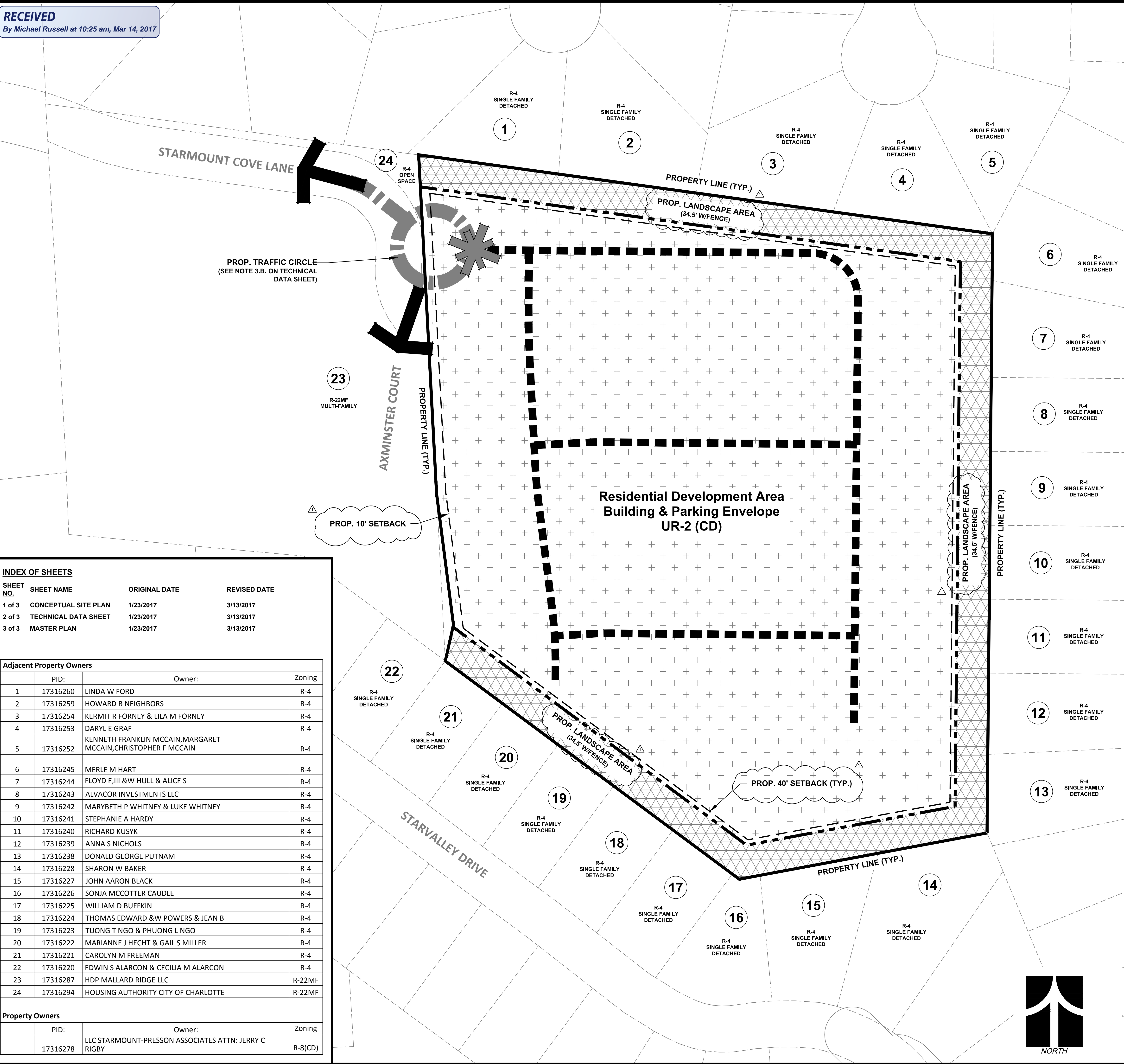


RECEIVED
By Michael Russell at 10:25 am, Mar 14, 2017

INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 3	CONCEPTUAL SITE PLAN	1/23/2017	3/13/2017
2 of 3	TECHNICAL DATA SHEET	1/23/2017	3/13/2017
3 of 3	MASTER PLAN	1/23/2017	3/13/2017

Adjacent Property Owners			
	PID:	Owner:	Zoning
1	17316260	LINDA W FORD	R-4
2	17316259	HOWARD B NEIGHBORS	R-4
3	17316254	KERMIT R FORNEY & LILA M FORNEY	R-4
4	17316253	DARYL E GRAF	R-4
5	17316252	KENNETH FRANKLIN MCCAIN, MARGARET MCCAIN, CHRISTOPHER F MCCAIN	R-4
6	17316245	MERLE M HART	R-4
7	17316244	FLOYD E, III & W HULL & ALICE S	R-4
8	17316243	ALVACOR INVESTMENTS LLC	R-4
9	17316242	MARYBETH P WHITNEY & LUKE WHITNEY	R-4
10	17316241	STEPHANIE A HARDY	R-4
11	17316240	RICHARD KUSYK	R-4
12	17316239	ANNA S NICHOLS	R-4
13	17316238	DONALD GEORGE PUTNAM	R-4
14	17316228	SHARON W BAKER	R-4
15	17316227	JOHN AARON BLACK	R-4
16	17316226	SONJA MCCOTTER CAUDLE	R-4
17	17316225	WILLIAM D BUFFKIN	R-4
18	17316224	THOMAS EDWARD & W POWERS & JEAN B	R-4
19	17316223	TUONG T NGO & PHUONG L NGO	R-4
20	17316222	MARIANNE J HECHT & GAIL S MILLER	R-4
21	17316221	CAROLYN M FREEMAN	R-4
22	17316220	EDWIN S ALARCON & CECILIA M ALARCON	R-4
23	17316287	HDP MALLARD RIDGE LLC	R-22MF
24	17316294	HOUSING AUTHORITY CITY OF CHARLOTTE	R-22MF

Property Owners			
	PID:	Owner:	Zoning
	17316278	LLC STARMOUNT-PRESSON ASSOCIATES ATTN: JERRY C RIGBY	R-8(CD)



Vicinity Map
Not to Scale

Site Data

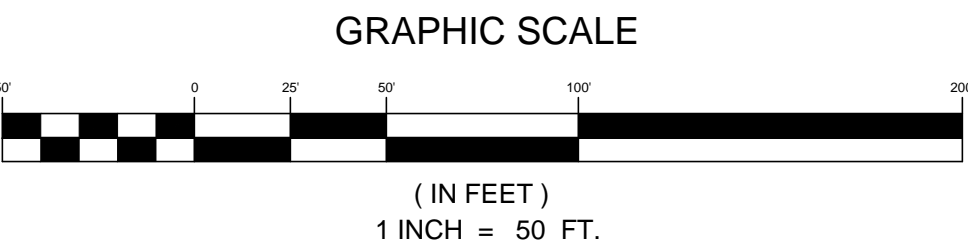
Tax Parcels:	17316278
Total Acreage:	+/- 9.14 Acres
Location:	City of Charlotte
Existing Zoning:	R-8 (CD)
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Use:	Residential (Attached); Up to 95 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
Permitted # of Units:	Up to 95 Units
Density:	+/- 10.39 DU/AC
Maximum Building Height	Maximum two (2) stories and not to exceed 40 feet. Building height will be measured as defined by the ordinance.
Parking:	Minimum of 1.0 parking spaces per unit. Maximum of 3.0 parking spaces per unit. Minimum of fifteen (15) visitor parking spaces.
Private Open Space:	Minimum of 400 SF per Unit x 95 Units.
Floor Area Ratio:	1.0

General Notes

1. Base information obtained from preliminary site survey prepared by ESP Associates dated November 14, 2016.

Legend

	Residential Development Area - Building & Parking Envelope
	Local Residential Street
	Private Street (30' Clear Zone)
	Private Street Access Location
	Connection
	Setback
	Proposed Landscape Area (34.5' w/Fence)



ESP Associates, P.A.
P.O. Box 9392
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3475 Lakemont Blvd
Fort Mill, SC 29708
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www.espassociates.com

ESP

BY	AB	NO.	DATE	REVISION	REVISED PER STAFF COMMENTS
		1	03/13/2017		

Conditional District Rezoning - UR-2 (CD)
Conceptual Site Plan - Petition # 2017-037

STARMOUNT COVE SITE

Pulte Home Company LLC

City of Charlotte

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	AB
DRAWN BY:	AB
PROJECT NUMBER:	ER58.100
ORIGINAL DATE:	01/20/17
SHEET:	1 of 3

Starmount Cove Site - Petition #2017-037
Conditional District Rezoning - Development Standards

