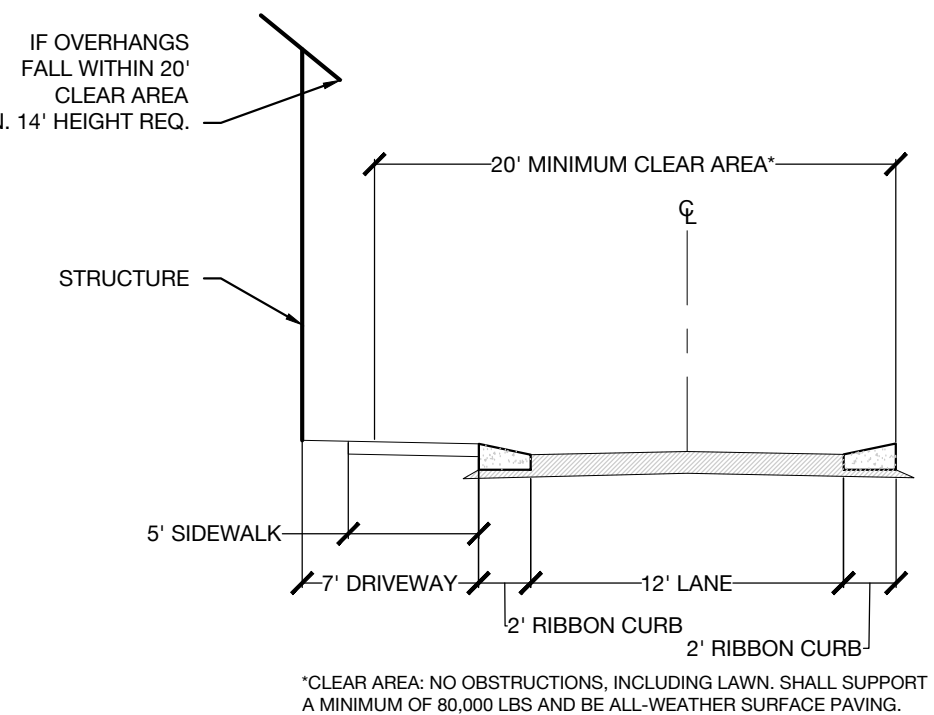

**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 October 19, 2020

**Site Development Data:**  
 --Acreage: 3.62 acres  
 --Tax Parcel #: 213-138-17, 213-138-29, 213-138-28, and 213-138-18  
 --Existing Zoning: R-3  
 --Proposed Zoning: UR-1(CD)  
 --Existing Uses: Vacant  
 --Proposed Uses: Residential dwellings units as permitted by right, and under prescribed conditions, together with accessory uses, as allowed in the UR-1 zoning district (all as more specifically described and restricted below in Section 3).  
 --Maximum Number of Residential Dwelling Units: Up to 18 single-family detached residential dwelling units as allowed by right and under prescribed conditions in the UR-1 zoning district.  
 --Maximum Building Height: Up to two and half (2.5) stories and not to exceed 40 feet. Height to be measured per the Ordinance.  
 --Parking: As required by the Ordinance. Each home will have a two (2) garage. In addition, a minimum of 18 parking spaces will be provided along the interior private alley as generally depicted on the Rezoning Plan.

**Tree Save Requirements:**  
 Site Area = 3.62 AC / (43,560 SF) = 157,688 +/-  
 157,688 SF x 10% = 15,769 SF  
 15,769 SF Min. Protected Tree Save Required



  
**URBAN DESIGN PARTNERS**  
 1318-e6 central ave. P 704.334.3303  
 charlotte, nc 28205 F 704.334.3305  
 urbandesignpartners.com  
 nc firm no: P-0418  
 sc cda no: C-03044

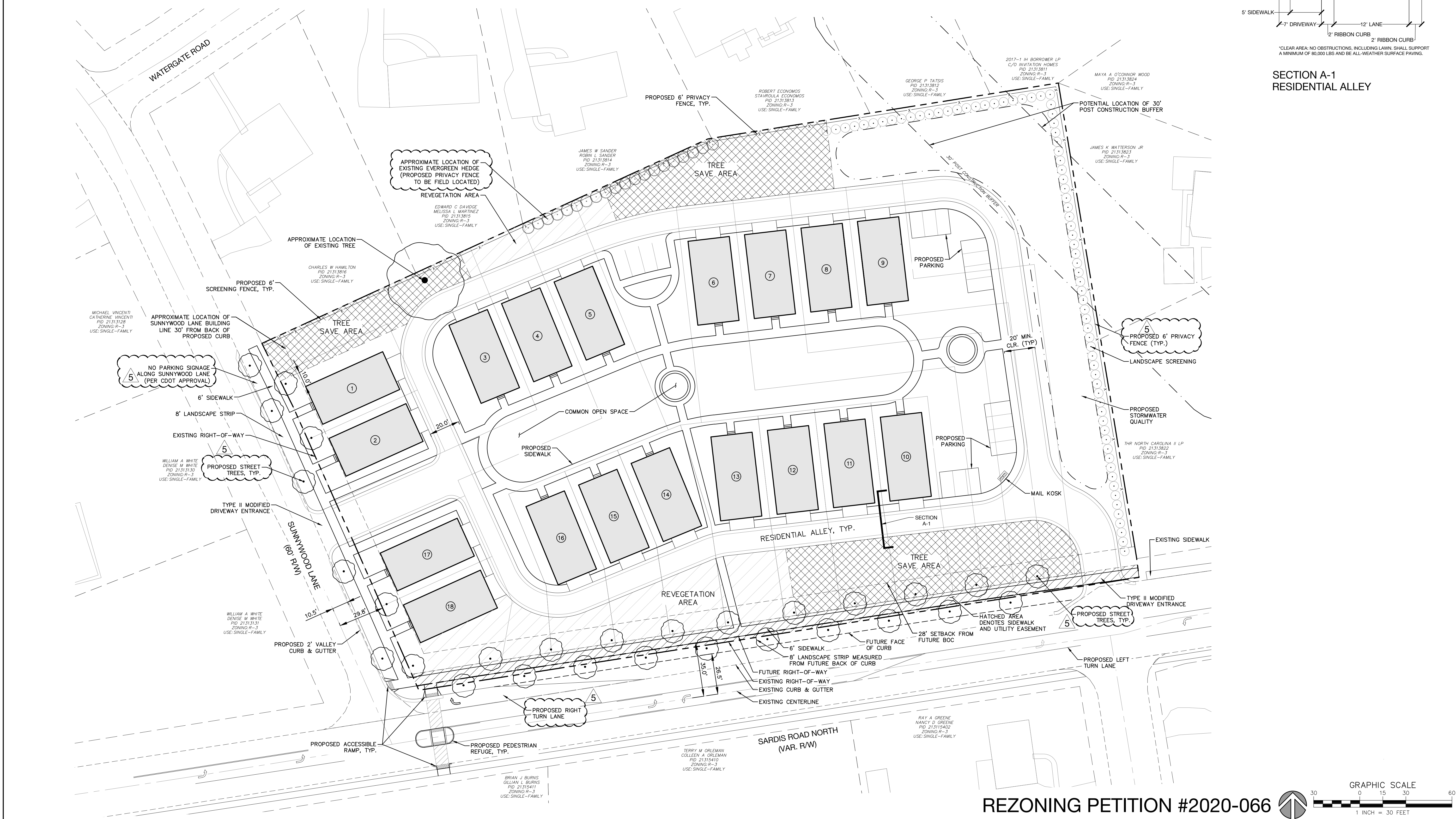
Yoruk Development  
 Company, Inc.

