

DEVELOPMENT STANDARDS

NOVEMBER 13, 2023

A. SITE DEVELOPMENT DATA

--ACREAGE: ± 14.2 --TAX PARCEL NOS: 029-581-04, 029-581-08, 029-581-02, 029-581-01, 029-581-20, 029-581-09, 029-581-05 and 029-581-06

--EXISTING ZONING: R-3

--PROPOSED ZONING: R-17 MF (CD)
--EXISTING USE: SINGLE FAMILY RESIDENTIAL

--PROPOSED USE: Up to 128 single family attached dwelling units together with accessory uses as allowed in the R-17 MF zoning district

1. General Provisions

A. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by NVR, Inc. (the "Petitioner") to accommodate the development of a residential community on an approximately 14.2 acre site that is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 029-581-04, 029-581-08, 029-581-02, 029-581-01, 029-581-09, 029-581-05 and 029-581-06.

B. Zoning Districts/Ordinance. The development and use 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"). The regulations established under the Ordinance for the R-17 MF zoning district shall govern the development and use of the Site.

C. Graphics and Alterations. The schematic depictions of the uses, buildings, internal private streets/alleys, sidewalks, driveways 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.

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

2. Permitted Uses/Development Limitations

a. The Site may only be devoted to a residential community containing a maximum of 128 single family attached dwelling units together with any incidental and accessory uses relating thereto that are allowed in the R-17 MF zoning district. Incidental and accessory uses may include, without limitation, amenities for the residents such as a dog park, playground and gathering areas.

3. Access and Transportation Improvements

a. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.

b. The alignments of the internal public streets, internal private streets/alleys, internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns and the site layout and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

c. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

d. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

e. Petitioner shall widen Ridge Road on the Site side of Ridge Road to accommodate a two way left turn lane and dedicated right turn lane at the Site's frontage in coordination with NCDOT.

f. Petitioner will dedicate to the City of Charlotte or to NCDOT as applicable via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy for a new building constructed on the Site. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

g. All transportation improvements required to be constructed by Petitioner will be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

h. 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 north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

. Architectural Standards

a. The maximum height of the single family attached dwelling units constructed on the Site shall be governed by the Ordinance.

b. The actual widths of the single family attached dwelling units constructed on the Site may vary from the widths depicted on the Rezoning Plan.

c. To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of 24 inches.

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, unless a flat roof architectural style is employed.

e. Each single family attached dwelling unit shall have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner.

f. All corner or end single family attached dwelling units that face a public or private street shall 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 15 feet on all building levels.

g. Garage doors proposed along public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or provide additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

h. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets. This may be accomplished by connecting the walkways to the driveways for the single family attached dwelling units.

i. Each single family attached dwelling unit shall have a garage

5. Buffers/Streetscape

a. 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. Notwithstanding the foregoing, and pursuant to the Ordinance, Petitioner may reduce the required width of a buffer by 25% by installing a wall, fence or berm that meets the standards of Section 12.302(8) or Section 12.302(8A) of the Ordinance as applicable

b. 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.

c. A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path shall be installed along the Site's frontage on Ridge Road. The minimum 12 foot wide multi-use path shall be located entirely out of the right of way and it shall be located in a permanent sidewalk easement. The minimum 12 foot wide multi-use path shall be maintained by Petitioner and ultimately its successors in interest. Alternatively, if the Site is annexed into the City of Charlotte, the 12 foot wide multi-use path shall be located in the right of way and it shall be maintained by the City of Charlotte.

6. Environmental Features:

a. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

b. The tree save areas depicted on the Rezoning Plan are conceptual and the actual tree save areas provided on the Site may differ from what is depicted on the Rezoning Plan provided that the Site complies with the requirements of the Tree Ordinance.

c. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

7. 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 Site in accordance with the provisions of Chapter 6 of the Ordinance.

8. 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



VICINITY MAP SCALE = 1": 1,000'

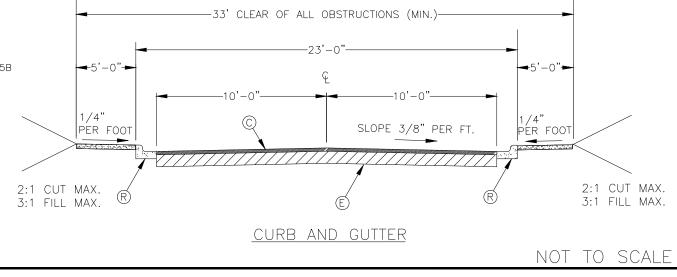
NOTES:

PARKING AREAS IS 10'

