SITE DEVELOPMENT DATA

ACREAGE: ± 2.22 ACRES
TAX PARCEL #: 149-144-37
EXISTING ZONING: R-4
PROPOSED ZONING: UR-2(CD)

EXISTING USES: SINGLE FAMILY RESIDENTIAL, VACANT
PROPOSED USES: 19 SINGLE FAMILY ATTACHED UNITS

VICINITY MAP

ACREAGE: ± 2.22 ACRES
TAX PARCEL #: 149-144-37
EXISTING ZONING: R-4
PROPOSED ZONING: UR-2(CD)

EXISTING USES: SINGLE FAMILY RESIDENTIAL, VACANT
PROPOSED USES: 19 SINGLE FAMILY ATTACHED UNITS
NOTE: ARCHITECTURAL REPRESENTATIONS ARE SCHEMATIC IN NATURE AND SUBJECT TO FINAL DESIGN
Development Data Table

- Site Area: 2.22 acres
- Tax Parcels: 20-2010-00
- Existing Zoning: M-2
- Proposed Zoning: C-20
- Existing Use: Light Commercial
- Proposed Use: Freestanding
- Minimum Setback (Internal Street): 14' from Back-of-Curb
- Minimum Setback (Park Road): 20'
- Minimum Rear Yard: 30'
- Minimum Side Yard: 15'
- Total Site Parking: Will meet or exceed parking requirements for UR-2 district

5. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Saussy Barbara, LLC. The Rezoning Plan is to be used for the development of a residential community on the approximately 2.2-acre site located at 3620 Park Road, which is more particularly limited by the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 109-189-32.

2. 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 "Ordinance").

3. Unless the Rezoning Plan or these Development Standards conflict with more stringent standards, the regulations established under the Ordinance for the UR-2 Dare residential district shall govern the development and use of the Site.

4. Factors amendments to modifications in the Rezoning Plan and/or these Development Standards may be applied for by the Petitioner or the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations or modifications to the Rezoning Plan are subject to Section 22-27 of the Ordinance.

5. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 26 townhouse units and to any incidental and accessory uses relating thereto that are located in the R-3 (UDZ) zoning district.

III. Transportation

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan are subject to any further modifications required to accommodate final site and construction plans and any adjustments required by CDOT for approval.

2. As depicted on the Rezoning Plans, the Site's frontage will be served by public and private streets.

- The public street shall be a 2-lane, 2-way, minimum 30-foot wide road. The road shall be an extension of the sidewalk along the southern side of the public street and the dedication of additional right-of-way may be required if this street will be extended to the point where the roadway shall meet the opening of Park Road. However, this does not mean the dedication of any additional public street property.

- The private street shall be a 14-foot wide road. This street shall be dedicated to the City of Charlotte by the Petitioner and the dedication shall exist along the south side of the Site.

- The Petitioner shall be responsible for the right-of-way and streets along the southern side of the Site.

3. As depicted on the Rezoning Plans, the Petitioner shall construct public streets.

4. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may include various tree types.

5. Prior to the issuance of a certificate of occupancy, no new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte, subject to reservation of any necessary utility easements, a portion of the Site immediately adjacent to the public street to be used as a public street.

6. Petitioner shall provide whatever reasonable improvements before the Site's first building certificate of occupancy is issued.

- Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event a minor environmental review is deemed necessary by CDOT, or completion is not achieved at the time the Petitioner seeks to obtain a certificate of occupancy for the first building, the Petitioner will be deemed to have substantially completed the improvements described herein.

IV. Architectural Standards

1. Suburban or rural design characteristics shall be maintained, and no buildings shall be built that will stand out in the community.

2. All buildings shall conform to the Architectural Standards set forth herein provided, however, in the event a minor environmental review is deemed necessary by CDOT, or completion is not achieved at the time the Petitioner seeks to obtain a certificate of occupancy for the first building, the Petitioner will be deemed to have substantially completed the improvements described herein.

3. The maximum height of the single family attached dwelling units to be located on the Site shall be 3 stories.

4. The maximum height of each single family attached dwelling unit to be located on the Site shall be fifty (50) feet as measured from the average house grade at the base of each single family attached dwelling unit, with height shown as generally depicted on the Rezoning Plan.

5. All residential entrances within 15 feet of the sidwalk shall be raised from the average sidewalk grade a minimum of 6 inches.

6. Pitched roofs, if provided, shall be symmetrically placed no less than 5'-2", except that roofs for porches and attached sheds may be no less than 2'-2" in a flat and architected style as completed.

7. Signs shall not extend from the street above 6 feet for any sign or structure other than a flat roof architectural style.

8. Minimum setbacks shall be a minimum of 20 feet for any sign or structure unless a flat roof architectural style.

9. Pedestrian sidewalks shall be provided in all collecting streets to connect all residential entrances to sidewalks along public and private streets.

10. All pedestrian sidewalks and walls shall be constructed with materials approved by the Planning Director.

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

12. The Petitioner shall be responsible for any and all sidewalks and signs associated with the Site.

13. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

14. The Petitioner shall be required to submit a lighting plan to the City of Charlotte for approval.

15. The Petitioner shall be responsible for any and all sidewalks and signs associated with the Site.

16. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

VIII. Amendments to Rezoning Plan

Futur amendments to the Rezoning Plan and these Development Standards may be applied for by the Petitioner or Owner of a permitted Use within the Site and 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 will, unless amended or modified in any future development thereof, bind the Petitioner and subsequent owners of the Site and their respective successors and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the trustee, deed of trust, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

Any reference to the Ordinance herein shall be deemed to refer to the most recent version of the Ordinance as of the date this Rezoning Petition is approved.

223 N Graham Street Charlotte, NC  28202