




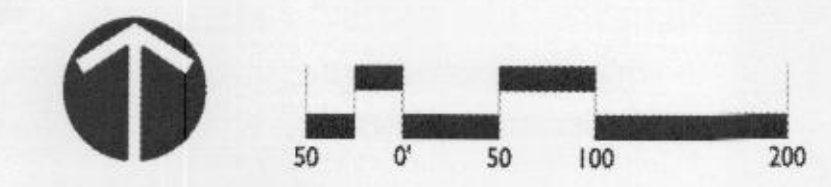
VICINITY MAP
NTS

SITE DEVELOPMENT DATA

	APPROVED BY CITY COUNCIL JAN 19 2016
Site Acreage:	+/-12.99 AC.
Tax Parcels:	043-221-01
Existing Zoning:	INST(CD) and MX-2 (INNOV)
Proposed Zoning:	MX-2 (INNOV) and MX-2(INNOV) SPA
Existing Uses:	Vacant
Proposed Uses:	Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MX-2 innovative zoning district (as more specifically described below).
Maximum Gross Square Feet of Development:	Up to 98 attached, for sale, residential dwelling units (+/-7.6 units/ac).
Maximum Building Height:	As allowed by the Ordinance in the area zoned MX-2 Innovative.
Parking Required:	As required by the ordinance

SITE LEGEND

-  SITE ACCESS
-  STREET NETWORK
-  DEVELOPMENT AREA



REVISIONS:

09/18/15	REVISIONS PER STAFF COMMENTS
12/17/15	REVISIONS PER STAFF COMMENTS
01/08/16	REVISIONS PER STAFF COMMENTS

Site Development Data:

- Acreage: ± 12.99
- Tax Parcel: 043-221-01
- Existing Zoning: INST(CD) and MX-2(INNOV)
- Proposed Zoning: MX-2(INNOV) and MX-2(INNOV) SPA
- Existing Uses: Vacant
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MX-2 innovative zoning district (as more specifically described below).
- Maximum Gross Square feet of Development: Up to 98 attached, for sale, residential dwelling units (+/-7.6 units/ac).
- Maximum Building Height: As allowed by the Ordinance in the area zoned MX-2 Innovative.
- Parking: As required by the Ordinance

General Provisions:

Unless other standards are established by the Rezoning Plan, the innovative requests, or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the 'Ordinance') for the Mixed Use District (MX-2) zoning district shall be followed in connection with development taking place in the approximately 13 ac site located on Davis Lake Parkway, Harris Woods Blvd and David Cox Rd (the 'Site') which Site is more particularly depicted in the Rezoning Plan.

The Technical Data Sheet is also accompanied by: a Conceptual Master Plan. Petitioner shall develop the Site in a manner generally consistent with the Conceptual Master Plan, with the understanding that the configurations, placements and sizes of buildings, parking areas and opens spaces may be altered or modified as long as the ultimate design is consistent with the spirit and intent of the Conceptual Master Plan. The configurations, placements, number and sizes of the buildings and treatment of open space areas depicted on the Conceptual Master Plan and any building designs depicted are conceptual in nature and therefore are subject to refinements as part of the total design process. Petitioner reserves the right to make innovative requests subject to approval by the Charlotte Planning Commission.

Permitted Uses/ Maximum Number of Dwelling Units:

The Site may be developed for a maximum of 98 (+/-7.6 units/ac) attached residential dwelling units together with accessory permitted uses under the Ordinance in the MX-2 zoning district.

Setbacks, Side Yards & Rear Yards:

All buildings on the Site will satisfy or exceed the setback, side yard and rear yard requirements established under the Ordinance for the MX-2 zoning district or by the innovative requests made by the petitioner.

Transportation:

- a. All transportation improvements will be implemented and approved by the City before the first subdivision lot certificate of occupancy is issued.
- b. David Cox Road's right-of-way as measured 42' from its existing centerline will be dedicated in fee simple along the site's frontage before the first subdivision lot certificate of occupancy is issued.
- c. Internal streets will consist of Harris Woods Blvd (Public) and (Public) Road A. Additional private drives have been shown on the Rezoning Plan to access individual townhome units.
- d. Private drives shown on the plan will be a minimum of 20' from edge of pavement to edge of pavement.

Innovative Development Standards for the MX-2 Area:

The Petitioner hereby seeks the following Innovative Development Standards in connection with development taking place within MX-2 areas, to accommodate development elements so as to allow for a pedestrian friendly residential development:

1. Minimum front setbacks for attached dwellings shall be 20 (twenty) feet as measured from proposed public right-of-way (or private easements as applicable) or back of sidewalk (whichever is greater);
2. Minimum lot widths for attached dwellings shall be 20 (twenty) feet;
3. Residential uses may front on private drives as long as they are publicly accessible.

