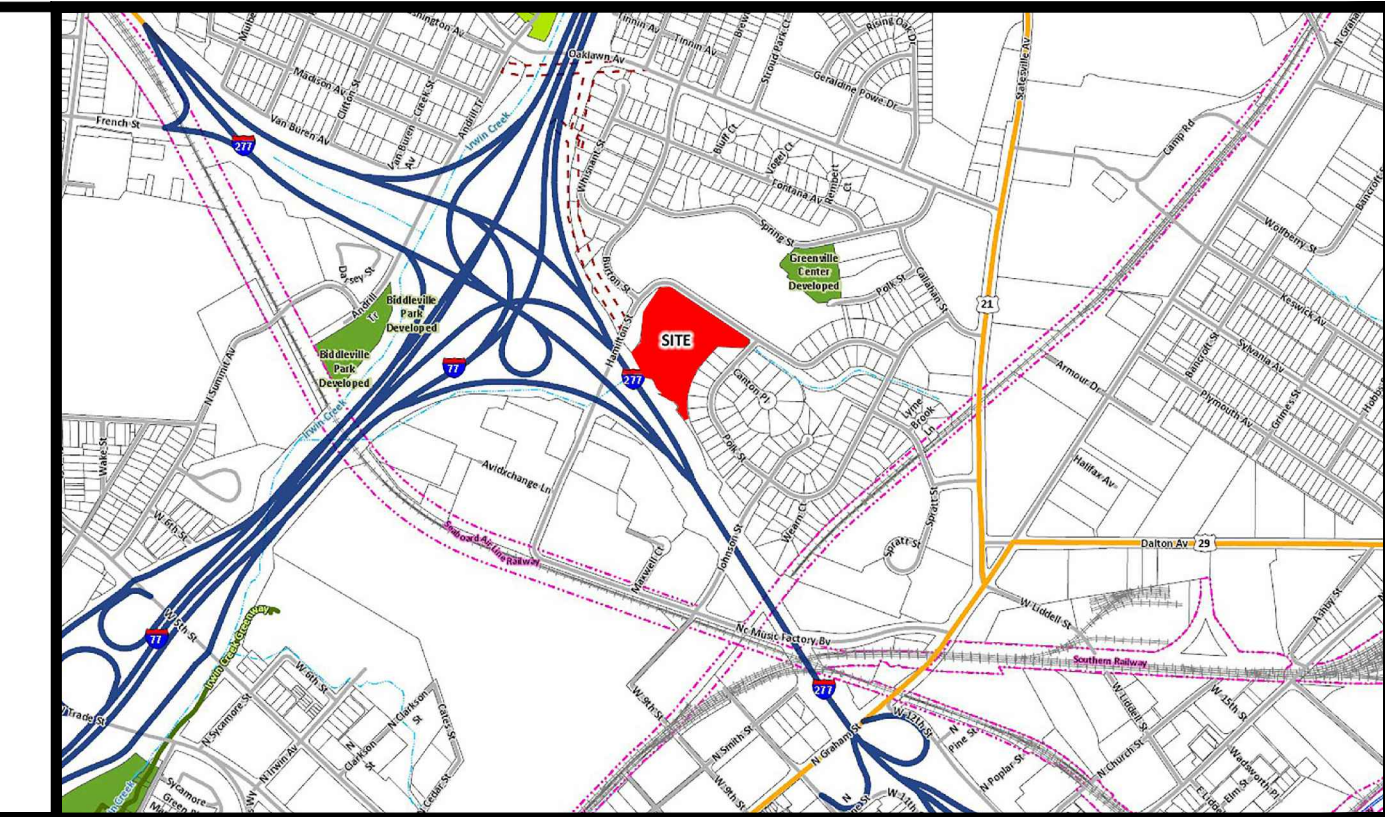


Hamilton Street Townhomes

Conditional District Rezoning - Petition # 2021-102

Located In:
City of Charlotte, North Carolina



Vicinity Map
Not to Scale



Site Data

Tax Parcel:	Portion of 07845301
Total Acreage:	Approx. +/- 6.957 Acres
Location:	City of Charlotte
Existing Zoning:	R-5
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 83 Single Family Attached (Townhome) Units
Proposed Density:	11.93 Dwelling Units Per Acre (DUA)
Maximum Building Height:	Fifty (50) feet
Parking:	Per City of Charlotte Zoning Ordinance
Open Space:	Per City of Charlotte Zoning Ordinance
Tree Save:	
Required:	+/- 1.04 Acres (15%) Minimum*
Provided:	+/- 1.04 Acres (15%)

* Tree save and open space requirements based on gross site acreage (+/- 6.957 Acres).

