

DATA DEVELOPMENT TABLE:	
SITE ACREAGE:	16.0 ACRES
TAX PARCELS INCLUDED IN REZONING:	03714104, 03714103, 03714102, 03714101
EXISTING ZONING:	B-2 & R-3
PROPOSED ZONING:	R-8 MF (CD)
EXISTING USES:	SINGLE-FAMILY DETACHED AND HORIZONTAL MIXED-USE
PROPOSED USES:	TOWNHOMES
NUMBER OF UNITS:	128 TOWNHOMES
PROPOSED DENSITY:	8.0 UNITS/ACRE
REQUIRED TREE SAVE:	2.4 ACRES (15%)
PROPOSED TREE SAVE:	2.4 ACRES (15%)
DRAWING COMPONENTS	
<ul style="list-style-type: none">PROPERTY INFORMATION FROM ALTA AND TOPOGRAPHIC SURVEY PROVIDED BY CES GROUP ENGINEERS, LLPWETLANDS INFORMATION FROM JURISDICTIONAL REPORT PROVIDED BY CAROLINA WETLANDS SERVICES, INC. DATED APRIL 26, 2018PROPERTY SETBACKS FROM CITY OF CHARLOTTE ZONING ORDINANCE	

Urban Design: Conditional notes not provided.

Rezoning Conceptual Plan 2019-009

Beatties Ford and Trinity Road Properties

	Reviewer	Date	Comments? Yes or No	
Rezoning			Yes	No
Area Planning			Yes	No
Urban Design	gmeacci	4/22/19	Yes Yes	No
Subdivision			Yes	No
Zoning			Yes	No
	DPettine		Yes	No
	LHarmon		Yes	No
	Kent Main		Yes	No

BEATTIES FORD AND TRINITY ROAD TOWNHOMES - PETITION #2019-009
CONDITIONAL DISTRICT REZONING - DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LAND PARTNERS OF AMERICA (THE "PETITIONER"), TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 16-ACRE SITE LOCATED NORTHEAST OF THE CORNER OF BEATTIES FORD AND TRINITY ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 03714104, 03714103, 03714102, 03714101
- b. 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").
- c. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- d. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE PRINCIPAL BUILDING FOOTPRINT 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.

PERMITTED USES

- a. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 128 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.

TRANSPORTATION

- a. VEHICULAR ACCESS TO THE SITE WILL BE AS GENERALLY DEPICTED ON REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS 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 (CDOT) AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- b. PETITIONER SHALL INSTALL THE PUBLIC DRIVES IN THE LOCATIONS GENERALLY DEPICTED ON REZONING PLAN. PUBLIC STREETS CONSTRUCTED ON SITE WILL CONFORM TO THE LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION AS DEPICTED ON REZONING PLAN.
- c. THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES FOR THE FINAL LAYOUT, TRAFFIC PATTERNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS, MODIFICATIONS SHALL BE MINOR.
- d. ALL OFF-SITE TRANSPORTATION IMPROVEMENTS INCLUDING PEDESTRIAN AND LANDSCAPE IMPROVEMENTS WILL BE INSTALLED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- e. PARKING FOR EACH INDIVIDUAL UNIT IS PROVIDED IN A TWO CAR GARAGE WITH ONE ADDITIONAL SPACE WITHIN THE DRIVEWAY AREA.
- f. PETITIONER SHALL INSTALL 25 MILES PER HOUR MUTCD SIGNS FOR THE INTERNAL PUBLIC STREETS.

g. IMPROVEMENTS ALONG BEATTIES FORD:

- PETITIONER WILL DEDICATE 60' RIGHT-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. RIGHT OF WAY SHALL BE SET AT TWO (2)-FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.;
- PETITIONER SHALL PROVIDE ONE (1) - 150-FOOT SOUTHBOUND LEFT TURN STORAGE LANE WITH APPROPRIATE BAY TAPERS AT THE SITE'S NORTHERN ENTRANCE ON BEATTIES FORD.
- PETITIONER WILL CONSTRUCT AN EIGHT (8)-FOOT PLANTING STRIP, SIX (6)-FOOT SIDEWALK IN THE PROPOSED FUTURE LOCATION AS DICTATED BY CDOT.

