

SITE DEVELOPMENT DATA

--Acreage: ± 8.127 acres

--Tax Parcel #: 071-143-42

--Existing Zoning: B-2 and I-1

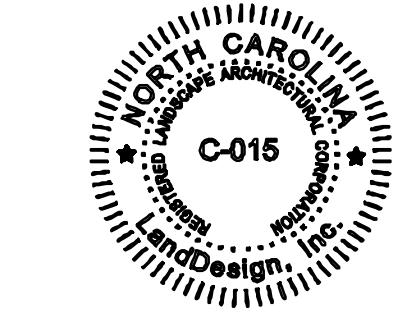
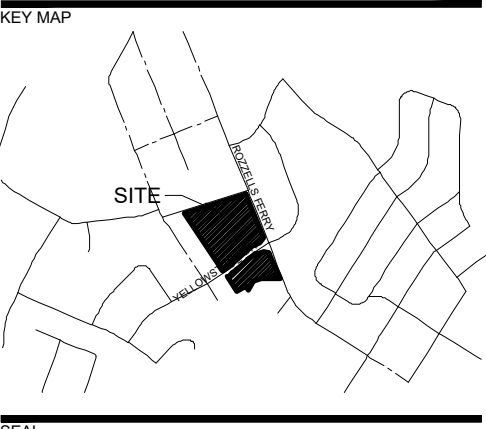
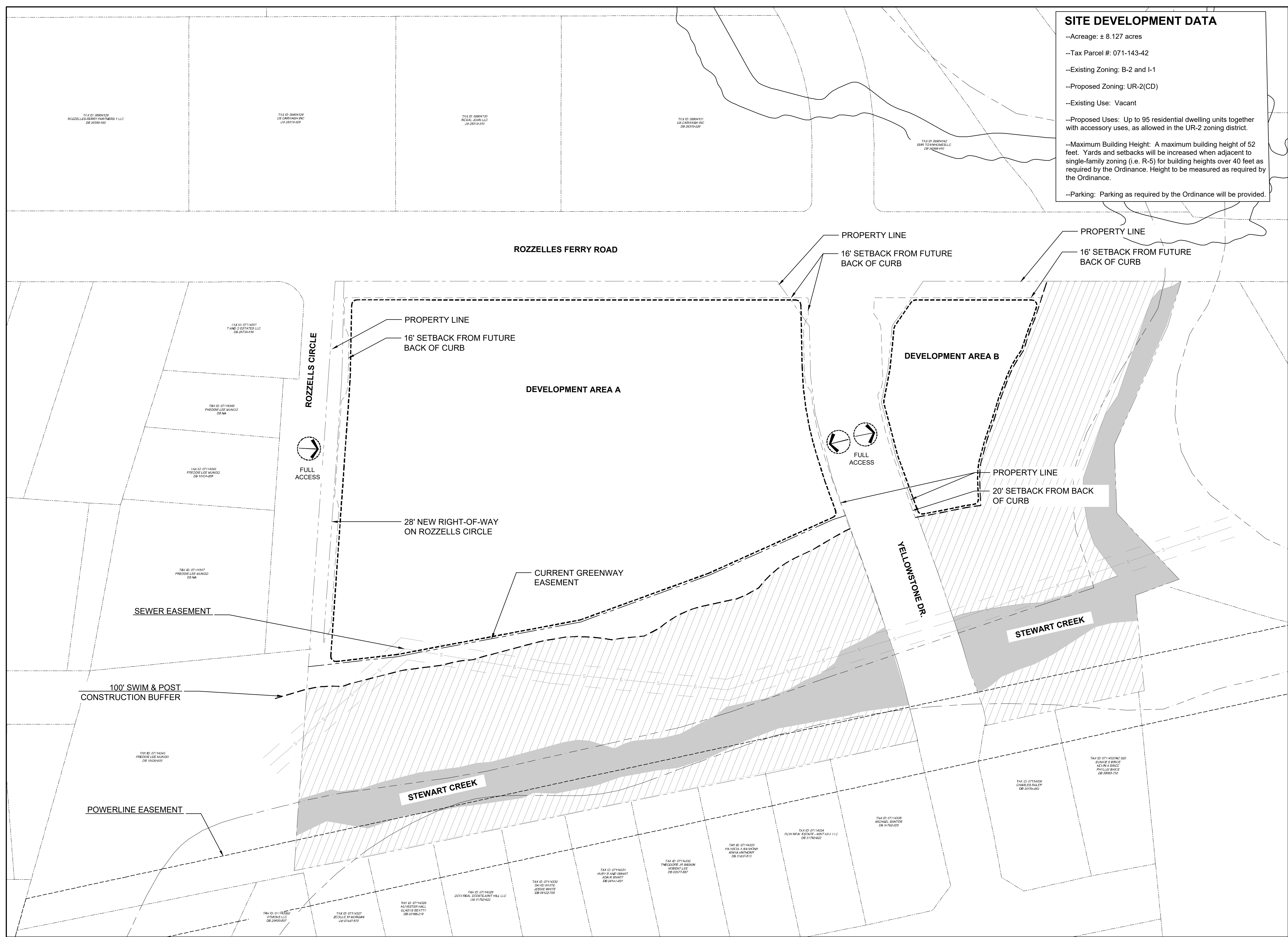
--Proposed Zoning: UR-2(CD)

