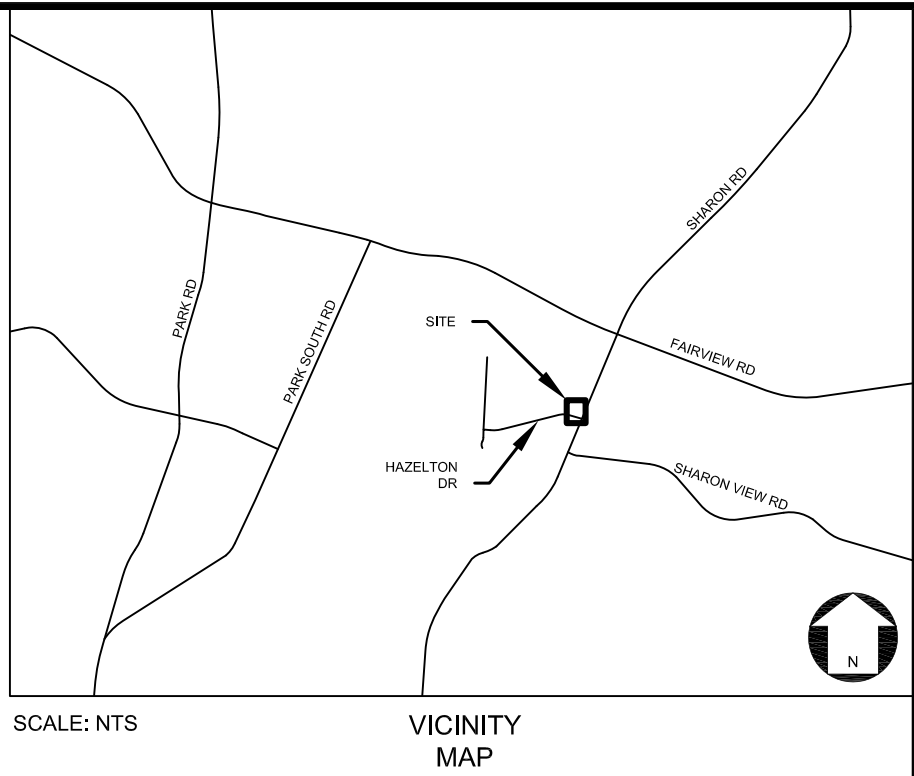
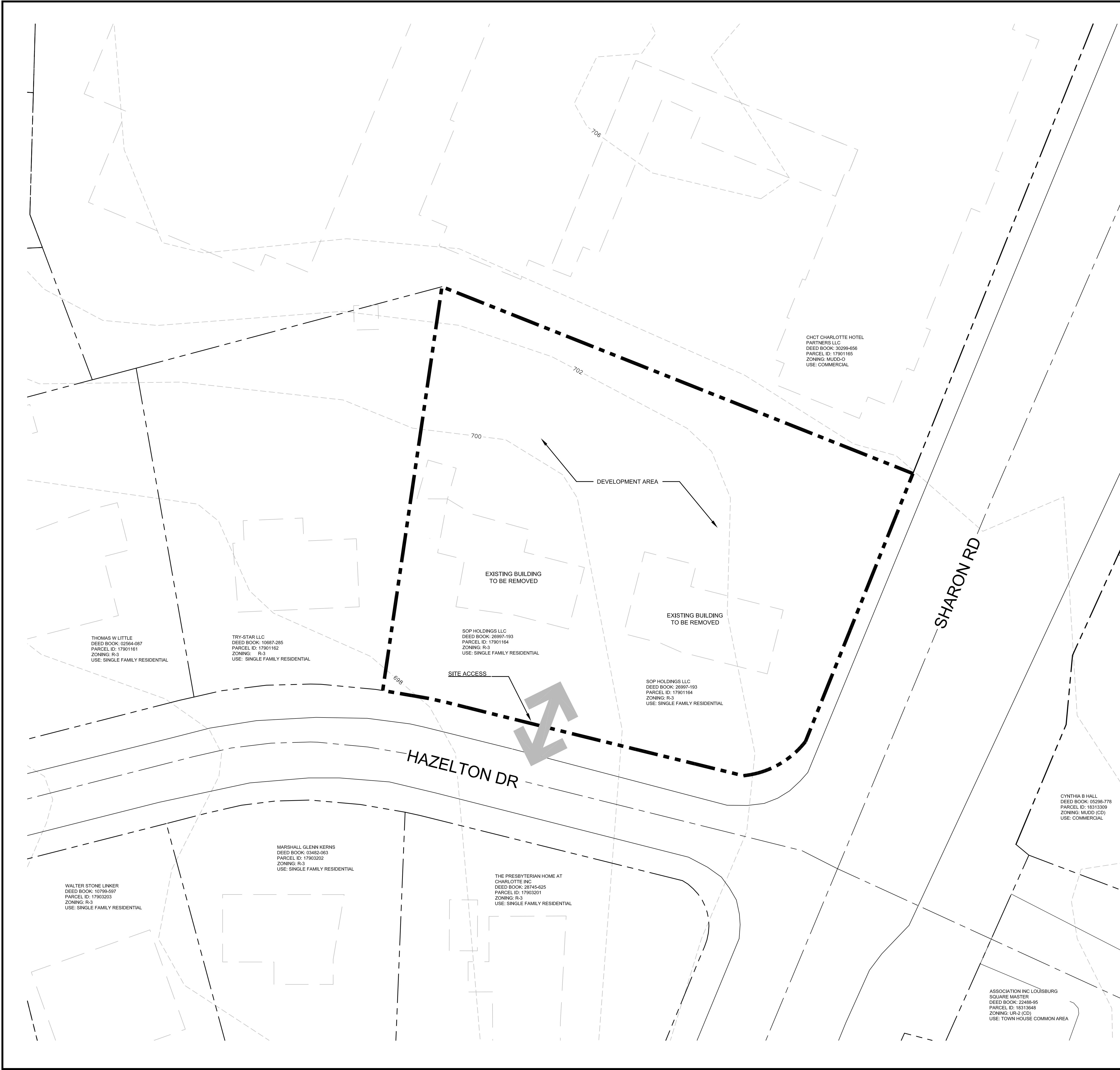