**Sardis Road North**  
**Pocket Community**  
**Rezoning Site Plan**  
 Charlotte, NC

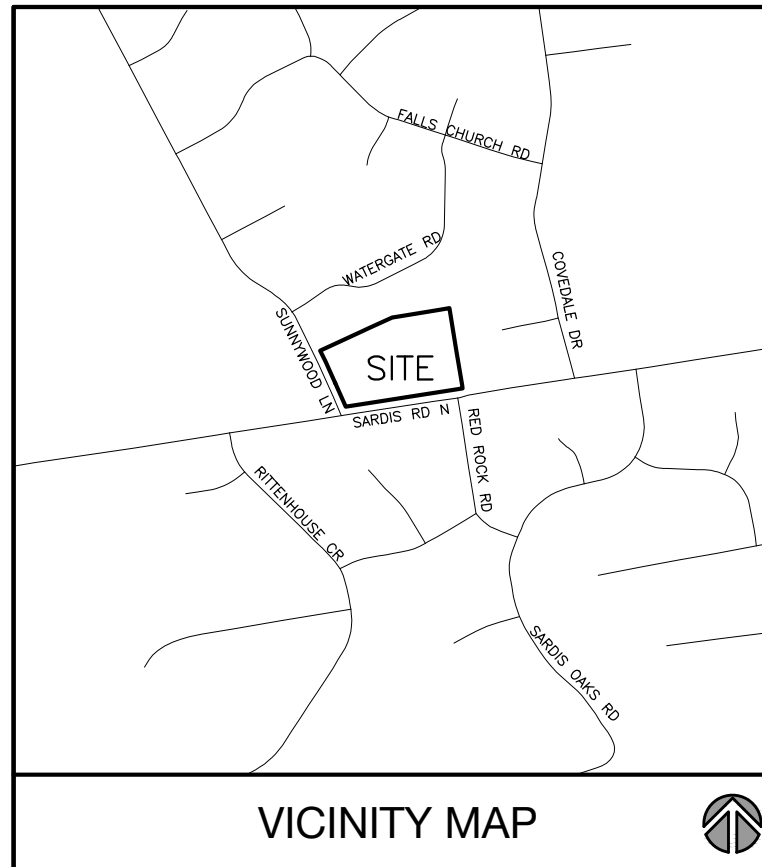
NO.	DATE	BY:	REVISIONS:
1	6.15.20	UDP	PER CITY PLANNING COMMENTS
2	8.17.20	UDP	PER CITY PLANNING COMMENTS
3	9.28.20	UDP	PER CITY PLANNING COMMENTS
4	10.02.20	UDP	PER CITY PLANNING COMMENTS
5	10.19.20	UDP	PER COMMUNITY REQUESTS

Project No: 18-167  
 Date: 03.26.2020  
 Designed by: UDP  
 Drawn by: UDP  
 Sheet No:

**RZ-1.0**



**REZONING PETITION #2020-066**

**LOT DIMENSIONS**

MIN. LOT WIDTH: 20' (AT FRONTAGE)

MIN. LOT AREA: 3,000 SF

SETBACKS:

FRONT: SARDIS NORTH: 28' FROM FUTURE BOC  
SUNNYWOOD: 30' FROM PROPOSED BOC

SIDE: 5'

REAR: 10'

**Site Development Data:**

- Acreage: ± 3.62 acres
- Tax Parcel #s: 213-138-17, 213-138-29, 213-138-28, and 213-138-18
- Existing Zoning: R-3
- Proposed Zoning: UR-1(CD)
- Existing Uses: Vacant
- Proposed Uses: Residential dwellings units as permitted by right, and under prescribed conditions, together with accessory uses, as allowed in the UR-1 zoning district (all as more specifically described and restricted below in Section 3).
- Maximum Number of Residential Dwelling Units: Up to 18 single-family detached residential dwelling units as allowed by right and under prescribed conditions in the UR-1 zoning district.
- Maximum Building Height: Up to two and half (2.5) stories and not to exceed 40 feet. Height to be measured per the Ordinance.
- Parking: As required by the Ordinance. Each home will have a two (2) garage. In addition, a minimum of 18 parking spaces will be provided along the interior private alley as generally depicted on the Rezoning Plan.

