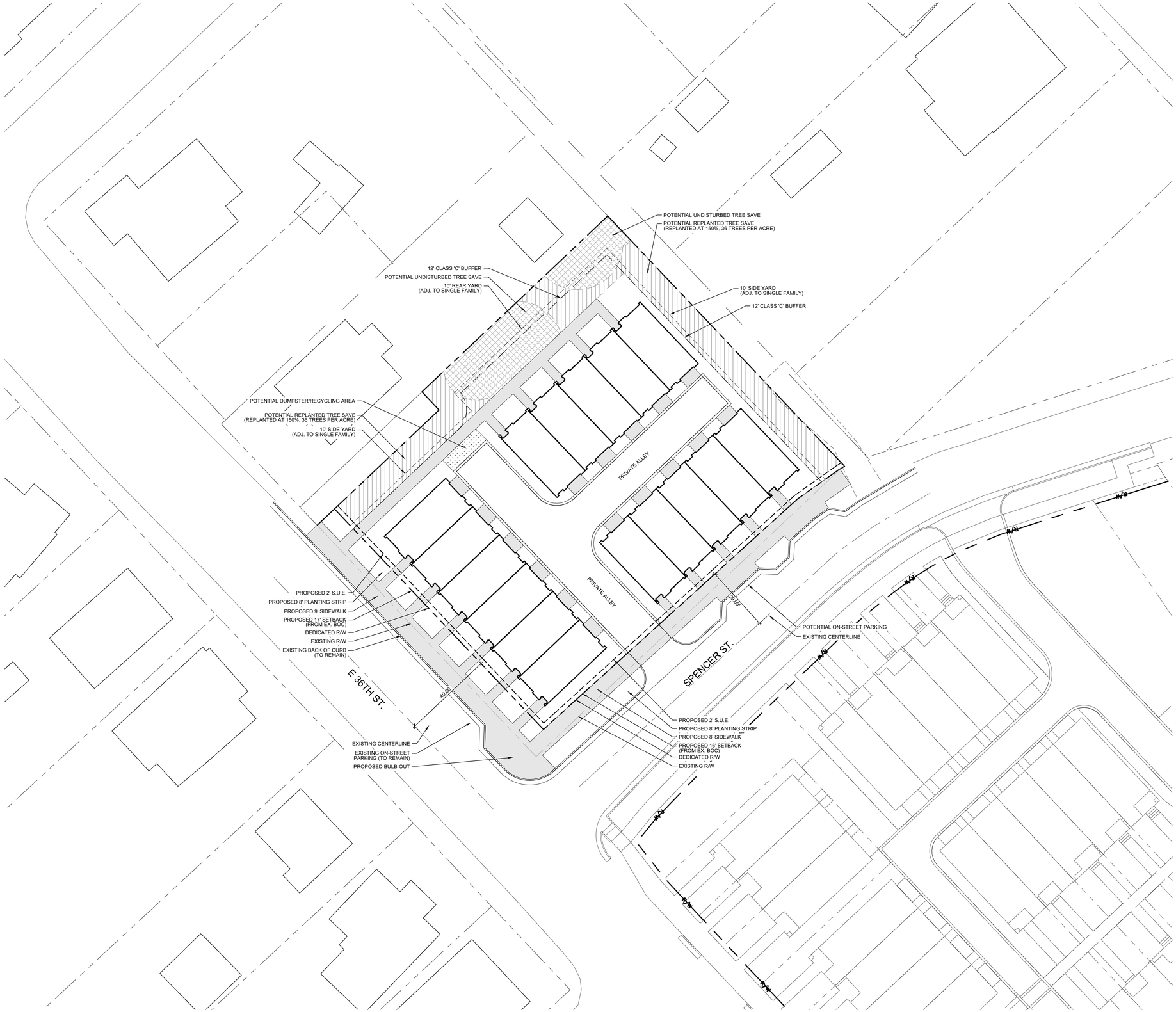

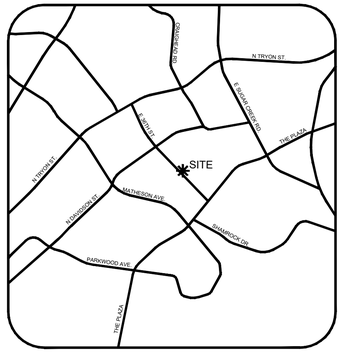

VICINITY MAP

NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 0.618 ACRES

TAX PARCEL #: 091-105-05, 091-105-16, AND 091-105-04

EXISTING ZONING: R-5

PROPOSED ZONING: MUDD (CD)

EXISTING USES: VACANT/RESIDENTIAL

PROPOSED USES: UP TO SIXTEEN (16) SINGLE-FAMILY ATTACHED DWELLING UNITS AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS, AND BY THE OPTIONAL PROVISIONS BELOW AS ALLOWED IN THE MUDD ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF FIFTY (50) SHALL BE PERMITTED.

