

#### DEVELOPMENT SUMMARY

TAX PARCEL ID #: 12107605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616

TOTAL SITE AREA: ± 2.71 ACRES

ZONING:  
EXISTING: B-2 and R-5  
PROPOSED: UR-3(CD)

SETBACK: 14' FROM BOC OR AS DEPICTED ON PLAN

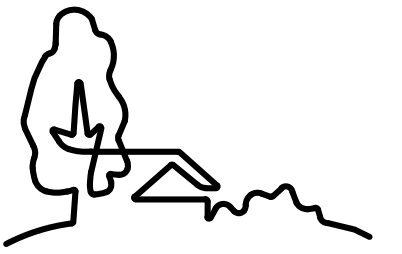
#### SF LOT REQUIREMENTS:

SIDE YARD: 5'  
REAR YARD: 20'  
MIN. LOT SIZE: 3,000 SF  
MIN. LOT WIDTH: 20'

TOTAL UNITS:  
MULTI-FAMILY BLDG: 48 UNITS MAX.  
QUADPLEX: 4 UNITS  
TOTAL SF LOTS: 10 LOTS

#### VEHICULAR PARKING:

REQUIRED:  
MULTI-FAMILY (@1.5/UNIT) 72  
SF HOME(@2/UNIT) 20  
QUADPLEX (@1/UNIT) 4  
TOTAL: 96 SPACES  
PROPOSED:  
MULTI-FAMILY (STRUCTURED) 57  
SFH (IN GARAGE) 20  
QUADPLEX (IN GARAGE/SURFACE) 6  
SURFACE SPACES 13  
ON-STREET 32  
TOTAL: 128 SPACES



**URBAN  
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PARTNERS**

1318-e6 central ave. p 704.334.3303  
charlotte, nc 28205 f 704.334.3305  
urbandesignpartners.com

