


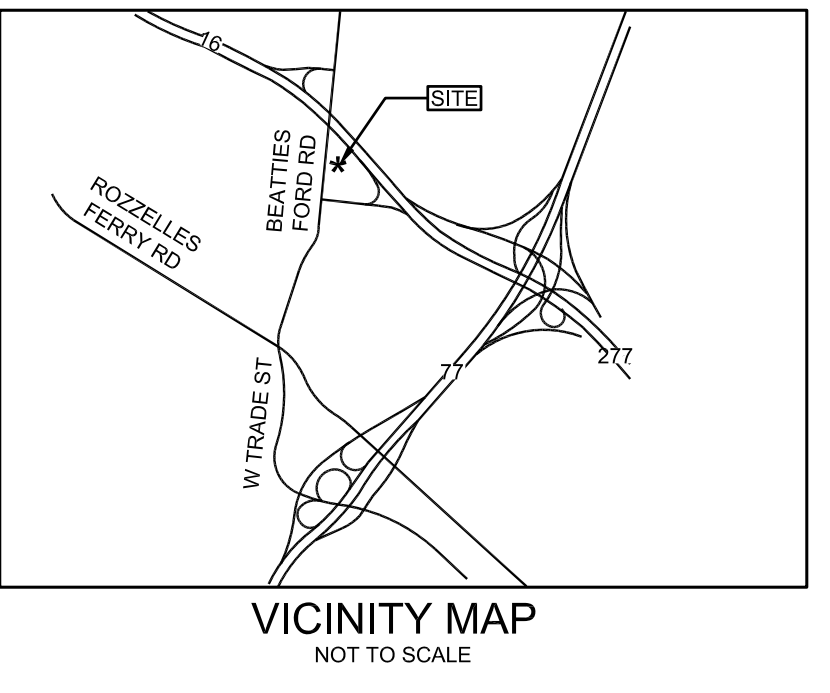
LEGEND:

---	BOUNDARY LINE
---	RIGHT OF WAY
---	ADJOINING PROPERTY LINE
---	EXISTING CONTOUR LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM DRAIN
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING EASEMENT
---	EXISTING FENCE TO REMAIN
---	OVERHEAD ELECTRIC LINE
---	CURB/SIDEWALK TO BE DEMOLISHED


Planning Department
APPROVED BY CITY COUNCIL
September 20, 2021

DEVELOPMENT DATA:

SITE AREA:	±0.59 AC (REZONING ACREAGE) ±0.66 AC (TOTAL PROJECT AREA WITH LAND ACQUISITION:)
TAX PARCEL ID:	07821202, 07821203, 07821204 (PORTION OF PID 07821201 IN PROJECT BUT NOT REZONED)
EXISTING ZONING:	B-2 (PED OVERLAY)
PROPOSED ZONING:	NS (PED OVERLAY) FOR PID # 07821202, 07821203, 07821204
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES (SEE NOTE BELOW)
PROPOSED UNITS:	14
PROPOSED DENSITY:	21.2 DUA
PROPOSED HEIGHT:	50' MAX
MIN. LOT AREA:	N/A
SETBACK:	24' (FROM EXISTING OR PROPOSED BOC) (PEDSCAPE PLAN)
SIDE YARD:	10' ADJACENT TO RESIDENTIAL DISTRICT
REAR YARD:	NONE IN ALL OTHER CONDITIONS 10' ADJACENT TO RESIDENTIAL DISTRICT 10' ADJACENT TO NON-RESIDENTIAL DISTRICT
PARKING REQUIRED:	1 SPACE/UNIT
GARAGE SETBACK:	20' FROM BACK OF CURB /BACK OF SIDEWALK 5-7' FROM FROM PRIVATE ALLEY MIN.



THE DRAKEFORD COMPANY
REZONING PETITION NO. 2021-048

- I. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Drakeford Company the "petitioner" to accommodate the development of a single-family attached (townhome) residential community on that approximately 0.59-acre site located at the southeast corner of Beatties Ford Road & Cemetery Street, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcels Number 078-212-02, 078-212-03 and 078-212-04.
 - 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").
 - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the NS zoning district shall govern the development and use of the Site.
 - 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 development standards and 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.
 - Noise acknowledgment shall be signed by each resident in reference to abutting Charlotte Water site and potential noise in the Covenants, Conditions, Restrictions (CCRs) that is recorded at the Register of Deeds.
 - 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 fourteen (14) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted in the NS zoning district.

