

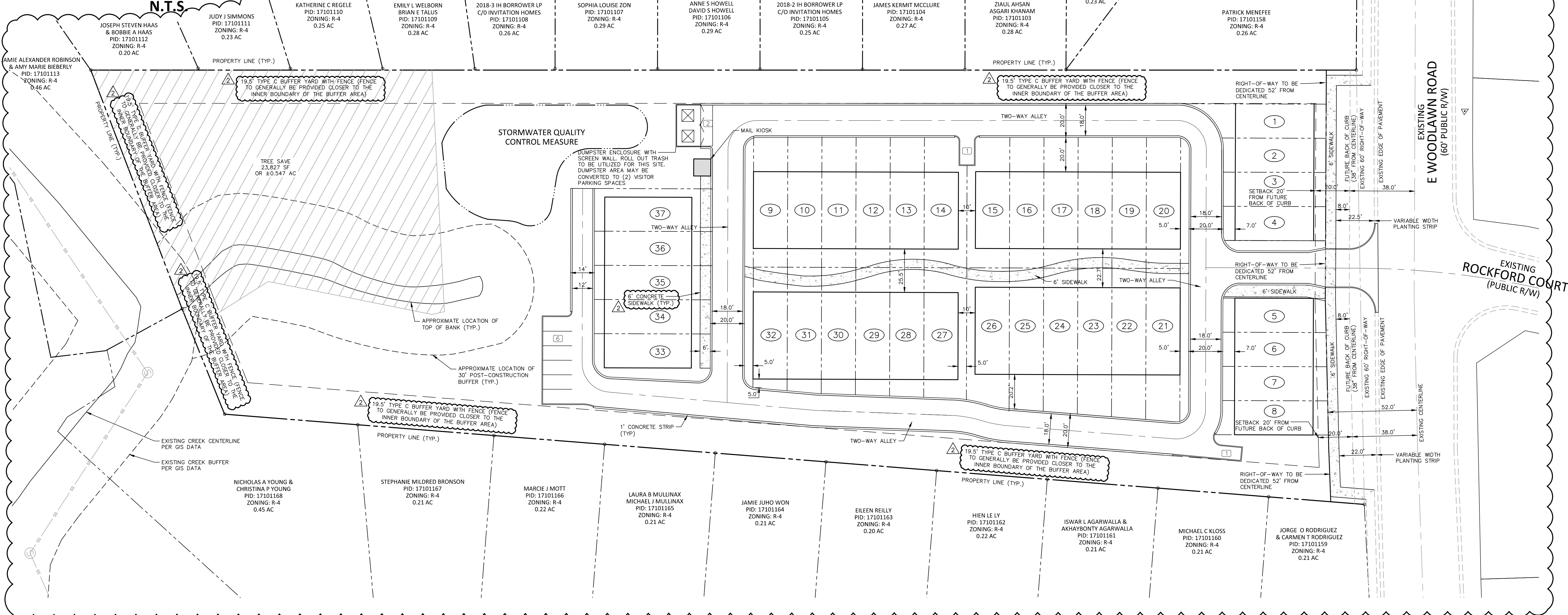
SITE DATA	
DEVELOPER:	MISSION PROPERTIES 1114 CLEMENT AVENUE, SUITE 100 CHARLOTTE, NORTH CAROLINA 28205
SITE AREA:	± 3.65 AC
EXISTING ZONING:	R-4 AND UR-2(CD)
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	SINGLE-FAMILY ATTACHED TOWNHOMES
PROPOSED DENSITY:	± 10.14 DU/AC
PROPOSED NUMBER OF UNITS:	37
MAXIMUM BUILDING HEIGHT:	3 STORIES, NOT TO EXCEED 35' HEIGHT MEASURED PER ORDINANCE STANDARD
FRONT YARD SETBACK:	20 FT FROM FUTURE BACK OF CURB
SIDE YARD SETBACK:	5 FT
REAR YARD SETBACK:	5 FT
BUILDING SEPARATION:	10 FT MINIMUM
BUFFER YARD WIDTH:	19.5 FT (WITH FENCE)
AUTOMOBILE PARKING PROVIDED:	89 SPACES (2 PER UNIT AND GUEST SPACES) / 2
TREE SAVE REQUIRED:	0.547 AC (15%)
TREE SAVE PROVIDED:	0.547 AC (15%)

