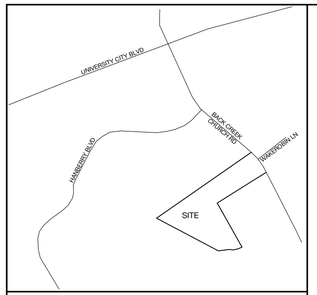
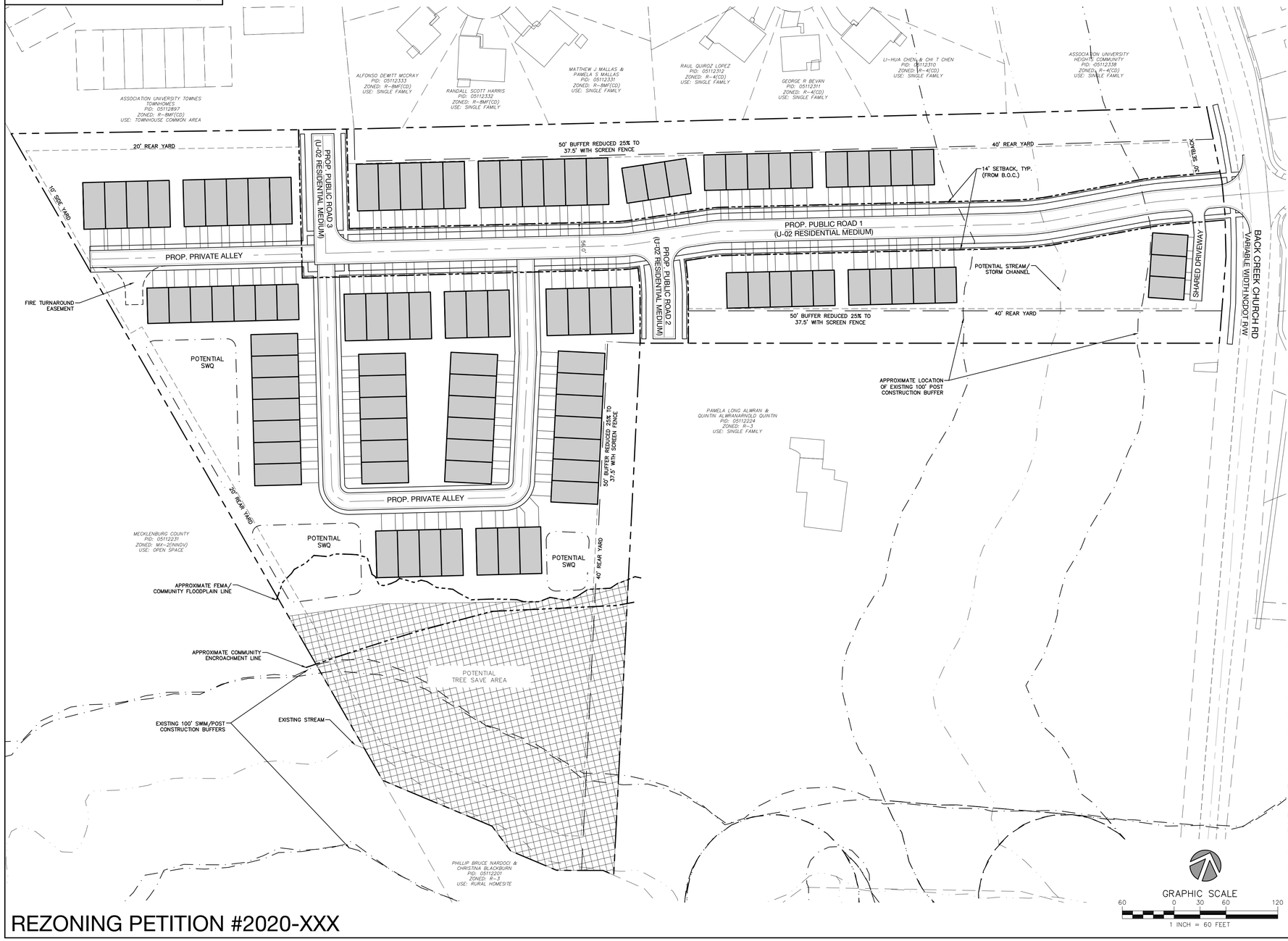


VICINITY MAP



REZONING PETITION #2020-XXX

Site Development Data:

Acreage:	+/- 12.13 AC
Tax Parcel:	051-122-03
Existing Zoning:	R-3
Proposed Zoning:	MX-2(Innovative)
Existing Uses:	Vacant
Proposed Uses:	Single-Family Attached
Maximum Density:	Up to (110) Dwelling Units

General Provisions:

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Accent Homes Carolinas, Inc. (the "Petitioner") to accommodate the development of a single-family attached townhome residential development on an approximate 12.13 acre site located to the west of Back Creek Church Road in the City of Charlotte, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 051-122-03.

