## VICINITY MAP

- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiver cement ("HardiPlank") and/or other materials approved by the Planning Director.
- 2. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl hand rails, windows, soffits or door trim, and (ii) concrete masonry units not architecturally finished.
- 3. 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.
- 4. The Petitioner will minimize the visual impact of garage doors visible from network-required streets by providing a 12 to 24-inch setback from the front wall plane and adding additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- All ground floor entrances shall include a direct pedestrian connection between street facing doors to adjacent sidewalks. Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural
- elements may project up to twenty-four (24) inches into the required setbacks. Recessed entrances, usable porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of
- the building. If provided, stoops and entry-level porches may be covered but shall not be enclosed. For all corner/end units that face a public or private street, stoops shall face the public realm and corner units will have enhanced side elevations
- 9. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
- 10. Attached dwelling units shall be limited to a maximum of six (6) units per building or a maximum width of one hundred and fifty(150) feet per
- 11. To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk shall be either raised or lowered from the average sidewalk grade by a range of twelve (12) to twenty-four (24) inches.
- 12. All townhome units shall be provided with pedestrian access to a public street, as generally depicted on the Rezoning Plan.

- The Petitioner shall provide a minimum fifteen (15) foot buffer along the Site's northwestern property boundary, in the area as generally depicted on the Rezoning Plan, with a wall or fence.
- as otherwise coordinated with CDOT during the permitting phase of development.
- The Petitioner shall construct the planting strip and sidewalk along the Site's frontage of Commonwealth Avenue, as generally depicted on the Rezoning Plan, Buildings along Commonwealth Avenue shall be set back a minimum of sixty (60) feet from the back of curb and this area
- (totaling a minimum of 2,000 square feet) shall be reserved as usable common open space, as generally depicted on the Rezoning Plan. 4. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

# VI. Environmental Features

- 1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater 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. For adjoining parcels receiving storm water discharge, the Petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to and including Crater Street. If the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.
- 2. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services (CMSWS) and mitigated if required by City ordinance.
- 3. The Petitioner shall comply with tree save requirements.
- 4. A minimum of 10% of the total Site area shall be set aside for usable common open space according to the requirements of the Zoning Ordinance and in possible locations as generally depicted on the Rezoning Plan.
- 1. 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.
- 2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21)

# 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.

> This Plan Is A Preliminary Design. **NOT Released For** Construction.



0	60'	120'	240
SCALE: 1"=60'			
REVISIONS:			

No. Date Description 8/12/19 MDH STAFF AND DEVELOPER COMMENTS STAFF AND DEVELOPER COMMENTS 2 9/16/19 MDH STAFF AND DEVELOPER COMMENTS 3 | 10/15/19 | DRW STAFF AND DEVELOPER COMMENTS 4 | 11/08/19 | MDH 5 | 12/19/19 | ENL | MODIFIED LEVY WAY ACCESS NOTE

RZ-1

CORPORATE CERTIFICATIONS SC ENG: NO. 3599 SC LA: NO. 211

MDL

4/18/19

Project Manager:

Drawn By:

Checked By:

Project Number

**Sheet Number:** 

SHEET#1 OF 2

# **TECHNICAL DATA SHEET**

**REZONING PETITION:** 2019-080



# SEAHAWK HOLDING PARTNERS, LL

REZONING SITE PLAN: REZONING PETITION:

2019-080

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MD

Drawn By: MDL

Checked By: MDL

Date: 4/18/19

Project Number: 1

Sheet Number:

et Number:

RZ-2

SHEET#2 OF2