

SITE DEVELOPMENT DATA:
--ACREAGE: ±4.21
--TAX PARCEL #: 223-315-03
--EXISTING ZONING: R-3
--PROPOSED ZONING: R-BMF (CD)
--EXISTING USES: RESIDENTIAL
--PROPOSED USES: UP TO SIXTEEN (16) SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-BMF ZONING DISTRICT.
--MAXIMUM BUILDING HEIGHT: AS ALLOWED PER THE ORDINANCE.

1. GENERAL PROVISIONS:
a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY STAYKA LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 4.21-ACRE SITE GENERALLY LOCATED ON LANCASTER HIGHWAY (THE "SITE").
b. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE MECKLENBURG COUNTY ZONING ORDINANCE IN EXISTENCE AS OF THE DATE OF APPROVAL OF THE REZONING (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-BMF ZONING CLASSIFICATION SHALL GOVERN.
c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
d. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED SIX (6). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:
a. THE SITE MAY BE DEVELOPED WITH UP TO SIXTEEN (16) SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-BMF ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS:
a. ACCESS TO THE SITE SHALL BE FROM LANCASTER HIGHWAY AS GENERALLY DEPICTED ON THE REZONING PLAN. THE LOCATION AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
b. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
c. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE FIFTY (50) FEET OF RIGHT-OF-WAY FROM THE CENTERLINE OF LANCASTER HIGHWAY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
d. A TWELVE (12) FOOT MULTI-USE PATH SHALL BE PROVIDED ALONG LANCASTER HIGHWAY OUTSIDE THE RIGHT-OF-WAY WITHIN A PUBLIC ACCESS EASEMENT. THE PETITIONER SHALL COORDINATE WITH CDOT ON THE ACCESS EASEMENT ALONG LANCASTER HIGHWAY WHICH IS A STATE MAINTAINED ROAD.
e. ALL TRANSPORTATION IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE PETITIONER, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE PROJECT SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
f. A LEFT TURN LANE ON LANCASTER HIGHWAY SHALL BE PROVIDED AT THE PROPOSED SITE ACCESS AND WILL HAVE A MINIMUM OF 50 FEET OF STORAGE.
g. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

4. STREETScape, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:
a. A THIRTY (30) FOOT SETBACK WILL BE PROVIDED AS MEASURED FROM THE FUTURE RIGHT-OF-WAY OF LANCASTER HIGHWAY WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
b. A MINIMUM EIGHT (8) FOOT PLANTING STRIP AND A TWELVE (12) FOOT MULTI-USE PATH WILL BE PROVIDED ALONG THE LANCASTER HWY AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MULTI-USE PATH ON LANCASTER HIGHWAY WILL BE OUTSIDE THE RIGHT-OF-WAY.
c. A TWENTY-SIX (26) FOOT CLASS C BUFFER WILL BE PROVIDED PER SECTION 12.302 OF THE ORDINANCE ALONG THE SITE'S PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.
d. A FIFTY (50) FOOT REAR YARD WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