h. IMPROVEMENTS ALONG TRINITY ROAD:

- PETITIONER WILL DEDICATE 35' RIGHT-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. RIGHT OF WAY SHALL BE SET AT TWO (2)-FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.;
- PETITIONER SHALL WIDEN TRINITY ROAD TO PROVIDE A THREE (3)-LANE CONTINUOUS TWO-WAY LEFT TURN LANE SECTION BETWEEN BEATTIES FORD ROAD AND THE PROPOSED NEIGHBORHOOD'S ENTRANCE ON TRINITY ROAD. THE TRINITY ROAD FRONTAGE IMPROVEMENTS WILL INCLUDE A FIVE (5)-FOOT BIKE LANE, EIGHT (8)-FOOT PLANTING STRIP, SIX (6)-FOOT SIDEWALK AND TWO AND ONE-HALF (2.5)-FOOT CURB AND GUTTER LOCATED 24-FEET AS MEASURED FROM THE STREET'S EXISTING CENTERLINE.

ARCHITECTURAL STANDARDS

- a. ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF SIX (6) TOWNHOME UNITS PER BUILDING.
- b. IT IS ANTICIPATED THAT SOLID WASTE AND RECYCLING COLLECTION SERVICES ARE TO BE PROVIDED BY A PRIVATE COLLECTION SERVICE AND IN THIS EVENT, ROLL-OUT BINS WILL BE PROVIDED FOR EACH DWELLING UNIT.
- c. WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENT ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS.
- d. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.

- e. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY 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.
- f. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES SHOULD BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BY SHOULD NOT BE ENCLOSED.
- g. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHOULD HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
- h. TOWNHOME UNITS WILL VARY IN COLOR FROM UNIT TO UNIT SO THAT EACH UNIT IS VISUALLY DIFFERENT FROM THE UNIT NEXT TO IT. VINYL MAY BE USED AS A SIDING MATERIAL BUT WILL VARY IN DIRECTION, EITHER HORIZONTAL OR VERTICAL, ON AT LEAST 20% OF THE BUILDING'S ENTIRE FRONT ELEVATION.

STREETSCAPE AND LANDSCAPING

- a. THE PETITIONER WILL PROVIDE AN 8' PLANTING STRIP AND A 5' SIDEWALK FOR ALL INTERNAL PUBLIC DRIVES AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE DEVELOPMENT OF THIS SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- c. THE PETITIONER SHALL PROVIDE A 50 FOOT CLASS C BUFFER IN THE AREA AS INDICATED ON THE REZONING PLAN WHICH MAY BE REDUCED TO A MINIMUM OF 37.5 FEET WITH A BOUNDARY FENCE, PER ORDINANCE PROVISIONS.
- d. PETITIONER HAS PROVIDED A CONCEPTUAL LANDSCAPE PLAN FOR THE OVERALL SITE TO DEMONSTRATE DESIGN INTENT FOR STREETSCAPES AS WELL AS OPEN SPACE AND PERIMETER BUFFER AREAS.
- e. COMMON OPEN SPACE AREAS AND STORMWATER FACILITY AS SHOWN ON THE PLAN WILL BE PROVIDED WITH AMENITIES SUCH AS, BUT NOT LIMITED TO: SUPPLEMENTAL LANDSCAPE, BENCHES, ASPHALT WALKING TRAIL AND DECORATIVE HARDSCAPE.

FIRE

- a. FIRE HYDRANTS SHALL BE LOCATED WITHIN 750 FEET OF THE MOST REMOTE PART OF THE BUILDING AS THE TRUCK TRAVELS.
- b. THE DEAD END ACCESS AS SHOWN ON THE PLAN SHALL MEET THE TEMPORARY TURNAROUND DETAIL 11.18B.