TPM Properties

PO Box 221497  
Charlotte, North Carolina 28222

**DILWORTH SOUTH**

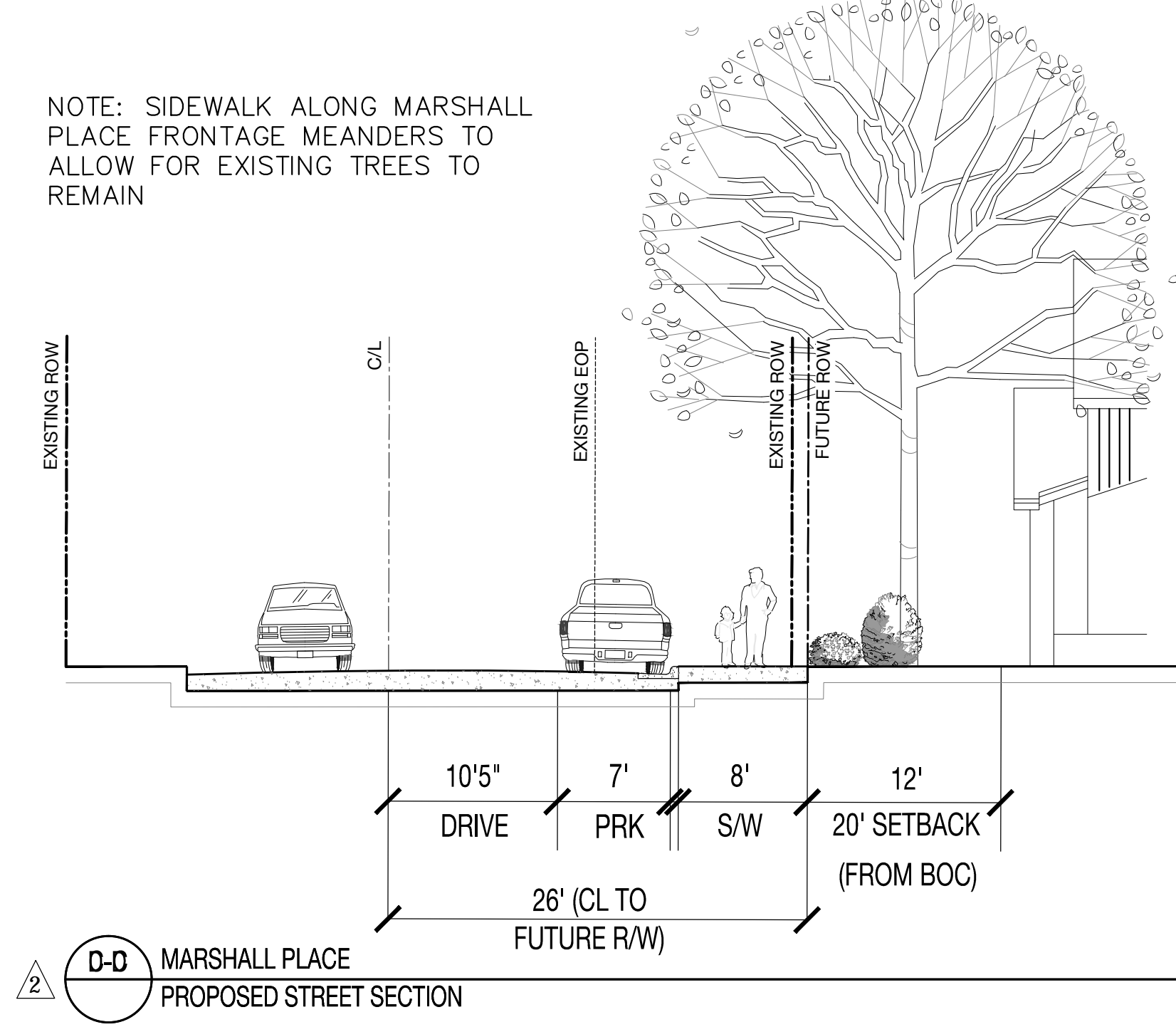
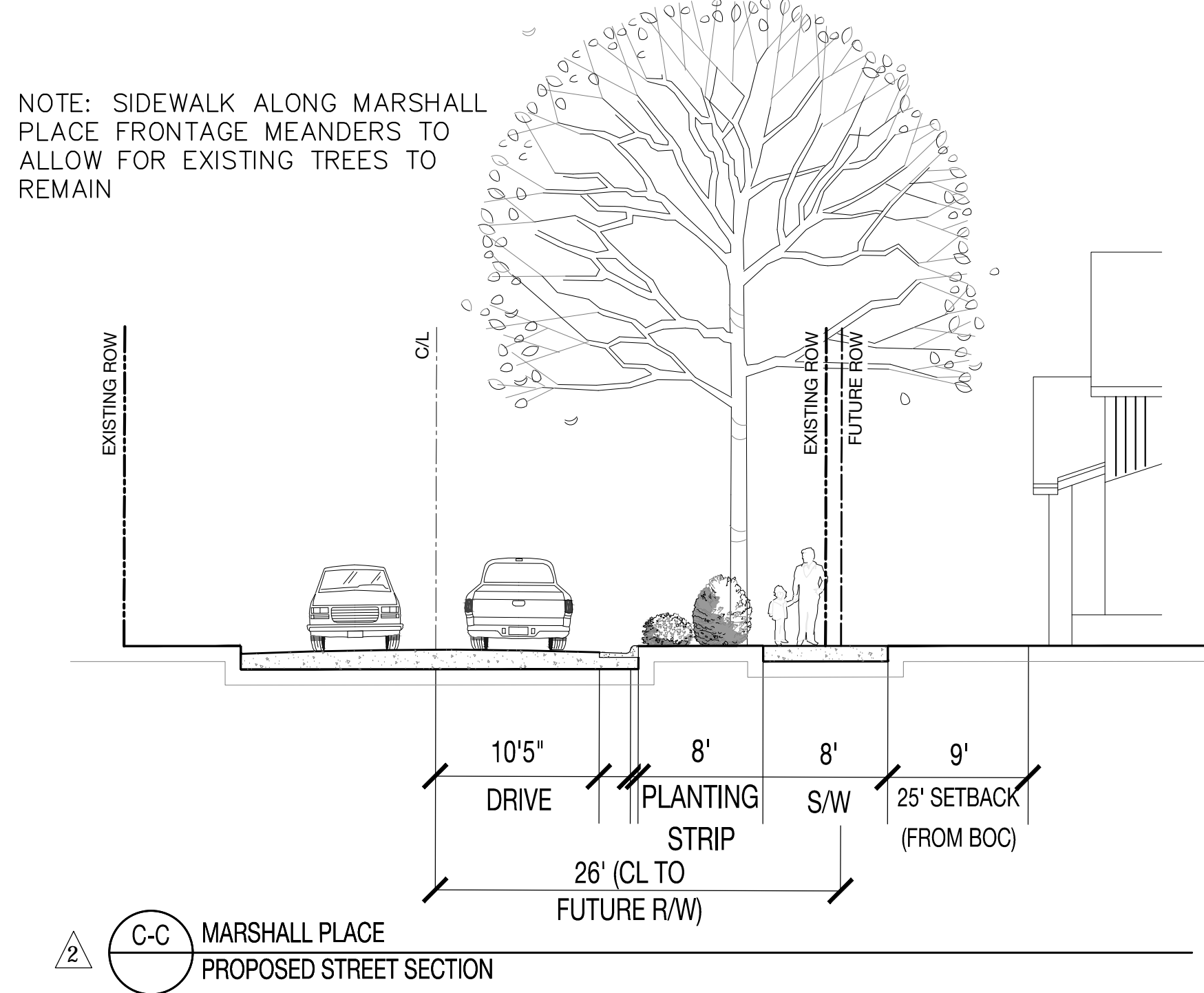
