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**Shining Hope Farm**

**REZONING PLAN**

Petition # 2016- \_\_\_\_\_

Filing Date: 4/26/16

PROJECT NUMBER:	
DRAWN BY:	
DESIGNED BY:	
ISSUE DATE:	
NO. DATE: BY: REVISIONS:	

**Development Data:**

**Acreage:** ± 34.47 acres  
**Tax Parcel #:** 037-092-01, 13, 27 and a portion of 037-092-25  
**Existing Zoning:** Inst. (CD) and R-3  
**Proposed Zoning:** Inst. (CD) and Inst. (CD)(SPA)  
**Existing Uses:** Therapeutic Riding Farm and a Detached Dwelling.  
**Proposed Uses:** A Therapeutic Riding Farm including, together with accessory uses, as allowed in the Institutional zoning district.  
**Proposed Floor Area Ratio:** As allowed by the Inst. Zoning District.  
**Maximum Building Height:** As allowed by the Ordinance; building height to be measure as required by the Ordinance.  
**Parking:** Parking as required by the Ordinance will be provided.

**General Provisions (continued):**

- c. Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap may also cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow storm water.
- d. Landscaping and screening shall comply with section 12.303 of the ordinance except as provided by Charlotte zoning Board of adjustment case # 02-101.
- 5. **Lighting:**
  - a. All freestanding lighting shall be installed in compliance with the ordinance.
  - b. All direct lighting within the site (except streetlights which may be erected along Kidd Lane), will be designed such that direct illumination does not extend past any property line.
- 6. **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.
- 7. **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.

**General Provisions (continued):**

Since development of the Site will occur over time and locations for possible uses have not been determined and may change over time, 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 modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance.

d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall be regulated by the Ordinance. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to; a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

**2. Permitted Uses & Development Area Limitation:**

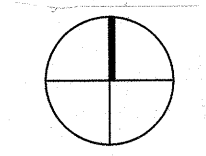
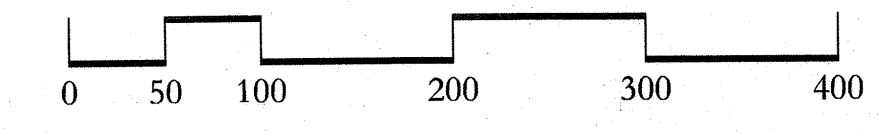
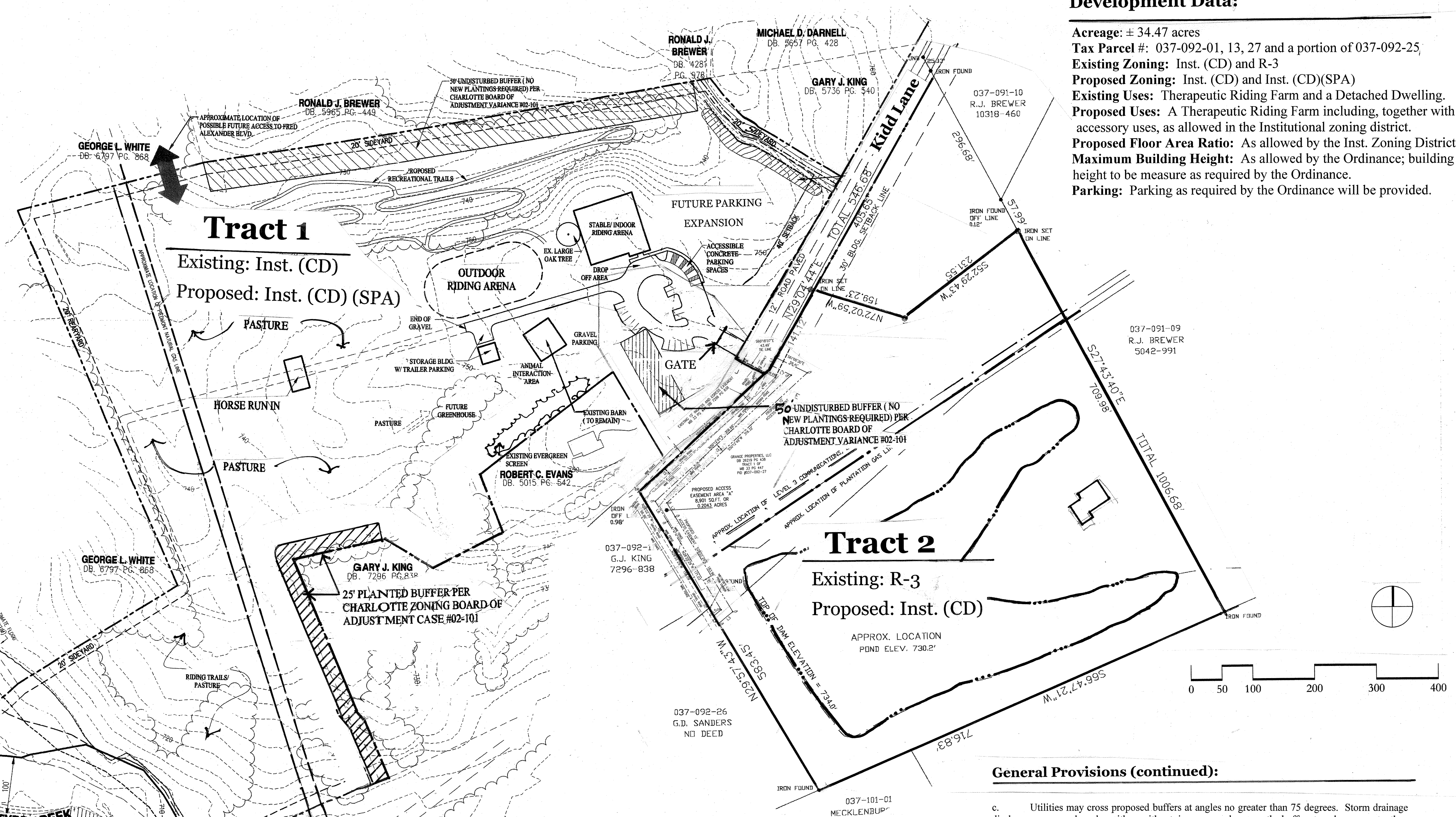
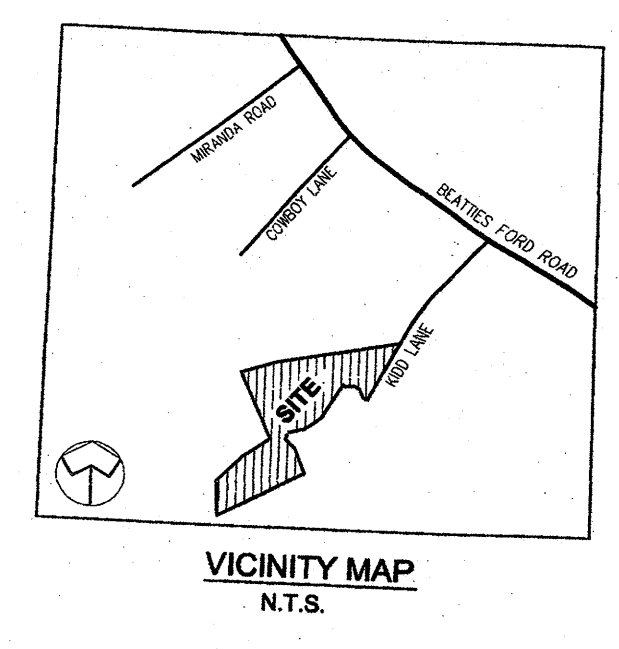
a. The Petitioner intends to modify the prior zoning and expand the site limits continuing operation of a therapeutic riding farm. Permitted uses shall be all uses allowed under the Institutional zoning classification including but not limited to therapeutic riding, caretakers residence, animal interaction, farming, hay production, forestry, and gardening, together with accessory uses as allowed in the Institutional zoning district.

**3. Access and Transportation:**

a. Access to the Site will be from Kidd Lane in the manner generally depicted on the Rezoning Plan.

**4. Streetscape, Buffers, Yards, and Landscaping:**

- a. New construction will adhere to the setbacks and side and rear yards as required by the Ordinance, except as approved by board adjustment case #02-100.
- b. Buffers as required by the Ordinance, and as per the approved board of adjustment case 02-101 will be provided as generally depicted on the Rezoning Plan. The Petitioner has received a variance from buffer requirements (50', type C), thereby eliminating buffers along all property lines for Tract 1 except planting, undisturbed area, berm, and 25' planted buffer which was completed in the areas indicated on this plan. See Charlotte Zoning Board of Adjustments case #02-101.



**General Provisions:**

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Shinning Hope Farms ("Petitioner") to accommodate a therapeutic riding farm with allowed accessory uses on approximately 34.47 acre site located on Kidd Lane (the "Site").
- b. **Zoning Districts/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 Institutional zoning classification shall govern.
- 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.