General Notes

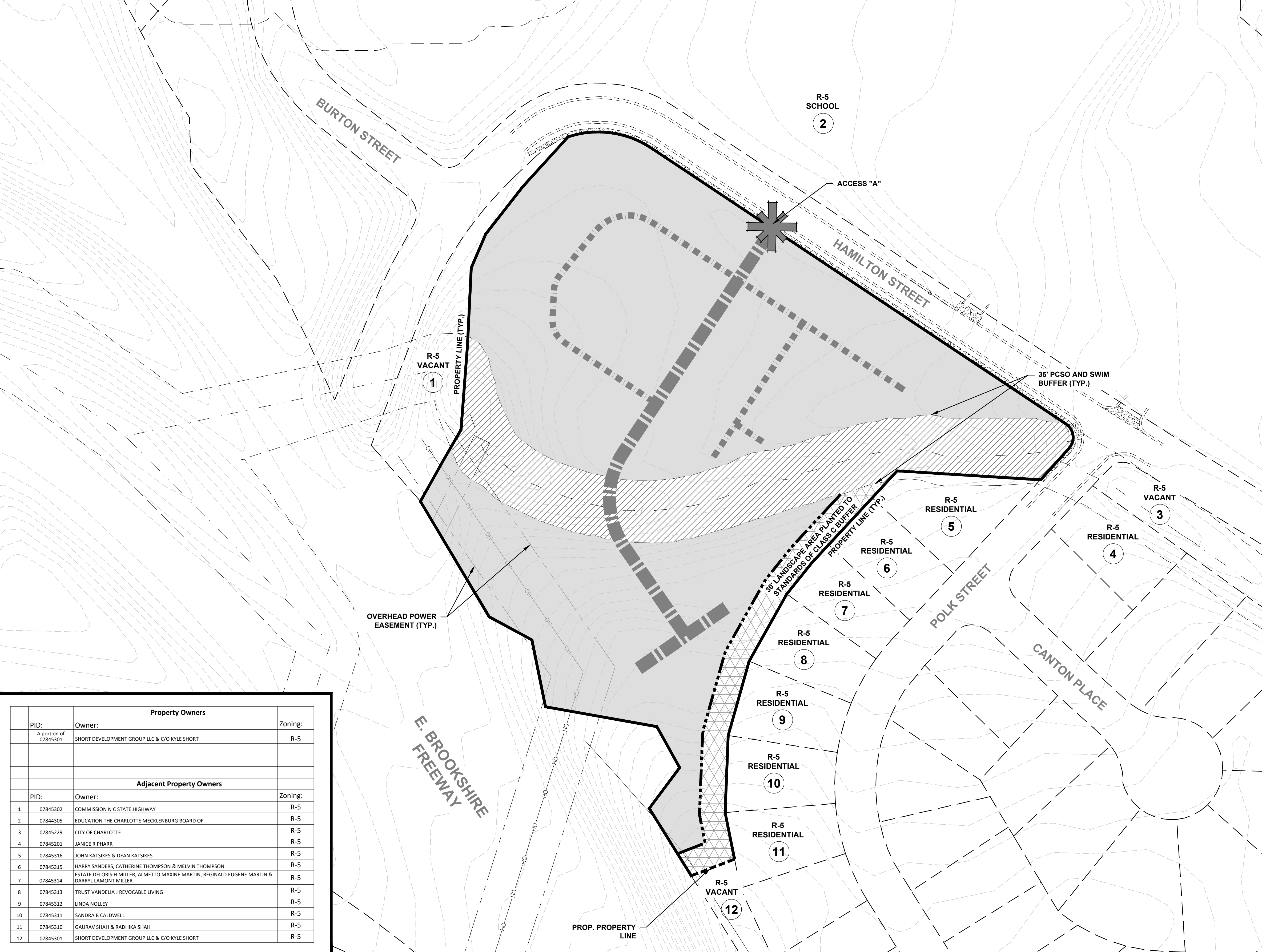
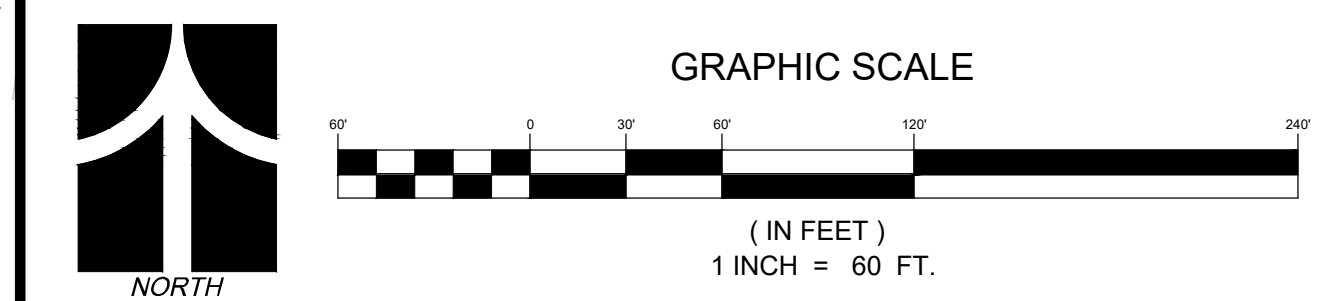
- Base information obtained from Mecklenburg County GIS and "ALTA/NSPS Land Title Survey of: Short Development Group, LLP Property" provided by ESP Associates Inc., dated March 19, 2020 for Tri Pointe Group Homes, and should be verified for accuracy.
- Stream / Wetland Information obtained from Mecklenburg County GIS and should be verified for accuracy.