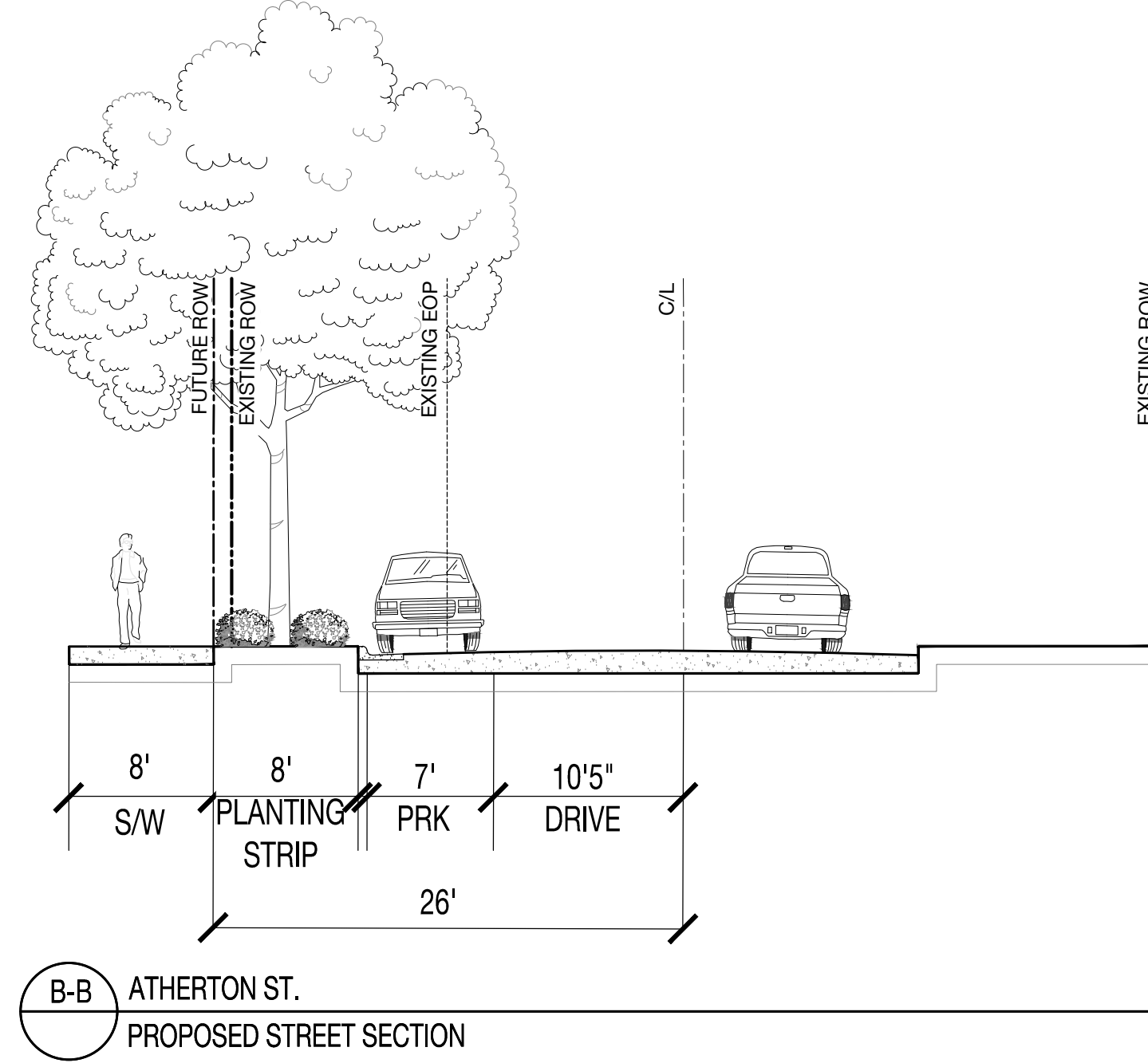
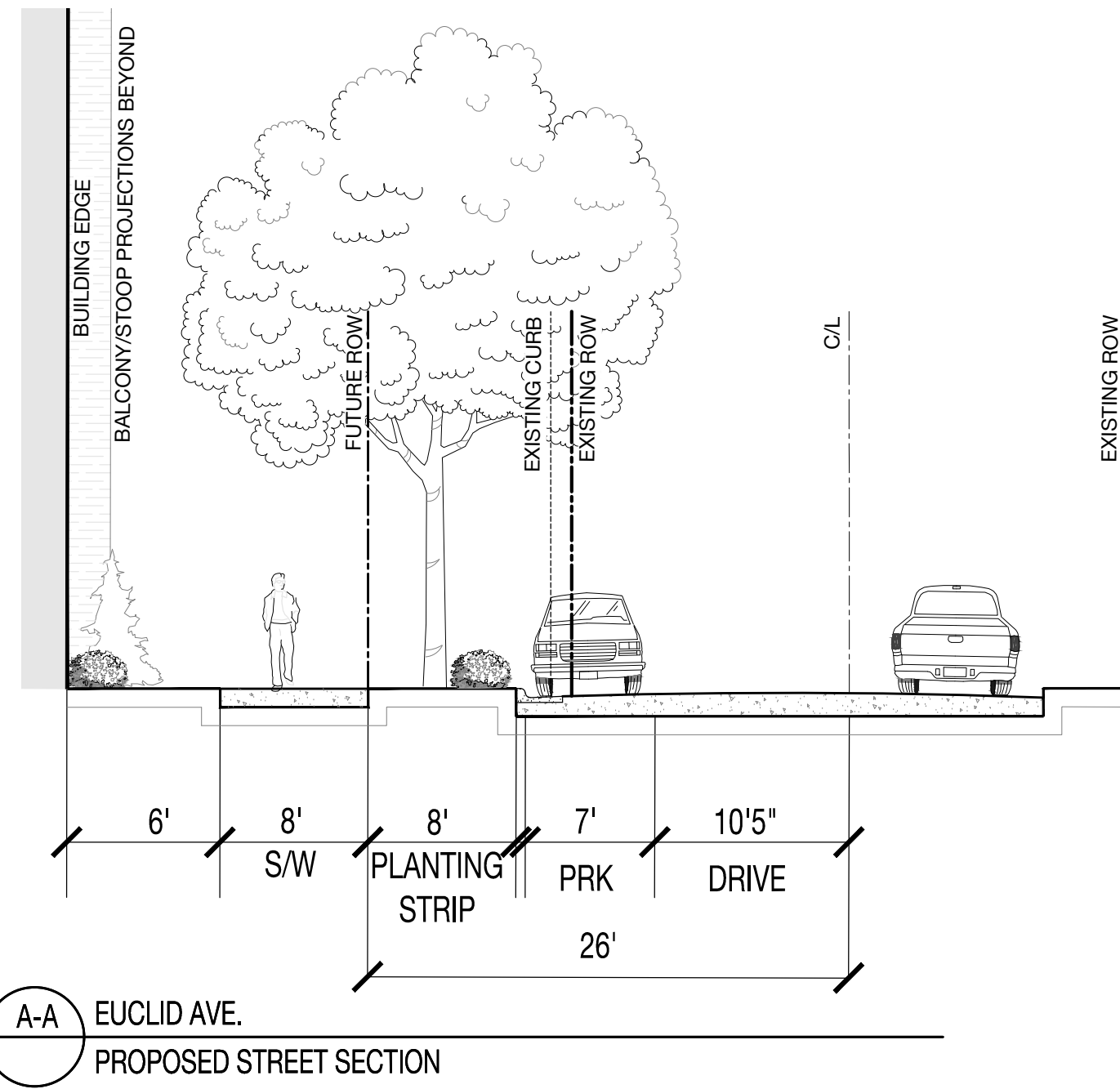
**Rezoning Site Plan**  
Charlotte, North Carolina

NO.	DATE	BY	REVISIONS:	PER	STAFF	COMMENTS
1	11.02.2015	UDP	PER STAFF COMMENTS			
2	3.24.16	UDP	PER STAFF & NEIGHBOR COMMENTS			

Project No: 15-065  
Date: 11.02.2015  
Designed by: udp  
Drawn By: udp  
Scale: 1"=30'  
Sheet No:

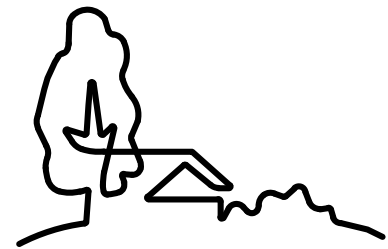
**RZ-1**

REZONING PETITION #2016-017



NO.	DATE	BY	REVISIONS
1	1.15.16	UDP	PER STAFF COMMENTS
2	3.24.16	UDP	PER STAFF & NEIGHBOR COMMENTS





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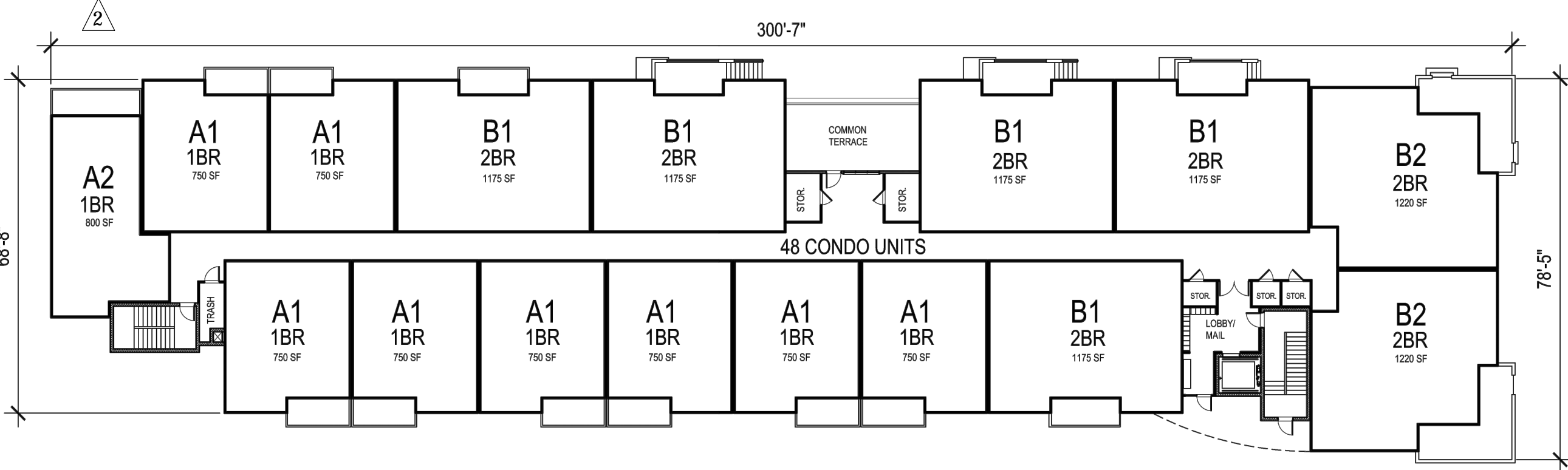
Architectural Illustrations (Condo)

