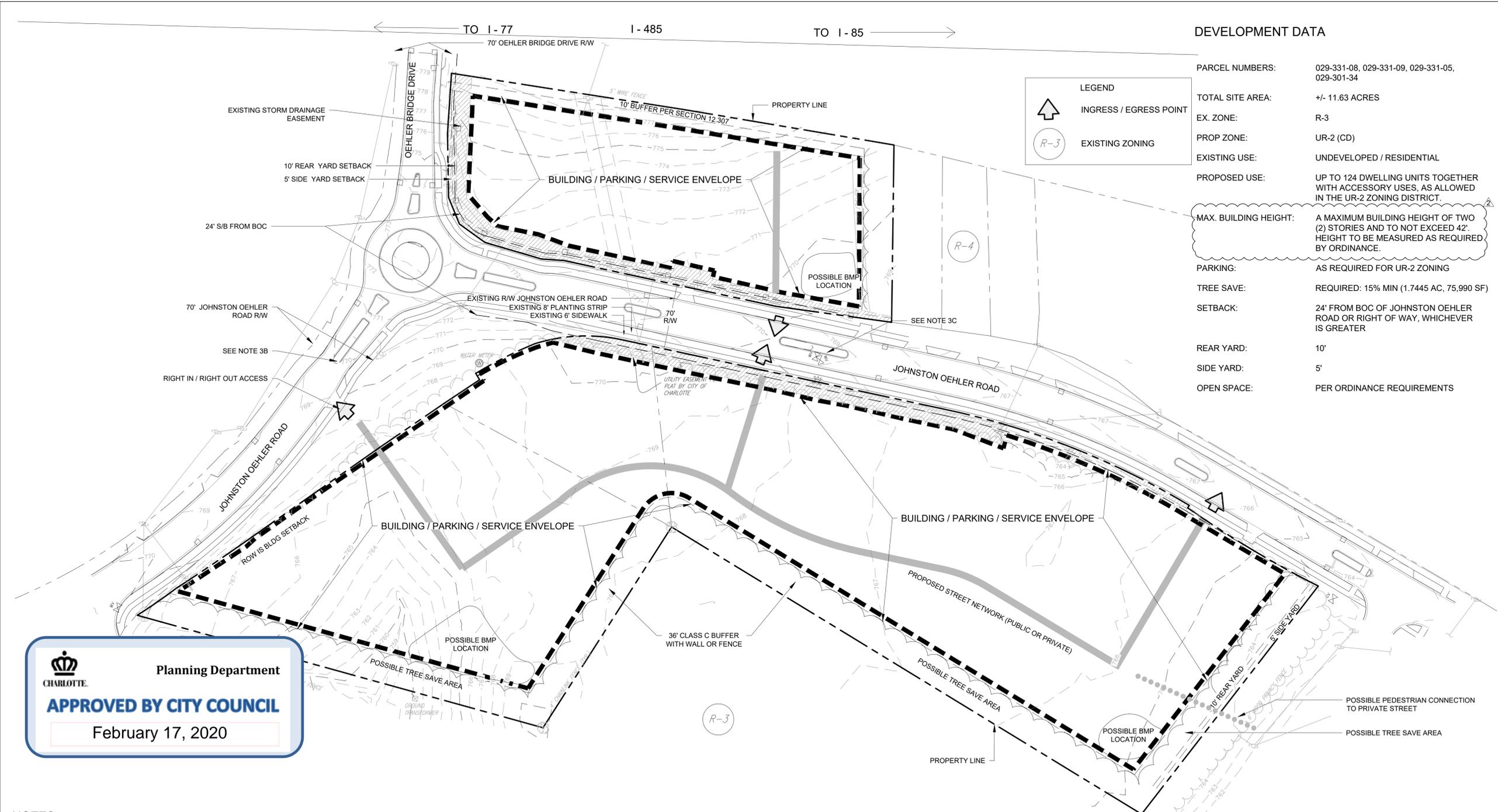


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DEVELOPMENT DATA	
PARCEL NUMBERS:	029-331-08, 029-331-09, 029-331-05, 029-301-34
TOTAL SITE AREA:	+/- 11.63 ACRES
EX. ZONE:	R-3
PROP. ZONE:	UR-2 (CD)
EXISTING USE:	UNDEVELOPED / RESIDENTIAL
PROPOSED USE:	UP TO 124 DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT.
MAX. BUILDING HEIGHT:	A MAXIMUM BUILDING HEIGHT OF TWO (2) STORIES AND TO NOT EXCEED 42' HEIGHT TO BE MEASURED AS REQUIRED BY ORDINANCE.
PARKING:	AS REQUIRED FOR UR-2 ZONING
TREE SAVE:	REQUIRED: 15% MIN (1,7445 AC, 75,990 SF)
SETBACK:	24' FROM BOC OF JOHNSTON OEHLER ROAD OR RIGHT OF WAY, WHICHEVER IS GREATER
REAR YARD:	10'
SIDE YARD:	5'
OPEN SPACE:	PER ORDINANCE REQUIREMENTS

LEGEND

- ↑ INGRESS / EGRESS POINT
- (R-3) EXISTING ZONING

Charlotte Planning Department

APPROVED BY CITY COUNCIL

February 17, 2020

NOTES:

- General Provisions:**
 - Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Longbranch Development ("Petitioner") to accommodate the development of a residential community on approximately 11.63 acre site located along Johnston Oehler Road (the "Site").
 - 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 zoning classification shall govern.
 - Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and 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 the 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.
- Permitted Uses & Development Area Limitation:**
 - The Site may be developed with up to 124 residential dwelling units, together with accessory uses allowed in the UR-2 zoning district.
 - The proposed residential buildings and dwelling units will be designed as single-family attached dwelling units (townhomes) each unit will have 400 square feet of Private Open Space or 10% of the Site shall be provided as Usable Common Open Space as allowed by the Ordinance. Units may be rented or sold.
 - Parking spaces or parking lots will not be located between any of the proposed buildings and

- The roadway improvements required by the development of the Site must be substantially completed prior to the issuance of the 1st certificate of occupancy for the Site, subject to the ability of the Petitioner to post a letter of credit or a bond for any improvements not in place at the time the 1st certificate of occupancy is issued.
- Architectural Standards, Court Yards/Amenity Areas:**
 - Maximum height of the single family attached dwelling units to be located on the site shall be two (2) stories.
 - The building materials used on the principal buildings constructed on Site will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, vinyl, stucco, EIFS, decorative block and/or wood. 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 also be used.
 - The end units will have multiple windows on the end facades and a combination of landscaping materials to create interest and avoid a blank walls.
 - The proposed garage doors utilized throughout the Site be decorative style doors. Garage doors visible from the Johnston Oehler Road or internal private street will minimize the visual impact by providing architectural treatments such as translucent windows or projecting elements over the garage door opening.
 - The residential dwelling units with frontage on Johnston Oehler Road will have the appearance of a front door orientation rather than a back patio design to Johnston Oehler Road. Each unit will have a door oriented toward Johnston Oehler Road that will also be connected to Johnston Oehler Road via an individual sidewalk and will provide a pedestrian connection to the proposed sidewalk on Johnston Oehler Road.
