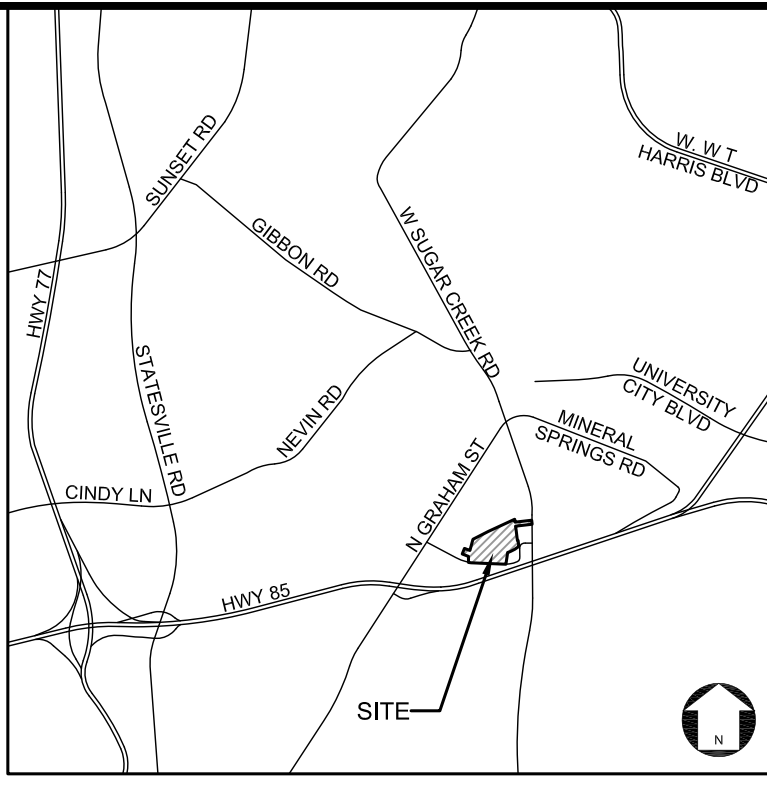
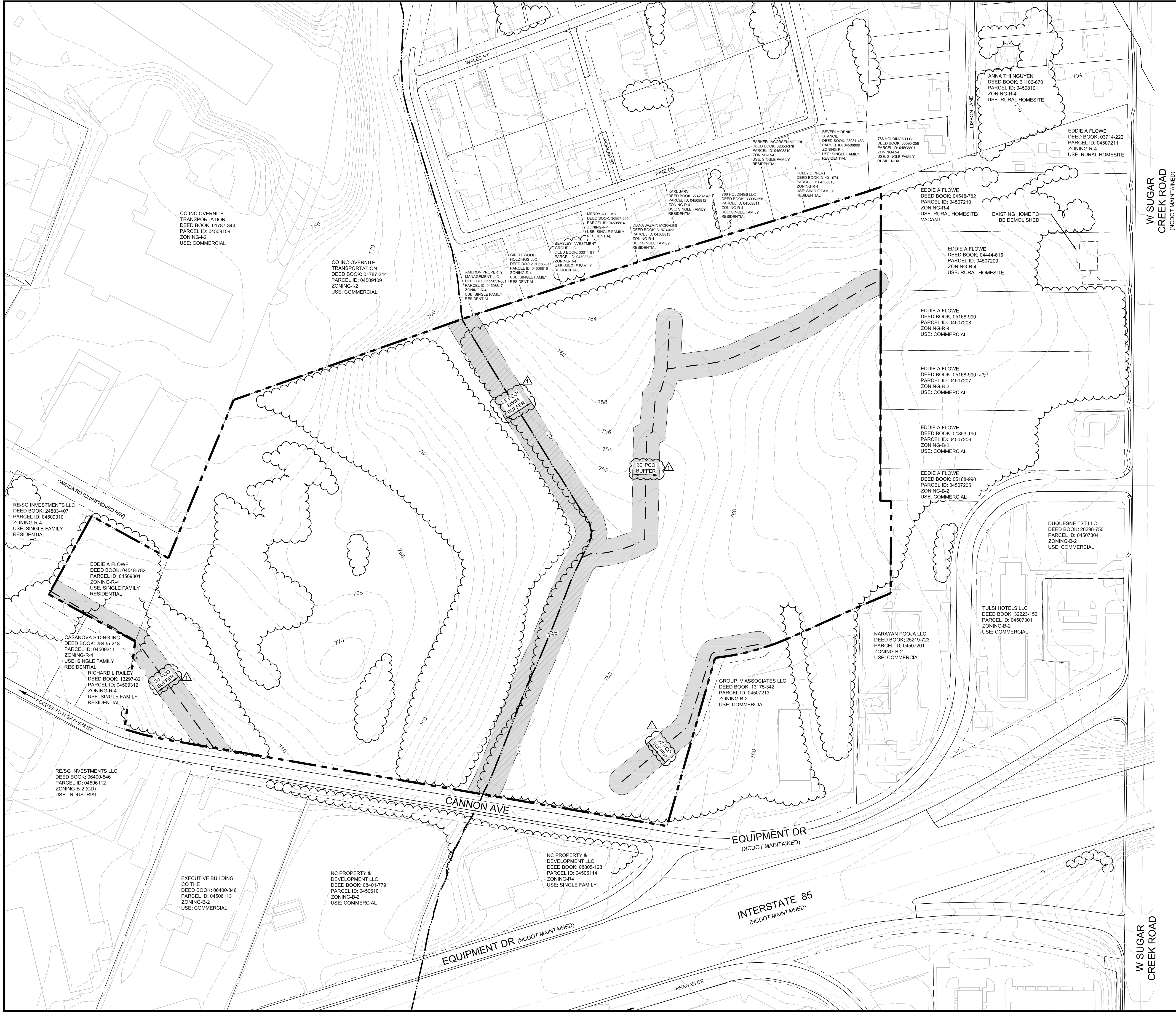


