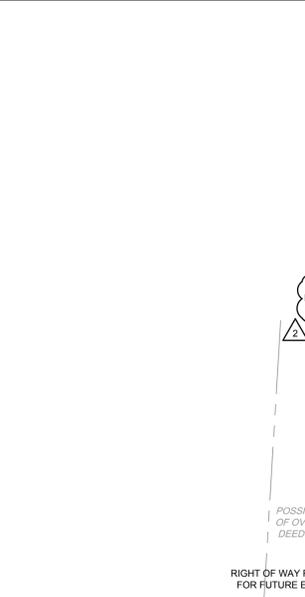
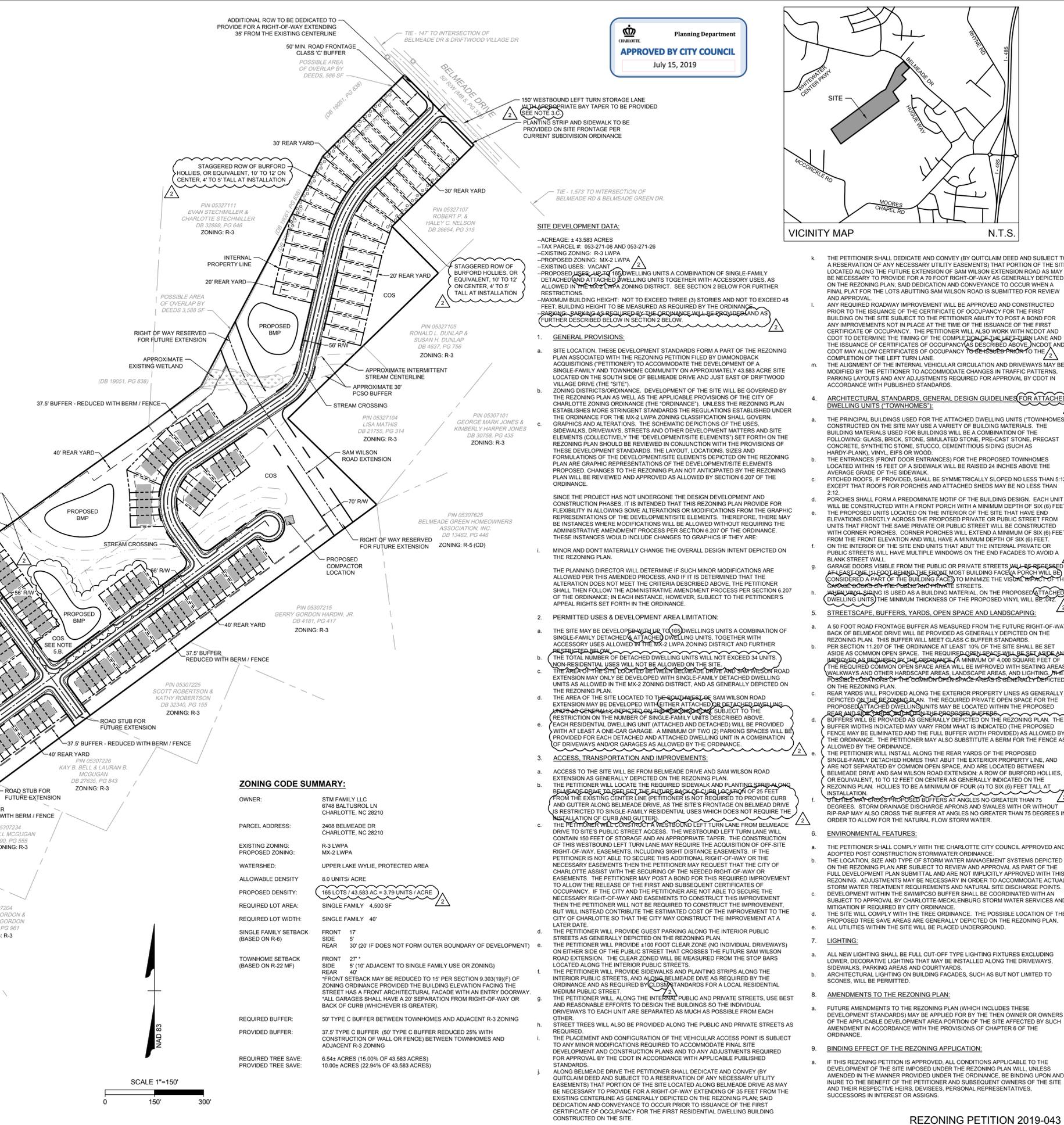


**CITY OF CHARLOTTE**  
**LAND DEVELOPMENT STANDARDS**  
 INCLUDES CHARLOTTE ETJ

**LOCAL RESIDENTIAL MEDIUM STREET**  
**TYPICAL SECTION**

STD. NO. REV. U-02 17



**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 July 15, 2019

**GENERAL PROVISIONS:**

- SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY DIAMONDBACK ACQUISITIONS ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY AND TOWNHOME COMMUNITY ON APPROXIMATELY 43,583 ACRES SITED LOCATED ON THE SOUTH SIDE OF BELMEADE DRIVE AND JUST EAST OF DRIFTWOOD VILLAGE DRIVE (THE "SITE").
- ZONING DISTRICTS/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 MX-2 LWPA ZONING CLASSIFICATION SHALL GOVERN. GRAPHICS AND ALTERATIONS TO THE SCHEMATIC DEPICTIONS OF THE USES, SIDEWALKS, 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 FORMULATIONS 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. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

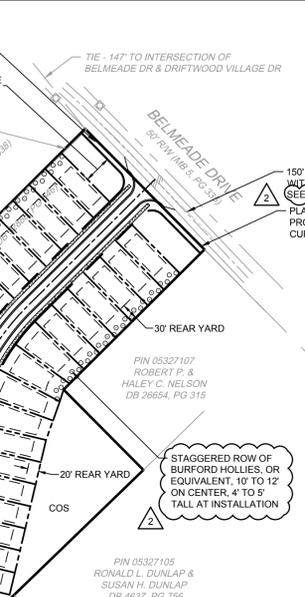
- MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER 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.

**PERMITTED USES & DEVELOPMENT AREA LIMITATION:**

- THE SITE MAY BE DEVELOPED FOR UP TO 165 DWELLING UNITS A COMBINATION OF SINGLE-FAMILY DETACHED AND ATTACHED DWELLING UNITS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE MX-2 LWPA ZONING DISTRICT AND FURTHER RESTRICTIONS BELOW.
- THE TOTAL NUMBER OF DETACHED DWELLING UNITS WILL NOT EXCEED 34 UNITS. NON-RESIDENTIAL USES WILL NOT BE ALLOWED ON THE SITE.
- THE AREA OF THE SITE LOCATED BETWEEN BELMEADE DRIVE AND SAM WILSON ROAD EXTENSION MAY ONLY BE DEVELOPED WITH SINGLE-FAMILY DETACHED DWELLING UNITS AS ALLOWED IN THE MX-2 ZONING DISTRICT, AND AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE AREA OF THE SITE LOCATED TO THE SOUTH OF SAM WILSON ROAD EXTENSION MAY BE DEVELOPED WITH EITHER ATTACHED OR DETACHED DWELLING UNITS AS ALLOWED IN THE MX-2 ZONING DISTRICT, AND AS GENERALLY DEPICTED ON THE REZONING PLAN. RESTRICTIONS ON THE NUMBER OF SINGLE-FAMILY UNITS DESCRIBED ABOVE.
- EACH RESIDENTIAL DWELLING UNIT (ATTACHED AND DETACHED) WILL BE PROVIDED WITH AT LEAST ONE CAR GARAGE. A MINIMUM OF TWO (2) PARKING SPACES WILL BE PROVIDED FOR EACH DETACHED AND ATTACHED DWELLING UNIT IN A COMBINATION OF DRIVEWAYS AND/OR GARAGES AS ALLOWED BY THE ORDINANCE.

**ACCESS, TRANSPORTATION AND IMPROVEMENTS:**

- ACCESS TO THE SITE WILL BE FROM BELMEADE DRIVE AND SAM WILSON ROAD EXTENSION AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE PETITIONER WILL LOCATE THE REQUIRED SIDEWALK AND PLANTING STRIP ALONG BELMEADE DRIVE TO REFLECT THE FUTURE BACK OF CURB LOCATION OF 25 FEET FROM THE EXISTING CENTER LINE (PETITIONER IS NOT REQUIRED TO PROVIDE CURB AND GUTTER ALONG BELMEADE DRIVE). THE PETITIONER WILL PROVIDE SIDEWALKS AND PLANTING STRIPS ALONG BELMEADE DRIVE TO REFLECT THE FUTURE BACK OF CURB LOCATION OF 25 FEET FROM THE EXISTING CENTER LINE (PETITIONER IS NOT REQUIRED TO PROVIDE CURB AND GUTTER ALONG BELMEADE DRIVE). THE WESTBOUND LEFT TURN LANE FROM BELMEADE DRIVE TO SITES PUBLIC STREET ACCESS. THE WESTBOUND LEFT TURN LANE WILL CONTAIN 150 FEET OF STORAGE AND AN APPROPRIATE TAPER. THE CONSTRUCTION OF THIS WESTBOUND LEFT TURN LANE WILL REQUIRE THE ACQUISITION OF OFF-SITE RIGHT-OF-WAY EASEMENTS, INCLUDING SIGHT DISTANCE EASEMENTS. IF THE PETITIONER IS NOT ABLE TO SECURE THIS ADDITIONAL RIGHT-OF-WAY OR THE NECESSARY EASEMENTS THEN THE PETITIONER MAY REQUEST THAT THE CITY OF CHARLOTTE ASSIST WITH THE SECURING OF THE NEEDED RIGHT-OF-WAY OR EASEMENTS. THE PETITIONER MAY POST A BOND FOR THIS REQUIRED IMPROVEMENT TO ALLOW THE RELEASE OF THE FIRST AND SUBSEQUENT CERTIFICATES OF OCCUPANCY. IF THE CITY AND THE PETITIONER ARE NOT ABLE TO SECURE THE NECESSARY RIGHT-OF-WAY AND EASEMENTS TO CONSTRUCT THIS IMPROVEMENT THEN THE PETITIONER WILL NOT BE REQUIRED TO CONSTRUCT THE IMPROVEMENT, BUT WILL INSTEAD CONTRIBUTE THE ESTIMATED COST OF THE IMPROVEMENT TO THE CITY OF CHARLOTTE SO THAT THE CITY MAY CONSTRUCT THE IMPROVEMENT AT A LATER DATE.
- THE PETITIONER WILL PROVIDE GUEST PARKING ALONG THE INTERIOR PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE PETITIONER WILL PROVIDE 100' FOOT CLEAR ZONE (NO INDIVIDUAL DRIVEWAYS) ON EITHER SIDE OF THE PUBLIC STREET THAT CROSSES THE FUTURE SAM WILSON ROAD EXTENSION. THE CLEAR ZONE WILL BE MEASURED FROM THE STOP BARS LOCATED ALONG THE INTERIOR PUBLIC STREETS.
- THE PETITIONER WILL PROVIDE SIDEWALKS AND PLANTING STRIPS AS REQUIRED BY THE ORDINANCE AND AS REQUIRED BY LOCAL STANDARDS FOR A LOCAL RESIDENTIAL MEDIUM PUBLIC STREET.
- THE PETITIONER WILL, ALONG THE INTERIOR PUBLIC AND PRIVATE STREETS, USE BEST AND REASONABLE EFFORTS TO DESIGN THE BUILDINGS SO THE INDIVIDUAL DRIVEWAYS TO EACH UNIT ARE SEPARATED AS MUCH AS POSSIBLE FROM EACH OTHER.
- STREET TREES WILL ALSO BE PROVIDED ALONG THE PUBLIC AND PRIVATE STREETS AS REQUIRED.
- 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.
- ALONG BELMEADE DRIVE THE PETITIONER SHALL DEDICATE AND CONVEY (BY QUITCLAIM DEED AND SUBJECT TO A RESERVATION OF ANY NECESSARY UTILITY EASEMENTS) THAT PORTION OF THE SITE LOCATED ALONG BELMEADE DRIVE AS MAY BE NECESSARY TO PROVIDE FOR A RIGHT-OF-WAY EXTENDING 35 FEET FROM THE EXISTING CENTERLINE AS GENERALLY DEPICTED ON THE REZONING PLAN. SAID DEDICATION AND CONVEYANCE TO OCCUR PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL DWELLING BUILDING CONSTRUCTED ON THE SITE.



**ENVIRONMENTAL FEATURES:**

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- 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 NATURAL SITE DISCHARGE POINTS. SUBJECT WITHIN THE SWIMPCSO BUFFER SHALL BE COORDINATED WITH AN SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATION IF REQUIRED BY CITY ORDINANCE.
- THE SITE WILL COMPLY WITH THE TREE ORDINANCE. THE POSSIBLE LOCATION OF THE PROPOSED TREE SAVE AREAS ARE GENERALLY DEPICTED ON THE REZONING PLAN. ALL UTILITIES WITHIN THE SITE WILL BE PLACED UNDERGROUND.

**LIGHTING:**

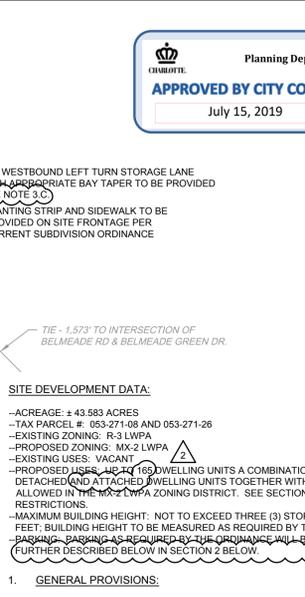
- ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
- ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS BUT NOT LIMITED TO SCONES, WILL BE PERMITTED.

**AMENDMENTS TO THE REZONING PLAN:**

- 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.

**BINDING EFFECT OF THE REZONING APPLICATION:**

- 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.



**REZONING PETITION 2019-043**

**WHITEWATER POINT**  
 CHARLOTTE - MECKLENBURG COUNTY - NORTH CAROLINA

**TIMMONS GROUP**

**REZONING SITE PLAN**

**REVISION DESCRIPTION**

DATE	REVISION PER CITY OF CHARLOTTE COMMENTS
5/13/2019	REVISED PER CITY OF CHARLOTTE COMMENTS
6/24/2019	REVISED PER CITY OF CHARLOTTE COMMENTS

**JOB NO. 42587**  
**SHEET NO. RZ-1.0**

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**DATE** 3/6/2019  
**DRAWN BY** K. BRADLEY  
**DESIGNED BY** K. BRADLEY  
**CHECKED BY** C. TODD  
**SCALE** AS SHOWN

**REVISION DESCRIPTION**

NO.	DATE	DESCRIPTION
1	3/6/2019	REVISED PER CITY OF CHARLOTTE COMMENTS
2	3/6/2019	REVISED PER CITY OF CHARLOTTE COMMENTS

**REZONING SITE PLAN**

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2	3/6/2019	REVISED PER CITY OF CHARLOTTE COMMENTS

**REZONING PETITION 2019-043**

**WHITEWATER POINT**  
 CHARLOTTE - MECKLENBURG COUNTY - NORTH CAROLINA

**TIMMONS GROUP**

**REZONING SITE PLAN**

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