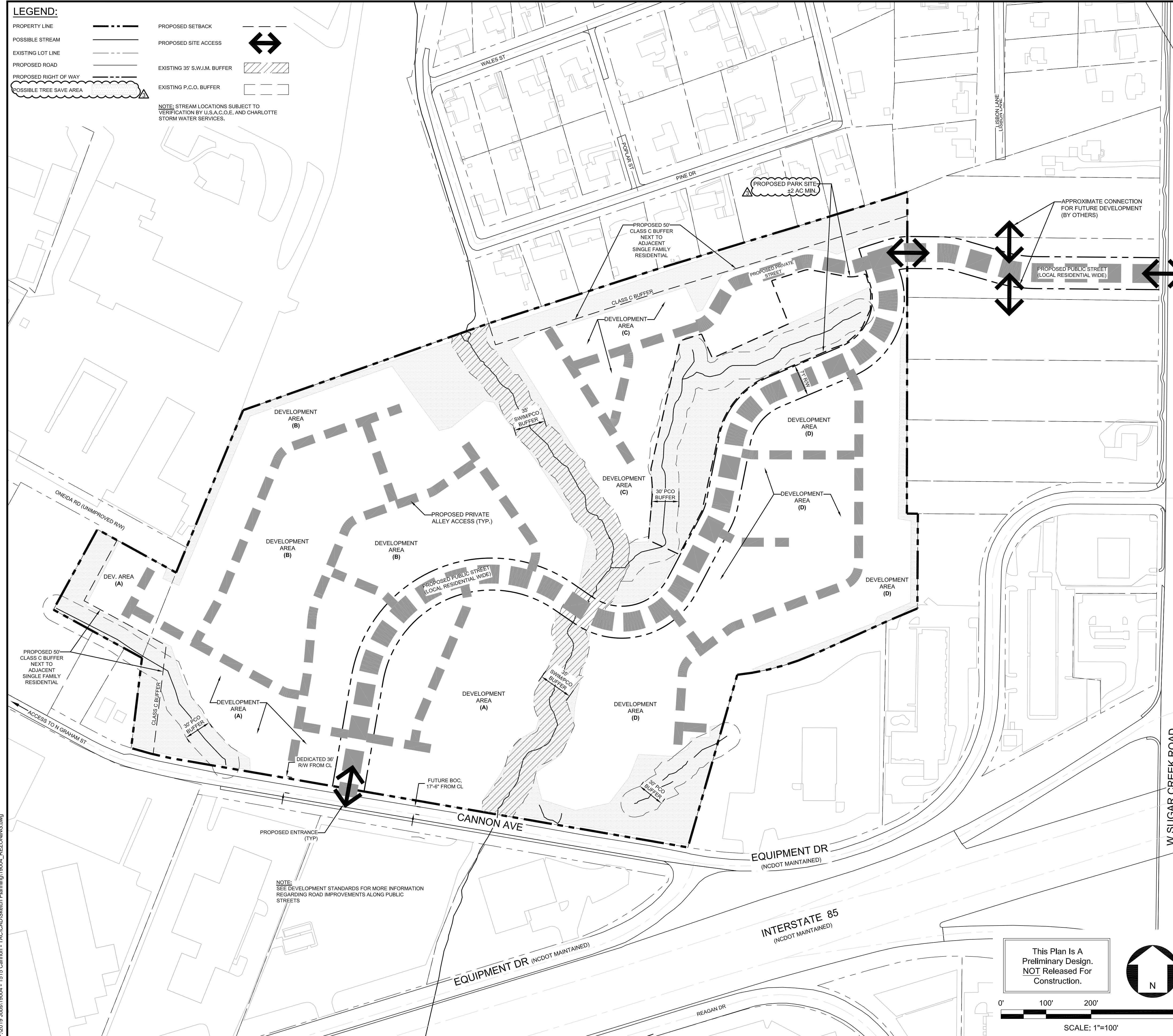
CORPORATE CERTIFICATIONS  
 NC PE - C-2930    NC LA - C-253  
 SC ENG - NO. 3599    SC LA - NO. 211

