

Rezoning Petition Packet

Petitions:

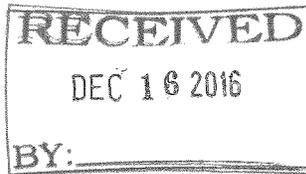
2017-032 through 2017-036

Petitions that were submitted by December 23, 2016

Staff Review Meeting: **January 19, 2017**

City Public Hearing: **To Be Determined**

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-032

Petition #:	_____
Date Filed:	<u>12/16/2016</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Suttle Avenue LLC c/o Merrifield Patrick

Owner's Address: 521 East Morehead St. #400 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 6/27/2011 and 11/22/2006

Property Address: 2140 Suttle Ave., 2016 and 2024 Wilkinson Blvd, Charlotte, NC 28208

Tax Parcel Number(s): 06702116, 06702109, 06702108, and 06702152

Current Land Use: Vacant Size (Acres): +/- 10.04 acres

Existing Zoning: I-2 Proposed Zoning: MUDD-O

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, and Carlos Alzate

Date of meeting: 12/05/2016

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): Yes

Purpose/description of Conditional Zoning Plan: to accommodate the development of multifamily residential units.

Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

Hearst Tower, 214 N. Tryon St., 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531
Telephone Number Fax Number

Collin.Brown@klgates.com
E-Mail Address

[Signature]
Signature of Property Owner

James E. Merrifield
(Name Typed / Printed)

Mgr

Alliance Residential Company
Name of Petitioner(s)

708 East Blvd., Suite E
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704-941-0972
Telephone Number Fax Number

dsantos@allresco.com
E-Mail Address

[Signature]
Signature of Petitioner

Donald Santos, Director
(Name Typed / Printed)

I. General Provisions

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Alliance Residential Company (the "Petitioner") to accommodate development of multifamily residential units on an approximately 10.04 acre site located at the intersection of Wilkinson Boulevard and Suttle Avenue (the "Site").

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site, subject to the Optional Provisions below.

Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes 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.

II. Optional Provisions

a) Reserved

III. Permitted Uses

The Site may be devoted to multifamily residential uses together with any incidental or accessory uses associated therewith.

IV. Maximum Development

The Site may be devoted to up to 350 residential units together with any incidental or accessory uses associated therewith.

V. Transportation

Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

VI. Architectural Standards

a) The architectural design and exterior elements of all buildings constructed on the Site shall be substantially similar to the site plan provided.

b) Exterior building materials will consist of brick, glass, stucco, metal and composite panels, and/or cementitious siding.

c) Expanses of blank or unarticulated walls greater than 20 feet in length shall be treated with a minimum of three (3) options below:

1. Provide a higher level of transparency on the ground floor, such as exaggerated or larger windows indicative of living areas or retail spaces;
2. Utilize horizontal and vertical variations in wall planes;
3. Provide architectural protrusion to accentuate enclosed balconies;
4. Utilize corners to provide visual interest at the pedestrian level as well as to differentiate rooflines or highlight ground floor uses;
5. Provide amenity landscaping, such as sitting area with arboring; and/or
6. Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of blank or unarticulated walls.

d) The scale and massing of buildings longer than 150 feet along a street or public open space or greater than 30,000 horizontal square feet shall be minimized by utilizing at least three (3) options below:

1. Provide varied roof lines through the use of modulated building heights or innovative architectural solutions;
2. Utilize corners to provide visual interest at the pedestrian level as well as to differentiate rooflines or highlight ground floor uses;
3. Provide architectural protrusion to accentuate enclosed balconies;
4. Provide amenity landscaping, such as a sitting area with arboring; and/or
5. Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of scale and/or massing.

e) Meter boxes, back flow preventers, dumpsters and similar items will be screened from public view.

f) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade using parapets or similar building elements.

g) All other screening and landscaping shall conform to the standards of the Ordinance.

h) Petitioner shall provide an eight (8) foot wide sidewalk and planting strip along the Site's Suttle Avenue frontage.

VII. Signage

All signage shall meet the requirements of the MUDD zoning district.

VIII. Internal Side Yards and Rear Yards

The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

IX. Environmental Features

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance and City of Charlotte Tree Ordinance.

X. Lighting

- a) All parking area lighting fixtures will be shielded with full cut-off fixtures.
- b) Pedestrian scale lighting will be provided within the site.

XI. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

XII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, 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 successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

SITE DEVELOPMENT DATA

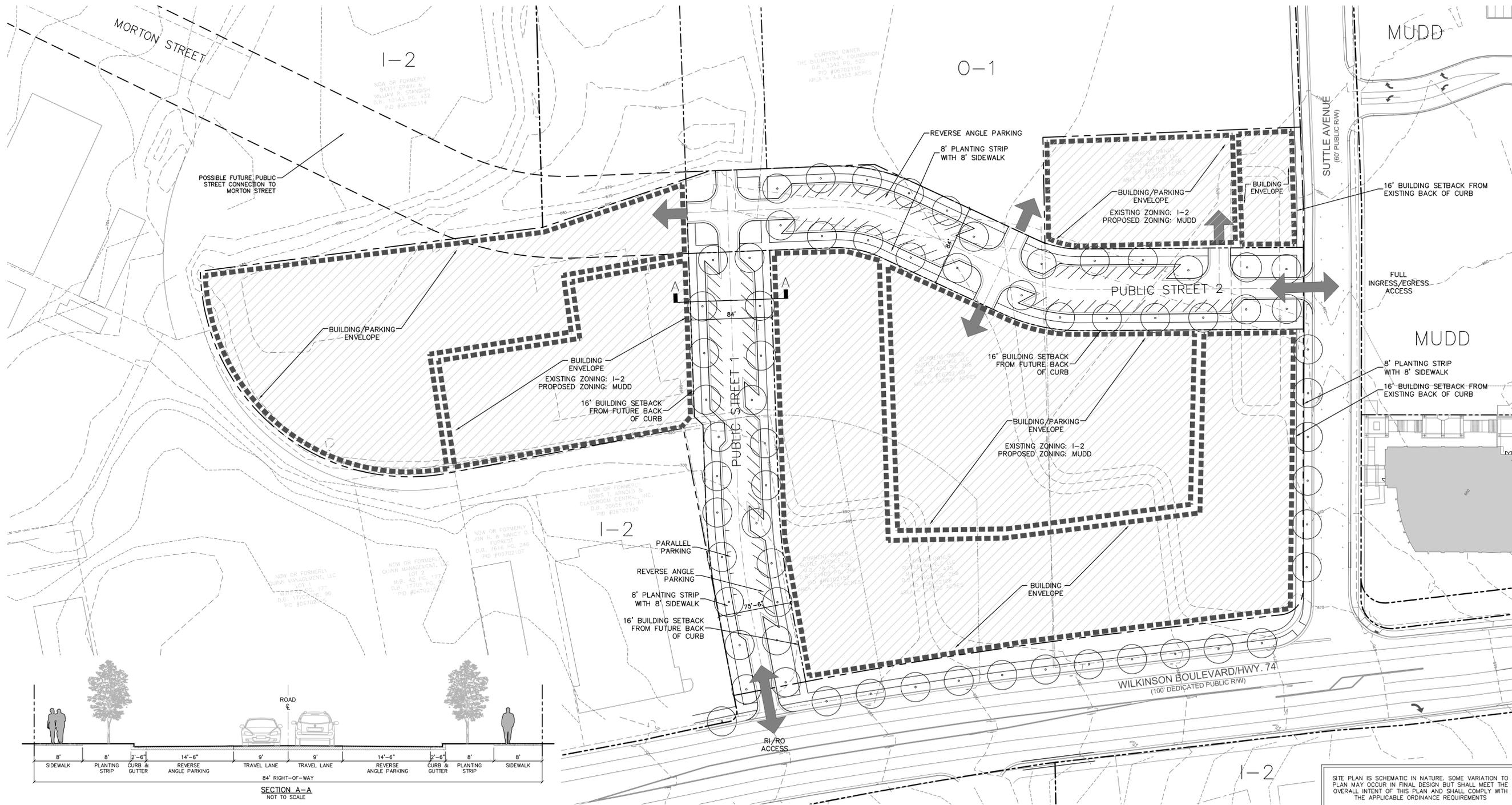
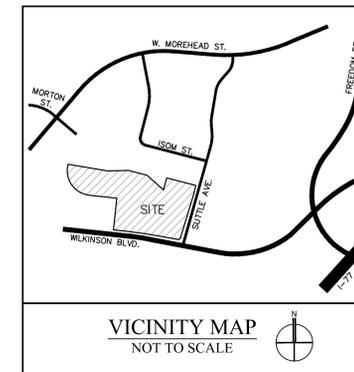
SITE ACREAGE:	±10.04 ACRES
TAX PARCEL #:	067-021-08; 067-021-09; 067-021-16; 067-021-52
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-O
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL UP TO 350 RESIDENTIAL UNITS
MAXIMUM DEVELOPMENT:	34.86 UNITS/ACRE
PROPOSED DENSITY:	
BUILDING HEIGHT:	UP TO 75' PER MUDD-O ZONING ORDINANCE
PARKING PROVIDED:	SHALL MEET OR EXCEED MUDD ORDINANCE REQUIREMENTS



