



client

Beauxwright
623 S Cedar Street
Suite A
Charlotte, NC 28202
T: (678) 642-6206

Project:

PETITION #2017-101

Vicinity map



No.	Da
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SCALE: 1"=30'

Title:

Project number: X17002 Sheet

Date: 12.11.2017
Drawn by: AL
Approved by: EMB

RZ1.00

DEVELOPMENT STANDARDS - December 11, 2017

1. General Provisions

- A. The development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Optimum Park Partners, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 21.7 acre site located on the south side of Parkwood Avenue, the east side of East 16th Street and the north side of North Caldwell Street between East 15th Street and East 17th Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 081-061-09, 081-061-10, 081-061-11, 081-061-12, 081-061-12, 081-077-05, 081-077-04, 081-077-03, 081-077-02, 081-077-01, 081-077-15, 081-077-17 and 081-077-16.
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Chula Vista Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-R zoning district shall govern the development and use of the Site.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and structures on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the locations of the internal drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- D. 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.

2. Optional Provisions

The following optional provisions shall apply to the development of the Site

- A. Roof line variation every 30 feet shall not be required.
- B. The number of off-street parking spaces allowed on the Site may exceed the maximum permitted in the TOD-R zoning district.
- C. Vehicular maneuvering space shall be allowed between the permitted use and the required setback to permit the driveways and garages for the single family attached dwelling units as generally depicted on the Rezoning Plan.
- D. The driveways and garages for the single family attached dwelling units generally depicted on the Rezoning Plan shall be permitted.
- E. Petitioner shall install recessed, on-street parking along the Site's frontages on Parkwood Avenue and the westerly side of East 16th Street. The on-street parking shall be recessed into portions of the planting strip and shall be in lieu of the relevant portions of the planting strip.
- F. Where recessed, on-street parking is installed adjacent to the Site, the setback shall be measured from the back of curb of the travel lane, not the back of curb of the recessed, on-street parking.

3. Permitted Uses

- A. The Site may be devoted only to a residential community containing a maximum of 59 for sale single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the TOD-R zoning district.

4. Transportation

- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points 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.
- B. 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.
- C. A minimum of 1 parking space per dwelling unit shall be provided.
- D. 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.
- E. Petitioner shall extend East 16th Street from its current terminus to Parkwood Avenue as generally depicted on the Rezoning Plan. The extended portion of East 16th Street to be constructed by Petitioner shall match the existing conditions of East 16th Street in terms of right of way width and street section. Notwithstanding the foregoing, Petitioner shall not be required to install a sidewalk on the west side of extended East 16th Street, and the existing sidewalk, if any, may remain in place on the west side of East 16th Street. The extended portion of East 16th Street shall be completed by Petitioner and approved by CDOT prior to the start of construction for the first new building constructed on the Site.
- F. Prior to the issuance of a certificate of occupancy for the first new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to its reservation for any necessary utility easements) those portions of the Site located immediately adjacent to North Caldwell Street, East 16th Street, Parkwood Avenue and East 17th Street that are necessary to extend the existing right of way for these streets to that point that is located 2 feet behind the sidewalks to be installed by Petitioner along the Site's frontages on these streets, to the extent that such right of way does not already exist. Alternatively, in lieu of the dedication of right of way as described above, Petitioner may create a sidewalk utility easement along the Charlotte-Charlotte-Mecklenburg County boundary line on the relevant streets to the extent that is located 2 feet behind the sidewalks to be installed by Petitioner along the Site's frontages on the relevant streets.

5. Architectural Standards

- A. The maximum height of those buildings designated as Building 1, Building 2, Building 3, Building 6, Building 7, Building 8, Building 9, Building 10, Building 11 and Building 12 on the Rezoning Plan shall be 44 feet.
- B. The maximum height of those buildings designated as Building 4 and Building 5 on the Rezoning Plan shall be 40 feet.
- C. Attached to the Rezoning Plan is a conceptual architectural rendering of the front elevations (the elevations that contain the front doors to the dwelling units) of the single family attached dwelling units to be constructed on the Site that is intended to depict the general conceptual architectural style and character of the front elevations of the single family attached dwelling units. Accordingly, the front elevations of the single family attached dwelling units to be constructed on the Site shall be designed and constructed so that these front elevations are substantially similar in appearance to the conceptual architectural rendering with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations that do not materially change the overall conceptual architectural style and character shall be permitted. Additionally, the front elevations of the single family attached dwelling units to be located in Building 4 and Building 5 shall not be required to have an outdoor terrace located on the fourth level of these single family attached dwelling units.
- D. The single family attached dwelling units located in Building 4 and Building 5 may not have outdoor patios, porches or terraces located above the first story or ground level on the eastern facing elevations of these single family attached dwelling units.
- E. The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be brick veneer and cementitious siding. Additionally, synthetic wood may be utilized around the windows of the single family attached dwelling units.
- F. Vinyl, EIFS or massstone may not be used as an exterior building material on the single family attached dwelling units to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- G. A minimum 4 foot separation shall be provided between the back of the sidewalks to be installed by Petitioner along the Site's public street frontages and the entry door into each dwelling unit that fronts a public street. Notwithstanding the foregoing, steps, stoops and patios located at the entrances into the dwelling units may encroach into this 4 foot separation. In addition, shrubs and landscaping materials may be installed in this 4 foot separation.
- H. Each single family attached dwelling unit shall have a stoop and a patio located at the front entry door into the single family attached dwelling unit. A portion of the stoop shall be covered with an awning.

