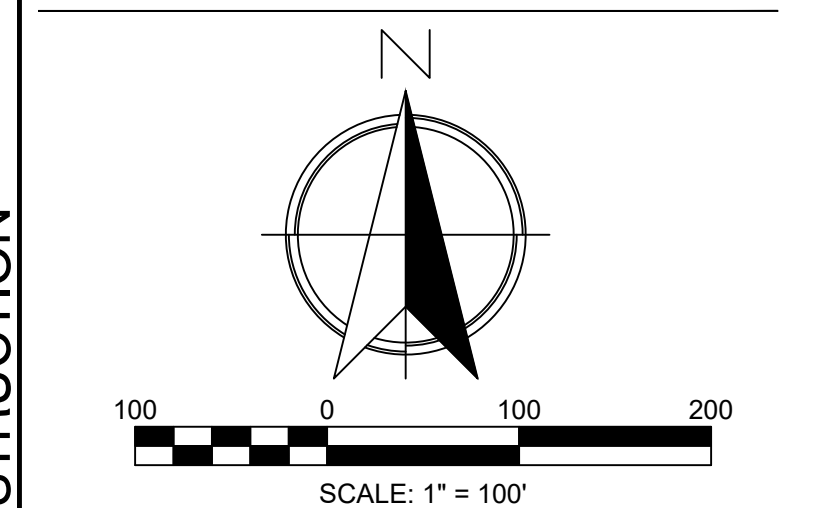


- TOWNHOUSE NOTES:**
- 400 SF MINIMUM PRIVATE OPEN SPACE PER UNIT REQUIRED.
 - 20' MINIMUM SETBACK FROM FACE OF GARAGE TO RIGHT OF WAY
 - PRODUCT/LOT WIDTH ARE SCHEMATIC IN NATURE.
 - MINIMUM 8' (WIDTH) X 20' (DEPTH) DRIVEWAY SHALL ACCOUNT FOR 1 PARKING SPACE & MINIMUM 16' (WIDTH) X 20' (DEPTH) DRIVEWAY SHALL ACCOUNT FOR 2 PARKING SPACES.
- GENERAL NOTES:**
- ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - ROADWAY ALIGNMENTS DEPICTED ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. THE FINAL LAYOUT, LOCATION AND SIZES ARE GRAPHIC REPRESENTATIONS AND MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS; HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT.
 - BASE INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS.
 - CLASS C BUFFER CAN BE DISTURBED AND REPLANTED AS NEEDED FOR ALL PROJECT DEVELOPMENT INCLUDING BUT NOT LIMITED TO GRADING, FENCE INSTALLATION, BERM PLACEMENT AND UTILITY INSTALLATION.



THE VINES SUBDIVISION
Conditional Rezoning
Petition # 20XX-XXX

Conceptual Site Plan



DEVELOPMENT SUMMARY

PARCEL #: 11306113

DEVELOPER: LENNAR
6701 CARMEL ROAD, SUITE 425
CHARLOTTE, NC 28228
CONTACT: MATT PANNELL

DESIGN ENGINEER: W.K. DICKSON - WESTON BOLES, PE
11213 W. MOREHEAD STREET, SUITE 300
CHARLOTTE, NC 28208
PHONE NUMBER: (704)-334-5348
WBOLLES@WKDICKSON.COM

EXISTING ZONING: MX-2 (INNOV)
PROPOSED ZONING: MX-2 (SPA)

PARCEL ACREAGE: ≈52.67 AC

EXISTING USE: VACANT
PROPOSED USE: TOWNHOMES

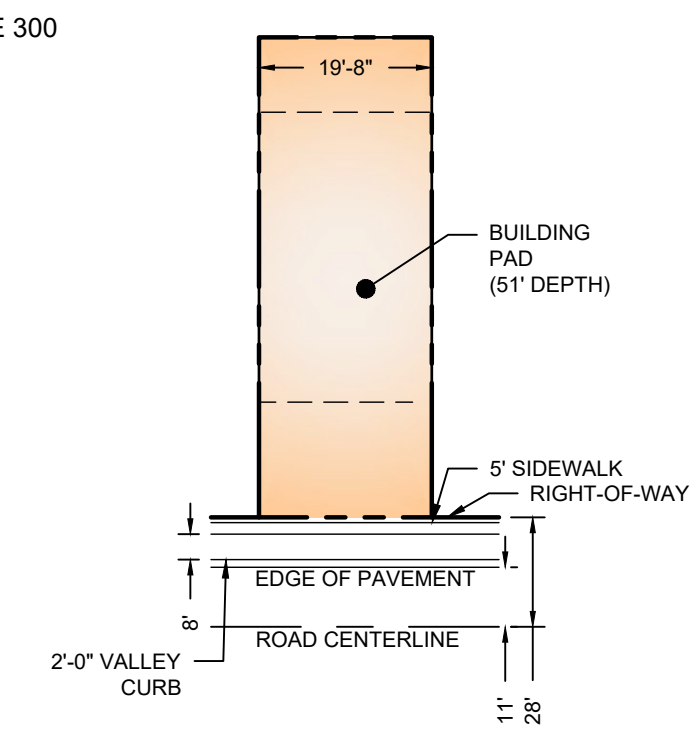
TOTAL NUMBER OF UNITS PROPOSED: 340 UNITS
PROPOSED DENSITY: 6.46 D.U./A
RIGHT-OF-WAY WIDTH: VARIES

