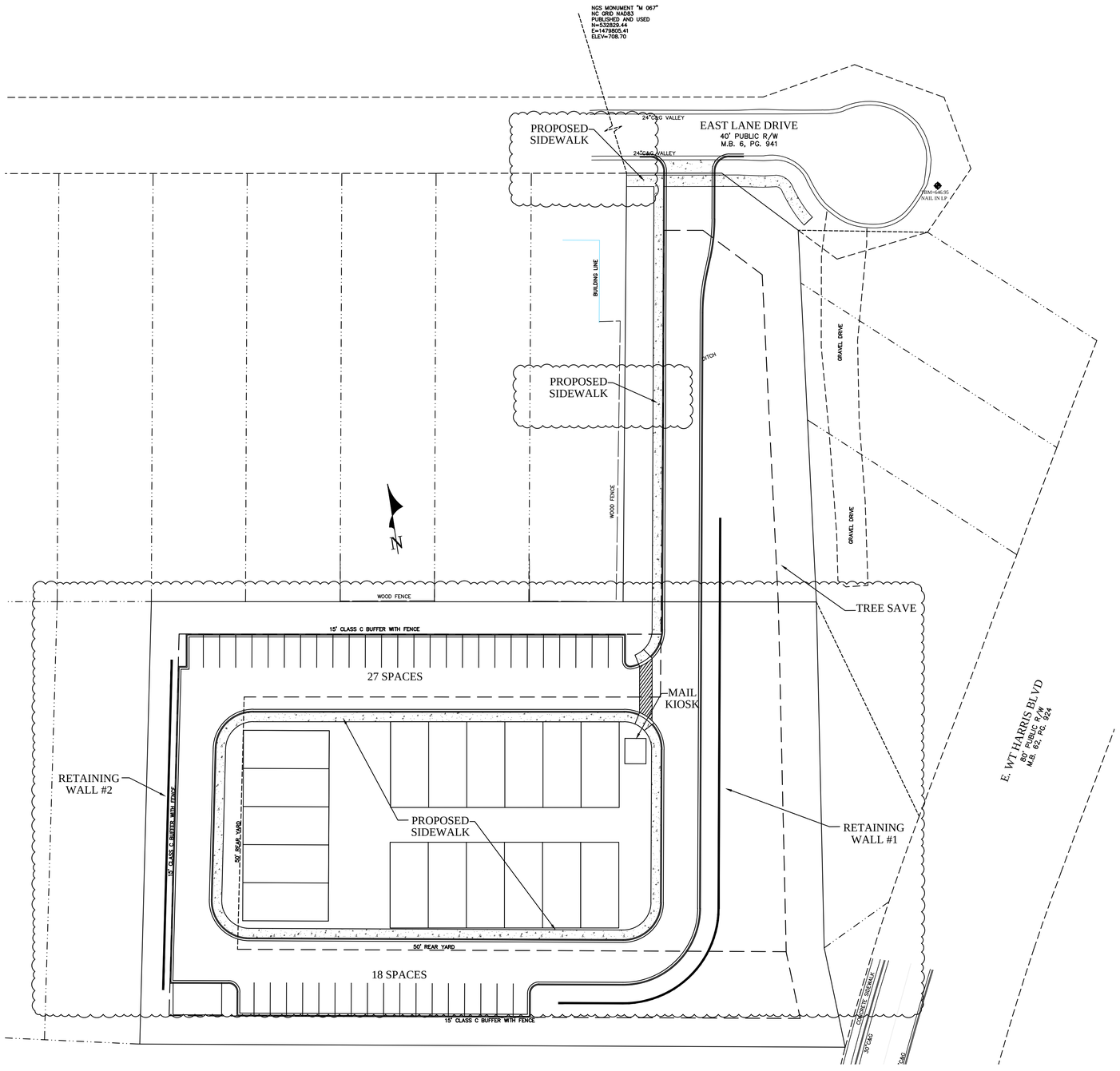

30 0 15 30 60 120

SCALE: 1" = 30'

Habitat for Humanity Charlotte
Development Standards
11/15/2021
Rezoning Petition No. 2021-136

Site Development Data:

--**Acreage**: ±2.38
--**Tax Parcel** #: 165-121-19 and 165-121-23
--**Existing Zoning:** R-4
--**Proposed Zoning:** R-8MF(CD)
--**Existing Uses:** Vacant
--**Proposed Uses:** Up to 18 multi-family residential dwelling units together with accessory uses, as allowed in the R-8MF zoning district.
--**Maximum Building Height:** Not to exceed two (2) stories or 48 feet; building 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 Habitat for Humanity Charlotte. ("Petitioner") to accommodate the development of a residential community on approximately 2.38-acre site generally located south of East Lane Drive and west of East W.T. Harris Boulevard (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 in existence as of the date of approval of the Rezoning (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the R-8MF 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.

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.

d. **Number of Buildings Principal and Accessory**. The total number of principal residential buildings to be developed on the Site shall not exceed four (4). 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 18 multi-family residential dwelling units together with accessory uses allowed in the R-8MF zoning district as generally depicted on the Rezoning Plan.

b. The initial sale of the dwelling units constructed on the Site will be limited to households earning up to 80% of area median income.

3. Access, and Transportation Improvements:

a. Access to the Site will be from East Lane Drive as generally depicted on the Rezoning Plan.

b. 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 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.

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

a. An eight (8) foot planting strip and a six (6) foot sidewalk shall be provided on East Lane Drive as generally depicted.

b. A Class C Buffer as required by the Ordinance will be provided as generally depicted on the Rezoning Plan. The proposed buffers may be reduced in width as allowed by the Ordinance. If the zoning or land use on the adjoining properties changes to a use or zoning district that no longer requires a buffer then the buffers indicated may be eliminated.

5. General Design Guidelines:

a. 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, cementitious fiber board, stucco, EIFS, decorative block, vinyl and/or wood. Aluminum as a building material may only be used on windows, soffits and on handrails/railings.

b. Meter banks will be screened from adjoining properties and from the abutting public streets at grade.

c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties, at grade.

d. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.

e. The entrances (front door entrances) for the proposed multi-family units will comply with the Ordinance.

f. 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.

g. 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.

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

6. Environmental Features:

a. The Site will comply with Post Construction 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.

b. The Site will comply with the Tree Ordinance.

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.

DATE	
REV.	

DRAWING SCALE 1"=30'
PROJECT DATE
PROJECT NUMBER
TASK PHASE
PLOT DATE

PROJECT MANAGER AJR
DESIGNED BY AJR
APPROVED BY
FILE NAME

GEOSCIENCE GROUP
Mailing:
5804 Clanton Road
Charlotte, NC 28212
Phone: 704.525.2003
Fax: 704.525.2033
www.geoscienceprofgroup.com
NC FIRM LICENSE:C-0585(CNG)
NC FIRM LICENSE:C-279(LA)

Drawing Status
- PRELIMINARY NOT FOR CONSTRUCTION
- ISSUED FOR BIDDING
- ISSUED FOR PERMIT
- ISSUED FOR CONSTRUCTION

HABITAT FOR HUMANITY
EAST LANE
CHARLOTTE, NORTH CAROLINA

REZONING PETITION

RZ-1