

VICINITY MAP
 NTS
SITE DEVELOPMENT DATA

ACREAGE: ± 6.94 ACRES
 PARCEL NUMBER: 02703212
 EXISTING ZONING: RE-1
 PROPOSED ZONING: UR-2 (CD)
 EXISTING USES: VACANT
 PROPOSED USES: UP TO EIGHTY-TWO (82) SINGLE-FAMILY ATTACHED DWELLING UNITS
 MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF FIFTY-FIVE FEET (55') SHALL BE PERMITTED.
 PARKING: PARKING SHALL BE PROVIDED PER ORDINANCE
 NOTE: SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE

PRELIMINARY - FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:
 XXXXX XXXXXXXX ### 2/13/23
 ENGINEER REG.# DATE

NOT FOR CONSTRUCTION

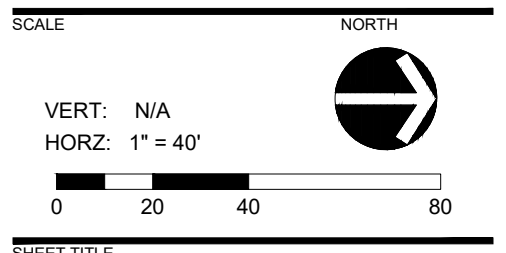
CANVAS RESIDENTIAL REZONING
 CANVAS RESIDENTIAL, LLC
 WILLIAM FICKLEN DR CHARLOTTE
 PROJECT ADDRESS

PETITION # 2022-139
 LANDDESIGN PROJ# 1022126

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	07.14.2022
2	PER STAFF COMMENTS	02.13.2023
3	PER STAFF COMMENTS	03.23.2023
4	PER STAFF COMMENTS	04.05.2023

