SITE DEVELOPMENT DATA

ACREAGE: +/- 5.47 ACRES
TAX PARCEL: 089-12-102
EXISTING ZONING: B-2 (CD)
PROPOSED ZONING: TOD-RO
EXISTING USES: VACANT
PROPOSED USES: RESIDENTIAL

TOD-RO ZONING SUMMARY

DISTANCE TO PROPOSED LIGHT RAIL STATION: .4 MILES
MAXIMUM BUILDING HEIGHT: 40 FEET AT RESIDENTIAL ZONING, INCREASING BY 1 FT PER EVERY 10 FT TO A MAXIMUM OF 120' PER ZONING ORDINANCE 9.1208 (3). HOWEVER, PER DEVELOPMENT STANDARDS OF THIS PLAN (SEE RZ-3); THE MAXIMUM BUILDING HEIGHT IN STORIES IS FOUR STORIES AND THE MAXIMUM HEIGHT IN FEET IS 56 FEET.
MINIMUM FRONT SETBACK: 20' BUILDING SETBACK ALONG PUBLIC ROADS.
MINIMUM REAR YARD: 20' ABUTTING RESIDENTIAL ZONING PER ZONING ORDINANCE 9.1208 (2).
BUFFER YARD: 10' ABUTTING RESIDENTIAL ZONING PER ZONING ORDINANCE 9.1208 (8)(B).
DEVELOPMENT STANDARDS

JANUARY 19, 2016

GENERAL PROVISIONS

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by NRP Properties, LLC to accommodate the Development of a Multi-Family Residential Community on land approximately 17.1 acres located on the east side of Northchase Drive, north of the intersection of Northchase Drive and the proposed new public street titled "DEE," which is in conformity with the City's Comprehensive Plan and the applicable provisions of the Charlotte Zoning Ordinance.

The Development Standards were prepared by the Consulting Engineers on behalf of NRP Properties, LLC. The Development Standards are intended to govern the Development and Use of the Site. They are subject to the terms of a Development Agreement and are used to supplement the provisions of the Rezoning Plan associated with the Rezoning Petition. The Development Standards are applicable to the Site as of the date this Rezoning Petition is approved.

The Development Standards are subject to minor alterations and modifications during the Design Development and Construction Document Phases.

The Development Standards may be modified by the City of Charlotte in the manner provided under the Ordinance. The Development Standards may not be altered or amended by the Petitioner or any successor in interest without approval of the City of Charlotte.

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 Development of the Site shall be in accordance with the Rezoning Plan as subject to Section 5.61.6 of the Ordinance.

The Development Standards may be applied for by the Petitioner or the Owners of the Site in accordance with the Provisions of Chapter 5.61 of the Ordinance.

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