KINGSTON ON WEST
REZONING PETITION No. 2017-168
TECHNICAL DATA SHEET

SITE DEVELOPMENT DATA

ACREAGE = 3.6 AC
TAX PARCEL No.: 119-074-26, 119-074-27
EXISTING ZONING: R-5, R-22MF
PROPOSED ZONING: UR-2 (CD)
EXISTING USES: MULTI-FAMILY RESIDENTIAL
PROPOSED USES: MULTI-FAMILY TOWNHOUSES

EXISTING ZONING: R-5
EXISTING USES: MULTI-FAMILY RESIDENTIAL
PROPOSED USES: MULTI-FAMILY TOWNHOUSES
MIN. 41' BUILDING SETBACK
MIN. 34' BUILDING SETBACK
MIN. 50' BUILDING SETBACK

25' SIDEWALK MIN.
5' SIDE YARD
20' REAR YARD

8' PLANTING STRIP
6' SIDEWALK

5' MIN.
5' SIDE YARD
20' SETBACK (FROM FUTURE B.O.C.)

25' LANDSCAPE AREA WILL BE PLANTED TO A CLASS 'B' BUFFER STANDARD.

POTENTIAL RETAINING WALL LANDSCAPING DESIGN INTENT
(RETAINING WALLS NOT REQUIRED TO BE CONSTRUCTED OF STONE)

MIN. 800 SF OPEN AREA BETWEEN UNITS
MIN. 1,250 SF OPEN AREA BETWEEN UNITS

PROPOSED GREEN TO BE A MINIMUM OF 3,300 SF

PROPOSED WALL
6' WOOD SCREEN FENCE

MIN. 800 SF OPEN AREA BETWEEN UNITS
MIN. 1,250 SF OPEN AREA BETWEEN UNITS

PROPOSED DUMPSTER AREA

MIN. 800 SF OPEN AREA BETWEEN UNITS
MIN. 1,250 SF OPEN AREA BETWEEN UNITS

35' SWIM BUFFER
35' POST CON. BUFFER

5' MIN.
INTERNAL SIDEWALK
10' MULTI-USE PATH

8' PLANTING STRIP
6' WOOD SCREEN FENCE

6' WOOD SCREEN FENCE
6' WOOD SCREEN FENCE

MIN. 800 SF OPEN AREA BETWEEN UNITS
MIN. 1,250 SF OPEN AREA BETWEEN UNITS

PROPOSED FIRE TRUCK TURN AROUND

EXISTING CENTERLINE
EXISTING/FUTURE B.O.C.
25' CLASS 'B' LANDSCAPE AREA

25' LANDSCAPE AREA WILL BE PLANTED TO A CLASS 'B' BUFFER STANDARD.
A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by J. S. & Sons Construction Company, LLC (“Petitioners”) to accommodate the development of a residential community designed to contain an approximately 3,400 acre site located on the south side of West Boulevard at the intersection of West Boulevard and West Washington Avenue, which site is more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of:

- The development and use of the Site shall 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 U-2 zoning district shall govern the development of the Site.
- Future amendments to the Rezoning Plan and/or Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 4 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 4-257 of the Ordinance.

B. Required Uses

1. The Site may be developed only to a residential community containing a maximum of 40 for sale single family attached dwelling units and six town and/or accessory uses residing therein that are allowed in the U-2 zoning district.

C. Transportation

1. Sidewalks acces to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access plan are subject to any interior public streets required to accommodate future site and commercial plans and design. No adjustments required for the approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- As depicted on the Rezoning Plan, the Site shall be served by interior private drives and interior private streets, and minor adjustments to the interior private drives and streets and area streets allowed for shall be obtained during the construction permitting process.
- Interior sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may be served by existing trees.
- Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT (subject to a conservation for any necessary width) an easement through those portions of the Site located immediately adjacent to West Boulevard that are more particularly depicted on the Rezoning Plan as right of way for West Boulevard.
- Subject to the approval of CDOT and any other governmental agencies, Petitioner shall install a minimum 10 feet wide median strip along the Site’s frontage on the at-grade right of way for West Washington Avenue as generally depicted in the Rezoning Plan. Additionally, to the approval of CDOT and any other governmental agencies, a crossing right of way at City-owned streets including but not limited to West Boulevard and West Washington Avenue (located to the north of the Site). The minimum 10 feet wide median strip may extend on either side of the general purpose road. The installation of the minimum 10 feet wide median strip shall be the less of the construction of a street in the unstriped right of way for West Washington Avenue.
- Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall construct a new parking lot and the existing site may located along the Site’s frontage on West Boulevard. The parking lot shall be located directly adjacent to the Site and shall be designed and constructed in accordance with such parking lot plans as may be approved by the City of Charlotte and/or the NCDOT. The parking lot shall be provided with access from the public streets.
- The transportation improvements set out in Section C of the Development Standards shall be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