P:\2016 Jobs\16037 - Hazelton Drive Townhomes - HHS\hshaw\CAD\Schematic Planning\16037 Rezoning Base.dwg



DEVELOPMENT STANDARDS

- I. 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") to accommodate the development of a residential community on that approximately 0.7 acre site located on the northwest intersection of Sharon Road and Hazelton Drive, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 179-011-63 and 179-011-64.
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 establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
4. The development and uses depicted on 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, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this 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.
- II. Permitted Uses**
- The Site may be devoted only to a residential community containing a maximum of eight (8) townhome units and any incidental and accessory uses relating thereto that are allowed in the UR-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 point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- IV. Architectural Standards**
1. Preferred Exterior Building Materials: All principal and accessory buildings abutting a public or private street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other material approved by the Planning Director.
2. Prohibited Exterior Building Materials:
- i. Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - ii. Concrete Masonry Units not architecturally finished.
3. To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of eight (8) inches.
4. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
5. All end units that face Hazelton Drive shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to fifteen (15) feet on all building levels.
6. Townhouse buildings should be limited to eight (8) individual units or fewer.
- V. Streetscape and Landscaping**
1. The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along all proposed public and private streets.
2. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.
- VI. Open Space**
- The Petitioner shall comply with tree save requirements.
- VII. Lighting**
1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
3. 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**
- 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 will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, 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.

This Plan Is A Preliminary Design.
NOT Released For Construction.

REVISIONS:			
No.	Date	By	Description

Landworks
Design Group, P.A.
7821 Little Avenue, Suite III
Charlotte, NC 28226
704-441-6804 fax 704-441-6804

HAZELTON DRIVE SITE
CHARLOTTE, NC
PETITIONER: SAUSSY BURBANK, LLC

REZONING
SITE PLAN
REZONING PETITION:
2017-XX

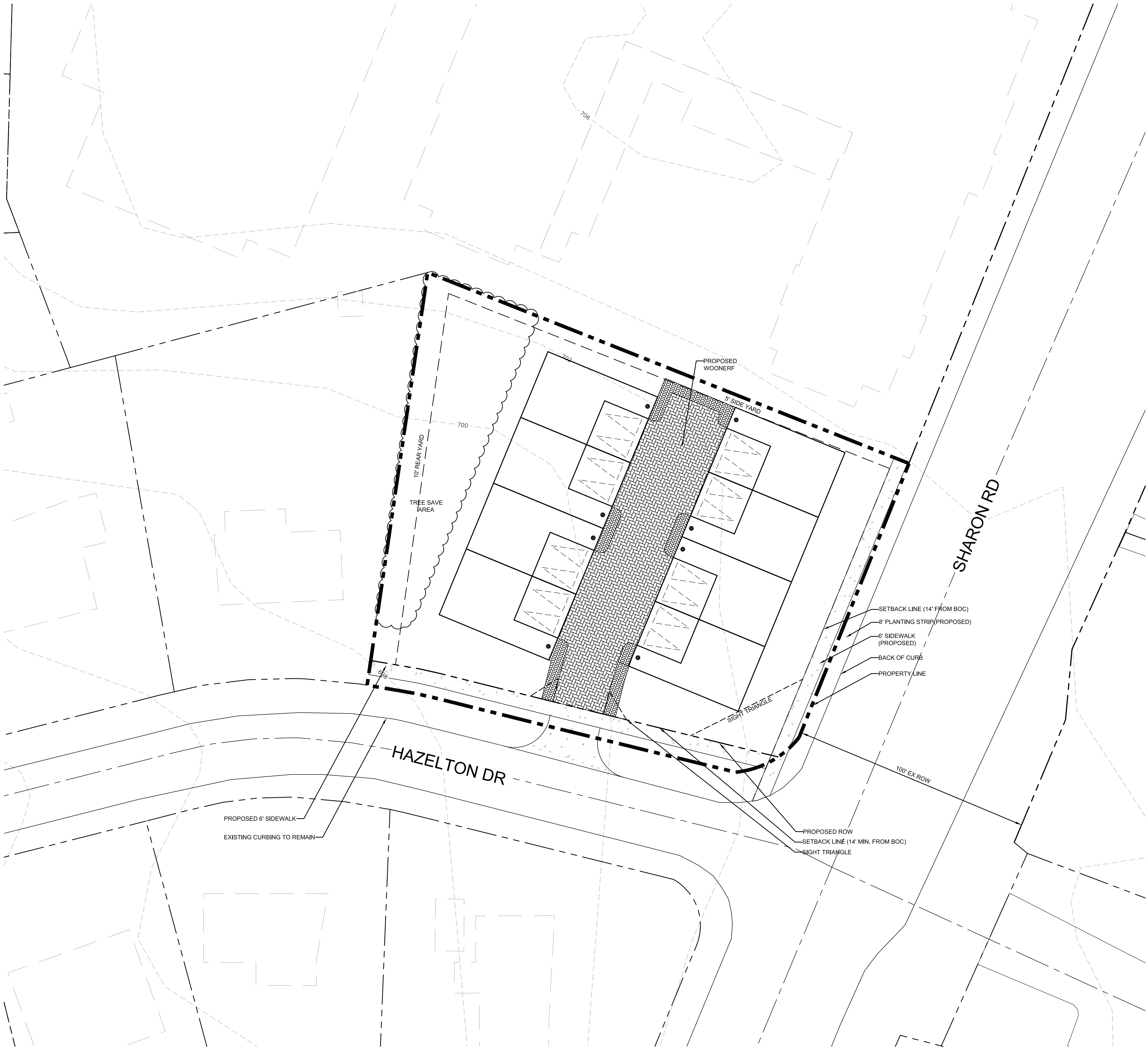
CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL
Drawn By: SCJ
Checked By: MDL
Date: 8/15/17
Project Number: 16037
Sheet Number:

RZ-1

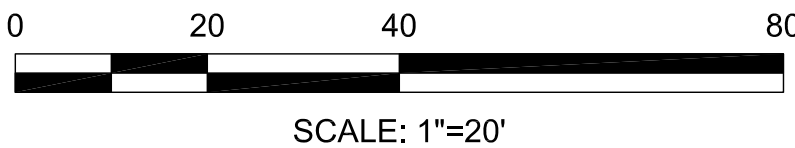
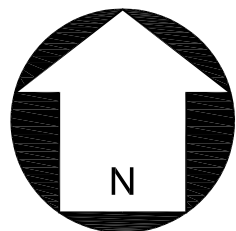
SHEET #1 OF 2

P:\2016 Jobs\16037 - Hazelton Drive Townhomes - Hittshaw\CAD\Schematic Planning\16037 Rezoning Base.dwg



DEVELOPMENT DATA:	
SITE AREA:	+/- 0.7 acres
TAX PARCELS:	179-011-63 & 179-011-64
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	RESIDENTIAL
PROPOSED USES:	UP TO 8 TOWNHOME UNITS
DENSITY PROPOSED:	11.11 UNITS / AC
SETBACK:	14' FROM BOC PER ADOPTED STREETSCAPE PLAN
MIN. SIDE YARD:	5'
REAR YARD:	10'
PROPOSED BUILDING HEIGHT:	50' RIDGE HEIGHT FROM FINISH FLOOR ELEVATION OF FIRST FLOOR.
PARKING REQUIRED:	1.5 SPACES/UNIT
PARKING PROVIDED:	2 SPACES/UNIT (PLUS ON-STREET)
PRIVATE OPEN SPACE REQUIRED:	400 SF/UNIT
TREE SAVE:	15% REQUIRED
PCCO:	PER ORDINANCE (NONE ANTICIPATED)

This Plan Is A Preliminary Design. NOT Released For Construction.



REVISIONS:			
No.	Date	By	Description



HAZELTON DRIVE SITE
CHARLOTTE, NC
PETITIONER: SAUSSY BURBANK, LLC

REZONING
SITE PLAN

REZONING PETITION:
2017-XX

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL

Drawn By: SCJ

Checked By: MDL

Date: 8/15/17

Project Number: 16037

Sheet Number:

RZ-1