

DEVELOPMENT STANDARDS

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Richter Development, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 2.01 acre site located on the south side of Sardis Road, east of the intersection of Sardis Road and Providence Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 187-011-03.
- 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 zoning district shall govern the development and use of the Site.
- Future amendments or modifications 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 or modifications to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses

- The Site shall be devoted only to a residential community containing a maximum of 16 for sale attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

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 is 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 and/or the North Carolina Department of Transportation.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- The Petitioner shall construct and install two local public streets through the Site as generally depicted on the Rezoning Plan as Proposed Public Street 1 and Proposed Public Street 2. Both streets will be built to the Local Residential Medium typical street sections as specified in the Charlotte Land Development Standards Urban Street Design Guidelines. However, the Petitioner will provide only a portion of the required streetscape treatment on the west side of Proposed Public Street 1 to include 4' of planting strip.
- The Petitioner shall dedicate and convey additional Right of Way along the site's frontage measuring fifty (50) feet from the centerline of the roadway as more generally depicted on the Rezoning Plan. This dedication and conveyance will be recorded prior to the issuance of the first Certificate of Occupancy.
- The intersection of Public Street 1 and Sardis Road will be a right-in/right-out condition with a median in Sardis Road. Final design of the intersection and median will be determined and coordinated during Land Development permitting.
- The Petitioner will provide a 2' wide Sidewalk and Utility Easement as measured from the back of the proposed multi-use path.
- The Petitioner agrees to install up to two (2) speed humps along Timber Lane or Mammoth Oaks if approved upon study under CDOT's traffic calming parameters for such a device. This agreement extends for one year after issuance of final Certificate of Occupancy if the devices are not warranted in the existing condition or during construction of the development.
- All transportation improvements with the exception of improvements outlined in Item C.7. above will be constructed and approved before the site's first building Certificate of Occupancy is issued.

D. Architectural Standards

- The height of the dwelling units shall be a maximum of 3 stories and 40' Height, as measured by the Ordinance.
- The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural asphalt shingles, metal type roofing materials may be used on portions of the roofs that cover porches and/or stoops or on bay windows.
- The attached illustrative building renderings (typical unit front and rear elevations) are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).
- The building elevations fronting public streets will contain windows in all living spaces and a combination of other architectural features which may include, but are not limited to, recognizable architectural vertical or projected bays, exterior wall offsets, projections/recesses, partially recessed balconies, pilasters, and changes in materials. Blank walls on building ends facing a public street shall not exceed 10 feet in length. Blank walls on other building elevations facing public streets shall not exceed 20 feet in length.
- All other building elevations, except building ends not facing public streets, shall be designed to avoid a sterile, unarticulated blank treatment by utilizing any combination of the architectural features included in (4, d) above.

- Garage doors visible from public or private streets 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.
 - To provide privacy, all residential entrances within 15 feet of the sidewalk along public streets must be raised from the average sidewalk grade a minimum of 12 inches.
 - Pitched roofs shall be symmetrical sloped.
 - Usable porches or stoops shall form an element of the building design and be located on the front and/or side of the building. Stoops and entry level porches may be covered but not be enclosed.
 - Townhome buildings shall be limited to five units or less.
 - Sidewalks will be provided to connect all residential units to sidewalks along public streets.
 - For sale townhomes will include 400 square feet of private open space per subplot in accordance with Section 9.406 of the Ordinance.
- E. Streetscape/Landscaping**
- An 8 foot planting strip and a 12 foot multi-use path shall be installed along the Site's frontage on Sardis Road.
 - A minimum 10 foot Class C Buffer with 6 foot height screening fence will be provided along the eastern property line as generally depicted on the Rezoning Plan. This buffer may increase in width as generally shown on the Rezoning Plan. An 18' Class C Buffer will be provided along a portion of eastern property line and along the southern property line as more generally depicted on the Rezoning Plan.
 - The Petitioner shall provide a minimum of 5 trees per 100 linear feet within the reduced width Class C Buffer along the eastern property line. Sixty percent of these trees shall be evergreen and reach a minimum mature height of 10'.
 - In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, the Petitioner may reduce or eliminate, as they case may be, the buffer areas accordingly.

