

**Site Development Data:**

- Acreage: ± 3.90 acres
- Tax Parcel #: 20122113
- Existing Zoning: R8-MF(CD)
- Proposed Zoning: UR-2(CD)
- Existing Uses: One detached residential dwelling.
- Proposed Uses: Up to 30 attached dwelling units together with accessory uses, as allowed in the UR-2(CD) zoning district.
- Proposed Floor Area Ratio: As allowed by the UR-2(CD) Zoning District.
- Maximum Building Height: Building height as required by the Ordinance.
- Parking: Parking as required by the Ordinance will be provided.
- Open Space: A minimum of 15% of the site will be established as a tree/save/open (to include the on-site open storm water retention area) space areas as defined by the Ordinance.

**General Provisions:**

**Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Carolina Builders, LLC ("Petitioner") to accommodate the development of a townhome community on approximately 3.90 acre site located on the west side of Erwin Road across from Lake Wylie Elementary School (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(CD) 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 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:

- minor and don't materially change the overall design intent depicted on the Rezoning Plan;
- modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1.

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.

**Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed 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 building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to; a mail kiosk, gazebos, trellises, storage buildings, and other structures associated with the on-site open space. Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks may be subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

**2. Permitted Uses & Development Area Limitation:**

a. The Site may be developed with up to 30 attached dwelling units, together with accessory uses allowed in the UR-2(CD) zoning district.

**3. Access and Transportation:**

a. Access to the Site will be from Erwin Road in the manner generally depicted on the Rezoning Plan.

The Petitioner shall construct improvements to Erwin Road in the manner generally depicted on this Rezoning plan.

The Petitioner will provide a SIX (6) foot planting strip and an EIGHT (8) foot sidewalk along Erwin Road. The Petitioner will dedicate fee simple right-of-way (mi. 39') along Erwin Road to accommodate the existing road, proposed planting strip and sidewalk with the approval of Planning and CDOT.

Along the Site's internal public road a eight (8) foot planting strip with a five (5) foot sidewalk will be provided on at least one side of the proposed street as generally depicted on the Rezoning Plan. Street trees will also be provided along the private street as generally depicted on the Rezoning Plan. Decorative pedestrian scale lights will be provided along the internal street per Charlotte Zoning Ordinance.

The Petitioner shall post 25 mph speed limit signs as part of the Charlotte WALKS and Vision Zero policies.

The placement and configuration of the vehicular access point(s) is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.

The alignment of the internal 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 CDOT in accordance with published standards.

Vertical curb and gutter shall extend from Erwin Road throughout the proposed development on both sides of the "New" Public Road.

The Petitioner will modify the existing road striping to meet CDOT request.

The Petitioner shall add a stop bar and "signalized pedestrian crossing" across Erwin Road per CDOT Specifications.

The Petitioner agrees to construct all improvements to Erwin Road (as depicted) before the first building certificate of occupancy is to be issued.

**4. Architectural Standards, Court Yards/Amenity Areas:**

The building materials used on the principal buildings constructed on the Site will be a combination of portions of the following: brick, synthetic stone, cementitious fiber board, EIFS, decorative block and vinyl siding and trim (siding may not exceed 25% of the wall surface per unit elevation per street side - Erwin and the New Public Road). The proposed roofing materials will be architectural asphalt shingles, metal type roofing materials may be used on portions of the roofs that cover porches and/or stoops or on bay windows.

The attached illustrative building elevations (typical unit front elevations and side elevations) are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).

The side elevations of the building along Erwin Road will contain windows so that blank walls over 20 feet in length will not occur.

The units in the building shall have a one (1) car garage.

To provide privacy, any residential entrances within 15 feet of the public sidewalk shall be raised from the average sidewalk grade a minimum of 6 inches.

Pitched roofs, if provided, shall be symmetrical sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.

Usable porches or stoops shall form an element of the building design and be located on the front and/or side of the building. Stoops and entry level porches may be covered but not be enclosed.

Townhome buildings shall be limited to five units or less.

The Petitioner will provide along Erwin Road a five (5) foot decorative metal ornamental fence and landscaping as generally depicted on the Rezoning Plan.

Meter banks will be screened from adjoining properties and from Erwin Road. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

Garbage pickup for the Site will be through roll out containers from each unit.

**5. Streetscape, Buffers, Yards, and Landscaping:**

Public and Private streets shall comply with the Subdivision Ordinance.

