

Site Development Data:

Acreage: ± 1.10 AC
Tax Parcel: 071-104-01, 071-104-02, 071-104-55 and 071-104-56
Existing Zoning: I-1 and R-22MF
Proposed Zoning: UR-2(CD)
Existing Uses: Vacant
Proposed Uses: Up to (15) Land For Sale Single-Family Attached Residential Units
Allowable FAR: 1.0
General Provisions:

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Cityside Properties, LLC (the "Petitioner") to accommodate the development of an attached single family development on an approximate 1.10 acre site located to the west of the southern end of Bacon Avenue and to the east of South Turner Avenue, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 071-104-01, 071-104-02, 071-104-55 and 071-104-56.
- 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. The configurations, placements and sizes of the buildings, parking areas, open space and public road improvements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

Permitted Uses:

- Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the UR-2 zoning district. However, those uses shall be limited as described within the following development conditions and as generally indicated within this petition.
 - Residential Units: Three (3) single-family attached townhome buildings providing up to fifteen (15) residential units on site.

Transportation:

- Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. The site shall provide access to South Turner Avenue and driveways onto Chamberlain Avenue and Bacon Avenue as depicted on the site plan.
- The petitioner agrees to provide two (2) accessible PROWAG sidewalk ramps at the south corner of Bacon Avenue and proposed Chamberlain Avenue and one (1) accessible PROWAG ramp on the north corner of Bacon Avenue and proposed Chamberlain Avenue as generally indicated on the site plan.
- The petitioner agrees to dedicate right-of-way along the site frontage adjacent South Turner Avenue measured 36' as dimensioned from the centerline of existing road.
- An 8' sidewalk and 8' landscape strip along Bacon Avenue and a 12' multiuse path and 8' planting strip along Chamberlain Avenue shall be provided as generally depicted on the site plan. The existing sidewalk along South Turner Avenue shall remain in its current location due to existing creek crossing. Any gaps in existing sidewalk will be repaired for continuity.
- Final location of the proposed 12' multiuse pathway is subject to change during land development. The proposed multi-use path shall extend from the proposed public sidewalk along Bacon Avenue to the back of curb adjacent South Turner Avenue.

- A sidewalk utility easement (SUE) shall be provided between the existing public rights of way to 2' behind proposed sidewalk along Bacon Avenue and Chamberlain Avenue.
- All transportation improvements, including sidewalk and accessible ramps, within the public right of way shall be approved and constructed prior to the sites first certificate of occupancy is issued.
- Dedication and conveyance of all rights-of-way shall be provided fee simple to the City before the site's first building certificate of occupancy is issued.

Architectural and Design Standards:

- In addition to design provisions contained within the district regulations of the Zoning Ordinance for the UR-2 district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.
- The petitioner shall limit the base maximum average height of each residential structure on site to 40' as further described in the Ordinance.
- The following provisions and standards shall apply regarding design guidelines and the architectural design of structures proposed on site. It is the intent of these standards to provide design flexibility in design while achieving architectural continuity and visual harmony through out the proposed development.
 - Proposed residential structures constructed on the Site may use a variety of building materials. The building materials utilized will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, cementitious siding (such as Hardi-plank), EIFS, metal or wood.
 - Vinyl will not be used as a primary exterior building material, but may be utilized for trim, soffits, architectural detailing, insulation
 - Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 10 feet adjacent public streets on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
 - Residential units shall be provided walkways to connect to public rights of way, as generally depicted on the Site plan.
 - Units 1-5 fronting Bacon Avenue and units 6-9 fronting Chamberlain Avenue shall provide a pedestrian entrance facing the street with a sidewalk connection to a public right of way as generally depicted on the site plan. Sidewalk connections from residential structures to public right of way may be a shared path to public right of way.
 - To provide privacy, all residential entrances within 15 feet of a public sidewalk must be raised above the average sidewalk grade.
 - 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, when provided, may be covered but should not be enclosed.
 - All corner/end units that face a public or private 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 expanse to 10 feet on all building levels.
 - Garage doors visible from public or private streets should minimize the visual impact by providing elevated design and architectural treatments such as translucent windows and projecting elements over the garage door opening.
 - Townhomes buildings fronting public or private network required streets should be limited to 6 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 6 unit buildings are adjacent.

Streetscape and Landscaping:

- The Petitioner shall comply with the City of Charlotte Tree Ordinance.

Environmental Features:

- The Petitioner shall comply with the City of Charlotte Post Construction 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.

Signage:

- The Petitioner shall comply with the City of Charlotte Signage Ordinance.

Lighting:

- All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
- Detached lighting on the site, except street lights located along public streets, will be limited to 20' in height.

Amendments to Rezoning Plan:

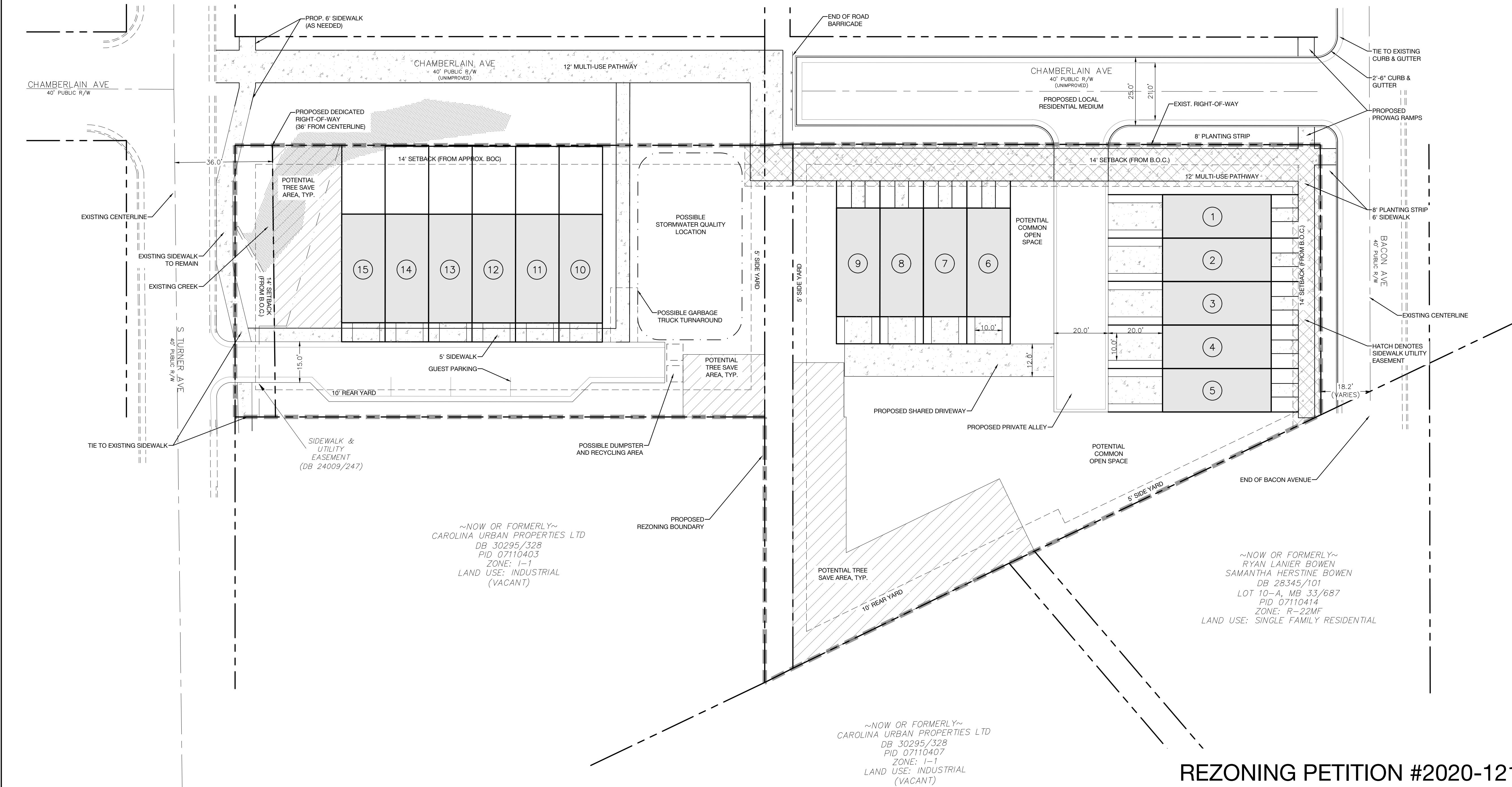
Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

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

Binding Effect of the Rezoning Documents and Definitions:

- 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.

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.



REZONING PETITION #2020-121



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Chamberlain Townhomes, LLC

James Doyle

415 Beatties Ford Rd
Charlotte, NC 28216

Bacon Ave. Townhomes

Rezoning Site Plan

401 S Turner Ave, Charlotte, NC 28208

NO.	DATE	BY:	REVISIONS:
1	10.12.20	UDP	PER CITY STAFF COMMENTS
2	11.16.20	UDP	PER CITY STAFF COMMENTS
3	12.28.20	UDP	PER CITY STAFF COMMENTS
4	01.04.21	UDP	PER CITY STAFF COMMENTS

Project No: 20-009

Date: 07.09.2020

Designed by: UDP

Drawn By: UDP

Sheet No:

RZ-1.0