

DATE	
REV	
DRAWING SCALE	
PROJECT NAME	
PROJECT DATE	
PROJECT NUMBER	
APPROVED BY	
DATE	
FILE NAME	
PLT DATE	

**GEO SCIENCE GROUP**  
 10000 Park Road  
 Charlotte, NC 28217  
 Phone: 704.525.3000  
 www.geosciencegroup.com

MAP REF: DB 3906, PAGE 411



**1 MARGARET BROWN ELEVATION**  
 SCALE: 1/8" = 1'0"

1016 MARGARET BROWN ST.  
 EXISTING SINGLE FAMILY HOME FOR REFERENCE



**2 SOUTH SYCAMORE ELEVATION**  
 SCALE: 1/8" = 1'0"



**3 SYCAMORE + MARGARET BROWN INTERSECTION**  
 SCALE: 1/8" = 1'0"

LUXITY, LLC  
 1020-1024 MARGARET BROWN STREET  
 CHARLOTTE, NC

BUILDING ELEVATIONS

RZ-3



1 INTERSECTION AT S. SYCAMORE & MARGARET BROWN  
Not To Scale



2 VIEW ALONG S. SYCAMORE STREET  
Not To Scale



3 MARGARET BROWN FACADE PERSPECTIVE  
Not To Scale



MAP REF: DB 3906: PAGE 411

DATE	
REV	
DRAWING SCALE	
PROJECT DATE	5/27/2016
PROJECT NUMBER	
APPROVED BY	
FILE NAME	

**GEOSCIENCE GROUP**  
 10000 Park Road  
 Charlotte, NC 28217  
 Phone: 704.522.3003  
 www.geosciencegroup.com

LUXITY, LLC  
 1020-1024 MARGARET BROWN STREET  
 CHARLOTTE, NC

BUILDING PERSPECTIVES

RZ-4

PETITION # 2016-126  
 SUBMITTAL 2, NOVEMBER 21, 2016

**COMMUNITY MEETING REPORT**  
**Petitioner: Luxity, LLC**  
**Rezoning Petition # 2016-126**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing notice in the U.S. mail on September 14, 2016. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Tuesday, September 27, 2016 at 6:00 pm in the meeting room at the Greater Mount Moriah Primitive Baptist Church located at 727 West Trade Street in Charlotte, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Jason Javer (Petitioner), Zeb Moser (Petitioner), Samuel Walker (Architect) and Danny Merlin (Alexander Ricks PLLC).

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Danny Merlin, welcomed the attendees and introduced himself, Samuel Walker (the architect) and Jason Javer and Zeb Moser (the owners of the Petitioner). Danny Merlin indicated that the Petitioner proposed to rezone two parcels of land comprising approximately 0.267 acres total located on the northeast corner of South Sycamore Street and Margaret Brown Street from UR-1 to UR-2(CD). Danny Merlin explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Sam Walker provided general information about the property, which is currently vacant. Sam, Jason and Zeb then presented oversized color copies of the proposed development and surrounding areas while describing for them their vision for creating a seven-unit townhome building that blends characteristics from the single and multi-family homes along Margaret Brown Street with the larger multi-family buildings on Sycamore Street. Sam, Jason and Zeb proceeded to show the proposed architectural elevations and discussed the design of the proposed building.

Danny explained that they had previously met with other community members, including some of those present at this meeting, to discuss the building and plan for these lots and that based on the feedback they received at the previous meeting together with the feedback from this meeting, they would be revising the site plan and elevations.

Danny, Sam, Jason and Zeb proceeded to turn the remaining time over to the attendees for questions, concerns or a show of support of the development.

The neighbors suggested that the two end units closest to Margaret Brown Street be reoriented to face Margaret Brown Street, which the Petitioner agreed to do.

One of the neighbors suggested that the balconies facing 1016 Margaret Brown Street be either moved to face the interior of the project or eliminated entirely, which the Petitioner agreed to do.

The neighbors inquired as to whether the project would look like the multi-family project on the other side of Margaret Brown Street. The Petitioner confirmed that it would not be modeled after the project across the street, but rather emulate the craftsman style present in other areas of Third Ward.

One of the neighbors asked about additional cars being parked on both Margaret Brown Street and Sycamore Street as a result of the new project. Sam explained to the neighbors that in response to a concern for too many additional cars along the roads, the proposed townhomes would all have interior garages large enough to park two vehicles each, which is greater than what is required by ordinance.

*It shall be noted that the following were made to the petition as a result of the community meeting:*

- Reorienting the two end units closest to Margaret Brown Street to face Margaret Brown Street.
- Eliminating the balconies facing 1016 Margaret Brown Street or moving them to be interior facing
- Adjusting the project façade to blend in craftsman style features seen in Third Ward.

Respectfully submitted, this 21<sup>st</sup> day of November, 2016.

**Daniel A. Merlin, Agent of Petitioner**

cc: Solomon Fortune, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Jason Javer, Manager of Petitioner  
Zeb Moser, Manager of Petitioner  
Samuel Walker, Architect for Petitioner

Exhibit A

List of recipients of Community Meeting Notice

[ See attached ]

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	Ma MailZip
2016-126	Eddie	Young	Edwin Towers (CHA)	201 West 10th Street, Unit 101	Charlotte	NC 28202
2016-126	Mary	Stitt	Park on Oaklawn (CHA)	200 Frazier Avenue, Unit D	Charlotte	NC 28216
2016-126	Thomas	Sadler	Greenville HOA & Resident Assoc.	1211 Spring Street	Charlotte	NC 28206
2016-126	Virginia	Woolard	Third Ward, The Committee to Restore and Preserve	1001 West First Street	Charlotte	NC 28202
2016-126	John	Schwaller	Third Ward NA	245 Victoria Avenue	Charlotte	NC 28202
2016-126	Beth	Marlin	Historic West End Wellness Assoc.	508 Beatties Ford Road	Charlotte	NC 28216
2016-126	Nevada	Graham	Wesley Heights Comm. Assoc.	304 Grandin Road	Charlotte	NC 28232
2016-126	Kris	Kellogg	Wesley Heights Comm. Assoc.	417 Grandin Road	Charlotte	NC 28208
2016-126	Stephen	Nett	Wesley Heights NA	133 South Summit Avenue	Charlotte	NC 28208
2016-126	Karen	Sullivan	Charlotte Observer	600 South Tryon Street	Charlotte	NC 28202
2016-126	Brenda	McMoore	Third Ward/Seversville NA	1001-4 Greenleaf Avenue	Charlotte	NC 28202
2016-126	Thomas	Blue	Third Ward NA	214 N Irwin St	Charlotte	NC 28202
2016-126	J'Tanya	Adams	Seversville Comm. Org	PO Box 32072	Charlotte	NC 28232
2016-126	Mary	Spears	Friends of Fourth Ward	229 N. Church Street, Suite 300	Charlotte	NC 28202
2016-126	Colette	Forrest	Wilmore	209 South Summit Avenue	Charlotte	NC 28208
2016-126	Charles	Jones	Biddleville/Five Points Comm.	2014 West Trade Street	Charlotte	NC 28216
2016-126	Charles	Jones	Biddleville-Smallwood Community Organization	2014 West Trade Street	Charlotte	NC 28216
2016-126	Mike	Sposato	Third Ward	807 Clarkson Mill Ct	Charlotte	NC 28202
2016-126	James	Turner	Biddleville-Smallwood Community Organization	327 Campus Street	Charlotte	NC 28216
2016-126	Tom	Johnson	Quail Hollow Estates IV HOA	527 South Church Street	Charlotte	NC 28202
2016-126	Elliott	Hipp	Biddleville-Smallwood Community Organization	310 Mill Road	Charlotte	NC 28216
2016-126	Justin	Harlow	Biddleville-Smallwood Community Organization	2300 Rozzelles Ferry Road	Charlotte	NC 28216
2016-126	David	Luddy	Wesley Heights	1524 Duckworth Avenue	Charlotte	NC 28208
2016-126	Shannon	Hughes	Wesley Heights Community Association	716 Grandin Road	Charlotte	NC 28208