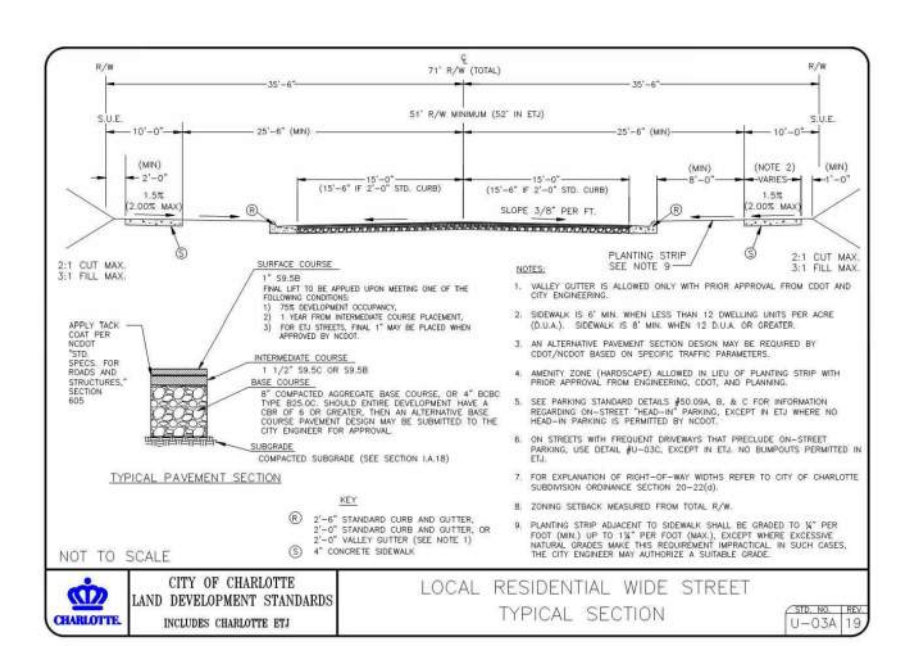
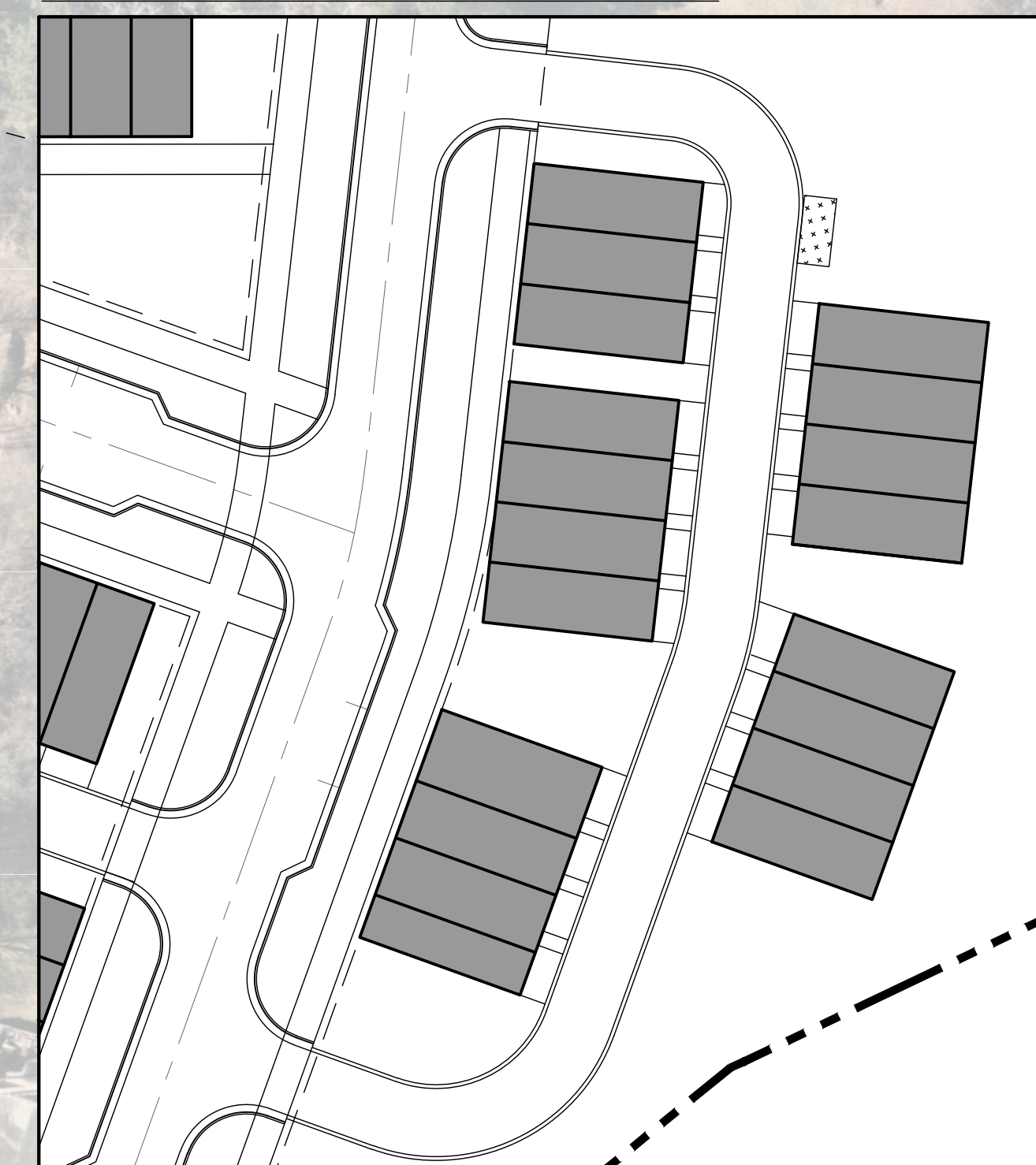
DESIGNED BY: LD
 DRAWN BY: LD
 CHECKED BY: LD



