

DEVELOPMENT STANDARDS

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Richter Development, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 2.01 acre site located on the south side of Sardis Road, east of the intersection of Sardis Road and Providence Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 187-011-03.
- 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 zoning district shall govern the development and use of the Site.
- Future amendments or modifications 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 or modifications to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses

- The Site shall be devoted only to a residential community containing a maximum of 16 for sale attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 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 is 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 and/or the North Carolina Department of Transportation.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- The Petitioner shall construct and install two local public streets through the Site as generally depicted on the Rezoning Plan as Proposed Public Street 1 and Proposed Public Street 2. Both streets will be built to the Local Residential Medium typical street sections as specified in the Charlotte Land Development Standards Urban Street Design Guidelines. However, the Petitioner will provide only a portion of the required streetscape treatment on the west side of Proposed Public Street 1 to include 4' of planting strip.
- The Petitioner shall dedicate and convey additional Right of Way along the site's frontage measuring fifty (50) feet from the centerline of the roadway as more generally depicted on the Rezoning Plan. This dedication and conveyance will be recorded prior to the issuance of the first Certificate of Occupancy.
- The intersection of Public Street 1 and Sardis Road will be a right-in/right-out condition with a median in Sardis Road. Final design of the intersection and median will be determined and coordinated during Land Development permitting.
- The Petitioner will provide a 2' wide Sidewalk and Utility Easement as measured from the back of the proposed multi-use path.
- The Petitioner agrees to install up to two (2) speed humps along Timber Lane or Mammoth Oaks if approved upon study under CDOT's traffic calming parameters for such a device. This agreement extends for one year after issuance of final Certificate of Occupancy if the devices are not warranted in the existing condition or during construction of the development.
- All transportation improvements with the exception of improvements outlined in Item C.7. above will be constructed and approved before the site's first building Certificate of Occupancy is issued.

D. Architectural Standards

- The height of the dwelling units shall be 3 stories maximum and 40' Base Height.
- Exterior building materials may include, but not be limited to, brick/masonry, fiber cement siding, asphalt roofing, glazing/windows, and stucco, or a combination thereof. Vinyl is not allowed as a material except on windows and soffits.
- Building ends facing a public or private street are to be embellished with windows on living spaces on each floor and other elements of interest such as, but not limited to, bays, exterior wall offsets, projections, recesses, and changes in materials such that blank walls shall be no greater than 10 feet in length on all living levels.

4. 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 be limited to, a combination of exterior wall offsets, projections/recesses, pilasters, and change in materials.
- Building Base - Buildings shall be designed with a recognizable architectural base.
- Blank Walls - Building elevations facing public and private streets, with the exception of building ends facing public and private streets, shall not have expanses of blank walls greater than 20 feet on all building levels. 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.

- For sale townhomes will include 400 square feet of private open space per subplot in accordance with Section 9.406 of the Ordinance.
- Sidewalks will be provided to connect all residential units to sidewalks along public streets.
- To provide privacy, all residential entrances within 15 feet of the sidewalk along public streets must be raised from the average sidewalk grade a minimum of 18 inches.
- 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.
- Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

E. Streetscape/Landscaping

- An 8 foot planting strip and a 12 foot multi-use path shall be installed along the Site's frontage on Sardis Road.
- A minimum 10 foot Class C Buffer with 6 foot height screening fence will be provided along the eastern property line as generally depicted on the Rezoning Plan. This buffer may increase in width as generally shown on the Rezoning Plan. An 18' Class C Buffer will be provided along the southern property line.
- In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, the Petitioner may reduce or eliminate, as they case may be, the buffer areas accordingly.

F. Environmental Features

- The site will comply with the City of Charlotte Tree Ordinance.
- The site will comply with the City of Charlotte Post Construction Controls Ordinance.

G. Lighting

- 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.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.
- 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

