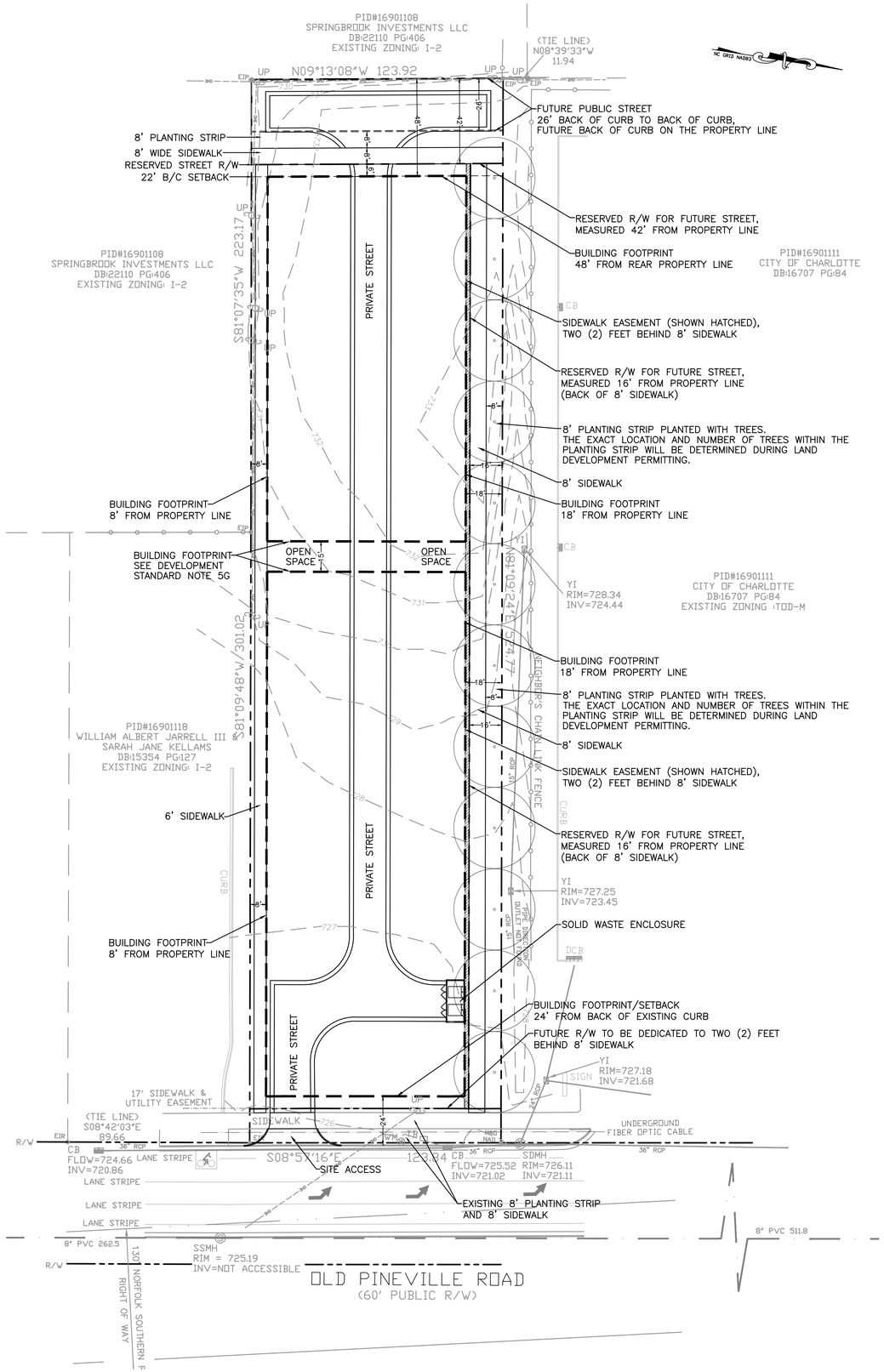
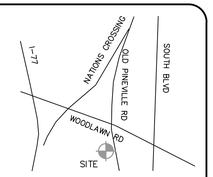
Planning Department
APPROVED BY CITY COUNCIL
March 18, 2019



DEVELOPMENT DATA:

SITE AREA : 1.49 ACRES
SITE ADDRESS: 4806 OLD PINEVILLE ROAD
TAX ID: 16901110
CURRENT ZONING: I-2
PROPOSED ZONING: TOD-RO
EXISTING USE: COMMERCIAL
PROPOSED USE: SEE PERMITTED USES IN DEVELOPMENT STANDARDS NOTES
NUMBER OF RESIDENTIAL UNITS: SEE DEVELOPMENT STANDARDS NOTES
MAXIMUM BUILDING HEIGHT : PER THE ORDINANCE
MIN. PARKING REQUIRED: SEE DEVELOPMENT STANDARDS NOTES
MIN. OPEN SPACE REQUIRED: PER THE ORDINANCE

DEVELOPMENT STANDARDS
February 25, 2019



VICINITY MAP NTS

1. General Provisions

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Woodlawn Station Holdings LLC ("Petitioner") to accommodate the development of a residential community or a primarily residential community with up to 10,000 square feet of commercial space on that approximately 1.49 acre site located on the west side of Old Pineville Road, between Springbrook Road and East Woodlawn Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 169-011-10.

B. 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"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-R zoning district shall govern the development and use of the Site.

C. 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 locations of the internal drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to alterations or modifications during the design development and construction document phases.

D. 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.

2. Optional Provisions

The following optional provisions shall apply to the development of the Site:

A. Heated gross floor area located above the ground floor of the building(s) may encroach up to 2 feet into the 24 foot building setback from the back of the existing curb along the Site's frontage on Old Pineville Road.

B. Architectural features such as eaves and roof overhangs may encroach up to 4 feet into the 24 foot building setback from the back of the existing curb along the Site's frontage on Old Pineville Road.

3. Permitted Uses/Development Limitations

A. The Site shall be developed as a residential community containing a minimum of 30 dwelling units and any incidental and accessory uses relating thereto that are allowed in the TOD-R zoning district. Petitioner shall have the right, but not the obligation, to develop up to 10,000 square feet of commercial space (office or retail, or a combination thereof) fronting on Old Pineville Road. Though not required, "live/work" style dwelling units shall be permitted on the Site.

B. Notwithstanding paragraph A above, in the event that commercial uses are located on the Site, up to 20% of the total development gross square footage that is composed of commercial uses may be credited toward meeting the minimum residential density requirement at a ratio of one dwelling unit to 2,000 square feet of commercial development pursuant to Section 9.1202(1) of the Ordinance.

4. Transportation

A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to modifications that may be required to accommodate final site design and construction plans and any adjustments required for approval by the Charlotte Department of Transportation.

B. As depicted on the Rezoning Plan, the Site will be served by an internal private street, and adjustments to the location and configuration of the internal private street shall be allowed during the construction permitting process provided that the internal private street has a minimum width of 20 feet, and the driveways for the garages located off of the internal private street have a maximum length of 7 feet.

C. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.

D. Petitioner shall reserve for future right of way for a new public street to be constructed by others (and not Petitioner) that portion of the Site located along the western boundary line of the Site and measuring 42 feet from the western boundary line of the Site as generally depicted on the Rezoning Plan (the "Western Future Right of Way"). The Western Future Right of Way shall be dedicated and conveyed to the City of Charlotte by Petitioner upon the request of the City of Charlotte when the new public street is to be constructed by others. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the eastern edge of the Western Future Right of Way as generally depicted on the Rezoning Plan as provided in Note A under Streetscape and Landscaping.

E. Petitioner shall reserve for future right of way for a new public street to be constructed by others (and not Petitioner) that portion of the Site located along the northern boundary line of the Site and measuring 16 feet from the northern boundary line of the Site as generally depicted on the Rezoning Plan (the "Northern Future Right of Way"). The Northern Future Right of Way shall be dedicated and conveyed to the City of Charlotte by Petitioner upon the request of the City of Charlotte when the new public street is to be constructed by others. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the northern boundary line of the Site as generally depicted on the Rezoning Plan as provided in Note B under Streetscape and Landscaping.

F. Petitioner shall provide to the City of Charlotte a 2 foot wide sidewalk/utility easement behind the southern edge of the 8 foot wide sidewalk located along the northern boundary line of the Site when the Northern Future Right of Way is dedicated to the City of Charlotte. Stairs, stoops and walkways may encroach into the 2 foot wide sidewalk/utility easement so as to provide pedestrian connections from the buildings to the 8 foot wide sidewalk. Additionally, heated gross floor area located above the ground floor of the buildings and architectural features such as eaves and roof overhangs may encroach into the 2 foot wide sidewalk/utility easement provided that such items do not encroach into the Northern Future Right of Way.

G. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte those portions of the Site located immediately adjacent to Old Pineville Road as required to provide right of way measuring, where feasible, to two feet behind the back of sidewalk as more particularly depicted on the Rezoning Plan, to the extent that such right of way does not already exist.

