Development Standards:

1. General Provisions:

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by FH 1524 Sunset Rd., LLC ("Petitioner") to accommodate the development of a single family and townhome community on approximately 54.99 acre site located on the south side of Sunset Road between Joe Turner Drive and Oakdale Road (the "Site").

b. **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 shall govern.

c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, 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 minor 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 are:

i. 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.

d. **Number of Buildings Principal and Accessory.** The total number of attached dwelling buildings to be developed on the Site shall not exceed 36 (the number of detached dwelling units will be determined by the total number of lots ultimately developed). 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 mall kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

2. **Permitted Uses:**

a. The Site may be developed with up to 280 dwelling units, including the existing single-family home with frontage on Oakdale Rd and labeled as existing home to remain on Sheet RZ-1 (if this home is demolished the number of dwelling units may be increased by three (3) to 283). The residential community may contain a mix of detached dwellings and attached dwelling units, together with accessory uses allowed in the MX-2 zoning district.

- No more than 150 attached dwelling units may be constructed on the Site, in the location generally indicated on the Rezoning Plan. The Petitioner reserves the right to construct detached dwelling units instead of attached dwelling units in some or all the area of the Site where attached dwellings are generally depicted.
- No more than 211 detached dwelling units may be constructed on the Site.
- The mix of unit types may vary and may range between 211 single-family homes and zero (0) attached dwelling units, and 133 single-family homes and 150 attached dwelling units as long as the total number of units does not exceed 280 units or 283 units if the existing single-family home is demolished.

b. Non-residential uses will not be allowed on the Site. The Petitioner may elect to only construct detached dwelling units on the Site and not construct any attached dwelling units (townhomes).

3. **Access:**

a. Access to the Site will be from Sunset Road, Oakdale Road, the extension of Allen Jay Drive, Oakdale Pasture Drive, and Oakdale Creek Lane as generally depicted on the Rezoning Plan.

b. The Petitioner will construct a westbound left-turn lane on Sunset Road to access Public Street A. The westbound left-turn lane will contain 150 feet of storage and an appropriate taper. The Petitioner will also construct a southbound left-turn lane on Oakdale Road to access Public Street E. The southbound left-turn lane will contain 150 feet of storage and an appropriate taper. These left-turn lanes may be constructed independently of each other. The left-turn lane on Sunset Road must be constructed prior to plat approval for more than 50 lots/dwelling units within the portion of the site with access from Sunset Road. The left-turn lane on Oakdale Road must be constructed prior to plat approval for more than 50 lots/dwelling units within the portion of the site with access to Oakdale Road. In addition to the specified limits on platted lots/units, the Petitioner shall post a letter of credit or bond for the required improvements and any associated off-site right-of-way to be acquired for construction the required improvements in accordance with the Charlotte Subdivision Ordinance.

c. Right-of-way Availability: It is understood that some of the public roadway improvements referenced above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts, as specified in the City of Charlotte right-of-way acquisition process as administered by the City of Charlotte's Engineering Department, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Department or other applicable agency, department or governmental body agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings.

d. The design of Public Street A and E will include a left turn egress lane with 60 feet of storage as generally depicted on the Rezoning Petition.

e. The Petitioner will dedicate via fee simple conveyance 35 feet of additional right-of-way from the existing center line of Sunset Road and Oakdale Road. This additional right-of-way will be dedicated as part of the required final plats for development taking place along each of these roads. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

f. The alignment of the 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 the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

4. **Streetscape, Buffers, Open Space, and Landscaping:**

a. The Petitioner will provide 30 foot Common Open Space area along Sunset Road and Oakdale Road as required by Section of 12.308 of Ordinance and as generally depicted on the Rezoning Plan.

b. The future back of curb along the Site's frontage on Sunset and Oakdale Road will be a minimum of 24 feet from the existing pavement centerline for each road. Any requirement for construction of curb and gutter along the Site's frontage on Sunset and Oakdale Road will be determined during the subdivision plan review and permitting process in accordance with applicable City Code requirements. Subject to approval by the City Engineer, or his/her designee, the Petitioner may elect to install curb & gutter along the Site's frontage on Sunset and/or Oakdale Road, even if not required by City Code.

