



design resource group

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- civil engineering
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2459 wilkinson boulevard, suite 200  
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## THE TOWNS AT MADISON PARK

CHARLOTTE, NC

RICHTER DEVELOPMENT, LLC

2410 DUNAVANT STREET

CHARLOTTE, NC 28203

704.651.1768

REZONING PETITION  
#2016 - 013

15 0 15 30  
SCALE: 1"=30'

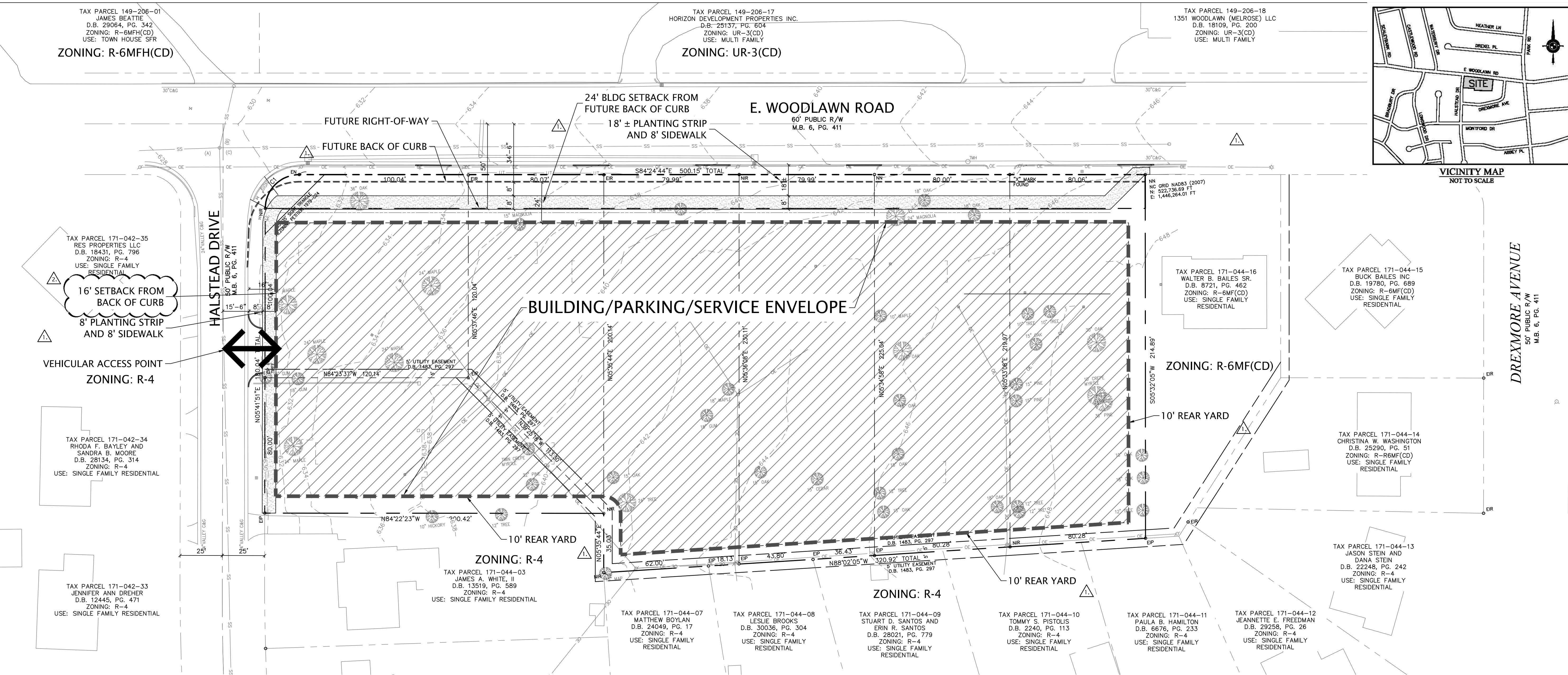
PROJECT #: 554-002  
DRAWN BY: BG  
CHECKED BY: BS

## TECHNICAL DATA PLAN

OCTOBER 22, 2015

REVISIONS:  
12/18/15 PER STAFF COMMENTS  
01/21/16 FOR ZONING COMMITTEE

RZ1.00



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.38'	N50°38'34"E	28.26'

### DEVELOPMENT DATA SUMMARY

- Existing Site Area: 2.57 Acres
- Site Area with Right-of-Way Dedication: 2.33 Acres
- Tax Parcel ID: 171-044-01, -02, 171-044-17, -18, -19, -20, -21
- Existing Zoning: R-6 MF (CD)
- Proposed Zoning: UR-2 (CD)
- Existing Use: Single Family
- Proposed Use: 48 Townhomes
- Non Residential SF: N/A
- Proposed F.A.R.: 1.0 Max
- Building Height: 40' Base Height (45' Height Maximum)
- Parking Required: 1 car per unit

### GENERAL PROVISIONS

- The configuration, placement, size, and number of individual buildings/dwelling units and/or site elements may be altered or modified within the limits prescribed by the Zoning Ordinance as specified in Section 6.207.
- Alterations to the conditional plan are subject to section 6.207 - Alterations to Approval.

### OPTIONAL PROVISIONS - Not applicable

### PERMITTED USES

- Allowed Uses: Townhomes
- Prohibited Uses: Non Residential Units
- Other Restrictions: None

### TRANSPORTATION

- Dedication and reservation of street right of way to City inclusive of future right of way expansion of Woodlawn Road (see RZ 1.0 and RZ 2.0)
- Transportation Improvements - The Petitioner shall make a \$50,000 contribution to CDOT for roadway improvements in the area. The contribution shall be required prior to issuance of final certificate of occupancy.
- Public/Private Streets - Private Street Improvements shall be constructed to connect the site to Woodlawn Road and Halstead Avenue.
- Transit Facilities - Cats Bus Stop Waiting Pad along East Woodlawn Road. Final location will be determined by CATS.
- Right of Way Abandonment - Not applicable
- See Site Plan for existing thoroughfares and proposed driveway location(s).
- Bike Parking will be provided in accordance with Section 12.202 of the Ordinance.

### ARCHITECTURE AND SITE DESIGN STANDARDS

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 Zoning District and the conditions included as part of this rezoning site plan in order to further regulate architectural character and site design.

- Exterior Building Materials -
  - Brick/Masonry
  - Horizontal, Panels and Vertical Fiber Cement Siding Panels
  - Asphalt Roofing Material
  - Glazing / Windows
  - Stucco

- The following building materials will not be allowed: vinyl, except on windows and soffits.

- Building Placement and Site Design - Building placement and site design shall focus on and enhance the pedestrian environment through the following standards:
  - Building Street Frontage - Buildings will be oriented to front on Woodlawn as generally depicted on the conditional site plan.
  - Buildings shall front a minimum of 45% of the total public street frontage on the site (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, and/or tree re-planting areas). Parking lots shall not be located between any building and the public street.
  - End units facing public streets shall have fenestration, but not required to have a "front door" or porch/stoop.

- Architectural Elevation Design - Architectural elevations shall be designed to create visual interest through the following standards:
  - Vertical Modulation and Rhythm - Building elevations shall be designed with recognizable architectural vertical bays or articulated architectural facade features. The bays and features may include, but not limited to a combination of exterior wall offsets, projections, and/or recesses, pilasters, and change in materials.
  - Building Base - Buildings shall be designed with a recognizable architectural base. Blank Walls - Building elevations facing streets shall not have expanses of blank walls greater than 20 feet.
  - Architectural features such as, but not limited to, projected bays, banding, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

- Roof Form and Articulation - Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:
  - Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.).
  - For pitched roofs the allowed minimum pitch shall be a minimum 5:12 (five feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.
  - HVAC and related mechanical equipment will be screened from public view at grade from the nearest street and from the adjacent single family.

- Service Area Screening - Site service areas (dumpsters, refuse areas, recycling, storage) shall be screened from view through the following standards:
  - Service areas will be screened with a minimum 30% masonry material.
  - Utility structures (transformers, backflow preventers, etc.) need to be screened architecturally or with evergreen plant material.
  - Walls shall be designed to match and complement the building architecture of the residential buildings of the subject property.

### STREETSCAPE AND LANDSCAPING

- See plans for streetscape improvements including sidewalk and planting strips per City requirements.
- Surface parking shall be screened from view from adjacent properties and from public rights of way.
- The landscape strip and fence will be located within an easement on each sub-lot (as needed) and maintained by the HOA. Individual owners will not be permitted to modify the landscape strip and fence.
- For sale townhomes will include 400 SF min private open space per subplot in accordance with Section 9.406 of the Ordinance, may include portions of the provided landscape strip/fence.
- Any courtyard walls/fencing between the units and the public streets will be setback a minimum 2 ft from the back of the sidewalk and limited to 4 ft in height with breaks for access to dwelling units.
- The existing curb and gutter on Halstead Drive shall remain. Replacement of curb/gutter shall not be required.

### ENVIRONMENTAL FEATURES

- Tree Save will be provided in accordance with the City Tree Ordinance.

- Site Development will comply with City of Charlotte Post Construction Controls Ordinance.

### PARKS, GREENWAYS, AND OPEN SPACE

- Parks and Greenways - Not applicable

### FIRE PROTECTION - Fire access requirements to buildings will be met per Ordinance

SIGNAGE - Signage will be permitted separately and in accordance with City of Charlotte Sign Ordinance

### LIGHTING

- All free standing lighting fixtures installed on the site (excluding street lights, lower decorative lighting, and landscaping lighting) shall be capped and shielded so that direct illumination does not extend past any property line of the site.
- If provided, freestanding lighting shall be limited to 20' height.

### AMENDMENTS TO THE REZONING PETITION

Future amendments to the rezoning petition may be applied for by the Owner (or Owners) of the Site in accordance with the provisions of Section 6.207 "Alterations of Approval" of the Ordinance.

### BINDING EFFECT OF THE REZONING PETITION

Upon approval of this Petition, all conditions applicable to the development of the site imposed under the rezoning petition, unless amended in the manner provided under the ordinance, shall be binding upon and ensure to the benefit of the Petitioner and the current or subsequent Owners of the site and their respective successors in interest and assigns.

Throughout these development conditions, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, person representatives, successors in interest and assigns of the petition or the Owner or Owners of the site from time to time and may be involved in any future development thereon.



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## SCHEMATIC SITE PLAN

OCTOBER 22, 2015

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RZ2.00