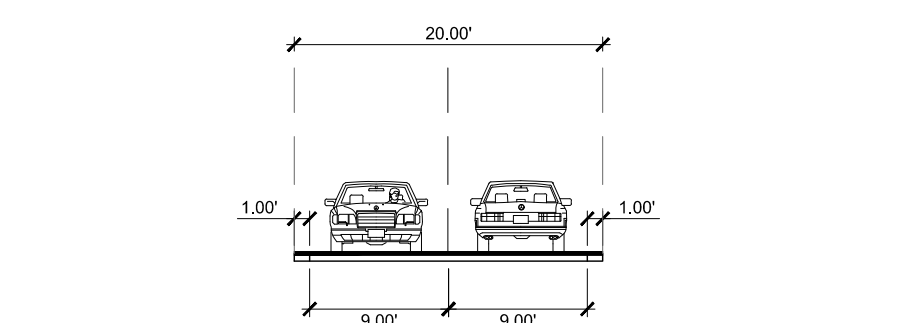
SCHEMATIC SITE PLAN

SHEET NUMBER
RZ-1

POTENTIAL ALTERNATE LAYOUT



PRIVATE STREET (BUILT TO PUBLIC STANDARDS) SECTION A-A



PRIVATE ALLEY SECTION B-B

Site Development Data:

- Acreage: ± 6.94 acres
- Tax Parcel #: 027-032-12
- Existing Zoning: RE-1
- Proposed Zoning: UR-2(CD)
- Existing Uses: Vacant
- Proposed Uses: Single-family attached townhome style residential units as permitted by right and under prescribed conditions, together with accessory uses, as allowed in the UR-2 zoning district (as more specifically described and restricted below in Section 3).
- Maximum Number of Residential Dwelling Units: Up to eighty-two (82) attached residential dwelling units together with accessory uses as allowed by right and under prescribed conditions in the UR-2 zoning district.
- Maximum Building Height: Building height as specified by the Ordinance (defined hereinafter) will be allowed. A maximum building height of fifty-five (55) feet shall be permitted subject to the provisions of Section 9.406(2)(A) of the Ordinance.
- Parking: As required by the Ordinance.

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet, the 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 Canvas Residential, LLC (the "Petitioner") to accommodate the development of a residential community on an approximately 6.94-acre site located on the east side of Cliff Cameron Drive, north of William Ficklen Drive (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-2(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 residential buildings to be developed on the Site shall not exceed twenty-one (21). The maximum number of individual units per building will not exceed six (6). 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 buildings located on the Site.

2. Permitted Uses, Development Area Limitations:

- a. The principal buildings constructed on the Site may be developed with up to 82 attached dwelling units as permitted by right and under prescribed conditions together with accessory uses allowed in the UR-2(CD) zoning district.
- b. The proposed residential community will provide either: (i) 400 square feet of Private Open Space per dwelling unit on each unit Sublot; or (ii) ten percent (10%) of the Site shall be provided as Useable Common Open Space.

3. Access and Transportation.

- a. Access to the Site will be from William Ficklen Drive and Ben Craig Drive as generally depicted on the Rezoning Plan.
- b. 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 as required for approval by the Charlotte Department of Transportation (CDOT).
- c. As depicted on the Rezoning Plan, the Site will be served by internal private alleys or private streets as generally depicted on the Rezoning Plan, and minor adjustments to the location of these alleys or street shall be allowed during the construction permitting process in coordination with CDOT.
- d. Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance, to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy.

e. It is understood, a Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation

f. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.

g. The Petitioner will construct all required roadway improvements and provide any required sidewalk and utility easements needed for these improvements prior to the issuance of the first certificate of occupancy, subject to the Petitioner's ability to request that CDOT allow a bond to be post for any roadway improvements not finalized at the time of the issuance of the first certificate of occupancy, as allowed by City regulations.

h. The internal private streets shall be constructed to public street standards with a public access easement.

i. All transportation improvements will be approved and constructed before the Site's first building certificate of occupancy is issued.

j. Driveways shall comply with site distance requirements.

4. Streetscape, Buffer, Landscaping Open Space and Screening:

- a. Along William Ficklen Drive the setback shall be fourteen (14) feet as measured from the future back of curb as generally indicated

- on the Rezoning Plan.
- b. The Petitioner will construct an eight (8) foot planting strip and an eight (8) foot sidewalk along William Ficklen Drive as generally depicted on the Rezoning Plan.
- c. Landscape buffers will be provided along property line as generally depicted on the Rezoning Plan. The landscape buffer shall be a combination of existing and supplemental trees and shrubs to meet the standards of the Ordinance.

