

P:\2018 Jobs\18064 - Primm Sunset Road\CAD\Sketch Planning\18064\_RZ.dwg

#### Development Standards:

- General Provisions:**
    - 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").
    - 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.
    - 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:
- minor and don't materially change the overall design intent depicted on the Rezoning Plan.

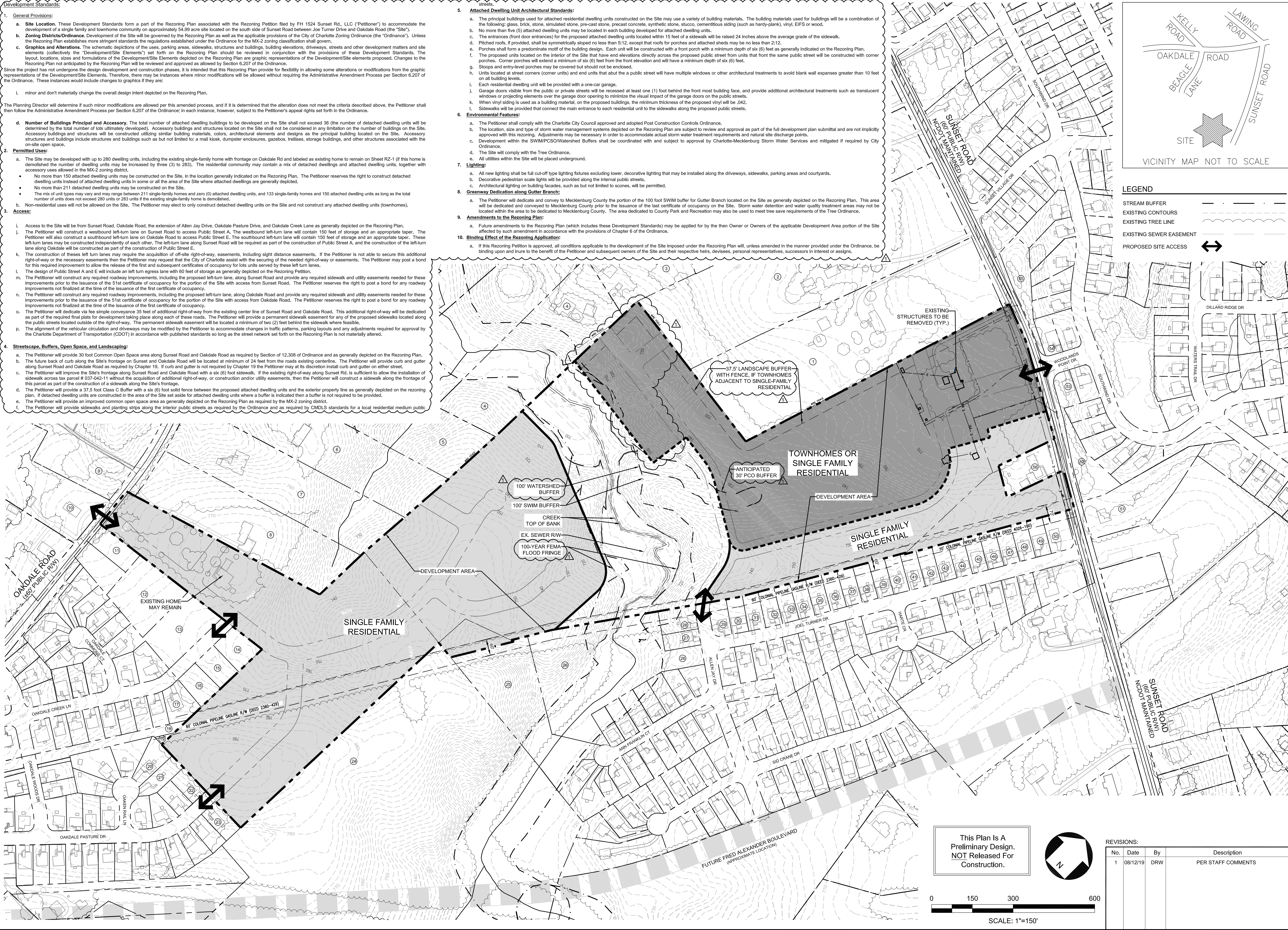
The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- 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 mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
- Permitted Uses:**
    - 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 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.
      - 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).

- Access:**
  - 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.
  - The Petitioner shall construct a southbound 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 along Sunset Road will be required as part of the construction of Public Street A, and the construction of the left-turn lane along Oakdale will be constructed as part of the construction of Public Street E.
  - The construction of these left turn lanes may 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 for lots units served by these left turn lanes.
  - The design of Public Street A and E will include an left turn egress lane with 60 feet of storage as generally depicted on the Rezoning Petition.
  - The Petitioner will construct any required roadway improvements, including the proposed left-turn lane, along Sunset Road and provide any required sidewalk and utility easements needed for these improvements prior to the issuance of the 51st certificate of occupancy for the portion of the Site with access from Sunset Road. The Petitioner reserves the right to post a bond for any roadway improvements not finalized at the time of the issuance of the first certificate of occupancy.
  - The Petitioner will construct any required roadway improvements, including the proposed left-turn lane, along Oakdale Road and provide any required sidewalk and utility easements needed for these improvements prior to the issuance of the 51st certificate of occupancy for the portion of the Site with access from Oakdale Road. The Petitioner reserves the right to post a bond for any roadway improvements not finalized at the time of the issuance of the first certificate of occupancy.
  - 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.
  - 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.

- Streetscape, Buffers, Open Space, and Landscaping:**
  - The Petitioner will provide 30 foot Common Open Space area along Sunset Road and Oakdale Road as required by Section 12.308 of Ordinance and as generally depicted on the Rezoning Plan.
  - The future back of curb along the Site's frontage on Sunset and Oakdale Road will be located at minimum of 24 feet from the roads existing centerline. The Petitioner will provide curb and gutter along Sunset Road and Oakdale Road as required by Chapter 19. If curb and gutter is not required by Chapter 19 the Petitioner may at its discretion install curb and gutter on either street.
  - 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 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.
  - 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.
  - The Petitioner will provide sidewalks and planting strips along the interior public streets as required by the Ordinance and as required by CMDS standards for a local residential medium public streets.

- Attached Dwelling Unit Architectural Standards:**
  - 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.
  - No more than five (5) attached dwelling units may be located in each building developed for attached dwelling units.
  - The entrances (front door entrances) for the proposed attached dwelling units 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 no less than 2:12.
  - Porches shall form a predominate motif of the building design. Each unit will be constructed with a front porch with a minimum depth of six (6) feet as generally indicated on the Rezoning Plan.
  - 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.
  - Sloops and entry-level porches may be covered but should not be enclosed.
  - Units located at street corners (corner units) and end units that abut the a public street will have multiple windows or other architectural treatments to avoid blank wall expanses greater than 10 feet on all building levels.
  - Each residential dwelling unit will be provided with a one-car garage.
  - Garage doors visible from the public or private 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.
  - When vinyl siding is used as a building material, on the proposed buildings, the minimum thickness of the proposed vinyl will be .042.
  - Sidewalks will be provided that connect the main entrance to each residential unit to the sidewalks along the proposed public streets.
- Environmental Features:**
  - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls 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.
  - 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.
  - The Site will comply with the Tree Ordinance.
  - 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.
  - Decorative pedestrian scale lights will be provided along the internal public streets.
  - Architectural lighting on building facades, such as but not limited to scones, will be permitted.
- Greenway Dedication along Gutter Branch:**
  - 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.
- 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.



REVISIONS:				
No.	Date	By	Description	
1	08/12/19	DRW	PER STAFF COMMENTS	

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
1	DONNA MACULEY 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 LOVEAR & RACHEL G LOVEAR	03703211	4206-190	R-3	Single-Family
6	CARRELA 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


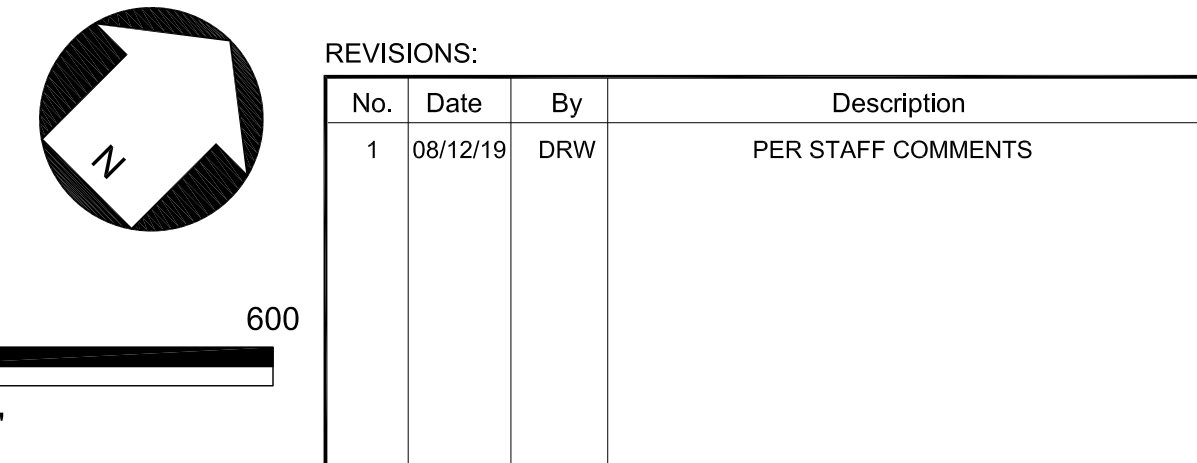
PARCEL	PROPERTY OWNER NAME	PARCEL ID#	DEED BOOK	ZONING	LAND USE
16	JSM CAPITAL, LLC	03703226	32446-135	R-3	Single-Family
17	EDDREDA D MORRIS	03740125	17502-232	R-4(CD)	Single-Family
18	ASSOCIATION POINTE AT OXDALE & C/O PRISM REAL ESTATE SERVICE,	03740143	17788-676	R-4(CD)	Single-Family
19	RS ASSOCIATION THE POINTE AT OXDALE HOMEOWNNE & C/O KEUSTER REAL ESTATE SERVICES	03740262	20194-111	R-4(CD)	Single-Family
20	SAYEDA 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	03704138	19227-847	R-3	Single-Family
26	WALNUT CREEK RESIDENTS ASSOC, INC	03704336	19227-847	R-3	Single-Family
27	JOSHUA SIEGEL & KATERA SIEGEL	03704335	20387-377	R-3	Single-Family
28	COMFORT REAL ESTATE, LLC	03704334	30188-494	R-3	Single-Family
29	GAITHER WHITE	03704246	32242-735	R-3	Single-Family

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
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	32214-988	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 CHQUITO & YEIMI EVANS GOMEZ MONTENEGRO	03704254	30605-891	R-3	Single-Family
38	JENNY I WESCOTT	03704255	14011-557	R-3	Single-Family
39	HOME SRF BORROWER, LLC & C/O ALTISURCE ASSET MANAGEMENT CORPORATION	03704256	31241-116	R-3	Single-Family
40	RUTH DINWILLE	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

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
44	CAROLYN F HEDEGGE & RONNIE L HEDEGGE	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 HAMBRIGH	03704264	13730-290	R-3	Single-Family
48	MARION J BLACKMON	03704265	23864-707	R-3	Single-Family
49	THOMAS L ALLEGOOD & DAWN J ALLEGOOD	03704266	18221-35	R-3	Single-Family
50	CHARLES D BEASON	03704267	24692-170	R-3	Single-Family
51	YASMIN G DABRY-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 LALYDIA	03707399	32584-344	R-3, R-4(CD)	Single-Family
54	LYNETTE J TALLEY SONES & HOWARD G SONES 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

**LEGEND**

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



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**PRIMM PROPERTY**  
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FERRELL HOLDINGS  
CHARLOTTE, NC 28216

REZONING PETITION:  
2019-071

Project Manager: MDL

Drawn By: DRW

Checked By: MDL

Date: 04/11/2019

Project Number: 18064

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SHEET # 2 OF 2