

SITE DEVELOPMENT DATA

ACREAGE: ± 2.22 ACRES

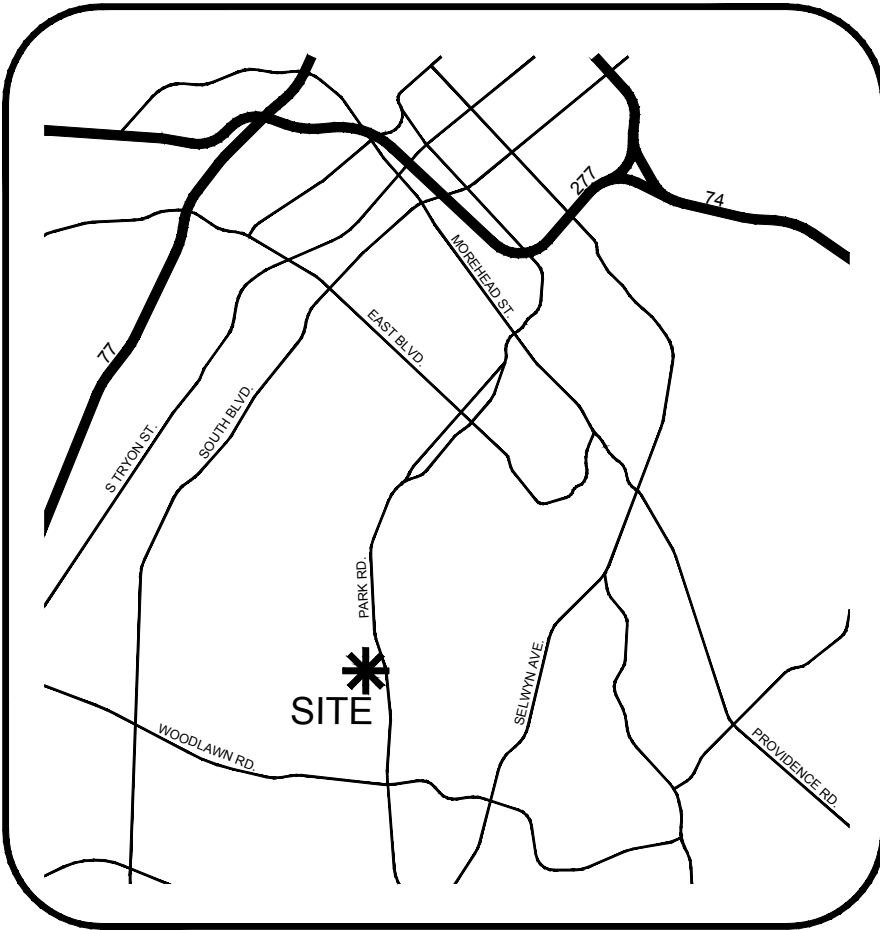
TAX PARCEL #S: 149-144-37

EXISTING ZONING: R-4

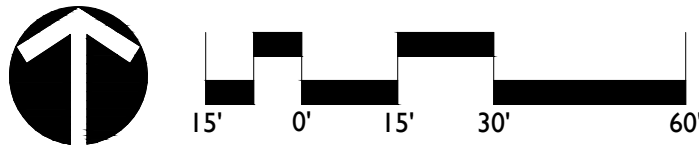
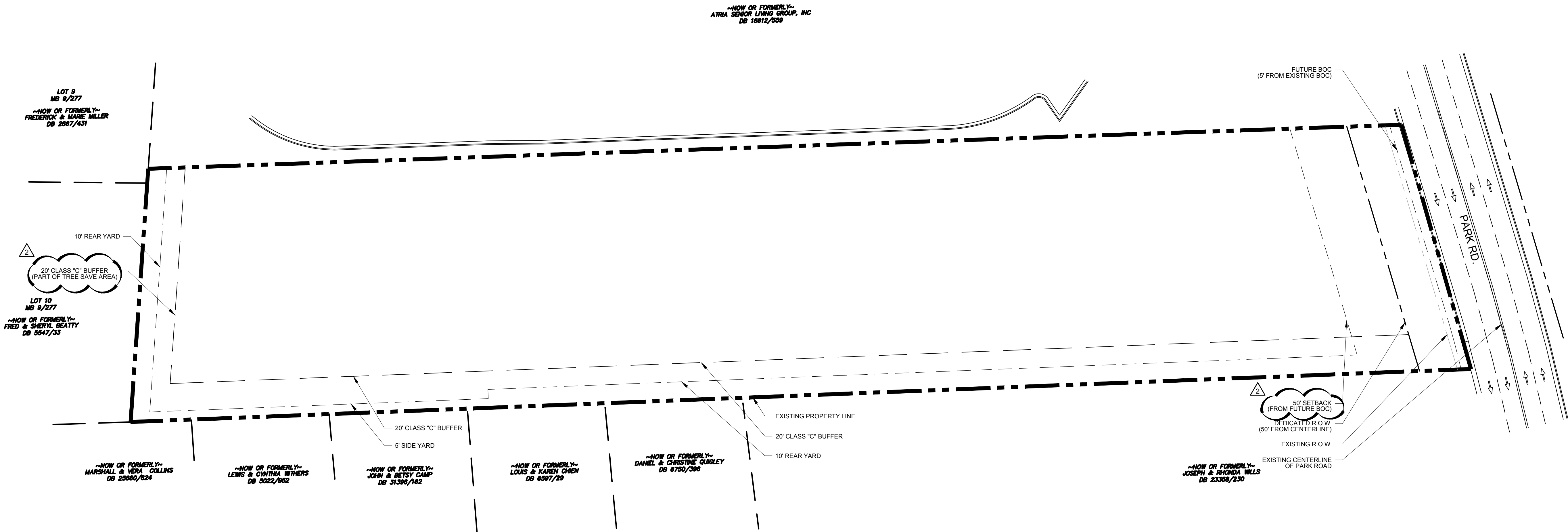
PROPOSED ZONING: UR-2(CD)

