

- 1.d. PROPOSED ZONING: N2-A. 1.e. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: 76 SINGLE FAMILY ATTACHED RESIDENTIAL UNITS ON SUB-LOTS
- (FOR SALE) AND RELATED ACCESSORY USES. THE PETITIONER SHALL PLACE A RESTRICTION IN THE HOA COVENANT (PRIVATE AGREEMENT) TO LIMIT THE

TOTAL NUMBER OF UNITS WHICH MAY BE RENTED TO 25% OF THE TOTAL NUMBER OF ATTACHED SINGLE FAMILY

- RESIDENTIAL DENSITY: 4.0 DU PER AC. 1.g. FLOOR AREA RATIO: MAXIMUM BUILDING COVERAGE = 50%.
- MAXIMUM BUILDING HEIGHT: 48'.
- MAXIMUM NUMBER OF BUILDINGS: 20

NATIONS FORD RD. AND FOREST POINT BLVD. (THE "SITE").

- NUMBER AND/OR RATIO OF PARKING SPACES: 115 BASED ON 1.5 OFF-STREET PARKING PER DWELLING UNIT (INCLUDES GARAGES) PER ORDINACE. MINIMUM.
- AMOUNT OF OPEN SPACE: TOTAL IS SUM OF 250 SF. PER DWELLING UNIT PER ORDINANCE. THE TOTAL MAY BE PRIVATE, COMMON, AND/OR PUBLIC OPEN SPACE TYPES, PER ORDINANCE.
- GENERAL PROVISIONS 2.a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TRUE HOMES, LLC. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 19.6-ACRE SITE GENERALLY LOCATED AT THE INTERSECTION OF
- 2.b. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N2-A ZONING CLASSIFICATION SHALL GOVERN.
- 2.c. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS, IF SHOWN, (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 37.3 OF THE UDO. 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 37.3 OF THE UDO. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE 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 THE MINOR AMENDMENT 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 37.3 OF THE UDO; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL

2.e. 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.

3. OPTIONAL PROVISIONS: N/A

- 4.a. THE SITE MAY BE DEVELOPED WITH UP TO 76 SINGLE FAMILY ATTACHED ON SUB-LOTS RESIDENTIAL DWELLINGS UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE N2-A ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.
- 5. TRANSPORTATION 5.a. ACCESS TO THE SITE WILL BE FROM FOREST POINT BLVD. AND FAWN DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN
- THE PROPOSED DRIVEWAY CONNECTION(S) TO PUBLIC STREETS WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT (AND NCDOT ON NCDOT-MAINTAINED STREETS) FOR REVIEW AND APPROVAL. THE EXACT
- DRIVEWAY LOCATION(S) AND TYPE/WIDTH OF THE DRIVEWAY(S) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY(S) SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
- ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT SUBMITTED TO CDOT FOR REVIEW AND APPROVAL. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT

5.e. CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET

- CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE, PER THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS. ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCE(S). TWO 35' X 35' SIGHT TRIANGLES (AND TWO 10' X 70' SIGHT TRIANGLES ON NCDOT-MAINTAINED STREETS) ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION
- 5.g. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED. IF APPLICABLE. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. 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

SIGNS SHALL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S) AND SHALL BE IDENTIFIED ON THE SITE

TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE. 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

- (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. THE EXISTING BIKE PATH ALONG THE PROJECT'S SIDE OF EX. FOREST POINT BLVD. SHALL BE EXTENDED TO APPROXIMATELY THE INTERSECTION OF NATIONS FORD ROAD..
- TO OBTAIN A STREET AND PEDESTRIAN LIGHTING RECOMMENDATION, THE PETITIONER SHOULD VISIT THE FOLLOWING LINK: HTTPS://CHARLOTTENC.GOV/TRANSPORTATION/PROGRAMS/PAGES/STREETLIGHTING.ASPX.

- 6.a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OR SINGULAR USE OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK, WOOD, VINYL AND/OR ALUMINUM. 6.b. FENCE/WALL STANDARDS: IF INSTALLED, FENCES GATES, AND/OR WALLS ARE LIMITED TO THESE MATERIALS: TRATED WOOD OR REDWOOD, SIMULATED WOOD, DECORATIVE BRICK, STONE, SIMULATED STONE, FINISHED MASONRY, WROUGHT IRON, ALUMINUM OR STEEL DESIGNED TO SIMULATE WROUGHT IRON, VINYL, CHAIN LINK (FENCE SLATS
- ARE PROHIBITED.) ALL RESIDENTIAL ENTRANCES WITHIN 15' OF THE SIDEWALK SHALL BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES. USABLE PORCHES AND STOOPS, WHEN PROVIDED, SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN
- AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHALL BE COVERED. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED. 6.e. ALL CORNER END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL RECEIVE A CORNER TREATMENT (I.E.
- ENHANCED ARCHITECTURAL ELEMENTS.) 6.f. GARAGE DOOR HARDWARE WILL BE PROVIDED

STREETSCAPE AND LANDSCAPING: 7.a. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND

- PRIVATE STREETS SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE AND AS GENERALLY DEPICTED ON THE REZONING PLAN THE PETITIONER WILL PROVIDE A 25-FOOT CLASS B LANDSCAPE YARD AS GENERALLY DEPICTED ON THE REZONING
- PLAN. THE EXISTING VEGETATION WITHIN THE BUFFER WILL BE MAINTAINED AND SUPPLEMENTED TO MEET CLASS B STANDARDS AS NEEDED. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE, IF UTILIZED, SHALL BE SCREENED FROM VIEW UTILIZING FENCING.
- ENVIRONMENTAL FEATURES. 8.a. PROPOSED GREEN SPACE AREA: 15% MINIMUM. 15% OF 19.16 AC. = 2.88 AC. MINIMUM. THE AREA DEDICATED AND CONVEYED TO MECKLENBURG COUNTY COUNTS TOWARD THE GREEN SPACE AREA REQUIREMENT. THE AREAS SHOWN ON THIS REZONING PLAN ARE POTENTIAL AREAS, AND NO AREA SHOWN INCLUDING SHAPE/SIZE/LOCATION) IS

- CHARLOTTE-MECKLENBURG STORMWATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING
- DECISIONS THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER REGULATIONS (UDO ARTICLE 25). 8.e. THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE TO THE NEAREST
- PUBLIC RIGHT-OF-WAY. IF THE EXISTING STORMWATER CONVEYANCE(S) IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE.

PARKS, GREENWAYS, AND OPEN SPACE.

- 9.a. OPEN SPACE: IMPROVED OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE TOTAL REQUIRED MAY BE PROVIDED AS PRIVATE, COMMON, AND/OR PUBLIC OPEN SPACE TYPES.
- PRESERVATION/DEDICATION OF PARK AND/OR GREENWAY: ±2.2 AC. TO BE POTENTIALLY DEDICATED AND CONVEYED TO MECKLENBURG COUNTY, APPROXIMATELY AS DEPICTED.

10. FIRE PROTECTION. N/A.

11. SIGNAGE. N/A

- 12.a. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING: 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.
- 12.b. LOCATION AND HEIGHT OF SPECIAL LIGHTING: FREE STANDING LIGHTING ON THE SITE WILL BE LIMITED TO 26 FEET IN

13. PHASING. THIS PROJECT WILL BE DEVELOPED AS PHASES.

RECYCLING PAD IS DEEMED NECESSARY.

- 14.a. PROPOSED DUMPSTER LOCATIONS: PER ORDINANCES. THIS SITE WILL INITIALLY UTILIZE A PRIVATE ROLLOUT SOLID WASTE AND RECYCLING SERVICE. THE PROPOSED SOLID WASTE AND RECYCLING PAD, AS SHOWN ON THE PLAN, IS SHOWN ONLY TO CLARIFY THAT AN APPROPRIATE AREA IS AVAILABLE IN THE FUTURE IF A SOLID WASTE AND
- 14.b. UNDERGROUND UTILITIES: ALL SUBDIVISION PROPOSED UTILITIES TO BE UNDERGROUND. 14.c. 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.

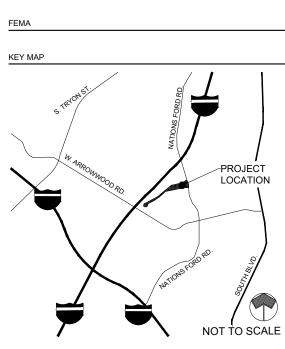


master planning, civil engineering urban design . landscape architecture

919 berryhill rd. ste 101 . charlotte, nc 28208 704.332.1204 . www.dpr.design NC Eng. Firm #C-0650 | LA Firm #C-032

TRUE HOMES, LLC. 2649 BREKONRIDGE CENTER DR. MONROE, NC 28110

704-271-1191



THE TOWNES **AT SOUTH POINTE**

CHARLOTTE, NC.

22093

04/20/2023

ISSUED FOR

STAFF REVIEW

NO. DATE DESCRIPTION REZONING 2ND SUBMITTAL PER 1ST REVIEW COMMENTS

RFZONING 3RD SUBMITTAL PER 10/16/23 2ND REVIEW COMMENTS

PROJ. MANAGER: HY V. NGUYEN DRAWN BY: JMM CHECKED BY: HN

AS INDICATED

TECHNICAL DATA SHEET PETITION RZP-2023-080

RZ-1.0

