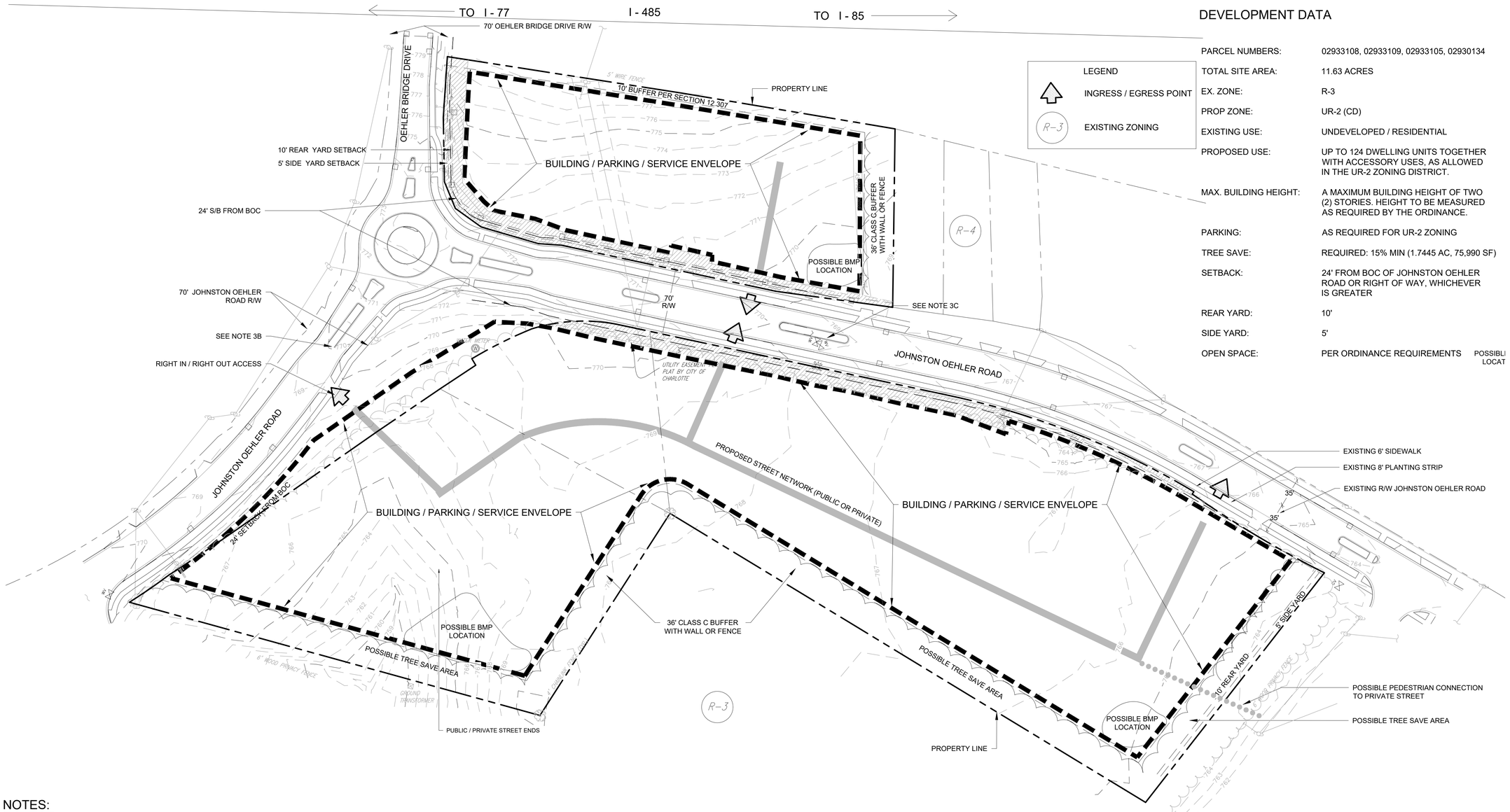

DEVELOPMENT DATA

PARCEL NUMBERS:	02933108, 02933109, 02933105, 02930134
TOTAL SITE AREA:	11.63 ACRES
EX. ZONE:	R-3
PROP ZONE:	UR-2 (CD)
EXISTING USE:	UNDEVELOPED / RESIDENTIAL
PROPOSED USE:	UP TO 124 DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT.
MAX. BUILDING HEIGHT:	A MAXIMUM BUILDING HEIGHT OF TWO (2) STORIES. HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
PARKING:	AS REQUIRED FOR UR-2 ZONING
TREE SAVE:	REQUIRED: 15% MIN (1.7445 AC, 75,990 SF)
SETBACK:	24' FROM BOC OF JOHNSTON OEHLER ROAD OR RIGHT OF WAY, WHICHEVER IS GREATER
REAR YARD:	10'
SIDE YARD:	5'
OPEN SPACE:	PER ORDINANCE REQUIREMENTS

LEGEND

INGRESS / EGRESS POINT

R-3 EXISTING ZONING

NOTES:

1. **General Provisions:**

a. **Site Location**. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Longbranch Development ("Petitioner") to accommodate the development of a residential community on approximately 11.63 acre site located along Johnston Oehler Road (the "Site").

b. **Zoning Districts/Ordinance**. 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 establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.

c. **Graphics and Alterations**. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning 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 Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. 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:

i. minor and don't materially change the overall design intent depicted on the Rezoning 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.

2. **Permitted Uses & Development Area Limitation:**

a. The Site may be developed with up to 124 residential dwelling units, together with accessory uses allowed in the UR-2 zoning district.

b. The proposed residential buildings and dwelling units will be designed as single-family attached dwelling units (townhomes). Units may be rented or sold.

c. Parking spaces or parking lots will not be located between any of the proposed buildings and Johnston Oehler Road, however, parking spaces or parking lots may be located to the side of the proposed buildings.

3. **Access and Transportation:**

a. Access to the Site will be from Johnston Oehler Road in the manner generally depicted on the Rezoning Plan. Vehicular access to Oehler Bridge Drive will not be allowed.

b. The proposed western most access to Johnston Oehler Road will be limited to right-in/right-out. The petitioner will extend the existing median on Johnston Oehler Road to prohibit left turn movement into and out of this driveway.

c. The Petitioner will remove the existing medians located on the east/west portion of Johnston Oehler Road and will re-stripe the area for a two-way left turn lane to allow for more storage into the two proposed driveways. The Petitioner will work with CDOT to create a pedestrian cross-walk on Johnston Oehler Road to allow residents on the north side of Johnston Oehler Road to cross to the southern side.

d. The Petitioner reserves the right to gate the proposed driveways connections to Johnston Oehler Road. The design and location of the gates is subject to CDOT approval.

e. The Site's frontage on Johnston Oehler Road has already been improved with a sidewalk and a planting strip. The Petitioner will maintain these existing improvements.

f. The Petitioner will provide a 10 foot wide multi-use path to connect the Site to Mallard Creek Regional Park as generally depicted on the Rezoning Plan. This connection may be gated to restrict access to residents only. Connection to the park shall not be required if prohibited by adjacent property owner.

g. The Site's internal street will be built as a private or public street and will be constructed to meet a USDG street standard as required by the subdivision regulations.

h. Along the Site's internal private street sidewalks, a minimum of five (5) feet wide, will be provided on both sides of the proposed private street as generally depicted on the Rezoning Plan. Sidewalks are not required along the proposed internal alleyways.

i. 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.

j. 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.

k. The Petitioner will dedicate via a fee simple conveyance 35 feet of right-of-way from the center line of Johnston Oehler Road, if not already in place, before the Site's first building certificate of occupancy is issued.

l. The roadway improvements required by the development of the Site must be substantially completed prior to the issuance of the 30th certificate of occupancy for the Site, subject to the ability of the Petitioner to post a letter of credit or a bond for any improvements not in place at the time the first certificate of occupancy is issued.

4. **Architectural Standards, Court Yards/Amenity Areas:**

a. Maximum height of the single family attached dwelling units to be located on the site shall be two (2) stories.

b. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, vinyl, stucco, EIFS, decorative block and/or wood. Aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural asphalt shingles, metal type roofing materials may also be used.

c. The end units will have multiple windows on the end facades and a combination of landscaping materials to create interest and avoid a blank walls.

d. The proposed garage doors utilized throughout the Site be decorative style doors. Garage doors visible from the Johnson Oehler Road or internal private street will minimize the visual impact by providing architectural treatments such as translucent windows or projecting elements over the garage door opening.

e. The residential dwelling units with frontage on Johnston Oehler Road will have the appearance of a front door orientation rather than a back patio design to Johnston Oehler Road. Each unit will have a door oriented toward Johnston Oehler Road that will also be connected to Johnston Oehler Road via an individual sidewalk and will provide a pedestrian connection to the proposed sidewalk on Johnston Oehler Road.

f. Residential dwelling unit entrances along Johnston Oehler Road, shall be at or slightly above grade and shall be highly visible and architecturally treated as a prominent pedestrian entrance through a combination of at least four (4) of the following features: (i) decorative pedestrian lighting/sconces; (ii) architectural details carried through to upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or raised planters that can be utilized as seat walls; (viii) stoops or stairs; and/or (ix) contrasting pavement from primary sidewalk.

