

**LEGEND:**

ROAD CENTERLINE: ————

EXISTING CURBING: ————

EXISTING BUILDINGS TO BE REMOVED: ————

EXISTING BUILDING: ————

PROPERTY BOUNDARY: ————

DEVELOPMENT AREA: ■■■■

PROPOSED RW: ————

EXISTING LOT LINE: ————

CONTOUR LINE: ————

YARD SETBACK: ————

TREE SAVE AREA: ————

**VICINITY MAP**

**Site Development Data:**

Acreage: ± 4.35 acres

Tax Parcel #: 223-141-09, 223-141-10, 223-141-11, 223-141-28, 223-141-29, and 223-141-46

Existing Zoning: R-3

Proposed Zoning: UR-2(CD)

Existing Use: Vacant Residential

Proposed Uses: Up to 35 attached, for sale, dwelling units together with accessory uses, as allowed in the UR-2 zoning district

Maximum Building Height: A maximum building height of three (3) stories and not to exceed 48 feet. Height to be measured as required by the Ordinance.

Parking: Parking as required by the Ordinance will be provided. No less than 8 visitor parking spaces will be provided on the Site.

**1. General Provisions:**

a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by North State Development, LLC ("Petitioner") to accommodate the development of a townhome for sale community on approximately 4.35 acres of land located along Old Ardrey Kell Road (the "Site").

b. Zoning Districts/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 than 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 matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning 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 for 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 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't 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 10. 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, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

**2. Permitted Uses & Development Area Limitation:**

a. The Site may be developed with up to 35 attached for sale dwelling units, together with accessory uses allowed in the UR-2 zoning district.

**3. Access and Transportation:**

a. Access to the Site will be from Old Ardrey Kell Road in the manner generally depicted on the Rezoning Plan.

b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along Ardrey Kell Road as generally depicted on the Rezoning Plan.

c. The Petitioner will improve Old Ardrey Kell Road with 2.5' foot standard curb and gutter. The back of curb will be set at 19.3 feet from the existing center line of Old Ardrey Kell Road.

d. Along the Site's internal private access roads, a minimum of the (2) feet wide will be provided on at least one side and in some cases on both sides of the proposed private drive as generally depicted on the Rezoning Plan. Street trees will be provided along the private alleys, where possible, as generally depicted on the Rezoning Plan.

e. 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 CDOT in accordance with applicable published standards.

f. 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 CDOT in accordance with published standards.

g. The Petitioner dedicate via a fee simple conveyance 35 feet of right-of-way from the center line of Ardrey Kell Road before the Site's first building certificate of occupancy is issued.

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.

**4. Architectural Standards, Court Yards/Amenity Areas:**

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, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Aluminum as a building material may only be used on windows, soffits and on handrails/railings. Vinyl siding may not be utilized as a building material. The proposed roofing materials will be architectural quality shingles, metal type roofing materials and/or glass to be used.

b. The ends of the buildings facing the internal private access roads will not have blank walls that exceed 10 feet on the ground floor level and 20 feet in length on all other building levels. The end units will have multiple windows on the end facades to avoid a blank wall.

c. Each unit will have a one or two (2) car garage.

d. The proposed garage doors utilized throughout the Site be decorative style doors that utilize translucent windows.

e. The residential dwelling units with frontage on Old Ardrey Kell Road will have the appearance of a front door orientation rather than a back patio design to Old Ardrey Kell Road. Each unit will have a door oriented toward Old Ardrey Kell Road that will also be located on Old Ardrey Kell Road via an individual five (5) foot sidewalk and will provide a pedestrian connection to the proposed sidewalk on Old Ardrey Kell Road.

f. Residential dwelling unit entrances, on the interior of the Site as well as along Old Ardrey Kell Road, shall be at or slightly above grade and shall be highly visible and architecturally treated as a prominent pedestrian entrance through a combination of at least four (4) of the following features: (i) decorative pedestrian lighting/soffits; (ii) architectural details carried through to upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or raised planters that can be utilized as raised beds; (vii) double doors; (viii) stoops or stairs; and/or (ix) contrasting pavement from primary sidewalks.

g. 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 a minimum of five (5) feet. The building/architectural treatment over the porches will vary to help emphasize the entries into each unit.

h. Transoms shall be limited to five (5) units or less.

i. Meter banks will be screened from adjoining properties and from Ardrey Kell Road.

j. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

**5. Streetscape, Buffers, Yards, and Landscaping:**

a. A setback of 30 feet as measured from the future back curb will be provided along Ardrey Kell Road as generally depicted on the Rezoning Plan.

b. A decorative four (4) to five (5) foot fence/wall will be installed within the setback along Ardrey Kell Road as generally depicted on the Rezoning Plan. The decorative fence/wall may also have columns designed to match the building materials used on the buildings. Landscape materials will be planted between the fence/wall and the sidewalk along Ardrey Kell Road.

c. A 25 foot side/rear yard will be provided along the Site's perimeter 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 on the proposed buffers.

d. A 20 foot Class C Buffer will be provided along the Site's perimeter 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 on the proposed buffers.

e. The required private open space for each unit will not be allowed to encroach into the proposed Class C Buffer.

f. The open space area located in the center of the Site will be improved with landscaping, lawn areas, lighting, seating areas and other amenities suited to the design of the open space.

g. Utility poles shall be screened from public view and be located behind the proposed right-of-way of Ardrey Kell Road, but may be located within the proposed setback.

h. Above ground backflow preventers will be screened from public view and will be located behind the proposed right-of-way of Ardrey Kell Road, but may be located within the proposed setback.

**6. Environmental Features:**

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater 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 submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

c. For adjoining parcels receiving stormwater discharge from the proposed BMP/Water Quality feature, the Petitioner shall analyze the adequacy of the existing stormwater conveyance on the adjoining parcels. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or mitigate the stormwater discharge onto the adjoining parcels.

d. The Site will comply with the Tree Ordinance.

e. All utilities within the Site will be placed underground.

**7. 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. The number and spacing of the pedestrian scale lighting will installed per Duke Energy recommended standards.

d. Architectural lighting on building facades, such as but not limited to scones, will be permitted.

**8. Signs:**

a. Reserved.

**9. 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 affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

**10. 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, 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 or assigns.

**This Plan Is A Preliminary Design. NOT Released For Construction.**

**REVISIONS:**

No.	Date	By	Description
1	11/13/17	SCJ	STAFF COMMENTS

**SCALE: 1"=30'**

ARDREY KELL TOWNHOMES  
OLD ARDREY KELL ROAD  
CHARLOTTE, NC  
NORTH STATE DEVELOPMENT, LLC  
CORNELIUS, NC

TECHNICAL  
DATA SHEET  
PETITION 2017-146

CORPORATE CERTIFICATIONS  
NC PE: C-2930 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: SCJ

Checked By: MDL

Date: 11/13/17

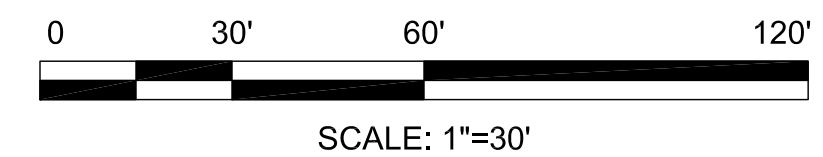

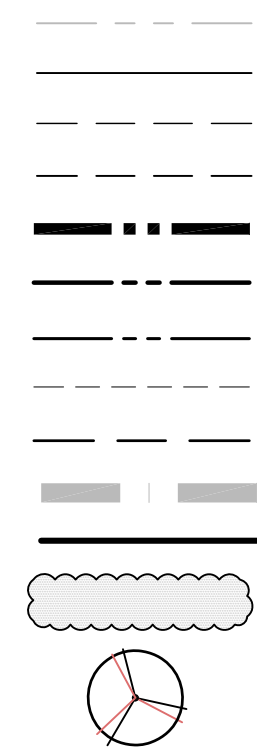
Project Number: 17020


Sheet Number:

RZ-1



PROPOSED STREET TREE:



REVISIONS:			
No.	Date	By	Description
	11/13/17	SCJ	STAFF COMMENTS