

**DEVELOPMENT DATA**

TAX PARCEL ID #'S:	18914223, 18914224, 18914225, 18914226, 18914227, 18914228, 18914229, 18914230, & 18914231
ZONING JURISDICTION:	MECKLENBURG COUNTY
TOTAL SITE ACREAGE:	5.05 ACRES
PROPOSED UNITS:	15 UNITS
PROPOSED DENSITY:	3 UNITS/ACRE
ZONING:	
EXISTING ZONING:	INSTITUTIONAL(CD)
EXISTING USE:	SINGLE FAMILY RESIDANCE (EMPTY) & VACANT LAND
PROPOSED ZONING:	UR-1
PROPOSED USE:	SINGLE FAMILY DETACHED

**UR-1 DATA:**

MIN. LOT SQ. FT.:	3,000
MIN. SETBACK :	14' **
MIN. SIDEYARD:	5'
MIN. REARYARD:	10'
MIN. BLDG HEIGHT:	48'
MIN. LOT WIDTH:	20'

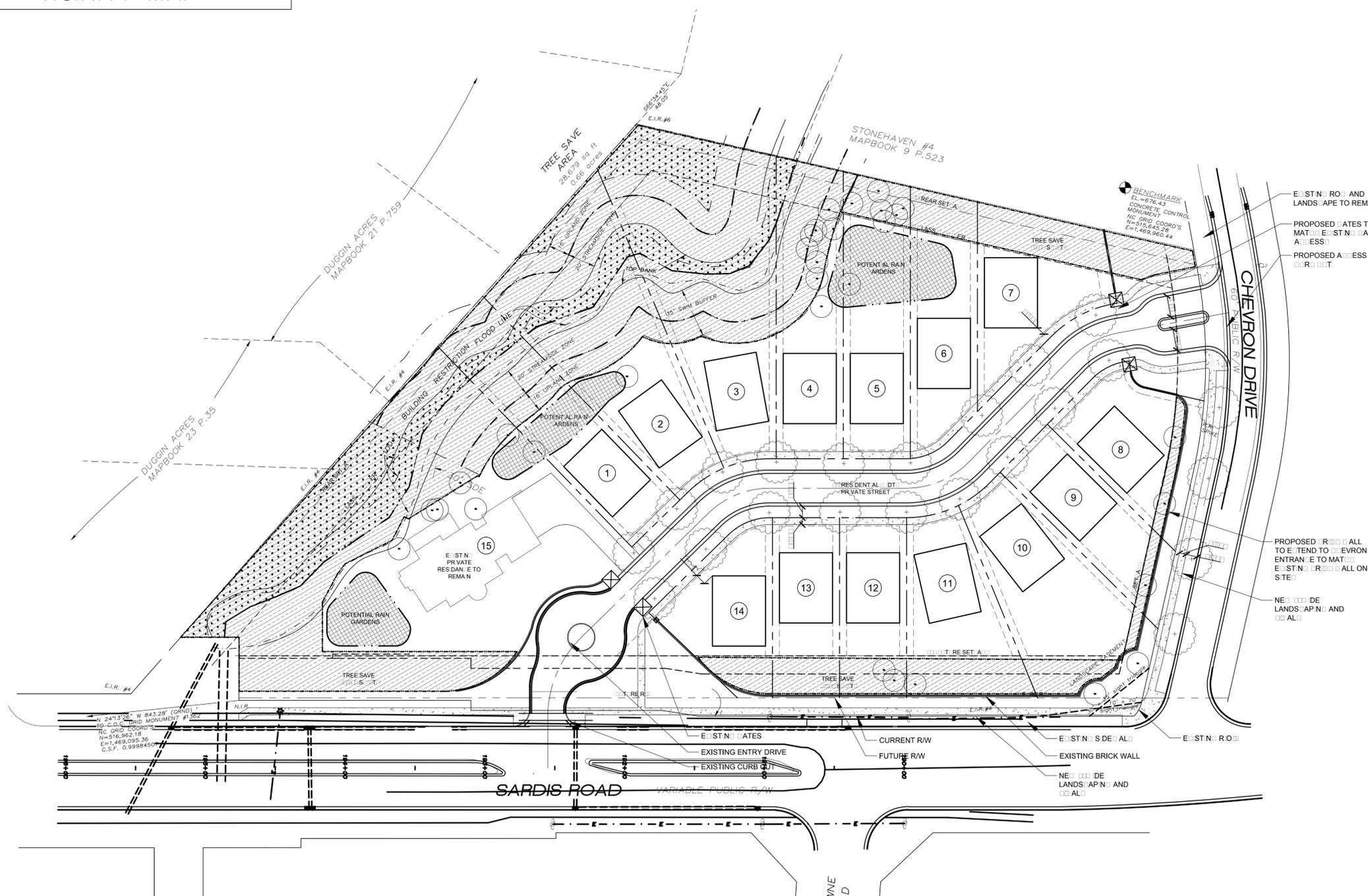
\*\*14' FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER

**OPEN SPACE:**

OPEN SPACE:	50 PERCENT
TREE SAVE AREA:	33 PERCENT
TOTAL TREE SAVE AREA:	72,500 SQ.FT.
TOTAL SITE AREA:	219,978 SQ.FT.

**LEGEND:**

- PROPOSED STREET TREES
- EXISTING TREES TO BE SAVED
- PROPOSED TREE SAVE AREA
- PROPOSED WATER QUALITY



**REZONING - SHADY KNOLL**  
**SINGLE FAMILY RESIDENTIAL**  
 BLACKSTOWNE DEVELOPMENT; CHARLOTTE, NC  
 CITY OF CHARLOTTE REZONING 2014-000

REVISIONS:  
 DATE: 03/18/14  
 DESIGNED BY: LDB  
 DRAWN BY: LDB  
 CHECKED BY: RJP  
 SCALE: PER SHEET  
 PROJECT #: 1013311  
 SHEET #: **RZ-1**

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**Proposed Architectural Elevations**



**Proposed Architectural Elevations**

**General Provisions**

These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Sardis Road Land Company, LLC to accommodate development of a single family development for sale and/or similar development on an approximately 5.05 acre site generally located eastern side of Sardis Road between Chevron Drive and Waverly Hall Drive (the "Site").

1. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-1 zoning district shall govern development taking place in the area designated UR-1 on the Rezoning Plan.
2. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as schematic building elevations, if any, are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
3. The total number of principal buildings to be developed on the Site shall not exceed 15. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located on the same lot or parcel as the accessory buildings.
4. The proposed internal street network and external street connections are generally shown on the Rezoning Plan. To allow flexibility in the specific design of the Site the extent of the internal street network and location of the external connections will be determined as part of the Subdivision review process at the time of the development of the Site.

**Permitted Uses**

This site may only be devoted to single family residential community comprised of only 15 for sale single family detached units and related common area and amenities, and to any accessory uses that are permitted under the ordinance in the UR-1 zoning district.

