

DEVELOPMENT STANDARDS: Rezoning Petition No. 2015-132

Site Development Data:

- Acreage ± .360 acres
- Tax Parcel#: 155-103-39 and portion of 155-103-38
- Existing Zoning: R-4, and B-1
- Proposed Zoning: UR-3(CD)
- Existing Uses: Vacant and a portion of an Office Building.
- Proposed Uses: Up to four (4) attached dwelling units together with accessory uses, as allowed in the UR-3 zoning district.
- Maximum Building Height: Not to exceed two (2) stories or 40 feet, building height will be measured as defined by the Ordinance.

1. General Provisions:

- a. **Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Simonini Saratoga, LLC ("Petitioner") to accommodate the development of a four (4) attached dwelling units on approximately .360 acre site located on the north side of Huntley Place between Bolling Road and Providence Road (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 Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-3 zoning classification shall govern.
- c. **Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways 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 Section 6.207 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 Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or,
- minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
- modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks or buffer areas) indicated on the Rezoning Plan; or
- modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance. Each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory:** The total number of principal buildings to be developed on the Site shall not exceed one (1). 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 located on the Site.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to four (4) attached dwelling units together with accessory uses allowed in the UR-3 zoning district.
- b. Along Huntley Place the Petitioner will provide a minimum setback of 32 feet as measured from the back of the existing curb along Huntley Place.

3. Access and Transportation:

- a. Access to the Site will be from Huntley Place in the manner generally depicted on the Rezoning Plan. No more than two (2) driveways will be allowed to Huntley Place as generally depicted on the Rezoning Plan. The throat of the driveways will be designed and constructed to be no more 18 feet wide.
- b. The placement and configuration of the vehicular access points (driveways) are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT in accordance with applicable published standards.

4. Architectural Standards:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, decorative block and/or wood. Vinyl as a building material may only be used on windows, soffits, garage doors and on handrails/railings.
- b. The attached illustrative building elevations are included to reflect an architectural style and a quality of the building that may be constructed on the Site (the actual building constructed on the Site may vary from these illustrations provided that the design intent is preserved)
- c. Each attached unit will have a two car garage.
- d. Each unit will have 400 square feet of private open space as required by the Ordinance.
- e. The area of the proposed driveways located between the existing sidewalk and the face of the building will be designed and constructed with decorative concrete pavers.
- f. Garage doors facing Huntley Place will be designed to be decorative doors.

5. Streetscape, Buffers, Yards, and Landscaping:

- a. Along Huntley Place the existing 4.6 foot sidewalk and eight (8) foot planting strip will be preserved to maintain the existing character of the street and to allow the development to maintain the existing streetscape context along Huntley Place. The Petitioner is requesting approval to maintain this existing streetscape treatment as allowed by Section 9.407.(4)(c) of the Ordinance.
- b. Streets trees as required by the Tree Ordinance will be provided within the planting strip located along Huntley Place. A permit to remove any existing trees in the public street right-of-way is required. The Petitioner will contact the City Arborist to coordinate the installation and design of the proposed driveways with the existing street trees.
- c. The Site will comply with the Tree Ordinance, the location of tree save areas will be determined during the building permit process for the Site.

6. 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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

7. 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interests or assigns.

Tax # 155-103-37
Dan H. Queen and
Elaine W. Queen
DB 9258 Pg 281
Zoning: B-1

Tax # 155-103-38
Simonini Saratoga, LLC
DB 30028 Pg 653
Zoning: B-1
[Not Included in Rezoning Petition]

Tax # 155-103-35
McDonald Family No. 1 L.L.C.
DB 8810 Pg 654
Lot 1 MB 3 Pg 104
Zoning: B-1 & O-2

