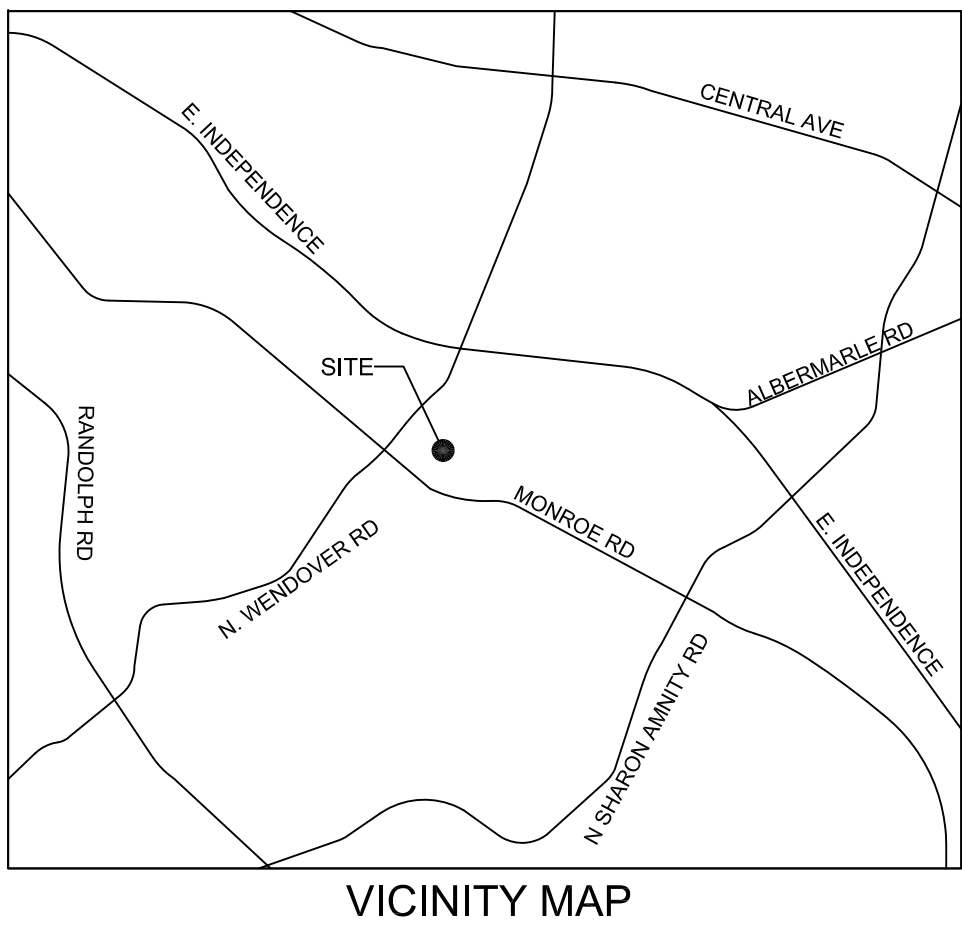


DEVELOPMENT DATA:	
TAX PARCEL ID:	15906103, 15906132, 15906129, 15906128, 15906183, 15906176, 15906131, 15906171, 15906174, & 15906130
EXISTING SITE AREA:	11.15 AC
EXISTING ZONING:	R-5, R-6MF
EXISTING USE:	SF, VACANT
PROPOSED USES:	SINGLE FAMILY ATTACHED DWELLING UNITS
PROPOSED ZONING:	UR-2 (CD)
UNITS PROPOSED:	UP TO 133 UNITS
DENSITY PROPOSED:	UP TO 11.99 UNITS/AC
TREE SAVE REQUIRED:	15% (1.69 AC) - PROVIDE ON SITE WHERE POSSIBLE & PAY IN LIEU OF BALANCE
EXTENDED DRY DETENTION PROPOSED	
MAXIMUM BUILDING HEIGHT:	UP TO 55 FT
FARRING:	SHALL MEET OR EXCEED ORDINANCE STANDARDS