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan (comprised of the Conceptual Site Plan, Technical Data Sheet and Master Plan) associated with the Rezoning Petition filed by Pulte Home Company, LLC (the "Petitioner") to accommodate the development of a residential community containing single family attached dwelling units on an approximately 9.14 acre site located at the terminus of Starmount Cove Lane, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of that parcel of land designated as Tax Parcel No. 173-162-78.
- B. 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"). 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.
- C. 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 principal and accessory building footprints as well as the internal 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.
- D. 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 Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. PERMITTED USES

- A. The Site may only be devoted to a residential community containing a maximum of 95 for sale single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The location and configuration of the traffic circle depicted on the Master Plan may be modified during the construction document phase based on coordination and review with CDOT. If it is determined that the traffic circle depicted on the Master Plan is not feasible by Petitioner or CDOT during the design phase, the project entrance may be reconfigured. Only one (1) access point from Starmount Cove Lane shall be provided into the Site.
- C. A cul-de-sac may be provided in lieu of the roundabout described above if required by CDOT and/or if required by site or right of way constraints.
- D. As depicted on the Rezoning Plan, the Site will be served by internal private streets and internal driveways.
- E. The alignment of the internal private streets, vehicular circulation areas and driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards so long as the street network set forth on the Rezoning Plan is not materially altered.
- F. Subject to the approval of CDOT and any other governmental agencies and the availability of right of way to accommodate the improvements described in this paragraph, Petitioner shall construct a sidewalk connection from the Site to the existing sidewalk located along the south side of Starmount Cove Lane. The width of this sidewalk may vary (but in no event shall the width exceed 6 feet), and a planting strip shall be installed if feasible and the width of the planting strip may vary (but in no event shall the width exceed 8 feet). The actual width and location of the sidewalk (i.e., whether or not the sidewalk shall be located at the back of curb) and whether or not a planting strip will be installed shall be determined during the permitting process for the sidewalk connection, and the decision regarding these matters shall be based upon site constraints and the availability of right of way. Petitioner shall not be required to install street trees in any planting strip.
- G. In the event that Petitioner cannot obtain all approvals and permits required to install the sidewalk connection and related improvements described in paragraph F above or if there is not right of way to accommodate such improvements and the right of way is not acquired pursuant to the terms of these development standards, then Petitioner shall have no obligation to install such improvements.
- H. In the event that there is not existing right of way to accommodate the entire sidewalk connection described above in paragraph F, Petitioner shall exert reasonable and good faith efforts to obtain from the relevant property owner(s) at its sole cost and expense any right of way necessary to construct the sidewalk connection. In the event that Petitioner is unable to obtain any of the required right of way after exerting reasonable, good faith efforts to do so, then the City, if it wants the sidewalk connection to be constructed, shall obtain the required right of way by purchasing the same or through eminent domain proceedings. In the event that the City purchases any required right of way, the Petitioner shall reimburse the City for the purchase price and any expenses related thereto. In the event that the City acquires any required right of way through eminent domain proceedings, the Petitioner shall reimburse the City for any award of just compensation and/or damages (as determined through settlement or verdict), including interest, that the City is required to pay, and for appraisal fees, attorney's fees and other costs and expenses incurred by the City in connection therewith. The Petitioner shall not be liable, however, to pay any award of just compensation and/or damages in excess of the appraised value resulting from a settlement of eminent domain proceedings unless it has given its prior consent to such settlement. Petitioner's reasonable and good faith efforts are defined in CDOT's eminent domain policy.
- I. In the event that there is existing right of way to accommodate the entire sidewalk connection described above in paragraph F, then Petitioner shall complete the construction of the sidewalk connection prior to the issuance of the 30th certificate of occupancy for the single family attached dwelling units to be constructed on the Site. If there is not existing right of way to accommodate the entire sidewalk connection described above in paragraph F, then Petitioner shall complete the construction of the sidewalk connection within 12 months of the date on which all of the required right of way is obtained. If the required right of way is not obtained prior to the issuance of the last certificate of occupancy for the residential community, then Petitioner shall have no obligation to construct the sidewalk connection.
- J. Prior to the issuance of the first certificate of occupancy for a single family attached dwelling unit constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte any right of way required for the traffic circle or the cul-de-sac to be constructed at the terminus of Starmount Cove Lane. The right of way will extend to that point that is located 2 feet behind the back of sidewalk.
- K. Except for the sidewalk connection described above in paragraph F, all transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy for a single family attached dwelling unit constructed on the Site or phased per the Site's development plan.

