

DEVELOPMENT DATA TABLE:

SITE AREA:	+/- 80.78 ACRES
TAX PARCELS:	03323101, 03305103, 03305116, 03305121, 03305131, 03305132, 03305133, 03305134, 03305141, 03305110, AND 03305115
EXISTING ZONING:	R-3
PROPOSED ZONING:	MX-2(INNOV)
EXISTING USE:	VACANT
PROPOSED USES:	UP TO 280 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS
MAXIMUM BUILDING HEIGHT:	UP TO FORTY-FIVE (45) FEET, AS PERMITTED IN THE MX-2 DISTRICT WITH INCREASED SETBACKS WHERE APPLICABLE.
PARKING:	SHALL MEET OR EXCEED ORDINANCE STANDARDS

I. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MERITAGE HOMES OF THE CAROLINAS, INC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 80.78-ACRE SITE LOCATED ON THE EAST SIDE OF HUTCHINSON LANE AND NORTH OF PLEASANT GROVE ROAD, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 03323101, 03305103, 03305116, 03305121, 03305131, 03305132, 03305133, 03305134, 03305141, 03305110, AND 03305115.
- DEVELOPMENT 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, OR AS OTHERWISE PROVIDED IN THE INNOVATIVE STANDARDS OF SECTION III BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES

- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF TWO HUNDRED EIGHTY (280) SINGLE-FAMILY ATTACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE MX-2 ZONING DISTRICT.

III. INNOVATIVE STANDARD

THE PETITIONER REQUESTS THE FOLLOWING MODIFICATIONS TO THE MX-2 ZONING DISTRICT, AS PERMITTED IN SECTION 11.208 OF THE ORDINANCE:

