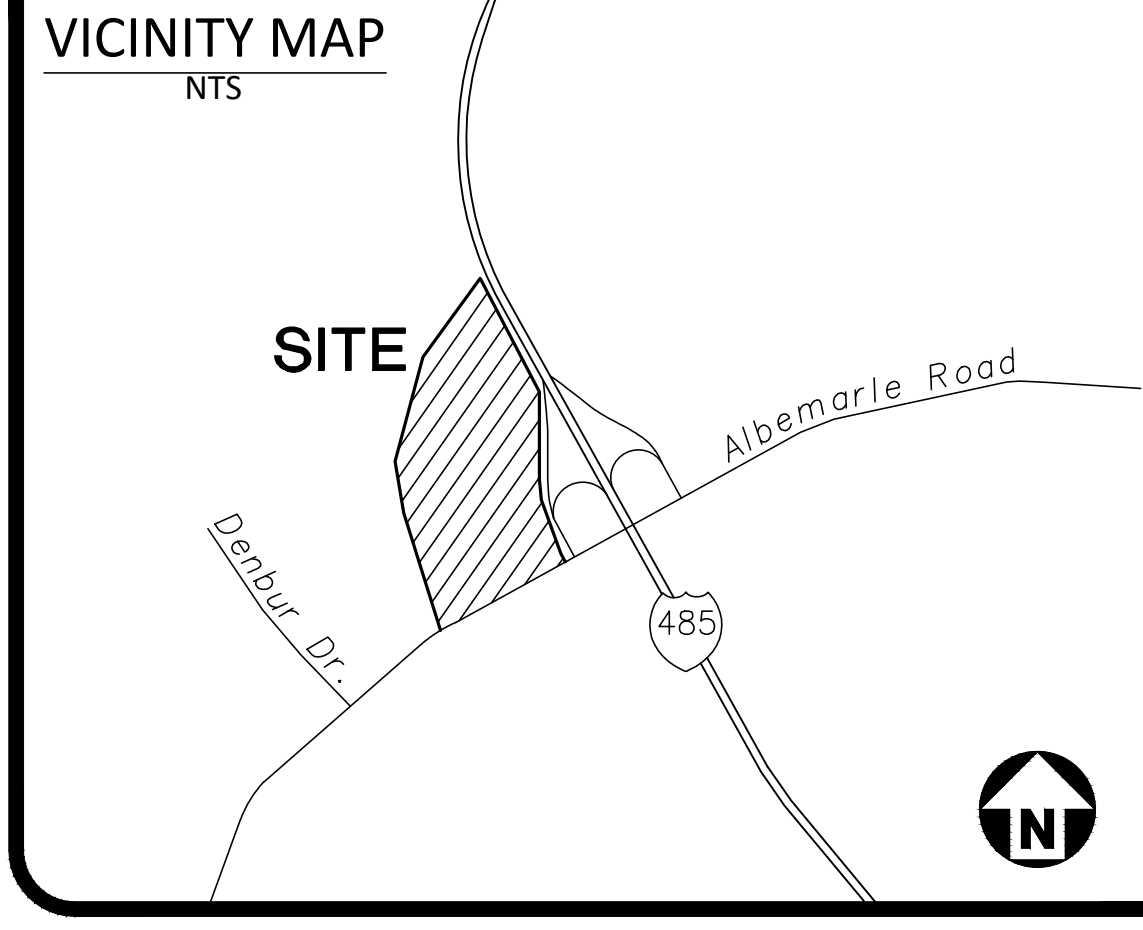


SEE SHEET RZ.02 FOR ADJACENT
PROPERTY OWNER INFORMATION

SITE DATA	
PREPARED BY: MCADAMS 2100 SOUTH TRYON STREET, SUITE 400 CHARLOTTE, NC 28203	
PID:	11146113
EXISTING ZONING:	MX-1
PROPOSED ZONING:	N2-A (CD)
TOTAL DEVELOPMENT AREA:	± 33.95 AC
TOWNHOMES:	
23' X 50'	52 UNITS
22' X 50'	63 UNITS
TOTAL UNIT COUNT:	115 UNITS
MAXIMUM BUILDING HEIGHT:	48 FEET
OPEN SPACE REQUIRED:	250 SF PER UNIT = 28,750 SF
GREEN SPACE PROVIDED:	37,950 SF
GREEN SPACE:	(SEE NOTES FOR MORE INFORMATION)
STORMWATER FACILITIES:	± 0.89 AC
GREEN SPACE NOTES:	
• OVERALL SITE ACREAGE OF APPROVED SET SDRMFR-2019-00055 = ±66.44 AC	
• REQUIRED GREEN SPACE (15% OF SITE) = 9.97 AC	
• GREEN SPACE ACREAGE PROVIDED (PHASE 1) = 2.81 AC (4.22% OF SITE)	
• GREEN SPACE ACREAGE PROVIDED (PHASE 2) = 7.16 AC (10.78% OF SITE)	
