

VICINITY MAP  
NTS

**SITE DEVELOPMENT DATA**

**ACREAGE:** ± 7.045 AC

**TAX PARCEL #S:** 209-222-03, 209-222-09, 209-222-04, 209-222-15, 209-222-16, 209-222-17, 209-222-18, 209-222-19, 209-222-20, 209-222-12, 209-222-13, 209-222-14, 209-222-99, 209-222-21, 209-222-22, 209-222-24, 209-222-25

**EXISTING ZONING:** MX-1 (SPA)

**PROPOSED ZONING:** MX-1 (SPA)

**EXISTING USES:** VACANT/RESIDENTIAL

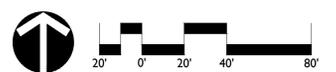
**PROPOSED USES:** SINGLE FAMILY DETACHED RESIDENTIAL

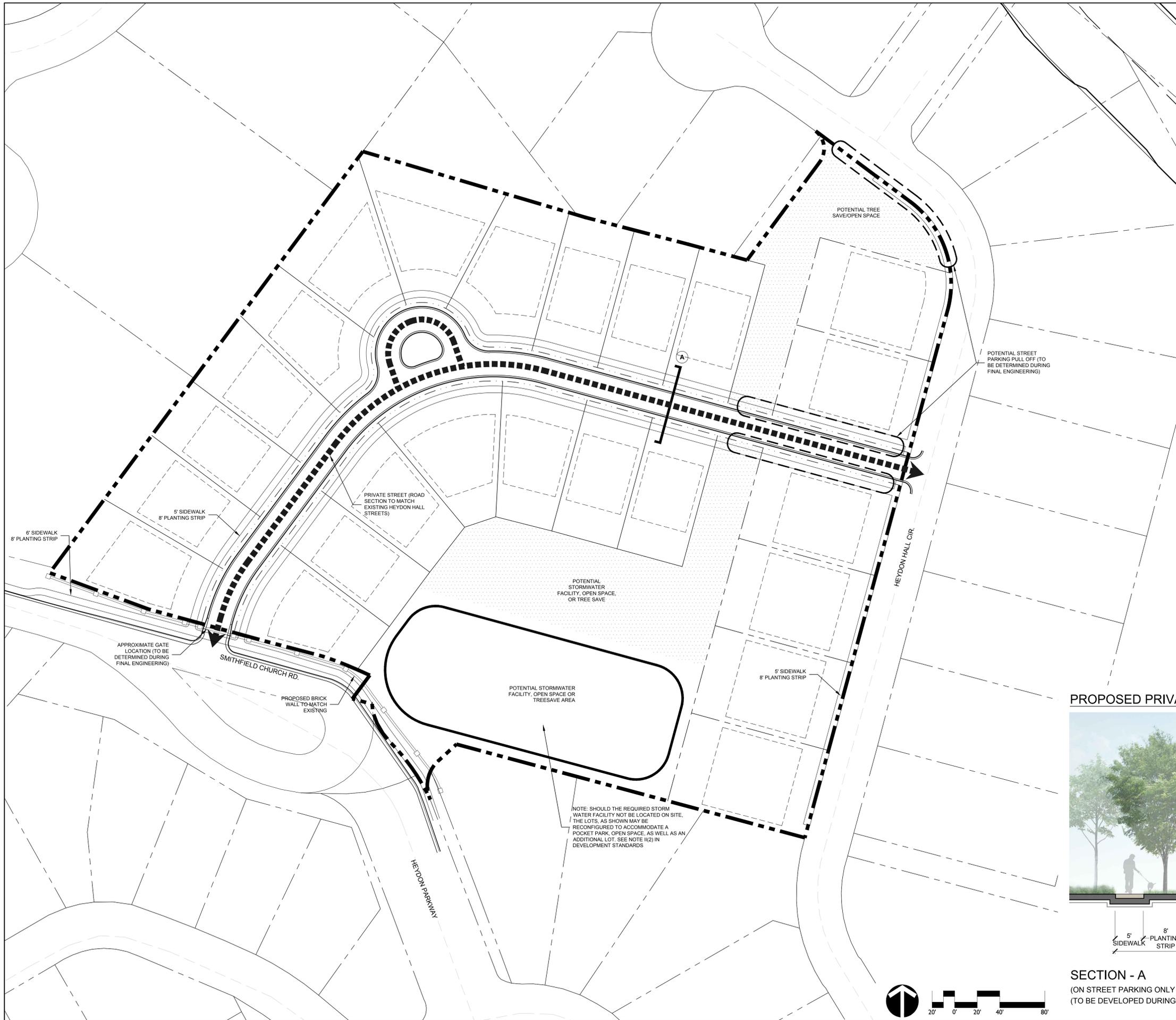
**ORIGINAL HEYDON HALL DENSITY ENTITLEMENTS:** 63.28 AC @ 3 DUA  
189 TOTAL UNITS

