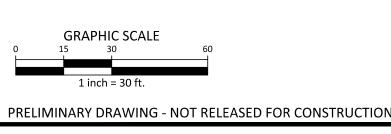


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CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES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





McAdams

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CLIENT

JASON MCARTHUR
MISSION PROPERTIES
1114 CLEMENT AVENUE, #100
CHARLOTTE, NORTH CAROLINA 28205



ROAD S NGS

EAST WOODLAWN RO TOWNHOMES
PRELIMINARY DRAWINGS
620 EAST WOODLAWN ROAL

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. MSP-19000

FILENAME MSP19000-RZ1 (10-17-2019)

CHECKED BY MDD

CHECKED BY MDD

DRAWN BY CEG

SCALE 1" = 30'

DATE 10.17.2019

SHEET

REZONING PLAN

RZ.1

MPV PROPERTIES
REZONING PETITION NO. 2019-xxx
10/9/2019

Development Data Table:

 Site Area:
 +/- 3.65 acres

 Tax Parcels:
 171-011-57, 171-011-56, and 171-011-55

 Existing Zoning:
 R-4 and UR-2(CD)

 Proposed Zoning:
 UR-2(CD) & UR-2(CD)SPA

Existing Use: Residential
Proposed Uses: Up to 39 Single-family Attached (Townhome) Dwelling Units

Maximum Building Height: Up to Forty-five (45) feet
Parking: Shall meet or exceed Ordinance standards

I. General Provisions

- 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by MPV Properties (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 3.65-acre site located on the southwest side of Woodlawn Road, between Murrayhill Road and Old Woods Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 171-011-57, 171-011-56, and 171-011-55.
- 2. 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").
- 3. 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.
- 4. 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.
- 5. 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 thirty-nine (39) single-family attached dwelling units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportat

- 1. As depicted on the Rezoning Plan, the Site will be served by an internal private drive, and minor adjustments to the location of the internal private drive shall be allowed during the construction permitting process.
- 2. A maximum of one (1) access point shall be provided along Woodlawn Road, as generally depicted on the Rezoning Plan.
- 3. Petitioner shall dedicate all rights-of-way along E. Woodlawn Rd in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- 4. 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.

IV. Architectural Standards

- 1. 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 ("HardiPlank") and/or other materials approved by the Planning Director.
- 2. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl hand rails, windows, soffits, doors 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 adding additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- 5. 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.
- 6. Porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of the
- 5. Stoops and entry-level porches may be covered but shall not be enclosed.
 7. For all corner/end units that face a public 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 fifteen (15) feet on all building.
- elevations with a front stoop. Side elevations shall not contain blank wall expanses greater than fifteen (15) feet on all building levels.

 8. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building
- 9. Attached dwelling units shall be limited to a maximum width of one hundred sixty five (165) feet per building along all public and private streets.
- 10. All townhome units shall be provided with a garage for a minimum of one (1) car.

levels, including but not limited to doors, windows, awnings, and/or architectural design elements.

V. Streetscape and Landscaping

- 1. The Petitioner shall provide a minimum nineteen and a half (19.5) foot buffer (Confirm with McAdams.) along the Site's property boundary, in the area as generally depicted on the Rezoning Plan.
- 2. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development

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.
- 2. The Petitioner shall comply with tree save requirements.

VII. Lighti

1. All freestanding lighting fixtures installed on the Site greater than twenty one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/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.

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.



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T WOODLAWN ROA TOWNHOMES RELIMINARY DRAWINGS

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. MSP-19000
FILENAME MSP19000-RZ1 (10-17-2019)

CHECKED BY MDD

DRAWN BY CEG

SCALE NTS

DATE 10.17.2019

SHEET

REZONING NOTES

RZ.2