

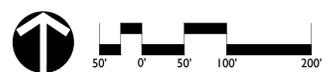
VICINITY MAP  
NTS

**SITE DEVELOPMENT DATA**

**ACREAGE:** ± 36.7 AC  
**TAX PARCEL #S:** 229-021-19, 229-021-14, 229-021-05, 229-021-13, 229-021-87, 229-021-03, 229-021-22  
**EXISTING ZONING:** R-3  
**PROPOSED ZONING:** MX-2 (INNOV)  
**EXISTING USES:** SINGLE FAMILY RESIDENTIAL  
**PROPOSED USES:** SINGLE-FAMILY ATTACHED (TOWNHOMES) AND SINGLE FAMILY RESIDENTIAL TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MX-2 ZONING DISTRICT

**ARDREY KELL RESIDENTIAL**  
**REZONING PETITION No. 2017-171**  
 CHARLOTTE, NC  
**TECHNICAL DATA SHEET**

REVISIONS:  
 1. 2.11.17 - FEES STAFF COMMENTS  
 2. 10/23/17 -  
 DATE: 10/23/17  
 DESIGNED BY: ST  
 DRAWN BY: JY  
 CHECKED BY: ST  
 SCALE: 1"=100'  
 PROJECT #: 1017188  
 SHEET #:





**Century Communities**  
**REZONING PETITION NO. 2017-171**  
**DEVELOPMENT STANDARDS**  
**12/11/2017**

**Development Data Table:**

Acreage: +/- 36.7 acres  
Tax Parcels: 229-021-19, 229-021-14, 229-021-05, 229-021-13, 229-021-87, 229-021-03, and 229-021-22  
Existing Zoning: R-3  
Proposed Zoning: MX-2 (INNOV)  
Existing Use: Single-Family Residential  
Proposed Uses: Single-Family Attached Dwelling Units (Townhomes) and Single-Family Detached Residential, together with accessory uses, as allowed in the MX-2 zoning district  
Density Proposed: Up to 6 units/acre, but not to exceed 221 dwelling units, as specified in Section II, Permitted Uses, below.  
Parking: Will satisfy the Ordinance

**I. General Provisions**

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Century Communities (the "Petitioner") to accommodate the development of a residential community on that approximately 36.7 acre site located on the south side of Ardrey Kell Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 229-021-19, 229-021-14, 229-021-05, 229-021-13, 229-021-87, 229-021-03, and 229-021-22.
2. 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 MX-2 zoning district shall govern the development and use of the Site.
4. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) 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.

**II. Permitted Uses**

The Site may be devoted only to a residential community with up to 221 dwelling units, together with any incidental and accessory uses relating thereto that are allowed in the MX-2 zoning district. While the total number of townhome lots shall not exceed 210, the Petitioner may convert townhome unit lots into single family detached lots. Non-residential uses will not be permitted on the Site.

**III. Innovative Development Standards**

1. The Petitioner proposes to provide a 20 foot building setback along the internal streets for single-family detached (front loaded) units and a 10 foot building setback from back of sidewalk for single-family detached (alley loaded) units and attached townhome units.
2. The Petitioner requests flexibility under the innovative development standards to provide alternative streetscape conditions, as generally depicted on the Rezoning Plan, to allow for townhome units to front open space areas instead of a street.
3. The Petitioner requests flexibility under the innovative development standards to provide alternative street construction standards in order to accommodate 90-degree-radius curves on public streets.
4. The Petitioner does not intend to utilize innovative development standards for any purposes other than those outlined above.

**IV. Transportation**

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
2. The alignment of the internal vehicular circulation and driveways 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.
3. The Petitioner shall make best efforts to coordinate fill of the sidewalk gap along the east side of Wade Ardrey Road between Ardrey Kell and Woodland Watch, the cost of which to be reimbursed by the City of Charlotte, subject to reasonable topographical constraints and the Petitioner's ability to obtain an easement from the property owner.
4. Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.

**V. Architectural Standards**

1. The principal buildings used for multi-family residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), vinyl, EIFS or wood.
2. Attached townhome buildings shall be limited to six (6) individual units or fewer per building.
3. Each attached and detached single-family residential dwelling unit shall be provided with a minimum one-car garage.
4. Sidewalks shall be provided to connect the front doors of townhome units to a sidewalk network, as generally shown on the Rezoning Plan.
5. Townhomes that directly abut internal sidewalks shall include, but not be limited to, elements such as stoops, porches, and architectural details.

**VI. Streetscape, Landscaping and Open Space**

1. Per Section 11.207 of the Ordinance, at least 10% of the Site shall be set aside as common open space. The required open space will be set aside and improved as required by the Ordinance. The possible locations of the common open space areas are generally depicted on the Rezoning Plan.
2. A thirty (30) foot buffer or undisturbed buffer measured from the existing right-of-way on Ardrey Kell Road and Wade Ardrey Road will be provided. This buffer shall be landscaped to meet Class C buffer standards when the alleys of the proposed residential units are located adjacent to the setback.
3. As per the innovative provisions above, a minimum building setback of twenty (20) feet as measured from the property line shall be provided for single-family detached (front loaded) units, and a minimum ten (10) foot setback, measured from back of sidewalk, shall be provided for single-family detached (alley loaded) and attached townhome units, in areas as generally indicated on the Rezoning Plan.
4. Buffered areas or undisturbed buffers at least thirty (30) feet wide shall be provided when abutting single-family homes along the southern property line, as measured from the common property line.
5. The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.
6. The Petitioner shall provide an eight (8) foot planting strip and a six (6) foot sidewalk along all public and private streets within the Site and around the perimeter of the Site.

7. Buffers will be provided as generally depicted on the Rezoning Plan. The fifty (50) foot buffer along the western Site boundary line will be an undisturbed buffer.
8. The Petitioner shall provide a minimum 400 square foot private open space for each townhome unit.
9. The Petitioner shall utilize plantings, landscaping and/or a low wall, or a combination thereof, in order to screen the alleys from Ardrey Kell Road, as generally depicted on the Rezoning Plan.

**VII. Environmental Features**

1. The Petitioner shall comply with the Charlotte City Council approved Post Construction Stormwater Ordinance.
2. The location, size and type of stormwater 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 natural site discharge points.
3. The Site will comply with the Tree Ordinance. The locations of the proposed 15% tree save areas are generally depicted on the Rezoning Plan. Portions of the tree save area shall be permitted in the private open space.

**VIII. Lighting**

1. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.

**IX. Amendments to Rezoning Plan**

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

**X. Binding Effect of the Rezoning Documents and Definitions**

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.