H. The hammerhead turnaround located on the western boundary line of the Site is a temporary improvement, and the hammerhead turnaround may be removed by others but only in connection with the construction by others of the public street referenced above in paragraph D.

5. Architectural Standards

A. Though not required, new buildings constructed on the Site shall be permitted to have occupiable rooftop terraces.

B. The primary exterior building materials for the residential dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco, cementitious siding and metal siding. To the extent one or more commercial buildings are constructed along Old Pineville Road, exterior building materials on such buildings will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco, cementitious siding and metal siding.

C. Vinyl, EIFS or masonite may not be used as an exterior building material on any buildings to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

D. The maximum length of any single building constructed on the Site shall be 150 feet.

E. Two building footprint boxes are depicted on the Rezoning Plan with dashed lines. All principal buildings and accessory structures developed on the Site must be located within one of the two building footprint boxes (except for building and architectural features encroachments allowed under these Development Standards or the Ordinance). The internal private street and vehicular circulation and maneuvering areas may be located within the building footprint boxes.

F. This Rezoning Plan does not limit the number of principal buildings and accessory structures that may be located on the Site within the building footprint boxes. The number of principal buildings and accessory structures that may be located on the Site shall be governed by the applicable provisions of the Ordinance.

G. A minimum 15 foot separation must be maintained between the two building footprint boxes as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the actual location of the minimum 15 foot separation between the two building footprint boxes may vary from what is depicted on the Rezoning Plan. The minimum 15 foot separation area shall be open space.

H. Any single family attached dwelling unit constructed on the Site shall be a rear loaded unit. For the purposes of these Architectural Standards, rear loaded single family attached dwelling units are dwelling units with the garage doors located at the rear of the dwelling units that are accessed from the internal private street.

I. 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.

J. Each corner/end unit that faces a public street, a future public street or a private street shall have a porch or stoop that wraps a portion of the front and side of the unit **or**, in the alternative, the maximum blank wall expanse of any corner/end unit that faces a public street, a future public street or a private street shall be 10 feet on all of the building levels of such unit.

K. Walkways shall be provided to connect all front residential entrances to sidewalks located along public and private streets.

6. Streetscape and Landscaping

A. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the eastern edge of the Western Future Right of Way as generally depicted on the Rezoning Plan

B. Buildings shall be setback a minimum of 16 feet from the northern boundary line of the Site as depicted on the Rezoning Plan. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the Site's northern boundary line within this 16 foot setback as generally depicted on the Rezoning Plan.

C. An 8 foot wide yard shall be provided along the southern boundary line of the Site as depicted on the Rezoning Plan. Petitioner shall install a 6 foot wide sidewalk within this 8 foot wide yard. The precise location of the 6 foot wide sidewalk within the 8 foot wide yard shall be determined during permitting.

D. A 24 foot wide building setback from the back of the existing curb shall be provided along the Site's frontage on Old Pineville Road as depicted on the Rezoning Plan. The existing 8 foot wide planting strip and 8 foot wide sidewalk shall remain in place within this 24 foot wide building setback.

7. Environmental

A. Space for recycling stations may be located in various locations on the Site.

B. The actual location of the solid waste enclosure may be modified during the construction permitting process and it may vary from what is depicted on the Rezoning Plan.

8. Open Space

A. Walkways, landscaping and seating shall be installed within the open space areas located in the minimum 15 foot separation area between the building envelopes that are generally depicted on the Rezoning Plan.

9. Binding Effect of the Rezoning Documents and Definitions

A. 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.

B. 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.

C. 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.

PETITION # 2018-135
4th SUBMITTAL, FEBRUARY 25, 2019

TOPOGRAPHIC SURVEY BASE MAP TAKEN FROM AN ALTA SURVEY PREPARED BY ON POINT SURVEYING, LLC DATED JULY 30, 2018.

30 0 15 30 60 120

SCALE: 1" = 30'

DATE	REV.

DRAWING SCALE: 1" = 30'
PROJECT DATE: 12-21-18
PROJECT NUMBER:
PROJECT MANAGER: KMG
DESIGNED BY: KMG
APPROVED BY: KMG
TASK: PHASE:
FILE NAME:
PLOT DATE:

GEOSCIENCE GROUP
ENGINEERING & SURVEYING
500-K Clanton Road
Charlotte, NC 28217
(704) 525-2003
NC FIRM LICENSE: C-0565(ENG)
NC FIRM LICENSE: C-279(LA)

WOODLAWN STATION
CHARLOTTE, NORTH CAROLINA

SITE PLAN

RZ-1