EXISTING USES: SINGLE FAMILY RESIDENTIAL, VACANT

PROPOSED USES: 19 SINGLE FAMILY ATTACHED UNITS



VICINITY MAP
NTS

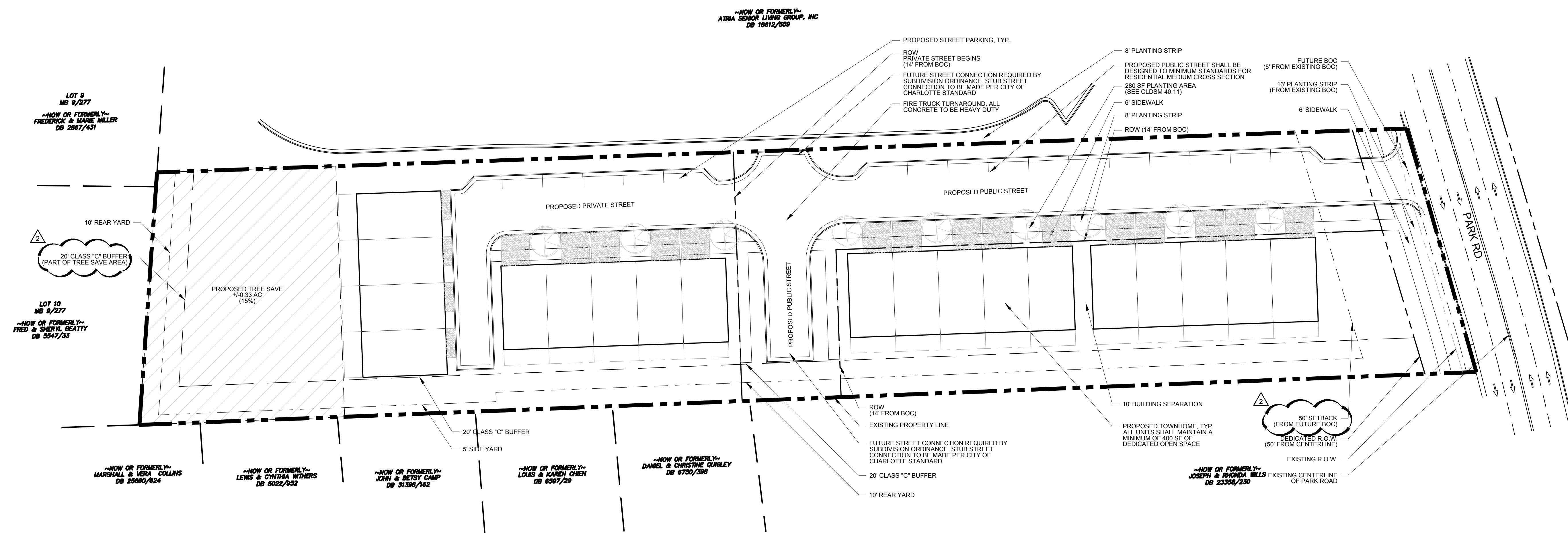


REVISIONS:
DATE 06/15/17
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
SCALE: 1"=30'
PROJECT #: 1016455

6/15/17 - PER STAFF COMMENTS
8/11/17 - PER STAFF COMMENTS

3620 PARK RD. MULTI-FAMILY
REZONING PETITION No. 2017-070
CHARLOTTE
TECHNICAL DATA SHEET

LandDesign
223 N Graham Street Charlotte, NC 28202
T: 704.332.0325 F: 704.332.3246
www.LandDesign.com





Left Elevation
1/8" = 1'

Right Elevation
1/8" = 1'

NOTE: ARCHITECTURAL REPRESENTATIONS ARE
SCHEMATIC IN NATURE AND SUBJECT TO FINAL
DESIGN



Front Elevation
1/8" = 1'



Rear Elevation
1/8" = 1'

DATE: 06/15/17
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
SCALE: 1/8"=1'
PROJECT #: 1016455

REVISIONS:
6.15.17 - PER STAFF COMMENTS
8.11.17 - PER STAFF COMMENTS

SHEET #:
RZ-3

3620 PARK RD. MULTI-FAMILY
REZONING PETITION No. 2017-070
CHARLOTTE
ARCHITECTURAL ELEVATIONS

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REZONING PETITION NO. 2017-070
DEVELOPMENT STANDARDS

8/03/2017

Development Data Table:

Site Area:	+/- 2.22 acres
Tax Parcels:	149-144-37
Existing Zoning:	R-4
Proposed Zoning:	UR-2
Existing Use:	Single Family, Vacant
Proposed Uses:	Up to 20 Townhome Units
Minimum Setback (internal street):	14' from Back of Curb or R/W, whichever is greater
Minimum Setback (Park Road):	50' from Future Back-of-Curb
Minimum Side Yard (South):	5'
Minimum Rear Yard:	10'
Minimum Tree Save:	15% = 0.333 acres
Total On-Site Parking:	Will meet or exceed parking requirements for UR-2 district

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Saussy Burbank, LLC (the “Petitioner”) to accommodate the development of a residential community on that approximately 2.22 acre site located on the west side of Park Road, north of the intersection of Park Road and Hillside Avenue, which site is more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Number 149-144-37.
- 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.
- Future amendments or modifications to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) 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.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 20 townhome units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 (CD) zoning district.

III. Transportation

- Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan 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.
- As depicted on the Rezoning Plan, the Site will be served by public and private streets.
 - The public street shall be built to a residential-wide standard. Notwithstanding the foregoing, the installation of the sidewalk along the northern side of the public street and the dedication of additional right of way to accommodate the sidewalk shall occur at the time that the adjoining parcel of land located to the north of the Site (Tax Parcel No. 149-144-38) is redeveloped since the sidewalk will be located on this adjoining parcel of land. The developer of the adjoining parcel of land located on the north of the Site (Tax Parcel No. 149-144-38) shall install the sidewalk and dedicate the right of way for the sidewalk.
 - The private street shall be built to a residential medium standard. Notwithstanding the foregoing, a sidewalk shall not be required to be installed on the northern side of the private street.
- As depicted on the Rezoning Plan, the Petitioner shall construct public stub streets.
- 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, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation of any necessary utility easements) those portions of the Site immediately adjacent to Park Road as required to provide right of way measuring fifty (50) feet from the existing centerline of the Park Road right of way, to the extent that such right of way does not already exist. Petitioner shall additionally dedicate in fee simple conveyance a right of way to the City of Charlotte, set at two (2) feet behind the back of sidewalk, before the Site's first building certificate of occupancy is issued.
- Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued or phased per the site's development plan.
 - Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

IV. Architectural Standards

- Preferred Exterior Building Materials: All principal and accessory buildings abutting East 36th Street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement (“HardiPlank”) and/or other material approved by the Planning Director.
- Prohibited Exterior Building Materials:
 - Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - Concrete Masonry Units not architecturally finished.
- The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories.
- The maximum height in feet of each single family attached dwelling unit to be located on the Site shall be fifty (50) feet as measured from the average grade at the base of each single family attached dwelling unit, with height planes as generally depicted on the Rezoning Plan.

- All residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of twelve (12) 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.
- Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 15 feet on all building levels.
- Garage doors visible from public or private streets will minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.
- Townhouse buildings will be limited to six (6) individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in the front walls of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim, or materials).
- Garages shall be setback less than seven (7) feet or more than twenty (20) feet from the back of curb or the back of sidewalk.

V. Streetscape/Landscaping

- A Class C buffer, meeting the standards of Section 12.302 of the Ordinance, shall be installed along the entirety of the Site's southern boundary.
- The Petitioner shall provide a minimum thirteen (13) foot wide planting strip and a minimum six (6) foot wide sidewalk along the Site's frontage on Park Road.

VI. Environmental Features

The Petitioner shall comply with the City of Charlotte Tree Ordinance.

VII. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as 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 twenty one (21) feet.
- Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

VIII. 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.

IX. 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.

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.