MX-2 Innovative Standards- Conditional Zoning District MX-2 Innovative Standards - Conditional Zoning Discrete General Provisions Unless more stringent standards are established by the Illustrative Schematic Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinant (the 'Ordinance') for the Mx-2 Innovative Standards Conditional Zoning District Classification shall followed in connection with development taking place on the Site subject to the innovative Developm The configuration, placements, and sizes of the buildings outlined on the Illustrative Schematic Plan conceptual in nature and subject only to the provisions set forth below, may be altered or modified during design development and construction document phases. Parking layouts may also be modified to accommodate final building locations. Permitted Uses Subject to the requirements set out herein, a maximum of up to 90 "for sale" attached town homes and up to 22 single family detached dwelling units may be constructed on the site along with any incidental or accessory uses in connection therewith, which are permitted by right or under prescribed solning conditions in the Mx-2 innovative Standards Conditional Zoning Districts Part 2 Section 11.202 of the City of Charlotte Zoning Ordinance. Commercial uses shall not be allowed on site. Petitioner reserves the right to change single family attached to single family detached dwelling units or increase or decreases the size of single family attached or detached. units provided that the total number of units does not exceed 112 total units Denaity Cross residential density for the project will not exceed 6.56 dwelling units per acre. Open space areas shall be included in the calculations for gross residential density.

Landscaping and Buffers The site will comply with Ci

Landsceping and Buffers
The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and
will be subject to change on actual site conditions and Urban Forestry Staff Approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the detailed
design and development process. The width of any required buffer may be reduced by 25% if a wall,
fence, or berm is provide as provided for in Chapter 12, section 12.302 (8) of the City Code.

Parking
Parking will be provided which will meet or exceed applicable standard set for in Chapter 12 of the City of Charlotte Zening Ordinance. For parking on site there will be a 20' setback between the sidewalk and the face of garage where there will not be sidewalk there will be a 20' setback from the back of curb to the face of garage.

Signs
All signs placed on site will be erected in accordance with the requirements of Chapter 13 of the City of
Charlotte Zoning Ordinance.

Tree Save Areas

A minimum of 17.5% tree save shall be provided on site. All BMP's, storm water treatment, and 85% Tree Save Areas

A minimum of 17.5% tree save shall be provided on site. All BMP's, storm water treatment, and 85% TSS removal can be included and built within this 17.5% tree save area as long as there is a minimum of 10% tree save coverage provided after BMP's, storm water treatment, run off requirements, and 85% TSS removal are developed. Within the 17.5% tree save treatment, run off requirements, and 85% TSS removal are developed. Within the 17.5% tree save regular tree save requirements specified in the CsJ of Chastrotte Tree Ordinance Tree save areas may be located within common open space. Plantings may not be used to satisfy the tree save requirements.

Common Open Space Area.

A minimum of 20% of the site shall be devoted to open space. All common open space will be maintained by a homeowners association to be established by the petitioner. Open space areas depicted on the illustrative Schematic Plan represent the approximate location and extent of areas set aside to provide a minimum of 20% open space.

Amenity Peatures
The petitioner reserves the right to include amenity features within the Common Open Space Area on the site. Minimum amenity features shall include a walking trail and pocket park as generally depicted on the Technical Data Sheet. Additional amenity features, if installed, may include but are not limited to a clubbouse, pol, cabana, plagground, to tot, benches, arbors, plantings, or other features. The location of open space areas are considered to be preliminary based on the proposed plan layout and/may be subject to further verification and/or configuration as more detailed design information is collected.

Trails

The developer agrees to construct walking trails in the general locations depicted on the Schematic Master plan. Trails shall be a minimum of \mathcal{T} in width and shall be constructed of asphalt or other similar material as proposed by the Petitioner.

Streetscape Treatment
Petitioner shall comply with street tree planting requirements specified in Chapter 21 of the City Code.

Lighting
Any detached lighting on the site will be to a pedestrian scale and limited to 20' in height unless Cir
Standards require street lights to be higher. Detached lights will be fully shielded.

