

**SURVEY DISCLAIMER**  
BACKGROUND INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS AND PLANNING TRCS.

**LEGEND**

SYMBOL

	PROPOSED REZONING BOUNDARY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	APPROXIMATE VEHICULAR CONNECTIONS
	PROPOSED LANDSCAPE BUFFER
	PROPOSED TREE SAVE AREA

**SITE DATA:**

TOTAL SITE ACREAGE: +/- 0.764 AC

TAX PARCELS: 15716201, 15716202, 15716203, 15716204

PROPOSED ZONING: O-1

EXISTING ZONING: R-17MF

EXISTING USES: SINGLE FAMILY

\*REFER TO DEVELOPMENT STANDARD NOTES ON THIS SHEET FOR FURTHER INFORMATION.

**REVISIONS**

NO.	DATE	DESCRIPTION

Disclaimer ©2017: Information contained in this document is the property of Bloc Design, PLLC, and the project client listed on this document. The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.



**ISSUED FOR CONSTRUCTION**

MANAGING PARTNER (PE): \_\_\_\_\_ DATE: \_\_\_\_\_

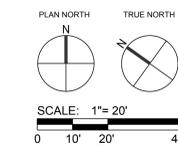
MANAGING PARTNER (LA): \_\_\_\_\_ DATE: \_\_\_\_\_

CIVIL ENGINEER/DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_

LANDS ARCHITECT/DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**Craig Ave Rezoning**  
4101-4113 Craig Ave  
Charlotte, NC 28211

**REZONING PETITION #:**  
2018-058



DATE: 04/20/18 MPIC: WLL  
DRAWN BY: ESB CHECKED BY: CCB/HKG  
PROJECT NUMBER: 00433.00

SCALE: 1"=20'  
TITLE: DEVELOPMENT PLAN & DEVELOPMENT STANDARD NOTES

SHEET NO:  
**RZ-1.0**

**DEVELOPMENT STANDARDS:**

MARCH 26, 2018

**1. GENERAL PROVISIONS**

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY WHITE OAK MANAGEMENT, INC. (HEREINAFTER REFERRED TO AS THE "PETITIONER") FOR AN APPROXIMATELY .764 ACRE SITE LOCATED ON THE WEST SIDE OF DELANE AVENUE, EAST OF THE INTERSECTION OF CRAIG AVENUE AND DELANE AVENUE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF PORTIONS OF TAX PARCEL NOS. 157-162-01, 157-162-02, 157-162-03 AND 157-162-04.
- B. 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").
- C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE O-1 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- D. FUTURE AMENDMENTS 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 TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

**2. PERMITTED USES/DEVELOPMENT LIMITATIONS**

- A. THE SITE MAY BE DEVOTED ONLY TO OFF-STREET SURFACE PARKING THAT WILL SERVE THE USES LOCATED ON TAX PARCEL NO. 157-166-15.

**3. TRANSPORTATION**

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").
- B. THE ALIGNMENTS OF THE INTERNAL VEHICULAR CIRCULATION AREA AND THE DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

**4. STREETScape/LANDSCAPING/BUFFERS**

- A. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THE WIDTH OF ANY REQUIRED BUFFER MAY BE REDUCED BY 25% IF A WALL, FENCE OR BERM IS PROVIDED THAT MEETS THE REQUIREMENTS OF SECTION 12.302(8) OF THE ORDINANCE.
- B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.

**5. ENVIRONMENTAL**

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

**6. LIGHTING**

- A. ANY FREESTANDING LIGHTING FIXTURES INSTALLED ON SITE SHALL HAVE A MAXIMUM HEIGHT OF 21 FEET, AND ALL SUCH FREESTANDING LIGHTING FIXTURES 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.

**7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

- A. 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.
- B. 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.
- C. 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.