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LOPMENT STANDARDS PROFILE HOMES IG PETITION NO. 2021-119 12/13/2021

ATION AND IMPROVEMENTS:

VILL BE FROM FREEDOM DRIVE, LEWHAVEN DRIVE, D BURKE DRIVE AS GENERALLY DEPICTED ON THE

ANTING STRIP AND A SIX (6) FOOT SIDEWALK SHALL BE BLIC STREETS.

PROVIDE SIDEWALKS AND PLANTING STRIPS ALONG THE EETS, AS REQUIRED BY THE ORDINANCE AND AS REQUIRED S FOR A LOCAL RESIDENTIAL MEDIUM PUBLIC STREET.

, ALONG THE INTERNAL PUBLIC AND PRIVATE STREETS, NABLE EFFORTS TO DESIGN THE BUILDINGS SO THE YS TO EACH UNIT ARE SEPARATED AS MUCH AS POSSIBLE

LSO BE PROVIDED ALONG THE PUBLIC AND PRIVATE

CONFIGURATION OF THE VEHICULAR ACCESS POINT IS OR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL ND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS VAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE

WAY IMPROVEMENT WILL BE APPROVED AND TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY NG ON THE SITE SUBJECT TO THE PETITIONER ABILITY TO IMPROVEMENTS NOT IN PLACE AT THE TIME OF ISSUANCE CATE OF OCCUPANCY. THE PETITIONER WILL ALSO WORK OT TO DETERMINE THE TIMING OF THE COMPLETION OF THE THE ISSUANCE OF CERTIFICATES OF OCCUPANCY AS CDOT AND CDOT MAY ALLOW CERTIFICATES OF UED PRIOR TO THE COMPLETION OF THE LEFT TURN LANE.

HE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC AYOUTS AND ANY ADJUSTMENTS REQUIRED FOR ACCORDANCE WITH PUBLISHED STANDARDS.

L DEDICATE AND CONVEY OF ALL RIGHTS-OF-WAY TO THE NCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF HTS-OF-WAY WILL BE SET AT TWO (2) FEET BEHIND BACK FEASIBLE.

NDARDS, GENERAL DESIGN GUIDELINES FOR **CHED DWELLING UNITS ("TOWNHOMES"):**

INGS USED FOR THE ATTACHED DWELLING UNITS TRUCTED ON THE SITE SITE MAY USE A VARIETY OF . THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE HE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, AST CONCRETE, SYNTHETIC STONE, STUCCO, G (SUCH AS HARDY-PLANK), EIFS, DECORATIVE BLOCK, OR JTILIZED, SHALL BE A MINIMUM GAUGE OF 0.42.

NT DOOR ENTRANCES) FOR THE PROPOSED TOWNHOMES EET OF A SIDEWALK WILL BE RAISED 12 INCHES ABOVE THE HE SIDEWALK.

OVIDED. SHALL BE SYMMETRICALLY SLOPED NO LESS AT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE

O STOOPS SHALL FORM A PREDOMINATE MOTIF OF THE CH UNIT WILL BE CONSTRUCTED WITH A FRONT PORCH OR RCHES AND STOOPS SHALL BE A MINIMUM OF FIVE (5)

BLIC STREET WILL HAVE ARCHITECTURAL TREATMENT OR LANK WALL EXPANSES GREATER THAN TEN (10) FEET ON

ADED GARAGE DOORS VISIBLE FROM THE PUBLIC OR L BE RECESSED AT LEAST ONE (1) FOOT BEHIND THE FRONT (A PORCH OR STOOP WILL BE CONSIDERED A PART OF THE INIMIZE THE VISUAL IMPACT OF THE GARAGE DOORS ON ATE STREETS. IF THE GARAGES CANNOT BE RECESSED AS EN A MINIMUM OF TWO OF THE FOLLOWING MENTS WILL BE PROVIDED: (i) WINDOW IN THE GARAGE OR DECORATIVE HARDWARE; AND/OR (iii) LARGE REVERSE DECORATIVE BRACKETS.

VI. STREETSCAPE, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:

- A. PER SECTION 11.207 OF THE ORDINANCE AT LEAST 10% OF THE SITE SHALL BE SET ASIDE AS COMMON OPEN SPACE. THE REQUIRED OPEN SPACE WILL BE SET ASIDE AND IMPROVED AS REQUIRED BY THE ORDINANCE. A MINIMUM OF 4,000 SQUARE FEET OF THE REQUIRED COMMON OPEN SPACE AREA WILL BE IMPROVED WITH SEATING AREAS, WALKWAYS AND OTHER HARDSCAPE AREAS, LANDSCAPE AREAS, AND LIGHTING. THE POSSIBLE LOCATIONS OF THE COMMON OPEN SPACE AREAS ARE GENERALLY DEPICTED ON THE REZONING PLAN.
- REAR YARDS WILL BE PROVIDED ALONG THE EXTERIOR PROPERTY LINES AS GENERALLY DEPICTED ON THE REZONING PLAN. THE REQUIRED PRIVATE OPEN SPACE FOR THE PROPOSED ATTACHED DWELLING UNITS MAY BE LOCATED WITHIN THE PROPOSED REAR AND SIDE YARDS, BUT NOT IN THE PROPOSED BUFFERS.
- C. BUFFERS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE BUFFER WIDTHS INDICATED MAY VARY FROM WHAT IS INDICATED (THE PROPOSED FENCE MAY BE ELIMINATED AND THE FULL BUFFER WIDTH PROVIDED) AS ALLOWED BY THE ORDINANCE. THE PETITIONER MAY ALSO SUBSTITUTE A BERM FOR THE FENCE AS ALLOWED BY THE ORDINANCE.
- D. THE LOCATION OF THE AMENITY AREAS GENERALLY DEPICTED ON THE REZONING PLAN ARE SUBJECT TO CHANGE. AS SUCH, UNITS MAY BE PROVIDED IN THE AREAS CURRENTLY DEPICTED AS AMENITY AREAS.
- VII. ENVIRONMENTAL FEATURES:
- A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. 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.
- C. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATION IF REQUIRED BY CITY ORDINANCE.
- THE SITE WILL COMPLY WITH THE TREE ORDINANCE. THE POSSIBLE LOCATION OF D THE PROPOSED TREE SAVE AREAS ARE GENERALLY DEPICTED ON THE REZONING PLAN.

VIII. LIGHTING:

- A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
- B. ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS BUT NOT LIMITED TO SCONCES, WILL BE PERMITTED.
- IX. AMENDMENTS TO THE REZONING PLAN:
- A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDE THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- X. 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.

