

DEVELOPMENT DATA:

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| SITE AREA: | ±0.59 AC |
| TAX PARCEL ID: | 07821202, 07821203, 07821204 |
| EXISTING ZONING: | B-2 (REP OVERLAY) |
| PROPOSED ZONING: | NS (REP OVERLAY) |
| EXISTING USE: | VACANT |
| PROPOSED USE: | TOWNHOMES (SEE NOTE BELOW) |
| PROPOSED UNITS: | 15 MAX. |
| PROPOSED DENSITY: | 22.05 DUA |
| PROPOSED HEIGHT: | 50' MAX |
| MIN. LOT AREA: | N/A |
| SETBACK: | 24' (FROM EXISTING OR PROPOSED BOC) (PEDSCAPE PLAN) |
| SIDE YARD: | 10' ABUTTING RESIDENTIAL USE/ZONING NONE IN ALL OTHER CONDITIONS |
| REAR YARD: | 20' ABUTTING RESIDENTIAL USE/ZONING 10' ALL OTHER CONDITIONS |
| PARKING REQUIRED: | 1 SPACE/UNIT |
| GARAGE SETBACK: | 20' FROM BACK OF CURB /BACK OF SIDEWALK |
| ALTERNATE USES: | 5-7' FROM PRIVATE ALLEY MIN. COMMERCIAL IS ALLOWED AT THE DISCRETION OF THE PETITIONER |

THE DRAKEFORD COMPANY
REZONING PETITION NO. 2021-048

- I. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Drakeford Company the "petitioner" to accommodate the development of a single-family attached (townhome) residential community on that approximately 0.59-acre site located at the southeast corner of Beatties Ford Road & Cemetery Street, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcels Number 078-212-02, 078-212-03 and 078-212-04.
 - 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, the regulations established under the Ordinance for the NS 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. Permitted Uses**
- The Site may be devoted only to a residential community containing a maximum of fifteen (15) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted in the NS zoning district.

- III. 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 designs and as required for approval by the Charlotte Department of Transportation (CDOT).
 - As depicted on the Rezoning Plan, the Site will be served by internal private alleys, and minor adjustments to the location of these streets/alleys shall be allowed during the construction permitting process in coordination with CDOT.
 - Petitioner shall provide internal sidewalks and pedestrian connections on the Site as generally depicted on the Rezoning Plan. Internal sidewalks may meander to save existing trees.
 - Fire department access road shall be capable of supporting 80,000 lbs, to be coordinated during permitting phase of development. Fire hydrant shall be located within 750' of the most remove point of building as truck travel.
 - Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy. Right-of-way shall be set at 2 feet behind the back of sidewalk where feasible.
 - Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.

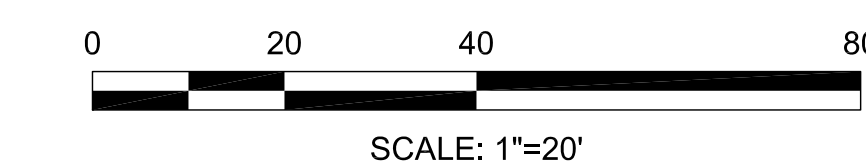
- IV. Architectural & Landscaping Standards**
- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
 - To provide privacy, all residential entrances within 15' of the sidewalk must be raised or lowered from the average sidewalk grade a minimum of 12 inches.
 - 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.
 - Usable porches and stoops shall form a predominant feature of the building and be located on the front of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
 - Corner/end units fronting public streets shall have enhanced side elevations to limit the maximum blank wall expanse to twenty (20) feet on each level of the unit.
 - For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to thirty (30) feet on all building levels, including but not limited to doors, windows, awnings, material or color changes, and/or architectural design elements.
 - Roof-top terraces may be installed on any/all units on the Site, at the Petitioner's option.

- IV. Environmental Features**
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of storm water 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.
 - The Petitioner shall comply with the Charlotte Tree Ordinance.

- VI. Lighting**
- All freestanding lighting fixtures installed on the Site greater than twenty one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed.
- VII. 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.

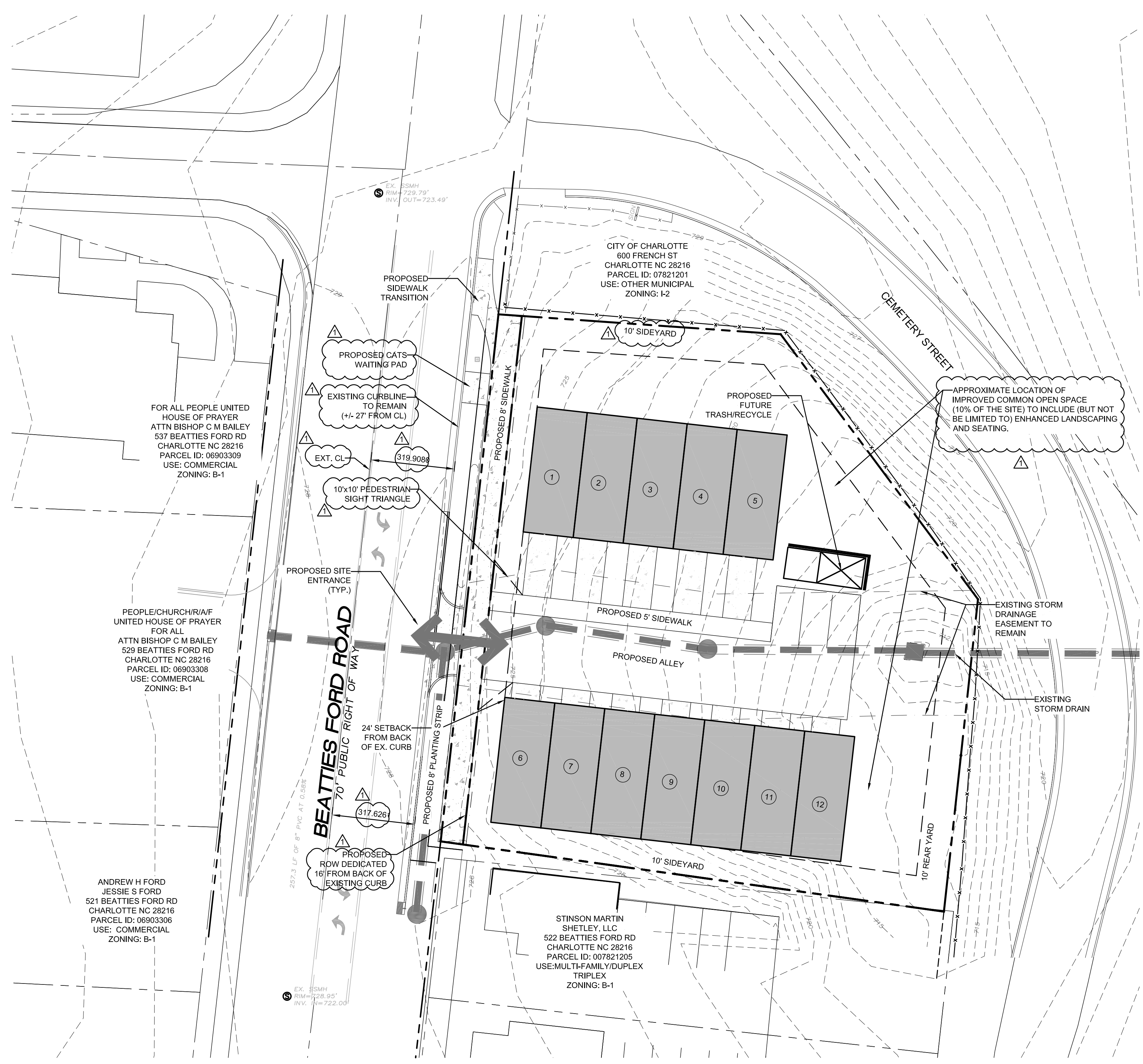
LEGEND:

| | |
|-----------|--------------------------------|
| --- | BOUNDARY LINE |
| - - - - - | RIGHT OF WAY |
| - . - . - | ADJOINING PROPERTY LINE |
| --- | EXISTING CONTOUR LINE |
| --- | EXISTING WATER LINE |
| -XSS-XSS- | EXISTING SANITARY SEWER LINE |
| --- | EXISTING STORM DRAIN |
| ⊙ | EXISTING STORM DRAIN MANHOLE |
| --- | EXISTING EASEMENT |
| -X-X- | EXISTING FENCE TO REMAIN |
| --- | OVERHEAD ELECTRIC LINE |
| █ | CURB/SIDEWALK TO BE DEMOLISHED |



REVISIONS:

| No. | Date | By | Description |
|-----|---------|-----|----------------------------|
| 1 | 6/14/21 | MDL | RESPONSE TO STAFF COMMENTS |



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