I. Each single family attached dwelling unit constructed on the Site shall have a step with a minimum height of 8 inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry door into each single family attached dwelling unit.

6. Streetscape and Landscaping

- A. A buffer that meets the requirements of Section 9.1208(9) of the Ordinance shall be established along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan. The width of the buffer may be reduced to 8 feet provided that a wall that meets the requirements of Section 9.1208(9)(b) of the Ordinance is installed.
- B. Petitioner shall install a doggy bag disposal station on the Site along the site's frontage on East 16th Street.

7. Construction Activities

- A. Construction activities may not be conducted on the Site on Sundays.
- B. Any construction activities conducted on the Site on Saturdays may not commence prior to 8:00 AM and must cease by 7 PM.
- C. Concrete may be poured on the Site only between the hours of 7 AM and 8 PM.

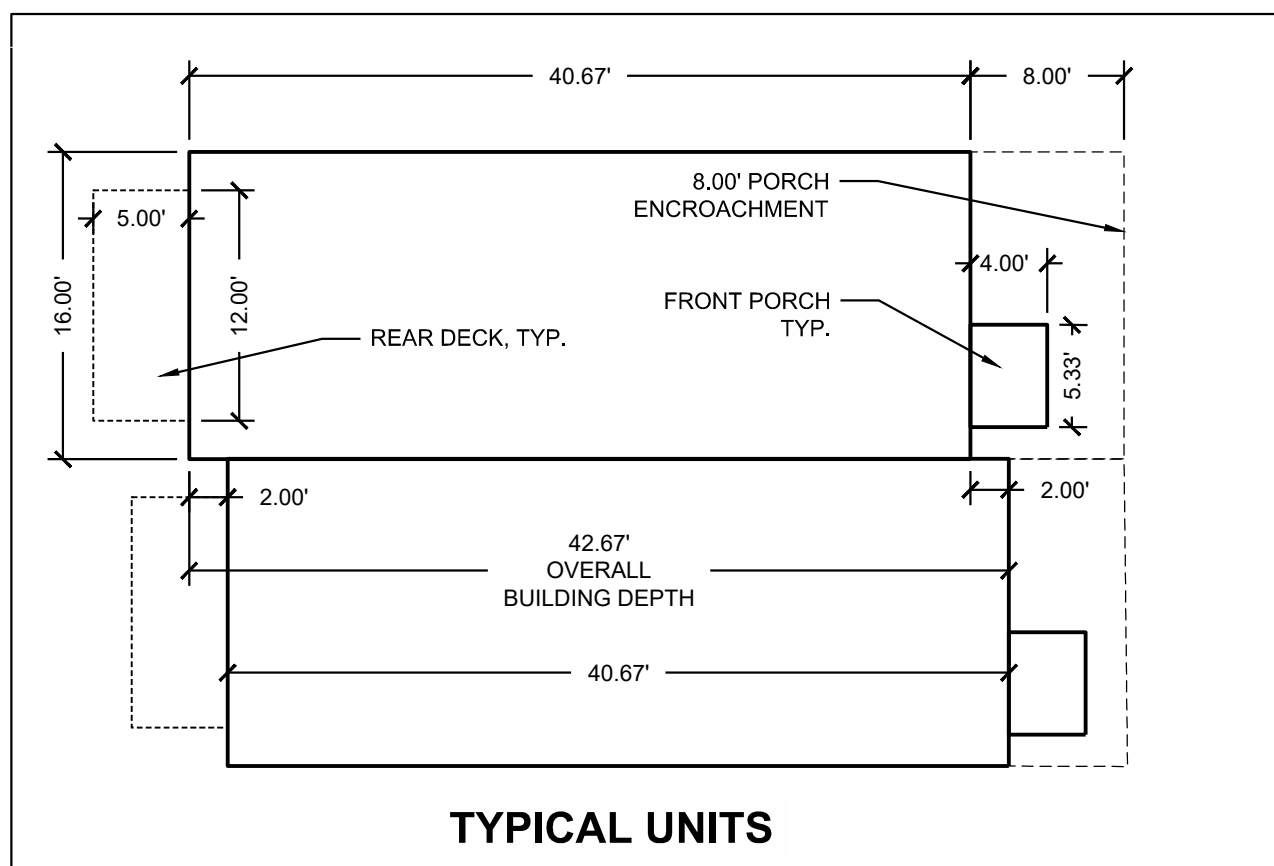
8. Affordable Dwelling Units

- A. At least six of the for sale attached dwelling units to be constructed on the Site shall be eligible for the City of Charlotte's House/Charlotte program.
- 9. Binding Effect of the Rezoning Documents and Definitions**
- A. 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.
- B. 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.
- C. 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.

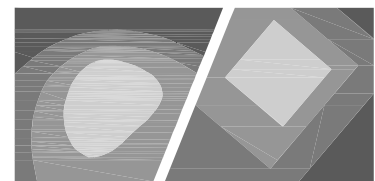
PARCEL DATA									
Parcel #	Address	Current Zoning	Proposed Zoning	Acres	Front Setback	Transitional Setback	Side Yard Setback	Rear Yard Setback	Buffer
8107716	238 PARKWOOD AVE	B-1 / B-2	TOD-RO	0.69	24'	NA	5'	20'	10'