NO.	DATE	REVISION	BY	DP
1	9/13/2021	STAFF COMMENTS		
2	11/8/2021	STAFF COMMENTS FINAL		

Legend

- Residential Development Area - Building & Parking Envelope
- Private Street
- Private Alley
- Proposed Access Location
- Proposed Landscape Area

INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 3	CONCEPTUAL SITE PLAN	04/09/2021	11/18/2021
2 of 3	TECHNICAL DATA SHEET	04/09/2021	11/18/2021
3 of 3	MASTER PLAN	04/09/2021	11/18/2021



Property Owners		
PID:	Owner:	Zoning:
A portion of 07845301	SHORT DEVELOPMENT GROUP LLC & C/O KYLE SHORT	R-5

Adjacent Property Owners		
PID:	Owner:	Zoning:
1	07845302 COMMISSION N C STATE HIGHWAY	R-5
2	07844305 EDUCATION THE CHARLOTTE MECKLENBURG BOARD OF	R-5
3	07845229 CITY OF CHARLOTTE	R-5
4	07845201 JANICE R PHARR	R-5
5	07845316 JOHN KATSIKES & DEAN KATSIKES	R-5
6	07845315 HARRY SANDERS, CATHERINE THOMPSON & MELVIN THOMPSON	R-5
7	07845314 ESTATE DELORIS H MILLER, ALMETTO MAXINE MARTIN, REGINALD EUGENE MARTIN & DARRYL LAMONT MILLER	R-5
8	07845313 TRUST VANDELLA J REVOCABLE LIVING	R-5
9	07845312 LINDA NOLLEY	R-5
10	07845311 SANDRA B CALDWELL	R-5
11	07845310 GAURAV SHAH & RADHIKA SHAH	R-5
12	07845301 SHORT DEVELOPMENT GROUP LLC & C/O KYLE SHORT	R-5

CONCEPTUAL SITE PLAN
 REZONING PETITION # 2021-102
 HAMILTON STREET TOWNHOMES
 THE ARDENT COMPANIES
 CITY OF CHARLOTTE

PROJECT INFORMATION	
PROJECT MANAGER:	PT
DESIGNED BY:	LH
DRAWN BY:	LH
PROJECT NUMBER:	J058.100
ORIGINAL DATE:	04/09/2021
SHEET:	1 OF 3

U:\2021 Projects\UJ\058 - Hamilton Street Townhomes\Submittal Working Drawings\2021_04_09 - Hamilton Street Conditional Rezoning - Rezoning\Sheets\058 - Hamilton Street Townhomes - Conceptual Site Plan.dwg

Hamilton Street Townhomes - Petition # 2021-102 Conditional District Rezoning - Development Standards

DEVELOPMENT STANDARDS
NOVEMBER 18, 2021

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Ardent Acquisitions LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 6.957 acre site located on the south side of Hamilton Street between Burton Street and Polk Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a portion of Tax Parcel No. 078-453-01.
- 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 UR-2 zoning district shall govern the development and use of the Site.
- The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal private alleys/private drives/private streets and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

- The Site may be devoted only to a residential community containing a maximum of 83 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
- The restrictive covenants for the residential community to be located on the Site shall include a provision prohibiting short term rentals. A short term rental shall be defined as a lease or rental term less than 6 months in duration.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point 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").
- As depicted on the Rezoning Plan, the Site will be served by internal private alleys/private drives/private streets, and minor adjustments to the locations of the internal private alleys/private drives/private streets shall be allowed during the construction permitting process.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
- Prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Hamilton Street as required to provide right of way measuring 35.5 feet from the centerline of existing Hamilton Street, to the extent that such right of way does not already exist.
- Intersection sight distance will be met per CDOT's Sight Distance Policy, dated May 2003, at the intersection of Hamilton Street and the proposed private street.
- All transportation improvements set out in this Section C of the Development Standards shall be constructed and approved prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site.
- Petitioner will dedicate 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 the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site. 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.

D. Architectural Standards

- The single family attached dwelling units adjacent to Hamilton Street shall front Hamilton Street.
- The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
- 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.
- The actual widths of the single family attached dwelling units constructed on the Site may vary from the widths depicted on the Rezoning Plan.
- The maximum height of any new building constructed on the Site shall be 50 feet as measured under the Ordinance. Notwithstanding the foregoing, the maximum height of the southernmost building to be located on the Site, which

building contains 3 units and is located adjacent to the proposed hammerhead, shall be 40 feet as measured under the Ordinance.

- To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 12 to 24 inches.
- 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.
- Usable porches or stoops shall form a predominant feature of the building design and be located on the front or side of the building. Usable front porches, if provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
- All corner/end units that face a public or private street should 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.
- As depicted on the Rezoning Plan, buildings containing single family attached dwelling units that are adjacent to Hamilton Street shall not contain more than 5 individual single family attached dwelling units. This requirement shall not apply to buildings that are not adjacent to Hamilton Street.
- Each single family attached dwelling unit shall have a two car garage. The two car garages may be tandem two car garages.
- The single family attached dwelling units served by the proposed 22 foot alleys shall be rear loaded units, and the single family attached dwelling units served by the proposed private street shall be front loaded units.
- Walkways shall be provided to connect all residential entrances to sidewalks along public streets or private alleys/drives.

E. Streetscape and Landscaping

- A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Hamilton Street, which sidewalk may be incorporated into the Urban Arboretum Trail at the option of the City of Charlotte. The existing sidewalk on Polk Street shall remain in place.
- The sidewalk described above in paragraph 1, or portions thereof, may be located in a sidewalk utility easement.
- A minimum 30 foot wide landscape area shall be established along a portion of the Site's eastern boundary line as more particularly depicted on the Rezoning Plan. At a minimum, this 30 foot wide landscape area shall meet the tree and shrub requirements of a Class C buffer. If the existing trees and shrubs located within this 30 foot wide landscape area do not meet the tree and shrub requirements of a Class C buffer, then Petitioner shall plant and install supplemental trees and shrubs to bring the 30 foot wide landscape area into compliance with the tree and shrub requirements of a Class C buffer.

F. Environmental

- Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- 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.
- Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated 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.

G. Lighting

- All freestanding lighting fixtures installed on the Site (excluding street lights and lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.

H. Open Space

- The site shall comply with the open space requirements of the Ordinance.
- The areas designated as proposed urban open space areas on the Rezoning Plan shall contain grass, shrubs, trees, pedestrian walkways and seating. The minimum size of each urban open space area is designated on the Rezoning Plan.

I. Place Of Peace Garden/Urban Arboretum Trail

- The Place of Peace Garden is a community wide amenity proposed to be located just west of the Site on those parcels of land designated as Tax Parcel Nos. 078-446-28 and 078-446-29, which parcels of land are located on Whisnant Street. The Place of Peace Gardenis planned to include improvements such as a gazebo, gathering areas, benches, open space areas and landscaping.

- Prior to the issuance of the first building permit for the development of the Site, Petitioner shall pay the sum of \$100,000 to a foundation for the Place of Peace Garden for the development and construction of the Place of Peace Garden by such foundation. Petitioner shall obtain a receipt for this payment from the foundation to evidence compliance with this obligation and commitment.
- Prior to the issuance of the first building permit for the development of the Site, Petitioner shall pay the sum of \$25,000 to the City of Charlotte's Place Making Program, which funds shall be used by the City of Charlotte to pay for signs, historical markers and/or educational markers along that portion of the Urban Arboretum Trail to be located in the Greenville Community and/or to pay for other improvements relating to such portion of the Urban Arboretum Trail.

J. Binding Effect of the Rezoning Documents and Definitions

- 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.
- 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.
- 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.

