



Site Development Data:

Acreage:	+/- 2.67 AC
Tax Parcel:	187-011-02 & 187-011-01
Existing Zoning:	N1-A
Proposed Zoning:	N2-A(CD)
Existing Use:	Vacant/Single-Family Residential
Proposed Uses:	Up to 31 Multi-Family Attached (Duplex, Triplex, and Quadraplex) Dwelling Units
Maximum Building Height:	Per the Ordinance
Parking:	Shall meet or exceed Ordinance standards
Req. Green Area:	0.36 AC (15% of total site area excluding ROW dedication)
Heritage Tree Drip Line:	0.20 AC
Additional Green Area:	0.16 AC
Total Green Area:	0.36 AC
Req. Open Space:	7,750 SF (250 SF per Dwelling Unit)

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Veer Homes (the "Petitioner") to accommodate the development of a multi-family attached (townhome) residential community on that approximately 2.67-acre site located along Sards Road, west of Timber Lane, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 187-011-02 and 187-011-01.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N2-A zoning district shall govern the development and use of the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Article 37 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Article 37.3 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 31 multi-family attached dwelling units which include duplex, triplex, and quadraplex dwellings and any incidental and accessory uses relating thereto that are permitted in the N2-A zoning district.

III. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Charlotte Department of Transportation (CDOT).
- As depicted on the Rezoning Plan, the Site will be served by internal public and/or private streets, and minor adjustments to the location of these streets shall be allowed during the construction permitting process in coordination with CDOT.
- 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.
- The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at two (2) feet behind back of sidewalk where feasible.
- Petitioner shall construct a minimum eight (8) foot wide planting strip and twelve (12) foot wide multi-use path along the Site's frontage of Sards Road. Multi-use paths maintained by the City shall meet ADA/FROWAG requirements.
- Petitioner shall construct a minimum eight (8) foot wide planting strip and eight (8) foot wide sidewalk along the frontage of Timber Lane.
- Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements will be approved and constructed before the Site's first (1<sup>st</sup>) building certificate of occupancy is issued.
- Final locations of proposed stub connection(s) shall be coordinated with the City of Charlotte Subdivision Services.
- Streets shall meet horizontal and vertical curve roadway geometry CDOT standards.
- Petitioner shall dedicate 53' of right-of-way from the centerline of Sards Road.
- Petitioner shall dedicate 28' of right-of-way from the centerline of Timber Lane.

IV. Environmental Features

- The petitioner shall comply with the City of Charlotte Post Construction Stormwater Regulations (UDO Article 25).
- The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. 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.
- The Petitioner shall connect its underground detention outfall to the existing stormwater conveyance system on Timber Lane. If the existing stormwater conveyance system is found to be inadequate to handle the additional flow, the Petitioner shall make good faith efforts with the property owner(s) to improve the stormwater conveyance or mitigate the stormwater discharge onto the adjoining parcels.
- The Petitioner will ensure the site has internal tree plantings totaling a minimum equivalent of 40' of spacing along the total measured centerline of internal private alleys (e.g. 1,000 linear feet of internal alley centerline = 25 minimum trees to be planted).
- The Petitioner shall comply with article 20 of the Ordinance.

V. Open Space, Buffering, and Amenities

- Petitioner shall provide a minimum ten (10) foot wide Class C landscape yard, as generally depicted on the Rezoning Plan along the eastern property line. The Class C landscape yard shall be planted to Class B standards as described in table 20-2.
- A six (6) foot tall private screening fence shall be provided within the Class C landscape yard, generally depicted on the Rezoning Plan.
- Visitor parking spaces near Timber Lane shall be screened from the public right-of-way and adjacent parcels by a mixture of evergreen plantings, understory trees, shrubs, and/or an opaque wall, as described by Article 20 of the Ordinance.
- The site shall comply with article 21 of the Ordinance. Dumpster and recycling services areas associated with residential uses shall be as generally depicted on the site plan and screened from public view by an opaque fence and vegetative landscaping as described within the Ordinance.
- In the event that an adjacent parcel of land is rezoned to a zoning district or devoted to a land use that eliminates or reduces on-site buffer requirements, the Petitioner may reduce or eliminate buffer areas accordingly.
- All freestanding lighting fixtures installed on the site (excluding lower, decorative lighting that may be installed along driveways and sidewalks and landscape lighting) shall be fully capped, shielded, and illuminated downwardly so that direct illumination does not extend past any property line.
- Any lighting fixtures attached to the buildings to be constructed shall be decorative, capped, and downwardly directed.
- Sidewalks shall be provided from the frontage of each unit through open space areas to the public right of way as generally depicted on the rezoning plan.
- Dog waste stations shall be provided in open space areas.

VI. Design Standards

- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
- Meter banks shall be located outside of the setback and screened from view from all public rights-of-way and abutting properties.
- Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- Fence/wall standards: If installed, fences, gates, and/or walls are limited to these materials: treated wood or redwood, simulated wood, decorative brick, stone, simulated stone, finished masonry, wrought iron, aluminum or steel designed to simulate wrought iron, vinyl, (chain link and fence slats are prohibited).
- Petitioner shall provide a useable front porch or stoop for units facing a public right-of-way. Residential dwelling units shall include a useable front porch of at least 5' or stoop of at least 2'.
- Blank walls on building ends facing a public street shall not exceed 10 feet. Blank walls on other building elevations facing public streets shall not exceed 20 feet.
- Petitioner shall provide recessed garage doors, transparency, and/or enhance hardware treatments.
- Petitioner shall provide a minimum of 60 percent masonry on front facades.
- All residential entrances within 15 feet of the sidewalk along a public street must be raised from average sidewalk grade a minimum of 12 inches.
- The height of two buildings labeled XX, adjacent to 5630 Timber Lane shall be a maximum of three stories and 40 feet in height, as measured by the Ordinance. Balconies or rooftop terraces shall not be located on the third story.
- The height of three buildings labeled YY, adjacent to the currently vacant parcel 18701124 shall be a maximum of three stories and 40 feet in height, as measured by the ordinance. Balconies or rooftop terraces shall not be located on the third story.
- All other buildings shall be a maximum of four stories and 48 feet in height, as measured by the Ordinance.

VII. 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 Rezoning Plan 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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PRELIMINARY DRAWING  
FOR REVIEW PURPOSES ONLY

05/10/2024

Veer Homes, LLC  
Chandni Lalchandani

10215 Pinecroft Creek Lane  
Matthews, NC 28105

Aria Townhomes

Rezoning Site Plan  
5112 Sards Road Charlotte, NC 28270

NO.	DATE:	BY:	REVISIONS:
01	07/15/2024	UDP	Revision 01
02	08/12/2024	UDP	Revision 02
03	09/19/2024	UDP	Revision 03
04	10/24/2024	UDP	Revision 04

Project No: 24-CLT-032

Date: 7.15.2024

Sheet No:

RZ-1.0

REZONING PETITION #2024-059