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-126	07321102	1612 TRYON LLC				604 W KINGSTON AVE		CHARLOTTE	NC	28203
2016-126	07321603	BELCHER	MILDRED			1016 W 4TH ST		CHARLOTTE	NC	28202
2016-126	07321618	BENNETT	SEASON MCLANE			1039 SYCAMORE GREEN PLACE UNIT16		CHARLOTTE	NC	28202
2016-126	07321520	BONET	YOLANDA			1023-A 4TH ST		CHARLOTTE	NC	28202
2016-126	07321610	BREDAR	DAVID E			1073 SYCAMORE GREEN PL #8		CHARLOTTE	NC	28202
2016-126	07321515	CLANIN	JASON D			1021 W 4TH ST#B		CHARLOTTE	NC	28202
2016-126	07321513	COMMITTEE TO RESTORE &PRESERVE	THIRD WARD INC (THE)			1001 WEST FIRST ST		CHARLOTTE	NC	28202
2016-126	07321517	COMMITTEE TO RESTORE AND PRESERVE	THIRD WARD INC THE			1001 WEST 1ST ST		CHARLOTTE	NC	28202
2016-126	07321518	COOK	CARRIE B			1023-B W4TH ST		CHARLOTTE	NC	28202
2016-126	07321501	DEAS	JOSEPH JR			1026 GROVE ST		CHARLOTTE	NC	28202
2016-126	07321626	FARMER	KEVIN S			119 S SYCAMORE ST #2B		CHARLOTTE	NC	28202
2016-126	07321512	HARDY	TYRONE			PO BOX 35187		CHARLOTTE	NC	28235
2016-126	07321612	HATLEY	ERIC A			3805 LAKESIDE DR		CHARLOTTE	NC	28270
2016-126	07321615	HUFFMAN	NATHAN SCOTT			1053 SYCAMORE GREEN PL #13		CHARLOTTE	NC	28202
2016-126	07321614	IRWIN	MARC R			1057 SYCAMORE GREEN PL #13		CHARLOTTE	NC	28202
2016-126	07321611	KEB	ANDREW J			1053 SYCAMORE GREEN PL		CHARLOTTE	NC	28202
2016-126	07321401	KINNEY	DAVID LEE	JAN A	KINNEY	2758 LAKE SHORE RD S		DENVER	NC	28037
2016-126	07321622	KORN	RICHARD A			1023 SYCAMORE GREEN PL #20		CHARLOTTE	NC	28202
2016-126	07321613	LUJNBORG	STEFAN L	DEVRA H	HASSON	1061 SYCAMORE GREEN PL #11		CHARLOTTE	NC	28202
2016-126	07321506	LUBE	RICHARD T			1004 GROVE ST		CHARLOTTE	NC	28202
2016-126	07321602	LUXITY LLC				2301 W MOREHEAD ST STE A		CHARLOTTE	NC	28208
2016-126	07321617	MAHAR	SHANNON			1043 SYCAMORE GREEN PLACE		CHARLOTTE	NC	28202
2016-126	07321621	MAHESHWARI	SIDDHARTHA	SASHA K	ROBINSON	1027 SYCAMORE GREEN PL		CHARLOTTE	NC	28202
2016-126	07321630	MATOS	NICOLE			135 S SYCAMORE ST #6		CHARLOTTE	NC	28208
2016-126	07321504	MCDOWELL	LINDA A			1012 GROVE ST		CHARLOTTE	NC	28202
2016-126	07321503	MORGAN	RUFUS E			915 HETTY HILL ST		GAFFNEY	SC	29340
2016-126	07321502	NOBEL INVESTMENTS LLC				230 W 24TH ST		CHARLOTTE	NC	28206
2016-126	07321623	PERNO	ALFRED	GERDA J	PERNO	7462 SKYE DR NORTH		JACKSONVILLE	FL	32221
2016-126	07321723	PIEDMONT NATURAL GAS CO	INC			PO. BOX 33068		CHARLOTTE	NC	28233
2016-126	07321604	RAGOR	TYLER	NATALIE	GORDON	1012 MARGARET BROWN ST		CHARLOTTE	NC	28202
2016-126	07321519	RAMUGLIA	ALEXANDER			1021 A W 4TH ST UNIT A		CHARLOTTE	NC	28202
2016-126	07321605	ROBINSON	DEBORAH E			1010 W 4TH ST		CHARLOTTE	NC	28202
2016-126	07321616	ROWL	ANDREW	WHITNEY J	ROWL	1049 SYCAMORE GREEN PL UNIT 14		CHARLOTTE	NC	28202
2016-126	07321628	SADUSKY	DANIEL	TAMATHA	ARBOGAST	127 S SYCAMORE ST #4-1		CHARLOTTE	NC	28202