Project Manager: MDL  
 Drawn By: SCJ, LHC  
 Checked By: MDL  
 Date: 04/16/19  
 Project Number: 19004  
 Sheet Number:

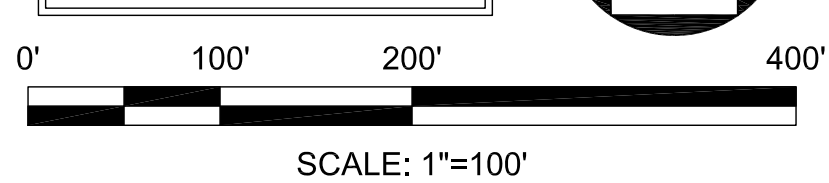
**LEGEND:**

PROPERTY LINE	---	PROPOSED SETBACK	---
POSSIBLE STREAM	---	PROPOSED SITE ACCESS	↔
EXISTING LOT LINE	---	EXISTING 35' S.W.I.M. BUFFER	▨
PROPOSED ROAD	---	EXISTING P.C.O. BUFFER	▨
PROPOSED RIGHT OF WAY	---		
POSSIBLE TREE SAVE AREA	⊖		

NOTE: STREAM LOCATIONS SUBJECT TO VERIFICATION BY U.S.A.C.O.E. AND CHARLOTTE STORM WATER SERVICES.