g. On the interior of the Site end units that abut the internal private streets will have multiple windows on the end facades and a combination of landscaping materials to create interest and avoid a blank street wall.

h. The proposed buildings shall be limited to six (6) units or less. However, to allow a unit shift as generally depicted on the Rezoning Plan, the building located at the northern end of the Site, along Johnston Oehler Road, may have up to seven (7) units.

i. Meter banks will be screened from adjoining properties and from Johnston Oehler Road. Conditioned upon local service provider's acceptance of such screening treatment.

j. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

k. The Site will contain passive or active amenities in those locations more particularly identified on the rezoning plan.

l. Bike racks, benches and other specialty equipment will be installed near the designated amenity areas of the community. Such specialty equipment shall be used to enhance the pedestrian experience.

m. Sidewalks will be provided to connect all residential entrances to sidewalks along public or private streets.

n. To provide privacy, all residential entrances within 12 feet of the sidewalk along Johnson Oehler Road must be raised from the average sidewalk grade a minimum of 24 inches.

5. **Streetscape, Buffers, Yards, and Landscaping:**

a. A setback of 24 feet as measured from the future back curb will be provided along Johnston Oehler Road as generally depicted on the Rezoning Plan.

b. A 10 foot side/rear yard will provided along the Site's perimeter Site as generally depicted on the Rezoning Plan. The private open space, if provided, for the proposed units may be located within the proposed rear and side yards, but not in the proposed buffers.

c. A 36 foot Class C Buffer with wall or fence will be provided an along the Site's perimeter where the Site abuts existing single-family homes as generally depicted on the Rezoning Plan, and in accordance with the Ordinance.

d. The Petitioner will provide a 10 foot Buffer as required by Section 12.307 of the Ordinance along the Site's frontage on I-485.

e. The Petitioner will work with City of Charlotte to improve the right-of-way area located between the Site and the existing roundabout into an improved open space area. The area will be improved with a sidewalk, landscaping, lawn areas, lighting, seating areas and other amenities suited to the design of the open space and as allowed by the City.

f. Utilities may cross proposed buffers at angles greater than 75 degrees. Storm drainage discharge aprons and swales without rip-rap may also cross the buffer at angles greater than 75 degrees in order to allow for the natural flow storm water.

g. Above ground backflow preventers will be screened from public view and will be located behind the proposed right-of-way of Johnston Oehler Road, but may not be located within the proposed setback.

6. **Environmental Features:**

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

b. 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.

c. The Site will comply with the Tree Ordinance.

d. All utilities within the Site will be placed underground.

7. **Lighting:**

a. 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.

b. Detached lighting on the Site will be limited to 16 feet in height.

c. Decorative pedestrian scale lights will be provided along the internal private drives. The number and spacing of the pedestrian scale lighting will installed per Duke Energy recommended standards.

d. Architectural lighting on building facades, such as but not limited to sconces, will be permitted.

8. **Signage:**

a. Reserved.

9. **Amendments to the Rezoning Plan:**

a. 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.

10. **Binding Effect of the Rezoning Application:**

a. 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.

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NC Eng. Firm License # C-0560

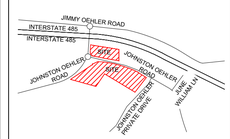
CLIENT / OWNER

LONGBRANCH DEVELOPMENT
111 SOUTH SPRING STREET
SPARTANBURG, SOUTH CAROLINA 29306
704.724.7019

SURVEYOR

TRU-LINE SURVEYING, LLC
500 W MAIN STREET
WILLIAMSTON, SOUTH CAROLINA 29697
864.230.9268

VICINITY MAP



PROJECT

JOHNSTON OEHLER TOWNHOMES

PETITION NUMBER: 2019-151

PROJECT NUMBER
19067

DATE
12/17/2019

ISSUED FOR
PLANNING REVIEW

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: B.S.
DRAWN BY: T.W.
CHECKED BY: B.S.

SEAL

SCALE: 1" = 60'
0 30' 60' 120'

SCALE
1" = 60'

DRAWING
TECHNICAL DATA SHEET

RZ 1.0

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PLOTTED:

ORIGINAL SHEET SIZE: 24" X 36"

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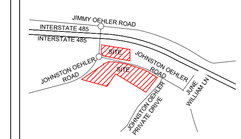

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SEAL

SCALE: 1" = 50'
0 25' 50' 100'

SCALE
1" = 50'

DRAWING
SCHEMATIC ILLUSTRATIVE SITE PLAN

RZ 2.0

PLOTTED:

ORIGINAL SHEET SIZE: 24" X 36"