

MOORES CHAPEL ROAD TOWNHOMES - PETITION #2022-XXX

DEVELOPMENT STANDARDS

JULY 7, 2022

A. GENERAL PROVISIONS

- 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY ARDENT ACQUISITIONS LLC TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 35.26 ACRE SITE LOCATED ON THE NORTH SIDE OF MOORES CHAPEL ROAD AT THE INTERSECTION OF MOORES CHAPEL ROAD AND PERFORMANCE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 053-122-13, 053-122-14, 053-122-19, 053-122-20, 053-122-24, 053-122-26, 053-131-03, 053-131-14 AND 053-132-06.
2. THE 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").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8 MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
4. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PUBLIC STREETS AND PRIVATE ALLEYS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

- 1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 170 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8 MF ZONING DISTRICT.

C. TRANSPORTATION

- 1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
2. THE SITE WILL BE SERVED BY INTERNAL PUBLIC STREETS AND PRIVATE ALLEYS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PUBLIC STREETS AND PRIVATE ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.

D. ARCHITECTURAL STANDARDS

- 1. THE MAXIMUM HEIGHT IN FEET OF EACH BUILDING CONSTRUCTED ON THE SITE SHALL BE 48 FEET.
2. BUILDINGS CONTAINING SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE LOCATED WITHIN THE TOWNHOME DEVELOPMENT AREA ENVELOPES DEPICTED ON THE REZONING PLAN. PARKING MAY ALSO BE LOCATED WITHIN THE TOWNHOME DEVELOPMENT AREA ENVELOPES DEPICTED ON THE REZONING PLAN.
3. EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL BE A FRONT LOADED DWELLING UNIT.
4. A MAXIMUM OF FOUR SINGLE FAMILY ATTACHED DWELLING UNITS MAY LOCATED IN A SINGLE BUILDING.
5. EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A GARAGE.
6. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES, DORMERS AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
7. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHOULD HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 20 FEET ON ALL BUILDING LEVELS.
8. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS OR PRIVATE ALLEYS/DRIVES.

E. STREETScape AND BUFFERS

- 1. PETITIONER SHALL INSTALL AN 8 FOOT WIDE PLANTING STRIP AND A 12 FOOT WIDE MULTI-USE PATH ALONG THE SITE'S FRONTAGE ON MOORES CHAPEL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
2. PETITIONER SHALL INSTALL AN 8 FOOT WIDE PLANTING STRIP AND AN 6 FOOT WIDE SIDEWALK ALONG BOTH SIDES OF THE INTERNAL PUBLIC STREET DESIGNATED AS STREET A-1 ON THE REZONING PLAN.
3. PETITIONER SHALL INSTALL AN 8 FOOT WIDE PLANTING STRIP AND A 6 FOOT WIDE SIDEWALK ALONG BOTH SIDES OF THE INTERNAL PUBLIC STREET DESIGNATED AS STREET A-3 ON THE REZONING PLAN.
4. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF A BUFFER BY 25% BY INSTALLING A WALL, FENCE OR BERM AS APPLICABLE THAT MEETS THE APPLICABLE STANDARDS OF SECTION 12.302(8) OR SECTION 12.302(8A) OF THE ORDINANCE.
5. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.

F. ENVIRONMENTAL

- 1. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
2. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE.
3. THE DEVELOPMENT OF THE SITE SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. ACCORDINGLY, THE TREE SAVE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE CALCULATED AND SATISFIED OVER THE ENTIRE SITE, RATHER THAN WITHIN AN INDIVIDUAL PORTION OR PORTIONS OF THE SITE. AS A RESULT, INDIVIDUAL PORTIONS OF THE SITE SHALL NOT BE REQUIRED TO MEET THE TREE SAVE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE PROVIDED THAT THE SITE AS A WHOLE MEETS SUCH TREE SAVE REQUIREMENTS.

G. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
3. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

KEY MAP

SEAL

PRELIMINARY -FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### DATE 7/7/22
ENGINEER REG.#

NOT FOR CONSTRUCTION

PROJECT

MOORES CHAPEL ROAD TOWNHOMES

ARDENT ACQUISITIONS LLC

11942 MOORES CHAPEL RD

CHARLOTTE, NC 28214

LANDESIGN PROJ.# 1022114

REVISION / ISSUANCE

Table with 3 columns: NO., DESCRIPTION, DATE. Contains one row with dashes in the description and date columns.

