

DEVELOPMENT STANDARDS

April 7, 2016

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Chen Development, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 1.445 acre site located on the northwest corner of the intersection of South Sharon Amity Road and Woodlark Lane, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 181-111-08, 181-111-09 and 181-111-10.
- 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, the regulations established under the Ordinance for the UR-2 (CD) zoning district shall govern the development and use of the Site.
- The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the 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 and tree save requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall 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 or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of 19 for sale single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 (CD) zoning district.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the 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.
- As depicted on the Rezoning Plan, the Site will be served by an internal private alley, and minor adjustments to the location of the internal private alley shall be allowed during the construction permitting process.
- A minimum of 2 parking spaces per single family attached dwelling unit shall be provided on the Site. Parking spaces located in garages associated with the single family attached dwelling units shall count towards the minimum amount of required parking.
- Each single family attached dwelling unit shall have a minimum 2 car garage.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
- As depicted on the Rezoning Plan, a minimum 5 foot wide pedestrian zone shall be provided and marked within the minimum 20 foot wide internal private alley. This pedestrian zone shall provide pedestrian connectivity to Woodlark Lane.

7. Prior to the issuance of a certificate of occupancy for the first new building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Woodlark Lane that are necessary to extend the existing right of way for Woodlark Lane so that the proposed planting strip and sidewalk located along the Site's frontage on Woodlark Lane are located in right of way. Notwithstanding the foregoing, the sidewalk on Woodlark Lane may be located in an easement with the approval of the Planning Staff and CDOT during construction plan review.

8. Prior to the issuance of a certificate of occupancy for the first new building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to South Sharon Amity Road that are necessary to extend the existing right of way for South Sharon Amity Road to the future right of way line as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the sidewalk on South Sharon Amity Road may be located in an easement with the approval of the Planning Staff and CDOT during construction plan review.

9. A 2 foot sidewalk/utility easement located behind the proposed sidewalks shall be provided to the City prior to the issuance of a certificate of occupancy for the first new building to be constructed on the Site.

D. Architectural Standards

- The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories.
- The maximum height in feet of each building containing single family attached dwelling units shall be 40 feet as measured from the average grade at the base of the building.

3. The single family attached dwelling units to be constructed on the Site shall meet the design intent provisions set forth under Option A below or the design intent provisions set forth under Option B below.

(a) Option A - Conceptual Architectural Renderings

(i) Set out on Sheet RZ-300 of the Rezoning Plan under Option A are conceptual architectural renderings of the front elevations (the South Sharon Amity Road facing elevations) of those single family attached dwelling units designated on the Rezoning Plan as Units 1 through 7 that are intended to depict the general conceptual architectural style and character of the front elevations of these single family attached dwelling units if Option A is selected by Petitioner. Accordingly, if Option A is selected by Petitioner, the front elevations (the South Sharon Amity Road facing elevations) of those single family attached dwelling units designated on the Rezoning Plan as Units 1 through 7 shall be designed and constructed so that these elevations are substantially similar in appearance to the relevant conceptual architectural renderings set out on Sheet RZ-300 of the Rezoning Plan under Option A with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

(ii) Set out on Sheet RZ-300 of the Rezoning Plan under Option A are conceptual architectural renderings of the elevations of the single family attached dwelling units that face the internal private alley that are intended to depict the general conceptual architectural style and character of these elevations if Option A is selected by Petitioner. Accordingly, if Option A is selected by Petitioner, the elevations of the single family attached dwelling units that face the internal private alley shall be designed and constructed so that these elevations are substantially similar in appearance to the relevant conceptual architectural renderings set out on Sheet RZ-300 of the Rezoning Plan under Option A with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

(iii) Set out on Sheet RZ-300 of the Rezoning Plan under Option A are conceptual architectural renderings of the side elevations of those single family attached dwelling units that are designated on the Rezoning Plan as Units 1, 8 and 15 that are intended to depict the general conceptual architectural style and character of these elevations if Option A is selected by Petitioner. Accordingly, if Option A is selected by Petitioner, the side elevations of those single family attached dwelling units that are designated on the Rezoning Plan as Units 1, 8 and 15 shall be designed and constructed so that these side elevations are substantially similar in appearance to the relevant conceptual architectural renderings set out on Sheet RZ-300 of the Rezoning Plan under Option A with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