c. The Petitioner will improve the Site's frontage along Sunset Road and Oakdale Road with a six (6) foot sidewalk. If the existing right-of-way along Sunset Rd. is sufficient to allow the installation of sidewalk across tax parcel # 037-042-11 without the acquisition of additional right-of-way, or construction and/or utility easements, then the Petitioner will construct a sidewalk along the frontage of this parcel as part of the construction of a sidewalk along the Site's frontage.The Petitioner will improve the Site's frontage along Sunset Road and Oakdale Road with a six (6) foot sidewalk. If the existing right-of-way along Sunset Rd. is sufficient to allow the installation of sidewalk across tax parcel # 037-042-11 without the acquisition of additional right-of-way, or construction and/or utility easements, then the Petitioner will construct a sidewalk along the frontage of this parcel as part of the construction of a sidewalk along the Site's frontage.

d. The Petitioner will provide a 37.5 foot Class C Buffer with a six (6) foot solid fence between the proposed attached dwelling units and the exterior property line as generally depicted on the rezoning plan. If detached dwelling units are constructed in the area of the Site set aside for attached dwelling units where a buffer is indicated then a buffer is not required to be provided.

e. The Petitioner will provide an improved common open space area as generally depicted on the Rezoning Plan as required by the MX-2 zoning district.

f. The Petitioner will provide sidewalks and planting strips along the interior public streets as required by the Ordinance and as required by CMDLS standards for a local residential medium public streets.

5. **Attached Dwelling Unit Architectural Standards:**

a. The principal buildings used for attached residential dwelling units 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.

b. No more than five (5) attached dwelling units may be located in each building developed for attached dwelling units.

c. The entrances (front door entrances) for the proposed attached dwelling units located within 15 feet of a sidewalk will be raised a minimum of 12 inches above the average grade of the sidewalk.

d. Pitched roofs, 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.

e. A porch or a stoop shall form a predominate motif of the building design. If a porch is constructed the front porch will have a minimum depth of six (6) feet as generally indicated on the Rezoning Plan.

f. The proposed units located on the interior of the Site that have end elevations directly across the proposed public street from units that front the same 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.

g. Stoops and entry-level porches may be covered but should not be enclosed.

h. Units located at street corners (corner units) and end units that abut the a public street will have architectural treatments or windows 'to avoid blank wall expanses greater than 10 feet on all building levels.

i. Each residential dwelling unit will be provided with a one-car garage.

j. Garage doors visible from the public streets will be recessed at least one (1) foot behind the front most building face, and provide additional architectural treatments such as translucent windows or projecting elements over the garage door opening to minimize the visual impact of the garage doors on the public streets.

k. When vinyl siding is used as a building material, on the proposed buildings, the minimum thickness of the proposed vinyl will be .042.

l. Sidewalks will be provided that connect the main entrance to each residential unit to the sidewalks along the proposed public streets.

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 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.

c. Development within the SWIM/PCSO/Watershed Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City Ordinance.

d. The Site will comply with the Tree Ordinance.

e. All utilities within the Site will be placed underground.

7. **Lighting:**

a. 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.

b. Decorative pedestrian scale lights will be provided along the internal public streets.

c. Architectural lighting on building facades, such as but not limited to scones, will be permitted.

