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SITE DEVELOPMENT DATA:	
ACREAGE:	±12
TAX PARCELS:	22345184 AND 22345183
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD), WITH FIVE YEAR VESTED RIGHTS
EXISTING USES:	LARGE LOT RESIDENTIAL
PROPOSED USES:	UP TO 110 MULTI FAMILY ATTACHED UNITS
MAX. DENSITY:	9.16 DWELLING UNITS PER ACRE
MAX BUILDING HEIGHT:	FIFTY (50) FEET, WITH THE EXCEPTION OF UNITS FRONTING SOUTHCREST LANE, WHICH SHALL BE A MAXIMUM OF FORTY (40) FEET
ON-SITE PARKING SPACES:	MINIMUM OF 15 VISITOR SPACES
TOTAL DWELLING UNITS:	110 UNITS

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NORTHWOOD RAVIN DEVELOPMENT  
14324 Lancaster Highway  
Mecklenburg County, North Carolina

PRELIMINARY

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

		DATE
PROJECT:	18016	04.23.2018
ISSUE:	REZONING-1	04.23.2018
REVISIONS:	BORING	05.09.2018
	REZONING 2	7.10.18
	REZONING 3	8.13.18
	REZONING 4	09.24.2018
	REZONING 5	09.28.18
DRAWN BY:		JMH, DMA
CHECKED BY:		JEP
CONTENT:		CONCEPTUAL SITE PLAN

LS1.1



**Site Development Data:**

## **1. General Provisions**

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Mecklenburg County 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 all development taking place on the Site.

The configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases as allowed under the provisions of Section 6.207 of the Ordinance.

## **2. Permitted Uses and Maximum Development**

The Site may be developed with up to 110 multi-family attached dwelling units, together with any incidental and accessory uses related thereto that are allowed in the UR-2 zoning district.

### 3. Transportation

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#### 4. Architectural Standards

a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), vinyl, EIFS or wood.

- a) Vinyl as a building material shall only be used on windows, soffits and on handrails/railings.
- b) Buildings fronting Southcrest Lane shall be a maximum of forty (40) feet and 2.5 stories, and shall not contain more than three (3) units per building, with the exception of one building on the corner of Southcrest Lane and Lancaster Highway, which shall be limited to four (4) units, as depicted on the Rezoning Plan. All units fronting Southcrest Lane shall be rear-loaded.
- c) To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk shall be raised from the average sidewalk grade a minimum of twenty-four (24) inches.
- d) Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds, if provided, may be no less than 2:12.

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- e) Petitioner shall provide blank wall provisions that limit the maximum blank wall exposure to 15 feet on all building levels, including but not limited to doors, windows, awnings, change of materials, articulation, change of plane, and/or architectural design elements.
- f) All corner/end units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall exposure to fifteen (15) feet on all building levels.
- g) The Petitioner will minimize the visual impact of any garage doors visible from the public or private streets by providing a 12 inch setback from the front wall plane and adding additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- h) Driveways shall either be a minimum of seven (7) feet or at least twenty (20) feet from the proposed back of curb to the proposed face of garage.
- i) The Petitioner shall provide a minimum of fifteen (15) visitor parking spaces throughout the Site.
- j) Walkways of a minimum width of five (5) feet will be provided to connect all residential entrances to sidewalks along public and private streets, as generally depicted on the Rezoning Plan.

## **5. Screening, Landscaping, Amenity Areas, and Lighting**

- a) The Petitioner shall provide a minimum 37.5 foot Class C buffer and a minimum six (6) foot tall fence along the southern and western boundaries of the Site, as generally depicted on the Rezoning Plan. This proposed fence may be located along the property line.
- b) The Petitioner shall provide a linear landscape amenity along the Site's frontage of Lancaster Highway with a minimum width of twenty (20) feet (as measured from the right-of-way to face of proposed porches), in the area as generally depicted on in the Rezoning Plan, to include features such as, but not limited to, seating areas, specialty landscaping, and hardscape elements characterizing a linear park. The remainder of the Site's frontage of Lancaster Highway shall include an ornamental fence of 48" height along the frontage with a combination of shrub groupings and ornamental trees. Shrubs shall be provided at a rate of 25 per 100 linear feet along the Lancaster Highway frontage. Ornamental trees shall be provided at a rate of 5 per 100 linear feet along the Lancaster Highway frontage.
- c) The Petitioner shall provide a private amenity area on the Site in the area generally depicted on the Rezoning Plan, to include features such as, but shall not be limited to, a clubhouse, pool, playground, dog park, fenced garden and/or picnic area. This area shall be a minimum of 20,000 square feet.

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d) Pedestrian scale lighting will be provided within the Site along public and private streets. The maximum height of any pedestrian scale, freestanding lighting fixture, including its base, shall not exceed twenty one (21) feet.

## **6. Amendments to Rezoning Plan**

- a) Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
- b) Further alterations or modifications to the Approved Plan for the proposed development which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet for the development or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

## **7. Binding Effect of the Rezoning Documents and Definitions**

- a) If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- b) Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

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## DEVELOPMENT STANDARDS