



DEVELOPMENT STANDARDS

January 25, 2021

A. General Provisions

- 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by M/I Homes to accommodate the development of a residential community on that approximately 24.74 acre site located on the western side of Ridge Road across from Highland Park Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 029-621-17, 029-621-14, 029-621-15, 029-621-13 and a portion of Tax Parcel No. 029-621-06.
2. The development 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").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-8 MF zoning district shall govern the development and use of the Site.
4. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal public streets and the internal private streets, alleys or drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

- 1. The Site may be devoted only to a residential community containing a maximum of 108 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-8 MF zoning district.

C. Transportation

- 1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.

- 2. The Site will be served by internal public streets and internal private streets, alleys or drives. Minor adjustments to the locations of the internal public streets and the internal private streets, alleys or drives shall be allowed during the construction permitting process.
3. 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.
4. Petitioner shall install curb and gutter along the Site's frontage on Ridge Road as generally depicted on the Rezoning Plan.
5. Petitioner shall install an 11 foot wide westbound left turn lane on Ridge Road at the vehicular access point into the Site (Street A) as generally depicted on the Rezoning Plan.

6. It is anticipated that roll out trash and recycling containers for individual dwelling units shall be utilized. In the event that roll out trash and recycling containers for individual dwelling units are utilized, the dumpster and recycling area depicted on the Rezoning Plan shall be converted to open space with a connected sidewalk. In the event that roll out trash and recycling containers for individual dwelling units are not utilized, garbage truck turning movements will occur outside of the public right of way.

- 7. All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is requested.

- 8. 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, and 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 two (2) feet behind the sidewalk where feasible.

D. Architectural Standards

- 1. The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
2. Vinyl, EIFS or masonite may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
3. The actual widths of the single family attached dwelling units to be constructed on the Site may vary from the widths depicted on the Rezoning Plan.

- 4. 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.
5. 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.
6. 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 10 feet on all building levels.
7. The entrance into each single family attached dwelling unit shall be located more than 15 feet from the sidewalk located along the relevant lot's frontage on a public or private street.
8. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
9. Each single family attached dwelling unit shall have a garage.

10. Garage doors shall contain carriage style hardware. An example of carriage style hardware is set out on Sheet RZ.02 of the Rezoning Plan.

- 11. Except for the 6 unit building located near the southerly boundary of the Site, buildings containing single family attached dwelling units fronting public or private network required streets shall be limited to 5 individual units or fewer.

E. Streetscape and Buffers

- 1. Petitioner shall install an 8 foot wide planting strip and a 12 foot wide multi-use path along the Site's frontage on Ridge Road as depicted on the Rezoning Plan.
2. Petitioner shall install planting strips and sidewalks along the Site's internal streets as depicted on the Rezoning Plan.
3. 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, pursuant to the Ordinance, Petitioner may reduce the required width of a buffer by 25% by installing a fence that meets the standards of Section 12.302(8) of the Ordinance.
4. 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 set out on the Rezoning Plan accordingly.

F. Lighting

- 1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
2. The maximum height of any freestanding lighting fixtures installed on the Site, excluding street lights located along public streets, shall be 21 feet.

G. Environmental

- 1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
2. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
3. Development of the Site shall comply with the Tree Ordinance.

H. Binding Effect of the Rezoning Documents and Definitions

- 1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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ABERDEEN II TOWNHOMES REZONING PETITION 2020-120 RIDGE ROAD CHARLOTTE, NORTH CAROLINA

Table with 2 columns: NO., DATE. Row 1: 1, 12.14.2020, PER CITY AND CDOT COMMENTS. Row 2: 2, 01.25.2021, PER CITY AND CDOT COMMENTS.

PLAN INFORMATION: PROJECT NO. MIH-20020, FILENAME MIH-20020-RZ, CHECKED BY EM, DRAWN BY JDS, SCALE 1"=60', DATE 10.28.2020

REZONING NOTES

RZ.02