**Development Data:**

- **Tax Parcels:** #175-904-44, 45, 46, 47, 48
- **Site Area:** 2.926 acres
- **Current Zoning:** R-2
- **Proposed Zoning:** UR-2(CD)
- **Proposed Use:** Single-family attached residences (for-sale)
- **Total # Units:** 29 D.U.
- **Max. Building HT:** 45 feet
- **Parking (min.):** per UR-2 Ordinance

**Development Standards:**

1. Clear Development Standards: A copy of the Development Standards are included in the Rezoning Petition Plan. All future developments shall comply with the Development Standards. These standards are intended to ensure the compatibility of new development with the existing neighborhood character.

2. Site Design: The site shall be designed in accordance with the Development Standards. The site design shall include appropriate landscaping, buffers, and access to public sidewalks.

3. Building Design: All new buildings shall be designed in accordance with the Development Standards. The design shall be compatible with the existing neighborhood character.

4. Architectural Standards: The architectural style of new buildings shall be consistent with the existing neighborhood character.

5. Parking: The site shall comply with the Development Standards regarding parking facilities.

6. Easements: All easements shall be in accordance with the Development Standards.

7. Subdivision Standards: The site shall comply with the Development Standards regarding subdivision.

8. Stormwater Management: The site shall comply with the Development Standards regarding stormwater management.

9. Other Requirements: The site shall comply with any other applicable requirements.

**Capital Land Partners**
2907 Providence Rd
Ste 350
Charlotte, NC 28205
704.525.4138

**Runnymede City Homes**

**Rezoning Site Plan**
Petition 2016

**Project Number:**

- **Designed by:**
- **Drawn by:**
- **Drawn Date:** 1/20/2017

**RZ-1**