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KEY MAP

NOT FOR CONSTRUCTION

RIVERBEND OVERLOOK TOWNHOMES

CHARLOTTE, NC REZONING PETITION 2018 -128

REVISION / ISSUANCE

NO. DESCRIPTION DATE
REZONING SUBMITTAL 10.15.18

1 PER STAFF COMMENTS 12.17.18

DESIGNED BY: JRY
DRAWN BY: JRY
CHECKED BY: KST

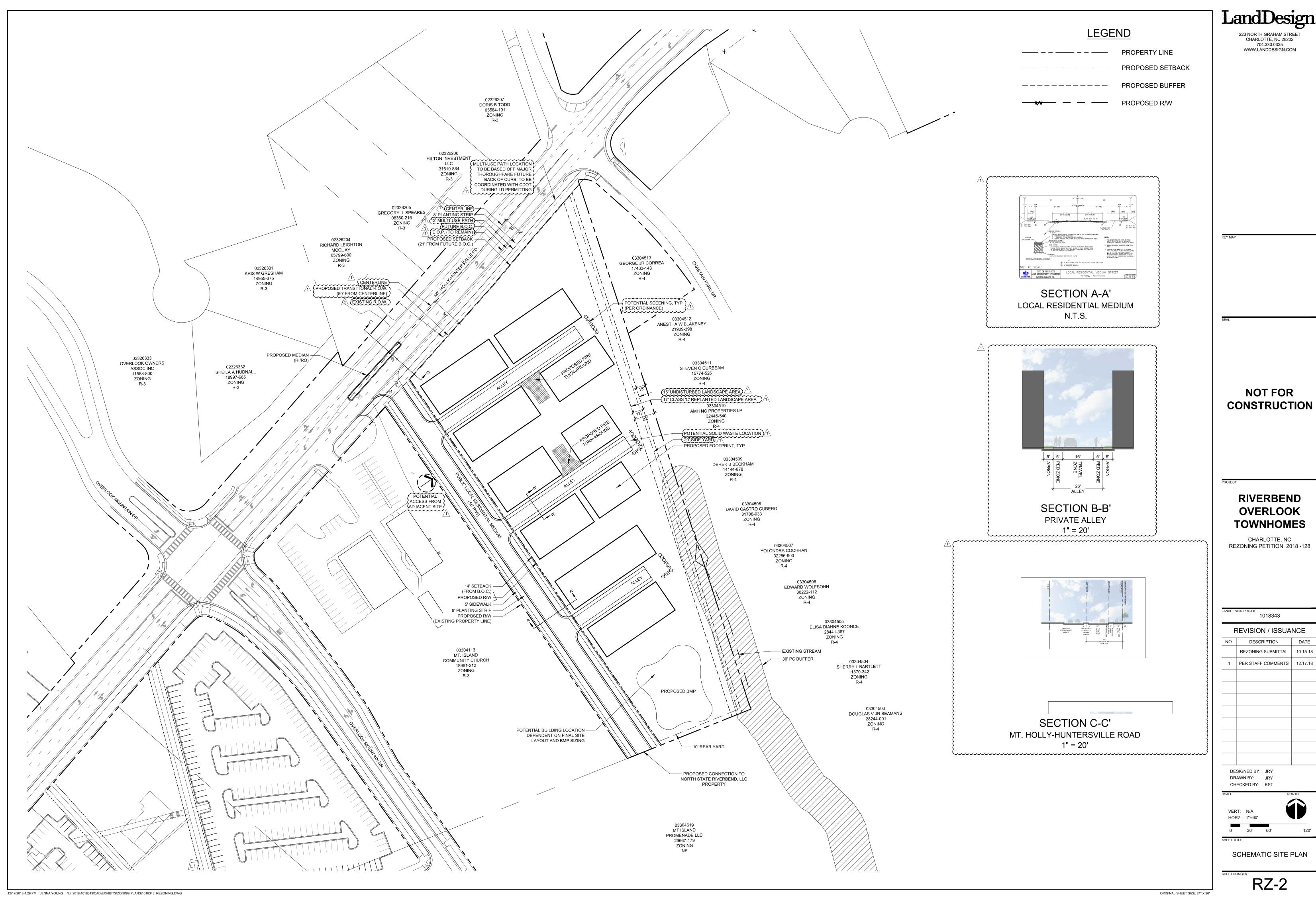
SCALE NORTH

VERT: N/A
HORZ: 1"=60'
0 30' 60' 120

TECHNICAL DATA

HEET NII IMRED

RZ-1



REZONING SUBMITTAL 10.15.18

PETITION NO. 2018(128) 1

DEVELOPMENT STANDARDS

Petitioner: James Poutier

(12.17.18) 1

Site Development Data:

Acreage: ±5.5 acres

Tax Parcels: 033-041-12 and 033-041-08

Existing Zoning: R-3

Proposed Zoning: UR-2(CD)

Existing Uses: Single-family Residential

Proposed Uses: Up to 55 For-Sale Single Family Attached (Townhome) Units

Max. Building Height: Forty-five (45) feet 🗥

Density: Maximum of 10 DUA (dwelling units per acre)

verlay: Lake Wylie Protected Area

Parking: Shall comply with Ordinance Standards

. General Provisions

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by James Poutier (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 5.5 acre site located on the southeast side of Mt. Holly-Huntersville Road, between Riverbend Village Drive and Chastain Parc Drive, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 033-041-12 and 033-041-08.

Development of the Site shall 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 all development taking place on the Site.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, 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 during design development and construction document phases so long as the maximum parking and building envelope lines established on the Rezoning Plan are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the UR-2 District.

2. Permitted Uses and Maximum Development

The Site may be developed with up to 55 for-sale single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the UR-2 zoning district.

3. Transportation

- a) Vehicular access will be as generally depicted on the Rezoning Plan. Access to the Site from Mt. Holly-Huntersville Road shall be right-in, right-out only. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b) As depicted on the Rezoning Plan, the Site will be served by public and/or private streets.
- (c) The Petitioner shall provide a twelve (12) foot multi-use path along the Site's frontage, located in the future cross section location, as generally depicted on the Rezoning Plan.
- d) The Petitioner shall provide an eighty (80) foot long raised concrete median at the Site's proposed Mt. Holly-Huntersville Road access driveway to restrict this driveway to right-in/right-out only access.
- e) The Petitioner shall coordinate with the North State Riverbend, LLC property owner so that the proposed north-south public street connects properly at the Site's southern property line. The City of Charlotte shall assist in any necessary right-of-way acquisition only after the Petitioner has followed the process as outlined in the City's Offsite "Right-of-Way" Acquisition Process Overview for Public Infrastructure Associated with Private Development Projects.
- f) Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
- g) All transportation improvements shall be approved and constructed before the Site's first building certificate of occupancy is issued.

4. <u>Architectural Standards</u>

- 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, cementatious siding (such as Hardi-plank), EIFS or wood. (Vinyl shall only be permitted as an exterior building) (material on windows, doors, garage doors, soffits, trim and railings.)
- b) Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- c) Townhouse buildings will be limited to six (6) individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in the front walls of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim, or materials).
- d) 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 expanse to fifteen (15) feet on the ground floor building level.
 - (i. Blank wall provisions shall include, but not be limited to doors, windows, awnings, faux shutters, and/or architectural design elements.
- (e) Garage doors visible from public or private streets shall contain additional architectural treatments such as, but not limited to, translucent windows, decorative hardware, or projecting elements over the garage door opening.
- f) The Petitioner intends to comply with the four hundred (400) square foot private open space requirement in Section 9.406 of the Ordinance if required in the UR-2 zoning district at the time of permitting.
- (g) Refuse collection throughout the Site shall be in the form of roll-out containers, however, in the event that roll-out containers are not utilized, the Site shall be serviced by dumpsters in the proposed locations as shown on the Rezoning Plan.

5. Streetscape and Landscaping

plan.

- a) The Petitioner shall provide a minimum thirty-two (32) footlandscaped area along the Site's eastern property line. A minimum of fifteen (15) feet of this landscaped area shall be undisturbed and the remaining seventeen (17) feet shall be replanted to Class C buffer standards per the Ordinance.
- b) The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development
- c) The Petitioner shall comply with the Tree Ordinance.

- (d) The ends of all private drives and parking areas shall provide additional screening from adjacent properties and public rights-of-way in the form of a combination of low walls and/or landscaping at a minimum height of three (3) feet.
- (e) Walkways and/or woonerf conditions shall be provided to connect all residential entrances to sidewalks along public and private streets. Woonerf design may include differential paving to indicate a pedestrian zone.

Environmental Features

The location, size an type of stormwater 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.

Lighting

Pedestrian scale lighting will be provided within the Site along public and private streets.

Amendments to Rezoning Plan

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.

Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet 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.

9. Binding Effect of the Rezoning Documents and Definitions

- a) If this Rezoning Plan 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

RZ-3