



DEVELOPMENT STANDARDS:

SITE ACREAGE:	5.12 ACRES
TAX PARCEL NUMBERS:	21118403, 21118404, 21118405, AND 21118499
PROPERTY DESCRIPTION:	5315, 5335, 5401 AND 5405 CARMEL ROAD
CURRENT ZONING:	R-3 SINGLE FAMILY
PROPOSED ZONING:	UR-2
EXISTING USES:	SINGLE FAMILY DETACHED, VACANT
PROPOSED USES:	SINGLE FAMILY DETACHED HOMES; SINGLE FAMILY ATTACHED HOMES (TOWNHOMES) WITH ACCESSORY USES AS ALLOWED IN THE UR-2 DISTRICT
NUMBER OF LOTS:	26 TOWNHOMES (3-STORY) FRONT-LOADED 2 SINGLE-FAMILY DETACHED FRONT-LOADED
TOTAL LOTS:	28
PROPOSED DENSITY:	5.5 UNITS/ACRE
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED FLOOR AREA RATIO:	AS ALLOWED IN THE UR-2 DISTRICT
REQUIRED PARKING SPACES:	AS REQUIRED BY ORDINANCE; NO LESS THAN 5 VISITOR PARKING SPACES WILL BE PROVIDED ON-SITE.
OPEN SPACE:	A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS A TREE SAVE/OPEN SPACE AREA (TO INCLUDE THE ON-SITE OPEN STORM WATER RETENTION AREA) AS DEFINED BY THE ORDINANCE.

GENERAL PROVISIONS:

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Sinaconi Builders to accommodate the development of a townhome and single family detached community on approximately 5.12 acres located on the southeast side of Carmel Road north of Carmel Vista Lane and south of Quail View Road (the "Site").
- Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") Unless the Rezoning Plan (the "Plan") establishes more stringent standards than the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
- The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other site elements (collectively the "Development/Site Elements") set forth on the Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Plan are graphic representations of the Development/Site elements proposed. Changes to the Plan not anticipated by the Ordinance will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- Since the project has not undergone design development, it is intended that this Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
 - minor and don't materially change the overall design intent depicted on the Plan; or
 - modifications to move structures graphically depicted on the Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the external setbacks, rear yards or buffer areas indicated on the Plan.
- The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

PERMITTED USES:

- The Site may be developed with up to twenty-eight (28) single-family attached homes and two (2) single-family detached homes, together with accessory uses allowed in the UR-2 zoning district. The total number of principal buildings to be developed on the Site shall not exceed seven (7). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
- Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks may be subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

VEHICULAR ACCESS:

- Access to the Site will be from Carmel Road in the manner generally depicted on the Rezoning Plan.
- Petitioner will dedicate right-of-way fifty (50) feet from centerline along the southeastern side of Carmel Road. As per CDOT requirements, a sixteen (16) foot planting strip and six (6) foot sidewalk will be provided along Carmel as generally shown on the Plan. The sidewalk may be located in a sidewalk easement with the approval of Planning and CDOT if the proposed sidewalk extends beyond the proposed right-of-way.
- All streets located within the development will be private and meet the standards of the City of Charlotte Land Development Standards "Private Street Typical Sections - Standard number 11.13".
- The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
- The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
- External connection to Carmel Road into Site shall meet internal/external connectivity requirements as specified by the Subdivision and Zoning Ordinances.

ARCHITECTURAL STANDARDS:

- The side elevations of the buildings along Carmel Road will contain architectural end-unit treatments to prevent blank walls facing the public road.
- All buildings may have either a one (1) car or two (2) car garage and a 20' minimum parking pad to comply with the Ordinance.
- Attached dwelling units shall be limited to a maximum of six (6) units or less.

STREETScape AND LANDSCAPING:

- Internal sidewalk will be provided along one side of the street throughout the development and provide two connection points as shown on the Plan to Carmel Road's existing sidewalk.
- Petitioner will provide enhanced landscaping along Carmel Road as generally depicted on the Plan.
- A decorative fence (material choices may include: wood, vinyl, metal or a combination of stone or brick columns and fencing material) will be provided along the internal hammerhead turnaround as shown along Carmel Road and landscaped as generally depicted on the Plan. This proposed fence may be located within the 30' Thoroughfare Buffer.
- Petitioner will provide a Class C Buffer along the property boundaries adjacent to single family districts or uses as generally depicted on the Plan which may be reduced with a boundary fence as per ordinance provisions.
- Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap may also cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow storm water.
- The development of this site will comply with the City of Charlotte Tree Save Ordinance.
- Petitioner has provided a conceptual landscape plan for the overall site to demonstrate design intent for streetscapes as well as open space and perimeter buffer areas.

ENVIRONMENTAL FEATURES:

- Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- All utilities within the Site will be placed underground.

LIGHTING:

- All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- The maximum height of any pedestrian scale, free-standing lighting fixture installed on the site, including its base, shall not exceed 20 feet.
- No exterior lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be permitted.

SIGNAGE:

- Signage as allowed by Ordinance. Entry signage, if provided, will be composed of individual, opaque letters that will be either back lit or illuminated with up lighting. Letters shall not be internally illuminated.

BINDING EFFECT OF THE REZONING APPLICATION:

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan 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 heirs, devisees, personal representatives, successors in interest or assigns.
- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

DRAWING COMPONENTS

- PROPERTY LINE INFORMATION FROM SURVEY PROVIDED BY EAGLE ENGINEERING AND FROM CITY OF CHARLOTTE GIS INFORMATION.
- ZONING AND PROPERTY SETBACKS FROM CITY OF CHARLOTTE ZONING ORDINANCE



Conceptual Rezoning Plan Carmel Road Properties



City of Charlotte, North Carolina

February 1, 2019

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