

DEVELOPMENT STANDARDS:	
SITE ACREAGE:	5.12 ACRES
TAX PARCEL NUMBERS:	21118403, 21118404, 21118405, AND 21118499
PROPERTY DESCRIPTION:	5315, 5335, 5401 AND 5405 CARMEL ROAD
CURRENT ZONING:	R-3 SINGLE-FAMILY
PROPOSED ZONING:	UR-2 CD
EXISTING USES:	SINGLE FAMILY DETACHED; VACANT
PROPOSED USES:	SINGLE-FAMILY DETACHED HOMES; SINGLE FAMILY ATTACHED HOMES (TOWNHOMES) WITH ACCESSORY USES AS ALLOWED IN THE UR-2 DISTRICT)
NUMBER OF LOTS:	24 TOWNHOMES (up to 3-STORY) 2 SINGLE-FAMILY DETACHED HOMES
TOTAL LOTS:	26
PROPOSED DENSITY:	5.1 UNITS/ACRE
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED FLOOR AREA RATIO:	AS ALLOWED IN THE UR-2 DISTRICT
REQUIRED PARKING SPACES:	AS REQUIRED BY ORDINANCE; NO LESS THAN 5 VISITOR PARKING SPACES WILL BE PROVIDED ON-SITE.
OPEN SPACE:	A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS A TREE SAVE/OPEN SPACE AREA AS DEFINED BY THE ORDINANCE.
TOWNHOME OPEN SPACE:	MINIMUM 400 SF PER UNIT

- DRAWING COMPONENTS
- PROPERTY LINE INFORMATION FROM SURVEY PROVIDED BY EAGLE ENGINEERING AND FROM CITY OF CHARLOTTE GIS INFORMATION.
  - ZONING AND PROPERTY SETBACKS FROM CITY OF CHARLOTTE ZONING ORDINANCE










Conceptual Rezoning Plan 2019-023

Carmel Road Properties





PROPOSED PLANT SCHEDULE

KEY	PLANT TYPE	SIZE AT TIME OF PLANTING	TYPICAL MATURE HEIGHT/WIDTH
TREES			
	Medium Deciduous Tree 1	2" caliper; 10'-12' height	30' - 50' Height; 10' - 40' Wide
	Medium Deciduous Tree 2	2" caliper; 10'-12' height	30' - 50' Height; 10' - 40' Wide
	Medium Deciduous Tree 3	2" caliper; 10'-12' height	30' - 50' Height; 10' - 40' Wide
	Small Deciduous Tree*	2" caliper; 8' height	15' - 25' Height; 10' - 25' Wide; due to proximity of overhead power lines
	Medium Evergreen Tree 1	2" caliper; 8' height	20' - 40' Height; 10' - 20' Wide
	Small Evergreen Tree 1	2" caliper; 8' height	15' - 25' Height; 10' - 15' Wide
SHRUBS			
	Medium Deciduous Shrub	3' height	4' - 8' Height; 4' - 8' Wide
	Medium Evergreen Shrub	2' height	4' - 8' Height; 4' - 8' Wide
	Small Evergreen Shrub	2' height	3' - 5' Height; 3' - 8' Wide

