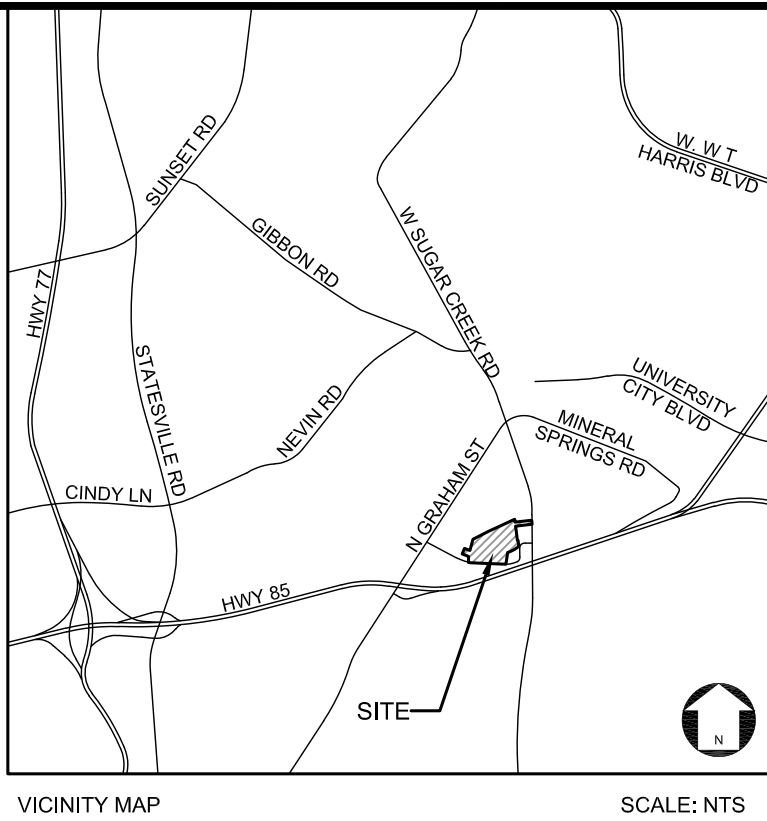
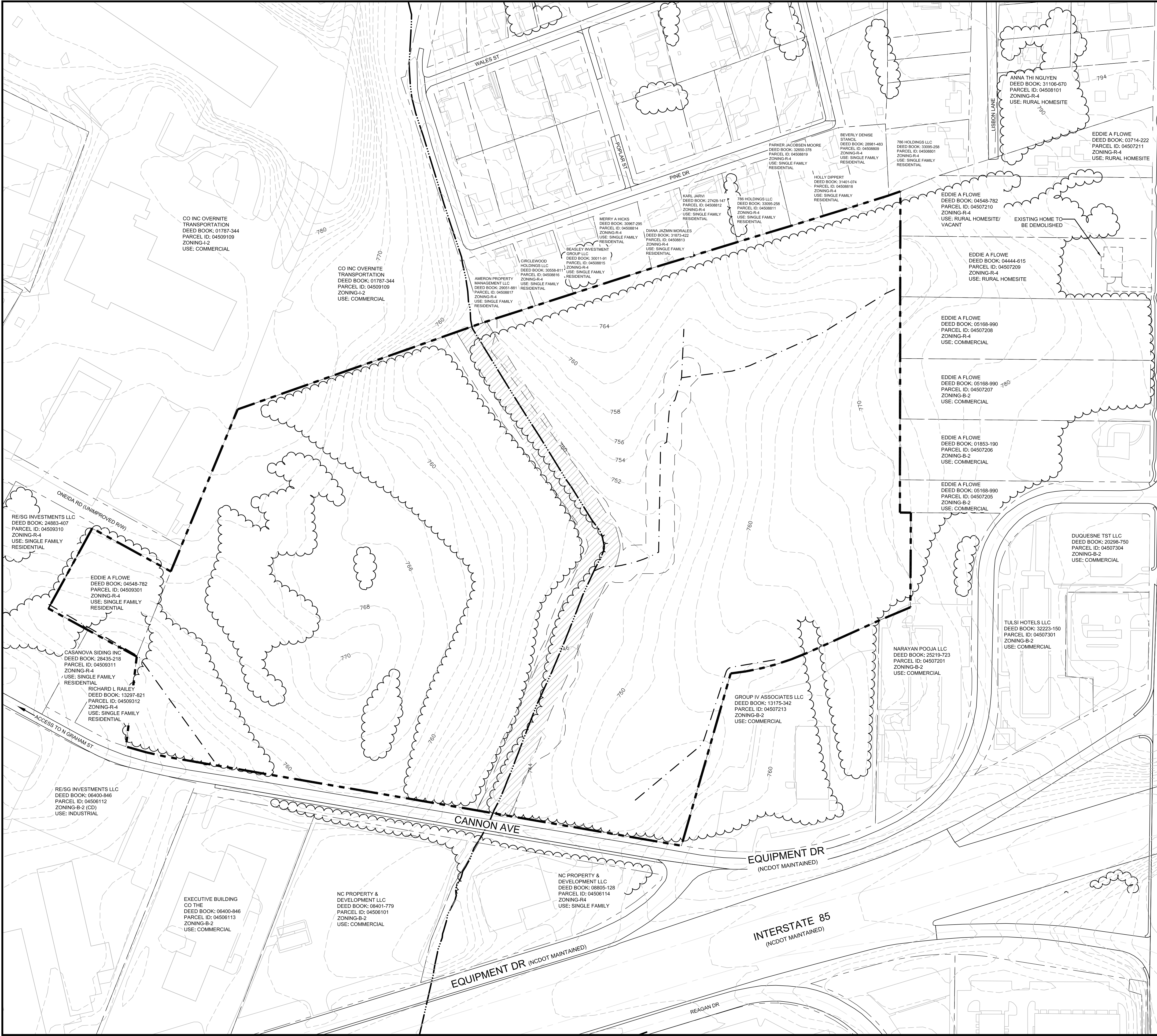


