

P:\2016 Jobs\16021 - Foxcroft City Homes - Simonini\CAD\16021 Rezoning base.dwg
P:\2016 Jobs\16021 - Foxcroft City Homes - Simonini\CAD\16021 Rezoning base.dwg

DEVELOPMENT STANDARDS

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Simonini Saratoga Foxcroft, LLC ("Petitioner") to accommodate the development of a duplex and triplex community on approximately 6.32 acre site located on the southeast side of Sharon Lane between Providence Road and Heathmoor Lane (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-2 zoning classification shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets 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:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
ii. 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, rear yards or buffer areas) indicated on Sheet RZ-1.

The Planning Director will determine if such minor modifications are allowed per this amended process, and 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 in 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 14. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosure, gazebos, trellises, storage buildings and other structures associated with the on-site open space.

- e. **Phasing.** The Petitioner reserves the right to develop the Site in up to two phases. The Petitioner will complete transportation and landscaping and buffer improvements per phase prior to issuance of the first certificate of occupancy for each phase.

2. Permitted Uses & Development Area Limitations

- a. The Site may be developed with up to thirty-one (31) single family condominium attached dwelling units, together with accessory uses allowed in the UR-2 zoning district.

3. Access and Transportation:

- a. Access to the Site will be from Sharon Lane in the manner generally depicted on the Rezoning Plan.
b. The Petitioner will provide a twenty-four (24) foot planting strip (including width for future bike lane and improvements to be

- completed by others and not as part of this development) and a six (6) foot sidewalk along Sharon Lane as generally depicted on the Rezoning Petition. The width of the planting strip may be increased to allow meandering of the sidewalk to save existing large mature trees.

- c. The Petitioner will construct a network of five (5) foot wide sidewalks to provide pedestrian access to Sharon Lane from within the development as generally depicted.

- d. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.

- e. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns and the layout and location of site elements, pending approval by CDOT in accordance with published standards.

- f. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks may be subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

4. Architectural Standards, Court Yards, Accessory Areas:

- 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 fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural shingles, wood shake, slate, tile and/or metal.

- b. The attached illustrative building elevations (typical unit elevations) are included to reflect an architectural style and a quality of the buildings that are to be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).

- c. The side elevations of the buildings along Sharon Lane will contain windows so that blank walls will not occur.

- d. To provide privacy, all residential entrances within fifteen (15) feet of the Sharon Lane public sidewalk must be raised from the average sidewalk grade a minimum of twenty-four (24) inches.

- e. Pitched roofs, if provided, shall be symmetrically slope no less than 5:12, except that roofs for porches and attached sheds may be as steep as 12:12, unless a flat roof architectural style is employed.

- f. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the buildings oriented toward Sharon Lane. Usable front porches are covered and are at least 6 feet deep. Stoops and entry-level porches may be covered, but not be enclosed. All residences fronting Sharon Lane will have a direct connection to the sidewalk on Sharon Lane.

- g. All development units that face a public street shall have a porch or stoop that wraps a portion of that face to address blank wall conditions that limit the maximum wall exposure to ten (10) feet on all building levels.

- h. Garage doors visible from public or private streets should minimize the visual impact by providing a setback of twelve to fourteen inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

- i. Meter banks will be screened from adjoining properties and from Sharon Lane.

- j. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

- k. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

- l. Waste management will be addressed with rollout containers through a private contractor.

5. Streetscape, Buffers, Yards, and Landscaping:

- a. A 100 foot building setback measured from the back of the existing Sharon Lane right-of-way will be provided along Sharon Lane (the western property line). A private drive, sidewalks and related features will be allowed in the 100 foot building setback as generally depicted on the Rezoning Plan.

- b. A 30 foot rear yard will be provided along the northern and eastern property boundary of the Site as generally depicted on the Rezoning Plan as "Buffer Area B" and will be planted equivalent to a 15' Type C Buffer.

- c. A 45 foot rear yard will be provided along the southern property boundary of the Site as generally depicted on the Rezoning Plan (adjacent to the Heathmoor subdivision). Additionally, a 25 foot buffer planted to Class C standards will be provided within the rear yard along the southern property boundary as generally depicted on the Rezoning Plan as "Buffer Area A." Additionally, Petitioner shall use good faith diligent efforts to preserve existing trees of five (5) inch caliper or greater within the area located within twelve (12) feet of the southern property boundary. Clearing of other existing vegetation within the 12 foot area may be permitted.

