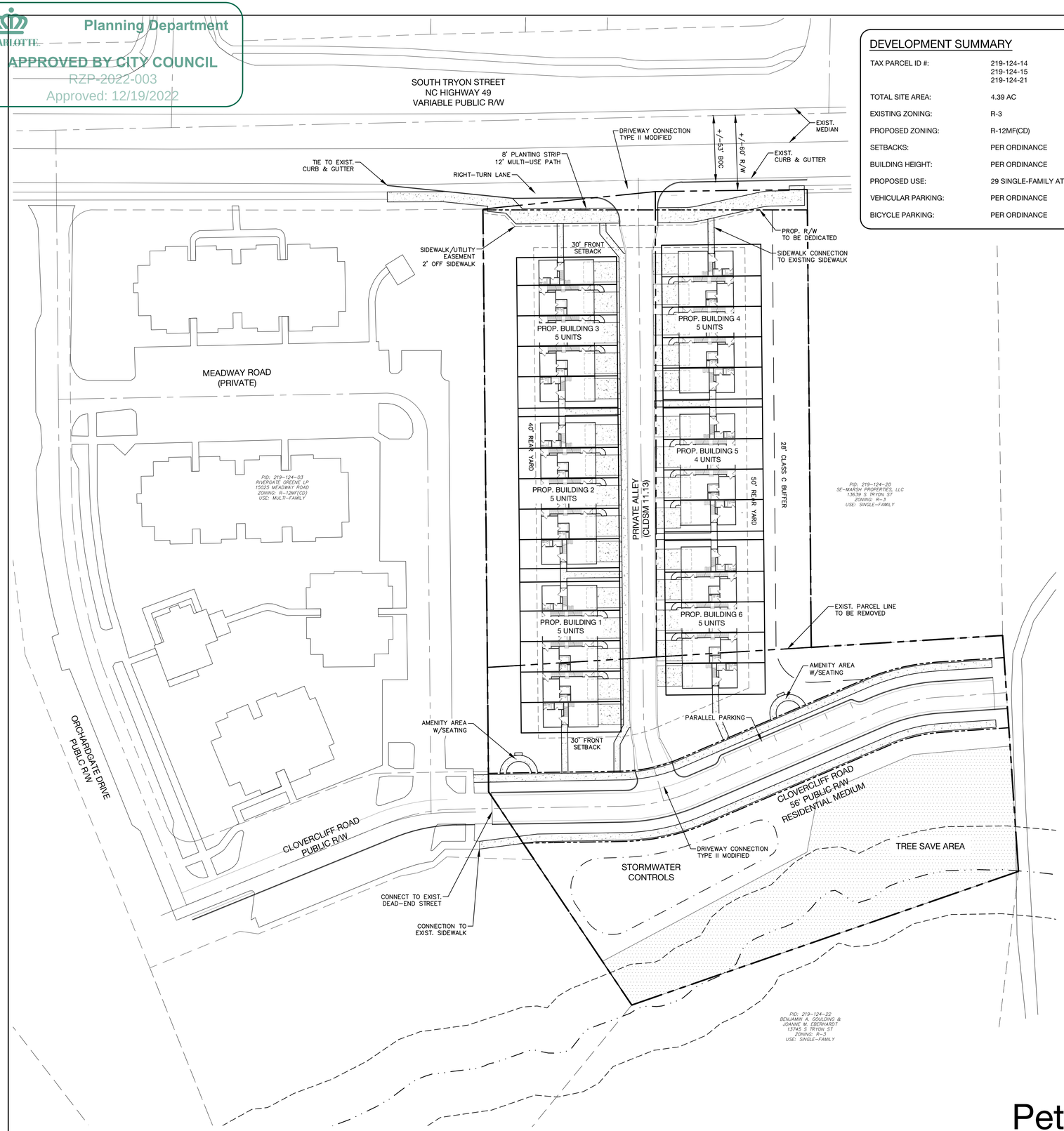
CHARLOTTE.
Planning Department
APPROVED BY CITY COUNCIL
RZP-2022-003
Approved: 12/19/2022



