

# **Development Data Table:**

Site Area: Tax Parcel: Existing Zoning: Proposed Zoning: Existing Use: Proposed Uses: Maximum Building Height: Parking:

+/- 8.127 acres
071-143-42
B-2 and I-1
UR-2(CD)
Vacant
Up to 95 residential dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
A maximum building height of [52] feet. Height to be measured as required by the Ordinance.
Parking as required by the Ordinance will be provided.

# 1. General Provisions:

a. **Site Location**. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Sere Ventures, LLC ("Petitioner") to accommodate the development of a residential community on approximately 8.127 acre site located on Rozzelles Ferry Road at the intersection of Yellowstone Drive (the "Site").

b. **Zoning Districts/Ordinance**. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.

c. **Graphics and Alterations**. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

# 2. <u>Permitted Uses & Development Area Limitation</u>:

a. The Site may be developed with up to 95 residential dwelling units, together with accessory uses allowed in the UR-2 zoning district.
b. The proposed residential buildings and dwelling units will be designed as single-family attached dwelling units (townhomes) each unit will have 400 square feet of Private Open Space or 10% of the Site shall be provided as Useable Common Open Space as allowed by the Ordinance. Units may be rented or sold.

### **3.** Access and Transportation:

a. Access to the Site will be from Rozzelles Creek and Yellowstone Drive in the manner generally depicted on the Rezoning Plan. Vehicular access to Rozzelles Ferry Rd. will not be allowed.

b. The Site's frontage on Rozzelles Ferry Rd. and Rozzelles Creek will be improved with an eight (8) foot planting strip and a six (6) foot sidewalk as generally depicted on the Rezoning Plan. Along Yellostone Drive the Petitioner will improve Development Area A frontage on Yellowstone with an eight (8) foot planting strip and a six (6) foot sidewalk, along the southern side of Yellowstone Dr. adjacent to Development Area B the existing sidewalk will be maintained.

c. The Site's frontage on Rozzelles Creek will be improved as required by Chapter 20.

d. The Site's internal streets will be built as a private lanes or private drives as generally depicted on the Rezoning Plan. Five (5) foot sidewalks may be provided along one side or both sides of the internal private drives and lane as generally depicted on the Rezoning Plan. Final locations of the internal sidewalks to be determined during the land development approval process for the Site.

e. Each unit will have a direct five (5) foots sidewalk connection to the internal sidewalk network or the sidewalks along the existing public streets.

f. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
g. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

h. The roadway improvements required by the development of the Site must be substantially completed prior to the issuance of the 1st certificate of occupancy for the Site, subject to the ability of the Petitioner to request that a letter of credit or a bond be posted for any improvements not in place at the time the 1<sup>st</sup> certificate of occupancy is issued.

### 4. <u>Architectural Standards, Court Yards/Amenity Areas</u>:

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a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, vinyl, stucco, EIFS, decorative block and/or wood. Aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural asphalt shingles, metal type roofing or TPO or similar material roof systems may also be used.

b. End units abutting public streets, or the internal private drives will have multiple windows on the end facades and a combination of landscaping materials to create interest and avoid a blank wall. The maximum length of a blank wall on the end of building without a window may not exceed 20 feet in either the vertical or horizontal direction.

c. Each unit will have either a one-car or a two-car garage. When garages are provided, the proposed garage doors utilized will be decorative style doors.
d. The residential dwelling units with frontage on Rozzelles Ferry Rd, Rozzelles Creek, and Yellowstone Drive will have the appearance of a front door orientation rather than a back-patio design. Each unit will have a door oriented toward the respective public street that will be connected to the sidewalk along

#### PETITIONER: LLC CAPITAL REZONING PETITION NO. 2021-XXX 11/19/2021

the public street via an individual five (5) foot sidewalk.

e. Residential dwelling unit entrances along a public street, shall be at or slightly above grade and shall be highly visible and architecturally treated as a prominent pedestrian entrance through a combination of at least four (4) of the following features: (i) decorative pedestrian lighting/sconces; (ii) architectural details carried through to upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or raised planters that can be utilized as seat walls; (viii) stoops or stairs; and/or (ix) contrasting pavement from primary sidewalk.
f. Proposed buildings shall be limited to six (6) units or less.

g. Meter banks will be screened from adjoining properties and from the abutting public streets, conditioned upon local service provider's acceptance of such screening treatment.

h. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade. HVAC and related mechanical equipment may not be located between the proposed units and the existing public streets.
i. Sidewalks will be provided to connect all residential entrances to sidewalks along public or private streets.

# 5. <u>Streetscape, Buffers, Yards, and Landscaping</u>:

a. A setback of 20 feet as measured from the existing back of curb will be provided along Rozzelles Ferry Rd. and Yellowstone Dr. as generally depicted on the Rezoning Plan. A 20-foot setback as measured from the future back of curb along Rozzelles Creek will also be provided. The setback along Rozzelles Creek may be reduced to 14 feet from future back of curb if on-street parking is provided.

b. Side and rear yards as required by the Ordinance will be provided.

c. Above ground backflow preventers will be screened from public view and will be located behind the required public street setbacks and outside of the right-of-way.

# 6. **Environmental Features:**

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
b. The location, size and type of storm water 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.

- c. The Site will comply with the Tree Ordinance.
- d. All utilities within the Site will be placed underground.

# 7. <u>Lighting</u>:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.

b. Detached lighting on the Site will be limited to 16 feet in height.

c. Decorative pedestrian scale lights will be provided along the internal private drives. The number and spacing of the pedestrian scale lighting will installed per Duke Energy recommended standards.

d. Architectural lighting on building facades, such as but not limited to sconces, will be permitted.

# 8. <u>Signage:</u>

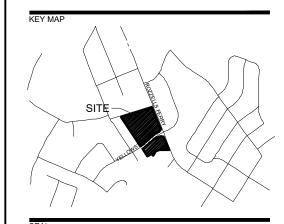
a. Reserved.

### 9. <u>Amendments to the Rezoning Plan</u>:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

### 10. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan 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 heirs, devisees, personal representatives, successors in interest or assigns.



LandDesign

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11/11/21

# 2701 ROZZELLES FERRY ROAD

LANDDESIGN PROJ.# 1021252					
<b>REVISION / ISSUANCE</b>					
NO.	DESCRIPTION	DATE			
1	REZONING	11/19/2021			

VERT: HORZ:

ORIGINAL SHEET SIZE: 24" X 36"

1021252\_REZONING - RZ-03 DEVELOPMENT STANDARDS







LANDDESIGN PROJ.# 1021252						
<b>REVISION / ISSUANCE</b>						
NO.	DESCRIPTION	DATE				
1	REZONING	11/19/2021				

SCALE			NORTH
VERT: HORZ:	1"=40'		
	20'	40'	80'
0	20	40	80
SHEET TITLE			