

U:\2017 Projects (PJ)\Q05 - Larkhaven Golf Course Site (Meritage)\Submittal Working Drawings\2018-01-18 Reasoning\1st Submittal\DWG\Sheets\F Q05 - Larkhaven (Meritage) - Technical Data Sheet.dwg, 2 of 3, mmiter

Larkhaven Site - Petition #2018-xxx
Conditional District Rezoning - Development Standards

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Meritage Homes Corporation (the "Petitioner") to accommodate the development of a residential community on that approximately 140-acre site located on the south side of Camp Stewart Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 111-211-12 and 111-211-08.
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 R-5 zoning district shall govern the development and use of the Site.

II. Permitted Uses

The Site may be devoted only to a single-family residential community containing a maximum of 350 units and any incidental and accessory uses relating thereto that are allowed in the R-5 zoning district.

III. Transportation

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
2. As depicted on the Rezoning Plan, the Site will be served by internal public streets. Minor adjustments to the locations of the internal public streets shall be allowed during the construction permitting process.
3. No driveways serving individual residences shall be permitted to connect to Camp Stewart Road.
4. The Petitioner agrees to dedicate all rights-of-way to the City of Charlotte via fee simple conveyance.
5. Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued.

a. Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.
6. Petitioner requests flexibility to make adjustments to the proposed geometric configurations, street arrangements, related street connections, and other transportation indications shown on Sheet 3 of the Rezoning Plan to allow for minor modifications which address issues discovered during the detailed design and construction document design phase that may include the need to relocate or eliminate certain internal subdivision street/road connections or to adjust newly relocated street/road connections in alternative areas to enhance connectivity and potentially help minimize unnecessary disturbance of Tree Save areas, removal of specimen trees due to excessive grading and/or retaining wall placement, provided that these minor modifications do not deviate and are consistent with City of Charlotte Land Development road standards and related street subdivision requirements and satisfy the street network requirements of the Subdivision Ordinance.

IV. Streetscape and Landscaping

1. The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum five (5) foot wide sidewalk along all network required streets.
2. Driveway lengths shall be twenty (20) feet in length or greater, measured from the back of sidewalk to face of garage.

V. Open Space

The Petitioner shall provide common open space areas as generally depicted on the Rezoning Plan. Amenities shall be provided in portions of the common open space areas, as indicated on the Rezoning Plan, which shall include, but not be limited to, benches, walking trails, and/or landscaping.

VI. Environmental Features

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance (PCSO). 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.
2. The Petitioner shall comply with the Charlotte Tree Ordinance, in locations as generally depicted on the Rezoning Plan.

VII. Lighting

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.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
3. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed, with the exception of flood lights.

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. Vested Rights Provision

If this Rezoning Petition is approved by the Charlotte City Council then, pursuant to Section 1.110 of the Ordinance, the Petitioner hereby requests a five-year vested right to undertake and complete the development of this Site under the terms and conditions as so approved, commencing upon approval of this Rezoning Petition by the Charlotte City Council. The Petitioner makes this request for a five-year vested right due to the size and phasing of the proposed development, market conditions and the level of investment involved.

X. 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.

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ESP

DRAFT

Do Not Rely on this Document

NO.	DATE	REVISION	BY

Conditional District Rezoning - R-5 Cluster
Technical Data Sheet - Petition # 2018-xxx