 - Residential dwelling unit entrances along Johnston Oehler Road, shall be at or slightly above grade and shall be highly visible and architecturally treated as a prominent pedestrian entrance through a combination of at least four (4) of the following features: (i) decorative pedestrian lighting/scenes; (ii) architectural details carried through to upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or raised planters that can be utilized as seat walls; (vii) stoops or stairs; and/or (ix) contrasting pavement from primary sidewalk.
 - On the interior of the Site end units that abut the internal private streets will have multiple windows on the end facades and a combination of landscaping materials to create interest and avoid a blank street wall.
 - The proposed buildings shall be limited to six (6) units or less. However, to allow a unit shift as generally depicted on the Rezoning Plan, the building located at the northern end of the Site, along Johnston Oehler Road, may have up to seven (7) units.
 - Meter banks will be screened from adjoining properties and from Johnston Oehler Road. Conditioned upon local service provider's acceptance of such screening treatment.
 - HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties as required.
- The Site will contain passive or active amenities in those locations more particularly identified on the rezoning plan.
- Bike racks, benches and other specialty equipment will be installed near the designated amenity areas of the community. Such specialty equipment shall be used to enhance the pedestrian experience.
- Sidewalks will be provided to connect all residential entrances to sidewalks along public or private streets.
- To provide privacy, all residential entrances within 12 feet of the sidewalk along Johnston Oehler Road must be raised from the average sidewalk grade a minimum of 24 inches.
- Streetscape, Buffers, Yards, and Landscaping:**
 - A setback of 24 feet as measured from the future back curb will be provided along Johnston Oehler Road as generally depicted on the Rezoning Plan.
 - A 10 foot side/rear yard will be provided along the Site's perimeter Site as generally depicted on the Rezoning Plan. The private open space, if provided, for the proposed units may be located within the proposed rear and side yards, but not in the proposed buffers.
 - A 36 foot Class C Buffer with wall or fence will be provided along the Site's perimeter where the Site abuts existing single-family homes as generally depicted on the Rezoning Plan, and in accordance with the Ordinance.
 - The Petitioner will provide a 10 foot Buffer as required by Section 12.307 of the Ordinance along the Site's frontage on I-485.
 - The Petitioner will work with City of Charlotte to improve the right-of-way area located between the Site and the existing roundabout into an improved open space area. The area will be improved with a sidewalk, landscaping, lawn areas, lighting, seating areas and other amenities suited to the design of the open space and as allowed by the City.
 - Above ground backflow preventers will be screened from public view and will be located behind the proposed right-of-way of Johnston Oehler Road, but may not be located within the proposed setback.
- Environmental Features:**
 - 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 in order to accommodate actual storm water treatment requirements and natural site discharge points.
 - The Site will comply with the Tree Ordinance.
 - All utilities within the Site will be placed underground.
- Lighting:**
 - All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.