4. ARCHITECTURAL STANDARDS

- A. To provide privacy, residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.

- B. As generally depicted on the Master Plan, sidewalks shall be provided to connect all residential entrances to sidewalks along public and private streets.
- C. A maximum of 6 individual dwelling units may be located in a townhouse building. Notwithstanding the foregoing, a maximum of 5 individual dwelling units may be located in a townhouse building located adjacent to the Site's southern or eastern boundary lines.
- D. The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 2 stories.
- E. The maximum height in feet of each building containing single family attached dwelling units shall be 40 feet as measured from the average grade at the base of the building.
- F. Set out on Sheet 3 of the Rezoning Plan are conceptual architectural perspectives of the front elevations of the single family attached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style and character of the front elevations of the single family attached dwelling units. Accordingly, the front elevations of the single family attached dwelling units to be constructed on the Site shall be designed and constructed so that the front elevations are substantially similar in appearance to the attached conceptual architectural perspectives with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- G. Vinyl, EIFS or masonite may not be used as an exterior building material on the single family attached dwelling units to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, shutters, doors, garage doors, soffits, trim and railings.
- H. All corner or end dwelling units that face a public or private street shall have windows or other architectural details that limit the maximum blank wall expanse to 10 linear feet per story on each level of the dwelling unit.

5. STREETScape/LANDSCAPING

- A. A minimum 40 foot wide yard shall be provided along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan. The minimum 34.5 foot wide landscape area described below shall be located within the minimum 40 foot wide yard as depicted on the Rezoning Plan. Additionally, private open space may be located within the interior 10 feet of the minimum 40 foot wide yard.
- B. A minimum 34.5 foot wide landscape area planted to the standards of a Class C buffer (the "Landscape Area") shall be established and maintained along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan. A minimum 6 foot tall opaque fence or wall shall be installed within the inner half of the Landscape Area for the entire length of the Landscape Area. The fence or wall may meander to save existing trees.
- C. The homeowners or property owners association for the residential community shall maintain the landscape materials in the Landscape Area to the standards of a Class C buffer, and the homeowners or property owners association for the residential community shall maintain the minimum 6 foot tall fence or wall.
- D. Sidewalks and planting strips shall be provided along the Site's internal streets as depicted on the Rezoning Plan.

6. ENVIRONMENTAL FEATURES

- A. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.
- B. 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.
- C. It is anticipated that solid waste and recycling collection services are to be provided by a private collection service and in this event, roll-out bins will be provided for each dwelling unit. Notwithstanding the foregoing, in the event that a private collection service is not utilized or roll-out bins are not utilized, an optional trash and recycling collection station area is depicted on the Rezoning Plan.

7. LIGHTING

- A. 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.
- B. The maximum height of any freestanding lighting fixture installed on the Site shall be 21 feet,

8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. 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.
- B. 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.
- C. 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.



Conceptual Townhome Elevation

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803-602-2440 (SC)
www.espassociates.com

ESP

BY

AB

REVISION

DATE

NO.

03/13/2017

1

REVISER PER STAFF COMMENTS

Conditional District Rezoning - UR-2 (CD)
Technical Data Sheet - Petition # 2017-037

STARMOUNT COVE SITE

Pulte Home Company LLC

City of Charlotte

PROJECT INFORMATION

PROJECT MANAGER:

ML

DESIGNED BY:

AB

DRAWN BY:

AB

PROJECT NUMBER:

ER58.100

ORIGINAL DATE:

01/20/17

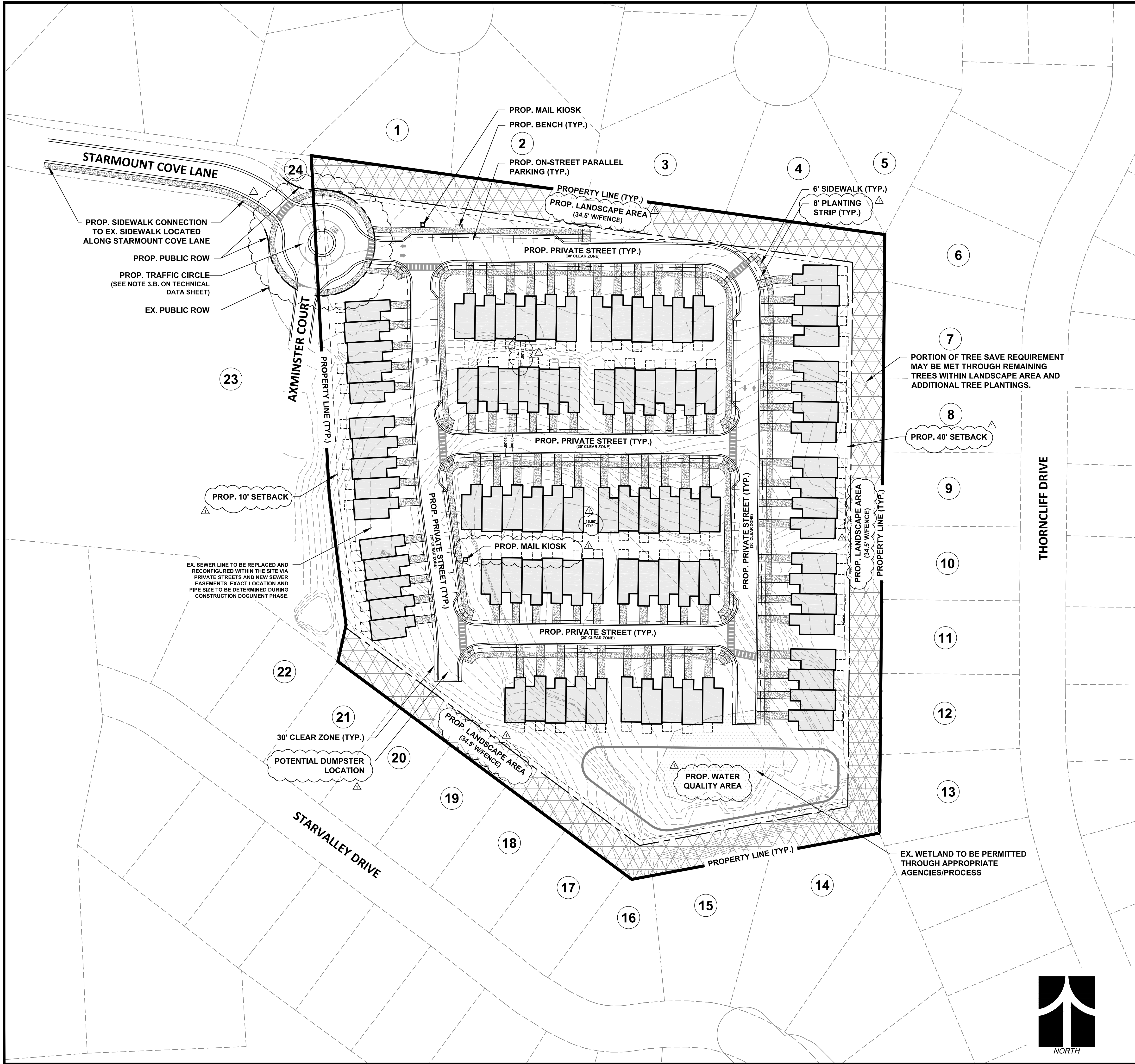
SHEET:

2 of 3

811

Know what's below.
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U:\2016 Projects (E\ER58 - Starmount Cove (P\J))\Starmount Working Drawings\2017-1-23 Rezoning - 1st Submittal\DWG\Starmount Cove Property - Master Plan.dwg, Sheet 4 of 4, abcds



