

Profile Homes, LLC Development Standards

10/22/18

Rezoning Petition No. 2018-081

Site Development Data:

--Acreage: ±4.35

--Tax Parcel #: 199-551-06 and a portion of 199-551-05

--Existing Zoning: R-3 and B-D(CD)

--Proposed Zoning: R-12MF(CD)

--Existing Uses: Vacant.

--Proposed Uses: Up to 33 attached dwelling units (town homes for sale) together with accessory uses, as allowed in the R-12MF zoning district.

--Maximum Building Height: Not to exceed two (2) stories or 38 feet, height will be measured as defined by the Ordinance.

1. General Provisions:

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Profile Homes, LLC.

("Petitioner") to accommodate the development of a 33 unit townhome for sale community (attached dwellings), on the north side of S. Tryon Street between Wright's Ferry Drive and Wright's Crossing Drive (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 and the regulations established under the Ordinance for the R-12MF zoning classification.

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. **Number of Buildings Principal and Accessory.** The total number of principal residential buildings to be developed on the Site shall not exceed 10. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 33 attached dwelling units (town homes for sale) together with accessory uses allowed in the R-12MF zoning district as generally depicted on the Rezoning Plan.

3. Access and Transportation:

a. Access to the Site will be from S. Tryon Street via Wright's Crossing Drive and Targert Lane in the manner generally depicted on the Rezoning Plan.

b. The Petitioner will as part of the development of the Site construct an internal public street that as generally depicted on the Rezoning Plan (this street will be constructed to meet the standards for a "Local Residential Medium Street"). The final alignment and configuration of the internal Public Street may change to accommodate changes to the building placement and to accommodate

other modifications required due to final site grading, and utility installations.

c. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.

d. The Petitioner will dedicate and convey via a fee simple deed to NCDOT a minimum of 67 feet of right-of-way from the existing center line of S. Tryon Street as part of the development of the Site, and prior to the issuance of the first certificate of occupancy.

e. All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for any of the units contained within building # 19-24 (units in building #16-18 may receive a certificate of

occupancy before all the transportation improvements are completed as they front on a public street that is part of phase one). The petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is requested.

△ f. Minor modifications to the alignment of the internal vehicular circulation and driveways may be made by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

g. Any right-of-way to be dedicated for the required roadway improvements will be dedicated via fee simple conveyance before the Site's first certificate of occupancy is issued. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

h. The Petitioner shall provide one (1) garage space and one (1) driveway space per unit.

i. The Petitioner shall provide a minimum of four (4) on-street parking spaces.

4. Architectural Standards, Court Yards/Amenity Areas:

a. The entrances (front door entrances) for the proposed townhomes located within 15 feet of a sidewalk will be raised 24 inches above the average grade of the sidewalk.

b. 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.

c. Porches shall form a predominate motif of the building design. Each unit will be constructed with a front porch with a minimum depth of six (6) feet as generally indicated on the Rezoning Plan.

d. The proposed units located on the interior of the Site that have end elevations directly across the proposed private street from units that front the same private street will be constructed with corner porches. Corner porches will extend a minimum of six (6) feet from the front elevation and will have a minimum depth of six (6) feet. These units are indicated on the Rezoning Plan with the letters CP (Corner Porch).

e. On the interior of the Site end units that abut the internal private streets will have multiple windows on the end facades to avoid a blank street wall. These units are indicated on the Rezoning Plan with the symbol BW.

f. Garage doors visible from the public or private streets will be recessed at least one (1) foot behind the front most building face, to minimize the visual impact of the garage doors on the public and private streets.

g. When vinyl siding is used as a building material, on the proposed buildings, the minimum thickness of the proposed vinyl will be .042 inches.

5. Streetscape, Buffers, Yards, Open Space and Landscaping:

a. A 30 foot setback as measured from the right-of-way of S. Tryon Street will be provided as generally depicted on the Rezoning Plan.

b. Along the Site's internal parking areas the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along S. Tryon Street and the internal public streets in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

c. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

d. The Petitioner shall provide on-street parking along Simril Court as generally depicted on the Rezoning Plan.

6. Environmental Features:

a. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

b. The Site will comply with the Tree Ordinance. Phase One and Phase Two of Wrights Crossing may be treated as a unified development for the purposes of compliance with the Tree Ordinance (tree save areas may be located on either phase as long the amount of tree save area equals the total amount of tree save area required for the both phases).

7. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.

b. Detached lighting on the Site will be limited to 21 feet in height.

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.