



Site Development Data:

Acreeage: ± 2.97 acres

Tax Parcel #s: 209-401-21 (6151 Sharon Road, Charlotte, NC 28269)

Existing Zoning: R-3

Proposed Zoning: UR-2 (CD)

Existing Uses: Church

Proposed Uses: Up to 24 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.

Proposed Floor Area Ratio: As Allowed by the UR-2 zoning district

Maximum Building Height: Not to exceed two (2) stories and not to exceed 40 feet; building height to be measured as required by Ordinance.

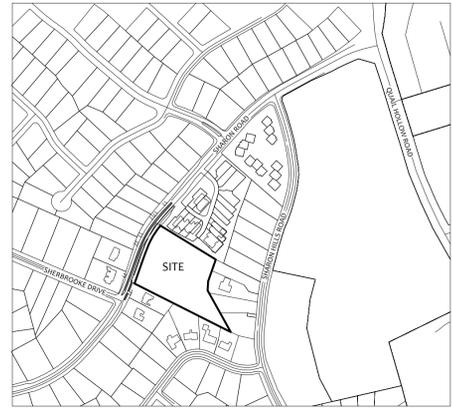
Parking: Parking as required by the Ordinance will be provided. No less than 8 visitor parking spaces will be provided on the site.



1. **General Provisions:**
 - a. **Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by NVR Homes ("Petitioner") to accommodate the development of a townhome community on approximately 2.97 acres located on the east side of Sharon Road between Sherbrooke Drive and Chandworth Road (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 UR-2 zoning classification 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 by the Rezoning Plan and 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 seven (7). Accessory buildings and structures located on the Site shall be limited to 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. **Permitted Uses & Development Area Limitation:**
 - a. The Site may be developed with up to 24 attached dwelling units, together with accessory uses allowed in the UR-2 zoning district.
3. **Access and Transportation:**
 - a. Access to the Site will be from Sharon Road in the manner generally depicted on the Rezoning Plan.
 - b. The Petitioner will provide a 13 foot planting strip and an eight (8) foot sidewalk along Sharon Road as generally depicted on the Rezoning Petition. The Petitioner will dedicate right-of-way along Sharon Road to accommodate the proposed 13 foot planting strip, the proposed eight (8) foot sidewalk may be located in a sidewalk easement with the approval of Planning and CDOT if the proposed sidewalk extends beyond the proposed right-of-way.
 - c. The Petitioner will dedicate a minimum of 35 feet of right-of-way from the existing center line of Sharon Road as generally depicted on the Rezoning Plan.
 - d. Along the Site's internal private drive plantings and sidewalks will be provided on at least one side of the proposed private drive as generally depicted on the Rezoning Plan. Street trees will also be provided along the private drive as generally depicted on the Rezoning Plan.
 - e. 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 CDOT in accordance with applicable published standards.
 - f. 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.
4. **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, composite fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or 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 principal buildings constructed on the Site will be constructed so the percentage of brick, stone, precast stone, precast concrete, synthetic stone per exterior building facade may vary but in no case be less than 50% exclusive of windows, doors and roofs.
 - c. The attached illustrative building elevations (typical unit front elevations and side elevations) are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).
 - d. Each unit will have a two (2) car garage.
 - e. The proposed garage doors utilized throughout the Site be decorative style doors that will be stained with a dark tinted stain.
 - f. Pitched roofs, if provided, shall be symmetrical sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
 - g. 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.
 - h. Townhome buildings shall be limited to five units or less.
 - i. The Petitioner will provide along Sharon Road a five (5) foot decorative metal ornamental fence and landscaping as generally depicted on the Rezoning Plan.
 - j. Meter banks will be screened from adjoining properties and from Sharon Road.
 - k. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
5. **Streetscape, Buffers, Yards, and Landscaping:**
 - a. A 50 foot building setback measured from the existing back curb will be provided along Sharon Road as generally depicted on the Rezoning Plan. Portions of a private drive, and parking may be located in the 50 foot building setback as generally depicted on the Rezoning Plan. The 50 foot building setback area may be used to comply with the Post Control Ordinance and Tree Ordinance.
 - b. A 30 foot rear yard will be provided along the eastern 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.
 - c. A 16.5 foot undisturbed open space area will be provided along the eastern property boundary as generally depicted on the Rezoning Plan.
 - d. A 16.5 foot Class C Buffer will be provided along the northern and southern eastern property boundaries as generally depicted on the Rezoning Plan.
 - e. Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap may also cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow storm water.
 - f. Along the Site's internal parking area, the Petitioner will provide a sidewalk network that links to the building on the Site and to the sidewalks along Sharon Road in the manner depicted on the Rezoning Plan. Portions of the internal sidewalk network will be designed and constructed from either concrete pavers or brick pavers.
 - g. The design of the internal private drive and sidewalk network may be designed and constructed to resemble a "woonerf" type roadway.
 - f. Screening requirements of the Ordinance will be met.
 - g. Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way of Sharon Road, but may be located within the [50] foot landscape setback.
6. **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 utilities within the Site will be placed underground.
7. **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. No exterior "wall pak" lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be permitted.
8. **Signage:**
 - a. Signage as allowed by Ordinance.
9. **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.
10. **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.

BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!





VICINITY MAP
NTS

DATE: MAY 4, 2016
DESIGNED BY:
DRAWN BY:
CHECKED BY: NLD
C.C. BY: NLD
PROJECT #: 1016093

SHEET #:
Z-1.1

6151 SHARON ROAD
SINGLE FAMILY ATTACHED
 CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 REZONING PLAN

REVISIONS:

PETITION NO.: 2016-XXX

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