8. **Greenway Dedication along Gutter Branch:**

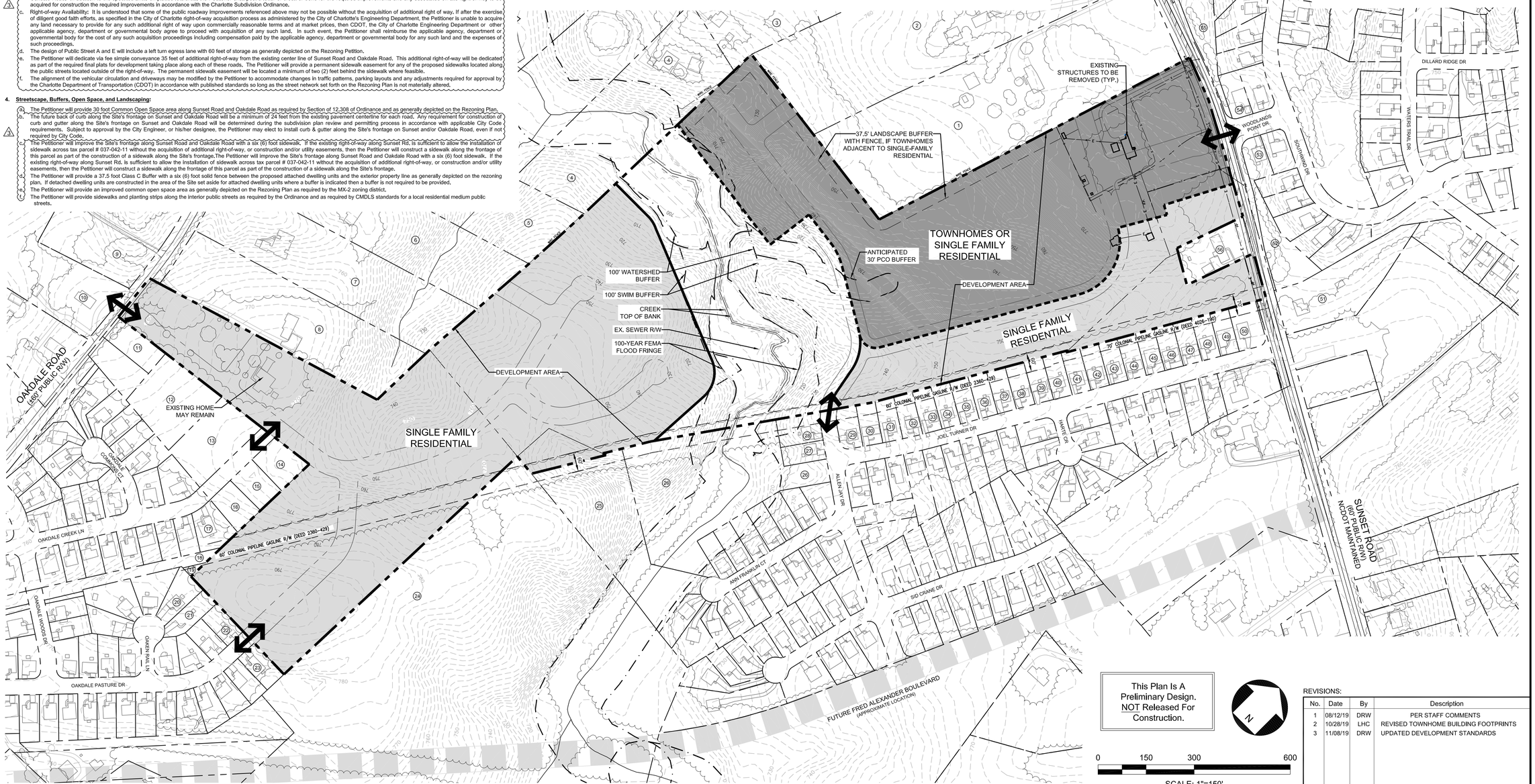
a. The Petitioner will dedicate and convey to Mecklenburg County the portion of the 100 foot SWIM buffer for Gutter Branch located on the Site as generally depicted on the Rezoning Plan. This area will be dedicated and conveyed to Mecklenburg County prior to the issuance of the last certificate of occupancy on the Site. Storm water detention and water quality treatment areas may not be located within the area to be dedicated to Mecklenburg County. The area dedicated to County Park and Recreation may also be used to meet tree save requirements of the Tree Ordinance.

9. **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.

10. **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.



This Plan Is A Preliminary Design. NOT Released For Construction.

REVISIONS:

No.	Date	By	Description
1	08/12/19	DRW	PER STAFF COMMENTS
2	10/28/19	LHC	REVISED TOWNHOME BUILDING FOOTPRINTS
3	11/08/19	DRW	UPDATED DEVELOPMENT STANDARDS

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tel: 704-841-1604
fax: 704-841-1604

PRIMM PROPERTY
CHARLOTTE, NC
FERRELL HOLDINGS
CHARLOTTE, NC 28216

EXISTING CONDITIONS PLAN & TECHNICAL DATA SHEET
REZONING PETITION: 2019-071

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL
Drawn By: DRW
Checked By: MDL
Date: 04/11/2019
Project Number: 18064

Sheet Number:

RZ-1

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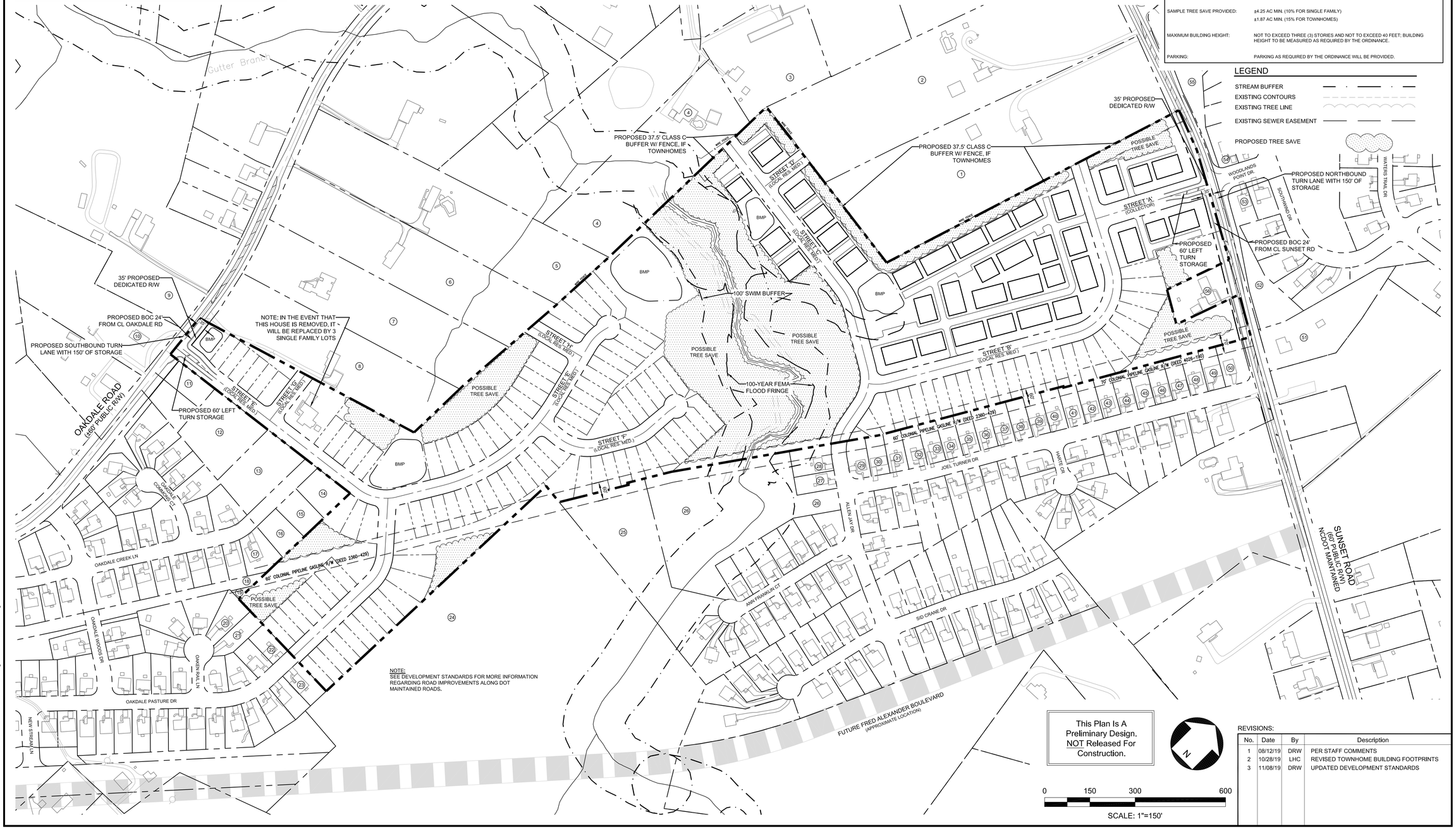
ADJACENT PROPERTY OWNERS

