

DEVELOPMENT DATA:

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

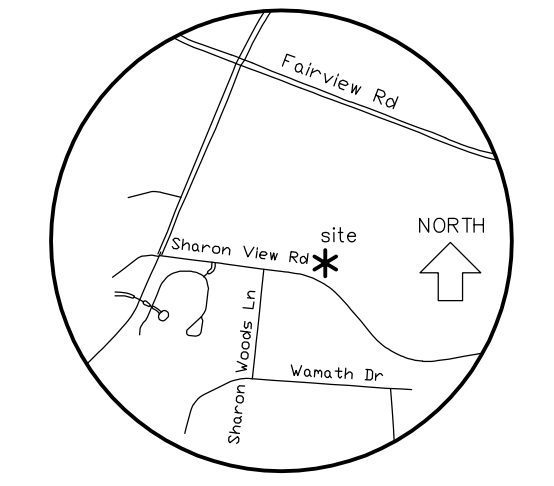
EXISTING ZONING: R-3
PROPOSED ZONING: UR-2 (CD)
EXISTING USE: RESIDENTIAL & VACANT
PROPOSED USE: UP TO 31 SINGLE FAMILY ATTACHED (TOWNHOME FOR SALE) DWELLING UNITS

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.

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 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 construct a pedestrian/bicycle connection from Sharon View Road to the rear property line 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, and sidewalk along the site frontage of Sharon View Road 27' from the road centerline, in accordance with the requirements of Chapter 19 of the City Code.
 f. The Petitioner will construct shared driveways where practical, to help produce a more organized and pedestrian oriented access, so long as doing so will not prevent compliance with the requirements of the Tree Ordinance.

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:
 1. 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.
 2. 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.
 3. All corner-end units that face a public street will provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.
 4. 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 resisting elements over the garage door opening.
 5. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets by means of a clearly identifiable route or pathway in accordance with the provisions of Section 12.529 of the Zoning Ordinance.
 6. Each home will be provided with a minimum of 400 square feet of private open space.
 7. Townhouse buildings facing public streets will be limited to 4 individual units or fewer.
 8. Building heights for new residences will be limited to forty feet.
 9. 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.
 10. 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 will provide entry/landscape areas between the back of the sidewalk and the buildings along the frontage of Sharon View Road, subject to all sight distance restrictions.
 The landscape easement area noted on the plan will be planted to at least the standards of a Class C buffer.

Environmental Features
 The provision of item I and II below shall apply to the portion of the site located on the north side of Sharon View Road. The provisions of item III below shall apply to the portion of the site located on the south side of Sharon View Road.
 (I) **Storm Water Quality Treatment.**
 For defined watersheds greater than 24% built-upon area (BUA), the Petitioner will construct water quality storm water 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-upon 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.
 (III) The Petitioner will develop the property on the south side of Sharon View Road in such a way as to collect and deliver storm water from the impervious surfaces on the site to the Sharon View Road storm water drainage system.
 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.

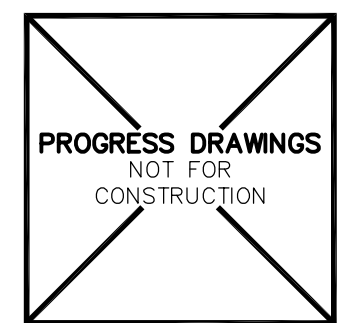
Phasing
 Reserved

Additional Construction notes required by staff
 1) 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 Petitioner will provide the Code required access to all buildings through any number of design revisions that will be reviewed and approved during the design and construction drawing review process.
 2) The proposed tree save areas will comply with the dimensional provisions of the tree ordinance as may be modified during the construction plan review process.
 3) The development of the site will ensure proper planting area (274 sf) and spacing (40 LF/pc) for each ROW tree along the proposed internal street.
 4) 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
 Revised per staff analysis: 11-20-20, 1.3e

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
11/23/2020	JTE	REVISE PER COMMENTS



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PROJECT NAME
SHARON VIEW TOWNHOMES

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

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