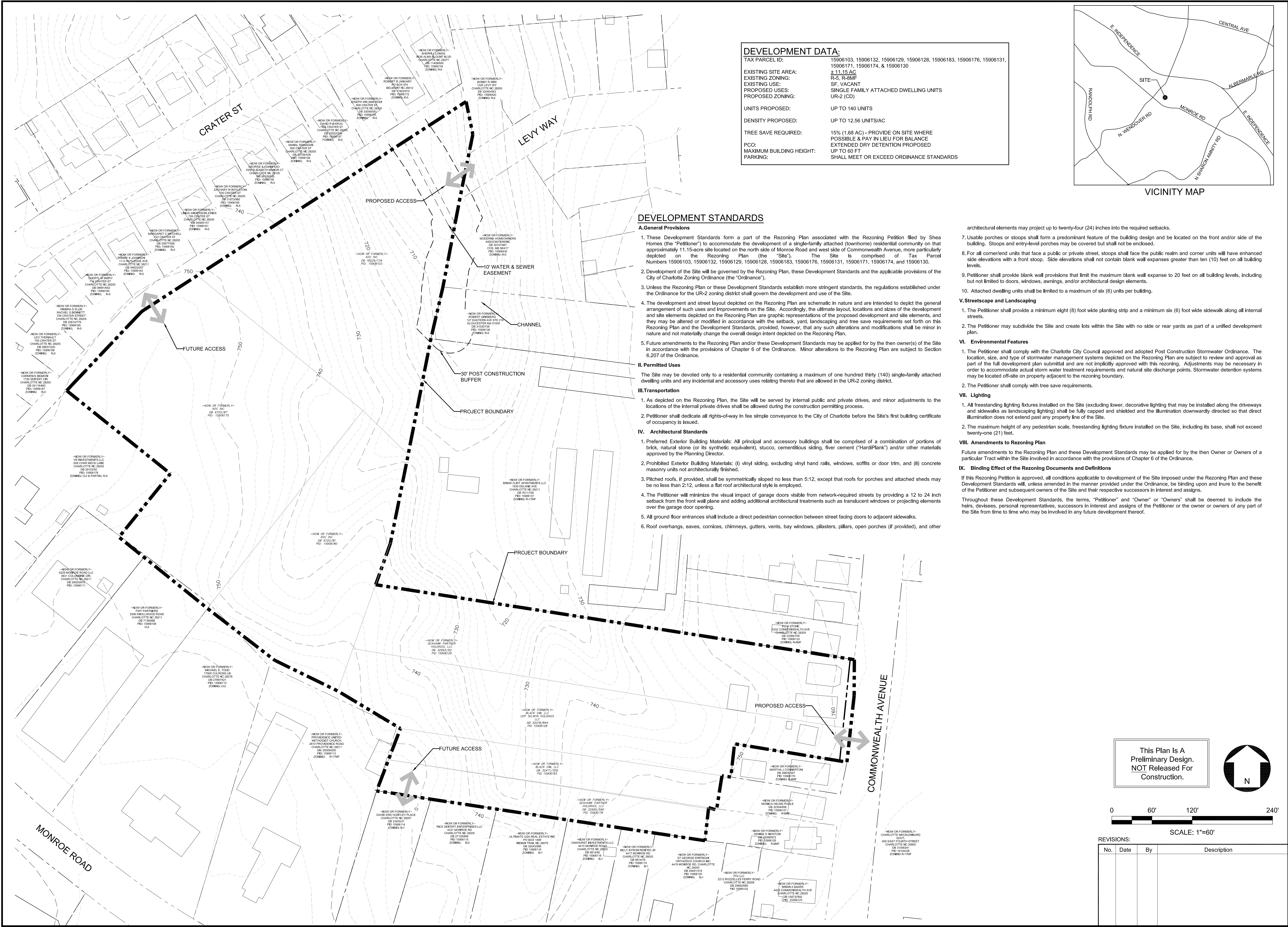
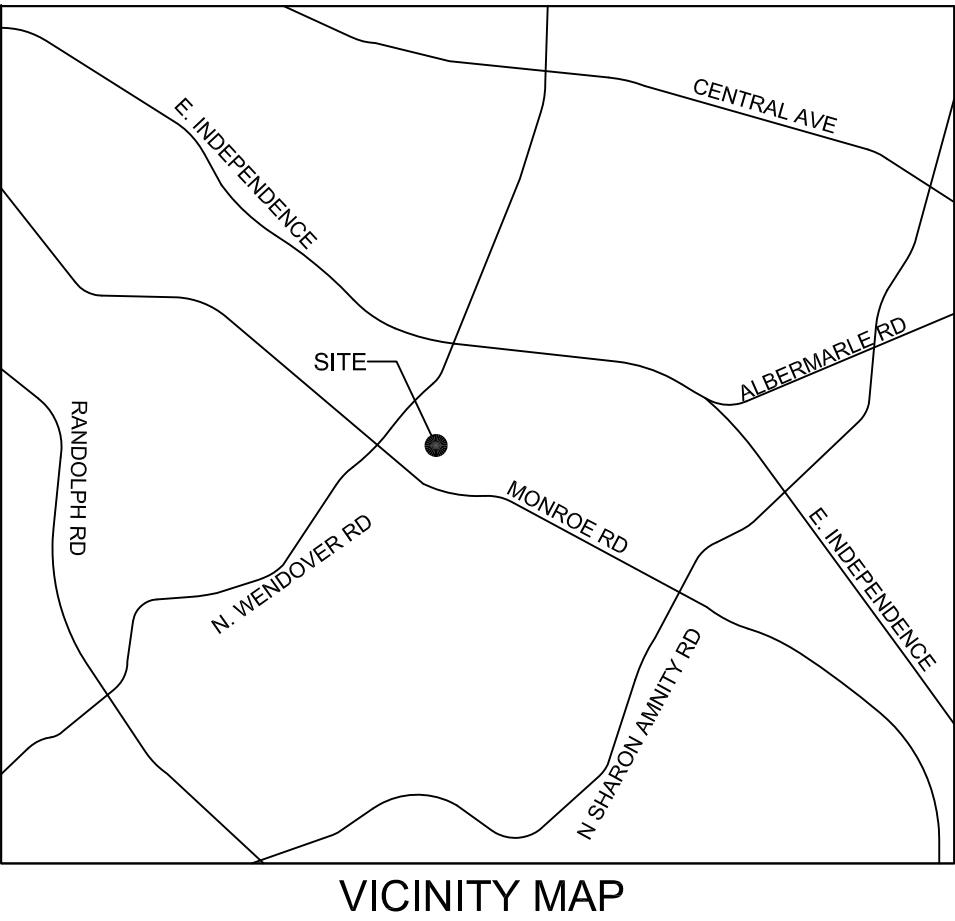


