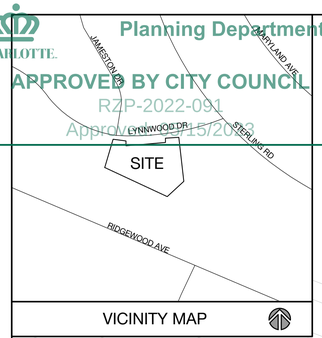
CHARLOTTE.
Planning Department
APPROVED BY CITY COUNCIL
RZP-2022-091
Approval: 03/15/2023

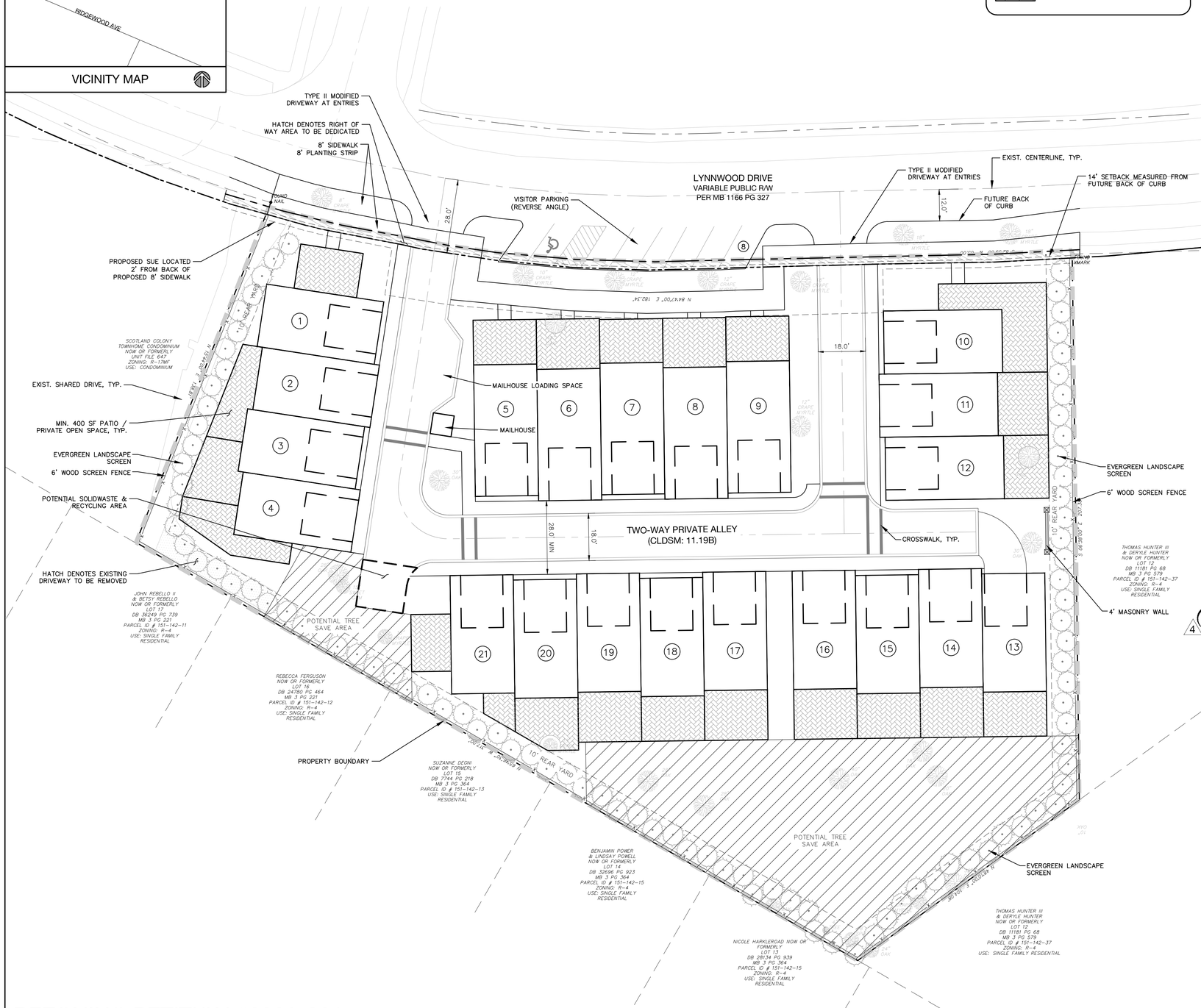



VICINITY MAP

## HATCH LEGEND

PROP. PRIVATE OPEN SPACE
400 SF MIN.

PROP. TREE SAVE AREA
15% MIN. (OF TOTAL SITE ACREAGE)




# REZONING PETITION #2022-091

Site Development Data:

| | |
|---|---|
| Acreage: | +/- 1.58 AC |
| Tax Parcel: | 151-142-88 |
| Existing Zoning: | R-17 MF |
| Proposed Zoning: | UR-2 (CD) |
| Existing Uses: | Attached Single-Family Townhomes |
| Proposed Uses: | Attached Single-Family Townhomes |
| Max Density: | Up to (21) Residential Units |
| FAR Required: | 1.0 |
| FAR Proposed: | 1.0 |
| Required Parking: | 21 spaces |
| Proposed Parking: | 51 spaces total<br>42 garage spaces<br>1 surface space on site<br>8 public reverse angle spaces |
| Tree Save Area: | |
| Required: | 0.237 AC (15% of Total Site Acreage) |
| Proposed: | 0.237 AC (15% Min. of Total Site Acreage) |

General Provisions:

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Copper builders, LLC (the "Petitioner") to accommodate the development of a residential single-family attached townhome development on an approximate 1.58 acre site located on the south side of Lynnwood Drive, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 151-142-88.
2. 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 "UR-2" Zoning District shall govern all development taking place on the Site. The configurations, placements and sizes of the buildings, parking areas, open space and right-of-way improvements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

Permitted Uses:

1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the UR-2 zoning district including up to twenty-one (21) single family-attached townhome units. However, those uses shall be limited as described within the following development conditions and as generally indicated within this petition.