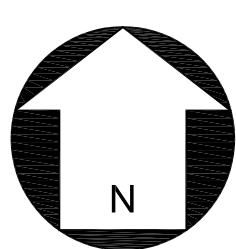
P:\2019 Jobs\19004 - 1515 Cannon - TAC\CAD\Sketch Planning\19004\_REZONING.dwg



DEVELOPMENT DATA:	
Site Area:	+/- 36.83 acres
Tax Parcels:	04507101, 04509301
Existing Zoning:	R-4
Proposed Zoning:	UR-2(CD)
Existing Use:	SF RESIDENTIAL - ACREAGE, RURAL HOMESITE
Proposed Uses:	See Development Standards
Development Area:	+/- 30.29 AC
Proposed Development:	425 Units
Min. Setback:	14' From BOC
Min. Side Yard:	5'
Min. Rear Yard:	10'
Maximum Building Height:	45'
Parking Provided:	1.5 Spaces per unit min. plus on-street
Min. Private Open Space:	400 s.f./unit as required by ordinance
Tree Save Required:	+/- 5.82 AC (15% Min.)
Tree Save Provided:	+/- 5.82 AC
PCCO:	Per Ordinance

LEGEND:	
PROPERTY LINE	---
PERENNIAL STREAM	~~~~~
INTERMITTENT STREAM	- - - - -
EXISTING TREELINE	~~~~~
EXISTING LOT LINE	---
EXISTING CONTOUR	~~~~~
EXISTING PCO BUFFER	---
EXISTING 35' S.W.I.M. BUFFER	---
EXISTING P.C.O. BUFFER	---
NOTE: STREAM LOCATIONS SUBJECT TO VERIFICATION BY U.S.A.C.O.E. AND CHARLOTTE STORM WATER SERVICES.	

