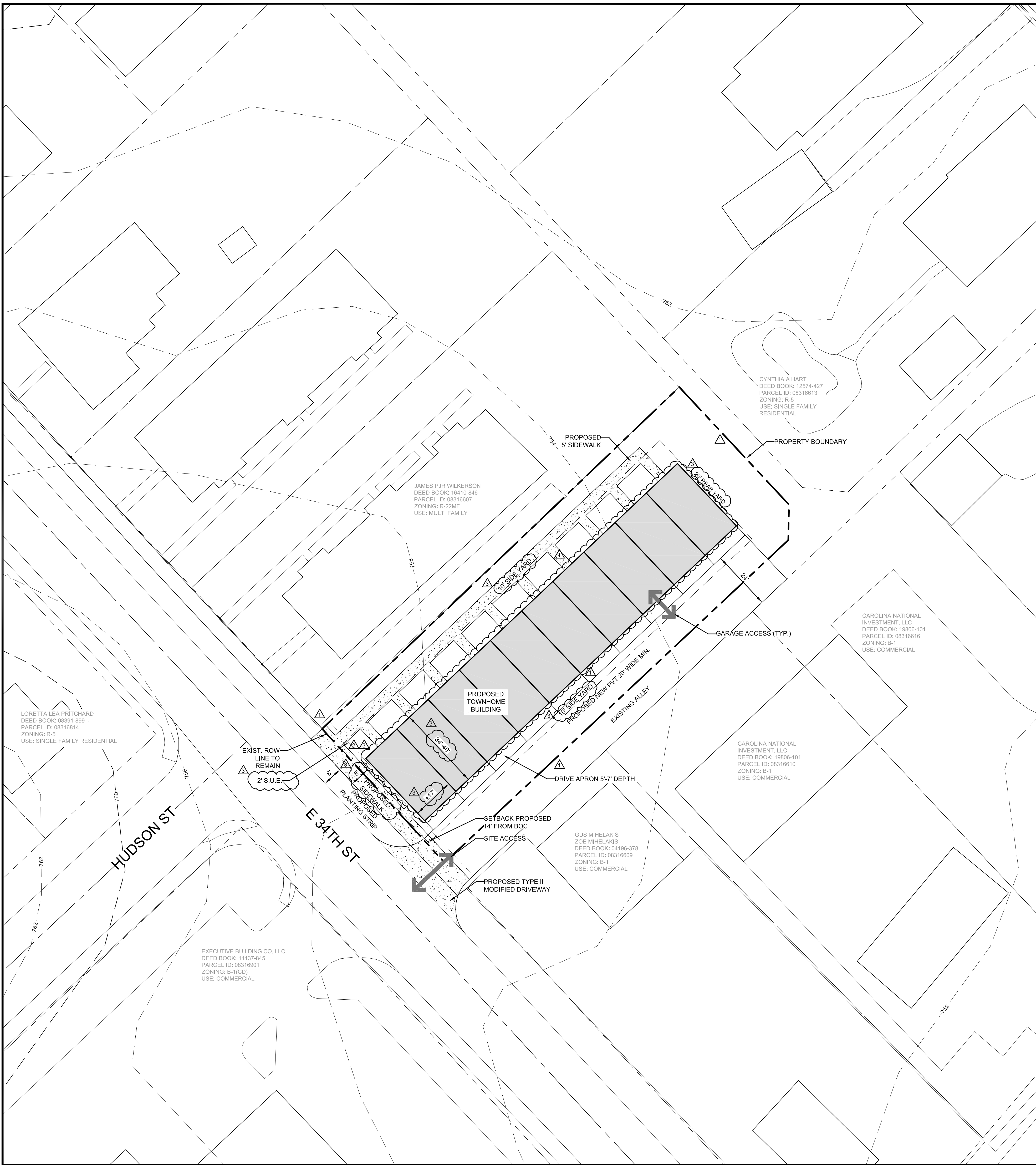


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**DEVELOPMENT STANDARDS**

**1. GENERAL PROVISIONS**

THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE DRAKEFORD COMPANY (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF APPROXIMATELY 0.326 ACRE SITE LOCATED ON E. 34<sup>TH</sup> ST., WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 08316608.

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 NS ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

INASMUCH AS PLANNING FOR THE PROPOSED REDEVELOPMENT OF THE SITE HAS NOT YET ADVANCED BEYOND THE FORMATIVE STAGE, THE ULTIMATE LAYOUTS OF THE DEVELOPMENT PROPOSED, THE EXACT ALIGNMENTS OF STREETS AND POINTS OF ACCESS, THE CONFIGURATIONS AND PLACEMENTS OF PARKING AREAS AND THE HEIGHTS AND MASSES OF BUILDINGS HAVE NOT YET BEEN DETERMINED. AS A CONSEQUENCE, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDINGS AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES SO LONG AS THE MAXIMUM PARKING AND BUILDING ENVELOPE LINES ESTABLISHED ON THE REZONING PLAN ARE NOT VIOLATED AND THE PROPOSED ALTERATIONS OR MODIFICATIONS DO NOT EXCEED THE PARAMETERS ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND UNDER THE ORDINANCE FOR THE NS DISTRICT.

**2. PERMITTED USES AND MAXIMUM DEVELOPMENT**

- a) SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO ANY RESIDENTIAL USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE NS ZONING DISTRICT, TOGETHER WITH AN INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE NS ZONING DISTRICT.
- b) THE SITE MAY CONTAIN AND BE DEVELOPED WITH A TOTAL MAXIMUM OF UP TO TEN (10) ATTACHED SINGLE FAMILY RESIDENTIAL DWELLING UNITS WITHIN ONE BUILDING AND A MAXIMUM HEIGHT OF FORTY-EIGHT FEET (48'), LOCATED IN THE BUILDING FOOTPRINT GENERALLY ILLUSTRATED ON THE SITE PLAN. HEIGHTS ASSOCIATED WITH THE PROPOSED BUILDING SHALL FOLLOW ZONING ORDINANCE MEASUREMENT STANDARDS.
- c) THE REAR UNIT, CLOSEST TO ADJACENT PARCEL 08316613, SHALL NOT EXCEED THREE (3) STORIES TALL OR 40 FEET TALL.
- d) THE FOLLOWING USES ARE PROHIBITED: ACCESSORY DRIVE-THRU WINDOWS, AUTOMOTIVE SERVICE STATIONS INCLUDING REPAIR AND LUBRICATION, AUTOMOTIVE MAINTENANCE SERVICES, AUTO SALES AND RENTAL, FUELING STATIONS, AND COMMERCIAL CAR WASHES.

**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) PETITIONER MAY IMPROVE THE EXISTING ALLEYWAY FOR VEHICULAR ACCESS TO THE ON THE EAST SIDE OF THE PARCEL AS GENERALLY SHOWN ON THE SITE PLAN.
- c) INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- d) PETITIONER SHALL EITHER 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, ALTERNATIVELY, IN LIEU OF THE DEDICATION OF RIGHT-OF-WAY, THE PETITIONER MAY CONVEY A SIDEWALK UTILITY EASEMENT TO THE CITY OF CHARLOTTE LOCATED TWO (2) FEET BEHIND THE BACK OF SIDEWALK WHERE FEASIBLE.
- e) ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- f) THE PETITIONER SHALL CONVEY A PUBLIC ACCESS EASEMENT TO THE CITY OF CHARLOTTE LOCATED TWO (2) FEET BEHIND THE EDGE OF THE PROPOSED WIDENED ALLEYWAY WHERE FEASIBLE.

**4. ARCHITECTURAL STANDARDS**

- a) A VARIETY OF PRINCIPAL BUILDING MATERIALS MAY BE UTILIZED ON SITE AND WILL BE A COMBINATION OF THE FOLLOWING: MASONRY, BRICK, CONCRETE, PRE-CAST CONCRETE, STONE, PRECAST STONE, PRE-FINISHED METAL, ALUMINUM, STEEL, STUCCO, WOOD, CERAMIC TILE, CEMENTITIOUS FIBER BOARD AND GLASS FIBER REINFORCED CONCRETE. VINYL SHALL NOT BE USED EXCEPT FOR SOFFITS, WINDOWS AND OTHER MINOR COMPONENTS.
- b) ANY ATTACHED SINGLE-FAMILY RESIDENTIAL DWELLING UNITS SHALL BE PROVIDED WITH A PRIVATE GARAGE.
- c) PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSION TO FIFTEEN (15) FEET ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, AND/OR ARCHITECTURAL DESIGN ELEMENTS.
- d) WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- e) PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS, IF PROVIDED, MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- f) SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:
  - i. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL STREETS.
  - ii. DIRECT PEDESTRIAN CONNECTION WILL BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT PUBLIC STREETS.
  - iii. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN FIFTEEN FEET OF THE PUBLIC SIDEWALK, THAT FACE THE PUBLIC STREET SHALL BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
  - iv. ALL CORNER OR END UNITS THAT FACE A PUBLIC STREET SHALL EITHER FACE THE PUBLIC STREET OR HAVE A PORCH OR STOOP THAT WRAPS AROUND A CORNER OF THE UNIT TO PARTIALLY FACE THE PUBLIC STREET.
  - v. GARAGE DOORS SHALL INCLUDE WINDOWS.
  - vi. BUILDINGS SHALL INCORPORATE PROJECTING FEATURES, OR PORCHES, ABOVE GARAGE ENTRYWAYS.

**5. STREETScape AND LANDSCAPING**

- a) THE PETITIONER SHALL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON E. 34<sup>TH</sup> ST.

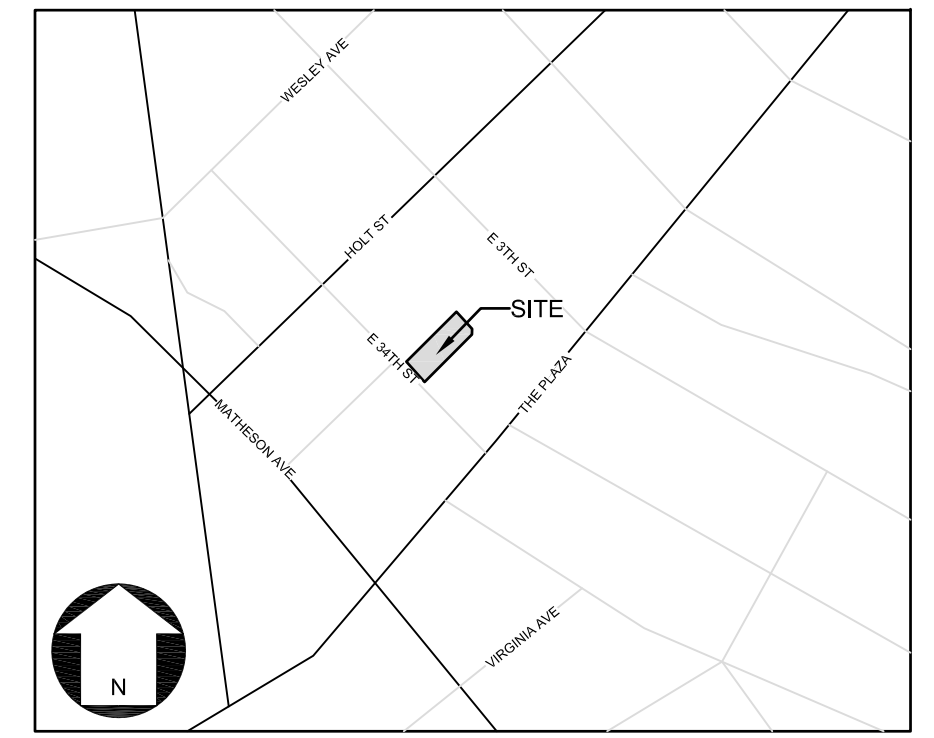
**6. AMENDMENTS TO REZONING PLAN**

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 THE APPROVED PLAN FOR THE DEVELOPMENT WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE APPROVED TECHNICAL DATA SHEET FOR THE DEVELOPMENT 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.

**7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

- a) IF THIS SITE 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.



VICINITY MAP  
NOT TO SCALE

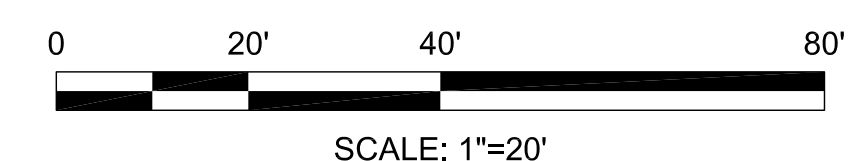
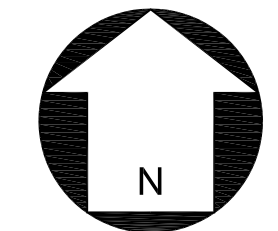
LEGEND:



DEVELOPMENT DATA

SITE AREA:	±0.33 ACRES
TAX PARCELS:	08316608
EXISTING ZONING:	O-2
PROPOSED ZONING:	NS
EXISTING USE:	VACANT
PROPOSED USES:	SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS
UNIT COUNT:	10 UNITS
MAX. FAR ALLOWED:	2:12
TREE SAVE REQUIRED:	2134.82 SF (15% OF SITE)
TREE SAVE PROVIDED:	PAY-IN-LIEU
PARKING:	PER ORDINANCE
PCOC:	PER ORDINANCE
SOLID WASTE:	ROLL-OUT CONTAINERS

This Plan Is A Preliminary Design. NOT Released For Construction.



REVISIONS:

No.	Date	By	Description
1	11/15/21	MDL	REVISIONS PER STAFF COMMENTS
2	12/23/21	CAC	BUILDING CONFIGURATION REVISION
3	02/24/22	CAC	REVISIONS PER STAFF COMMENTS