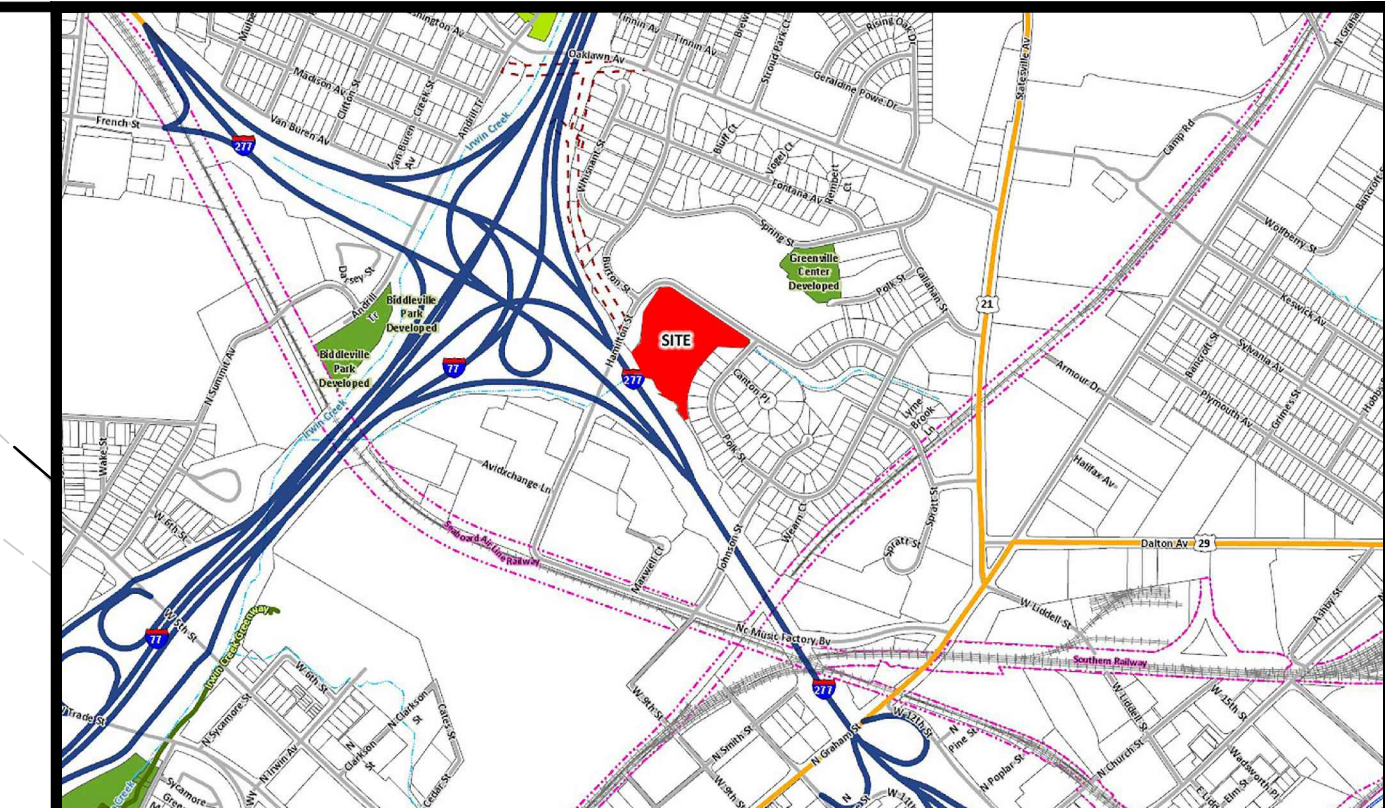
ESP Associates, Inc.
P.O. Box 2703
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-9449 (NC)
803-802-2440 (SC)
www.espassociates.com



NO.	DATE	REVISION	BY
1	9.13.2021	STAFF COMMENTS	DP
2	11.8.2021	STAFF COMMENTS FINAL	DP

TECHNICAL DATA SHEET
REZONING PETITION # 2021-102
HAMILTON STREET TOWNHOMES
CITY OF CHARLOTTE
THE ARDENT COMPANIES

PROJECT INFORMATION	
PROJECT MANAGER:	PT
DESIGNED BY:	LH
DRAWN BY:	LH
PROJECT NUMBER:	J058.100
ORIGINAL DATE:	04/09/2021



Vicinity Map
 Not to Scale



Site Data

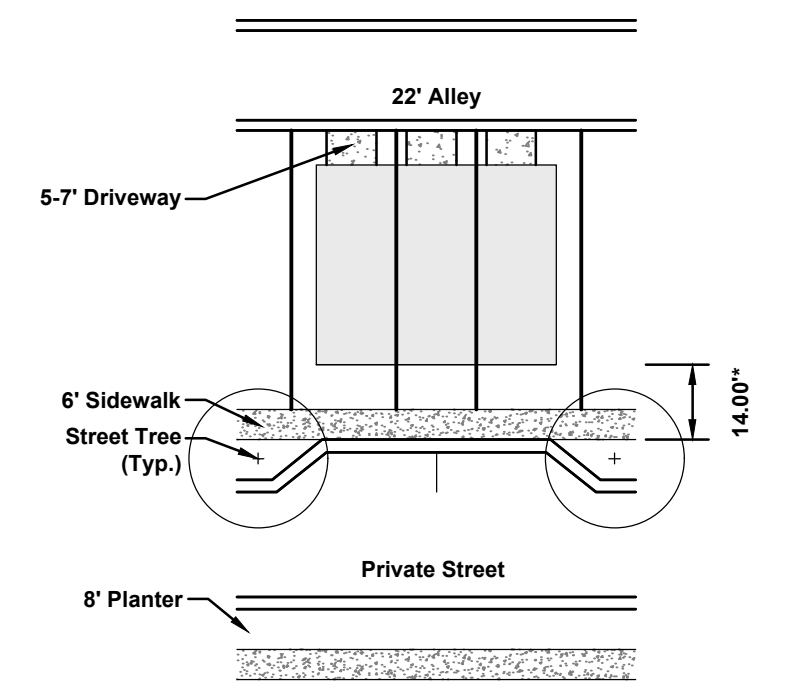
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Required:	+/- 1.04 Acres (15%)
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* Tree save and open space requirements based on gross site acreage +/- 6.957 Acres.