--Existing Use: Vacant

--Proposed Uses: Up to 95 residential dwelling units together with accessory uses, as allowed in the UR-2 zoning district.

--Maximum Building Height: A maximum building height of 52 feet. Yards and setbacks will be increased when adjacent to single-family zoning (i.e. R-5) for building heights over 40 feet as required by the Ordinance. Height to be measured as required by the Ordinance.

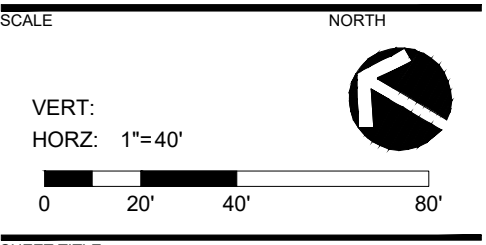
--Parking: Parking as required by the Ordinance will be provided.



11/11/21
PROJECT
2701 ROZZELLES FERRY ROAD

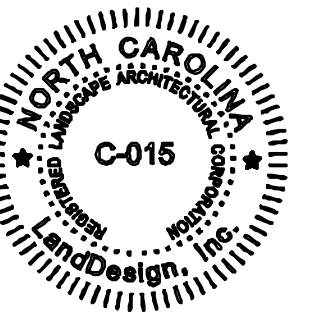
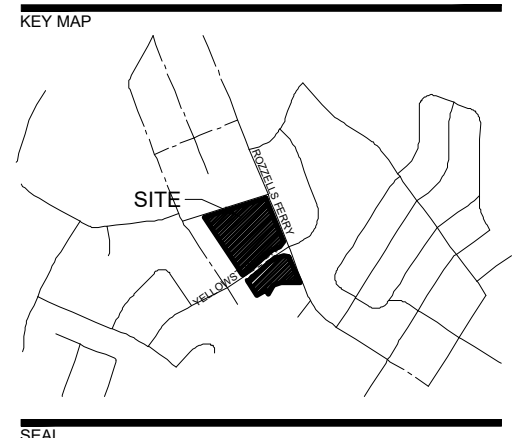
#2021-266

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	11/19/2021
2	PER STAFF COMMENTS	05/09/2022
3	PER STAFF COMMENTS	06/13/2022



TECHNICAL DATA SHEET

SHEET NUMBER
RZ-01



1/11/21

PROJECT

**2701 ROZZELLES
FERRY ROAD**



2021-266

[illegible]

SCALE

NORTH

VERT:
HORZ: 1"=40'



0 20' 40' 80'

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER _____

RZ-02

PETITIONER: LLC CAPITAL
REZONING PETITION NO. 2021-266
06/13/2022

Development Data Table:

Site Area:	+/- 8.127 acres
Tax Parcel:	071-143-42
Existing Zoning:	B-2 and I-1
Proposed Zoning:	UR-2(CD)
Existing Use:	Vacant
Proposed Uses:	Up to 95 residential dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
Maximum Building Height:	A maximum building height of [52] feet. Yards and setbacks will be increased when adjacent to single-family zoning (i.e. R-5) for building heights over 40 feet as required by the Ordinance. Height to be measured as required by the Ordinance.
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 Sere Ventures, LLC ("Petitioner") to accommodate the development of a residential community on approximately 8.127-acre site located on Rozzelles Ferry Road at the intersection of Yellowstone 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 the regulations established under the Ordinance for the UR-2 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.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 95 residential dwelling units, together with accessory uses allowed in the UR-2 zoning district.
- b. **Workforce Housing:** The Petitioner shall voluntarily provide a workforce housing program to ensure that some residential units are reasonably priced for persons earning less than area median income. The Petitioner shall ensure that no fewer than 6% of the total number of units developed on the Site, for a period of not less than 10 years, maintain monthly rents that are income restricted for households earning 80% or less of the area median income.
- c. The proposed residential buildings and dwelling units will be designed as single-family attached dwelling units (townhomes) each unit will have 400 square feet of Private Open Space or 10% of the Site shall be provided as Useable Common Open Space as allowed by the Ordinance. Units may be rented or sold.
- d. The Petitioner may add a building in the area shown on the schematic plan if the existing Greenway easement is relocated.