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



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

1515 CANNON AVE  
CHARLOTTE, NC 28269  
THE ARDENT COMPANIES  
REZONING PETITION #2019-072

EXISTING  
CONDITIONS  
PLAN

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

Project Manager: MDL

Drawn By: SCJ  
LHC

Checked By: MDL

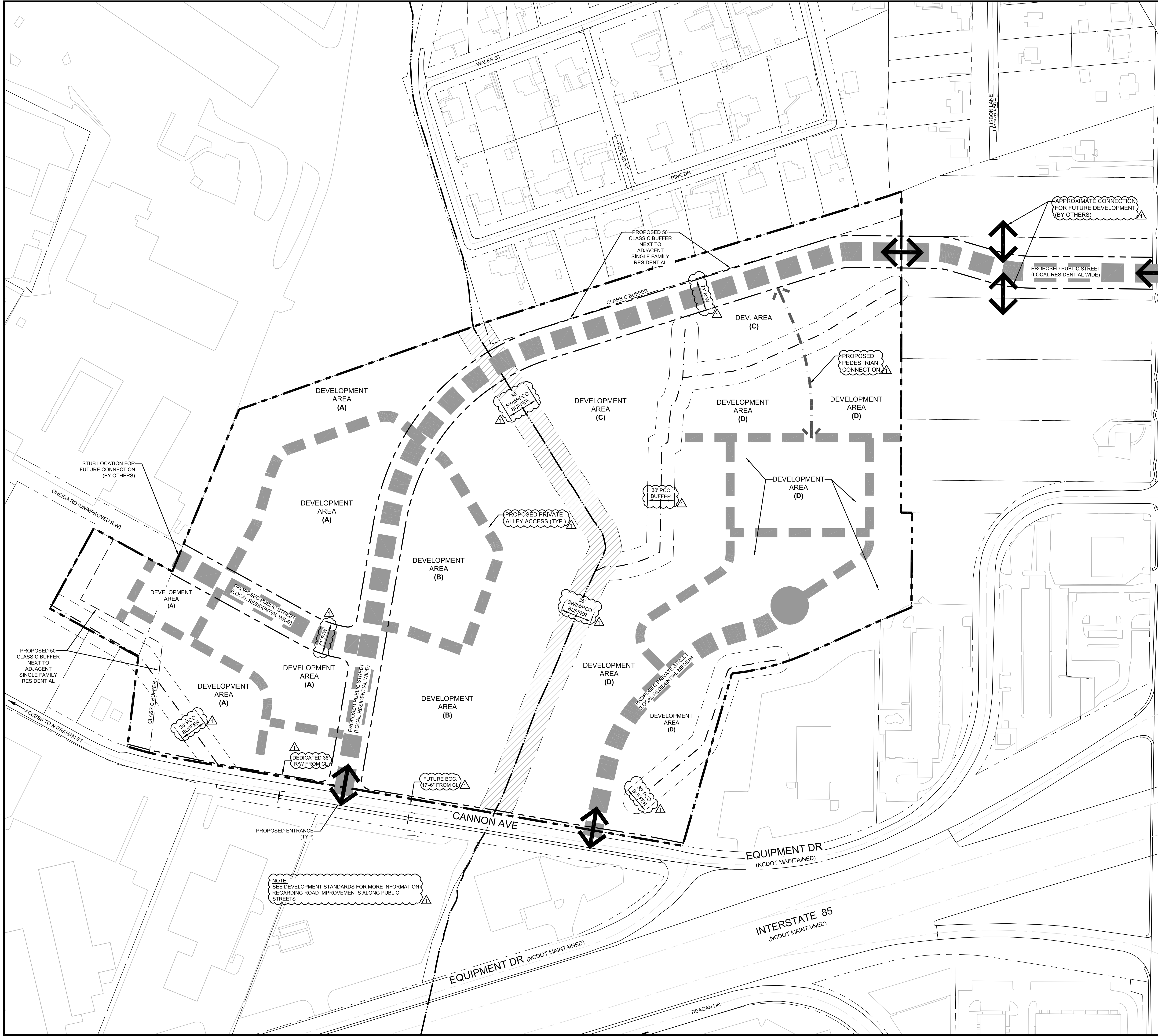
Date: 04/16/19

Project Number: 19004

Sheet Number:

RZ-1





**LEGEND:**

PROPERTY LINE	-----	PROPOSED SETBACK	---
PERENNIAL STREAM	=====	PROPOSED SITE ACCESS	↔
INTERMITTENT STREAM	=====	EXISTING 35' S.W.I.M. BUFFER	▨
EXISTING LOT LINE	----	EXISTING P.C.O. BUFFER	▨
PROPOSED ROAD	----		
PROPOSED RIGHT OF WAY	----		

**DEVELOPMENT STANDARDS**

**A. General Provisions**

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Ardent Acquisitions LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 38.85 acre site located on the north side of Cannon Avenue, west of the intersection of Cannon Avenue and Equipment Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 045-071-01 and 045-093-01.
- The development and use 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").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the locations, placements and sizes of the building footprints as well as the internal public streets, internal drive ways and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners 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.

**B. Permitted Uses/Development Limitations**

- The Site may be devoted only to a residential community containing a maximum of 425 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
- The dwelling units may only be comprised of single family detached dwelling units, single family attached dwelling units or a combination thereof.