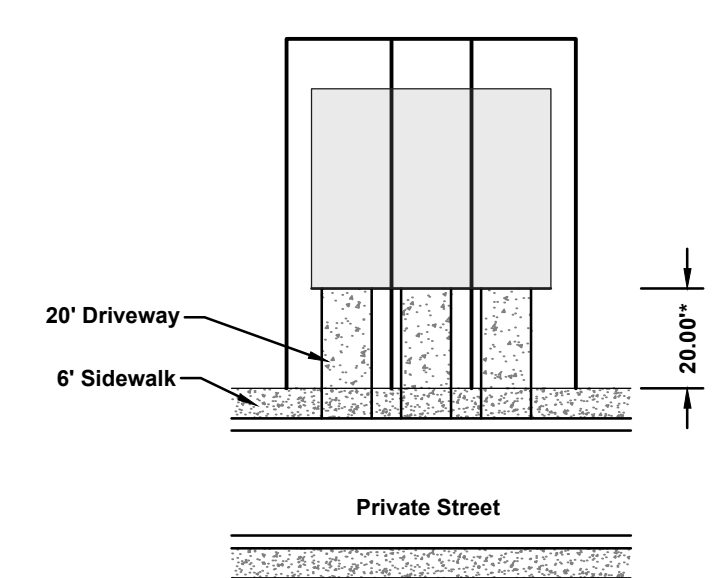
General Notes

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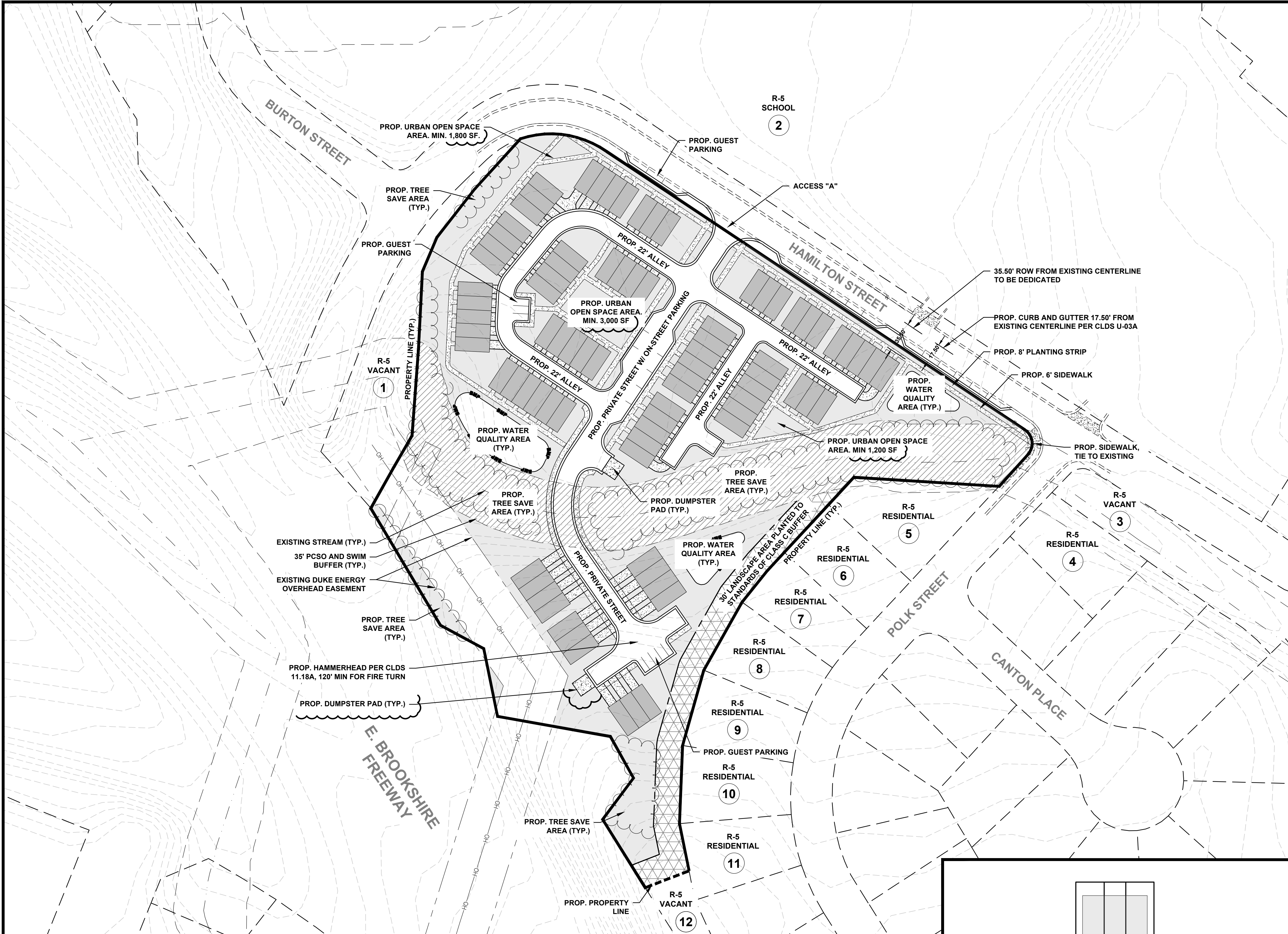
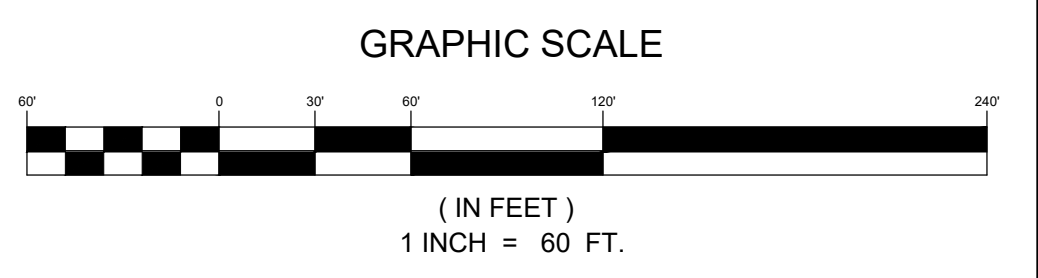
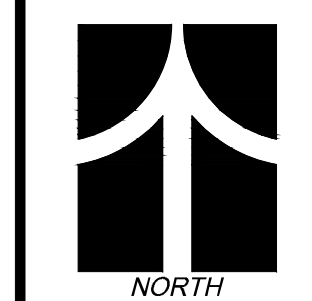
NO.	DATE	REVISION	BY	DP
1	9.13.2021	STAFF COMMENTS		
2	11.8.2021	STAFF COMMENTS FINAL		



