

PENCITI PARTNERS

ETITION ADDRESS

3834
DEWITT LN

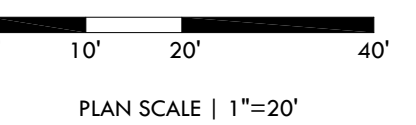
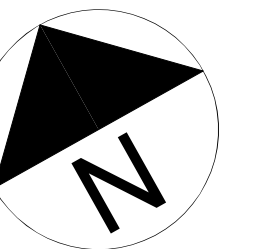
CHARLOTTE, NC
28217

REZONING
PETITION NO.
2022-020

SUBMITTALS

NO.	ISSUE	DATE
1	SITE PLAN	06.27.22
2	SITE PLAN REVISED	08.15.22
3	SITE PLAN 2ND REVISION	09.22.22

NORTH ARROW



SHEET TITLE

SITE PLAN

SHEET #

RZ-1

1. Development Data Table

Site Acreage:	±0.725
Tax Parcels:	14901233, 14901234, 14901235
Existing Zoning:	R-5
Proposed Zoning:	UR-3(CD)
Existing Uses:	Single-family, detached
Proposed Uses:	Planned multi-family (A group of two or more Single-Family Attached or Multi-Family Attached buildings. Each building shall contain a minimum of two or more dwelling units within each building)
Number of Units:	Shall not exceed 15 dwellings
Floor Area Ratio:	Shall not exceed 2.00
Max. Building Height:	Buildings 1 and 2 shall not exceed 36'. Buildings 3 and 4 shall not exceed 40'.
Min. No. of Buildings:	4
No. of Parking Spaces:	Shall meet Ordinance requirements
Ratio of Parking Spaces:	1 space/unit off-street or on-street
Amount of Open Space:	400 sf of private open space per each dwelling or 10% of site as usable common open space

2. General Provisions

- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Denciti Partners, LLC (the “Petitioner”) to accommodate the development of an approximately 0.725 acre site located on the northwest corner of the intersection of Dewitt Lane and Freeland Lane, which site is more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Nos. 149-012-33, 149-012-34, and 149-012-35.
- b. The development and use 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-3 zoning district shall govern the development and use of the Site.
- c. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site.
- d. 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 and yard requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Alterations and modifications shall be in accordance with Section 6.207 of the Ordinance.
- e. Potential building envelopes are conceptually depicted on the Rezoning Plan and may be finalized during permitting. Parking areas may be located within or behind the building envelopes and as permitted under the Ordinance.
- f. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

3. Permitted uses

- a. Uses allowed within the Rezoning Plan included within this Petition are those uses that are permitted within the UR-3 zoning district as related to the establishment of up to 16 residential dwelling units on the Site. However, those uses shall be limited as described within the following Development Standards and as generally indicated within this petition.

4. Transportation

- a. Petitioner shall install CLDSM standard curb and gutter 32’ from the existing centerline of Dewitt Lane to provide optional on-street parking adjacent to a standard bike lane per the Charlotte Streets Map. If this optional on-street parking is provided as depicted on the Rezoning Plan, the Petitioner shall stripe a 5’ bike lane and a 3’ buffer between the proposed on-street parking and bike lane.
- b. Petitioner shall install CLDSM standard curb and gutter 20.5’ from the existing centerlines of Freeland Lane and Ellenwood Place to provide on-street parking per CLDSM Commercial Wide Street Typical Section.
- c. Potential vehicular access to the Site may be provided from Dewitt Lane and/or Freeland Lane, and the final access management design and driveway locations shall be coordinated with CDOT during the permitting process upon review of the final site plan submitted for permitting. The potential access locations are designated with arrows on the Rezoning Plan, and may be permitted under the two options below, subject to final review and approval by CDOT.
- i. Option 1: Petitioner provides one driveway (two-way) on Freeland Lane.
- ii. Option 2: Petitioner provides two driveways (one-way). The ingress driveway shall be placed on Dewitt Lane, and the egress driveway shall be placed on Freeland Lane.
- d. Petitioner shall coordinate with CDOT to provide accessible ramps at the public street intersections of both Ellenwood Place & Freeland Lane and Dewitt Lane & Freeland Lane. Upon final site plan design, the locations of these accessible ramps will be coordinated during permitting to provide a pedestrian street crossing to approved land development project: LDUTODTR-2021-00004.
- e. Proposed on-street parking will be constructed in accordance with CLDSM std. no. 50.09.
- f. Prior to the issuance of the first certificate of occupancy, Petitioner shall dedicate and convey 48’ of public right-of-way to the City, measured from the existing centerline of Dewitt Lane. A 2’ sidewalk utility easement will be dedicated from proposed back of sidewalk.
- g. Prior to the issuance of the first certificate of occupancy, Petitioner shall dedicate and convey 36.5’ of public right-of-way to the City, per CLDSM Commercial Wide Street Typical Section, measured from the existing centerlines of Freeland Lane and Ellenwood Place. A 2’ sidewalk utility easement will be dedicated from proposed back of sidewalk.
- h. All transportation improvements will be approved and constructed before the Site’s first certificate of occupancy is issued.
- i. All public roadway and pedestrian improvements will be constructed in accordance with the standards and criteria of CDOT. These improvements will be subject to CDOT approval during permitting.

5. Architectural Standards

- a. In addition to design provisions contained within the district regulations of the Zoning Ordinance for the UR-3 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.
- b. The Petitioner shall limit the maximum height of Buildings 1 and 2 to 36’, and Buildings 3 and 4 to 40’.
- c. Buildings 1 and 2 are prohibited from incorporating rooftop terraces, and shall provide a minimum roof slope of 4:12.
- d. Building setbacks will be provided a minimum of 18’ from the proposed back of curb of the recessed on-street parking and behind the proposed 8’ sidewalk, as depicted on the Rezoning Plan. The proposed buildings shall be placed within a Build-To Zone of 0-20’, beginning at the 18’ building setback line. A minimum Build-To Percentage of 80% of each building’s façade line shall be located within the Build-To Zone.
- e. Side yards shall be 5’ and rear yards shall be 20’. Both yard dimensions shall be measured according to building orientation.
- f. Building design shall meet the following standards.

A. Site Layout

- i. Vehicular entrances to garages, including areas used for vehicular access to attached or detached garages, shall be located to the rear of the building and shall not face a frontage or common open space. A residential alley shall not be considered a frontage. The Zoning Administrator may waive this requirement if it is determined that, due to site constraints, there is no alternative to vehicular entrances facing a frontage or common open space.
- ii. Surface parking spaces shall be located to the rear of buildings.
- iii. The primary pedestrian entry to each dwelling unit shall face a public right-of-way frontage.
- iv. The maximum number of attached dwelling units within Buildings 1 and 2 is three per building, as generally depicted on Sheet RZ-1.

B. Building Design. The following design standards apply to Multi-Family Attached developments. Single-Family Attached developments are exempt.

- i. Facade Variation. Structures shall incorporate elements of variation on any facade that abuts a frontage or common open space. Variation shall be accomplished by using at least three of the following elements:
- a. Architectural features, such as balconies, bay windows, or porches, along the facade of each dwelling unit that do not encroach within the public right-of-way.
- b. Raised entry of 18” or greater above grade.
- c. Porch or stoop no less than 4 feet in width.
- ii. Building Material Restrictions. Vinyl may only be used for windows, trim, soffits, and railings.
- iii. Entry Design. The primary pedestrian entry shall be a prominent entrance on the front elevation and an integral part of the structure.

6. Streetscape

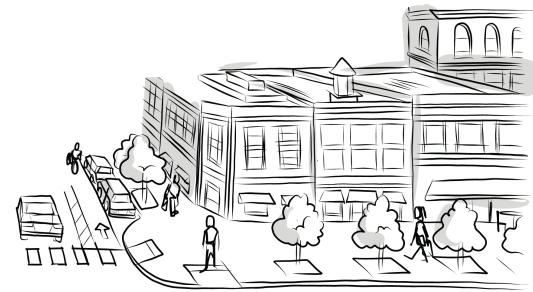
- a. A minimum 8-foot planting strip and a minimum 8-foot sidewalk shall be installed along the Site’s frontages on Dewitt Lane, Freeland Lane, and Ellenwood Place as generally depicted on the Rezoning Plan.
- b. Off-street surface parking lots and vehicle drive aisles, if provided, shall not be located in front of any building façade along any public right-of-way frontage.
7. Environmental Features, Landscaping, and Open Space
- a. The Petitioner shall comply with the City of Charlotte Tree Ordinance.
- b. The Petitioner shall comply with the City of Charlotte Post Construction Stormwater Ordinance.
- c. Off-street surface parking, dumpsters, and recycling containers shall be screened per Section 12.303 (2) of the Ordinance.
- d. The Petitioner will provide either 400 sf of private open space per each dwelling or 10% of Site as usable common open space. A front balcony or porch shall be provided for each dwelling unit within Buildings 1 and 2, where one dimension shall be at least seven feet.
- e. The Petitioner will provide a 10’ Class C Landscape Buffer as generally depicted on Sheet RZ-1, which may be reduced by 25% according to Section 12.302 (8) of the Ordinance.

8. Lighting

- a. All exterior lighting will shall meet the requirements below.
- A. Maximum Lighting Regulations
- i. The maximum allowable footcandle at any required setback line is as follows: a. Any use abutting a residential use: Zero footcandles.
- ii. Any frontage abutting a street, as measured at the required setback line: One footcandle.
- B. Lighting Design
- i. All lighting shall be of full cut off or semi cut off luminaire design.
- ii. The maximum total height of a freestanding full cut off or semi cut off luminaire is 22 feet.
- iii. Flashing lighting is prohibited.

9. Binding Effect of the Rezoning Documents and Definitions

- a. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- b. Throughout these Development Standards, the term “Petitioner” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



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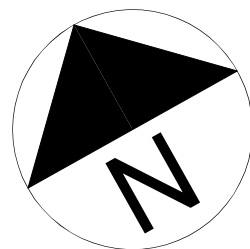
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NORTH ARROW



0' 10' 20' 40'
PLAN SCALE | 1"=20'

SHEET TITLE

CONDITIONAL
NOTES

SHEET #

RZ-2