DEVELOPMENT SUMMARY

TAX PARCEL ID #:	219-124-14 219-124-15 219-124-21
TOTAL SITE AREA:	4.39 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-12MF(CD)
SETBACKS:	PER ORDINANCE
BUILDING HEIGHT:	PER ORDINANCE
PROPOSED USE:	29 SINGLE-FAMILY ATTACHED
VEHICULAR PARKING:	PER ORDINANCE
BICYCLE PARKING:	PER ORDINANCE

DEVELOPMENT STANDARDS
November 23, 2022

1. GENERAL PROVISIONS

A. These development standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Joy Homes LLC (the "Petitioner") to accommodate the development of a residential community on an approximately 4.39 acre site located on the south side of South Tryon Street between Tamarack Drive and Greybriar Forest Lane (the "Site"). The Site is comprised of Tax Parcel Nos. 219-124-14, 219-124-15 and 219-124-21.

B. The development and use 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 R-12 MF zoning district shall govern the development and use of the Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Alterations and modifications shall be in accordance with Section 6.207 of the Ordinance.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Site may only be devoted to a residential community containing a maximum of 29 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-12 MF zoning district.

3. 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 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 ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.

B. The alignments of the internal public street, the internal private street, the internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

C. Prior to the issuance of a certificate of occupancy for the first new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT as applicable (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to South Tryon Street as required to provide right of way from the existing centerline of South Tryon Street to that point on the Site that is depicted on the Rezoning Plan to the extent that such right of way does not already exist.

D. Petitioner will dedicate to the City of Charlotte or to NCDOT as applicable via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of a certificate of occupancy for the first new building constructed on the Site. 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.

E. Subject to the approval of CDOT and NCDOT, Petitioner shall install an eastbound right turn lane on South Tryon Street at the vehicular access point into the Site from South Tryon Street as generally depicted on the Rezoning Plan.

F. All transportation improvements required to be constructed by Petitioner under this Section 3 of the Development Standards will be approved and constructed prior to the issuance of a certificate of occupancy for the first new building constructed on the Site.

G. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad southwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

4. ARCHITECTURAL STANDARDS

A. The maximum height of any building constructed on the Site shall be governed by the Ordinance.

B. The primary exterior building materials for the single family attached dwelling units to be constructed on the Site shall be one or more of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.

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

D. The actual widths of the single family attached dwelling units to be constructed on the Site may vary from the widths depicted on the Rezoning Plan.

E. 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.

F. Each single family attached dwelling unit shall have a covered front stoop. The minimum depth of the front stoop shall be 2 feet and the minimum width of the front stoop shall be 2 feet. The front stoop shall be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner.

G. All corner or end single family attached dwelling units that face a public or private street shall 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.

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

I. Each single family attached dwelling unit shall have a garage.

J. Garage doors shall contain translucent windows and decorative hardware.

K. Buildings containing single family attached dwelling units shall not contain more than 5 individual single family attached dwelling units.

5. STREETSCAPE/BUFFERS

A. Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to the Ordinance, Petitioner may reduce the required width of a buffer by 25% by installing a wall, fence or berm that meets the standards of Section 12.302(8) of the Ordinance.

B. 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, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.

C. A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path shall be installed along the Site's frontage on South Tryon Street as depicted on the Rezoning Plan. The 12 foot wide multi-use path (or portions thereof) may be located in a sidewalk utility easement.

D. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along both sides of Clovercliff Road located within the Site as depicted on the Rezoning Plan.

6. ENVIRONMENTAL FEATURES

A. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

B. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

C. 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.

7. AMENITY AREAS

A. Two amenity areas with seating shall be provided on the Site as depicted on the Rezoning Plan.

8. 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 Site in accordance with the provisions of Chapter 6 of the Ordinance.

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.

GRAPHIC SCALE
40 0 20 40 80
1 INCH = 40 FEET

Petition No: 2022-003

URBAN DESIGN PARTNERS
1213 w morehead st ste 450
charlotte, nc 28208
p 704.334.3303
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

Joy Homes, LLC
Rama Yada

S Tryon Townhomes

Rezoning Plan
S. Tryon Street Charlotte, NC

NO.	DATE:	BY:	REVISIONS:

Project No: 22-CLT-058
Date: May 17, 2022
Designed By: UDP
Checked By: UDP
Sheet No:
RZ-1.0