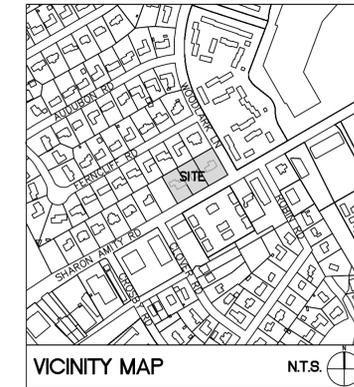
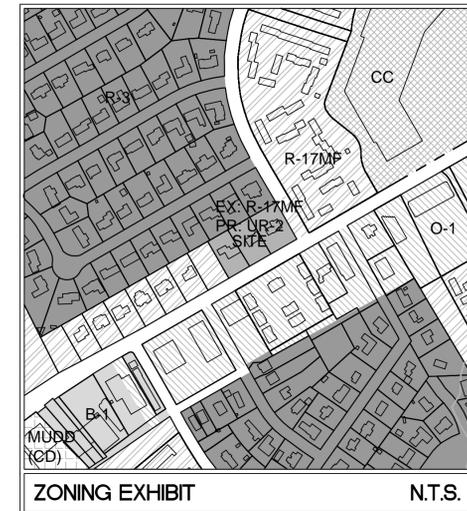


REZONING SUMMARY	
PETITIONER:	-CHEN DEVELOPMENT, INC. 21235 CATAWBA AVENUE CORNELIUS, NC 28031
PROPERTY OWNER:	-SCOTT A. PRIDEMORE & LAURA T. PRIDEMORE -FRANKLIN YOUNG -KELLY ANGE
REZONING SITE AREA:	TOTAL: 1.383 AC
TAX PARCEL #S:	181-111-08, 181-111-09, 181-111-10
EXISTING ZONING:	R-12MF
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	SINGLE FAMILY DETACHED
PROPOSED USE:	SINGLE FAMILY ATTACHED
TOTAL UNITS:	19
MINIMUM SETBACK:	14' FROM BACK OF CURB OR EXISTING OR FUTURE RIGHT-OF-WAY, WHICHEVER IS GREATER.
MINIMUM SIDE YARD (NORTH):	5'
MINIMUM REAR YARD:	10'
MINIMUM TREE SAVE:	15% = 0.207 ACRES TREE SAVE REQUIREMENT TO BE SATISFIED ON SITE, THROUGH PAYMENT IN-LIEU, OR A COMBINATION.
TOTAL ON-SITE PARKING:	48 SPACES (INCLUDING SPACES INTERNAL TO UNITS)



SURVEY DISCLAIMER
 TOPOGRAPHIC OR "ALTA/ASCM LAND TITLE SURVEY" SURVEY
 ISSUE DATE: NOVEMBER 02, 2015. PROVIDED BY R.B. PHARR
 & ASSOCIATES, 420 HAWTHORNE LANE CHARLOTTE, NC
 28204 (704) 376-2186



ColeJenest & Stone

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Land Planning
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CHEN DEVELOPMENT, LLC

21235 Catawba Avenue
 Cornelius, North Carolina 28031

Townhomes at South Sharon Amity and Woodlark Lane Charlotte North Carolina 28211

CONDITIONAL REZONING PLAN

Project No.
 4456.00

Issued
 10/28/15

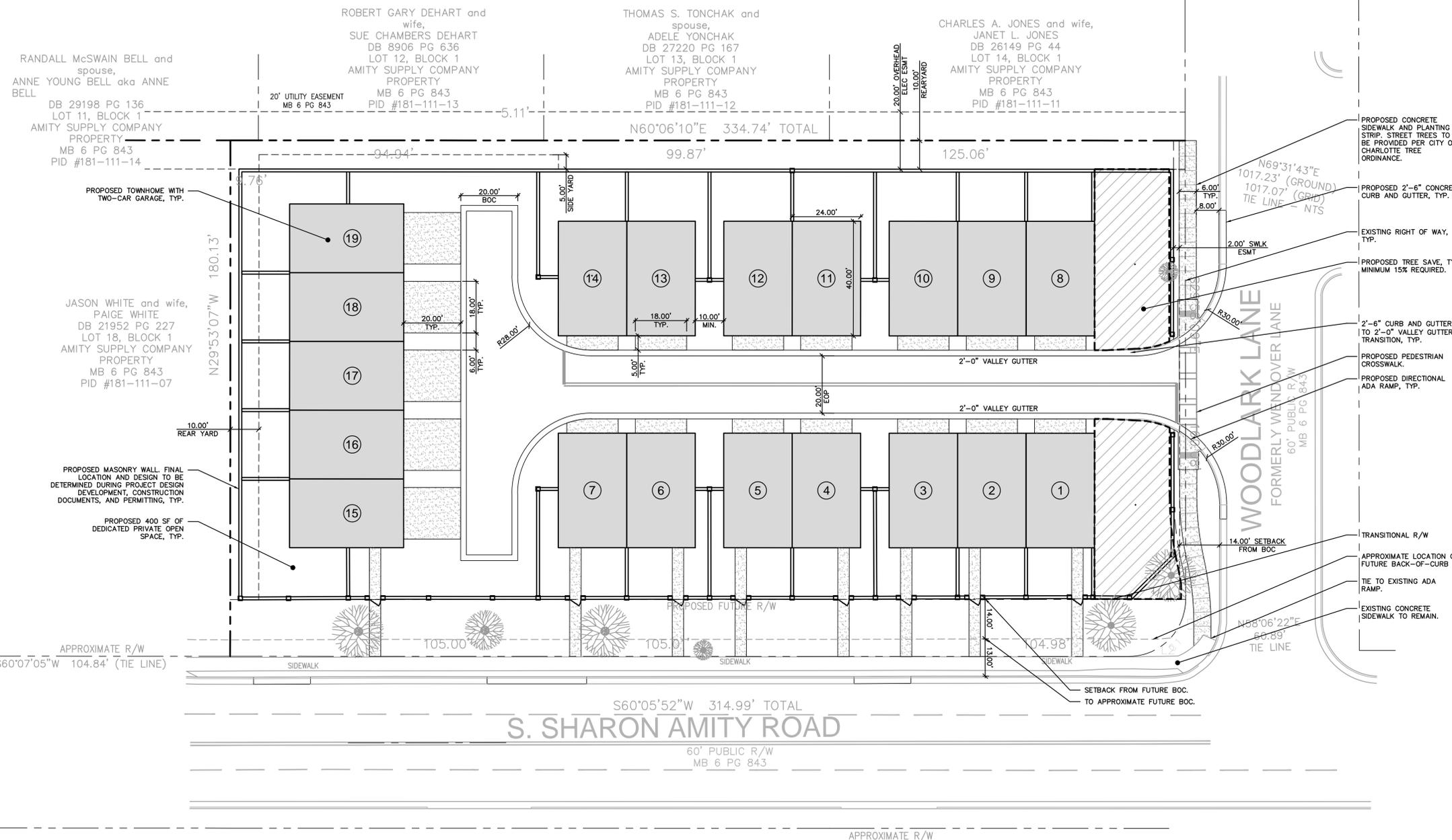
Revised
 2/19/16 - FIRST RESUBMITTAL



RZ-100

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- LEGEND**
- SYMBOL
 - PROPOSED SIDEWALK
 - PROPOSED BUILDING FOOTPRINT
 - PROPOSED TREE SAVE
 - PROPOSED 2'-6" CURB & GUTTER
 - PROPOSED 2'-0" VALLEY CURB

- PROPOSED CONCRETE SIDEWALK AND PLANTING STRIP. STREET TREES TO BE PROVIDED PER CITY OF CHARLOTTE TREE ORDINANCE.
- PROPOSED 2'-6" CONCRETE CURB AND GUTTER, TYP.
- EXISTING RIGHT OF WAY, TYP.
- PROPOSED TREE SAVE, TYP. MINIMUM 15% REQUIRED.
- 2'-6" CURB AND GUTTER TO 2'-0" VALLEY GUTTER TRANSITION, TYP.
- PROPOSED PEDESTRIAN CROSSWALK.
- PROPOSED DIRECTIONAL ADA RAMP, TYP.
- TRANSITIONAL R/W
- APPROXIMATE LOCATION OF FUTURE BACK-OF-CURB
- TIE TO EXISTING ADA RAMP.
- EXISTING CONCRETE SIDEWALK TO REMAIN.

DEVELOPMENT STANDARDS

February 19, 2016

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Chen Development, LLC (“Petitioner”) to accommodate the development of a residential community on that approximately 1.445 acre site located on the northwest corner of the intersection of South Sharon Amity Road and Woodlark Lane, which site is more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Nos. 181-111-08, 181-111-09 and 181-111-10.
2. Development 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”).
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 (CD) zoning district shall govern the development and use of the Site.
4. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and tree save requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
5. 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 Site Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses

1. The Site may be devoted only to a residential community containing a maximum of 19 for sale single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 (CD) zoning district.

C. Transportation

1. 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.
2. As depicted on the Rezoning Plan, the Site will be served by an internal private alley, and minor adjustments to the location of the internal private alley shall be allowed during the construction permitting process.
3. A minimum of 2 parking spaces per single family attached dwelling unit shall be provided on the Site. Parking spaces located in garages associated with the single family attached dwelling units shall count towards the minimum amount of required parking.
4. 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.

D. Architectural Standards

1. The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories.
2. Garages shall be setback less than 7 feet or more than 20 feet from the back of curb or the back of sidewalk.

E. Streetscape/Screening

1. A minimum 8 foot planting strip and a minimum 6 foot sidewalk shall be installed along the Site's frontage on Woodlark Lane.
2. The existing sidewalk located along the Site's frontage on South Sharon Amity Road shall remain in place.
3. A minimum 6 foot tall masonry screen wall shall be installed around the perimeter of the site as more particularly depicted on the Rezoning Plan.
4. A minimum 10 foot rear yard shall be established on the Site as more particularly depicted on the Rezoning Plan.

F. Open Space

1. Each individual subplot on which a single family attached dwelling unit is located must include a minimum of 400 square feet of private open space.

G. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding 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.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.
3. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

H. Binding Effect of the Rezoning Documents and Definitions

1. 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.
2. 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.
3. 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.



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DEVELOPMENT STANDARDS

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△ 2/19/16 – FIRST RESUBMITTAL



RZ-200

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