

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

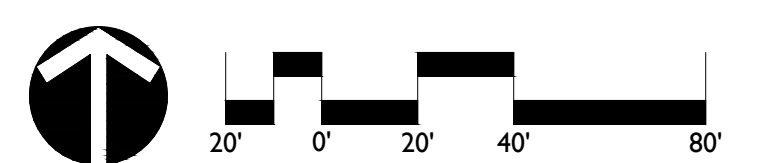
**PROPOSED USES:** SINGLE FAMILY DETACHED

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

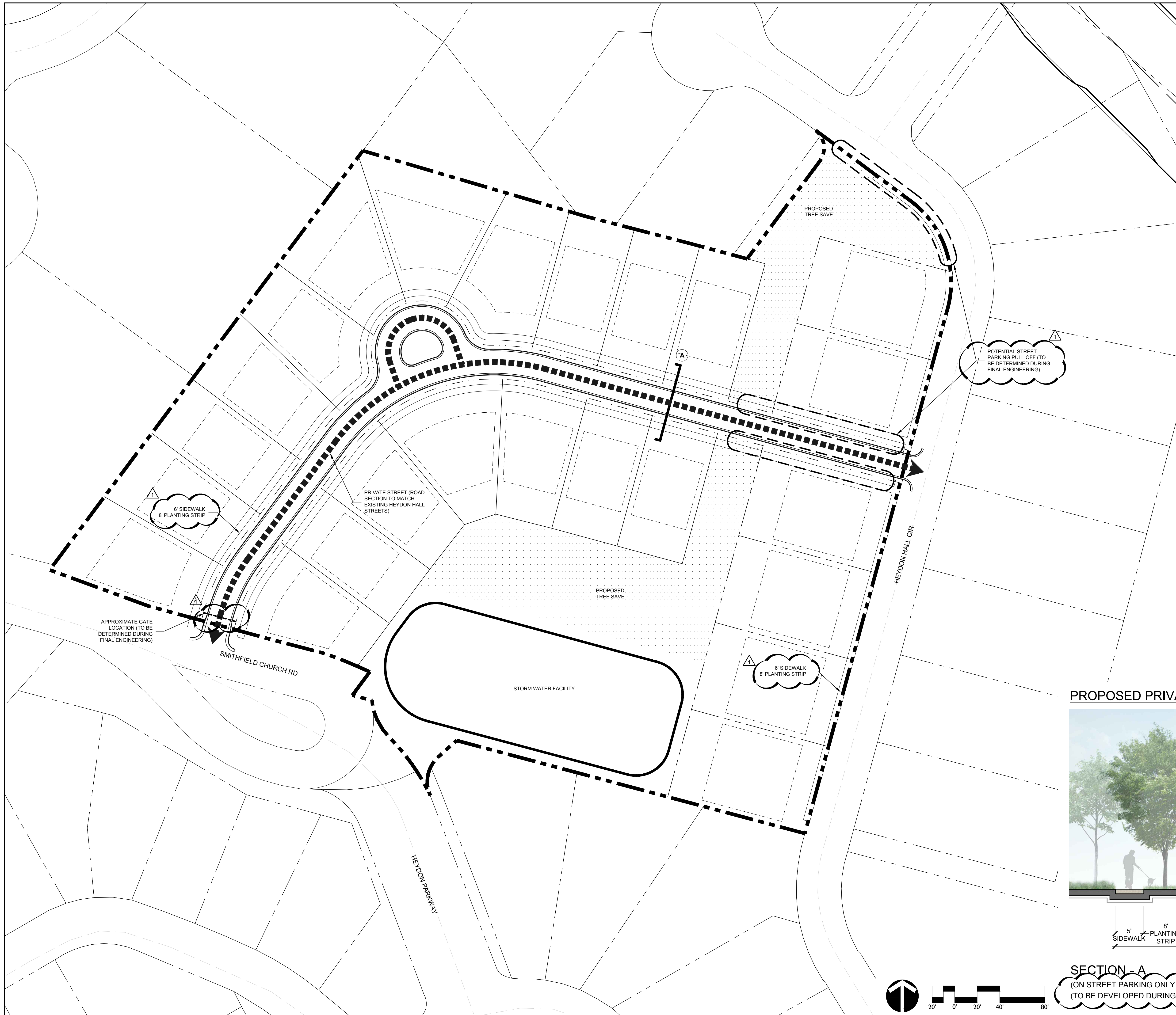
**HEYDON HALL EXISTING UNITS:** 130 TOTAL UNITS

**REMAINING ENTITLED LOTS:** 59

**PROPOSED LOTS:** 24







**SITE LEGEND**

- PROPOSED CIRCULATION
- REZONING LIMITS

**SITE DEVELOPMENT DATA**

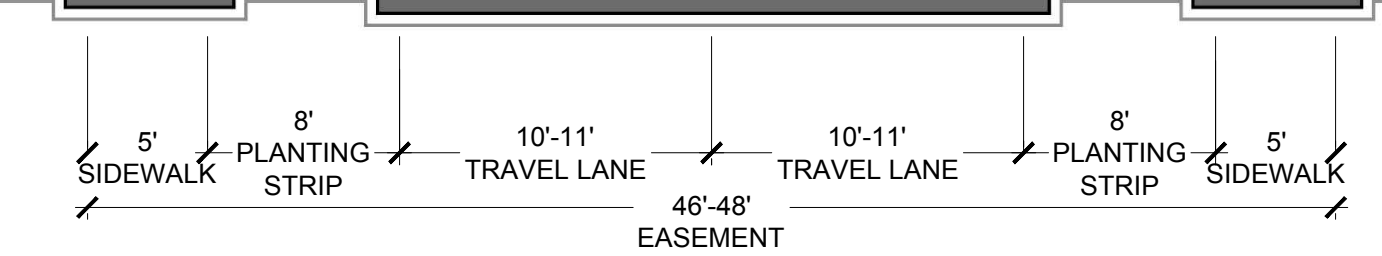
1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE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