- d. Utilities may cross proposed buffers and the 12 foot area described above at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with a minimum slope across the buffer of no less than 2% degree in order to allow for the natural flow storm water.

- e. The Petitioner will retain existing vegetation within the Sharon Road setback except to the extent clearing may be required for demolition of existing driveways and construction of the new driveway and sidewalks. The Petitioner will also remove any existing plant species from the setback area. Supplemental landscaping will be provided where existing and native vegetation is removed.

- f. The proposed landscaping along Sharon Lane and within the buffers will be installed prior to the issuance of the first certificate of occupancy for each phase as noted in i.e. The Petitioner reserves the right to request a seasonal planting delay to avoid planting the materials during the wrong time of the year.

6. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

- b. The Site will comply with the Tree Ordinance.

- c. All utilities within the Site will be placed underground.

7. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.

- b. Detached lighting on the Site will be limited to 15 feet in height.

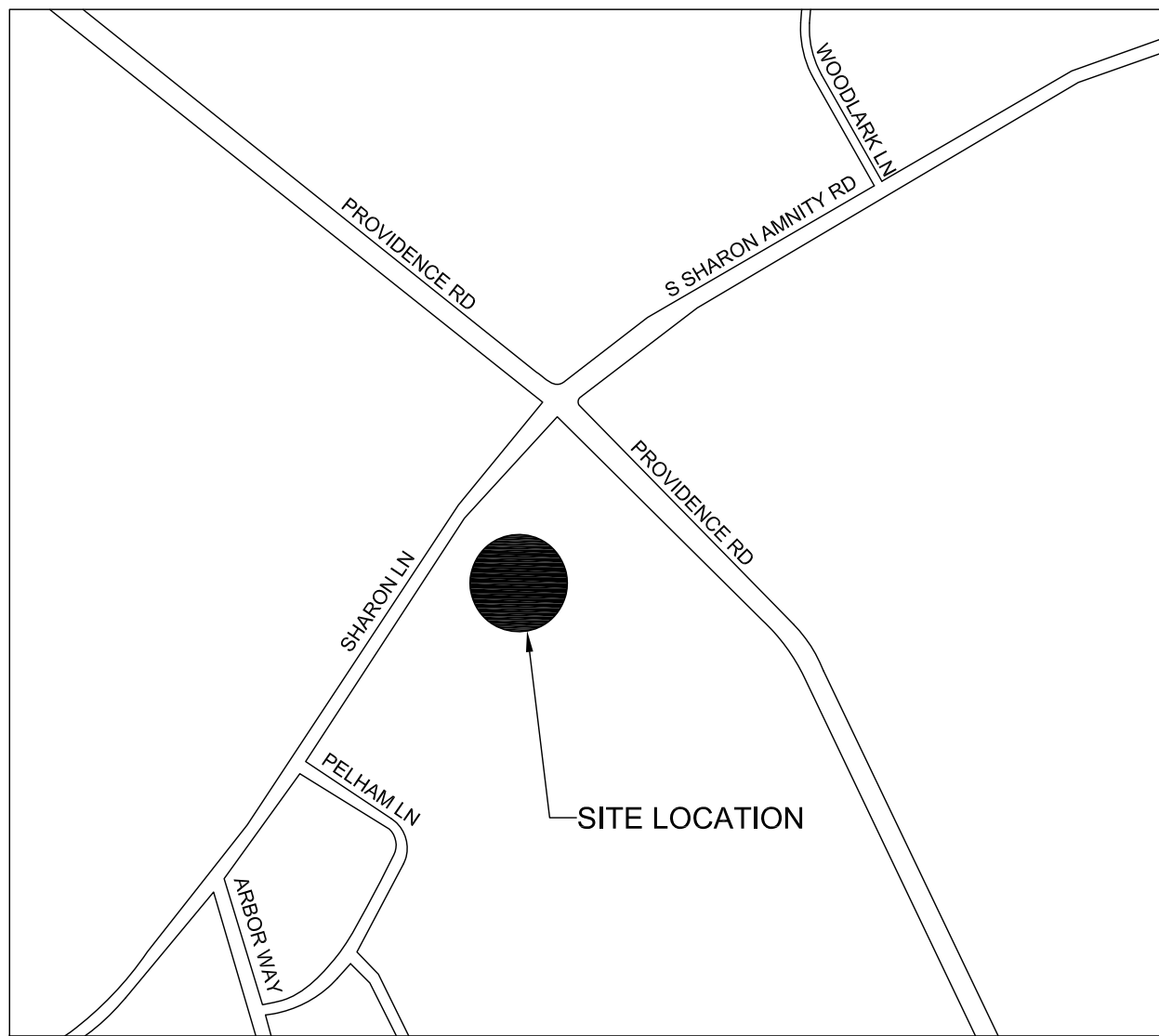
- c. Architectural lighting on building facades, such as but not limited to sconces, will be permitted.