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
1	DONNA MCAULEY HOLLAR & WILLIAM EDWARD HOLLAR	03703101	26482-307	R-3	Single-Family
2	SUNSET ROAD PARTNERS, LLC	03703102	24587-20	R-3	Single-Family
3	A MAN WITH A DREAM, LLC	03703201	33178-906	R-3	Single-Family
4	A MAN WITH A DREAM LLC,	03703215	31360-290	R-3	Single-Family
5	RODNEY LEE LOYEAR & RACHEL G LOYEAR	03703211	4206-190	R-3	Single-Family
6	CARRENA L RILEY & DONALD L RILEY	03703212	6913-741	R-3	Single-Family
7	MARK DOUGLAS COTTINGS & LEIGH A COTTINGS	03703214	32433-585	R-3	Single-Family
8	TIFFANY ANN HARRIS & DENNIS WAYNE HARRIS	03703213	33051-296	R-3	Single-Family
9	DOROTHY LANIER	3309112	02758-373	R-3	Single-Family
10	JONATHAN P RING	3309111	11360-229	R-3	Single-Family
11	JSN CAPITAL, LLC	3703220	33154-205	R-3	Single-Family
12	JSN CAPITAL, LLC	3703227	32446-135	R-3	Single-Family
13	JSN CAPITAL, LLC	3703224	32446-135	R-3	Single-Family
14	JSN CAPITAL, LLC	03703228	32446-135	R-3	Single-Family
15	JSN CAPITAL, LLC	03703225	32446-135	R-3	Single-Family
16	JSN CAPITAL, LLC	03703226	32446-135	R-3	Single-Family
17	EDDRENA D MORRIS	03740125	17502-232	R-4(CD)	Single-Family
18	ASSOCIATION POINTE AT OAKDALE & C/O PRISM REAL ESTATE SERVICE,	03740143	17788-676	R-4(CD)	Single-Family
19	RS ASSOCIATION THE POINTE AT OAKDALE HOMEOWNE & C/O KEUSTER REAL ESTATE SERVICES	03740262	20194-111	R-4(CD)	Single-Family
20	SAYEEDA SAUNDERS	03740237	31463-230	R-3, R-4(CD)	Single-Family
21	DAVID THOMAS GIBSON & KAREN M GIBSON	03740238	33068-46	R-3	Single-Family
22	MARCO ALEXANDER SMITH & ADRIANA LUCIA SMITH	03740242	23957-660	R-3	Single-Family
23	CORETTA Y WALKER	03740243	18405-974	R-3	Single-Family
24	MECKLENBURG COUNTY & C/O REAL ESTATE /FINANCE DEPT	03740105	6333-514	R-3	Single-Family
25	WALNUT CREEK RESIDENTS ASSOC, INC	03704338	19227-847	R-3	Single-Family
26	WALNUT CREEK RESIDENTS ASSOC, INC	03704336	19227-847	R-3	Single-Family
27	JOSHUA SIEGEL & KATERA SIEGEL	3704334	20387-377	R-3	Single-Family
28	COMFORT REAL ESTATE, LLC	03704335	30188-494	R-3	Single-Family
29	GAITHER WHITE	03704246	32242-735	R-3	Single-Family
30	CHARLES H CLARKE	03704247	23785-311	R-3	Single-Family
31	KEBA BOSLEY	03704248	21639-572	R-3	Single-Family
32	VERNON PATTERSON JR	03704249	28003-161	R-3	Single-Family
33	TAH MS BORROWER, LLC	03704250	32219-488	R-3	Single-Family
34	PROGRESS RESIDENTIAL BORROWER 4, LLC	03704251	32879-571	R-3	Single-Family
35	PROGRESS RESIDENTIAL BORROWER 3, LLC	03704252	32480-821	R-3	Single-Family
36	MURP 3 ASSETS, LLC	03704253	32616-314	R-3	Single-Family
37	WILLIAM RODOLFO VELIZ CHIQUITO & YEIMI EVANS GOMEZ MONTENEGRO	03704254	30605-891	R-3	Single-Family
38	JENNY L WESCOTT	03704255	14011-557	R-3	Single-Family
39	HOME SFR BORROWER, LLC & C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	03704256	31241-116	R-3	Single-Family
40	RUTH DINUWELLE	03704257	13762-903	R-3	Single-Family
41	NORMA S CATAGENA & MARCO A CARTAGENA	03704258	32203-917	R-3	Single-Family
42	MNSF II W1, LLC	03704259	31326-810	R-3	Single-Family
43	MARY J ALLISON-BALLARD	03704260	13912-671	R-3	Single-Family
44	CAROLYN F HEDGECOE & RONNIE L HEDGECOE	03704261	13528-510	R-3	Single-Family
45	STANLEY WELLS & BERNADETTE MATTHEWS-WELLS	03704262	32059-484	R-3	Single-Family
46	CORNELL STOKES JR & SHARON STOKES	03704263	26105-110	R-3	Single-Family
47	CLEO W HAMRIGHT	03704264	13730-290	R-3	Single-Family
48	MARION F BLACKMON	03704265	23864-707	R-3	Single-Family
49	THOMAS L ALLIGOOD & DAWN J ALLIGOOD	03704266	12821-35	R-3	Single-Family
50	CHARLES D BEASON	03704267	24692-170	R-3	Single-Family
51	YASMIN G DARBY-WILLIS & GARY N WILLIS	03707122	22015-846	R-3	Single-Family
52	WOODLANDS COMMUNITY ASSOC, INC	03707394	11864-203	R-3	Single-Family
53	LYDIA LYDIA	03707393	32584-344	R-3, R-4(CD)	Single-Family
54	LYNETTE J TALLEY SOONES & HOWARD G SOONES JR	03707325	21234-99	R-4(CD)	Single-Family
55	WOODLANDS COMMUNITY ASSOC, INC	03707332	11864-203	R-4(CD)	Single-Family
56	CLAUDIO BUSTAMANTE & TERESA A TAVAREZ	03704211	29853-196	R-3	Single-Family

