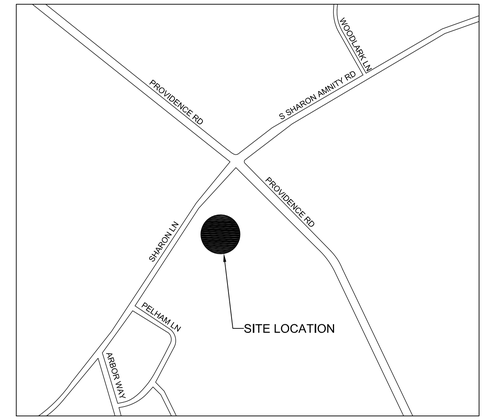




VICINITY MAP
NTS

SITE DEVELOPMENT DATA:

ACREAGE:	± 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 24 attached dwelling units (in duplex, 2 units attached) together with accessory uses, as allowed in the UR-2 zoning district, in a condominium format. (5)
STORMWATER:	Underground sand filters(s)/detention
DRIVEWAYS:	20'+ depth
PARKING:	Parking as required by the Ordinance will be provided. (4) No less than 6 visitor parking spaces will be provided on the site.
FRONT SETBACK:	89.5' From Future BOC Along Sharon Lane (Zoning)
MIN. SIDE YARD:	5' min.
REAR YARD:	As Shown On Plan
FAR:	As allowed by the UR-2 zoning district
MAXIMUM BUILDING HEIGHT:	Not to exceed two (2) stories plus possible basement and not to exceed 40 feet; building height to be measured as required by the Ordinance. (4)
WASTE MANAGEMENT:	Rollout Container (Private Contractor) (6)

DEVELOPMENT STANDARDS

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 Foxcroft, LLC ("Petitioner") to accommodate the development of a duplex community in a condominium format 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 or rear yards) 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 12. 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 enclosures, 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 general location of the estimate possible phasing line is generally depicted on Sheet RZ- 2, but adjustments to this can be made. If phased, 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 Limitation:

a. The Site may be developed with up to twenty-four (24) single family attached dwelling units in a two (2) unit duplex type design as generally depicted on Sheet RZ-2, together with accessory uses allowed in the UR-2 zoning district; such development shall be undertaken in a condominium format. (5)

3. Access and Transportation & Sidewalks Along & Within Site: (5)

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, parking layouts and any adjustments required for 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 maybe subject to variations that do not materially change the design intent depicted on the Rezoning Plan. (5)

3.A. Sharon Lane Sidewalk Enhancements; Radar Speed Signs

a. In addition to its commitment to install a new sidewalk along the Site's frontage of Sharon Lane, Petitioner agrees to make improvements to the sidewalks located across Sharon Lane from the Site along that portion of the westerly right of way margin of Sharon Lane in the area shown on the Rezoning Plan (the "Additional Sidewalk Area"), subject to and in accordance with the provisions of this section (including without limitation consent of the "Sharon Lane Owners" and "CDOT", each as defined below).

b. At its expense, the Petitioner shall replace the existing sidewalk pavement located within the Additional Sidewalk Area with standard curb and gutter improvements, a 5 foot wide planting strip without street trees unless such trees are allowed by the City Arborist (or if there is room for installation, a 6 foot wide planting strip with trees), and a 5 foot wide concrete sidewalk (the "Additional Sidewalk Improvements"). At its expense, the Petitioner shall cooperate in good faith with owners of property located within the Additional Sidewalk Area (the "Sharon Lane Owners") and Charlotte Department of Transportation ("CDOT") in their review and approval of the design of the Additional Sidewalk Improvements so as to mitigate material adverse impacts to existing site conditions such as mature trees/landscaping, fences & walls, driveways and similar features. It is understood that the final design of the Additional Sidewalk Improvements shall meander around existing above ground power poles and utility lines. (6)

c. The Petitioner's commitment to make the Additional Sidewalk Improvements shall be subject to (i) the approval by CDOT and the Sharon Lane Owners of the final design of the Additional Sidewalk Improvements as described above, and (ii) each of the Sharon Lane Owners' written consent to the installation of the Additional Sidewalk Improvements, it being understood that such consent may require the grant by such owners of easements to the City of Charlotte for the maintenance of the Additional Sidewalk Improvements.

d. If after the exercise by the Petitioner of good faith efforts regarding the Additional Sidewalk Improvements as described above, either CDOT or any of the Sharon Lane Owners fail to consent to the installation of the Additional Sidewalk Improvements as described above within 12 months of approval of the Rezoning by City Council, the Petitioner shall be relieved of its obligation to pursue the installation of the Additional Sidewalk Improvements.

e. To respond to requests of Sharon Lane Owners regarding slowing down traffic on Sharon Lane at various times during the day, the Petitioner, at its expense, will work with CDOT and the Sharon Lane Owners to provide for the installation of two (2) radar speed signs, one on each side of Sharon Lane, prior to issuance of the first certificate of occupancy for the first residential dwelling within the development. The Petitioner's commitment regarding the radar speed signs is subject to approval of CDOT.

