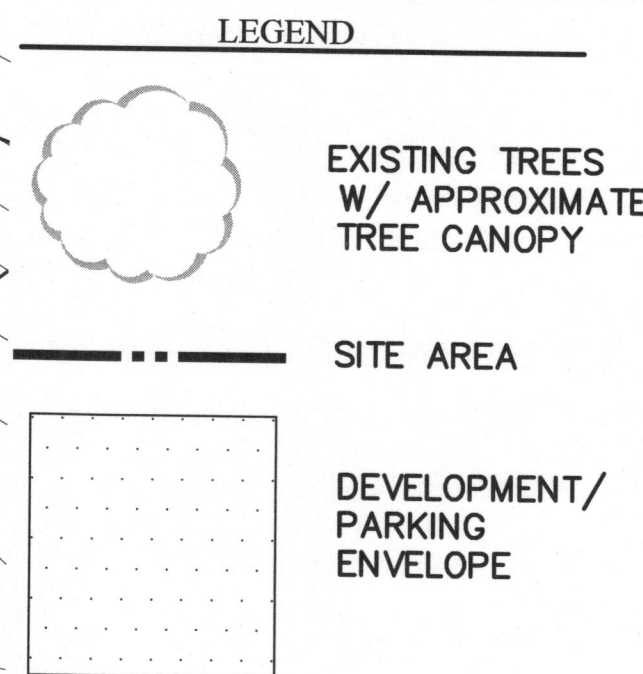
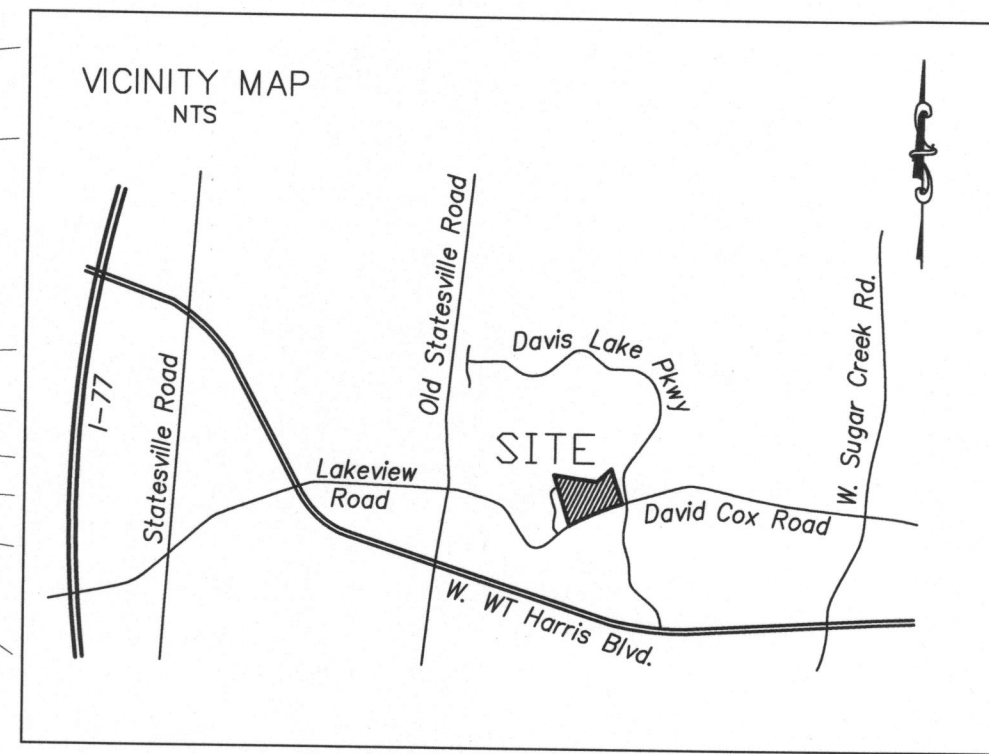


Y:\Projects\EAS\16000\Users\Construction Drawings\Current\EAS16000_RZ.DWG, 10/24/2016 8:46:08 AM, Lewis, Nick



