3620 PARK RD. MULTI-FAMILY
REZONING PETITION No. 2017-070

NOTE: PETITIONER TO WORK WITH PLANNING AND CDOT TO ADDRESS DRIVEWAY SLOPE THROUGH SIDEWALK TO ENSURE PEDESTRIAN ACCESSIBILITY LONG THE SIDEWALK EDGE.

**NOTE: ALTERNATIVE STREETSCAPE IS BEING REQUESTED AND WOULD BE SUBJECT TO APPROVAL BY THE PLANNING DIRECTOR.**

PROPOSED PUBLIC STREET SECTION

PROPOSED PRIVATE STREET

PRIVATE DRIVEWAY

PROPOSED LAYOUT

PROPERTY LINE

(INCLUDING 8' PLANTING STRIP)

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V. Accessory Uses

1. The Petitioner shall provide space for unenclosed accessory uses relating thereto that are allowed in the UR-2 (CD) zoning district.

2. Permitted Uses

   a. Accessory exterior building materials, which materials are approved by the Planning Director.

   b. Accessory uses that are allowed in Chapter 6 of the Ordinance provided that these accessory uses are designed and that the dedication for the required easements or other dedications is subject to the provisions of Chapter 6 of the Ordinance. Alterations or modifications to the Rezoning Plan are subject to Section 6.07 of the Ordinance.

VI. Environmental Features

The Petitioner shall comply with the City of Charlotte Tree Ordinance.

VII. Lighting

1. All functioning outdoor fixtures installed on the Site shall be decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting shall be fully capped and shielded and the illumination does not exceed sixty degrees and does not extend past any property line of the Site.

2. The maximum height of any pedestrian-scaled, functioning outdoor fixture installed on the Site, including its base, shall not exceed twenty four (24) inches.

3. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and directionally directed.

VIII. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

IX. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards with regard to the provisions of the Ordinance, including, but not limited to, those found in the Rezoning Plan, are binding on the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms “Permitted” and “Omitted” or “Omitted” shall be deemed to include the latter designations, personal representatives, successors in interest and assigns of the Petitioner or owner or owner of any part of the Site who may be entitled to any future development benefits.

Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.