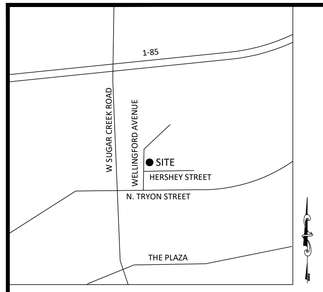
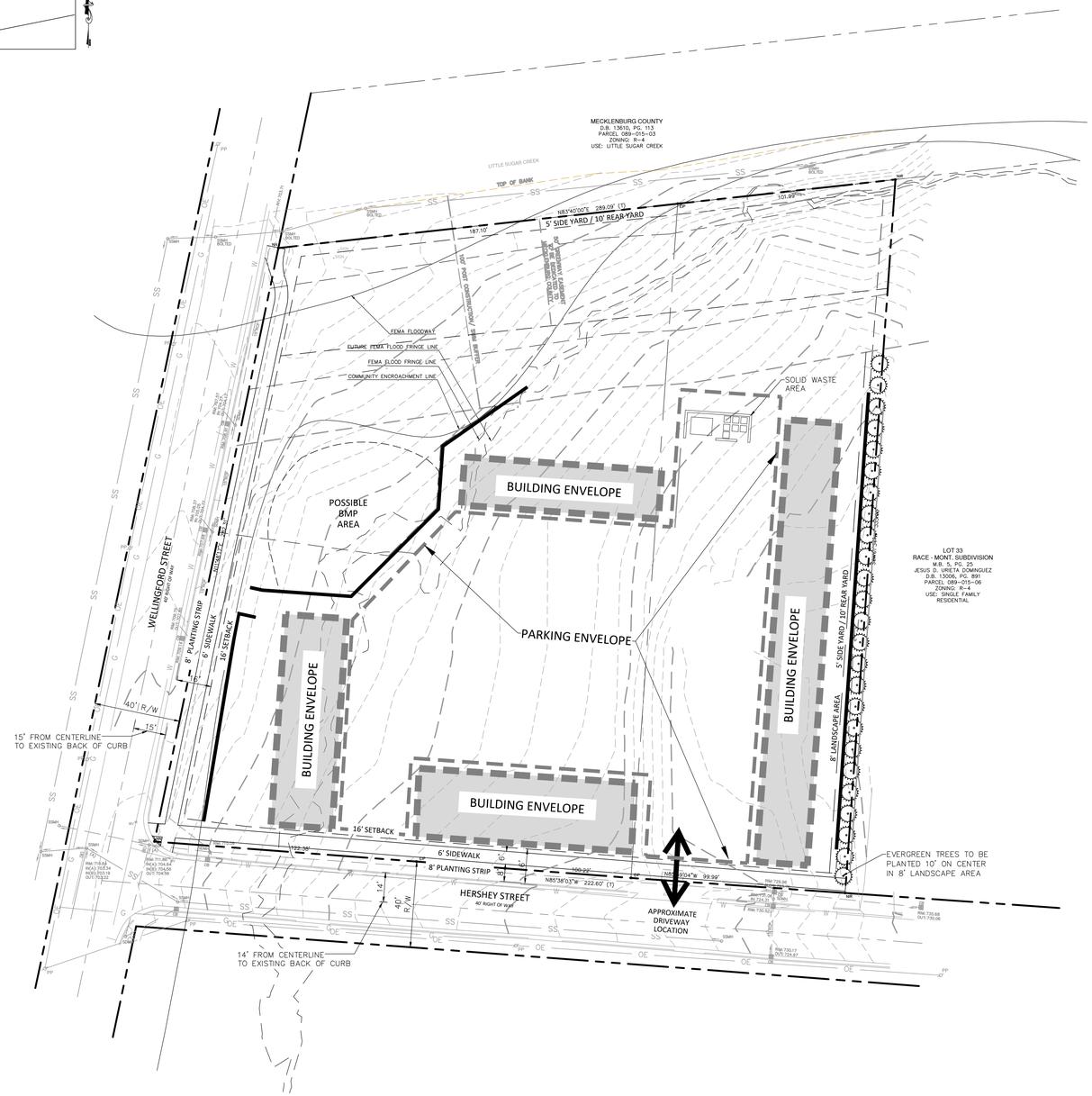


VICINITY MAP
NOT TO SCALE



ELITE CAROLINAS
REZONING PETITION NO. 2021-156
12/13/2021

Development Data Table:

Site Area:	+/- 2 acres
Tax Parcel:	089-015-04 and 089-015-05
Existing Zoning:	R-4
Proposed Zoning:	UR-2(CD)
Existing Use:	Residential
Proposed Uses:	Up to twenty (20) Single-family Attached (Townhome) Dwelling Units
Maximum Building Height:	Up to Forty (40) 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 Elite Carolinas (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 2-acre site located at the northeast intersection of Hershey Street and Wellingford Street, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel 089-015-04 and 089-015-05.
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 residential uses containing a maximum of twenty (20) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the UR-2 zoning district.

III. Transportation

1. The Site will be served by an internal private drive and/or alley, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
2. A maximum of one (1) access point shall be provided along Hershey Street, as generally depicted on the Rezoning Plan. No vehicular access into the Site is proposed from Wellingford Street.
3. A minimum of four (4) visitor parking spaces shall be provided.
4. Petitioner shall provide a minimum eight (8) foot wide planting strip and six (6) foot wide sidewalk along the Site's frontage of Wellingford Street.
5. Petitioner shall construct ADA-compliant curb ramps as generally depicted on the Rezoning Plan.
6. The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
7. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are approved and constructed prior to the issuance of the Site's first building certificate of occupancy.
8. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

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 handrails, 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. Usable stoops shall form a predominant feature of the building design for units fronting Hershey Street or Wellingford Street, and shall be located on the front and/or side of the building. Stoops may be covered but shall not be enclosed. Stoops shall be a minimum of six (6) feet in depth.
5. All corner/end units that face Hershey Street or Wellingford Street shall either have a porch/stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to a maximum of ten (10) feet on all building levels.
6. Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
7. Attached dwelling units shall be limited to a maximum of four (4) units per building or fewer when fronting a public street.
8. Trash/recycling service areas may be located interior to the Site within the property development envelope rather than located along the street frontages.
9. To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk shall be either raised or lowered from the average sidewalk grade a minimum of 12 to 24 inches.

V. Environmental Features, Greenway Dedication, and Buffering/Screening

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 implictly 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 the Tree Ordinance.
3. Petitioner shall dedicate and convey or provide a greenway and stormwater easement of the same area to Mecklenburg County, which may include overlap with tree save areas, as generally depicted on the Rezoning Plan.
4. Petitioner shall provide a minimum eight (8) foot wide landscaping strip with evergreen trees branched to the ground and planted ten (10) feet on center.
5. 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. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

VI. 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.

VII. 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.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NORTH

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www.orsborn-eng.com

REZONING PETITION #2021-156
FOR
216 WELLINGFORD STREET
CHARLOTTE, NORTH CAROLINA

ELITE TEAM REALTY
756 TYVOLA ROAD, SUITE 126
CHARLOTTE, NC 28217

NORTH CAROLINA PROFESSIONAL COMPANY ORSBORN ENGINEERING GROUP C-3139

1	12/13/2021 REVISED PER STAFF COMMENTS
	DATE REVISIONS

JOB #	21022
DATE:	06/15/21
SCALE:	1" = 30'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

December 13, 2021 - 4:52pm By: Jackie
P:\21022 216 Wellingford Street\Dwg\21022 RZ-1.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN ENGINEERING GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA.