KINGSTON ON WEST
REZONING PETITION No. 2017-168

TECHNICAL DATA SHEET

SITE DEVELOPMENT DATA

ACREAGE: 3.6 AC

EXISTING ZONING: R-5, R-22MF

PROPOSED ZONING: UR-2 (CD)

EXISTING USES: MULTI-FAMILY RESIDENTIAL

PROPOSED USES: MULTI-FAMILY TOWNHOUSES

TAX PARCEL: 119-074-28
EXISTING ZONING: R-5

TAX PARCEL: 119-074-27
EXISTING ZONING: R-22MF

EXISTING USES:
MULTI-FAMILY RESIDENTIAL

PROPOSED USES:
MULTI-FAMILY TOWNHOUSES
A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by J.R. Scoot Construction Company, LLC ("Petitioner") to accommodate the development of a residential community on approximately 1.939 acres 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 Parcel Nos. 119-074-27 and 119-074-28.

2. 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").

B. Unrestricted Uses

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 depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of mass and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal private drives and alleys depicted on the Rezoning Plan are schematic in nature and, subject to the terms of this Rezoning Petition, are subject to minor alterations during the design development and construction phases.

5. Future amendments to the Rezoning Plan and/or Development Standards may be applied by the City in accordance with the provisions of Chapter 6 of the Ordinance. Amendments to the Rezoning Plans subject to Section 6-227 of the Ordinance.

C. Permitted Uses

6. The Petitioner may construct a single family detached dwelling single-use family detached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. The Ordinance for the UR-2 zoning district shall govern the development and use of the Site.


8. Vinyl may not be used as an exterior building material on any building to be constructed on the Site.

9. The Ordinance for the UR-2 zoning district shall accommodate the construction of a street in the unimproved right of way for West Worthington Avenue.

10. Pathways shall be in lieu of the construction of a street in the unimproved right of way for West Worthington Avenue. The Ordinance for the UR-2 zoning district shall accommodate the construction of a street in the unimproved right of way for West Worthington Avenue.

11. Petitioner shall bear the cost of any improvements to the Site that are required by City ordinance.

D. Development Standards

12. Development Standards and required amenities are subject to minor alterations during the design development and construction phases.

13. The Ordinance for the UR-2 zoning district shall accommodate the construction of a street in the unimproved right of way for West Worthington Avenue.

14. Pathways shall be in lieu of the construction of a street in the unimproved right of way for West Worthington Avenue. The Ordinance for the UR-2 zoning district shall accommodate the construction of a street in the unimproved right of way for West Worthington Avenue.

15. Petitioner shall bear the cost of any improvements to the Site that are required by City ordinance.

E. Planning Standards

16. Development Standards and required amenities are subject to minor alterations during the design development and construction phases.

17. The Ordinance for the UR-2 zoning district shall accommodate the construction of a street in the unimproved right of way for West Worthington Avenue.

18. Pathways shall be in lieu of the construction of a street in the unimproved right of way for West Worthington Avenue. The Ordinance for the UR-2 zoning district shall accommodate the construction of a street in the unimproved right of way for West Worthington Avenue.

19. Petitioner shall bear the cost of any improvements to the Site that are required by City ordinance.

F. Environment Protection

20. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

21. Development of the Site shall comply with the Charlotte City Council approved and adopted Part Construction Controls Ordinance.

22. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submitted and are not explicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual site storm water treatment requirements and reduced site discharge points.

G. Lighting

23. All landscaping lighting fixtures installed on the Site (excluding Gossamer decorative lighting that may be installed along the internal private drives, internal private alleys and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination associated shall be limited to the direct illumination that does not extend past any property line of the Site.

24. The maximum height of any free-standing lighting fixture installed on the Site, including its base, shall not exceed 15 feet.

25. Any lighting fixtures attached to the buildings to be constructed on the Site must be decorative, capped and shielded.

H. Bedding Effect of the Rezoning and Development

26. If this Rezoning Petition is approved, or conditions imposed to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, solely or in concert with the Ordinance, be binding upon and have the force and effect of the Ordinance on Petitioner and the owner or owners of the Site from time to time who may be involved in any future development thereof.

27. Any references to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance as in effect as of the date this Rezoning Petition is approved.

I. Site Review Authority

28. Prior to the issuance of the first certificate of occupancy for each building constructed on the Site, Petitioner shall submit a set of conceptual and construction documents (excluding Site plans) for all buildings and structures on the Site to the following agencies, if required by the City:

- Public Service and Utilities
- City Public Works
- Charlotte Graveshift
- Charlotte Department of Transportation
- Charlotte Fire Department
- Charlotte Police Department
- Charlotte Code Enforcement
- Charlotte Solid Waste
- Charlotte Housing
- Charlotte Parking
- Charlotte Public Transportation
- Charlotte Water
- Charlotte Gas
- Charlotte Electric
- Charlotte Communications
- Charlotte Parks
- Charlotte Library
- Charlotte EMI
- Charlotte CDOT
- Charlotte CADD

29. Petitioner shall bear the cost of any improvements to the Site that are required by City ordinance.