

Development Standards

General Provision

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-2 zoning district classification shall be followed in connection with development taking place on the Site subject to the Innovative development provisions outlined on the Technical Data Sheet and below.

The Technical Data Sheet is accompanied by 3 separate illustrative schemes for the Site which depict separate potential development scenarios for the Site and which together are referred to in these Development Standards collectively as the Schematic Site Plan. The development depicted on the Schematic Site Plan is schematic in nature, not to be considered as specific development plans but rather as preliminary graphic representations of the types of development and arrangements proposed for the Site, and intended to describe the general arrangement of uses on the Site. Accordingly, the configuration of the streets, lots and/or buildings outlined on the Schematic Site Plan are conceptual in nature, and, subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during design development and construction phases within the context of these development standards, the general depictions set forth on the Schematic Site Plan and Section 6.206 (2) of the Ordinance.

Parking layouts may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.

Permitted Uses and Maximum Development

The Site may be developed with up to 330 single family lots, attached residences or any combination of the two, along with any amenity area and incidental or accessory structures permitted under the Ordinance in the MX-2 district.

Setbacks, Side Yards and Rear Yards

Building setbacks and yards will be established in the manner depicted on this Technical Data Sheet.

A minimum 15 foot setback shall be provided along all public streets which are not alley-loaded.

All required yards of lots located along the perimeter of the Site shall be measured from the exterior project boundary rather than from any common open space.

A minimum of 18 feet shall be provided between any garages and the sidewalk.

Decks shall not extend into any required rear yards. However, at-grade patios may be located in whole or in part within required rear yards.

Landscaping

The Site shall conform to the City of Charlotte Tree Ordinance.

Common Open Space Area

A minimum of 15 percent of the Site shall be devoted to common open space and all open space will be maintained by a Homeowners Association to be established by the Petitioner.

An amenity area of at least one-third of an acre shall be provided and shall include a swimming pool/clubhouse and playground equipment.

Streetscape Treatment

The Petitioner shall install five foot sidewalk, eight foot planting strip and a berm of six feet in height along the Site's frontage on Wade Ardrey Road. A minimum of nine trees and 20 shrubs per 100 linear feet shall be installed on the berm. Large maturing trees shall be installed 40 foot on center within the eight foot planting strip if power line placement allows. Otherwise, small maturing trees 30 foot on center will be installed.

The Petitioner shall install sidewalks throughout the Site in accordance with the Ordinance.

The Petitioner shall provide pedestrian scale lighting along the internal streets. Such lighting shall be provided in conjunction with Duke Power regulations and requirements for such lighting.

Internal public streets shall include a six foot planting strip and four foot sidewalks. Street trees shall be installed along interior public streets as required by the Tree Ordinance.

Internal private streets shall include a five foot sidewalk on one side of the street at the back of curb. Street trees shall be installed along interior private streets where appropriate between buildings generally as depicted on the Schematic Site Plan.

Buffers

Any required buffers shall be established in accordance with the standards of Section 12.302 of the Ordinance. Internal buffers shall not be required between single family attached and single family detached units.

All required buffers can be reduced with the use of a wall or fence per section 12.302 (8) of the Ordinance.

Existing trees located within any required buffer area may be counted toward the planting requirement in accordance with the Ordinance.

In the event the abutting properties should be rezoned or used in a manner so as to not require such a buffer, the required buffer for this property may be adjusted accordingly to meet the minimum requirements for buffering and screening per the Ordinance.

Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

Storm Water Management / Water Quality

The petitioner shall provide stormwater quality treatment of runoff generated from this development by routing through stormwater treatment facilities designed in accordance with the State of North Carolina Department of Environment and Natural Resources (NCDENR) Stormwater BMP Manual, April 1999.

A maintenance plan shall be developed to ensure adequate long-term operation of the structural storm water treatment systems.

No development will occur on that portion of the Site located within 500 feet of the top of the bank of Six Mile Creek with the exception of bio-retention systems, trails, limited grading and/or gazebos.

Double silt fences shall be utilized in critical areas of the Site at the base of slopes and other locations where the potential for off-site sedimentation is greatest.

Access Points/Roadway Improvements

The number of vehicular access points to the Site shall be located in the general area depicted on this Technical Data Sheet. The configuration and ultimate location of these are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

The Petitioner shall install a left turn lane on Wade Ardrey Road into the Site prior to the issuance of any certificates of occupancy for development on the Site. The left turn lane will include a minimum of 150 feet of storage, a 15:1 bay taper and 35:1 through lane tapers.