Conceptual Rezoning Landscape Plan 2019-023



Carmel Road Properties

City of Charlotte, North Carolina

February 1, 2019

revised: May 13, 2019

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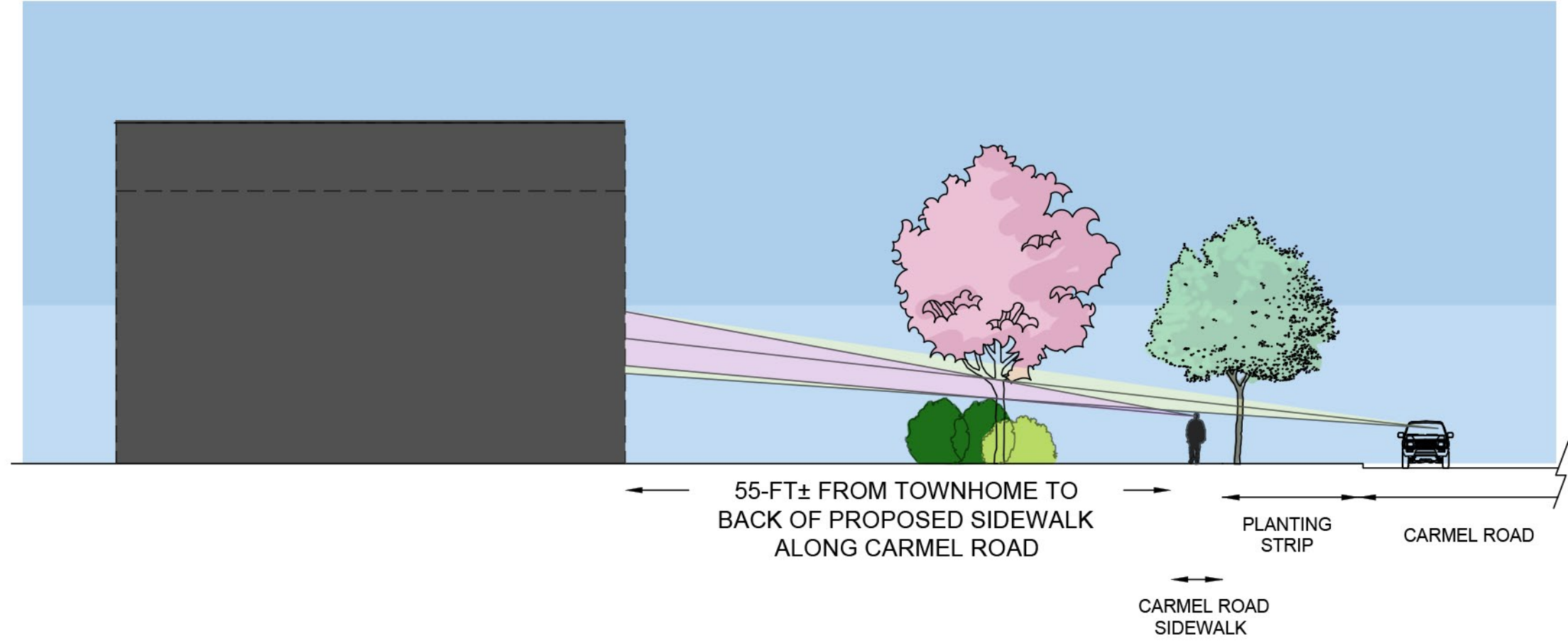
Note: Conceptual Plans Only, lot yield and layout subject to change based on final design and approvals.





PROPOSED VIEW FROM CARMEL ROAD LOOKING INTO SITE

N.T.S.



PROPOSED SECTION FROM CARMEL ROAD LOOKING INTO SITE

N.T.S.

- GENERAL PROVISIONS:
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Sinacori Builders to accommodate the development of a townhome and single family detached community on approximately 5.12 acres located on the southeast side of Carmel Road north of Carmel Vista Lane and south of Quail View Road (the "Site").
  - Development of the Site will be governed by the Rezoning Plan, these Development Standards as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Conceptual Rezoning Plan (the "Plan") or these Development Standards establish more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
  - The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other site elements (collectively the "Development/Site Elements") set forth on the 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 Plan are graphic representations of the Development/Site Elements proposed. Subject to the terms of these Development Standards and the Ordinance, changes to the Plan not anticipated by the Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
  - Since the project has not undergone design development, it is intended that this 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:
    - Minor and don't materially change the overall design intent depicted on the Plan; or
    - Modifications to move structures graphically depicted on the Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the external setbacks, rear yards or buffer areas indicated on Page 1 of 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.
- PERMITTED USES:
- The Site may be developed with up to twenty-four (24) single-family attached homes and two (2) single-family detached homes, together with accessory uses allowed in the UR-2 zoning district. The total number of principal buildings to be developed on the Site shall not exceed five (5) plus two (2) single family homes as shown on the Plan. 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 building located on the Site and subject to the setbacks as required in the UR-2 district.
  - Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks may be subject to variations that do not materially change the design intent depicted on the Rezoning Plan.
- VEHICULAR ACCESS:
- Access to the Site will be from Carmel Road in the manner generally depicted on the Rezoning Plan.
  - Petitioner will dedicate right-of-way fifty (50) feet from centerline along the southeastern side of Carmel Road. As per CDOT requirements, a sixteen (16) foot planting strip and six (6) foot sidewalk will be provided along Carmel as generally shown on the Plan. The sidewalk may be located in a sidewalk easement with the approval of Planning and CDOT if the proposed sidewalk extends beyond the proposed right-of-way.
  - As depicted on Page 1 of the Conceptual Rezoning plan, all streets located within the development will be private drives or alleys as noted and meet the standards of the City of Charlotte Land Development Standards "Private Street Typical Sections - Standard number 11.13", which include the installation of curb and gutter. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on Page 1 of the Conceptual Rezoning Plan. Street trees will also be provided along the private street as generally depicted on the Rezoning Plan.
  - 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.
  - 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.
  - External connection to Carmel Road into Site shall meet internal/external connectivity requirements as specified by the Subdivision and Zoning Ordinances.
  - No connections shall be made to Wingedfoot Road.
- ARCHITECTURAL STANDARDS:
- The side elevations of the single family attached (townhomes) units along Carmel Road will contain architectural end-unit treatments and windows to prevent blank walls exceeding 20 feet in length facing the public road.
  - All single-family detached homes and single-family attached (townhomes) units will have a two (2) car garage and a 20' minimum parking pad to comply with the Ordinance.
  - Single family attached (townhomes) units shall be limited to a maximum of six (6) units or less.
  - At least 30 percent of each facade of the single family attached (townhomes) and single family detached homes to be located on the Site below the roofline shall be composed of brick, stone or a combination thereof, and the remaining portions of each facade below the roofline shall be composed of cementitious siding, miratec trim, stucco or a combination thereof. "Each facade below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors, garage doors and trim, so that windows, doors, garage doors and trim are not considered when calculating the minimum percentage of material required. Vinyl and aluminum shall not be permitted exterior building materials for the single family attached dwelling units, provided, however, that vinyl and/or aluminum may be utilized on the soffits of such dwelling units and vinyl windows may be installed on such dwelling units.
  - To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
  - 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, unless a flat roof architectural style is employed.
  - 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.
  - The minimum size of the proposed attached units, exclusive of the area of the garage, will be [1,800] square feet. The minimum size of the proposed two single family homes, exclusive of the garage, will be [3,000] square feet.
  - The proposed garage doors utilized throughout the Site for the proposed homes will be decorative doors.
  - Meter banks, HVAC units, backflow preventers and related mechanical equipment will be screened as per City of Charlotte zoning requirements.