2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "MX-2(Innovative)" Zoning District shall govern all development taking place on the Site.

4. 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 final layout, location and sizes of the development and site elements depicted on the Rezoning Plan are graphic representation of the proposed development and site elements, and they may ne altered or modified in accordance with the setback, yard(s), landscaping and tree save requirements set forth on the Rezoning Plan and the Development Standards, provided, however, that any such alterations and modification shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.

5. 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 Zoning Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

Permitted Uses:

1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the MX-2(Innovative) zoning district containing a maximum of (110) single-family attached townhome units along with any incidental and accessory uses relating to and allowable within the associated zoning district.

Innovative Development Standards:

1. The Petitioner seeks the following innovative provisions described below:

   a) Setbacks shall be 14' measured from proposed back of curb along public rights of way.

   b) Buildings may be separated by a minimum of 10'.

   c) The Petitioner shall adhere to following yard dimensions as follows:

      (i) Rear Yard: 20' (40' when adjacent existing single family)

      (ii) Side Yard: 5' (10' when adjacent existing single family)

2. Utilizing Section 11.207(2) of the Ordinance, density bonus provisions shall be permissible above the base MX-2 zoning district maximum density.

Transportation:

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Final locations, placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to minor modification required to accommodate final permitting and construction plan adjustments as required by NCDOT and CDOT for approval.

2. The site shall be served by a combination of public roads, private roads and private alleys as depicted on the Rezoning Plan. Final locations of these drives are subject to minor modifications and adjustments to accommodate final permitting and construction plans as required to obtain final approval.

3. The petitioner agrees to provide accessible sidewalk ramps at each corner of Public Road 1 and Back Creek Church Road as generally depicted on the Rezoning Plan. The petitioner shall also provide sidewalk and planting strip along Back Creek Church Road adjacent The Site. The sidewalk may meander adjacent the property and final location shall be coordinated with NCDOT and CDOT.

4. The Petitioner agrees to install improvements adjacent Back Creek Church Road prior to the sites first certificate of occupancy being issued.

5. The Petitioner agrees to install Public Road 1, 2 and 3 prior to the sites fourth certificate of occupancy being issued.

6. The Petitioner will dedicate via fee simple conveyance any required right-of-way indicated on the rezoning plan as right-of-way to be dedicated.

Architectural and Design Standards:

1. In addition to design provisions contained within the district regulations of the Zoning Ordinance for the MX-2 district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.

2. The petitioner shall limit the base maximum average height of each residential structure on site to 40' and three (3) stories as further described in the Ordinance.

3. A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.

4. Placement and design of single-family attached townhome residential units on site shall adhere to the following guidelines to enhance the architectural character or the proposed structures.

   a) Pitched roofs shall be symmetrically sloped no less than 5:12 except for roofs for porches that shall be no less than 2:12.

   b) Useable porches and stoops shall form a predominant feature of the building design and be located on the front of the building. Usable front porches may be covered but not enclosed.

   c) All HVAC and mechanical equipment shall be screened from public view.

   d) Attached dwelling units shall be limited to a maximum of seven (7) townhome units per building.

5. The Site shall comply with Section 12.403 of the Zoning Ordinance. Dumpster and recycling service areas associated with residential uses shall be located as generally depicted on the Site plan and shall be screened from public view and described within the ordinance.

Streetscape and Landscaping:

1. The Petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.

Environmental Features:

1. The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.

Signage:

1. The Petitioner shall comply with the City of Charlotte Signage Ordinance.

Lighting:

1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.

2. Detached lighting on the site, except street lights located along public streets, will be limited to twenty-one (21') feet in height.

Amendments to Rezoning Plan:

Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

Accent Homes Carolinas, Inc
Jon Nicholls
200 Foxfield Lane
Matthews, NC 28105

Back Creek Residential Rezoning

Rezoning Site Plan
2040 Back Creek Church Rd, Charlotte, NC 28213

NO.	DATE:	BY:	REVISIONS:

Project No: 20-CLT-039
Date: XX.XX.2020
Designed By: NCG
Checked By: GPP
Sheet No:

RZ-1.0