

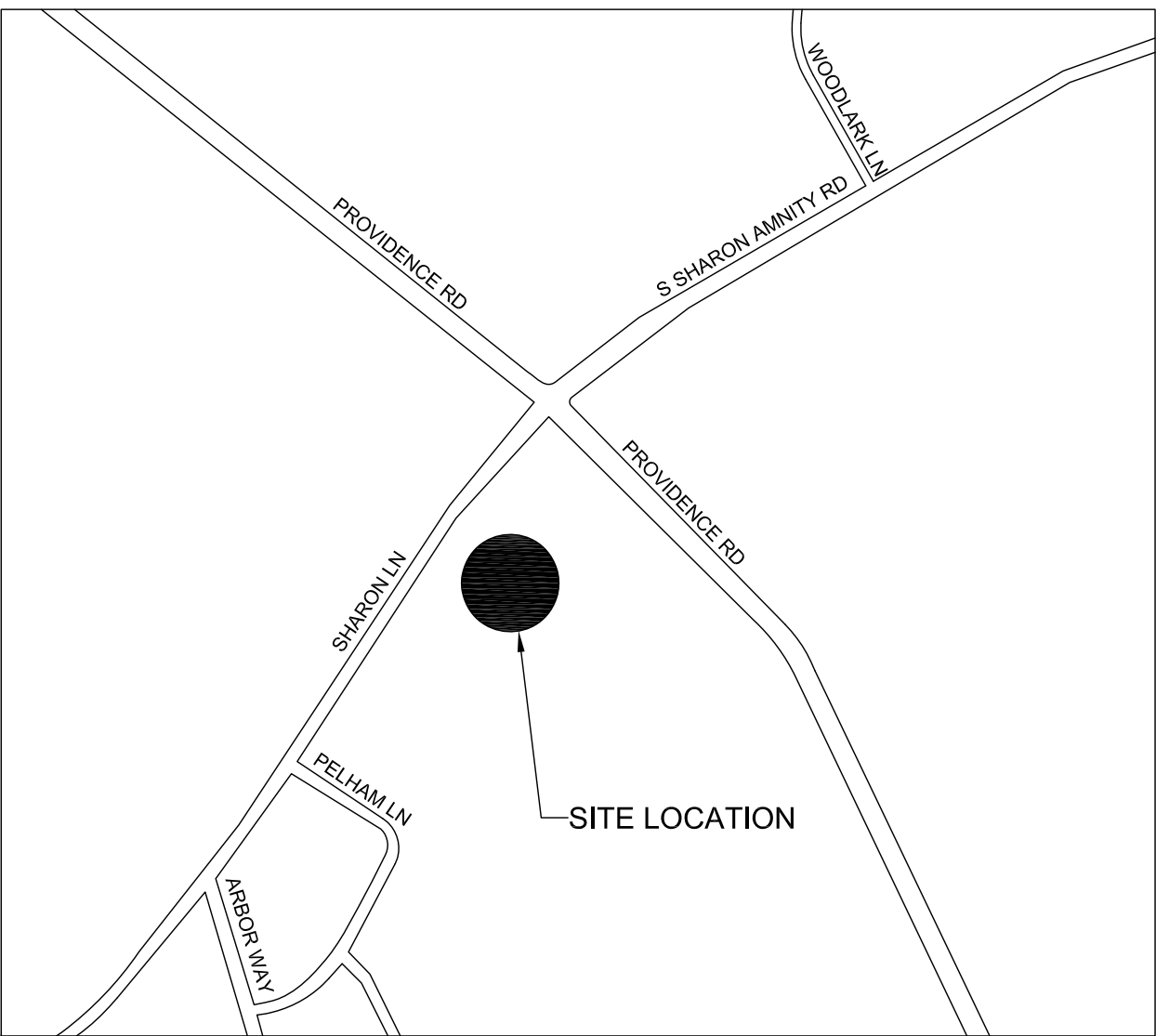
P:\2016 Jobs\16021 - Foxcroft City Homes - Simonini\CAD\16021 Rezoning base.dwg
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DEVELOPMENT STANDARDS

- 1. General Provisions:**
- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Simonini Homes ("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 21. 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. 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. 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.
- f. The petitioner reserves the right to develop the Site in up to two phases.