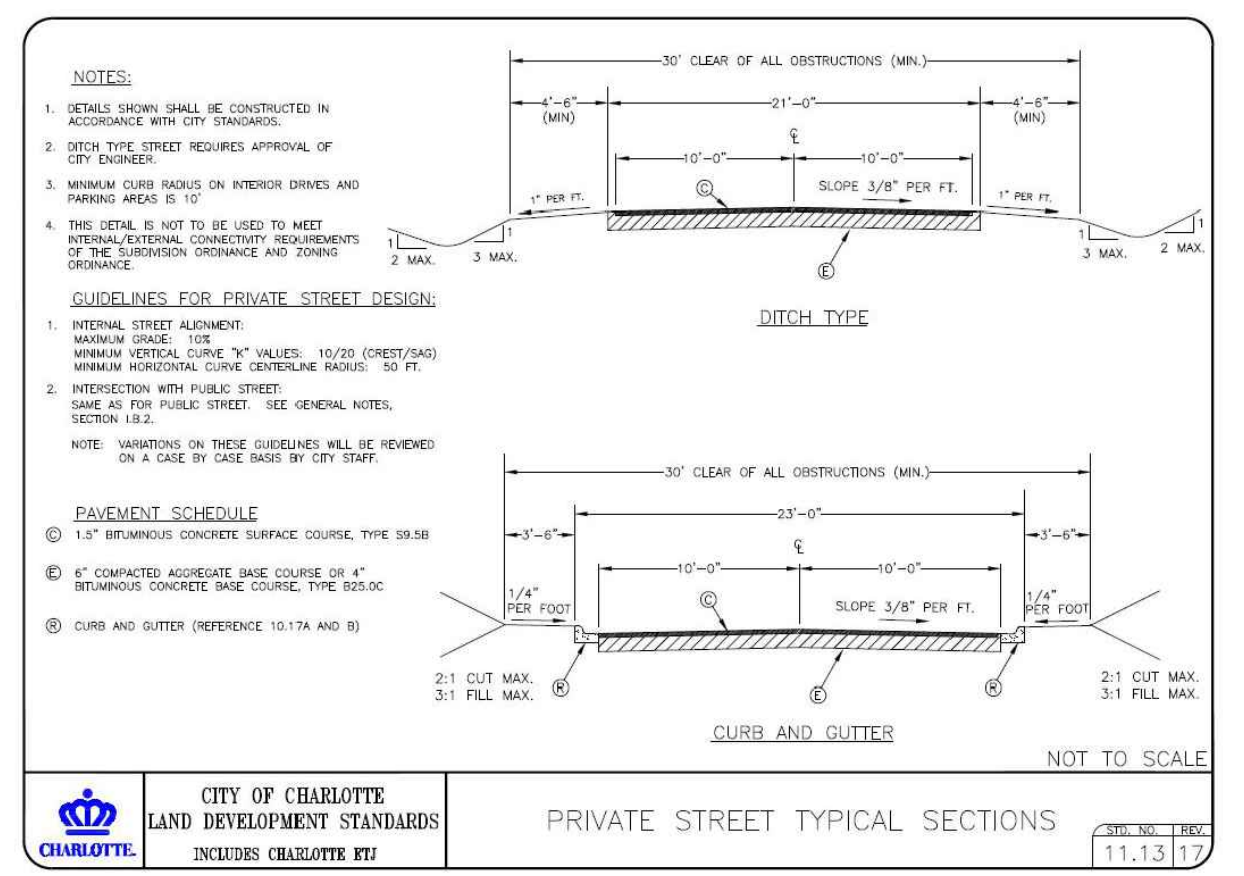
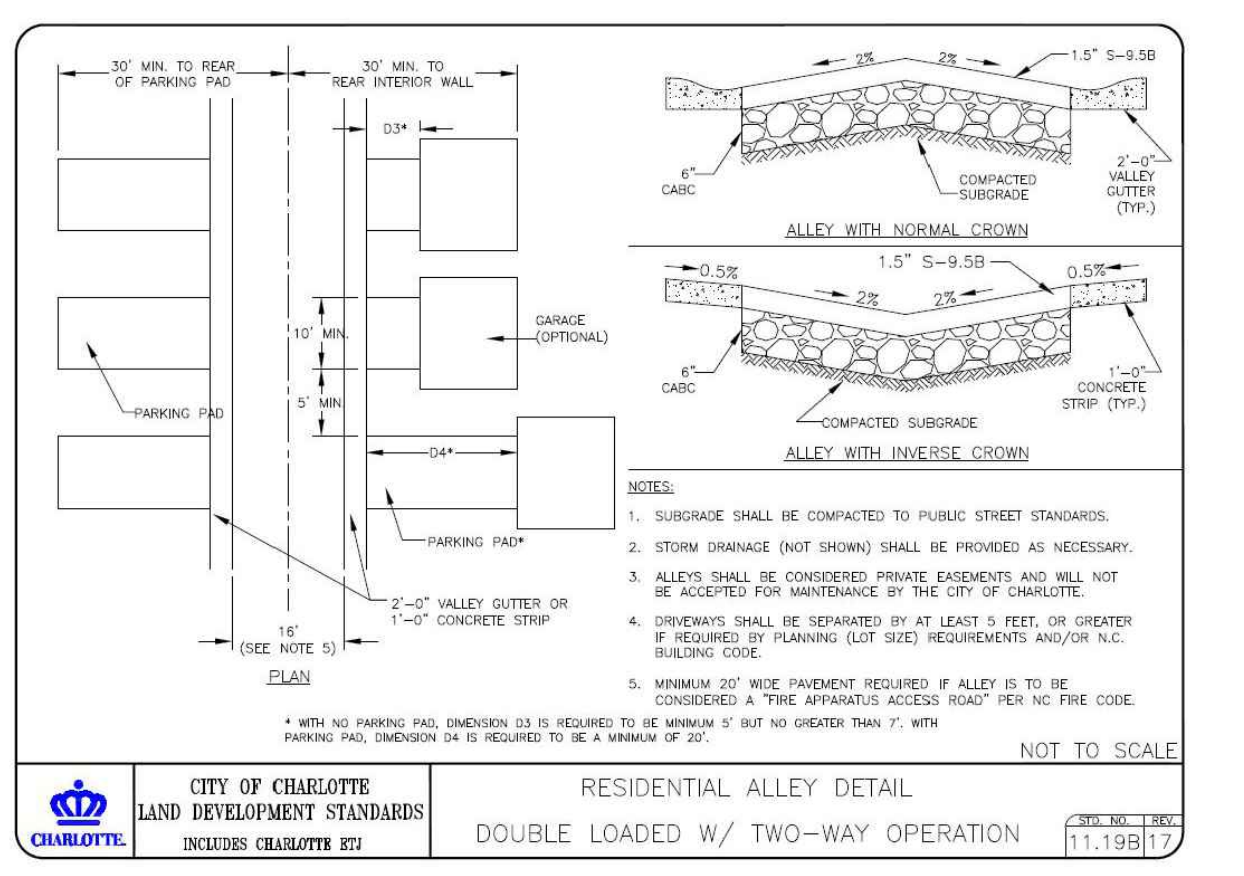
Townhomes - Rear Load
 Not to Scale



Townhomes - Front Load
 Not to Scale



Typical Street Sections & Land Development Standards
 Not to Scale



MASTER PLAN - REZONING PETITION # 2021-102

HAMILTON STREET TOWNHOMES
 THE ARDENT COMPANIES
 CITY OF CHARLOTTE

PROJECT INFORMATION

PROJECT MANAGER:	PT
DESIGNED BY:	DP
DRAWN BY:	DP
PROJECT NUMBER:	J058.100
ORIGINAL DATE:	04/09/2021
SHEET:	3 OF 3