SITE DATA

DEVELOPER		EASTWOOD HOMES	
		ATTN: JOE DORITY (JDORITY@EASTWOODHOMES.COM)	
		P.O. BOX 667	
		2857 WESTPORT ROAD	
		CHARLOTTE, NC 28208	
PARCELS	TAX ID	AC	ZONING
TRACT 1	02721103	2.78	R-4
TRACT 2	02721104	4.02	R-4
TRACT 3	02721108	3.33	RU-CUD
TRACT 4	02721105	1.15	R-4/R9 PUD
TRACT 5	02721109	1.10	R-4
TRACT 6	02721110	3.00	R-4
LOT AREA		15.38 AC	
ACERAGE:		15.38 AC	
EXISTING ZONING:		R-4, RU(CD)	
CURRENT USE:		RESIDENTIAL	
PROPOSED ZONING:		UR-2(CD)	
TOTAL NUMBER OF UNITS ALLOWED:		N/A	
TOTAL NUMBER OF UNITS PROPOSED:		115	
PROPOSED DENSITY:		7.47 UNITS/AC	
SIDE SETBACK:		5'	
FRONT SETBACK:		20'	
REAR SETBACK:		18.5'	
BUFFER TYPE:		VARIES	
FLOOR AREA RATIO		1.0	

NOTES:

PLAN ASSUMES THAT UR-2 RE-ZONING WILL BE ALLOWED WITH THE ABOVE DENSITY REQUIREMENTS.

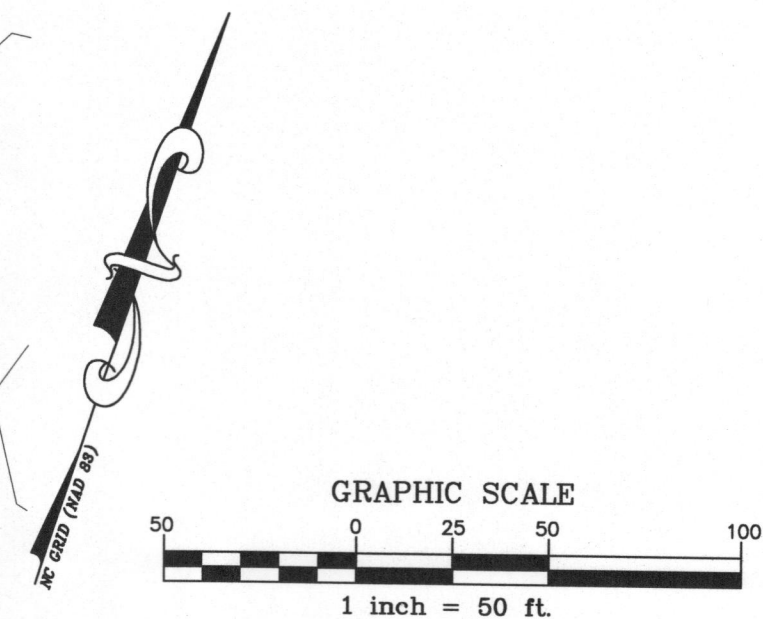
STORM WATER MANAGEMENT FACILITY IS CONCEPTUAL AND SUBJECT TO CHANGE.

TRASH COLLECTION TO BE ROLL OUT.

SEE RZ-2 FOR SETBACKS PERTAINING TO INDIVIDUAL LOTS.

ALL ZONING CLASSIFICATIONS ARE FROM MECKLENBERG COUNTY POLARIS DATA.

APPROVED BY
CITY COUNCIL
OCT 17 2016



DAVIS LAKE TOWN HOMES
REZONING PETITION NO. 2016-083
DAVID COX ROAD
CHARLOTTE, NORTH CAROLINA 28262

PROJECT NO. EAS-16000
FILENAME: EAS-1600RZ
DESIGNED BY: JDM
DRAWN BY: ANL
SCALE: 1" = 50'
DATE: 10-24-2016
SHEET NO. **RZ-1**