Potential Innovative Design for Collector Street

The Petitioner reserves the right to request review and approval of an alternative design for the internal residential collector street (Cotton Press Road Extension) through the Innovative site plan review through the subdivision process subsequent to the rezoning.

Right-of-Way Dedication

The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) that portion of the Site that may be required to provide right of way as follows if such right-of-way does not exist already prior to the issuance of any building permits for the Site:

Wade Ardrey Road
30 feet from centerline

Greenway

The Petitioner shall dedicate to Mecklenburg County that portion of Six Mile Creek within the Site and within 100 feet of the top of the bank for greenway purposes prior to the issuance of certificates of occupancy for development within the Site. The Petitioner shall also reserve from development that portion of the floodway generally as depicted on the Technical Data Sheet. One pedestrian access easement of 15 feet in width shall be provided between the greenway and the internal street system generally as indicated on the Technical Data Sheet. The exact location of the easement is subject to revision in the Petitioner's sole discretion.

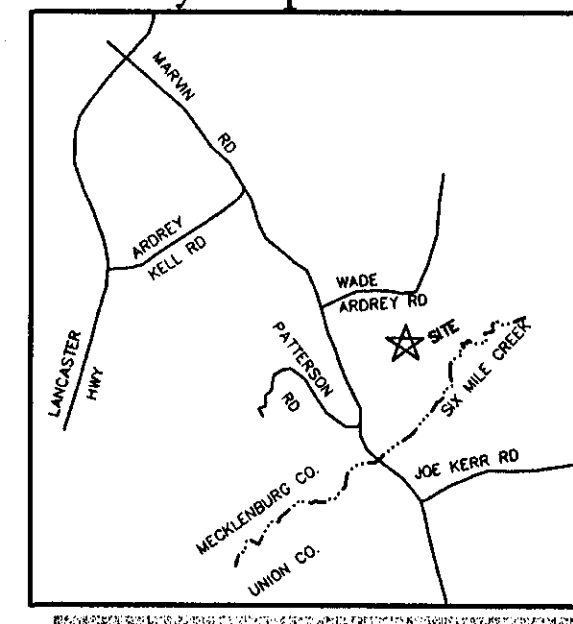
Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and 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.

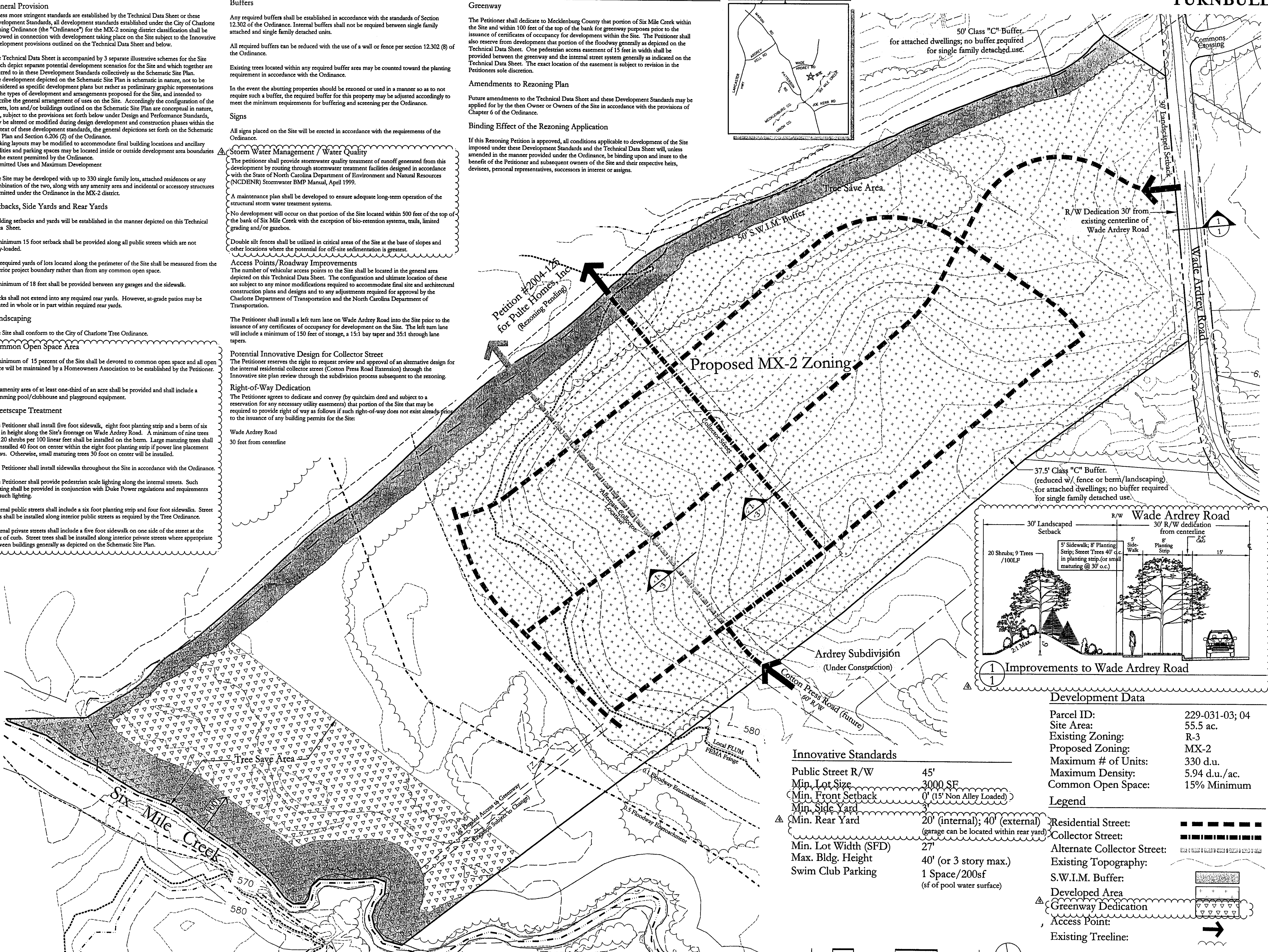
Binding Effect of the Rezoning Application