VEHICULAR INGRESS/EGRESS



BUILDING/PARKING/SERVICE ENVELOPE



SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
DEC 19 2016
BY: _____

Petition #: _____
Date Filed: 12/19/2016
Received By: RK

Complete All Fields (Use additional pages if needed)

Property Owner: YOUNG E. GARRISON

Owner's Address: 7024 MONTGOMERY ROAD City, State, Zip: CLOVER SC 29710

Date Property Acquired: 10/15/1992

Property Address: MALWARD CREEK ROAD

Tax Parcel Number(s): 029-201-07

Current Land Use: VACANT Size (Acres): 29.01 AC

Existing Zoning: CC 2000-132 Proposed Zoning: CC-SPA

Overlay: _____ (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: SOLOMON FORTUNE
Date of meeting: 11/23/16

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: To Allow 322 MULTI-FAMILY UNITS AS A SINGLE USE ON SUBJECT PROPERTY

DESIGN RESOURCE GROUP
Name of Rezoning Agent

2459 WILKINSON BLVD SUITE 200
Agent's Address

CHARLOTTE NC 28208
City, State, Zip

704 343 0608 704
Telephone Number Fax Number

jia@drgrp.com
E-Mail Address

Young E Garrison, Trustee
Signature of Property Owner

YOUNG E. GARRISON
(Name Typed / Printed)

Spectrum Properties
Name of Petitioner(s)

201 S. Tryon Street Ste # 550
Address of Petitioner(s)

Charlotte NC, 28202
City, State, Zip

704-358-1000 / 704-358-9099
Telephone Number Fax Number

iwagoner@spectrum-properties.com
E-Mail Address

[Signature]
Signature of Petitioner

Ian Wagoner
(Name Typed / Printed)

