

REZONING SUMMARY

PETITIONER: BEECHWOOD JACKSON, LLC
200 ROBBINS LANE, SUITE D-1
JERICHO, NY 11753
C/O STEVEN DUBB

TAX PARCEL(S) ID: 181-104-12, 181-104-36

PROPERTY OWNER(S): PARCEL 181-104-12
CLIFFORD C NEILSON JR
ANNE H NEILSON
2635 PROVIDENCE RD
CHARLOTTE, NC 28211

PARCEL 181-104-36
CLIFFORD C NEILSON JR
ANNE H NEILSON
2635 PROVIDENCE RD
CHARLOTTE, NC 28211

ACREAGE: ±0.69 ACRES

EXISTING ZONING: R-3

PROPOSED ZONING: UR-2 (CD)

EXISTING USES: VACANT / SINGLE FAMILY RESIDENTIAL

PROPOSED USES: UP TO FIVE (5) DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT

MAX. BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT NOT TO EXCEED FORTY (40) FEET, HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.

PARKING REQUIRED: PER ORDINANCE

TREE SAVE: PER ORDINANCE

W.C. CHIPLEY AND WIFE
GENEVA M. CHIPLEY
DB #181-104-10
LOT 10, BLOCK E
W.S. PHARR PROPERTY
MB #4 PG 207
PID #181-104-10

30.000 SQ. FT.
0.690 ACRES
MARGARET BUNKER BROWN
BARBARA S. BUNKER MORRISON
BARRETT F. BUNKER
JO ELLEN BUNKER BROWN
DB 29488 PG 160
LOT 12, BLOCK E
W.S. PHARR PROPERTY
MB #4 PG 207
PID #181-104-12



THE BEECHWOOD ORGANIZATION

DEVELOPMENT STANDARDS

9/20/2021
REZONING PETITION NO. 2021-1

SITE DEVELOPMENT DATA:

- ACREAGE: ±0.69 ACRES
- TAX PARCEL: 181-104-12 AND 181-104-36
- EXISTING ZONING: R-3
- PROPOSED ZONING: UR-2(CD)
- EXISTING USE: VACANT/RESIDENTIAL
- PROPOSED USES: UP TO 5 DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: A MAXIMUM HEIGHT OF FORTY (40) FEET SHALL BE PERMITTED
- PARKING: PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

1. GENERAL PROVISIONS:

- a. SITE LOCATION: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE BEECHWOOD ORGANIZATION (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 0.69-ACRE SITE LOCATED ALONG PROVIDENCE ROAD (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, 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.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

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.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- a. THE SITE MAY BE DEVELOPED WITH UP TO FIVE RESIDENTIAL DWELLING UNITS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-2 ZONING DISTRICT.
- b. THE PROPOSED RESIDENTIAL BUILDINGS AND DWELLING UNITS WILL BE DESIGNED AS SINGLE-FAMILY ATTACHED DWELLING UNITS (TOWNHOMES).

3. ACCESS AND TRANSPORTATION:

- a. ACCESS TO THE SITE WILL BE FROM FERNCLIFF ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. VEHICULAR ACCESS TO PROVIDENCE ROAD WILL NOT BE ALLOWED.
- b. 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 ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
- d. ROADWAY IMPROVEMENTS REQUIRED BY THE DEVELOPMENT OF THE SITE MUST BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY FOR THE SITE, SUBJECT TO THE ABILITY OF THE PETITIONER TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME THE 1ST CERTIFICATE OF OCCUPANCY IS ISSUED.

- e. THE PETITIONER SHALL DEDICATE TWENTY-EIGHT (28) FEET OF RIGHT OF WAY FROM THE CENTERLINE OF FERNCLIFF ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- f. THE PETITIONER SHALL DEDICATE FIFTY-NINE (59) FEET OF RIGHT OF WAY FROM THE CENTERLINE OF PROVIDENCE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

- g. DEDICATION AND SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY AND/OR NC DOT SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY. RIGHT OF WAY SHALL BE PROVIDED TWO (2) FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

4. ARCHITECTURAL STANDARDS, COURT YARDS/AMENTY AREAS:

- a. MAXIMUM HEIGHT OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE FORTY (40) FEET.
- b. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTOUS FIBER BOARD, VINYL, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD, ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED IN WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS. THE PROPOSED ROOFING MATERIALS WILL BE ARCHITECTURAL ASPHALT SHINGLES, METAL TYPE ROOFING MATERIALS MAY ALSO BE USED.

- c. COMMON OPEN SPACE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE COMMON OPEN SPACE SHALL BE A MINIMUM OF 2000 SQUARE FEET.
- d. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM FERNCLIFF ROAD AND PROVIDENCE ROAD CONDITIONED UPON LOCAL SERVICE PROVIDER'S ACCEPTANCE OF SUCH SCREENING TREATMENT.

- e. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.

5. STREETSCAPE, BUFFERS, YARDS, AND LANDSCAPING:

- a. AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED ALONG THE SITE'S FRONTOGNE ON PROVIDENCE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. AN EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK WILL BE PROVIDED ALONG THE SITE'S FRONTOGNE ON FERNCLIFF ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

- c. A SETBACK OF SIXTY-FOUR (64) FEET AS MEASURED FROM THE FUTURE BACK OF CURB WILL BE PROVIDED ALONG PROVIDENCE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- d. A SETBACK OF FOURTEEN (14) FEET AS MEASURED FROM THE FUTURE BACK CURB WILL BE PROVIDED ALONG FERNCLIFF ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

- e. A TEN (10) FOOT SIDE YARD WILL BE PROVIDED ALONG THE NORTHEAST PERIMETER OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE TEN FOOT SIDEYARD WILL BE PLANTED WITH SUPPLEMENTAL PLANTINGS WITH THE EXISTING VEGETATION.

- f. A TEN (10) FOOT REAR YARD WILL BE PROVIDED ALONG THE NORTHWEST PERIMETER OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. ENVIRONMENTAL FEATURES:

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- b. 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.

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 16 FEET IN HEIGHT.

- c. ARCHITECTURAL LIGHTING ON BUILDING FAÇADES, SUCH AS BUT NOT LIMITED TO SCONCES, WILL BE PERMITTED.

8. SIGNAGE:

- a. RESERVED.

9. 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.

10. 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.

DESIGNED BY:	WSM
DRAWN BY:	DMH / LL
REVIEWED BY:	ECH / MJS

BC-2
1111 METROPOLITAN AVE, SUITE 250
CHARLOTTE, NC 28204
www.BeechwoodCorp.com
NC LICENSE #4-4397
©2021

BEECHWOOD
JACKSON, LLC
200 ROBBINS LANE, SUITE D-1
JERICHO, NY 11753

FERNCLIFF
TOWNHOMES
1620 FERNCLIFF RD
CHARLOTTE, NC 28211

REZONING PETITION #2021-104
SCHEMATIC SITE PLAN

FILE NUMBER:
8085-02
DATE: 04/12/2021

RZ-1