DEVELOPMENT DATA:

TAX PARCEL ID:	037-043-01, 037-043-02, 037-401-04, 037-032-16
SITE AREA:	±54.99 ACRES TOTAL ±42.52 ACRES OF SINGLE-FAMILY ±12.47 ACRES OF TOWNHOMES
EXISTING ZONING:	R-3
PROPOSED ZONING:	MX-2
EXISTING USES:	RESIDENTIAL/ VACANT LAND
PROPOSED USES:	DETACHED AND ATTACHED DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MX-2 ZONING DISTRICT.
R-6 MINIMUM LOT CRITERIA:	LOT WIDTH: 40' LOT AREA: 4,500 SF FRONT SETBACK: 17' SIDE YARD: 5' REAR YARD: 30'
MAXIMUM DEVELOPMENT:	UP TO A TOTAL OF 280 RESIDENTIAL DWELLING UNITS (INCLUDING THE EXISTING SINGLE-FAMILY HOME LOCATED ON THE SITE WITH FRONTAGE ON OAKDALE RD. AND LABELED AS EXISTING HOME TO REMAIN ON SHEET RZ-1); A COMBINATION OF DETACHED DWELLING UNITS (SINGLE FAMILY HOMES) AND ATTACHED DWELLING UNITS (TOWNHOMES FOR SALE), SUBJECT TO THE LIMITATIONS DESCRIBED BELOW.
SAMPLE TREE SAVE REQUIRED:	±4.25 AC (10% FOR SINGLE FAMILY) ±1.87 AC (15% FOR TOWNHOMES)
SAMPLE TREE SAVE PROVIDED:	±4.25 AC MIN. (10% FOR SINGLE FAMILY) ±1.87 AC MIN. (15% FOR TOWNHOMES)
MAXIMUM BUILDING HEIGHT:	NOT TO EXCEED THREE (3) STORIES AND NOT TO EXCEED 40 FEET; BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
PARKING:	PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.



LEGEND

- STREAM BUFFER
- EXISTING CONTOURS
- EXISTING TREE LINE
- EXISTING SEWER EASEMENT
- PROPOSED TREE SAVE

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REVISIONS:

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SCHEMATIC SITE PLAN

REZONING PETITION: 2019-071

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NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager:	MDL
Drawn By:	DRW
Checked By:	MDL
Date:	04/11/2019
Project Number:	18064

Sheet Number:

RZ-2

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