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet 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.

Vicinity Map



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Innovative Standards

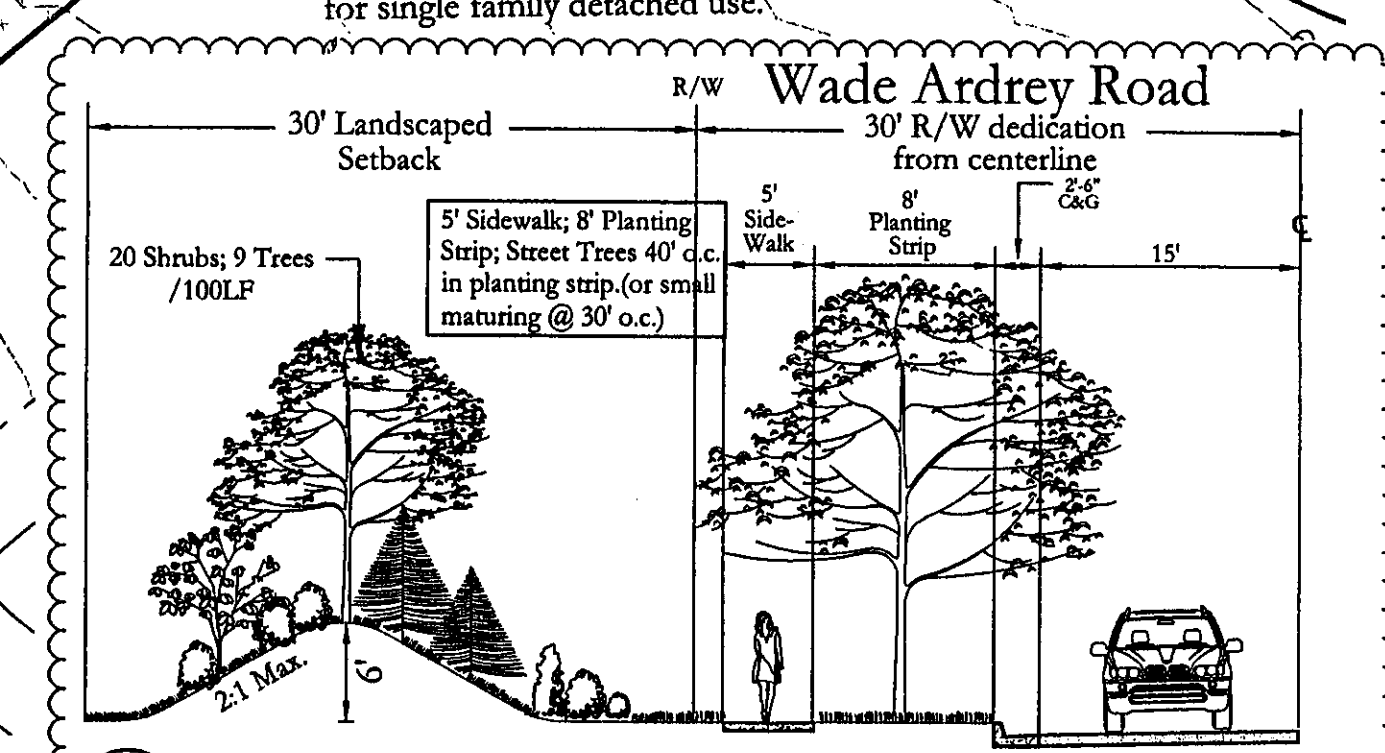
Public Street R/W	45'
Min. Lot Size	3000 SF
Min. Front Setback	0' (15' Non Alley Loaded)
Min. Side Yard	3'
Min. Rear Yard	20' (internal); 40' (external) (garage can be located within rear yard)
Min. Lot Width (SFD)	27'
Max. Bldg. Height	40' (or 3 story max.)
Swim Club Parking	1 Space/200sf (sf of pool water surface)

Development Data

Parcel ID:	229-031-03; 04
Site Area:	55.5 ac.
Existing Zoning:	R-3
Proposed Zoning:	MX-2
Maximum # of Units:	330 d.u.
Maximum Density:	5.94 d.u./ac.
Common Open Space:	15% Minimum

Legend

Residential Street:	— — — — —
Collector Street:	— — — — —
Alternate Collector Street:	— — — — —
Existing Topography:	— — — — —
S.W.I.M. Buffer:	▨ ▨ ▨ ▨ ▨
Developed Area:	▨ ▨ ▨ ▨ ▨
Greenway Dedication:	▽ ▽ ▽ ▽ ▽
Access Point:	➔
Existing Treeline:	— — — — —



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APPROVED BY CITY COUNCIL
DATE 2/21/05

White-Winchester Property

CITY OF CHARLOTTE, ETJ
NORTH CAROLINA

For Public Hearing

REZONING: Technical Data Sheet
Petition # 2004-148

PROJECT NUMBER: 04096

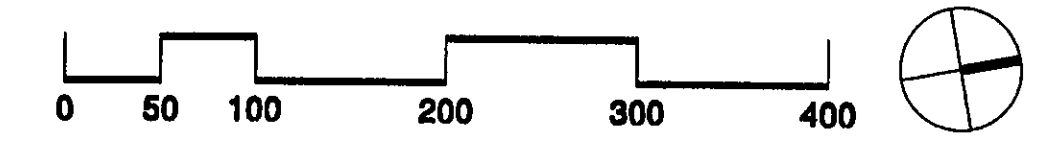
DRAWN BY: TCS, SFC, ADH

DESIGNED BY: SRT

ISSUE DATE: 09/24/04

01/26/05 TCS Revise per CMPC comments
3. 01/14/05 TCS Revise per CMPC comments
2. 12/20/04 TCS Revise per CMPC comments
1. 11/22/04 TCS Revise per CMPC comments

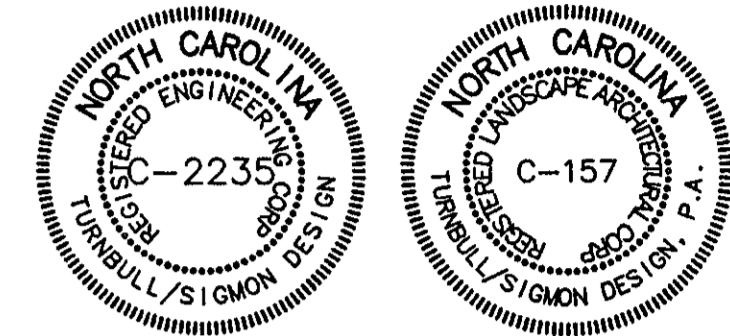
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White-Winchester Property
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For Public Hearing

REZONING Schematic Site Plan Alternate "A"
Petition # 2004-148

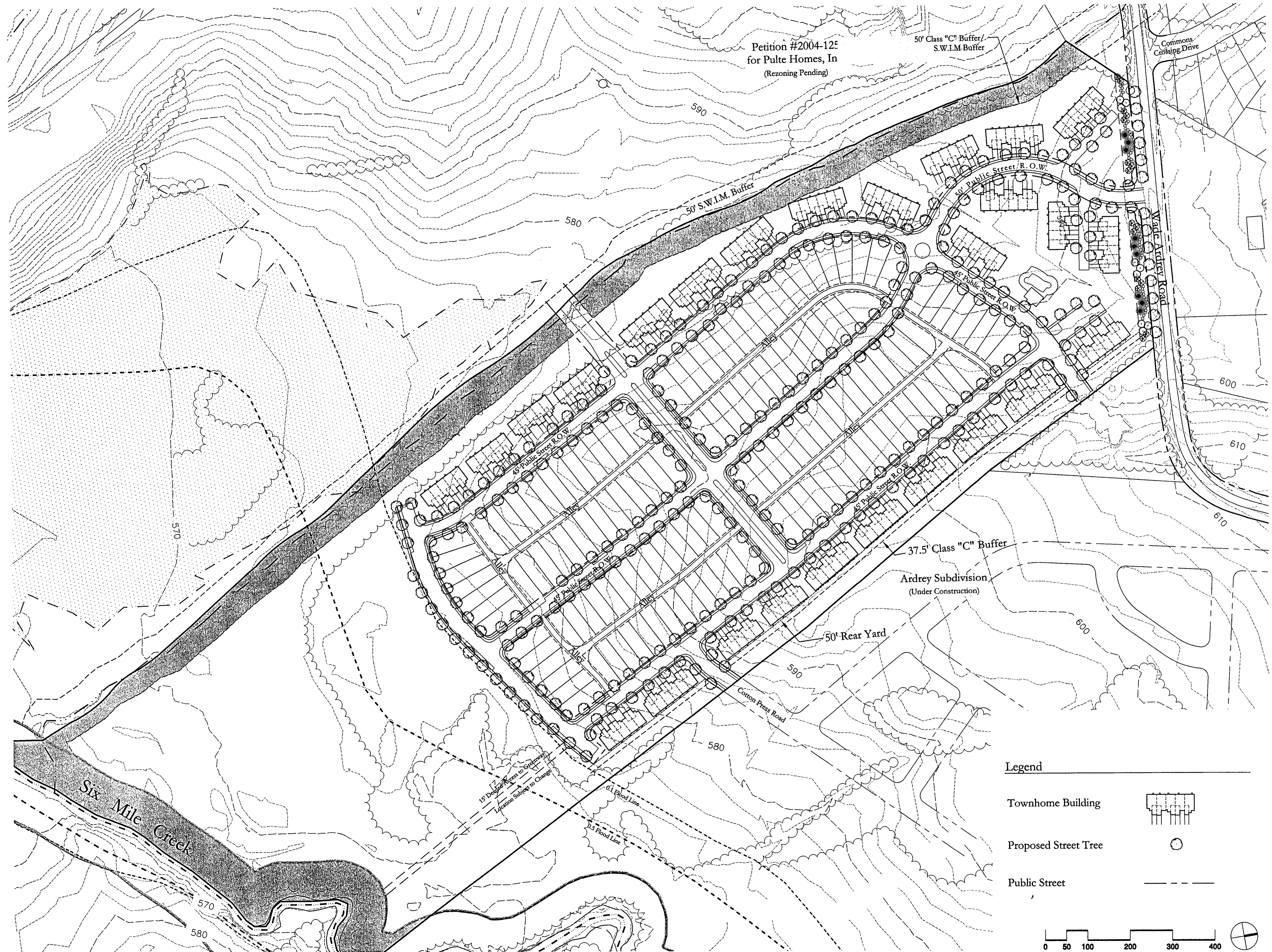
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DRAWN BY: TCS, SFC, ADH



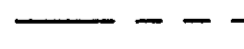
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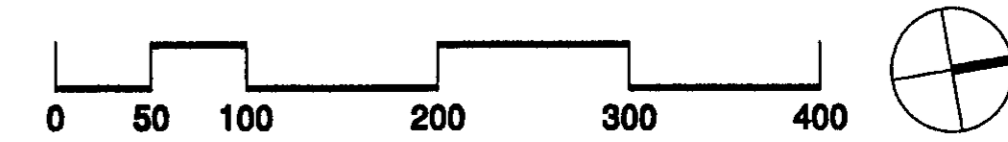
ISSUE DATE: 09/24/04