TREE SAVE AREA:
PARCEL ACREAGE: 52.67 AC
EASEMENT/RIGHT-OF-WAY: 6.47 AC
PARCEL AC - EASEMENT/RW: 46.20 AC

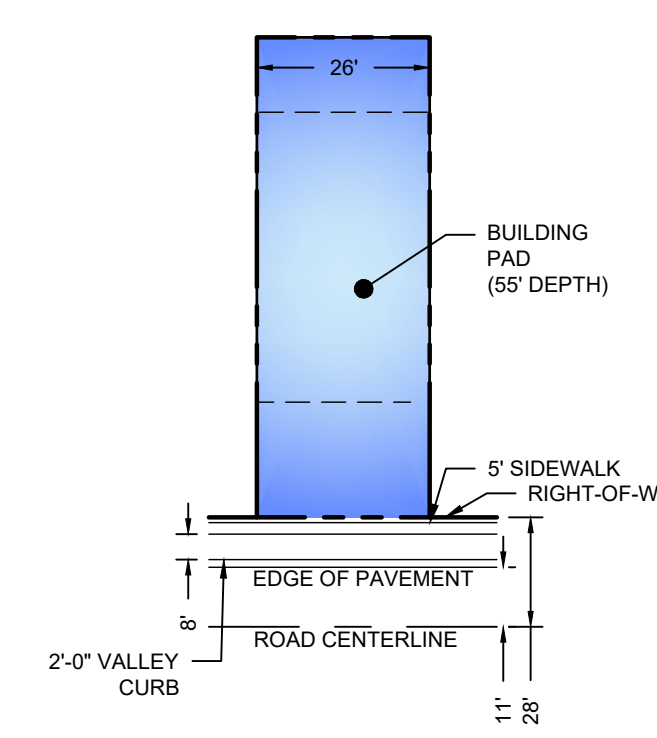
TREE SAVE AREA REQUIRED: ≈6.93 AC. (15.0%)
TREE SAVE AREA PROPOSED: >6.93 AC. (>15.0%)

ON-STREET PARKING: ≈70 SPACE

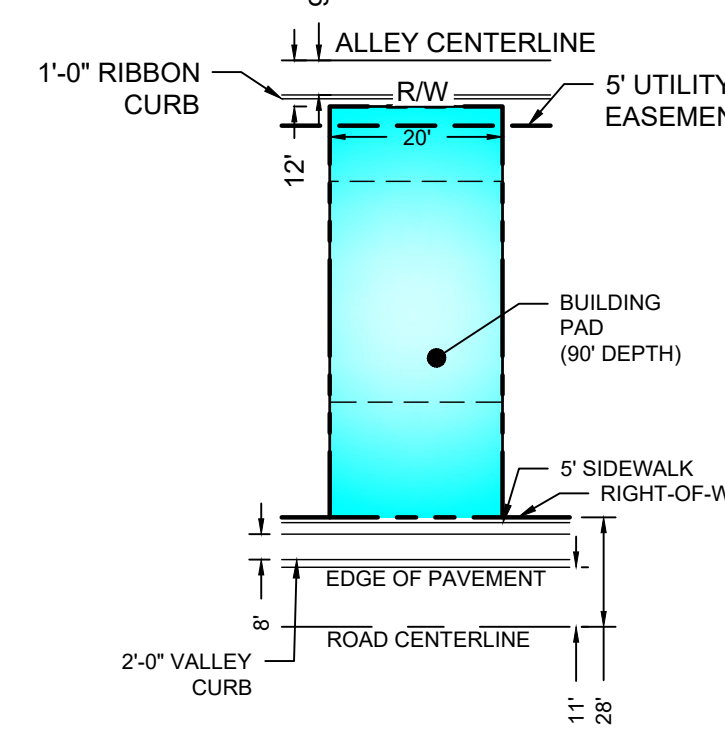
TYPICAL 19'-8" TOWNHOME LAYOUT:



TYPICAL 26' TOWNHOME LAYOUT:



TYPICAL 20' TOWNHOME LAYOUT:



- SETBACKS:**
- TYPICAL 19'-8" TOWNHOME (FRONT LOAD)
FRONT SETBACK: 20'
REAR SETBACK: 20'
MINIMUM BUILDING SEPARATION: 16'
- TYPICAL 26' TOWNHOME (FRONT LOAD)
FRONT SETBACK: 20'
REAR SETBACK: 20'
MINIMUM BUILDING SEPARATION: 16'
- TYPICAL 20' TOWNHOME (REAR LOAD)
FRONT SETBACK: 15'
REAR SETBACK: 20'
MINIMUM BUILDING SEPARATION: 16'

- LEGEND:**
- 35' RAILROAD BUFFER & TREE SAVE
 - COS
 - PROPOSED BMP
 - AMENITY CENTER
 - UTILITY EASEMENT
 - TREE SAVE

REZONING PLAN - DO NOT USE FOR CONSTRUCTION

PROJ. MGR.:	WGB
DESIGN BY:	WGB
DRAWN BY:	WGB
PROJ. DATE:	SEPT 2021
DRAWING NUMBER:	1.0
WKD PROJ. NO.:	20210569.00.CL
DATE:	COMMENT:

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LENNAR CAROLINAS, LLC
 AMOS SMITH ROAD TOWNHOMES
 REZONING PETITION NO. 2021-xxx
 10/26/2021

Development Data Table:

Site Area:	+/- 52.67 acres
Parcel Number:	113-061-13
Existing Zoning:	MX-2(INNOV)
Proposed Zoning:	MX-2 (SPA)
Existing Use:	Vacant
Proposed Uses:	Up to Three Hundred Forty (340) Single-Family Attached Dwelling Units
Maximum Building Height:	Up to Fifty (50) feet as measured per the Ordinance

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Lennar Carolinas, LLC (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 52.67-acre site located on the east side of Amos Smith Road, near the southeast intersection with Old Dowd Road, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 113-061-13.
- 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, or as otherwise provided in the innovative standards, the regulations established under the Ordinance for the MX-2 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. Innovative Standards

The Petitioner requests to use the innovative provisions of the MX-2 zoning district for the following accommodations:

- Minimum lot (unit) width of twenty (20) feet.
- Minimum individual lot area of one thousand seven hundred (1,700) square feet (1 unit lot);
- Minimum building footprint of one thousand six hundred (1,600) square feet (1 unit);
- Minimum individual unit heated area of one thousand two hundred (1,200) square feet (1 unit); and
- Minimum side setback width of ten (10) feet adjacent to rights-of-way.

III. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of three hundred forty (340) single-family attached dwelling units, including any incidental and accessory uses permitted by-right or under prescribed conditions in the MX-2 zoning district.

IV. Transportation

- Vehicular access shall be via Amos Smith Road and Old Dowd Road, as generally depicted on the Rezoning Plan. Minor modifications to the access point shall be permitted based on CDOT requirements and during permitting.
- As depicted on the Rezoning Plan, the Site will be served by internal public/private streets and/or private 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.

V. 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"), metal, 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 (if provided) may be no less than 2:12, unless a flat roof architectural style is employed.
- Attached dwelling units shall be limited to a maximum of six (6) units per building or fewer when fronting a public street.
- Each attached dwelling unit shall contain a minimum one (1) car garage.

VI. Open Space and Amenity Areas

The Petitioner shall provide an amenity area and common open space area(s), as generally depicted on the Rezoning Plan, for a minimum total area of 2.5 acres and which may include amenities such as, but not limited to, a clubhouse, combination of hardscape and softscape, pool, cabana, seating, landscaping, art, fountains, pool, cabana, garden, clubhouse, mail kiosk, dog park, and/or other similar amenities.

VII. Landscaping and Buffering

The Petitioner shall provide a minimum thirty-five (35) foot landscaped area planted to Class C buffer standards along the Site's southern property line adjacent to the Norfolk Southern Railroad Right-of-Way.

