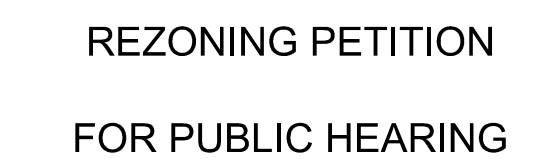




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2018-044

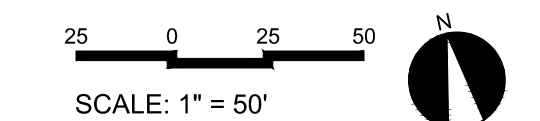
REZONING DOCUMENT

ELM LANE SITE  
CHARLOTTE, NORTH CAROLINA

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LAND INVESTMENT RESOURCES  
3440 TORRINGTON WAY  
SUITE 205  
CHARLOTTE, NC 28277

## SCHEMATIC SITE PLAN



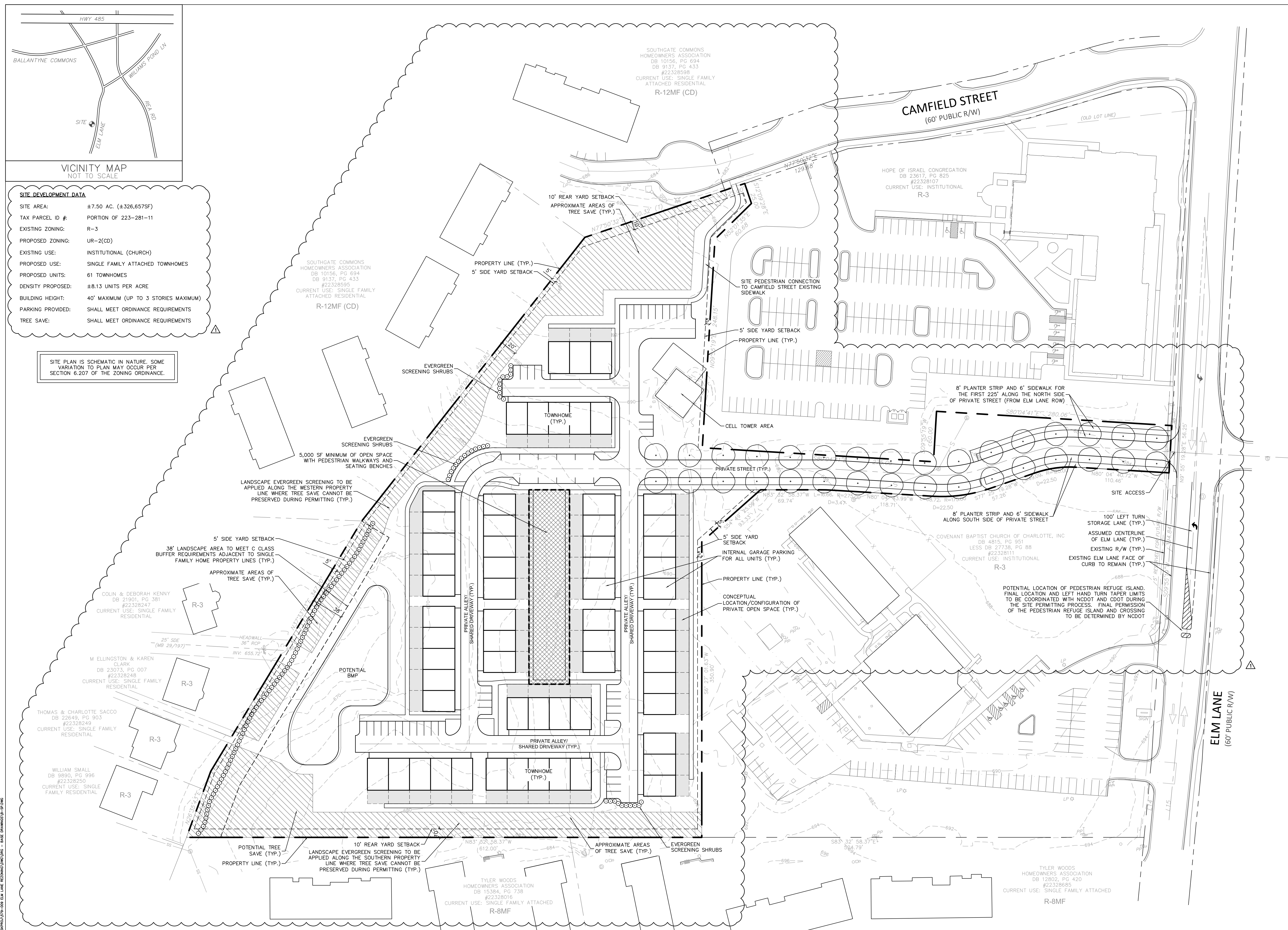
PROJECT #: 579-009  
DRAWN BY: BS  
CHECKED BY: NB