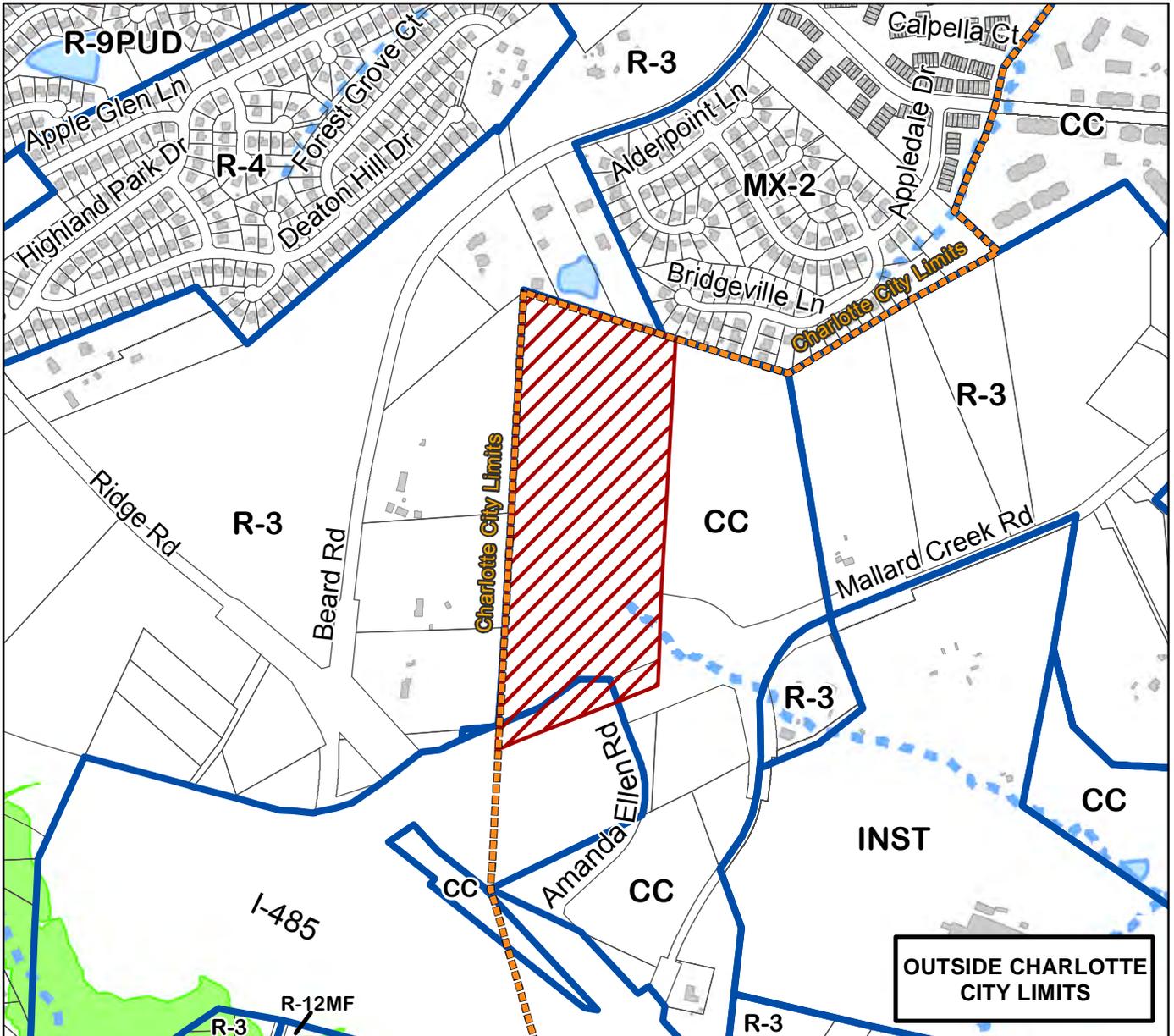
Petition #: **2017-033**

Petitioner: **Spectrum Properties**

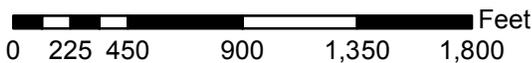
Zoning Classification (Existing): **CC**
(Commercial Center)

Zoning Classification (Requested): **CC SPA**
(Commercial Center, Site Plan Amendment)

Acreage & Location: Approximately 29.01 acres located on the north side of Mallard Creek Road, east of Beard Road and across from Amanda Ellen Road.

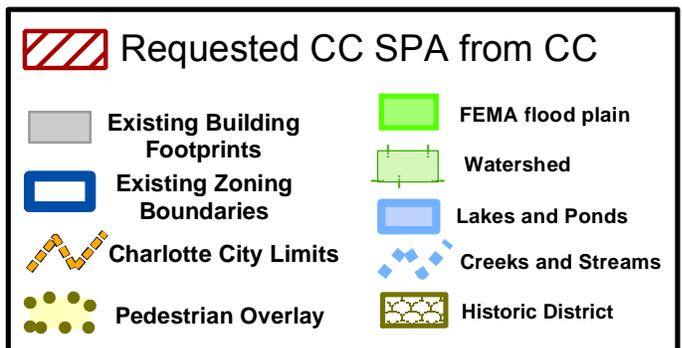


Map Produced by the Charlotte-Mecklenburg Planning Department, 12-21-2016.



Zoning Map #s

39-42



RECEIVED
DEC 20 2016
BY: _____

2017-034

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____
Date Filed: 12/20/2016
Received By: BR

Complete All Fields (Use additional pages if needed)

Property Owner: The Blumenthal Foundation

Owner's Address: P.O. Box 34689 City, State, Zip: Charlotte, NC 28234

Date Property Acquired: 2/10/1972

Property Address: 2100 Suttle Ave., Charlotte NC 28208

Tax Parcel Number(s): portion of 067-021-10

Current Land Use: Vacant Size (Acres): +/- 1.6 acres

Existing Zoning: O-1 Proposed Zoning: MUDD-O

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, and Carlos Alzate
Date of meeting: 12/05/2016

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezonings Only:
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): Yes 5
Purpose/description of Conditional Zoning Plan: to accommodate the development of up to 26 townhome units.

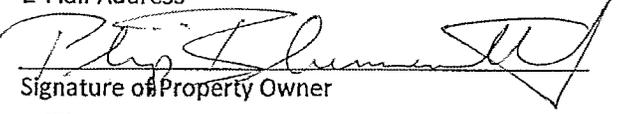
Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

Hearst Tower, 214 N. Tryon St., 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531
Telephone Number Fax Number

Collin.Brown@klgates.com
E-Mail Address


Signature of Property Owner

PHILIP BLUMENTHAL
(Name Typed / Printed)

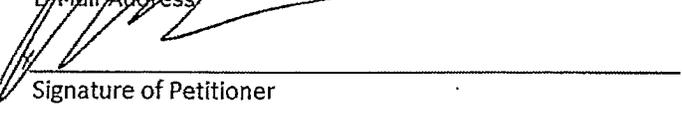
Saussy Burbank, LLC
Name of Petitioner(s)

