

DEVELOPMENT STANDARDS

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 on this approximately 12.4 acre site located on Davis Lake Parkway, Harris Woods Boulevard, and David Cox Road (the "Site"), which Site is more particularly depicted on the Rezoning Plan.

The development depicted on the Rezoning Plan is intended to reflect the arrangement of the proposed use on the Site, but the final configuration, placement and size of the individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Rezoning Plan. Innovative requests, and these Development Standards during design development and construction phases. Street layouts may be modified to accommodate final building locations. 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 82 town-home attached dwelling units together with permitted uses under the Ordinance in the MX-2 zoning district.

SETBACKS, SIDE YARDS AND 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.

ARCHITECTURAL COMMITMENTS

- The exterior front wall surfaces, exclusive of windows and doors, of all buildings will have a minimum of 90% brick, stone, and/or similar masonry products, and/or hard-pan/finer cement board.
- The exterior rear wall surfaces, exclusive of windows and doors, of buildings 19 and 20 which back up to Davis Lake Parkway will have a minimum of ninety percent (90%) brick, stone, and/or similar masonry products.
- Vinyl siding is allowed provided it is the thicker, textured upgrade vinyl product. No aluminum siding will be allowed.
- The vertical height of all buildings will not exceed 40 feet.

SCREENING AND LANDSCAPED AREAS

- Screening shall conform to the standards and treatments specified in the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.
- The water quality pond will have additional landscaping installed along the banks, which will include a minimum of 6 River Birch, 5 Weeping Willows, and other native shrubs along the pond fringe.
- A 40 foot setback will be planted with supplemental landscape per Ordinance 12.308, behind Buildings 19, 20, 25, and 1, as depicted on the Rezoning Plan.
- A protective 4 foot fence will be installed around the water quality pond, as depicted on the Rezoning Plan.
- A protective 4 foot fence will be installed along the top of the retaining wall closest to Harris Woods Boulevard, as depicted on the Rezoning Plan.
- The buffer between the site and the industrial zoning is reduced to 37.5 feet with a berm and/or fence and landscaped as a class A buffer. The 25% reduction has been made in accordance with the provisions of section 12.302.8.
- The buffer between the site and the adjoining single family use is reduced to 37.5 feet with a berm and/or fence and landscaped as a class C buffer, as depicted on the Rezoning Plan. The 25% reduction has been made in accordance with the provisions of section 12.302.8.

STREETS AND DRIVEWAYS

- All internal streets will be private except for Harris Woods Boulevard extension which will end with a "hammer head" on street A, as depicted on the Rezoning Plan.
- Harris Woods Boulevard extension will be a public street and will be a minimum of 26 feet wide from back of curb to back of curb, as depicted on the Rezoning Plan.
- All internal streets that are private will be constructed to public street paving standards.
- All private streets will be a minimum of 24 feet wide from back of curb to back of curb, as depicted on the Rezoning Plan.
- All driveways will be a minimum of 20 feet from the back of sidewalk or curb to the front of the garage, as depicted on the Rezoning Plan.
- Petitioner will construct a left turn lane from Davis Lake Parkway to Harris Woods Blvd. The left turn lane will have a width of 10 feet, minimum of 100 feet of storage and have a 10:1 taper, as depicted on the Rezoning Plan.

MONUMENTATION AND SIGNAGE

- Signage and/or entry monument will meet or exceed the requirements of the Ordinance. One entry monument will be located at Davis Lake Parkway and Harris Woods Boulevard, as depicted on the Rezoning Plan.
- The community will have central mail boxes, as depicted on the Rezoning Plan.

COMMON OPEN SPACE/TREE SAVE AREAS/ TREE ORDINANCE

- Common open space shall be provided in various locations on the Site, as depicted on the Rezoning Plan.
- Each unit will have a minimum of 400 square feet of private open space.

SIDEWALKS/STREETSCAPE

- All internal sidewalks will be 5 feet and planting strips will be 4 feet, as depicted on the Rezoning Plan.
- Street trees will be installed behind sidewalks, as depicted on the Rezoning Plan and will be large maturing spaced 40 feet on center.
- A 5 foot sidewalk and a 4 foot planting strip will be installed along the southern side Harris Woods Boulevard, as depicted on the Rezoning Plan.
- On the western side of Davis Lake Parkway, that is adjoining the Property, a 5 foot sidewalk and 4 foot planting strip will be installed, as depicted on the Rezoning Plan.
- Pedestrian connectivity will be provided to the adjoining shopping center by a concrete sidewalk and/or concrete steps, as depicted on the Rezoning Plan.
- Pedestrian connectivity will be installed with mulch and a hardscape edge from private street B to Davis Lake Parkway, as depicted on the Rezoning Plan.
- A 5 foot sidewalk will be installed from Private street E to David Cox Road, as depicted on the Rezoning Plan.
- A 4-5 foot mulch walking trail will be installed with a hardscape edge from the sidewalk on private street A around the Common Open Space/Pond and will connect with the sidewalk on Davis Lake Parkway, as depicted on the Rezoning Plan.
- A minimum of two benches will be installed along the 4 foot mulch walking trail, as depicted on the Rezoning Plan.
- A 8 foot sidewalk will be installed along David Cox Road, as depicted on the Rezoning Plan. The sidewalk will be located outside of the proposed right of way within the setback as depicted on the Rezoning Plan. Petitioner will record a public access and maintenance easement.