**C. Transportation**

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- The Site will be served by internal public streets and internal private drives and/or alleys and minor adjustments to the locations of the internal public streets and the internal private drives and/or alleys shall be allowed during the construction permitting process.
- As an off-site transportation improvement and to provide vehicular access from and to the Site, Petitioner shall extend the internal local residential wide public street located on the eastern portion of the Site through the adjacent parcel of land designated as Tax Parcel No. 045-072-09 to West Sugar Creek Road as generally depicted on the Rezoning Plan. Minor adjustments to the location of this local residential wide public street shall be allowed during the construction permitting process.
- Internal sidewalks shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
- Prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Cannon Avenue as required to provide right of way measuring 36 feet from the centerline of existing Cannon Avenue, to the extent that such right of way does not already exist.
- A direct driveway connection from a public street to an individual single family attached dwelling unit shall not be permitted.
- Petitioner reserves the right to file with the Planning Department an application for an exception to eliminate the stub street to the Onelda Road right of way located on the western boundary of the Site. If the exception is granted, Petitioner shall not be required to construct the stub street.
- Petitioner shall dedicate and convey all relevant right of way to the City of Charlotte prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the Site. The right of way shall be setback 2 feet behind the back of sidewalk where feasible. If it is not feasible, the sidewalks, or portions thereof, may be located in a sidewalk utility easement.
- All transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy for a new dwelling unit constructed on the site, except as otherwise agreed to between developer, NCDOT, and CDOT once a phased traffic study has been completed. Notwithstanding the foregoing, the traffic signal on West Sugar Creek Road and any turn lane into the site shall only be required to be installed and/or constructed prior to the time that the entrance street that the turn lane or traffic signal serves is open to vehicular traffic.

**D. Architectural Standards**

- The maximum height of any new dwelling unit or building constructed on the Site shall be 40 feet as measured under the Ordinance.
- To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 12 to 24 inches.
- 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, unless a flat roof architectural style is employed.
- Usable porches or stoops shall form a predominant feature of the building design and be located on the front or side of the building. Usable front porches should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
- All cornered units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- Garage doors visible from public streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as transoms windows or projecting elements over the garage door opening.
- Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.
- Townhome buildings that are adjacent to and front a public street shall not contain more than 5 individual single family attached dwelling units. This requirement shall not apply to buildings that are adjacent and perpendicular to a private street.

**E. Streetscape and Landscaping**

- A 50 foot Class C buffer shall be established along that portion of the Site's northern boundary line that is more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. The exterior 40 feet of this 50 foot Class C buffer shall remain undisturbed, provided, however, that in the event that the existing vegetation does not meet the tree and shrub requirements of a Class C buffer, Petitioner may install supplemental plantings to bring this 50 foot Class C buffer into compliance with these requirements. Except as provided below in paragraph 3, the width of this 50 foot Class C buffer may not be reduced.
- A 50 foot Class C buffer shall be established along that portion of the Site's southwest boundary line that is more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Except as provided below in paragraph 3, the width of the 50 foot Class C buffer may not be reduced.
- In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
- A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Cannon Avenue. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into an existing sidewalk located on the Site's western and eastern boundary lines. Portions of the minimum 8 foot wide sidewalk to be installed along the Site's frontage on Cannon Avenue may be located in a sidewalk utility easement.

**F. Lighting**

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

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

- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, until otherwise provided in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

**NOTE: STREAM LOCATIONS SUBJECT TO VERIFICATION BY U.S.A.C.O.E. AND CHARLOTTE STORM WATER SERVICES.**

**NOTE: SEE DEVELOPMENT STANDARDS FOR MORE INFORMATION REGARDING ROAD IMPROVEMENTS ALONG PUBLIC STREETS**

**NOTE: APPROXIMATE CONNECTION FOR FUTURE DEVELOPMENT (BY OTHERS)**

**NOTE: FUTURE BOX (17'-6" FROM CL)**

**NOTE: THIS PLAN IS A PRELIMINARY DESIGN. NOT RELEASED FOR CONSTRUCTION.**

**REVISIONS:**

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

**SCALE: 1"=100'**

**0' 100' 200' 400'**

**N**

**Landworks**  
Design Group, PA  
CREATING SPACES TO LIVE, WORK AND PLAY  
7621 Little Avenue, Suite 111  
Charlotte, NC 28226  
tel: 704-841-1604  
fax: 704-841-1604

**1515 CANNON AVE**  
**CHARLOTTE, NC 28269**  
**THE ARDENT COMPANIES**  
**REZONING PETITION # 2019-072**

**REZONING SITE PLAN**

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

**Project Manager:** MDL  
**Drawn By:** SCJ  
LHC  
**Checked By:** MDL  
**Date:** 4/16/19  
**Project Number:** 19004  
**Sheet Number:**

**RZ-2**  
SHEET # 2 OF 2