

**DEVELOPMENT DATA**

- I. General Provisions
  1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by PulteGroup, Inc. (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 3.42-acre site located on the west side of Briar Creek Road, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 129-064-18.
  2. 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 UR-2 zoning district shall govern the development and use of the Site.
  4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
  5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- II. Permitted Uses
 

The Site may be devoted only to a residential community containing a maximum of sixty-three (63) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the UR-2 zoning district.
- III. Transportation
  1. As depicted on the Rezoning Plan, the Site will be served by an internal private drive and alleys, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
  2. A maximum of one (1) access point shall be provided along Briar Creek Road, as generally depicted on the Rezoning Plan.
  3. Petitioner shall provide a CATS bus waiting pad along the Site's frontage of Briar Creek Road, location of which to be determined in coordination with CATS during the permitting phase of development.
  4. The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
  5. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.
- IV. Architectural Standards
  1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
  2. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl hand rails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
  3. To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk along the Site's frontage of Briar Creek Road shall be raised or lowered twelve (12) to twenty-four (24) inches from the average sidewalk grade.
  4. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
  5. Usable stoops shall form a predominant feature of the building design for units fronting Briar Creek Road, and shall be located on the front and/or side of the building. Stoops may be covered but shall not be enclosed. There shall be no minimum stoop dimension.
  6. All corner/end units that face Briar Creek Road shall either have a porch/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 a maximum of ten (10) feet on all building levels.
  7. Walkways shall be provided to connect all residential entrances to sidewalks along public or private streets.
  8. Attached dwelling units shall be limited to a maximum of five (5) units per building or fewer when fronting Briar Creek Road.
  9. Driveway lengths shall either be between five (5) and seven (7) feet in length or a minimum of twenty (20) feet in length.
- V. Streetscape, Landscaping & Amenities
  1. The Petitioner shall construct a minimum twelve (12) foot wide multi-use path (except where narrower sidewalk is required to accommodate existing utilities, as generally depicted on the Rezoning Plan) and eight (8) foot wide planting strip along the Site's frontage of Briar Creek Road a minimum six (6) foot wide sidewalk and eight (8) foot wide planting strip internal to the Site, in the locations as generally depicted on the Rezoning Plan.
  2. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan. If sublots are created, each lot shall have a minimum of 400 square feet of private open space or 10% of the Site shall be set aside as usable common open space per Ordinance standards.
  3. Petitioner shall provide a minimum square feet of usable common open space, as generally depicted in areas indicated on the Rezoning Plan. The open space areas may be amenitized with elements such as but not limited to, landscaping, benches or seating areas, gardens, pet areas, tables, passive or active recreation uses, and or other similar amenities.
- VI. Environmental Features
  1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not explicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
  2. The Petitioner shall comply with the Tree Ordinance.
- VII. Lighting
 

All freestanding lighting fixtures installed on the Site greater than twenty one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/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.
- VIII. Amendments to Rezoning Plan
 

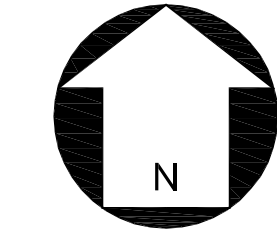
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
- IX. Binding Effect of the Rezoning Documents and Definitions
 

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 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 Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

