II. Parking:

1. The Petitioner may provide on-street parking along the Site’s frontage of East 36th Street, as shown on the Rezoning Plan.

3. Any parking features attached to the building to be constructed on the site shall be decorative, capped, and纵深 directed.

5. General Provisions:

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Saussy Burbank, LLC. The Petitioner is accustomed to the development of a residential community on approximately 1.05 acre site located on the northeast side of East 36th Street, more particularly depicted as the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Number 019-091-02.

2. Development of the Site shall 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 establish more stringent standards, the regulations established under the Ordinance for the R-2 zoning district shall govern the development of the Site.

4. The development and uses depicted in the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, location and size of the development and site elements depicted by the Rezoning Plan are graphic representations of the proposed development and site elements, and shall be subject to modification as may be deemed necessary by the City to achieve the intent of the Rezoning Plan and the Development Standards. Provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site, in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

The Site may be devoted only to a residential community consisting of a maximum of 22 townhome units and to any incidental and accessory uses existing therein that are allowed in the R-2 zoning district.

III. Transportation:

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points shown on the Rezoning Plan are subject to any adopt amendments required to accommodate final site and construction plans and designs and to any adjustments required by CDX or its successors.

2. As depicted on the Rezoning Plan, the Site will be served by internal private drives, and minor adjustments to the locations of the internal private drives are permitted.

3. The Petitioner may provide convenient parking along the Site’s frontage of East 36th Street, as shown on the Rezoning Plan.

4. On-street, covered, or attached garages shall be provided for all of the residential units.

5. Detached storage buildings, 10’ x 10’ maximum dimensions, shall be attached to the building, as depicted on the Rezoning Plan.

6. Porches and stoops shall be a minimum feature of the building design and be located on the front and sides of the building. Entries on the front porches shall be centered and at least six (6) feet deep. Steps and entry level porches may be covered.

7. All connected units facing a public or private street shall have a porch or stoop that spans a portion of the front and sides of the unit or provide wall or window elevation that meets the minimum height requirements of the Code (20’ feet) on all building levels.

8. The Petitioner shall institute the visual impact of any garage doors visible from the public or private streets by providing a 12 x 24 inch setback from the front wall plane and adding additional architectural treatments such as transom windows or projecting elements over the garage doors opening.

9. Buildings of at least five (5) feet in width shall be provided to connect all residential units to sidewalks along public and private streets.

10. Telephone boxes should be located to six (6) Individual units or fewer.

11. The Petitioner shall provide a minimum width of eight (8) feet in building strip and a minimum width of the Site’s frontage on East 36th Street.