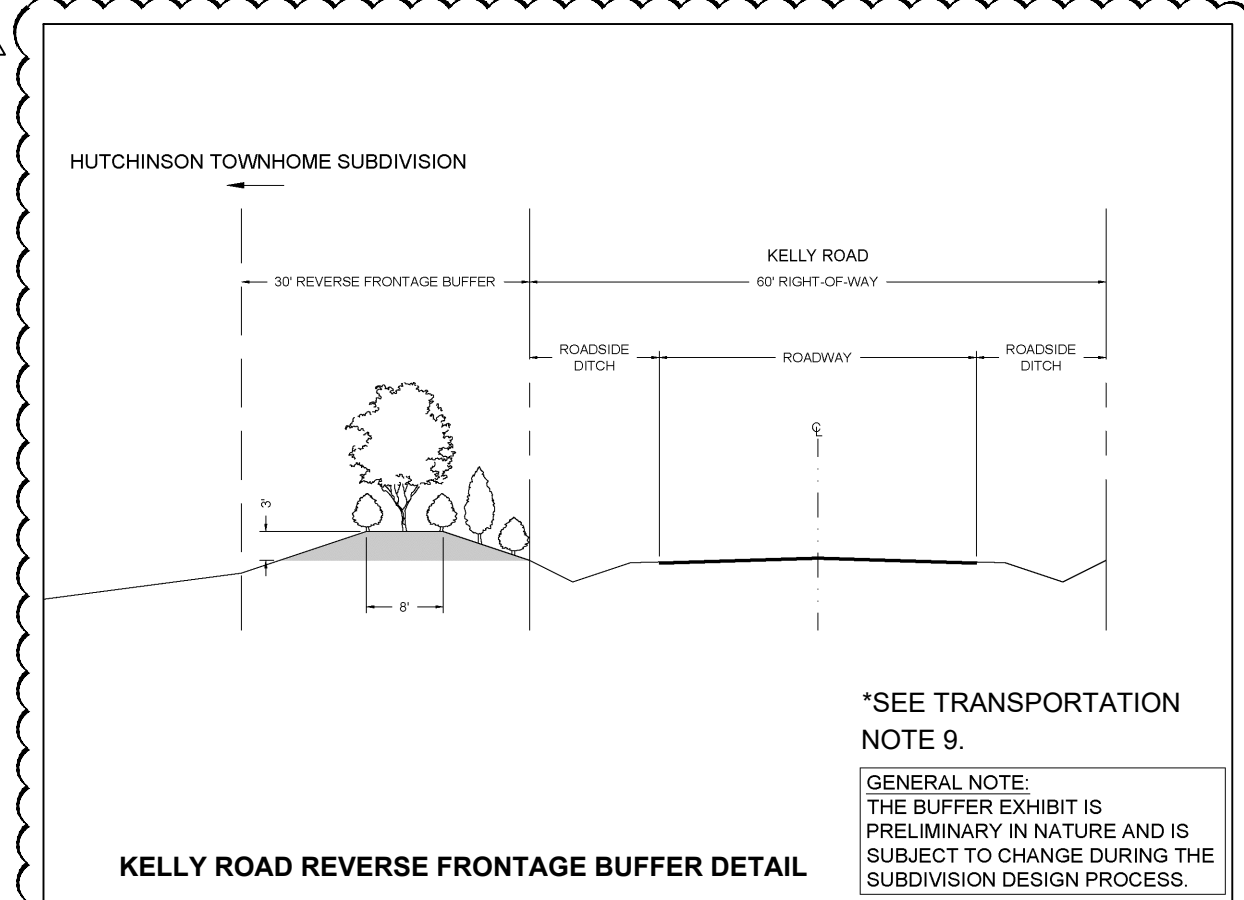
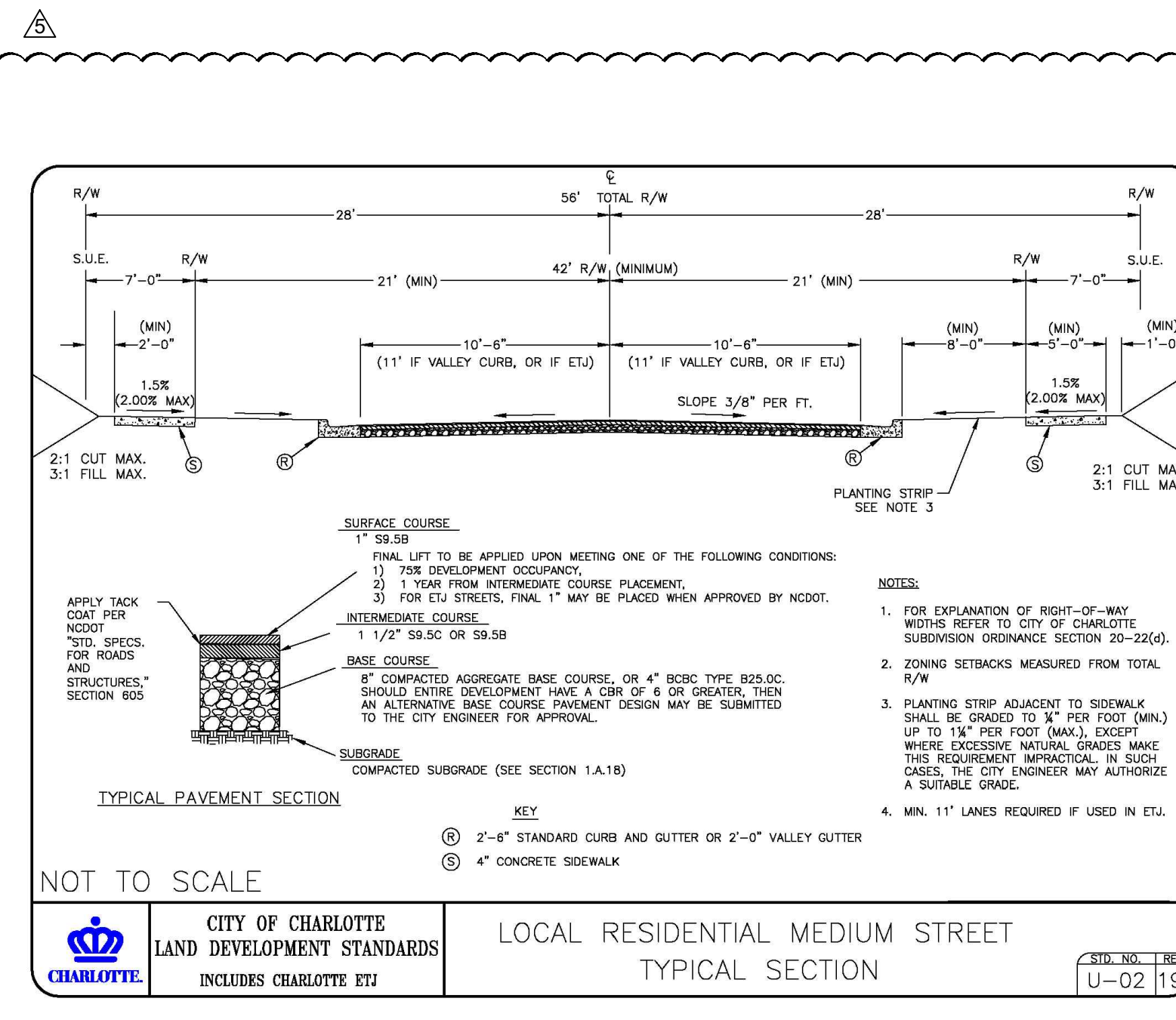
- MINIMUM LOT (UNIT) WIDTH OF TWENTY (20) FEET AND MINIMUM BUILDING WIDTH OF FORTY (40) FEET;
- MINIMUM INDIVIDUAL LOT AREA OF ONE THOUSAND SEVEN HUNDRED (1,700) SQUARE FEET (1 UNIT LOT);
- MINIMUM BUILDING FOOTPRINT OF ONE THOUSAND SIX HUNDRED (1,600) SQUARE FEET (2-UNIT BUILDING);
- MINIMUM INDIVIDUAL UNIT HEATED AREA OF ONE THOUSAND ONE HUNDRED (1,100) SQUARE FEET;
- MINIMUM BUILDING HEATED AREA OF TWO THOUSAND TWO HUNDRED (2,200) SQUARE FEET (2-UNIT BUILDING);
- MINIMUM SEPARATION BETWEEN BUILDINGS OF TEN (10) FEET; AND
- MINIMUM SIDE SETBACK WIDTH OF TEN (10) FEET ADJACENT TO RIGHTS-OF-WAY.

IV. TRANSPORTATION

- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THESE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- A MAXIMUM OF ONE (1) ACCESS POINT SHALL BE PROVIDED ALONG HUTCHINSON LANE (ROAD A) AND ONE (1) ACCESS POINT ALONG KELLY ROAD (ROAD H), AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL DEDICATE RIGHT-OF-WAY OF PROPOSED ROAD H EXTENDING ACROSS THE CREEK AND TO THE NORTHERN PROPERTY LINE, AS GENERALLY DEPICTED ON THE REZONING PLAN, AT SUCH TIME AS THE PLATTING OF THE PORTION OF ROAD H NORTH OF THE INTERSECTION WITH ROAD J.
- PETITIONER SHALL DEDICATE RIGHT-OF-WAY OF PROPOSED ROAD E EXTENDING ACROSS THE STREAM BUFFER TO THE EASTERN PROPERTY LINE, AS GENERALLY DEPICTED ON THE REZONING PLAN, AT SUCH TIME AS THE PLATTING OF THE PORTION OF ROAD E NORTH OF THE INTERSECTION WITH ROAD F.
- SUBJECT TO THE ACQUISITION OF NECESSARY OFF-SITE RIGHT-OF-WAY AND OTHER TERMS AND CONDITIONS SET FORTH HEREIN WHERE APPLICABLE, PETITIONER SHALL PROVIDE A NORTHBOUND LEFT TURN LANE ON KELLY ROAD AT THE ROAD H ACCESS INTO THE SITE WITH ONE HUNDRED (100) FEET OF STORAGE AND APPROPRIATE TAPER.
- SUBJECT TO THE ACQUISITION OF NECESSARY OFF-SITE RIGHT-OF-WAY AND OTHER TERMS AND CONDITIONS SET FORTH HEREIN WHERE APPLICABLE, PETITIONER SHALL PROVIDE AN EASTBOUND LEFT-TURN LANE ON PLEASANT GROVE ROAD AT HUTCHINSON LANE WITH ONE HUNDRED (100) FEET OF STORAGE AND APPROPRIATE TAPER.
- PETITIONER SHALL PROVIDE, OR ALLOW TO BE PROVIDED, TWENTY-FIVE (25) MILES PER HOUR (MPH) SPEED LIMIT SIGNS ON ALL NEWLY CONSTRUCTED STREETS WITHIN THE SITE.
- SUBJECT TO THE ACQUISITION OF NECESSARY OFF-SITE RIGHT-OF-WAY AND OTHER TERMS AND CONDITIONS SET FORTH HEREIN WHERE APPLICABLE, PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY ALONG THE SITE'S FRONTAGE OF HUTCHINSON LANE IN FEE SIMPLE CONVEYANCE TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. RIGHT-OF-WAY DEDICATION SHALL BE SET AT TWO (2) FEET BEHIND THE BACK OF SIDEWALK WHERE FEASIBLE.
- PETITIONER SHALL CONSTRUCT A BERM AS GENERALLY DEPICTED IN THE CROSS SECTION IN THE REZONING PLAN WITHIN THE REVERSE FRONTAGE BUFFER AREA ALONG THE SITE'S FRONTAGE OF KELLY ROAD, EXCLUDING THE PORTION OF THE SITE LABELED FOR DEDICATION TO MECKLENBURG COUNTY. THIS BERM SHALL BE INSTALLED WHEN THE SITE'S ACCESS POINT ON KELLY ROAD IS COMPLETED.
- PHASING.** SUBJECT TO THE ACQUISITION OF NECESSARY OFF-SITE RIGHT-OF-WAY AND OTHER TERMS AND CONDITIONS SET FORTH HEREIN WHERE APPLICABLE, THE PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY ALONG THE SITE'S FRONTAGE OF KELLY ROAD AND PLEASANT GROVE ROAD IN FEE SIMPLE CONVEYANCE TO NCDOT, WHERE APPLICABLE, PRIOR TO THE ISSUANCE OF THE 101ST BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE. CONSTRUCTION OF THE REQUIRED TURN LANE ALONG KELLY ROAD AT THE ROAD H ACCESS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE 131ST BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE. CONSTRUCTION OF THE REQUIRED TURN LANE ON PLEASANT GROVE ROAD AT HUTCHINSON LANE SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SEVENTIETH (70TH) BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE.
- FINAL PLATTING.** PETITIONER SHALL BE PERMITTED TO PLAT UP TO ONE HUNDRED (100) RESIDENTIAL LOTS PRIOR TO THE COMPLETION OF THE PLEASANT GROVE TURN LANE AT HUTCHINSON LANE AS OUTLINED HEREIN. PETITIONER SHALL BE PERMITTED TO PLAT UP TO TWO HUNDRED (200) LOTS PRIOR TO THE COMPLETION OF THE KELLY ROAD TURN LANE AT ROAD H AS OUTLINED HEREIN.
- RIGHT-OF-WAY FOR OFF-SITE IMPROVEMENTS.** PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY NEEDED TO CONSTRUCT THE PROJECT'S REQUIRED OFF-SITE ROAD IMPROVEMENTS IN FEE SIMPLE CONVEYANCE TO NCDOT PRIOR TO THE OFF-SITE ROADWAY CONSTRUCTION PLAN APPROVAL.

V. ARCHITECTURAL STANDARDS

- PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, VINYL SIDING, VINYL, ALUMINUM WRAPPED WOOD FASCIA, AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
- PROHIBITED EXTERIOR BUILDING MATERIALS: CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
- 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.
- THE PETITIONER WILL MINIMIZE THE VISUAL IMPACT OF GARAGE DOORS VISIBLE FROM NETWORK-REQUIRED STREETS BY ADDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS, DECORATIVE HANDLES/STRAPS, OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, PILASTERS, PILLARS, OPEN PORCHES (IF PROVIDED), AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO TWENTY-FOUR (24) INCHES INTO THE REQUIRED SETBACKS.
- PORCHES OR STOOPS SHALL BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING.
- ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF EIGHT (8) UNITS PER BUILDING OR A MAXIMUM WIDTH OF ONE HUNDRED SEVENTY FIVE (175) FEET PER BUILDING ALONG ALL PUBLIC AND PRIVATE STREETS.
- ALL TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) CAR.
- THE DUMPSTER LOCATIONS AS DEPICTED ON THE REZONING PLAN ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL ONLY BE REQUIRED IN THE EVENT THAT ROLL-OUT TRASH SERVICE IS NOT PROVIDED FOR THE SITE.



VI. PARK DEDICATION

- IN COORDINATION WITH MECKLENBURG COUNTY PARK AND RECREATION DEPARTMENT (MCPD), PETITIONER SHALL DEDICATE AND CONVEY THE 100' SWIM BUFFER AT THE SITE'S NORTHERN PROPERTY LINE TO MECKLENBURG COUNTY FOR FUTURE GREENWAY USE, IN THE AREA AS GENERALLY DEPICTED ON THE REZONING PLAN, PRIOR TO THE ISSUANCE OF THE LAST BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE.
- IN COORDINATION WITH MCPD, PETITIONER SHALL DEDICATE AND CONVEY A MINIMUM OF TWO (2) ACRES OF SITE AREA TO MECKLENBURG COUNTY FOR A FUTURE NEIGHBORHOOD PARK, IN THE AREA AS GENERALLY DEPICTED ON THE REZONING PLAN, PRIOR TO THE ISSUANCE OF THE LAST BUILDING CERTIFICATE OF OCCUPANCY.
- LAND DONATED TO MCPD SHALL STILL COUNT TOWARDS THE PETITIONER'S TREE SAVE AND COMMON OPEN SPACE CALCULATIONS.

VII. ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORMWATER 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 TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

VIII. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 2' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARD DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