Site Access
An agreement has been authorized between the Petitioner and the adjacent Charlotte Northside Chur
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An agreement has been accepted to the Annual An agreement has been authorized between the Petitioner and the adjacent Charlotte Northside Churl, of Christ to purchase necessary ROW contingent up on reasoning approval. Adjustments to the location of street and driveway entrances may occur, as required to meet state and local agency standards and coordinate with final subdivision and site plan design requirements. Adequate sight triangles will be reserved at the proposed street connections in accordance with approved standards and ordinances. Driveway permits shall be approved by NCDOT and CDOT as required.

Amendments to Zoning Plan

Future amendments to the Illustrative Schematic Plan and these development standards may be applied for by the then Owner or Owners of the site in accordance with the provisions of Chapter 6 the Ordinance.

Innovative Development Standards

The petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Star dards", may proposed modifications to the following standards:

- 1 Street type dimensions and construction standards
- Street type, dimensions, and consist of the Steel Steel Steel Steels, curbs, and gutters.

 Minimum lot size, lot width, and internal buffers.

 Betbacks, side, front, and rear yards for principle and accessory structures.

It is the petitioners intent to create the opportunity to seek medification of any or all of these standard but the details of any such proposed medification will be established and reviewed in accordance with be standard innovative process after more detailed and specific engineering of the site. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manulas will exist. Those criteria for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes Chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code.

Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply unless otherwise stated in these conditional notes.

Wetlands and Streams

wetianus and otreams
Any jurisdictional wetdands or streams, if present, need to be protected under proper environmenta permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact DEHNR properties. Private Streets
All private streets shall be constructed to the Charlotte-Mecklenburg Land Development Standards for Private Streets unless otherwise modified in accordance with Section 11.208, "Innovative Development Standards."

Fire Department
Petitioner will meet or exceed all current approved ordinances and codes of the Charlotte Fire
Department as of date of approval. A minium of 12' clear will be provided between all multifami
buildings.

Stormwater
Petitioner will meet or exceed all current approved ordinances for storm water volume and peak
controls. S. W.I.M. buffers, solid waste, air quality, and groundwater / wastewater services as of date
approval. In the event that the project exceeds 25% built upon area, the petitioner agrees to construit
storm water quantity and quality measures (IMPs).

Storm water quality- Storm water quality measures shall achieve 85% Total Suspended Solid (TSS removal for the entire post-development runoff volume for the runoff generated from the first 1-ine runinfall.

Storm water quantity. The petitioner shall tie-in to the existing storm water systemisk. The petitioner shall bave the receiving drainage systemisk analyzed to ensure that it will not be taken out of stardgard due to the development. If it is found that development will cause the storm drainage systemisk to be taken out of standard, the petitioner shall provide alternate methods to pervent this from occurrent.

Petitioner will install 5' sidewalks on both sides of public streets and one side of private streets.

sidewalks will include a minimum of a 6' planting strip.

Solid Waste



TYPICAL PUBLIC STREET

Residential roofs shall have a low to moderate pitch and will be clad in wood shingles, standing seam metal, slate, asphalt shingles, shakes, metal roof accents, or similar materials.

The petitioner agrees to add a provision to the restrictive convenants to require that a minimum of 60% of all homes shall be owner occupied.

. A minimum of 50% of all homes shall have garages.





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LOCKARD REED DEVELOPMENT GROUP

5605 77 CENTER DRIVE 5605 77 CENTER DRIVE SUITE 275 CHARLOTTE, NC 28217 704.295.1500 (p) 704.295.1501 (f)

Technical Data Sheet

Delta Lake Site a.k.a "Boulder Creek" Rezoning 2007-010



PROJECT LOCATION Charlotte, NC

GRAPHIC SCALE



1 INCH = 100 FT.

RC	JECT NU	MBER	UF57.100
R/	IWING NA	ME	UF57 - Technical Data Sheet.psd
M2	E		September 21, 2006
RAWN BY			JE / MM
HECKED BY			PT
SP	/ CLIENT	REVI	SION
ΙQ.	DATE	βY	REVISION
_	12/16/06		Original Submittal Date.
G	ENCY / SU	ВМІТ	TAL REVISION
Ю.	DATE	BY	REVISION
7	12/19/06	MM	Revised per staff comments.
7	01/24/07	мм	Revised per staff comments.
7	02/17/07	ММ	Revised per staff comments.
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V SIDEWALK --

TYPICAL PRIVATE STREET

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