3730 Glen Lake Drive #125
Address of Petitioner(s)

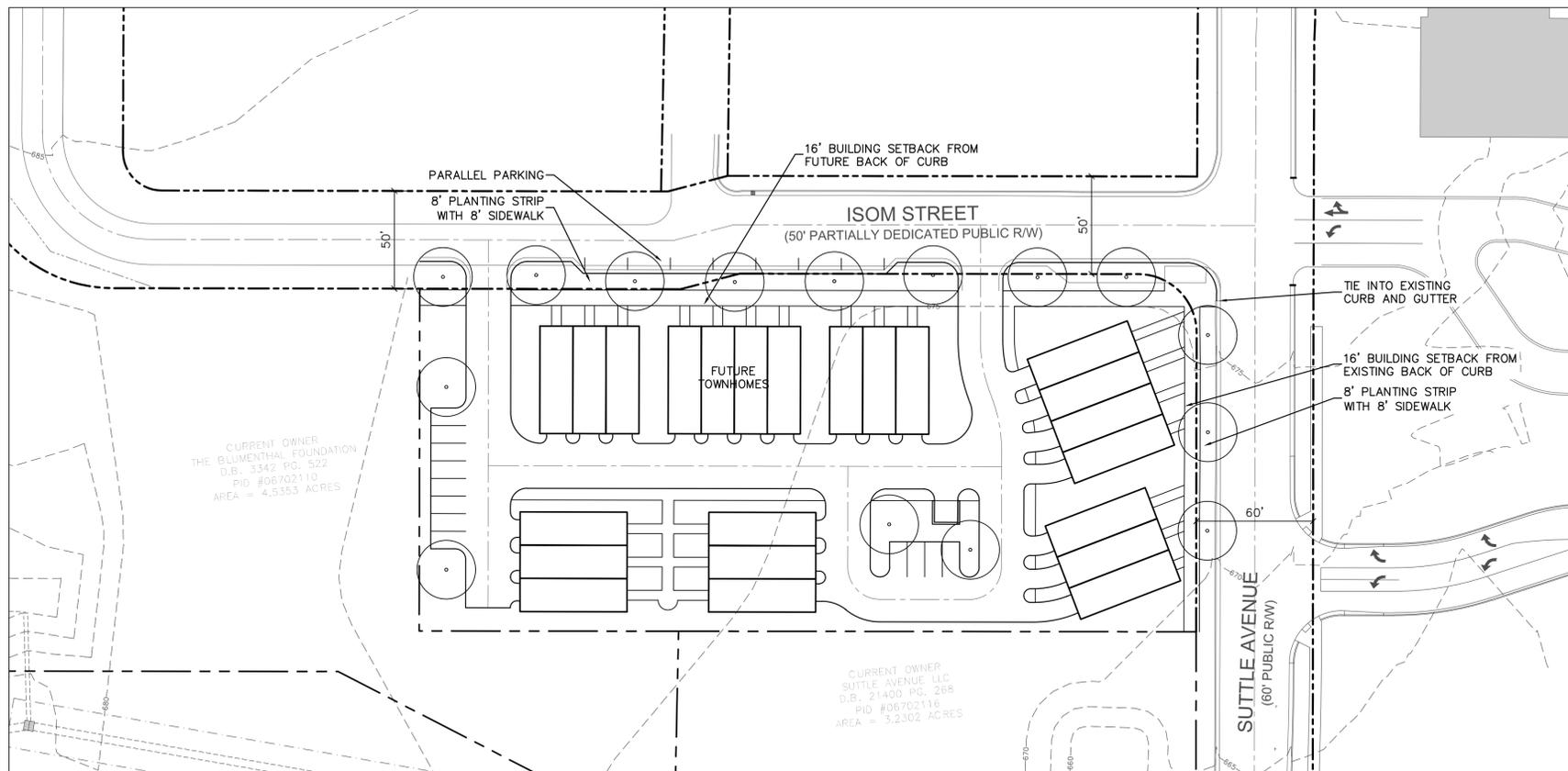
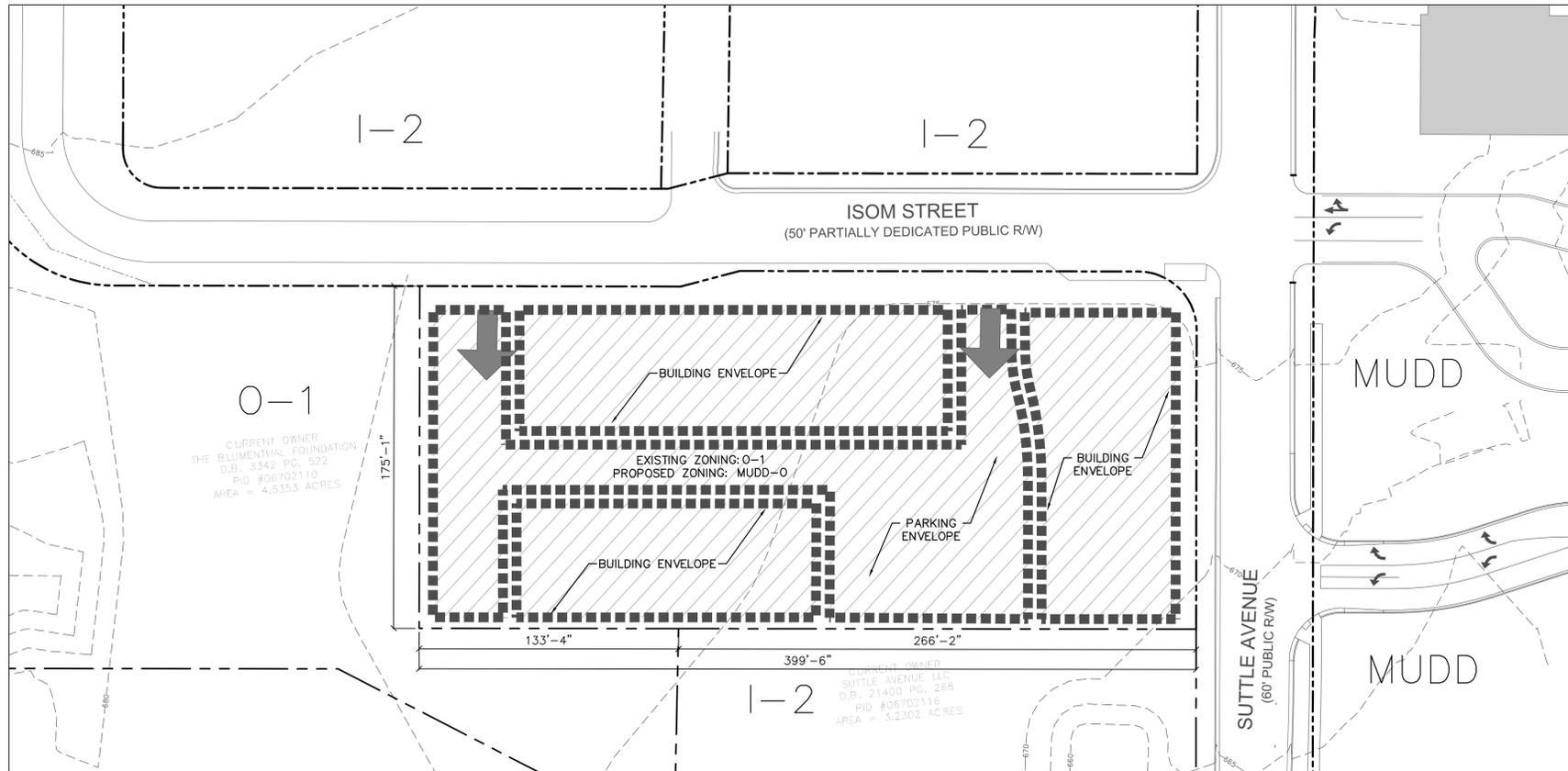
Charlotte, NC 28208
City, State, Zip

704-945-1515
Telephone Number Fax Number

Charles.Teal@saussyburbank.com / Peter.Harakas@saussyburbank.com
E-Mail Address

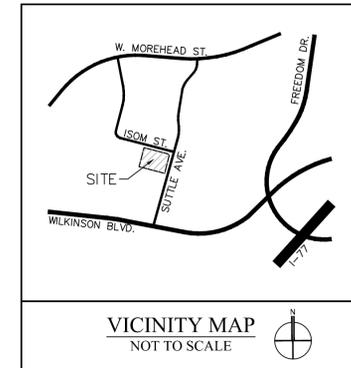

Signature of Petitioner

Charles Teal, CEO / Peter Harakas, VP Development
(Name Typed / Printed)



SITE DEVELOPMENT DATA

SITE ACREAGE:	±1.6 ACRES
TAX PARCEL #:	PORTION OF 067-021-10
EXISTING ZONING:	O-1
PROPOSED ZONING:	MUDD-O
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES
PROPOSED DENSITY:	26 UNITS MAXIMUM
BUILDING HEIGHT:	3 STORIES (75')
PARKING PROVIDED:	SHALL SATISFY OR EXCEED MUDD MINIMUM REQUIREMENTS



SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

I. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Saussey Burbank, LLC to rezone the property from the O-1 Zoning District to the MUDD-O Zoning District in order to accommodate redevelopment of 26 townhome units on an approximately 1.6 acre tract of the overall parcel at the corner of Suttle Avenue and Isom Street, as depicted on the Technical Data Sheet (the "Site").

Development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Technical Data Sheet is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points, setbacks and dedicated open space areas.

Except as otherwise provided under the MUDD-Optional provisions set forth under Section 3 below and unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Technical Data Sheet or these Development Standards, constitute changes 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.

II. MUDD-Optional Provisions

This Petition proposes utilization of the MUDD-O provisions to allow for the following optional deviations:

- a) [Reserved]

III. Permitted Uses

The Site may be devoted to townhome uses and any incidental or accessory uses associated therewith.