Private drive and driveways for individual units will be allowed in the 20' foot building setback as generally depicted on the Rezoning Plan.

A 400 sq. ft. open space shall be provided in the and front yard areas as generally depicted on the Rezoning Plan.

Screening requirements of the Ordinance will be met.

Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way of Erwin Road.

A detail landscape plan for the proposed planting in tree save areas whether along Erwin Road or internal will be provided with final construction drawings. Any of the plant material or species that does not live or becomes diseased, will be replaced by the next planting season. The Petitioner reserves the right to substitute plant material listed on the detailed landscape plan with plant material of a similar type and quality if the plant material specified is not available or has become diseased.

The proposed landscaping along Erwin Road will be installed prior to the issuance of the first certificate of occupancy.

**6. Environmental Features:**

The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls 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 two storm water management facility locations labeled as "potential" if not utilized for storm water management will be improved as open space areas or tree save areas.

- The Site will comply with the Tree Ordinance.

- All utilities within the Site will be placed underground.

**7. 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 15 feet in height.

- No exterior "wall pack" lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be permitted.

**8. Signage:**

- Signage as allowed by Ordinance.

**9. Home Owners Association:**

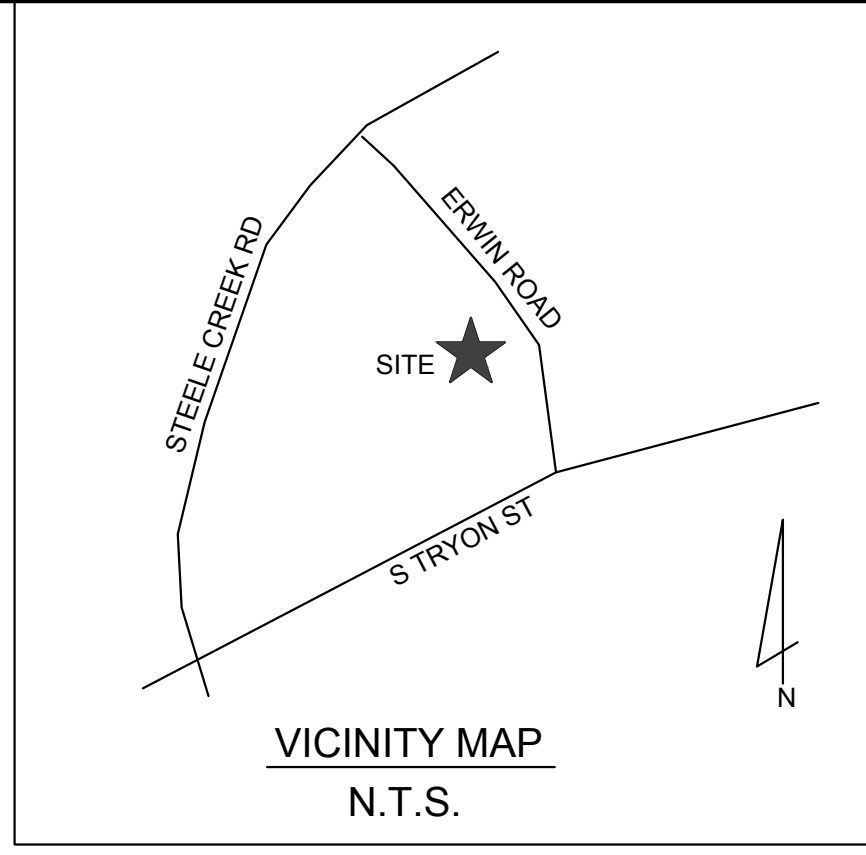
- The Petitioner will provide a copy of the CC & R's for the Site to the HOA presidents of the adjoining neighborhoods prior to the issuance of the first certificate of occupancy.