D. Architectural Standards

1. The minimum height of the single family attached dwelling units to be constructed on the Site shall be 3 stories.
- The minimum height of each building containing single family attached dwelling units shall be 35 feet as measured under the Ordinance.
- The primary exterior building materials of the facades of the single family attached dwelling units to be constructed on the Site shall be brick, stone and similar masonry products.
- Vinyl type shall not be used as an exterior building material on any building to be constructed on the Site.
- Set out on Sheets RZ-3 and RZ-7 of the Rezoning Plan are conceptual, architectural renderings of the front, rear and side elevations of the buildings to be constructed on the Site that are intended to depict the general conceptual architectural style and character of the front, rear and side elevations of the buildings to be constructed on the Site. Accordingly, the form, rear and side elevations of the buildings to be constructed on the Site shall be designed and constructed to be front, rear and side elevations of the buildings no substantially similar in appearance to the conceptual renderings on Sheets RZ-3 and RZ-7 of the Rezoning Plan. The conceptual renderings shall be used by the City of Charlotte and/or NCDOT to review and approve or disapprove the Site plan and for the enforcement of the Building, Fire, Zoning, Subdivision and Administrative Regulations of the City of Charlotte.
- The single family attached dwelling units that shall West Boulevard shall face West Boulevard as depicted on the Rezoning Plan.

E. Easement Accessing

1. Petitioner shall install a minimum 6 feet wide planting strip and a minimum 6 feet wide sidewalk along the Site’s frontage on West Boulevard at a minimum of 20 feet from the front of the Site. The sidewalk, planting strip or pedestrian pathway may be located in a sidewalk utility easement.
- A minimum 25 feet wide landscape area that is planned to Class B buffer surrounding the required open space and access along the revision boundary line of the Site shall be maintained in the event that a full development is approved. Class B buffer area that is located within the designated extension of the Triqui Creek at the eastern boundary of the Site shall be maintained in the event that a full development is approved. The landscape strip shall be maintained in the event that a full development is approved. The landscape strip shall be maintained in the event that a full development is approved.
- A minimum 4 feet tall exterior fence shall be installed along these portions of the Site’s boundary lines that are more particularly depicted on the Rezoning Plan.
- The remaining walls to be constructed on the Site shall be faced. The height of the remaining walls shall vary but in no event shall the height of any portion of a retaining wall exceed 8 feet as measured from the finished grade of the retaining wall to the top of the retaining wall.
- The remaining landscaping shall be installed on top of the retaining wall. The remaining landscaping shall be in keeping with the site design intent depicted on the section set out on Sheet RZ-2 of the Rezoning Plan. The landscaping systems utilized may vary provided the design intent depicted on the section set out on Sheet RZ-2 of the Rezoning Plan is met.

F. Open Space

1. Each individual sublot on which a single family attached dwelling unit is located must include a minimum of 400 square feet of private open space.

G. Environmental Features

1. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- Petitioner shall comply with the Charlotte City Council approved and adopted Pest Control Ordinance.

H. Lighting

1. All outdoor lighting fixtures installed on the Site (excluding tower, decorative lighting that may be installed along the interior private drives, interior private streets and sidewalks and landscaping lighting shall be fully opaque and the illumination downwards directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any landscaping lighting fixture installed on the Site, including its base, shall exceed 16 feet.
- Any lighting fixtures attached to the buildings to be constructed on the Site shall be inoperative, capped and/or erroneously directed.

I. Offsite Development Fees