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



- DEVELOPMENT STANDARDS**
- A. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Ardent Acquisition LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 38.83 acre site located on the north side of Cannon Avenue, west of the intersection of Cannon Avenue and Equipment Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 045-071-01 and 045-072-01.
  - 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 Zoning Ordinance (the "Ordinance").
  - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the RZ-2 zoning district shall govern the development and use of the Site.
  - The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the buildings as well as the location of the internal public streets, internal private drives and/or alleys and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor changes or modifications during the design development and construction permitting process.
  - Future amendments to the Rezoning Plan and these Development Standards may be applied for by the Petitioner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- B. Permitted Uses/Development Limitations**
- The Site may be devoted only to a residential community containing a maximum of 326 single family attached dwelling units and any incidental and accessory uses relating thereto that are allowed in the RZ-2 zoning district.
- C. Transportation**
- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and design and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
  - The Site will be served by internal public streets and internal private drives and/or alleys, and minor adjustments to the location of the internal public streets and the internal private drives and/or alleys shall be allowed during the construction permitting process.
  - As an off-site transportation improvement and to provide vehicular access from and to the Site, Petitioner shall extend the internal public street located on the eastern portion of the Site through the adjacent parcel of land designated as Tax Parcel No. 045-072-01 to West Sugar Creek Road as generally depicted on the Rezoning Plan. Minor adjustments to the location of this public street shall be allowed during the construction permitting process.
  - Internal sidewalks and pedestrian connectors shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
  - Prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Cannon Avenue as required to provide right of way measuring 36 feet from the centerline of existing Cannon Avenue, to the extent that such right of way does not already exist.
  - A direct driveway connection from a public street to an individual single family attached dwelling unit shall not be permitted. Petitioner reserves the right to file with the Planning Department an application for an exception to eliminate the sub-street to the Occida Road right of way located on the western boundary of the Site. If the exception is granted, Petitioner shall not be required to construct the sub-street.
  - Petitioner shall dedicate and convey all relevant right of way to the City of Charlotte prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site. The right of way shall be at least 2 feet behind the back of sidewalk where feasible. If it is not feasible, the sidewalks, or portions thereof, may be located in a sidewalk utility easement.
  - Prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site, Petitioner shall substantially complete the transportation improvements set out below (collectively, the "Transportation Improvements").
  - West Sugar Creek Road and I-85 Northbound Ramp**
    - Extend the eastbound left-turn lane to provide 250 feet of storage.
    - Construct a southbound right-turn lane with 120 feet of storage and a 50 foot taper.
  - West Sugar Creek Road and The Roman Road Access**
    - Install a traffic signal.
    - Construct Access A with one ingress lane and two egress lanes, a dedicated left-turn lane with a minimum storage length of 150 feet and a shared through-right lane.
    - Restripe the westbound approaches to provide a dedicated left-turn lane and a shared through-right lane.
    - Restripe the existing two-way left-turn lane along the northbound approach of West Sugar Creek Road to an exclusive northbound left-turn lane with a minimum storage length of 150 feet.
    - Restripe the existing two-way left-turn lane along the southbound approach of West Sugar Creek Road to an exclusive southbound left-turn lane with a minimum storage length of 150 feet.
  - Cannon Avenue and Access B**
    - Construct the site driveway with one ingress lane and one egress lane.
    - Construct a westbound left-turn lane on Cannon Avenue with a minimum storage length of 75 feet.
    - Construct an eastbound left-turn lane on Cannon Avenue with a minimum storage length of 50 feet.
- Any reference to the term "substantially complete" in this Section C of the Development Standards shall mean a determination by CDOT and/or NCDOT that the applicable Transportation Improvements (defined below) are deemed "substantially complete" for the purpose of the issuance of certificates of occupancy for single family attached dwelling units on the Site.
- However, in the event that any Transportation Improvements are not substantially complete at the time that Petitioner seeks to obtain certificates of occupancy for single family attached dwelling units on the Site due to delays in acquiring required right of way or temporary construction easements despite the exercise of diligent good faith efforts by Petitioner to acquire the same or for any other matter beyond the reasonable control of Petitioner, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable single family attached dwelling units, and in such event Petitioner may be required to post a letter of credit or a bond for any Transportation Improvements not substantially complete at the time such certificates of occupancy are issued to secure the completion of the relevant Transportation Improvements on the Site.
- It is understood that some of the Transportation Improvements may not be possible without the acquisition of additional right of way and/or temporary construction easements. If, after the exercise of diligent good faith efforts, as specified in the City of Charlotte right-of-way acquisition process as administered by the City of Charlotte Engineering Department, Petitioner is unable to acquire any land necessary to provide for any such additional right of way and/or temporary construction easements upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Department or other applicable agency, department or governmental body agree to acquire any such land and/or temporary construction easements. In such event, Petitioner agrees, department or governmental body for the applicable agency, department or governmental body for such acquisition proceedings including compensation paid by the applicable agency, department or governmental body for any such land and/or temporary construction easements and the expenses of such proceedings.
- D. Architectural Standards**
- The maximum height of any structure, including any dwelling unit or building constructed on the Site shall be 40 feet as measured under the Ordinance.
  - To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 12 to 24 inches.
  - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be less than 5:12, unless a flat roof structure is employed.
  - Useable porches or stoops shall form a predominant feature of the building design and be located on the front or side of the building. Useable porches should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
  - All converted units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.
  - Garage doors visible from public streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.
- Townhome buildings that are adjacent to and front a public street shall not contain more than 5 individual single family attached dwelling units. This requirement shall not apply to buildings that are adjacent to a private alley, private street or private drive or buildings that are adjacent and perpendicular to a public street.
- E. Streetscape and Landscaping**
- A 50 foot Class C buffer shall be established along that portion of the Site's northern boundary line that is more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.202 of the Ordinance. The exterior 40 feet of this Class C buffer shall remain undisturbed; provided, however, that the existing vegetation does not meet the tree and shrub requirements of a Class C buffer. Petitioner may install supplemental plantings to bring this 50 foot Class C buffer into compliance with these requirements. Except as provided below in paragraph 3, the width of this 50 foot Class C buffer may not be reduced.
  - A 50 foot Class C buffer shall be established along that portion of the Site's southwest boundary line that is more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.202 of the Ordinance. Except as provided below in paragraph 3, the width of the 50 foot Class C buffer may not be reduced.
  - In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
  - A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Cannon Avenue. The minimum 8 foot wide sidewalk may meander. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into an existing sidewalk located on the Site's western and eastern boundary lines. The minimum 8 foot wide sidewalk to be installed along the Site's frontage on Cannon Avenue or portions thereof may be located in a sidewalk utility easement.
- F. Parks, Greenways and Open Space**
- Prior to the issuance of the first certificate of occupancy for a single family attached dwelling unit constructed on the Site, subject to the approval of Mecklenburg County, Petitioner shall convey those portions of the Site that are designated on Sheet RZ-2 of the Rezoning Plan as "Park Site" and enclosed by a pink dashed line to Mecklenburg County for future public park (the "Public Park"). Prior to the conveyance of the Park Site to Mecklenburg County, Petitioner shall have the right to install and locate a storm water pipe or pipes through the Park Site and to reserve such easements over the Park Site necessary to maintain, repair and replace such storm water pipe or pipes.
  - The Public Park shall be a passive park with pedestrian trails except for an approximately one acre portion of the Public Park that shall be a playground, picnic shelter and related improvements to be constructed by Mecklenburg County.
  - The trees located within the Park Site shall count towards the Site's minimum tree save requirements.
  - The Park Site shall count towards the Site's required open space.
  - In the event that Mecklenburg County does not approve and accept the conveyance of the Park Site, then the areas of the Site within the Park Site shall be a part of the tree save and open space areas of the Site, and these areas of the Site shall not be a public park and shall be owned and maintained by the homeowners association for the residential community.
  - Petitioner shall construct pedestrian trails within the Park Site and within the tree save open space areas located on the Site as generally depicted on the Rezoning Plan. The actual locations of the pedestrian trails may vary from what is depicted on the Rezoning Plan and the actual locations shall be determined during the permitting process. The trails shall be asphalt trails constructed in accordance with Mecklenburg County standards and shall have a minimum width of 8 feet. The trails shall be constructed prior to the issuance of the first certificate of occupancy for a single family attached dwelling unit constructed on the Site.
- G. Lighting**
- All freestanding lighting fixtures installed on the Site (excluding tower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- H. Binding Effect of the Rezoning Documents and Definitions**
- 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, unless amended 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.
  - Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner and the owner or owners of the Site from time to time who may be involved in any future development thereof.
  - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

**REVISIONS:**

No.	Date	By	Description
1	08/12/19	DRW	PER STAFF COMMENTS
2	09/16/19	DRW	PER STAFF COMMENTS
3	11/25/19	DRW	PER STAFF COMMENTS

**Landworks Design Group, PA**  
CREATING SPACES TO LIVE, WORK AND PLAY  
tel: 704-941-1604  
7621 Little Avenue, Suite 111  
Charlotte, NC 28226  
fax: 704-941-1604

1515 CANNON AVE  
CHARLOTTE, NC 28269  
THE ARDENT COMPANIES  
REZONING PETITION #: 2019-072

**REZONING SITE PLAN**

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

Project Manager: MDL  
Drawn By: SCJ, LHC  
Checked By: MDL  
Date: 4/16/19  
Project Number: 19004  
Sheet Number:

**RZ-2**  
SHEET # 2 OF 2

P:\2019 Jobs\19004 - 1515 Cannon - FAC\CAD\Siteplan\19004\_REZONING.dwg



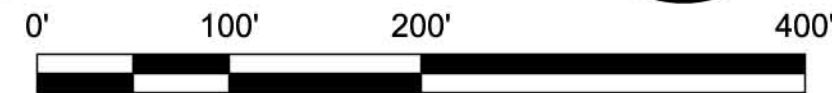
1515 CANNON AVE  
 CHARLOTTE, NC 28269  
 THE ARDENT COMPANIES  
 REZONING PETITION #: 2019-072

ILLUSTRATIVE  
 REZONING  
 SITE  
 PLAN

CORPORATE CERTIFICATIONS  
 NC PE: C-2930 NC LA: C-293  
 SC ENG: NO. 3699 SC LA: NO. 211

Project Manager: MDL  
 Drawn By: DRW  
 Checked By: MDL  
 Date: 11/25/19  
 Project Number: 19004  
 Sheet Number:

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



SCALE: 1"=100'

REVISIONS:

No.	Date	By	Description

**RZ-3**