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DEVELOPMENT DATA:

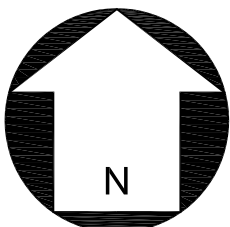
Site Area:	+/- 38.83 acres
Tot. Parcels:	04507101, 04509301
Existing Zoning:	R-4
Proposed Zoning:	UR-2(CD)
Existing User:	SF RESIDENTIAL - ACREAGE, RURAL HOMESITE
Proposed Uses:	See Development Standards
Development Area:	+/- 30.29 AC
Proposed Development:	525 Units
Min. Setback:	14' From BOC
Min. Side 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:	Per Ordinance 15% Required/
PCCO:	Per Ordinance

LEGEND:

PROPERTY LINE	---
PERENNIAL STREAM	----
SEASONAL STREAM	-.-.-
EXISTING TREELINE	~~~~~
EXISTING LOT LINE	----
EXISTING CONTOUR	~~~~~
DEVELOPMENT AREA	---
EXISTING PCO BUFFER	---
EXISTING 35' S.W.J.M. BUFFER	---
EXISTING 35' P.C.O. BUFFER	---

NOTE: STREAM LOCATIONS
SUBJECT TO U.S.A.C.E.
VERIFICATION

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



REVISIONS:

No.	Date	By	Description

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

**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

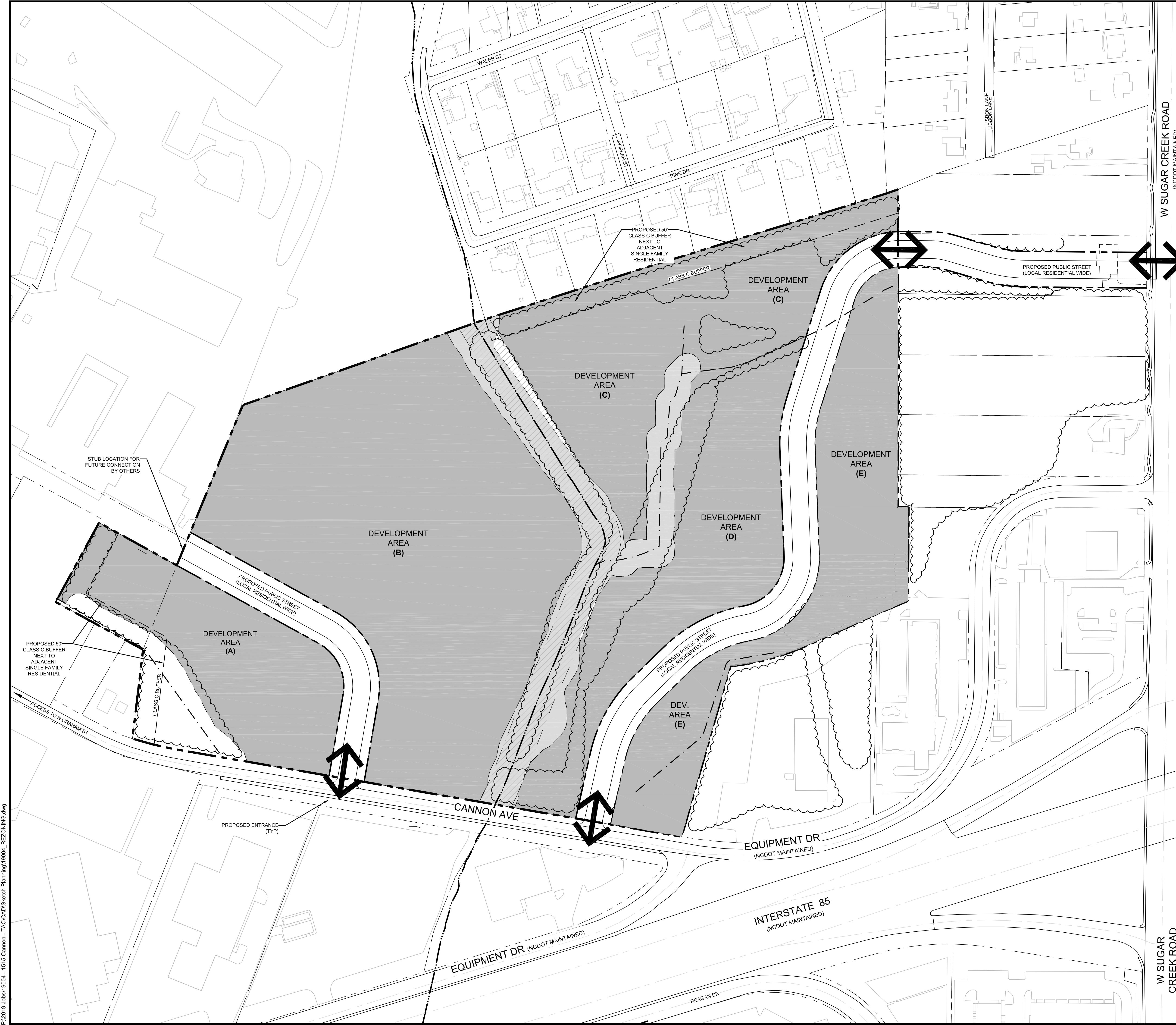
Date: 04/16/19

Project Number: 19004

Sheet Number:

RZ-1

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LEGEND:

PROPERTY LINE	---	PROPOSED RIGHT OF WAY	---
PERENNIAL STREAM	---	PROPOSED SETBACK	---
SEASONAL STREAM	- . - . - .	PROPOSED SITE ACCESS	↔
TREELINE	~~~~~		
EXISTING LOT LINE	---	EXISTING 35' S.W.I.M. BUFFER	▨
EXISTING CONTOUR	---	EXISTING 35' P.C.O. BUFFER	▩
DEVELOPMENT AREA	---		
PROPOSED ROAD	---	NOTE: STREAM LOCATIONS SUBJECT TO U.S.A.C.E. VERIFICATION	

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 38.83 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. 045-071-1-01 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 configurations, placements and sizes of the building footprints as well as the internal public streets, internal drives and alleys 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 Use/Development Limitations

- The Site may be devoted only to a residential community containing a maximum of 525 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
- The dwelling units may be comprised of single family detached dwelling units, single family attached dwelling units, multi-family dwelling units or any 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 alleys, and minor adjustments to the locations of the internal public streets and the internal private drives and alleys shall be allowed during the construction permitting process.
- As an off-site transportation improvement, 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 and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

D. Architectural Standards

- The maximum height of any new dwelling unit or building constructed on the Site shall be 48 feet as measured under the Ordinance.
- The primary exterior building materials for any dwelling unit or building constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
- Vinyl, EIFS or masonry may not be used as an exterior building material on any dwelling unit or building constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

E. Streetscape and Landscaping

- A 50 foot Class C buffer shall be established along those portions of the Site's boundary lines that are 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, 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.

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, unless amended 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.

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

0' 100' 200' 400'

SCALE: 1"=100'

REVISIONS:			
No.	Date	By	Description

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-941-1604
fax: 704-941-1604

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

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