F. Environmental Features

- The site will comply with the City of Charlotte Tree Ordinance.
- The site will comply with the City of Charlotte Post Construction Controls Ordinance.

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.
- Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

H. 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.

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	18701103
TOTAL SITE AREA:	± 2.01 ACRES
ZONING:	R-3
EXISTING:	UR-2
PROPOSED:	
PROPOSED USE:	TOWN HOMES (16)
DENSITY:	8.0 DUA
F.A.R.:	1.0 MAX.
PARKING:	
REQUIRED:	1 SPACE/UNIT MIN. 3 SPACE/UNIT MAX.
PROVIDED:	32 (GARAGE) 3 (DRIVEWAY SPACES) 12 (ON-ALLEY SPACES)

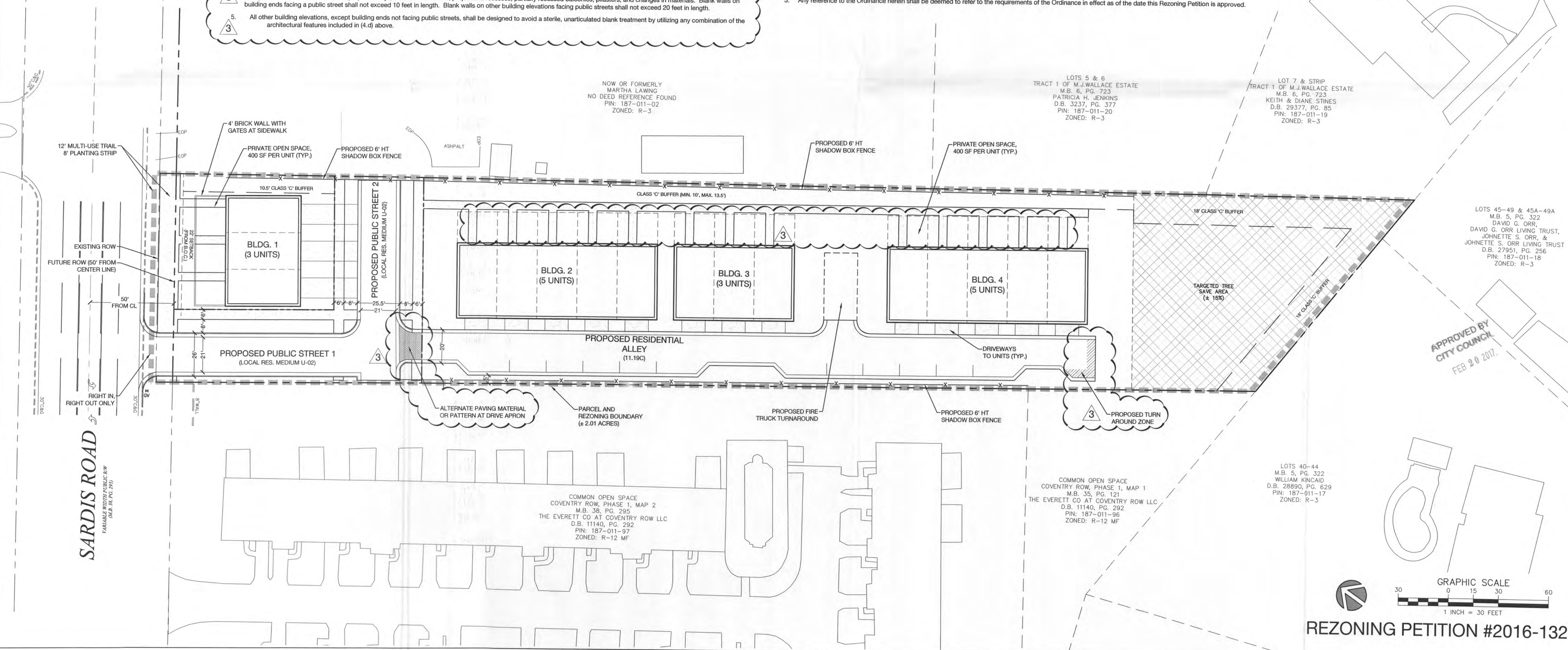


**URBAN
DESIGN