IV. Maximum Development

V. Transportation

- a) Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are 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) Gates may be installed to control vehicular access to the site, but pedestrian access through the site shall not be restricted (except for access points to buildings).
- VI. Architectural Standards/Streetscape and Landscaping**
- a) The architectural design and exterior elements of the townhomes developed on the Site shall be substantially similar to the Technical Data Sheet provided.
 - b) Exterior building materials will consist of primarily brick, glass, stucco, metal and composite panels, and/or cementitious siding.
 - c) Meter boxes, back flow preventers, dumpsters and similar items will be screened from public view.
 - d) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
 - e) All other screening and landscaping shall conform to the standards of the Ordinance.
 - f) Petitioner shall provide an eight (8) foot wide sidewalk and planting strip along the Site's Isom Street and Suttle Avenue frontages.

VII. Signage

All signage shall meet the requirements of the MUDD zoning district.

VIII. Internal Side Yards and Rear Yards

The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

IX. Parking

Parking will be provided that is sufficient to accommodate all uses at the Site and shall meet or exceed Ordinance requirements.

X. Environmental Features

- a) The Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance
- b) The Petitioner shall comply with the requirements of the City of Charlotte Tree Ordinance.

XI. Lighting

- a) All street and parking area lighting fixtures will be shielded with full cut-off fixtures.
- b) Pedestrian scale lighting will be provided within the site.

XII. Amendments to Rezoning Plan

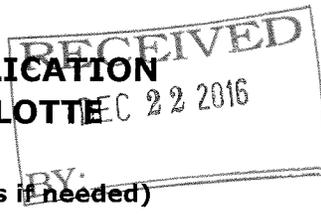
Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

XIII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet and these Development Standards will, 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 successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2017-035
Date Filed: 12/22/2016
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: Total Acres: ±4.35 net (4.39 gross)

Existing Zoning: I-1

Proposed Zoning: R-17MF

Overlay: TS(O)
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Kathy Cornett, Catherine Mahoney, Solomon Fortune, Brent Wilkinson

Date of meeting: 11/30/16

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes No. Number of years (maximum of 5): 5

Purpose/description of Conditional Zoning Plan: To allow the development of the Site with a high-quality townhome for sale community.

**Keith MacVean
Jeff Brown**

Name of Rezoning Agent

**Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700**

Agent's Address

Charlotte, NC 28202

City, State, Zip

**704-331-3531 (KM)
704-331-1144 (JB)**

Telephone Number

**704-378-1954(KM)
704-378-1925 (JB)**

Fax Number

keithmacvean@mvalaw.com

jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A-B

Signature of Property Owners

CHAR2\1858358v1

**Carolina Capital Investment Partners
(Attn: Todd G Harrison)**

Name of Petitioner

831 East Morehead Street, Ste 750

Address of Petitioner

Charlotte, NC 28202

City, State, Zip

704.412.2891

Telephone Number

tharrison@carolinacaplp.com

E-mail Address

SEE ATTACHMENT C

Signature of Petitioner

SCHEDULE 1

Property Owner	Owner's Address	Property Address	Parcel No.	Acreage	Date Acquired	Current Zoning
DCI Properties LLC	1300-C South Blvd Charlotte, NC 28203	N/A	119-064-22	.44	08/29/2006	I-1
		420 W Tremont Ave Charlotte, NC 28203	119-064-30	1.315	08/29/2006	I-1
Joseph L Hicks Mary Hicks Double Oaks Development LLC	6840 Elm Forest Dr Charlotte, NC 28212	400 W Tremont Ave Charlotte, NC 28203	119-064-23	2.43	04/17/2002	I-1
		N/A	119-063-13	.24	06/19/2003	I-1

ATTACHMENT A

REZONING PETITION NO. 2017-
Carolina Capital Investment Partners

PETITIONER JOINDER AGREEMENT
DCI Properties LLC

The undersigned, as the owners of the parcels of land:

- | | | |
|----|--|------------|
| 1. | N/A | 119-064-22 |
| 2. | 420 W Tremont Ave, Charlotte, NC 28203 | 119-064-30 |

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the I-1 zoning district to the R-17MF with TS(O) zoning districts as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

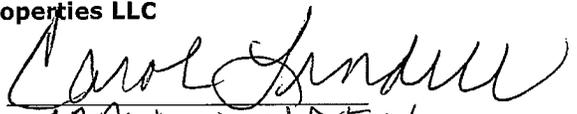
This 12th day of December, 2016.

DCI Properties LLC

By:

Name:

Title:


CAROL LINDELL
OWNER

ATTACHMENT B

**REZONING PETITION NO. 2017-
Carolina Capital Investment Partners**

**PETITIONER JOINDER AGREEMENT
Joseph L Hicks
Mary Hicks**

The undersigned, as the owners of the parcels of land:

- | | | |
|----|--|------------|
| 3. | 400 W Tremont Ave, Charlotte, NC 28203 | 119-064-23 |
| 4. | NA | 119-063-13 |

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the I-1 zoning district to the R-17MF with TS(O) zoning districts as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 9th day of December, 2016.


Joseph L Hicks

Mary Hicks

ATTACHMENT B

**REZONING PETITION NO. 2017-
Carolina Capital Investment Partners**

PETITIONER JOINDER AGREEMENT

**Joseph L Hicks
Mary Hicks**

The undersigned, as the owners of the parcels of land:

- | | | |
|----|--|------------|
| 3. | 400 W Tremont Ave, Charlotte, NC 28203 | 119-064-23 |
| 4. | NA | 119-063-13 |

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the I-1 zoning district to the R-17MF with TS(O) zoning districts as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 13th day of December, 2016.