- Roll out trash and recycling containers will be utilized by the residents of this community and picked up by a trash service. The trash and recycling containers shall be screened from view from Wingedfoot Road and Carmel Road except on those days when trash and recycling is picked up by the trash service. Hours of pickup shall be limited to after 7 a. m and before 8 p. m.
- Driveways and garage access for the single-family detached homes will be accessed from the private access easement "D". No driveways will access Carmel Road.

STREETSCAPE AND LANDSCAPING:

- Attached hereto is a streetscape elevation of the proposed residential community along Carmel Road. Changes and alterations which do not materially change the perimeter landscaping treatment are permitted based upon final design/construction drawings.
- Petitioner has provided a Conceptual landscape plan for the overall site to demonstrate design intent for streetscapes as well as open space and perimeter buffer areas, which is attached hereto. The Conceptual Landscape Plan specifies the locations, types and minimum height at the time of installation of the trees and shrubs that will be installed by the Petitioners. Petitioners shall install trees and shrubs along the perimeter edges of the Site that meet the specifications of the attached landscaping plan.
- Internal sidewalk will be provided along one side of the street throughout the development and provide two connection points as shown on the Plan to Carmel Road's existing sidewalk.
- Petitioner will provide enhanced landscaping along Carmel Road as generally depicted on the Conceptual Landscape Plan made a part of the Plan. Building setbacks as shown on Page 1 of the Conceptual Rezoning plan will be provided along Carmel Road.
- All proposed plantings for enhanced landscaping along Carmel Road will be planted at a grade level to Carmel Road.
- A decorative fence (material choices may include: wood, metal or a combination of stone or brick columns and fencing material) will be provided along the internal hammerhead turnaround as shown along Carmel Road and landscaped as generally depicted on the Plan.
- Petitioner will provide a Class C Buffer along the property boundaries adjacent to single family districts or uses as generally depicted on the Plan which may be reduced with a boundary fence as per ordinance.
- Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap may also cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow storm water.
- The development of this site will comply with the City of Charlotte Tree Save Ordinance.
- Petitioners shall install landscaping along the Site's frontage on Carmel Road during the first available planting season after the Site has been final graded.
- Prior to the issuance of the first certificate of occupancy for any single family attached dwelling unit constructed on the Site, Petitioners shall install irrigation for the enhanced landscaping along Carmel Road.
- Irrigation will not be required to be installed within the planting strip located between the back of curb and sidewalk along Carmel Road (i.e., within any portion of the right-of-way).

ENVIRONMENTAL FEATURES:

- Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls 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. The storm water management facility locations labeled as BMP if not utilized for storm water management will be improved as open space areas in addition to the tree save buffers on the Plan.
- All utilities within the Site will be placed underground.
- Those portions of the Site that are designated as tree save areas on the Rezoning Plan shall remain undisturbed, provided, however, that dead and diseased trees and shrubs and invasive shrubs may be removed from these tree save areas as allowed by ordinance.

LIGHTING:

- 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.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the site, including its base, shall not exceed 15 feet.
- No exterior "wall pack" lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be permitted.
- If street lighting is provided, pedestrian scale, freestanding lighting fixtures will be installed throughout the Site along the internal streets. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by Petitioners. All such freestanding lighting fixtures 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.

SIGNAGE:

- Signage as allowed by Ordinance. Entry signage, if provided, will be composed of individual, opaque letters that will be either back lit or illuminated with up lighting. Letters shall not be internally illuminated.
- The Entry signage, if provided, will be of similar building materials with colors, architectural elements and designs to the principal buildings on the Site.

BINDING EFFECT OF THE REZONING APPLICATION:

- 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.
- 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.

# Conceptual Rezoning Landscape Elevation and Rezoning Notes 2019-023

# Carmel Road Properties



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City of Charlotte, North Carolina

February 1, 2019

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