5. Architectural Standards:

- a. The residential dwelling units may have slab foundations. If slab foundations are used, they will be colored to blend with the color schemes of the residential dwelling units.
- b. The actual sizes of the residential dwelling units/lots may vary from the sizes depicted on the Rezoning Plan.
- c. Each residential dwelling unit constructed on the Site shall have a garage.
- d. 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.
- e. Usable porches and/or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable porches, when provided, should be covered and be at least 5 feet deep. Stoops and entry level porches may be covered but shall not be enclosed. Stoops are not required to be a minimum of 5' in depth but shall have a covering over the entry door. Porches and stoops fronting on the interior private streets and parking areas will be located behind the sidewalk. Units with frontage only on the internal parking areas or private alleys are not required to provide a porch or a stoop.

- f. Corner/end units fronting public streets shall have enhanced side elevations with a stoop and/or porch or otherwise provide windows or other architectural details to limit the maximum blank wall expanse to twenty (20) feet on each level of the unit. If a porch is utilized, it may be located on the second story of such unit. Landscaping, which shall include a minimum of three (3) 5' tall evergreen trees, may be used to break up blank walls on the 1st/ floor.

- g. The front elevation of each dwelling unit and front street facing facades shall have windows or other architectural details that limit the maximum blank wall expanse to fifteen (15) feet on each level of the dwelling unit.

- h. Garage doors proposed along public or private streets shall minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

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

- j. Residential buildings that are adjacent to and front a public street shall not contain more than 5 individual single family attached dwelling units. This requirement shall not apply to buildings that do not front a public street or buildings that are perpendicular to a public street.

- k. The primary exterior building materials for buildings constructed on the Site shall be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.

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

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. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

- c. The Site will comply with the Tree Ordinance. The final location of the required tree save areas will be determined during the land development approval process for the Site. Tree save areas will comply with the requirements of the Tree Ordinance.

- d. The Petitioner will work with and provide an access easement to property north of the Site to ultimately provide pedestrian access to the Mallard Creek Greenway if requested by Mecklenburg County Park and Recreation during the land development permitting process. If an easement is requested, it will be recorded before the Site's first building certificate of occupancy is issued.

7. Lighting:

- a. All freestanding lighting fixtures installed on the Site greater than twenty one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed.

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 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.

9. 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.

KEY MAP

SCALE

**PRELIMINARY
 -FOR REVIEW ONLY-**
 THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### 2/13/23
 ENGINEER REG.# DATE

**NOT FOR
 CONSTRUCTION**

PROJECT

**CANVAS
 RESIDENTIAL
 REZONING**

CANVAS RESIDENTIAL, LLC
 WILLIAM FICKLEN DR CHARLOTTE
 PROJECT ADDRESS

PETITION # 2022-139

LANDDESIGN PROJ.# 1022126

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	07.14.2022
2	PER STAFF COMMENTS	02.13.2023
3	PER STAFF COMMENTS	03.23.2023
4	PER STAFF COMMENTS	04.05.2023