LARKHAVEN SITE

MERITAGE HOMES CORPORATION

CHARLOTTE, NC

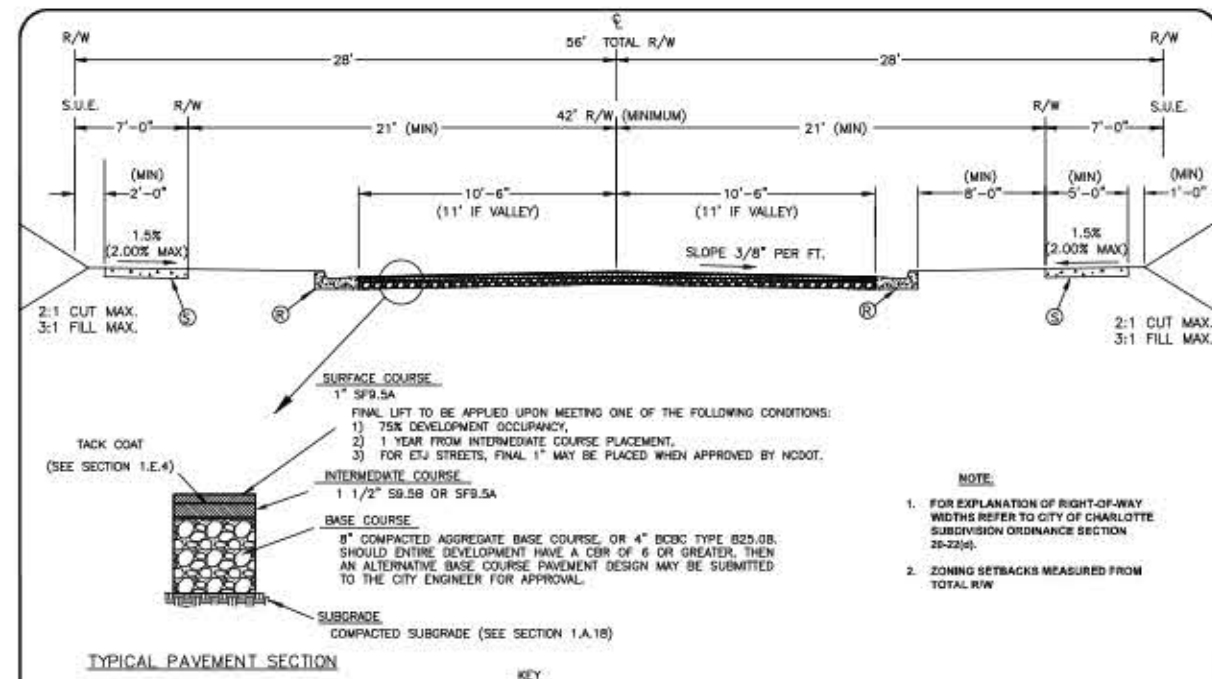
PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	ZW
DRAWN BY:	MW
PROJECT NUMBER:	FQ05.100
ORIGINAL DATE:	01/19/18

SHEET:

2 OF 3

Not to Scale

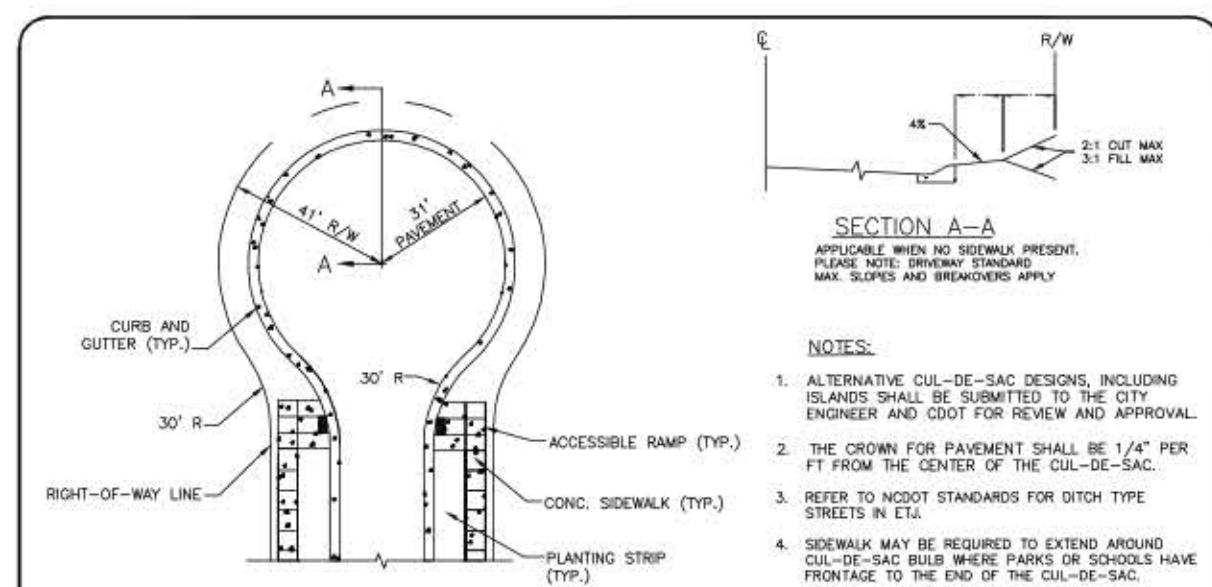


NOT TO SCALE


CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

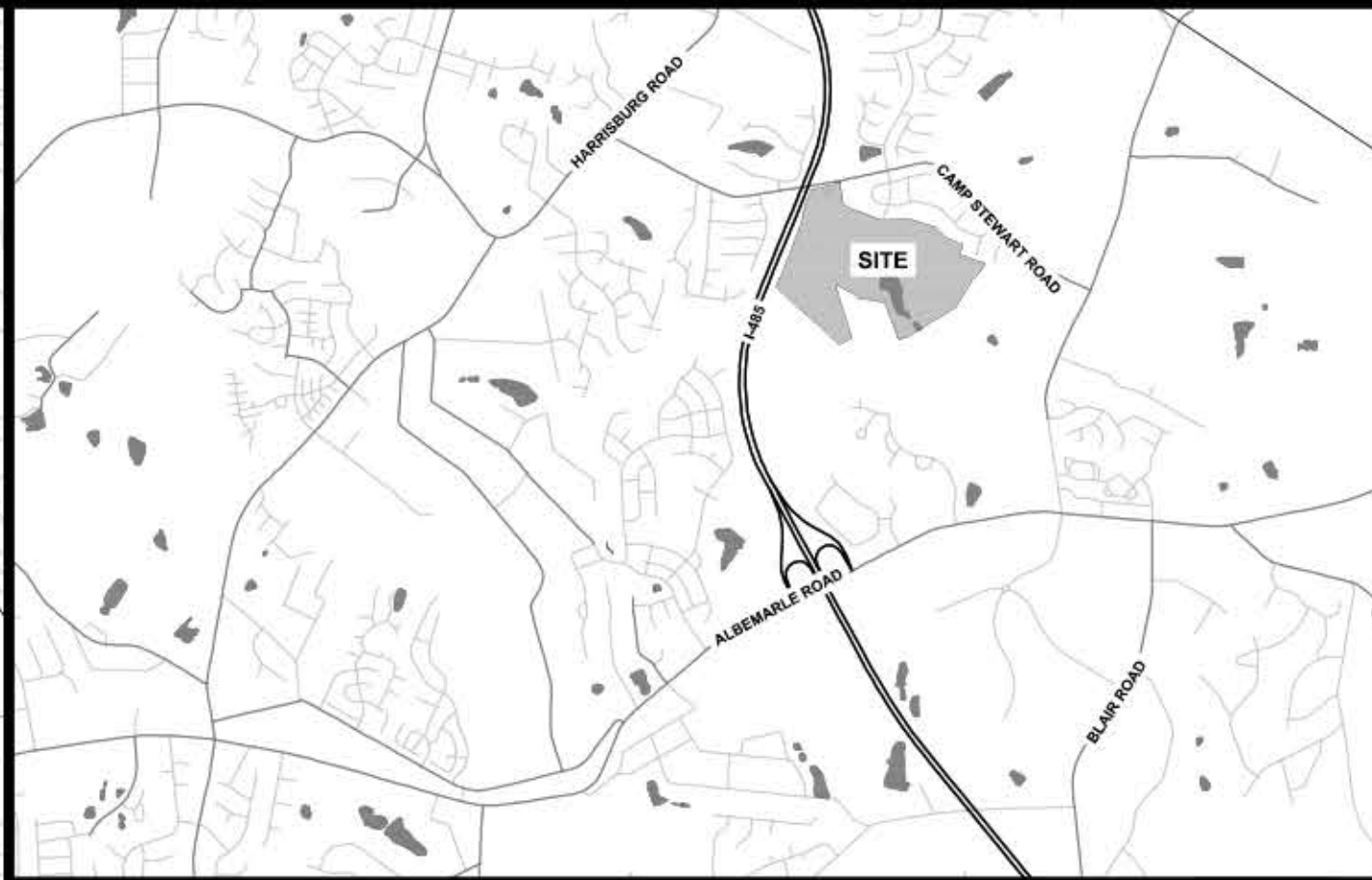
LOCAL RESIDENTIAL MEDIUM STREET
TYPICAL SECTION