2016-126	07321609	SCURRY-JOHNSON	LUCINDIA E			1077 SYCAMORE GREEN PL #7		CHARLOTTE	NC	28202
2016-126	07321516	SEBRALLA	BARRY P		BARRY P SEBRALLA	222 E CHESTNUT ST APT 18A		CHICAGO	IL	60611
2016-126	07321624	SHIU	EUGENE			1015 SYCAMORE GREEN PL #22		CHARLOTTE	NC	28202
2016-126	07321505	SINCLAIR	ARNETHA W		BY ENTIRETY	1008 GROVE ST		CHARLOTTE	NC	28202
2016-126	07321601	SINKOE BROTHERS				PO BOX 220268		CHARLOTTE	NC	28222
2016-126	07321606	SINKOE BROTHERS				PO BOX 220268		CHARLOTTE	NC	28222
2016-126	07321507	SMITH	J MARK	ANITA W	SMITH	PO BOX 36		NEWELL	NC	28126
2016-126	07321620	STANCOMBE	COREY			1031 SYCAMORE GREEN PL #18		CHARLOTTE	NC	28202
2016-126	07321701	SYCAMORE GREEN LLC				1005 W TRADE ST STE 3111		CHARLOTTE	NC	28202
2016-126	07321509	T HARDY INVESTMENT GROUP LLC				7709 HEATHERDALE CT		CHARLOTTE	NC	28262
2016-126	07321510	T HARDY INVESTMENT GROUP LLC				7709 HEATHERDALE CT		CHARLOTTE	NC	28262
2016-126	07321627	TAWHID	ASLAM	LATIFA	ABABSA	123 S SYCAMORE ST		CHARLOTTE	NC	28202
2016-126	07321511	THE COMMITTEE TO RESTORE AND PRESERVE THIRD WARD INC				1001 WEST 1ST ST	ATTN VIRGINIA S WOOLARD	CHARLOTTE	NC	28202
2016-126	07321625	TULASI	KAMESWAR RAO	LAKSHMI	TULASI	115 S SYCAMORE ST		CHARLOTTE	NC	28202
2016-126	07321619	VICK	CHARLES TAYLOR			1035 SYCAMORE GREEN PL #17		CHARLOTTE	NC	28202
2016-126	07321815	VSW PROPERTIES IRWIN AVENUE LLC				638 HEMPSTEAD PL		CHARLOTTE	NC	28207
2016-126	07321514	WASHINGTON	BUFORD H			915 GREENLEAF AVE		CHARLOTTE	NC	28202
2016-126	07321801	WOOLARD	MARGARET ANNE			PO. BOX 32294		CHARLOTTE	NC	28232
2016-126	07321629	YOUNTS	AMY			3643 ANNUN AVE		CHARLOTTE	NC	28209
2016-126	07321607	ZUPANIC	JOSEPH A JR	CARA	LAHTI	1000 W 4TH ST		CHARLOTTE	NC	28202
2016-126		MERLUN	DANIEL A.		ALEXANDER RICKS PLLC	4601 PARK RD., SUITE 580		CHARLOTTE	NC	28209
2016-126		ROBERTS	JENNIFER		MAYOR	600 EAST 4TH STREET		CHARLOTTE	NC	28202
2016-126		EISELT	JULIE		CITY COUNCIL	600 EAST 4TH STREET		CHARLOTTE	NC	28202
2016-126		MITCHELL JR.	JAMES		CITY COUNCIL	600 EAST 4TH STREET		CHARLOTTE	NC	28202
2016-126		AUSTIN	ALVIN		CITY COUNCIL	600 EAST 4TH STREET		CHARLOTTE	NC	28202
2016-126		PHIPPS	GREGORY		CITY COUNCIL	600 EAST 4TH STREET		CHARLOTTE	NC	28202
2016-126		SMITH	KENNY		CITY COUNCIL	600 EAST 4TH STREET		CHARLOTTE	NC	28202
2016-126		LYLES	VI		CITY COUNCIL	600 EAST 4TH STREET		CHARLOTTE	NC	28202
2016-126		FALLON	CLAIRE		CITY COUNCIL	600 EAST 4TH STREET		CHARLOTTE	NC	28202
2016-126		KINSEY	PATSY		CITY COUNCIL	600 EAST 4TH STREET		CHARLOTTE	NC	28202
2016-126		LAWAN	MAYFIELD		CITY COUNCIL	600 EAST 4TH STREET		CHARLOTTE	NC	28202
2016-126		AUTRY	JOHN		CITY COUNCIL	600 EAST 4TH STREET		CHARLOTTE	NC	28202
2016-126		DRIGGS	EDMUND		CITY COUNCIL	600 EAST 4TH STREET		CHARLOTTE	NC	28202

Exhibit B

Copy of Written Notice

[ See attached ]

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-126 – Luxury, LLC**

Subject: Rezoning Petition No. 2016-126  
Petitioner/Developer: Luxury, LLC  
Property: 0.27 acres at the corner of S. Sycamore Street  
and Margaret Brown Street;  
PINs 07321601, 07321602  
Existing Zoning: UR-1  
Rezoning Requested: UR-2(CD)  
**Date and Time of Meeting:** **Tuesday, September 27, 2016 at 6:00 pm**  
Location of Meeting: Greater Mount Moriah Primitive Baptist Church  
727 W. Trade Street  
Charlotte, NC 28202  
Date of Notice: Mailed on September 14, 2016

We are assisting Luxury, LLC (the "Petitioner") with a Rezoning Petition recently filed regarding a zoning change for two parcels of land consisting of approximately 0.27 acres (the "Site") located on the northeast corner of South Sycamore street and Margaret Brown Street consisting of two parcels of land. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone a two parcel 0.27 acre Site from UR-1 (Urban Residential-1 District) to UR-2(CD) (Urban Residential-2 District). The site plan associated with this rezoning request proposes to develop the Site with seven residential townhomes. The building has been designed to incorporate architectural features of adjacent new development projects and to address the historical heritage of the neighborhood.

The site plan associated with this rezoning petition proposes to develop the Site with a three-story building.

Parking for the proposed townhomes will be in on-site garages under the building facing internally to maintain the aesthetic nature of the building.

Access to the Site will be provided from Margaret Brown Street.

## **Community Meeting Date and Location**

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Tuesday, September 27, at 6:00 pm at Greater Mount Moriah Primitive Baptist Church located at 727 W. Trade Street, Charlotte, North Carolina 28202.** Representatives and the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Daniel Merlin (980-335-0713) or Zeb Moser (980-722-5713). Thank you.

cc: Mayor and Members of Charlotte City Council  
Solomon Fortune, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Zeb Moser, Luxity, LLC  
Daniel A. Merlin, Alexander Ricks, PLLC

Exhibit C

Community Meeting Sign-In Sheet

[ See attached ]