8. 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.

9. 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 insure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



VICINITY MAP
NTS

SITE DEVELOPMENT DATA:

ACERAGE: ± 6.32 AC
TAX PARCEL ID: 183-03-225, 183-03-226, 183-03-227, 183-03-228, 183-03-229
EXISTING ZONING: R-3
PROPOSED ZONING: UR-2 (CD)
EXISTING USES: 5 detached dwellings
PROPOSED USES: Up to 31 single-family attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district
4.9 UNITS / AC

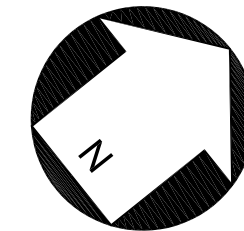
DENSITY PROPOSED:
STORMWATER: UG sand filters(s)/detention
DRIVEWAYS: 5'-7' or 20'+ depth
PARKING: Parking as required by the Ordinance will be provided. No less than 10 visitor spaces will be provided on the site.

FRONT SETBACK: 14' from future BOC
MIN. SIDE YARD: 5' min.
REAR YARD: 10' min.
FAR: As allowed by the UR-2 zoning district

MAXIMUM BUILDING HEIGHT: Not to exceed two (2) stories and not to exceed 40 feet; building height to be measured as required by the Ordinance.

OPEN SPACE: A minimum of 15% of the Site will be established as tree save/open space areas as defined by the Ordinance.

WASTE MANAGEMENT: Rollout Container (Private Contractor)



0' 60' 120' 240'
SCALE: 1"=60'

REVISIONS:

No.	Date	By	Description
1	6/24/16	AHM	REVISIONS TO SITE PLAN AND TO ADDRESS STAFF COMMENTS
2	8/15/16	LHC	REVISIONS PER STAFF COMMENTS

This Plan Is A
Preliminary Design.
NOT Released For
Construction.

Project Manager: MDL

Drawn By: LHC

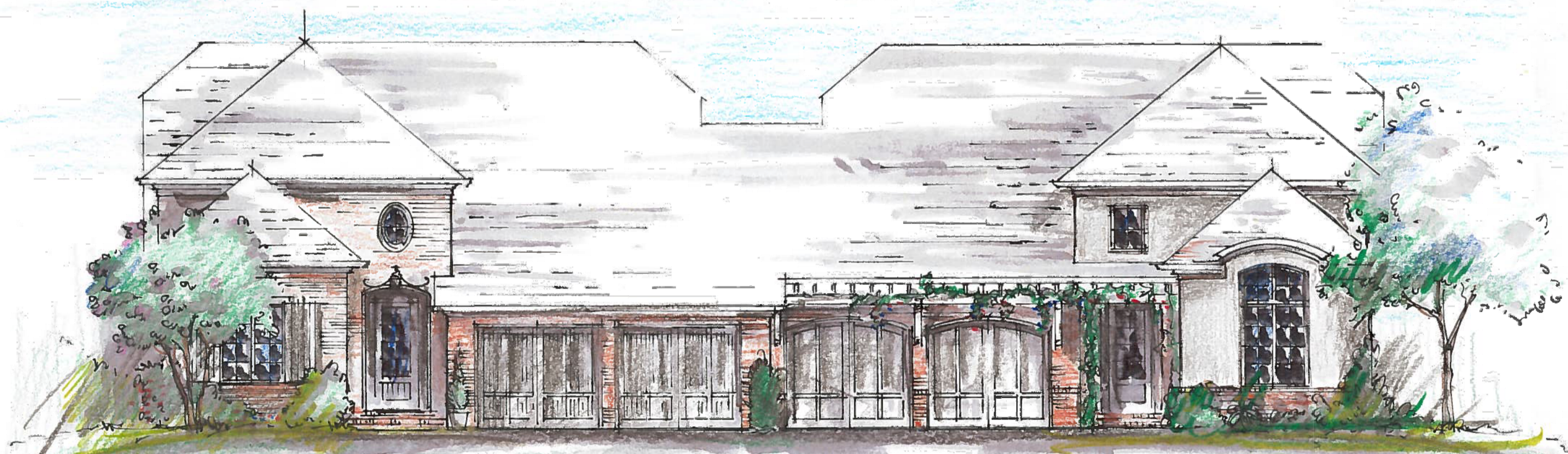
Checked By:

Date: 4/25/16

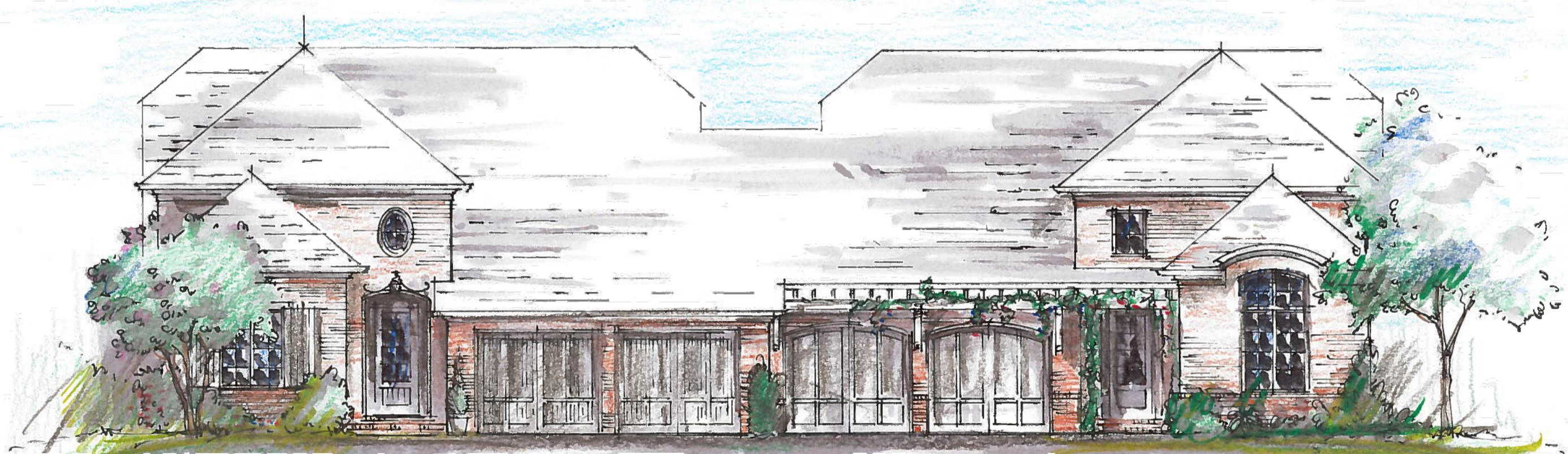
Project Number: 16021

Sheet Number:





GARAGE SIDE ELEVATION



GARAGE SIDE ELEVATION (ALT)

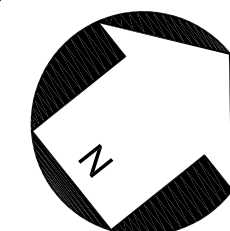


GARDEN ELEVATION
(including Sharon Lane Frontage)



SIDE ELEVATION
(including Sharon Lane Frontage)

SHARON LANE FACADE
INCLUDES PORCH IN THIS AREA



0' 60' 120' 240'
SCALE: 1"=60'

REVISIONS:			
No.	Date	By	Description
1	6/24/16	AHM	ADDED SHEET
2	8/15/16	LHC	REVISIONS PER STAFF COMMENTS

This Plan Is A
Preliminary Design.
NOT Released For
Construction.