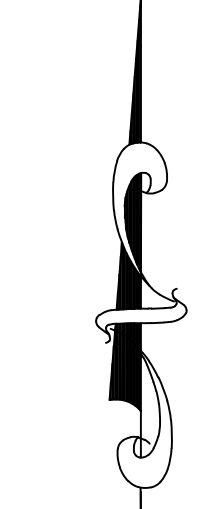
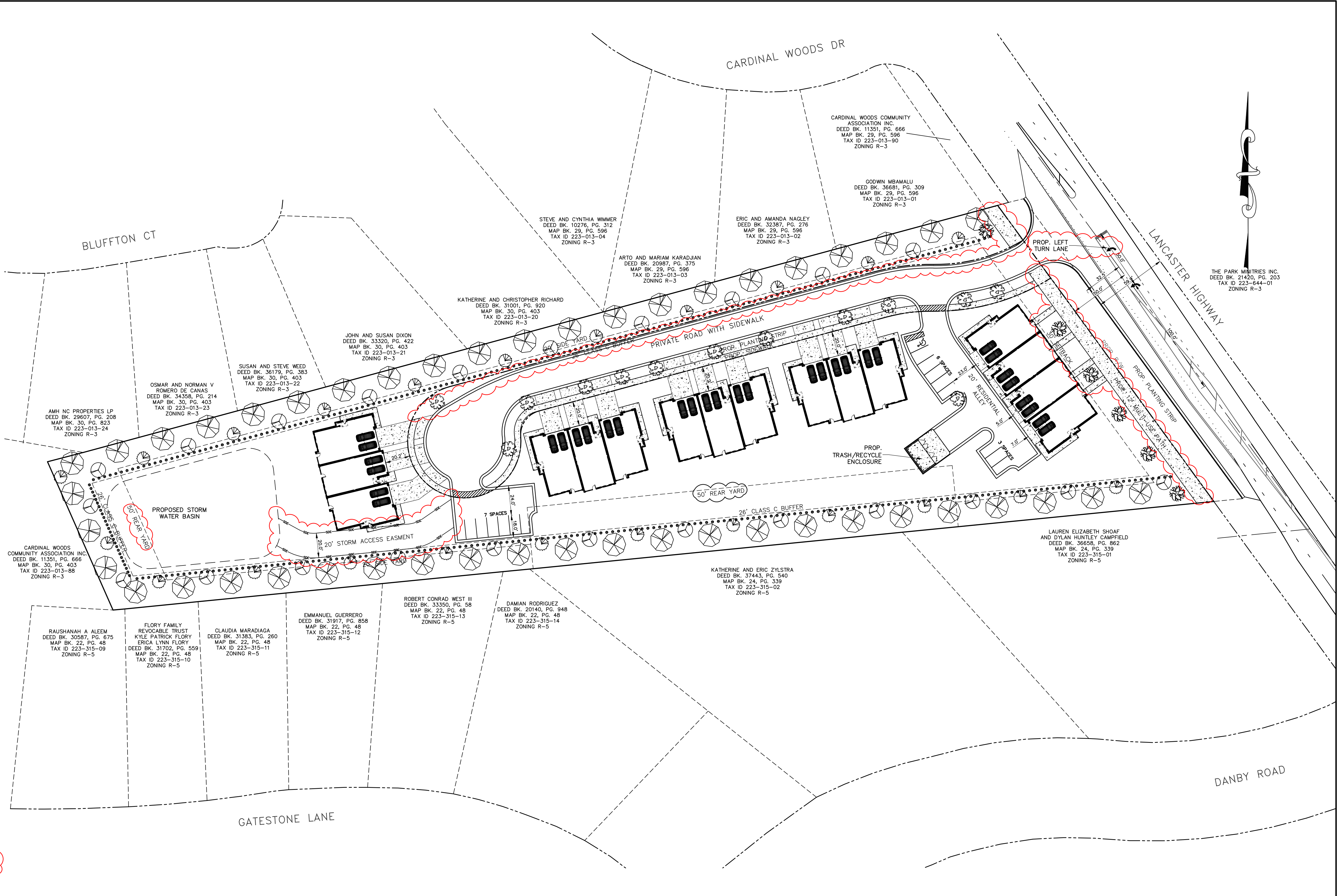
5. GENERAL DESIGN GUIDELINES:
a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK, VINYL AND/OR WOOD.
b. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS AT GRADE.
c. DUMPSTER AND RECYCLING AREA WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS.
d. 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.
e. GARAGE DOORS PROPOSED ALONG PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING ONE OR MORE OF THE FOLLOWING:
i. A SETBACK OF TWELVE (12) TO TWENTY-FOUR (24) INCHES FROM THE FRONT WALL PLANE;
ii. ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS AND PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING;
iii. A GARAGE DOOR WITH WINDOWS AND LIGHT FIXTURES ON EITHER SIDE OR ABOVE THE GARAGE DOOR.
f. THE BUILDING ALONG LANCASTER HIGHWAY MAY HAVE UP TO FOUR (4) DWELLING UNITS; ALL OTHER BUILDINGS ON THE SITE MAY HAVE UP TO THREE (3) DWELLING UNITS.
g. THE BUILDING ALONG LANCASTER HIGHWAY WILL HAVE UNITS WITH FRONT FACING FACADES ALONG THE ROAD. THESE UNITS SHALL HAVE WINDOWS, DOORS, AND/OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO TWENTY (20) FEET ON EACH LEVEL OF THE DWELLING UNIT.

6. ENVIRONMENTAL FEATURES:
a. THE SITE WILL COMPLY WITH MECKLENBURG COUNTY POST-CONSTRUCTION STORM WATER ORDINANCES. 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.

7. 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. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO TWENTY-ONE (21) FEET IN HEIGHT.

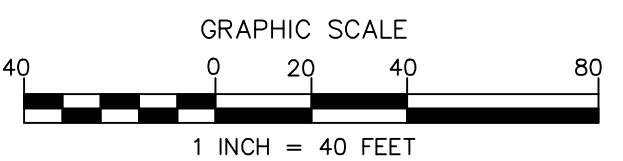
8. AMENDMENTS TO THE REZONING PLAN:
a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

9. 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.



THE PARK INDUSTRIES INC.
DEED BK. 21420, PG. 203
TAX ID 223-644-01
ZONING R-3

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**



NO.	BY	DATE	REVISION
1	CBH	6/19/23	PER REVIEW COMMENTS

PETITION ID# 2022-203

Project:
LANCASTER HIGHWAY TOWNHOMES
13714 LANCASTER HWY., PINEVILLE, NC

Title:
REZONING PLAN

File #21366-SK.DWG | Date: 11/1/22 | Project Egr: BTU

Design By: BTU

Drawn By: CBH

Scale: 1"=40'

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