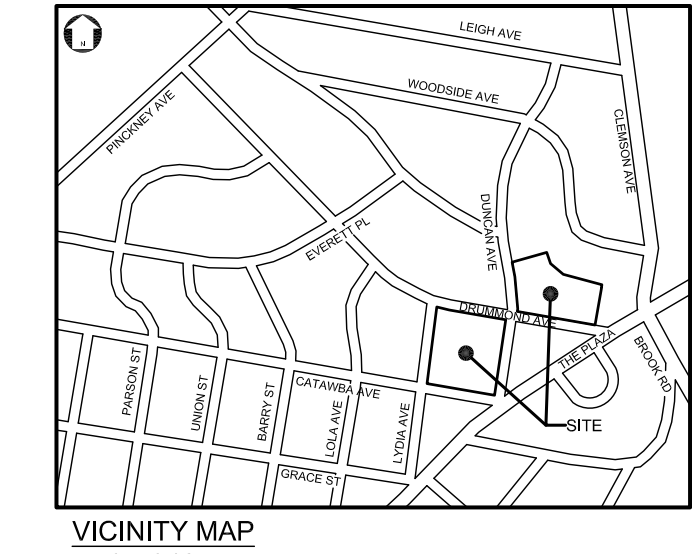
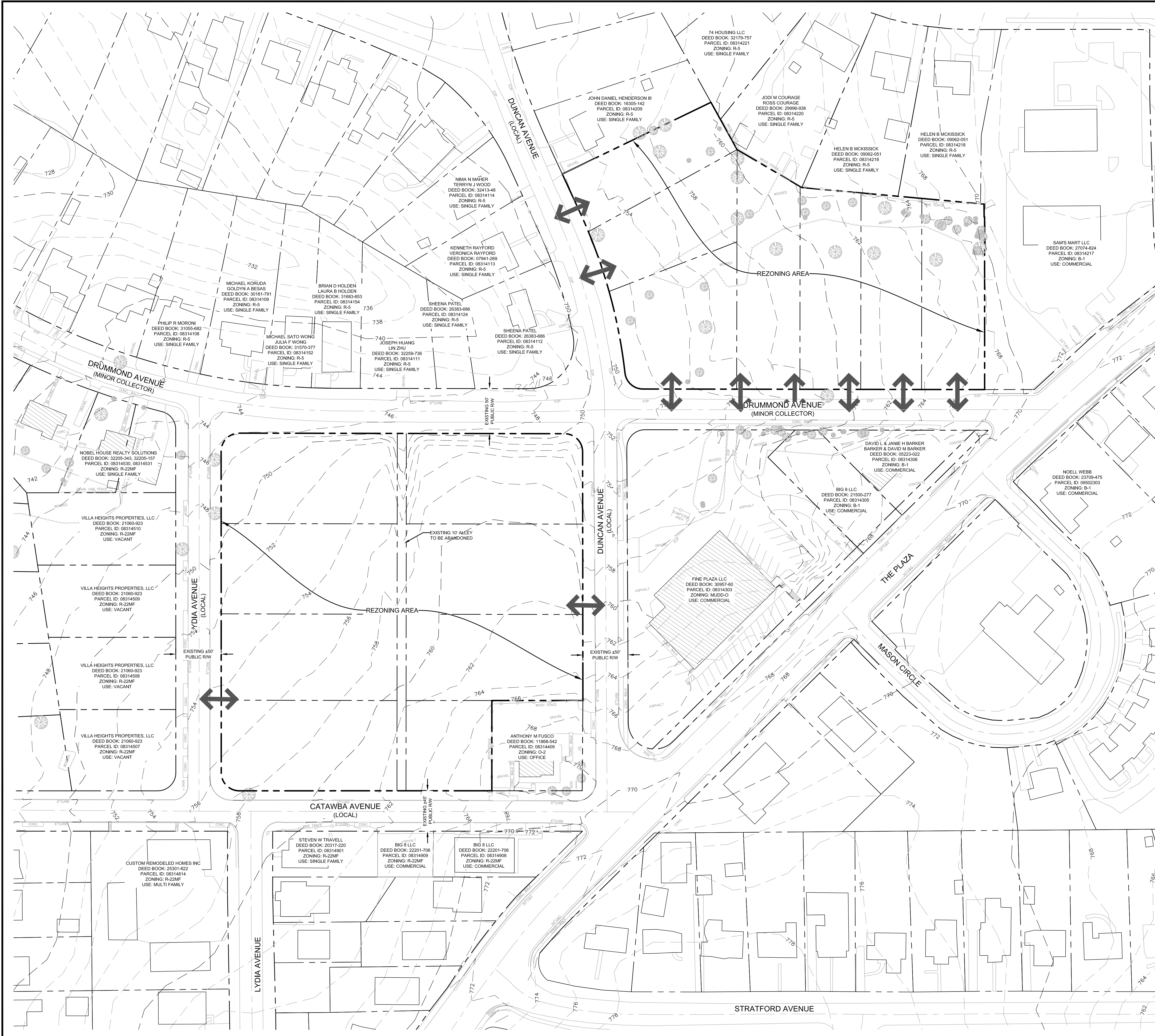