REV. NO. DATE
U-02 13



STANDARD CUL-DE-SAC	NOTE: THIS DETAIL IS NOT FOR USE IN ETL, OR ON HOOD-MAINTAINED STREETS. REFER TO POCKET SUBSPUR ROADS MANUAL CONSTRUCTION STANDARDS MANUAL.
NOT TO SCALE	

 CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS	CITY OF CHARLOTTE RESIDENTIAL CUL-DE-SAC DETAIL		
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DATE	11.16.13		



Vicinity Map
Not to Scale

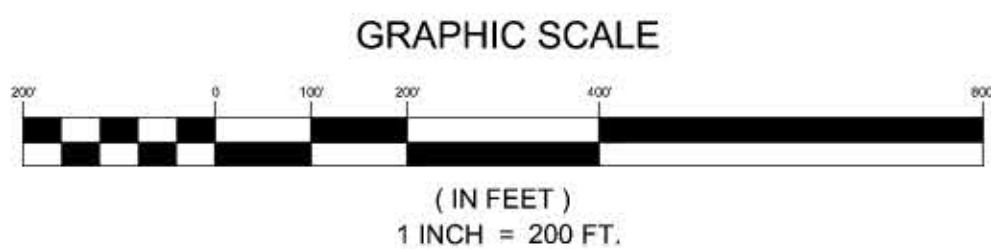
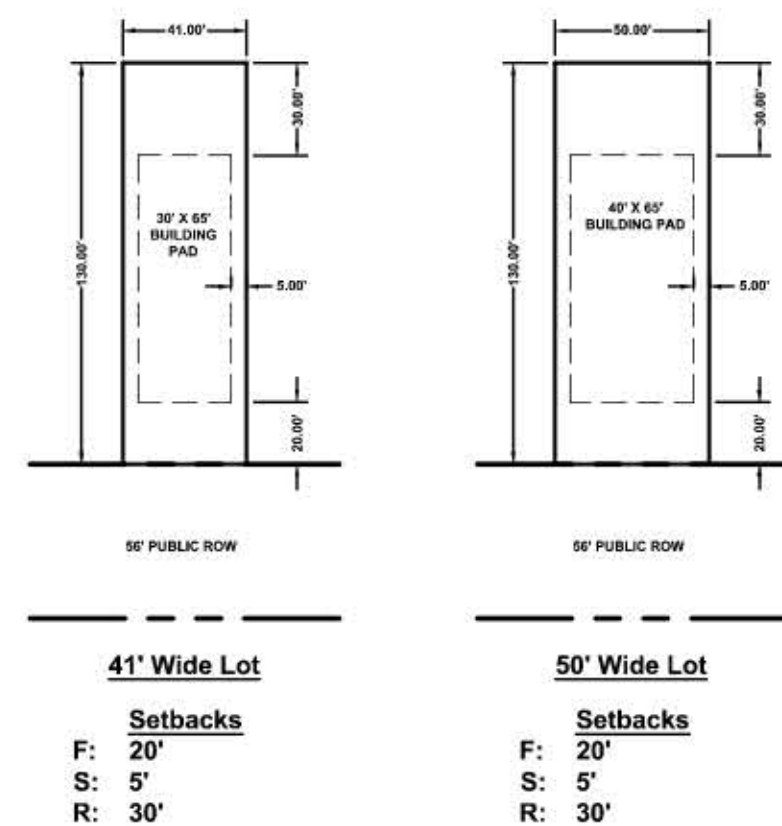


Site Data

Tax Parcels:	111211112 & 111211108
Total Acreage:	+/- 138.772 Acres (Per Survey)
Location:	Mecklenburg County, NC
Zoning:	
Existing:	R-3
Proposed:	R-5 Cluster (CD), 5-Year Vested Rights
Use:	
Existing:	Golf Course & Single Family Detached
Proposed:	Single Family Residential (Detached)
Permitted # of Units:	Up to 350 Units
Proposed Density:	Not to Exceed +/- 2.52 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.
Open Space:	
Required:	+/- 13.87 Acres (10%)
Provided:	+/- 55.51 Acres (40%)
Tree Save:	
Required:	+/- 13.87 Acres (Greater Than 10%)
Provided:	+/- 13.87 Acres (Greater Than 10%)

Typical Unit Details

Not to Scale

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