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DEVELOPMENT DATA:	
TAX PARCEL ID:	15906103, 15906132, 15906129, 15906128, 15906183, 15906176, 15906131, 15906171, 15906174, & 15906130
EXISTING SITE AREA:	11.15 AC
EXISTING ZONING:	R-5, R-6MF
EXISTING USE:	SF, VACANT
PROPOSED USES:	SINGLE FAMILY ATTACHED DWELLING UNITS
PROPOSED ZONING:	UR-2 (CD)
UNITS PROPOSED:	UP TO 140 UNITS
DENSITY PROPOSED:	UP TO 12.56 UNITS/AC
TREE SAVE REQUIRED:	15% (1.68 AC) - PROVIDE ON SITE WHERE POSSIBLE & PAY IN LIEU FOR BALANCE
PCO:	EXTENDED DRY DETENTION PROPOSED
MAXIMUM BUILDING HEIGHT:	UP TO 60 FT
PARKING:	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, 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 Ordinances. 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 (140) 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.
- 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.

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 hand rails, 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/entry 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.
- Attached dwelling units shall be limited to a maximum of six (6) units per building.

V. Streetscape and Landscaping

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

- 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

- 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. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. Stormwater detention systems may be located off-site on property adjacent to the rezoning boundary.

- The Petitioner shall comply with tree save requirements.

VII. Lighting

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

VIII. Amendments to Rezoning Plan

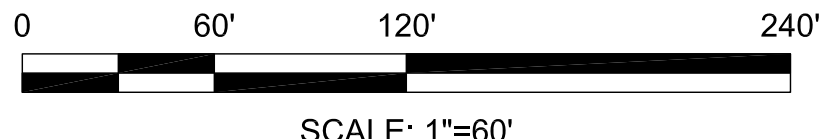
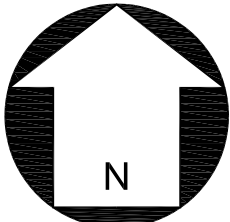
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

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.



REVISIONS:

No.	Date	By	Description

Landworks

Design Group, PA

CREATING SPACES TO LIVE, WORK AND PLAY

7621 Little Avenue, Suite 111

Charlotte, NC 28226

tel: 704-941-1604

fax: 704-941-1604

OAKHURST COMMONWEALTH SITE
SHEA HOMES
CHARLOTTE, NC

TECHNICAL
DATA SHEET
REZONING PETITION:

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

Project Manager: MDL

Drawn By: MDH

Checked By: MDL

Date: 4/18/19

Project Number: 18082

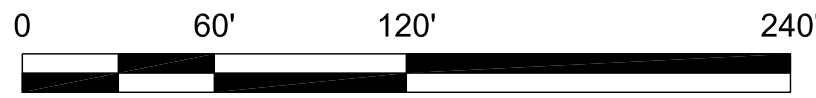
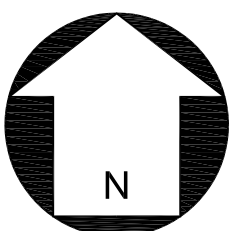
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This Plan Is A
Preliminary Design.
NOT Released For
Construction.



SCALE: 1"=60'

REVISIONS:

No.	Date	By	Description

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

Project Manager: MDL

Drawn By: MDH

Checked By: MDL

Date: 4/18/19

Project Number: 18082

Sheet Number:

RZ-2

SHEET # 2 OF 2

OAKHURST
COMMONWEALTH SITE
SHEA HOMES
CHARLOTTE, NC

REZONING
SITE PLAN:
REZONING PETITION:

Landworks
Design Group, PA
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7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-941-1604
fax: 704-941-1604