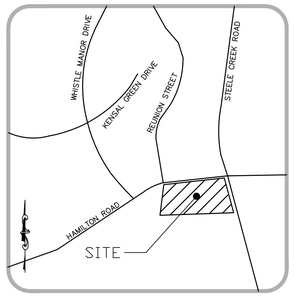


VICINITY MAP
NTS

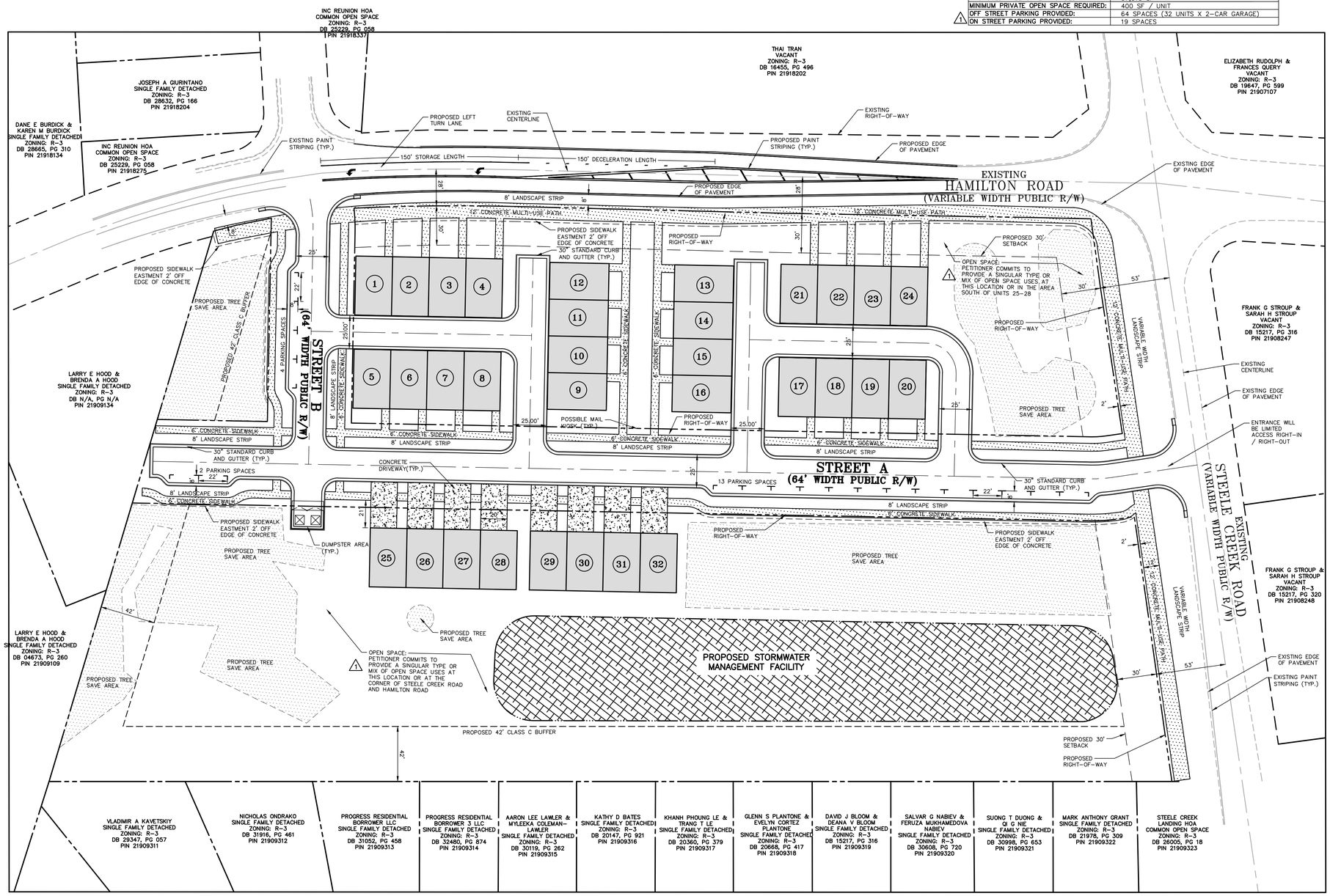
1 REZONING CASE NUMBER: 2018-077

SITE LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-O-WAY
- CURB AND GUTTER
- CENTERLINE
- BUFFER LINE
- EXISTING EDGE OF PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED TREE SAVE
- CONCRETE DRIVEWAY
- STORMWATER MANAGEMENT FACILITY

SITE DATA

DEVELOPER	R2 DEVELOPMENT 517 ALCOVE ROAD SUITE 302 MOORESVILLE, NC 28117		
PARENT PARCELS	TAX ID	AC	ZONING
	219-091-27	1.76	R-3
	219-091-26	1.93	R-3
	219-091-28	2.00	R-3
	219-091-29	2.00	R-3
TOTAL SITE AREA GROSS ACREAGE: NET ACREAGE:		7.69 AC 6.23 AC	
PROPSED ZONING:		UR-1(CD)	
PROPOSED USE:		SINGLE FAMILY ATTACHED TOWNHOMES	
TOTAL NUMBER OF UNITS PROPOSED:		32	
1 PROPOSED DENSITY:		4.2 UNITS/AC	
FAR ALLOWED:		0.25 (87,120 SF : 348,480 SF)	
FAR PROPOSED:		0.23 (80,640 SF : 348,480 SF)	
BUFFER TYPE:		PROPOSED 42' CLASS C	
GARAGE SETBACK:		GREATER THAN 20' FROM BACK OF SIDEWALK	
MAX BUILDING HEIGHT:		48'	
1 TREE SAVE REQUIRED:		50,246 SF (334,976 SF X 15%)	
PROPOSED TREE SAVE PROVIDED:		57,513 SF	
MINIMUM PRIVATE OPEN SPACE REQUIRED:		400 SF / UNIT	
OFF STREET PARKING PROVIDED:		64 SPACES (32 UNITS X 2-CAR GARAGE)	
1 ON STREET PARKING PROVIDED:		19 SPACES	



GRAPHIC SCALE
1 inch = 40 ft.

THE JOHN R. McADAMS COMPANY, INC.
3430 Toringdon Way
Suite 110
Charlotte, North Carolina 28277
License No.: C-0293
704. 527. 0800 • McAdamsCo.com

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REVISIONS:
1 2018-06-13 REVISIONS PER 1ST CITY REVIEW

OWNER:
R2 DEVELOPMENT
517 ALCOVE ROAD SUITE 302
MOORESVILLE, NC 28117

HAMILTON PARK
REZONING PLAN
SOUTH-WEST CORNER OF THE INTERSECTION OF STEELE CREEKE ROAD AND HAMILTON ROAD
CHARLOTTE, NORTH CAROLINA 28273

REZONING PLAN

PROJECT NO.	RTD-18000
FILENAME:	RTD-18000-RZ1
CHECKED BY:	RMR
DRAWN BY:	JDL
SCALE:	1"=40'
DATE:	06-05-2018
SHEET NO.	RZ-1

McADAMS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Y:\Projects\RTD\RTD-18000\Land\Construction Drawings\Current Drawings\RTD-18000-RZ1.dwg, 5/9/2018 8:53:54 AM, Lewis, Dylan

PETITION NO. 2018-077
DEVELOPMENT STANDARDS
R2 DEVELOPMENT
08/13/18

Site Development Data:

Gross Acreage:	+- 7.69 acres
Net Acreage:	+- 6.23 acres (after Steele Creek Road, Hamilton Road, and new public street ROW dedications)
Tax Parcels:	219-091-26, 219-091-27, 219-091-28, and 219-091-29
Existing Zoning:	R-3
Proposed Zoning:	UR-1(CD)
Existing Uses:	Single-family dwellings (one occupied and one vacant)
Proposed Uses:	Up to 32 Single Family Attached (Townhome) Dwellings
Max. Building Height:	Not to exceed to 48 feet per Ordinance
Tree Save (Required):	15% or +- 50,246 square feet (gross acreage)
Tree Save (Gross Acreage):	+- 57,513 square feet provided in various areas
Open Space:	+- 4.66 acres or +- 60.59% of gross acreage (4.66 ac / 7.69 ac)
Residential Gross Density:	4.2 units per acre

1. General Provisions:

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by R2 Development (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 7.69 gross acre site located at the southwest intersection of Steele Creek Road and Hamilton Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 219-091-26, 219-091-27, 219-091-28, and 219-091-29.

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-1 Zoning District shall govern all development taking place on the Site.

In as much as planning for the proposed development of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. Therefore, the configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. Minor modifications may occur to the Rezoning Plan as permitted under these Development Standards and per the Ordinance.

2. Permitted Uses and Maximum Development:

The Site may be developed with up to 32 single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the UR-1 zoning district. Each dwelling unit will have a two car garage.

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 and/or NCDOT for approval.

b) As depicted on the Rezoning Plan, the Site will be served by public streets and private driveways.

c) Internal sidewalks and pedestrian connections shall be provided along all public streets throughout the Site. The internal sidewalks may meander to save existing trees.

d) Where necessary along Steele Creek and Hamilton Roads, 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 on Sheet RZ-1 will be approved and constructed before the site's first building certificate of occupancy is issued.

f) Based on the Site's density of 4.2 dwellings per acre, Streets A and B have a standard right-of-way width of 56'. The right-of-way widths for Streets A and B are increased to 64' to accommodate areas of dedicated on-street parking spaces (8' x 22').

4. Architectural Standards:

a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The primary exterior building materials used for buildings may 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-plank), EIFS or wood. Vinyl may be used for soffits, windows, trim, or similar architectural features, but not as a primary exterior building material.

b) Each attached single-family residential dwelling unit shall be provided with a minimum of a two-car garage. Parking for the overall site exceeds the Ordinance.

c) 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.

d) Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.

e) Walkways will be provided to connect all residential entrances to sidewalks along public and private streets, as generally depicted on the Rezoning Plan.

f) Townhouse buildings will be limited to four (4) individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in the front walls of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim, or materials).

g) 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 should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.

h) All corner/end units that face a public street should 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 provisions that limit the maximum blank wall expanse to 10 feet on all building levels.

i) Garage doors for Units 25-32, or those units that have front loaded garages located south of Street A, should 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.

j) Walkways should be provided to connect all residential entrances to sidewalks along all public streets.

5. Streetscape and Landscaping:

a) The Petitioner shall comply with the Tree Ordinance.

6. Environmental Features:

(a) The location, size, and type of stormwater 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 stormwater treatment requirements and natural discharge points.

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 Rezoning 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.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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REVISIONS:
1 2018-08-13 REVISIONS PER 1ST CITY REVIEW

OWNER:
R2 DEVELOPMENT
517 ALCOVE ROAD SUITE 302
MOORESVILLE, NC 28117

HAMILTON PARK
REZONING PLAN
SOUTH-WEST CORNER OF THE INTERSECTION OF STEELE CREEKE ROAD AND HAMILTON ROAD
CHARLOTTE, NORTH CAROLINA 28273

REZONING NOTES

PROJECT NO.	RTD–18000
FILENAME:	RTD–18000–RZ1
CHECKED BY:	RMR
DRAWN BY:	JDL
SCALE:	1"=40'
DATE:	06–05–2018
SHEET NO.	RZ-2

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