



DATE: 10.23.17
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
SCALE: 1/8" = 30'
PROJECT #1017051

SHEET #:

COVER

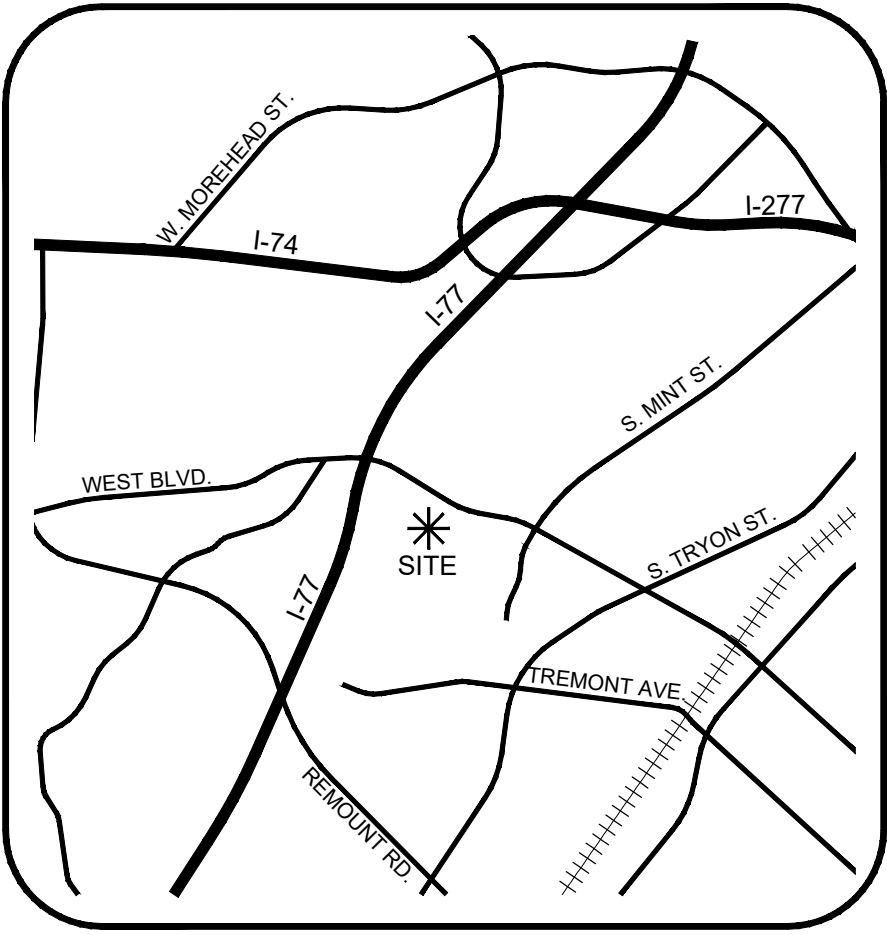
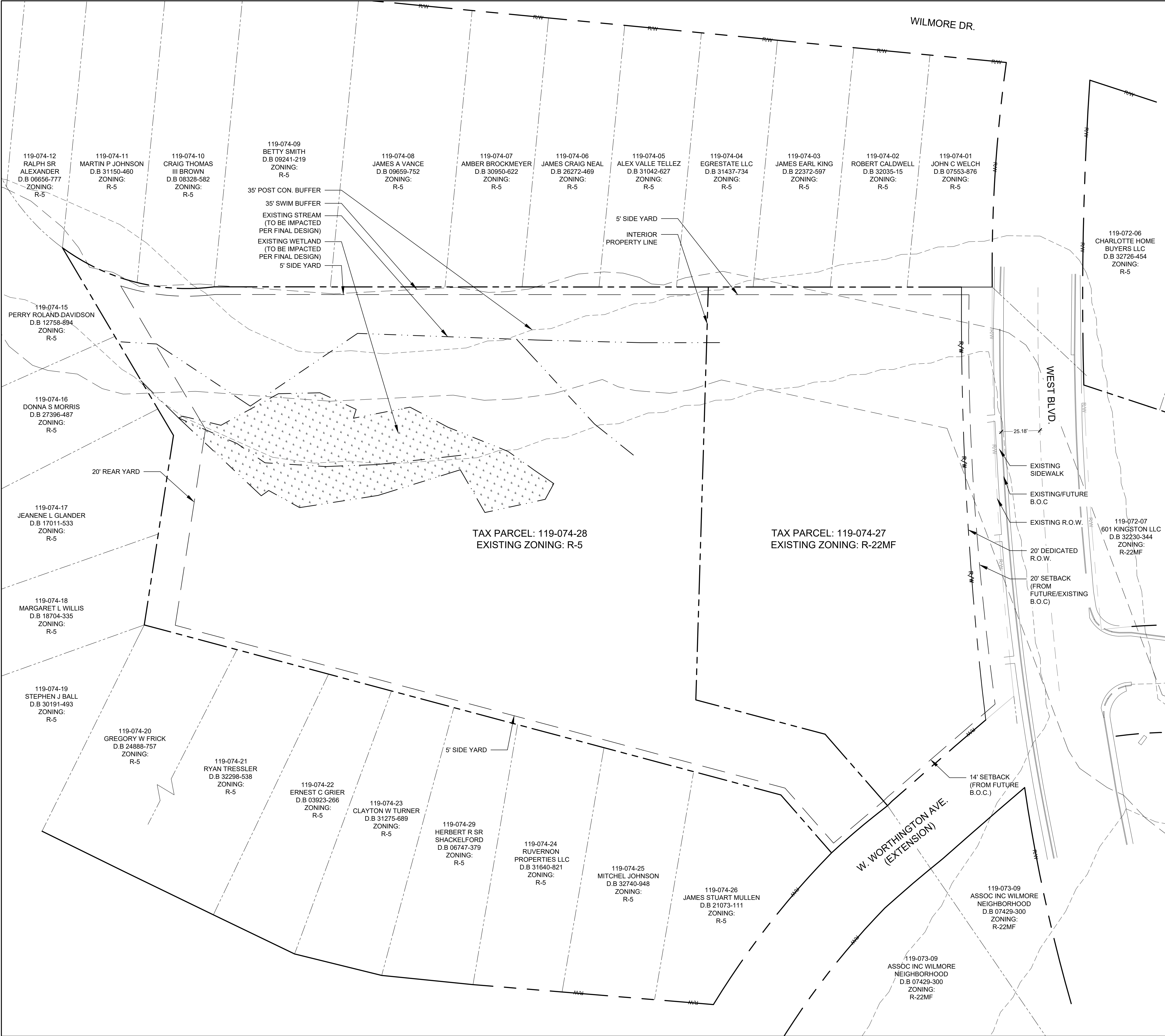
REVISIONS:
08.13.18 — PER CITY COMMENTS
09.10.18 — PER CITY COMMENTS
10.22.18 — PER CITY COMMENTS
11.02.18 — PER CITY COMMENTS

KINGSTON ON WEST
REZONING PETITION No. 2017-168
CHARLOTTE, NC
RENDERED SITE PLAN



LandDesign

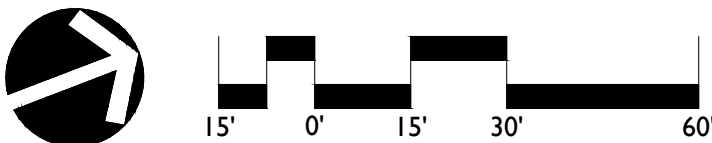
223 N Graham Street Charlotte, NC 28202
V: 704.332.0325 F: 704.332.3246
www.LandDesign.com



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

- ACREAGE: ± 3.6 AC
- TAX PARCEL #S: 119-074-27, 119-074-28
- EXISTING ZONING: R-5, R-22MF
- PROPOSED ZONING: UR-2 (CD)
- EXISTING USES: MULTI-FAMILY RESIDENTIAL
- PROPOSED USES: MULTI-FAMILY TOWNHOUSES







WEST BLVD. FRONT ELEVATION



WEST BLVD. REAR ELEVATION



WEST BLVD. SIDE ELEVATION

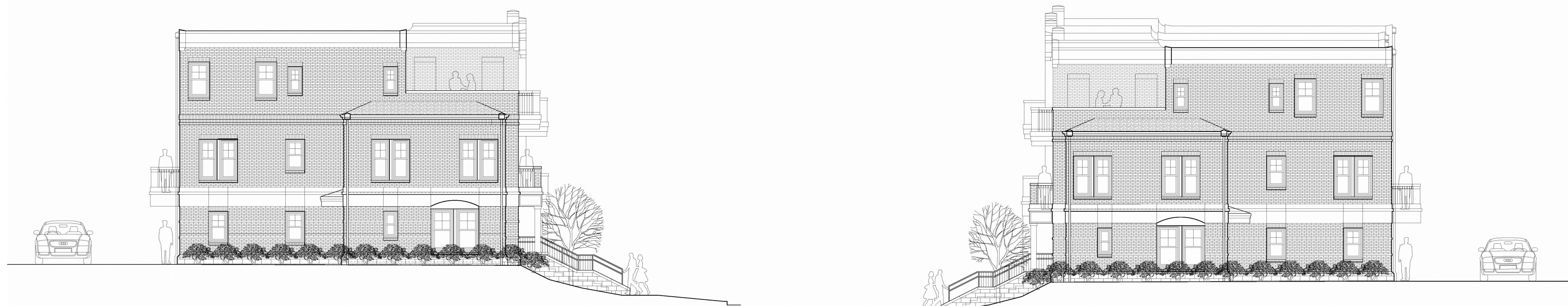




INTERNAL FRONT ELEVATION



INTERNAL REAR ELEVATION



INTERNAL SIDE ELEVATION

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by J.S. & Son's Construction Company, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 3.698 acre site located on the south side of West Boulevard at the intersection of West Boulevard and West Worthington Avenue, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 119-074-27 and 119-074-28.
- The development and use 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 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 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 40 for sale single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

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 are 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 ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- As depicted on the Rezoning Plan, the Site will be served by internal private drives and internal private alleys, and minor adjustments to the locations of the internal private drives and the internal private alleys shall be allowed during the construction permitting process.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
- Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to West Boulevard that are more particularly depicted on the Rezoning Plan as right of way for West Boulevard.
- Subject to the approval of CDOT and any other governmental agencies, Petitioner shall install a minimum 10 foot wide multi-use path along the Site's frontage on the unimproved right of way for West Worthington Avenue as generally depicted on the Rezoning Plan. Additionally, subject to the approval of CDOT and any other governmental agencies and existing right of way to accommodate such improvement, Petitioner shall extend the minimum 10 foot wide multi-use path to the improved portion of West Worthington Avenue located to the south of the Site. The minimum 10 foot wide multi-use path may meander or steps may be utilized to accommodate grade. The installation of the minimum 10 foot wide multi-use path shall be in lieu of the construction of a street in the unimproved right of way for West Worthington Avenue.
- Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall construct a new waiting pad for the existing bus stop located along the Site's frontage on West Boulevard. The waiting pad shall be located within the right of way or within a permanent easement, and the precise location of the waiting pad shall be determined during the permitting process. The waiting pad shall be constructed to CATS Development Standard 60.01B. Petitioner's obligation to construct the waiting pad shall be subject to Petitioner's ability to obtain all approvals and permits required to construct it. CATS shall be responsible for the installation and maintenance of any bench or shelter that may be located on the waiting pad.
- The transportation improvements set out in this Section C of the Development Standards shall be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

D. Architectural Standards

- The maximum height in stories of the single family attached dwelling units to be constructed on the Site shall be 3 stories.
- The maximum height in feet of each building containing single family attached dwelling units shall be 35 feet as measured under the Ordinance.
- The primary exterior building materials of the facades of the single family attached dwelling units to be constructed on the Site shall be brick, cast stone and similar masonry products.
- Vinyl may not be used as an exterior building material on any building to be constructed on the Site.
- Set out on Sheets RZ-3 and RZ-4 of the Rezoning Plan are conceptual, architectural renderings of the front, rear and side elevations of the buildings to be constructed on the Site that are intended to depict the general conceptual architectural style and character of the front, rear and side elevations of the buildings to be constructed on the Site. Accordingly, the front, rear and side elevations of the buildings to be constructed on the Site shall be designed and constructed so that the front, rear and side elevations of the buildings are substantially similar in appearance to the relevant conceptual, architectural renderings on Sheets RZ-3 and RZ-4 of the Rezoning Plan with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations to the front, rear and side elevations of the buildings to be constructed on the Site that do not materially change the overall conceptual architectural style and character shall be permitted.
- The single family attached dwelling units that abut West Boulevard shall front West Boulevard as depicted on the Rezoning Plan.

E. Streetscape/Screening

- Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on West Boulevard as generally depicted on the Rezoning Plan. The sidewalk, planting strip or portions thereof may be located in a sidewalk utility easement.
- A minimum 25 foot wide landscape area that is planted to Class B buffer standards shall be established along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan. Notwithstanding the foregoing, in the event that a sewer line is installed by Charlotte Water within the 25 foot wide landscape area located along the western boundary line of the Site, the number of trees and shrubs to be installed within this 25 foot wide landscape area shall meet the standards of a Class B buffer, however, the types of trees and shrubs to be installed will be determined by Charlotte Water (including whether or not such trees are large maturing trees, small maturing trees or ornamental trees). In the event that any trees or shrubs installed within the 25 foot wide landscape area located along the western boundary line of the Site are removed or damaged by Charlotte Water in connection with the maintenance of the sewer line, then any such trees and shrubs shall be replaced.
- A minimum 6 foot tall wooden screen fence shall be installed along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan.

- The retaining walls to be constructed on the Site shall be tiered. The heights of the retaining walls shall vary but in no event shall the height of any portion of a retaining wall exceed 30 feet as measured from the finished grade of the retaining wall to the top of the retaining wall.

- Cascading landscaping shall be installed on the top of the retaining walls. The cascading landscaping shall meet the design intent depicted on the section set out on Sheet RZ-2 of the Rezoning Plan. The landscaping materials utilized may vary provided the design intent depicted on the section set out on Sheet RZ-2 of the Rezoning Plan is met.

F. Open Space

- Each individual sub-lot on which a single family attached dwelling unit is located must include a minimum of 400 square feet of private open space.

G. Environmental Features

- Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- 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.
- Development within the SWIM/PCSO Buffer shall be coordinated with and approved by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

H. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, 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 downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 16 feet.
- Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

I. Affordable Dwelling Units

- A minimum of 5 percent of the for sale single family attached dwelling units constructed on the Site will be provided to buyers at or below 80% of the area median income as published and periodically updated by the US Department of Housing and Urban Development. Household income will be determined by household income verification under Federal Code of Regulations citation 24 CFR Part 5. For each single family attached dwelling unit, Petitioner shall execute a Purchase Agreement with the City of Charlotte to provide a 15 year deed restriction limiting the initial and subsequent sales to income eligible buyers and to provide the City of Charlotte with a first right of refusal on subsequent sales.

J. 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.
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