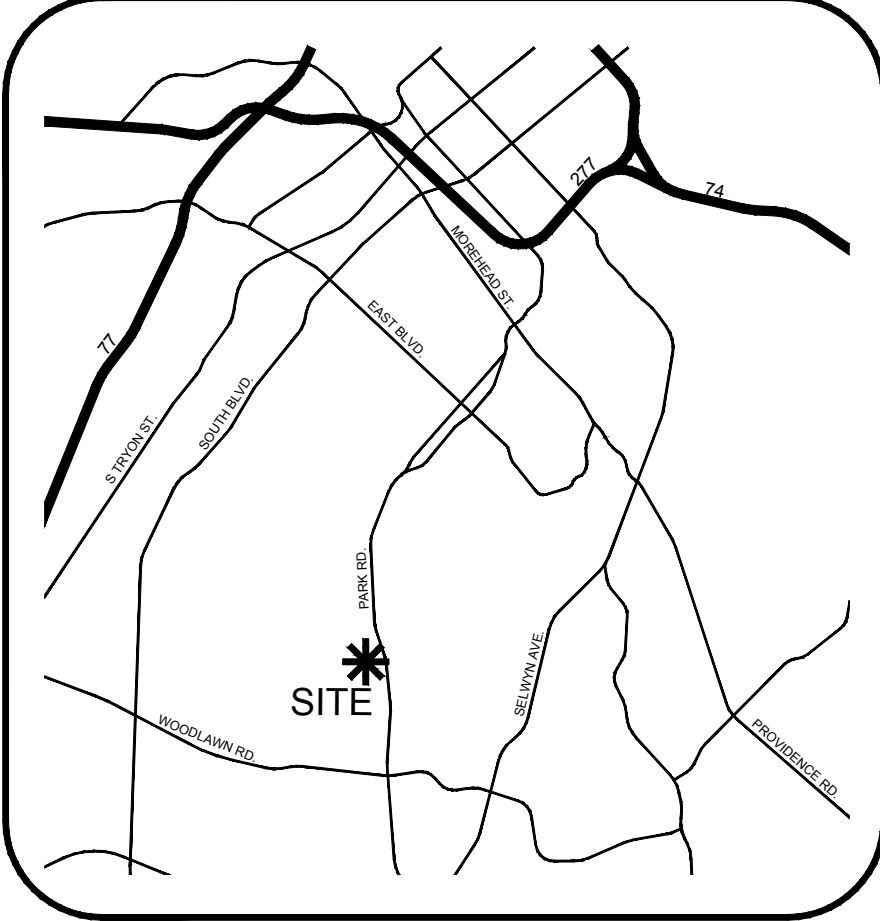




**SITE DEVELOPMENT DATA**

**ACREAGE:** ± 2.22 ACRES  
**TAX PARCEL #S:** 149-144-37  
**EXISTING ZONING:** R-4  
**PROPOSED ZONING:** UR-2(CD)  
**EXISTING USES:** SINGLE FAMILY RESIDENTIAL, VACANT  
**PROPOSED USES:** SINGLE FAMILY ATTACHED



**VICINITY MAP**  
NTS

14914438  
ATRIA SENIOR LIVING GROUP, INC  
DB 18612 PG 559  
ZONING  
R-4

14914421  
FREDERICK C MILLER  
DB 02667 PG 431  
ZONING  
R-4

15110104  
JOSEPH S HAAS  
DB 13448 PG 885  
ZONING  
R-4

14914422  
FRED L BEATTY  
DB 05547 PG 033  
ZONING  
R-4

15110137  
BOBBIE A HAAS  
DB 13448 PG 882  
ZONING  
R-4

15' LANDSCAPED  
SIDE YARD

15' LANDSCAPED  
SIDE YARD

30' SETBACK

DEDICATED R.O.W.  
(50' FROM CENTERLINE)

EXISTING R.O.W.

14914436  
JOSEPH L WILLS  
DB 23358 PG 230  
ZONING  
R-4

14914429  
LOUIS P CHIEN  
DB 06597 PG 029  
ZONING  
R-4

14914430  
DANIEL J QUIGLEY  
DB 08750 PG 306  
ZONING  
R-4

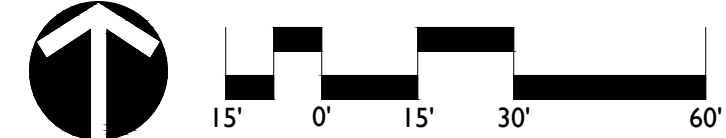
14914425  
SARA C BROWN  
DB 05159 PG 225  
ZONING  
R-4