In addition, the Petitioner reserves the right to modify the innovative development standards described above or seek other innovative development standards in the future pursuant to the applicable process set forth in the Ordinance.

Architectural Standards:

1. The exterior front wall surfaces, exclusive of windows and doors, of all buildings will be comprised of 100% brick, stone, and/or hardi-plank/ fiber cement board. The only exclusion is the fascia board material
2. The exterior side and rear surfaces, exclusive of windows and doors, of all buildings will be comprised of 100% brick, stone, and/or hardi-plank/ fiber cement board. Vinyl will be excluded from buildings as a vertical siding component.

Screening and Landscaped Areas:

- a. The water quality pond will have additional landscaping installed along its perimeter, which will include a minimum of 11 trees and other native shrubs along the pond fringe.
- b. A 40 foot setback will be provided along David Cox Road and Davis Lake Parkway as depicted on the Rezoning Plan. This setback will be landscaped with at least (4) trees and (20) shrubs per 100 linear feet along the frontage.
- c. The buffer between the site and the industrial zoning will be provided in accordance with Section 12.302 (4)b. For residential uses developing abutting industrial uses or zoning districts, the residential use shall be responsible for providing 50 percent of the required buffer specified for the more intensive use.
- d. The width of the buffer between the site and the industrial zoning may be reduced by 25% if a berm is provided.
- e. An 'Enhanced Screening Area' has been provided along the northwest property line, adjacent to Parcels 043-221-12 and 043-221-02. See RZ-2 for specific location. This shall be screened with either an opaque fence (6' in height) or a dense evergreen screen. An existing 15' sewer easement exists in this location which may impact the installation of a fence in this location. If planting is provided, the plant material shall be evergreen large shrubs planted at a maximum of 20' on center. The minimum planting height of such material shall be 6' in height at time of installation.

Storm Water Management:

- a. The existing Detention/ BMP will be used to treat this site. The petitioner/engineer will demonstrate at the time of plan submittal that the existing Stormwater facility is sized appropriately to accommodate the requirements of the proposed development. If the facility is a regional facility (treating more than 1 parcel), the facility must demonstrate that it is properly recorded as such, according to Land Development guidelines, and that it not only treats the rezoned site but also that it continues to treat other intended properties according to previous requirements. If this cannot be adequately demonstrated at the time of plan submittal, the petitioner shall comply with the storm water control measures of the Post Construction Controls Ordinance.
- b. The existing Detention/BMP will be maintained by the adjacent Shopping Center and the HOA will be charged its pro-rata share of the maintenance costs.

Common Open Space/ Tree Save Areas:

- a. Tree Save areas will be provided as depicted on the Rezoning Plan.
- b. Common open space shall be provided as depicted on the Rezoning Plan.
- c. Each unit will have a minimum of 400 square feet of private open space.

Sidewalks/ Streetscape:

- a. All internal sidewalks will be a minimum of 5 feet in width and planting strip will be 8 feet in width- as depicted on the Rezoning Plan.
- b. A walking trail will be installed along the edge of the pond, as depicted on the Rezoning Plan. The trail will be a minimum of 4' in width and will be constructed of concrete, mch or crushed gravel.
- c. A minimum of two (2) benches will be installed along the walking trail, as generally depicted on the Rezoning Plan.
- d. A 6 foot sidewalk will be installed along David Cox Rd, as depicted on the Rezoning Plan. The sidewalk will be located within the dedicated right-of-way for David Cox Rd.

Solid Waste:

The future dumpsters on the Rezoning Plan will only be installed if the community does not have a private or public curb pickup. The private pickup will be managed by the HOA.

Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan 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 herein and of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Application:

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 or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

ACCESS ALTERNATE



NOTE:
 THE DECISION AS TO WHETHER RIGHT IN/ RIGHT OUT OR FULL ACCESS WILL BE PROVIDED AT THE CONNECTION TO DAVID COX RD WILL BE DETERMINED BY CDOT DURING THE PERMITTING PROCESS. SHOULD RIGHT IN/RIGHT OUT ACCESS BE GRANTED FOR THIS LOCATION, LEFT TURN MOVEMENTS INTO THE SITE FROM DAVID COX RD WILL NOT BE REQUIRED. IF, IN THE FUTURE, THE SITE ACROSS THE STREET (DAVID COX) REDEVELOPS THEN THIS ACCESS COULD BE CONVERTED TO FULL ACCESS.

APPROVED BY
 CITY COUNCIL
 JAN 19 2016

REVISIONS:
 9/18/15 - REVISIONS PER STAFF COMMENTS
 12/17/15 - REVISIONS PER STAFF COMMENTS
 01/08/16 - REVISIONS PER STAFF COMMENTS