• GREEN SPACE PROVIDED FOR OVERALL DEVELOPMENT = 9.97 AC	
• BUFFER MITIGATION AREA PROVIDED PER APPROVED SET SDRMFR-2019-00055 = 0.52 AC	
ADDITIONAL NOTES:	
• SOLID WASTE FOR THE SITE SHALL COMPLY WITH CHAPTER 10 OF THE CITY CODE	



SITE LEGEND	
	PROPERTY LINE
	REZONING PETITION BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	ROAD CENTERLINE
	BUFFER LINE
	SETBACK LINE
	GREEN SPACE



McADAMS
The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704.527.0800
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
MR. TIM DERYLAK
D.R. HORTON - CAROLINA DIVISION
8025 ARROWIDGE BOULEVARD
CHARLOTTE, NORTH CAROLINA 28273

LEMMOND FARM
REZONING PETITION #2023-XXX
11901 ALBEMARLE ROAD
CHARLOTTE, NORTH CAROLINA 28227

REVISIONS

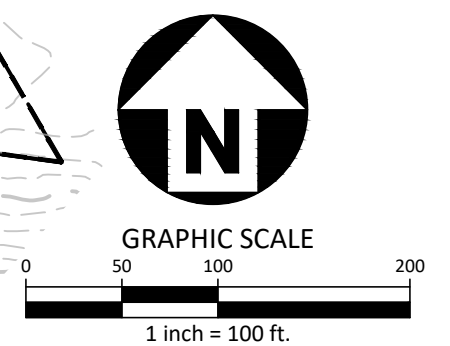
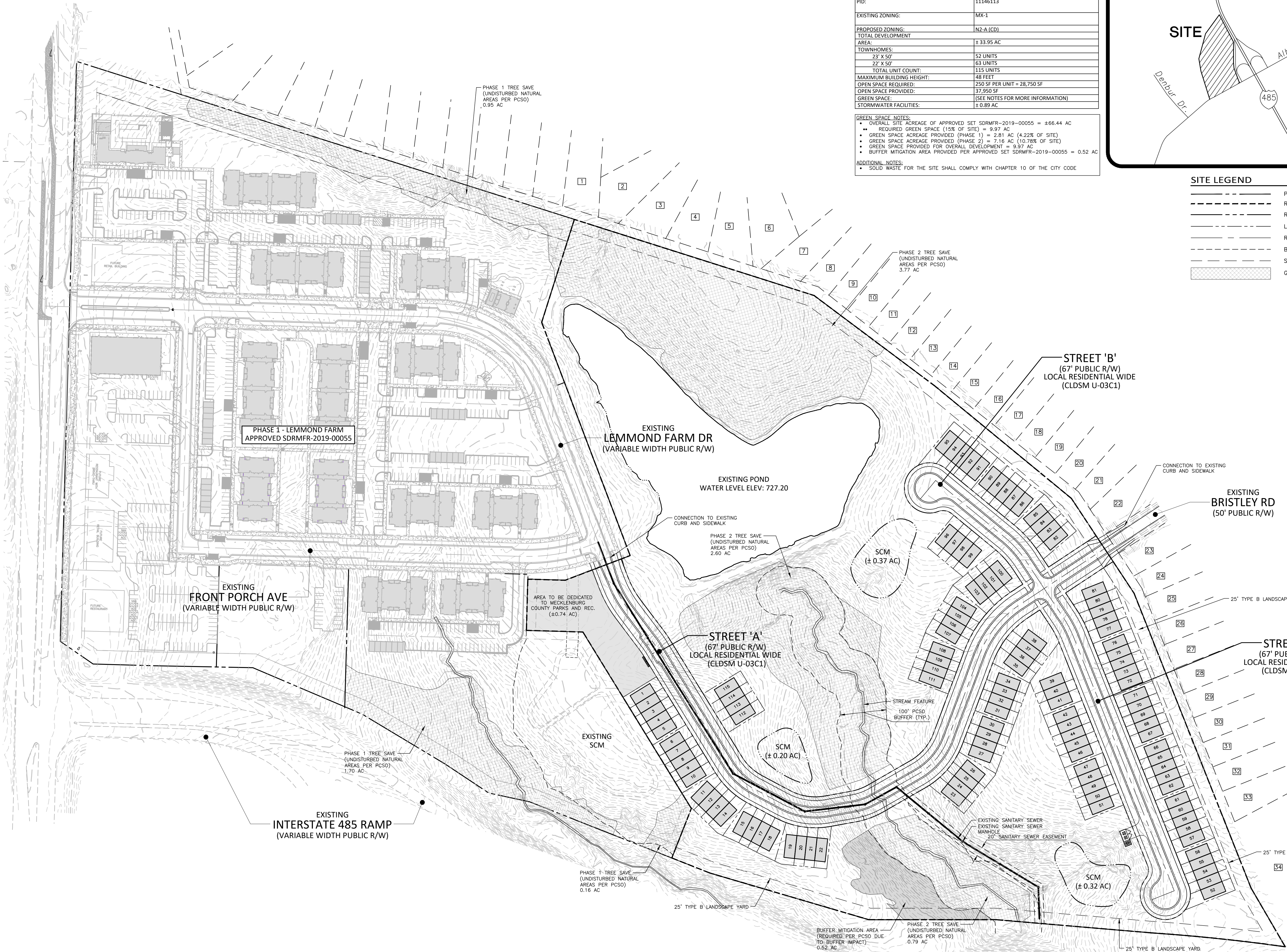
NO.	DATE

PLAN INFORMATION

PROJECT NO.	DRH23003
FILENAME	DRH23003-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1" = 100'
DATE	12.18.2023

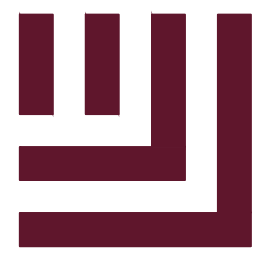
SHEET

REZONING PLAN
RZ.01



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. DRH23003
FILENAME DRH23003-RZ1
CHECKED BY EM
DRAWN BY JDS
SCALE
DATE 12.18.2023
SHEET

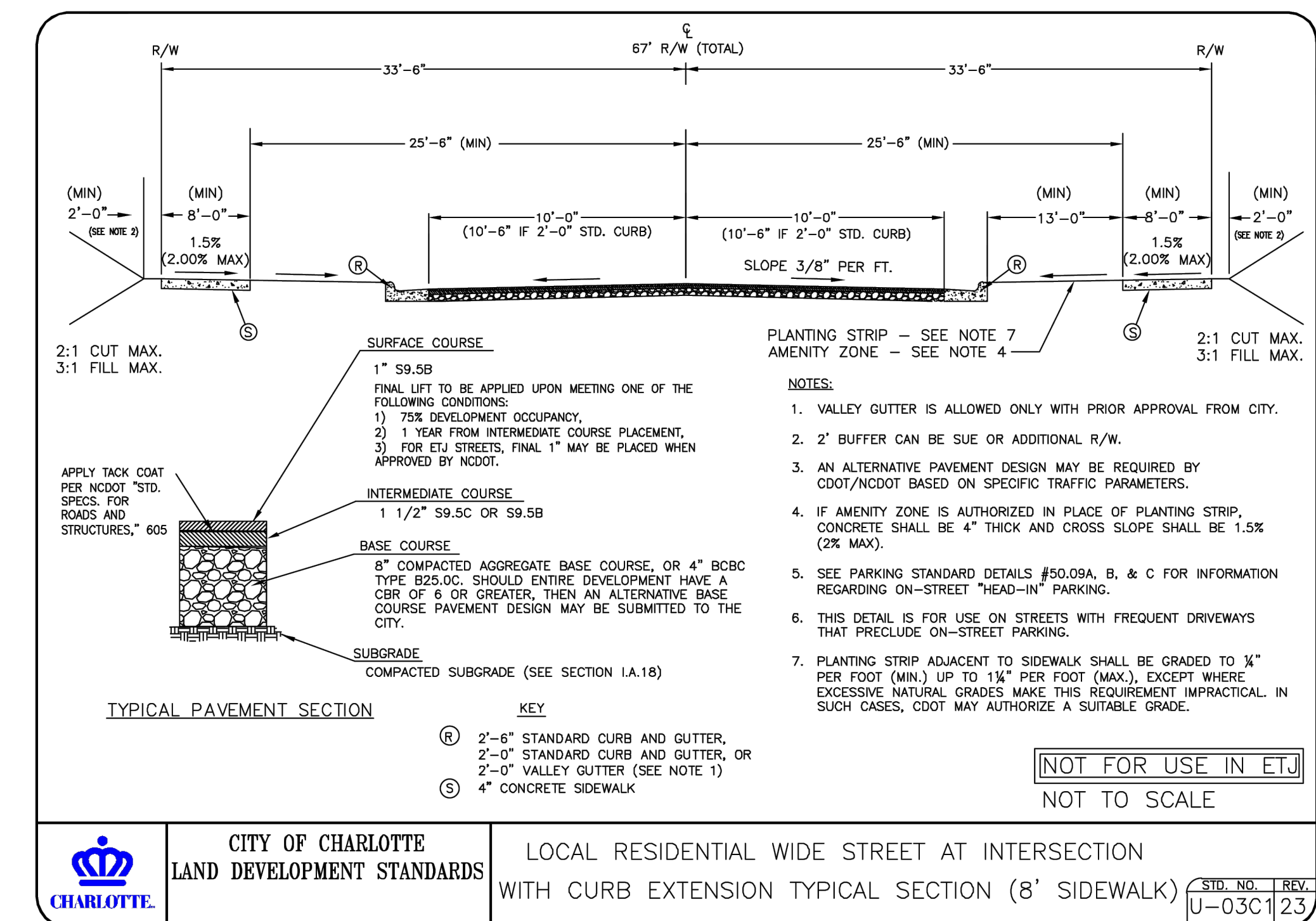
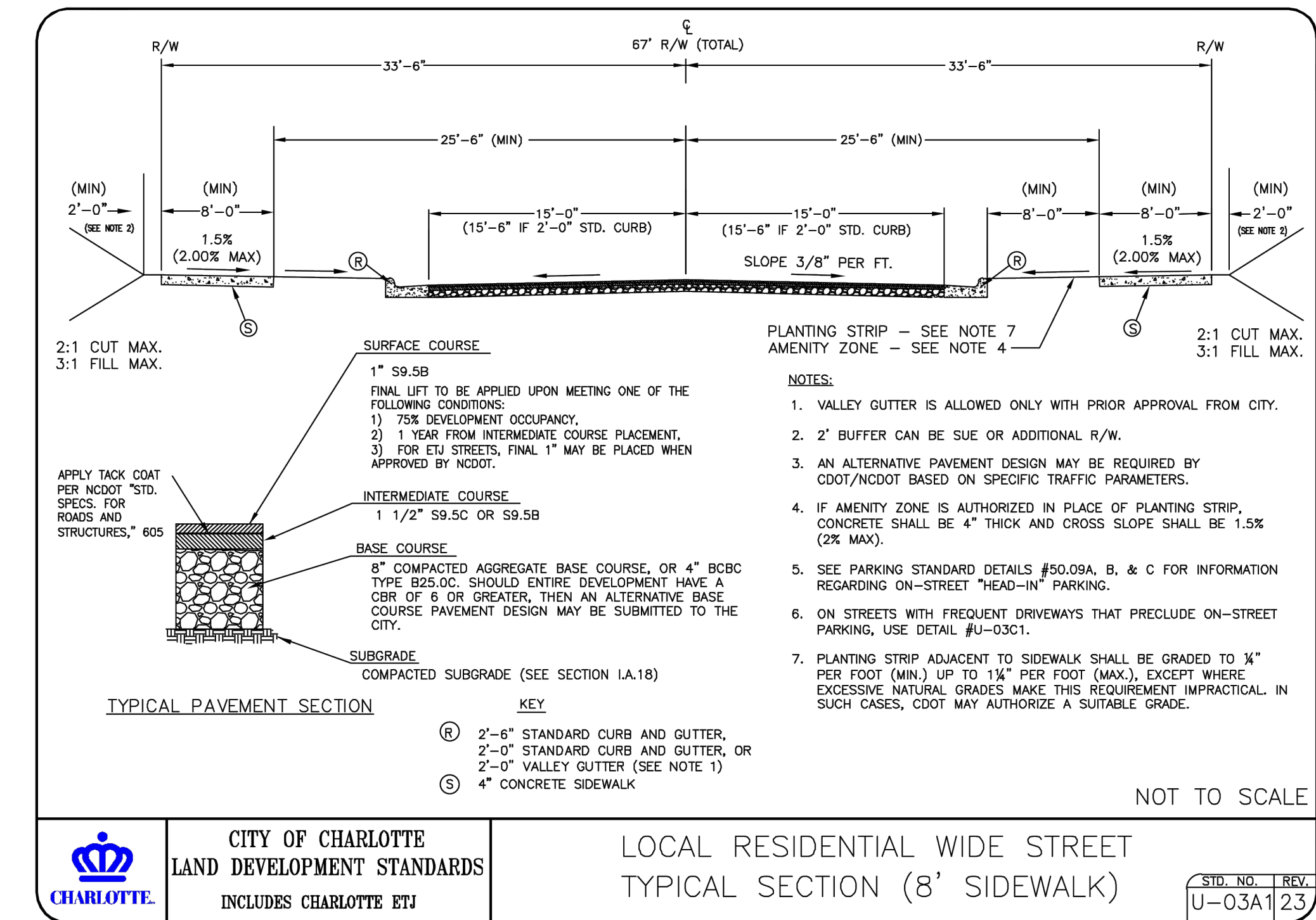
REZONING NOTES

