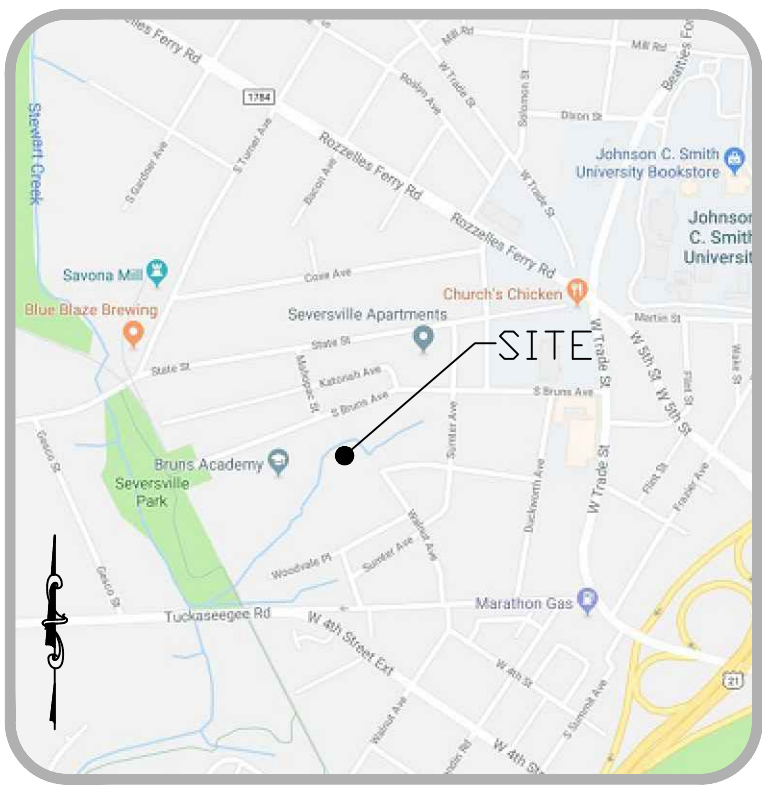
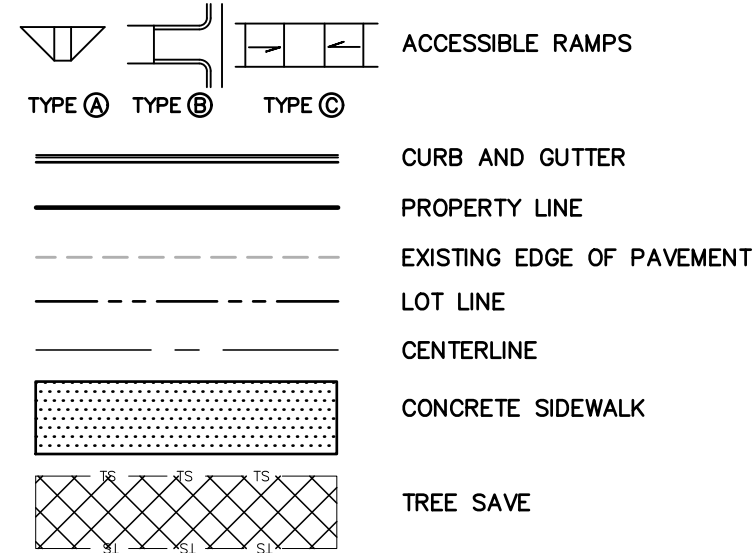




VICINITY MAP NTS

SITE LEGEND



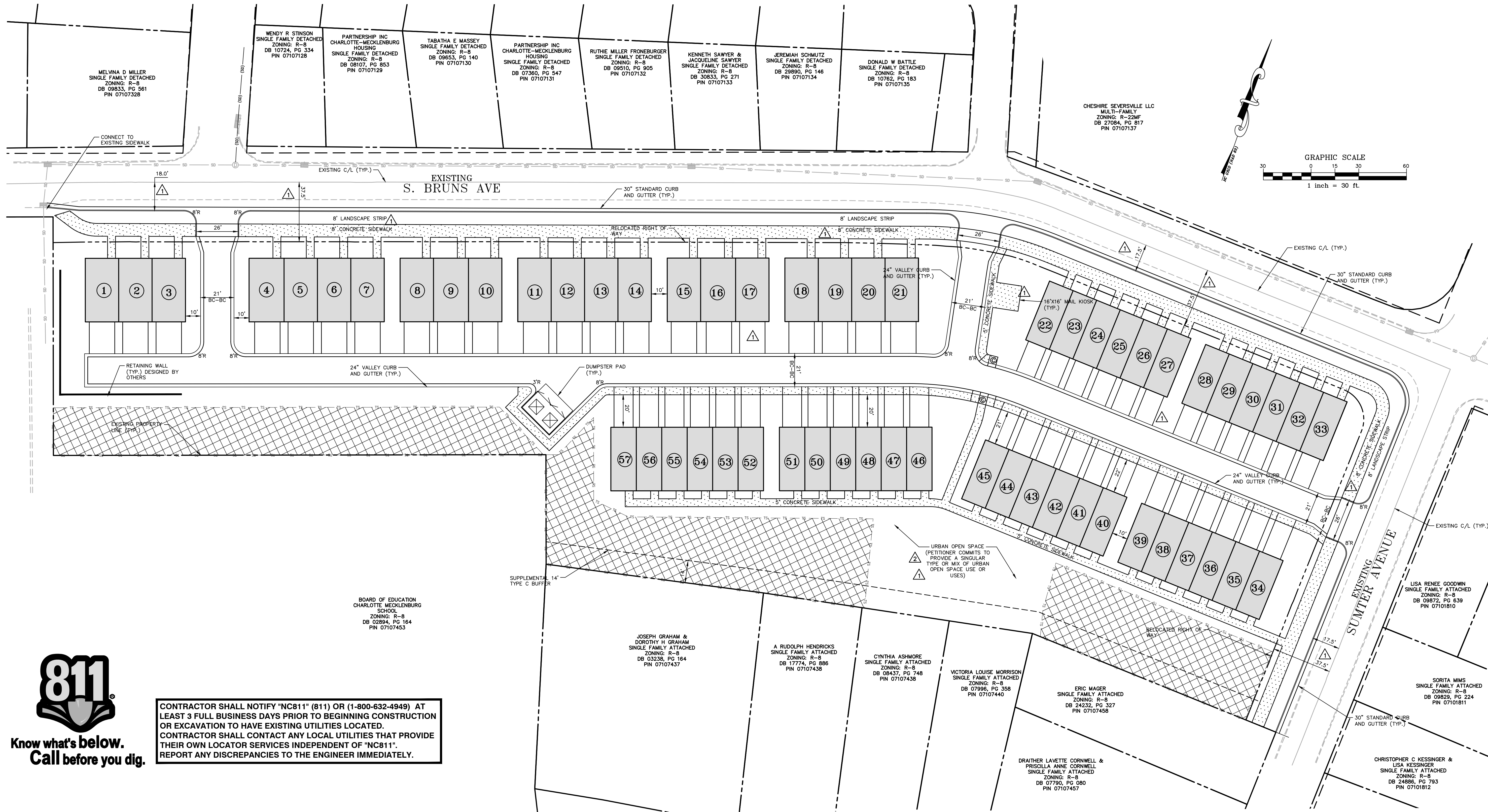
GENERAL NOTES:

- 35.5' OFFSET, AS MEASURED FROM BRUNS AVENUE C/L AND SUMTER AVENUE C/L, TO BE DEDICATED PUBLIC RIGHT-OF-WAY IN FEE SIMPLE.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

SITE DATA

DEVELOPER	SHEA HOMES
	8008 CORPORATE CENTER DRIVE, SUITE 300 CHARLOTTE, NORTH CAROLINA 28226
SITE AREA:	GROSS SITE ACREAGE: ±3.892 AC (±169,536 SF) PROPOSED ROW DEDICATION: ±19,487 SF NET SITE ACREAGE: ±3.445 AC (±150,049 SF)
PID:	07107451, 07107456, 07107450, 07107449, 07107454, 07107455, 07107460, 07107459, 07107448, 07107461, 07107445, 07107447, 07107446
EXISTING ZONING:	UR-2 (CD) 2006-107 & 2008-026 APPROVED FOR 53 TOWNHOMES
PROPOSED ZONING:	UR-2(CD)(SPA) & UR-2(CD)
EXISTING USE:	VACANT & SF RESIDENTIAL
PROPOSED USE:	UP TO 57 FOR-SALE SINGLE FAMILY ATTACHED (TOWNHOME) UNITS
FLOOR AREA RATIO ALLOWED:	1 : 1
FLOOR AREA RATIO PROPOSED:	0.83 : 1 (125,000 SF : 150,049 SF)
PROPOSED NUMBER OF UNITS:	57
PROPOSED SITE DENSITY:	14.6 DU/A (57 UNITS / 3.892 AC)
GROSS BUILDING AREA:	125,000 SF
MAXIMUM BUILDING HEIGHT:	SIXTY (60) FT
FRONT YARD SETBACK:	14 FT
SIDE YARD SETBACK:	5 FT
REAR YARD SETBACK:	10 FT
BUILDING SEPARATION:	10 FT MIN.
AUTOMOBILE PARKING REQUIRED:	1.5 SPACES/UNIT (86 SPACES)
AUTOMOBILE PARKING PROVIDED:	PER ORDINANCE
EXISTING IMPERVIOUS AREA:	5,786 SF
PROPOSED IMPERVIOUS AREA:	97,657 SF
TREE SAVE REQUIRED:	3,892 AC x 15% = 25,430 SF
TREE SAVE PROVIDED:	25,774 SF

REZONING CASE NUMBER: 2018-057



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

THE JOHN R. MCADAMS COMPANY, INC.
3430 Nottingham Way
Charlotte, North Carolina 28277
License No.: C-0293
704.527.0800 • McAdamsCo.com

MCADAMS

REVISIONS:

2018-06-11	REVISIONS PER 1ST REVIEW
2018-07-24	REVISIONS PER 2ND REVIEW

OWNER:

SHEA HOMES
8008 CORPORATE CENTER DRIVE
SUITE 300
CHARLOTTE, NORTH CAROLINA 28226

BRUNS AVENUE TOWNHOMES
PRELIMINARY DRAWINGS
SOUTH-WEST CORNER OF THE INTERSECTION OF
S BRUNS AVENUE AND SUMTER AVENUE
CHARLOTTE, NORTH CAROLINA

REZONING PLAN

PROJECT NO. SHH-18010

FILENAME: SHH18010-S1

CHECKED BY: RMR

DRAWN BY: JDL

SCALE: 1"=30'

DATE: 06-21-18

SHEET NO. RZ-1

MCADAMS

PETITION NO. 2018-057
DEVELOPMENT STANDARDS

Shea Homes

7.25.18

Site Development Data

Acreage:	±3.89 acres
Tax Parcels:	07107446, 07107447, 07107451, 07107456, 07107450, 07107449, 07107454, 07107455, 07107460, 07107459, 07107448, 07107461, and 07107445
Existing Zoning:	UR-2(CD) & R-8
Proposed Zoning:	UR-2(CD) SPA & UR-2(CD)
Existing Uses:	Vacant/Residential
Proposed Uses:	Up to 57 For-Sale Single Family Attached (Townhome) Units
Max. Building Height:	Sixty (60) feet
Density:	Maximum of 16 DUA (dwelling units per acre)

1. General Provisions

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Shea Homes (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 3.89 acre site located at the southwest intersection of South Bruns Avenue and Sumter Avenue, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 07107446, 07107447, 07107451, 07107456, 07107450, 07107449, 07107454, 07107455, 07107460, 07107459, 07107448, 07107461, and 07107445.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 Zoning District shall govern all development taking place on the Site.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the preliminary stage, the ultimate layout of the development project, the exact alignment between the street and points of access, the configurations and placements of parking areas and street heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on the preliminary site plan are not intended to represent the final design of the development project. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Rezoning Plan are not violated and the proposed elevations conform to the applicable zoning regulations.

modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the UR-2 District.

2. Permitted Uses and Maximum Development

The Site may be developed with up to 57 for-sale single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the UR-2 zoning district.

3. Transportation

- a) Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is 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 public and/or private streets.
- c) Internal sidewalks and pedestrian connections shall be provided along all public and private streets throughout the Site. The internal sidewalks may meander to save existing trees.
- d) Where necessary, 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. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
- e) All transportation improvements shall be approved and constructed before the Site's first building certificate of occupancy is issued.

4. Architectural Standards

- a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-Panel), vinyl, EIFS or wood.
- b) 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.
- c) Petitioner shall provide blank wall provisions that limit the maximum blank wall exposure to 15 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
- d) Walkways will be provided to connect all residential entrances to sidewalks along public and private streets, as generally depicted on the Rezoning Plan.

-  e) Townhouse buildings / Units 1 – 21, as generally depicted on the Rezoning Plan, facing the existing single-family dwellings along S. Bruns Avenue will be a series of 3, three-unit buildings and 3, four-unit buildings.
- f) Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches shall be covered and be at least six (6) feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.
- g) All corner/end units that face a public or private street shall 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 ten (10) feet on all building levels.
- h) Garage doors visible from private streets should minimize the visual impact by providing a setback of twelve (12) to twenty-four (24) inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- i) Refuse collection throughout the Site shall be in the form of roll-out containers, however, in the event that roll-out containers are not utilized, the Site shall be serviced by dumpsters in the proposed locations as shown on the Rezoning Plan.
-  j) The Petitioner intends to comply with the four hundred (400) square foot private open space requirement in Section 9.406 of the Ordinance if required in the UR-2 zoning district at the time of permitting.

5. Streetscape and Landscaping

- a) The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.
- b) The Petitioner shall comply with the Tree Ordinance and Post Construction Stormwater Ordinance.

6. Lighting

- a) Pedestrian scale lighting will be provided within the Site along public and private streets

7. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter

the Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

8. Binding Effect of the Rezoning Documents and Definitions

- (a) If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- (b) Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.