McADAMS

DEVELOPER:
DEMETRI PROPERTIES, LLC
19421 LIVERPOOL PARKWAY
CORNELIUS, NORTH CAROLINA 28031

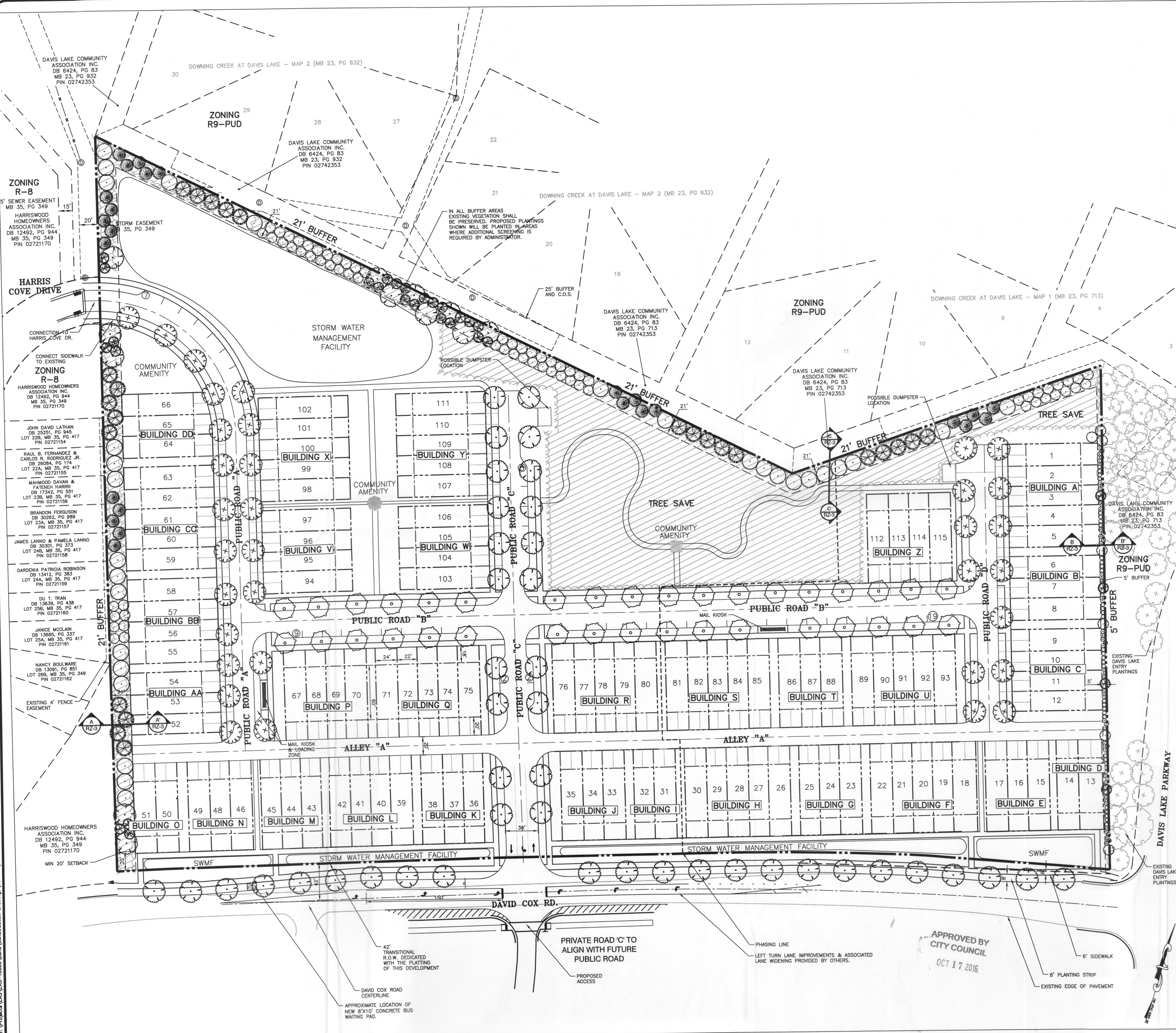
REVISIONS:

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DAVIS LAKE TOWN HOMES
REZONING PETITION NO. 2016-083
DAVID COX ROAD
CHARLOTTE, NORTH CAROLINA 28262

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REVISIONS:

NO.	DATE	DESCRIPTION
1	08-17-16	REV PER CITY COMMENTS 08-17-16
2	08-17-16	REV PER CITY COMMENTS 08-17-16
3	08-17-16	REV PER CITY COMMENTS 08-17-16
4	08-17-16	REV PER CITY COMMENTS 08-17-16
5	08-17-16	REV PER CITY COMMENTS 08-17-16

