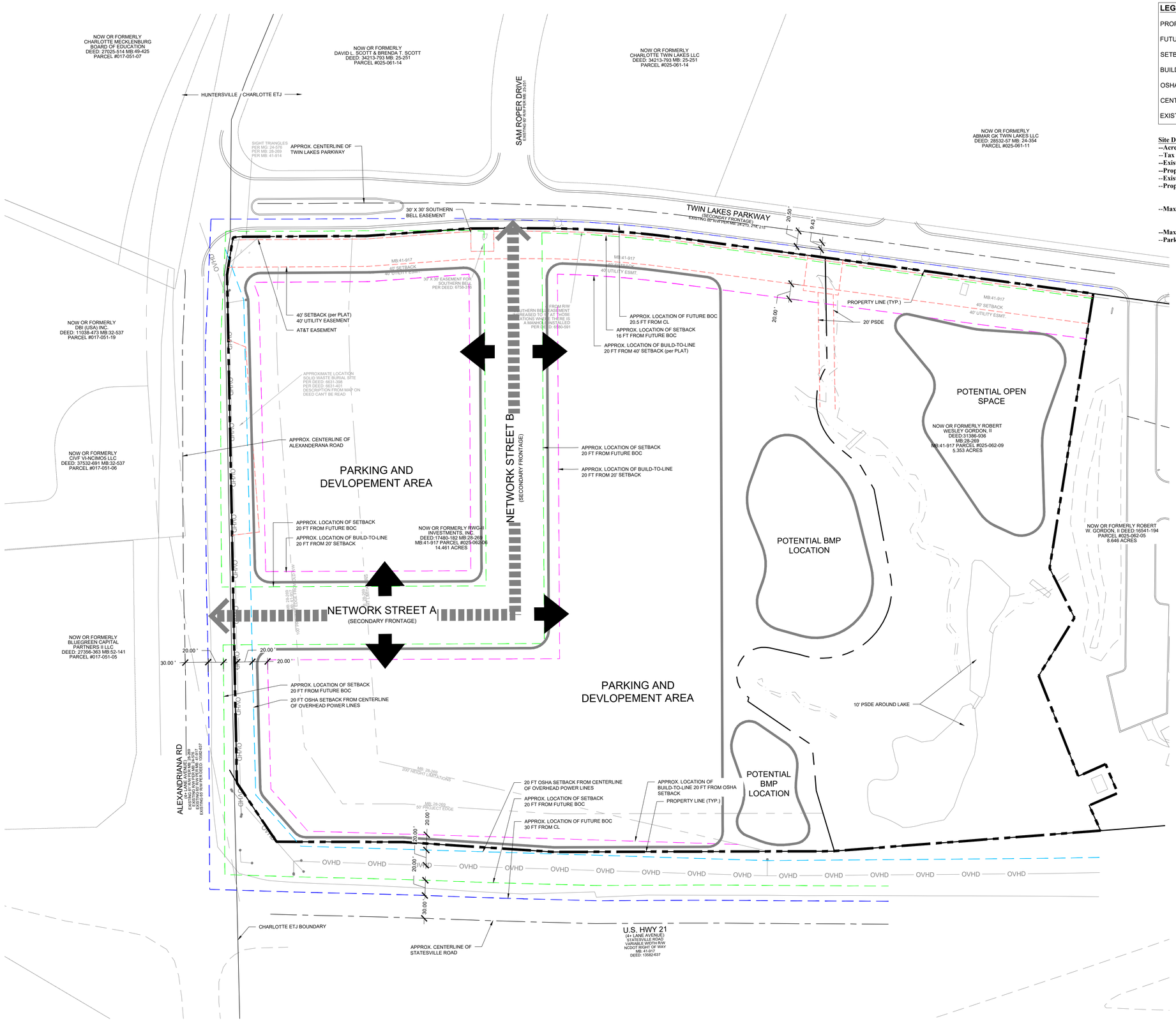

LEGEND

PROPERTY LINE	
FUTURE BOC	
SETBACK	
BUILD-TO-LINE	
OSHA SETBACK	
CENTERLINE	
EXISTING EASEMENTS	

Site Development Data:

--**Acreage:** ± 19.81
--**Tax Parcel #:** 02506206
--**Existing Zoning:** OFC
--**Proposed Zoning:** IMU(CD)
--**Existing Uses:** Vacant
--**Proposed Uses:** Residential dwellings units as permitted by right and under prescribed conditions, together with accessory uses, as allowed in the IMU zoning district (all as more specifically described and restricted below in Section 3).
--**Maximum Number of Residential Dwelling Units:** Up to three hundred fifty (350) multi-family stacked dwelling units as allowed by right and under prescribed conditions in the IMU zoning district.
--**Maximum Building Height:** As per the IMU building height standards.
--**Parking:** As required by the Ordinance.

LandDesign.
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704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

REZONING PETITION # 2024-

NOT FOR CONSTRUCTION

PROJECT

EMBREY TWIN LAKES

EMBREY PARTNERS
CHARLOTTE,
NORTH CAROLINA

LANDDESIGN PROJ.# 1023376

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: EK
DRAWN BY: EK
CHECKED BY: DAW

SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ1-0

Embrey
Development Standards - Twin Lakes
2/26/2024
Rezoning Petition No. 2024-xx

Site Development Data:
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--**Parking:** As required by the Ordinance.

1. General Provisions:

a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Embrey ("Petitioner") to accommodate the development of a residential community on an approximately 19.81-acre site located on Twin Lakes Parkway (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 Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the IMU zoning classification shall govern all development taking place on the Site.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, building and parking envelopes, open space areas, 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 Article 37.3 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 Minor Amendment Process per Article 37.3 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 Minor Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

2. Permitted Uses & Development Area Limitations:

a. The principal building(s) constructed on the Site shall be developed with up to three hundred fifty (350) attached residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the IMU zoning district.

3. Access and Transportation Improvements:

a. Access to the Site will be from Alexanderana Road and Twin Lakes Parkway as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards.

b. 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 and/or NCDOT in accordance with applicable published standards.

c. Required roadway improvements, if any, will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site, subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

d. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.

e. The Petitioner shall provide an eight (8) foot planting strip and eight (8) foot sidewalk along the Site's public streets. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks that are located along the public streets and 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. In the event a Right-of-Way Encroachment Agreement is necessary for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association, an encroachment agreement will be submitted for approved by CDOT prior to construction/installation.

g. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

h. The Petitioner shall provide an eight (8) foot sidewalk extension from the site along Alexanderana to North Lake Auto Plaza Boulevard *within the existing right of way*. Such connection will fill in a current sidewalk gap on adjacent parcels. In the event right of way is not available, the Petitioner shall contribute an amount equal to the cost of the sidewalk construction to the City of Charlotte for multi-modal improvements in the area.

i. The Petitioner shall implement the following improvements to achieve the required multi-modal mitigation points: **(TO BE ADDED)**
i.
ii.
It is understood the above multi-modal mitigation improvements may be substituted for other improvements upon CDOT approval.

4. Streetscape:

a. Streets A and B are designed as a Local Residential Wide per CLDSM U-03C1. A minimum twenty (20) foot setback shall be provided from the back of the proposed curb.

5. Architectural Standards:

a. The buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance.

b. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.

c. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination and/or one of the following: brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.

d. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.

6. Environmental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance found in Article 25 of the Ordinance. The location, size, and type of storm water management system(s) 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 petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

b. The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required green space areas will be determined during the land development approval process for the Site. Green space areas will comply with the requirements of the Ordinance.

c. Development within any SWIM/PCSO Buffer shall be coordinated with and subject toRZ.02 approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

7. Lighting:

a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.

8. 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 or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

9. 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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KEY MAP

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EMBREY TWIN LAKES

EMBREY PARTNERS

CHARLOTTE,

NORTH CAROLINA

LANDDESIGN PROJ.#
1023376

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: MVA
DRAWN BY: JTA
CHECKED BY: DAW

SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

DEVELOPMENT NOTES

SHEET NUMBER

RZ2-0