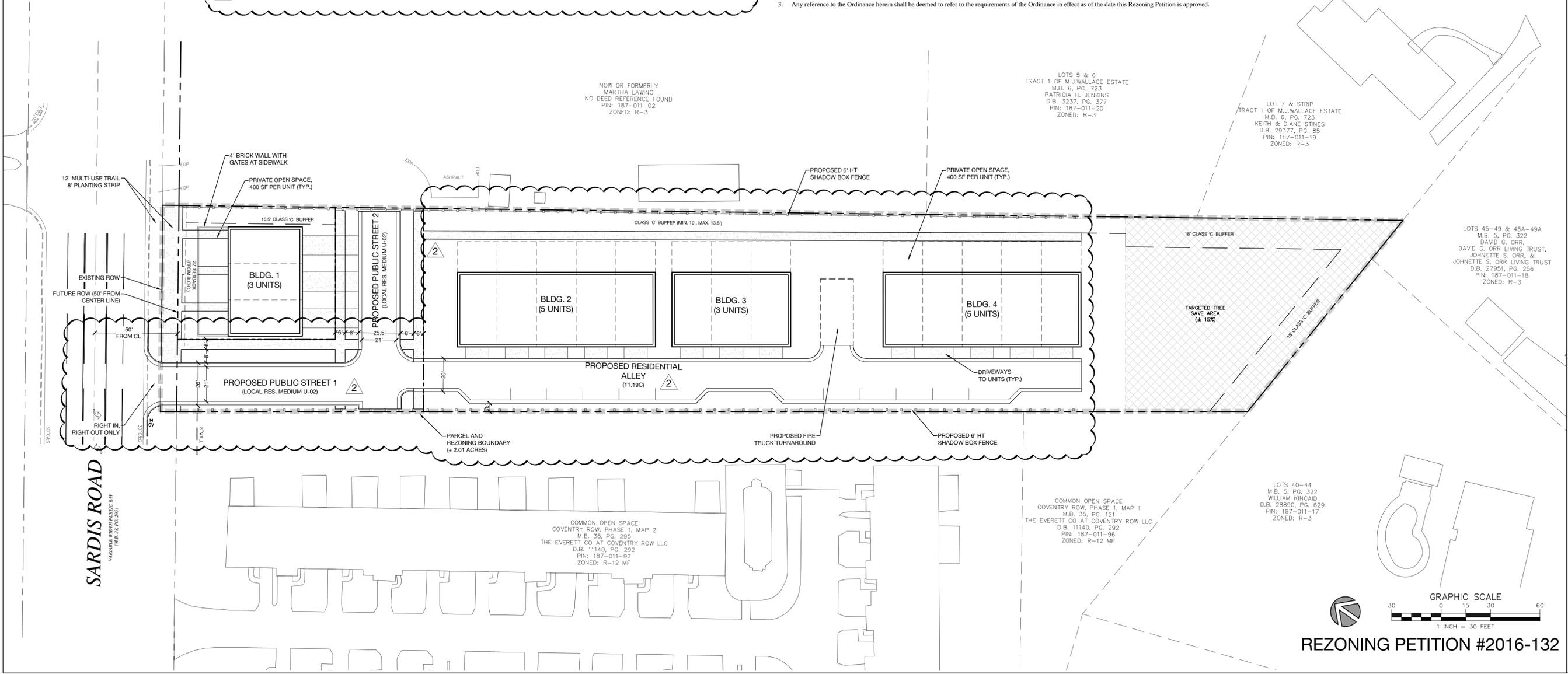
- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- 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.
- 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.

| DEVELOPMENT SUMMARY | |
|---------------------|--|
| TAX PARCEL ID #: | 18701103 |
| TOTAL SITE AREA: | ± 2.01 ACRES |
| ZONING: | R-3 |
| EXISTING ZONING: | UR-2 |
| PROPOSED USE: | TOWN HOMES (16) |
| DENSITY: | 8.0 DUA |
| F.A.R.: | 1.0 MAX. |
| PARKING REQUIRED: | 1 SPACE/UNIT MIN. 3 SPACE/UNIT MAX. |
| PROVIDED: | 32 (GARAGE) 3 (DRIVEWAY SPACES) 12 (ON-ALLEY SPACES) |

1318-66 central ave. p 704-334-3303
charlotte, nc 28205 f 704-334-3305
urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

Richter Development, LLC
Dennis Richter
2410 Dunavant Street
Charlotte, North Carolina 28203

The Towns at Jefferson Park
Rezoning Site Plan
Charlotte, North Carolina



NO. DATE: BY: REVISIONS:

| | | | |
|---|----------|-----|-------------------|
| 1 | 10.24.16 | UDP | PER CITY COMMENTS |
| 2 | 11.21.16 | UDP | PER CITY COMMENTS |

Project No: 16-046
Date: 08.22.16
Designed by: udp
Drawn By: udp
Scale: 1"=30'
Sheet No:

REZONING PETITION #2016-132

GRAPHIC SCALE
1 INCH = 30 FEET

RZ-1.0



ELEVATION - SARDIS ROAD AND EAST

(Illustrative Elevations for purposes of communicating the Architectural Standards outlined in Section D of the Development Standards on page RZ 1.0. Actual elevations may vary in style and placement or architectural elements.)



ELEVATION - WEST

(Illustrative Elevations for purposes of communicating the Architectural Standards outlined in Section D of the Development Standards on page RZ 1.0. Actual elevations may vary in style and placement or architectural elements.)



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

Richter Development, LLC
Dennis Richter

2410 Dunavant Street
Charlotte, North Carolina 28203

The Towns at Jefferson Park

Conceptual Elevations
Charlotte, North Carolina

| NO. | DATE | BY | REVISIONS: |
|-----|----------|-----|-------------------|
| 1 | 10.24.16 | UDP | PER CITY COMMENTS |
| 2 | 11.21.16 | UDP | PER CITY COMMENTS |



REZONING PETITION #2016-132

Project No: 16-046

Date: 08.22.16

Designed by: udp

Drawn By: udp

Scale: NTS

Sheet No:

RZ-2.0