ENVIRONMENTAL FEATURES

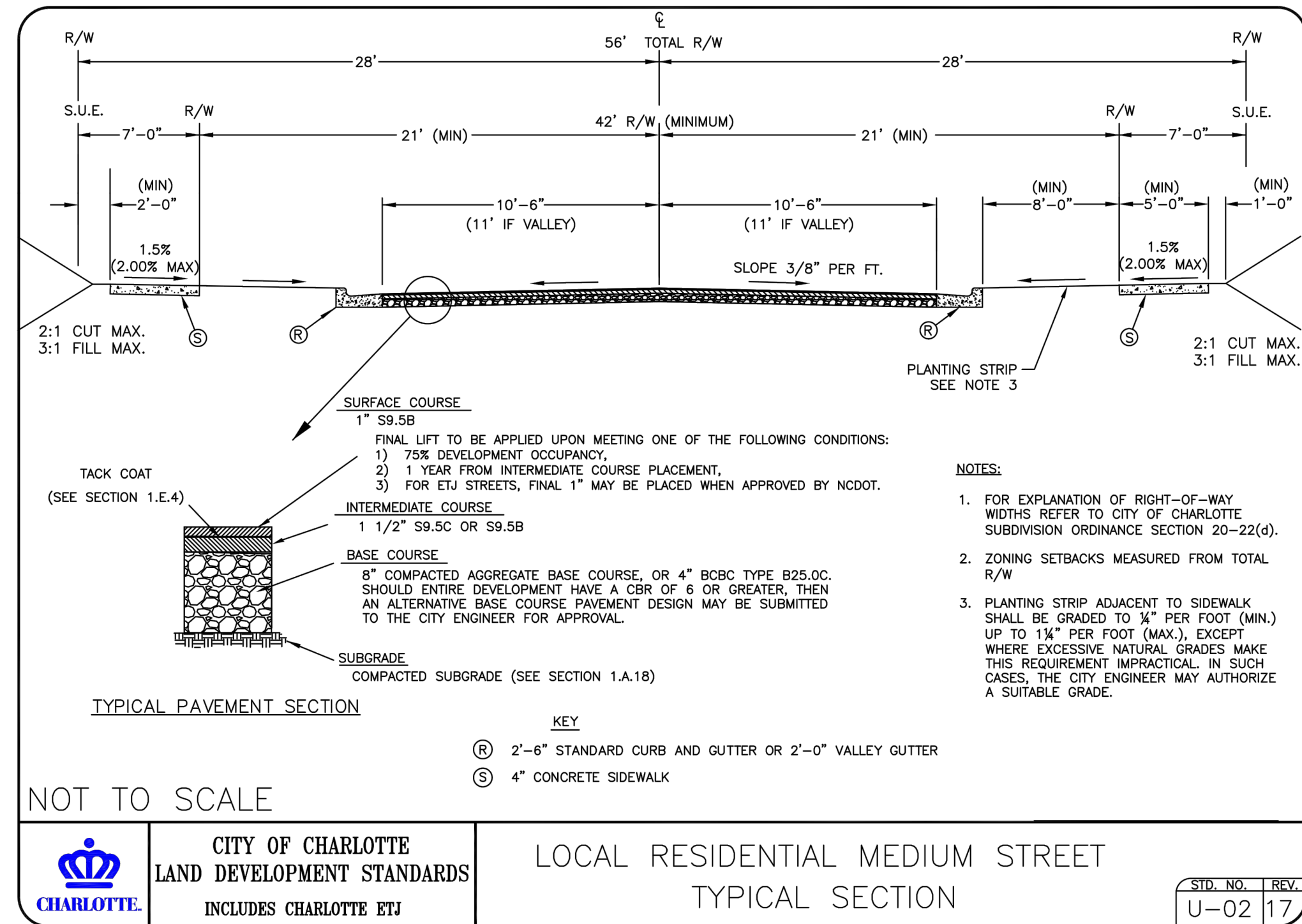
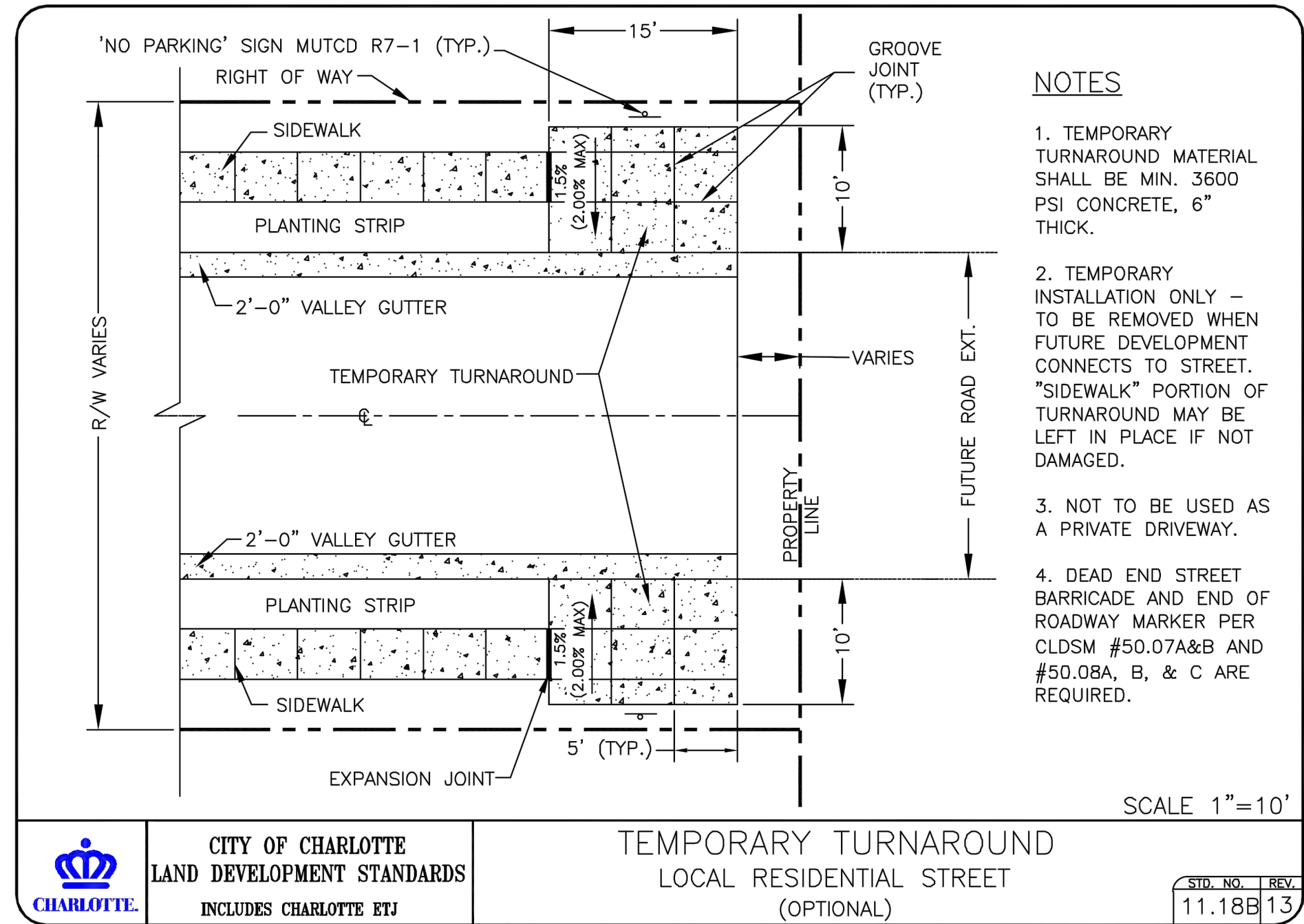
- a. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND ACTUAL SITE DISCHARGE POINTS.

LIGHTING

- a. 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.
- b. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.
- c. ANY LIGHTING FIXTURES ATTACHED TO PRINCIPAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

BINDING EFFECT OF THE REZONING APPLICATION

- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN 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.
- b. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE 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 6.207 OF THE ORDINANCE.



Rezoning Notes and Details

Beatties Ford and Trinity Road Properties

