

SITE DEVELOPMENT DATA:
 ACERAGE: ± 6.32 AC
 TAX PARCEL ID: 183-05-225, 183-03-226, 183-03-227, 183-05-228, 183-05-229
 EXISTING ZONING: UR-2 (CD)
 PROPOSED ZONING: UR-2 (CD)
 EXISTING USES:
 5 detached dwellings

PROPOSED USES:
 Up to 24 attached dwelling units (in duplex, 2 units attached) together with accessory uses, as allowed in the UR-2 zoning district, in a condominium format.

STORMWATER:
 Underground sand filter(s)/detention
DRIVEWAYS:
 20'± depth
PARKING:
 No less than 6 visitor parking spaces will be provided on the site.

FRONT SETBACK:
 88.5' From Future BDC Along Sharon Lane (Zoning)
MIN. SIDE YARD:
 5' min.
REAR YARD:
 As Shown On Plan

MAXIMUM BUILDING HEIGHT:
 Not to exceed two (2) stories plus possible basement and not to exceed 40 feet; building height to be measured as required by the Ordinance.

WASTE MANAGEMENT:
 Roll-off Container (Private Contractor)

DEVELOPMENT STANDARDS

1. **General Provisions:**
 - a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Simonini Saratoga Foxcroft, LLC ("Petitioner") to accommodate the development of a duplex community in a condominium format on approximately 6.32 acre site located on the southeast side of Sharon Lane between Providence Road and Heathmoor Lane (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.
 - d. The project has not undergone the design development and construction phases. It is intended that this Rezoning Plan provide flexibility in allowing some alterations or modifications from the graphic representations of the Development Site Elements. Therefore, Section 6.207 of the Ordinance, where those modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance, shall apply to the project.
 - e. The Rezoning Plan does not materially change the overall design intent depicted on the Rezoning Plan, or
 - f. modifications to uses, materials, details or other elements of the Rezoning Plan shown on adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks or rear yards) indicated on Sheet RZ-1.
 - g. 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.
 - h. **Number of Buildings, Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed 12. Accessory structures and buildings on the Site shall not exceed the number of principal buildings. Principal buildings shall include enclosures, garages, tool sheds, storage buildings, and other structures associated with the on-site open space.
 - i. **Phasing.** The Petitioner reserves the right to develop the Site in up to two phases. The general location of the estimate possible phasing line is generally depicted on Sheet RZ-2, but adjustments to this can be made. If phased, the Petitioner will complete transportation and landscaping and buffer improvements per phase prior to issuance of the first certificate of occupancy for each phase.
 2. **Permitted Uses & Development Area Limitations:**
 - a. The Site may be developed with up to twenty-four (24) single family attached dwelling units in a town (T) with duplex type design as generally depicted on Sheet RZ-2, together with accessory uses allowed in the UR-2 zoning district; such development shall be undertaken in a condominium format.
 - b. **Access and Transportation & Sidewalks Along & Within Site:**
 - a. Access to the Site will be from Sharon Lane in the manner generally depicted on the Rezoning Plan.
 - b. The Petitioner will provide a twenty-four (24) foot planting strip (including width for future bike lane and improvements to be completed upon final site development) along Sharon Lane. The width of the planting strip may be increased to allow meandering of the sidewalk to save existing large mature trees.
 - c. The Petitioner will construct a network of five (5) foot wide sidewalks to provide pedestrian access to Sharon Lane from within the development as generally depicted.
 - d. 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.
 - c. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following brick, stone, concrete, precast concrete, fibrous concrete, fiber board, stucco, EIFS, decorative block, and/or wood.
 - d. If used, vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural shingles, wood shake, slate, tile and/or metal.
 - e. It is understood that the homes which will be developed in the duplex (i.e. 2 homes joined)/condominium format will have the characteristics of single family homes but for the attachment of these homes as generally depicted on Sheet RZ-2. Accordingly, the homes are intended to reflect custom home design features. The attached illustrative building elevations are included to reflect overall design nature of the development, the actual attached homes constructed on the Site may vary from these illustrations provided that the overall design intent and quality levels are preserved and the other design features listed in these Development Standards are maintained.
 - f. The side elevations of the buildings along Sharon Lane will contain windows so that blank walls will not occur.
 - g. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 - h. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the buildings oriented toward Sharon Lane. Usable front porches are covered and are at least 6 feet deep. Stoops and entry-level porches may be covered, but not enclosed. All residences fronting Sharon Lane will have a direct connection to the sidewalk on Sharon Lane.
 - i. All enclosure units that face a public street shall have a porch or stoop that wraps a portion of that face to address blank wall

3. **Sharon Lane Sidewalk Enhancements, Rear Spaced Signs**
 - a. In addition to its commitment to install a new sidewalk along the Site's frontage of Sharon Lane, Petitioner agrees to make improvements to the sidewalks located across Sharon Lane from the Site along that portion of the westerly right of way margin of Sharon Lane in the area shown on the Rezoning Plan (the "Additional Sidewalk Area"), subject to and in accordance with the provisions of this section (which shall be subject to the approval of the City Council and the City Engineer).
 - b. At its expense, the Petitioner shall replace the existing sidewalk pavement located within the Additional Sidewalk Area with standard curb and gutter improvements, a 5' foot wide planting strip without street trees unless such trees are allowed by the City Ordinance, and a 5' foot wide planting strip without street trees unless such trees are allowed by the City Ordinance. The "Additional Sidewalk Area" shall include the "Additional Sidewalk Area" and the "Additional Sidewalk Area" shall be subject to the approval of the City Council and the City Engineer.
 - c. The Petitioner shall coordinate in good faith with owners of property located within the Additional Sidewalk Area (the "Sharon Lane Owners") and Charlotte Department of Transportation ("CDOT") in their review and approval of the design of the Additional Sidewalk Area and to mitigate material adverse impacts to existing site conditions such as mature trees/landscaping, fences & walls, driveways and similar features. It is understood that the final design of the Additional Sidewalk Area shall be subject to the approval of the City Council and the City Engineer.
 - d. The Petitioner's commitment to make the Additional Sidewalk Area shall be subject to the approval of the City Council and the City Engineer.
 - e. The Petitioner shall coordinate in good faith with owners of property located within the Additional Sidewalk Area (the "Sharon Lane Owners") and Charlotte Department of Transportation ("CDOT") in their review and approval of the design of the Additional Sidewalk Area and to mitigate material adverse impacts to existing site conditions such as mature trees/landscaping, fences & walls, driveways and similar features. It is understood that the final design of the Additional Sidewalk Area shall be subject to the approval of the City Council and the City Engineer.
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4. **Architectural Standards/Court Yards - Amenity Areas:**
 - a. The Petitioner's commitment regarding the rear spaced signs is subject to approval of CDOT.
 - b. The Petitioner shall coordinate in good faith with owners of property located within the Additional Sidewalk Area (the "Sharon Lane Owners") and Charlotte Department of Transportation ("CDOT") in their review and approval of the design of the Additional Sidewalk Area and to mitigate material adverse impacts to existing site conditions such as mature trees/landscaping, fences & walls, driveways and similar features. It is understood that the final design of the Additional Sidewalk Area shall be subject to the approval of the City Council and the City Engineer.
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 - e. The Petitioner shall coordinate in good faith with owners of property located within the Additional Sidewalk Area (the "Sharon Lane Owners") and Charlotte Department of Transportation ("CDOT") in their review and approval of the design of the Additional Sidewalk Area and to mitigate material adverse impacts to existing site conditions such as mature trees/landscaping, fences & walls, driveways and similar features. It is understood that the final design of the Additional Sidewalk Area shall be subject to the approval of the City Council and the City Engineer.
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5. **Streetscape, Buffers, Yards, and Landscaping:**
 - a. A 100 foot building setback measured from the back of the existing Sharon Lane right-of-way will be provided along Sharon Lane. The Petitioner shall coordinate in good faith with owners of property located within the Additional Sidewalk Area (the "Sharon Lane Owners") and Charlotte Department of Transportation ("CDOT") in their review and approval of the design of the Additional Sidewalk Area and to mitigate material adverse impacts to existing site conditions such as mature trees/landscaping, fences & walls, driveways and similar features. It is understood that the final design of the Additional Sidewalk Area shall be subject to the approval of the City Council and the City Engineer.
 - b. A fifteen (15) foot rear side yard will be provided along the eastern property boundary line as generally depicted on the Rezoning Plan. Furthermore, a six (6) foot high solid combination brick and opaque wooden fence shall be installed along such eastern property line prior to the issuance of the first certificate of occupancy for the first home to be located along such property line.
 - c. A ten (10) foot rear side yard will be provided along the eastern property boundary line as generally depicted on the Rezoning Plan. Furthermore, a six (6) foot high solid combination brick and opaque wooden fence shall be installed along such eastern property line prior to the issuance of the first certificate of occupancy for the first home to be located along such property line.
 - d. A 40 foot rear yard will be provided along the southern property boundary of the Site as generally depicted on the Rezoning Plan. The Petitioner shall coordinate in good faith with owners of property located within the Additional Sidewalk Area (the "Sharon Lane Owners") and Charlotte Department of Transportation ("CDOT") in their review and approval of the design of the Additional Sidewalk Area and to mitigate material adverse impacts to existing site conditions such as mature trees/landscaping, fences & walls, driveways and similar features. It is understood that the final design of the Additional Sidewalk Area shall be subject to the approval of the City Council and the City Engineer.
 - e. Utilities may cross the proposed 25 foot buffer and the 12 foot area described above at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap will not be installed in the proposed buffer and the 12 foot area.
 - f. The Petitioner will retain existing vegetation within the Sharon Road setback except to the extent clearing may be required for demolition of existing driveways and construction of the new driveway and sidewalks. The Petitioner will also remove any invasive plant species from the setback area. Supplemental landscaping will be provided where existing and invasive vegetation is removed.
 - g. The proposed landscaping along Sharon Lane and within the buffers will be installed prior to the issuance of the first certificate of occupancy for each phase as noted in 1.c. The Petitioner reserves the right to request a seasonal planting delay to avoid planting the materials during the wrong time of the year.
 - h. The Petitioner will include in the Site design a "central green" area as generally depicted on Sheet RZ-2 which will include the following features: a) a central green area with a minimum width of 10 feet; b) a central green area with a minimum width of 10 feet; c) a central green area with a minimum width of 10 feet; d) a central green area with a minimum width of 10 feet; e) a central green area with a minimum width of 10 feet; f) a central green area with a minimum width of 10 feet; g) a central green area with a minimum width of 10 feet; h) a central green area with a minimum width of 10 feet; i) a central green area with a minimum width of 10 feet; j) a central green area with a minimum width of 10 feet; k) a central green area with a minimum width of 10 feet; l) a central green area with a minimum width of 10 feet; m) a central green area with a minimum width of 10 feet; n) a central green area with a minimum width of 10 feet; o) a central green area with a minimum width of 10 feet; p) a central green area with a minimum width of 10 feet; q) a central green area with a minimum width of 10 feet; r) a central green area with a minimum width of 10 feet; s) a central green area with a minimum width of 10 feet; t) a central green area with a minimum width of 10 feet; u) a central green area with a minimum width of 10 feet; v) a central green area with a minimum width of 10 feet; w) a central green area with a minimum width of 10 feet; x) a central green area with a minimum width of 10 feet; y) a central green area with a minimum width of 10 feet; z) a central green area with a minimum width of 10 feet.
 - i. Without limiting the foregoing provisions of this Section 5, Petitioner will install new vegetation where existing driveways and sidewalks are removed.
 6. **Environmental Features:**
 - a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - b. The Site will comply with the Tree Ordinance.
 - c. All utilities within the Site will be placed underground.

7. **Lighting:**
 - a. All new lighting shall be full cut-off type lighting fixtures excluding tower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
 - b. Detached lighting on the Site will be limited to 15 feet in height.
 - c. Architectural lighting on building facades, such as but not limited to sconces, will be permitted.
8. **Amendments to the Rezoning Plan:**
 - 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.
9. **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.



REVISIONS:

No.	Date	By	Description
1	6/24/16	AHM	REVISIONS TO SITE PLAN AND TO ADDRESS STAFF COMMENTS
2	8/15/16	LHC	REVISIONS PER STAFF COMMENTS
3	12/22/16	AHM	REVISIONS PER STAFF COMMENTS
4	1/23/17	DRW	REVISIONS PER STAFF COMMENTS
5	2/22/17	MDL	REVISIONS PER STAFF COMMENTS
6	3/10/17	MDL	REVISIONS PER STAFF COMMENTS

SCALE: 1"=60'

0' 60' 120' 240'

Project Number: 16021
 Sheet Number: 16021

Project Manager: MDL
 Drawn By: LHC
 Checked By:
 Date: 4/25/16

This Plan Is A
 Preliminary Design.
 NOT Released For
 Construction.



PLAN A PLAN B PLAN C PLAN D



FOXROCFT CITY HOMES

1 GARAGE ELEVATION (EXAMPLE OF MATERIAL & ARCHITECTURAL VARIATION)

SCALE: NTS

RZ-3

GENERAL ELEVATION NOTES:

- ELEVATIONS PROVIDED ARE INTENDED TO SHOW A RANGE OF ANTICIPATED SCALE, MASSING, STYLE, AND OVERALL QUALITY OF BUILDINGS TO BE CONSTRUCTED.
- WHILE THESE DUPLEX UNITS ARE CONNECTED VIA A COMMON WALL, THE PETITIONER ANTICIPATES THAT THE HOME BUYER MAY BE ABLE TO MAKE HOME SIZE VARIATIONS, FINISHES, AND MATERIALS. THE HOME BUYER MAY MAKE ANY CHANGES TO THE UNITS ON ONE UNIT, STUCCO, OR SIMPLY BY CHANGING BRICK/COLORS IN ORDER TO PROVIDE MORE VARIETY WITHIN THE DEVELOPMENT.
- THE NON-GARAGE ELEVATION (RZ-3) THIS SHEET IS APPLICABLE AROUND THE SITE PERIMETER, INCLUDING THE SHARON LANE FRONTAGE.

MATERIAL KEY:

- ONE OR A COMBINATION OF THE FOLLOWING:
 - 1.1. ASPHALT/FLY ASH SHINGLES
 - 1.2. WOOD SHAKE
 - 1.3. SLATE
 - 1.4. METAL
- ONE OR A COMBINATION OF THE FOLLOWING:
 - 2.1. STONE
 - 2.2. PRECAST STONE
 - 2.3. BRICK
 - 2.4. SYNTHETIC STONE
 - 2.5. CEMENTITIOUS FIBER BOARD
 - 2.6. STUCCO
 - 2.7. DECORATIVE BLOCK
 - 2.8. WOOD



NON-GARAGE ELEVATION

RZ-3

SCALE: NTS

3

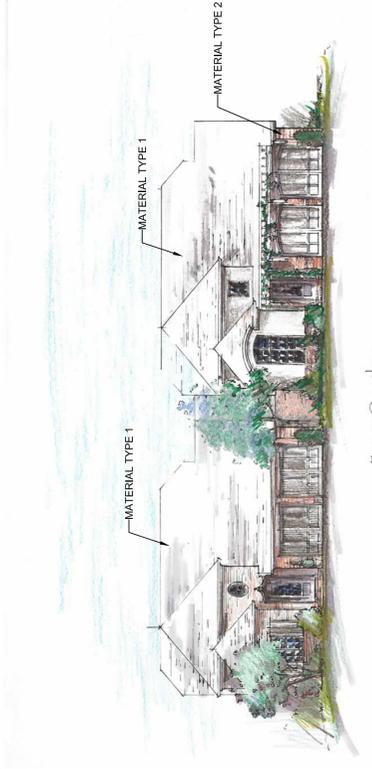


SIDE ELEVATION

RZ-3

SCALE: NTS

4

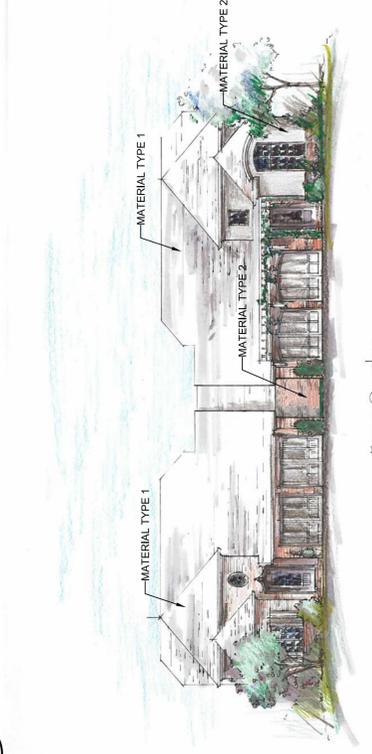


PRIVATE DRIVE ELEVATION

RZ-3

SCALE: NTS

5



PRIVATE DRIVE ELEVATION

RZ-3

SCALE: NTS

6



2 EXAMPLE OF MATERIAL AND ARCHITECTURAL VARIATION

SCALE: NTS

RZ-3

REVISIONS:

No.	Date	By	Description
1	6/24/16	AHM	ADDED SHEET
2	8/15/16	LHC	REVISIONS PER STAFF COMMENTS
3	12/22/16	AHM	ELEVATION REVISIONS
4	2/22/17	MDL	ELEVATION ADDITIONS & CLARIFICATIONS

CORPORATE CERTIFICATIONS
 NC PE: C-2693
 NC L.A.: C-253
 SC ENG. NO. 3569
 S.C.L.A. NO. 211

Project Manager: MDL

Drawn By: LHC

Checked By:

Date: 4/25/16

Project Number: 16021

Sheet Number:

RZ-3

PETITION#: 2016-097
 SHEET # 3 OF 3

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 Design Group, P.A.
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FOXROCFT CITY HOMES
 SIMONINI HOMES
 CHARLOTTE, NC

BUILDING
 ELEVATION
 SHEET