DESIGNED BY: LD
 DRAWN BY: LD
 CHECKED BY: LD

SCALE NORTH

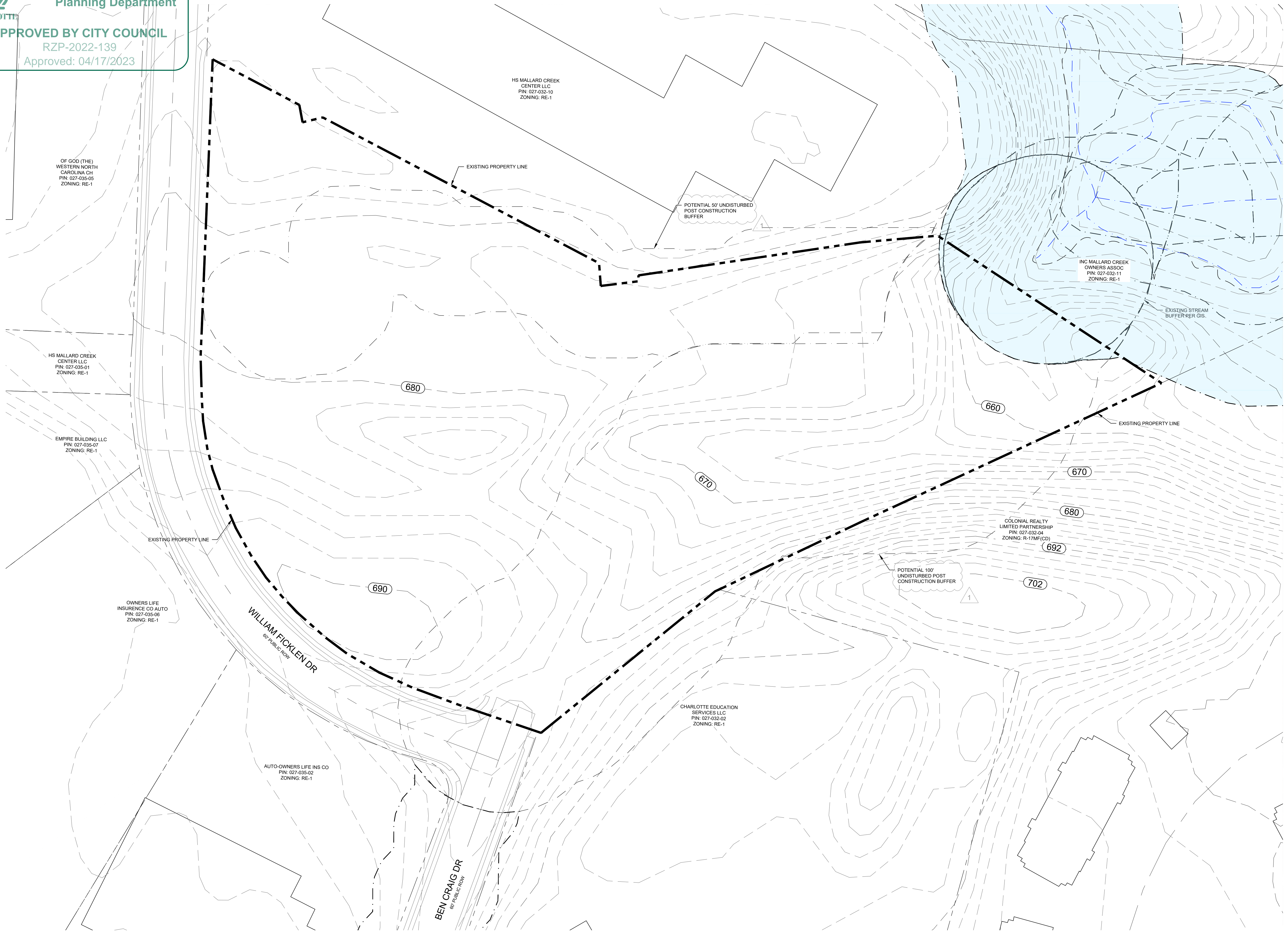
VERT: N/A
 HORZ: NTS

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-2



KEY MAP

REAL

PRELIMINARY - FOR REVIEW ONLY -

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### 2/13/23
 ENGINEER REG.# DATE

NOT FOR CONSTRUCTION

CANVAS RESIDENTIAL REZONING

CANVAS RESIDENTIAL, LLC
 WILLIAM FICKLEN DR CHARLOTTE
 PROJECT ADDRESS

PETITION # 2022-139

LANDESIGN PROJ# 1022126

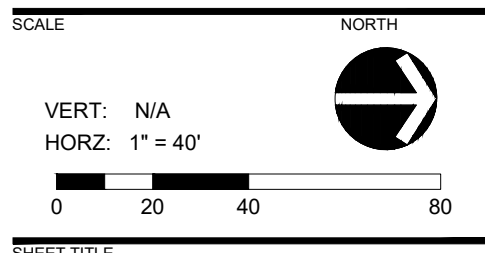
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	07.14.2022
2	PER STAFF COMMENTS	02.13.2023
3	PER STAFF COMMENTS	03.23.2023
4	PER STAFF COMMENTS	04.05.2023

DESIGNED BY: LD
 DRAWN BY: LD
 CHECKED BY: LD

SCALE: NORTH

VERT: N/A
 HORZ: 1" = 40'



EXISTING CONDITIONS

SHEET NUMBER
RZ-3