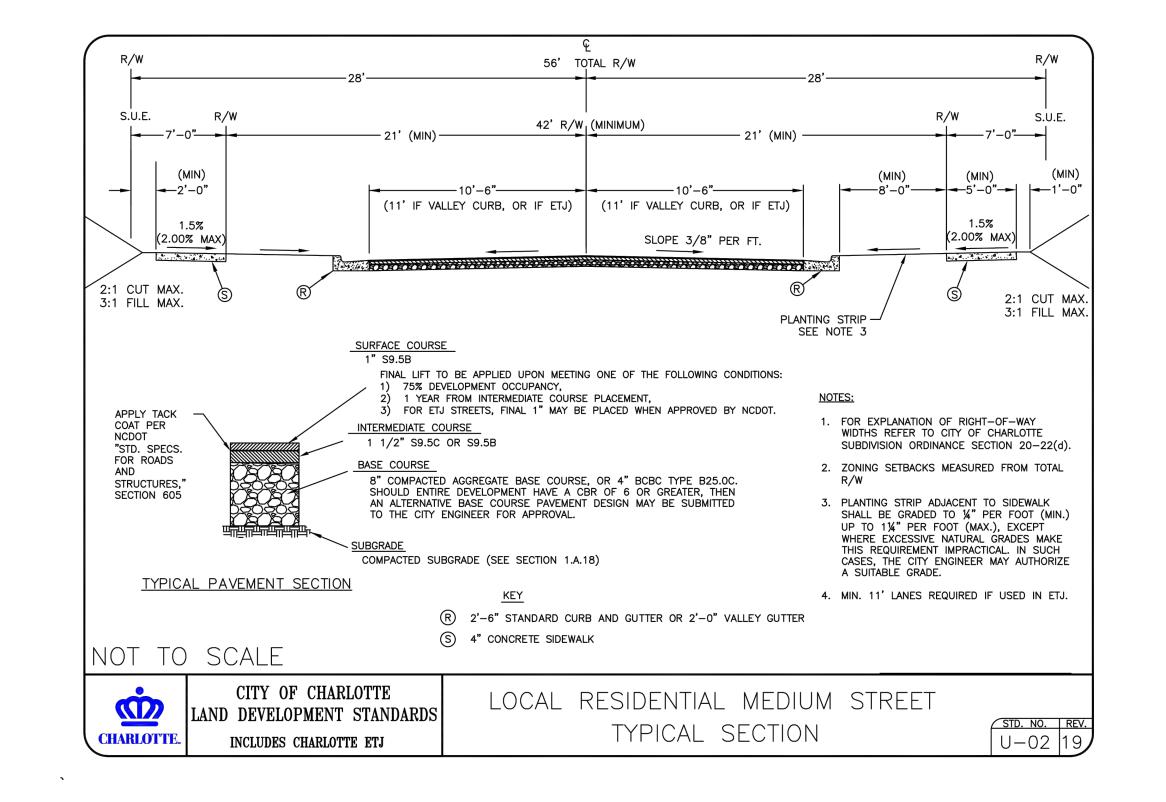
- DETAILS SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
- 2. DITCH TYPE STREET REQUIRES APPROVAL OF
- 3. MINIMUM CURB RADIUS ON INTERIOR DRIVES AND
- 4. THIS DETAIL IS NOT TO BE USED TO MEET INTERNAL/EXTERNAL CONNECTIVITY REQUIREMENTS
- OF THE SUBDIVISION ORDINANCE AND ZONING ORDINANCE.
- GUIDELINES FOR PRIVATE STREET DESIGN:
- 1. INTERNAL STREET ALIGNMENT:
- MAXIMUM GRADE: 10% MINIMUM VERTICAL CURVE "K" VALUES: 10/20 (CREST/SAG) MINIMUM HORIZONTAL CURVE CENTERLINE RADIUS: 50 FT.
- 2. INTERSECTION WITH PUBLIC STREET:
 SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES,
 SECTION I.B.2.
- NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED ON A CASE BY CASE BASIS BY CITY STAFF.

PAVEMENT SCHEDULE

- © 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S9.5B
- © 6" COMPACTED AGGREGATE BASE COURSE OR 4"
 BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0C
- R CURB AND GUTTER (REFERENCE 10.17A AND B)



PRIVATE STREET TYPICAL SECTIONS





THE INFORMATION ON THIS
DOCUMENT IS PRELIMINARY OR
INCOMPLETE, NOT FOR
CONSTRUCTION, RECORDING
PURPOSES, OR IMPLEMENTATION

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Revisions / Submissions

ID Description Date

RZP 2023-018

 Project Number:
 761622-01

 Scale:
 1" = 60'

 Drawn By:
 JAL/DBS

 Checked By:
 EJL

 Date:
 11/13/2023

 Issue:
 REZONING

Drawing Title:

DEVELOPMENT NOTES

RZ-2