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DEVELOPMENT STANDARDS:

General Provisions.

a. 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 as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development of a mixed residential community. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be single family attached dwelling and single family detached units and related accessory uses as are permitted in the UR-2 district.

Transportation

a. The site will have access via driveways to Drummond Avenue, Duncan Avenue and Lydia Avenue Road as generally identified on the concept plan for the site.

b. Parking areas are generally indicated on the concept plan for the site.

c. A 2' curb and gutter will be installed on Drummond Ave. east of Duncan Ave. and on Duncan Ave. north of Drummond Ave. along the project frontage.

d. The proposed sidewalk on Drummond Ave. will be extended to the east to the public sidewalk on The Plaza.

e. The site plan will show existing curb ramps and upgraded to meet PROWAG and City standards at the following intersections: Duncan Avenue and Drummond Avenue, Drummond Avenue and Lydia Avenue, The Plaza and Drummond, and Catowba Avenue and Lydia Avenue along the frontage of the site.

f. All of the improvements listed in c., d., and e. above, including curb & gutter, planting strips, 6' and 8' sidewalks, and accessibility ramps, will be constructed by the developer as part of the development of the site and in accordance with the commitments on this plan.

g. Transportation improvements will be installed as the individual portions of the site developed and will either be completed or bonded prior to the issuance of the first Certificate of Occupancy for the portion of the site being developed. The bonds will be approved by the City of Charlotte.

h. The Petitioner will enter into a private agreement with the Villa Heights Community Organization to accomplish the following commitment: The Petitioner will contribute to a fund for the construction of sidewalks in the Villa Heights Community beyond the boundaries of the development site. Based on estimates the Petitioner will contribute up to one third of the cost for the additional sidewalk construction up to an amount of \$15,000.00. These funds will be contributed to the Villa Heights Community Organization to be used as part of the funds for sidewalk construction.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district, and the following additional standards.

- To provide privacy, all residential entrances within 15 feet of the public sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
- Pitched roofs, if provided, shall be sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- All corner units that face a public street will provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.
- Garage doors visible from public streets should minimize the visual impact by providing additional architectural treatments such as translucent windows, decorative door hardware, and/or projecting elements over the garage door opening.
- Walkways will be provided to connect all sidewalks to sidewalks along public and private streets.
- Townhouse buildings facing public streets will be limited to 5 individual units or fewer.
- The Petitioner reserves the right to construct up to 10, 16' townhomes as part of the project.
- Building heights for new residences that adjoin single-family zoning will be limited to forty feet.

Streetscape and Landscaping
Reserved

Environmental Features
Reserved

Parks, Greenways, and Open Space
Reserved

Fire Protection
Reserved

Signage

The Petitioner will enter into a private agreement with the Villa Heights Community Organization to accomplish the following commitment: The Petitioner may install a site identification sign during the development of the site and during the marketing and sales of the homes. Once all homes have been sold the sign will be removed. In addition, the Petitioner will work with the Villa Heights Community Organization on the construction of up to four signs that will announce the Villa Heights Community. The exact design and placement of these signs will be determined by the Petitioner and the Community Organization consistent with city regulations on the placement of signs. Alternatively, the Petitioner will work with the Community and the City to install neighborhood identification blade signs on City street signs up to a limit of 15 such signs.

Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaires.

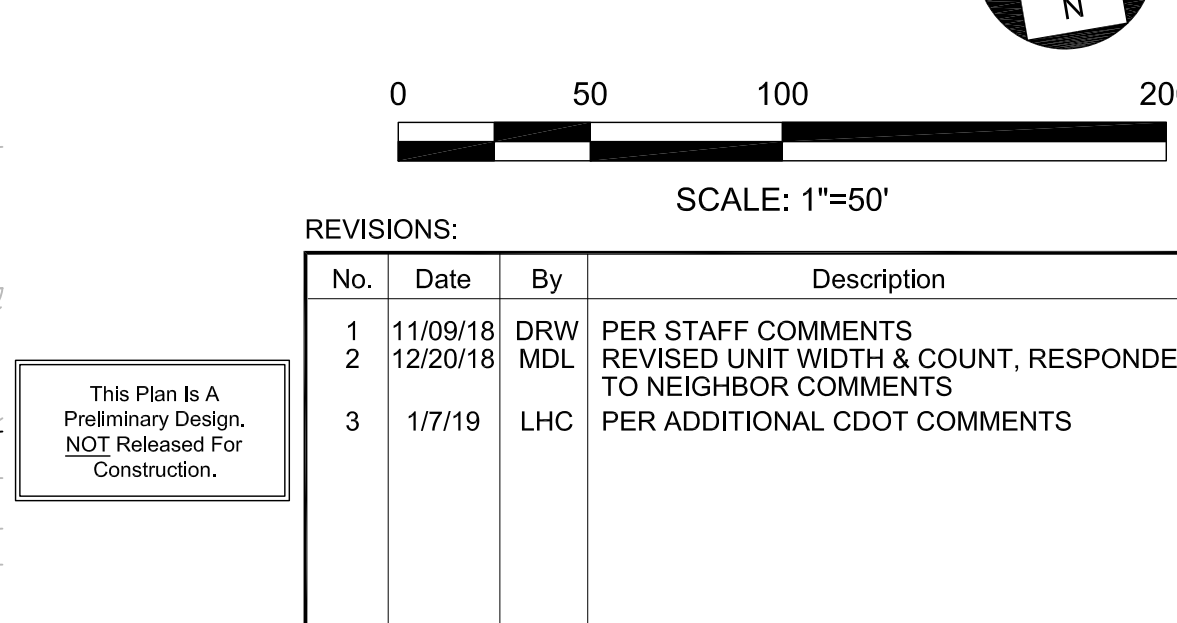
Phasing
Reserved

Initial Submission: 8-27-18, 1.1
Revised per staff comments, 11-7-18, 1.2
Revised per community comments and staff analysis, 12-19-18, 1.4
Revised per additional CDOT comments received after the site plan deadline, 1-2-19, 1.5
Revised per additional CDOT comments, 1-3-19, 1.5.1

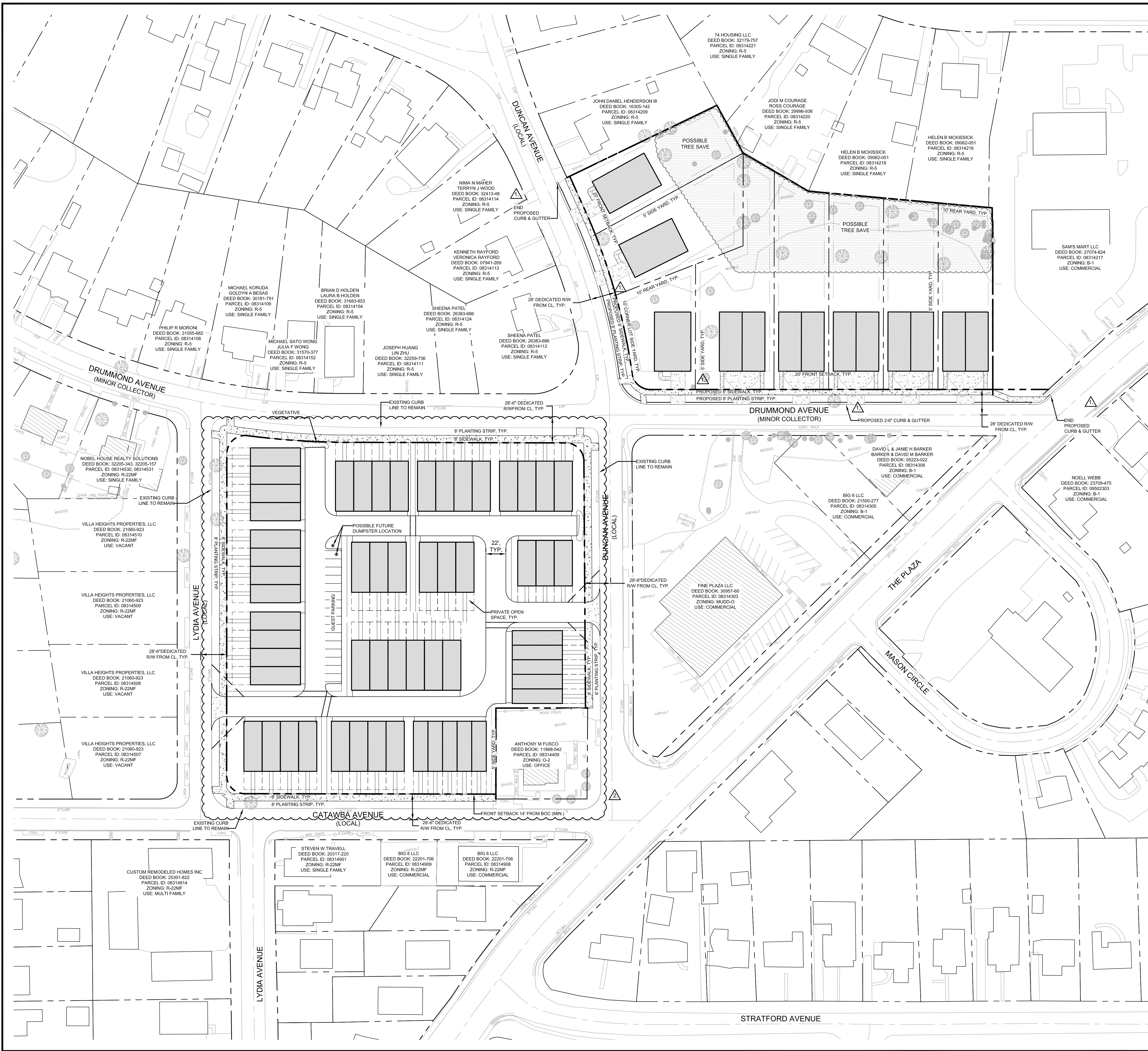
REVISIONS:

No.	Date	By	Description
1	11/09/18	DRW	PER STAFF COMMENTS
2	12/20/18	MDL	REVISED UNIT WIDTH & COUNT, RESPONDED TO NEIGHBOR COMMENTS
3	1/7/19	LHC	PER ADDITIONAL CDOT COMMENTS

This Plan Is A Preliminary Design. NOT Released For Construction.



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DEVELOPMENT DATA:
TAX PARCEL ID: 08314401, 08314402, 08314403, 08314404, 08314405, 08314406, 08314407, 08314408, 08314210, 08314211, 08314212, 08314213, 08314214, 08314215, 08314216

EXISTING SITE AREA: ± 5.79 AC (252,198 SF) TOTAL SITE ACREAGE
± 3.39 AC (147,870 SF) SINGLE-FAMILY ATTACHED
± 2.40 AC (104,328 SF) DUPLEX AND SINGLE-FAMILY DETACHED

EXISTING ZONING: R-22MF, O-2, R-5
EXISTING USE: VACANT

PROPOSED ZONING: UR-2(CD)
PROPOSED USE: SINGLE-FAMILY ATTACHED AND DETACHED
UNITS PROPOSED: 57 TOWNHOMES; 10 DUPLEXES; 3 SINGLE-FAMILY DETACHED
DENSITY PROPOSED: 12.1 UNITS PER AC

MIN. FRONT SETBACK: 14' FROM BOC MIN.; 20' FROM BACK OF SIDEWALK (DUPLEX AND SINGLE-FAMILY DETACHED)
5'; 10' CORNER LOT

MIN. SIDE YARD: 10'
MIN. REAR YARD: 10'

PROPOSED BUILDING HEIGHT: SEE DEVELOPMENT STANDARDS

PARKING REQUIRED: 1.5 SPACES PER UNIT (TOWNHOME);
2.0 SPACES PER UNIT (DUPLEX AND SINGLE-FAMILY DETACHED)

PARKING PROVIDED: PER ORDINANCE

MAX. FLOOR AREA RATIO: 1.0

OPEN SPACE REQUIRED: MIN. 400SF P.O.S. PER UNIT (ATTACHED PRODUCT)

OPEN SPACE PROVIDED: PER ORDINANCE

WASTE MANAGEMENT: ROLLOUT CONTAINERS
(PUBLIC FOR SINGLE-FAMILY DETACHED AND DUPLEXES)
(PRIVATE HAULER FOR TOWNHOMES)

BUILDING SEPARATION: 10' MIN. (TOWNHOME)

TREE SAVE REQUIRED: 32,614 SF (AVG. TREE SAVE PER LAND USE/ TOTAL SITE ACREAGE)
(10% ON DUPLEX AND SINGLE-FAMILY DETACHED; 15% ON SINGLE-FAMILY ATTACHED)

TREE SAVE PROVIDED: 33,413 SF

This Plan Is A Preliminary Design. NOT Released For Construction.

SCALE: 1"=50'

REVISIONS:

No.	Date	By	Description
1	11/09/18	DRW	PER STAFF COMMENTS
2	12/20/18	MDL	REVISED UNIT WIDTH & COUNT, RESPONDED TO NEIGHBOR COMMENTS