

**DEVELOPMENT DATA:**

**SITE AREA:** 4.70 ACRES / 204,785 SF  
**TAX PARCELS:** 18314105, 18314118, 18314119, 18314126, 20906108

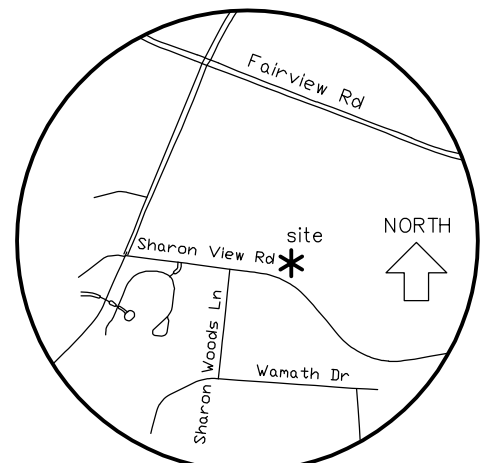
**EXISTING ZONING:** R-3  
**PROPOSED ZONING:** UR-2 (CD)  
**EXISTING USE:** RESIDENTIAL & VACANT  
**PROPOSED USE:** UP TO 31 SINGLE FAMILY ATTACHED (TOWNHOME FOR SALE) DWELLING UNITS

**MIN. SETBACK:** 14' FROM BACK OF CURB  
**MIN. SIDE YARD:** 5'  
**MIN. REAR YARD:** 10'  
**MIN. BUILDING SEPARATION:** 10'

**MAXIMUM BUILDING HEIGHT:** UP TO 40'

**TREE SAVE REQUIRED:** 15% = 4.70 ACRES / 204,785 SF = 30,718 SF

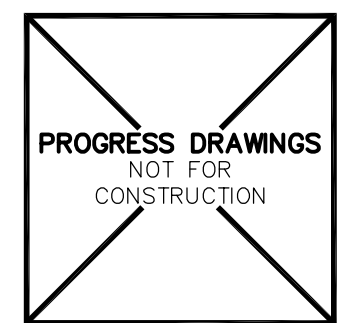
**PARKING REQUIRED:** MIN. 1 SPACES PER UNIT/MAX. 3 SPACES PER UNIT  
**PARKING PROVIDED:** PER ORDINANCE REQUIREMENT



**VICINITY MAP**  
 1 inch = 50 ft.

**DRAWING ISSUE & REVISION STATUS**

ISSUE DATE	BY	DESCRIPTION
09/14/2020	JTE	REVISE PER COMMENTS
10/12/2020	JTE	REVISE PER COMMENTS
10/13/2020	JTE	REVISE SIDEWALK ALONG PEGGY LANE



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PROJECT NAME  
**SHARON VIEW TOWNHOMES**

SHEET NAME  
**REZONING SITE PLAN  
 RZP 2020-073**

SURVEYED BY 20025	DESIGNED BY JTE 08/10/2020	DRAWN BY JTE
JOB NUMBER	DATE	SHEET NUMBER
20025	08/10/2020	RZ-1
FILE NUMBER	DWG FILE NAME	
	20025	

**Sharon View Development Standards**

**General Provisions.**

a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.

**Purpose**

The purpose of this Rezoning application is to provide for the development of a residential community composed of townhomes. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

**Permitted Uses**

Uses allowed on the property included in this Petition will be up to 31 townhome units and related accessory uses as are permitted in the UR-2 district.

**Transportation**

- a. The site will have access via a new public street connection to Sharon View Road and by a connection to adjoining property as generally identified on the concept plan for the site.
- b. Parking areas are generally indicated on the concept plan for the site.
- c. The Petitioner will provide a pedestrian/bicycle connection from Sharon View Road to the rear of the site, in anticipation of it being extended into the adjoining property in the future.
- d. The Petitioner will reserve the area at the rear of the site for future public dedication when the pedestrian/bicycle facility is extended beyond the Petitioner's site in the future as generally depicted on the site plan.
- e. The Petitioner will construct curb and gutter along the site frontage of Sharon View Road 27' from the road centerline.
- f. The Petitioner will investigate the opportunities for shared driveways so long as doing so will not prevent compliance with the requirements of the Tree Ordinance.
- g. The Petitioner will provide for dedication and fee simple conveyance of all rights of way to the City before the site's 15th building certificate of occupancy is issued.
- h. All transportation improvements will be approved and constructed or bonded before the site's 15th building certificate of occupancy is issued.

- Architectural Standards**
- The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and the following standards:
- To provide privacy, all residential entrances within 15 feet of the public sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
  - Pitched roofs, if provided, shall be 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.
  - All exterior walls that face a public street will provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.
  - Garage doors visible from public streets should minimize the visual impact by providing additional architectural treatments such as translucent windows, decorative door hardware, and/or projecting elements over the garage door opening.
  - Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.
  - Each home will be provided with a minimum of 400 square feet of private open space.
  - Townhouse buildings facing public streets will be limited to 4 individual units or fewer.
  - Building heights for new residences that adjoin single-family zoning will be limited to forty feet.
  - Exterior materials will include brick or parged block foundations. Exterior walls will be constructed using combinations of brick, painted or stained wood, cementitious board, and/or shake siding.
  - The architecture of each home will be designed to include a porch of a minimum depth of 6 feet or a stoop to identify the entrance.

**Streetscape and Landscaping**

The Petitioner reserves the right to install an entrance feature at the street connection to Sharon View Road and an ornamental fence along the frontage of Sharon View Road, subject to all sight distance restrictions. The landscape easement area on the plan will be planted to at least the standards of a Class C buffer.

- Environmental Features**
- (I) Storm Water Quality Treatment**  
 For defined watersheds greater than 24% built-up area (BUA), the Petitioner will construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.
- (II) Volume and Peak Control**  
 For defined watersheds greater than 24% built-up area, the Petitioner will construct facilities that control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual. For residential projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
- The site will comply with the City regulations relating to trash and recycling if a private contractor is not used for trash and recycling services.

- Parks, Greenways, and Open Space**
- Reserved
- Fire Protection**
- Reserved
- Signage**
- Reserved
- Lighting**
- a. Freestanding lighting on the site will utilize full cut-off luminaires.
- Phasing**
- Reserved

- Additional Construction notes required by staff**
- The plan will comply with following Fire comment: For non-sprinkled buildings, Fire department must be able to reach 150' to all exterior portion of building.
  - The proposed tree save areas will not be too narrow.
  - The development of the site will ensure proper planting area (274 sf) and spacing (40 LF oc) for each ROW tree along the proposed internal street.
  - During the development review process, the Petitioner will clarify if there is any chance that trees could be preserved in/around the SCM area.

Initial Submission: 4-1-20, 1.1  
 Revised per staff and community comments: 9-14-20, 1.2a  
 Revised per staff 9/29 comments: 10-12-20, 1.3c