2. 01/26/04 TCS Revise per CMPC comments
1. 11/22/04 TCS Revise per CMPC comments
NO. DATE: BY: REVISIONS:



Legend

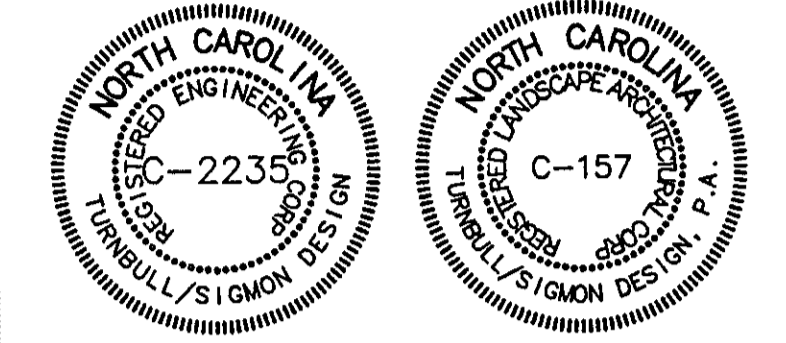
- Townhome Building 
- Proposed Street Tree 
- Public Street 



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White-Winchester Property

CITY OF CHARLOTTE, ETJ
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For Public Hearing

REZONING Schematic Site Plan Alternate "B"
 Petition # 2004-148

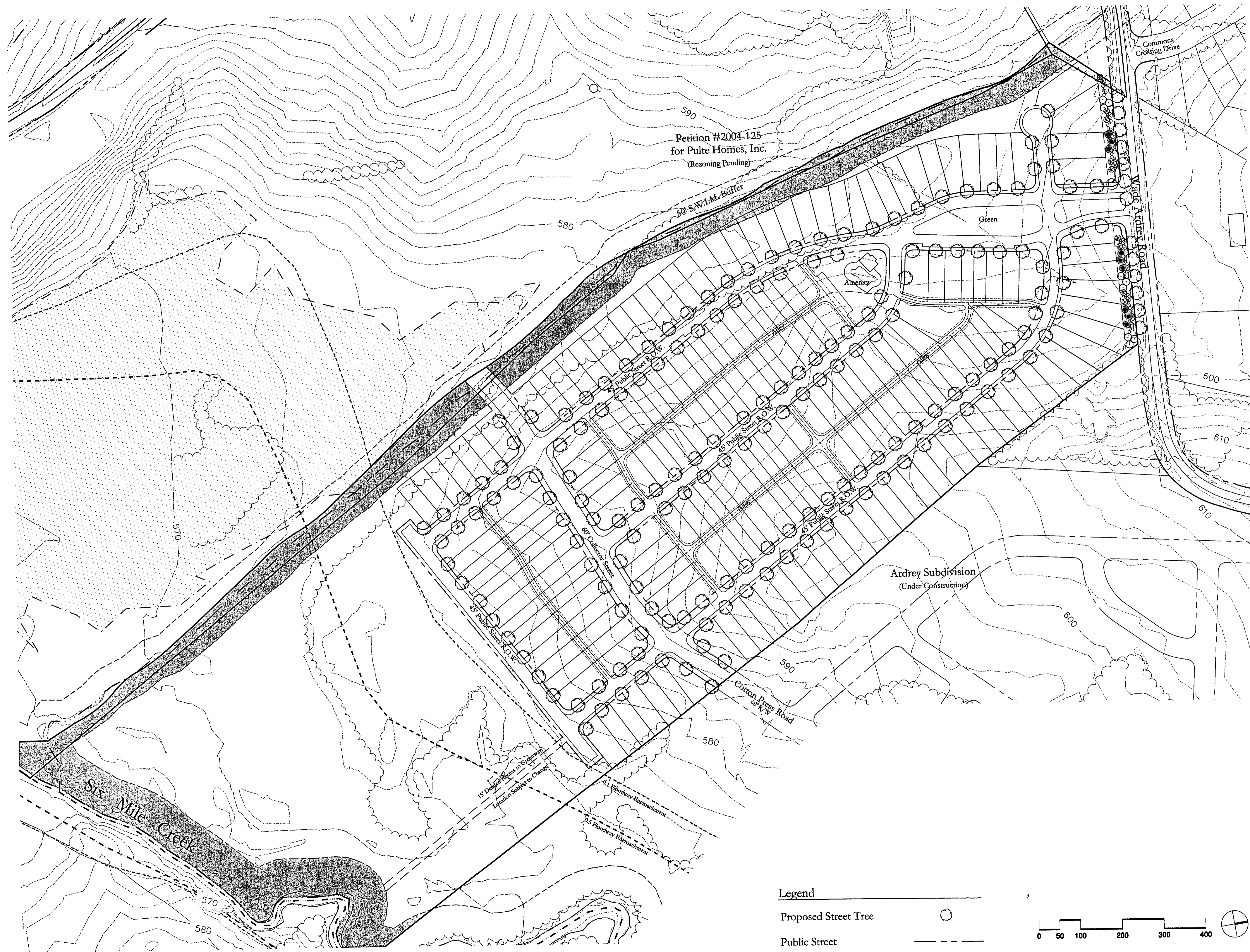
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DESIGNED BY: SFC