4. Architectural Standards/Court Yards -Amenity 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. (5)

b. It is understood that the homes which will be development in the duplex (i.e. 2 homes joined)/condominium format will have the characteristics of single family homes but for the attachment of these homes as generally depicted on Sheet RZ-2. Accordingly, the homes are intended to reflect custom home design features. The attached illustrative building elevations are included to reflect overall design intents and quality levels of the attached homes that are to be constructed on the Site; as indicated, given the custom home design nature of the development, the actual attached homes constructed on the Site may vary from these illustrations provided that the overall design intents and quality levels are preserved and the other design features listed in these Development Standards are maintained).

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

d. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

e. Usable porches and stoops shall form a predominate 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.

f. All end/corner 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 expanse to ten (10) feet on all building levels.

g. 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.

h. Meter banks will be screened from adjoining properties and from Sharon Lane. (5)

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

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

k. 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/street, sidewalks, landscaping and related features will be allowed in the 100 foot building setback as generally depicted on the Rezoning Plan. The setback will be 89.5 feet when measured from the future back of curb.

b. A fifteen (15) foot rear/side yard will be provided along the northern property boundary line as generally depicted on the Rezoning Plan. Furthermore, a six (6) foot high metal picket fence with brick piers shall be installed along such northern property line prior to the issuance of the first certificate of occupancy for the first home located along such property line.

c. A ten (10) foot rear/side yard will be provided along the eastern property boundary line as generally depicted on the Rezoning Plan. Furthermore, a six (6) foot high solid combination brick and opaque wooden fence shall be installed along such eastern property line prior to the issuance of the first certificate of occupancy for the first home to be located along such property line.

d. A 40 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.

e. Utilities may cross the proposed 25 foot buffer and the 12 foot area described above at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap will not be installed in the proposed buffer and the 12 foot area. (6)

f. 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 invasive plant species from the setback area. Supplemental landscaping will be provided where existing and invasive vegetation is removed.

g. 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 1.e. The Petitioner reserves the right to request a seasonal planting delay to avoid planting the materials during the wrong time of the year. (5)

h. The Petitioner will include in the Site design a "central green" area as generally depicted on Sheet RZ-2 which will include the following elements: (i) a minimum size of 15,000 square feet; (ii) ornamental landscaping and trees; (iii) seating areas, and (iv) pathways/sidewalks. Such central green may also contain such possible additional features as a gazebo/shade structure, fire-pit, and other amenities.

i. Without limiting the foregoing provisions of this Section 5, Petitioner will install new vegetation where existing driveways and sidewalks are removed.

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.

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

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
3	12/22/16	AHM	REVISIONS PER STAFF COMMENTS
4	1/23/17	DRW	REVISIONS PER STAFF COMMENTS
5	2/22/17	MDL	REVISIONS PER STAFF COMMENTS
6	3/10/17	MDL	REVISIONS PER STAFF COMMENTS

Landworks
Design Group, P.A.
7621 Little Avenue, Suite 111
Charlotte, NC 28226
704-841-1604 fax: 704-841-1604

FOXCROFT CITY HOMES

SIMONINI HOMES
CHARLOTTE, NC

TECHNICAL DATA SHEET

CORPORATE CERTIFICATIONS
NC PE : C–2930 NC LA : C–253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL
Drawn By: LHC
Checked By:
Date: 4/25/16
Project Number: 16021

Sheet Number:

RZ-1

PETITION#: 2016-097

SHEET # 1 OF 3

P:\2016 Jobs\16021 - Foxcroft City Homes - Simonini\CAD\Sketch Planning\16021 Rezone base.dwg