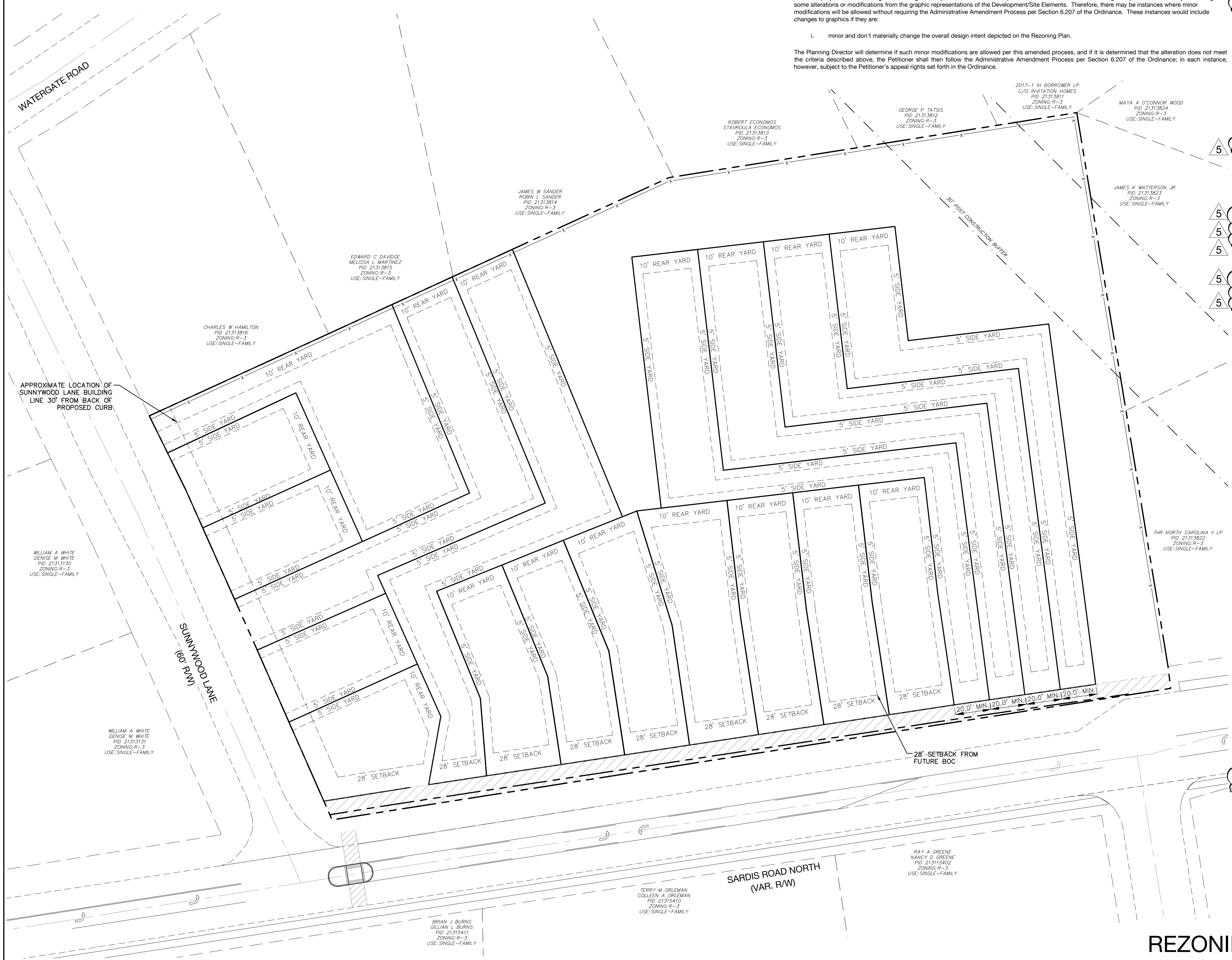
**1. General Provisions:**

- a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Yoruk Development Company, Inc. ("Petitioner") to accommodate the development of a high quality residential community on an approximately 3.62 acre site located at the northeast intersection of Sunnywood Lane and Sardis Road North (the "Site").
- b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-1(CD) zoning classification shall govern all development taking place on the Site.
- c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, building and parking envelopes other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning 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 Rezoning Plan are graphic representations of the Development/Site Elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning 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:

- i. minor and don't materially change the overall design intent depicted on 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.



