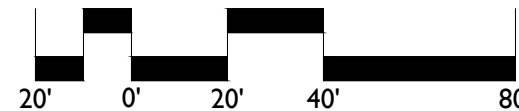
VICINITY MAP 

NTS

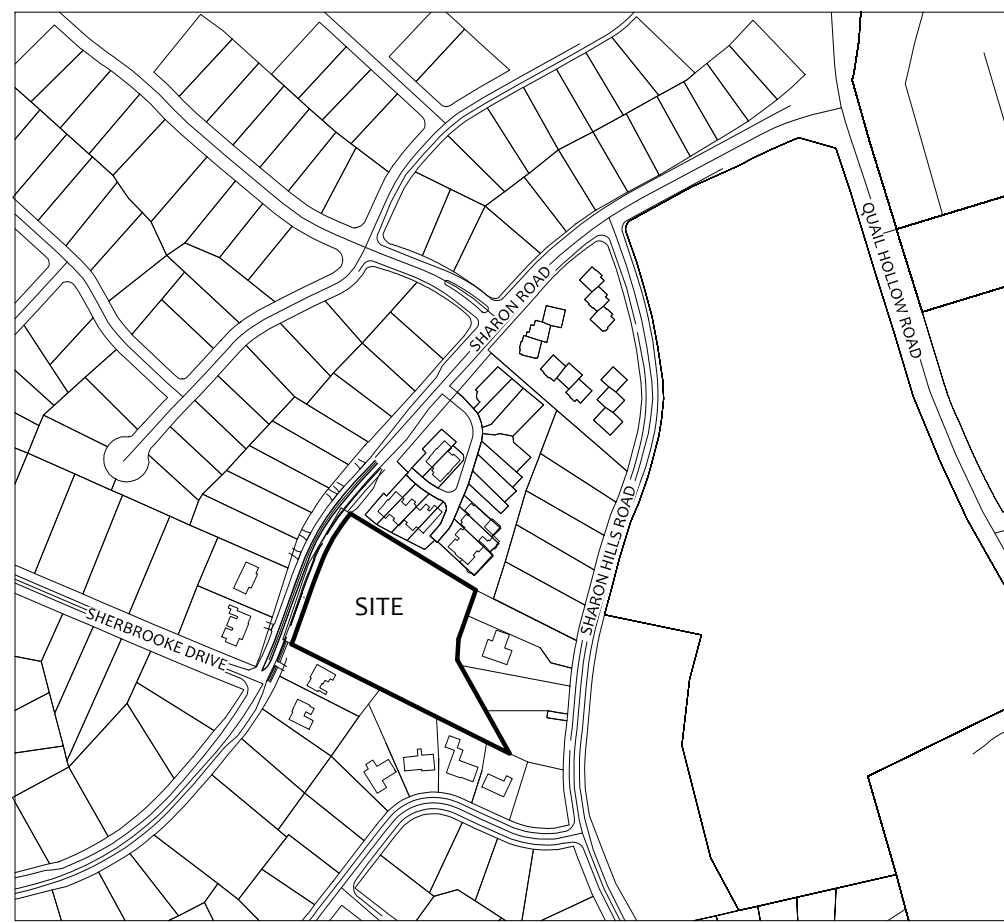
- I. General Provisions:**
- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Plan filed by NVR Inc. (NVR Inc.) ("Petitioner") to accommodate the development of a towhome community on approximately 2.97 acre site located on the east side of Sharon Road between Sherbrooke Drive and Chandwood Road (the "Site").
- b. **Zoning District/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development materials and elements contained herein are illustrative. The Petitioner's final Development Elements Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development Site Elements depicted on the Rezoning Plan are graphic representations of the Development Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- d. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide flexibility in allowing some alterations or modifications from the graphic representations of the Development Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.307 of the Ordinance. These instances would include changes to graphics if they are:
- i. minor and not materially change the overall design intent depicted on the Rezoning Plan.
- The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.
- e. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed seven (7). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to a mail kiosk, storage shed, carport, etc.
- f. **Solid Waste.** Waste collection from the Site is planned to be via roll out service as currently provided by the City of Charlotte. A location for a future dumpster has been located on the site plan should roll out service no longer be available or desired by the Home Owners Association.
- II. Land Use Development Area Limitations:**
- a. The Site may be developed with up to 24 detached dwelling units, together with accessory uses allowed in the UR-2 zoning district.
- III. Access and Transportation:**
- a. Access to the Site will be from Sharon Road in a manner generally depicted on the Rezoning Plan.
- b. The Petitioner will provide a 13 foot planting strip and a six (6) foot sidewalk along Sharon Road as generally depicted on the Rezoning Plan. The Petitioner will dedicate right-of-way along Sharon Road to accommodate the proposed 13 foot planting strip; the proposed six (6) foot sidewalk may be located in a sidewalk easement with the approval of Planning and Community Development Department.
- c. If the proposed sidewalk extends beyond the proposed right-of-way.
- d. Along Sharon Road the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation of any necessary utility easements) that portion of the Site located along Sharon Road that may be necessary to accommodate the proposed 13 foot planting strip and six (6) foot sidewalk as generally depicted on the Rezoning Plan; said dedication and conveyance to occur prior to issuance of the first certificate of occupancy for the first residential dwelling building constructed on the Site.
- e. Along the Site's central private drive planting strips and sidewalks will be provided on at least one side of the proposed private drive as generally depicted on the Rezoning Plan. Street trees will also be provided along the private drive as generally depicted on the Rezoning Plan.
- f. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOH in accordance with applicable published standards.
- g. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOH in accordance with published standards.
- h. The roadway improvements required by the development of the Site must be substantially completed prior to the issuance of the first certificate of occupancy for the first building on the Site, subject to the ability of the Petitioner to post a letter of credit or a bond for any improvements not in place at the time the first certificate of occupancy is issued.