8107717	234 PARKWOOD AVE								
8107718	230 PARKWOOD AVE								
8107701	220 & 226 PARKWOOD AVE								
8107702	411 E 16TH ST	R-8	TOD-RO	0.65	16'	4'	5'	20'	10'
8107703	413 E 16TH ST								
8107704	417 E 16TH ST								
8107705	421 E 16TH ST								
8106112	412 E 16TH ST	R-22MF	TOD-RO	0.83	16'	4'	5'	20'	10'
8106111	1221 N CALDWELL ST								
8106110	1217 N CALDWELL ST								
8106109	1215 N CALDWELL ST								
Total				2.17					

DEVELOPMENT DATA TABLE:

- A. SITE ACRES: 2.17
B. TAX PARCELS INCLUDED IN REZONING: SEE PARCEL DATA CHART
C. EXISTING ZONING: RESIDENTIAL DATA CHART
D. PROPOSED ZONING: TOD-R
E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: 59
F. RESIDENTIAL DENSITY: 29.49
G. SF OF NON-RESIDENTIAL USES: 0
H. FAR: 1.29
I. MAXIMUM BUILDING HEIGHT: 44' TYPICAL; 40' Max Ht for Buildings 4 & 5
J. MAXIMUM NUMBER OF BUILDINGS: 12
K. NUMBER AND RATIO OF PARKING SPACES: 1 PER UNIT + 30 SPACES
L. OPEN SPACE:
 REQUIRED: 1,151.58 SF (1 SF PER 100SF GROSS FLOOR AREA)
 PROVIDED: 5,645.58 SF



SCALE: 1" = 10'



STEWART

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CHARLOTTE, NC 28202
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FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # 17002.00

Client:

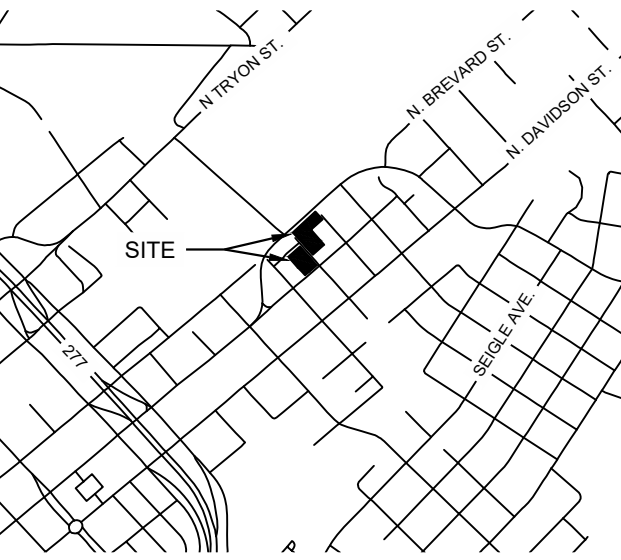
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OPTIMIST PARK TOWNHOMES

PETITION #2017-101

Vicinity map:



Seal:



Date: 12.11.2017

OPTIMIST
PARK
PARTNERS

OPTIMIST PARK TOWNHOMES

- Site Section Revised -



STEWART

Issued for:

REZONING SITE PLAN

No.	Date	Description
1	12.11.2017	ZONING COMMITTEE

Title:

SITE SECTION

Project number: X17002 Sheet:

Date: 12.11.2017

Drawn by: AL

Approved by: EMB

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SCALE: 1" = 10'

