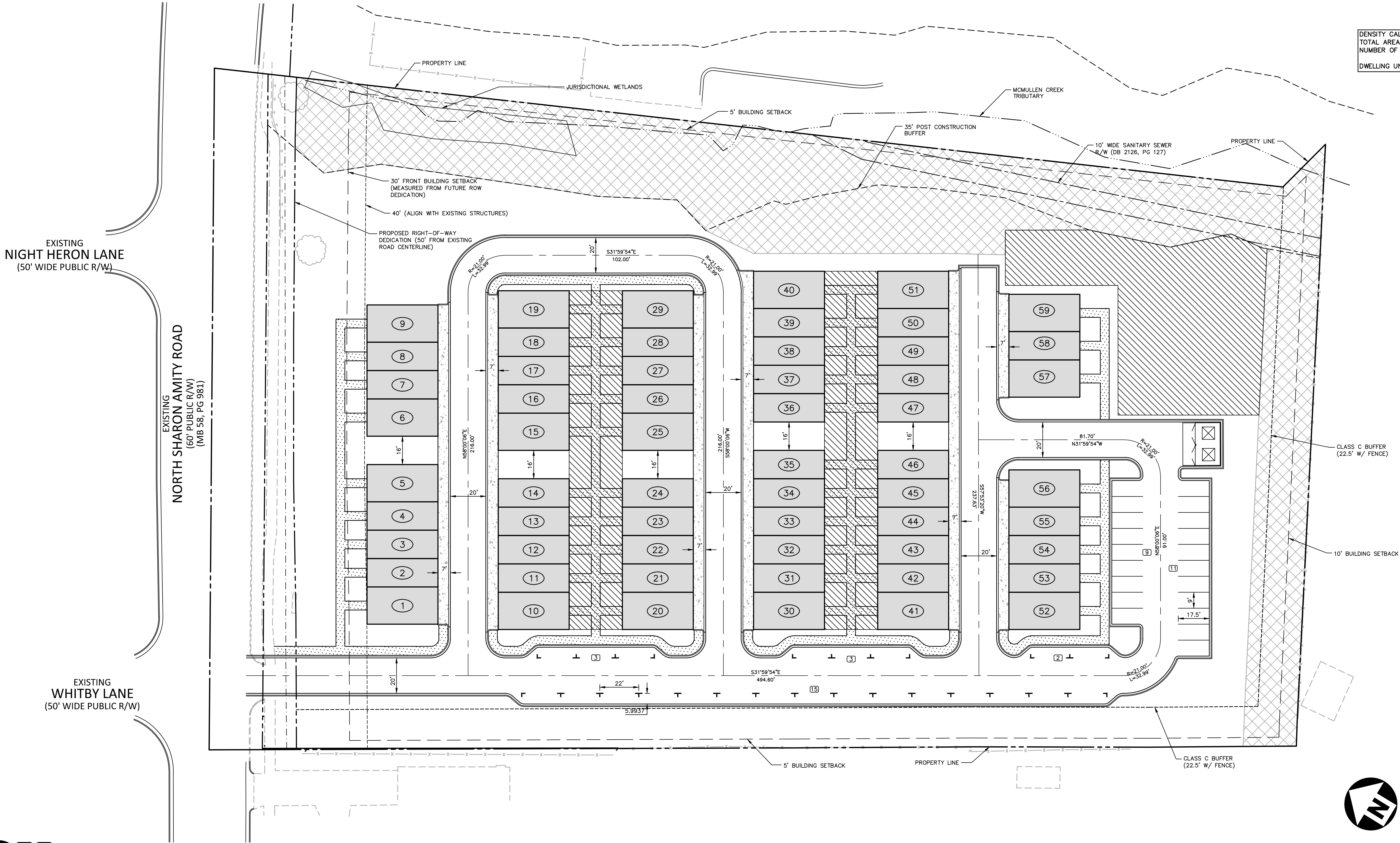


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













Know what's below.  
Call before you dig.

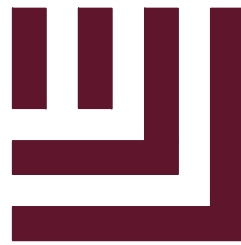
CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT  
LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION  
OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.  
CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE  
THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".  
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



SITE DATA	
DEVELOPER	SHEA HOMES 8008 CORPORATE CENTER DRIVE, SUITE 300 CHARLOTTE, NORTH CAROLINA 28226
SITE AREA:	SITE ACREAGE: ±4.97 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	CIVIC/INSTITUTIONAL
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED DENSITY:	± 11.8 DU/AC
PROPOSED NUMBER OF UNITS:	59
URBAN OPEN SPACE REQUIRED:	21,650 SF
URBAN OPEN SPACE PROVIDED:	±21,800 SF
MAXIMUM BUILDING HEIGHT:	60 FT
FRONT YARD SETBACK:	30 FT FROM FUTURE ROW DEDICATION
SIDE YARD SETBACK:	5 FT
REAR YARD SETBACK:	10 FT
BUILDING SEPARATION:	10 FT MIN.
AUTOMOBILE PARKING PROVIDED:	2 PER UNIT
VISITOR PARKING PROVIDED:	43 SPACES
PROPOSED TREE SAVE AREA REQUIRED:	0.74 AC (4.97 AC X 15%)
PROPOSED TREE SAVE AREA PROVIDED:	0.74 AC (15% OF SITE AREA)