- IV. Architectural Standards, Design and Materials:**
- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cultured marble floor tile, etc. The decorative metal ornamental fence and accessories on a building material may only be used on windows, soffits and on handrail railings. Varying siding may not be utilized as a building material where the proposed roofing materials will be architectural asphalt shingles, metal type roofing materials may also be used.
- b. The ends of the buildings facing the internal private drives will not have not have blank walls that exceed 20 feet in length on all building levels. The end units will have multiple windows on the end facades to avoid a blank wall.
- c. The attached illustrative building elevations (typical unit front elevations) are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).
- d. Each unit will have a two (2) car garage.
- e. The proposed garage doors utilized throughout the Site be decorative style doors that will be stained with a dark tinted stain. The design of the garage doors will utilize translucent windows.
- f. Usable porches or stoops shall form an element of the building design and be located on the front and/or side of the building. Stoops and entry level porches may be covered but not be enclosed. The minimum depth of front stoops will be between four (4) and five (5) feet. The building architectural treatment over the porches shall vary level play emphasize the entrance into the home. Porch (two (2) to three (3)) different stoop designs with varying decorative treating centers will be utilized on the proposed. The elevation drawings illustrate how this treatment will vary.
- g. Townhome buildings shall be limited to five units or less.
- V. Fencing:**
- a. The Petitioner will provide along Sharon Road a four (4) to five (5) foot decorative metal ornamental fence with brick or stone pillars and landscaping as generally depicted on the Rezoning Plan.
- b. Meter banks will be screened from adjoining properties and from Sharon Road
- c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- VI. Streetscape, Buffers, Yards, and Landscaping:**
- a. A landscape setback of 39 feet to 45 feet landscape setback measured from the future back curb will be provided along Sharon Road as generally depicted on the Rezoning Plan. The landscape setback area may be used to comply with the Post Court Ordinance and the Tree Ordinance.
- b. A decorative four (4) to five (5) foot metal fence will be installed within the landscape setback along Sharon Road as generally depicted on the Rezoning Plan. The decorative metal fence will enclose the stone column landscape setbacks materials used on the buildings. The fence will also contain elements that will create privacy and screen the units from Sharon Road.
- c. A 30 foot rear yard will be provided along the eastern property boundary of the site as generally depicted on the Rezoning Plan. The required private open space for the proposed units may be located within the proposed rear and side yards, but not in the proposed buffers.
- d. A 21 foot undisturbed buffer will be provided along the eastern property boundary as generally depicted on the Rezoning Plan.
- e. A 16.5 foot Curb & Buffer with a decorative eight (8) foot fence will be provided along the northern and southern eastern property boundaries as generally depicted on the Rezoning Plan. The fence may not be located any closer to the adjoining property than 8.25 feet. The proposed fence will have stone columns located 30 feet on center.