MARCH 21, 2018

REVISIONS:

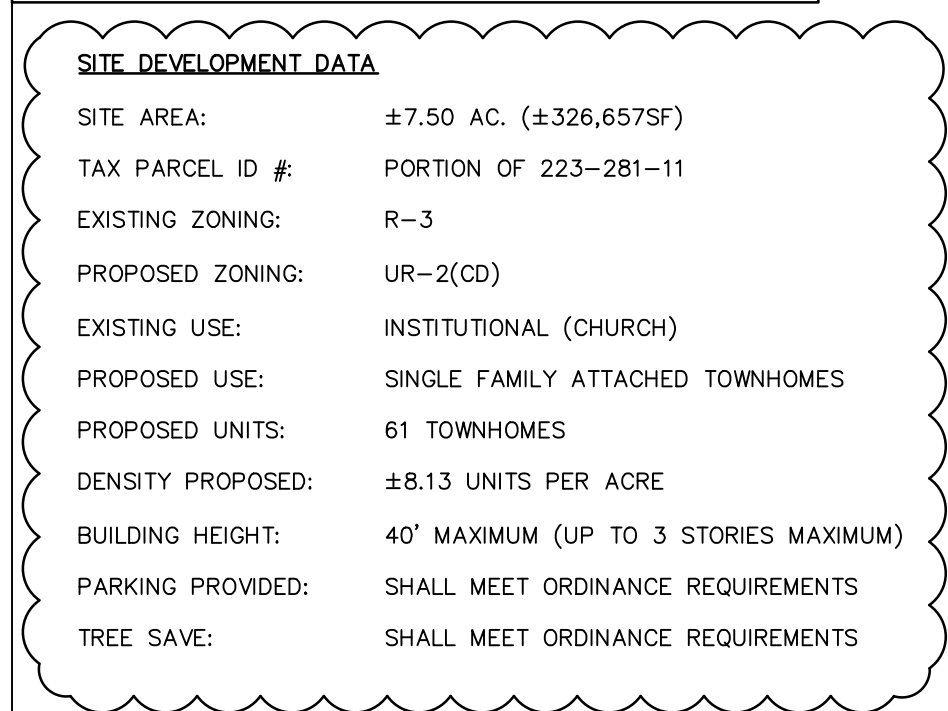
1. 06/11/18 - PER SITE UPDATES

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## A. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARD/FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LAND INVESTMENT RESOURCES, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 7.5 ACRES SITE LOCATED ON THE WEST SIDE OF ELM LANE, SOUTH OF THE INTERSECTION OF CAMFIELD STREET AND ELM STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF A PORTION OF TAX MAP 22-03-0281-11.
2. 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").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 (CD) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
4. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE PROPOSED DEVELOPMENT, INCLUDING THE GENERAL PLACEMENT, PLACEMENT AND SIZES OF THE BUILDING FOOTPRINTS, DRIVEWAYS, AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS 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.
5. FURTHER SUBJECT TO THE REZONING PLAN AND/OR THE 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 6.2 OF THE ORDINANCE.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 61 FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 (CD) ZONING DISTRICT.
2. THE EXISTING CELLULAR TELEPHONE AND WIRELESS COMMUNICATIONS TOWER AND ANY FACILITY PLANT, SUPPORT STRUCTURES AND SUPPORT BUILDINGS RELATING THERETO MAY BE LOCATED ON THAT PORTION OF THE SITE DESIGNATED AS THE "CELL TOWER AREA" ON THE REZONING PLAN AS AN ACCESSORY USE TO THE RESIDENTIAL COMMUNITY.