Chalotte, North Carolina

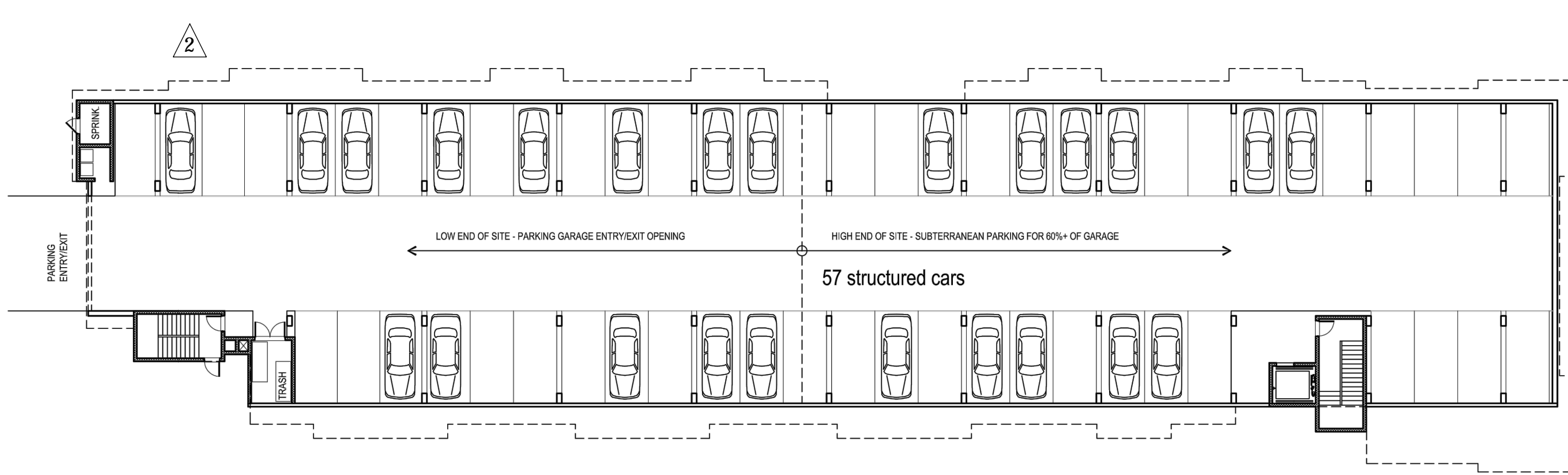
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2	3.24.16	UDP	PER STAFF & NEIGHBOR COMMENTS

Project No: 15-065  
Date: 11.02.2015  
Designed by: udp  
Drawn By: udp  
Scale: NTS  
Sheet No:

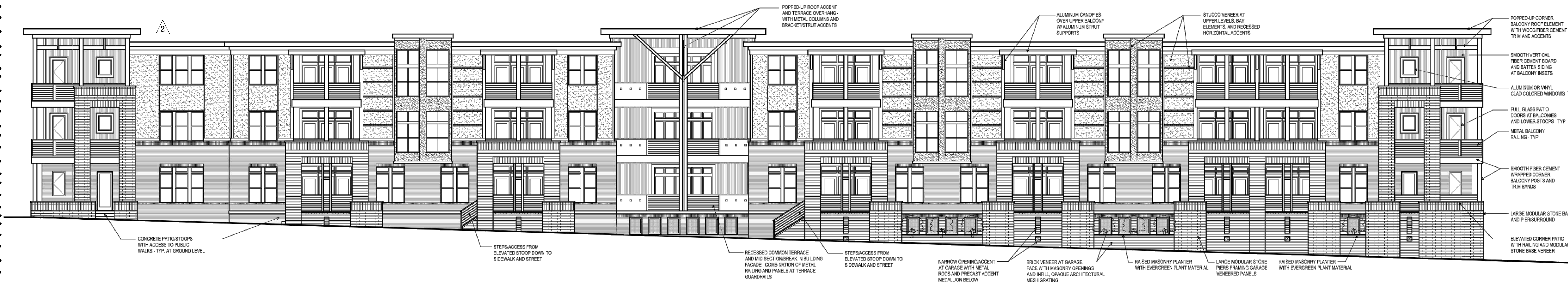
RZ-3



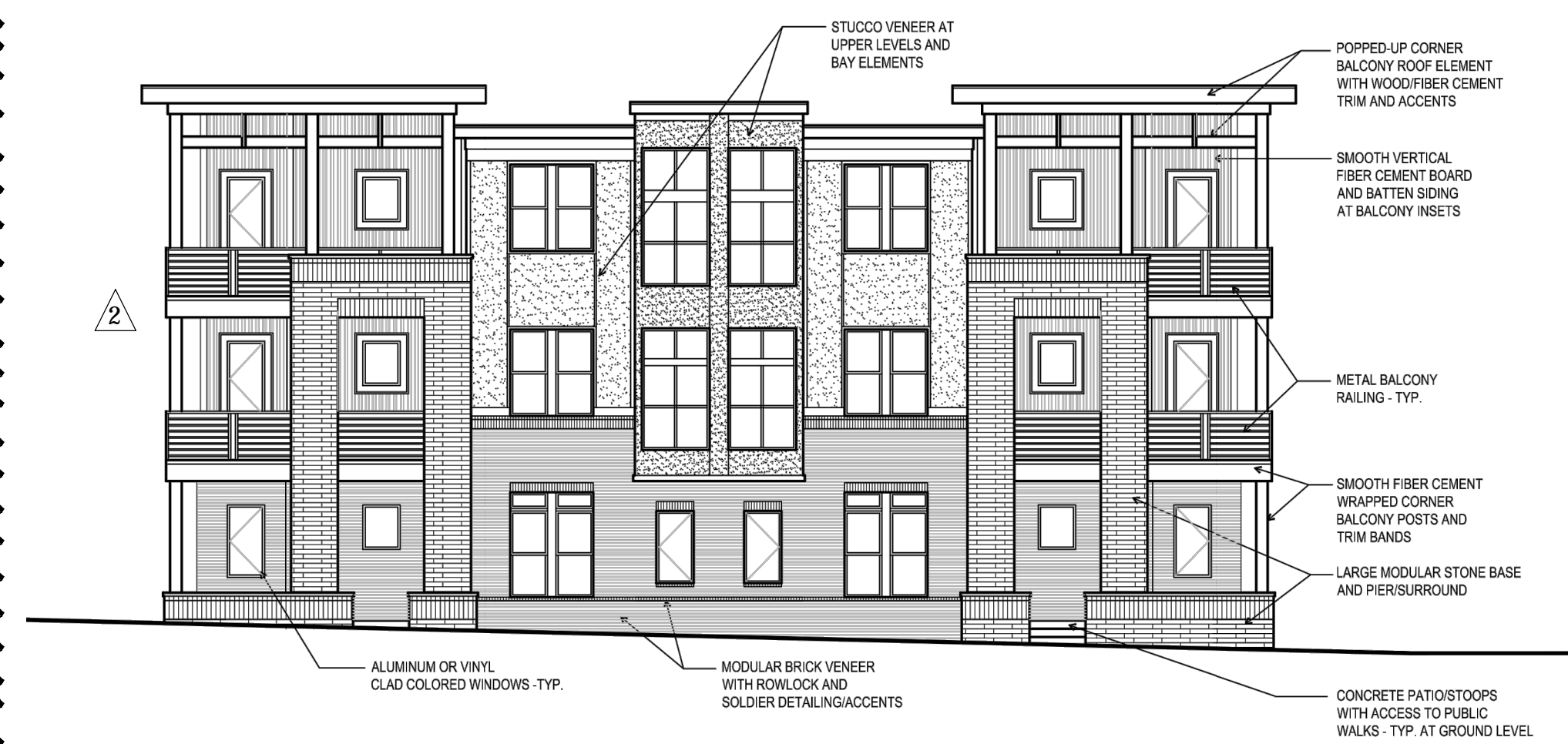
PROPOSED CONDOMINIUM FIRST FLOOR PLAN (CONCEPTUAL ONLY)



PROPOSED CONDOMINIUM PARKING LEVEL (CONCEPTUAL ONLY)



PROPOSED CONDOMINIUM ELEVATION: EUCLID AVENUE



PROPOSED CONDOMINIUM ELEVATION: ATHERTON STREET





SINGLE FAMILY ELEVATION - OPTION 1



SINGLE FAMILY ELEVATION - OPTION 2



SINGLE FAMILY ELEVATION - OPTION 3



SINGLE FAMILY ELEVATION - OPTION 4



SINGLE FAMILY ELEVATION - OPTION 5



SINGLE FAMILY ELEVATION - OPTION 6



SINGLE FAMILY ELEVATION - OPTION 7



SINGLE FAMILY ELEVATION - OPTION 8



2 QUADRUPLIX ELEVATION

NO.	DATE	BY	REVISIONS
1	1.15.16	UDP	PER STAFF COMMENTS
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PERSPECTIVE FROM MARSHALL PLACE / ATHERTON STREET