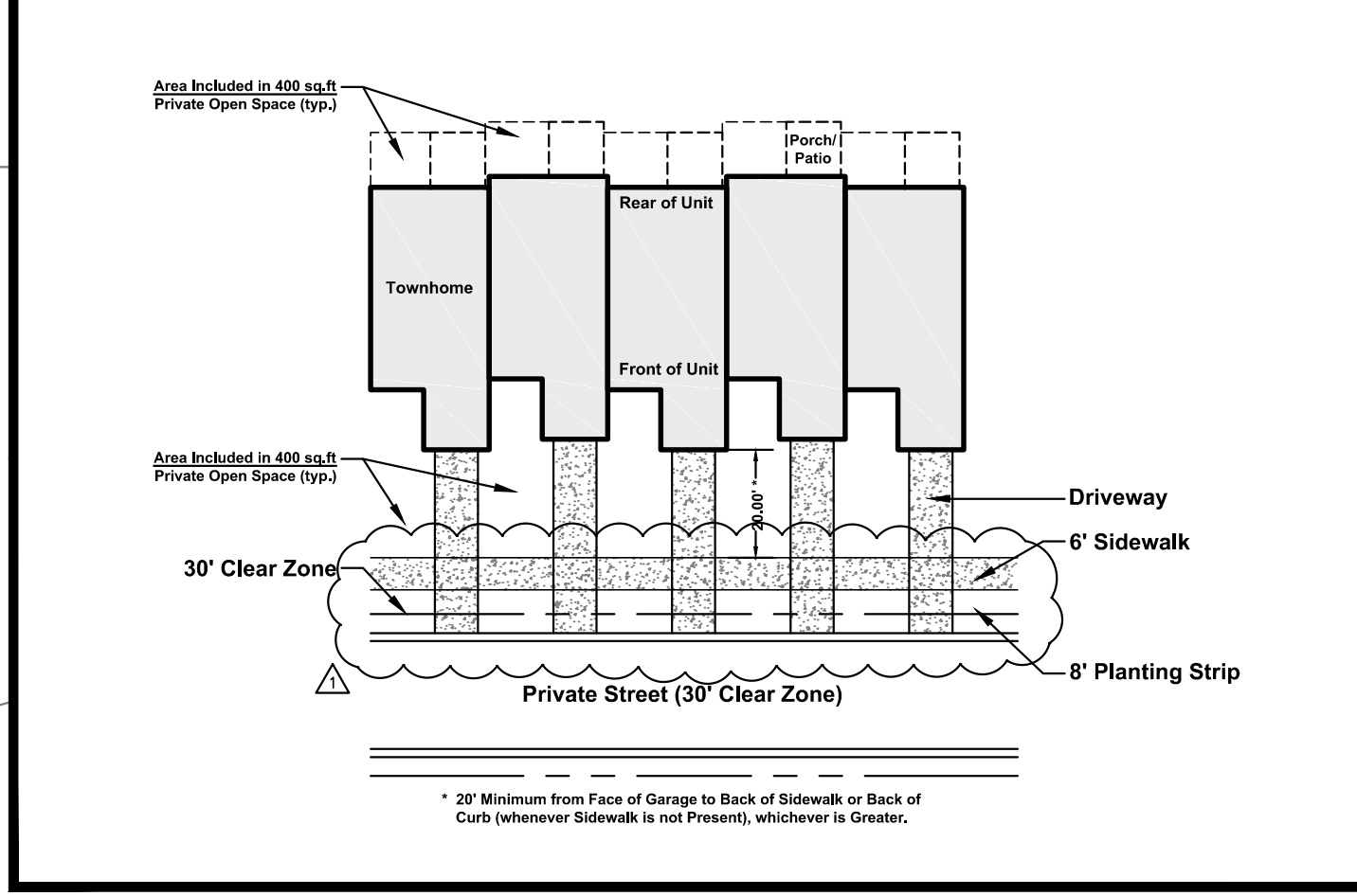
Vicinity Map

Not to Scale

Site Data	
Tax Parcels:	17316278
Total Acreage:	+/- 9.14 Acres
Location:	City of Charlotte
Existing Zoning:	R-8 (CD)
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Use:	Residential (Attached); Up to 95 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
Permitted # of Units:	Up to 95 Units
Density:	Up to 10.39 DU/AC
Maximum Building Height:	Maximum two (2) stories and not to exceed 40 feet. Building height will be measured as defined by the ordinance.
Parking:	Minimum of 1.0 parking spaces per unit. Maximum of 3.0 parking spaces per unit. Minimum of fifteen (15) visitor parking spaces.
Private Open Space:	Minimum of 400 SF per Unit x 95 Units.
Floor Area Ratio:	1.0
General Notes	
1. Base information obtained from preliminary site survey prepared by ESP Associates dated November 14, 2016.	

Typical Unit Detail

Not to Scale



ESP

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P.O. Box 3932
Charlotte, NC 28241
9475 Lakemont Blvd
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

BY

AB

NO.

1

DATE

03/13/2017

REVISION

REVISED PER STAFF COMMENTS

PROJECT INFORMATION

PROJECT MANAGER: ML

DESIGNED BY: AB

DRAWN BY: AB

PROJECT NUMBER: ER58.100

ORIGINAL DATE: 01/20/17

SHEET:

Conditional District Rezoning - UR-2 (CD)

Master Plan - Petition # 2017-037

STARMOUNT COVE SITE

Pulte Home Company LLC

City of Charlotte

3 of 3

