

VICINITY MAP NTS

**1. GENERAL PROVISIONS**  
 THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY STONELINE DEVELOPMENT LLC TO REZONE A 5.71 ACRES SITE LOCATED WITHIN THE CHERRY COMMUNITY ADJACENT TO LUTHER ST., MAIN ST., ELI ST., ADJACENT ST., AND BAXTER ST. (THE SITE). THE PURPOSE OF THIS PETITION IS TO REQUEST A REVISION TO THE REZONING OF THE SITE (THE SITE) CURRENTLY UR-2 (CD) 2007-12B. THE REVISION OF THE CURRENT CD ZONING TO ALLOW THE CONSTRUCTION OF 39 SINGLE FAMILY DETACHED HOMES ON THE SITE WITH 2 DUPLEX LOTS. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET.

THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS INTENDED TO REFLECT THE ROADWAY AND LOT CONFIGURATION PROPOSED FOR THE SITE. AREAS DEPICTED ARE SCHEMATIC AND ARE SUBJECT TO REVISIONS AS PART OF THE TOTAL DESIGN PROCESS. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6207 OF THE ORDINANCE. THIS PROJECT IS TO BE CONSTRUCTED AS A UNIFIED DEVELOPMENT.

**2. PERMITTED USES**  
 THE SITE A, B & C WILL BE DEVOTED TO RESIDENTIAL SINGLE-FAMILY DETACHED DWELLING UNITS. THE PETITIONER WILL CONSTRUCT 2 DUPLEXES WITHIN THE PLANNED DEVELOPMENT. EACH OF THE RESULTING FOUR (4) HOUSING UNITS WILL BE AFFORDABLE TO BUYERS WHOSE INCOME IS AT OR BELOW 80% OF THE CHARLOTTE MSA ADJUSTED MEAN INCOME.

**3. TRANSPORTATION**  
 A. VEHICULAR ACCESS TO THE LOTS/UNITS SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE LOCATION OF VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS NECESSARY TO MEET THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) REQUIREMENTS FOR APPROVAL.  
 B. DRIVEWAYS AND PARKING PADS SHALL HAVE A MINIMUM LENGTH OF 20 FT. MEASURED FROM THE BACK OF THE SIDEWALK TO THE FACE OF THE GARAGE.

**4. ARCHITECTURAL STANDARDS**  
 A. VINYL SIDING AS AN EXTERIOR BUILDING MATERIAL IS PROHIBITED. VINYL AS A BUILDING MATERIAL MAY BE USED ON WINDOWS AND DOOR TRIM.  
 B. HOUSES WILL HAVE A FRONT PORCH OR STOOP WITH A MIN. 8 FEET IN DEPTH.  
 C. IDENTICAL HOUSE DESIGNS SHALL BE PROHIBITED ON ADJUTING LOTS.  
 D. ELEVATIONS PROVIDED FOR PROPOSED HOUSE DESIGNS WILL LIMIT UNITS WITH FRONT ENTRY GARAGES TO A SINGLE CAR GARAGE.  
 E. MASONRY PERCENTAGE OF MIN. CEMENT FIBER SIDING PRODUCTS, NATURAL WOOD SIDING, MASONRY AND STONE ARE ALLOWED AS EXTERIOR FINISHES.  
 F. EVERY HOME WILL BE SET ON STONE OR MASONRY FOUNDATION. CMU AND OTHER RAW CONCRETE IS NOT ALLOWED AS A FINISHED FOUNDATION WALL. CMU BLOCK PARSED IN STUCCO IS NOT ALLOWED AS A FOUNDATION WALL FINISH.  
 G. DUPLEX UNITS WILL DISPLAY THE SAME ARCHITECTURAL INTEGRITY AND REQUIREMENTS AS THE SINGLE FAMILY HOMES.

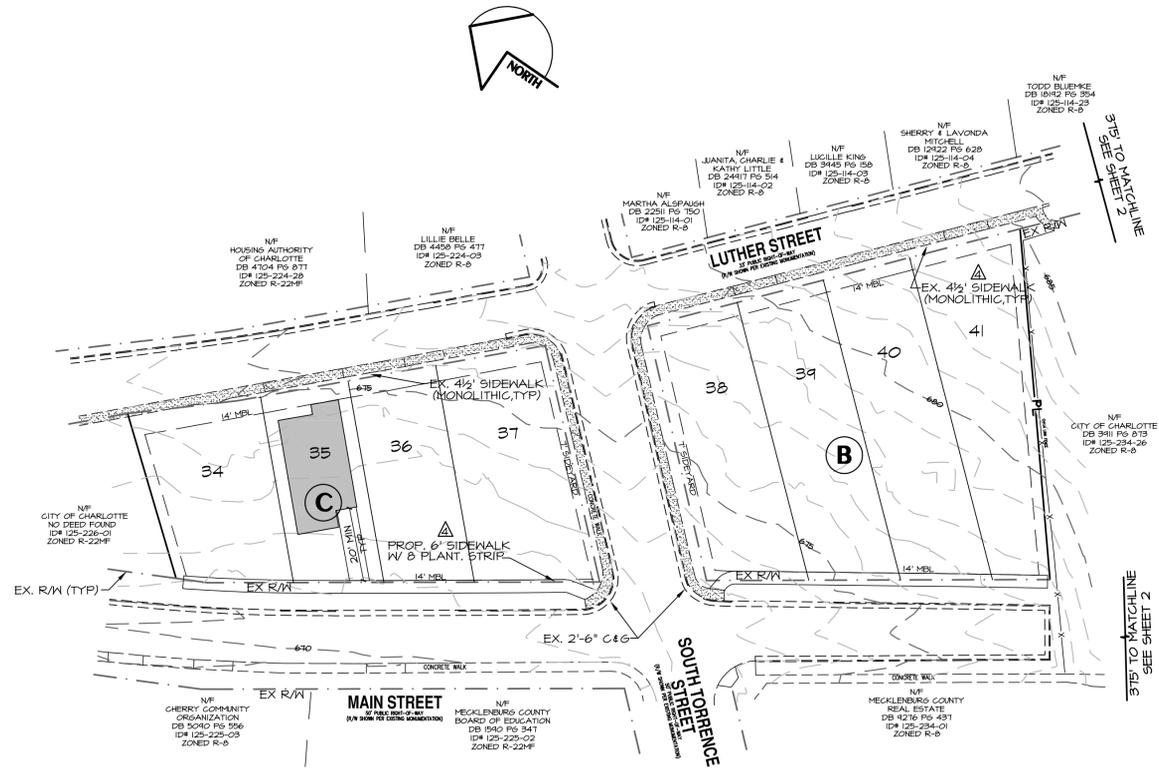
**5. STREETScape AND LANDSCAPING**  
 A. THE STREETScape TREATMENT ALONG THE NEW PUBLIC STREETS WILL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE AND INCLUDE LARGE MATURING TREES, SIDEWALKS OF AT LEAST SIX FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH. A 6" SIDEWALK SHALL BE PROVIDED ON LOTS FRONTING ON AN EXISTING STREET WHERE SIDEWALK DOES NOT PRESENTLY EXIST. ANY OTHER SCREENING AND LANDSCAPING STANDARDS SHALL CONFORM TO THE ORDINANCE.  
 B. SIDEWALK OUTSIDE OF THE ROADWAY RIGHT-OF-WAY SHALL BE WITHIN A MIN. 2 FOOT UTILITY EASEMENT (FROM BACK OF CURB).  
 C. A MINIMUM OF ONE PARKING SPACE AND A MAXIMUM OF 2 PARKING SPACES WILL BE PROVIDED FOR ALL UNITS IN THE FOLLOWING MANNER:  
 1. NO MORE THAN 19 OF THE HOMES MAY HAVE A FRONT ENTRY ONE CAR GARAGE. ANY FRONT ENTRY ONE CAR GARAGE WILL BE RECESSED FROM THE FACE OF THE PRIMARY STRUCTURE BY A MINIMUM 2 FEET AND PROVIDE FOR A MINIMUM OF 20 FEET OF DRIVEWAY BETWEEN THE FACE OF THE GARAGE AND THE BACK OF THE SIDEWALK.  
 2. THE REMAINING HOMES MAY HAVE AN ATTACHED OR DETACHED 1 OR 2 CAR GARAGE PROVIDED THE GARAGE IS: A) ACCESSED FROM THE REAR OF THE LOT OR B) ACCESSED FROM THE SIDE OF THE LOT OR C) LOCATED BEHIND THE HOUSE.

**6. ENVIRONMENTAL FEATURES**  
 (A) THE SITE SHALL COMPLY WITH ALL ENVIRONMENTAL REGULATIONS.  
 (B) THE PETITIONER SHALL COMPLY WITH THE ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.  
 (C) THIS PLAN RECOGNIZES THAT POST STORMWATER REQUIREMENTS HAVE NOT BEEN ENGINEERED AND THERE MAY BE A LOSS OF LOTS IN APPROPRIATE LOCATION FOR DETENTION.  
 (D) THE PETITIONER SHALL COMPLY WITH THE REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE.

**7. LIGHTING**  
 (A) ALL LIGHTING PROVIDED WILL BE DETACHED LIGHTING WITH A MAXIMUM HEIGHT OF 20'.

**8. AMENDMENTS TO REZONING PLAN**  
 FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, OTHER SHEETS ACCOMPANYING THE PETITION AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6207 OF THE ORDINANCE. ALL MODIFICATIONS OF ANY OF THESE PROVISIONS MUST COMPLY WITH SECTION 6207 OF THE ZONING ORDINANCE.

**9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**  
 (A) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.  
 (B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONERS" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONERS OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.  
 (C) 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.



**SITE A, B & C DEVELOPMENT STANDARDS**  
 SITE ACREAGE: 5.71 AC  
 TAX PARCEL NO.: 125-234-08,10,15,17,18,22,28  
 CURRENT ZONING CLASSIFICATION: UR-2 (CD) 2007-12B  
 PROPOSED ZONING CLASSIFICATION: UR-2 (CD) SPA  
 EXISTING USE: SINGLE FAMILY (DUPLX TRIPLEX)  
 PROPOSED USE: SINGLE FAMILY(2 DUPLEX LOTS)  
 MAX. NO. OF LOTS PROPOSED: 41  
 MAX. PROPOSED DENSITY: 7.5 DU/A  
 PARKING PROPOSED: 1 SPACES (MIN) 2 SPACE (MAX) PER UNIT

UR-2 (CD) LOT DATA:  
 MIN. LOT SIZE = 3,000 SF  
 MIN. LOT WIDTH = 20'  
 MIN. SETBACK = 14' FROM B/C  
 MIN. SIDE YARD = 5'  
 MIN. REAR YARD = 10'  
 MAX. BUILDING HEIGHT = 40'  
 MAX. FLOOR AREA RATIO = 1.0  
 (400 SF OF OPEN SPACE WILL BE PROVIDED WITH EACH DUPLEX UNIT)

**LEGEND**

---	PROPERTY LINE
- - - -	ADJOINING PROPERTY LINE
---	PROP. LOT LINE
---	ROADWAY R/W
- - - -	EXIST. PAVEMENT/CURB
- - - -	EXIST. TOPOGRAPHY
---	PROP. CURB & GUTTER
---	EXIST. SIDEWALK
---	PROP. SIDEWALK



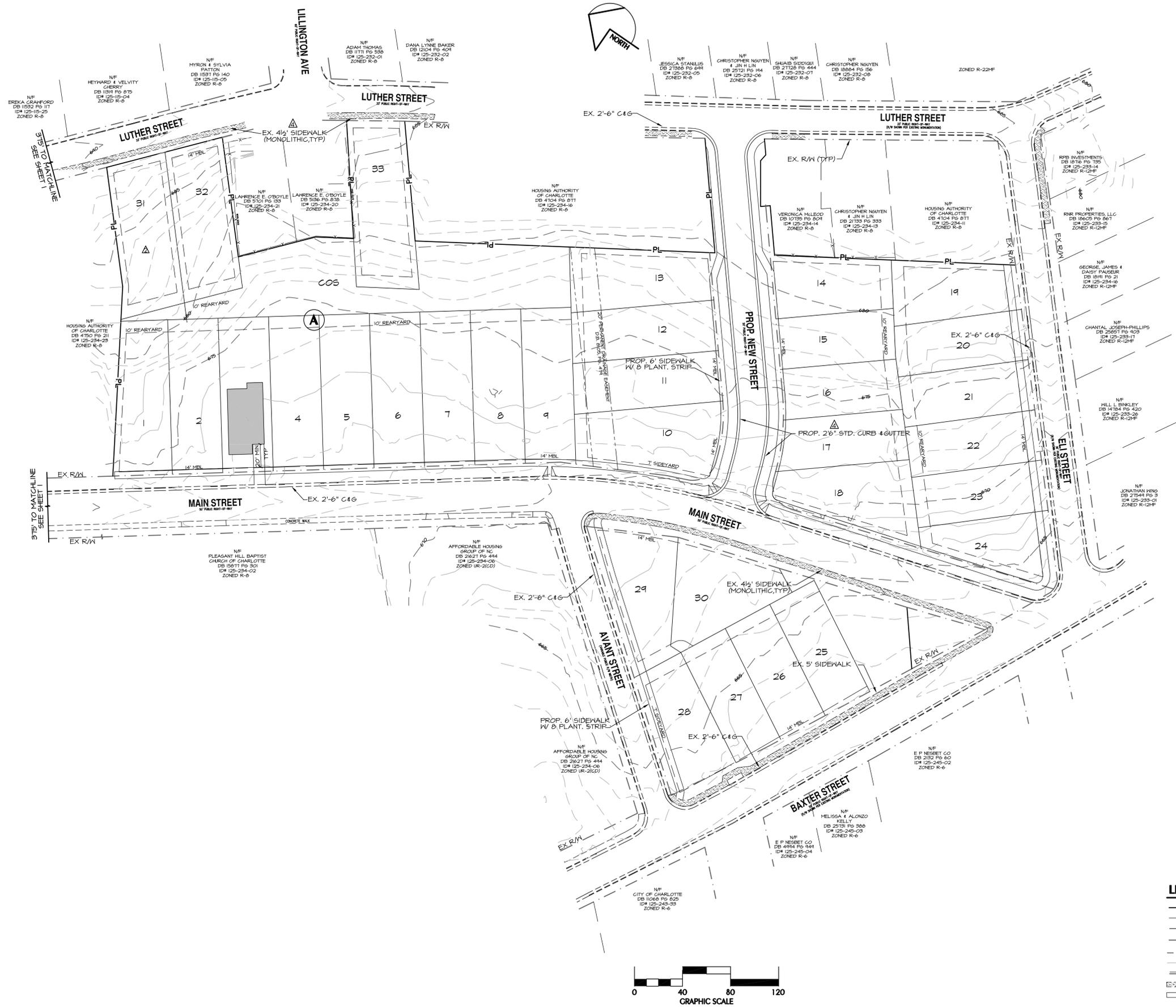
**KENNEY DESIGN GROUP, PA**  
 C-1986  
 1316 GREENWOOD CLIFF  
 CHARLOTTE, NORTH CAROLINA 28204  
 PH: 704/377-6099 FAX: 704/377-6097  
 EMAIL: KENNEY@KENNEYDESIGN.COM

Revisions:  
 1. 1/23/14 REVISED B & C TO SINGLE FAMILY DETACHED  
 2. 2/11/14 REVISED B & C TO 41 COMMENTS, CHANGE TO USE AND DRIVE LAYOUT  
 3. 3/20/14 REVISED PER STAFF COMMENTS  
 4. 3/27/14 REVISED PER STAFF COMMENTS  
 5. 4/6/14 REVISED PER STAFF COMMENTS

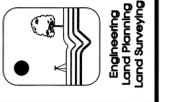
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Drawn By:	MIK
Designed By:	MIK
Job No.:	2213

**SPA TO REZONING PETITION #2014-024**  
**THE GROVE AT CHERRY**  
 City of Charlotte, Mecklenburg County, North Carolina  
 Virgate 1, LLC, 1001 Elizabeth Ave, Ste 1 C, Charlotte, NC 28233  
 Carolina Cottage Homes, LLC 3730 Glen Lake Dr., Ste 125, Charlotte, NC 28208

**'TECHNICAL DATA SHEET'**  
**REZONING PETITION # 2014-024**



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 PH: 704/377-6099 FAX: 704/377-6097  
 EMAIL: KENNEY@KENNEYDESIGN.COM



Revisions:  
 1. 2/11/14 REVISED PER STAFF COMMENTS CHANGE HOUSE  
 2. 2/11/14 REVISED PER STAFF COMMENTS CHANGE HOUSE  
 3. 3/20/14 REVISED PER STAFF COMMENTS  
 4. 3/21/14 REVISED TO 2'-6" C&G

Scale:	1"=40'
Date:	12/17/13
Drawn By:	MIK
Designed By:	MIK
Job No.:	2213

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**THE GROVE AT CHERRY**  
 City of Charlotte, Mecklenburg County, North Carolina  
 Virgate 1, LLC, 1001 ELIZABETH AVE, STE 1C, CHARLOTTE, NC 28233  
 CAROLINA COTTAGE HOMES, LLC 7730 GLEN LAKE DR., STE 125, CHARLOTTE, NC 28208

Sheet No. **2** of 2

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	EXIST TOPOGRAPHY
	PROP CURB & GUTTER
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	PROP SIDEWALK



Rezoning Petition # 2014-024  
CHARLOTTE, NORTH CAROLINA | FEBRUARY 17, 2014