**10. Amendments to the Rezoning Plan:**

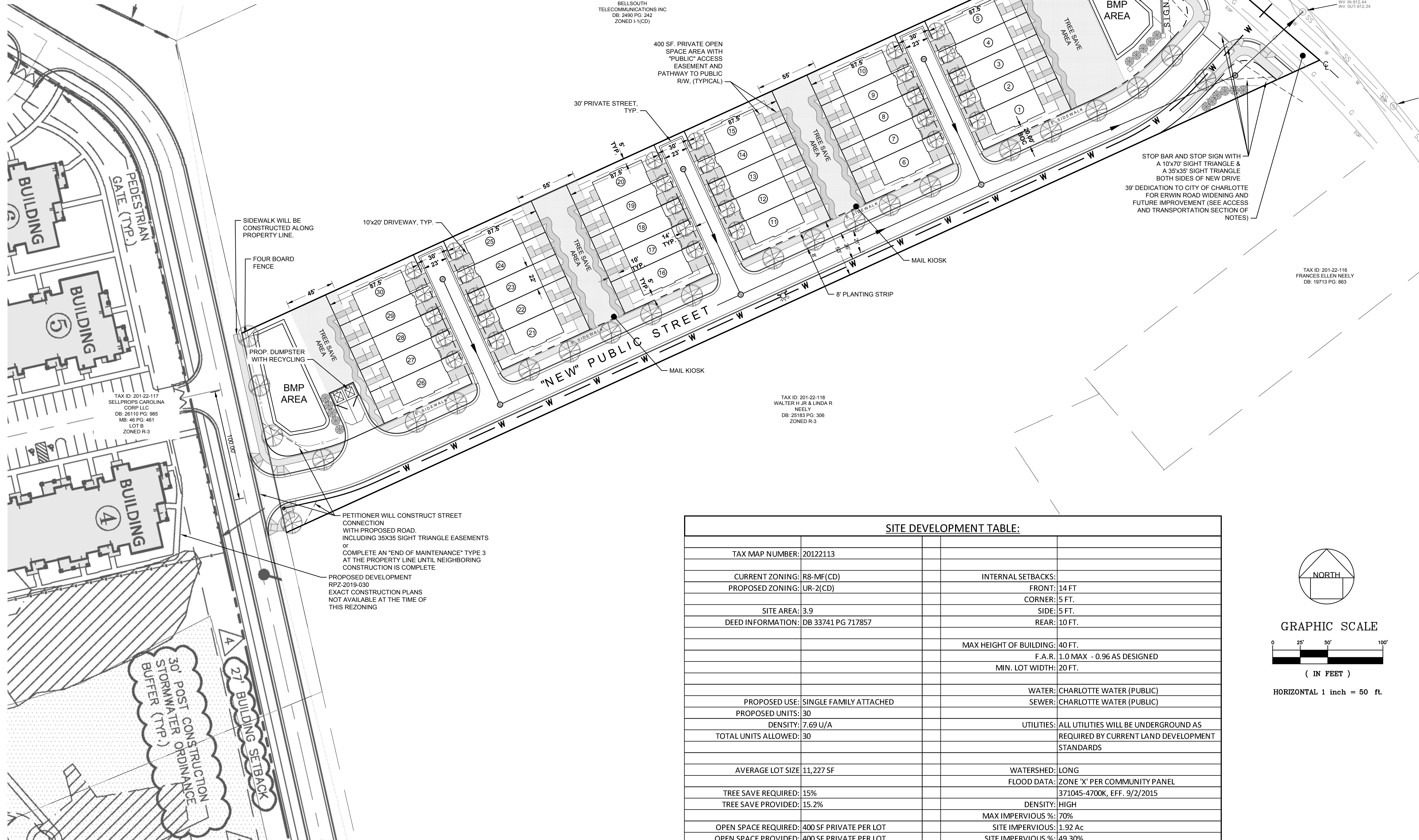
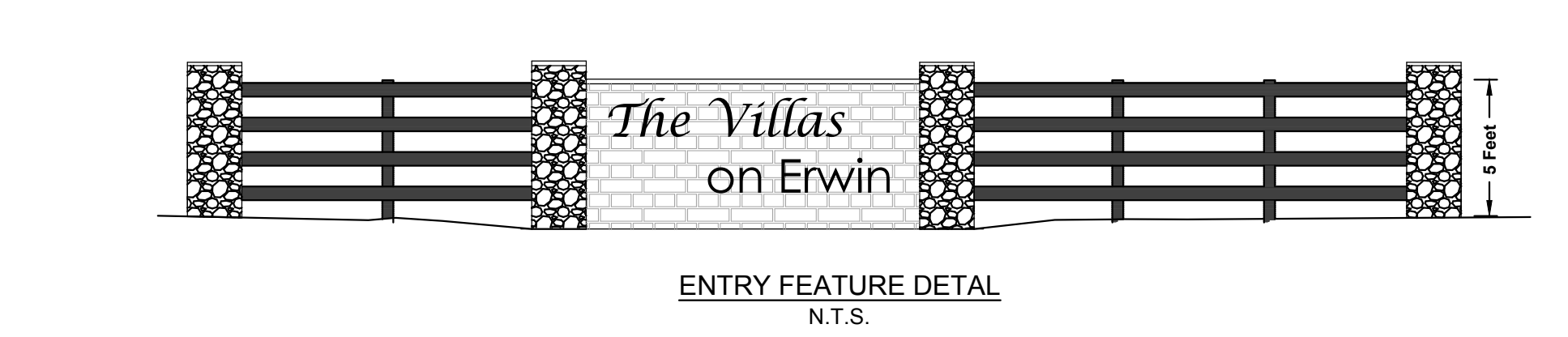
- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

