

C1 FLOOD MAP
0 100' 200'

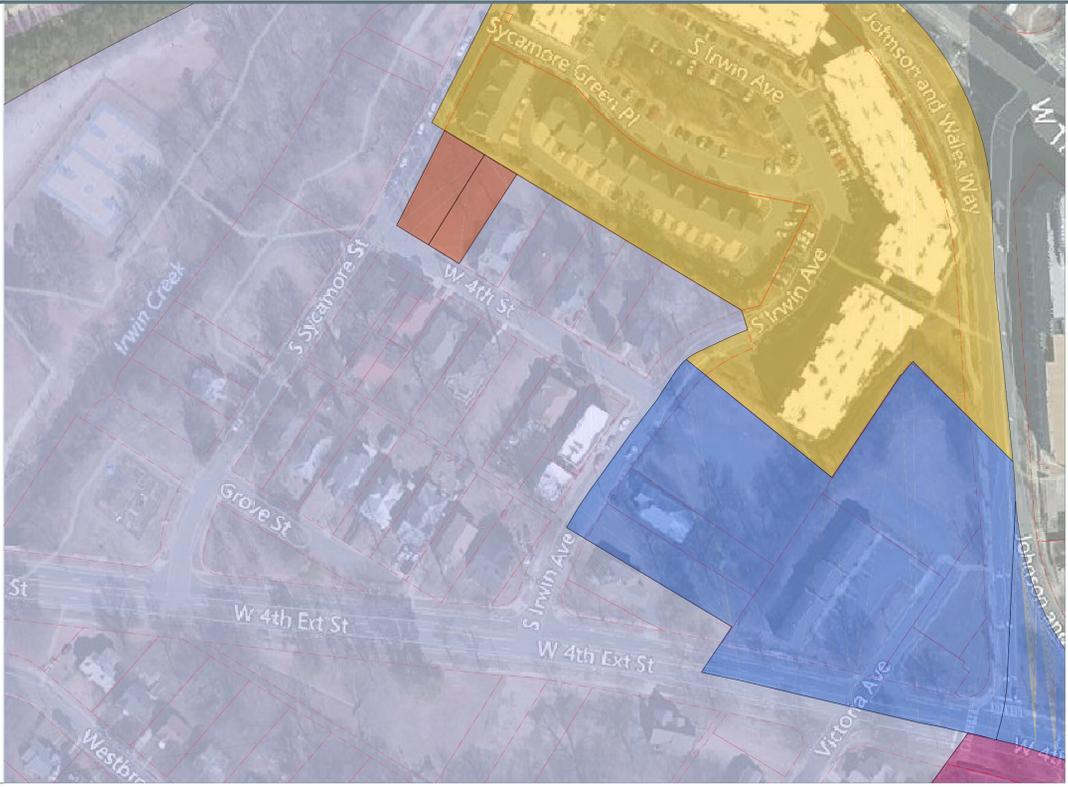
- Subject Property
- Adjacent Parcels
- FEMA Floodway
- Community Encroachment
- FEMA Existing 100yr Floodplain
- Future 100yr Floodplain

DEVELOPMENT STANDARDS

Luxity LLC
Development Standards
July 25, 2016
Rezoning Petition No. 2016-...

- 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
- 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. These instances would include changes to graphics if they are: (i) expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or, (ii) minor and don't materially change the overall design intent depicted on the Rezoning Plan, such as minor modifications to the configurations of the development areas, street dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or (iii) modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear/side yards or buffer areas, if applicable) indicated on the attached sheets; or (iv) modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan. The Planning Director will determine if such minor modifications are allowed per this amended

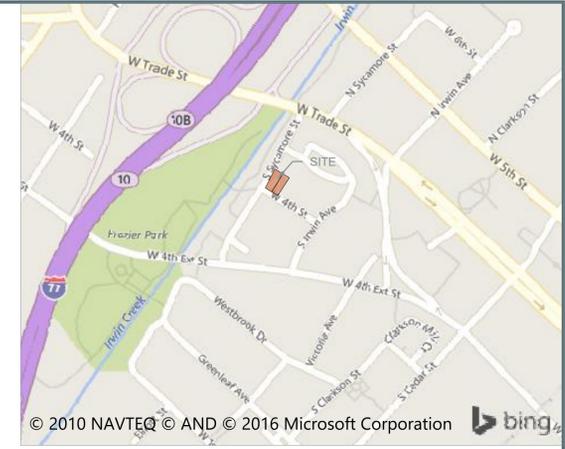


C3 ZONING MAP
0 100' 200'