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

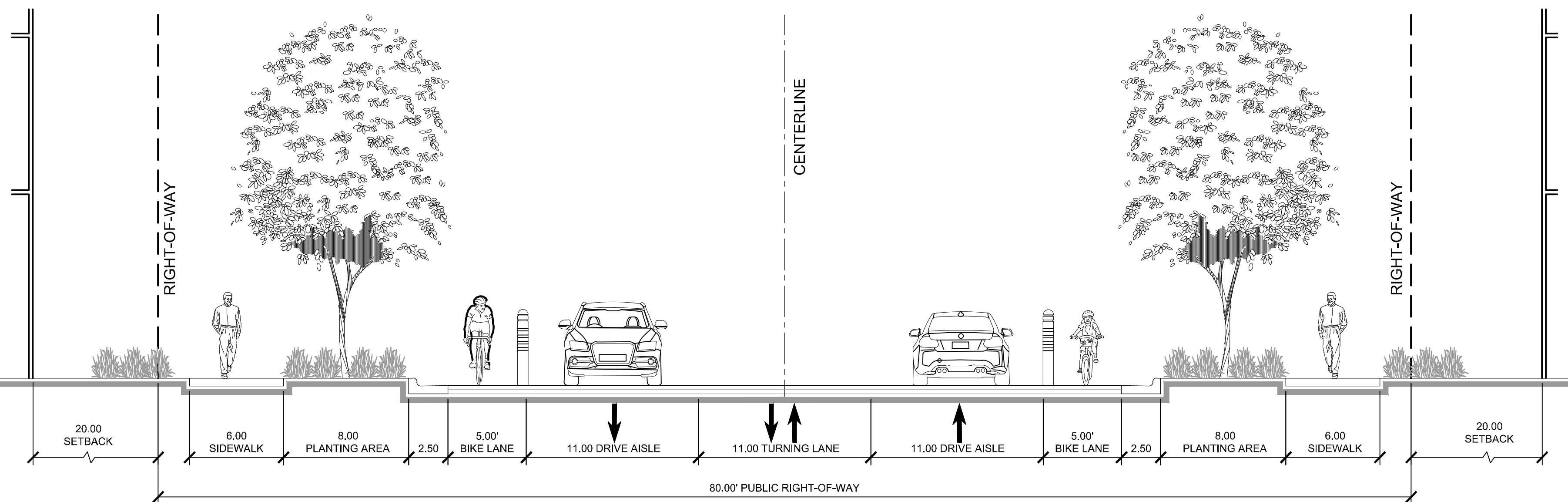
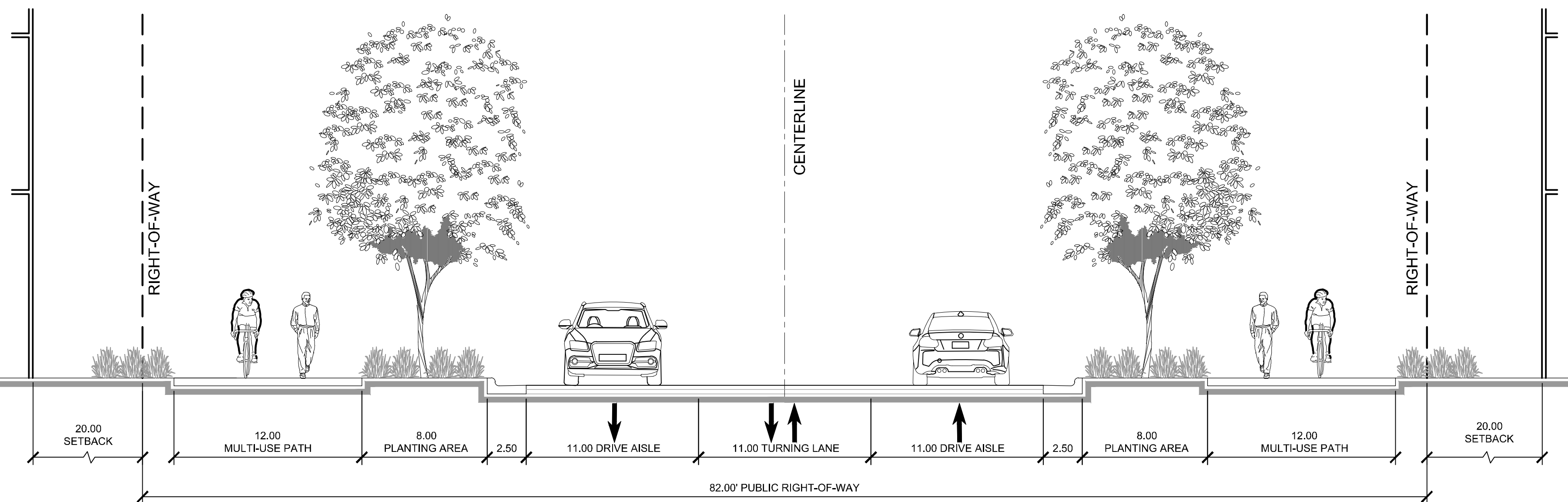
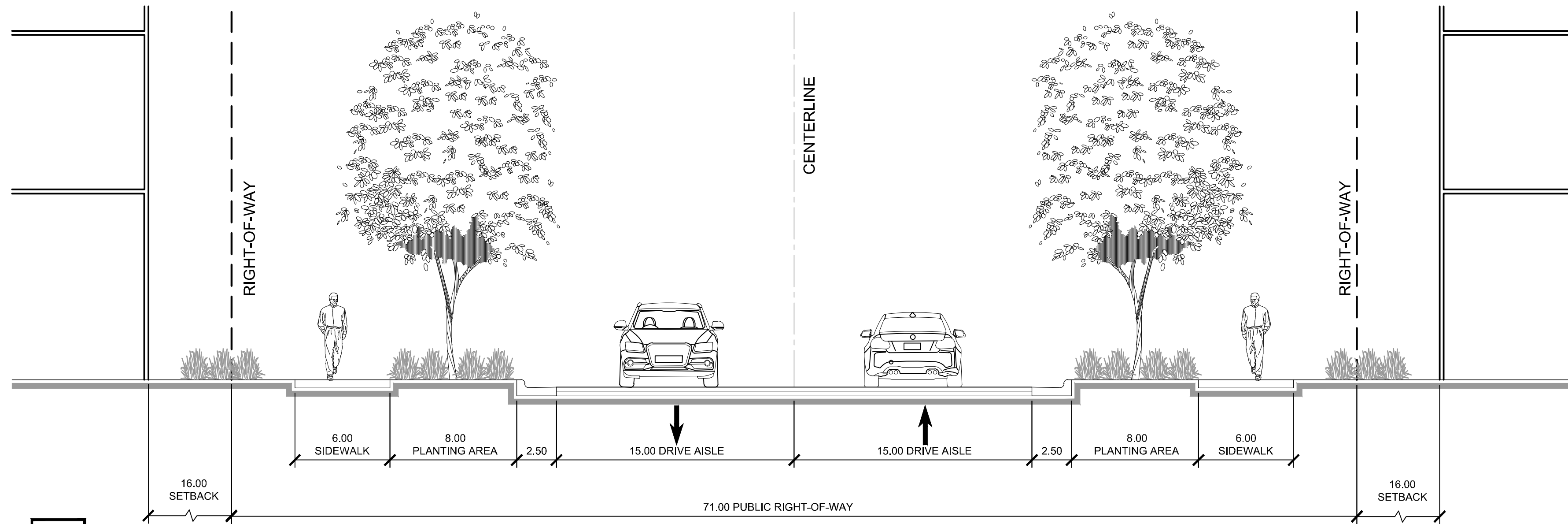
VERT: N/A
HORZ: AS NOTED

SHEET TITLE

REZONING NOTES

SHEET NUMBER

RZ-2



KEY MAP

SEAL

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### DATE 7/7/22
ENGINEER REG.# DATE

**NOT FOR
CONSTRUCTION**

**MOORES CHAPEL ROAD
TOWNHOMES**

ARDENT ACQUISITIONS LLC
11942 MOORES CHAPEL RD
CHARLOTTE, NC 28214

LANDDESIGN PROJ.# 1022114

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

REZONING SECTIONS

SHEET NUMBER

RZ-3