PARTNERS**

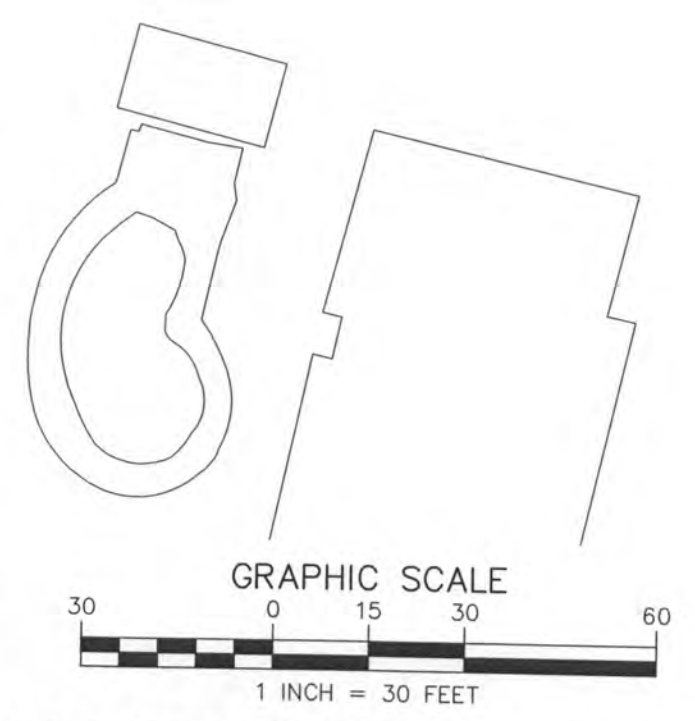
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Charlotte, North Carolina 28203

The Towns at Jefferson Park
Rezoning Site Plan
Charlotte, North Carolina



APPROVED BY
CITY COUNCIL
FEB 20 2017



REZONING PETITION #2016-132

NO.	DATE	BY:	REVISIONS:
1	10/24/16	UDP	PER CITY COMMENTS
2	11/21/16	UDP	PER CITY COMMENTS
3	1/19/17	UDP	PER CITY COMMENTS

Project No: 16-046
Date: 08.22.16
Designed by: udp
Drawn By: udp
Scale: 1"=30'
Sheet No:

RZ-1.0



URBAN
DESIGN
PARTNERS

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sc coa no: C-03044

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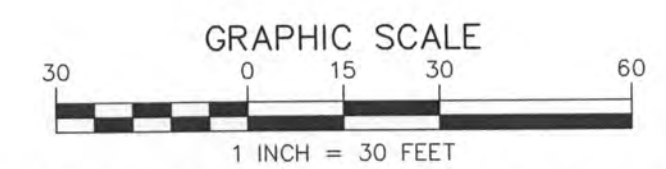
The Towns at Jefferson Park