**HEYDON HALL EXISTING UNITS:** 130 TOTAL UNITS

**REMAINING ENTITLED LOTS:** 59

**PROPOSED LOTS:** 24 (SEE DEVELOPMENT STANDARDS FOR CLARIFICATION)





**SITE LEGEND**

- PROPOSED CIRCULATION
- REZONING LIMITS

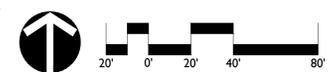
**SITE DEVELOPMENT DATA**

1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

**PROPOSED PRIVATE STREET**



**SECTION - A N.T.S.**  
 (ON STREET PARKING ONLY TO BE PROVIDED WHERE INDICATED ON SITE PLANS  
 (TO BE DEVELOPED DURING ENGINEERING PHASE))



**REVISIONS:**  
 5/10/17 - PER STAFF COMMENTS  
 7/24/17 - PER STAFF COMMENTS  
 8/07/17 - PER STAFF COMMENTS  
 8/17/17 - PER STAFF COMMENTS

DEVELOPMENT STANDARDS  
PETITION NO. 2017-069  
HEYDON HALL II, LLC

Site Development Data:

Acreage: +/- 7.045 AC  
Tax Parcels: 209-222-03, 209-222-09, 209-222-04, 209-222-15, 209-222-16, 209-222-17, 209-222-18, 209-222-19, 209-222-20, 209-222-12, 209-222-13, 209-222-14, 209-222-99, 209-222-21, 209-222-22, 209-222-24, 209-222-25  
Existing Zoning: MX-1 (SPA)  
Proposed Zoning: MX-1 (SPA)  
Existing Uses: Vacant/Residential  
Proposed Uses: Single Family Detached Residential

I. General Provisions:

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Heydon Hall II, LLC (the "Petitioner") to amend the site plan to property located on the north side of Smithfield Church Road where it meets Heydon Park Way, west of Heydon Hall Circle (more specifically, tax parcels 209-222-03, 209-222-09, 209-222-04, 209-222-15, 209-222-16, 209-222-17, 209-222-18, 209-222-19, 209-222-20, 209-222-12, 209-222-13, 209-222-14, 209-222-99, 209-222-21, 209-222-22, 209-222-24, 209-222-25) (the "Site") in the MX-1(SPA) Zoning District.

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points and to ensure that any development of the Site is completed in a manner substantially consistent with existing portions of Heydon Hall.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MX-1 Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or alter in any material respect the Rezoning Plan or these Development Standards or constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. Development Standards:

- Redevelopment shall be limited to single family detached homes and accessory uses as permitted in the MX-1 Zoning District.
- Maximum Density on the Site shall be 24 single-family detached homes. Notwithstanding the foregoing, in the event that a stormwater pond/facility is not located on the Site, the maximum density shall be 25 single-family detached homes.
- The Petitioner shall adhere to the following Lot Standards:
  - Minimum Lot Area: 7,200 SF
  - However, lots abutting Heydon Hall Circle shall have a minimum lot area of 9,600 SF
  - Minimum Lot Width: 60'
  - However, lots on Heydon Hall Circle shall be at least 80' wide.
  - No more than 6 lots shall abut Heydon Hall Circle as depicted on the Rezoning Plan.
  - Minimum Principal Building Setback From Back of Sidewalk: 10'
  - Maximum Principal Building Setback From Back of Sidewalk: 20'
  - Minimum Side Yard: 5'
  - Minimum Rear Yard: 30'
  - Maximum Building Coverage on Lots: 60%

III. Innovative Development Standards:

- The Petitioner seeks the innovative provisions described below in order to support a single family residential development consistent with and integrated with the existing Heydon Hall development:
  - Single family lots shall be permitted to front on private streets.
  - The minimum principal building setback for lots fronting on private streets shall be 10 feet from the back of sidewalk.
  - Minimum corner setback for lots where two private streets intersect to form the corner of the lot shall be 10 feet from the back of sidewalk.
  - Maximum building coverage for detached dwellings shall be 60 percent.