C. TRANSPORTATION

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY AN INTERNAL PRIVATE STREET AND INTERNAL PRIVATE DRIVES/ALLEYS, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREET AND THE INTERNAL PRIVATE DRIVES/ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
3. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
4. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE (OTHER THAN A CERTIFICATE OF OCCUPANCY FOR A MODEL UNIT), PETITIONER SHALL CONSTRUCT AND INSTALL A PEDESTRIAN REFUGE ISLAND WITHIN ELM LANE NEAR THE NORTHERNMOST DRIVEWAY INTO TAX PARCEL NO. 223-281-11. THE EXACT LOCATION OF THE PEDESTRIAN REFUGE ISLAND SHALL BE DETERMINED DURING THE PERMITTING PROCESS. PETITIONER'S OBLIGATION TO CONSTRUCT AND INSTALL THE PEDESTRIAN REFUGE ISLAND SHALL BE LIMITED TO PETITIONER'S ABILITY TO OBTAIN APPROVALS AND PERMITS REQUIRED TO CONSTRUCT AND INSTALL THE PEDESTRIAN REFUGE ISLAND (INCLUDING, WITHOUT LIMITATION, THE APPROVAL OF NCDOT). IF PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT AND INSTALL THE PEDESTRIAN REFUGE ISLAND, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT AND INSTALL THE SAME.
5. A PEDESTRIAN CONNECTION SHALL BE PROVIDED FROM THE SITE TO CAMFIELD STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE EXACT LOCATION OF THIS PEDESTRIAN CONNECTION SHALL BE DETERMINED DURING THE PERMITTING PROCESS AND MAY VARY FROM WHAT IS DEPICTED ON THE REZONING PLAN.
6. ALL REQUIRED TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE (OTHER THAN A CERTIFICATE OF OCCUPANCY FOR A MODEL UNIT) OR PHASED PER THE SITE'S DEVELOPMENT PLAN.

#### D. ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT IN STORIES OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE 3 STORIES.
2. THE MAXIMUM HEIGHT IN FEET OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE 40 FEET.
3. DUMPSTERS AND RECYCLING CONTAINERS SHALL BE LOCATED A MINIMUM OF 100 FEET FROM THE WESTERN BOUNDARY LINE OF THE SITE ABUTTING SINGLE FAMILY ZONING.

E. STREETSCAPE AND LANDSCAPING

1. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THOSE PORTIONS OF THE INTERNAL PRIVATE STREET FROM ELM LANE THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
2. A MINIMUM 38 FOOT WIDE LANDSCAPE AREA THAT MEETS THE TREE AND SHRUB REQUIREMENTS OF A CLASS C BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S WESTERN BOUNDARY LINE THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. EXISTING TREES MAY BE UTILIZED TO MEET THE TREE REQUIREMENTS OF A CLASS C BUFFER.

F. OPEN SPACE

1. EACH INDIVIDUAL SUB-LOT ON WHICH A SINGLE FAMILY ATTACHED DWELLING UNIT IS LOCATED MUST INCLUDE A MINIMUM OF 400 SQUARE FEET OF PRIVATE OPEN SPACE.
2. THE MINIMUM SIZE OF THE CENTRAL GREEN/AMENITY SPACE SHALL BE 5,000 SQUARE FEET, AND THE CENTRAL GREEN/AMENITY SPACE SHALL, AT A MINIMUM, CONTAIN PEDESTRIAN WALKWAYS AND SEATING.

G. LIGHTING

1. 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.
2. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.

#### H. ENVIRONMENTAL FEATURES

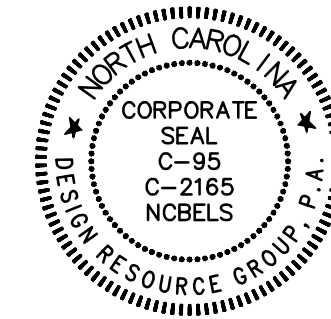
1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE.
2. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF CHARLOTTE. APPROVED AND NOT APPROVED ARE NOT IMPLICITLY APPROVED WITH REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE CONSTRAINTS.
3. FOR ADJOINING PARCELS RECEIVING STORM WATER DISCHARGE FROM THE PROPOSED BMP/WATER QUALITY FEATURE, PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS. IF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS IS FOUND TO BE INADEQUATE BY STORM WATER SERVICES, PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH PROPERTY OWNER(S) TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE ONTO THE ADJOINING PARCELS.

## I. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. 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.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIR, DEVISEE, PERSONAL REPRESENTATIVE, SUCCESSOR, SUCCESSOR IN INTEREST, ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
3. 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.



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## REZONING PETITION

FOR PUBLIC HEARING

2018-044

## REZONING DOCUMENT

ELM LANE SITE  
CHARLOTTE, NORTH CAROLINA

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LAND INVESTMENT RESOURCES  
3440 TORRINGTON WAY  
SUITE 205  
CHARLOTTE, NC 28277

# DEVELOPMENT STANDARDS NOTES

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SCALE:

PROJECT #: 579-009  
DRAWN BY: BS  
CHECKED BY: NB

MARCH 21, 2018

REVISIONS:

1. 06/11/18 - PER SITE UPDATES

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