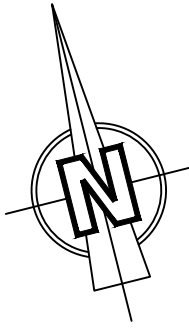


SITE DEVELOPMENT DATA

SITE AREA	+/- 1.56 ACRES
TAX PARCELS	089-043-19 AND 089-043-20
EXISTING ZONING	R-4
PROPOSED ZONING	UR-1 (CD)
EXISTING USE	VACANT
PROPOSED USES	DUPLEX AND/OR DETACHED DWELLING UNITS
MAXIMUM FAR	0.50
MAXIMUM DENSITY	UP TO FOURTEEN (14) RESIDENTIAL DWELLING UNITS ATTACHED AND/OR DETACHED

VICINITY MAP
1" = 500 FT



I. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY ZCM B1, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 1.56-ACRE SITE LOCATED NORTHWEST OF THE INTERSECTION OF YUMA STREET AND GONDOLA AVENUE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 089-043-19 AND 089-043-20.
- 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-1 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 A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF FOURTEEN (14) SINGLE-FAMILY ATTACHED AND/OR DETACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE UR-1 ZONING DISTRICT.

III. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN AND LIMITED ONLY TO GONDOLA AVENUE. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
- PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND SIX (6) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE OF GONDOLA AVENUE. TO BE EXTENDED TO ADJACENT PARCEL 089-043-022 AS GENERALLY DEPICTED ON THE REZONING PLAN. PUBLIC IMPROVEMENTS INCLUDING THE SIDEWALK AND PLANTING STRIP MAY BE LOCATED WITHIN A PERMANENT SIDEWALK UTILITY EASEMENT (SUE) LOCATED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE SUE WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE BACK OF SIDEWALK WHERE FEASIBLE.
- PETITIONER SHALL PROVIDE IMPROVEMENTS FOR THE EXTENSION OF GONDOLA AVENUE TO ACCOMMODATE A CITY OF CHARLOTTE RESIDENTIAL MEDIUM (U-02) CROSS SECTION AS GENERALLY DEPICTED ON THE REZONING PLAN. GONDOLA AVENUE SHALL BE EXTENDED TO ADJACENT PARCEL 089-043-04 AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE PROPOSED SETBACK ALONG GONDOLA AVENUE SHALL BE A MINIMUM OF TWENTY (20) FEET, MEASURED FROM THE PROPOSED FUTURE BACK OF CURB.
- PETITIONER SHALL PROVIDE A MINIMUM SIX (6) FOOT WIDE SIDEWALK AND EIGHT (8) FOOT WIDE PLANTING STRIP ALONG THE SITE'S FRONTAGE OF GONDOLA AVENUE.
- PETITIONER SHALL USE BEST PRACTICES TO PROVIDE A SIDEWALK EXTENSION TO THE WEST OF THE SITE TO THE EXISTING SIDEWALK TOWARD WEST SUGAR CREEK ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN. TO BE CONSTRUCTED WITHIN THE EXISTING RIGHT-OF-WAY OR COORDINATED WITH THE ADJACENT PROPERTY OWNER UPON ADJACENT PROPERTY OWNER'S APPROVAL OF SUCH IMPROVEMENT. IF REASONABLY ACHIEVABLE AND WITH ADJACENT PROPERTY OWNER'S APPROVAL, THE MINIMUM SIDEWALK WIDTH OF THE EXTENSION SHALL BE FIVE (5) FEET.
- THE PROPOSED TURN-AROUND AS GENERALLY DEPICTED ON THE REZONING PLAN IS INTENDED TO SERVE AS A TEMPORARY CONDITION AT THE TERMINUS OF GONDOLA AVENUE UNTIL SUCH TIME AS A STREET CONNECTION IS MADE AT WHICH TIME THE TEMPORARY TURN-AROUND AREA MAY BE REPLACED WITH RESIDENTIAL BUILDING(S).

- PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY. RIGHT OF WAY SHALL BE SET AT TWO (2) FEET BEHIND THE BACK OF SIDEWALK WHERE FEASIBLE.
- PETITIONER SHALL COMPLETE TRANSPORTATION IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE.

