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Short Development Group, LLC



2328 Bay Street  
Charlotte, NC 28205

# Woodlawn Townhomes

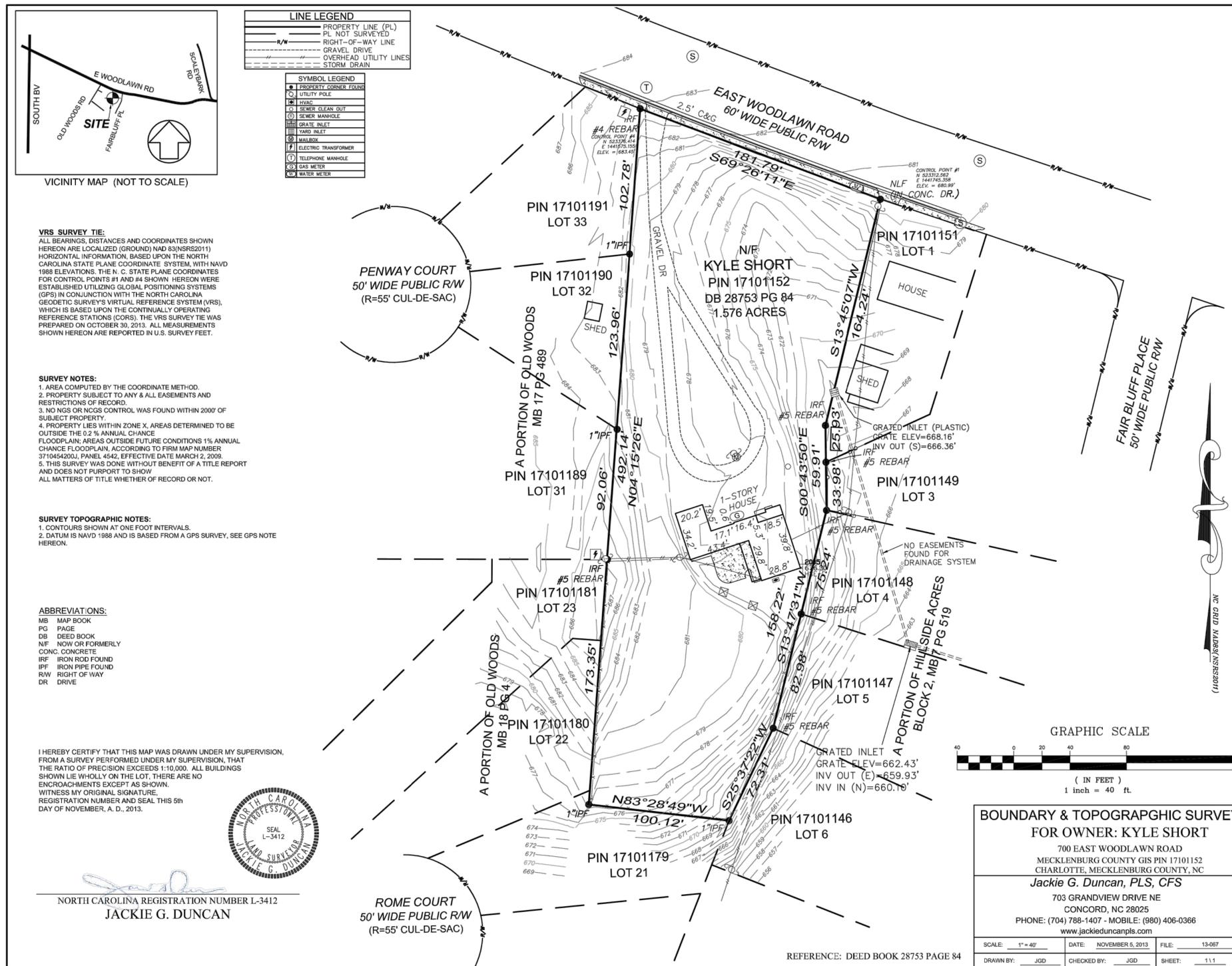
## Rezoning Site Plan

Charlotte, North Carolina

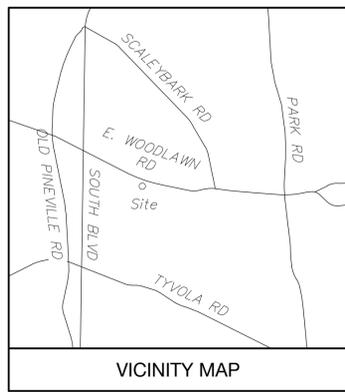
NO. DATE: BY: REVISIONS:

Project No: 16-064  
Date: February 22, 2018  
Designed by: UDP  
Drawn By: HMC  
Sheet No:

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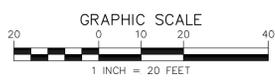
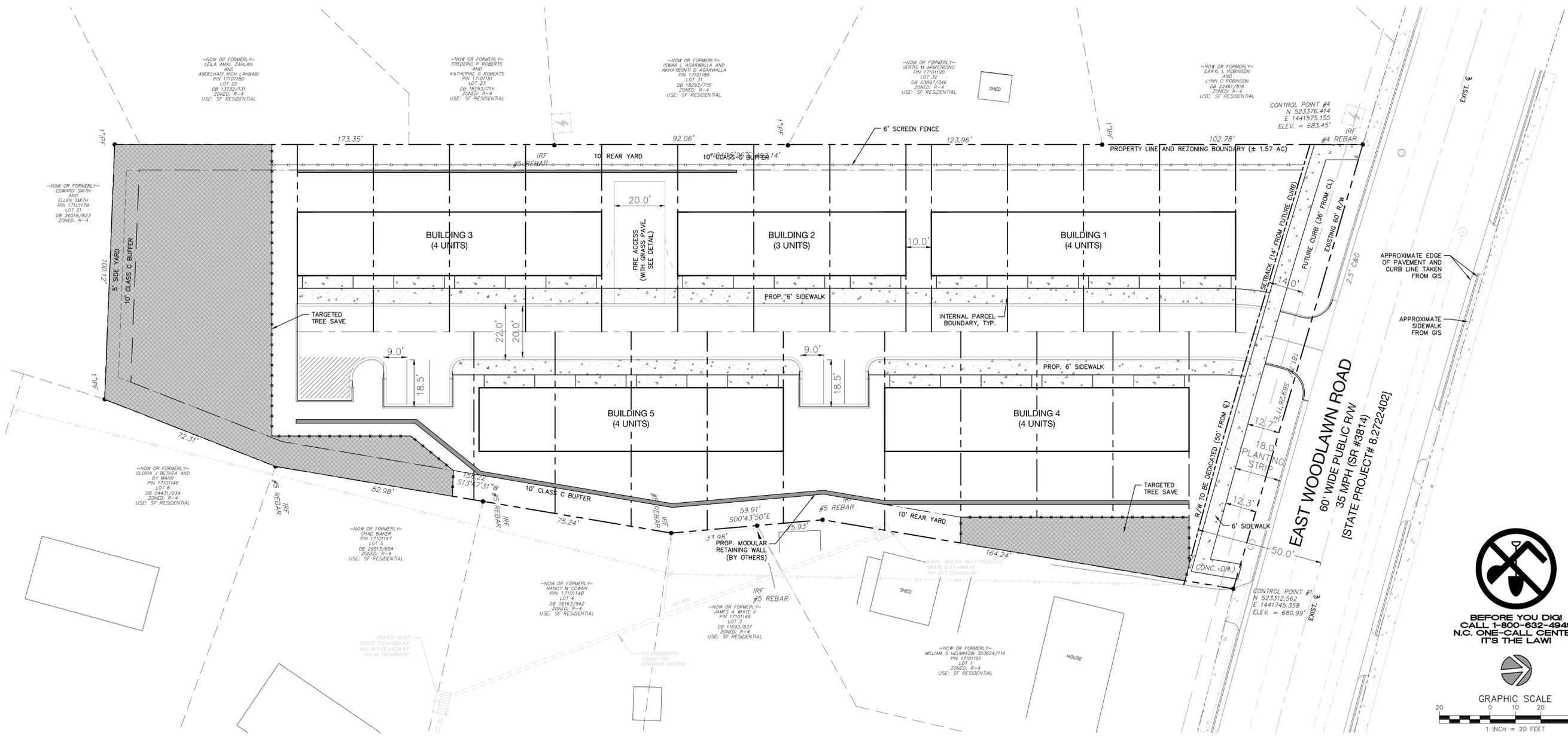
DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	17101152
TOTAL SITE AREA:	1.57
EXISTING ZONING:	UR-2 (CD)(SPA)
DENSITY:	12.10 DU/A
SETBACKS:	
FRONT:	14' FROM BACK OF FUTURE CURB
SIDE:	5'
REAR:	10'
MAX. BUILDING HEIGHT:	3 STORIES
PROPOSED USE:	TOWNHOMES
VEHICULAR PARKING:	
REQUIRED:	1 PER UNIT, 3 PER UNIT MAX*
PROPOSED:	44 (2 SPACES PER UNIT & 6 SHARED SPACES)
TREE SAVE:	
REQUIRED:	10,300 SF (15%)
PROPOSED:	MIN. 15%
	* SITE IS OUTSIDE OF ROUTE 4