OWNER SUMMARY	
A	JONATHAN CHAD LBI 1509 BRIAR CREEK RD UNIT B CHARLOTTE NC 28205 DB: 33720, PG. 712 PARCEL NO.: 12906521 ZONING: R-22 MF USE: TOWNHOUSE SFR
B	LEONARD A WOOD 1509 BRIAR CREEK RD UNIT A CHARLOTTE NC 28205 DB: 33728, PG. 480 PARCEL NO.: 12906522 ZONING: R-22 MF USE: TOWNHOUSE SFR
C	SARA ZUCCARI 1507 BRIAR CREEK RD UNIT B CHARLOTTE NC 28205 DB: 33698, PG. 691 PARCEL NO.: 12906523 ZONING: R-22 MF USE: TOWNHOUSE SFR
D	SARA ELISE MAPLE 1507 BRIAR CREEK RD UNIT A CHARLOTTE NC 28205 DB: 33725, PG. 519 PARCEL NO.: 12906524 ZONING: R-22 MF USE: TOWNHOUSE SFR
E	MARJORIE ANN LUGIBHL 1505 BRIAR CREEK RD UNIT B CHARLOTTE NC 28205 DB: 33688, PG. 639 PARCEL NO.: 12906525 ZONING: R-22 MF USE: TOWNHOUSE SFR
F	KRESH A CARMAN 1505 BRIAR CREEK RD UNIT A CHARLOTTE NC 28205 DB: 34255, PG. 413 PARCEL NO.: 12906526 ZONING: R-22 MF USE: TOWNHOUSE SFR
G	PAUL E B DEMCK 1503 B BRIAR CREEK RD CHARLOTTE NC 28205 DB: 34190, PG. 133 PARCEL NO.: 12906527 ZONING: R-22 MF USE: TOWNHOUSE SFR
H	ASHLEY NICOLE GWYN 1503 A BRIAR CREEK RD CHARLOTTE NC 28205 DB: 34120, PG. 79 PARCEL NO.: 12906528 ZONING: R-22 MF USE: TOWNHOUSE SFR
I	MEGAN REMBELAK / SHARON REMBELAK / RICHARD REMBELAK 1501 B BRIAR CREEK RD CHARLOTTE NC 28205 DB: 34343, PG. 989 PARCEL NO.: 12906529 ZONING: R-22 MF USE: TOWNHOUSE SFR
J	HONGZHAN WEI 1501 BRIAR CREEK RD UNIT A CHARLOTTE NC 28205 DB: 34338, PG. 820 PARCEL NO.: 12906530 ZONING: R-22 MF USE: TOWNHOUSE SFR

Planning Department  
**APPROVED BY CITY COUNCIL**  
November 16, 2020



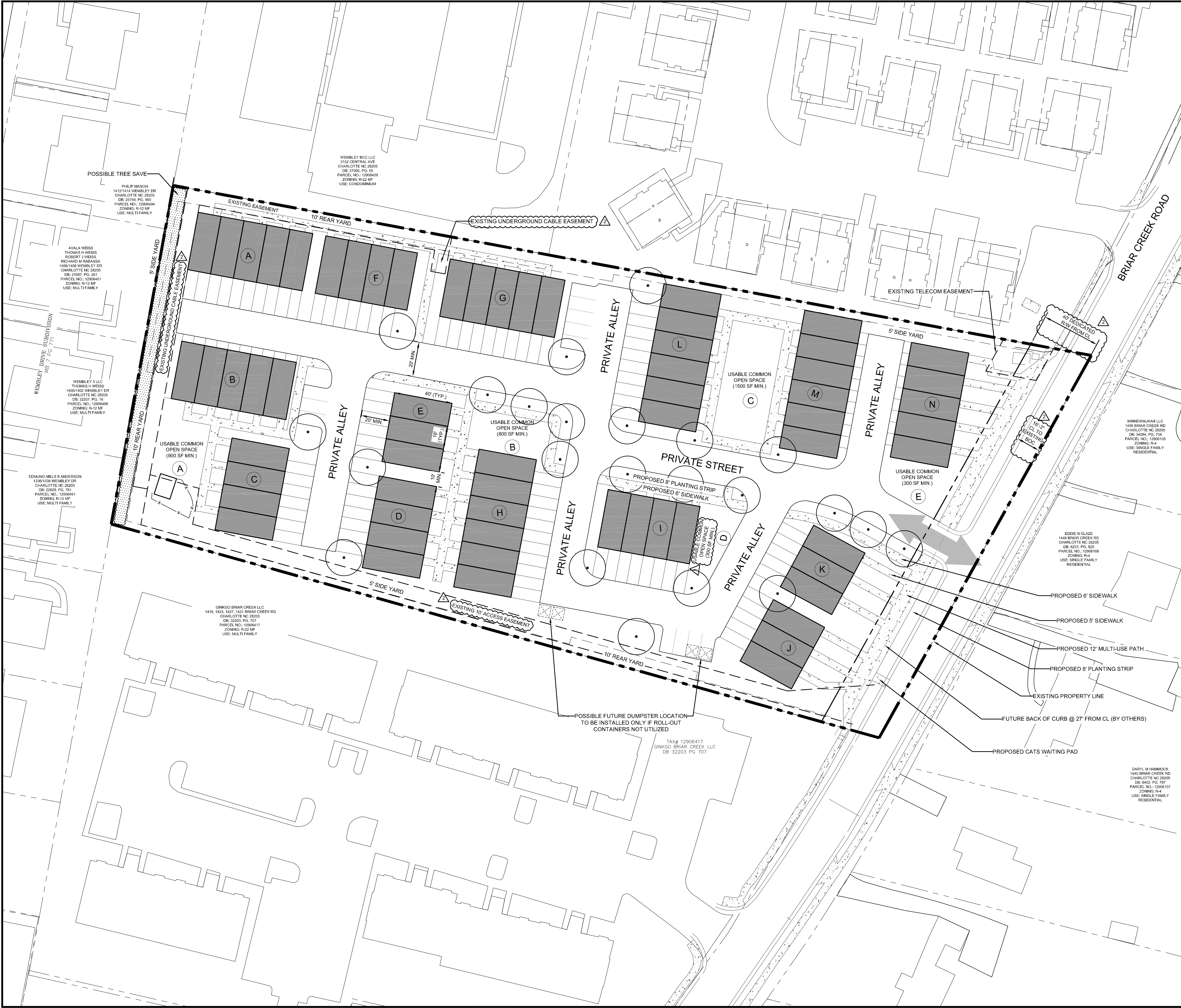
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REVISIONS: SCALE: 1"=30'