Luxity, LLC, Petitioner  
 Rezoning Petition No. 2016-126

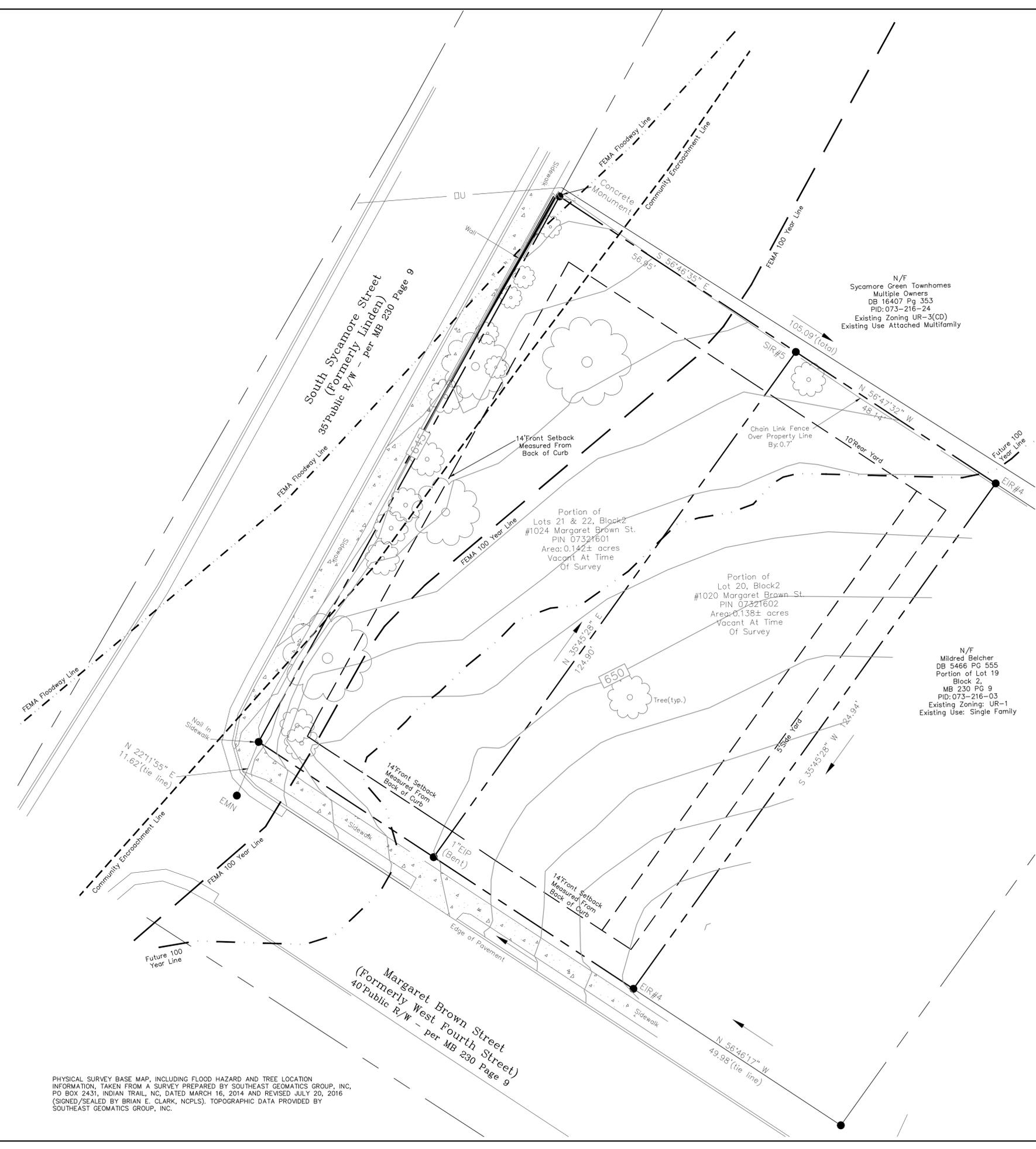
Community Meeting Sign-in Sheet

Greater Mount Moriah Primitive Baptist Church  
 727 W. Trade Street  
 Charlotte, NC 28202

Tuesday, September 14, 2016

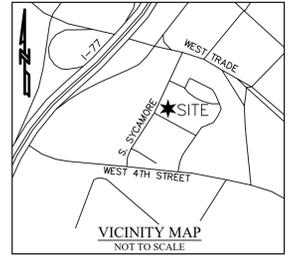
6:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Linda White	1012 Grove Street	704-372-0877	
2.	Rupert Morgan	1016 Grove St	704 264-7209	
3.	Richard Morgan	1016 Grove St	704-264-7204	
4.	Johnny White	1012 Grove St	704-372-0877	
5.	Ginny Woolard	215 S. Irwin Avenue	704-333-2158	
6.	Christy Baker	1016 Margaret Brown St	704-877-7568	ChristyBaker@ymail.com
7.	Madrid Baker	1016 Margaret Brown St	704-498-4907	
8.	Bethie Martin	508 Buntline Ford Rd	704-349-1172	
9.	Chris Ogunrinde	256 Victoria Avenue	704-488-8902	chris@urban-trends-properties.com
10.	Kellie Johnson	712 Westbrook Drive	704-334-4074	westward101@aol.com
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				



PHYSICAL SURVEY BASE MAP, INCLUDING FLOOD HAZARD AND TREE LOCATION INFORMATION, TAKEN FROM A SURVEY PREPARED BY SOUTHEAST GEOMATICS GROUP, INC., PO BOX 2431, INDIAN TRAIL, NC, DATED MARCH 16, 2014 AND REVISED JULY 20, 2016 (SIGNED/SEALED BY BRIAN E. CLARK, NCPLS). TOPOGRAPHIC DATA PROVIDED BY SOUTHEAST GEOMATICS GROUP, INC.

Luxity LLC  
Development Standards  
November 21, 2016  
Rezoning Petition No. 2016-126



**1. Development Data Table**

- **Acreage:** Approximately .267 acres
- **Tax Parcel #s:** 073-216-01 and 073-216-02
- **Existing Zoning:** UR-1
- **Proposed Zoning:** UR-2(CD)
- **Existing Uses:** Vacant land
- **Proposed Uses:** Seven (7) attached dwelling units together with accessory uses, as allowed in the UR-2 Zoning District.
- **Proposed Floor Area Ratio:** As allowed by the UR-2 Zoning District.
- **Maximum Building Height:** Building height will be limited to 3 stories excluding rooftop activities, not to exceed 40 feet
- **Parking:** Parking will comply with the minimum parking requirements of the UR-2 zoning district

**2. General Provisions**

- Site Location.** These Development Standards, the Technical Data Sheet, Site Plan and additional graphics set forth on the attached Sheets form this rezoning plan (collectively, the "Rezoning Plan") associated with the Rezoning Petition filed by Luxity LLC ("Petitioner") to accommodate the development of a townhome community on an approximately .267 acre site located on the northeast corner of South Sycamore Street and Margaret Brown Street (the "Site").
- 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 UR-2 zoning classification shall govern all development taking place on the Site.
- Graphics and Alterations.** 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. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the development and site elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance.

**3. Permitted Uses**

Subject to the restrictions and limitation described herein, the building constructed on the Site may be developed with up to seven (7) attached dwelling units, together with accessory uses allowed in the UR-2 Zoning District.

**4. Transportation**

- Access to the Site will be via Margaret Brown Street as generally depicted on the Rezoning Plan.
- Parking will be located under and next to the building as generally illustrated on the Site Plan.
- The placement and configuration of the vehicular access point from Margaret Brown Street is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Charlotte Department of Transportation in accordance with applicable published standards.
- The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation in accordance with its published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

**5. Architectural Standards**

- The building materials used on the building(s) constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits, and on handrails/railings.
- The illustrative building elevations including in this Rezoning Plan reflect an architectural style and a quality of the buildings that may be constructed on the Site. The actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved.
- All trash and recycling will be on-street roll out.
- All garages located on the Site will face the internal drive aisle.
- The four (4) dwelling units located along South Sycamore Street will include entrances/exits opening out to South Sycamore Street.
- Except as otherwise provided in these Development Standards, the building will be constructed and operated in accordance with the restrictions described in the Ordinance.

**6. Streetscape, Buffers and Landscaping**

- The structure depicted on the Site Plan will adhere to the setbacks, side and rear yards as indicated thereon. Side yard setbacks shall be no less than five feet (5'); rear yard setbacks shall be no less than ten feet (10') and front setbacks shall be no less than fourteen feet (14') in accordance with applicable requirements contained in the Ordinance.
- Streetscape improvements will include an eight (8) foot wide planting strip and six (6) foot wide sidewalk along South Sycamore Street and Margaret Brown Street.
- Meter banks, HVAC and related mechanical equipment will be screened where visible from public view at grade level. Screening requirements of the Ordinance will be met.

**7. Environmental Features**

- The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The Site shall comply with the City of Charlotte Tree Ordinance.

**8. Fire Protection** -- Reserved

**9. Lighting**

- All new detached and attached lighting shall be full cut-off type lighting fixtures; low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.

**10. Phasing**

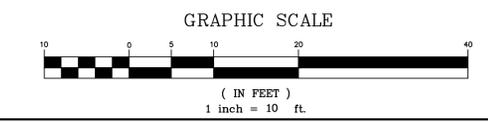
- The project will be developed in a single phase.

**11. Amendments to the Rezoning Plan**

- Amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then owner or owners of that portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

**12. Binding Effect of the Rezoning Application**

- 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 herein and 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.



MAP REF: DB 3906. PAGE 411

DATE	REV.

**GEOSCIENCE GROUP**  
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