**DEVELOPMENT STANDARDS**

- A. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Short Development Group, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 1.57 acre site located on the south side of Woodlawn Road, east of the intersection of Woodlawn Road and Old Woods Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 171-011-52.
  - 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.
  - Future amendments or modifications to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners 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.
- B. Permitted Uses**
- The Site may be devoted only to a residential community containing a maximum of 19 attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. These accessory uses may include, but not be limited to, detached garages.
- C. Transportation**
- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
  - Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
  - The Petitioner shall dedicate and convey additional Right of Way along the site's frontage measuring fifty (50) feet from the centerline of the roadway as more generally depicted on the Rezoning Plan. This dedication and conveyance will be recorded prior to the issuance of the first Certificate of Occupancy.
  - All transportation improvements will be constructed and approved before the site's first building Certificate of Occupancy is issued.
- D. Architectural Standards**
- The maximum height in stories of the dwelling units shall be 3 stories.
  - Exterior building materials may include brick/masonry, fiber cement siding, asphalt roofing, glazing/windows, and stucco, or a combination thereof. Vinyl is not allowed as a material except on windows and soffits.
  - For sale townhomes will include 400 square feet of private open space per subplot in accordance with Section 9.406 of the Ordinance.
  - To provide privacy, all residential entrances must be raised from the average internal sidewalk grade a minimum of 12 inches.
  - Pitched roofs shall be sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
  - All corner/end units that face a public street will include architectural embellishments such as, but not limited to, windows on each floor, bays, exterior wall offsets, projections, and chimneys but are not required to have a "front door" or porch/stoop.
  - Garage doors visible from public streets should minimize the visual impact by additional architectural elements such as translucent windows or projecting elements over the garage door opening.

- E. Streetscape/Landscaping**
- An 18 foot planting strip and a 6 foot sidewalk shall be installed along the Site's frontage on Woodlawn Road as generally depicted on the Rezoning Plan.
  - A 10 foot Class C Buffer will be provided along the property boundaries abutting single family uses as generally depicted on the Rezoning Plan. The Class C buffer along the western property line will include a 6 foot height screening fence and required plantings to comply with the Class C buffer plantings requirements. The Class C buffer along the southern and eastern property lines will include shrub and tree plantings as required to comply with the Class C buffer plantings requirements. Evergreen shrubs and trees will be selected so as to attain a minimum 8' height at time of maturity.
  - A sidewalk will be provided along the internal residential alley as generally depicted on the Rezoning Plan to connect all residential entrances to sidewalks along the adjacent public street.
- F. Environmental Features**
- The site will comply with the City of Charlotte Tree Ordinance.
  - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual stormwater treatment requirements and natural discharge points.
- G. Lighting**
- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and 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.
  - The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.
  - Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.
- H. Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
  - Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners 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.

**REZONING PETITION #2018-XXX**



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