**Access and Transportation Improvements**

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point 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.
2. As depicted on the Rezoning Plan the internal street shall be a private street that meets the standards of a residential wide street street type. Access into the Site may be controlled through the installation of gates at Sardis Road and Chevron Drive entrances to the Site. The gates shall be equipped with a "click to enter device" or similar approved by the City of Charlotte to ensure access for emergency vehicles and delivery vehicles. A turn around area for delivery vehicles is not provided since they will have the ability to drive through the Site to exit the Site through the use of the click to enter device or similar device.
3. The exact alignment of the proposed residential wide private street may be slightly altered during construction permitting process to maximize the preservation of trees and to improve the streets horizontal alignment.
4. Vehicular parking will meet the standards established under the Ordinance. Off-street parking will be permitted in the individual unit garages as per building style and on the driveways associated of the detached residential units. Additionally, on-street vehicular parking shall be permitted as generally depicted on the Rezoning Plan.
5. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
6. The sidewalks located along side the internal street streets may be located at the back of curb adjacent to the on-street vehicular parking spaces as depicted on the Rezoning Plan.
7. Sidewalk connections to Sardis Road and to Chevron Drive shall be provided as generally depicted on the Rezoning Plan.
8. Prior to obtaining the approval for this Site, the Petitioner shall dedicate and convey (by quitclaim deed and subject to reservation for any necessary utility easement) those portions of the Site immediately to Sardis Road as required to provide right of way measuring 50 feet from the existing centerline of Sardis Road if such right of way does not currently exist.

**Architectural Standards**

1. Set out on sheet RZ-2 of the Rezoning Plan are schematic architectural renderings of the front elevations that are intended to depict the general conceptual architectural style and character of the front elevations of the proposed architecture. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
2. The primary exterior building materials for each residential unit to be constructed on the Site shall be brick, cementitious board, hardi-plank, architectural shingles, and stone veneer. Vinyl shall not be a permitted exterior building material, provided, however, that vinyl may be utilized on the soffits of the architecture to be constructed on site and vinyl windows may be installed on the architecture.

**Architectural Standards**

3. Each residential unit being constructed on the Site shall be comparable in appearance and quality through the use of similar building materials, architectural features and styles. More specifically, each style building will be constructed of brick or stone (30" minimum masonry) and cementitious board or hardi-plank, stucco, or synthetic stucco. Window styles, dormer styles and architectural shutters shall be similar in character to the conceptual architectural designs. Roofs will be architectural grade fiberglass shingles on a combination of hipped and gabled roofs. All facades facing Sardis Road or Chevron Drive will be articulated with a door, porch, and windows to match the inner facing front facades of these buildings.
4. The existing residential building is an existing brick building that will remain in place.
5. The maximum height of the architecture shall not exceed the set requirements set forth by the Ordinance of 48 feet in height.

**Streetscape Buffers and Landscaping**

4. Petitioner shall install a minimum 8 foot planting strip and a minimum 5 foot sidewalk along the Site frontage on Chevron Drive as generally depicted on the Rezoning Plan.
5. The street trees may be planted 50 feet on center on average.
6. A 30 foot Class C Buffer shall be established along the Site's northern and eastern boundary lines as depicted on the Rezoning Plan, which buffer shall conform to the standards of section 12.302 of the Ordinance. The width of this 30 foot Class C Buffer may not be reduced.
7. The height of the brick wall to be extended along the Site's frontage on Chevron Drive shall not exceed an average height of 5 feet.

**Environmental Features**

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
2. In addition to the trees located within the tree save areas, the Petitioner shall preserve those trees designated on the Rezoning Plan for preservation. With respect to those trees located outside of the tree save areas and designated for preservation, the Petitioner shall engage a certified arborist to prepare and implement a tree protection and preservation plan for these trees, and a copy of the tree protection and preservation plan must be submitted to the Charlotte -Mecklenburg Planning Department prior to commencing any grading activities on the Site.
3. No detention areas will be allowed within any required buffer.
4. The location, size and type of storm water 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 in order to accommodate actual storm water treatment requirements and natural site discharge points.

**Paras Green and Open Spaces**

1. Any provided nature trail and/or walking path will remain outside of the stream side zone other than to cross the stream.

**Lighting**

1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site along the internal private street and drives. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioner. All such freestanding lighting fixtures shall be fully capped and shielded and the illumination downwardly direction so that direct illumination does not extend past any property line of the Site.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.
3. Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures are permitted.

**Binding Effects of the Rezoning Documents and Definitions**

1. If this Rezoning Petition is approved, all conditions applicable to 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.
2. 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 the Site from time to time who may be involved in any future development thereof.