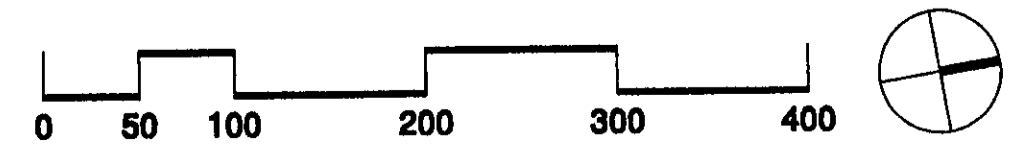
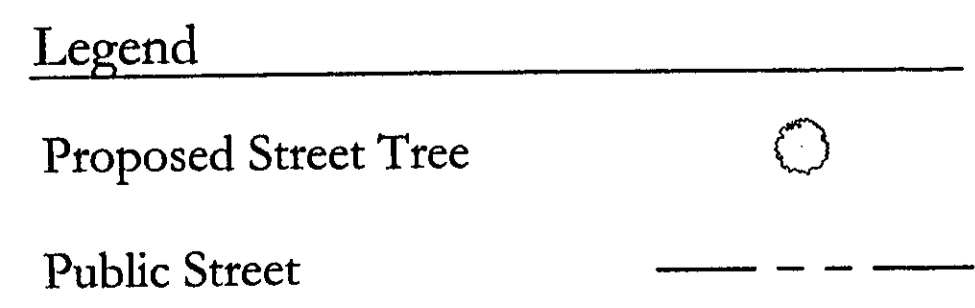
ISSUE DATE: 11/19/04

2. 01/26/05 TCS Revise per CMPC comments
 1. 11/18/04 TCS Revise per CMPC comments
 NO. DATE: BY: REVISIONS:



Petition #2004-125
 for Pulte Homes, Inc.
 (Rezoning Pending)

Ardrey Subdivision
 (Under Construction)

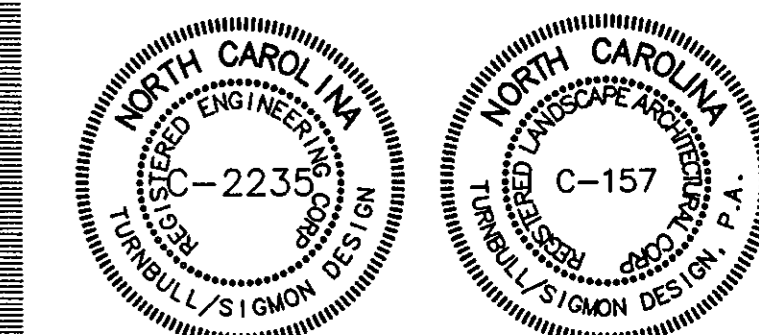


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White-Winchester Property

CITY OF CHARLOTTE, ETJ
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For Public Hearing

REZONING Schematic Site Plan Alternate "C"