14914426  
MARSHALL J III COLLINS  
DB 25660 PG 624  
ZONING  
R-4

14914427  
LEWIS G WITHERS  
DB 05022 PG 952  
ZONING  
R-4

14914428  
JOHN H CAMP  
DB 31366 PG 162  
ZONING  
R-4

14914435  
RYAN GLEN CARLINO  
DB 31276 PG 175  
ZONING  
R-4

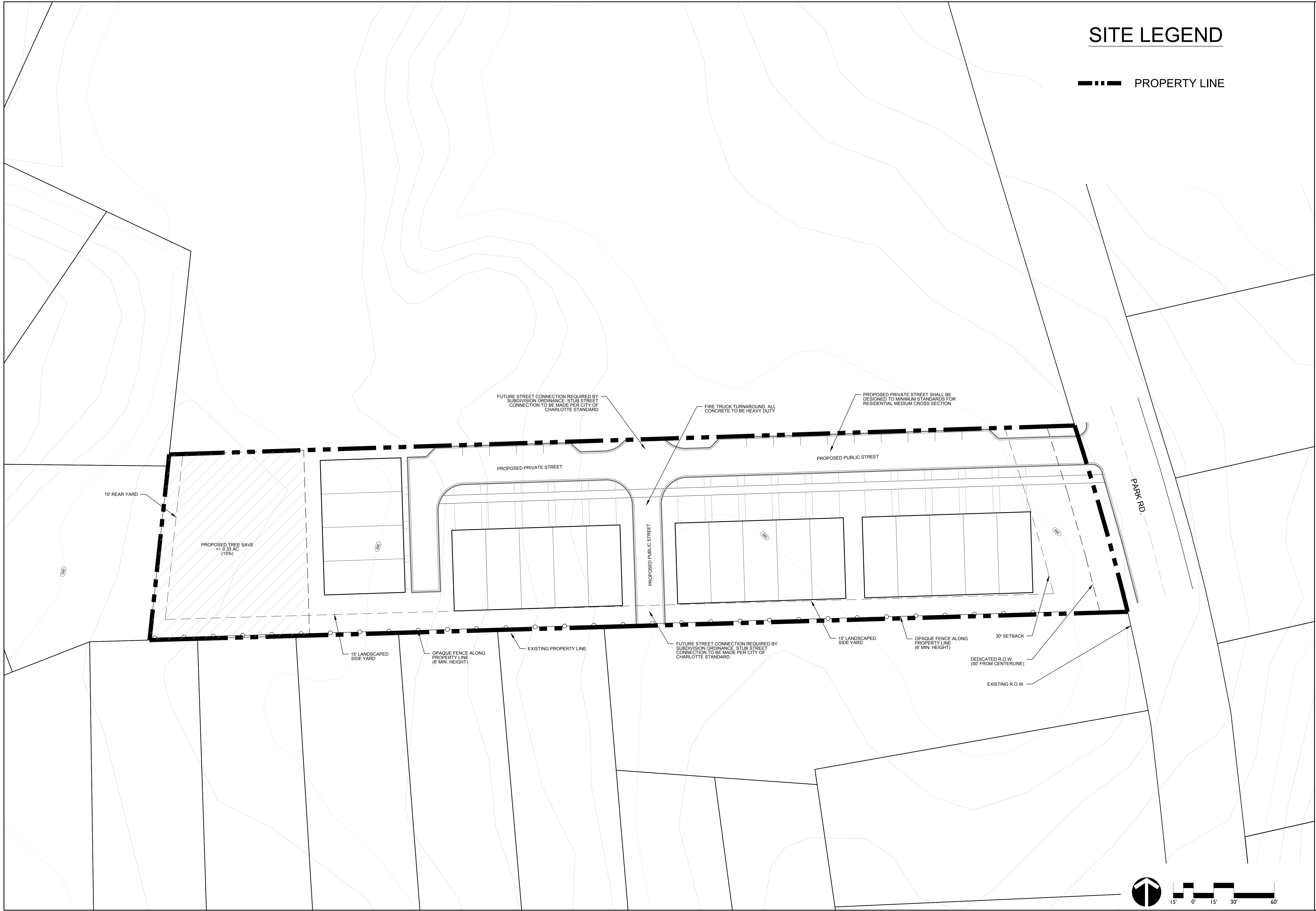


**3620 PARK RD. MULTI-FAMILY**  
**REZONING PETITION No. 2017-XXX**  
 CHARLOTTE  
**TECHNICAL DATA SHEET**

REVISIONS:  
 DATE: 03/21/17  
 DESIGNED BY: ST  
 DRAWN BY: JY  
 CHECKED BY: ST  
 SCALE: 1"=30'  
 PROJECT #: 1016485  
 SHEET #: **RZ-1**

