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Short Development  
Group, LLC

2328 Bay St.  
Charlotte, NC 28205

Woodlawn Townhomes

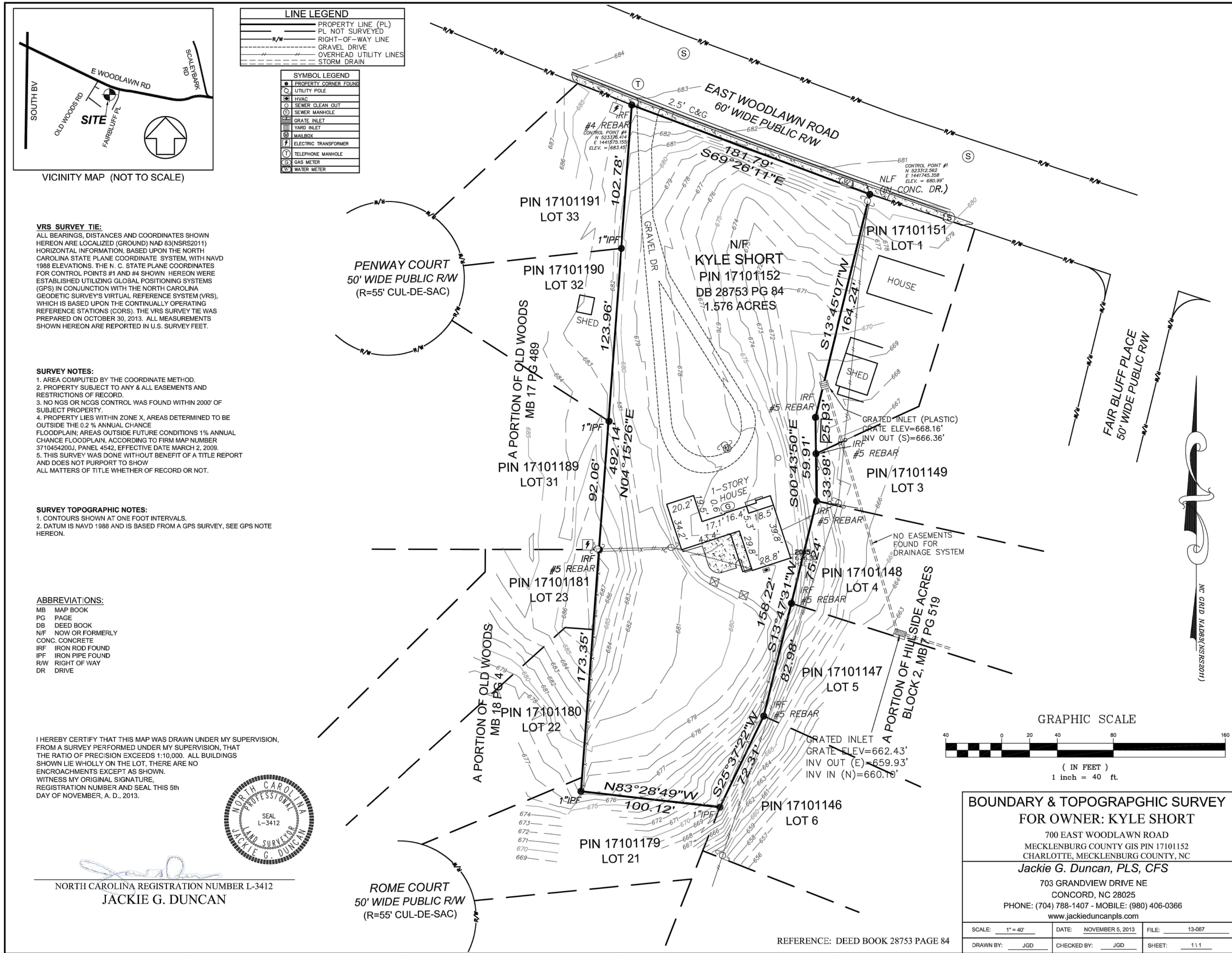
Existing Conditions/Survey

Charlotte, North Carolina

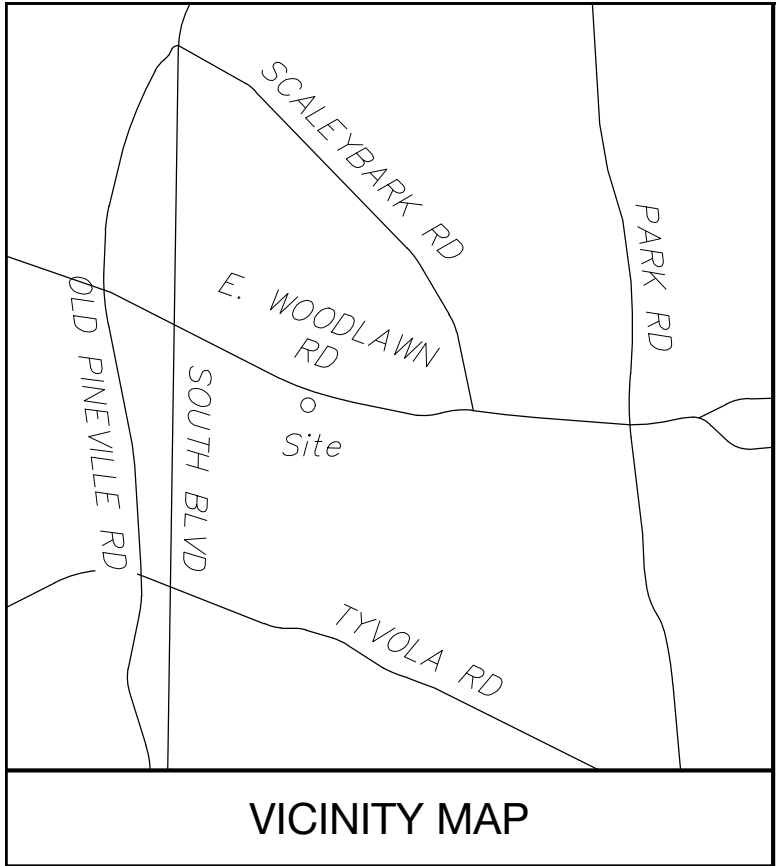
NO. DATE: BY: REVISIONS:

Project No: 15-064  
Date: August 22, 2016  
Designed by: udp  
Drawn By: udp  
Scale: NTS  
Sheet No:

SU-1.0







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 14 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.
- Parking will be provided on site to meet the minimum standards of the ordinance for the UR-2 district. Parking may be located within internal garages, detached garages, and/or surface spaces on site as generally depicted on the Rezoning Plan.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.

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.
- The building "ends" facing Woodlawn Road are to be embellished with windows on living spaces on each floor and other elements of interest such as, but not limited to, bays, exterior wall offsets, projections, recesses, and changes in materials but are not required to have a "front door" or porch/stoop.
- For sale townhomes will include 400 square feet of private open space per subplot in accordance with Section 9.406 of the Ordinance. This private open space may include portions of the 10 foot landscape area.

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 landscape area will be provided along the property boundaries abutting single family uses as generally depicted on the Rezoning Plan. This landscape area will include a 6 foot height screening fence and plantings to comply with the Class C buffer planting requirements.

F. Environmental Features

- The site will comply with the City of Charlotte Tree Ordinance.
- The site will comply with the City of Charlotte Post Construction Controls Ordinance.

G. Lighting

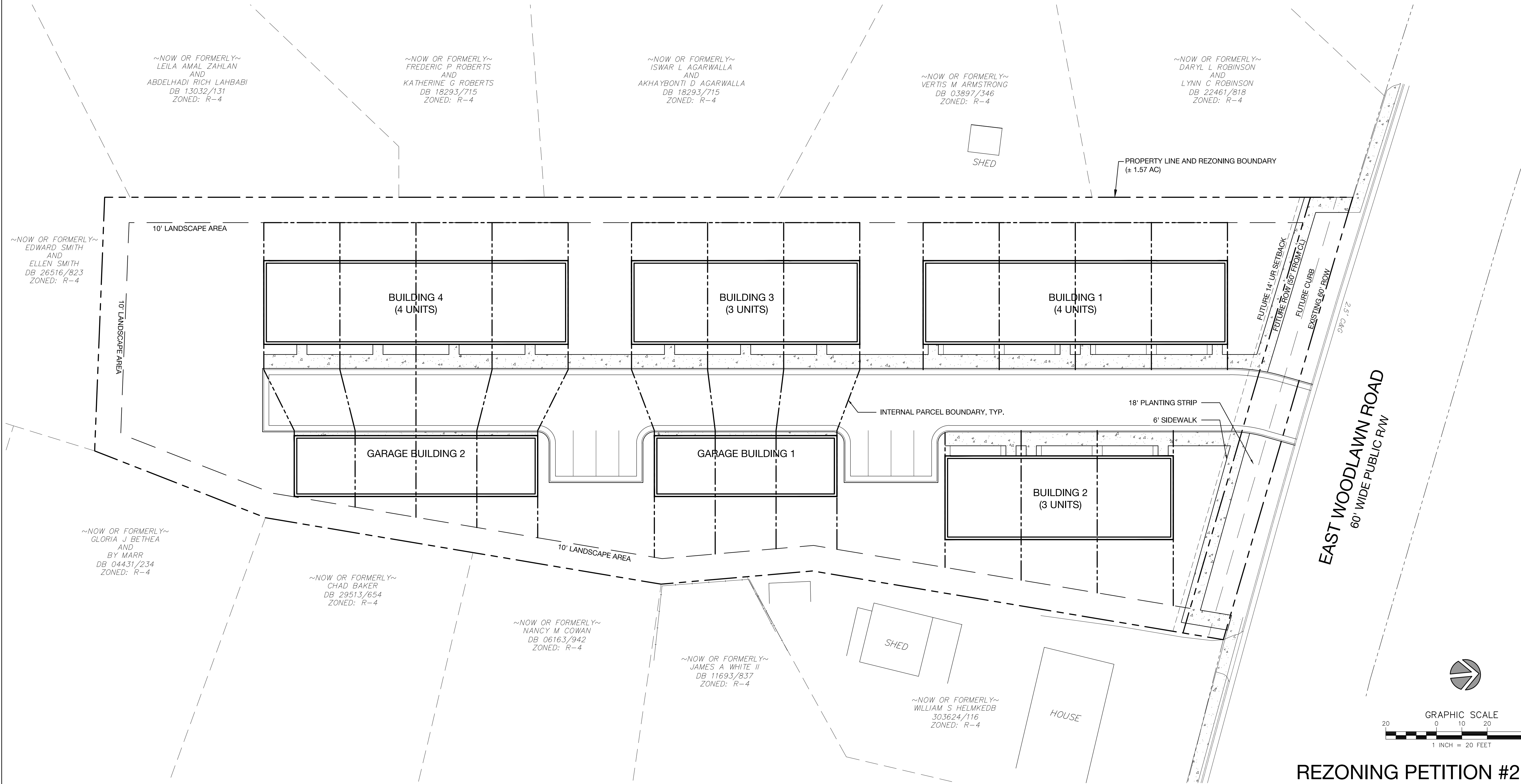
- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past 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 20 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.

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	17101152
TOTAL SITE AREA:	± 1.57
EXISTING ZONING:	UR-2 (CD)
PROPOSED ZONING:	UR-2 (CD)(SPA)
PROPOSED USE:	TOWNHOMES (14 UNITS)
DENSITY:	± 8.91 DUA
SETBACKS:	
FRONT:	14' FROM BACK OF FUTURE CURB
SIDE:	5'
REAR:	10'
MAX. BUILDING HEIGHT:	40'
VEHICULAR PARKING:	
REQUIRED:	PER ORDINANCE (1.5 SPACES PER UNIT)
PROPOSED:	PROVIDED PER ORDINANCE



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Rezoning Site Plan  
Charlotte, North Carolina

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REZONING PETITION #2016-XXX