REZONING CASE NUMBER: 2019-158

SEE REZONING NOTES ON SHEET RZ-2

SITE LEGEND	
	CENTERLINE
	PROPERTY LINE
	SETBACK
	LOT LINE
	CURB AND GUTTER
	CONCRETE SIDEWALK/PAD
	TREESAVE

VICINITY MAP



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



**EAST WOODLAWN ROAD
TOWNHOMES**
REZONING PETITION #: 2019-158
620 EAST WOODLAWN ROAD
CHARLOTTE, NORTH CAROLINA, 28209

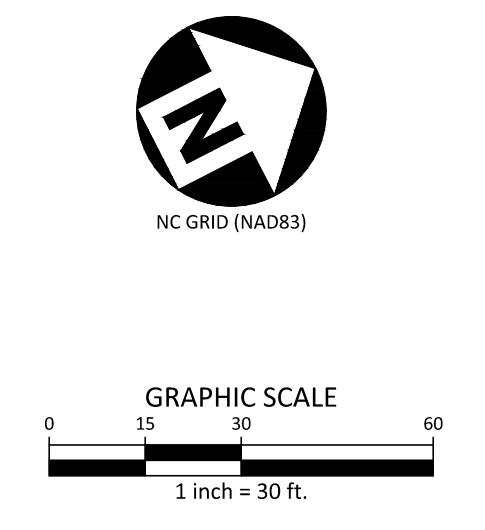
REVISIONS		
NO.	DATE	DESCRIPTION
1	01.13.2020	1ST REZONING REVISION
2	02.24.2020	2ND REZONING REVISION

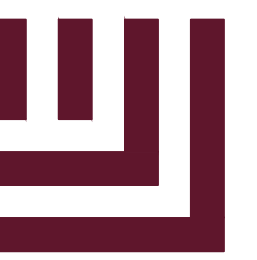
PLAN INFORMATION	
PROJECT NO.	TPH-19010
FILENAME	TPH19010-RZ1
CHECKED BY	RMR
DRAWN BY	SAW
SCALE	1"=30'
DATE	01.13.2020

REZONING PLAN

RZ.1

Planning Department
APPROVED BY CITY COUNCIL
March 16, 2020





McADAMS

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EAST WOODLAWN ROAD
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REZONING PETITION #: 2019-158
620 EAST WOODLAWN ROAD
CHARLOTTE, NORTH CAROLINA, 28209

MPV PROPERTIES
REZONING PETITION NO. 2019-xxx
2/24/2020

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 37 Single-family Attached (Townhome) Dwelling Units
Maximum Building Height: Three Stories and up to Forty-five (45) feet as measured per the Ordinance

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-seven (37) single-family attached dwelling units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- 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. The Petitioner shall construct a minimum six (6) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage of Woodlawn Road.
- 4. The Petitioner shall provide a minimum of eight (8) vehicular visitor parking spaces.
- 5. 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.
- 6. 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 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- 4. All townhome units shall be alley-loaded.
- 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 building. 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 levels.
- 8. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
- 9. Attached dwelling units shall be limited to a maximum of five (5) units per building when abutting Woodlawn Road and shall be a maximum width of one hundred twenty (120) feet per building along all public and private streets.
- 10. All townhome units shall be provided with a garage for a minimum of two (2) cars. Depending on the sub-lot location, driveway lengths shall either be between five (5) and seven (7) feet in length or a minimum of twenty (20) feet in length.
- 11. Dumpster locations as generally depicted on the Rezoning Plan are shown for illustrative purposes only and shall only be required in the event that roll-out trash service is not provided for the Site.
- 12. Amenity features, such as but not limited to mail kiosk(s), bicycle racks, grills, etc., are also shown for illustrative purposes and may be relocated throughout the Site as long as the locations are consistent with the general intent of the Rezoning Plan.

V. Streetscape and Landscaping

- 1. The Petitioner shall provide a minimum nineteen and a half (19.5) foot buffer, including a wall or fence, along the Site's property boundary, planted to Class C buffer standards, 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 plan. If sublots are created, each lot shall have a minimum of 400 square feet of private open space or 10% of the Site shall be set aside as usable common open space per Ordinance standards.

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. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- 2. The Petitioner shall comply with tree save requirements.

VII. Lighting

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.

303653753 v1

REVISIONS

NO.	DATE	DESCRIPTION
1	01.13.2020	1ST REZONING REVISION
2	02.24.2020	2ND REZONING REVISION

PLAN INFORMATION

PROJECT NO. TPH-19010
FILENAME TPH19010-RZ1
CHECKED BY RMR
DRAWN BY SAW
SCALE N/A
DATE 01.13.2020

SHEET

REZONING NOTES

RZ.2