(iv) Set out on Sheet RZ-300 of the Rezoning Plan under Option A are conceptual architectural renderings of the rear elevations of the single family attached dwelling units (the elevations facing the northern and western boundary lines of the Site) that are intended to depict the general conceptual architectural style and character of these elevations if Option A is selected by Petitioner. Accordingly, if Option A is selected by Petitioner, the rear elevations of the single family attached dwelling units (the elevations facing the northern and western boundary lines of the Site) shall be designed and constructed so that these elevations are substantially similar in appearance to the relevant conceptual architectural renderings set out on Sheet RZ-300 of the Rezoning Plan under Option A with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

(b) Option B - Conceptual Architectural Perspectives

(i) Set out on Sheet RZ-400 of the Rezoning Plan under Option B are conceptual architectural perspectives of the front elevations (the South Sharon Amity Road facing elevations) of those single family attached dwelling units designated on the Rezoning Plan as Units 1 through 7 that are intended to depict the general conceptual architectural style and character of the front elevations of these single family attached dwelling units if Option B is selected by Petitioner. Accordingly, if Option B is selected by Petitioner, the front elevations (the South Sharon Amity Road facing elevations) of those single family attached dwelling units designated on the Rezoning Plan as Units 1 through 7 shall be designed and constructed so that these elevations are substantially similar in appearance to the relevant conceptual architectural perspectives set out on Sheet RZ-400 of the Rezoning Plan under Option B with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

(ii) Set out on Sheet RZ-400 of the Rezoning Plan under Option B are conceptual architectural perspectives of the elevations of the single family attached dwelling units that face the internal private alley that are intended to depict the general conceptual architectural style and character of these elevations if Option B is selected by Petitioner. Accordingly, if Option B is selected by Petitioner, the elevations of the single family attached dwelling units that face the internal private alley shall be designed and constructed so that these elevations are substantially similar in appearance to the relevant conceptual architectural perspectives set out on Sheet RZ-400 of the Rezoning Plan under Option B with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

(iii) Set out on Sheet RZ-400 of the Rezoning Plan under Option B are conceptual architectural perspectives of the side elevations of those single family attached dwelling units that are designated on the Rezoning Plan as Units 1, 8 and 15 that are intended to depict the general conceptual architectural style and character of these elevations if Option B is selected by Petitioner. Accordingly, if Option B is selected by Petitioner, the side elevations of those single family attached dwelling units that are designated on the Rezoning Plan as Units 1, 8 and 15 shall be designed and constructed so that these side elevations are substantially similar in appearance to the relevant conceptual architectural perspectives set out on Sheet RZ-400 of the Rezoning Plan under Option B with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

4. The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be a combination of portions of the following: brick, stucco and cementitious siding. Vinyl as an exterior building material may only be used on windows, soffits, trim and railings.

5. Garages shall be setback less than 7 feet or more than 20 feet from the back of curb or the back of sidewalk.

E. Streetscape/Screening

1. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Woodlark Lane. Notwithstanding the foregoing, the width of this sidewalk may vary from 6 feet to 8 feet and the location of this sidewalk may vary as required to preserve existing trees located along the Site's frontage on Woodlark Lane.

2. The existing sidewalk along the Site's frontage on South Sharon Amity Road shall remain in place to facilitate the preservation of the existing large maturing trees located along the Site's frontage on South Sharon Amity Road that are generally depicted on the Rezoning Plan.

3. A minimum 6 foot tall masonry screen wall shall be installed along the northern and western boundary lines of the Site as generally depicted on the Rezoning Plan. Both sides of this masonry wall shall be clad in brick. A gate or gates may be installed in this masonry wall to allow access to the exterior portions of the Site to permit maintenance of landscaping located on the exterior portions of the Site.

4. A maximum 4 foot tall masonry screen wall shall be installed along the Site's frontages on South Sharon Amity Road and Woodlark Lane as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the columns associated with this masonry wall may have a maximum height of 5 feet. The masonry wall located along the Site's frontage on South Sharon Amity Road shall be setback a minimum of 2 feet from the back of future sidewalk. The masonry wall located along the Site's frontage on Woodlark Lane shall be setback a minimum of 2 feet from the back of sidewalk. Both sides of this masonry wall shall be clad in brick.

5. A minimum 10 foot rear yard shall be established on the Site as more particularly depicted on the Rezoning Plan.

6. As depicted on the Rezoning Plan, a 5 foot wide landscaped area (the "Landscaped Area") shall be established along the western boundary of the Site. The Landscaped Area shall be planted at a rate of 12 evergreen shrubs and 3 small maturing trees per 100 linear feet.

7. As depicted on the Rezoning Plan, Petitioner shall plant evergreen trees at the rear of certain sub-lots located along the northern boundary of the Site.