- f. The proposed fence with the stone columns and the landscaping proposed to be installed on the outside of the fence facing the adjoining property owners must be installed prior to the issuance of the first certificate of occupancy for the first building constructed on the Site.
- g. Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap may also cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow storm water.
- h. The Petitioner will design the internal vehicular access ways to have the general appearance of a "Wooner" like pedestrian motor courts as generally depicted on the Rezoning Plan. The interior pedestrian motor courts will be designed with enhanced pavement materials, the materials that will be used will be either: patterned scored concrete, concrete pavers, stamped and colored asphalt, or brick pavers. The pedestrian motor courts ("Wooners") may use one or combinations of these proposed. The rigid pavement materials do not have to be used on the entire internal drive. The enhanced pedestrian motor courts, (the Wooners) will be used to meet the requirements of Section 12.259 of the ordinance. The specific design of the pedestrian motor courts to be reviewed and approved by the Planning Director or its design during building permit process.
- A Wooner is an ally designed to be a shared space for pedestrians, cyclist, and slow moving vehicles.**
- i. Above ground backflow preventers will be screened from public view and will be located behind the existing right of way of Sharon Road, but may be located within the landscape setbacks or the building setbacks.
- VII. Environmental Features:**
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. 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 implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. The two storm management facilities located on the site are designated as "potential" if not utilized for storm water management will be improved as open space areas or tree save areas.
- c. The Site will comply with the Tree Ordinance.
- d. All utilities within the Site will be placed underground.
- VIII. Lighting:**
- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- b. Detached lighting on the Site will be limited to 16 feet in height.
- c. Decorative pedestrian scale lights will be provided along the internal private drives.
- d. Architectural lighting on building facades, such as but not limited to scones, will be permitted.
- IX. Signage:**
- a. Reserved.
- X. CATS Pad for Passengers:**
- a. The Petitioner will construct a concrete waiting pad for bus passengers along Sharon Road per CLPSM 6.001B (Waiting Pad Only with Planting Strip). The pad to be constructed upon development occurs. The Petitioner to coordinate the location of the pad with CATS during the land development approval process. The Petitioner will provide a permanent easement if the existing is insufficient to accommodate the pad.
- XI. Time of Construction:**
- a. The Petitioner shall begin the Site with compliance with the Cities noise violation ordinances. The Petitioner will use good faith efforts to direct the general contractor for the Site to not begin outdoor construction activity on the Site on Saturday mornings before 9:00 AM EST and not before 11:00am on Sunday mornings. The Petitioner will also use good faith efforts to direct the general contractor for the Site to avoid late night concrete pours.
- XII. Amendments to the Rezoning Plan:**
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site selected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- XIII. Binding Effect of the Rezoning Application:**
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan 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 heirs, devisees, personal representatives, successors in interest and assigns.