2



PERSPECTIVE FROM EUCLID AVENUE / ATHERTON STREET

2

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**DILWORTH SOUTH**

**Site Perspectives**  
Charlotte, North Carolina

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Scale: NTS  
Sheet No:

**RZ-5**



DEVELOPMENT STANDARDS

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Rockwell Capital, LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 2.71 acre site located at the northwest corner of the intersection of Atherton Street and Marshall Place, which site is more particularly depicted on the Rezoning Plan (the "Site").
- 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- 3 zoning district shall govern all development taking place on 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 up to 10 for sale single family detached dwelling units, up to 4 for sale dwelling units located in a quadraplex building and up to 48 for sale multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-3 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").
- As depicted on the Rezoning Plan, the Site will be served by an internal private drive, and minor adjustments to the location of the internal private drive shall be allowed during the construction permitting process.
- The vehicular access point into the Site may be gated at the option of the Petitioner.
- The Site shall comply with the parking requirements of the UR-3 zoning district under the Ordinance. Notwithstanding the foregoing, a minimum of 96 parking spaces shall be located on the Site. The parking spaces located in the structured parking facility below the multi-family building, the 4 car garage for the quadraplex building and the 2 car garage for each of the 10 single family detached dwelling units and the surface parking spaces shall be counted towards the minimum 96 on-site parking spaces. Additionally, a minimum of 32 on-street parking spaces shall be installed by the Petitioner along the Site's public street frontages as provided below in paragraph 6.
- Each single family detached dwelling unit shall have a 2 car garage that is accessed from the internal private drive.
- Provided that CDOT and other applicable governmental authority approve the installation of the following parking spaces, a minimum of 7 on-street parking spaces shall be installed along the Site's frontage on Marshall Place, a minimum of 20 on-street parking spaces shall be installed along the Site's frontage on Euclid Avenue and a minimum of 5 on-street parking spaces shall be installed along the Site's frontage on Atherton Street.
- 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 a certificate of occupancy for any new building constructed on the Site, the Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Euclid Avenue, Atherton Street and Marshall Place as required to provide right of way measuring 26 feet from the existing centerline of such rights of way, to the extent that such right of way does not already exist.

- Prior to the issuance of a certificate of occupancy for the first new building constructed on the Site, the Petitioner shall submit the sum of \$5,500 to CDOT to pay for and fund the installation of speed bumps on Atherton Street or another neighborhood street as requested by area residents and approved by CDOT. This \$5,500 payment shall be held by CDOT for the 5 year period commencing on the date of the issuance of a certificate of occupancy for the first new building constructed on the Site. If CDOT does not approve the installation of speed bumps on Atherton Street or another neighborhood street as requested by area residents within this 5 year period, then the \$5,500 payment shall be returned to the Petitioner. CDOT and the Petitioner shall enter into an Escrow Agreement to document this agreement.

- The entrance into the Site and the exit from the Site for all construction vehicles and all construction activities conducted on the Site shall be located on Euclid Avenue.