Petition # 2004-148

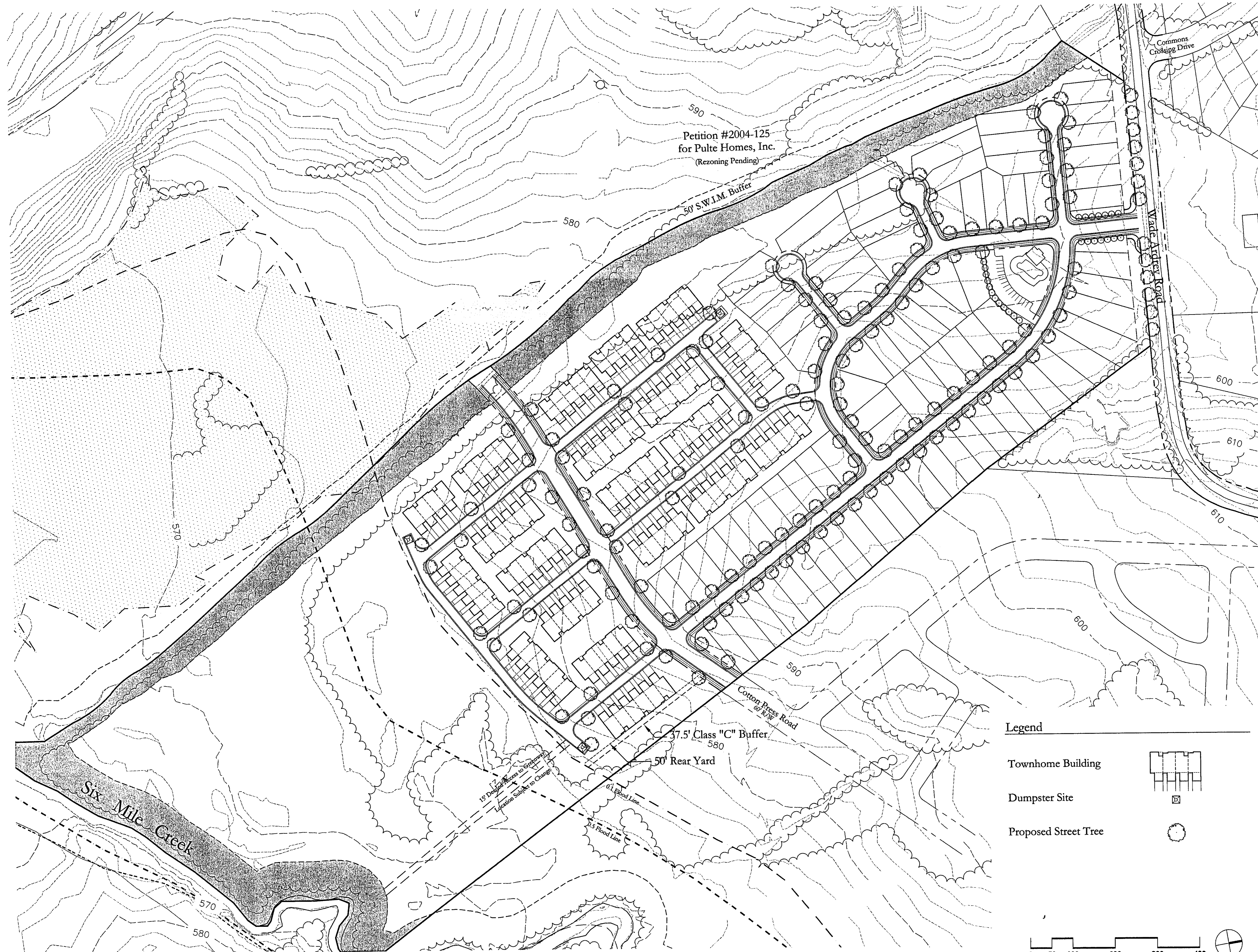
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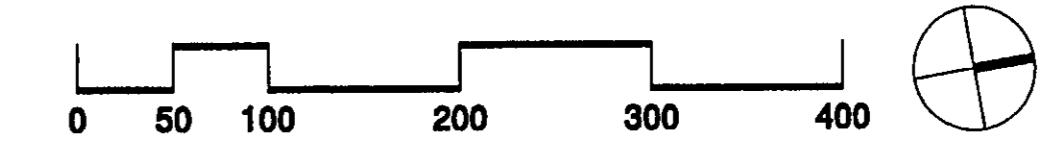
ISSUE DATE: 09/24/04

2. 01/26/05 TCS Revise per CMPC comments
1. 11/22/04 TCS Revise per CMPC comments
NO. DATE: BY: REVISIONS:



Legend

- Townhome Building
- Dumpster Site
- Proposed Street Tree



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