

DEVELOPMENT STANDARDS:

- I. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Drakeford Communities (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 9.34-acre site located near the intersection of East W.T. Harris Boulevard and District Drive, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 105-012-21.
 - 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 R-12MF 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.

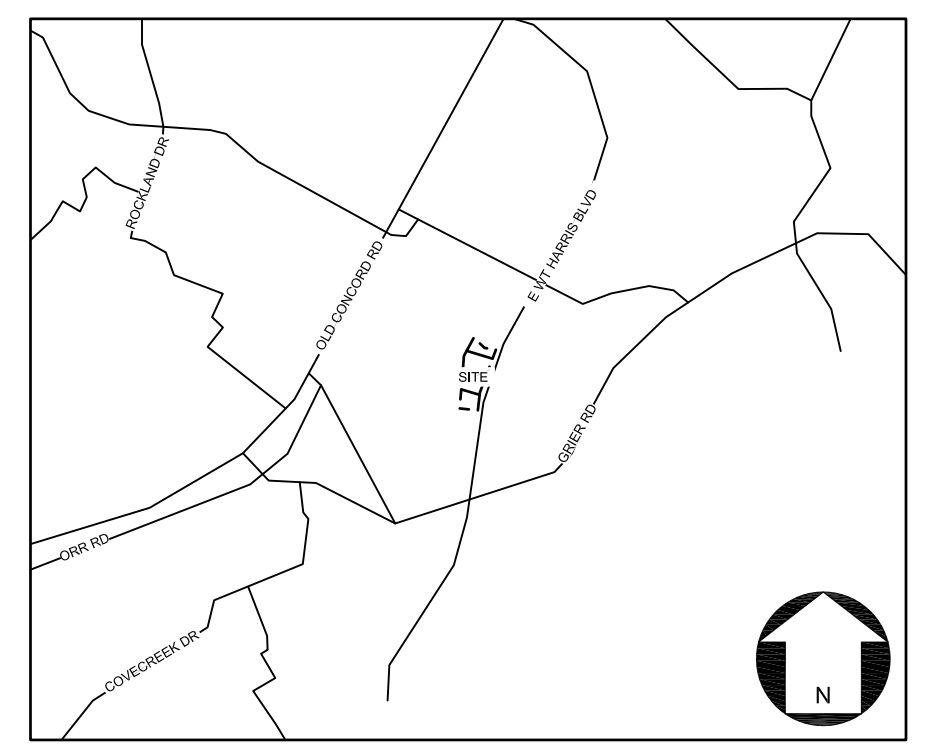
- II. Permitted Uses**
- The Site may be devoted only to: (i) a residential community containing a maximum of one hundred ten (110) single-family attached dwelling units, including any incidental and accessory uses relating to the residential components that are permitted by-right or under prescribed conditions in the R-12MF zoning district.
- III. Transportation**
- As depicted on the Rezoning Plan, the Site will be served by internal private drive(s) and alleys, and minor adjustments to the location of the Internal drive and/or alleys shall be allowed during the construction permitting process.
 - The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
 - 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 Standards**
- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank"), vinyl and/or other materials approved by the Planning Director.
 - Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
 - 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.
 - Walkways shall be provided to connect all residential entrances to sidewalks along public or private streets.
 - Attached dwelling units shall be limited to a maximum of six (6) units per building or fewer when fronting a public street.
 - Driveway lengths shall either be between five (5) and seven (7) feet in length or a minimum of twenty (20) feet in length.
- V. Environmental Features**
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater 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 Tree Ordinance.