- Number of Buildings. The total number of buildings to be developed on the Site will be limited to one (1), excluding any accessory buildings and structures. Accessory buildings and structures will be constructed using similar building materials, colors, architectural elements and designs as the principal building(s) located on the Site.
- 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.
- Transportation
 - Access to the Site will be via Margaret Brown Street as generally depicted on the Rezoning Plan.
 - Petitioner will improve pedestrian areas along South Sycamore Street and Margaret Brown Street with planting strip and sidewalk in accordance with the streetscape improvement plan required by the Ordinance as generally depicted on the Site 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.
- 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.
- 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 be generally as depicted on the Site Plan attached hereto and will comply with all UR-2 standards.
 - Along the Site's internal parking area, the Petitioner will provide a sidewalk that links to the sidewalk along Margaret Brown Street in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be 6 feet.
 - 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.
 - 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.
- 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.
- Fire Protection -- Reserved
- 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.
- Phasing



D5 LOCATION MAP
0 500' 1000'

- Zoning
- Subject Property
- Zoning_Chlotte
- I-1
- MUDD
- MUDD-O
- UR-1
- UR-2
- UR-3
- UR-3(CD)
- Adjacent Parcels

SITE DATA

PETITIONER:	LUXITY, LLC 2301 W. MOREHEAD ST. STE. A CHARLOTTE, NC 28208
PROPERTY OWNER :	PID: 073-216-01 SINKOE BROTHERS PO BOX 220268 CHARLOTTE, NC 28222
REZONING SITE AREA:	0.2792 ACRES ±
TAX PARCEL #:	073-216-01 073-216-02
EXISTING ZONING:	UR-1
PROPOSED ZONING:	UR-2 (CD)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-FAMILY
NUMBER OF UNITS:	7
PROPOSED DENSITY:	25.1
SIDE YARD SETBACK:	5'
REAR YARD SETBACK:	20'
FRONT SETBACK:	14' FROM BACK OF CURB
GIS DATA:	CHARLOTTE/MECKLENBURG
SURVEY DATA:	SOUTH EAST GEOMATICS GROUP, INC.



DATE:	2016-07-22
PROJECT ENGINEER:	BRAD JOHNSON, PE
DWN BY:	BRJ
PROJECT PHASE:	ZONING PETITION
PROJECT MILESTONE:	
PROJECT NUMBER:	10181050
FILE NAME:	C:\161005C-01.dwg

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LUXITY, LLC
2301 W. MOREHEAD ST. STE. A
CHARLOTTE, NC 28208

1020 & 1024 MARGARET BROWN
REZONING
PETITION NUMBER: 2016-XXX
TECHNICAL DATA
SHEET

SHEET IDENTIFICATION
C101



C1 TYPICAL ELEVATION



A1 SCHEMATIC PLAN



PROJECT MANAGEMENT
ENGINEERING
ENTITLEMENT

1100 Camden Road
Suite 107-152
Charlotte, NC 28203-4699
NC FIRM # 1342
ph. 704.916.9122
e. info@pe-engineers.com



DATE:	2016-07-22
PROJECT ENGINEER:	BRAD JOHNSON, PE
DWN BY:	BKJ
PROJECT PHASE:	ZONING PETITION
SUBMITTED BY:	SYCAMORE GREEN CONDOMINIUM, LLC
PROJECT MILESTONE:	SCHEMATIC SITE PLAN & TYPICAL ELEVATION
PROJECT NUMBER:	10161601
ARCH D:	
FILE NAME:	C:\10161601\C101.dwg
PLOT SCALE:	1"=10'-0"

PROJECT ENGINEER:
BRAD JOHNSON, PE

DWN BY:
BKJ

PROJECT PHASE:
ZONING PETITION

SUBMITTED BY:
SYCAMORE GREEN CONDOMINIUM, LLC

PROJECT MILESTONE:
SCHEMATIC SITE PLAN & TYPICAL ELEVATION

PROJECT NUMBER:
10161601

ARCH D:

FILE NAME:
C:\10161601\C101.dwg

PLOT SCALE:
1"=10'-0"

LUXITY, LLC
2310 W. MOREHEAD ST. STE. A
CHARLOTTE, NC 28208

1020 & 1024 MARGARET BROWN
REZONING
PETITION NUMBER: 2016-XXX
SCHEMATIC SITE PLAN &
TYPICAL ELEVATION

SHEET
IDENTIFICATION
C102