8. Petitioner has agreed in separate instruments to contribute funds to the owners of Tax Parcel Nos. 181-111-12, 181-111-13 and 181-111-07 so that the owners of these Tax Parcels may install landscaping and screening on their respective parcels of land.

F. Open Space

1. Each individual sub-lot on which a single family attached dwelling unit is located must include a minimum of 400 square feet of private open space.

2. The 400 square foot minimum private open space per sub-lot may include portions of any landscaped areas and the masonry walls.

3. The Landscaped Area, the masonry walls, the tree save areas and other common elements shall be maintained by the property owners or a homeowners association. Individual property owners shall not be permitted to modify the Landscaped Area or the masonry walls.

G. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed 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 15 feet.

3. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

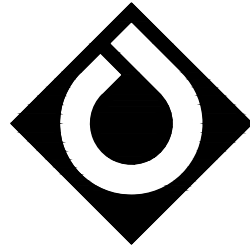
H. Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to the use and 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 term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

4.



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Land Planning
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Townhomes at
South Sharon Amity
and Woodlark Lane

Charlotte
North Carolina
28211

DEVELOPMENT
STANDARDS

Project No.

4456.00

Issued

10/26/15

Revised

1 2/19/16 - FIRST RESUBMITTAL

2 3/24/16 - STAFF ANALYSIS

3 4/07/16 - CITY COUNCIL DECISION



RZ-200

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PETITION #2016-018



FRONT ELEVATION FROM S. SHARON
AMITY ROAD UNITS 1, 2, + 3

N.T.S.



SIDE ELEVATIONS UNITS 1, 8, + 15

N.T.S.



FRONT ELEVATION FROM S. SHARON
AMITY ROAD UNITS 4, 5, 6, + 7

N.T.S.



INTERNAL ALLEY FACING ELEVATION

N.T.S.



REAR ELEVATIONS FACING NORTHERN AND WESTERN PROPERTY LINE

N.T.S.

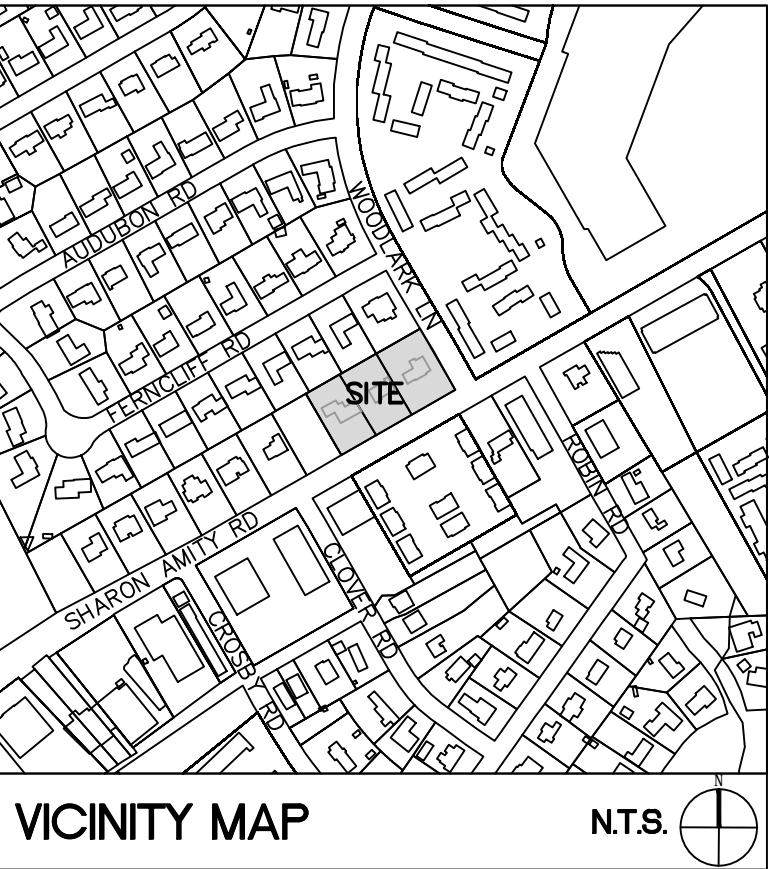


SITE RENDERING

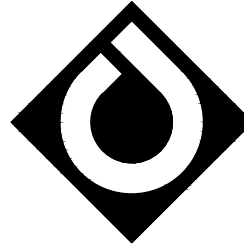
N.T.S.

NOTE: SITE RENDERING IS
CONCEPTUAL IN NATURE AND ONLY
INTENDED TO CONVEY DESIGN INTENT.
FINAL LOCATIONS OF LANDSCAPE AND
SITE ELEMENTS TO BE DETERMINED
DURING DESIGN DEVELOPMENT AND
PERMITTING, PROVIDED HOWEVER,
THAT THEY MEET THE REQUIREMENTS
SET FORTH IN THE DEVELOPMENT
STANDARDS ATTACHED TO SHEET
RZ-200.

NOTE: ARCHITECTURAL ELEVATIONS
ARE CONCEPTUAL IN NATURE AND
ONLY INTENDED TO CONVEY DESIGN
INTENT.



SURVEY DISCLAIMER
TOPOGRAPHIC OR "ALTA"/ASCM LAND TITLE SURVEY" SURVEY
ISSUE DATE: NOVEMBER 02, 2015. PROVIDED BY R.B. PHARR
& ASSOCIATES, 420 HAWTHORNE LANE CHARLOTTE NC
28204 (704) 376-2186



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South Sharon Amity
and Woodlark Lane**
Charlotte
North Carolina
28211

SITE RENDERING & CONCEPTUAL ELEVATIONS - OPTION A

Project No.

4456.00

Issued

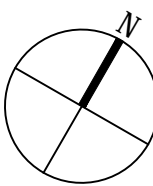
10/26/15

Revised

1 2/19/16 - FIRST RESUBMITTAL

2 3/24/16 - STAFF ANALYSIS

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RZ-300

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PETITION #2016-018



FRONT ELEVATIONS FACING S. SHARON AMITY ROAD UNITS 1-7

N.T.S.



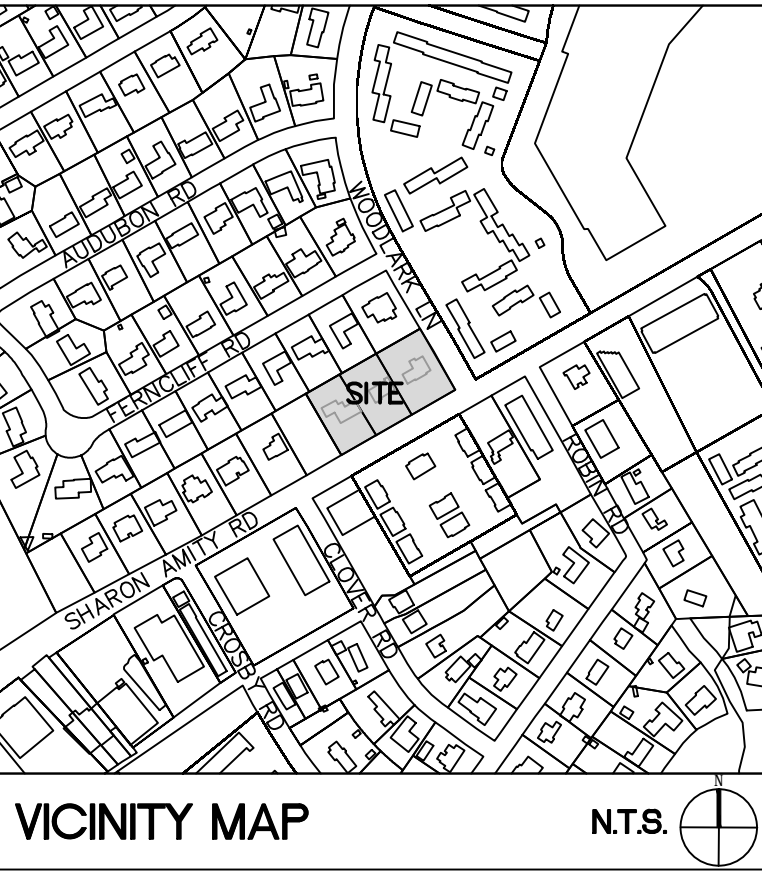
SIDE ELEVATIONS UNITS 1, 8, 15

N.T.S.

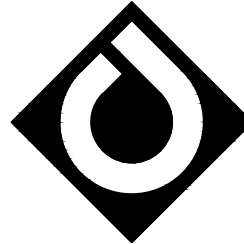


ALLEY FACING ELEVATIONS

N.T.S.



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& Stone**

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Realizing the Possibilities

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**Townhomes at
South Sharon Amity
and Woodlark Lane**
Charlotte
North Carolina
28211

CONCEPTUAL ELEVATIONS - OPTION B

Project No.
4456.00

Issued
10/28/15

Revised

- 1 2/19/16 - FIRST RESUBMITTAL
- 2 3/24/16 - STAFF ANALYSIS
- 3 4/07/16 - CITY COUNCIL DECISION



RZ-400

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