

- DEVELOPMENT STANDARDS**
- A. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Richter Development, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 2.01 acre site located on the south side of Sardis Road, east of the intersection of Sardis Road and Providence Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 187-011-03.
 - 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 zoning district shall govern the development and use of the Site.
 - Future amendments or modifications 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 or modifications to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- B. Permitted Uses**
- The Site shall be devoted only to a residential community containing a maximum of 16 for sale attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 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 is 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 and/or the North Carolina Department of Transportation.
 - Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
 - The Petitioner shall construct and install two local public streets through the Site as generally depicted on the Rezoning Plan as Proposed Public Street 1 and Proposed Public Street 2. Proposed Public Street 1 shall be built as a half-street to the Local Residential Narrow typical street section as specified in the Charlotte Land Development Standards; Proposed Public Street 2 shall be built to the Local Residential Medium typical street section as specified in the Charlotte Land Development Standards. Proposed Public Street 1 is allowable as a Local Residential Narrow per Section 20-22(e)(1), exception 3 of the table.
 - Proposed Public Street 1 shall be permitted and constructed as a half street. The Petitioner will provide the full width of street including curb and gutter, and planting strip and sidewalk on eastern side and 4' of planting strip width on the western side. The remainder of the planting strip width and the sidewalk on the western side of the street will be completed upon redevelopment of the property to the west of the Site.
 - The Petitioner shall dedicate and convey additional Right of Way along the site's frontage measuring fifty (50) feet from the centerline of the roadway as more generally depicted on the Rezoning Plan. This dedication and conveyance will be recorded prior to the issuance of the first Certificate of Occupancy.
 - The intersection of Public Street 1 and Sardis Road will be a right-in/right-out condition with a median in Sardis Road. Final design of the intersection and median will be determined during Land Development permitting.
 - All transportation improvements will be constructed and approved before the site's first building Certificate of Occupancy is issued.
- D. Architectural Standards**
- The height of the dwelling units shall be 3 stories maximum and 40' Base Height.
 - Exterior building materials may include, but not be limited to, brick/masonry, fiber cement siding, asphalt roofing, glazing/windows, and stucco, or a combination thereof. Vinyl is not allowed as a material except on windows and soffits.
 - Building ends facing a public or private street are to be embellished with windows on living spaces on each floor and other elements of interest such as, but not limited to, bays, exterior wall offsets, projections, recesses, and changes in materials but are not required to have a "front door" or porch/stoop.

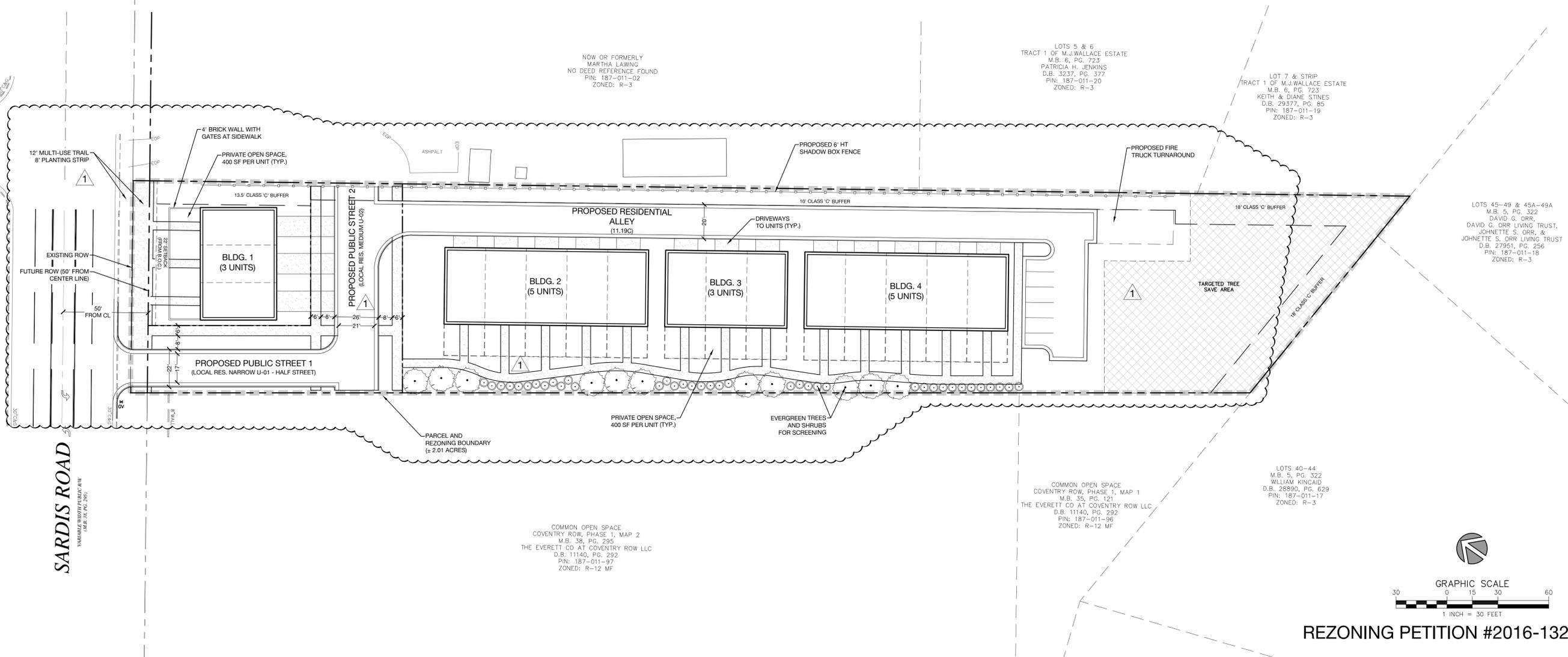
- Architectural elevations shall be designed to create visual interest through the following standards:
 - Vertical Modulation and Rhythm - Building elevations shall be designed with recognizable architectural vertical bays or articulated architectural façade features. The bays and features may include, but not be limited to, a combination of exterior wall offsets, projections/recesses, pilasters, and change in materials.
 - Building Base - Buildings shall be designed with a recognizable architectural base.
 - Blank Walls - Building elevations facing public and private streets shall not have expanses of blank walls greater than 20 feet on all building levels. Architectural features such as, but not limited to, projected bays, banding, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - For sale townhomes will include 400 square feet of private open space per subplot in accordance with Section 9.406 of the Ordinance.
 - Sidewalks will be provided to connect all residential units to sidewalks along public streets.
 - To provide privacy, all residential entrances within 15 feet of the sidewalk along public streets must be raised from the average sidewalk grade a minimum of 18 inches.
 - 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.
 - Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- E. Streetscape/Landscaping**
- An 8 foot planting strip and a 6 foot sidewalk shall be installed along the Site's frontage on Sardis Road.
 - A minimum 10 foot Class C Buffer with 6 foot height screening fence will be provided at the Private Alley along the eastern property line as generally depicted on the Rezoning Plan. A minimum 13.5 foot Class C Buffer with 6 foot height screening fence will be provided at Building 1 as depicted on the Rezoning Plan. An 18' Class C Buffer will be provided along the southern property line.
- F. Environmental Features**
- The site will comply with the City of Charlotte Tree Ordinance.
 - The site will comply with the City of Charlotte Post Construction Controls Ordinance.
- 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 21 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 approved.

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	18701103
TOTAL SITE AREA:	± 2.01 ACRES
ZONING:	R-3
EXISTING:	UR-2
PROPOSED:	TOWN HOMES (16)
DENSITY:	8.0 DU/A
F.A.R.:	1.0 MAX.
PARKING:	1 SPACE/UNIT MIN.
REQUIRED:	3 SPACE/UNIT MAX.
PROVIDED:	32 (GARAGE) 3 (DRIVEWAY SPACES) 6 (SURFACE SPACES)

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sc coa no: C-03044

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2410 Dunavant Street
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NO. DATE: BY: REVISIONS: COMMENTS

1 10.24.16 udp PER CITY COMMENTS

Project No: 16-046
Date: 08.22.16
Designed by: udp
Drawn By: udp
Scale: 1"=30'
Sheet No:

GRAPHIC SCALE
1 INCH = 30 FEET

REZONING PETITION #2016-132

The Towns at Jefferson Park

Rezoning Site Plan
Charlotte, North Carolina

RZ-1.0