DEVELOPER:
DEMETER PROPERTIES, LLC
1842 LIVERPOOL PARKWAY
CORNELIUS, NORTH CAROLINA 28031

REZONING PETITION NO. 2016-083
DAVID COX ROAD
CHARLOTTE, NORTH CAROLINA 28262

SITE PLAN

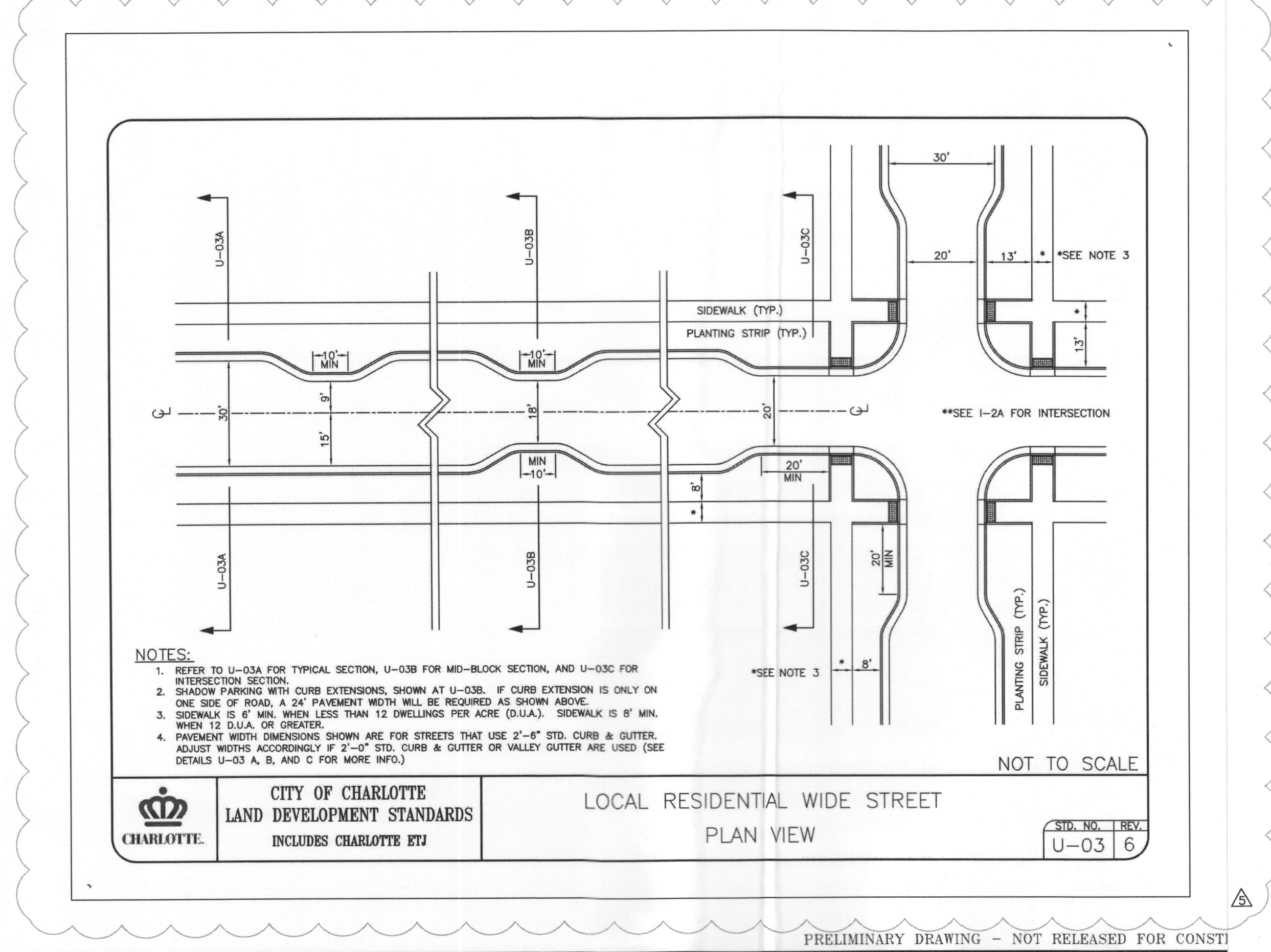
PROJECT NO. EAS-16000
FILENAME: EAS-1600RZ
DESIGNED BY: JDM
DRAWN BY: ANL
SCALE: 1" = 50'
DATE: 10-24-2016
SHEET NO. RZ-2

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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OCT 17, 2016.