2. LOT STANDARDS:
- MINIMUM LOT AREA: 7,200 SF
  - MINIMUM LOT WIDTH: 60'
  - MINIMUM SETBACK: 17'
  - MINIMUM SIDE YARD: 5'
  - MINIMUM REAR YARD: 30'
  - MAXIMUM BUILDING COVERAGE:
  - UP TO 4,000 SF 50%
  - 4,000-6,500 SF 45%
  - 6,501-8,500 SF 40%
  - 8,501-15,000 SF 35%
  - 15,001 OR GREATER 30%

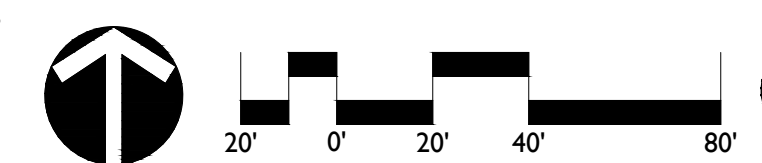
INNOVATIVE DEVELOPMENT STANDARDS:  
THE PETITIONER SEEKS THE INNOVATIVE PROVISIONS DESCRIBED BELOW IN ORDER TO SUPPORT A SMALL LOT RESIDENTIAL VILLAGE:

1. SINGLE FAMILY LOTS SHALL BE PERMITTED TO FRONT ON PRIVATE STREETS.
  2. MINIMUM GARAGE SETBACK FOR LOTS FRONTING ON PRIVATE STREETS SHALL BE 20 FEET FROM THE BACK OF SIDEWALK. THE MINIMUM BUILDING SETBACK FOR LOTS FRONTING ON PRIVATE STREETS SHALL BE 10 FEET FROM THE BACK OF SIDEWALK.
  3. MINIMUM CORNER SETBACK FOR LOTS WHERE A PRIVATE STREET FORMS THE CORNER OF THE LOT SHALL BE 5 FEET FROM THE BACK OF SIDEWALK.
  4. MAXIMUM BUILDING COVERAGE FOR DETACHED DWELLINGS SHALL BE 70 PERCENT.
3. THIS DEVELOPMENT WILL CONFORM TO ALL APPLICABLE ORDINANCES FOR THE CITY OF CHARLOTTE.

**PROPOSED PRIVATE STREET**



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





**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 Residential

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.

**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.

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 significantly alter 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. Permitted Maximum Development**

1. Redevelopment shall be limited to single family detached homes and accessory uses as permitted in the MX-1 Zoning District.
2. Maximum Density at the Site shall be 24 single-family detached units.

**III. Transportation**

1. Vehicular access points shall be limited to one access point on Smithfield Church Road and one access point on Heydon Hall Circle.
  - a. The vehicular access point at Smithfield Church Road shall be gated with controlled access in a style similar to the existing Heydon Hall community.
2. 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.

**IV. Architectural Standards/Streetscape and Landscaping**

1. Architectural design will be substantially similar to the existing architecture of the Heydon Hall community.
  - a. Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 20% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
  - b. Prohibited Exterior Building Materials: The Petitioner will not utilize (1) vinyl siding (but not vinyl hand rails, windows or door trim) or (2) concrete masonry units not architecturally finished.
2. Innovative Development Standards:

The Petitioner seeks the innovative provisions described below in order to support a small lot residential village:

  - a. Single family lots shall be permitted to front on private streets.
  - b. Minimum garage setback for lots fronting on private streets shall be 20 feet from the back of sidewalk. The minimum building setback for lots fronting on private streets shall be 10 feet from the back of sidewalk.
  - c. Minimum corner setback for lots where a private street forms the corner of the lot shall be 5 feet from the back of sidewalk.
  - d. Maximum building coverage for detached dwellings shall be 70 percent.

3. The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along the Site's frontage on Smithfield Church road and Heydon Hall Circle.
4. [The Petitioner will adhere to the same landscaping restrictions of the existing Heydon Hall community, as found in the HOA document, incorporated herein by reference.]
5. The Petitioner shall adhere to the following Lot Standards:
  - a. Minimum Lot Area: 7,200 SF
  - b. Minimum Lot Width: 60'
  - c. Minimum Setback: 17'
  - d. Minimum Side Yard: 5'
  - e. Minimum Rear Yard: 30'
  - f. Maximum Building Coverage:
    - i. Up to 4,000 SF 50%
    - ii. 4,000-6,500 SF 45%
    - iii. 6,501-8,500 SF 40%
    - iv. 8,501-15,000 SF 35%
    - v. 25,001 or Greater 30%

**V. Lighting and Accessory Features**

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as 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. The Petitioner shall install lighting fixtures that are substantially similar to those of the existing Heydon Hall community.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed fifteen (15) feet.
3. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.
4. Mailboxes for each lot within the Site shall be substantially similar to those in the existing Heydon Hall community.

**VI. Environmental Features**

The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.

**VII. 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.

**VIII. Binding Effect of the Rezoning Documents and Definitions**

REVISIONS:  
5.10.17 - PER STAFF COMMENTS

DATE: 05/10/17  
DESIGNED BY: ST  
DRAWN BY: JY  
CHECKED BY: ST  
SCALE: 1/2"=1'-0"  
PROJECT #: 1016370  
SHEET #: