



SITE DEVELOPMENT DATA:

--ACREAGE: ± 43.583 ACRES **--TAX PARCEL** #: 053-271-08 AND 053-271-26

--EXISTING ZONING: R-3

--EXISTING USES: VACANT

--PROPOSED USES: UP TO 176 DWELLING UNITS A COMBINATION OF SINGLE-FAMILY DETACHED AND ONE-FAMILY ATTACHED DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MX-2 ZONING DISTRICT. SEE SECTION 2

--MAXIMUM BUILDING HEIGHT: NOT TO EXCEED THREE (3) STORIES AND NOT TO EXCEED 48 FEET; BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE

--PARKING: PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

1. **GENERAL PROVISIONS**:

a. 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 ACRE SITE 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 ZONING CLASSIFICATION

GRAPHICS AND ALTERATIONS. 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

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY

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.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH UP TO 176 DWELLINGS UNITS A COMBINATION OF SINGLE-FAMILY DETACHED & ONE-FAMILY ATTACHED DWELLING UNITS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE MX-2 ZONING DISTRICT AND FURTHER RESTRICTED BELOW.

b. THE NUMBER OF DETACHED OR ATTACHED DWELLING UNITS MAY VARY AS LONG AS THE TOTAL NUMBER OF DWELLING UNITS DOES NOT EXCEED 176. NON-RESIDENTIAL USES WILL NOT BE ALLOWED ON THE SITE.

WILSON ROAD EXTENSION MAY ONLY BE DEVELOPED WITH SINGLE-FAMILY DETACHED DWELLING UNITS AS ALLOWED IN THE MX-2 ZONING DISTRICT, AND AS d. ALL UTILITIES WITHIN THE SITE WILL BE PLACED UNDERGROUND. GENERALLY DEPICTED ON THE REZONING PLAN. d. THE AREA OF THE SITE LOCATED TO THE SOUTHWEST OF SAM WILSON ROAD EXTENSION MAY BE DEVELOPED WITH EITHER ONE-FAMILY ATTACHED OR DETACHED

DWELLING UNITS AS GENERALLY DEPICTED ON THE REZONING PLAN. e. EACH RESIDENTIAL DWELLING UNIT (ATTACHED AND DETACHED) WILL BE PROVIDED WITH AT LEAST A ONE-CAR GARAGE.

3. ACCESS, TRANSPORTATION AND IMPROVEMENTS

a. ACCESS TO THE SITE WILL BE FROM BELMEADE DRIVE AND SAM WILSON ROAD EXTENSION AS GENERALLY DEPICTED ON THE REZONING PLAN. b. THE PETITIONER WILL PROVIDE SIDEWALKS AND PLANTING STRIPS ALONG THE INTERIOR PUBLIC AND PRIVATE STREETS AS REQUIRED BY THE ORDINANCE AND AS

c. THE PETITIONER WILL, ALONG THE INTERNAL 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

d. STREET TREES WILL ALSO BE PROVIDED ALONG THE PUBLIC AND PRIVATE

e 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

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 30 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.

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 THE FUTURE EXTENSION OF SAM WILSON EXTENSION ROAD AS MAY BE NECESSARY TO PROVIDE FOR A 70 FOOT RIGHT-OF-WAY 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

h. 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.

ARCHITECTURAL STANDARDS, GENERAL DESIGN GUIDELINES FOR

THE PRINCIPAL BUILDINGS USED FOR THE ONE-FAMILY ATTACHED DWELLING UNITS ("TOWNHOMES") 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, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARDY-PLANK), VINYL, EIFS OR WOOD. THE ENTRANCES (FRONT DOOR ENTRANCES) FOR THE PROPOSED. TOWNHOMES LOCATED WITHIN 15 FEET OF A SIDEWALK WILL BE RAISED 24 INCHES

ABOVE THE AVERAGE GRADE OF THE SIDEWALK. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE PORCHES SHALL FORM A PREDOMINATE MOTIF OF THE BUILDING DESIGN. EACH UNIT WILL BE CONSTRUCTED WITH A FRONT PORCH WITH A MINIMUM DEPTH

THE PROPOSED UNITS LOCATED ON THE INTERIOR OF THE SITE THAT HAVE END ELEVATIONS DIRECTLY ACROSS THE PROPOSED PRIVATE OR PUBLIC STREET FROM UNITS THAT FRONT THE SAME PRIVATE OR PUBLIC STREET WILL BE CONSTRUCTED WITH CORNER PORCHES. CORNER PORCHES WILL EXTEND A MINIMUM OF SIX (6) FEET FROM THE FRONT ELEVATION AND WILL HAVE A MINIMUM DEPTH OF SIX (6) FEET.

ON THE INTERIOR OF THE SITE END UNITS THAT ABUT THE INTERNAL PRIVATE OR PUBLIC STREETS WILL HAVE MULTIPLE WINDOWS ON THE END FACADES TO AVOID A BLANK STREET WALL

GARAGE DOORS VISIBLE FROM THE PUBLIC OR PRIVATE STREETS WILL BE RECESSED AT LEAST ONE (1) FOOT BEHIND THE FRONT MOST BUILDING FACE TO MINIMIZE THE VISUAL IMPACT OF THE GARAGE DOORS ON THE PUBLIC AND PRIVATE WHEN VINYL SIDING IS USED AS A BUILDING MATERIAL, ON THE PROPOSED

BUILDINGS, THE MINIMUM THICKNESS OF THE PROPOSED VINYL WILL BE .042.

STREETSCAPE, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING

A 50 FOOT ROAD FRONTAGE BUFFER AS MEASURED FROM THE FUTURE RIGHT-OF-WAY BACK OF BELMEADE DRIVE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS BUFFER WILL MEET CLASS C BUFFER 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 IS GENERALLY DEPICTED ON THE REZONING REAR YARDS WILL PROVIDED ALONG THE EXTERIOR PROPERTY LINES 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.

BUFFERS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. BUFFER WIDTHS MAY BE INCREASED AS ALLOWED BY THE ORDINANCE. UTILITIES MAY CROSS PROPOSED BUFFERS AT ANGLES NO GREATER THAN 75 DEGREES. STORM DRAINAGE DISCHARGE APRONS AND SWALES WITH OR WITHOUT RIP-RAP MAY ALSO CROSS THE BUFFER AT ANGLES NO GREATER THAN 75 DEGREES IN ORDER TO ALLOW FOR THE NATURAL FLOW STORM WATER.

6. ENVIRONMENTAL FEATURES:

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 SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL

THE SITE WILL COMPLY WITH THE TREE ORDINANCE. THE POSSIBLE c. THE AREA OF THE SITE LOCATED BETWEEN BELMEADE DRIVE AND SAM LOCATION OF THE PROPOSED TREE SAVE AREAS ARE GENERALLY DEPICTED ON THE REZONING PLAN.

OF SIX (6) FEET.

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.

9. 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.

DATE 3/6/2019 K. BRADLEY **DESIGNED BY**

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SCALE AS SHOWN