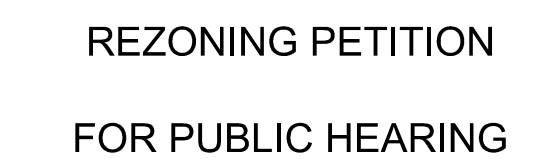




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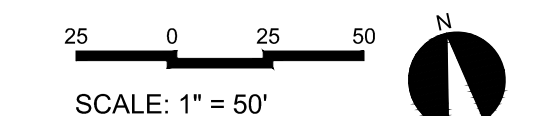
2018-044

REZONING DOCUMENT

ELM LANE SITE
CHARLOTTE, NORTH CAROLINA

LAND INVESTMENT RESOURCES
3440 TORRINGTON WAY
SUITE 205
CHARLOTTE, NC 28277

SCHEMATIC SITE PLAN

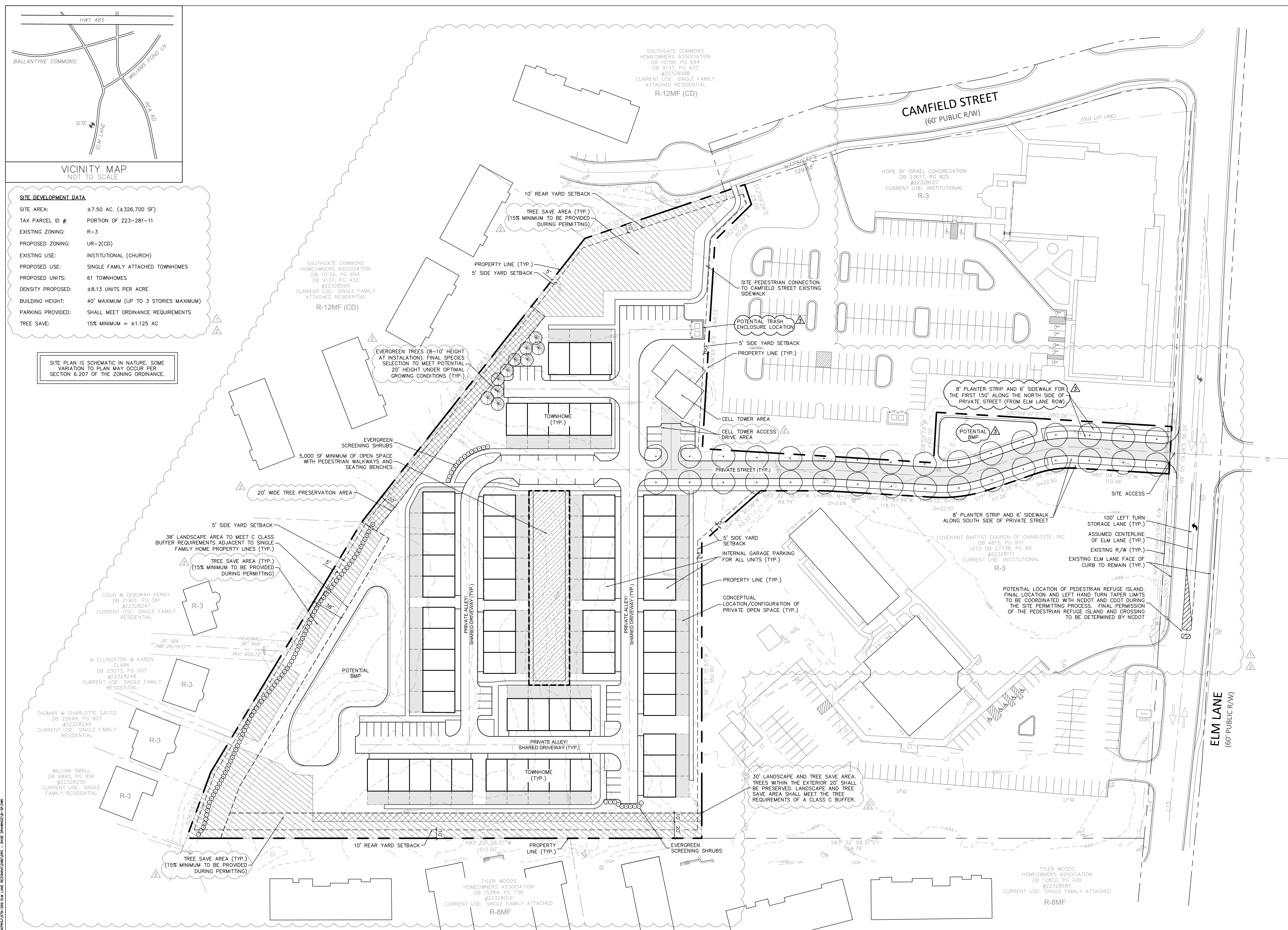


PROJECT #: 579-009
DRAWN BY: BS
CHECKED BY: NB

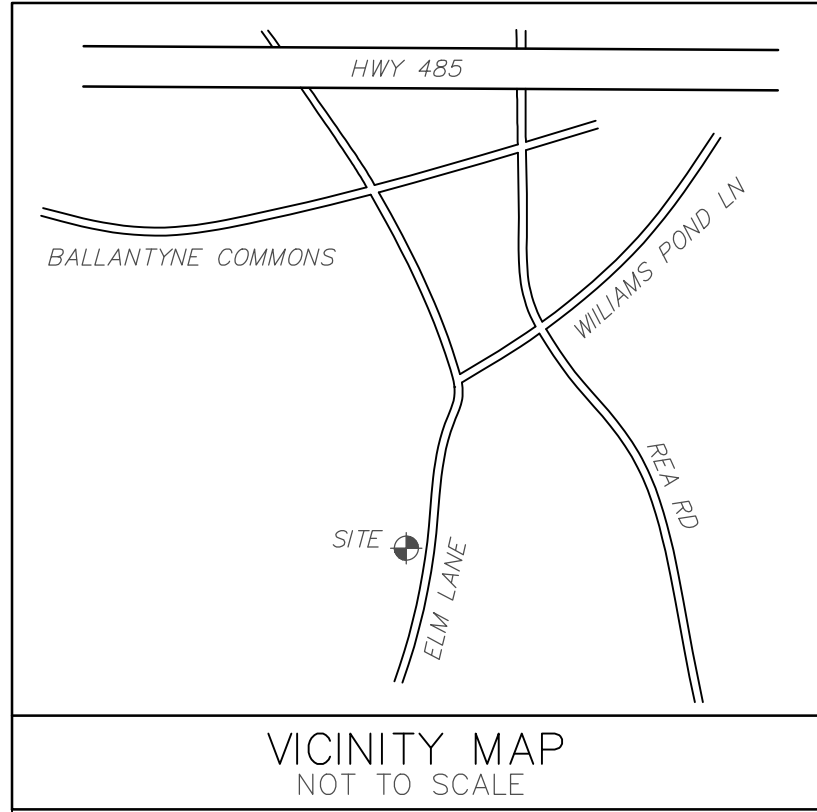
MARCH 21, 2018

1. 06/11/18 - PER SITE UPDATES
2. 07/23/18 - PER SITE UPDATES
3. 09/07/18 - PER SITE UPDATES

RZ1.0



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VICINITY MAP
NOT TO SCALE

SITE DEVELOPMENT DATA

SITE AREA:	±7.50 AC. (±326,700 SF)
TAX PARCEL ID #	PORTION OF 223-281-11
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	INSTITUTIONAL (CHURCH)
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED UNITS:	61 TOWNHOMES
DENSITY PROPOSED:	±8.13 UNITS PER ACRE
BUILDING HEIGHT:	40' MAXIMUM (UP TO 3 STORIES MAXIMUM)
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	15% MINIMUM = ±1.125 AC

DEVELOPMENT STANDARDS

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LAND INVESTMENT RESOURCES, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 7.5 ACRE SITE LOCATED ON THE WEST SIDE OF ELM LANE, SOUTH OF THE INTERSECTION OF CAMFIELD STREET AND ELM LANE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF A PORTION OF TAX PARCEL NO. 223-281-11.
- THE DEVELOPMENT OF THE SITE WILL 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 (CD) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 61 FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 (CD) ZONING DISTRICT.
- THE EXISTING CELLULAR TELEPHONE AND WIRELESS COMMUNICATIONS TOWER AND ANY FACILITY PLANT, SUPPORT STRUCTURES AND SUPPORT BUILDINGS RELATING THERETO MAY BE LOCATED ON THAT PORTION OF THE SITE DESIGNATED AS THE "CELL TOWER AREA" ON THE REZONING PLAN AS AN ACCESSORY USE TO THE RESIDENTIAL COMMUNITY.

C. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY AN INTERNAL PRIVATE STREET AND INTERNAL PRIVATE DRIVES/ALLEYS, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREET AND THE INTERNAL PRIVATE DRIVES/ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
- SUBJECT TO THE APPROVAL OF CDOT AND/OR NCDOT AND PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING TO BE CONSTRUCTED ON THE SITE (OTHER THAN A CERTIFICATE OF OCCUPANCY FOR A MODEL UNIT), PETITIONER SHALL INSTALL (BY WAY OF STRIPING) A NORTHBOUND LEFT TURN LANE ON ELM LANE AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM ELM LANE.
- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE (OTHER THAN A CERTIFICATE OF OCCUPANCY FOR A MODEL UNIT), PETITIONER SHALL CONSTRUCT AND INSTALL A PEDESTRIAN REFUGE ISLAND WITHIN ELM LANE NEAR THE NORTHERNMOST DRIVEWAY INTO TAX PARCEL NO. 223-281-11. THE EXACT LOCATION OF THE PEDESTRIAN REFUGE ISLAND SHALL BE DETERMINED DURING THE PERMITTING PROCESS. PETITIONER'S OBLIGATION TO CONSTRUCT AND INSTALL THE PEDESTRIAN REFUGE ISLAND SHALL BE SUBJECT TO PETITIONER'S ABILITY TO OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT AND INSTALL THE PEDESTRIAN REFUGE ISLAND (INCLUDING, WITHOUT LIMITATION, THE APPROVAL OF NCDOT). IF PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT AND INSTALL THE PEDESTRIAN REFUGE ISLAND, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT AND INSTALL THE SAME.
- A PEDESTRIAN CONNECTION SHALL BE PROVIDED FROM THE SITE TO CAMFIELD STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE EXACT LOCATION OF THIS PEDESTRIAN CONNECTION SHALL BE DETERMINED DURING THE PERMITTING PROCESS AND MAY VARY FROM WHAT IS DEPICTED ON THE REZONING PLAN.
- ALL REQUIRED TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE (OTHER THAN A CERTIFICATE OF OCCUPANCY FOR A MODEL UNIT).

D. ARCHITECTURAL STANDARDS

- THE MAXIMUM HEIGHT IN STORIES OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE 3 STORIES.
- THE MAXIMUM HEIGHT IN FEET OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE 40 FEET.
- ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL PERSPECTIVES OF THE FRONT AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE FRONT AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, THE FRONT AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE FRONT AND REAR ELEVATIONS OF THE BUILDINGS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL PERSPECTIVES WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE FRONT AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL BE BRICK, CEMENTITIOUS SIDING AND ARCHITECTURAL SHINGLE ROOFING.
- VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE ONE-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
- DUMPSTERS AND RECYCLING CONTAINERS SHALL BE LOCATED A MINIMUM OF 100 FEET FROM THE WESTERN BOUNDARY LINE OF THE SITE ABUTTING SINGLE FAMILY ZONING.

E. STREETScape AND LANDSCAPING

- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THOSE PORTIONS OF THE INTERNAL PRIVATE STREET FROM ELM LANE THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- A MINIMUM 30 FOOT WIDE LANDSCAPE AND TREE SAVE AREA THAT MEETS THE TREE REQUIREMENTS OF A CLASS C BUFFER SHALL BE ESTABLISHED ALONG THE SOUTHERN BOUNDARY LINE OF THE SITE AS DEPICTED ON THE REZONING PLAN. TREES LOCATED WITHIN THE EXTERIOR 20 FEET OF THIS 30 FOOT WIDE LANDSCAPE AND TREE SAVE AREA SHALL BE PRESERVED. TREES LOCATED WITHIN THE INTERIOR 10 FEET OF THIS 30 FOOT WIDE LANDSCAPE AND TREE SAVE AREA MAY BE REMOVED BY PETITIONER. EXISTING TREES MAY BE UTILIZED TO MEET THE TREE REQUIREMENTS OF A CLASS C BUFFER. IF REQUIRED BY THE CITY OF CHARLOTTE, A STORM WATER EASEMENT MAY BE LOCATED WITHIN A PORTION OF THE MINIMUM 30 FOOT WIDE LANDSCAPE AND TREE SAVE AREA TO ACCOMMODATE OFF-SITE STORM WATER PROVIDED THAT SUCH STORM WATER EASEMENT DOES NOT RESULT IN THE REMOVAL OF ANY TREES WITHIN THE EXTERIOR 20 FEET OF THE 30 FOOT WIDE LANDSCAPE AND TREE SAVE AREA.
- A MINIMUM 38 FOOT WIDE LANDSCAPE AREA THAT MEETS THE TREE AND SHRUB REQUIREMENTS OF A CLASS C BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S WESTERN BOUNDARY LINE THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. TREE SAVE AREAS SHALL BE LOCATED WITHIN THIS 38 FOOT WIDE LANDSCAPE AREA AS GENERALLY DEPICTED ON THE REZONING PLAN, AND EXISTING TREES MAY BE UTILIZED TO MEET THE TREE REQUIREMENTS OF A CLASS C BUFFER.
- A MINIMUM 20 FOOT WIDE LANDSCAPE AND TREE PRESERVATION AREA SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S WESTERN BOUNDARY LINE THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. TREES LOCATED WITHIN THIS 20 FOOT WIDE LANDSCAPE AND TREE PRESERVATION AREA SHALL BE PRESERVED.
- PETITIONER SHALL INSTALL A MINIMUM OF 10 EVERGREEN TREES BETWEEN THE DRIVE AND PARKING SPACES THAT SERVE THE TWO NORTHERNMOST BUILDINGS TO BE CONSTRUCTED ON THE SITE AND THE WESTERN BOUNDARY LINE OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM HEIGHT OF THE EVERGREEN TREES AT THE TIME OF INSTALLATION SHALL BE 8 TO 10 FEET, AND THE SPECIES OF THE EVERGREEN TREES SHALL BE A SPECIES THAT MAY ACHIEVE A HEIGHT OF 20 FEET AT MATURITY UNDER OPTIMAL GROWING CONDITIONS.
- TREE SAVE AREAS SHALL BE LOCATED IN THE AREAS GENERALLY DEPICTED ON THE REZONING PLAN.

- PRIOR TO ANY LAND DISTURBING ACTIVITIES ON THE SITE, PETITIONER SHALL PAY THE SUM OF \$4,017.00 TO THE OWNERS OF TAX PARCEL NO. 223-282-47 AND 223-282-48, WHICH PARCEL IS ADJACENT TO THE SITE'S WESTERN BOUNDARY LINE, FOR THE INSTALLATION OF A FENCE BY THE OWNERS OF TAX PARCEL NO. 223-282-47 ALONG THE COMMON BOUNDARY LINE OF THE SITE AND TAX PARCEL NO. 223-282-47.

F. OPEN SPACE

- EACH INDIVIDUAL SUB-LOT ON WHICH A SINGLE FAMILY ATTACHED DWELLING UNIT IS LOCATED MUST INCLUDE A MINIMUM OF 400 SQUARE FEET OF PRIVATE OPEN SPACE.
- THE MINIMUM SIZE OF THE CENTRAL GREEN/AMENITY SPACE SHALL BE 5,000 SQUARE FEET, AND THE CENTRAL GREEN/AMENITY SPACE SHALL, AT A MINIMUM, CONTAIN PEDESTRIAN WALKWAYS AND SEATING.

G. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.

H. ENVIRONMENTAL FEATURES

- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE.
- 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.
- PETITIONER SHALL ANALYZE THE ADEQUACY OF EXISTING STORMWATER CONVEYANCE ACROSS DOWNSTREAM PARCELS 223-282-47 AND 223-282-48, WITH THE PARCEL OWNERS' COOPERATION. THIS ANALYSIS WOULD INCLUDE A CAPACITY STUDY OF THE EXISTING STORM DRAINAGE INFRASTRUCTURE AND OVERLAND FLOW PATH (AS APPLICABLE) FROM THE STORMWATER DISCHARGE POINT ON THE PETITIONER'S SITE TO THE FIRST DOWNSTREAM DRAINAGE STRUCTURE LOCATED WITHIN THE EXISTING LEITRIM COURT RIGHT-OF-WAY. SHOULD THIS ANALYSIS FIND THE CAPACITY OF THE EXISTING STORMWATER CONVEYANCE TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT TO WORK WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORMWATER CONVEYANCE WITHIN THE STUDY AREA OR EMPLOY ADDITIONAL STORMWATER MANAGEMENT MEASURES ON THE PETITIONER'S SITE TO MITIGATE THE STORMWATER DISCHARGE ONTO THE PARCELS. COMPLIANCE WITH THIS CONDITION DOES NOT OBLIGATE THE PETITIONER TO ANY FINANCIAL PAYMENT FOR ACCESS TO THE DOWNSTREAM SYSTEM.

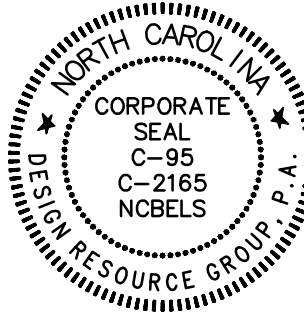
I. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

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REZONING PETITION

FOR PUBLIC HEARING

2018-044

REZONING DOCUMENT

ELM LANE SITE
CHARLOTTE, NORTH CAROLINA
LAND INVESTMENT RESOURCES
3440 TORRINGTON WAY
SUITE 205
CHARLOTTE, NC 28277

**DEVELOPMENT
STANDARDS
NOTES**

0
SCALE:

PROJECT #: 579-009
DRAWN BY: BS
CHECKED BY: NB

MARCH 21, 2018

REVISIONS:

- 06/11/18 - PER SITE UPDATES
- 07/23/18 - PER SITE UPDATES
- 08/07/18 - PER SITE UPDATES

R22.0





30 Year Arch. Shingle Roof

Modular Brick

Cementitious Siding

Sliding Door w/
Railing





Modular Brick

Cementitious Siding

Sliding Door w/
Railing



505
DESIGN

Elm Lane Townhomes
Concept Design | Alley Entry
5.24.18

Elevations | Alley Side
n.t.s