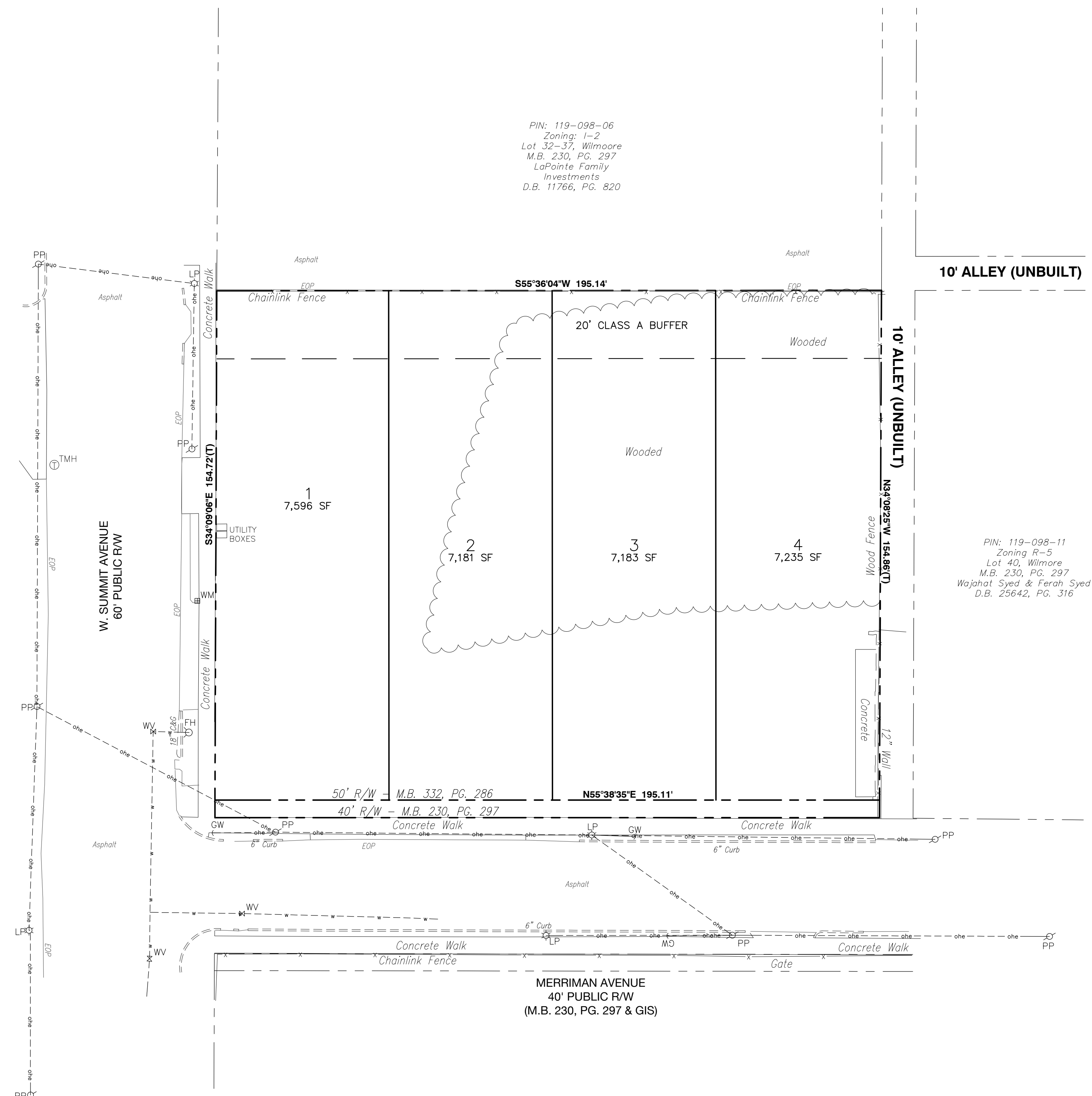


DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	119-098-10
TOTAL SITE AREA:	0.67 AC.
EXISTING ZONING:	I-2
PROPOSED ZONING:	UR-1 (CD)
SETBACKS:	
FRONT:	14'
SIDE:	5'
REAR:	10'
PROPOSED USE:	4 SINGLE FAMILY LOTS
DENSITY:	4 LOTS 5.97 UNITS/AC.



DEVELOPMENT STANDARDS

1. General Provisions
 - a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Essex Homes Southeast, Inc. (the "Petitioner") to accommodate the development of up to four single family residential lots on that approximately 0.67-acre site located on the south corner of the intersection of West Summit Avenue and Merriman Avenue more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a single parcel of land designated as Tax Parcel Number 119-098-10.
 - b. The 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").
 - c. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. 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 its site elements and they may be altered or modified within the limits prescribed by the Ordinance during the Design Development and Construction Phases. Such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
 - d. 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.
 - e. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the zoning administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
2. Permitted Uses
 - a. The Site may be devoted to single family residential use and any associated incidental or accessory uses which are permitted under the Ordinance by right or under prescribed conditions in the UR-1 zoning district.
3. Transportation
 - a. Vehicular parking provided on site shall comply with the minimum requirements of the Ordinance.
4. Architectural Standards
 - a. The maximum height of buildings to be constructed on the site shall be 40'.
5. Streetscape and Landscaping
 - a. The existing sidewalks along Summit Avenue and Merriman Avenue will remain.
 - b. A 20-foot wide Class A buffer shall be established along the Site's southern boundary line as more particularly depicted on the Rezoning Plan. Pursuant to Section 12.302(8) of the Ordinance, the Petitioner may reduce the required width of this buffer by up to 25% by installing a wall, fence, or berm that meets the standards of Section 12.302(8) of the Ordinance.
 - c. Pursuant to Section 12.302(4)(b)(1), the Class A buffer established by the Petitioner shall provide fifty percent of the required buffer width specified for the adjacent industrial use.
 - d. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, the Petitioner may reduce or eliminate, as the case may be, the buffer areas accordingly.
6. Environmental Features
 - a. The Site will comply with the City of Charlotte Tree Ordinance.
 - b. The Site will comply with the City of Charlotte Post Construction Ordinance for stormwater.
7. Binding Effect of the Rezoning Documents and Definitions
 - a. 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 interests and assigns.
 - b. 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.
 - 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



Essex Homes Southeast Inc.
Jeremy Smith
13310 South Ridge Dr. Suite A
Charlotte N.C. 28273

Essex - Wilmore
Rezoning Plan
Charlotte, NC

NO.	DATE	BY	REVISIONS:

Project No: 15-102
Date: December 28, 2015
Designed by: udp
Drawn By: udp
Scale: 1"=20'
Sheet No:
RZ-1.0