3. Access and Transportation:

- a. Access to the Site will be from Rozzells Circle and Yellowstone Drive in the manner generally depicted on the Rezoning Plan. Vehicular access to Rozzelles Ferry Rd. will not be allowed.
- b. The Site's frontage on Rozzelles Ferry Rd. and Rozzells Circle will be improved with an eight (8) foot planting strip and an eight (8) foot sidewalk as generally depicted on the Rezoning Plan. Along Yellowstone Drive the Petitioner will improve Development Area A frontage on Yellowstone with an eight (8) foot planting strip and an eight (8) foot sidewalk along the southern side of Yellowstone Dr. adjacent to Development Area B the existing multi-use path/sidewalk will be maintained.
- c. The Site's frontage on Rozzells Circle will be improved in accordance with CLDSM USDG U-02, local Residential Medium and as required by Chapter 20.
- d. On-street parking will be provided along Rozzells Circle and Yellowstone Dr. in accordance with CLDSM 50.09 as generally depicted on the Rezoning Plan.
- e. The Petitioner will dedicate and convey to CDOT 28-feet of right-of-way from the existing centerline of Rozzells Circle.
- f. The additional right-of-way along Rozzells Circle will be dedicated and conveyed prior to the issuance of the first certificate of occupancy. If a proposed sidewalk is located outside of the proposed right-of-way a permeant sidewalk easement located two (2) feet behind the sidewalk will be provided.
- g. The Site's internal streets will be built as a private lane or private alleys as generally depicted on the Rezoning Plan. Six (6) foot sidewalks and a six (6) foot planting strip will be provided along both sides of the internal private lane as generally depicted on the Rezoning Plan. Final locations of the internal sidewalks to be determined during the land development approval process for the Site.
- h. Each unit will have a direct five (5) foots sidewalk connection to the internal sidewalk network or the sidewalks along the existing public streets.
- i. 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.
- j. 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.
- k. The 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 request that a letter of credit or a bond be posted for any improvements not in place at the time the 1st certificate of occupancy is issued.

4. Architectural Standards, Court Yards/Amenity Areas:

- 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 and/or wood. Aluminum and vinyl as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural asphalt shingles, metal type roofing or TPO or similar material roof systems may also be used.
- b. End units abutting public streets, or the internal private lanes will have multiple windows on the end facades and a combination of landscaping materials to create interest and avoid a blank wall. The maximum length of a blank wall on the end of building without a window may not exceed 20 feet in either the vertical or horizontal direction.

- c. Each unit will have either a one-car or a two-car garage. When garages are provided, the garage doors visible form the public streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

- d. The residential dwelling units with frontage on Rozzelles Ferry Rd, Rozzells Circle, and Yellowstone Drive will have the appearance of a front door orientation rather than a back-patio design. Each unit will have a door oriented toward the respective public street that will be connected to the sidewalk along the public street via an individual five (5) foot sidewalk.

- e. Residential dwelling unit entrances along a public street or internal private lane, shall be at or slightly above grade and will be highly visible and architecturally treated as a prominent pedestrian entrance through a combination of at least four (4) of the following features: (i) decorative pedestrian lighting/sconces; (ii) architectural details carried through to upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or raised planters that can be utilized as seat walls; (viii) stoops or stairs; and/or (ix) contrasting pavement from primary sidewalk.

- f. Pitched roofs, if provided, will 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.

- g. Proposed buildings will be limited to six (6) units or less.

- h. Meter banks will be screened from adjoining properties and from the abutting public streets, conditioned upon local service provider's acceptance of such screening treatment.

- i. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade. HVAC and related mechanical equipment may not be located between the proposed units and the existing public streets.

- j. Sidewalks will be provided to connect all residential entrances to sidewalks along public or private streets.

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

- a. A setback of 16 feet as measured from the future back of curb will be provided along Rozzelles Ferry Rd. as generally depicted on the Rezoning Plan. Along the south side of Yellowstone Dr., a 20-foot setback as measured from the existing back of curb will be provided, along the northern side of Yellowstone Dr., a 16-foot setback as measured from the existing back of curb will be provided as generally depicted on the Rezoning Plan. Along Rozzells Circle a 16-foot setback as measured from the future back of curb will be provided as generally depicted on the Rezoning Plan.

- b. Side and rear yards as required by the Ordinance will be provided. Yards will be increased for building heights over 40 feet when adjacent to single-family zoning as required by the Ordinance.

- c. An improved open space area will be provided as generally depicted on the Rezoning Plan. The proposed open space area will be improved with landscaping, seating areas, hardscape elements and lighting other improvement may also be provided as appropriate to the proposed amenity area. A minimum of 5,000 square feet of improved open space will be provided. The schematic site plan indicates a pool as a possible improvement within the open space area, the Petitioner reserves the right to not include a pool in the open space area as generally depicted.

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.
- c. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
- d. The Site will comply with the Tree Ordinance. A tree survey as required by the Tree Ordinance will be provided when the plans are submitted for land development approval.
- e. All utilities within the Site will be placed underground.

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. Decorative pedestrian scale lights will be provided along the internal private drives. The number and spacing of the pedestrian scale lighting will installed per Duke Energy recommended standards.
- d. Architectural lighting on building facades, such as but not limited to sconces, will be permitted.

8. Signage:

- a. Reserved.

9. Improvements to Martin Luther King Park (MLK Park):

- a. The Petitioner will make the following improvements to MLK Park subject to the approval of Mecklenburg County Park and Recreation Department:
- Pressure wash sidewalks, stairs, rails & benches, and basketball goals.
 - Sand & repaint benches and rails
 - Resurface basketball court & replace nets.

- b. The proposed improvements to MLK Park if approved by Mecklenburg Co. Park & Recreation will be completed by the Petitioner prior to the issuance of the final certificate of occupancy.

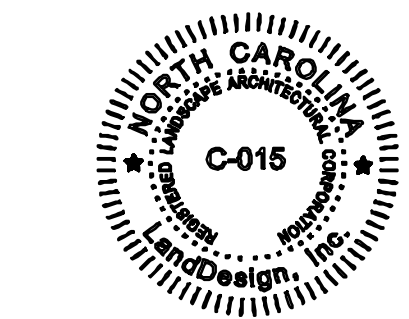
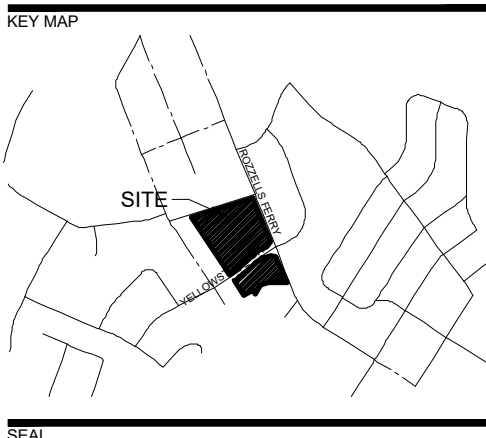
- c. The Petitioner may work with Mecklenburg County to relocate the existing Greenway easement to have the easement align with the 100-foot SWIM buffer.

10. 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.

11. 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.



11/11/21

2701 ROZZELLES
FERRY ROAD

#2021-266

LANDDESIGN PROJ.# 1021252		
REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	11/19/2021
2	PER STAFF COMMENTS	05/09/2022
3	PER STAFF COMMENTS	06/13/2022

SCALE NORTH

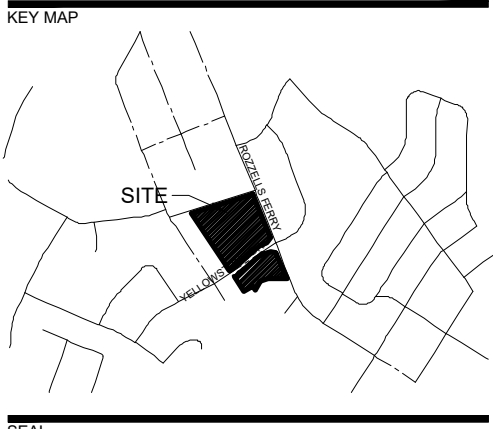
VERT:
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-03



11/11/21
PROJECT

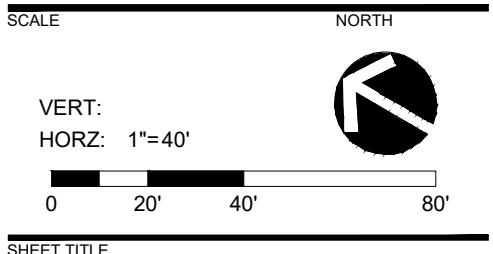
**2701 ROZZELLES
FERRY ROAD**

#2021-266

LANDDESIGN PROJ.# 1021252

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	11/19/2021
2	PER STAFF COMMENTS	05/09/2022
3	PER STAFF COMMENTS	06/13/2022



SITE PLAN RENDERING

SHEET NUMBER
RZ-04