RZ.02

ADJACENT PROPERTY OWNERS

Table with 4 columns: PARCEL, DEED, OWNER, ZONING. Lists adjacent property owners and their details.

NOTE: PROPERTY INFORMATION BASED ON MECKLENBURG COUNTY GIS



- 1. General Provisions:
a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan...
b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan...
c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings...
d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site will be limited to twenty-eight (28)...
2. Permitted Uses & Development Area Limitations:
a. The principal building(s) constructed on the Site shall be developed with up to one hundred fifteen (115) attached residential dwelling units...
3. Access and Transportation Improvements:
a. Access to the Site will be from Lemmond Farm Drive as generally depicted on the Rezoning Plan...
b. The placement and configuration of the vehicular access point is subject to any minor modifications...
c. Required roadway improvements, if any, will be approved and constructed prior to the issuance of the certificate of occupancy...
d. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan...
e. The Petitioner shall provide an eight (8) foot planting strip and twelve (12) foot shared-use path along the Site's Lemmond Farm Drive frontage...
f. In the event a Right-of-Way Encroachment Agreement is necessary 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...
g. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT...
4. Streetscape, Buffers, Yards, Open Space, and Landscaping:
a. Streets A and B are designed as a Local Residential Wide per CLDSM U-03C1. A minimum twenty (20) foot setback shall be provided from the back of the proposed sidewalks...
b. A twenty-five (25) foot wide Class B buffer will be provided as generally depicted on the Rezoning Plan as per Article 20.9 of the Ordinance...
c. Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets...
d. The proposed development shall provide either 250 square feet of Private Open Space per dwelling unit on each unit Sublot or ten percent (10%) of the Site shall be provided as Useable Common Open Space...
5. Architectural Standards:
a. The buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance...
b. Meter banks will be screened from adjoining properties and from public streets...
c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade...
d. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate...
e. The number of units in a building can be increased or decreased so long as the buildings on the exterior of the site do not increase in massing...
6. Environmental Features:
a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance found in Article 25 of the Ordinance...
b. The Site will comply with the Tree provisions of the Ordinance found in Article 20...
c. Development within any SWIM/PCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance...
d. A 0.74 acre park shall be dedicated to Mecklenburg County Park and Recreation prior to the first certificate of occupancy...
7. Lighting:
a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance...
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 or portion of the Site...
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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site...

D.R. Horton
Development Standards - Lemmond Farm
12/18/2023
Rezoning Petition No. 2023-XXX
Site Development Data:
--Acreage: ± 33.95
--Tax Parcel #: 11146113
--Existing Zoning: MX-1(CD)
--Proposed Zoning: N2-A(CD)
--Existing Uses: Vacant
--Proposed Uses: Residential dwellings units as permitted by right and under prescribed conditions...
--Maximum Number of Residential Dwelling Units: Up to one hundred fifteen (115) attached dwelling units...
--Maximum Building Height: As per the N2-A building height standards.
--Parking: As required by the Ordinance.
1. General Provisions:
a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan...
b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan...
c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings...
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