



TYPE (A) TYPE (B) TYPE (C)

PRIVATE OPEN SPACE



DEVELOPER		SHEA HOMES	
8008 CORPORATE CENTER DRIVE, SUITE 300 CHARLOTTE, NORTH CAROLINA 28226			
SITE AREA:		GROSS SITE ACREAGE:	±3.51 (±153,047 SF)
		PROPOSED ROW DEDICATION:	±18,303 SF
		NET SITE ACREAGE:	±3.09 AC (±134,744 SF)
PID: 07107451, 07107456, 07107450, 07107449, 07107454, 07107451, 07107455,			
07107460, 07107459, 07107448, 07107445, 07107445			
EXISTING ZONING:		UR-2 (CD)	2006-107 & 2008-026
		APPROVED FOR 53 TOWNHOMES	
PROPOSED ZONING:		UR-2(CD)(SPA)	
EXISTING USE:		VACANT	
PROPOSED USE:		UP TO 50 FOR-SALE, SINGLE FAMILY ATTACHED (TOWNHOME) UNITS	
FLOOR AREA RATIO ALLOWED:		1 :	
FLOOR AREA RATIO PROPOSED:		0.85 :	1 (115,129 SF : 134,744 SF)
PROPOSED NUMBER OF UNITS:		50 :	
GROSS BUILDING AREA:		115,129 SF	
MAXIMUM BUILDING HEIGHT:		100 FT (PER ORDINANCE)	
FRONT YARD SETBACK:		14 FT	
SIDE YARD SETBACK:		5 FT	
REAR YARD SETBACK:		10 FT	
BUILDING SEPARATION:		10 FT MIN.	
AUTOMOBILE PARKING REQUIRED:		1.5 SPACES/UNIT (75 SPACES)	
AUTOMOBILE PARKING PROVIDED:		PER ORDINANCE	
EXISTING IMPERVIOUS AREA:		0 SF	
PROPOSED IMPERVIOUS AREA:		73,250 SF	
REQUIRED PRIVATE OPEN SPACE:		400 SF/LOT	
PROVIDED PRIVATE OPEN SPACE:		400 SF OR MORE PROVIDED FOR EACH UNIT	
TREE SAVE REQUIRED:		20,212 SF (15% OF SITE AREA)	
TREE SAVE PROVIDED:		21,600 SF	

OWNER: SHEA HOMES
3008 CORPORATE CENTER DRIVE
SUITE 300
CHARLOTTE, NORTH CAROLINA
28226

BRUNS AVENUE TOWNHOMES
PRELIMINARY DRAWINGS
SOUTH CORNER OF THE INTERSECTION OF
S BRUNS AVENUE AND SUMTER AVENUE
CHARLOTTE, NORTH CAROLINA

PROJECT NO.	SHH-18010
FILENAME:	SHH18010-S
CHECKED BY:	RMR
DRAWN BY:	JDL
SCALE:	1"=30'
DATE:	04-16-18
SHEET NO.	D3-1



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Y:\Projects\SHH-18010\Land\Construction Drawings\Current Drawings\SHH18010-S1.dwg, 4/12/2018 3:53:27 PM, Lewis, Dylan



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Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

1. General Provisions

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Shea Homes (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 3.51 acre site located at the southwest intersection of South Bruns Avenue and Sumter Avenue, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 07107451, 07107456, 07107450, 07107449, 07107454, 07107455, 07107460, 07107459, 07107448, 07107461, and 07107445.

Development of the Site shall 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 all development taking place on the Site.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Rezoning Plan are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the UR-2 District.

2. Permitted Uses and Maximum Development

The Site may be developed with up to 50 for-sale single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the UR-2 zoning district. While the total number of townhome lots shall not exceed 50, the Petitioner may convert townhome unit lots into single family detached lots.

3. Transportation

- a) 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 is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b) As depicted on the Rezoning Plan, the Site will be served by public and/or private streets.
- c) Internal sidewalks and pedestrian connections shall be provided along all public and private streets throughout the Site. The internal sidewalks may meander to save existing trees.

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- d) Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.

4. Architectural Standards

- a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementatious siding (such as Hardi-plank), vinyl, EIFS or wood.
- b) Each attached and detached single-family residential dwelling unit shall be provided with a minimum of either a one or two-car garage. Parking for the overall site will meet the Ordinance.
- c) 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.
- d) Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 15 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
- e) Walkways will be provided to connect all residential entrances to sidewalks along public and private streets, as generally depicted on the Rezoning Plan.
- f) Townhouse buildings will be limited to eight (8) 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).

5. Streetscape and Landscaping

- a) The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.
- b) The Petitioner shall comply with the Tree Ordinance and Post Construction Stormwater Ordinance.

6. Lighting

- a) Pedestrian scale lighting will be provided within the Site along public and private streets.

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7. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

8. Binding Effect of the Rezoning Documents and Definitions

- (a) If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet 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.
- (b) Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

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REVISIONS:

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PRELIMINARY DRAWINGS
SOUTH-WEST CORNER OF THE INTERSECTION OF
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REZONING NOTES

PROJECT NO. SHH-18010
FILENAME: SHH18010-S1
CHECKED BY: RMR
DRAWN BY: JDL
SCALE: 1"=30'
DATE: 04-16-18
SHEET NO. RZ-2



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