

DEVELOPMENT STANDARDS

- A. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Marnicaly at UNCC, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 2.59 acre site located on the west side of Old Concord Road, south of the intersection of Old Concord Road and John Kirk Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 049-291-01.
 - 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").
 - 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.
 - Future amendments or modifications 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 or modifications to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- B. Permitted Uses**
- The Site may be devoted only to a residential community containing a maximum of 26 duplex dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. Incidental and accessory uses may include, without limitation, amenities for the residents, such as a clubhouse and fitness center.
 - An amenity building may be constructed on the Site in the general location depicted on the Rezoning Plan. The maximum size of this amenity building shall be 1,800 square feet of gross floor area.
- C. Transportation**
- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points 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 and/or the North Carolina Department of Transportation.

2. A minimum of 75 parking spaces will be provided on Site, 13 of which will be on street parking spaces as generally depicted on the Rezoning Plan.

3. 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

- The maximum height in stories of the duplex dwelling units shall be 2 stories.
- The maximum height in feet of each duplex building to be located on the Site shall be 40 feet as measured from the average grade at the base of each duplex building.

E. Streetscape/Landscaping

- An 8 foot planting strip and a 6 foot sidewalk shall be installed along the Site's frontage on Old Concord Road.

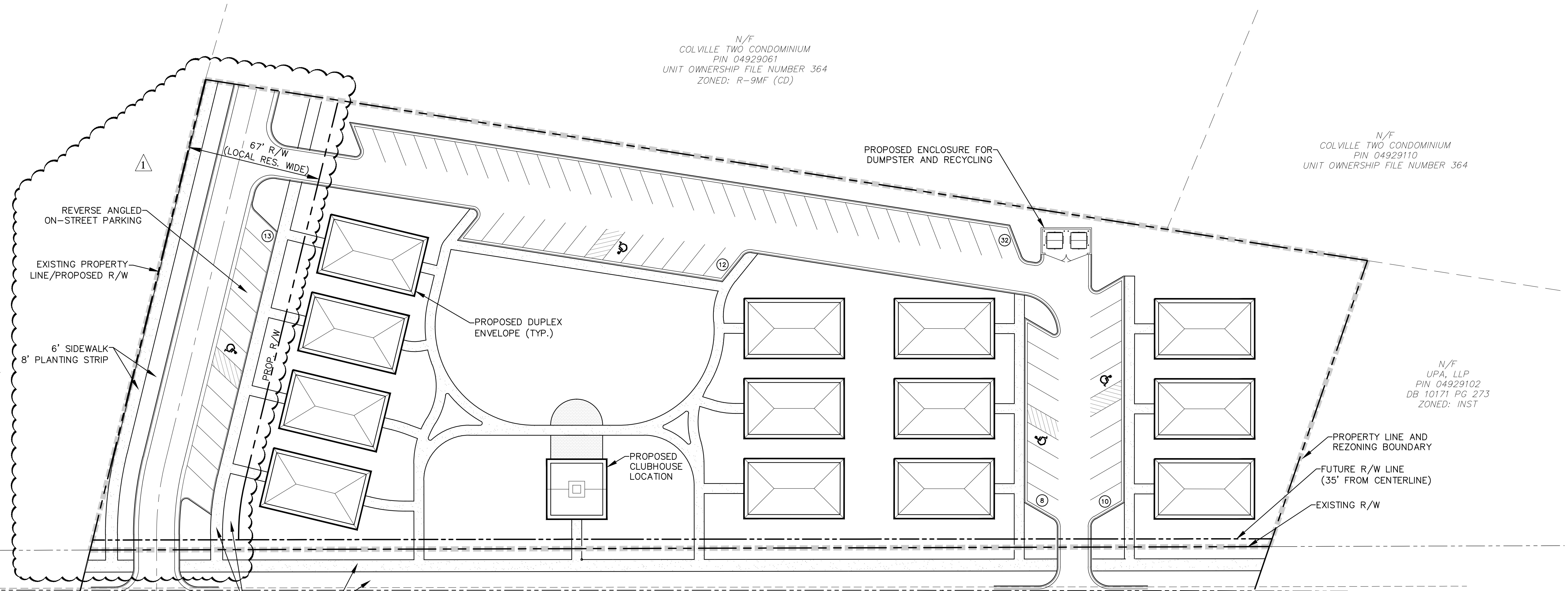
F. Lighting

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

G. 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.

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	049-291-01
TOTAL SITE AREA:	± 2.59 AC
EXISTING ZONING:	INST
PROPOSED ZONING:	UR-2
PROPOSED USE:	MF RESIDENTIAL (26 DUPLEX UNITS)
DENSITY:	10.03 UNITS/ACRE
PARKING REQUIRED:	1 PER UNIT
PARKING PROVIDED:	
ON-SITE:	62
ON-STREET:	13
TOTAL:	75 SPACES



**OLD CONCORD ROAD
60' WIDE PUBLIC R/W**

N/F
COLVILLE TOWNHOMES CONDOMINIUMS
PIN 04929234
UNIT OWNERSHIP FILE NUMBER 318
ZONED: INST

N/F
COLVILLE TWO CONDOMINIUM
PIN 04929061
UNIT OWNERSHIP FILE NUMBER 364
ZONED: R-9MF (CD)

N/F
COLVILLE TWO CONDOMINIUM
PIN 04929110
UNIT OWNERSHIP FILE NUMBER 364

N/F
UPA, LLP
PIN 04929102
DB 10171 PG 273
ZONED: INST

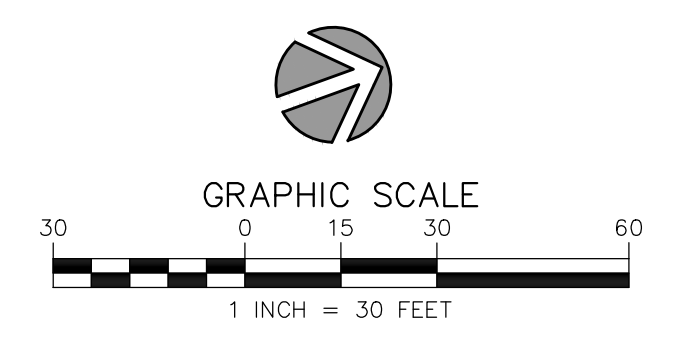
N/F
LAKEVIEW AT FAIRES FARM
HOMEOWNERS ASSOCIATION, INC.
PIN 05137196
DB 12312 PG 321
ZONED: INST

N/F
CALDWELL LLC
PIN 05143230
DB 16395 PG 159
ZONED: INST

N/F
UPA, LLP
PIN 05143231
DB 10171 PG 273
ZONED: INST

N/F
CREEKVIEW AT FAIRES
HOMEOWNERS ASSOCIATION, INC.
PIN 05143198
DB 8495 PG 132
MB 27 PG 380
COMMON AREA
ZONED: R-3

N/F
CREEKVIEW AT FAIRES FARM
HOMEOWNERS ASSOCIATION, INC.
PIN 05143295A
DB 9620 PG 255
MB 29 PG 182, 183 & 184
COMMON AREA
ZONED: R-3



REZONING PETITION #2016-050

Marnicaly at UNCC, LLC
Mr. Kevin Shea
4620 Town and Country Drive
Charlotte, NC 28226

MARNICALY UNCC
Rezoning Site Plan
Charlotte, NC

NO.	DATE	BY:	REVISIONS:
1	2-26-16	UDP	PER STAFF COMMENTS

Project No: 15-130
Date: 01.25.16
Designed by: udp
Drawn By: udp
Scale: 1"=30'
Sheet No:

RZ-1.0