VI. Blinding 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.

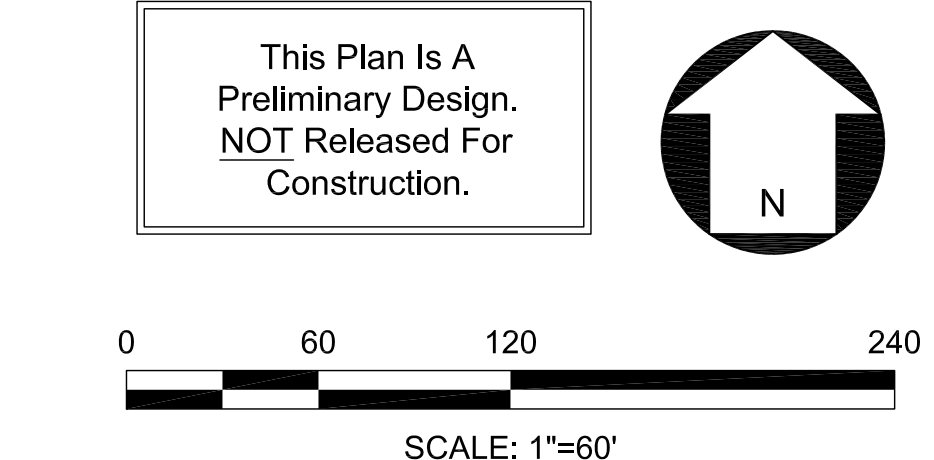


VICINITY MAP
NOT TO SCALE



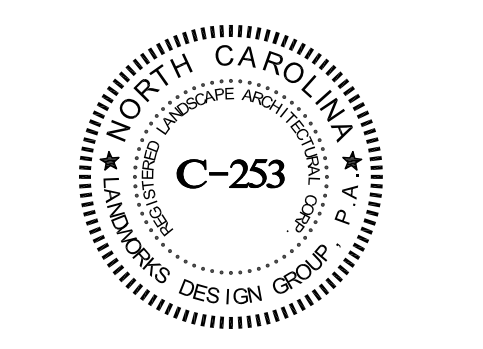
DEVELOPMENT DATA:

SITE AREA:	±9.34 ACRES
TAX PARCELS:	10501221
EXISTING ZONING:	O-1 (CD)
PROPOSED ZONING:	R-12MF (CD)
EXISTING USE:	VACANT
PROPOSED USES:	ATTACHED TOWNHOMES
PROPOSED UNIT COUNT:	110 UNITS
MAXIMUM DENSITY:	12 DUA
DENSITY PROPOSED:	11.8 DUA
MIN. SETBACK:	30' FROM RIGHT-OF-WAY ALONG DESIGNATED THOROUGHFARE 27' FROM ROW 15' FROM ROW (W/ ARCHITECTURE)
MIN. SIDE YARD REQUIRED:	10'
MIN. REAR YARD REQUIRED:	40'
MAXIMUM BUILDING HEIGHT:	45' MEASURED PER THE ORDINANCE
TREE SAVE REQUIRED:	61,052.86 SF (15% OF SITE)
TREE SAVE PROVIDED:	± 69,000 SF
PARKING:	PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED PER ORDINANCE
PCCO:	PRIVATE HAULER
SOLID WASTE:	



REVISIONS:

No.	Date	By	Description



P:\2021 Jobs\21040 - Shorthorn Site - Drakeford\CAD\Sketch Planning\21040 RZ BA\SE.dwg

P:\2021 Jobs\21040 - Shorthorn Site - Drakeford\CAD\Sketch Planning\21040 RZ BASE.dwg



LEGEND:

ROAD CENTERLINE:	
EXISTING CURBING:	
EXISTING BUILDINGS:	
EXISTING LOT LINE:	
CONTOUR LINE:	
EXISTING FENCE:	
TREE SAVE AREA:	

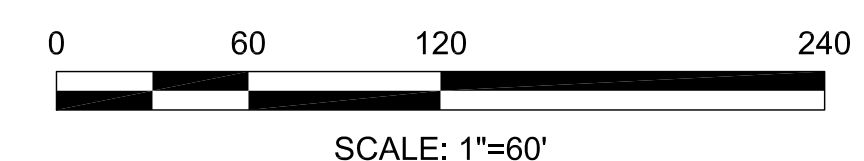
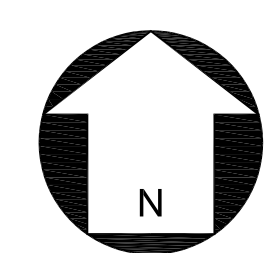
STATE OF NC
C/O N.F. MIGETTE
PARCEL ID: 105-012-12
I-2(CD)

SPR HOLDINGS LLC
PARCEL ID: 105-332-01
R-3

GRIER NEWELL PROPERTIES
C/O GRIER FURR & CRISP
PARCEL ID: 105-341-12
R-3

SELWEN LANDING HOMEOWNERS
ASSOCIATION INC
PARCEL ID: 105-085-85
R-3

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



REVISIONS:

No.	Date	By	Description