**11. Binding Effect of the Rezoning Application:**

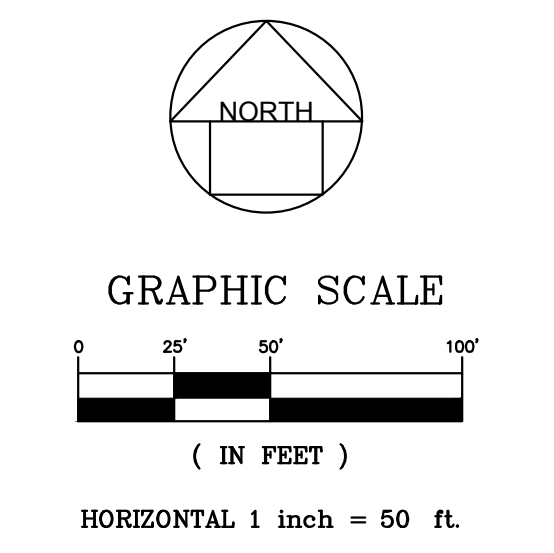
- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



Charlotte  
Planning Department  
**APPROVED BY CITY COUNCIL**  
December 21, 2020



SITE DEVELOPMENT TABLE:	
TAX MAP NUMBER:	20122113
CURRENT ZONING:	R8-MF(CD)
PROPOSED ZONING:	UR-2(CD)
DEED INFORMATION:	DB 33741 PG 717857
INTERNAL SETBACKS:	
FRONT:	14 FT
CORNER:	5 FT.
SIDE:	5 FT.
REAR:	10 FT.
MAX HEIGHT OF BUILDING:	
F.A.R.:	1.0 MAX - 0.96 AS DESIGNED
MIN. LOT WIDTH:	
20 FT.	
PROPOSED USE:	SINGLE FAMILY ATTACHED
PROPOSED UNITS:	30
DENSITY:	7.69 U/A
TOTAL UNITS ALLOWED:	30
UTILITIES:	
ALL UTILITIES WILL BE UNDERGROUND AS REQUIRED BY CURRENT LAND DEVELOPMENT STANDARDS	
WATERSHED:	
LONG	
FLOOD DATA:	
ZONE 'X' PER COMMUNITY PANEL 371045-4700K, EFF. 9/2/2015	
DENSITY:	
HIGH	
MAX IMPERVIOUS %:	
70%	
SITE IMPERVIOUS:	
1.92 Ac	
SITE IMPERVIOUS %:	
49.30%	
AVERAGE LOT SIZE:	11,227 SF
TREE SAVE REQUIRED:	15%
TREE SAVE PROVIDED:	15.2%
OPEN SPACE REQUIRED:	400 SF PRIVATE PER LOT
OPEN SPACE PROVIDED:	400 SF PRIVATE PER LOT



PROPOSED LAND USE IS CONSISTENT WITH THE STEEL CREEK AREA PLAN

**EASTLAKE**  
ENGINEERING

8635-K Lindholm Dr. Huntersville, NC 28078 ph(866) 816-4557  
NC FIRM # P-1713

PRELIMINARY  
NOT FOR CONSTRUCTION

**The Villas on Erwin**  
by: Carolina Builders, LLC  
6711 Larissa Court  
Charlotte, NC 28226  
Project Address: 13701 Erwin Road, Charlotte, NC 28226

NO.	BY	DATE	REVISION

PROJECT #: DATE: 3-16-2020  
DRAWN BY: JB CHECKED BY: PC  
TITLE: **SITE PLAN**  
SHEET NO. **RZ-1**

© ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR PERMISSION, IS EXPRESSLY PROHIBITED.