IV. Transportation:

- Vehicular access points shall be limited to one access point on Smithfield Church Road and one access point on Heydon Hall Circle as generally depicted on the Rezoning Plan.
  - The vehicular access point at Smithfield Church Road shall be gated with controlled access in a style similar to the existing Heydon Hall community.
- The two access points shall be connected by a private street, with a road section matching the existing Heydon Hall streets, as shown on the Rezoning Plan.
- The Petitioner shall install a minimum eight (8) foot wide planting strip and a minimum five (5) foot wide sidewalk along the Site's frontages on Heydon Hall Circle and the new street to be located within the Site.
- Petitioner shall install a minimum eight (8) foot wide planting strip and minimum six (6) foot wide sidewalk along the Site's frontage on Smithfield Church Road.
- Trees planted 40 feet on center shall be installed within the planting strips.
- Right-of-way dedication and all transportation improvements shall be completed prior to the issuance of the first certificate of occupancy, or phased per the Site's development plans.

V. Architectural Standards/Streetscape and Landscaping:

- General Materials:
  - Houses and garages shall be constructed of 4 sided brick or 4 sided cedar only (with the exception of chimneys) and shall meet the following standards:
    - All soffits, fascia, and trim must be of wood. Aluminum or plastic materials are not allowed.
    - Roofing: No metal or ceramic roofing material is allowed, except on porches, porticos and other attached structures.
    - Steps: steps visible from the street will be of brick or wood.
  - Chimneys: Chimneys will be of brick, stone, or faced in wood.
- Dormers and similar roof level articulations will be covered in the same material as the main roof.
- Roofs will be peaked with all sections having at least a 25-degree pitch, or other greater pitch as required by code. No flat roof sections are allowed.
- House Size and Placement
  - All houses on lots abutting Heydon Hall Circle shall face or front Heydon Hall Circle.
- Garages
  - Any detached garage shall be located behind the rear plane of the house located on the lot and as close to the rear property line as is allowed under the Ordinance.
  - Front facing attached garages not on corner lots will have the entire structure of the garage offset from the front plane of the house

- by at least 3/4 of the depth of the house. Attached garages on corner lots must face 90 degrees from the main front entry door of the house.
- Garages will be of four-sided brick or four-sided cedar siding. Metal or plastic siding is not allowed.
- No outbuildings other than garages are allowed.

6. Driveways

- Driveways will enter from the street in front of the house. No back-entry driveways are allowed.

VI. Design Guidelines for Security Gates, Security Wall and Other Common Features

- Prior to the platting of lots for single-family homes on the Site or the connection of the proposed street to Heydon Hall Circle, Petitioner shall install a minimum 8 foot tall brick wall along those portions of the Site's frontage on Smithfield Church Road that are more particularly depicted on the Rezoning Plan. The wall shall connect to the columns that support the security gate described below in paragraph 2.
- The vehicular access point to and from the Site on Smithfield Church Road shall be secured with a security gate (the "Security Gate"), and the Security Gate shall be installed in the location generally depicted on the Rezoning Plan. The Security Gate shall be installed no later than thirty (30) days after the installation of the final lift of asphalt on the new street within the Site.
- Prior to the installation of the Security Gate and contemporaneously with the commencement of any construction activities on the Site (other than the installation of the wall described above in paragraph 1), Petitioner shall install a temporary security gate (the "Temporary Gate") to secure the vehicular access point to and from the Site on Smithfield Church Road. The vehicular access point to and from the Site on Smithfield Church Road shall serve as the construction entrance and exit for the Site. The Temporary Gate shall remain in place until such time that the Security Gate is installed as described in paragraph 2 above.
- The keypad and remote entry equipment for the Security Gate shall be located within a brick column.
- At least one pedestrian access door shall be installed in the wall adjacent to the Security Gate with a passcode entry system, to allow pedestrian access to and from the Site on Smithfield Church Road. The pedestrian access door shall align with a sidewalk located within the Site.
- At least 3 vehicular parking pads shall be installed on the Site adjacent to a street. Each parking pad shall be able to accommodate a minimum of 2 cars.
- Free standing decorative pedestrian scale light fixtures shall be installed along both sides of the new street to be constructed on the Site and on the Site site of Heydon Hall Circle. The maximum spacing of light fixtures shall be 160 feet apart on alternating sides of each street so that light fixtures on the same side of the street will be approximately 320 feet apart. Additionally a light fixture shall be located on one corner of each intersection, subject to CDOT approval.