No.	Date	By	Description
1	9/14/20	KJJ	REVISIONS DUE TO STAFF COMMENTS
2	10/26/20	MMS	REVISIONS DUE TO STAFF COMMENTS

This Plan Is A Preliminary Design. NOT Released For Construction.



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**DEVELOPMENT DATA:**

Site Area:	+/- 3.42 acres
Tax Parcels:	12906418
Existing Zoning:	R-22 MF
Proposed Zoning:	UR-2 (CD)
Existing Use:	Single
Proposed Use:	63 Single Family Attached (Townhome) Dwellings Units For Sale
Proposed Unit Count:	63 Units
Density Proposed:	18.4 Units/AC
Min. Setback:	14' from back of existing or proposed back of curb, whichever is greater
Min. Side Yard:	5'
Min. Rear Yard:	10'
Maximum Building Height:	Up to 48 Feet as measured per Ordinance
Building Height Proposed:	48' Max.
Usable Common Open Space Required:	10%
Usable Common Open Space Provided:	10% MINIMUM
Tree Save Required:	15% of Site
Tree Save Provided:	Per Ordinance including Pay-in-Lieu
Parking Required:	Per Ordinance (1/ MIN, 2 MAX)
Parking Provided:	1/ MIN, 2 MAX, MIN 8 VISITOR SPOTS
PCCO:	Per Ordinance
Solid Waste:	Private Roll-out

**Landworks**  
Design Group, PA  
CREATING SPACES TO LIVE, WORK AND PLAY  
7621 Little Avenue, Suite 111  
Charlotte, NC 28226  
tel: 704-841-1604  
fax: 704-841-1604

**BRIAR CREEK TOWNHOMES**  
1445 BRIAR CREEK ROAD  
CHARLOTTE, NC  
PULTE HOME COMPANY, LLC  
CHARLOTTE, NC

**REZONING SITE PLAN**  
PETITION #:  
RZP - 2020 - 089

CORPORATE CERTIFICATIONS  
NC PE - C-2930 NCL A - C-253  
SC ENG - NO. 3599 SCLA - NO. 211

Project Manager: MDL  
Drawn By: MMS  
Checked By: MDL  
Date: 7/28/2020  
Project Number: 19052

Sheet Number:

**RZ-2**

This Plan Is A Preliminary Design. NOT Released For Construction.

SCALE: 1"=30'

**REVISIONS:**

No.	Date	By	Description
1	9/14/20	KJJ	REVISIONS DUE TO STAFF COMMENTS
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