



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 0.7 acre site located on the northwest intersection of Sharon Road and Hazelton Drive, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 1794011e3 and 1794011e4.
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 zoning district shall govern the development and use of the Site.
4. 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 provisions 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.
5. 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 eight (8) townhome units and any incidental and accessory uses relating thereto that are allowed in the UR-2 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 is 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. Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible on Sharon Road and Hazelton Drive.
3. Parking shall not be permitted on Hazelton Drive in between Barkon Road and the proposed woofner entrance.

IV. Architectural Standards

1. The architectural design shall be substantially similar to the conceptual elevation renderings provided on Sheet RZ-3 of this Rezoning Plan. However, these renderings are conceptual in nature and are subject to minor modifications. The conceptual renderings represent the architectural quality and character of the buildings.

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

- ii. Concrete Masonry Units not architecturally finished.
4. Each unit shall allow for pedestrian access to public sidewalks, as generally depicted on the Rezoning Plan. For units that do not directly front Sharon Road, the proposed owner shall serve as pedestrian access to the public sidewalk providing along Hazelton Drive.
5. To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of eight (8) inches.

6. 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.

7. End units that face Hazelton Drive shall have a functional door facing the street and enhanced architectural treatments that limit the maximum blank wall expanse to fifteen (15) feet on all building levels.

- a. Where porches are provided, they shall be a minimum of six (6) feet deep and eight (8) feet wide.
8. Townhouse buildings should be limited to four (4) individual units per building.

9. As generally depicted in the conceptual renderings, townhouse elevations facing Sharon Road shall have the appearance of being a front elevation, with porches or stoops, a door and walkways connecting to the adjacent sidewalk.

- V.Streetscape and Landscaping 1.

1. The Petitioner shall provide a minimum eight (8) foot wide

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. The proposed woonerf shall be designed to accommodate multi-modal access for cars, bicycles, and pedestrians and shall utilize varied pavers to distinguish between travel lanes and pedestrian zones. Decorative pavers shall be a prominent paving material.
4. The Petitioner shall provide enhanced landscaping at the corner of Sharon Road and Hazelton Drive.

VI. Open Space

- The Petitioner shall comply with tree save requirements. Portions of the tree save area shall be permitted in the private open space.

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-one (21) feet.
3. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

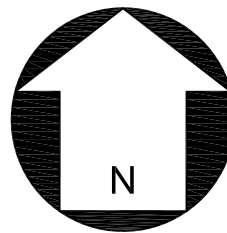
VIII. Amendments to Rezoning Plan

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.

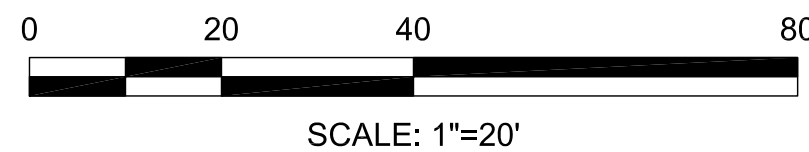
IX. Binding Effect of the Rezoning Documents and Definitions

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.

