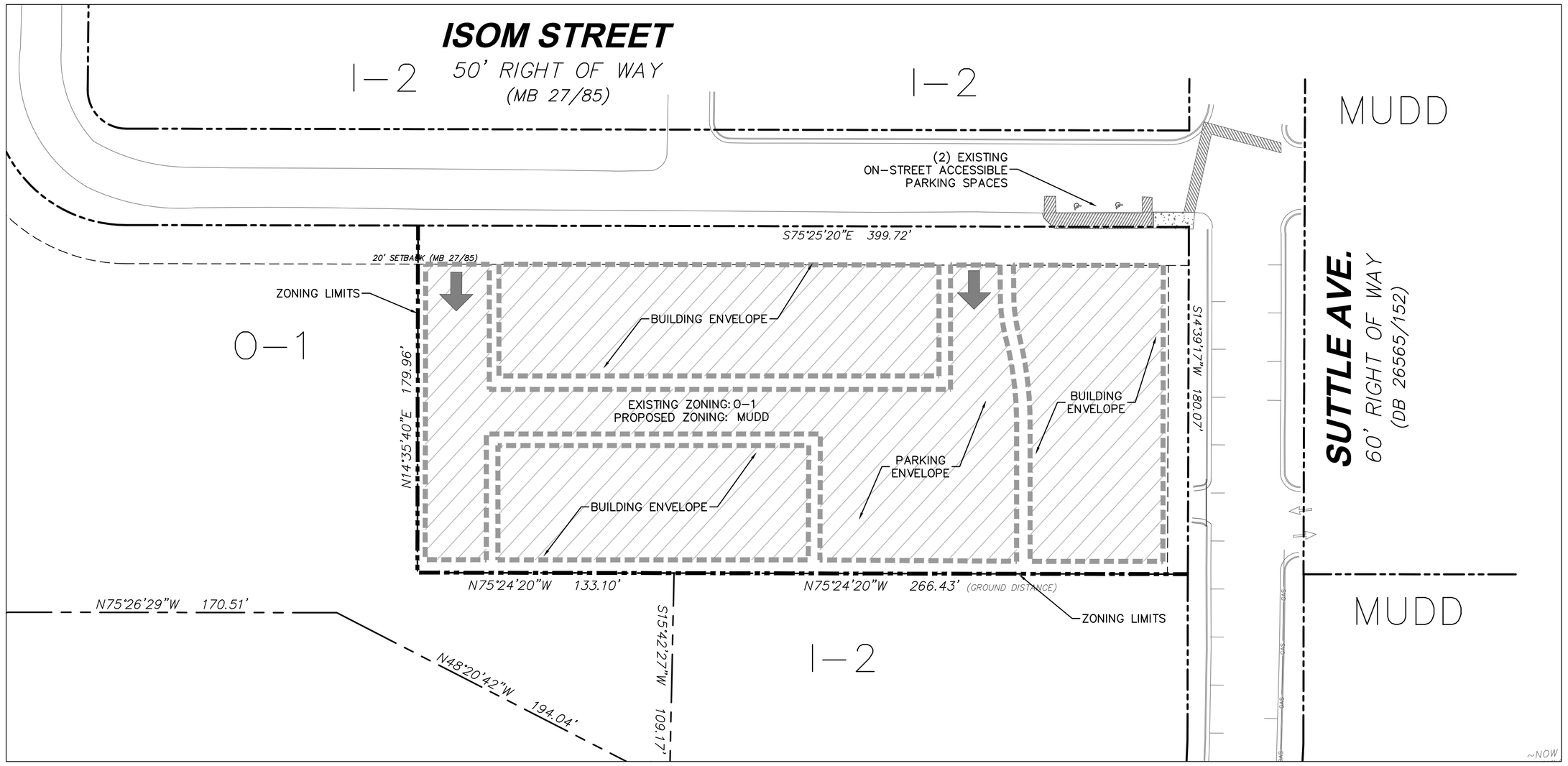
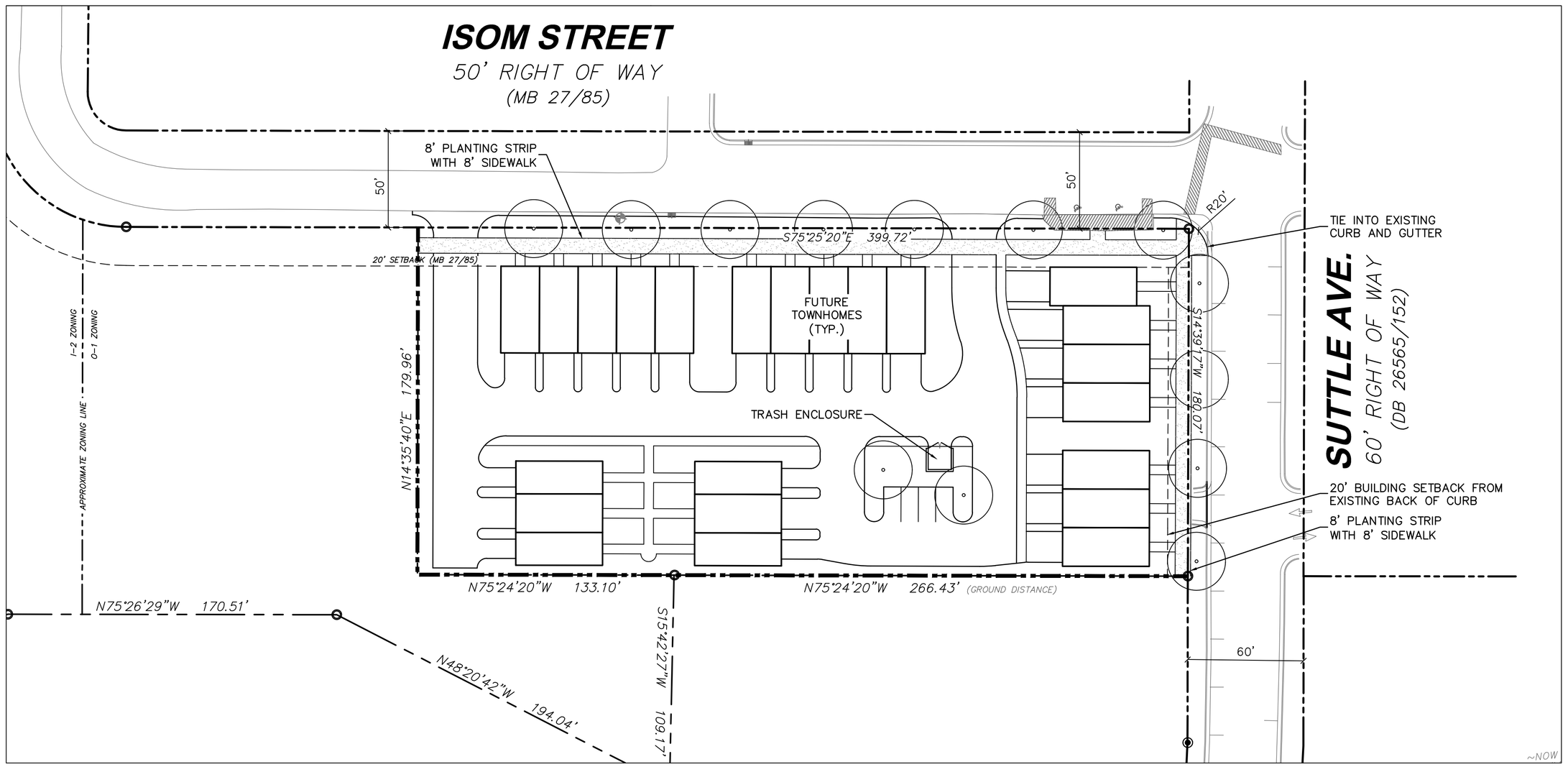


TECHNICAL DATA



ILLUSTRATIVE SITE PLAN

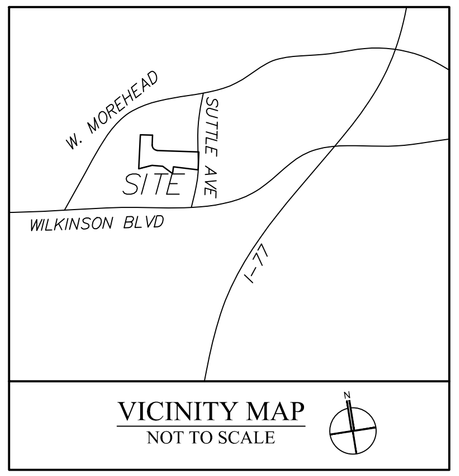
SITE DEVELOPMENT DATA

SITE ACREAGE:	±1.60 ACRES
TAX PARCEL #:	PORTION OF 067-021-10
EXISTING ZONING:	O-1
PROPOSED ZONING:	MUDD
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES
MAXIMUM DEVELOPMENT:	26 UNITS MAXIMUM
PROPOSED DENSITY:	16.25 UNITS/ACRE
BUILDING HEIGHT:	3 STORIES (75')
PARKING PROVIDED:	SHALL SATISFY OR EXCEED MUDD MINIMUM REQUIREMENTS

VEHICULAR INGRESS/EGRESS

BUILDING/PARKING/SERVICE ENVELOPE

ZONING BOUNDARY



SITE PLAN IS SCHEMATIC IN NATURE. SOME MINOR VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

I. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Saussy Burbank, LLC to rezone the property from the O-1 Zoning District to the MUDD Zoning District in order to accommodate redevelopment of 26 townhome units on an approximately 1.6 acre tract of the overall parcel at the corner of Suttle Avenue and Isom Street, as depicted on the Technical Data Sheet (the "Site").

Development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Technical Data Sheet is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points, setbacks and dedicated open space areas.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Technical Data Sheet or these Development Standard, constitute changes 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.

II. Permitted Uses

The Site may be devoted to townhome uses and any incidental or accessory uses associated therewith.

III. Maximum Development

The site may be developed with up to 26 townhome units.

IV. Transportation

a) Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

b) Gates may be installed to control vehicular access to the site, but pedestrian access through the site shall not be restricted (except for access points to buildings).

V. Architectural Standards/Streetscape and Landscaping

a) Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 20% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, or other material approved by the Planning Director.

b) Prohibited Exterior Building Materials:
a. Vinyl siding (but not vinyl hand rails, windows or door trim); and
b. Concrete Masonry Units not architecturally finished.

c) Building Placement and Site Design - Building placement and site design shall focus on and enhance the pedestrian environment through the following standards:
a. Building Street Frontage - Buildings shall be placed so as to present a front or side façade to all network required streets (public or private).
b. Buildings shall front a minimum of 50% of the total public street frontage on the site (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, and/or tree-replanting areas).
c. Parking lots shall not be located between any building and any public street.

d) Architectural Elevation Design - Architectural elevations shall be designed to create visual interest through the following standards:
a. Vertical Modulation and Rhythm - Building elevations shall be designed with recognizable architectural vertical bays or articulated architectural façade features. The bays and features may include, but not limited to a combination of exterior wall offsets, projections, and/or recesses, pilasters, and change in materials.
b. Blank Walls - Building elevations facing streets shall not have horizontal expanses of blank walls greater than 20 feet on any floor.
c. Architectural features such as, but not limited to, projected bays, banding, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

e) Roof Form and Articulation - Roof form and rooflines shall be designed to avoid the appearance of a single, large monolithic roof structure through the following standards:
a. Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.).
b. For pitched roofs the allowed minimum pitch of the longest span shall be a minimum 4:12 (four feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.
c. HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

f) Service Area Screening - Site service areas (dumpsters, refuse areas, recycling, storage) shall be screened from view through the following standards:
a. Service areas will be screened with a minimum 20% Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.
b. Utility structures (transformers, backflow preventers, etc.) need to be screened architecturally or with evergreen plant material;
c. Walls shall be designed to match and compliment the building architecture or the residential buildings of the subject property.

g) Residential ground floor entrances shall contain stoops or porches on all network required public streets.

h) Petitioner shall provide an eight (8) foot wide sidewalk and planting strip along the Site's Isom Street and Suttle Avenue frontages.

VI. Internal Side Yards and Rear Yards

a) The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

b) Petitioner shall provide a minimum setback of at least twenty (20) feet from the existing back of curbs of Isom Street and Suttle Avenue. Stoops and stairs may encroach four (4) feet into the setback as a "transition zone."

VII. Environmental Features

a) The Petitioner is exempt from the requirements of the Post Construction Controls Ordinance.
b) The Site is located in a Designated Mixed Use Activity Center and tree save requirements may be satisfied through off-site mitigation or payment in lieu.

VIII. Lighting

a) All street and parking area lighting fixtures will be shielded with full cut-off fixtures.

b) Pedestrian scale lighting will be provided within the site.

IX. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

X. 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 Technical Data Sheet 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.

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PETITION 2017-034

BRYANT PARK TOWNHOMES

CHARLOTTE, NC

SAUSSY BURBANK, LLC
3730 GLEN LAKE DRIVE #125
CHARLOTTE, NC 28208
703-945-1515

REZONING PLAN

20 0 20 40
SCALE: 1"=40'

PROJECT #: 673-001
DRAWN BY: BMS
CHECKED BY: BS

DECEMBER 19, 2016

REVISIONS:
1. 2-20-17 - PER 1ST REVIEW COMMENTS

RZ1.0

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