DEVELOPMENT STANDARDS

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Shea Homes (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 11.15-acre site located on the north side of Monroe Road and west side of Commonwealth Avenue, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 15906103, 15906132, 15906129, 15906128, 15906183, 15906176, 15906131, 15906171, 15906174, and 15906130.
- Development of the Site will 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 the development and use of the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of one hundred thirty-three (133) single-family attached dwelling units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- As depicted on the Rezoning Plan, the Site will be served by internal public and private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.
- Construction traffic shall at no time be permitted to access the Site through the proposed access points at Levy Way or Commonwealth Avenue.
- Petitioner shall only use Char Meck Lane as a construction entrance, if at all, and at no point shall Char Meck Lane be permitted as a public access point into the Site.
- Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.

3. Petitioner shall be permitted to phase the development of the Site as to only be required to construct transportation improvements related to that phase as depicted on the Rezoning Plan as Area A and Area B. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.

- Unless otherwise exempted from Subdivision Ordinance requirements, the Petitioner shall construct the Area A portion of the Proposed Public Street and connect through to Levy Way prior to the issuance of the first certificate of occupancy for Area A.
- Petitioner shall construct the Area B portion of the Proposed Public Street prior to the issuance of the first certificate of occupancy for Area B.
- During construction, the Petitioner shall ensure that construction access is available via either Char Meck Lane or directly from Monroe Road so as to not allow construction traffic to access the Site via the proposed Levy Way or Commonwealth Avenue access points.
- Access into the Site from Commonwealth Avenue shall be required prior to the issuance of the one hundredth (100th) certificate of occupancy to serve Area B of development if the Commonwealth Avenue access is required as one of the two required Site access points in Section III.5.d. below (i.e., if access via either Levy Way or Monroe Road is not provided).

IV. Architectural Standards

- 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, fiber cement ("HardPlank") and/or other materials approved by the Planning Director.

- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits or door trim, and (ii) concrete masonry units not architecturally finished.
- 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.
- 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.
- 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. Stoops and entry-level porches may be covered but shall not be enclosed.
- For all corner/ends units that face a public or private street, stoops shall face the public realm and corner units will have enhanced side elevations with a front stoop. Side elevations shall not contain blank wall expanses greater than ten (10) feet on all building levels.
- 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.

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.

13. 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.

14. The Petitioner shall construct a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along all internal streets.

15. The Petitioner shall construct the planting strip and sidewalk along the Site's frontage of Commonwealth Avenue, as generally depicted on the Rezoning Plan.

16. 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.

17. 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.

18. The Petitioner shall comply with tree save requirements.

19. The Petitioner shall comply with the lighting requirements.

20. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.

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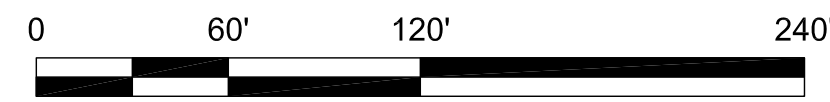
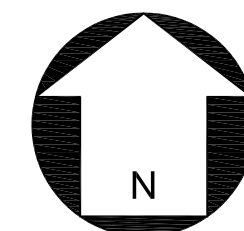
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LEGEND	
	BOUNDARY
	PROP CONCRETE
	POSSIBLE WETLAND
	COMMON OPEN SPACE/ POSSIBLE TREE SAVE
	PROP ROW
	ROAD CENTERLINE

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



SCALE: 1"=60'

REVISIONS:

No.	Date	By	Description
1	8/12/19	MDH	STAFF AND DEVELOPER COMMENTS

OAKHURST
COMMONWEALTH SITE
SHEA HOMES
CHARLOTTE, NC

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: MDL

Drawn By: MDL

Checked By: MDL

Date: 4/18/19

Project Number: 18082

Sheet Number:

RZ-2