Joseph L Hicks

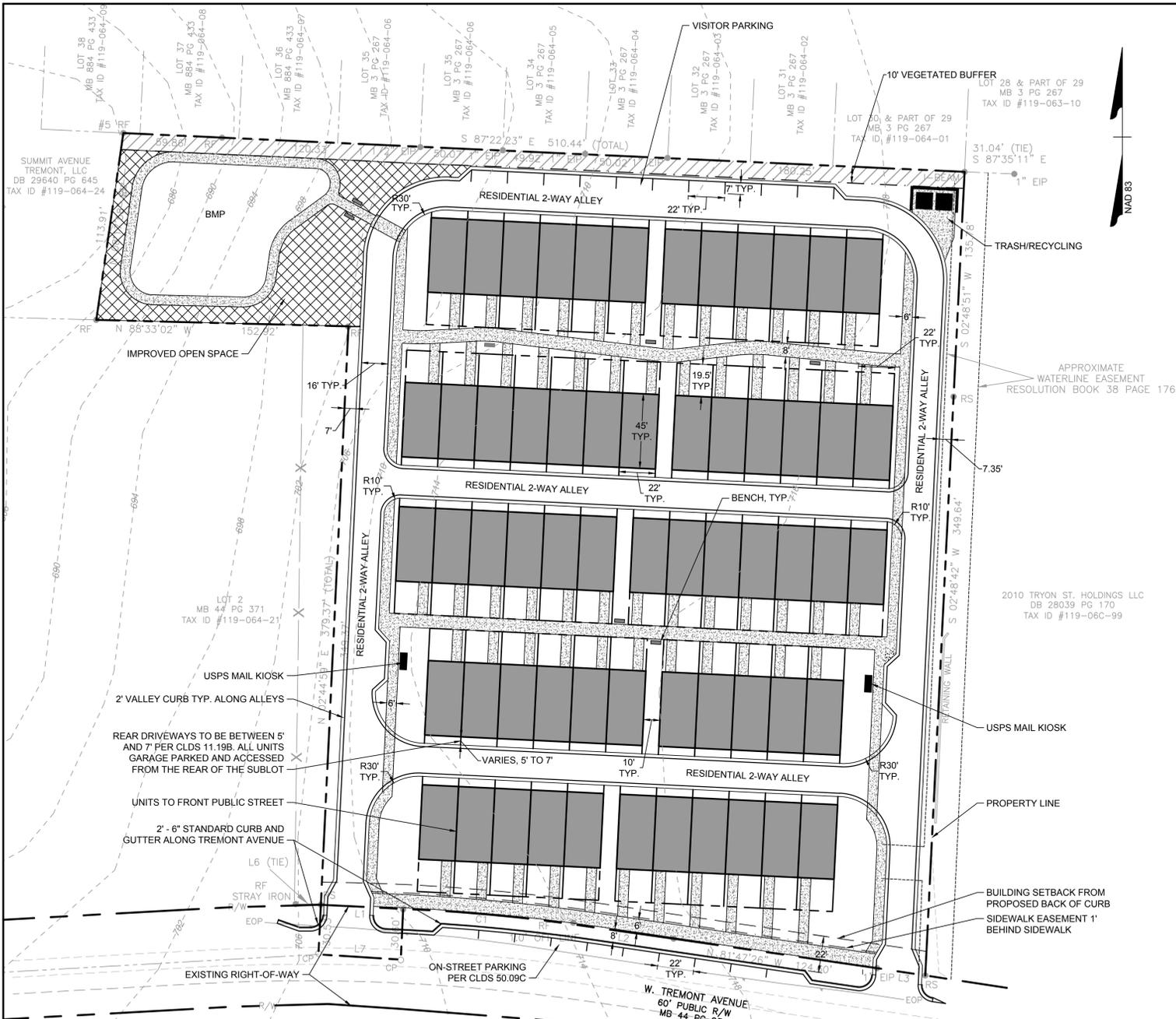
Mary Hicks
Mary Hicks

ATTACHMENT C

REZONING PETITION NO. 2017-
Carolina Capital Investment Partners

Carolina Capital Investment Partners

By: 
Name: Todd G. HARRISON
Title: MANAGER



REZONING SUMMARY

PETITIONER: CAROLINA CAPITAL INVESTMENT PARTNERS
831 EAST MOREHEAD STREET, SUITE 750
CHARLOTTE, NORTH CAROLINA 28202

PROPERTY OWNER: DCI PROPERTIES, LLC (119-06-430, 119-06-422)
1300-C SOUTH BOULEVARD
CHARLOTTE, NORTH CAROLINA 28203

JOSEPH L HICKS (119-06-423, 119-06-313)
6840 ELM FOREST LANE
CHARLOTTE, NORTH CAROLINA 28212

REZONING SITE AREA: 4.39± AC.

TAX PARCEL NUMBERS: 119-06-423, 119-06-422, 119-06-430, 119-06-313

EXISTING ZONING: I-1

PROPOSED ZONING: R-17MF WITH TS OVERLAY

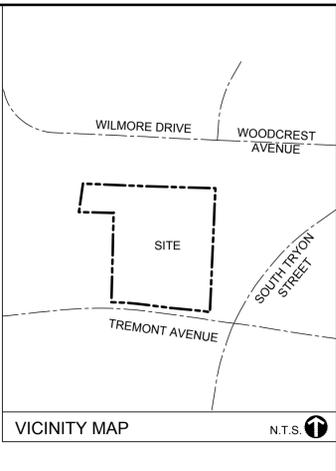
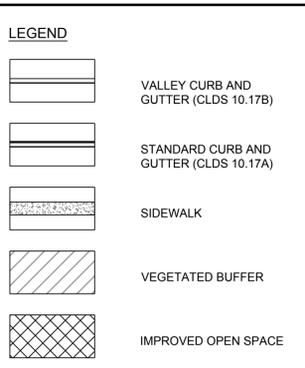
EXISTING USE: VACANT/COMMERCIAL

PROPOSED USE: SINGLE FAMILY ATTACHED

NUMBER OF UNITS: UP TO 74 UNITS

PROPOSED DENSITY: UP TO 16.85 UNITS/ACRE

MINIMUM SETBACK: 22' FROM PROPOSED BACK OF CURB



SITE DEVELOPMENT DATA:

- ACREAGE: ± 4.39 GROSS ACRES; 4.35 ACRES NET OF EXISTING RIGHT-OF-WAY.
- TAX PARCEL #: 199-06-422, 119-06-430, 119-06-423, 119-06-3-13
- EXISTING ZONING: I-1
- PROPOSED ZONING: R-17MF WITH TS(O)
- EXISTING USE: VACANT/COMMERCIAL
- PROPOSED USES: UP TO 74 ATTACHED DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-17MF AND TS ZONING DISTRICTS.
- PROPOSED FLOOR AREA RATIO: AS ALLOWED IN THE R-17MF ZONING DISTRICT AND THE TS OVERLAY ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF FOUR (4) STORIES AND UP TO 45 FEET.
- PARKING: PARKING AS REQUIRED BY THE ORDINANCE AND AS ALLOWED BY THE OPTIONAL PROVISIONS BELOW WILL BE PROVIDED. NO LESS THAN 6 ON-SITE 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 CAROLINA CAPITAL INVESTMENT PARTNERS ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A TOWNHOME COMMUNITY ON APPROXIMATELY 4.35 ACRE SITE LOCATED ALONG W. TREMONT AVENUE (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 THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-17MF ZONING CLASSIFICATION AND THE TS(O) OVERLAY ZONING DISTRICT AND OPTIONAL PROVISIONS BELOW 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.

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.

d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 18. 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. OPTIONAL PROVISIONS:

a. THE OPTIONAL PROVISION TO ALLOW MORE THAN 1.6 OFF-STREET PARKING SPACES PER UNIT.

b. THE OPTIONAL PROVISION TO ALLOW ONE GROUND MOUNTED DETACHED SIGN UP TO FOUR (4) FEET HIGH AND WITH UP TO 24 SQUARE FEET OF SIGN AREA.

NOTE: THE OPTIONAL PROVISION REGARDING SIGNS IS AN ADDITION/MODIFICATION TO THE STANDARDS FOR SIGNS IN THE MUDD DISTRICT AND IS TO BE USED WITH THE REMAINDER OF ITS STANDARDS FOR SIGNS NOT MODIFIED BY THESE OPTIONAL PROVISIONS.

3. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH UP TO 74 ATTACHED DWELLING UNITS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-17MF ZONING DISTRICT AND THE TS (O) OVERLAY DISTRICT.

4. ACCESS AND TRANSPORTATION:

a. ACCESS TO THE SITE WILL BE FROM W. TREMONT AVENUE 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 W. TREMONT AVENUE AS GENERALLY DEPICTED ON THE REZONING PETITION.

c. A SIX (6) FOOT SIDEWALK WILL BE PROVIDED ALONG SOME OF THE SITE'S INTERNAL PRIVATE ALLEYS AND OPEN SPACE AREAS SO THAT EACH UNIT HAS ACCESS TO W. TREMONT AVENUE VIA A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.

d. 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.

e. 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.

f. 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.

5. 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. VINYL AND ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS. THE PROPOSED ROOFING MATERIALS WILL BE ARCHITECTURAL ASPHALT SHINGLES, METAL TYPE ROOFING MATERIALS MAY ALSO BE USED.

b. THE ENDS OF THE BUILDINGS FACING THE INTERNAL PRIVATE ALLEYS WILL NOT HAVE BLANK WALLS THAT EXCEED 20 FEET IN LENGTH ON ALL BUILDING LEVELS. THE END UNITS WILL HAVE MULTIPLE WINDOWS ON THE END FACADES TO AVOID A BLANK WALLS.

c. EACH UNIT WILL HAVE A GARAGE.

d. AN IMPROVED OPEN SPACE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE PLAN AND WILL BE IMPROVED WITH SIDEWALKS, LANDSCAPING, SEATING AREAS, LOW LEVEL LIGHTING AND OTHER HARDSCAPE AND OPEN SPACE ELEMENTS.

e. 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 BETWEEN FOUR (4) AND FIVE (5) FEET. THE BUILDING/ARCHITECTURAL TREATMENT OVER THE PORCHES WILL VARY TO HELP EMPHASIZE THE ENTRIES INTO EACH UNIT.

f. TOWNHOME BUILDINGS SHALL BE LIMITED TO EIGHT (8) UNITS OR LESS.

g. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM TREMONT ROAD.

h. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.

6. STREETScape, BUFFERS, YARDS, AND LANDSCAPING:

a. A SETBACK OF NO LESS THAN 22 FEET AS MEASURED FROM THE FUTURE BACK CURB WILL BE PROVIDED ALONG W. TREMONT AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE REQUIRED 400 FEET OF PRIVATE OPEN SPACE FOR EACH TOWNHOME UNIT MAY BE LOCATED WITHIN THE SETBACK.

b. A DECORATIVE FOUR (4) TO FIVE (5) FOOT METAL FENCE MAY BE INSTALLED WITHIN THE SETBACK AND BEHIND THE PROPOSED SIDEWALK ALONG W. TREMONT AVENUE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. A 20 FOOT REAR YARD WILL PROVIDED ALONG THE NORTHERN PROPERTY BOUNDARY OF THE 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 IN THE PROPOSED BUFFERS.

d. A 10 FOOT LANDSCAPE AREA AS REQUIRED BY THE TS OVERLAY ZONING DISTRICT SHALL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE WHERE THE SITE ABUTS EXISTING SINGLE-FAMILY HOMES AS GENERALLY DEPICTED ON THE REZONING PLAN.

e. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND THE EXISTING RIGHT-OF-WAY OF W. TREMONT AVENUE, BUT MAY BE LOCATED WITHIN THE SETBACK BEHIND THE PROPOSED SIDEWALK.

7. ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS 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. THE TWO STORM WATER MANAGEMENT FACILITY LOCATIONS LABELED AS "POTENTIAL" IF NOT UTILIZED FOR STORM WATER MANAGEMENT WILL BE IMPROVED AS OPEN SPACE AREAS OR TREE SAVE AREAS.

c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

d. ALL NEW UTILITIES WITHIN THE SITE WILL BE PLACED UNDERGROUND.

8. 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.

d. ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS BUT NOT LIMITED TO SCONES, WILL BE PERMITTED.

9. SIGNAGE:

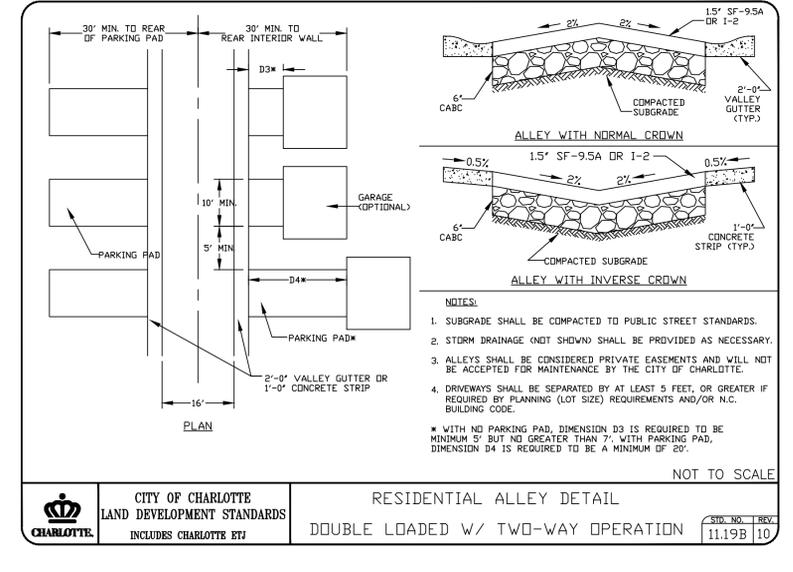
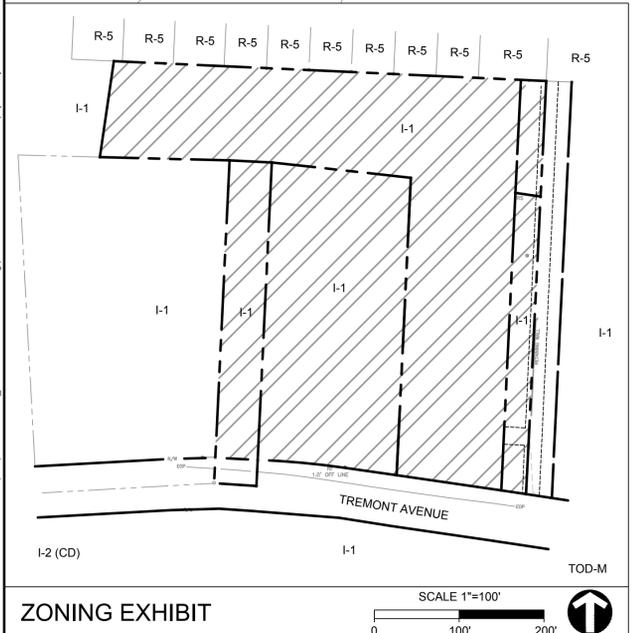
a. AS ALLOWED BY THE OPTIONAL PROVISIONS ABOVE.