D. Architectural Standards

- The maximum height in feet of the single family detached dwelling units shall be 40 feet as measured from the average grade at the base of the structure.
- The maximum height in feet of the building containing the multi-family dwelling units (the "Multi-Family Building") shall be 50 feet as measured from the average grade at the base of the structure.
- Set out on Sheet RZ-3 of the Rezoning Plan are conceptual, schematic images of the Euclid Avenue and Atherton Street elevations of the Multi-Family Building that are intended to depict the general conceptual architectural style and character of the Euclid Avenue elevation and the Atherton Street elevation of the Multi-Family Building. Accordingly, the Euclid Avenue elevation and the Atherton Street elevation of the Multi-Family Building shall be designed and constructed so that the Euclid Avenue elevation and the Atherton Street elevation of the Multi-Family Building are substantially similar in appearance to the relevant conceptual, schematic image set out on Sheet RZ-3 of the Rezoning Plan with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- The permitted exterior building materials for the Euclid Avenue elevation and the Atherton Street elevation of the Multi-Family Building are designated and labelled on the conceptual, schematic images of the Euclid Avenue elevation and the Atherton Street elevation of the Multi-Family Building.
- All other elevations of the Multi-Family Building shall be substantially similar in appearance to the Euclid Avenue and Atherton Street elevations of the Multi-Family Building with respect to architectural style and character, and all other elevations of the Multi-Family Building shall be clad with the same exterior building materials as the Euclid Avenue and Atherton Street elevations of the Multi-Family Building. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- Set out on Sheet RZ-5 of the Rezoning Plan is a conceptual, schematic perspective of the single family detached dwelling units as viewed along Marshall Place. This conceptual, schematic perspective is included to reflect the architectural style and character of the single family detached dwelling units. However, as more particularly provided below in paragraph 7, the actual single family detached dwelling units constructed on the Site may vary from the conceptual, schematic perspective provided that the design intent is met.
- Set out on Sheet RZ-5 of the Rezoning Plan is a conceptual, schematic perspective of the Multi-Family Building as viewed along Euclid Avenue. This conceptual, schematic perspective is included to reflect the architectural style and character of the Multi-Family Building. However, as provided above in paragraph 3, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- Set out on Sheet RZ-4 of the Rezoning Plan are conceptual, schematic images of "craftsmen style" dwelling units that depict the general design intent, style and character of the single family detached dwelling units to be constructed on the Site. The single family detached dwelling units to be constructed on the Site shall be "craftsmen style" dwelling units, however, the exterior design of the single family detached dwelling units may vary from the conceptual, schematic images on Sheet RZ-4 provided that the design intent is met. Additionally, the actual single family detached dwelling units constructed on the Site shall have only 1 front door and shall not be designed as duplex dwelling units, and these single family detached dwelling units shall have a more narrow width than the structures depicted on the conceptual, schematic images in order to comply with the applicable setback and yard requirements.
- Set out on Sheet RZ-4 of the Rezoning Plan is a conceptual, schematic image of the front elevation (the elevation facing Atherton Street) of the quadraplex building to be constructed on the Site that is intended to depict the general conceptual architectural style and character of the front elevation of the quadraplex building. Accordingly, the front elevation of the quadraplex building shall be designed and constructed so that the front elevation is substantially similar in appearance to the conceptual, schematic image set out on Sheet RZ-4 of the Rezoning Plan with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- The permitted primary exterior building materials for the single family detached dwelling units and the quadraplex building shall be fiber cement lap siding, brick veneer and/or stone detail, wrapped cement fiber soffit and fascia and wood garage doors.
- Vinyl shall not be a permitted exterior building material on the single family detached dwelling units or on the quadraplex building. With respect to the Multi-Family Building, vinyl may be utilized only on windows, soffits and railings.
- The ground level floor plan and parking exhibit relating to the Multi-Family Building that is set out on Sheet RZ-3 of the Rezoning Plan is provided for the sole purpose of illustrating the portion of the parking structure that will be located below grade. The layout and dimensions of the interior improvements of the Multi-Family Building may be changed from what is depicted is on this exhibit.
- As depicted on the Rezoning Plan, the minimum setback from Marshall Place for the single family detached dwelling units shall be 20 feet from the back of the recessed curb and 25 feet from the back of the non-recessed curb.

E. Streetscape and Landscaping

- Subject to the terms of paragraphs 2 and 3 below, the Petitioner shall install a minimum 8 foot planting strip and a minimum 8 foot sidewalk along the Site's frontages on Euclid Avenue, Atherton Street and Marshall Place as depicted on the Rezoning Plan. The sidewalks may meander to preserve existing trees.
- Pursuant to Section 9.407(4)(c) of the Ordinance, the widths and locations of the sidewalk and planting strip located along the Site's frontage on Marshall Place may vary from the standard requirements as depicted on the Rezoning Plan to preserve existing trees and to allow context sensitive design options.

- Pursuant to Section 9.407(4)(c) of the Ordinance, the widths and locations of the sidewalk and planting strip located along the Site's frontage on Atherton Street may vary from the standard requirements as depicted on the Rezoning Plan to preserve existing trees and to allow context sensitive design options.

- The Petitioner shall install a curbside, woonerf-style motor court and pedestrian plaza (the "Plaza") in the general area designated by cross hatching on the Rezoning Plan. Surfacing materials for the Plaza may include, without limitation, scored, patterned or decorative concrete, pavers, grasspave or other specialty hardscape. Standard asphalt with typical curb and gutter shall not be allowed. The Plaza may include seat walls, planters, bollards, benches and other similar features. The precise area of the Plaza and the layout and design of the Plaza will be determined during the construction permitting process and may differ from what is depicted on the Rezoning Plan.

- Prior to any grading being performed on the Site, the Petitioner will engage an ISA certified arborist to assess the condition of the existing trees located along the Site's frontages on Marshall Place and Atherton Street that are designated as "Protected Trees" on the Rezoning Plan (hereinafter the "Protected Trees"). The arborist shall develop a tree protection plan (the "TPP") for the Protected Trees that will set forth specific measures to protect the Protected Trees during the site disturbance and construction process, and the TPP shall be implemented by the Petitioner during the site disturbance and construction process. In the event that a Protected Tree is damaged during the site disturbance or construction process to the extent that it dies or is required to be removed, the Petitioner shall plant a replacement tree that is a similar species to the species of the Protected Tree that dies or is removed.

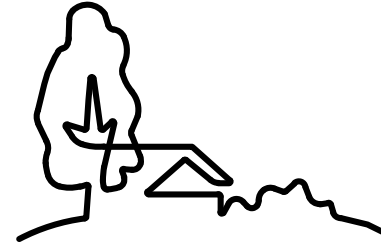
- All surface parking areas shall be screened in accordance with the requirements of the Ordinance, and the Petitioner may elect to screen the surface parking areas with shrubs, walls or fencing or a combination thereof.

F. 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 freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.
- Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

G. 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 the 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 the 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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DILWORTH SOUTH

Development Standards

Charlotte, North Carolina

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RZ-6