Transportation:

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. The site shall provide two (2) two-way vehicular access points along Lynnwood Drive as depicted on the site plan.
2. All transportation improvements, including sidewalk and accessible ramps, within the public right of way shall be approved and constructed prior to the sites first certificate of occupancy is issued.
3. Petitioner shall dedicate necessary right of way to accommodate 28' of right of way measured from the road centerline adjacent the site as described by CLDSM Local Residential Medium Street requirements.
4. An 8'-0" sidewalk and 8'-0" landscape strip shall be provided along the sites frontage from property line to property line as generally illustrated on the site plan within the public right of way along Lynnwood Drive as generally depicted on the site plan.
5. Proposed driveway connections illustrated on the site plan shall follow City of Charlotte land detail modified driveway type II 10.25E. The petitioner shall be allowed to provide a 20' wide driveway connection to Lynnwood Drive as shown on the Site plan.
6. 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 northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
7. A sidewalk utility easement (SUE) shall be provided between the existing public right of way to 2' behind proposed sidewalk along Lynnwood Drive as generally illustrated on the Site plan.
8. The petitioner shall dedicate and provide fee simple conveyance of all right-of-way to the City of Charlotte before the sites first building certificate of occupancy being issued.
9. The petitioner agrees to coordinate with CDOT on all appropriate signage related to the proposed reverse angle parking during the permitting process.