SITE LEGEND			
			ACCESSIBLE RAMPS
TYPE A	TYPE B	TYPE C	
			
CENTERLINE			
			
PROPERTY LINE			
			
SETBACK			
			
SANITARY SEWER EASEMENT			
			
STORM DRAINAGE EASEMENT			
			
LOT LINE			
			
CURB AND GUTTER			
			
CONCRETE SIDEWALK/PAD			
			
TREESAVE			
			
URBAN OPEN SPACE			

DENSITY CALCULATION:  
TOTAL AREA=4.97 AC  
NUMBER OF DWELLING UNITS: 59  
DWELLING UNITS/AC = 59/4.97 = 11.8 DU/AC



McADAMS

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#### CLIENT

MATT KEARNS  
SHEA INVESTMENTS FUND 4, LLC  
8008 CORPORATE CENTER DRIVE, SUITE 300  
CHARLOTTE, NORTH CAROLINA 28226



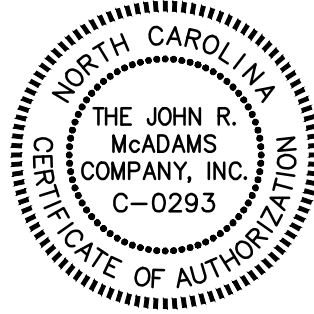
NORTH SHARON AMITY ROAD

TOWNHOMES

PRELIMINARY DRAWINGS

500 NORTH SHARON AMITY ROAD

CHARLOTTE, NORTH CAROLINA 28211



#### REVISIONS

NO. DATE

#### PLAN INFORMATION

PROJECT NO. SHH-19000  
FILENAME SHH19000-RZ1  
CHECKED BY RMR  
DRAWN BY CEG  
SCALE 1"=30'  
DATE 06.10.2019

#### SHEET

REZONING PLAN

RZ.1

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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PETITION NO. 2019-xxx  
 DEVELOPMENT STANDARDS

	Shea Homes
	6.10.19
<u>Site Development Data:</u>	
Acreage:	± 5 acres
Tax Parcels:	163-082-23
Existing Zoning:	R-3
Proposed Zoning:	UR-2(CD)
Existing Uses:	Civic/Institutional
Proposed Uses:	Up to 59 For-Sale Single Family Attached (Townhome) Units
Max. Building Height:	Sixty (60) feet

1. General Provisions

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Shea Homes (the “Petitioner”) to accommodate the development of a residential townhome community on that approximately five-acre site located on the south side of North Sharon Amity Road between Addison Drive and Water Oak Road, which is more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Number 163-032-23.

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. Permitted Uses and Maximum Development

The Site may be developed with up to 59 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. Transportation

- a) Vehicular access will be as generally depicted on the Rezoning Plan. 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) Internal sidewalks and pedestrian connections shall be provided along all public and private streets throughout the Site. The internal sidewalks may meander to save existing trees.
- d) 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 or phased per the Site’s development plan. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
- e) Unless otherwise stated herein, all transportation improvements shall be approved and constructed prior to the issuance of the first certificate of occupancy for principal buildings within the Site.

4. Architectural Standards

- 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, cementitious siding (such as Hardi-plank), vinyl, EIFS or wood.
- b) Each attached and detached single-family residential dwelling unit shall be provided with a one- or two-car garage.
- c) All residential entrances within 15 feet of the public sidewalk must be raised from the average sidewalk grade a minimum of twelve (12) inches.
- d) 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.
- e) 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.

- f) Walkways will be provided to connect all residential entrances to sidewalks along public and private streets, as generally depicted on the Rezoning Plan.
- g) 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).

5. Streetscape and Landscaping

- a) 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.
- b) The Petitioner shall comply with the Tree Ordinance and Post Construction Stormwater Ordinance.

6. Lighting

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

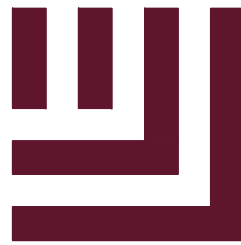
7. Amendments to Rezoning Plan

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.

8. Binding Effect of the Rezoning Documents and Definitions

- a) 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.
- b) 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.



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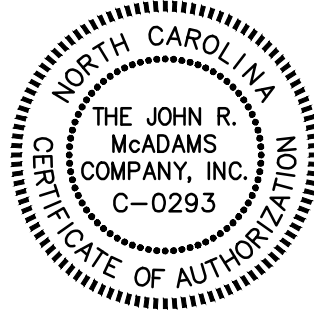
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 CHARLOTTE, NORTH CAROLINA 28211



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	SHH-19000
FILENAME	SHH19000-RZ1
CHECKED BY	RMR
DRAWN BY	CEG
SCALE	1"=30'
DATE	06.10.2019

SHEET

REZONING NOTES

RZ.2