VIII. Environmental Features

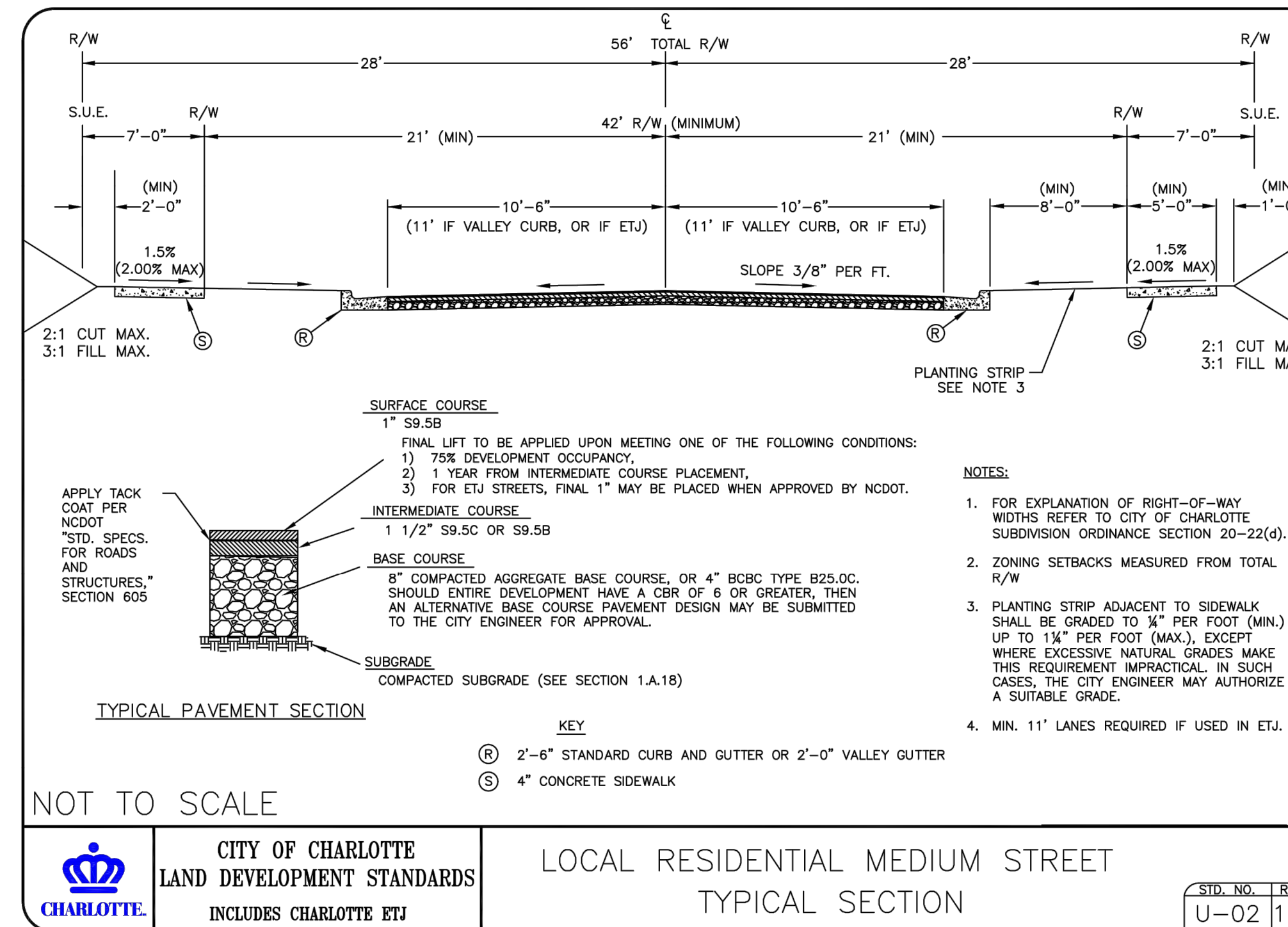
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and 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.

IX. 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.

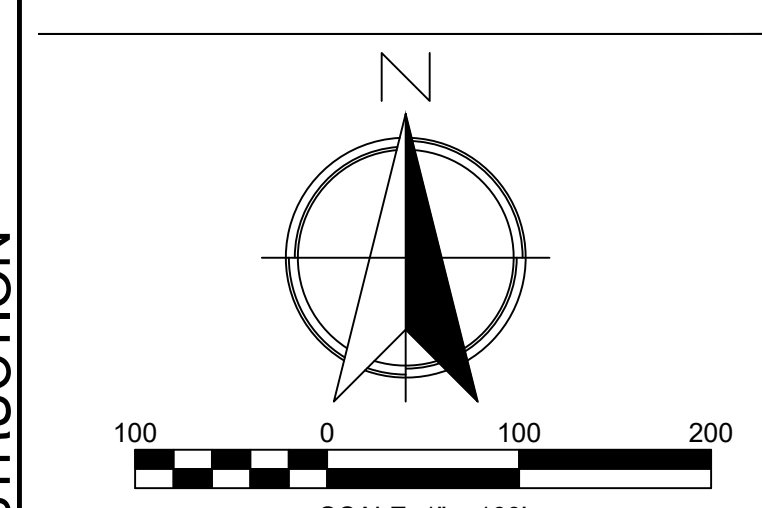
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

NUMBER	PROPERTY OWNER (NOW OR FORMERLY)	PID	ZONING	LAND USE
1	DR HORTON	11306234	R-MH	MOBILE HOME SUBDIVISION
2	DR HORTON	11306233	R-MH	MOBILE HOME SUBDIVISION
3	DR HORTON	11306232	R-MH	MOBILE HOME SUBDIVISION
4	DR HORTON	11306231	R-MH	MOBILE HOME SUBDIVISION
5	DR HORTON	11306230	R-MH	MOBILE HOME SUBDIVISION
6	DR HORTON	11306221	R-MH	MOBILE HOME SUBDIVISION
7	DR HORTON	11306240	R-MH	MOBILE HOME SUBDIVISION
8	SANDRA ANDERSON WILLIAMS	11306222	R-MH	MOBILE HOME SUBDIVISION
9	SANDRA ANDERSON WILLIAMS	11306220	R-MH	MOBILE HOME SUBDIVISION
10	TERRY A AND SANDA WILLIAMS	11306219	R-MH	MOBILE HOME SUBDIVISION
11	DR HORTON	11306119	R-MH	MOBILE HOME SUBDIVISION
12	DR HORTON	11306118	R-MH	MOBILE HOME SUBDIVISION
13	DR HORTON	11306114	R-MH	MOBILE HOME SUBDIVISION
14	DR HORTON	11306123	R-MH	MOBILE HOME SUBDIVISION
15	DR HORTON	11306115	R-MH	MOBILE HOME SUBDIVISION
16	DR HORTON	11306112	R-MH	MOBILE HOME SUBDIVISION
17	DR HORTON	11306122	R-MH	MOBILE HOME SUBDIVISION
18	ANA & OSCAR CABALLERO	11306108	R-MH	MOBILE HOME SUBDIVISION
19	ANA & OSCAR CABALLERO	11306133	R-MH	MOBILE HOME SUBDIVISION
20	ANA & OSCAR CABALLERO	11306116	R-MH	MOBILE HOME SUBDIVISION
21	RAYMOND EUGENE & SHARON CHAPMAN	11306107	R-MH	MOBILE HOME SUBDIVISION
22	MICHELLE R WALLACE	11306106	R-MH	MOBILE HOME SUBDIVISION
23	JOHN G REESE	11304703	R-MH	SINGLE FAMILY RESIDENTIAL
24	SABRINA & HAROLD J RICHARDSON	11304704	R-MH	SINGLE FAMILY RESIDENTIAL
25	ROSE M WILLIAMS	11304661	R-MH	SINGLE FAMILY RESIDENTIAL
26	DREAM HOMES OF CHARLOTTE LLC	11304662	R-MH	SINGLE FAMILY RESIDENTIAL
27	TOAN T THAI	11304663	R-MH	SINGLE FAMILY RESIDENTIAL
28	JERRY SR & VELMA CALDWELL	11304664	R-MH	SINGLE FAMILY RESIDENTIAL
29	ROBERT SCHNEIDER	11304665	R-MH	SINGLE FAMILY RESIDENTIAL
30	ANDREA M WILLIAMS	11304666	R-MH	SINGLE FAMILY RESIDENTIAL
31	SHIRAHBA RASHEED	11304667	R-MH	SINGLE FAMILY RESIDENTIAL
32	YAKIM PROPERTIES LLC	11304613	I-1	INDUSTRIAL
33	TURNSTONE GROUP LLC	11335103	NS	INDUSTRIAL
34	BROOKLINE HOMES LLC	11325279	MX-2(INNOV)	NA
35	VINEYARDS KENWOOD TOWNHOME OWNERS ASSOCIATION	11335282	MX-2(INNOV)	TOWN HOUSE COMMON AREA
36	VINEYARDS KENWOOD TOWNHOME OWNERS ASSOCIATION	11335283	MX-2(INNOV)	TOWN HOUSE COMMON AREA



THE VINES
SUBDIVISION
 Conditional Rezoning
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REZONING
NOTES



PROJ. MGR.:	WGB
DESIGN BY:	WGB
DRAWN BY:	WGB
PROJ. DATE:	SEPT 2021
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2.0
 WKD PROJ. NO.:
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REVISION	DATE	COMMENT

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