IX. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

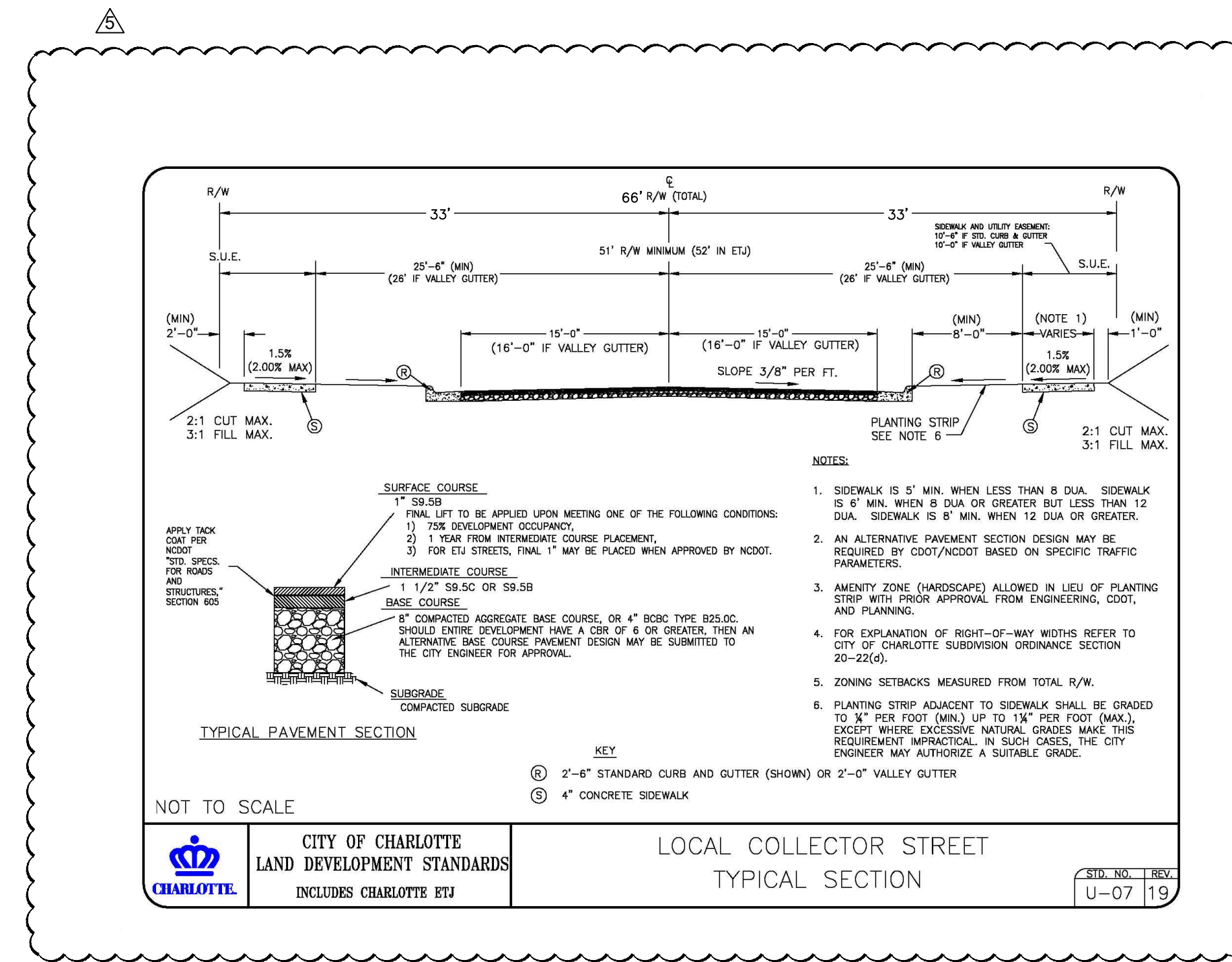
X. VESTING RIGHTS

IF THIS REZONING PETITION IS APPROVED BY THE CHARLOTTE CITY COUNCIL THEN, PURSUANT TO SECTION 1.110 OF THE ORDINANCE, THE PETITIONER HEREBY REQUESTS A FIVE-YEAR VESTED RIGHT TO UNDERTAKE AND COMPLETE THE DEVELOPMENT OF THIS SITE UNDER THE TERMS AND CONDITIONS AS SO APPROVED, COMMENCING UPON APPROVAL OF THIS REZONING PETITION BY THE CHARLOTTE CITY COUNCIL. THE PETITIONER MAKES THIS REQUEST FOR A FIVE-YEAR VESTED RIGHT DUE TO THE SIZE AND PHASING OF THE PROPOSED DEVELOPMENT, MARKET CONDITIONS AND THE LEVEL OF INVESTMENT INVOLVED.

XI. BINDING EFFECTS OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS 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 SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



Hutchinson Lane Subdivision
Conditional Rezoning
Petition # 2019-160

Rezoning Notes

PROJ. MGR.:	WGB	
DESIGN BY:	ETS	
DRAWN BY:	ETS	
PROJ. DATE:	OCTOBER 2019	
DRAWING NUMBER:		
WKD PROJ. NO.:	1.1	
REVISION:	DATE:	COMMENT:
	01/09/2020	1 - 1ST ROUND COMMENTS REVISION
	02/07/2020	2 - 2ND ROUND COMMENTS REVISION
	05/11/2020	3 - 3RD ROUND COMMENTS REVISION
	06/22/2020	4 - ZONING COMMITTEE SUBMITTAL
	07/08/2020	5 - FINAL REZONING SUBMITTAL

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REZONING PLAN