PARKING: PARKING SHALL BE PROVIDED PER ORDINANCE

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PROJECT

SPENCER WEST

REVOLVE RESIDENTIAL

CHARLOTTE, NC

RZ #2020-158

LANDDESIGN PROJ.#

1020183

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	09.23.2020
2	PER STAFF COMMENTS	12.15.2020

DESIGNED BY: JRY
DRAWN BY: SFC
CHECKED BY: KST

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

NORTH

SHEET TITLE

SCHEMATIC SITE PLANS

SHEET NUMBER

RZ-1

Revolve Residential
Development Standards
12/10/2020
Rezoning Petition No. 2020-158

Site Development Data:

--Acreage: ± 0.618 acres
--Tax Parcel #: 091-105-05, 091-105-16, and 091-105-04
--Existing Zoning: R-5
--Proposed Zoning: MUDD (CD)
--Existing Uses: Vacant/Residential
--Proposed Uses: Up to sixteen (16) single-family attached dwelling units as permitted by right, under prescribed conditions, and by the Optional provisions below as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
--Maximum Building Height: A maximum building height of fifty (50) shall be permitted.
--Parking: Parking shall be provided per Ordinance

1. General Provisions:

a. Site Location. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Revolve Residential to accommodate development of residential uses allowed in the MUDD zoning district on an approximately ± 0.618 acre site located at the northeast intersection of E. 36th Street and Spencer Street (the "Site").

b. Zoning District/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 MUDD zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.

c. 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 documentation 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; such as minor modifications to the configurations of the Development Areas (as defined below), street dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or
ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks, side or rear yards) indicated on Sheet RZ-01; or
iii. modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in 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. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to three (3) buildings. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

2. Permitted Uses & Development Limitations:
a. The Site may be developed with up to sixteen (16) single-family attached residential dwelling units as permitted by right, under prescribed conditions above together with accessory uses allowed in the MUDD zoning district.

3. Transportation and Access:

a. Access to the Site shall be from Spencer Street as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT in accordance with applicable published standards.

b. The alignment of vehicular circulation areas and driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with applicable published standards.

c. The Petitioner shall dedicate and fee simple convey all rights-of-way to the City prior to the issuance of the first certificate of occupancy for the Site. The Petitioner shall provide an additional two (2) feet of right-of-way behind the sidewalk where feasible.

d. All transportation improvements that are the responsibility of the Petitioner, shall be approved and constructed prior to the issuance of the first certificate of occupancy for the Site subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

4. Architectural Standards:

a. The following provisions shall apply to the townhome unit(s) to be constructed on the site subject to minor deviations/variations permitted to address site and development constraints/conditions:
i. Townhome style units shall have private garages.
ii. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 16 inches.
iii. Pitched roofs, if provided, shall be no less than 2.5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
iv. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least 5 feet deep. Stoops and entry-level porches may be covered.
v. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
vi. Blank walls on the ground floor greater than ten (10) feet in length shall be treated with architectural details, landscaping, or wrapped porches.

5. Streetscape, Landscaping, Sidewalks & Art:

a. A sixteen (16) foot setback shall be provided along East 36th Street and Spencer Street as measured from the existing back of curb as generally depicted on the Rezoning Plan.

b. A ten (10) foot side/rear yard shall be provided along the Site's perimeter adjacent to single-family as generally depicted on the Rezoning Plan.

c. A nine (9) sidewalk and an eight (8) foot planting strip shall be provided along East 36th Street as generally depicted on the Rezoning Plan.

d. Recessed on-street parking, street trees in bulb outs, and an eight (8) foot sidewalk shall be provided on Spencer Street as generally depicted on the Rezoning Plan. As an alternative, the Petitioner may provide an eight (8) foot planting strip and eight (8) foot sidewalk, that may be located at the back of curb, in order to comply with Ordinance and/or CDOT requirements.

e. The Petitioner shall provide $7,500 of public artwork on the Site or in connection with pedestrian crosswalks and/or amenities. The public artwork installation will be complete or substantially complete prior to the issuance of the last certificate of occupancy.

6. Environmental Features:
a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
b. The Site will comply with the City of Charlotte Tree Ordinance.

7. Lighting:

a. All freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscaping lighting and building accent lighting) shall be fully capped and shielded and the illumination so that direct illumination does not extend past any property line of the Site.

8. CATS:
a. The Petitioner shall provide an ADA compliant bus waiting pad per Land Development Standard 60.01B. The final pad location will be coordinated during the Land Development permitting process.

9. 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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

10. 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 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.

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PROJECT
SPENCER WEST

REVOLVE RESIDENTIAL
CHARLOTTE, NC
RZ #2020-158

LANDDESIGN PROJ.#
1020183

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	09.23.2020
2	PER STAFF COMMENTS	12.15.2020

DESIGNED BY: JRY
DRAWN BY: SFC
CHECKED BY: KST

SCALE
VERT: N/A
HORZ: NTS
(NOT TO SCALE)

NORTH

SHEET TITLE
DEVELOPMENT STANDARDS

SHEET NUMBER
RZ-2

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PROJECT

SPENCER WEST

REVOLVE RESIDENTIAL

CHARLOTTE, NC

RZ #2020-158

LANDDESIGN PROJ.#

1020183

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	09.23.2020
2	PER STAFF COMMENTS	12.15.2020

DESIGNED BY: JRY
DRAWN BY: SFC
CHECKED BY: KST

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

NORTH

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-3