- d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site will be limited to 18. 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(s) located within the same Development Area as the accessory structure/building.
2. Permitted Uses, Development Area Limitations:
  - a. The principal buildings constructed on the Site may be developed with up to 18 single-family residential dwellings units as permitted by right, under prescribed conditions above together with accessory uses allowed in the UR-1(CD) zoning district.
  - b. The proposed single-family homes will be located on individual lots with each lot having frontage on either Sunnywood Lane or Sardis Road North as generally depicted on Sheet RZ-2. The configuration and shape of the lots illustrated on sheet RZ-2 is conceptual in nature and may change from what is illustrated.
  3. Access:
    - a. Access to the Site will be from Sardis Road North and Sunnywood Lane as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.
    - b. The internal private street/alley will be constructed with 12 feet of pavement and with two (2) foot concrete ribbon curb on both sides. A five (5) foot sidewalk will be provided on one-side as generally depicted on the Rezoning Plan.
    - c. The Site's frontage on Sunnywood Lane will be improved with curb and gutter, and eight (8) foot planting strip and a six (6) foot sidewalk. Along Sardis Road North and eight (8) foot planting strip and a six (6) foot sidewalk will be provided as generally depicted on the Rezoning Plan.
    - d. The Petitioner will install a pedestrian refuge island in the existing gore of Sardis Road North just east of Sunnywood Lane as well as an accessible ramp on the south side of Sardis Road North.
    - e. The Petitioner will contribute to CDOT \$25,000 to be used for the construction of a pedestrian hybrid beacon (PHB) at the proposed pedestrian refuge island location. The Petitioner will contribute these funds to CDOT prior to the issuance of the first certificate of occupancy for the Site.
    - f. The Petitioner will construct a west bound right-turn lane along Sardis Road North to Sunnywood Lane as generally depicted on the Rezoning Plan. The proposed right-turn lane will include 50 feet of storage and an appropriate taper. Installation of the right turn lane is subject to review and approval by CDOT.
    - g. The alignment of the 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 the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.
    - h. The Petitioner will re-stripe the existing two-way center turn lane on Sardis Road to create a left-turn lane into the Sites Sardis Road North access point.
    - i. Any required roadway improvement will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the Petitioner ability request that CDOT allow a bond to be posted for any improvements not in place at the time of the issuance of the first certificate of occupancy.
    - j. The Petitioner will dedicate and convey 35 feet of right-of-way from the center line of Sardis Road North.
    - k. The Petitioner will dedicate via fee simple conveyance any required right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
    - l. The Petitioner will install no-parking signs along the Site's frontage on Sunnywood Lane, subject to approval by CDOT.
  4. Streetscape, Buffer, Landscaping Open Space and Screening:
    - a. A 30-foot setback as measured from the proposed back of curb along will be provided along Sunnywood Lane. Along Sardis Road North a building setback with a minimum of 28 feet will be provided as measured from the future back of curb as generally depicted on the Rezoning Plan. Within the setback along Sardis Road North tree save areas and landscaping will be provided. The proposed private street/alley will be allowed in the setback along Sardis Road North.
    - b. A landscape screen will be provided along the northern and eastern property lines as generally depicted on the Rezoning Plan.
    - c. A six (6) foot solid decorative fence will be installed along the northern and eastern property lines as generally depicted on the Rezoning Plan.
    - d. Tree save area will also be located along the northern property line as generally depicted on the Rezoning Plan.
    - e. The community open space located in the center of the Site will contain approximately 20,000 square feet and will be improved with landscaping, sidewalks, lighting and seating areas. Portions of the proposed community open space may be located on the individual lots.
    - f. Enhanced landscaping will be provided along Sardis Road North. This enhanced landscaping will include a double row of trees as generally depicted on the Rezoning Plan.
