

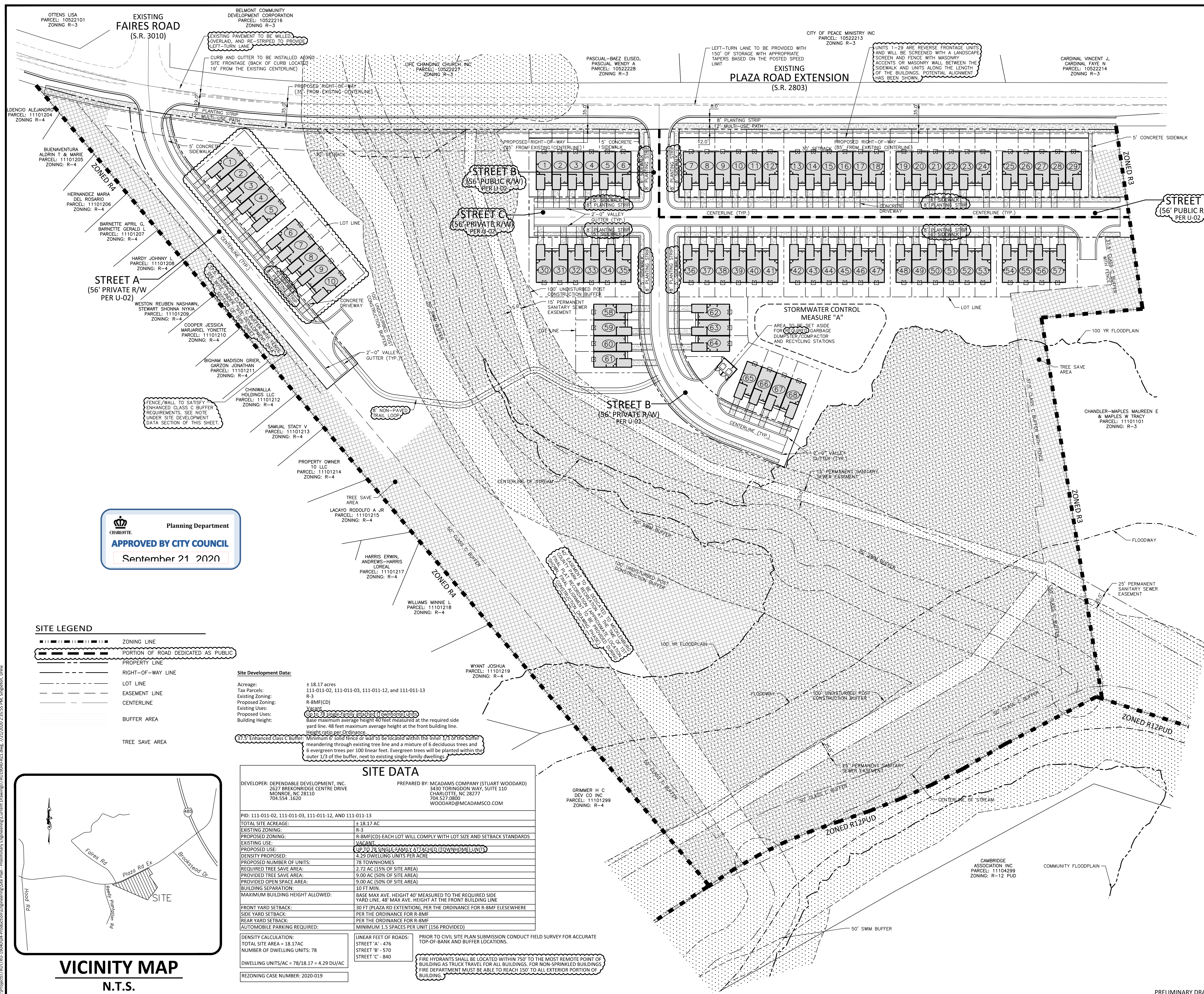
McADAMS

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CLIENT

PLAZA ROAD EXTENSION
TOWNHOMES
REZONING PETITION #: 2020-019
INTERSECTION OF PLAZA ROAD EXTENSION
AND FAIRES ROAD
CHARLOTTE, NORTH CAROLINA

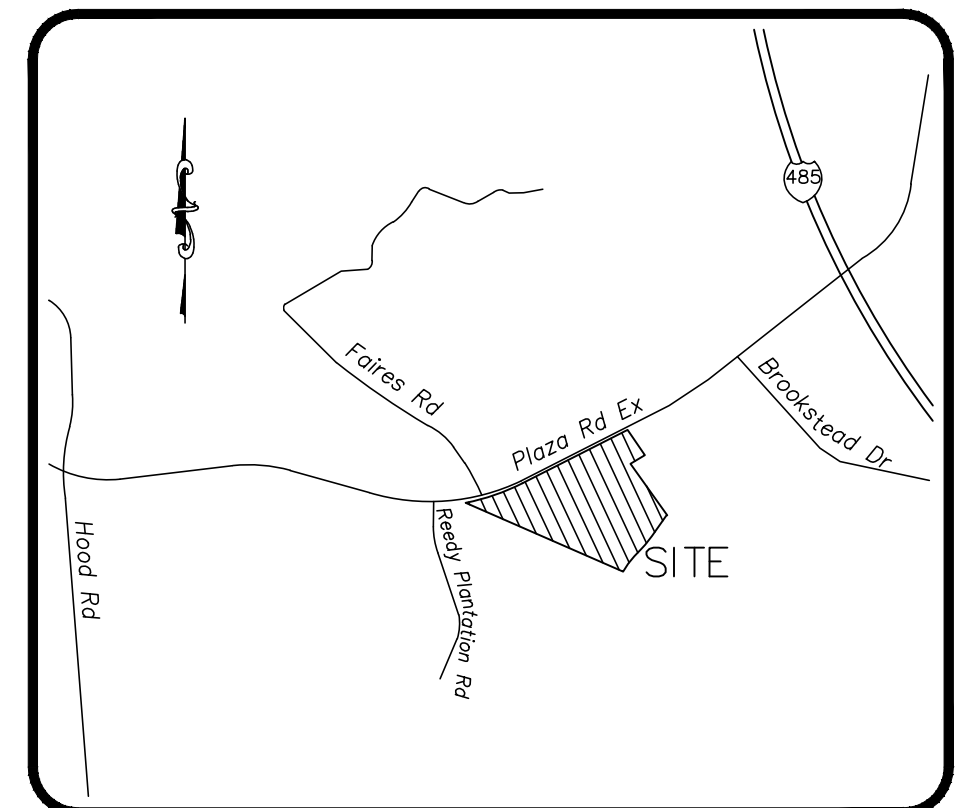


Planning Department
APPROVED BY CITY COUNCIL
September 21 2020

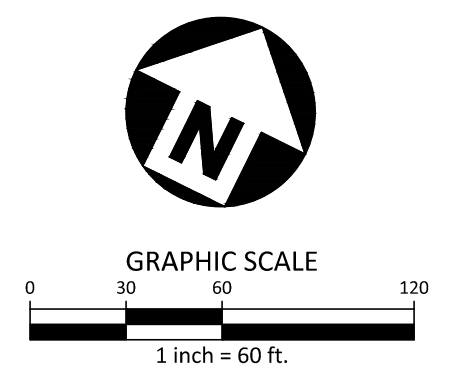
SITE LEGEND table with symbols for zoning line, property line, right-of-way line, lot line, easement line, centerline, buffer area, and tree save area.

Site Development Data:
Acreage: ± 18.17 acres
Tax Parcels: 111-011-02, 111-011-03, 111-011-12, and 111-011-13
Existing Zoning: R-3
Proposed Zoning: R-8MF(CD)
Existing Uses: Vacant
Proposed Uses: UP TO 78 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS
Building Height: 48 feet maximum average height at the required side yard line.

SITE DATA table containing developer info, prepared by info, PID, acreage, zoning, density, units, setbacks, and other technical specifications.



VICINITY MAP
N.T.S.



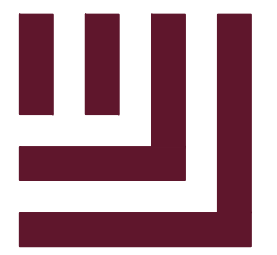
REVISIONS table with columns for NO., DATE, and description of changes.