IV. ARCHITECTURAL STANDARDS

- BUILDINGS SHALL CONTAIN A MAXIMUM OF TWO (2) UNITS PER BUILDING (I.E. DUPLEX).
- PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A MINIMUM 50% COMBINATION OF PORTIONS OF GLASS, BRICK, BRICK VENEER, NATURAL STONE OR ITS SYNTHETIC EQUIVALENT OR PRE-CAST STONE, PRE-CAST CONCRETE, METAL, STUCCO, WOOD, PAINTED WOOD, CEMENTITIOUS SIDING (SUCH AS HARD-PHANK) AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
- THE PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSION TO TWENTY (20) FEET ADJACENT TO PUBLIC STREETS ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, CHANGE OF COLOR OR MATERIALS, AND/OR ARCHITECTURAL DESIGN ELEMENTS.
- RESIDENTIAL UNITS SHALL PROVIDE WALKWAYS TO CONNECT TO PUBLIC RIGHTS-OF-WAY.
- SIDE- AND FRONT-LOADED GARAGES SHALL BE PERMISSIBLE FRONTING GONDOLA AVENUE. 20' GARAGE SETBACKS SHALL BE MEASURED FROM BACK OF FUTURE SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN. ALL GARAGE DOORS SHALL MINIMIZE THE VISUAL IMPACT BY EITHER PROVIDING A SETBACK OF TWELVE (12) TO TWENTY-FOUR (24) INCHES FROM THE FRONT WALL PLANE OR INCLUDE ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- EACH BUILDING SHALL INCORPORATE A USABLE PORCH, PATIO OR STOOP ADJACENT TO THE PUBLIC RIGHT-OF-WAY. PORCHES SHALL BE A MINIMUM OF SIX (6) FEET DEEP WHERE PROVIDED AND STOOPS SHALL BE A MINIMUM OF TWO (2) FEET WHERE PROVIDED.
- TRASH AND RECYCLING ARE ANTICIPATED TO BE HANDLED VIA ROLL-OUT CONTAINERS. HOWEVER, IN THE EVENT THAT A TRASH AND/OR RECYCLING STATION IS INSTEAD PROVIDED FOR THE SITE, IT SHALL BE LOCATED AS GENERALLY DEPICTED ON THE REZONING PLAN.

V. COMMUNITY CONTRIBUTIONS

- PETITIONER SHALL CONTRIBUTE FIVE THOUSAND DOLLARS (\$5,000) TO THE HIDDEN VALLEY COMMUNITY ASSOCIATION.
- PETITIONER SHALL CONTRIBUTE TEN THOUSAND DOLLARS (\$10,000) TO THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) TO BE USED TOWARD A FUTURE TRAFFIC SIGNAL AT THE INTERSECTION OF CINDERELLA ROAD AND W. SUGAR CREEK ROAD.
- THE ABOVE CONTRIBUTIONS IN V.1 AND V.2 SHALL BE MADE PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE.

VI. LIGHTING

- ALL ATTACHED AND DETACHED LIGHTING WILL BE FULL CUTOFF FIXTURES AND DOWNWARDLY DIRECTED. HOWEVER, UPWARD DIRECTED ARCHITECTURAL AND LANDSCAPE ACCENT LIGHTING SHALL BE PERMITTED.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE WHERE APPLICABLE.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

VII. ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE WHERE APPLICABLE.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

VIII. 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.

DEL BURLISON NUNN
DB 05123, PG 536 - MB 1580, PG 435
LOT 4 - PIN 089-043-13
ZONED: R-4
USE: SINGLE-FAMILY

DOMICILIUM WAREHOUSING LLC
DB 34515, PG 417 - MB 1580, PG 435
LOT 5 - PIN 089-043-15
ZONED: R-4
USE: SINGLE-FAMILY

JOHN SHROPSHIRE
DB 5066, PG 3 - MB 1580, PG 435
LOT 6 & PART OF LOT 7 - PIN 089-043-12
ZONED: R-8MF(CD)
USE: SINGLE-FAMILY

