

THE BEECHWOOD ORGANIZATION	
CHWOOD ORGANIZATION MENT STANDARDS 1 G PETITION NO. 2021-104 G PETITION NO. 2021-104 GEL ± 0.69 ACRES RCEL #: 181-104-12 AND 181-104-36 IG ZONING: R-3	CHARLOTTE CHARLOTTE CHARLOTTE
SED ZONING: UR-2(CD) IG USE: VACANT/RESIDENTIAL SED USES: UP TO 5 DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 DISTRICT. IM BUILDING HEIGHT: A MAXIMUM HEIGHT OF FORTY (40) FEET SHALL BE PERMITTED G: PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.	CITY OF CITY OF
ENERAL PROVISIONS:	TS PER
TE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE BEECHWOOD RGANIZATION ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 0.69-ACRE SITE LOCATED ALONG PROVIDENCE OAD (THE "SITE").	COMMENTS P COMMENTS P COMMENTS P
ONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF HARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER HE ORDINANCE FOR THE UR-2 ZONING CLASSIFICATION SHALL GOVERN.	10-20-2021 09-12-2021 DATE
RAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND THER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN ONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS EPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT NTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.	-0 -0 -0
NCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR EXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE AY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE RDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:	DRAWN BY: DMH / LL REVIEWED BY: ECH / MJS
INOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. HE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED ROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE ETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE ETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.	UITE 250 04 7 ©2021
ERMITTED USES & DEVELOPMENT AREA LIMITATION:	C-439)
HE SITE MAY BE DEVELOPED WITH UP TO FIVE RESIDENTIAL DWELLING UNITS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-2 ZONING DISTRICT. HE PROPOSED RESIDENTIAL BUILDINGS AND DWELLING UNITS WILL BE DESIGNED AS SINGLE-FAMILY ATTACHED DWELLING UNITS (TOWNHOMES).	POLITAN / LOTTE, N ww.bgeinc.
CCESS AND TRANSPORTATION: CCESS TO THE SITE WILL BE FROM FERNCLIFF ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. VEHICULAR ACCESS TO PROVIDENCE ROAD WILL OT BE ALLOWED.	METROF CHAR
HE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE EVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED TANDARDS.	1111
HE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, ARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.	
OADWAY IMPROVEMENTS REQUIRED BY THE DEVELOPMENT OF THE SITE MUST BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF CCUPANCY FOR THE SITE, SUBJECT TO THE ABILITY OF THE PETITIONER TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME HE ST CERTIFICATE OF OCCUPANCY IS ISSUED.	, LLC suite D-1 1753
HE PETITIONER SHALL DEDICATE TWENTY-EIGHT (28) FEET OF RIGHT OF WAY FROM THE CENTERLINE OF FERNCLIFF ROAD AS GENERALLY DEPICTED ON THE REZONING _AN.	ANE, AVE
HE PETITIONER SHALL DEDICATE FIFTY-NINE (59) FEET OF RIGHT OF WAY FROM THE CENTERLINE OF PROVIDENCE ROAD AS GENERALLY DEPICTED ON THE REZONING AN.	EECH CKSC OBBINS L JERICHO,
EDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY AND/OR NCDOT SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST JILDING CERTIFICATE OF OCCUPANCY. RIGHT OF WAY SHALL BE PROVIDED TWO (2) FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE. LL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS (ITHIN THEIR RESPECTIVE ROADWAY SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKE BY THE PETITIONER ON ITS OWN OR IN ONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTH MECKLENBURG AREA, BY WAY OF PRIVATE/PUBLIC ARTNERSHIP EFFORTS OR OTHER PUBLIC SECTOR PROJECT SUPPORT.	DAC JAC JAC
RCHITECTURAL STANDARDS, COURT YARDS/AMENITY AREAS: AXIMUM HEIGHT OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE FORTY (40) FEET.	
HE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, RECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, VINYL, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. ALUMINUM AS A JILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS. THE PROPOSED ROOFING MATERIALS WILL BE ARCHITECTURAL ASPHALT HINGLES, METAL TYPE ROOFING MATERIALS MAY ALSO BE USED.	CHFF OMES NC 28211
OMMON OPEN SPACE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE COMMON OPEN SPACE SHALL BE A MINIMUM OF 2,000 SQUARE FEET. ETER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM FERNCLIFF ROAD AND PROVIDENCE ROAD SUBJECT TO THE ORDINANCE. VAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.	FERNCLIFF FOWNHOME 1620 FERNCLIFF RD CHARLOTTE, NC 2821
TREETSCAPE, BUFFERS, YARDS, AND LANDSCAPING: N EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED ALONG THE SITE'S FRONTAGE ON PROVIDENCE ROAD AS GENERALLY DEPICTED	
N THE REZONING PLAN. N EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK WILL BE PROVIDED ALONG THE SITE'S FRONTAGE ON FERNCLIFF ROAD AS GENERALLY DEPICTED ON THE	
EZONING PLAN. SETBACK OF SIXTY-FOUR (64) FEET AS MEASURED FROM THE FUTURE BACK OF CURB WILL BE PROVIDED ALONG PROVIDENCE ROAD AS GENERALLY DEPICTED ON THE EZONING PLAN.	21-104 AN
SETBACK OF FOURTEEN (14) FEET AS MEASURED FROM THE FUTURE BACK CURB WILL BE PROVIDED ALONG FERNCLIFF ROAD AS GENERALLY DEPICTED ON THE EZONING PLAN.	#2021 E PLA
TEN (10) FOOT SIDE YARD WILL BE PROVIDED ALONG THE NORTHEAST PERIMETER OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE TEN FOOT DEYARD WILL PLANTED WITH SUPPLEMENTAL PLANTINGS WITH THE EXISTING VEGETATION.	ITION #
TEN (10) FOOT REAR YARD WILL BE PROVIDED ALONG THE NORTHWEST PERIMETER OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.	
HE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.	3 PE
HE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE JLL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE CTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.	SCHEM
HE SITE WILL COMPLY WITH THE TREE ORDINANCE. HE COMMON OPEN SPACE ALONG PROVIDENCE ROAD WILL BE PLATTED SEPARATELY FROM THE RESIDENTIAL UNITS. GHTING:	REZO SC
LL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, DEWALKS, PARKING AREAS AND COURTYARDS.	
ETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 16 FEET IN HEIGHT. RCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS BUT NOT LIMITED TO SCONCES, WILL BE ED.	
<u>GNAGE:</u>	
ESERVED.	
MENDMENTS TO THE REZONING PLAN: JTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.	FILE NUMBER: 8085-02 DATE: 04/12/2021
NDING EEEECT OF THE REZONING APPLICATION	

10. 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 UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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