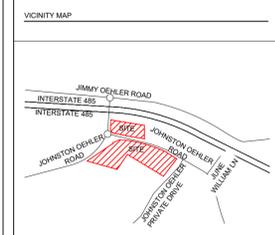
- Detached lighting on the Site will be limited to 16 feet in height.
- Decorative pedestrian scale lights will be provided along the internal private drives. The number and spacing of the pedestrian scale lighting will installed per Duke Energy recommended standards.
- Architectural lighting on building facades, such as but not limited to sconces, will be permitted.
- Signage:**
 - Reserved.
- Amendments to the Rezoning Plan:**
 - 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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- Binding Effect of the Rezoning Application:**
 - 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



master planning . civil engineering
urban design . landscape architecture
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704.332.1204 . www.dprassociates.net
NC Eng. Firm License # C-0560

CLIENT / OWNER
LONGBRANCH DEVELOPMENT
111 SOUTH SPRING STREET
SPARTANBURG, SOUTH CAROLINA 29306
704.724.7019

SURVEYOR
TRU-LINE SURVEYING, LLC
500 W MAIN STREET
WILLIAMSTON, SOUTH CAROLINA 29697
864.230.9268



JOHNSTON OEHLER TOWNHOMES

PROJECT

JOHNSTON OEHLER TOWNHOMES

PETITION NUMBER: 2019-151

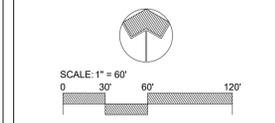
PROJECT NUMBER
19067

DATE
12/17/2019

ISSUED FOR
PLANNING REVIEW

NO.	DATE	DESCRIPTION	BY
1	01/27/20	FOR ZONING COMMITTEE	
2	02/17/20	FOR CITY COMMITTEE	

PROJ. MANAGER: B.S.
DRAWN BY: T.W.
CHECKED BY: B.S.



SCALE: 1" = 60'
DRAWING:
TECHNICAL DATA SHEET

RZ 1.0

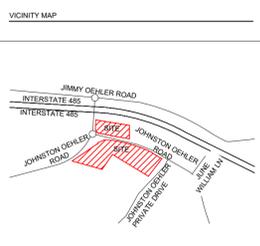
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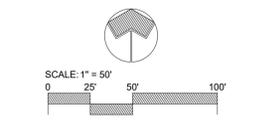
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SCALE
1" = 50'

DRAWING
**SCHEMATIC ILLUSTRATIVE SITE
PLAN**

RZ 2.0