Architectural and Design Standards:

1. In addition to design provisions contained within the district regulations of the Zoning Ordinance for the UR-2 district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site. It is the intent of these standards to provide design flexibility in design while achieving architectural
   a. Proposed residential structures constructed on the Site may use a variety of building materials. The building materials utilized will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, cementitious siding (such as Hardi-plank), EIFS, metal or wood.
   b. Vinyl will not be used as a primary exterior building material, but may be utilized for trim, soffits, architectural detailing, insulation
   c. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet adjacent public streets on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
   d. Residential units shall be provided walkways to connect to public rights of way, as generally depicted on the Site plan.
   e. Units fronting Lynnwood Drive shall provide entrances facing the street with a sidewalk connection to a public right of way. Sidewalk connection from residential structures to public right of way may be a shared path to public right of way.
   f. Residential unit finished floor elevations shall be elevated a minimum of 12" as related to the adjacent public sidewalk.
   g. Base maximum height of residential buildings on site shall be 40'-0" measured at the required side yard line. Additional height shall be allowable as described by the zoning ordinance but to a maximum height of 45' measured to the peak of the roof.
   h. Each unit on site shall include a two-car garage to satisfy the minimum City of Charlotte parking requirements. In addition, existing on street parking located within Lynnwood Drive shall be improved for public use, in coordination with CDOT.
2. Open space requirements are being met on site through a combination of private open space located at grade on individual sub lots and common open space as generally depicted on the site plan. Final locations and orientation of common open space and at grade private open space on site shall be determined during the permitting process.

Environmental Features:

1. The Petitioner shall comply with the City of Charlotte Post Construction Stormwater Ordinance. In addition, the site shall provide 2 and 10 year peak control as related to all proposed impervious on site, to limit runoff to peak levels no greater than would occur from the site if left in a natural, undeveloped condition.
2. The Site shall comply with Section 12.403 of the Zoning Ordinance and reserve area, as generally depicted on the Site plan, to comply with dumpster/compactor and recycling container placement as required.
3. The site shall comply with the City of Charlotte Tree Ordinance.
4. The petitioner agrees to provide evergreen landscape screening and a 6' wood privacy fence along all adjacent property boundaries as generally depicted on the Site plan.
5. The petitioner shall treat all existing trees located within proposed tree save areas with Mycorrhizal root treatments prior to the commencement of construction as directed by a certified arborist. In addition, trees illustrated on the site plan to remain outside of tree save areas, shall receive Mycorrhizal treatments and be evaluated by an arborist prior to site work commencing. During the permitting process, a plan shall be submitted for coordination and review by urban forestry to minimize root damage during construction illustrating root pruning locations within existing tree drip lines and Mycorrhizal treatment areas. Trees noted to remain, outside of identified tree save areas, shall be protected with chain link fencing during construction.
6. If it is determined a tree to remain can not be maintained during construction, the petitioner agrees to work with urban forestry to locate new tree plantings on site. New tree plantings shall be planted and mitigated on site at a rate of 1 caliper inch for every 2 caliper inches of existing trees removed.

Signage:

1. The Petitioner shall comply with the City of Charlotte Signage Ordinance.

Lighting:

1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
2. Detached lighting on the site, except street lights located along public streets, will be limited to 20' in height.

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 Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet 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.

Binding Effect of the Rezoning Documents and Definitions:

1. If this Site Plan Amendment 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.
2. 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.

GRAPHIC SCALE

0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

URBAN DESIGN PARTNERS
1213 w morehead st ste 450
charlotte, nc 28208
p 704.334.3303
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

Tim Pratt
Copper Builders

# Lynnwood Townes

## Rezoning Site Plan

2058 Lynnwood Dr. Charlotte, NC 28209

| NO. | DATE: | BY: | REVISIONS: |
|---|---|---|---|
| 1 | 01/17/2023 | UDP | PER PLANNING COMMENTS |
| 2 | 02/17/2023 | UDP | PER PLANNING COMMENTS |
| 3 | 03/23/2023 | UDP | PER PLANNING COMMENTS |
| 4 | 04/06/2023 | UDP | PER PLANNING COMMENTS |

Project No: 22-CLT-007
Date: 05.13.2022
Designed By: UDP
Checked By: UDP
Sheet No:

RZ-1.0