

VICINITY MAP

**SITE DEVELOPMENT DATA:**

ACREAGE: +/- .56 AC  
 TAX PARCEL: 163-082-27, 163-082-28  
 EXISTING ZONING: R-3  
 PROPOSED ZONING: UR-1(CD)  
 EXISTING USES: VACANT  
 PROPOSED USES: SINGLE-FAMILY DETACHED  
 MAX DENSITY: UP TO (4) DWELLING UNITS

**GENERAL PROVISIONS:**

THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SHORT DEVELOPMENT GROUP, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF SINGLE-FAMILY LOTS ON AN APPROXIMATE .56 ACRE SITE LOCATED ON N. SHARON AMITY ROAD, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 163-082-27 AND 163-082-28.

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"), UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-1 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE. THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDINGS AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS.

**PERMITTED USES AND MAXIMUM DEVELOPMENT:**

THE SITE MAY BE DEVELOPED WITH UP TO 4 SINGLE-FAMILY DETACHED DWELLING UNITS, TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATED THERETO THAT ARE ALLOWED IN THE UR-1 ZONING DISTRICT. ACCESSORY STRUCTURES WILL NOT BE ALLOWED IN THE ESTABLISHED SETBACK ALONG N. SHARON AMITY ROAD.

**TRANSPORTATION:**

1. SITE COMMITS TO CONSTRUCTING SIDEWALK IMPROVEMENTS, WHICH INCLUDE AN 8' LANDSCAPE STRIP AND 6' SIDEWALK PROVIDED ALONG EMORY LANE AND A 16' LANDSCAPE STRIP AND 6' SIDEWALK PROVIDED ALONG NORTH SHARON AMITY ROAD.
2. SITE COMMITS TO CONSTRUCT ACCESSIBLE RAMPS ON THE SITE'S SIDE OF THE INTERSECTION AT EMORY LANE AND N. SHARON AMITY ROAD.
3. WHERE NECESSARY, PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.
4. THE PETITIONER SHALL DEDICATE IN FEE SIMPLE CONVEYANCE ALL RIGHTS OF WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
5. ALL TRANSPORTATION IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
6. THE PETITIONER SHALL DEDICATE RIGHT-OF-WAY 50' FROM CENTERLINE ALONG NORTH SHARON AMITY ROAD TO THE TOTAL CERTIFICATE OF OCCUPANCY. THE DEDICATION SHALL BE 50' FROM CENTERLINE FOR THE ENTIRE LENGTH OF THE SITE.
7. DRIVEWAYS SHALL BE A MINIMUM OF 20' LENGTH FROM BACK OF SIDEWALK.

**ARCHITECTURAL STANDARDS:**

1. THE PRINCIPAL BUILDINGS USED FOR RESIDENTIAL USES CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARD PLANK), EPS, OR WOOD.
2. PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 20 FEET ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, AND/OR ARCHITECTURAL DESIGN ELEMENTS.
3. WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS, AS GENERALLY DEPICTED ON THE REZONING PLAN.
4. UNITS FRONTING EMORY LANE SHALL BE ORIENTED TOWARD THE STREET.
5. PETITIONER WILL COMPLY WITH THE PRIVATE OPEN SPACE REQUIREMENT IN SECTION 9.406 OF THE ORDINANCE IF REQUIRED IN THE UR-1 ZONING DISTRICT AT THE TIME OF PERMITTING THROUGH CITY OF CHARLOTTE LAND DEVELOPMENT.

**STREETSCAPE AND LANDSCAPING:**

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
2. REQUIRED TREE SAVE ON SITE CAN BE SATISFIED WITH A COMBINATION OF TREE PRESERVATION AREAS AND NEW TREE PLANTINGS.

**ENVIRONMENTAL FEATURES:**

1. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION ORDINANCE.
2. AS NEEDED, THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

**AMENDMENTS TO REZONING PLAN:**

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

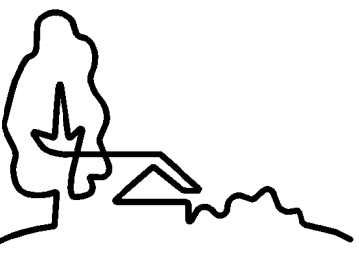
FURTHER ALTERATIONS OR MODIFICATIONS TO THE REZONING PLAN WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE APPROVED TECHNICAL DATA SHEET OR ANY OF ITS CONDITIONS OR WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.20(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

**BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:**

1. IF THIS SITE PLAN AMENDMENT IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

**DEVELOPMENT SUMMARY**

TAX PARCEL ID #:	163-082-28 163-082-27
TOTAL SITE AREA:	± .56 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-1(CD)
FLOOR AREA RATIO:	1 (MAX FAR DOES NOT APPLY TO ONE-FAMILY, TWO-FAMILY, OR THREE-FAMILY STRUCTURE LOCATED ON A SINGLE LOT.)
MIN. LOT AREA:	3,000 SF
MIN. LOT WIDTH:	20'
MAX DENSITY:	UP TO 4 DWELLING UNITS
SETBACKS:	
FRONT:	
EMORY LANE:	17' MEASURED FROM ROW
N. SHARON AMITY RD:	0' MEASURED FROM ROW
SIDE:	5' & 10' STEP ON LOT ADJACENT TO TAX PARCEL 163-082-19
REAR:	10'
MAX. BUILDING HEIGHT:	40'
MIN. BUILDING SEPARATION:	10'
PROPOSED USE:	SINGLE-FAMILY DETACHED
TREE SAVE:	
REQUIRED:	10% (.056AC)
PROVIDED:	2,439 SF (.356 AC)



**URBAN DESIGN PARTNERS**

1318-e6 central ave. p. 704.334.3303  
 charlotte, nc 28205 f. 704.391.3305  
 urbanesignedpartners.com  
 nc firm no: P-0418  
 nc sea no: C-03044

Short Development Group, LLC

2328 Bay Street  
 Charlotte, NC 28205

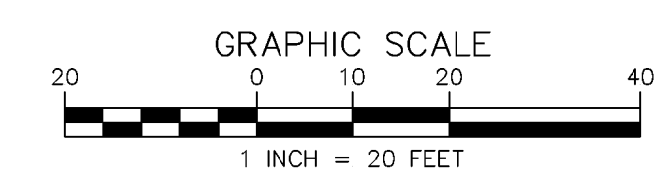
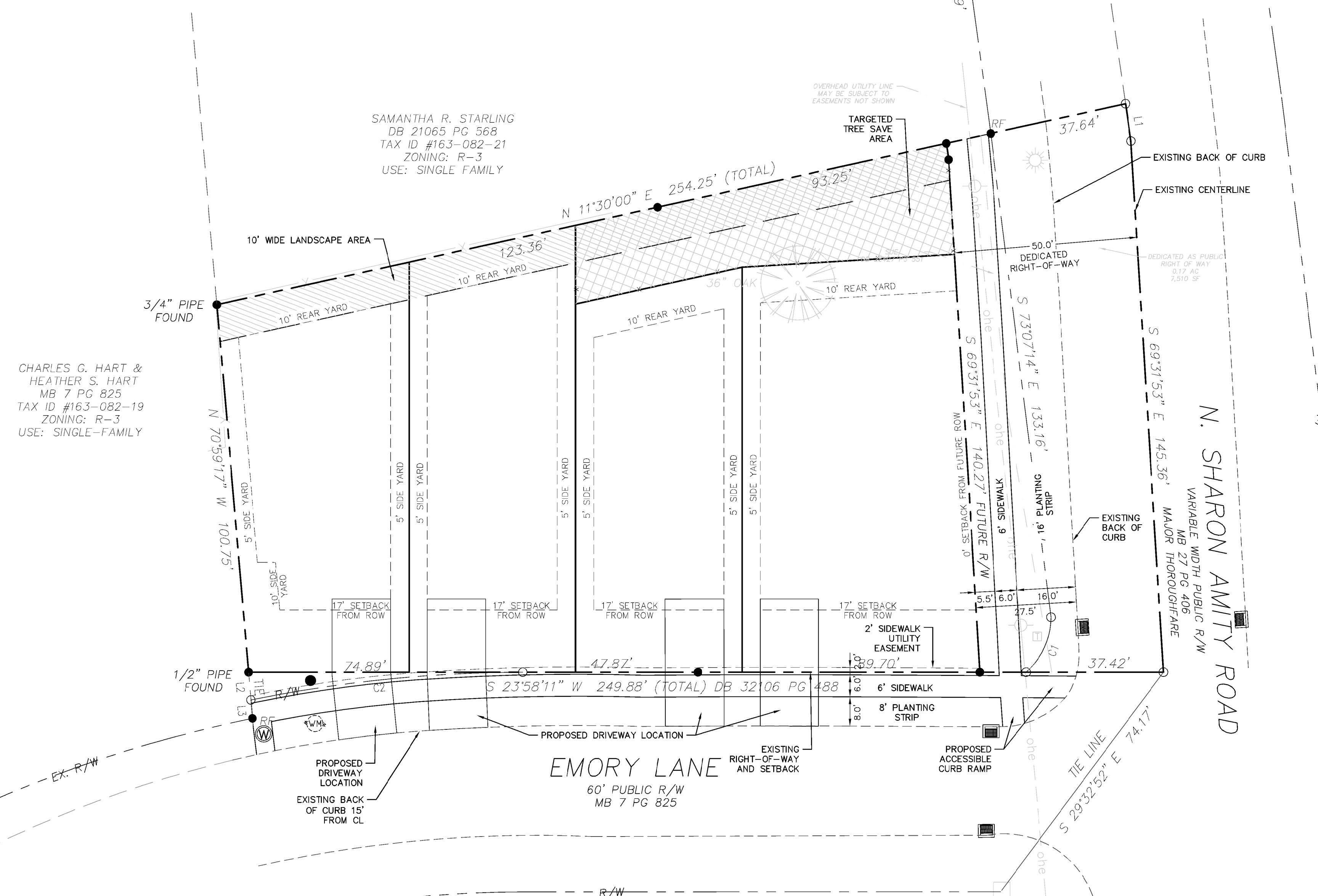
Emory Lane

Rezoning Site Plan  
 Charlotte, NC

NO.	DATE	BY	REVISIONS:
1	01-14-19	UDP	PER CITY & NEIGHBORHOOD COMMENTS
2	03-11-19	UDP	PER CITY & NEIGHBORHOOD COMMENTS
3	04-22-19	UDP	PER CITY & NEIGHBORHOOD COMMENTS
4	05-10-19	UDP	PER ZONING COMMITTEE COMMENTS

Project No: 18-160  
 Date: 11.26.2018  
 Designed by: UDP  
 Drawn By: UDP  
 Sheet No:

**RZ-1.0**



REZONING PETITION #2018-152