HOLLY K WELCH, MATTHEW C STUBBING
DEED BOOK 20722 PG 253
PARCEL ID: 18115122
ZONING: R-3
USE: SINGLE FAMILY

KRISTEN SALLA MILLS, STEVEN R MILLS
DEED BOOK 28799 PG 245
PARCEL ID: 181151123
ZONING: R-3
USE: SINGLE FAMILY

SCOTT HUIE, ANNE KELLY HUIE
DEED BOOK 19338 PG 708
PARCEL ID: 18115124
ZONING: R-3
USE: SINGLE FAMILY

MICHELLE KATHERINE, CHALMER DOR DIXON
DEED BOOK 7164 PG 123
PARCEL ID: 18115125
ZONING: R-3
USE: SINGLE FAMILY

CHRISTA S LINEBERGER KENT A LINEBERGER
DEED BOOK 19541 PG 289
PARCEL ID: 18115126
ZONING: R-3
USE: SINGLE FAMILY

TOM S JONES, REBECCA WILSON JONES
DEED BOOK 9320 PG 284
PARCEL ID: 18115127
ZONING: R-3
USE: SINGLE FAMILY

ROBERT L PHARR, LISA R PHARR
DEED BOOK 4578 PG 960
PARCEL ID:18115128
ZONING: R-3
USE: SINGLE FAMILY

MARTHA ANN RANKIN
DEED BOOK 1149 PG 98
PARCEL ID: 18115129
ZONING: R-3
USE: SINGLE FAMILY

TOMMY KEITH JOHNSON II, FRANCES M JOHNSON, TOMMY KEITH JOHNSON
DEED BOOK 13184 PG 548
PARCEL ID: 18115130
ZONING: R-3
USE: SINGLE FAMILY

SHARON LANE
60' PUBLIC R/W
(MB. 27, PG. 941)

SHARON LANE
(ANTICIPATED 50' R/W DEDICATION FROM CL)

PHASE LINE

EXT R/W

PROPOSED R/W

C/O KATHY SWEET, HEATHMOOR HOMEOWNERS ASSOCIATION INC
DEED BOOK 12921 PG 675
PARCEL ID: 18303299
ZONING: R-3
USE: SINGLE FAMILY

PROPOSED BACKING STUB & MAIL KIOSK LOCATION

144.72'(T)

N33°02'17"E
299.68'
(TIE)

MICHAEL NEDZBALA, SHARON G L
DEED BOOK 10628 PG 303PARCEL ID: 18303233
ZONING: R-3
USE: SINGLE FAMILY

END PRIVATE STREET

GATE

MICHAEL NEDZBALA, SHARON G L
DEED BOOK 10628 PG 253
PARCEL ID: 18303234
ZONING: R-3
USE: SINGLE FAMILY

HEATHMOOR LANE
40' R/W
40' PUBLIC R/W
(M.B. 27, PG. 941)

ANNE T EDDINS, W HAROLD EDDINS
DEED BOOK 9002 PG 766
PARCEL ID: 18303235
ZONING: R-3
USE: SINGLE FAMILY

TAMMY H WILSON, JASON T WILSON
DEED BOOK 22358 PG 162
PARCEL ID: 18303236
ZONING: R-3
USE: SINGLE FAMILY

DAVID G DALTON, JILL H DALTON
DEED BOOK 29397 PG 370
PARCEL ID: 18303237
ZONING: R-3
USE: SINGLE FAMILY

MAURICIO W WEST, DIOCESAN ADMINISTRATOR OF THE, ROMAN CATHOLIC DIOHLT
DEED BOOK 14122 PG 456
PARCEL ID: 18303224
ZONING: R-3
USE: CHURCH

C/O JOHN J [illegible], CHLT THE ROMAN CATHOLIC DIOCESE OF
DEED BOOK 3387 PG 597
PARCEL ID: 18303222
ZONING: R-3
USE: CHURCH

CENTRAL GREEN

POSSIBLE TREE SAVE

25' BUFER AREA

40' REAR YARD

10' REAR YARD

15' REAR YARD

20' PUBLIC DRAINAGE EASEMENT (M.B. 27, PG. 941)

15' CMUD SANITARY SEWER EASEMENT (M.B. 27, PG. 941)

CONCRETE SIDEWALK

30"C&G



Sharon Lane Sidewalk
Proposed

0' 30' 60' 120'

SCALE: 1"=30'

REVISIONS:

No.	Date	By	Description
1	6/24/16	MDL	TO ADDRESS PETITIONER & STAFF COMMENTS
2	8/15/16	LHC	REVISIONS PER STAFF COMMENTS
3	12/22/16	MDL	SITE REDESIGN
4	1/23/17	DRW	BUILDING EDITS
5	2/22/17	MDL	ADDED PHASE LINE, OFF-SITE SIDEWALK INFO

Landworks
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Charlotte, NC 28226
704-841-1604 Fax: 704-841-1604

FOXCROFT CITY HOMES
SIMONINI HOMES
CHARLOTTE, NC

REZONING SITE PLAN

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL
Drawn By: LHC
Checked By:
Date: 4/25/16
Project Number: 16021

Sheet Number:

RZ-2

PETITION#: 2016-097

SHEET # 2 OF 3

P:\2016 Jobs\16021 - Foxcroft City Homes - Simonini\CAD\Sketch Planning\16021 Rezone base.dwg



SIMONINI HOMES

FOXCROFT CITY HOMES

1 RZ-3 GARAGE ELEVATION (EXAMPLE OF MATERIAL & ARCHITECTURAL VARIATION

SCALE: NTS



2 RZ-3 EXAMPLE OF MATERIAL AND ARCHITECTURAL VARIATION

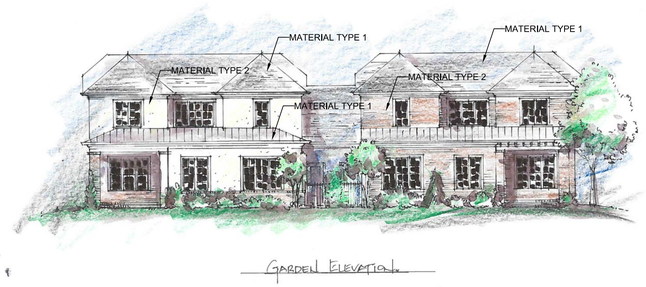
SCALE: NTS

GENERAL ELEVATION NOTES:

1. ELEVATIONS PROVIDED ARE INTENDED TO SHOW A RANGE OF ANTICIPATED SCALE, MASSING, STYLE, AND OVERALL QUALITY OF BUILDINGS TO BE CONSTRUCTED.
2. WHILE THESE DUPLEX UNITS ARE CONNECTED VIA A COMMON WALL, THE ARCHITECTURAL INTENT FOR THIS PROJECT IS TO PROVIDE CONSISTENCY OF HOME SIZE WHILE PROVIDING THE BUYER A DEGREE OF CUSTOMIZATION. THE PETITIONER ANTICIPATES THAT THE HOME BUYER MAY BE ABLE TO MAKE CHANGES TO THEIR UNIT BY VARYING BUILDING MATERIALS (I.E. BRICK ON ONE UNIT, STUCCO ON THE OTHER, OR SIMPLY BY CHANGING BRICK COLOR) IN ORDER TO PROVIDE MORE VARIETY WITHIN THE DEVELOPMENT.
3. THE NON-GARAGE ELEVATION (2/RZ-3 THIS SHEET) IS APPLICABLE AROUND THE SITE PERIMETER, INCLUDING THE SHARON LANE FRONTAGE.

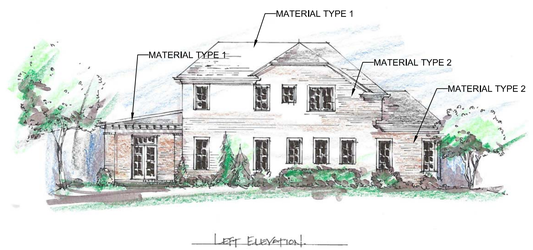
MATERIAL KEY:

1. ONE, OR A COMBINATION OF THE FOLLOWING:
   - 1.1. ARCHITECTURAL SHINGLES
   - 1.2. WOOD SHAKE
   - 1.3. SLATE
   - 1.4. TILE
   - 1.5. METAL
2. ONE, OR A COMBINATION OF THE FOLLOWING:
   - 2.1. BRICK
   - 2.2. STONE
   - 2.3. PRECAST STONE
   - 2.4. PRECAST CONCRETE
   - 2.5. SYNTHETIC STONE
   - 2.6. CEMENTITIOUS FIBER BOARD
   - 2.7. STUCCO
   - 2.8. EIFS
   - 2.9. DECORATIVE BLOCK
   - 2.10. WOOD



3 RZ-3 NON-GARAGE ELEVATION

SCALE: NTS



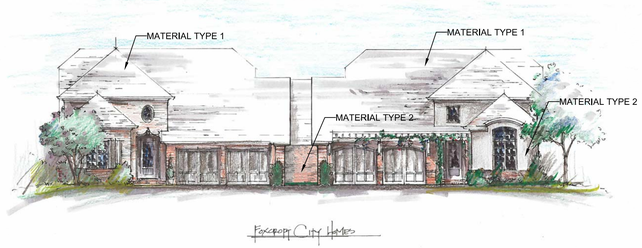
4 RZ-3 SIDE ELEVATION

SCALE: NTS



5 RZ-3 PRIVATE DRIVE ELEVATION

SCALE: NTS



6 RZ-3 PRIVATE DRIVE ELEVATION

SCALE: NTS

4

REVISIONS:

No.	Date	By	Description
1	6/24/16	AHM	ADDED SHEET
2	8/15/16	LHC	REVISIONS PER STAFF COMMENTS
3	12/22/16	AHM	ELEVATION REVISIONS
4	2/22/17	MDL	ELEVATION ADDITIONS & CLARIFICATIONS

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Charlotte, NC 28226
704-841-1604 fax: 704-841-1604

FOXCROFT CITY HOMES
SIMONINI HOMES
CHARLOTTE, NC

BUILDING ELEVATION SHEET

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL
Drawn By: LHC
Checked By:
Date: 4/25/16
Project Number: 16021

Sheet Number:

RZ-3

PETITION#: 2016-097

SHEET # 3 OF 3

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