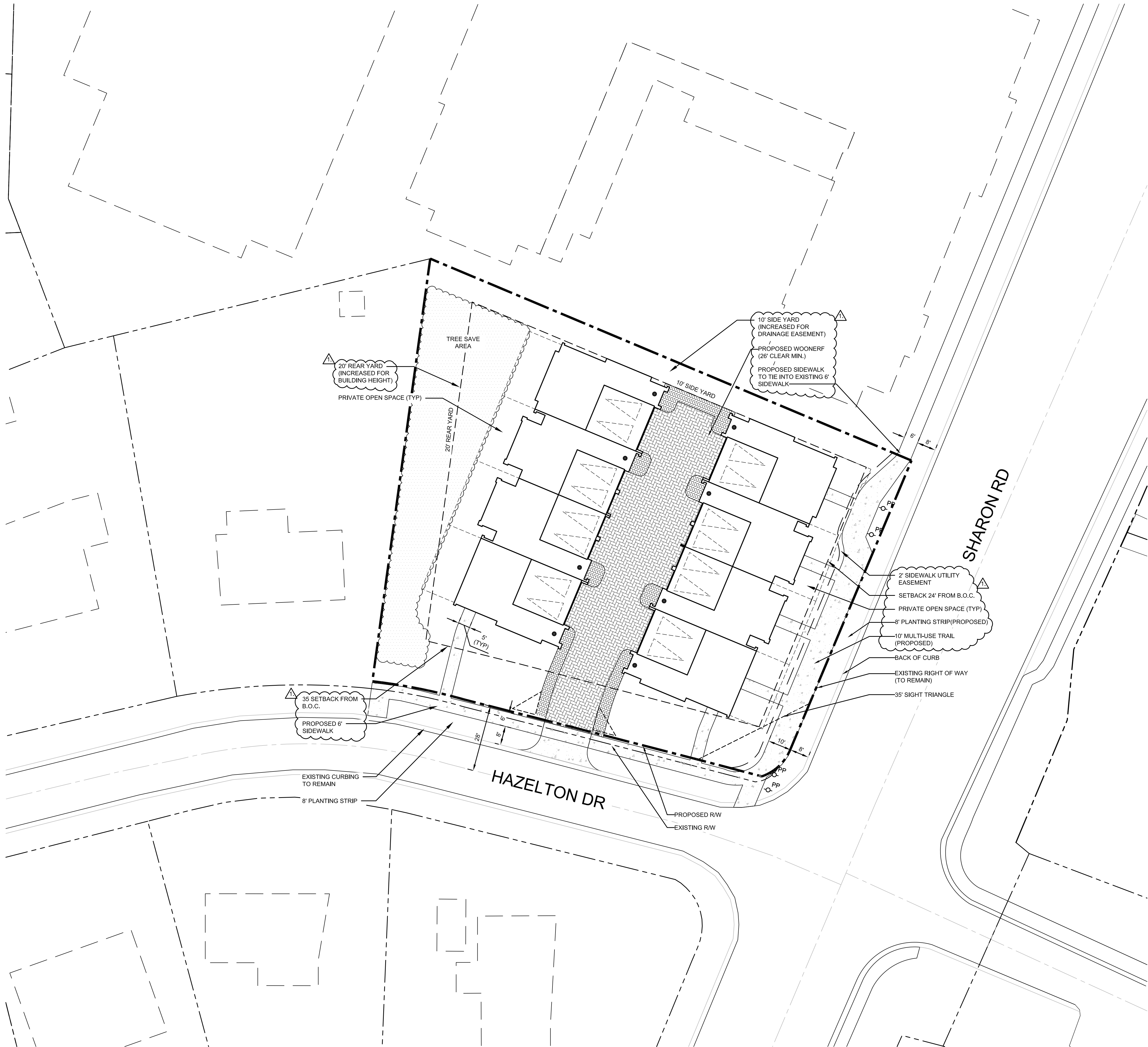


This Plan Is A Preliminary Design. NOT Released For Construction.



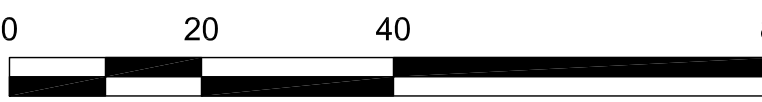
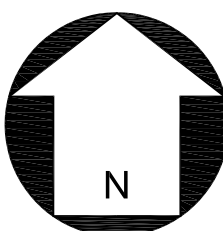
No.	Date	By	Description
1	10/16/17	MDL	STAFF & NEIGHBOR COMMENTS

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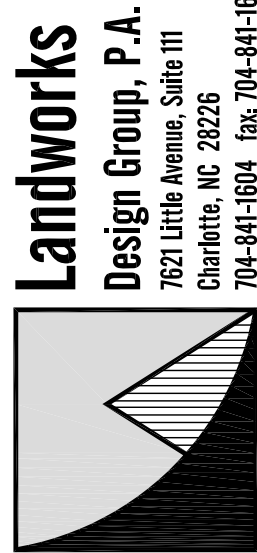


DEVELOPMENT DATA:	
Site Area:	+/- 0.7 acres
Tax Parcels:	179-011-63 and 179-011-64
Existing Zoning:	R-3
Proposed Zoning:	UR-2(CD)
Existing Use:	Residential
Proposed Uses:	Up to 8 Townhome Units
Density Proposed:	11.11 Units/ac
Min. Setback:	Twenty four (24) feet from future back of curb Private open space shall be permitted in the setback area.
Min. Side Yard:	Five (5) feet
Min. Rear Yard:	Ten (10) feet
Maximum Building Height:	Forty-five (45) feet ridge height from finished floor elevation of first floor
Max. Floor Area Ratio:	1.0
Parking Required:	1.5 spaces/unit
Parking Provided:	2 spaces/unit
Min. Private Open Space:	400 s.f./unit (may include portion of tree save area)
Tree Save:	15% required
PCSO:	Per Ordinance
PCSP:	

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Preliminary Design.
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Construction.



REVISIONS:			
No.	Date	By	Description
1	10/16/17	MDL	STAFF & NEIGHBOR COMMENTS



HAZELTON DRIVE SITE
CHARLOTTE, NC
PETITIONER: SAUSSY BURBANK, LLC

REZONING
SITE PLAN

REZONING PETITION:
2017-131

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

Project Manager: MDL

Drawn By: SCJ

Checked By: MDL

Date: 10/16/17

Project Number: 16037

Sheet Number:

RZ-2

SHEET # 2 OF 3

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Rear Elevation



Left Elevation



Right Elevation

0 10 20 40			
SCALE: 1"=10'			
REVISIONS:			
No.	Date	By	Description
1	10/16/17	MDL	ADDED SHEET

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BUILDING ELEVATIONS

REZONING PETITION:
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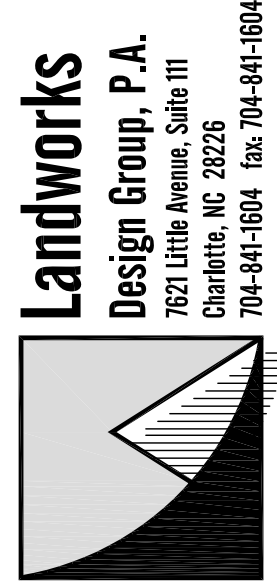
Date: 10/16/17

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Sheet Number:

RZ-3

SHEET # 3 OF 3



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