

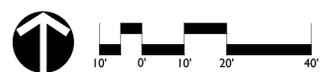
SITE DEVELOPMENT DATA

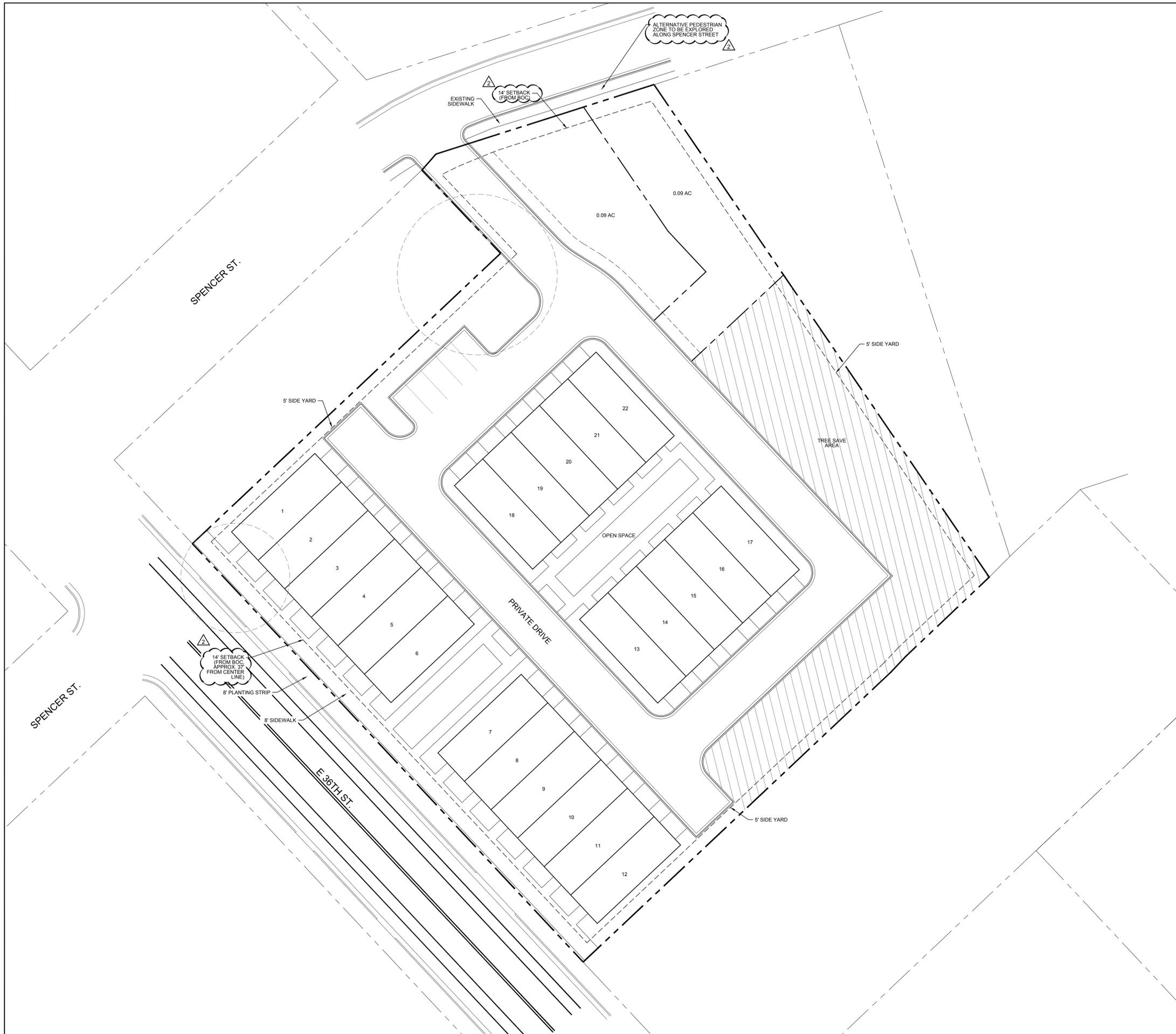
- ACREAGE: ± 1.5 AC
- TAX PARCEL #S: 091-091-02, 091-091-33
- EXISTING ZONING: R-22MF, R-5
- PROPOSED ZONING: UR-2(CD)
- EXISTING USES: MULTI-FAMILY RESIDENTIAL (AND VACANT)
- PROPOSED USES: MULTI-FAMILY TOWNHOUSES, SINGLE FAMILY RESIDENTIAL

36TH STREET TOWNHOUSES
REZONING PETITION No. 2017-071
CHARLOTTE
TECHNICAL DATA SHEET

REVISIONS:
4/13/17 - PER STAFF COMMENTS
8/11/17 - PER STAFF COMMENTS

DATE: 03/23/17
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
SCALE: 1" = 20'
PROJECT #: 1017074
SHEET #:

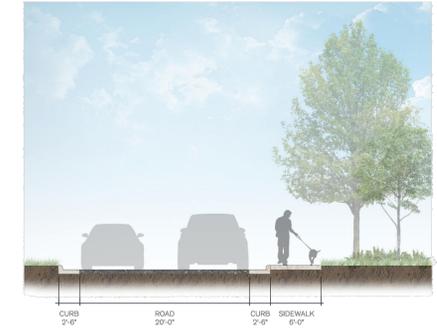




SITE LEGEND

-  PROPERTY LINE
-  EXISTING TREES TO REMAIN

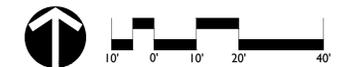
SPENCER STREET ALTERNATIVE STREETSCAPE



SECTION A



SECTION B



REVISIONS:
 4.13.17 - PER STAFF COMMENTS
 8.11.17 - PER STAFF COMMENTS

DATE: 03/23/17
 DESIGNED BY: ST
 DRAWN BY: JY
 CHECKED BY: ST
 SCALE: 1/4"=20'
 PROJECT #: 1017074
 SHEET #:

Saussy Burbank, LLC
REZONING PETITION NO. 2017-071
DEVELOPMENT STANDARDS

8/03/2017

Development Data Table:

Site Area: +/- 1.5 acres
Tax Parcels: 091-091-02 and 091-091-33
Existing Zoning: R22-MF-R-5
Proposed Zoning: UR-2(CD)
Existing Use: Multi-family Residential (and Vacant)
Proposed Uses: Up to 22 Townhome Units and 2 Single-family Residential Units
Maximum Building Height: Forty (40) feet
Parking: Shall satisfy or exceed UR-2 minimum requirements

I. General Provisions

- 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 1.5 acre site located on the south-east side of East 36th Street and Spencer Street, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 091-091-02 and 091-091-33.
- 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.
- The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments 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 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 22 townhome units, two (2) single-family residential units, and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points 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.
- As depicted on the Rezoning Plan, the Site will be served by internal private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.
- The Petitioner may provide on-street parking along the Site's frontage of East 36th Street, as shown on the Rezoning Plan.
- Petitioner shall dedicate in fee simple conveyance a right of way to the City of Charlotte, set at two (2) feet behind the back of sidewalk along Spencer Street and East 36th Street, before the site's first building certificate of occupancy is issued.
- Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued or phased per the site's development plan.
 - Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

IV. Architectural Standards

- Architectural standards for the townhome units in Development Area A shall consist of the following:
 - The townhome units fronting East 36th Street shall face toward the street and units along the existing alley will face towards the alley, as depicted on the Rezoning Plan.
 - Preferred Exterior Building Materials: All principal and accessory buildings abutting East 36th Street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other material approved by the Planning Director.
 - Prohibited Exterior Building Materials:
 - Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - Concrete Masonry Units not architecturally finished.
 - To provide privacy, all residential entrances within 15 feet of the sidewalk along East 36th Street shall be raised from the average sidewalk grade a minimum of 24 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.
 - Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches shall be covered and be at least six (6) feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
 - All corner/end units that face a public or private street shall 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 fifteen (15) feet on all building levels.

h. The Petitioner will minimize the visual impact of any garage doors visible from the public or private streets by providing a 12 to 24 inch setback from the front wall plane and adding additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

i. Walkways of at least five (5) feet in width shall be provided to connect all residential entrances to sidewalks along public and private streets.

j. Townhouse buildings should be limited to six (6) individual units or fewer.

2. Architectural standards for the single-family residential units in Development Area B shall consist of the following:

a. Preferred Exterior Building Materials: All principal and accessory buildings shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other material approved by the Planning Director.

b. Prohibited Exterior Building Materials:

- Vinyl siding (but not vinyl hand rails, windows or door trim); and
- Concrete Masonry Units not architecturally finished.

c. 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.

d. Detached garages shall be provided but shall not front Spencer Street, as generally depicted on the site plan.

V. Streetscape and Landscaping

1. The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum eight (8) foot wide sidewalk along the Site's frontage on East 36th Street.

2. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

3. Petitioner shall provide a minimum setback of at least twenty (20) feet from the existing back of curb of East 36th Street. Stoops and stairs may encroach four (4) feet into the setback as a "transition zone."

4. Petitioner shall provide a minimum setback of at least fourteen (14) feet from the existing back of curb of Spencer Street.

VI. Open Space

The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.

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 fifteen (15) 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.