

NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 5.5 ACRES

TAX PARCELS: 033-041-12, 033-041-08

EXISTING ZONING: R-3

PROPOSED ZONING: UR -2 (CD)

EXISTING USES: SINGLE-FAMILY RESIDENTIAL

PROPOSED USES: UP TO 55 FOR-SALE SINGLE FAMILY ATTACHED (TOWNHOME) UNITS

MAX. BUILDING HEIGHT: SIXTY (60) FEET

DENSITY: MAXIMUM OF 10 DUA

NOT FOR CONSTRUCTION

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RIVERBEND OVERLOOK TOWNHOMES

CHARLOTTE, NC REZONING PETITION 2018 - XXX

LANDDESIGN PROJ.# 1018343 REVISION / ISSUANCE NO. DESCRIPTION DATE 1 REZONING SUBMITTAL 10.15.18 UIDESIGNED BY: JRY DESIGNED BY: JRY DRAWN BY: JRY CHECKED BY: KST SCALE NORTH VERT: N/A HORZ: 1"=60' 0 30' 60' 120'

TECHNICAL DATA



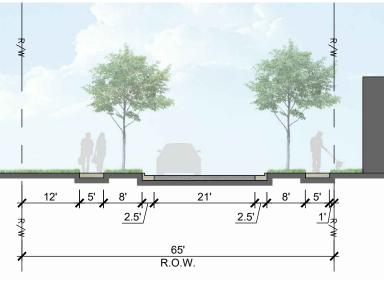
ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

- — — PROPOSED SETBACK
- ----- PROPOSED BUFFER
 - - PROPOSED R/W

PUBLIC LOCAL RESIDENTIAL MEDIUM



SECTION A-A' 1" = 20'

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KEY MAP

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SCHEMATIC SITE PLAN



ORIGINAL SHEET SIZE: 24" X 36"

PETITION NO. 2018-xxx DEVELOPMENT STANDARDS Petitioner: James Poutier

10.12.18

Site Development Data:

Acreage:±5.5 acresTax Parcels:033-041-12 and 033-041-08Existing Zoning:R-3Proposed Zoning:UR-2(CD)Existing Uses:Single-family ResidentialProposed Uses: Up to 55 For-Sale Single Family Attached (Townhome) UnitsMax. Building Height:Sixty (60) feetDensity:Maximum of 10 DUA (dwelling units per acre)

1. <u>General Provisions</u>

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by James Poutier (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 5.5 acre site located on the southeast side of Mt. Holly-Huntersville Road, between Riverbend Village Drive and Chastain Parc Drive, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 033-041-12 and 033-041-08.

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. <u>Permitted Uses and Maximum Development</u>

The Site may be developed with up to 55 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.

3. <u>Transportation</u>

a) Vehicular access will be as generally depicted on the Rezoning Plan. Access to the Site from Mt. Holly-Huntersville Road shall be right-in, right-out only. 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) 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. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
- d) All transportation improvements shall be approved and constructed before the Site's first building certificate of occupancy is issued.

4. <u>Architectural Standards</u>

- 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) 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.
- c) 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.
- d) 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).
- e) All corner/end units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to fifteen (15) feet on the ground floor building level.
- f) The Petitioner intends to comply with the four hundred (400) square foot private open space requirement in Section 9.406 of the Ordinance if required in the UR-2 zoning district at the time of permitting.

5. **Streetscape and Landscaping**

a) The Petitioner shall provide a minimum twenty (20) foot undisturbed buffer along the Site's eastern property line.

b) 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.

c) The Petitioner shall comply with the Tree Ordinance and Post Construction Stormwater Ordinance.

6. <u>Lighting</u>

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

7. <u>Amendments to Rezoning Plan</u>

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.

Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Plan 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.

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.

(b)

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(a)

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DRAWN BY: CHECKED BY:	RTH
DRAWN BY: CHECKED BY: SCALE NOF VERT: N/A	RTH
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RZ-3