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REV PER CITY OF CHARLOTTE COMMENTS 10-17-16

DEVELOPER:
DEMETRI PROPERTIES, LLC
19421 LIVERPOOL PARKWAY
CORNELIUS, NORTH CAROLINA 28031

DAVIS LAKE TOWN HOMES
REZONING PETITION NO. 2016-063
DAVID COX ROAD
CHARLOTTE, NORTH CAROLINA 28262

ELEVATIONS


PROJECT NO. EAS-16000
FILENAME: EAS-1600RZ
DESIGNED BY: JDM
DRAWN BY: ANL
SCALE: NTS
DATE: 10-24-2016
SHEET NO. RZ-3



1 FRONT ELEVATION OF TOWN HOMES
RZ-3 NTS

APPROVED BY
CITY COUNCIL
OCT 17, 2016

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REVISIONS:

DEVELOPER:
DEMETER PROPERTIES, LLC
19421 LIVERPOOL PARKWAY
CORNELIUS, NORTH CAROLINA 28031

DAVIS LAKE TOWN HOMES
REZONING PETITION NO. 2016-083
DAVID COX ROAD
CHARLOTTE, NORTH CAROLINA 28262

ELEVATIONS

PROJECT NO. EAS-16000
FILENAME: EAS-1600RZ
DESIGNED BY: JDM
DRAWN BY: ANL
SCALE: NTS
DATE: 10-24-2016
SHEET NO. RZ-4

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Site Development Data:

- Acreage: 15.38 acres
- Tax Parcel #: 027-211-03, 027-211-04, 027-211-06, 027-211-09, and 027-211-10
- Existing Zoning: R-4, R-9 PUD and RUCD
- Proposed Zoning: UR-2(CD) (WITH 2 YEAR VESTED RIGHTS)
- Existing Uses: Six detached dwellings
- Proposed Uses: Up to 115 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
- Proposed Floor Area Ratio: As allowed by the UR-2 Zoning District
- Maximum Building Height: Not to exceed two (2) stories or 40 feet; building height to be measured as required by the Ordinance.
- Parking: Parking as required by the Ordinance will be provided.
- Open Space: A minimum of 15% of the site will be established as an open (to include the on-site open storm water retention area) space areas as defined by the Ordinance.
- Tree Save: A minimum of 15% of the site will be established as tree save areas as defined by the ordinance.

1. General Provisions:

- a. Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Demeter Properties LLC, ("Petitioner") to accommodate the development of a townhome community on approximately 15.38 acre site located on the North side of David Cox Road between Harris Cove Drive and Davis Lake Road (the "Site").
- b. Zoning District/Ordinance:** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
- c. Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets and other development matters and site elements (collectively the "Development Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formations of the Development Site Elements depicted on the Rezoning Plan are graphic representations of the Development Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

The Planning Director will determine if minor modifications are allowed per this amended process, and if it is determined that the alterations do not meet the criteria established at the time of this approved plan. The Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. Number of Buildings Principal and Accessory:** The total number of principal buildings to be developed on the Site shall not exceed 12. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to, a mail bank, dumpster enclosures, garages, toolsheds, storage buildings, and other structures associated with the on-site open space.
- e. Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance.** Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks may be subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 115 attached dwelling units, together with accessory uses allowed in the UR-2 zoning district.**

3. Access and Transportation:

- a. Access to the Site will be from David Cox Road and Harris Cove Dr. in the manner generally depicted on the Rezoning Plan.**
- b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along David Cox Road as generally depicted on the Rezoning Petition.**
- c. Along the Site's internal public road an eight (8) foot planting strip with a six (6) foot sidewalk will be provided as generally depicted on the Rezoning Plan. Street trees will also be provided along the public road as generally depicted on the Rezoning Plan.**
- d. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards. The network required streets must have curb, gutter and sidewalks on both sides. As it is shown on this site plan.**
- e. The alignment of the internal vehicular circulation and driveway may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.**
- f. Curb and gutter will be provided on both sides of the "public roads".**
- g. A 150' EB David Cox Rd turn storage lane with appropriate bay tapers at access point "A" will be constructed prior to the first building's certificate of occupancy is issued.**