- 2. Permitted Uses & Development Area Limitation:**
- a. The Site may be developed with up to 38 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 an eight (8) foot planting strip and a six (6) foot sidewalk along Sharon Lane as generally depicted on the Rezoning Petition. The sidewalk may meander to save existing large maturing trees.
- c. Along the Site's internal street/alley as generally depicted on the Rezoning Plan, a five (5) foot sidewalk will be provided on at least one side of such street/alley. Street trees will also be provided along the private street as generally depicted on the Rezoning Plan.
- 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.
- 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 (wood siding may not exceed 25% of the wall surface per unit elevation per side). 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 asphalt shingles and/or metal.
- b. The attached illustrative building elevations (typical unit front elevations and side elevations) are included to reflect an architectural style and a quality of the buildings that may 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 building along Sharon Lane will contain windows so that blank walls over 20 feet in length will not occur.
- d. Usable porches or stoops shall form an element of the building design and be located on the front and/or side of the building. Stoops and entry level porches may be covered but not be enclosed.
- e. Meter banks will be screened from adjoining properties and from Sharon Lane.
- f. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- 5. Streetscape, Buffers, Yards, and Landscaping:**
- a. A 100 foot building setback measured from the back of the existing curb will be provided along Sharon Lane. A private drive and driveways for individual units 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 southern property boundary of the Site as generally depicted on the Rezoning Plan. A 30 foot side yard will be provided along the eastern property boundary of the Site as generally depicted on the Rezoning Plan. The required private open space for the proposed units may be located within the proposed rear and side yards, but not in the proposed buffers.
- c. A 25 foot buffer planted to Class C standards will be provided along the western property boundary as generally depicted on the Rezoning Plan.

- d. Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap may also cross the buffer at angles no greater than 75 degrees 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 invasive plant species from the setback areas.
- f. The proposed landscaping along Sharon Lane and within the buffers will be installed prior to the issuance of the first certificate of occupancy. 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 location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. The two storm water management facility locations labeled as "potential" if not utilized for storm water management will be improved as open space areas or tree save areas.
- c. The Site will comply with the Tree Ordinance.
- d. 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. No exterior "wall pack" lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be permitted.
- 8. Signage:**
- a. Signage as allowed by Ordinance.
- 9. 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.
- 10. 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 interest or assigns.

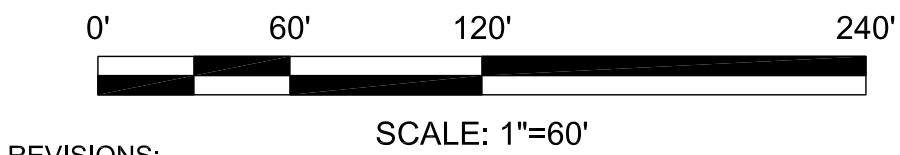
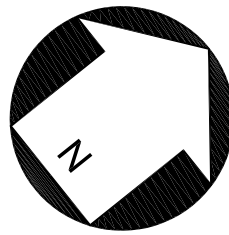


VICINITY MAP
NTS

DEVELOPMENT DATA:

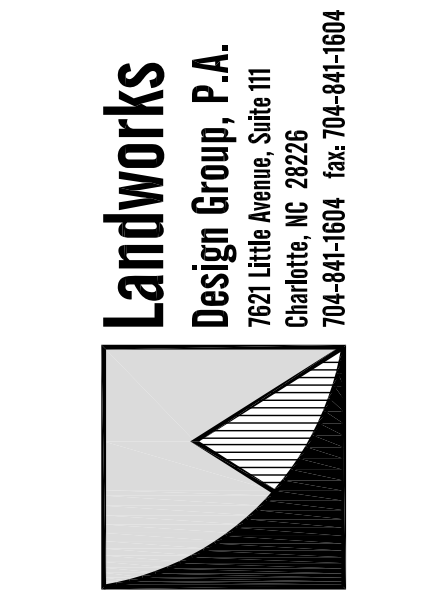
TAX PARCEL ID:	183-03-225, 183-03-226, 183-03-227, 183-03-228, 183-03-229
REZONING SITE AREA:	± 6.32 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
PROPOSED USE:	Up to 38 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district
DENSITY PROPOSED:	6 UNITS / AC
PROPOSED FLOOR AREA RATIO:	As allowed by the UR-2 Zoning District
STORMWATER:	UG sand filters(s)/detention
DRIVEWAYS:	5'-7' or 20' depth
PROPOSED PARKING:	2-car garage each unit some units with 2-car driveways 15-20 spaces guest parking
FRONT YARD:	As Prescribed in the Zoning Ordinance
MIN. SIDE YARD:	As Prescribed in the Zoning Ordinance
REAR YARD:	As Prescribed in the Zoning Ordinance
PROPOSED BUILDING HEIGHT:	Not to exceed two (2) stories and not to exceed 40 feet; building height to be measured as required by the Ordinance.
PARKING REQUIRED:	Parking as required by the Ordinance will be provided. No less than 15 visitor parking spaces will be provided on the Site.
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)

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



REVISIONS:

No.	Date	By	Description



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: MDL

Checked By:

Date: 4/25/16

Project Number: 16021

Sheet Number:

RZ-1
PETITION#: 2016-XXX
SHEET # 1 OF 2

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

Sheet Number:

ETITION#: 2016-XX

SHEET # 2 OF 2



REVISIONS:			
No.	Date	By	Description