**BEFORE YOU DIG!  
CALL 1-800-632-4949  
N.C. ONE-CALL CENTER  
IT'S THE LAW!**







VICINITY MAP  
NTS

DATE: MAY 4, 2016  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY: NLD  
C.C. BY: NLD  
PROJECT #: 1016093

REVISIONS:

6151 SHARON ROAD  
SINGLE FAMILY ATTACHED  
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
REZONING PLAN

PETITION NO: 2016-118

**LandDesign**  
NC Engineering Firm License # C-688  
223 N Graham Street Charlotte, NC 28202  
V: 704.332.0325 F: 704.332.3246  
www.LandDesign.com

SHEET #:  
**Z-1.1**





LARGE MATURING  
EVERGREEN (PINE)

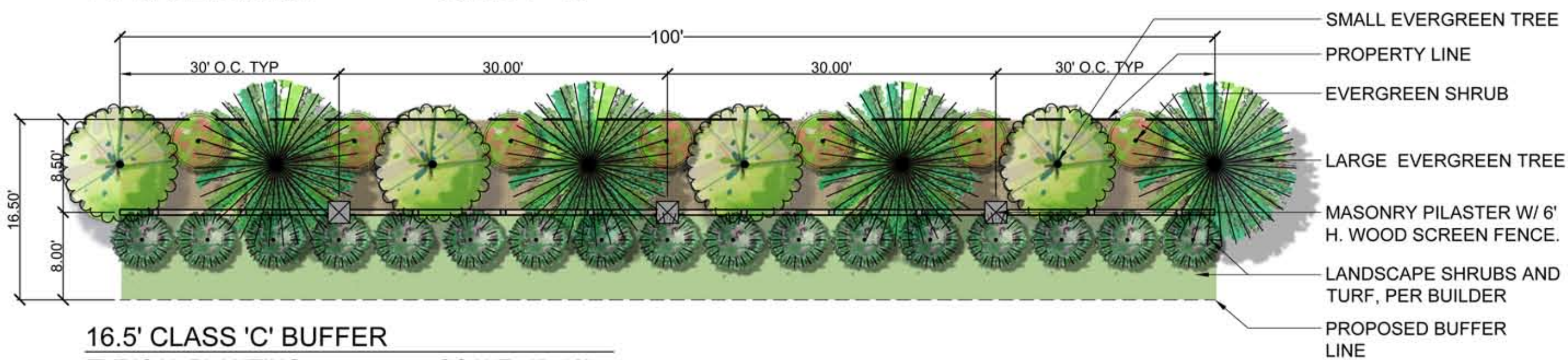
SMALL MATURING  
EVERGREEN TREE  
(ARBORVITAE)

2' SQ. MASONRY PILASTER  
WITH CAP.

6' HIGH WOOD SCREEN  
FENCE, BOARD ON BOARD.

TYPICAL ELEVATION

SCALE: 1"=10'



16.5' CLASS 'C' BUFFER  
TYPICAL PLANTING

SCALE: 1"=10'

### 16.5' CLASS 'C' BUFFER REQUIREMENTS

CLASS C BUFFER REQUIRED

WIDTH - BUFFER C - 16.5'

TREES REQUIRED (TABLE 12.302B)

±600 LINEAR FEET OF BUFFER X 8 TREES PER 100 LINEAR FEET =  
48 TREES REQUIRED

MINIMUM 2" CALIPER (MEASURED 6" ABOVE GROUND AT TIME OF  
PLANTING)

SHRUBS REQUIRED (TABLE 12.302B)

±600 LINEAR FEET OF BUFFER X 12 SHRUBS PER 100 LINEAR FEET =  
72 SHRUBS REQUIRED

SIZE AT PLANTING 2'-6" (2'-6" MIN. W/AVE. HEIGHT OF 5'-6" W/IN 4  
YEARS)

EXISTING VEGETATION TO REMAIN

CONTRACTOR SHALL UTILIZE EXISTING VEGETATION AND SUPPLEMENT AS  
NEEDED IN ORDER TO FULFILL THE BUFFER PLANTING REQUIREMENTS  
WHENEVER POSSIBLE. CONTRACTOR TO FIELD VERIFY COMPLIANCE WITH  
BUFFER PLANTING REQUIREMENTS WITH LANDSCAPE ARCHITECT AND A  
MEMBER OF THE URBAN FORESTRY STAFF.