# SITE LEGEND

--- PROPERTY LINE

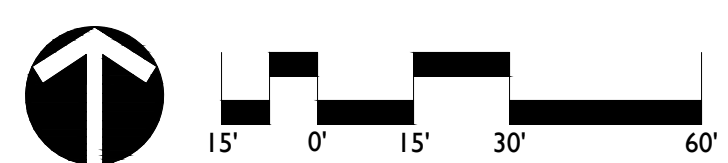


**3620 PARK RD. MULTI-FAMILY**  
**REZONING PETITION No. 2017-XXX**  
 CHARLOTTE  
**SCHEMATIC SITE PLAN**

**LandDesign**  
 223 N Graham Street Charlotte, NC 28202  
 T: 704.332.0325 F: 704.332.3246  
 www.LandDesign.com

REVISIONS:  
 DATE: 03/22/17  
 DESIGNED BY: ST  
 DRAWN BY: JY  
 CHECKED BY: ST  
 SCALE: 1/4"=30'  
 PROJECT #: 1016485  
 SHEET #:

**RZ-2**



Saussy Burbank, LLC

REZONING PETITION NO. 2017-xxx

DEVELOPMENT STANDARDS

3/22/2017

**Development Data Table:**

Site Area:	+/- 2.22 acres
Tax Parcels:	149-144-37
Existing Zoning:	R-4
Proposed Zoning:	UR-2
Existing Use:	Single Family, Vacant
Proposed Uses:	Up to 19 Townhome Units
Minimum Setback (internal street):	14' from Back-of-Curb or R/W, whichever is greater
Minimum Setback (Park Road):	30' from Transitional R/W
Minimum Side Yard (South):	5'
Minimum Rear Yard:	10'
Minimum Tree Save:	15% = 0.333 acres
Total On-Site Parking:	Will meet or exceed parking requirements for UR-2 district

**I. General Provisions**

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Saussy Burbank, LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 2.22 acre site located on the west side of Park Road, north of the intersection of Park Road and Hillside Avenue, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 149-144-37.
2. 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").
3. 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.
4. Future amendments or modifications to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) 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.

**II. Permitted Uses**

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

**III. Transportation**

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
2. As depicted on the Rezoning Plan, the Site will be served by public and private streets.
  - a. The public street shall be built to a residential-wide standard. Notwithstanding the foregoing, the installation of the sidewalk along the northern side of the public street and the dedication of additional right of way to accommodate the sidewalk shall occur at the time that the adjoining parcel of land located to the north of the Site (Tax Parcel No. 149-144-38) is redeveloped since the sidewalk will be located on this adjoining parcel of land. The developer of the adjoining parcel of land located on the north of the Site (Tax Parcel No. 149-144-38) shall install the sidewalk and dedicate the right of way for the sidewalk.
  - b. The private street shall be built to a residential wide standard. Notwithstanding the foregoing, a sidewalk shall not be required to be installed on the northern side of the private street.
3. As depicted on the Rezoning Plan, the Petitioner shall construct public stub streets.
4. 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.
5. Prior to the issuance of a certificate of occupancy for any new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation of any necessary utility easements) those portions of the Site immediately adjacent to Park Road as required to provide right of way measuring fifty (50) feet from the existing centerline of the Park Road right of way, to the extent that such right of way does not already exist.

**IV. Architectural Standards**

1. The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories.
2. The maximum height in feet of each single family attached dwelling unit to be located on the Site shall be fifty (50) feet as measured from the average grade at the base of each single family attached dwelling unit.
3. All residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
4. 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.
5. Usable porches and stoops shall form a distinguishing feature of the building design and be located on the front and/or side of the building. Usable front porches will be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but will not be enclosed.
6. All corner/end units that face a public or private street will have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 15 feet on all building levels.
7. Garage doors visible from public or private streets will minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
8. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.
9. Townhouse buildings will be limited to 5 individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in the front walls of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim, or materials).

10. Garages shall be setback less than seven (7) feet or more than twenty (20) feet from the back of curb or the back of sidewalk.

**V. Streetscape/Landscaping**

1. An opaque fence, meeting the standards of Section 12.302(8) of the Ordinance, shall be installed along the entirety of the Site's southern boundary.
2. The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along the Site's frontage on Park Road.

**VI. Environmental Features**

The Petitioner shall comply with the City of Charlotte Tree Ordinance.

**VII. Lighting**

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as 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 twenty (20) feet.
3. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

**VIII. Amendments to Rezoning Plan**

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

**IX. Binding Effect of the Rezoning Documents and Definitions**

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part 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.

REVISIONS:

DATE: 03/22/17  
DESIGNED BY: ST  
DRAWN BY: JY  
CHECKED BY: ST  
SCALE: 1"=50'  
PROJECT #: 1016485  
SHEET #: