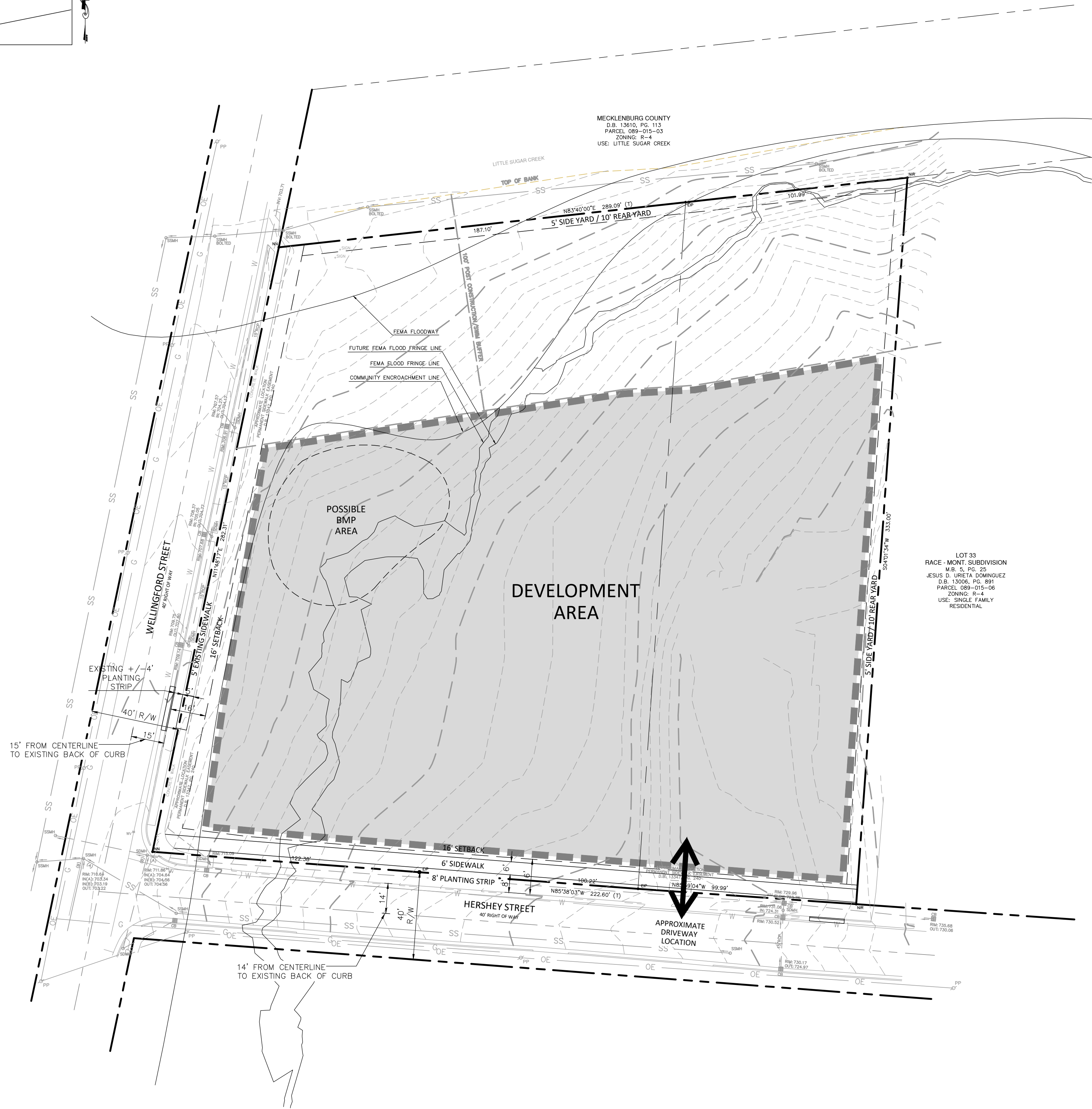


VICINITY MAP  
NOT TO SCALE



**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-Eight (48) feet as measured per the Ordinance

**I. GENERAL PROVISIONS**

- 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.
- 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").
- 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.
- 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.
- 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**

- 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.
- 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.
- 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.
- 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.

**IV. ARCHITECTURAL STANDARDS**

- 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.
- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
- 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.
- 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. There shall be no minimum stoop dimension.
- 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.
- Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
- Attached dwelling units shall be limited to a maximum of four (4) units per building or fewer when fronting a public street.
- Trash/recycling service areas may be located interior to the Site within the property development envelope rather than located along the street frontages.

**V. ENVIRONMENTAL FEATURES**

- 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 implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- The Petitioner shall comply with the Tree Ordinance.

**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**

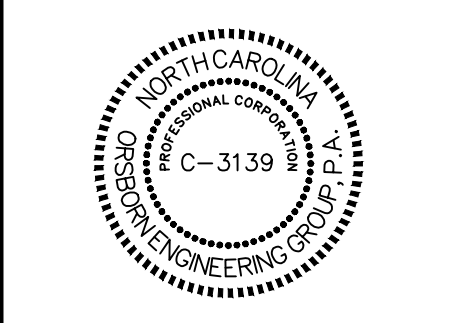
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Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

605 LEXINGTON AVENUE, SUITE 301  
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REZONING PETITION #2021-000  
FOR  
216 WELLINGFORD STREET  
CHARLOTTE, NORTH CAROLINA

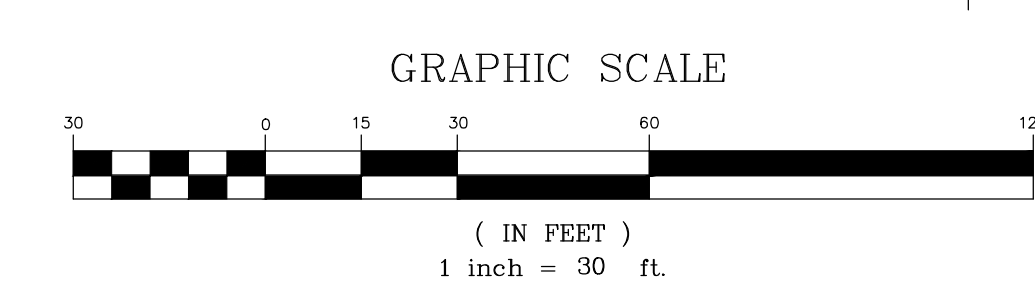
ELITE TEAM REALTY  
756 TYVOLA ROAD, SUITE 126  
CHARLOTTE, NC 28217



NO.	REVISIONS	DATE

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

**RZ-1**



June 15, 2021, 6:57:49am, R:\fields\p\21022\_216 Wellingford Street\DWG\21022\_RZ1.dwg