### WOONERF 'A' - PRIVATE ALLEY

WITH ON-STREET PARKING

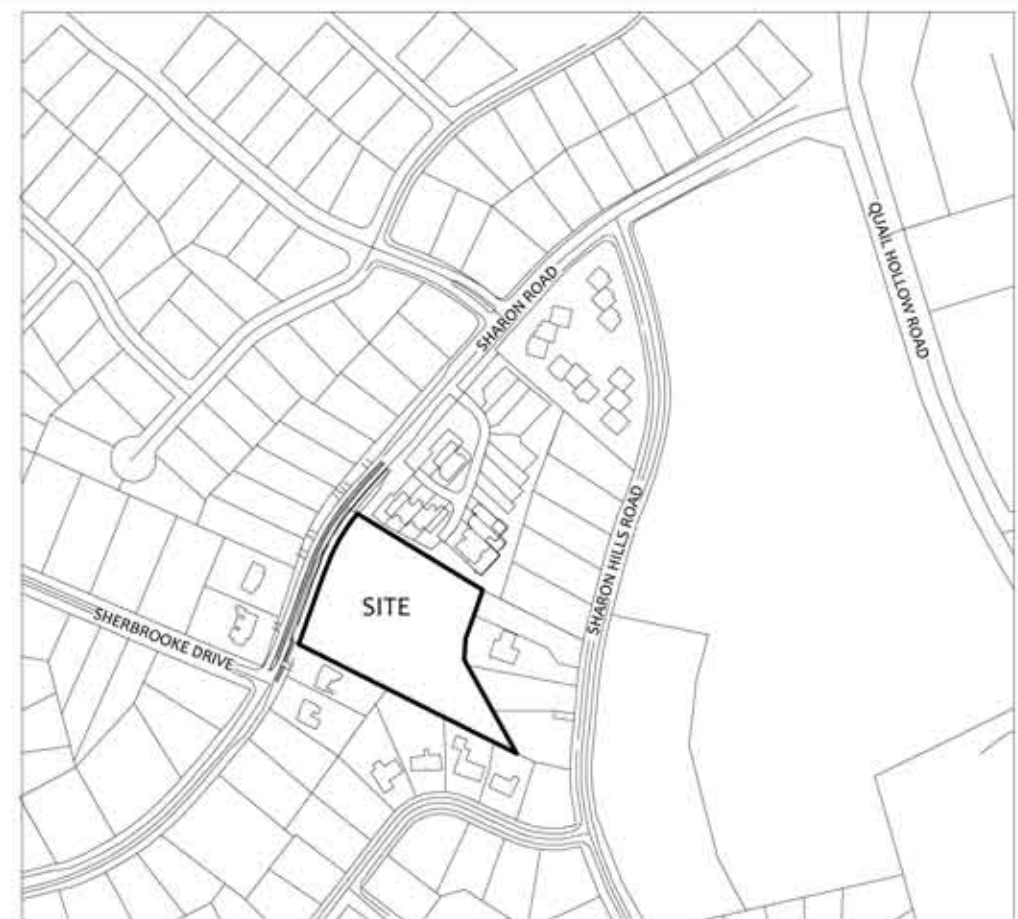
WIDTH - PARKING SPACES - 7'

WIDTH - FIRE ACCESS - 21'

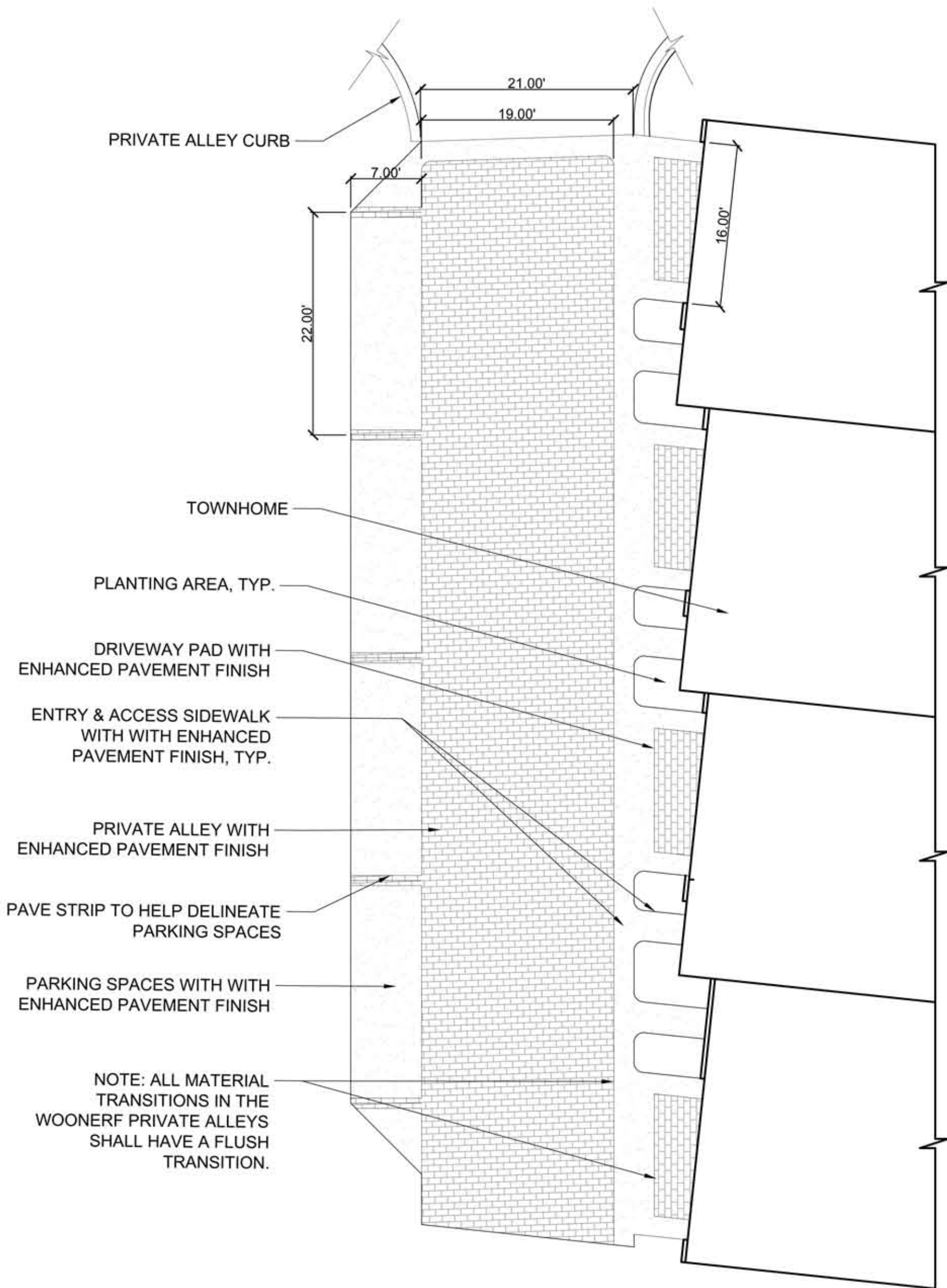
### WOONERF 'B' - PRIVATE ALLEY

WITH NO ON-STREET PARKING

WIDTH - FIRE ACCESS - 21'