Conceptual Elevations

Charlotte, North Carolina

NO.	DATE	BY	REVISIONS:
1	10.24.16	UDP	PER CITY COMMENTS
2	11.21.16	UDP	PER CITY COMMENTS
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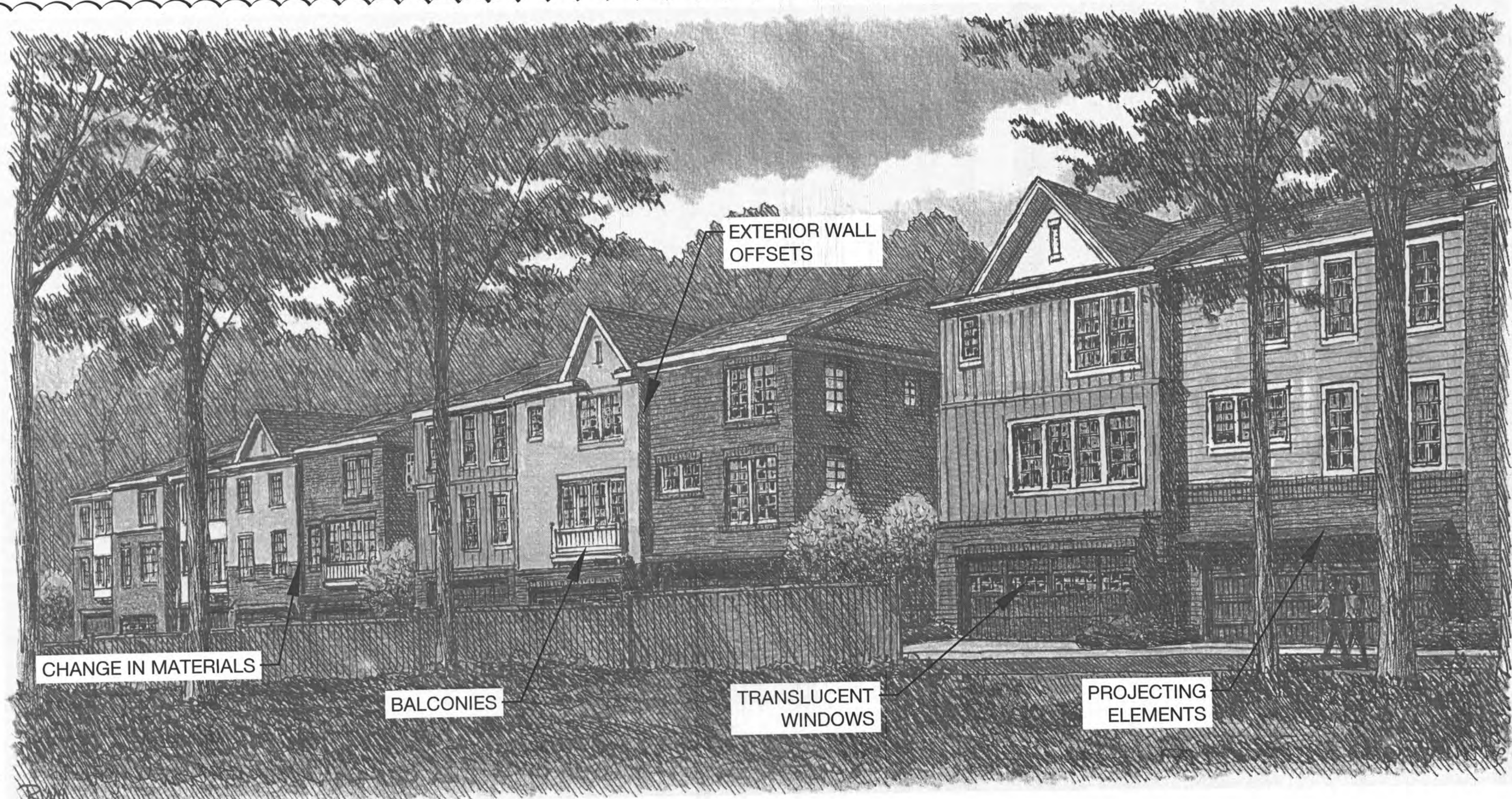
REZONING PETITION #2016-132

Project No: 16-046
Date: 08.22.16
Designed by: udp
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Scale: NTS
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RZ-2.0



ILLUSTRATIVE RENDERING - SARDIS ROAD AND EAST 3



ILLUSTRATIVE RENDERING - WEST 3