

EAST W.T. HARRIS TOWNHOMES DEVELOPMENT STANDARDS Petitioner: SW Development Partners, LLC Rezoning Petition No. 2025-080 10/23/2025

Site Development Data:

--Acreage: ± 5 acres --Tax Parcel: 165-152-01 --Existing Zoning: R-9MF(CD) --Proposed Zoning: N2-A(CD) -- Existing Uses: Vacant

--Proposed Uses: Maximum of Forty-four (44) multi-family attached (townhome) residential units along with other uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the N2-A zoning district, not otherwise limited herein

-- Maximum Building Height: Per the UDO --Parking: per the UDO

I. General Provisions:

- a. Site Description. These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by SW Development Partners, LLC ("Petitioner") to accommodate the development of a townhome residential community on an approximately five-acre site located on the north side of East W.T. Harris Boulevard, east of East Independence Boulevard, more particularly described as Mecklenburg County Tax Parcel Number 165-152-01 (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 Unified Development Ordinance
- Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the N2-A zoning district shall govern development taking place on the designated portion of the Site.

II. Architecture and Design

a. Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of at least two of the following materials: portions of brick, brick veneer, natural stone (or its synthetic equivalent), wood siding, engineered wood, and/or cement board. Vinyl siding shall not be permitted as an exterior building material except for limited use for windows, doors, soffits, trim and the

- Buildings shall contain a maximum of six (6) multi-family attached (townhome) units per building. Further, there shall be a maximum of four (4) buildings that contain the maximum of six units per building. All remaining buildings shall contain a maximum of five (5) units per building. There shall be a maximum of eight (8) total buildings on the Site.
- c. 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.
- d. Usable porches and stoops may form a predominant feature of the building design and be located on the front and/or side of the building for any building that fronts a public street. Usable front porches, when provided, should be covered and be at least six (6) feet deep. Stoops and entry-level porches, if provided, shall be a minimum of three (3) feet deep and may be covered but shall not be enclosed. Alternatively to a usable porch or stoop, the maximum blank wall expanse shall be limited to ten (10) feet on all building levels.
- Direct sidewalk connections will be provided from dwelling entrances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets.
- To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised or lowered from the average sidewalk grade a minimum of 12 inches.
- g. All corner/end units that face a public network-required street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- h. Garage doors proposed along public network-required streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

III. Buffers, Landscaping, and Open Space

- a. Petitioner shall provide landscape yards along the Site's property lines, as generally depicted on the Rezoning Plan.
- b. Publicly accessible open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the Amenitized Common Open Space area(s) shall consist of a minimum of four (4) or more of the following potential components:

1. Enhanced plantings in excess of minimum planting standards required of the ordinance;

a. Enhanced plantings may take the form of trees and/or planting beds (standard, raised and/or terraced with native species) with a minimum of 2 trees and 30 shrubs for each 1,500 sf of open space areas. This may be achieved cumulatively for the site and not separated into each smaller area. Other prescriptive standards shall be provided during the permitting phase of development;

2. Specialty paving materials (not including standard finished concrete or asphalt)

- a. Details for specialty paving materials, including technical notes regarding materials and location, shall be provided as part of the permitting phase of development;
 - 3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space;
- Details for shading elements, including technical notes regarding shading intervention and location, shall be provided as part of the permitting phase of development;
- 4. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls and immovable benches;
- a. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 30 square feet of public open space. Seating may be a mixture of moveable and fixed. Location(s) where the seating requirement is being implemented, along with calculations confirming that the regulation has been met, shall be provided during the permitting phase of development;
 - 5. Consist of a minimum dimension of 20 feet or more measured in all directions;
 - 6. Public art/sculpture;
- Details regarding the form of public art (such as murals, sculpture, or other mediums) as well as location, type, and size, shall be provided during the permitting phase of development;
 - 7. Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space.
- Details and technical notes on the lighting elements, including a lighting plan and location of the installation shall be provided during the permitting phase of development.

IV. Transportation

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) shown on the Rezoning Plan 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. As depicted on the Rezoning Plan, the Site will be served by internal private streets/alleys and minor adjustments to the location of the internal streets/alleys shall be allowed during the construction permitting process.
- Petitioner shall account for the future improvements associated with NCDOT Project U-2509 along the Site's East W.T. Harris Boulevard frontage, as generally depicted on the Rezoning Plan. d. Petitioner shall construct a twelve (12) foot wide shared-use path and eight (8) foot wide planting strip along the Site's E W.T. Harris Boulevard. During permitting, a payment in lieu option may be provided towards STIP U-2509 in lieu of constructing the 12-foot path and 8-foot planting strip in coordination with the City of Charlotte (Planning and CDOT) through the Administrative Amendment process. Petitioner shall coordinate with the City of Charlotte (Planning and CDOT) and NCDOT during permitting to finalize the placement of the shared-use path or payment in lieu to NCDOT.
 - e. Petitioner shall dedicate 53-feet of right-of-way from the road centerline along E W.T. Harris Boulevard, as generally depicted on the Rezoning Plan, and may include a 2-foot sidewalk utility easement (SUE) from the back of sidewalk.
- f. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
- h. Unless otherwise stated herein, all transportation improvements shall be approved and constructed prior to the issuance of the first building certificate of occupancy for the Site.
- All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support
- j. Petitioner shall follow all sight distance requirements of the sight distance policy. $\frac{1}{2}$ k. Petitioner shall provide a cross-access easement to the property to the west unless otherwise coordinated with CDOT/Planning Staff.
- V. Environmental

The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance Post Construction Stormwater Regulations (PCSR) UDO Article 25.

PRELIMINARY NOT FOR CONSTRUCTION

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07/08/25

DRAWN BY A. ALLISON **DESIGNED BY**

A. ALLISON CHECKED BY A. ALLISON

SCALE N/A

71546 SHEET NO. *RZ-200*