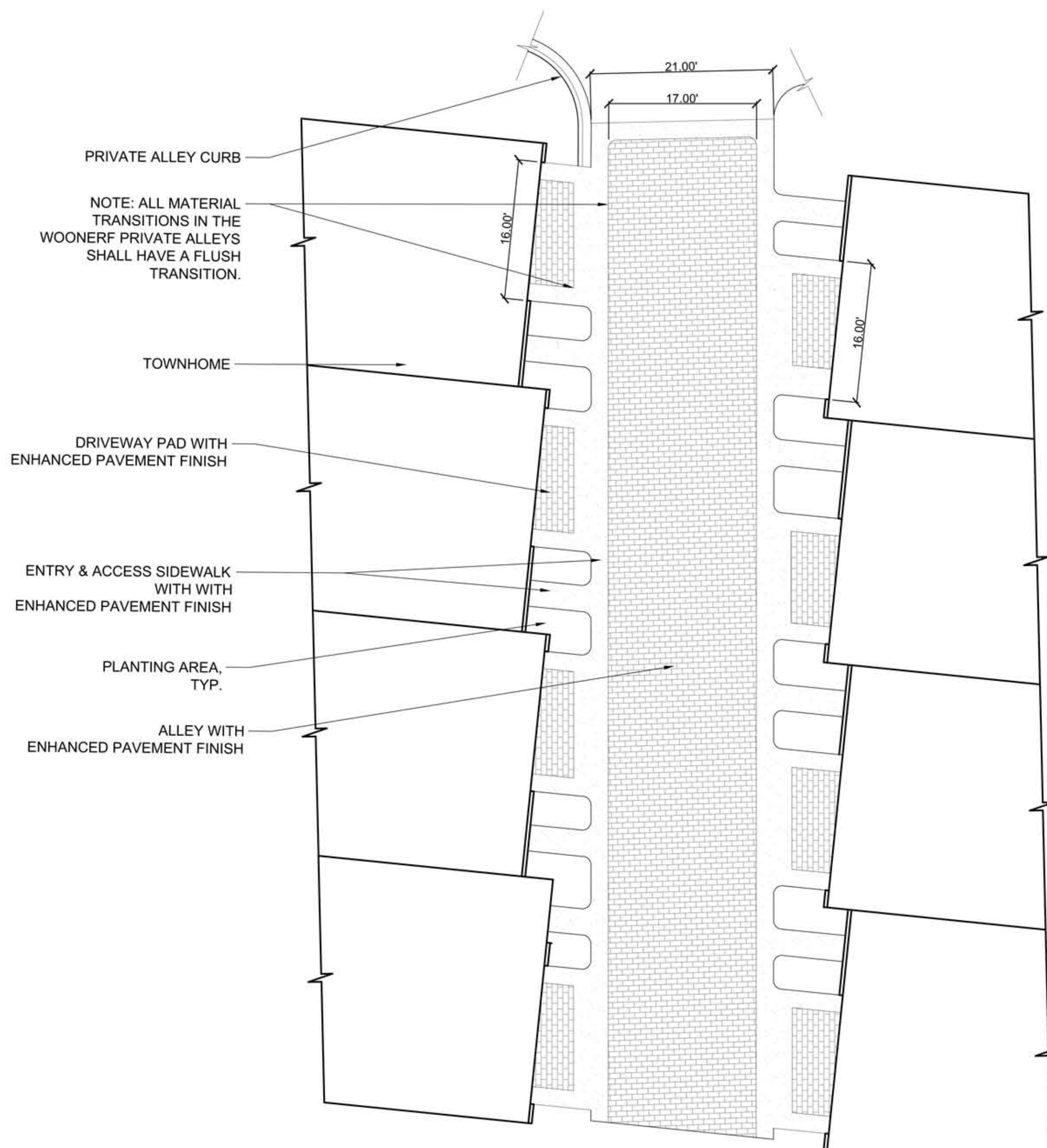


VICINITY MAP  
NTS



WOONERF 'A' - PARKING  
PRIVATE ALLEY

SCALE: 1"=10'



WOONERF 'B' - NO PARKING  
PRIVATE ALLEY

SCALE: 1"=10'



TYPICAL WOOD SCREEN FENCE

TYPICAL ELEVATION

SCALE: N.T.S