4. Architectural Standards, Court Yard/Amenity Areas:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on garage doors windows, soffits and on handrails/railings.**
- b. To provide privacy all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 14 inches. This elevation can be reduced to meet ADA standards and specifications as necessary. Paved porches, 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.**
- c. Usable front porches and stoops will be a feature on all town homes and shall be located on the front and side of the building. Usable front porches are covered. Stoops and entry-level porches may be covered but not be enclosed.**
- d. All cornered units will utilize blank wall provisions to limit the blank wall to a maximum of 10 feet on all building levels.**
- e. Garage doors visible from public or private streets should minimize the visual impact by providing either decorative garage doors w/ hardware, or additional architectural features on the garage portion of the building. Town homes unit types shall be staggered to limit the number of consecutive units with a porch setback of 18" or greater per building to 60% per building. The setback is measured from the front plane of the garage to the front of the porch. The following break downs shall be provided:**
 - 5 unit building- maximum of 3 consecutive units with a setback greater than 18"
 - 4 unit building- maximum of 2 consecutive units with a setback greater than 18"
 - 3 unit building- maximum of 2 consecutive units with a setback greater than 18"
- f. Sidewalks will be provided to connect all residential entrances to sidewalks along public and private streets.**
- g. Town house buildings shall be limited to 5 individual units or less.**
- h. Meter banks will be screened from adjoining properties and from David Cox Rd.**
- i. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.**
- j. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. It is anticipated that private trash collection service will be provided and individual roll out cans will be used in lieu of dumpsters.**
- k. Buildings D,E,F,G,H,I,J,K,L,M,N & O will have a front facade that is oriented towards David Cox Road.**

5. Streetscape, Buffers, Yards, and Landscaping:

- a. An 84 foot transitional R.O.W. has been established by CDOT along David Cox Road. A building setback varying from 20-48 feet will be shown along David Cox Road as measured from the future transitional R.O.W.**
- b. A 40 foot rear yard will be provided along the northwest & southwest property boundaries of the Site as generally depicted on the Rezoning Plan. A 21.5 foot rear yard setback shall be provided along the northeast boundary of the Site as generally depicted on the Rezoning Plan. The required private open space for the proposed units may be located within the proposed rear and side yards, but not in the proposed buffers.**
- c. A 21 foot buffer will be provided on the interior edge of the buffer along the southwest boundary as generally depicted on the Rezoning Plan. A 5' buffer will be provided on the interior edge of the northeast boundary as generally depicted on the Rezoning Plan. A 31 foot buffer will also be provided along the northeast property boundary as generally depicted on the Rezoning Plan.**
- d. Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along David Cox Rd. in the manner depicted on the Rezoning Plan.**
- e. Screening requirements of the Ordinance will be met.**
- f. Above ground back flow preventers will be screened from public view and will be located behind the existing right-of-way of David Cox Rd and must be out of the front setback.**

6. Environmental Features:

- a. The Petitioner 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 submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.**
- c. Areas for water quality and detention BMPs on David Cox Road will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens or other like forms.**
- d. The Site will comply with the Tree Ordinance.**
- e. All utilities within the Site will be placed underground.**

7. Lighting:

- a. A new lighting shall be full cut-off type lighting fixtures excluding low-voltage, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.**
- b. Detached lighting on the Site will be limited to 15 feet in height.**
- c. Architectural lighting on building facades, such as but not limited to scones, will be permitted.**

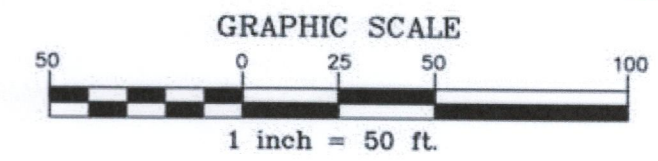
8. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.**

9. 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 heirs, devisees, personal representatives, successors in interest or assigns.**

APPROVED BY
CITY COUNCIL
OCT 17 2016



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Δ REV PER CITY COUNCIL HEARING 07-18-16
Δ REV PER CITY COUNCIL HEARING 08-05-16
Δ REV PER CITY OF CHARLOTTE COMMENTS 08-22-16

DEVELOPER:
DEMETER PROPERTIES, LLC
19421 LIVERPOOL PARKWAY
CORNELIUS, NORTH CAROLINA 28031

DAVIS LAKE TOWN HOMES
REZONING PETITION NO. 2016-083
DAVID COX ROAD
CHARLOTTE, NORTH CAROLINA 28262
SITE PLAN

PROJECT NO. EAS-16000
FILENAME: EAS-16000RZ
DESIGNED BY: JDM
DRAWN BY: ANL
SCALE: 1" = 50'
DATE: 09-13-2016
SHEET NO. RZ-5