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.

STORM WATER MANAGEMENT

- The existing Detention/BMP can only be used to treat the site if the petitioner/engineer can demonstrate at the time of plan submittal that the existing Detention/BMP was designed and is sized appropriately according to previous requirements for what is draining to it and that the pond can treat the recharged site. If the facility is a regional facility (treating more than one parcel) then that facility must demonstrate that it is properly recorded as such according to Land Development guidelines and that it not only treats the recharged site but also that it continues to treat other intended properties properly according to previous requirements. If this cannot be demonstrated satisfactorily at the time of plan submittal then the petitioner shall comply with the storm water control measures of the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- 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.

SUBDIVISION ORDINANCE

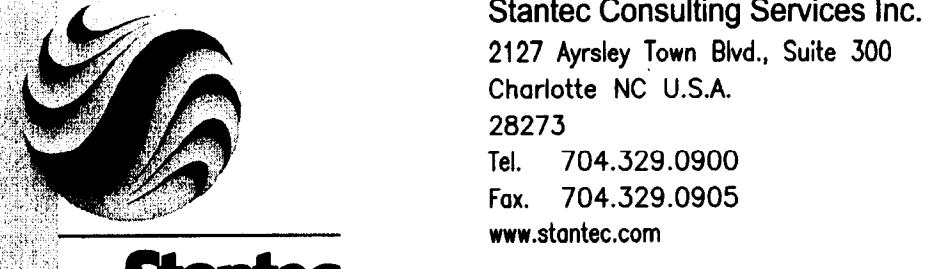
Development of the Site shall comply with the terms and conditions of the City of Charlotte Subdivision Ordinance (the "Subdivision Ordinance"), provided, however, that the Petitioners shall have the right to pursue a variance, variances, or innovative requests from the standards and requirements of the Subdivision Ordinance in accordance with the procedures set out therein.

AMENDMENTS TO THE REZONING PLAN

Future amendments to the Rezoning Plan 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 the 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 the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the owner or owners of the Site from time to time who may be involved in any future development thereof.



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Legend

SITE TABULATION:

PARCEL ID #	04322101
TOTAL AREA:	±12.38 ACRES
EXISTING ZONING:	O-1 (CD)
PROPOSED ZONING:	MX-2 (INNOVATIVE)
PROPOSED PRIMARY USES:	TOWNHOMES FOR SALE
PROPOSED UNITS:	92 UNITS
PROPOSED DENSITY:	7.43 DU/AC
USABLE OPEN SPACE:	
UOS 1	11,200 SF
UOS 2	7,600 SF
UOS 3	8,300 SF
UOS 4	17,400 SF
UOS 5	39,200 SF
TOTAL	±82,500 SF (11.6%)
OTHER OPEN SPACE	±106,800 SF (20%)
APPROVED BMP IMPERVIOUS	48.9%
PROPOSED IMPERVIOUS	541%
BUILDING PARKING	2 PER UNIT
ONSTREET PARKING	17 SPACES

Notes

DEVELOPMENT DATA

THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE APPROXIMATE ARRANGEMENT AND CONFIGURATION OF THE PROPOSED USES ON THE SITE. THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF THE INDIVIDUAL ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS OF THE ORDINANCE AND THE RESTRICTIONS NOTED ON THE PLAN DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

INNOVATIVE DEVELOPMENT STANDARDS

THE PETITIONER, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11.208, "INNOVATIVE DEVELOPMENT STANDARDS", MAY PROPOSE MODIFICATIONS TO THE FOLLOWING STANDARDS:

- STREET TYPE, DIMENSIONS, AND CONSTRUCTION STANDARDS
- SIDEWALK, CURBS, AND GUTTERS
- MINIMUM LOT SIZE AND LOT WIDTH
- SETBACKS, SIDE, FRONT, AND REAR YARDS FOR PRINCIPLE AND ACCESSORY STRUCTURES.
- BUILDING SEPARATION
- SIGHT TRIANGLES
- 400 SF OF PRIVATE OPEN SPACE

5. Per Client for 6th Submittal	CWH	RLC	20080515
4. Per Client Comments	CWH	RLC	20080423
3. PER CITY COMMENTS	CWH	RGJ	20080321
2. CLIENT COMMENTS	CWH	RGJ	20080313
1. City Comments	BKE	RGJ	08.02.15
Revision	By	Appd.	YY.MM.DD

File Name:	00840C-DB-GRADING STUDY	BKE	RGJ	RGJ
		Dwn.	Chkd.	Dsgn.
				YY.MM.DD



APPROVED BY
CITY COUNCIL
MAY 19 2015

Client/Project

CAMBRIDGE PROPERTIES
INCORPORATED
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Charlotte, North Carolina 28202 • Fax: 704/333-2394

Title
DAVIS LAKE TOWNHOMES
For Public Hearing 2008-044

Project No.	173200840	Scale	0 60' 90' 120'
		1:80	
Drawing No.			Revision