- III. Transportation**
- Vehicle 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 as required for approval by the Charlotte Department of Transportation (CDOT).
 - As depicted on the Rezoning Plan, the Site will be served by internal private alleys, and minor adjustments to the location of these streets/alleys shall be allowed during the construction permitting process in coordination with CDOT.
 - Petitioner shall provide internal sidewalks and pedestrian connections on the Site as generally depicted on the Rezoning Plan. Internal sidewalks may meander to save existing trees.
 - Fire department access road shall be capable of supporting 80,000 lbs. to be coordinated during permitting phase of development. Fire hydrant shall be located within 750' of the most remove point of building as truck travel.
 - Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy. Right-of-way shall be set at 2 feet behind the back of sidewalk where feasible.
 - 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 & Landscaping Standards**
- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), stucco, cementitious siding, vinyl, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
 - To provide privacy, all residential entrances within 15' of the sidewalk must be raised or lowered from the average sidewalk grade a minimum of 12 inches.
 - 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.
 - Usable porches and stoops shall form a predominant feature of the building and be located on the front of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
 - Corner/end units fronting public streets shall have enhanced side elevations to limit the maximum blank wall expanse to twenty (20) feet on each level of the unit.
 - For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, including but not limited to doors, windows, awnings, material or color changes, and/or architectural design elements.
 - Rooftop terraces may be installed on any/all units on the Site, at the Petitioner's option.
 - Buildings shall be at least thirty (30) feet from existing Charlotte Water access rd and at least twenty (20) feet from new Charlotte Water property line.
 - Sidewalk between Cemetery St. and TDC property shall be widened to compliment planting strip required by rezoning petition 2021-048.
 - Six (6) Leyland Cypress to be installed behind Building III.
 - Fencing and/or landscaping beside Building II shall ensure no vehicular access other than in the event of an emergency (used if storm water repair interrupts primary access). Homeowner's association shall be responsible for grounds and shrubbery maintenance for area between Charlotte Water fence and Beatties Ford Road.
 - Shrubbery shall be installed in front of replacement fencing along Beatties Ford Rd. Homeowner's association shall be responsible for the grounds and shrubbery maintenance for area between Charlotte Water fence and Beatties Ford Rd.

- V. Environmental Features**
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. 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.
 - The Petitioner agrees to collaborate with Charlotte Stormwater to provide additional structural support for the units that are directly adjacent to the existing or relocated storm drainage pipe on site. The purpose is to ensure the proposed buildings do not structurally bear on the pipe and the possible maintenance of the pipe would not jeopardize the structural integrity of the buildings. The Petitioner and Charlotte Stormwater will work together to establish a revised storm drainage easement location (and narrower width where appropriate) to follow the relocated storm drainage pipe adequate to provide maintenance access and protection of proposed buildings, given the additional building structural support.
 - The Petitioner shall comply with the Charlotte Tree Ordinance.

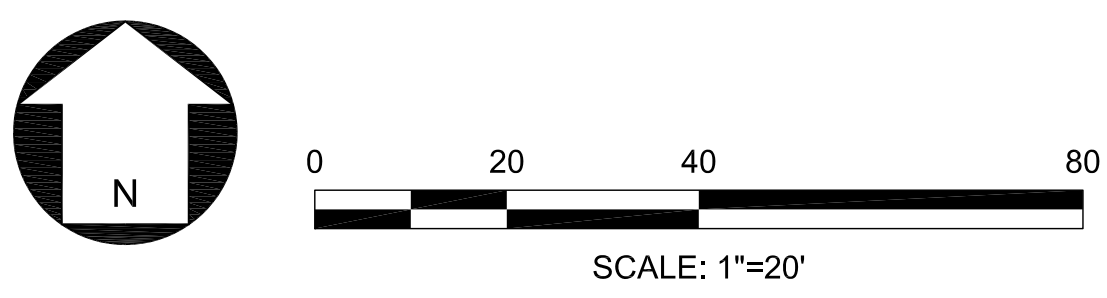
VI. Lighting

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.

VII. 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.



REVISIONS:

No.	Date	By	Description
1	6/14/21	MDL	RESPONSE TO STAFF COMMENTS
2	7/22/21	MDL	SITE PLAN REVISIONS, RESPONSE TO STAFF COMMENTS
3	9/1/21	MDL	STORMWATER NOTE

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

BEATTIES FORD ROAD SITE
CHARLOTTE, NC
THE DRAKEFORD COMPANY
CHARLOTTE, NC

RZP-2021-048

REZONING
SITE PLAN

CORPORATE CERTIFICATIONS
 NC PE - C-2930 NC LA - C-253
 SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: MDL

Drawn By: LHC

Checked By: MDL

Date: 3/18/21

Project Number: 20019

Sheet Number:

RZ-1

SHEET # 1 OF 1

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