VII. Construction Activities:

- Construction activities conducted on the Site on Mondays, Tuesdays, Wednesdays, Thursdays or Fridays may not commence prior to 7:00 AM and must cease by 7:00 PM. Notwithstanding the foregoing, these time restrictions shall not apply to interior construction activities that are conducted within an enclosed building.
- Construction activities conducted on the Site on Saturdays may not commence prior to 8:00 AM and must cease by 6:00 PM. Notwithstanding the foregoing, these time restrictions shall not apply to interior construction activities that are conducted within an enclosed building.
- Construction activities may not be conducted on the Site on Sundays. Notwithstanding the foregoing, these time restrictions shall not apply to interior construction activities that are conducted within an enclosed building.
- Construction vehicles transporting construction workers to and from the Site, personal vehicles of any construction workers and supply trucks serving the trades on the Site shall be prohibited from parking on legacy Heydon Hall neighborhood streets or parking pads (streets in existence as of January 1, 2017). For avoidance of doubt, no vehicles may park on Heydon Hall Circle, Heydon Parkway, Indian Meadows or Blackhorse Lane. Additionally, construction vehicles, supply trucks, and personally owned vehicles of construction employees may not park on or along Smithfield Church Road.
- Petitioner shall prohibit construction vehicles serving the Site and vehicles transporting construction workers from utilizing the main entrance gate to Heydon Hall for ingress to and egress from the Site. For avoidance of doubt, the construction entrance and exit access shall be to/from Smithfield Church Road.

VIII. Environmental Features:

- The Petitioner shall comply with the Post Construction Stormwater Ordinance (PCSO) and tree save requirements. (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 implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.)
- The stormwater pond/facility shall meet the requirements of the PCSO and Charlotte-Mecklenburg BMP Design Manual. No woody vegetation will be allowed on any embankments impounding stormwater. The following measures shall be taken as long as they do not conflict with the PCSO, Charlotte-Mecklenburg BMP Design Manual, or any Charlotte-Mecklenburg Land Development Standards:
  - Minimize the depth of the stormwater facility to the greatest extent reasonable within the standards outlined in the PCSO requirements.
  - Maintain gradual slopes, not to exceed 4:1 at the perimeter.
  - The installation of a fence is not expected to be required, and every reasonable effort will be made to avoid the installation of a fence.
  - Exceed required plantings in order to aesthetically enhance this stormwater feature. These plantings will be provided in addition to those required as part of the PCSO.

IX. Irrigation Well

- Petitioner shall install at least one accessible well on the Site that will be conveyed to the Homeowners Association to provide water for the irrigation of the front yards of the lots located on the Site and the common areas located on the Site.

X. Recording of Supplementary Declaration

- Prior to the issuance of a grading permit for the development of the Site, Petitioner shall record in the Mecklenburg County Public Registry a Supplementary Declaration that will subject the Site to the coverage and effect of the Declaration of Covenants, Conditions and Restrictions for Heydon Hall recorded in Book 14813, Page 780 in the Mecklenburg County Public Registry, as amended by a First Amendment recorded in Book 18361, Page 644 in the Mecklenburg County Public Registry.
- The Supplementary Declaration to be recorded by Petitioner shall be the form Supplementary Declaration agreed upon by Petitioner and Heydon Hall Homeowners Association of Mecklenburg, Inc. (the "Association") prior to the approval of this Rezoning Petition, a copy of which is located in the file maintained by the Charlotte-Mecklenburg Planning Department relating to this Rezoning Petition. To obtain a grading permit, Petitioner shall submit to the permitting and/or reviewing authorities a recorded copy of the Supplementary Declaration and a letter from the President of the Association addressed to the Charlotte-Mecklenburg Planning Department confirming that the recorded Supplementary Declaration is identical to the form Supplementary Declaration agreed upon by Petitioner and the Association prior to the approval of this Rezoning Petition. The issuance of the confirmation letter shall not be unreasonably withheld or delayed.

XI. 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.

XII. 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.