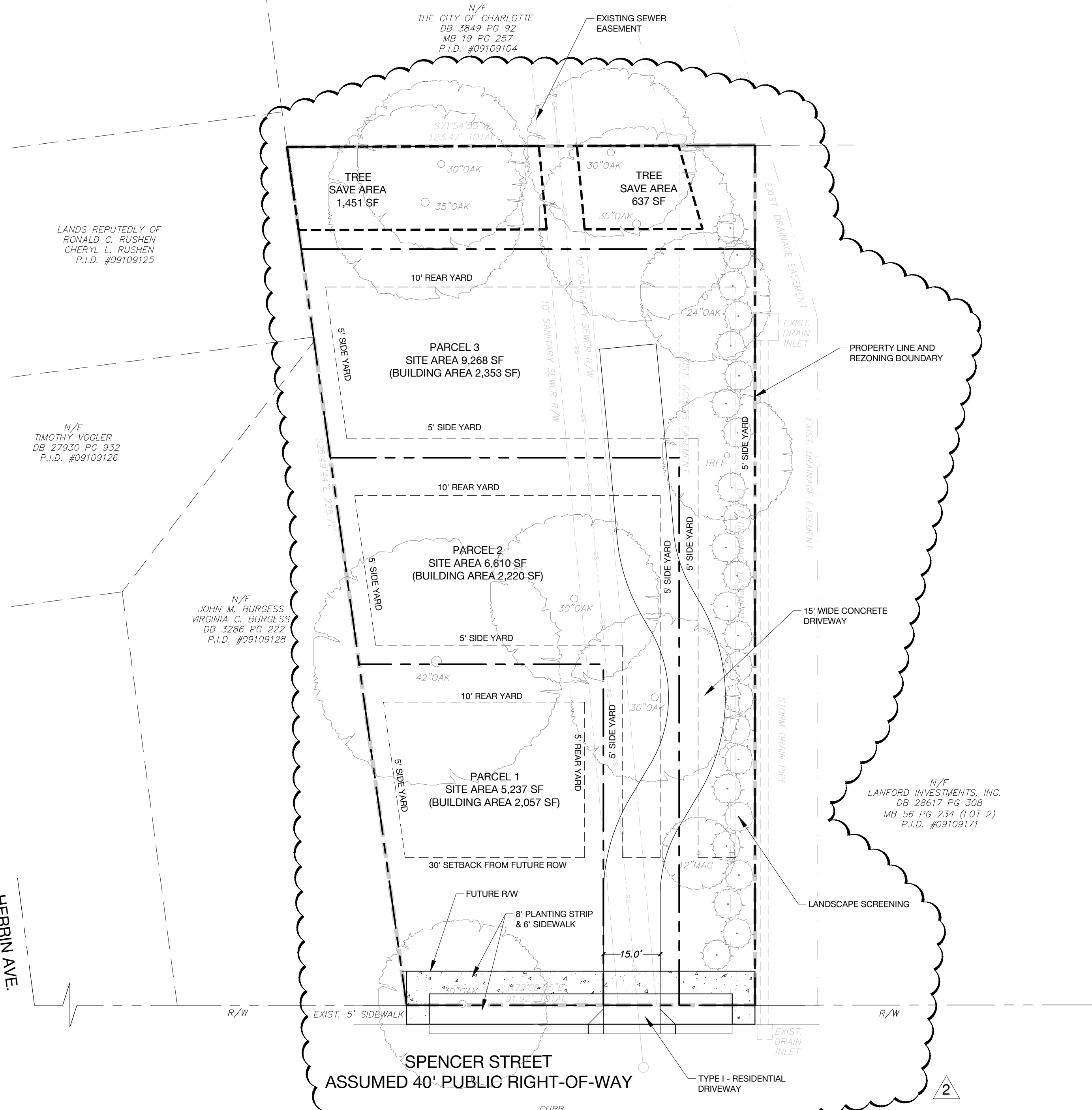


DEVELOPMENT SUMMARY	
TAX PARCEL ID:	091-091-29
TOTAL SITE AREA:	±0.561 ACRES
ZONING:	
EXISTING:	R-5
PROPOSED:	UR-2(CD)
PROPOSED USE:	UP TO (3) SINGLE FAMILY DETACHED UNITS
DENSITY:	5.2 DUA
MAX BUILDING HEIGHT:	40' (3 STORIES)
PARKING:	
REQUIRED:	MIN. 1, MAX. 2 SP/UNIT
PROVIDED:	2 SPACES PER UNIT



Development Standards

- A. General Provisions
 - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Jason Idilbi ("Petitioner") to accommodate the development of three single family detached residential units on that approximately 0.540-acre site located on the south side of Spencer Street, west of the intersection of Spencer Street and Herrin Avenue, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 091-091-29.
 - 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").
 - 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.
 - Future amendments or modifications to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations or modifications to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
 - Lot orientation shall be governed by the City of Charlotte Zoning Ordinance. Parcel 1, 2, and 3 shall provide a 30' setback measured from the future Spencer Street right of way, provide a 10' rear yard and 5' side yard as illustrated on the site plan.
- B. Permitted Uses
 - The Site may be devoted only to a maximum of three (3) detached residential dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
- C. Transportation
 - Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site access and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
 - The Petitioner shall provide additional right of way dedication on site as measured from the existing Spencer Street back of curb to provide for the City standard 8' landscape strip and 6' sidewalk. Petitioner commits to building this 8' landscape strip and 6' sidewalk as illustrated within the site plan.
- D. Architectural Standards
 - The residential structures on Site may use a variety of building materials. The building materials available for use will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, wood, painted wood, cementitious siding (such as Hardi-plank), and EIFS.
- E. Streetscape/Landscaping
 - The petitioner shall comply with the City of Charlotte Tree Ordinance
 - The petitioner shall provide a semi-opaque landscape screen along the western property line on Site. Materials utilized for screening may include a combination of the following: evergreen and deciduous trees, evergreen and deciduous shrubs and wooden fencing.
 - The petitioner has provided a tree survey of all existing trees on the site including those located within the Spencer Street right of way. Existing trees are illustrated on the site plan.
- F. Lighting
 - All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and 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.
 - Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.
- G. Binding Effect of the Rezoning Documents and Definitions
 - If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners 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 requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

Jason Idilbi

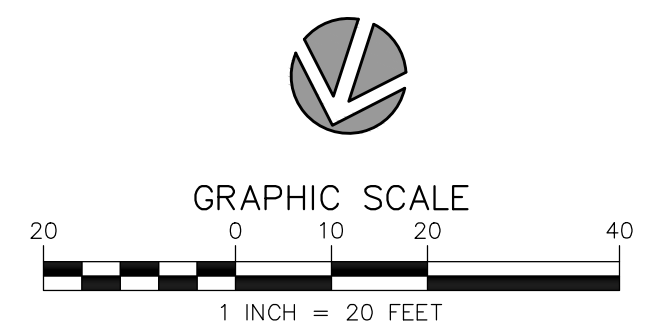
3346 Spencer St.

Rezoning Site Plan
Charlotte, North Carolina

NO.	DATE:	BY:	REVISIONS:
1	02.26.18	UDP	PER CITY COMMENTS
2	06.05.18	UDP	PER CITY COMMENTS

Project No: 17-009
Date: 02.26.2018
Designed by: udp
Drawn By: udp
Scale: 1"=20'
Sheet No:

RZ-1.0



REZONING PETITION #2018-023