    - g. A double row of trees will be provided along Sunnywood Lane as generally depicted on the Rezoning Plan.
  5. General Design Guidelines:
    - a. 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, slatwall, EIFS, decorative block and/or wood ("Proffered Exterior Building Materials"). Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
    - b. The maximum contiguous area without windows or doors on any floor shall not exceed 20 feet in length. Where blank or unarticulated walls 20' or greater cannot be addressed principally with doors or windows, they shall be treated with a combination of the following options: (i) a higher level of transparency on the ground floor (exaggerated or larger windows indicative of living areas); and (ii) horizontal and vertical variations in wall planes. If the final architectural design cannot meet the design standards for blank wall articulation, alternative innovative design solutions may be considered for approval by the Planning Director.
    - c. 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, should be covered and be at least six (6) feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
    - d. To provide privacy, all residential entrances within 15 feet of the public street sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
    - e. Residential building entrances shall be highly visible and architecturally treated as prominent pedestrian entrances through a combination of at least five (5) of the following features: (i) decorative pedestrian lighting/scones; (ii) architectural details carried through to upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) transoms/windows; (v) terraced or raised planters that can be utilized as seat walls; (vi) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (vii) double doors; (viii) stoops or stairs; and/or (ix) contrasting pavement from primary sidewalk.
    - f. To provide a level of comfort and security for residents on the first floor of residential buildings, the first floor shall be visually and physically separated from the sidewalk. Examples include increasing the setback, installing additional landscaping, raising or lowering the first floor or other methods.
    - g. 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.
    - h. Buildings are placed to present a front to Sunnywood Lane. The remainder of the units will front on the interior open space as generally depicted on the Rezoning Plan.
    - i. Walkway should be provided to connect all residential entrances to the sidewalks along the public and private streets.
    - j. Each residential dwelling unit will have a two-car garage.
    - k. Fences or walls used for screening shall be constructed in a durable fashion of wood, brick, stone, other finished masonry materials, metal or other materials specifically designed as fencing materials.
  6. Environmental Features:
    - a. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater 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 to accommodate actual storm water treatment requirements and natural site discharge points.
    - b. The Petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to and including Watergate Rd., if the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.
    - c. Development within any SWM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigation if required by City Ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
    - d. The Site will comply with the Tree Ordinance.
  7. Lighting:
    - a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
    - b. The Petitioner will provide pedestrian scale lighting along the Site's frontage on Sunnywood Lane. The Petitioner will also provide, where possible, pedestrian scale lighting along the interior alley.
  8. Solid Waste Collection:
    - a. Solid waste collection services for the Site will either be provided by the City or by a private service.
  9. Amendments to the Rezoning Plan:
    - a. 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 or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.
  10. Binding Effect of the Rezoning Application:
    - a. 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



1318-e6 central ave. p 704.334.3303  
charlotte, nc 28205 f 704.334.3305  
urbanpartners.com  
nc firm no: P-0418  
sc cca no: C-03044

Yoruk Development  
Company, Inc.

**Sardis Road North  
Pocket Community**

Lot Layout Plan  
Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
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Designed by: UDP  
Drawn By: UDP  
Sheet No:



**RZ-2.0**