10. 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.

11. 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 WILL 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.



TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

TREMONT TOWNHOMES
CHARLOTTE, NORTH CAROLINA

ZONING SITE PLAN

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
2030 S. Tryon Street, Suite 3C | Charlotte, NC 28203
TEL 704.376.1073 FAX 704.376.1076 www.timmons.com

DATE	REVISION DESCRIPTION
12/22/2016	YOUR VISION ACHIEVED THROUGH OURS.

DATE: 12/22/2016

DRAWN BY: J. HORTON

DESIGNED BY: J. HORTON

CHECKED BY: C. TODD

SCALE: 1"=40'

JOB NO.: 39098

SHEET NO.: RZ-100

R:\10430988-Tremont_Townhomes\MI\DWG\Sheet2_RZ39098C-RZ100-SITE.dwg | Printed on: 12/22/2016 2:37 PM | by: Jeremy Horton

2017-036

I. REZONING APPLICATION CITY OF CHARLOTTE

RECEIVED
DEC 23 2016
BY: _____

Petition #: _____
Date Filed: 12/23/2016
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A attached hereto

Owner's Address: See Exhibit A attached hereto City, State, Zip: See Exhibit A attached hereto

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): 175-094-44, 175-094-45, 175-094-46, 175-094-47 and 175-094-48

Current Land Use: Single family residential Size (Acres): +/- 2.962 acres

[Signature: Callin Brown]
DocuSigned by:
24ADABE23AE2445...

Existing Zoning: R-3 Proposed Zoning: UR-2 (CD)

Overlay: N/A (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Laura Harmon and Ed McKinney

Date of meeting: November 8, 2016

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: To accommodate the development of a residential community on the site that could contain up to 29 for sale single family attached dwelling units.

John Carmichael (Robinson Bradshaw)
Name of Rezoning Agent

101 N. Tryon Street, Suite 1900
Agent's Address

Charlotte, NC 28246
City, State, Zip

704-377-8341
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com
E-Mail Address

See Attached Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

Capital Land Partners, LLC (c/o Chris Boone)
Name of Petitioner(s)

2820 Selwyn Avenue, Suite 350
Address of Petitioner(s)

Charlotte, NC 28209
City, State, Zip

704-516-4138
Telephone Number Fax Number

chrisb@capitallandpartners.com
E-Mail Address

CAPITAL LAND PARTNERS, LLC

DocuSigned by: _____
By: [Signature] 12/9/2016
Signature of Petitioner

Chris Boone

(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Capital Land Partners, LLC

Property Owner Information, Acquisition Dates and Property Addresses

Tax Parcel Nos. 175-094-44 & 175-094-45

W. Scarborough Chandler, Jr.
355 Pinehurst Avenue
Southern Pines, NC 28387

DocuSigned by:
Butch Chandler
4B74122CB57540A...
12/14/2016

Dates Property Acquired: March 29, 1979 and June 11, 2013

Property Addresses: 2508 Runnymede Lane and 2500 Runnymede Lane

Tax Parcel No. 175-094-46

Collin W. Brown
2446 Runnymede Lane
Charlotte, NC 28209

DocuSigned by:
Collin Brown
24ADA8E23AE2445...

Date Property Acquired: May 1, 2003

Property Address: 2446 Runnymede Lane

Tax Parcel No. 175-094-47

Thomas B. Grice, Jr.
Suzanne F. Grice
2440 Runnymede Lane
Charlotte, NC 28209

DocuSigned by:
Tom Grice
DDF14290BC4749B...
12/9/2016

DocuSigned by:
Suzanne Grice
DDF14290BC4749B...
12/19/2016

Date Property Acquired: December 31, 2013

Property Address: 2440 Runnymede Lane

Tax Parcel No. 175-094-48

Shane M. Bernard
2430 Runnymede Lane
Charlotte, NC 28209

DocuSigned by:

4F82BC3563A14CF...
12/8/2016

Date Property Acquired: December 31, 2013

Property Address: 2430 Runnymede Lane



Development Data:

Tax Parcels: #175-094-44, 45, 46, 47, 48
Site Area: 2.962 acres
Current Zoning: R-3
Proposed Zoning: UR-2(CD)
Proposed Use: Single-family attached residences (for-sale)
Total # Units: 29 D.U. max.
Max. Building Ht.: 45 feet
Parking (min.): per UR-2 Ordinance

Development Standards:

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Capital Land Partners, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 2.962 acre site located on the north side of Runnymede Lane at the intersection of Windsor Drive and Runnymede Lane, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 175-094-44, 175-094-45, 175-094-46, 175-094-47 and 175-094-48.
 - 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 (CD) zoning district shall govern the development and use of the Site.
 - The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
 - 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 29 for sale single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 (CD) 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.
 - As depicted on the Rezoning Plan, the Site will be served by internal private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.
 - Each single family attached dwelling unit shall have a minimum 2 car garage that is accessed from an internal private drive.
 - The parking spaces located in the garages shall be counted when determining whether the development of the Site meets the minimum parking requirements of the UR-2 zoning district. However, the parking spaces located in the garages shall not be considered when determining whether the development of the Site exceeds the maximum number of parking spaces allowed in the UR-2 zoning district.
 - 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.
- D. Architectural Standards**
- The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 4 stories with optional rooftop terraces.
 - The maximum height in feet of each building containing single family attached dwelling units shall be 45 feet as measured from the average grade at the base of the building.
 - The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be a combination of portions of the following: brick, stone, and fiber cement ("hardyplank"). Vinyl as an exterior building material may only be used on windows, soffits, trim and railings.
 - The single family attached dwelling units that abut Runnymede Lane shall front Runnymede Lane as depicted on the Rezoning Plan.
 - Garages shall be setback less than 7 feet or more than 20 feet from the back of curb.
- E. Streetscape and Landscaping**
- A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Runnymede Lane. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into the existing sidewalk located on the Site's frontage on Runnymede Lane.
 - Portions of the minimum 6 foot wide sidewalk to be installed along the Site's frontage on Runnymede Lane may be located in a sidewalk easement as necessary.
 - A minimum 20 foot wide landscape area shall be established along the northern boundary the site that as depicted on the Rezoning Plan. Trees and shrubs shall be installed within this 20 foot wide landscape area in accordance with the landscape plan set out on Sheet RZ-1. The 20 foot wide landscape area is a portion of the Site's tree save area under the Tree Ordinance, and Petitioner will comply with the requirements of the Tree Ordinance with respect to the preservation of trees located within the 20 foot wide landscape area.
- 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. 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 15 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 app



114 Fairwood Avenue
 Charlotte, NC 28203
 Phone: 704.737.1021



Capital Land Partners

2907 Providence Road
 Suite 250
 Charlotte, NC 28211
 704.516.4138

Runnymede City Homes

Rezoning Site Plan

Petition 2016-

PROJECT NUMBER:	
DRAWN BY:	SRH
DESIGNED BY:	SRH
ISSUE DATE:	12/22/2016

NO. DATE: BY: REVISIONS:

RZ-1