PLAN INFORMATION

Table with project details: PROJECT NO. (TRU-19040), FILENAME (TRU19040-R21), CHECKED BY (SAW), DRAWN BY (TKD), SCALE (1"=60'), DATE (01.20.2020).

REZONING CONCEPT PLAN

RZ-1



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CHARLOTTE, NORTH CAROLINA

REVISIONS

NO.	DATE	REVISION
1	2020.04.13	PER CITY 1ST REVIEW
2	2020.05.11	PER CITY 2ND REVIEW
3	2020.07.24	PER CITY 3RD REVIEW

PLAN INFORMATION

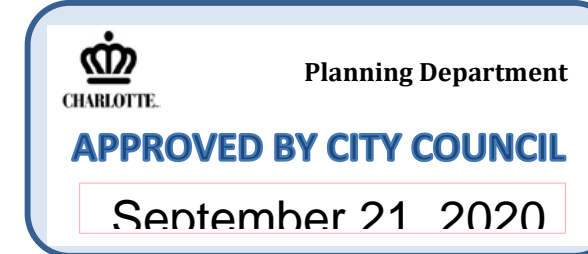
PROJECT NO.	TRU-19040
FILENAME	TRU19040-RZ1
CHECKED BY	SAW
DRAWN BY	TKD
SCALE	N / A
DATE	01. 20. 2020

SHEET

REZONING CONCEPT
PLAN NOTES

RZ-2

PETITION NO. 2020-019
DEVELOPMENT STANDARDS
DEPENDABLE DEVELOPMENT
07/24/2020



Site Development Data:

Acreage: ± 18.17 acres
Tax Parcels: 111-011-02, 111-011-03, 111-011-12, and 111-011-13
Existing Zoning: R-3
Proposed Zoning: R-8MF(CD)
Existing Uses: Vacant
Proposed Uses: (Up to 78 single-family attached (Townhome) units (4.29 Dwelling units per acre))
Building Height: Base maximum average height 40 feet measured at the required side yard line. 48 feet maximum average height at the front building line. Height ratio per Ordinance.

1. General Provisions

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Dependable Development (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 18.17-acre site located on the south side of Plaza Road Extension, west of Faires Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 111-011-02 and 111-011-03.

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 R-8MF Zoning District shall govern all development taking place on the Site.

The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal public streets and the internal private streets, alleys or drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 6.207 of the Ordinance.

2. Permitted Uses and Maximum Development

The Site may be developed with up to 78 single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the R-8MF 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) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

d) 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.

e) 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 2 feet behind the back of sidewalk where feasible.

f) Unless otherwise stated herein, all transportation improvements along Plaza Road Extension 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 may 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 residential dwelling unit shall be provided with at least a 1 car garage.

c) 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.

d) 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.

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

f) Townhouse buildings will be limited to 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). The townhome buildings, adjacent to the single-family dwellings to the west, will be limited to 5 individual units or fewer. The townhome buildings along Plaza Road Extension are reverse frontage units and will be screened with a landscape screen and fence with masonry accents or masonry wall between the sidewalk and units along the length of the buildings.

g) Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches shall be covered and be at least 6 feet deep.

h) Garage doors shall not face Plaza Road Extension.

5. Open Space, 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.

c) The Petitioner shall provide a minimum 37.5 foot Class C Buffer, including a wall or fence or 50 foot Class C Buffer, adjacent to the existing single-family properties, in the locations as generally depicted on the Rezoning Plan. A 37.5' Enhanced Class C Buffer with Fence (Minimum 6' solid fence or wall to be located within the inner 1/3 of the buffer meandering through existing tree line and a mixture of 6 deciduous trees and 6 evergreen trees per 100 linear feet. Evergreen trees will be planted within the outer 1/3 of the buffer, next to existing single-family dwellings) will be provided as generally depicted on the plan.

6. Lighting

a) All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and 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.

b) The maximum height of any freestanding lighting fixtures installed on the Site, excluding street lights located along public streets, shall be 21 feet.

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. Environmental Features

a) 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.

b) Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

c) Development of the Site shall comply with the Tree Ordinance.

9. 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.