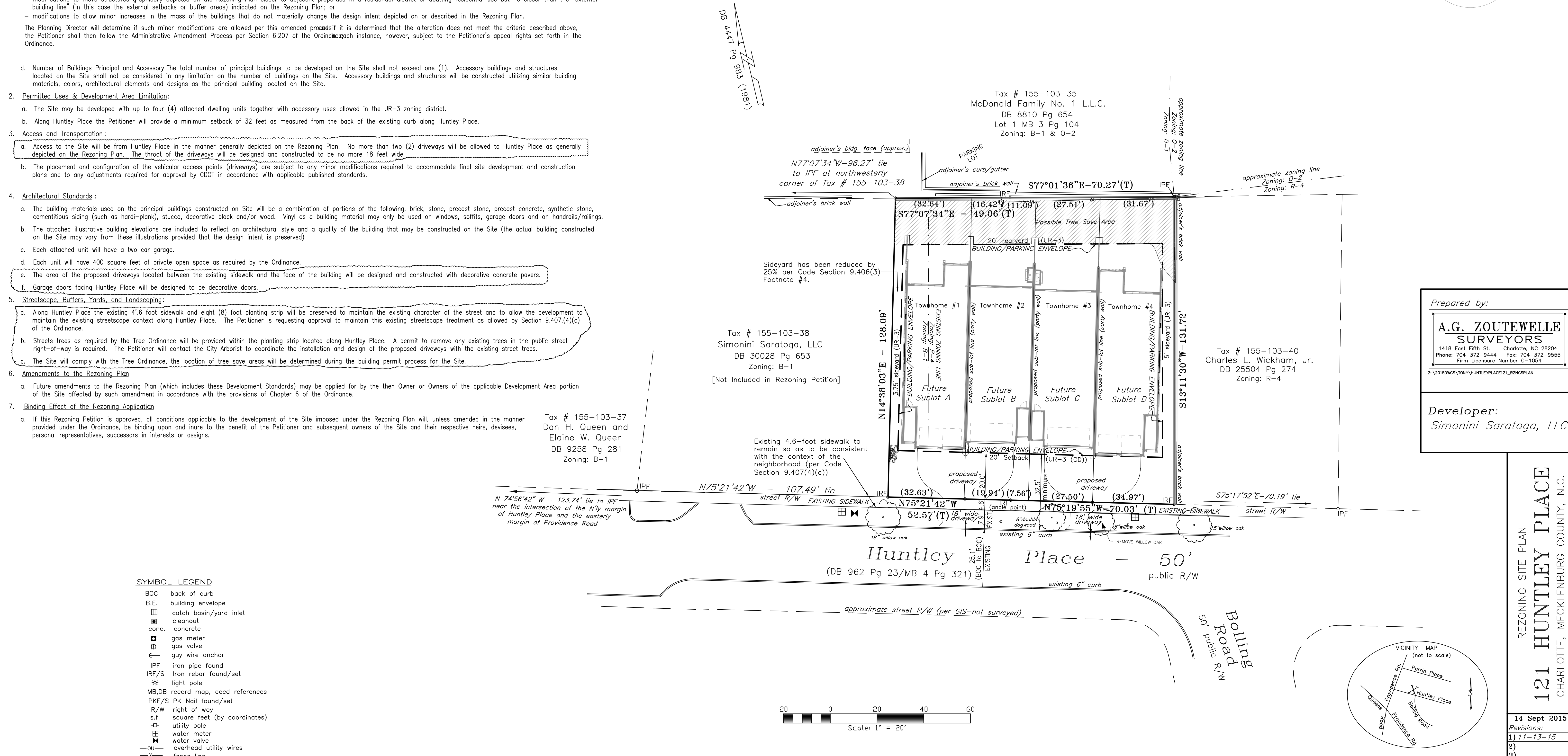
STATE OF NORTH CAROLINA, Mecklenburg County

I, Andrew G. Zoutewelle, do hereby certify to only Simonini Saratoga, LLC: that this survey is based upon my best knowledge, information and belief; that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in deed and map books as noted); that the boundaries not surveyed are indicated as dashed lines drawn from adjoining deed sources as shown hereon; that the ratio of precision or positional accuracy is 1:10,000; that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This map is not intended to meet G.S. 47-30 recording requirements.

PRELIMINARY - FOR ZONING STAFF REVIEW ONLY

Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

11-13-15



SYMBOL LEGEND

- BOC back of curb
- B.E. building envelope
- catch basin/yard inlet
- cleanout
- conc. concrete
- gas meter
- gas valve
- guy wire anchor
- IPF iron pipe found
- IRF/S iron rebar found/set
- light pole
- MB,DB record map, deed references
- PKF/S PK Nail found/set
- R/W right of way
- s.f. square feet (by coordinates)
- utility pole
- water meter
- water valve
- overhead utility wires
- fence line

Prepared by:

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm License Number C-1054

Developer:

Simonini Saratoga, LLC

REZONING SITE PLAN
121 HUNTLEY PLACE
 CHARLOTTE, MECKLENBURG COUNTY, N.C.

14 Sept 2015
Revisions:
1) 11-13-15
2)
3)

Rezoning Petition:
2015 - 132

Sheet
RZ-1