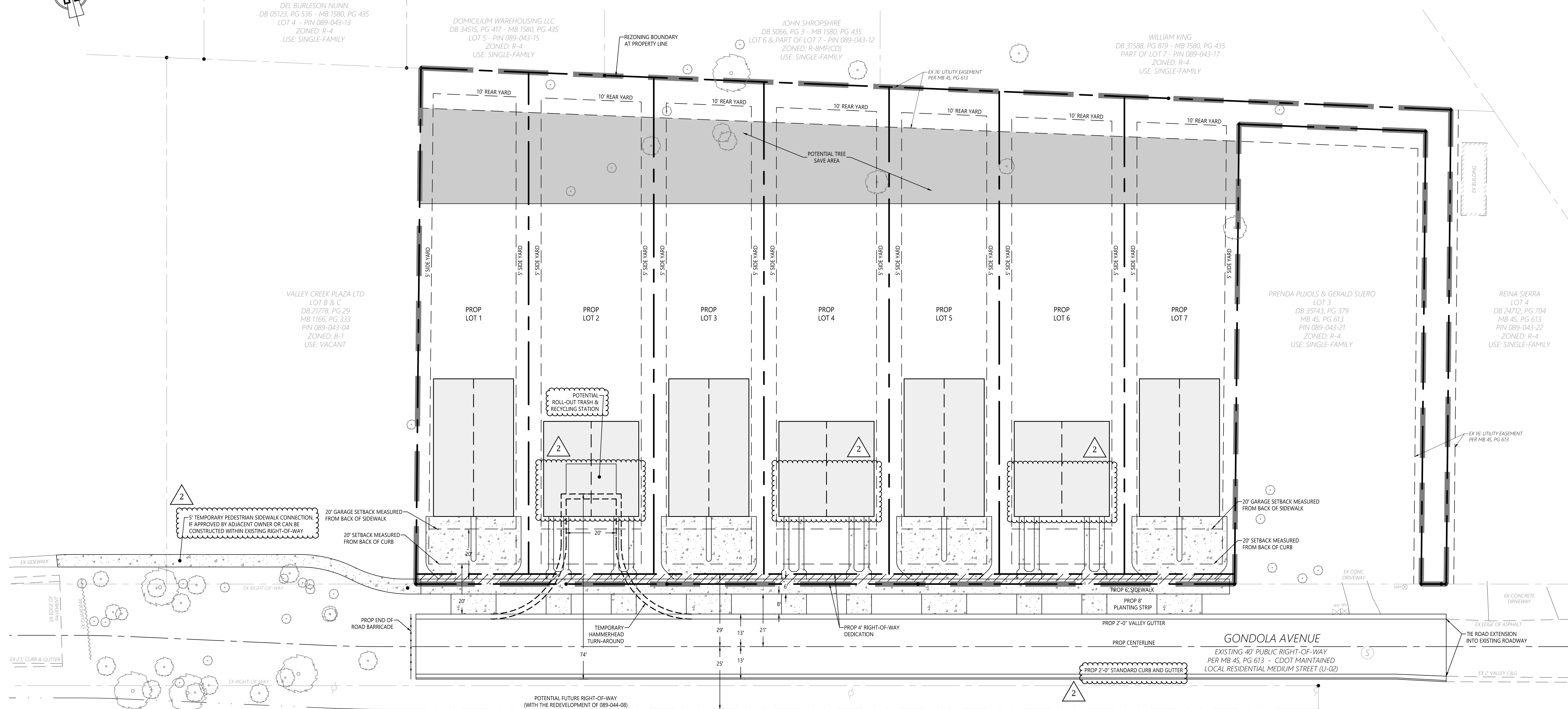
WILLIAM KING
DB 31588, PG 819 - MB 1580, PG 435
PART OF LOT 7 - PIN 089-043-17
ZONED: R-4
USE: SINGLE-FAMILY

VALLEY CREEK PLAZA LTD
LOT B & C
DB 21778, PG 29
MB 1166, PG 333
PIN 089-043-04
ZONED: B-1
USE: VACANT

PRENDA PUJOLS & GERALD SUERO
LOT 3
DB 35743, PG 379
MB 45, PG 613
PIN 089-043-21
ZONED: R-4
USE: SINGLE-FAMILY

REINA SIERRA
LOT 4
DB 24712, PG 704
MB 45, PG 613
PIN 089-043-22
ZONED: R-4
USE: SINGLE-FAMILY

CHARLOTTE HOLDINGS 144 LLC
DB 33997, PG 971
PIN 089-044-08
ZONED: R-22MF
USE: MULTI-FAMILY



2
5' TEMPORARY PEDESTRIAN SIDEWALK CONNECTION. IF APPROVED BY ADJACENT OWNER OR CAN BE CONSTRUCTED WITHIN EXISTING RIGHT-OF-WAY.

20' GARAGE SETBACK MEASURED FROM BACK OF SIDEWALK

20' SETBACK MEASURED FROM BACK OF CURB

2
POTENTIAL ROLL-OUT TRASH & RECYCLING STATION

2
POTENTIAL TREE SAVE AREA

2
POTENTIAL TREE SAVE AREA

20' GARAGE SETBACK MEASURED FROM BACK OF SIDEWALK

20' SETBACK MEASURED FROM BACK OF CURB

EX 16' UTILITY EASEMENT PER MB 45, PG 613

2

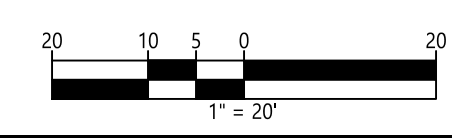
2

2

EX CONCRETE DRIVEWAY

EX CONCRETE DRIVEWAY

EX 2' VALLEY CURB



BLUE ROSE
CIVIL ENGINEERING • SITE DESIGN

CLIENT:
ZCM B1, LLC

2301 W MOREHEAD ST, SUITE A
CHARLOTTE, NC 28208

PROJECT:
THE DUETS ON GONDOLA

4401 & 4407 GONDOLA AVE
CHARLOTTE, NC 28213

PROJECT NUMBER:	21-106
DATE:	5/19/2022
DRAWN BY:	BWR

REV # DATE NOTE

1	5/17/2022	PBS STATE COMMENTS
2	5/20/2023	PBS STATE COMMENTS

REZONING PETITION
RZP-2022-093

REZONING SITE PLAN

SHEET:
RZ-1.0